

COMPARATIVE MARKET ANALYSIS

1/22 WAIKIRI PARADE, KALBARRI, WA 6536

PREPARED BY CHERYL ELEY , RAY WHITE KALBARRI





Phalanx Pty Ltd
1/22 Waikiri Parade
Kalbarri, WA, 6536

Dear Nathan & Simone

RE: Property Appraisal 1/22 Waikiri Pde, KALBARRI WA 6536

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Following are the most comparable sales to you for the last 12 months.

Unit 13 Sun River Chalet (xx1 brick) sold for \$235,000

2/42 Smith St (3x1 Brick) sold for \$295,000

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

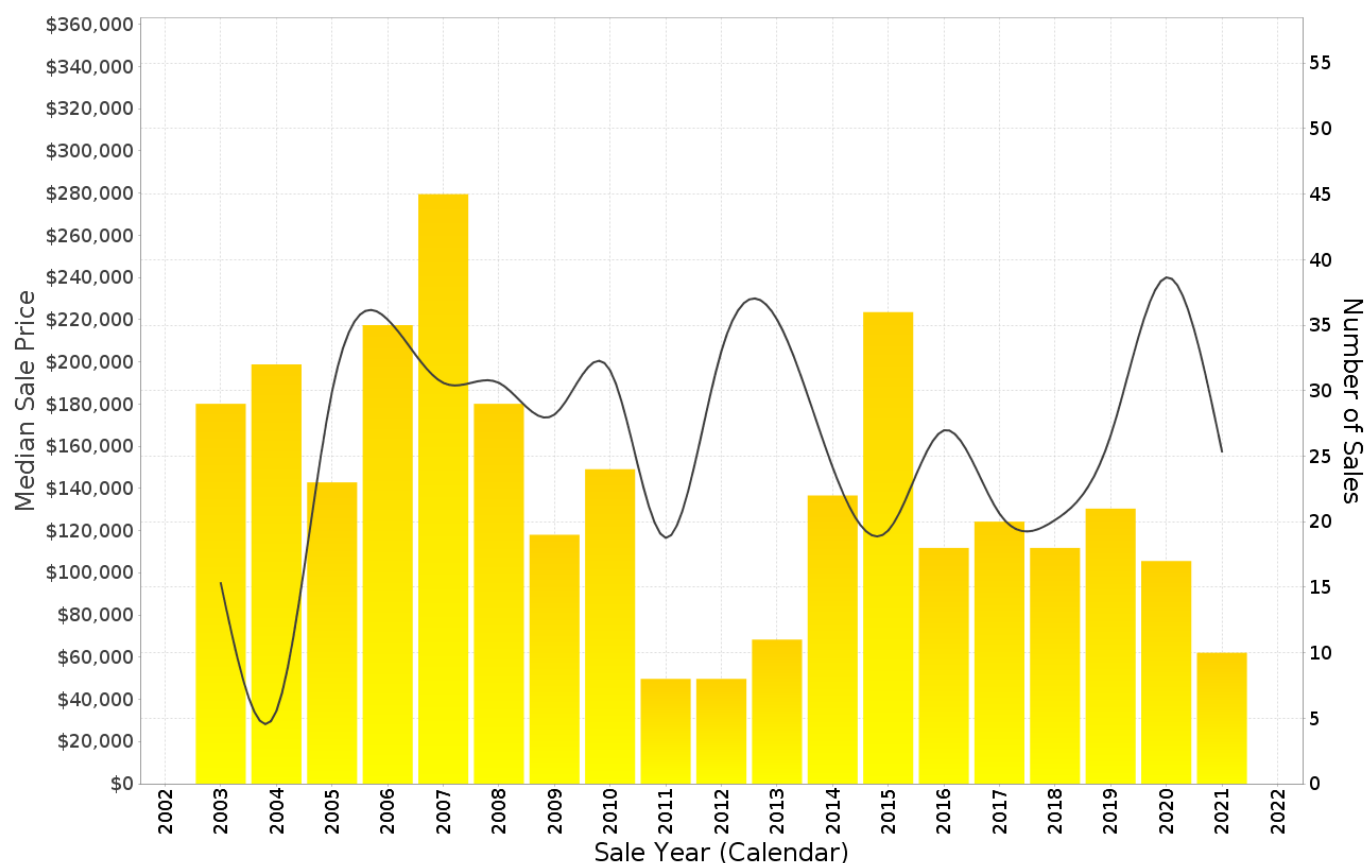
Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Cheryl Eley
Ray White Kalbarri
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Sales & Growth Chart (Unit)

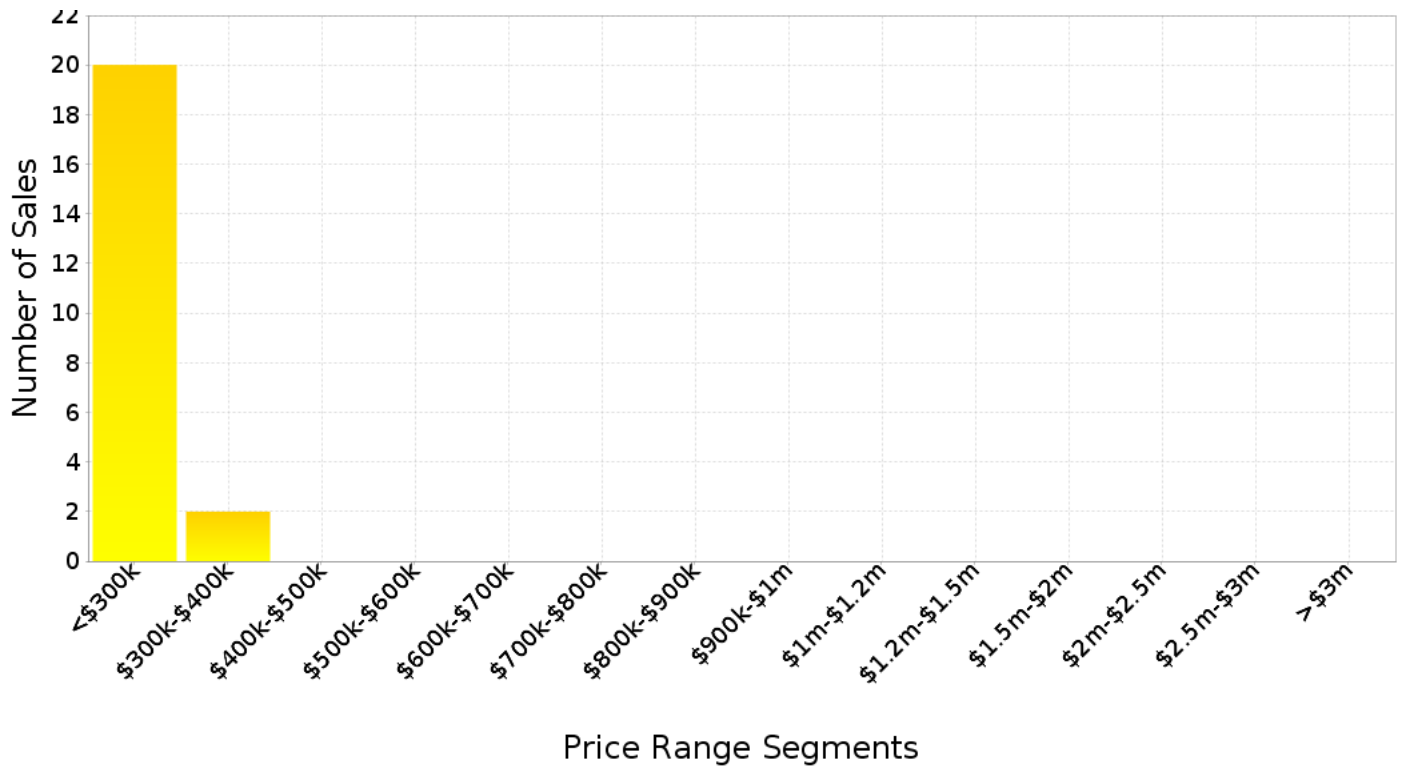
Year	No. of Sales	Average	Median	Growth	Low	High
2003	29	\$ 99,248	\$ 95,000		\$ 1,850	\$ 490,000
2004	32	\$ 62,798	\$ 34,500	-63.7 %	\$ 1,400	\$ 350,000
2005	23	\$ 230,109	\$ 186,000	439.1 %	\$ 2,500	\$ 1,000,000
2006	35	\$ 271,697	\$ 220,000	18.3 %	\$ 1,500	\$ 880,000
2007	45	\$ 223,953	\$ 190,000	-13.6 %	\$ 1,500	\$ 560,000
2008	29	\$ 250,406	\$ 190,000		\$ 1,317	\$ 1,400,000
2009	19	\$ 248,284	\$ 175,000	-7.9 %	\$ 1,500	\$ 980,000
2010	24	\$ 250,388	\$ 195,900	11.9 %	\$ 1,500	\$ 500,000
2011	8	\$ 159,644	\$ 116,500	-40.5 %	\$ 1,200	\$ 450,000
2012	8	\$ 233,625	\$ 205,000	76.0 %	\$ 110,000	\$ 375,000
2013	11	\$ 594,409	\$ 220,000	7.3 %	\$ 135,000	\$ 1,500,000
2014	22	\$ 176,227	\$ 150,000	-31.8 %	\$ 60,000	\$ 395,000
2015	36	\$ 160,514	\$ 120,000	-20.0 %	\$ 2,549	\$ 439,000
2016	18	\$ 225,056	\$ 167,500	39.6 %	\$ 90,000	\$ 465,000
2017	20	\$ 170,100	\$ 128,000	-23.6 %	\$ 97,500	\$ 390,000
2018	18	\$ 132,647	\$ 125,000	-2.3 %	\$ 1,500	\$ 289,000
2019	21	\$ 207,369	\$ 165,000	32.0 %	\$ 2,245	\$ 410,000
2020	17	\$ 219,353	\$ 240,000	45.5 %	\$ 90,000	\$ 375,000
2021	10	\$ 149,300	\$ 157,500	-34.4 %	\$ 1,500	\$ 285,000



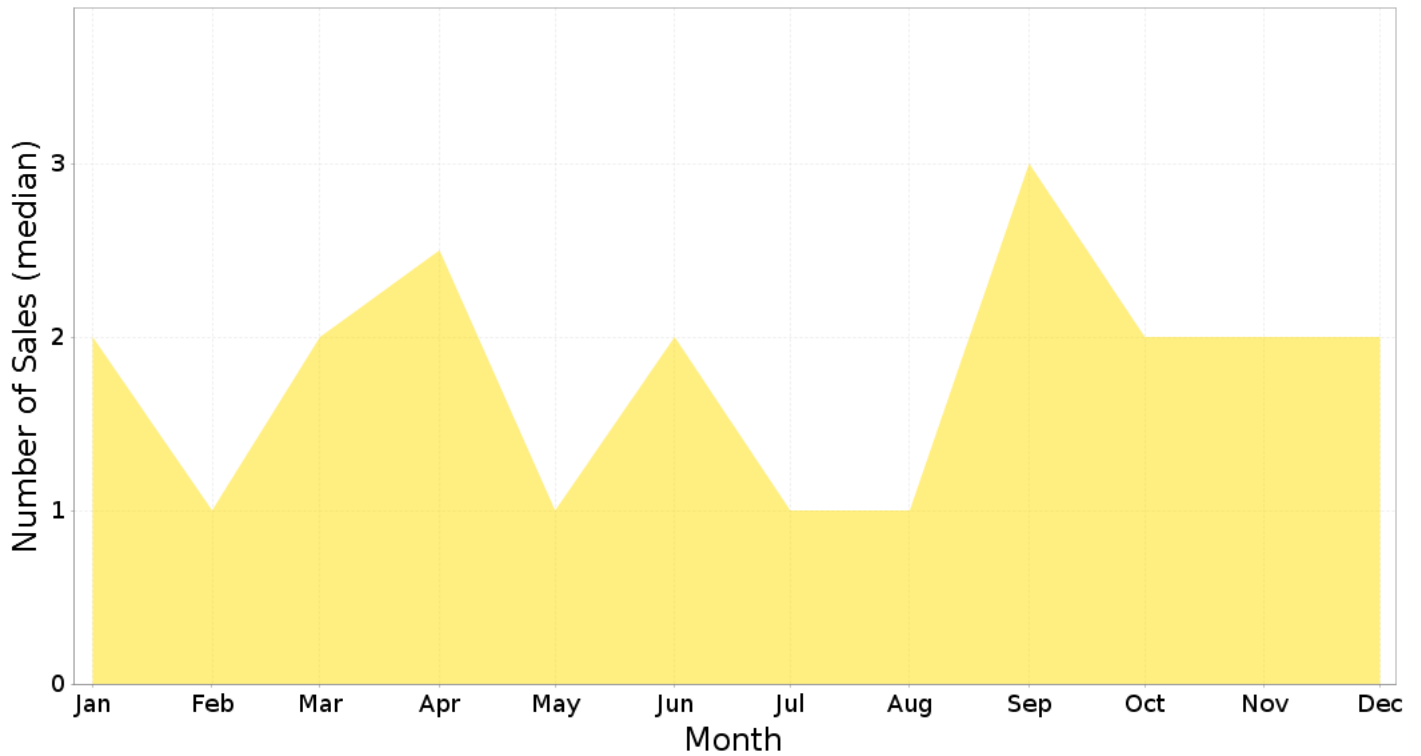
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Price Segmentation



Peak Selling Periods



Nearby Comparable For Sale Properties

There are 5 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$165,000 and the highest for sale price is \$300,000 with a median sale price of \$240,000. Days listed ranges from 24 to 968 days with the average currently at 289 days for these selected properties.

11/32 GREY ST, KALBARRI 6536

Distance from Property: 779m  2  1  1



Property Type: Unit
Area: 4,009 m²
RPD: 11//S013323

Features:

Current List Price: **\$300,000 (Under Offer)**
First List Price: \$300,000
Date Listed: 10/08/2021 Days Listed: **44 Days**
Listed Price Change:

12/116 NANDA DR, KALBARRI 6536

Distance from Property: 1.1km  2  2  -



Property Type: Unit
Area: 704 m²
RPD: 12//S015653

Features: BUILD YR: 1980, WALL TYPE: BRICK

Current List Price: **Contact Agent**
First List Price: Contact Agent
Date Listed: 03/06/2021 Days Listed: **112 Days**
Listed Price Change:

13/116 NANDA DR, KALBARRI 6536

Distance from Property: 1.1km  2  1  2



Property Type: Unit
Area: 440 m²
RPD: 13//S015653

Features: BUILD YR: 1980, WALL TYPE: BRICK

Current List Price: **\$240,000**
First List Price: \$240,000
Date Listed: 26/11/2020 Days Listed: **301 Days**
Listed Price Change:

4/22 CHICK COURT UNITS, KALBARRI 6536

 2  1  -



Property Type: Unit
Area:
RPD:

Features:

Current List Price: **\$165,000**
First List Price: \$170,000 \$170,000
Date Listed: 30/01/2019 Days Listed: **968 Days**
Listed Price Change: **-2.9%**

2/42 SMITH ST, KALBARRI 6536

Distance from Property: 1.7km  3  1  1



Property Type: Unit
Area: 228 m²
RPD: 2//S033261

Features: BUILD YR: 1997, WALL TYPE: BRICK, ROOF TYPE: TILE, BRICK AND TILE, MODERN KITCHEN, AIR CONDITIONED

Current List Price: **\$295,000 (Under Offer)**
First List Price: \$295,000
Date Listed: 30/08/2021 Days Listed: **24 Days**
Listed Price Change:

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Nearby Comparable Sold Properties

There are 8 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$0 and the highest sale price is \$175,000 with a median sale price of \$157,500. Days listed ranges from 40 to 43 days with the average currently at 42 days for these selected properties.

156 CLOTWORTHY ST, KALBARRI, WA 6536

Distance from Property: 2.1km  2  1  -



Property Type: Unit
Area: (56 m²)
Area \$/m²: (\$2,116)
RPD:

Features:

Sale Price: **\$118,500 (Agents Advice - Sale)**
Sale Date: 05/08/2021 Days to Sell:
Last Price: \$120,000 Chg %: **-1.3%**
First Price: \$120,000 Chg %: **-21.0%**

4/38 MORTIMER ST, KALBARRI, WA 6536

Distance from Property: 1.6km  2  1  -






Property Type: Unit
Area: 70 m²
Area \$/m²: \$2,500
RPD: 4//S008550

Features: BUILD YR: 1978, WALL TYPE: BRICK

Sale Price: **\$175,000 (Agents Advice - Sale)**
Sale Date: 08/07/2021 Days to Sell: **40 Days**
Last Price: \$190,000 Chg %: **-7.9%**
First Price: \$190,000 Chg %: **-7.9%**

6/38 MORTIMER ST, KALBARRI, WA 6536

Distance from Property: 1.6km  2  1  1



Property Type: Unit
Area: 70 m²
Area \$/m²: \$2,500
RPD: S008550 6

Features: BUILD YR: 1978, WALL TYPE: BRICK, ROOF TYPE: IRON

Sale Price: **\$175,000 (Normal Sale)**
Sale Date: 28/06/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

6/22 CHICK PL, KALBARRI, WA 6536

Distance from Property: 614m  2  1  -



Property Type: Unit
Area: 4,020 m²
Area \$/m²: \$36
RPD: S008450 6

Features: BUILD YR: 1980, WALL TYPE: BRICK, ROOF TYPE: IRON, STOREYS: 2, DOUBLE STOREY, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS

Sale Price: **\$145,000 (Normal Sale)**
Sale Date: 05/06/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

38/156 GREY ST, KALBARRI, WA 6536

Distance from Property: 2.1km  2  1  -






Property Type: Unit
Area: 56 m² (61 m²)
Area \$/m²: \$2,143(\$1,967)
RPD: S011881 38

Features: BUILD YR: 1983, WALL TYPE: BRICK, ROOF TYPE: TILE

Sale Price: **\$120,000 (Normal Sale)**
Sale Date: 15/04/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

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2/8 PENN ST, KALBARRI, WA 6536Distance from Property: 1.8km  2  1  1

Property Type: Unit
 Area: 324 m²
 Area \$/m²: \$525
 RPD: S014285 2

Sale Price: **\$170,000 (Normal Sale)**
 Sale Date: 24/03/2021 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

Features: BUILD YR: 1979, WALL TYPE: FIBRO, ROOF TYPE: FIBRO

17/47 GLASS ST, KALBARRI, WA 6536Distance from Property: 464m  3  1  2

Property Type: Unit
 Area: 114 m² (88 m²)
 Area \$/m²:
 RPD: 17//S019397

Sale Price: **Price Withheld (Agents Advice -**
 Sale Date: 16/06/2021 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

Features: BUILD YR: 1989, WALL TYPE: BRICK

11/47 GLASS ST, KALBARRI, WA 6536Distance from Property: 465m  3  1  1

Property Type: Unit
 Area: 107 m² (70 m²)
 Area \$/m²: \$1,589(\$2,429)
 RPD: S019397 11

Sale Price: **\$170,000 (Normal Sale)**
 Sale Date: 25/03/2021 Days to Sell: **43 Days**
 Last Price: \$175,000 Chg %: **-2.9%**
 First Price: \$175,000 (Under Offer) Chg %: **-39.3%**

Features: BUILD YR: 1989, WALL TYPE: BRICK, ROOF TYPE: TILE, STOREYS: 1, LOWSET,
 BRICK AND TILE, MODERN KITCHEN, MAIN ROOMS: 1

1/22 WAIKIRI PARADE, KALBARRI, WA 6536



Appraisal Price

This market analysis has been prepared on 23/09/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$270,000 to \$290,000

Contact your agent for further information:



Agent Name: Cheryl Eley
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