



46 Cunningham Street South Burnie TAS 7320

Prepared on 3rd March 2020

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First National Burnie

2/203 Mount Street

UPPER BURNIE TAS 7320


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Your Property

46 Cunningham Street South Burnie TAS 7320

3  1  2  2,058m²  139m² 



Your Property History

- 29 May, 2019** - Listed for rent at \$265 / week
- 26 Dec, 2016** - Listed for rent at \$265 / week
- 10 Nov, 2010** - Listed for rent at \$240 / week
- 9 Feb, 2004** - Sold for \$162,500
- 1957** - Property Built



Floor Plan

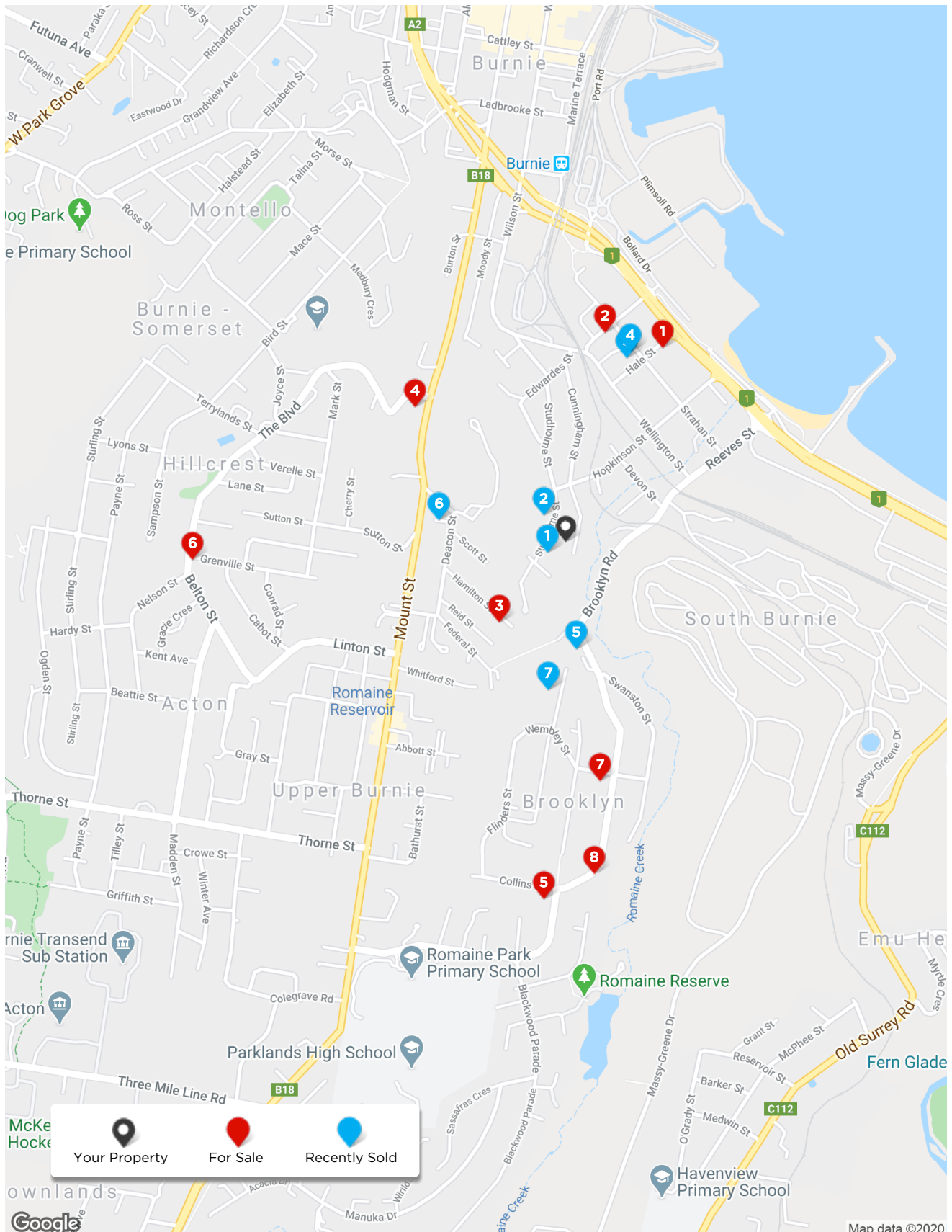


Produced by Open2View.com for First National Burnie
Features and fittings are for display purposes only.
Not to scale. This floorplan is a sketch.
and all dimensions stated are approximate.
All room measurements are in metres.
Aspire floor area 122 sq m
Excluding Garage, Undercover Area & Front Entry



May 19

Comparables Map: Sales & Listings





Comparables Map: Sales




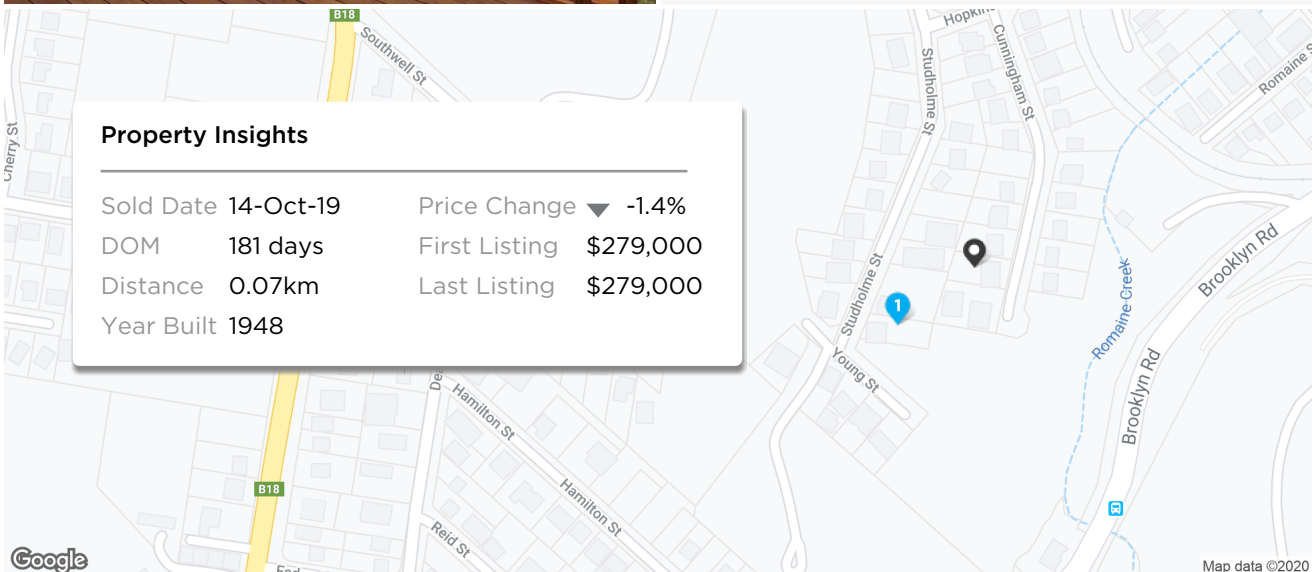
Comparable Sales

1 43 Studholme Street South Burnie TAS 7320

Sold Price

\$275,000

 3
  1
  1
  774m²
 98m²



RS = Recent sale






UN = Undisclosed Sale

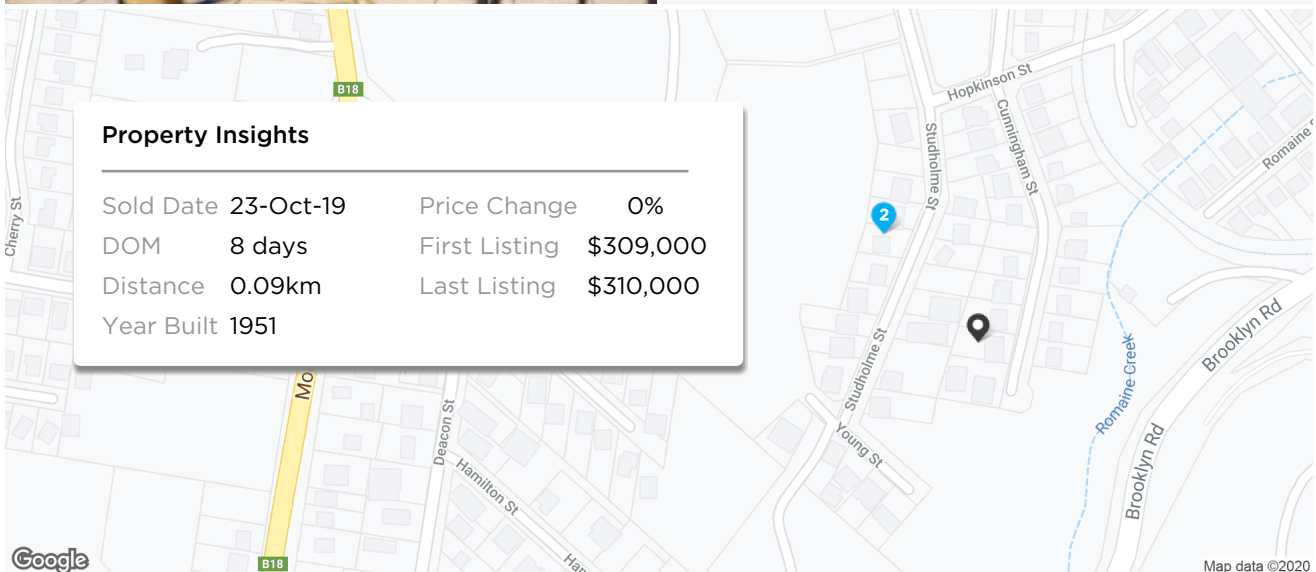
Comparable Sales

2 40 Studholme Street South Burnie TAS 7320

Sold Price

\$309,000

 3
  2
  1
  622m²
 151m²



RS = Recent sale




UN = Undisclosed Sale

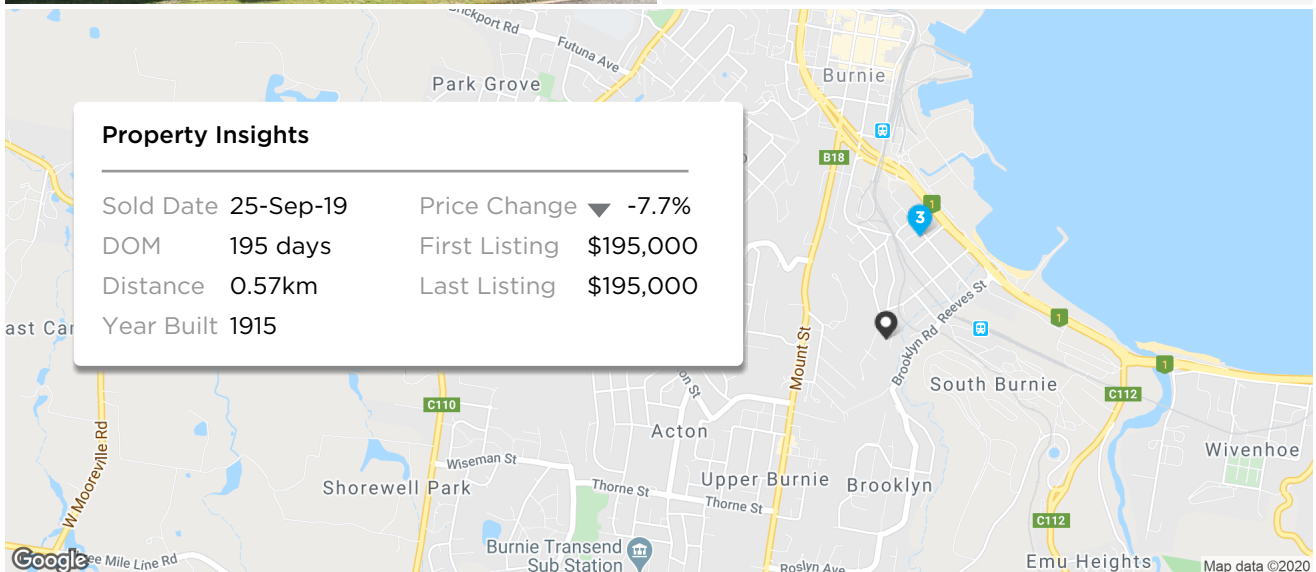
Comparable Sales

3 8 Hale Street South Burnie TAS 7320

Sold Price

\$180,000

 3
  1
  1
  344m²
 125m²



RS = Recent sale

UN = Undisclosed Sale

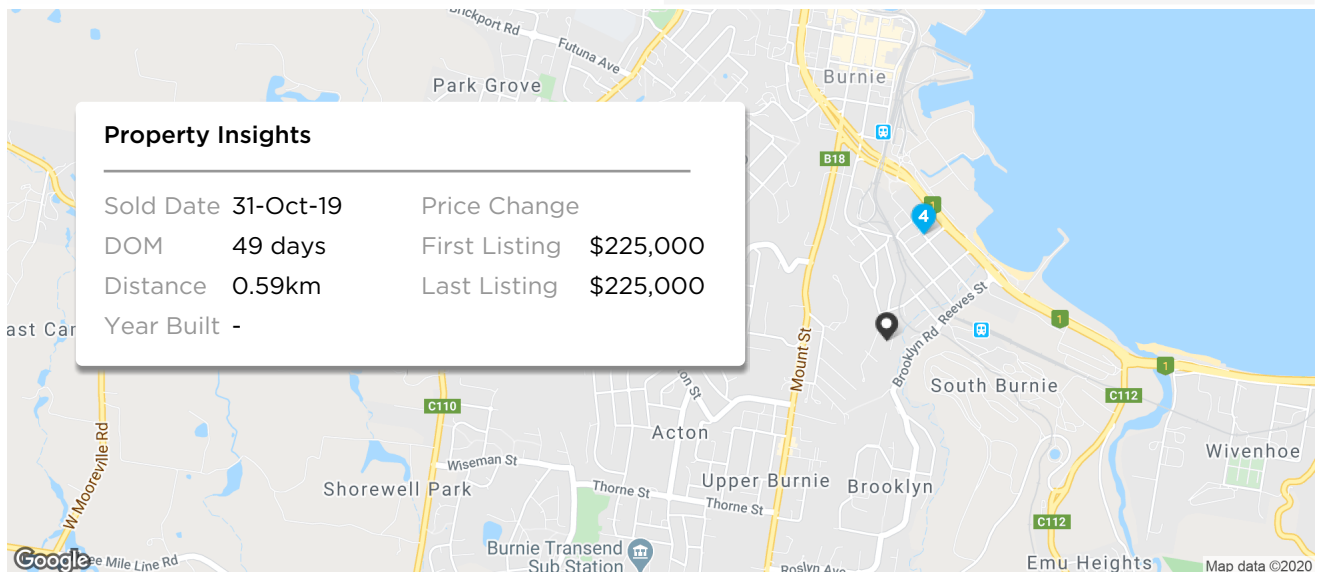
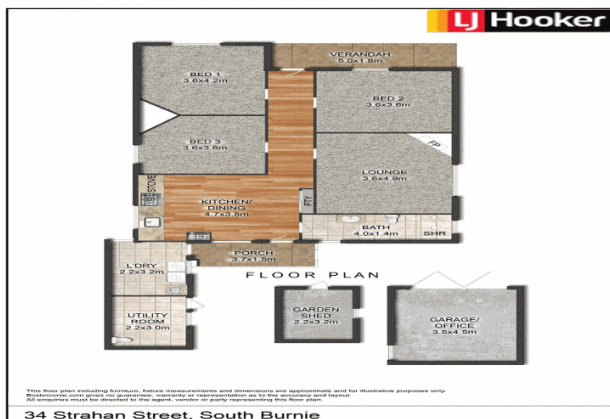
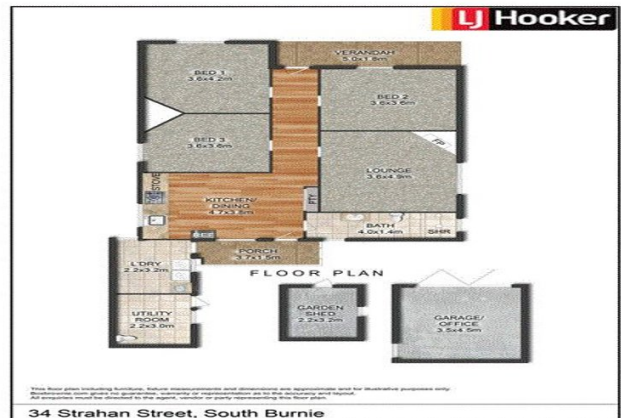
Comparable Sales

4 34 Strahan Street South Burnie TAS 7320

Sold Price

RS UN

3 1 2 356m² -



RS = Recent sale UN = Undisclosed Sale

Comparable Sales



6 Brooklyn Road Brooklyn TAS 7320

Sold Price **\$265,000**

3 2 1 1,507m² 76m²

Sold Date 26-Nov-19 Price Change 0% Year Built 1941
DOM 20 First Listing \$265,000
Distance 0.33km Last Listing \$265,000



4 Deacon Street Upper Burnie TAS 7320

Sold Price **\$248,000**

3 1 1 1,080m² 167m²

Sold Date 06-Sep-19 Price Change ▼ -0.8% Year Built 1913
DOM 64 First Listing \$250,000
Distance 0.38km Last Listing \$250,000



17 Wembley Street Lane Brooklyn TAS 7320

Sold Price ^{RS} **\$185,000**

3 1 1 917m² 104m²

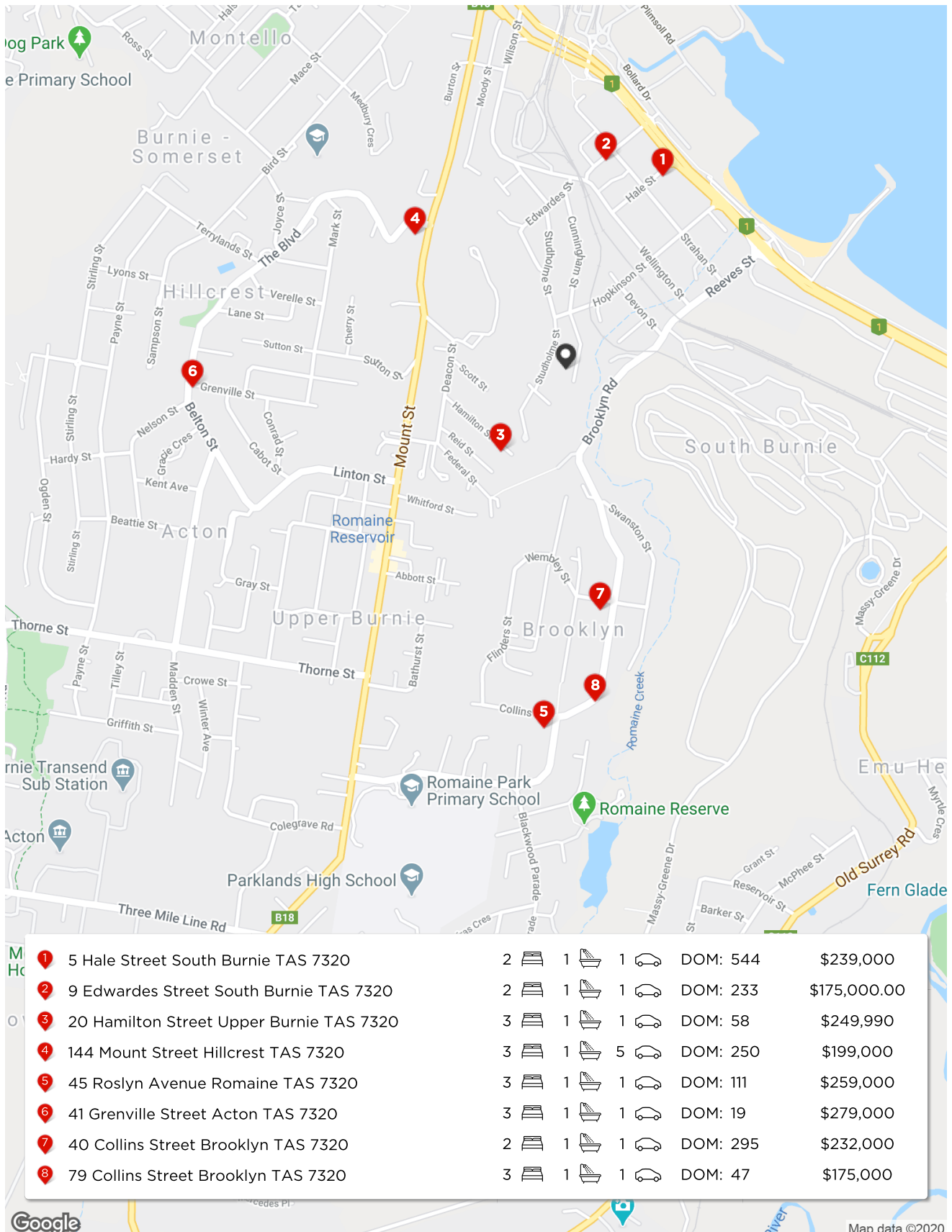
Sold Date 23-Dec-19 Price Change 0% Year Built 1963
DOM 21 First Listing \$185,000
Distance 0.45km Last Listing \$185,000



DOM = Days on market RS = Recent sale UN = Undisclosed Sale




Comparables Map: Listings



Comparable Listings



5 Hale Street South Burnie TAS 7320

 2
  1
  1
  233m²
 121m²

Listing Price
 \$239,000 -
 \$249,000

Listed Date 07-Sep-18
 DOM 544 days

Year Built 1900
Distance 0.64km

1



9 Edwardes Street South Burnie TAS 7320

 2
  1
  1
  306m²
 131m²

Listing Price
 \$175,000.00


Listed Date 15-Jul-19
 DOM 233 days

Year Built 1939
Distance 0.63km

2



20 Hamilton Street Upper Burnie TAS 7320

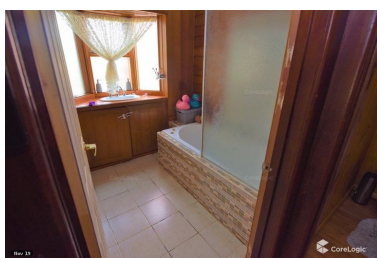
 3
  1
  1
  488m²
 139m²

Listing Price
 \$249,990

Listed Date 06-Jan-20
 DOM 58 days

Year Built 1948
Distance 0.32km

3



144 Mount Street Hillcrest TAS 7320

 3
  1
  5
  806m²
 111m²

Listing Price
 Offers over \$199,000

Listed Date 28-Jun-19
 DOM 250 days

Year Built 1950
Distance 0.6km

4



45 Roslyn Avenue Romaine TAS 7320

 3
  1
  1
  787m²
 103m²

Listing Price
 \$259,000

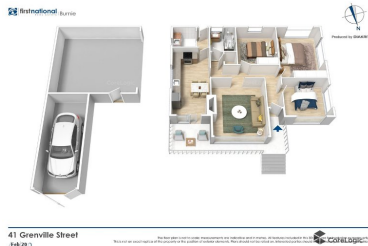
Listed Date 14-Nov-19
 DOM 111 days

Year Built 1971
Distance 1.08km


5

DOM = Days on market

Comparable Listings



41 Grenville Street Acton TAS 7320

 3
  1
  1
  615m²
 97m²

Listing Price
 \$279,000


Listed Date
 14-Feb-20
 DOM 19 days

Year Built 1957
 Distance 1.12km

6



40 Collins Street Brooklyn TAS 7320

 2
  1
  1
  766m²
 -

Listing Price
 \$232,000

Listed Date
 14-May-19
 DOM 295 days

Year Built -
 Distance 0.73km

7



79 Collins Street Brooklyn TAS 7320

 3
  1
  1
  779m²
 84m²

Listing Price
 \$175,000

Listed Date
 17-Jan-20
 DOM 47 days

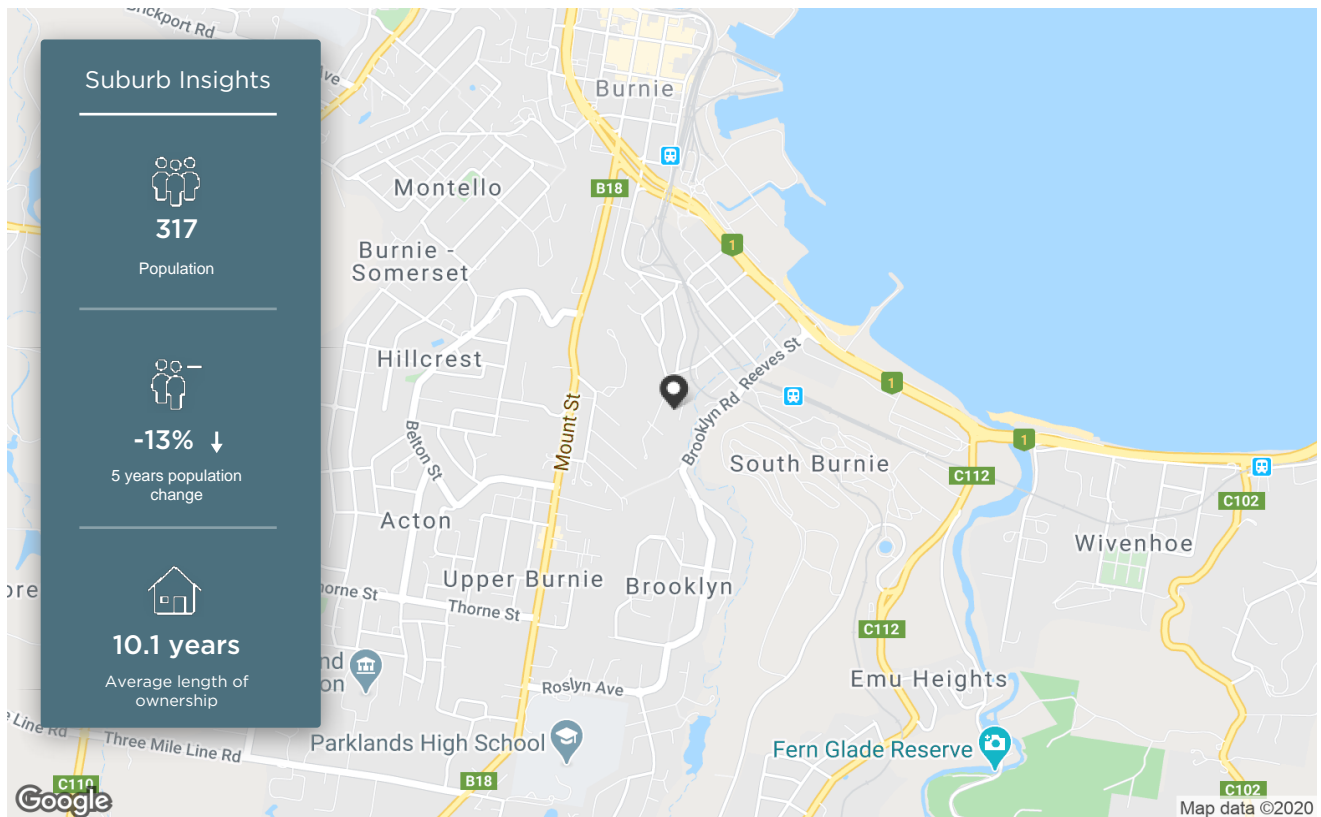
Year Built 1965
 Distance 1km

8

DOM = Days on market

South Burnie

Demographic








The size of South Burnie is approximately 1.7 square kilometres. It has 7 parks covering nearly 2.3% of total area. The population of South Burnie in 2011 was 366 people. By 2016 the population was 317 showing a population decline of 13.4% in the area during that time. The predominant age group in South Burnie is 50-59 years. Households in South Burnie are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in South Burnie work in a professional occupation. In 2011, 70% of the homes in South Burnie were owner-occupied compared with 68.1% in 2016. Currently the median sales price of houses in the area is \$215,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	56.6	Owns Outright	34.8	0-15.6K	8.1	0-9	5.7
Couples with Children	26.5	Purchaser	33.3	15.6-33.8K	22.2	10-19	9.1
Single Parents	18.1	Renting	25.2	33.8-52K	20.7	20-29	11.5
Other	6.0	Not Stated	3.0	52-78K	11.9	30-39	12.7
				78-130K	20.0	40-49	13.3
				130-182K	7.4	50-59	15.7
				182K+	2.2	60-69	15.7
						70-79	8.8
						80-89	3.3

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Montello Primary School	1.04km	Primary	Mixed	Government	0-6
	Romaine Park Primary School 11 Atkins Drive Romaine TAS 7320	1.46km	Primary	Mixed	Government	0-6
	Parklands High School 11 Atkins Drive Romaine TAS 7320	1.76km	Secondary	Mixed	Government	7-10
	Havenview Primary School 15 Marriott Street Havenview TAS 7320	2.04km	Primary	Mixed	Government	0-6
	School of Special Education North West 41-43 Mooreville Road Shorewell Park TAS 7320	2.05km	Special	-	Government	0-0



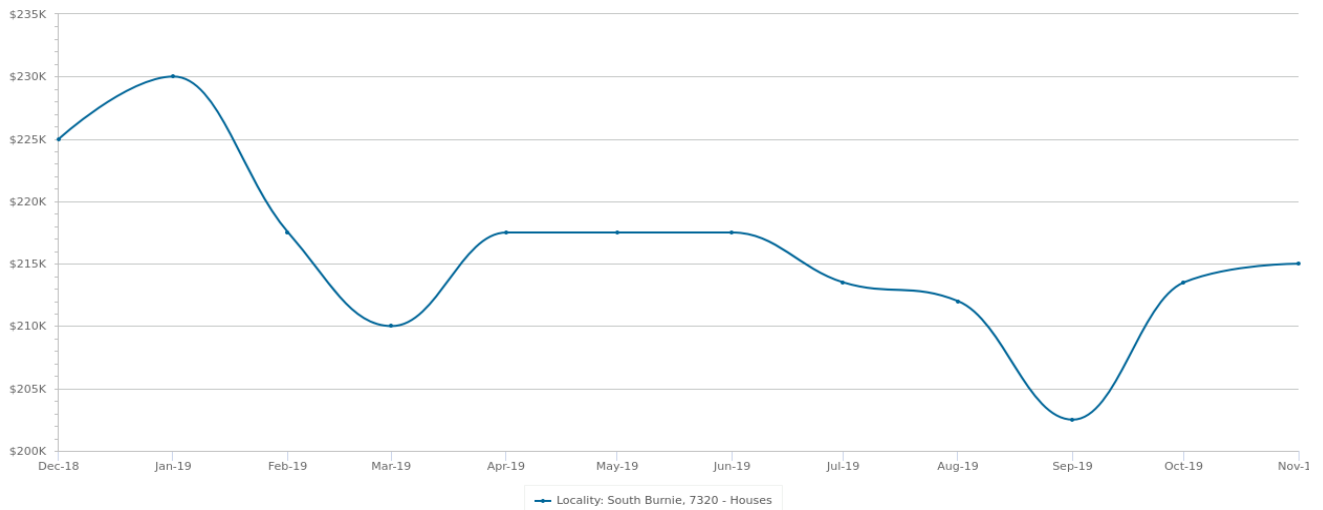
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2019	-	\$215,000	0.7% ▲	-	4	\$280
Oct 2019	4	\$213,500	5.4% ▲	-	6	\$280
Sep 2019	2	\$202,500	-4.5% ▼	-	5	\$290
Aug 2019	1	\$212,000	-0.7% ▼	-	5	\$290
Jul 2019	1	\$213,500	-1.8% ▼	69	5	\$290
Jun 2019	-	\$217,500	0.0%	67	4	\$290
May 2019	4	\$217,500	0.0%	67	8	\$290
Apr 2019	1	\$217,500	3.6% ▲	67	9	\$295
Mar 2019	1	\$210,000	-3.4% ▼	61	8	\$295
Feb 2019	1	\$217,500	-5.4% ▼	48	9	\$275
Jan 2019	1	\$230,000	2.2% ▲	48	10	\$260
Dec 2018	1	\$225,000	-2.2% ▼	42	9	\$250

Sales by Price - 12 months (House)

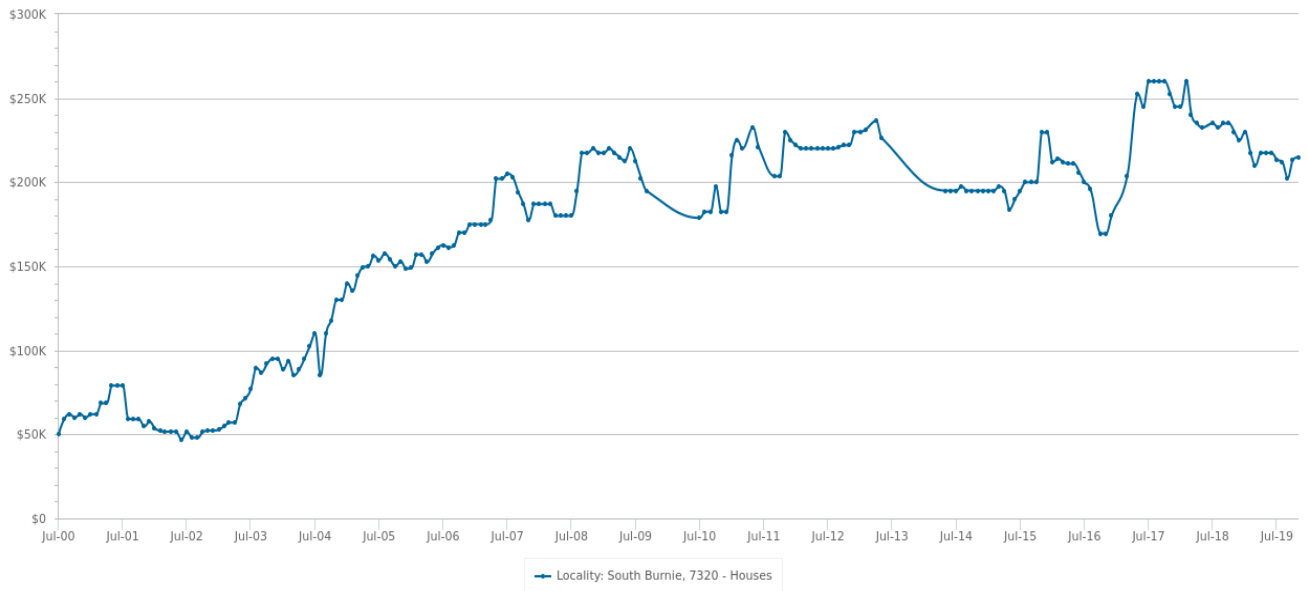
PRICE	NUMBER
<\$200K	5
\$200K-\$400K	9
\$400K-\$600K	1
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	-	-	-	-	17	\$280
2019	17	\$215,000	-6.5% ▼	69	24	\$260
2018	15	\$230,000	-8.9% ▼	-	19	\$250
2017	12	\$252,500	49.0% ▲	58	20	\$252
2016	10	\$169,500	-26.1% ▼	83	25	\$210
2015	12	\$229,500	17.7% ▲	146	22	\$220
2014	12	\$195,000	-	-	17	\$225
2013	9	-	-	-	20	\$217
2012	13	\$222,000	-3.5% ▼	-	27	\$255
2011	11	\$230,000	26.0% ▲	-	22	\$215
2010	11	\$182,500	-	72	16	-
2009	7	-	-	-	5	-
2008	15	\$220,000	23.9% ▲	-	-	-
2007	16	\$177,500	4.4% ▲	-	-	-
2006	16	\$170,050	11.1% ▲	-	-	-
2005	20	\$153,000	17.7% ▲	-	-	-
2004	29	\$130,000	36.8% ▲	-	-	-
2003	29	\$95,000	81.8% ▲	-	-	-
2002	20	\$52,250	-4.6% ▼	-	-	-
2001	16	\$54,750	-11.7% ▼	-	-	-

Summary

46 Cunningham Street South Burnie TAS 7320



Appraisal price range
\$208,000 - \$288,000

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Property	Current Value	Estimated Value		Fixed Assets	Net Value as at 30 June 2020	+Increase/-Decrease	
		Lower end	Higher end				
88 Targo St Bundaberg	261,527.00	240,000.00	250,000.00	6,930.09	238,069.91	- 23,457.09	
46 Cunningham St Burnie TAS	227,381.00	208,000.00	288,000.00	2,970.00	245,030.00	17,649.00	
54 Hayes St Caboolture	385,127.00	290,000.00	315,000.00	1,815.00	300,685.00	- 84,442.00	
	<u>874,035.00</u>				<u>783,784.91</u>	<u>- 90,250.09</u>	<24700> Changes in MV of investments