



Simon Storm &lt;simon.storm@dorado.com.au&gt;

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**Re: 1 / 12 LALOR STREET, SCARBOROUGH**

1 message

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**Jarrad Orourke** <jarrad2@orourke.com.au>  
To: Simon Storm <simon.storm@dorado.com.au>

28 July 2023 at 21:01

From \$650,000 - \$699,000

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**From:** Jarrad Orourke <jarrad2@orourke.com.au>  
**Sent:** Friday, July 28, 2023 8:56:42 PM  
**To:** Simon Storm <simon.storm@dorado.com.au>  
**Subject:** 1 / 12 LALOR STREET, SCARBOROUGH

Dear Simon and Sheena

Thank you for allowing me to appraise your property.

Achieving the highest value for your home and making sure it stays sold in today's market requires a great deal of expertise.

When selling, it is all about exposure.

Exposure will lead to a higher price and a quicker sale being achieved, we know how best to ensure your property is given that maximum exposure it deserves.

When choosing your Selling Agent, it's hard to compare us to the rest. We are not your everyday Real Estate Agent, the reason we are number one in local sales and value is for many reasons but here are a few of our biggest points of difference:

- We have by far the biggest database of buyers in the area, it has been accrued over the 40 plus years that we have been the most active local agents, no one has a bigger network than us.
- We have our properties on 12 Real Estate websites, not just 4 or 5. Some other agents say you only need to be on a few, we think the more places you are on, the more likely you will find your perfect buyer.
- We are Major sponsors and contributors to most of the sporting and community clubs in the area, over 10 in total, this is great for you and us. We give back to the community and in return these clubs expose our properties to their members.
- We are investment property specialists and for your property we will provide a personalised investment feasibility for buyers, showing all pertinent information and clearly selling the positives for a buyer. This often creates buyers that you just don't see in the normal market.

Please look over the attached and let me know if you have any questions or queries, we are looking forward to the prospect of offering your property for sale.

Thank you and I look forward to hearing from you soon.

Kind regards

Jarrad.O'Rourke

Mobile 0418921527

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# Comparative Market Analysis

1/12 LALOR STREET, SCARBOROUGH, WA 6019

Prepared by Jarrad O'Rourke | O'Rourke Realty Investments



View it online

Simon Jonathan & Sheena Jane Storm  
1/12 Lalor Street  
Scarborough, WA, 6019



## Dear Simon and Sheena

RE: Property Appraisal

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.

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  
Jarrad O'Rourke



**Jarrad O'Rourke | O'Rourke Realty Investments**

0418921527 | [jarrad2@orourke.com.au](mailto:jarrad2@orourke.com.au)

# Table of contents



## **Cover Letter**

An introduction to your agent



## **Property details**

A snapshot of key details about your property



## **Statistics**

Your property's sales, rental and price history



## **Appraisal price**

Your property's estimated value in the current market

# 1/12 LALOR STREET, SCARBOROUGH, WA, 6019

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## Did you know?

Your property was purchased on 14/12/2005 for \$0. This was -100% below the suburb sale price median at the time. The current median sale price for houses in SCARBOROUGH, WA is \$892,500.

## Owner details

Ownership information buyers will need to know

### Owner name(s)

SIMON JONATHAN  
STORM;  
SHEENA JANE STORM;

### Owner type

Rental

## Property details

Specific details that are key to your property's valuation

### RPD

1//S023468

### Land use

TRIPLEX UNIT (38)

### Property type

House

### Area \$/m²

-

### Area

241m²

### Council

STIRLING, CITY OF

### Features

Built In Robes, Close to  
Schools, Close to  
Transport

## School catchment areas

Local school catchments are a key factor in the property decision-making process for parents, and can even push up sales and rental prices.

### Scarborough Primary School

0.5km away

### Deanmore Primary School

1.1km away

K, 6

CoEd

Primary

K, 6

CoEd

Primary

### Carine Senior High School

4.7km away

### Churchlands Senior High School

3.5km away

7, 12

CoEd

Secondary

7, 12

CoEd

Secondary

## Zoning

Local zoning laws regulate a property's use and are an important consideration for buyers, whether they're looking to invest or live in the property.

**PLAN**  
S23468

**ZONING**



## Sales history

Your property's sales history can help demonstrate its future potential value to buyers.

SALE DATE	SALES AMOUNT	AREA	SALE TYPE
14/12/2005	\$0	912m <sup>2</sup>	Normal Sale
07/12/1993	\$110,000	241m <sup>2</sup>	Normal Sale

## Land valuation history

How your land value has appreciated over time.

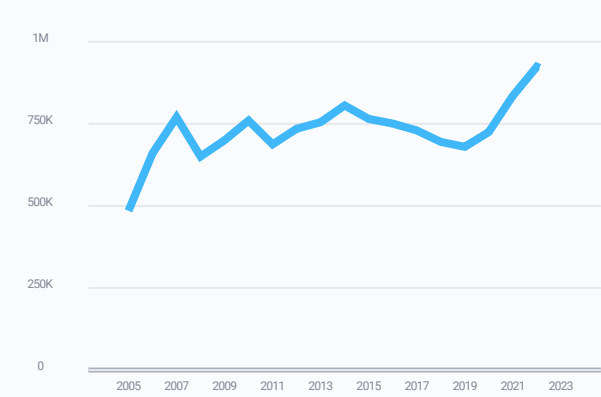
No Land valuation history available for this property

# Statistics

Get a well-rounded view of the important data that contributes to the value of your home.

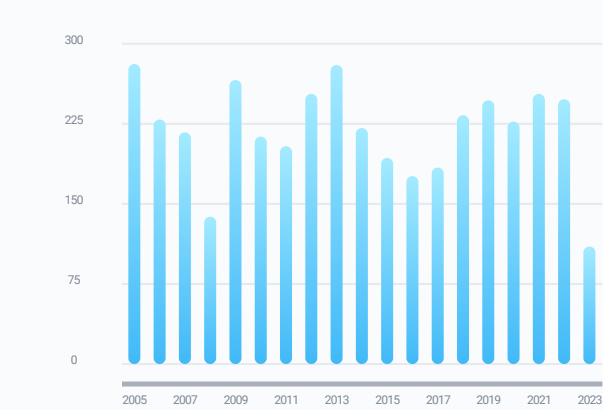
## Median sale price

Median sale price is a better measure than average price, because it eliminates unusually high or low sales prices, and gives a more accurate midpoint



## Number of sales

See how property sales in your area have trended over the years



## Sales & growth

A look at sales and growth trends for properties like yours

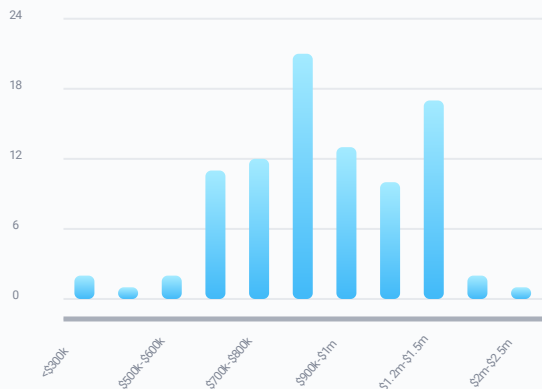
YEAR	NO. OF SALES	GROWTH	MEDIAN	AVERAGE	HIGH	LOW
2023	110	-3.4%	\$892,500	\$949,120	\$2,050,000	\$123,000
2022	248	+10.7%	\$924,000	\$992,313	\$2,350,000	\$70,000
2021	253	+15.2%	\$835,000	\$918,278	\$3,690,000	\$7,500
2020	227	+6.6%	\$725,000	\$739,112	\$1,780,000	\$42,000
2019	247	-2.2%	\$680,000	\$695,250	\$1,550,000	\$71,400
2018	233	-4.8%	\$695,000	\$716,415	\$2,300,000	\$6,500
2017	184	-2.8%	\$730,000	\$756,576	\$2,675,000	\$241,000
2016	176	-1.8%	\$750,876	\$775,473	\$1,927,000	\$12,000
2015	193	-5.1%	\$765,000	\$813,913	\$2,050,000	\$160,000
2014	221	+6.8%	\$806,000	\$824,452	\$2,100,000	\$280,000
2013	280	+2.7%	\$755,000	\$787,546	\$3,000,000	\$312,500
2012	253	+6.9%	\$735,000	\$743,216	\$1,703,497	\$165,000
2011	204	-9.5%	\$687,500	\$694,499	\$1,500,000	\$32,000
2010	213	+8.6%	\$760,000	\$758,725	\$2,150,000	\$5,500
2009	266	+7.6%	\$700,000	\$708,704	\$2,150,000	\$85,000
2008	138	-15.5%	\$650,500	\$681,606	\$1,800,000	\$146,400
2007	217	+16.7%	\$770,000	\$830,497	\$6,132,000	\$80,000
2006	229	+36.1%	\$660,000	\$720,700	\$3,000,000	\$121,500
2005	281	-	\$485,000	\$523,409	\$1,700,000	\$125,000

# Statistics

Get a well-rounded view of the important data that contributes to the value of your home.

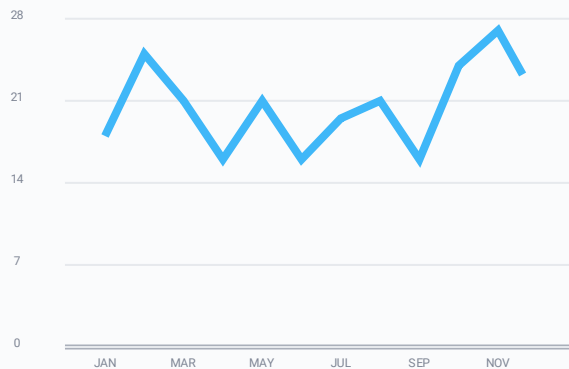
## Price segmentation

Price segmentation helps give a more accurate estimate of your property value



## Peak selling periods

See when property sales in your area peaked in the last 12 months



## Suburb sale price growth

See how sales prices are growing in your suburb

**-0.89%**

Based on 235 registered house sales compared over the last 12 month periods

## Suburb rental yield

See how rents have increased in your suburb

**+4.36%**

Based on 222 registered house rentals compared over the last 12 months

## Median weekly rents

A snapshot of how rents have moved in your area



# 1/12 LALOR STREET, SCARBOROUGH, WA 6019



**Jarrad O'Rourke | O'Rourke  
Realty Investments**

If you want to know more or have any questions,  
don't hesitate to get in touch. Hope to speak to  
you soon.

**0418921527**  
**jarrad2@orourke.com.au**



View it online