

RayWhite

Comparative market analysis



1/22 WAIKIRI PARADE, KALBARRI, WA 6536

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. Kalbarri itself has had a good year in the tourism sector with visitor numbers staying strong and infrastructure projects being finished such as the new Meanarra Hill Lookout, fully sealed road to the Kalbarri National Park, fantastic new playground on the foreshore and walk/cycle pathway system from Chinaman's to the pens carpark being a real asset to the town. Plus we are looking forward to the opening of the 2 new Skywalks in late 2019. A few business's have changed hands giving a new "lease" on life to a couple of old favorites and we now have a "micro brewery" operating to boot. All in all Kalbarri is looking pretty good.

We hope that the following year may have a better outcome for the real estate sector and we continue to stay positive with every single day.

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
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Office Phone: (08) 9937 1711
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1/22 WAIKIRI PARADE, KALBARRI, WA 6536



Owner Details

Owner Name(s): PHALANX PTY LTD
Owner Address: WA
Phone(s): *(08) 9937 1764 (BARRY) (08) 9937 1714 (BELL) **Owner Type:** Owner Occupied

Property Details

2 1 1

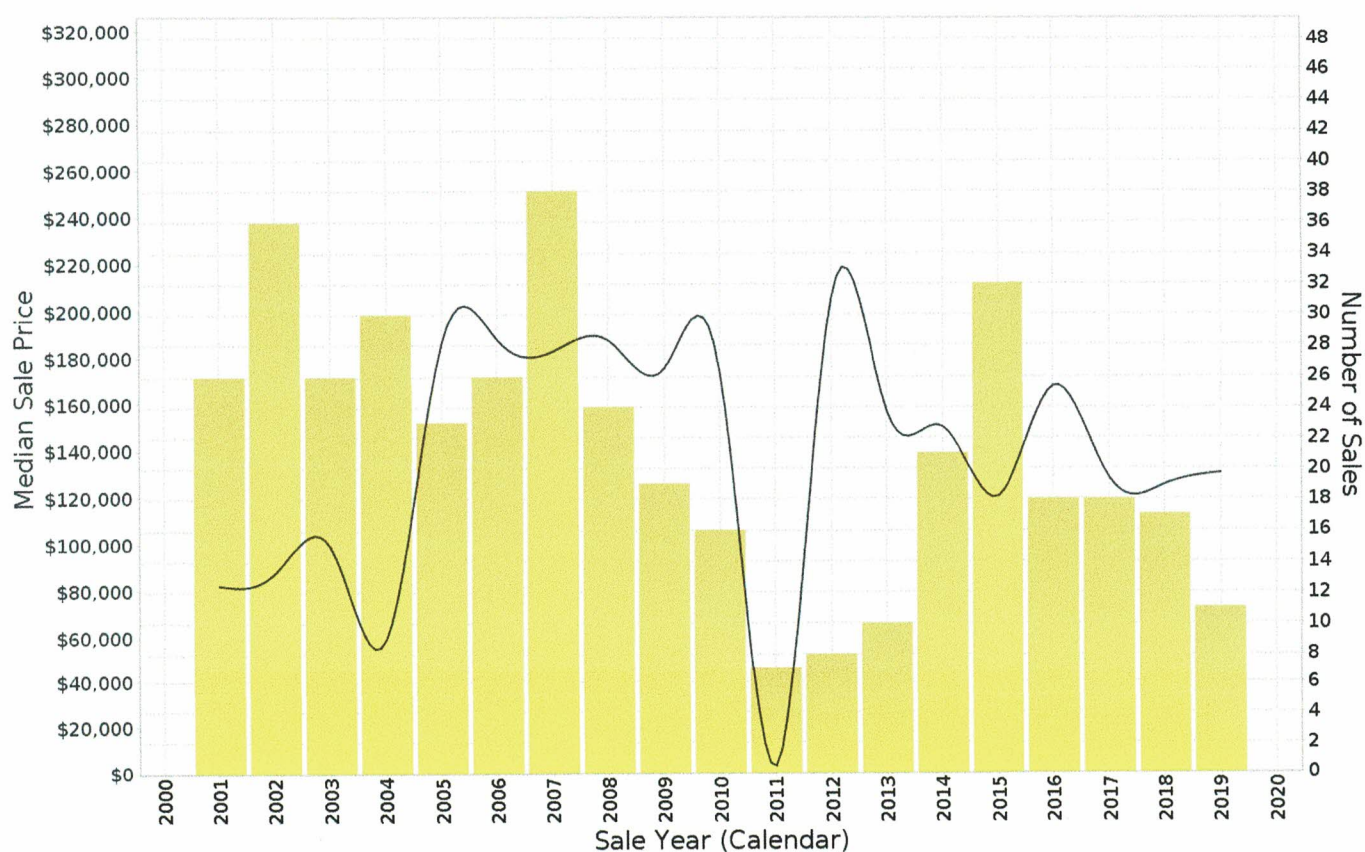
Property Type: Unit - N/A
RPD: 1//S048716 (2628/676)
Area: 270 m² (270 m²)
Area \$/m2: \$926 (\$926)
Land Use: VILLA HOUSE (75)
Water/Sewerage:
Zoning:
Property ID: 13096622 /
Council: NORTHAMPTON, SHIRE OF
UBD Ref: UBD Ref:
Features: Build Yr: 2006, Wall Type: BRICK, Roof Type: IRON, Storeys: 1, Garage, Modern Kitchen, Air Conditioned, Close to Schools,
Fully Fenced

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 250,000	17/05/2015		2,104 m ²	Normal Sale	
\$ 250,000	17/05/2015	COLLARD	270 m ²	Normal Sale	No
\$ 230,000	01/08/2006	HOWE; HOWE	270 m ²	Normal Sale	No

Sales & Growth Chart (Unit)

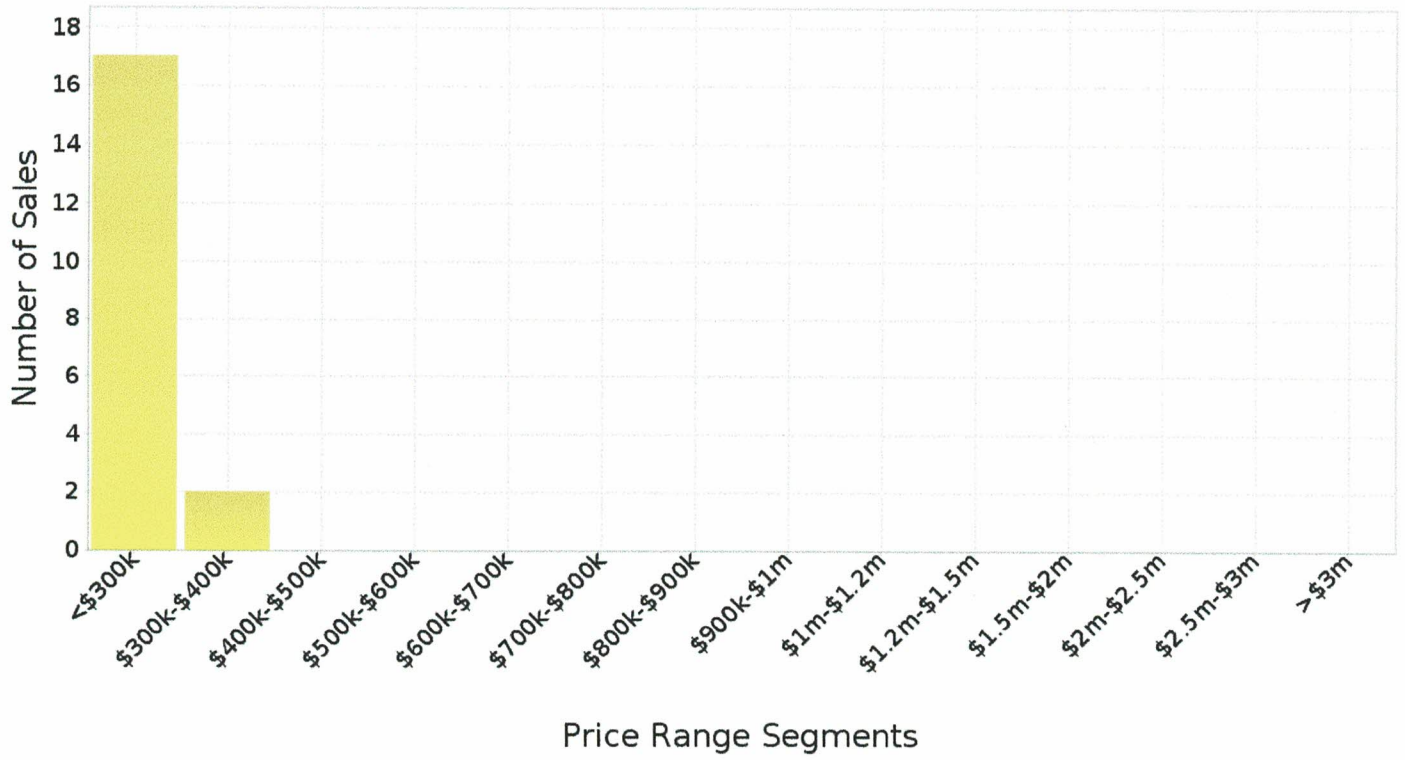
Year	No. of Sales	Average	Median	Growth	Low	High
2001	26	\$ 97,308	\$ 82,250		\$ 3,500	\$ 270,000
2002	36	\$ 96,828	\$ 87,750	6.7 %	\$ 1,764	\$ 225,000
2003	26	\$ 108,706	\$ 98,750	12.5 %	\$ 1,850	\$ 490,000
2004	30	\$ 66,601	\$ 59,500	-39.7 %	\$ 1,400	\$ 350,000
2005	23	\$ 230,109	\$ 186,000	212.6 %	\$ 2,500	\$ 1,000,000
2006	26	\$ 206,919	\$ 187,500	0.8 %	\$ 1,500	\$ 880,000
2007	38	\$ 196,547	\$ 182,500	-2.7 %	\$ 1,500	\$ 560,000
2008	24	\$ 210,157	\$ 187,000	2.5 %	\$ 1,317	\$ 1,400,000
2009	19	\$ 248,284	\$ 175,000	-6.4 %	\$ 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	32	\$ 146,154	\$ 120,000	-20.0 %	\$ 2,941	\$ 439,000
2016	18	\$ 225,056	\$ 167,500	39.6 %	\$ 90,000	\$ 465,000
2017	18	\$ 175,111	\$ 128,000	-23.6 %	\$ 97,500	\$ 390,000
2018	17	\$ 132,214	\$ 125,000	-2.3 %	\$ 1,500	\$ 289,000
2019	11	\$ 194,750	\$ 130,000	4.0 %	\$ 2,245	\$ 410,000



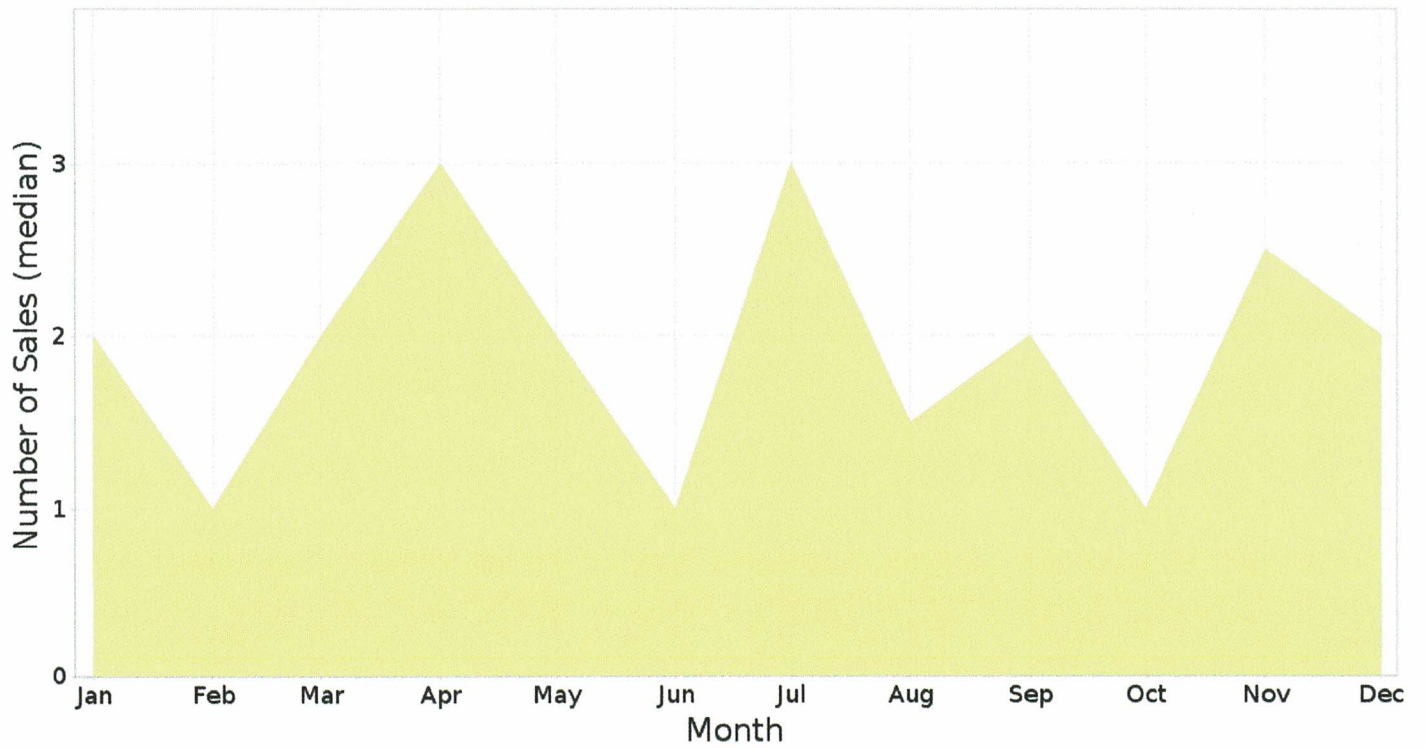
Prepared on 19/08/2019 by Ilona Visser , +61 458 663 995 at Ray White Kalbarri. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

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Price Segmentation



Peak Selling Periods

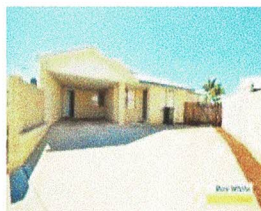


Nearby Comparable For Sale Properties

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 \$240,000. Days listed ranges from 208 to 928 days with the average currently at 567 days for these selected properties.

5/22 WAIKIRI PDE, KALBARRI 6536

Distance from Property: 0m  2  1  1



Property Type: Unit
Area: 258 m²
RPD: 5//S048716

Current List Price: **\$260,000 \$260,000**
First List Price: \$260,000
Date Listed: 09/09/2017 Days Listed: **710 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 m²
RPD: 6//S049140

Current List Price: **\$240,000 \$240,000**
First List Price: \$245,000
Date Listed: 03/02/2017 Days Listed: **928 Days**
Listed Price Change: **-2.0%**

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

11/47 GLASS ST, KALBARRI 6536

Distance from Property: 470m  3  1  1



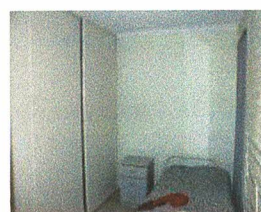
Property Type: Unit
Area: 107 m²
RPD: 11//S019397

Current List Price: **\$210,000 \$210,000**
First List Price: \$210,000 \$210,000
Date Listed: 24/01/2019 Days Listed: **208 Days**
Listed Price Change:

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

6/47 GLASS ST, KALBARRI 6536

Distance from Property: 468m  3  1  2



Property Type: Unit
Area: 105 m²
RPD: 6//S019397

Current List Price: **\$165,000**
First List Price:
Date Listed: 22/01/2019 Days Listed: **210 Days**
Listed Price Change:

Features: BUILD YR: 1989, WALL TYPE: BRICK

5/47 GLASS ST, KALBARRI 6536

Distance from Property: 470m  3  1  1



Property Type: Unit
Area: 3,677 m²
RPD: 5//S019397

Current List Price: **Reduced \$180,000**
First List Price: \$200,000
Date Listed: 07/12/2017 Days Listed: **620 Days**
Listed Price Change: **-10.0%**

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

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4/4 SEAKIST RTT, KALBARRI 6536

Distance from Property: 441m

**3****2****1**

Property Type: Unit

Area: 292 m²

RPD: 4//S049140

Current List Price: ~~\$260,000~~ **\$260,000**

First List Price: \$260,000

Date Listed: 22/08/2017 Days Listed: **728 Days**

Listed Price Change:

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

Nearby Comparable Sold Properties

There are 3 sold properties selected within a radius of 500m from the focus property. The lowest sale price is \$215,000 and the highest sale price is \$235,000 with a median sale price of \$220,000.

5/4 SEAKIST RTT, KALBARRI, WA 6536

Distance from Property: 441m  2  2  1




Property Type: House
Area: 231 m² (231 m²)
Area \$/m²: \$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

4 SEAKIST RTT, KALBARRI, WA 6536

Distance from Property: 443m  3  2  1



Property Type: House
Area: 253 m² (253 m²)
Area \$/m²: \$870(\$870)
RPD: S049140 3

Sale Price: **\$220,000 (Normal Sale)**
Sale Date: 30/10/2017 Days to Sell: N/A
Last Price: Chg %:
First Price: Chg %:

Features:

18/47 GLASS ST, KALBARRI, WA 6536

Distance from Property: 470m  3  1  1



Property Type: Unit
Area: 120 m²
Area \$/m²: \$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

1/22 WAIKIRI PARADE, KALBARRI, WA 6536



Appraisal Price

This market analysis has been prepared on 19/08/2019 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

Say \$ 225 000

Contact your agent for further information:



Agent Name: Ilona Visser
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Email: ilona.visser@raywhite.com