

**RayWhite**

# Comparative market analysis



1/22 WAIKIRI PARADE, KALBARRI, WA

PREPARED BY ILONA VISSER , RAY WHITE KALBARRI



Phalanx Pty Ltd  
Mr & Mrs Chalmers  
1/22 Waikiri Parade  
Kalbarri, WA, 6536

Dear Mr & Mrs Chalmers

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.

As you know property market in Kalbarri is very slow. Developments are happening in Kalbarri but slowly. We do have the 2 new sky walks in the process of being built but the time frame for the completion has now blown out to mid 2019. We do believe that this will encourage people to town but from a tourist point of view. Also Australian Garnet are still in the process of setting up their new garnet mine but this is also happening at slower than a snails pace, but the end outcome when it happens will be beneficial for Kalbarri.

The most closest comparable sales in my opinion would be:

3/4 Seakist Retreat that sold for \$220,000 in October 2017  
5/4 Seakist Retreat that sold for \$235,000 in May 2017

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 appraise your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Ilona Visser  
Ray White Kalbarri  
Phone: +61 458 663 995  
Office Phone: (08) 9937 1711  
Email: [ilona.visser@raywhite.com](mailto:ilona.visser@raywhite.com)

# 1/22 WAIKIRI PARADE, KALBARRI, WA



## Owner Details

Owner Name(s): PHALANX PTY LTD

Owner Address: N/A

Phone(s): \*(08) 9937 1764 (BARRY)

^(08) 9937 1714 (BELL)

Owner Type:

Owner Occupied

## Property Details

 2  1  1

Property Type: Unit - N/A

RPD: 1//S048716 (2628/676)

Area: 270 m<sup>2</sup> (270 m<sup>2</sup>)

Area \$/m<sup>2</sup>: \$926 (\$926)

Land Use: VILLA HOUSE (75)

Water/Sewerage:

Zoning

Property ID: 13096622 /

Council: NORTHAMPTON, SHIRE OF

UBD Ref: UBD Ref:

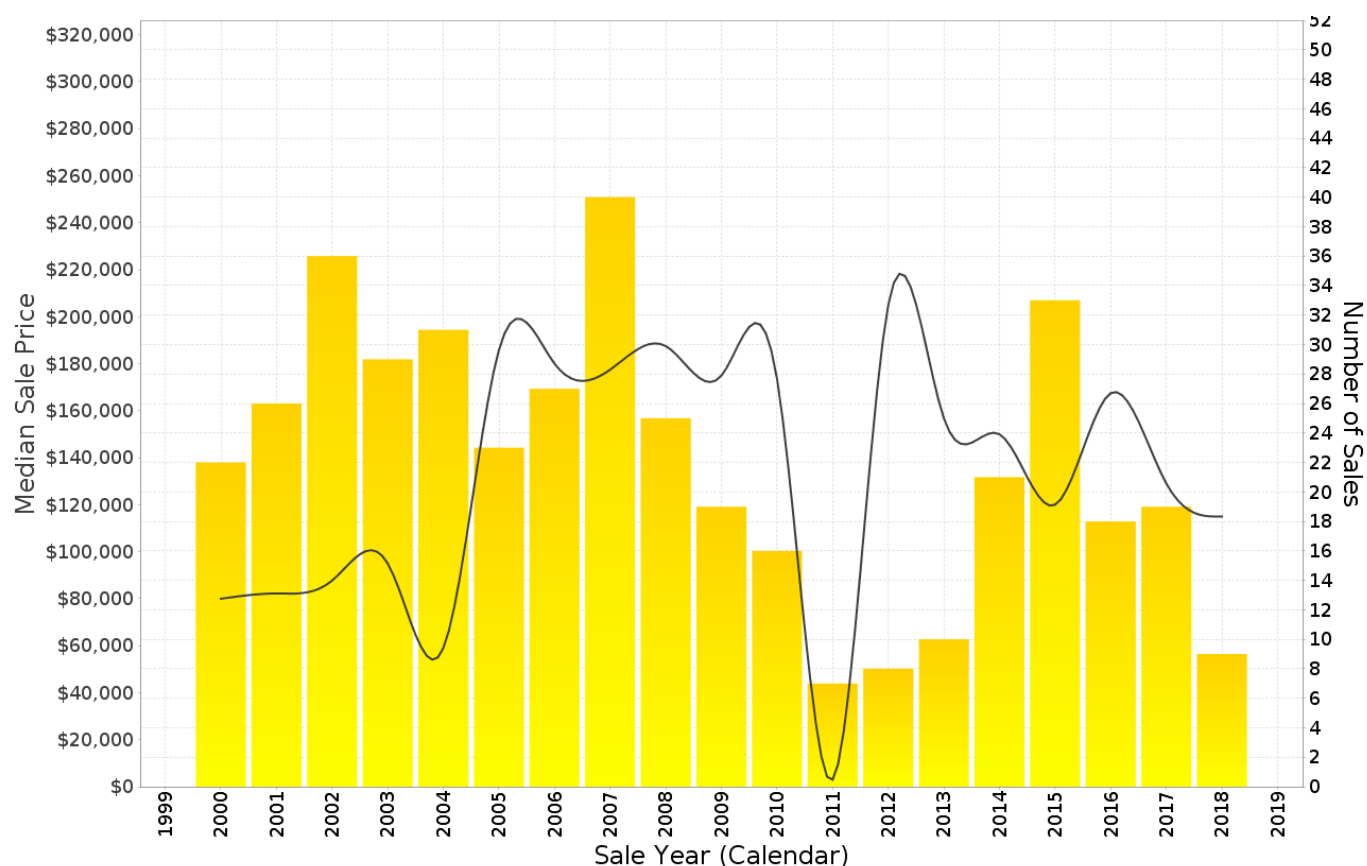
Features: Build Yr: 2006, Wall Type: BRICK, Roof Type: IRON, Storeys: 1, Built in Robes, Modern Kitchen, Air Conditioned, Entertainment Area

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 250,000	17/05/2015	COLLARD	270 m <sup>2</sup>	Normal Sale	No
\$ 230,000	01/08/2006	HOWE; HOWE	270 m <sup>2</sup>	Normal Sale	No

## Sales & Growth Chart (Unit)

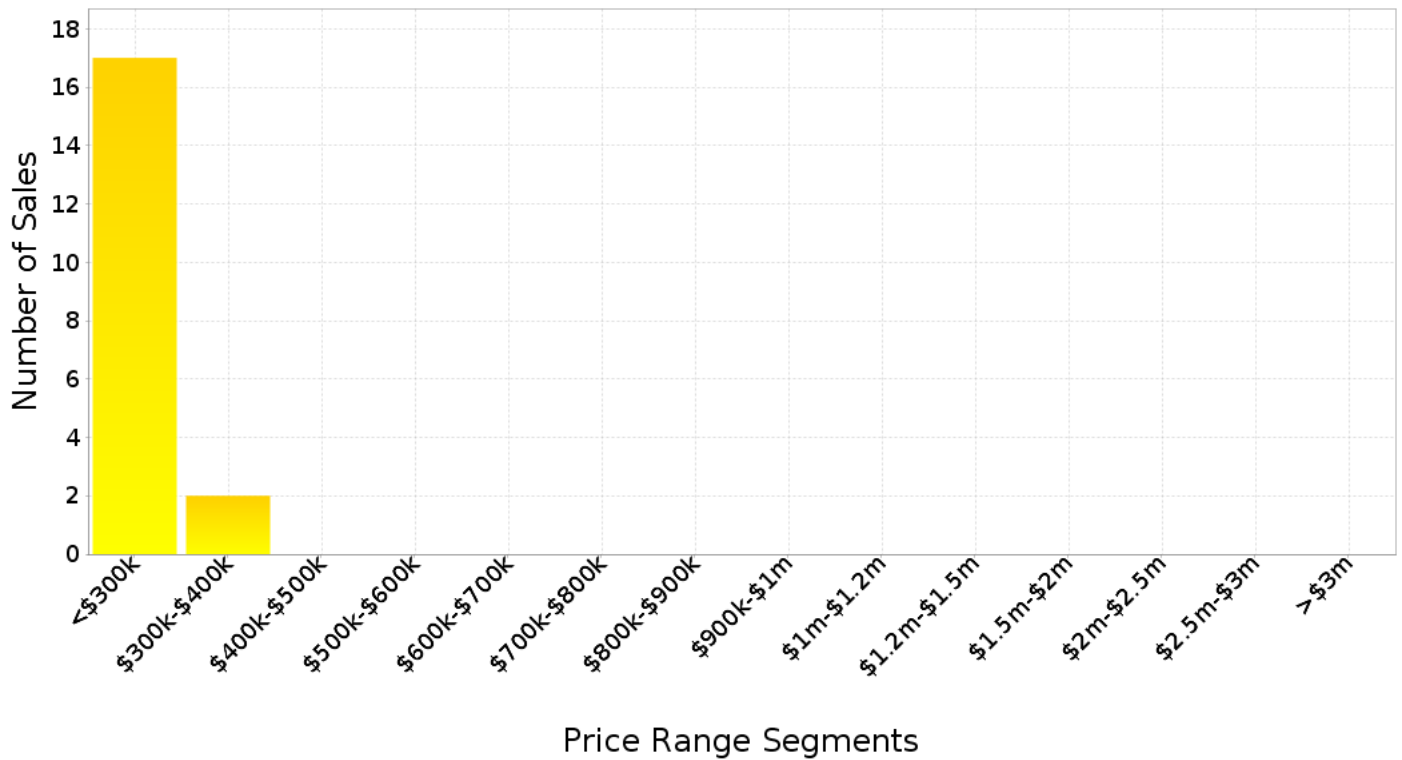
Year	No. of Sales	Average	Median	Growth	Low	High
2000	22	\$ 95,386	\$ 80,000		\$ 2,000	\$ 320,000
2001	26	\$ 97,308	\$ 82,250	2.8 %	\$ 3,500	\$ 270,000
2002	36	\$ 96,828	\$ 87,750	6.7 %	\$ 1,764	\$ 225,000
2003	29	\$ 99,248	\$ 95,000	8.3 %	\$ 1,850	\$ 490,000
2004	31	\$ 64,501	\$ 59,000	-37.9 %	\$ 1,400	\$ 350,000
2005	23	\$ 230,109	\$ 186,000	215.3 %	\$ 2,500	\$ 1,000,000
2006	27	\$ 199,348	\$ 180,000	-3.2 %	\$ 1,500	\$ 880,000
2007	40	\$ 190,235	\$ 177,500	-1.4 %	\$ 1,500	\$ 560,000
2008	25	\$ 212,951	\$ 187,500	5.6 %	\$ 1,317	\$ 1,400,000
2009	19	\$ 248,284	\$ 175,000	-6.7 %	\$ 1,500	\$ 980,000
2010	16	\$ 199,175	\$ 173,500	-0.9 %	\$ 1,500	\$ 500,000
2011	7	\$ 136,736	\$ 3,000	-98.3 %	\$ 1,200	\$ 450,000
2012	8	\$ 233,625	\$ 205,000	6,733.3 %	\$ 110,000	\$ 375,000
2013	10	\$ 219,295	\$ 156,750	-23.5 %	\$ 4,450	\$ 770,000
2014	21	\$ 181,762	\$ 150,000	-4.3 %	\$ 115,000	\$ 395,000
2015	33	\$ 141,803	\$ 120,000	-20.0 %	\$ 2,549	\$ 439,000
2016	18	\$ 225,056	\$ 167,500	39.6 %	\$ 90,000	\$ 465,000
2017	19	\$ 181,684	\$ 129,000	-23.0 %	\$ 97,500	\$ 390,000
2018	9	\$ 112,218	\$ 115,000	-10.9 %	\$ 1,500	\$ 240,000



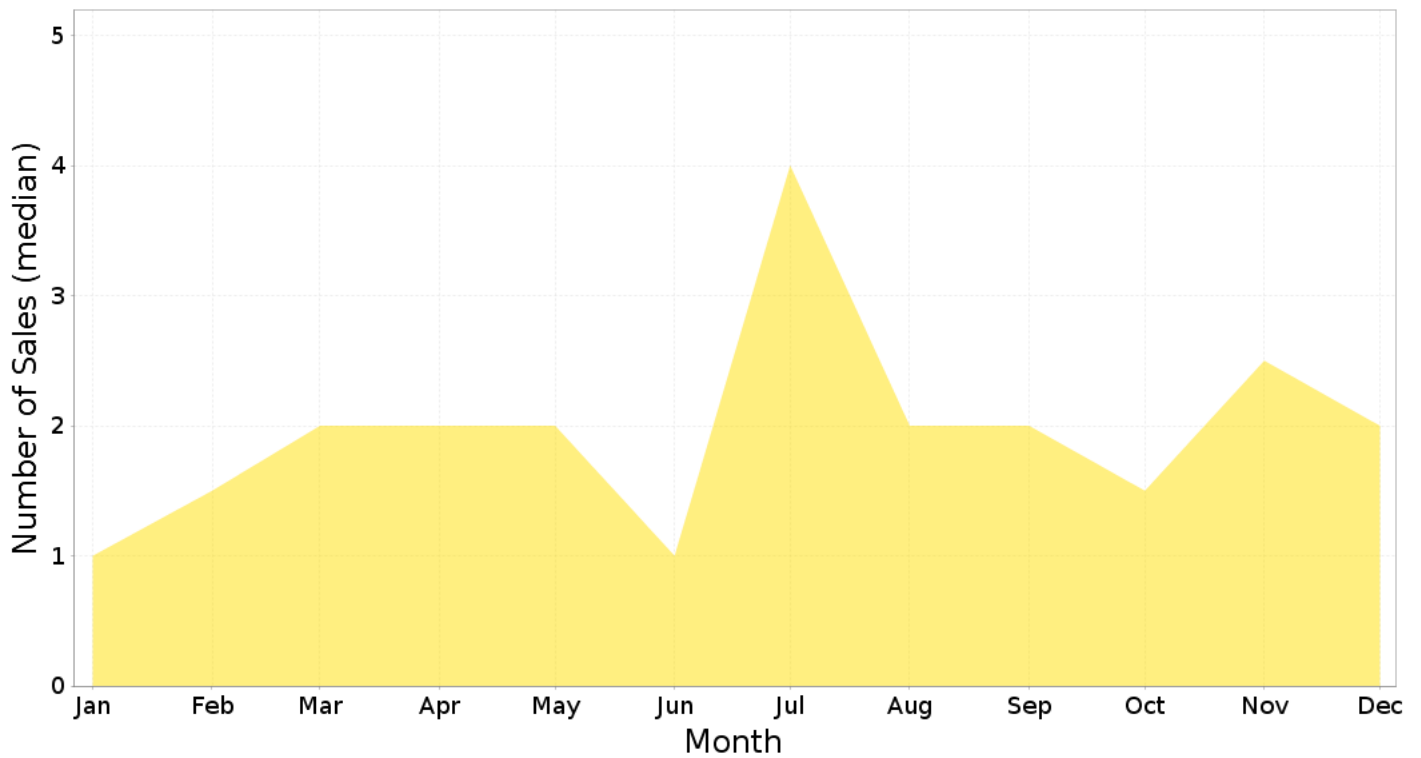
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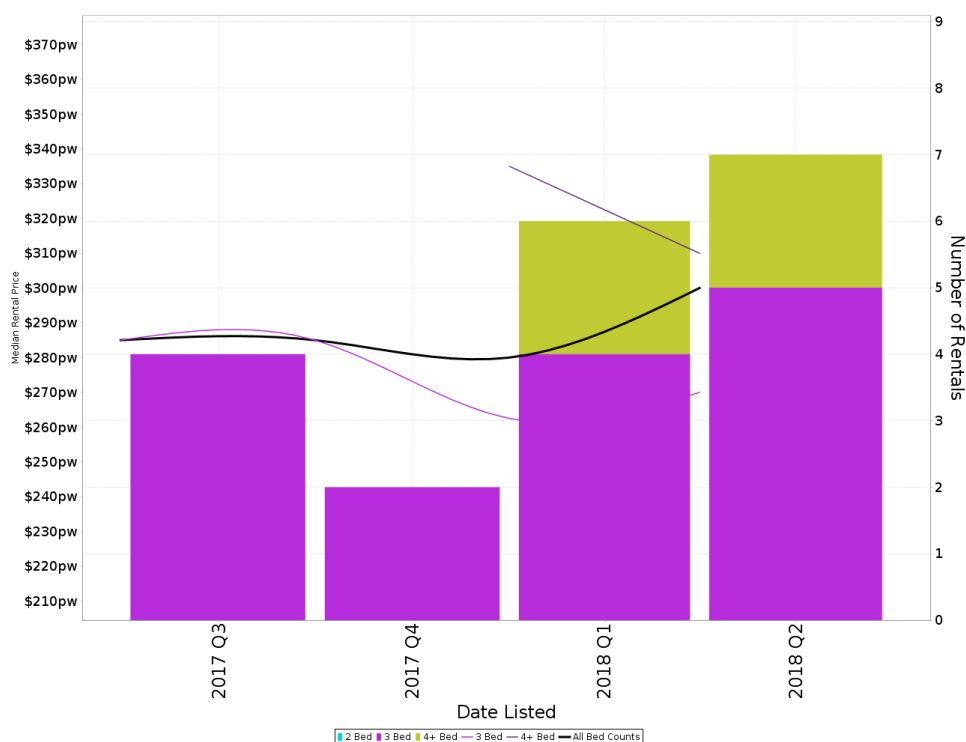
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+17.2%**

Current Median Price: \$339,750  
Previous Median Price: \$290,000

Based on 42 registered House sales compared over the last two rolling 12 month periods.

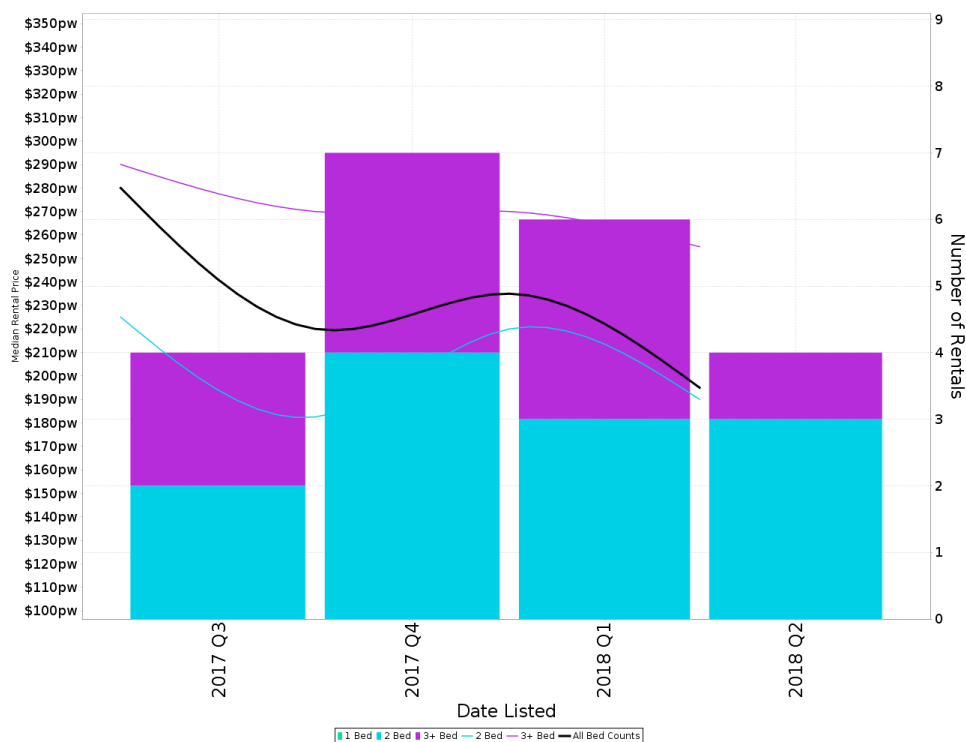
### Suburb Rental Yield

**+4.4%**

Current Median Price: \$339,750  
Current Median Rent: \$290

Based on 19 registered House sales compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.8%**

Current Median Price: \$125,000  
Previous Median Price: \$130,000

Based on 39 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+9.6%**

Current Median Price: \$125,000  
Current Median Rent: \$230

Based on 21 registered Unit sales compared over the last 12 months.

## Nearby Comparable For Sale Properties

There are 6 properties selected within a radius of 500m from the focus property. The lowest for sale price is \$180,000 and the highest for sale price is \$260,000 with a median sale price of \$222,500. Days listed ranges from 135 to 940 days with the average currently at 500 days for these selected properties.

### 5/22 WAIKIRI PDE, KALBARRI 6536

Distance from Property: 0m  2  1  1



Property Type: Unit  
Area: 258 m<sup>2</sup>  
RPD: 5//S048716

Current List Price: **\$260,000**  
First List Price: \$260,000  
Date Listed: 09/09/2017 Days Listed: **355 Days**  
Listed Price Change:

Features: WALL TYPE: BRICK, ROOF TYPE: COLOUR BOND, AIR CONDITIONED, CLOSE TO SCHOOLS

### 6/4 SEAKIST RTT, KALBARRI 6536

Distance from Property: 443m  2  2  1



Property Type: Unit  
Area: 1,914 m<sup>2</sup>  
RPD: 6//S049140

Current List Price: **\$245,000**  
First List Price: \$245,000  
Date Listed: 03/02/2017 Days Listed: **572 Days**  
Listed Price Change:

Features: BUILD YR: 2006, WALL TYPE: T/FRAM, ROOF TYPE: IRON

### 4/47 GLASS STREET - KALBARRI GARDEN...

Distance from Property: 470m  3  1  1



Property Type: Unit  
Area: 3,677 m<sup>2</sup> (116 m<sup>2</sup>)  
RPD: 4//S019397

Current List Price: **\$180,000**  
First List Price: \$180,000  
Date Listed: 16/04/2018 Days Listed: **135 Days**  
Listed Price Change:

Features: BUILD YR: 1989, WALL TYPE: BRICK, ROOF TYPE: TILES

### 5/47 GLASS ST, KALBARRI 6536

Distance from Property: 470m  3  1  1



Property Type: Unit  
Area: 3,677 m<sup>2</sup> (114 m<sup>2</sup>)  
RPD: 5//S019397

Current List Price: **\$200,000**  
First List Price: \$220,000  
Date Listed: 01/02/2016 Days Listed: **940 Days**  
Listed Price Change: **-9.1%**

Features: BUILD YR: 1989, WALL TYPE: BRICK, BRICK AND TILE, POOL, CLOSE TO SCHOOLS

### 4/4 SEAKIST RETREAT, KALBARRI 6536

Distance from Property: 441m  3  2  1



Property Type: Unit  
Area: 292 m<sup>2</sup>  
RPD: 4//S049140

Current List Price: **\$260,000**  
First List Price: \$335,000  
Date Listed: Days Listed: **1000+ Days**  
Listed Price Change: **-22.4%**

Features: BUILD YR: 2006, WALL TYPE: BRICK, ROOF TYPE: COLORBOND, ENSUITE, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: HIGH CEILINGS, DISHWASHER RECESS.

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## 17/47 GLASS STREET - KALBARRI GARDEN...

Distance from Property: 468m



3



1



2



Property Type: Unit

Area: 114 m<sup>2</sup>

RPD: 17//S019397

Features: BUILD YR: 1989, WALL TYPE: BRICK

Current List Price: **Reduced to \$190,000**

First List Price: \$260,000

Date Listed:

Days Listed: **1000+ Days**Listed Price Change: **-26.9%**



## Nearby Comparable Sold Properties

There are 5 sold properties selected within a radius of 500m from the focus property. The lowest sale price is \$130,000 and the highest sale price is \$265,000 with a median sale price of \$220,000. Days listed ranges from 19 to 51 days with the average currently at 35 days for these selected properties.

### 5 GANTHEAUME CRES, KALBARRI, WA 6536

Distance from Property: 225m  2  1  2



Property Type: House  
Area: 909 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$292  
RPD: P216572 723

Sale Price: **\$265,000 (Normal Sale)**  
Sale Date: 08/03/2018 Days to Sell: **19 Days**  
Last Price: \$275,000 Chg %: **-3.6%**  
First Price: \$275,000 Chg %: **-3.6%**

Features: BUILD YR: 1988, WALL TYPE: FIBRO, ROOF TYPE: IRON

### 3/4 SEAKIST RTT, KALBARRI, WA 6536

Distance from Property: 441m  3  2  1



Property Type: House  
Area: 253 m<sup>2</sup> (114 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$870(\$1,930)  
RPD: S049140 3

Sale Price: **\$220,000 (Normal Sale)**  
Sale Date: 30/10/2017 Days to Sell: **51 Days**  
Last Price: Under Offer Chg %: **-3.9%**  
First Price: REDUCED \$229,000 Chg %: **-20.0%**

Features: BUILD YR: 2006, WALL TYPE: T/FRAM, ROOF TYPE: IRON

### 5/4 SEAKIST RTT, KALBARRI, WA 6536

Distance from Property: 441m  2  2  1



Property Type: House  
Area: 231 m<sup>2</sup> (231 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$1,017(\$1,017)  
RPD: S049140 5

Sale Price: **\$235,000 (Normal Sale)**  
Sale Date: 18/05/2017 Days to Sell: **N/A**  
Last Price: Under Offer Chg %: **-2.1%**  
First Price: Under Offer Chg %: **-24.2%**

Features: BUILD YR: 2006, WALL TYPE: T/FRAM, ROOF TYPE: IRON

### 18/47 GLASS ST, KALBARRI, WA 6536

Distance from Property: 470m  3  1  1




Property Type: Unit  
Area: 120 m<sup>2</sup> (120 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$1,792(\$1,792)  
RPD: S019397 18

Sale Price: **\$215,000 (Normal Sale)**  
Sale Date: 07/03/2017 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1989, WALL TYPE: BRICK, ROOF TYPE: TILES

### 4/35 GLASS ST, KALBARRI, WA 6536

Distance from Property: 592m  1  1  -



Property Type: House  
Area: 128 m<sup>2</sup> (128 m<sup>2</sup>)  
Area \$/m<sup>2</sup>: \$1,016(\$1,016)  
RPD: S047528 4

Sale Price: **\$130,000 (Normal Sale)**  
Sale Date: 15/03/2017 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: IRON

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## 1/22 WAIKIRI PARADE, KALBARRI, WA



### Appraisal Price

This market analysis has been prepared on 29/08/2018 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:

**\$215,000 to \$235,000**

### Contact your agent for further information:



Agent Name: Ilona Visser  
Mobile: +61 458 663 995  
Office: Ray White Kalbarri  
Office Phone: (08) 9937 1711  
Email: [ilona.visser@raywhite.com](mailto:ilona.visser@raywhite.com)