



10/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330

Prepared on 29th March 2022



Lee Stonell
Merrifield Real Estate

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ALBANY WA 6330

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The Proprietor
Albany Highway
Centennial Park WA 6330

29th March 2022

Dear Reader,
Thank you for the opportunity to appraise your property at 10/212 ALBANY HIGHWAY CENTENNIAL PARK
WA 6330

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Lee Stonell
Merrifield Real Estate
258 York Street

ALBANY WA 6330
m: 0409 684 653


Your Property


10/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330

2 

1 

1 

59m² 

122m² 



Your Property History

7 Feb, 2011 - Sold for \$218,000

20 Mar, 2002 - Sold for \$143,500

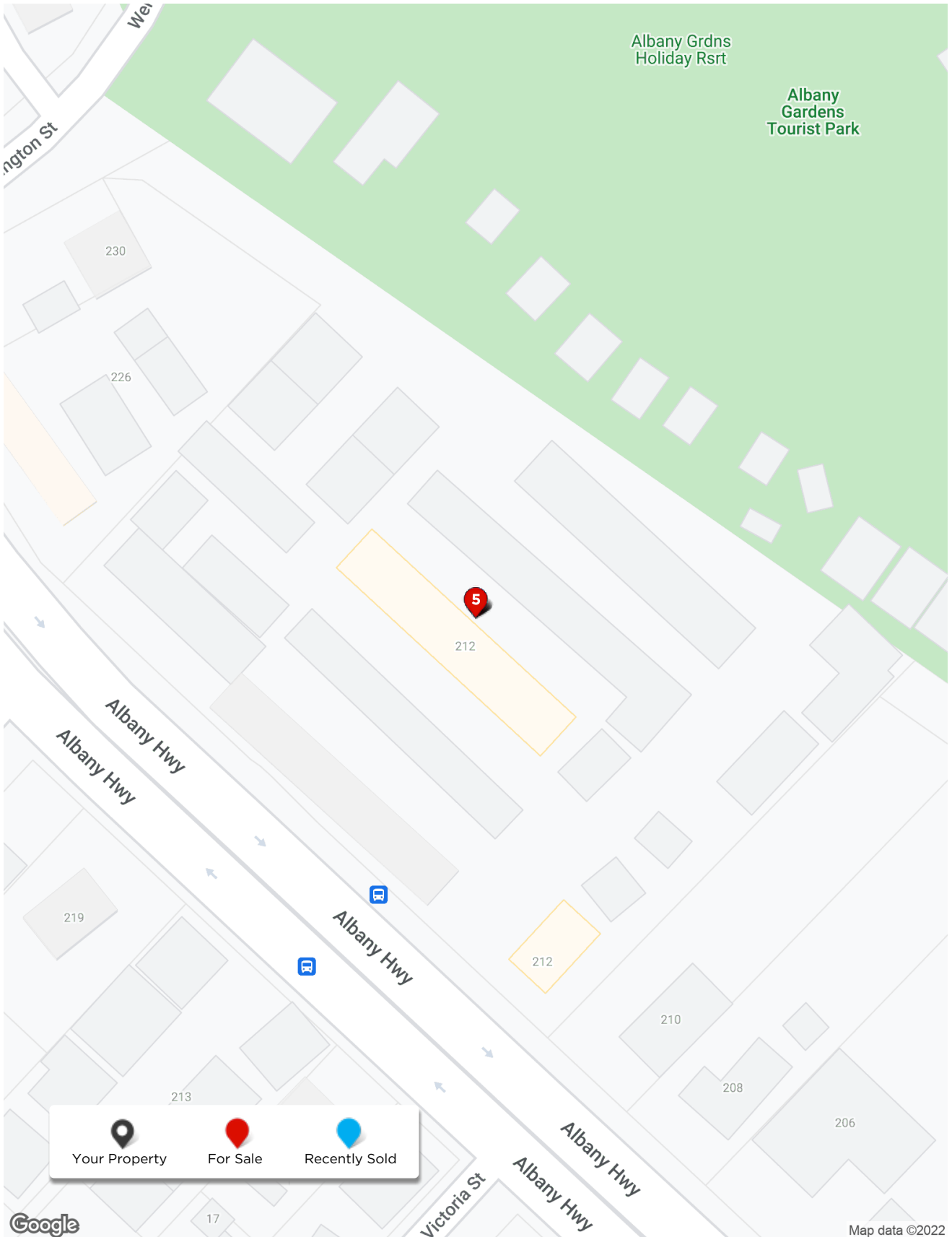
15 Nov, 1998 - Sold for \$125,000

Appraisal Figure : \$185,000

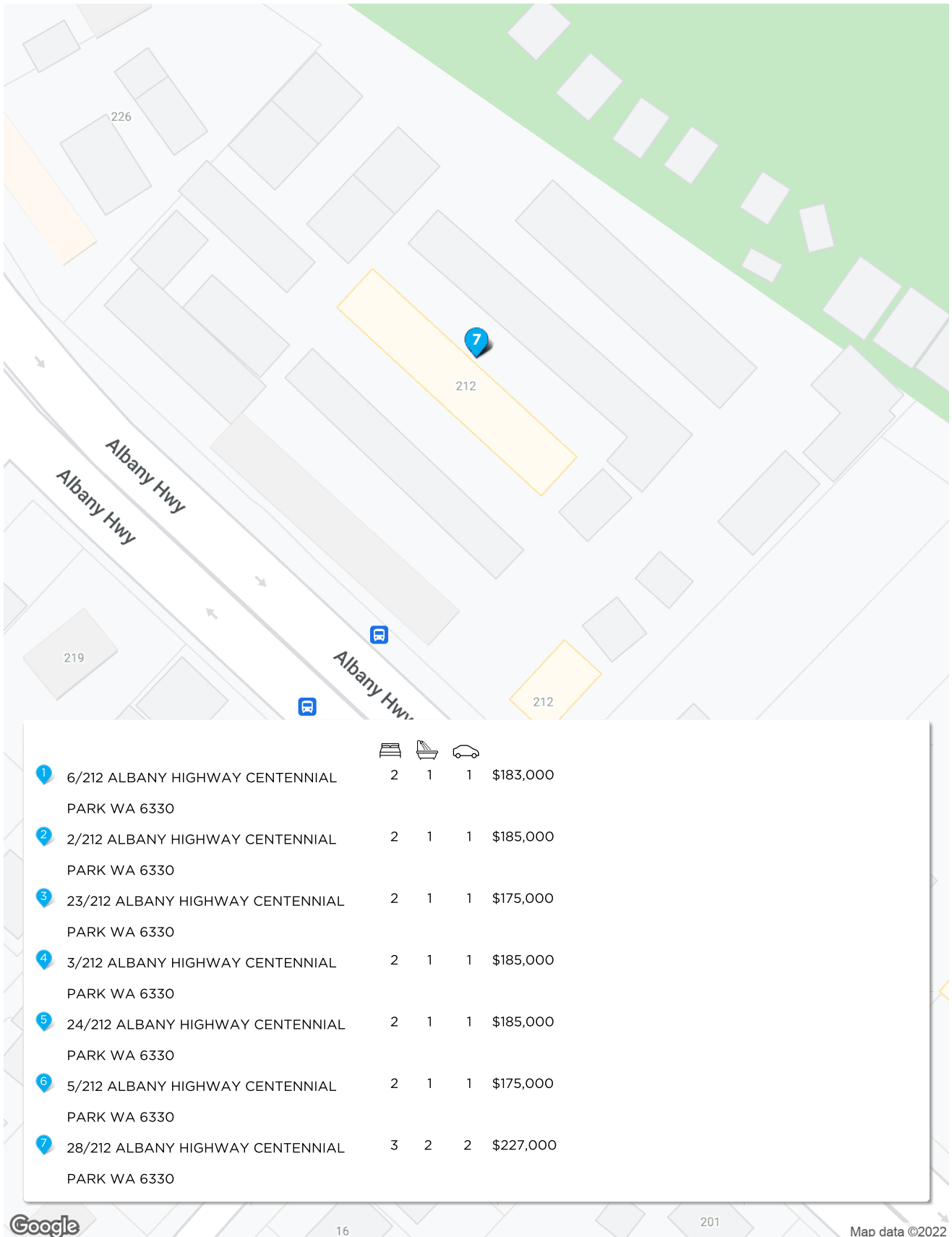


Introducing Lee Stonell

Comparables Map: Sales & Listings








Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	6/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	<table border="1"> <tr> <td>Sold Price</td> <td>\$183,000</td> </tr> </table>	Sold Price	\$183,000
Sold Price	\$183,000			
	<p> 🏠 2 🚰 1 🚗 1 📏 67m² 📏 122m² Year Built 1996 DOM 336 Sold Date 15-Feb-22 Distance - First Listing \$189,000 Last Listing \$189,000 </p>			
2	2/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	<table border="1"> <tr> <td>Sold Price</td> <td>\$185,000</td> </tr> </table>	Sold Price	\$185,000
Sold Price	\$185,000			
	<p> 🏠 2 🚰 1 🚗 1 📏 71m² 📏 122m² Year Built 1996 DOM 4 Sold Date 24-Oct-21 Distance - First Listing \$185,000 Last Listing \$185,000 </p>			
3	23/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	<table border="1"> <tr> <td>Sold Price</td> <td>\$175,000</td> </tr> </table>	Sold Price	\$175,000
Sold Price	\$175,000			
	<p> 🏠 2 🚰 1 🚗 1 📏 71m² 📏 122m² Year Built 1996 DOM 1 Sold Date 05-May-21 Distance - First Listing \$175,000 Last Listing \$175,000 </p>			
4	3/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	<table border="1"> <tr> <td>Sold Price</td> <td>\$185,000</td> </tr> </table>	Sold Price	\$185,000
Sold Price	\$185,000			
	<p> 🏠 2 🚰 1 🚗 1 📏 71m² 📏 - Year Built 1996 DOM 23 Sold Date 21-Apr-21 Distance - First Listing \$185,000 Last Listing \$185,000 </p>			
5	24/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	<table border="1"> <tr> <td>Sold Price</td> <td>\$185,000</td> </tr> </table>	Sold Price	\$185,000
Sold Price	\$185,000			
	<p> 🏠 2 🚰 1 🚗 1 📏 71m² 📏 122m² Year Built 1996 DOM 23 Sold Date 21-Apr-21 Distance - First Listing \$185,000 Last Listing \$185,000 </p>			

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

6 5/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330 **Sold Price \$175,000**



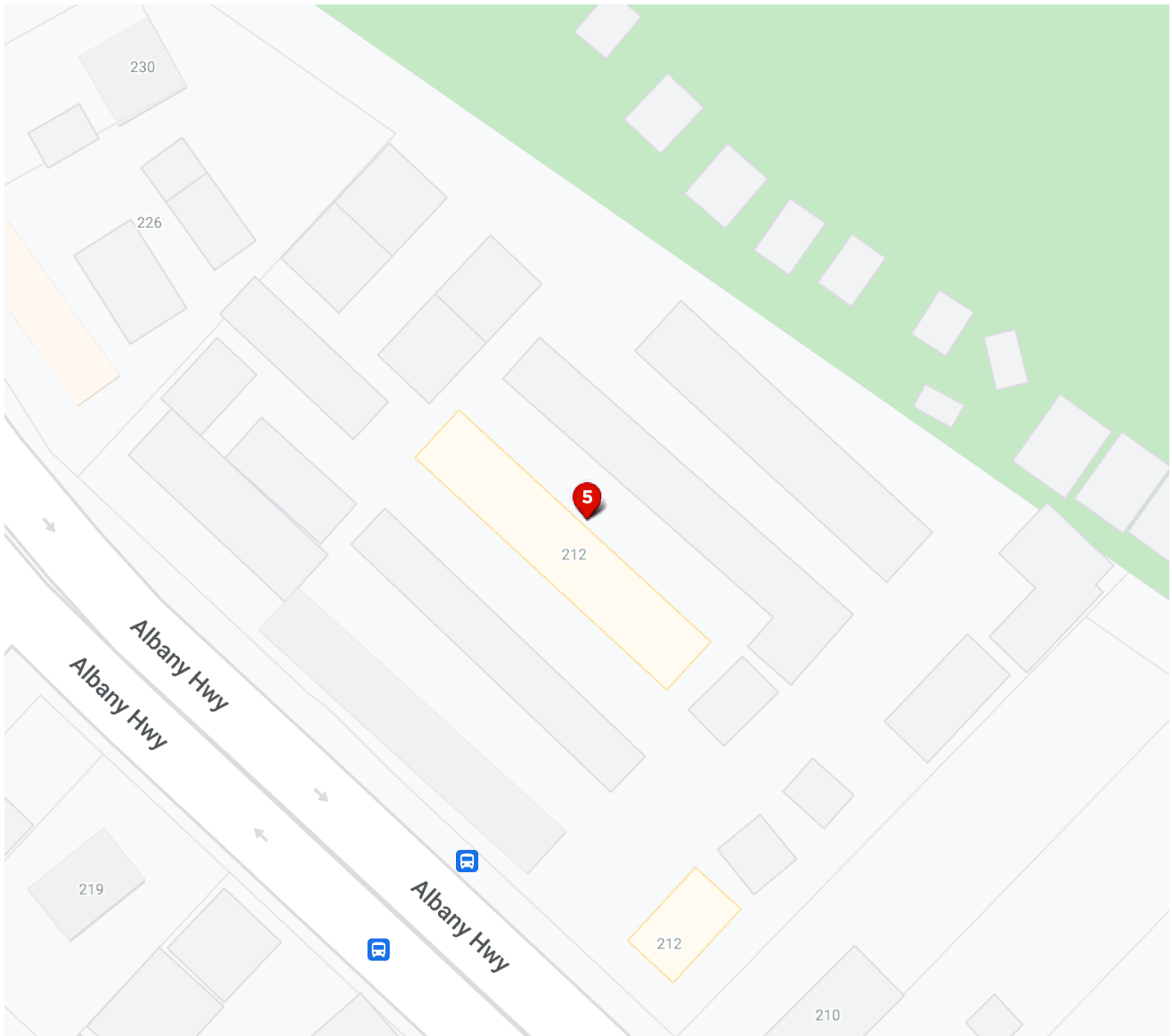
🛏️ 2 🚿 1 🚗 1 📏 72m² 📏 122m²
 Year Built 1996 DOM 1
 Sold Date 16-Apr-21 Distance -
 First Listing \$179,000
 Last Listing \$179,000

7 28/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330 **Sold Price \$227,000**



🛏️ 3 🚿 2 🚗 2 📏 151m² 📏 121m²
 Year Built 1996 DOM 95
 Sold Date 19-Apr-21 Distance -
 First Listing Offers Above \$199,000
 Last Listing Offers Above \$199,000

Comparables Map: Listings



				DOM	
1 14/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	2	1	1	103	\$198,000
2 38/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	1	1	1	273	Offers from \$175,000
3 41/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	2	1	1	408	\$180,000
4 43/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	1	1	1	408	\$155,000
5 45/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330	1	1	1	137	\$158,000

Comparable Listings

1 14/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330



2 1 1 70m² 122m²
 Year Built 1996 DOM 103 days
 Listing Date 17-Dec-21 Distance -
 Listing Price \$198,000

2 38/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330



1 1 1 53m² -
 Year Built 1996 DOM 273 days
 Listing Date 30-Jun-21 Distance -
 Listing Price Offers from \$175,000

3 41/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330



2 1 1 69m² -
 Year Built 1996 DOM 408 days
 Listing Date 15-Feb-21 Distance -
 Listing Price \$180,000

4 43/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330



1 1 1 55m² 93m²
 Year Built 1996 DOM 408 days
 Listing Date 15-Feb-21 Distance -
 Listing Price \$155,000

5 45/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330

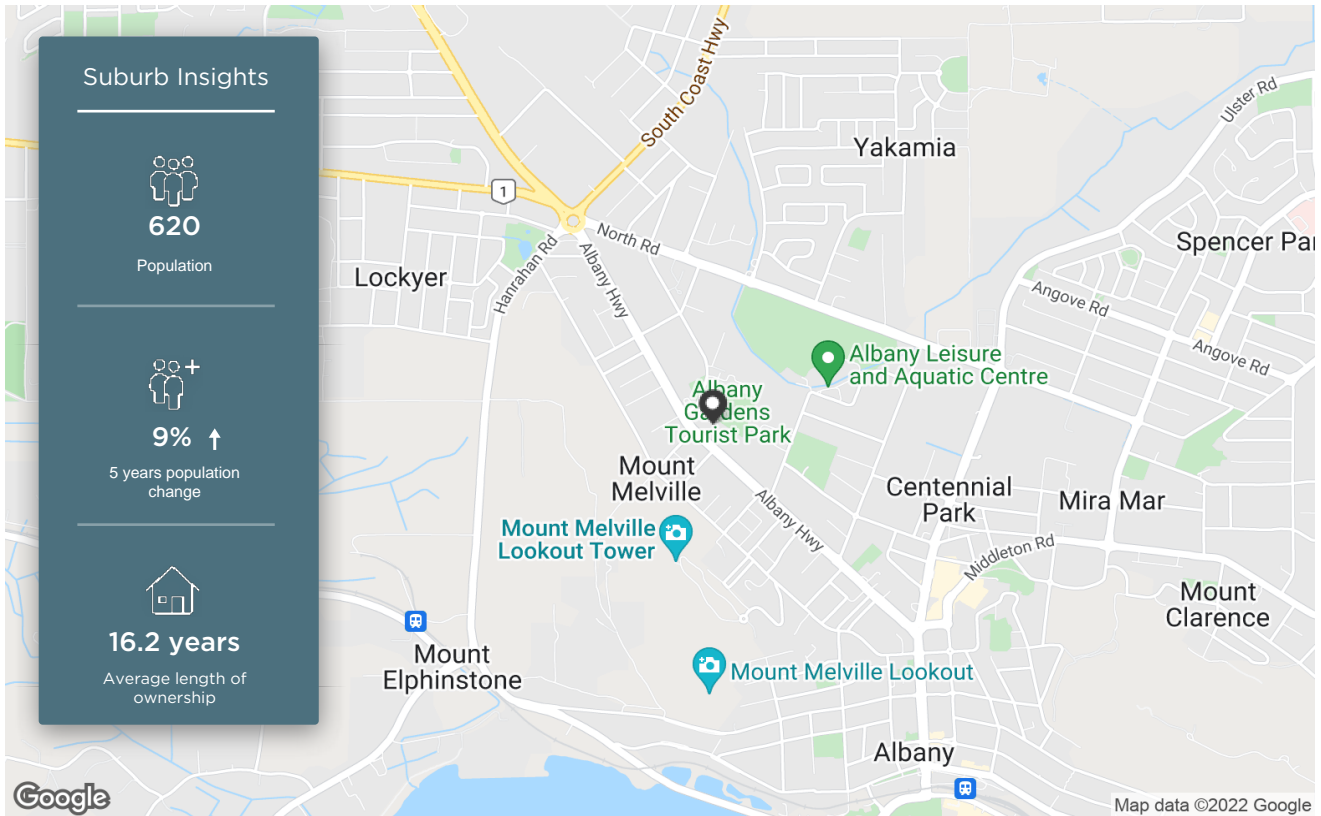


1 1 1 55m² -
 Year Built 1996 DOM 137 days
 Listing Date 14-Jun-21 Distance -
 Listing Price \$158,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Centennial Park

Demographic



The size of Centennial Park is approximately 2 square kilometres. It has 3 parks covering nearly 30.8% of total area. The population of Centennial Park in 2011 was 568 people. By 2016 the population was 620 showing a population growth of 9.2% in the area during that time. The predominant age group in Centennial Park is 70-79 years. Households in Centennial Park are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Centennial Park work in a trades occupation. In 2011, 51% of the homes in Centennial Park were owner-occupied compared with 53.8% in 2016. Currently the median sales price of houses in the area is \$337,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	50.4	Owns Outright	43.1	0-15.6K	5.0	0-9	5.9
Couples with Children	32.1	Purchaser	10.7	15.6-33.8K	32.4	10-19	7.6
Single Parents	16.0	Renting	39.3	33.8-52K	20.1	20-29	9.8
Other	2.3	Other	1.6	52-78K	14.2	30-39	10.8
		Not Stated	6.6	78-130K	12.6	40-49	10.9
				130-182K	5.3	50-59	11.2
				182K+	1.3	60-69	12.3
						70-79	13.9
						80-89	13.7
						90-99	0.5

Local Schools



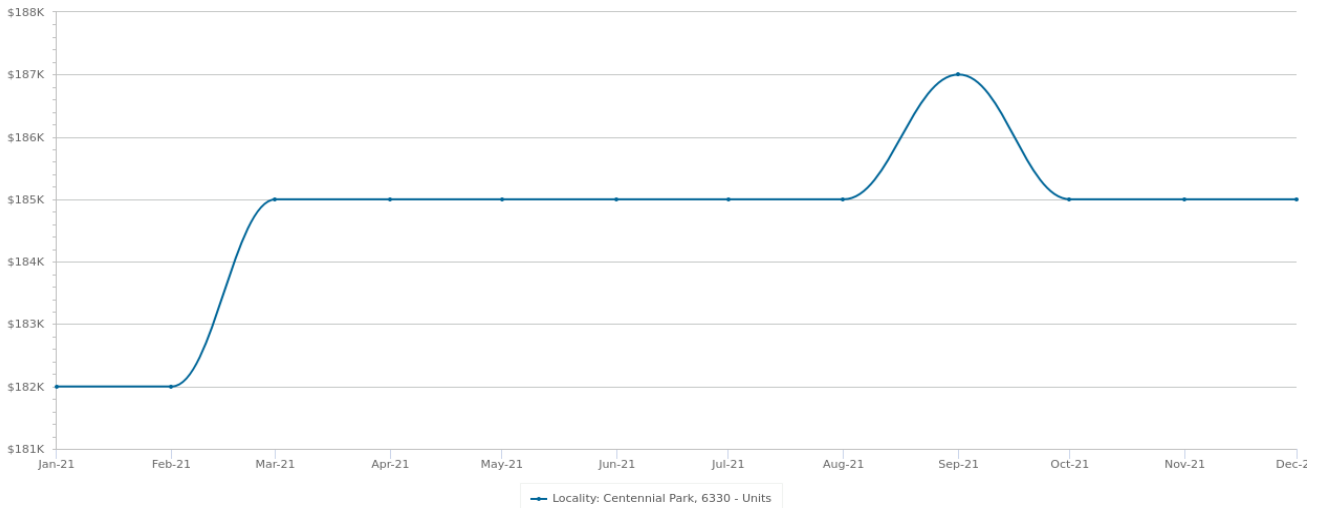
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Alta-1 College - Albany Senior School 52 Barker Road Centennial Park WA 6330	0.65km	Special	Mixed	Non-Government	0-0
	John Calvin School (Albany)	0.91km	Combined	Mixed	Non-Government	0-10
	Bethel Christian School 20 Bethel Way Yakamia WA 6330	1.08km	Combined	Mixed	Non-Government	0-10
	Yakamia Primary School 26 Beaufort Road Yakamia WA 6330	1.17km	Primary	Mixed	Government	0-6
	Albany Community Kindergarten 136 Serpentine Road Albany WA 6330	1.26km	Preschool	-	Government	0-0

Property is within school catchment area

Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

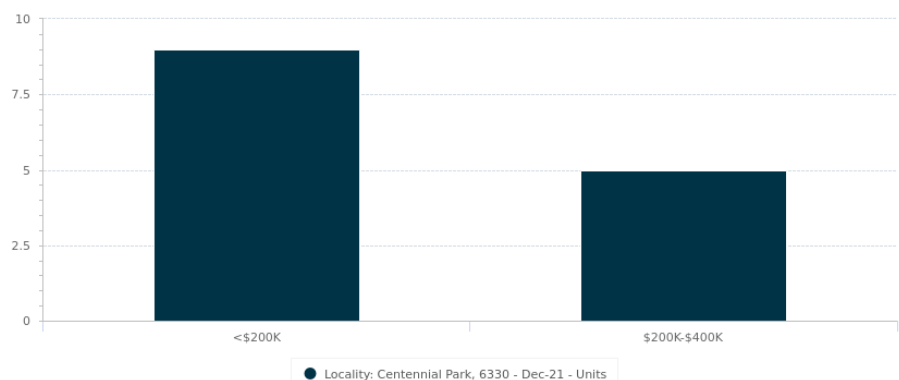


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2021	-	\$185,000	0.0%	-	7	\$350
Nov 2021	-	\$185,000	0.0%	-	6	\$320
Oct 2021	2	\$185,000	-1.1% ▼	-	7	\$320
Sep 2021	1	\$187,000	1.1% ▲	-	6	\$320
Aug 2021	-	\$185,000	0.0%	-	7	\$320
Jul 2021	2	\$185,000	0.0%	-	11	\$315
Jun 2021	1	\$185,000	0.0%	-	10	\$310
May 2021	1	\$185,000	0.0%	-	9	\$320
Apr 2021	4	\$185,000	0.0%	-	8	\$320
Mar 2021	-	\$185,000	1.6% ▲	-	8	\$320
Feb 2021	-	\$182,000	0.0%	-	8	\$310
Jan 2021	3	\$182,000	-4.0% ▼	-	5	\$310

Sales by Price - 12 months (Unit)

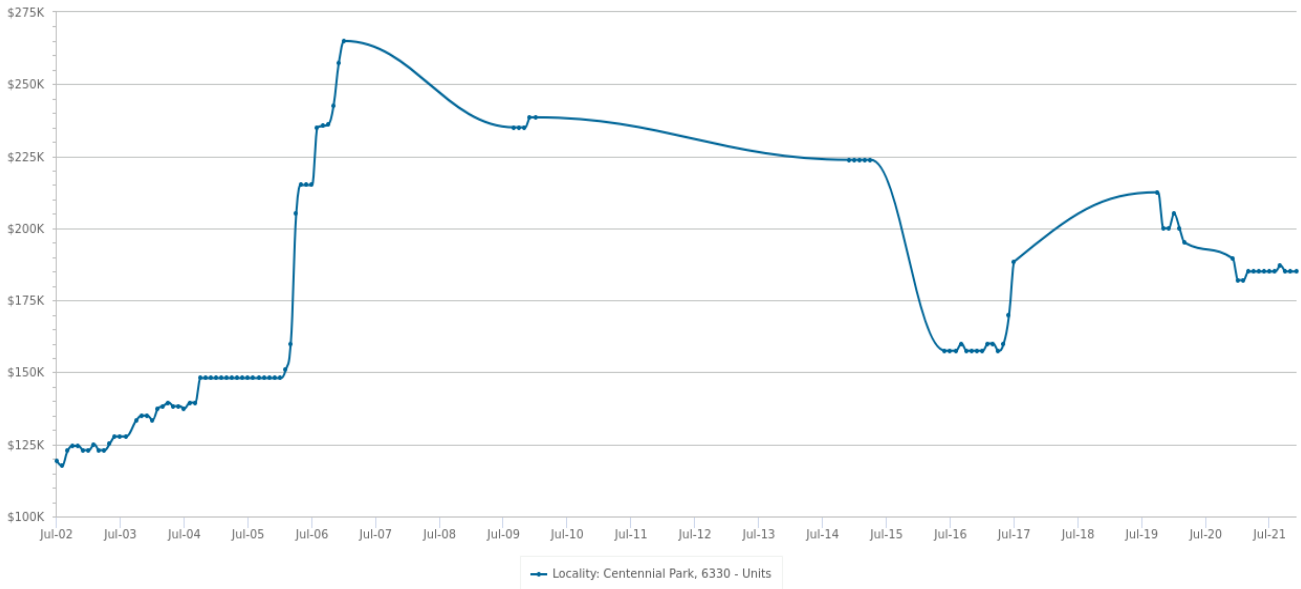
PRICE	NUMBER
<\$200K	9
\$200K-\$400K	5
400K-600K	0
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	-	-	-	-	18	\$340
2021	14	\$185,000	-2.4% ▼	-	16	\$310
2020	10	\$189,500	-5.2% ▼	-	23	\$300
2019	10	\$200,000	-	-	19	\$310
2018	4	-	-	-	27	\$300
2017	9	-	-	94	35	-
2016	20	\$157,500	-	-	20	-
2015	2	-	-	-	24	-
2014	10	\$223,750	-	-	28	-
2013	4	-	-	-	18	-
2012	6	-	-	-	13	-
2011	4	-	-	-	4	-
2010	2	-	-	-	7	-
2009	10	\$238,500	-	-	-	-
2008	3	-	-	-	-	-
2007	6	-	-	-	-	-
2006	10	\$257,500	74.0% ▲	-	-	-
2005	24	\$148,000	0.0%	-	-	-
2004	18	\$148,000	9.6% ▲	-	-	-
2003	11	\$135,000	9.8% ▲	-	-	-

Summary

10/212 ALBANY HIGHWAY CENTENNIAL PARK WA 6330



Appraisal price range

Notes from your agent

Disclaimer

Based on information provided by and with the permission of the Western Australian Land Information Authority (2022) trading as Landgate.

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