

18 COWRA ROAD COWRA NSW  
2794

**Raine&Horne.**



18 COWRA ROAD COWRA NSW 2794

Prepared for Raymond J. and Rhonda M. Picker as Trustees for the Picker Superfund on 29th April 2022



**David Fagan**  
Raine & Horne Cowra

27 Kendal Street  
Cowra NSW 2794

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w: 02 6342 6880

david.fagan@cowra.rh.com.au

# Raine & Horne®

The Proprietor  
Cowra Road  
Cowra NSW 2794

29th April 2022

Dear Ray and Rhonda,  
Thank you for the opportunity to appraise your property at 18 COWRA ROAD COWRA NSW 2794

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,

David Fagan  
Raine & Horne Cowra  
27 Kendall St

COWRA NSW 2794  
m: 0418208021

## The Property

18 COWRA ROAD COWRA NSW 2794

- 🏠 - 📄 - 🔄 4,661m<sup>2</sup> 📏 - 📱



## Your Property History

25 Jan, 2012 - Sold for \$190,000

19 May, 2003 - Sold for \$33,000

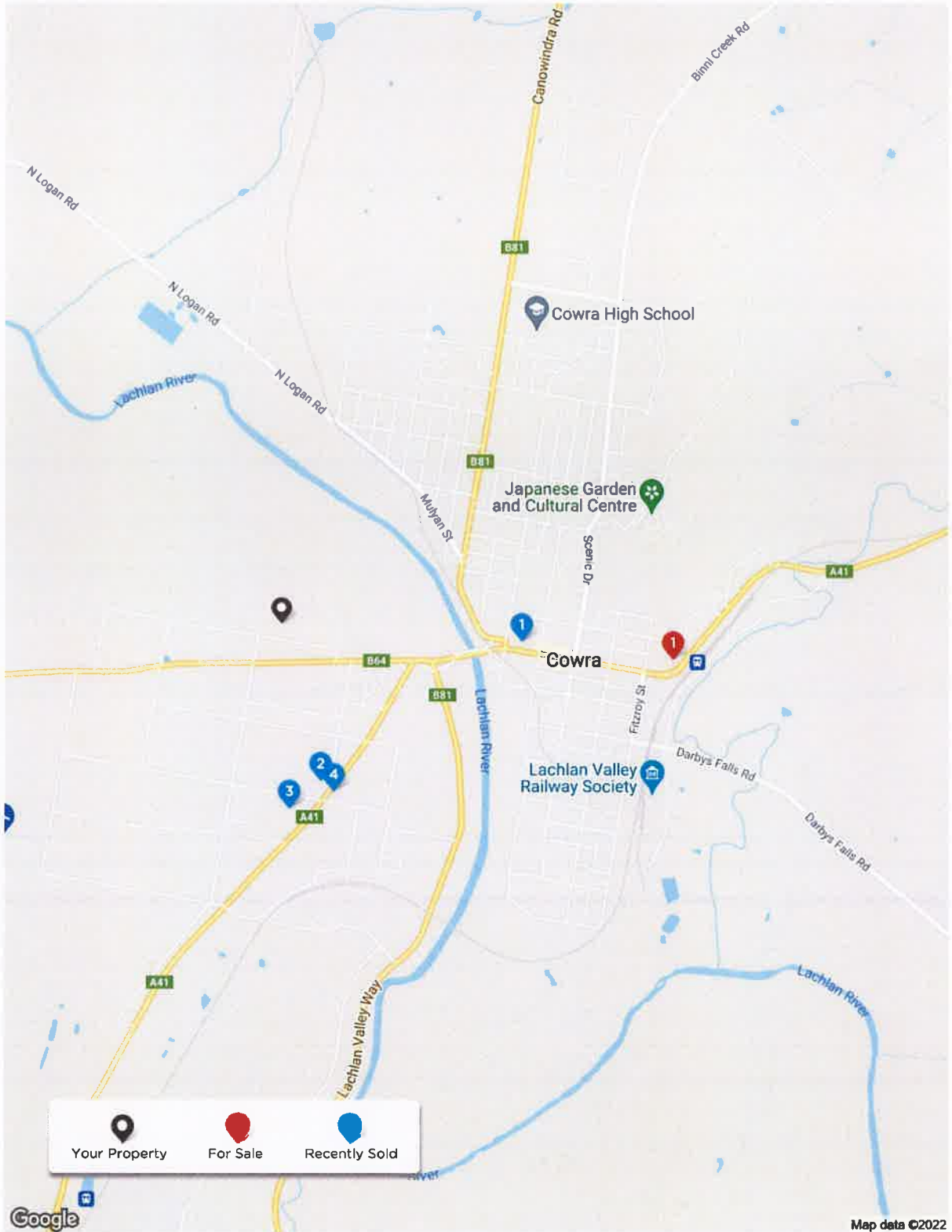
25 Mar, 1994 - Sold for \$9,000



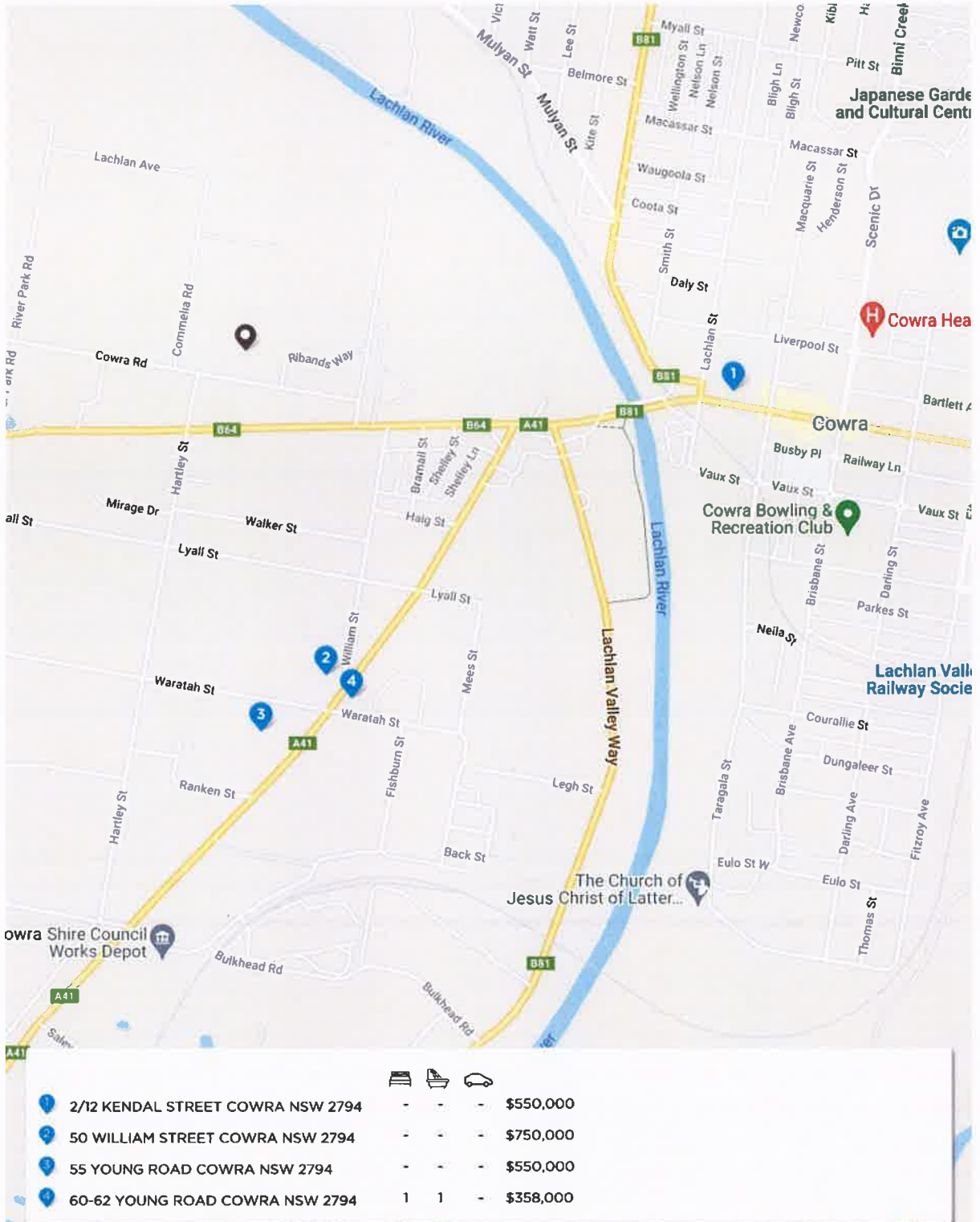
## Introducing David Fagan

David was brought up on a farm in the region and has more than 38 years of sales experience taking over the Raine & Horne Franchise Cowra in March 2018. Since then he has built up the business to be the number one agency in Cowra and was in the top 10 national sales leaders for R & H in 2020. His knowledge of the area and selling skills are formidable.

## Comparables Map: Sales & Listings



## Comparables Map: Sales



Google






Map data ©2022

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

## Comparable Sales

### 1 2/12 KENDAL STREET COWRA NSW 2794








 -  -  -  269m<sup>2</sup>  -  
 Year Built - DOM -  
 Sold Date 29-Nov-21 Distance 1.58km  
 First Listing -  
 Last Listing -

**Sold Price \$550,000**

### 2 50 WILLIAM STREET COWRA NSW 2794








 -  -  -  4,011m<sup>2</sup>  -  
 Year Built - DOM -  
 Sold Date 30-Jun-21 Distance 1.09km  
 First Listing -  
 Last Listing -

**Sold Price \$750,000**

### 3 55 YOUNG ROAD COWRA NSW 2794








 -  -  -  1.15ha  -  
 Year Built - DOM -  
 Sold Date 01-Jul-21 Distance 1.24km  
 First Listing -  
 Last Listing -

**Sold Price \$550,000**

### 4 60-62 YOUNG ROAD COWRA NSW 2794



 1  1  -  2,305m<sup>2</sup>  -  
 Year Built - DOM 38  
 Sold Date 21-Oct-21 Distance 1.18km  
 First Listing \$320,000  
 Last Listing Auction - Thursday 21st Oct from 10:30am

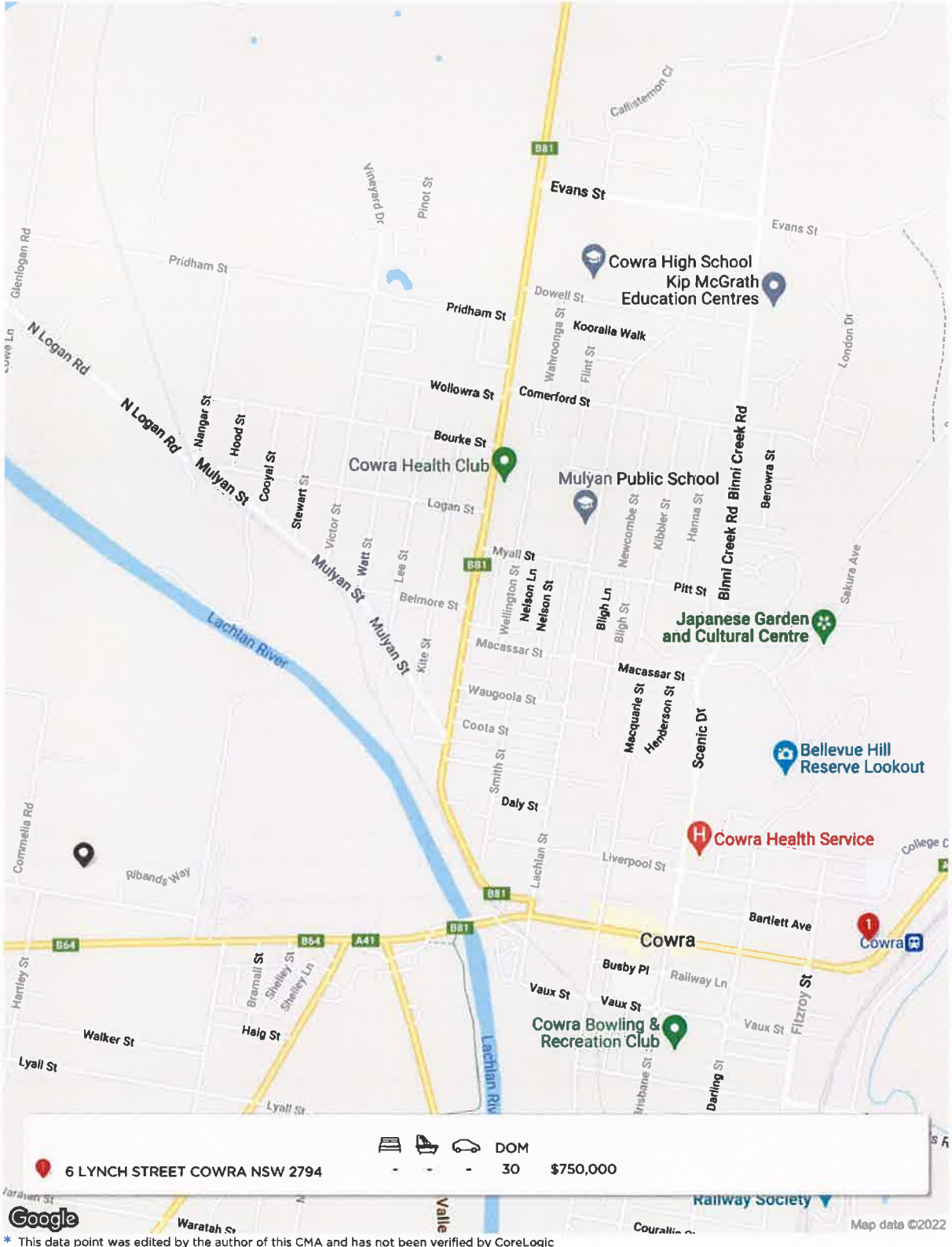
**Sold Price \$358,000**

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

## Comparables Map: Listings



## Comparable Listings

1 6 LYNCH STREET COWRA NSW 2794



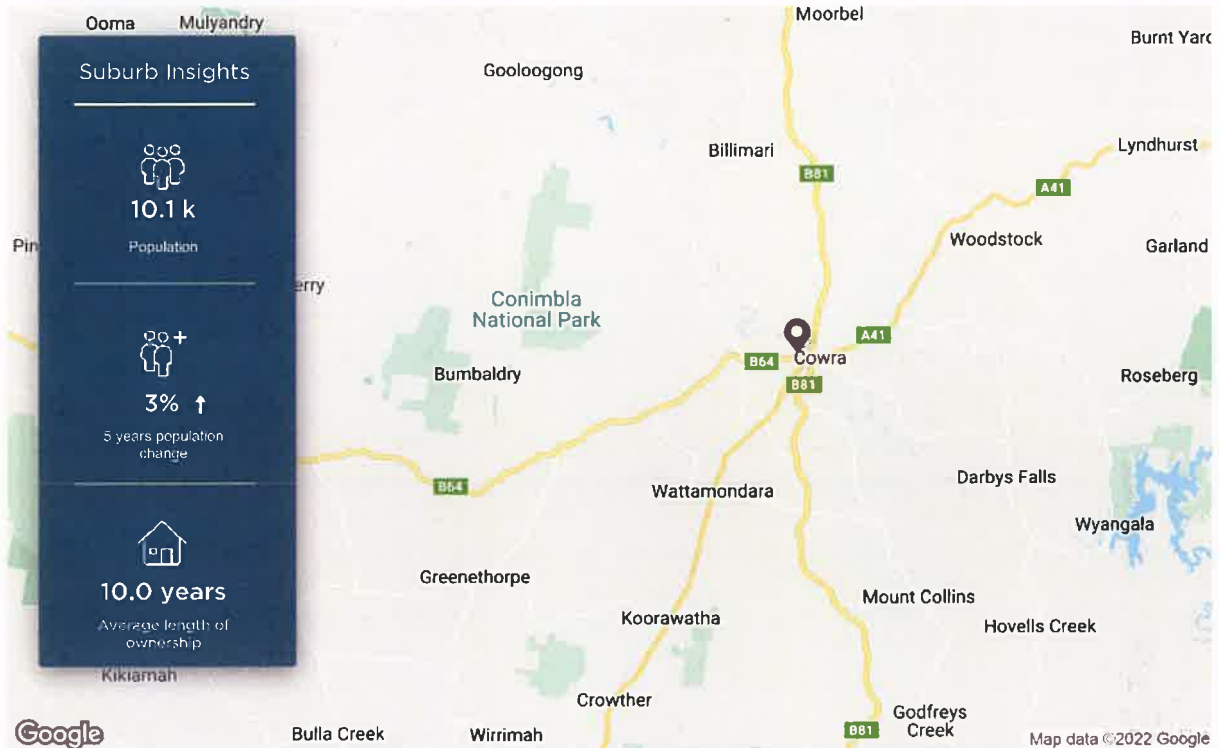
🏠 - 🚚 - 🚗 - 📏 1,437m<sup>2</sup> 📄 -  
Year Built - DOM 30 days  
Listing Date 30-Mar-22 Distance 2.6km  
Listing Price \$750,000

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



## Cowra

### Demographic

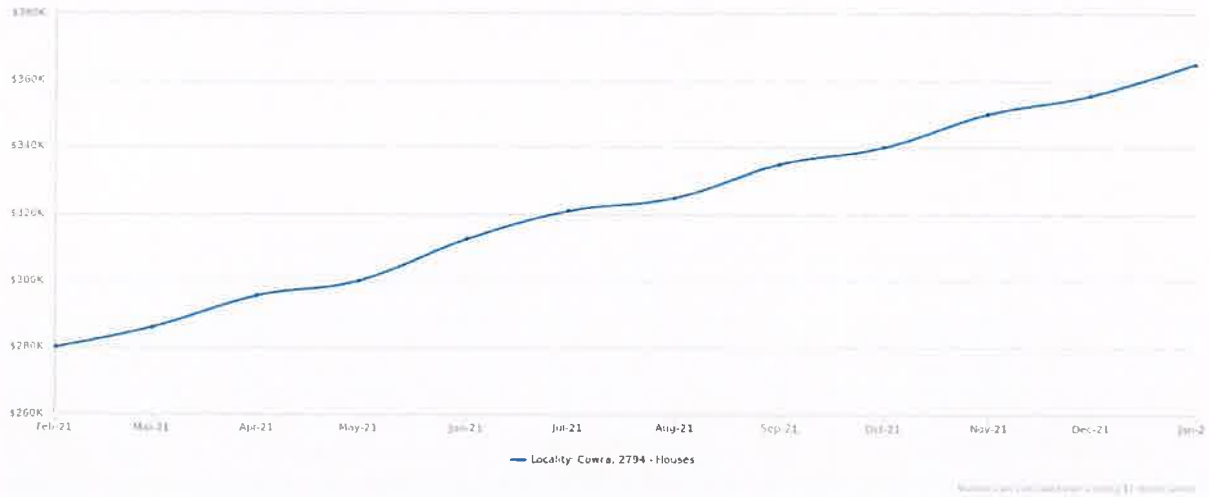


The size of Cowra is approximately 893.4 square kilometres. It has 11 parks covering nearly 1.8% of total area. The population of Cowra in 2011 was 9,730 people. By 2016 the population was 10,057 showing a population growth of 3.4% in the area during that time. The predominant age group in Cowra is 60-69 years. Households in Cowra are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Cowra work in a labourer occupation. In 2011, 67.1% of the homes in Cowra were owner-occupied compared with 66.8% in 2016. Currently the median sales price of houses in the area is \$365,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	44.4	Owns Outright	40.3	0-15.6K	5.2	0-9	11.8
Couples with Children	35.6	Purchaser	26.5	15.6-33.8K	21.3	10-19	12.0
Single Parents	17.6	Renting	28.8	33.8-52K	19.7	20-29	10.0
Other	2.2	Other	0.6	52-78K	17.3	30-39	9.3
		Not Stated	3.5	78-130K	17.2	40-49	11.6
				130-182K	5.6	50-59	13.3
				182K+	3.5	60-69	14.2
						70-79	10.3
						80-89	6.0
						90-99	1.4

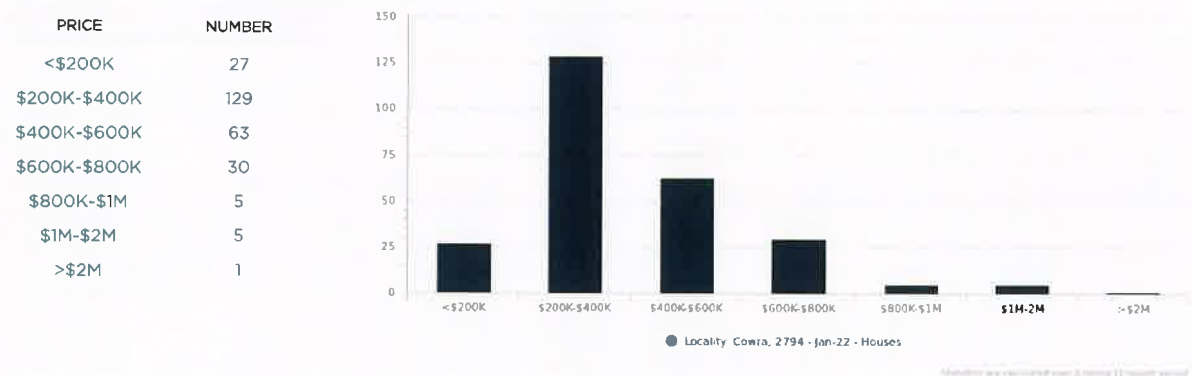
## Recent Market Trends

Median Sale Price - 12 months (Commercial)



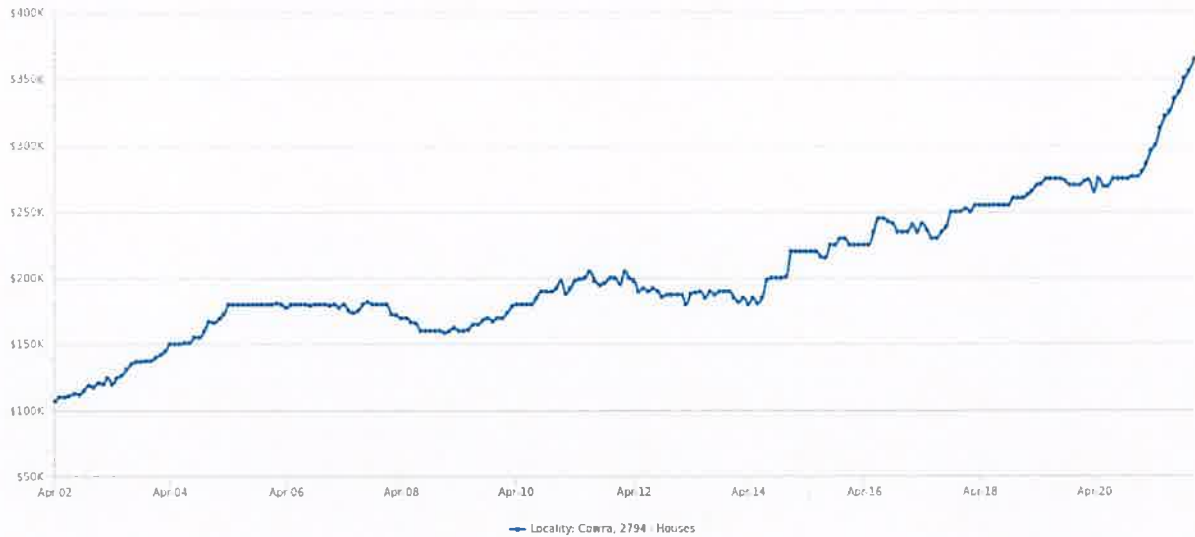
PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2022	14	\$365,000	2.7% ▲	36	30	\$310
Dec 2021	15	\$355,500	1.6% ▲	36	30	\$300
Nov 2021	21	\$350,000	2.9% ▲	37	34	\$300
Oct 2021	19	\$340,000	1.5% ▲	38	26	\$300
Sep 2021	22	\$335,000	3.1% ▲	39	28	\$300
Aug 2021	24	\$325,000	1.2% ▲	41	28	\$300
Jul 2021	25	\$321,000	2.7% ▲	41	39	\$290
Jun 2021	17	\$312,500	4.2% ▲	46	41	\$287
May 2021	25	\$300,000	1.5% ▲	48	45	\$285
Apr 2021	26	\$295,500	3.3% ▲	49	44	\$285
Mar 2021	33	\$286,000	2.1% ▲	56	49	\$280
Feb 2021	20	\$280,000	1.4% ▲	59	46	\$280

Sales by Price - 12 months (Commercial)



## Long Term Market Trends

Median Sale Price - 20 years (Commercial)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	261	\$365,000	32.2% ▲	36	181	\$315
2021	227	\$276,000	2.2% ▲	59	216	\$280
2020	207	\$270,000	3.8% ▲	84	256	\$270
2019	195	\$260,000	3.0% ▲	68	253	\$250
2018	222	\$252,500	7.4% ▲	61	232	\$250
2017	183	\$235,000	4.4% ▲	66	249	\$235
2016	232	\$225,000	2.3% ▲	76	321	\$235
2015	217	\$220,000	18.9% ▲	78	278	\$225
2014	215	\$185,000	-1.3% ▼	89	293	\$220
2013	197	\$187,500	-3.8% ▼	83	306	\$210
2012	179	\$195,000	-1.5% ▼	102	285	\$200
2011	161	\$198,000	16.5% ▲	121	199	\$195
2010	163	\$170,000	7.3% ▲	93	248	\$180
2009	110	\$158,500	-11.9% ▼	138	272	\$175
2008	165	\$180,000	0.6% ▲	122	270	\$175
2007	150	\$179,000	-0.6% ▼	75	220	\$180
2006	188	\$180,000	8.4% ▲	50	107	\$185
2005	228	\$166,000	18.6% ▲	74	37	-
2004	321	\$140,000	15.7% ▲	-	38	-
2003	290	\$121,000	24.7% ▲	-	-	-

## Summary

18 COWRA ROAD COWRA NSW 2794



**Appraisal price range**  
\$530,000 - \$550,000

### Notes from your agent

Over 1 acre of level land  
1 huge shed plus another shed and skillion arrangement along with a small transportable office block  
set in a good industrial area of Cowra

## Testimonials

### Fast and Seamless!!



“ David has been extremely helpful in the pursuit of my first home. He was always quick to contact me and I couldn't have asked for a better experience. Excellent in all aspects; hopefully I'll get the pleasure of dealing with him again. ”

**Ethan 14 Vaux Lane**

14 Vaux Lane, 14/01/2022

### Excellent experience



“ David was a great help for myself and my partner with purchasing this house. He explained things really well, that we weren't sure of and was always answering the phone when we had some questions to ask. David's work with us was very professional and would highly recommend people to seek him in the near future. ”

**Callum and Nakita**

14/01/2022

### A second transaction

“ I have now both purchased and sold property through David and his team. His knowledge of the local market is excellent and the service his team provide cannot faulted. Very pleased with the way everything has gone and thoroughly recommend Raine and Horne Cowra. ”

Verified by RateMyAgent

**Judith Kooralla Walk**

14/01/2022

## Testimonials

### Indefatigable!



“ During a very difficult market situation due to Covid-19, David remained positive, never relaxing in his efforts to promote our property. He was very good at maintaining contact and keeping us informed. He was always friendly and a pleasure to deal with. We would use him again and recommend him to friends.  
Verified by RateMyAgent

16 Savages Lane- Jan

2020

### Readily Available



“ David had a good knowledge of the market and was readily available to communicate this with us by either phone or email. He was quick to respond and let all parties know of any changes to details. He was very professional in his dealings and considered all parties involving decision making.  
Verified by RateMyAgent

Michael and Gayle

2021

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