

COMPARATIVE MARKET ANALYSIS

1/22 WAIKIRI PARADE, KALBARRI, WA 6536

PREPARED BY ILONA (LONI) VISSER, RAY WHITE KALBARRI





Simone Elizabeth & Nathan John 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.

I have listed the comparable sales and listings for you in this document which show where the market is at the moment.

If you decide to sell, our selling fee would be a flat 3% inc GST. Our commission is inclusive of our standard advertising campaign, title fee searches and GST.

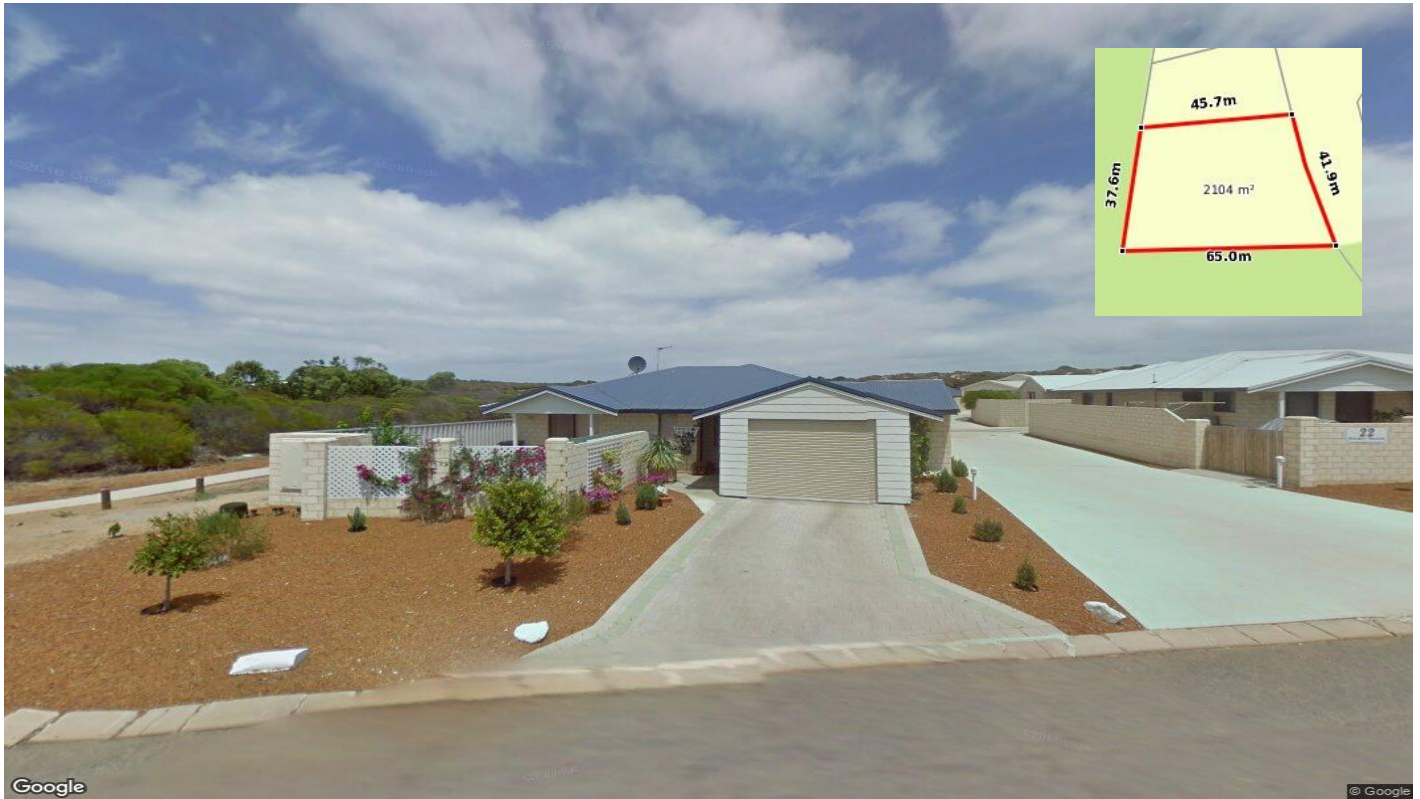
The REIWA report which is based on previous sales opinion is in the \$253,000 to \$278,000 range. We think it is worth more around the \$280,000 to \$300,000 range and would recommend listing @ \$299,000 to see if we get any nibbles.

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.

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1/22 WAIKIRI PARADE, KALBARRI, WA 6536



Owner Details

Owner Name(s): SIMONE ELIZABETH & NATHAN JOHN CHALMERS
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

2 1 1

Property Type: Unit - N/A
 RPD: 1//S048716 (2628/676)

Area: 2,104 m² (270 m²)

Area \$/m²: \$119 (\$926)

Land Use: VILLA HOUSE (75)

Water/Sewerage:

Zoning

Property ID: 13096622 /

Council: NORTHAMPTON, SHIRE OF

UBD Ref: UBD Ref:

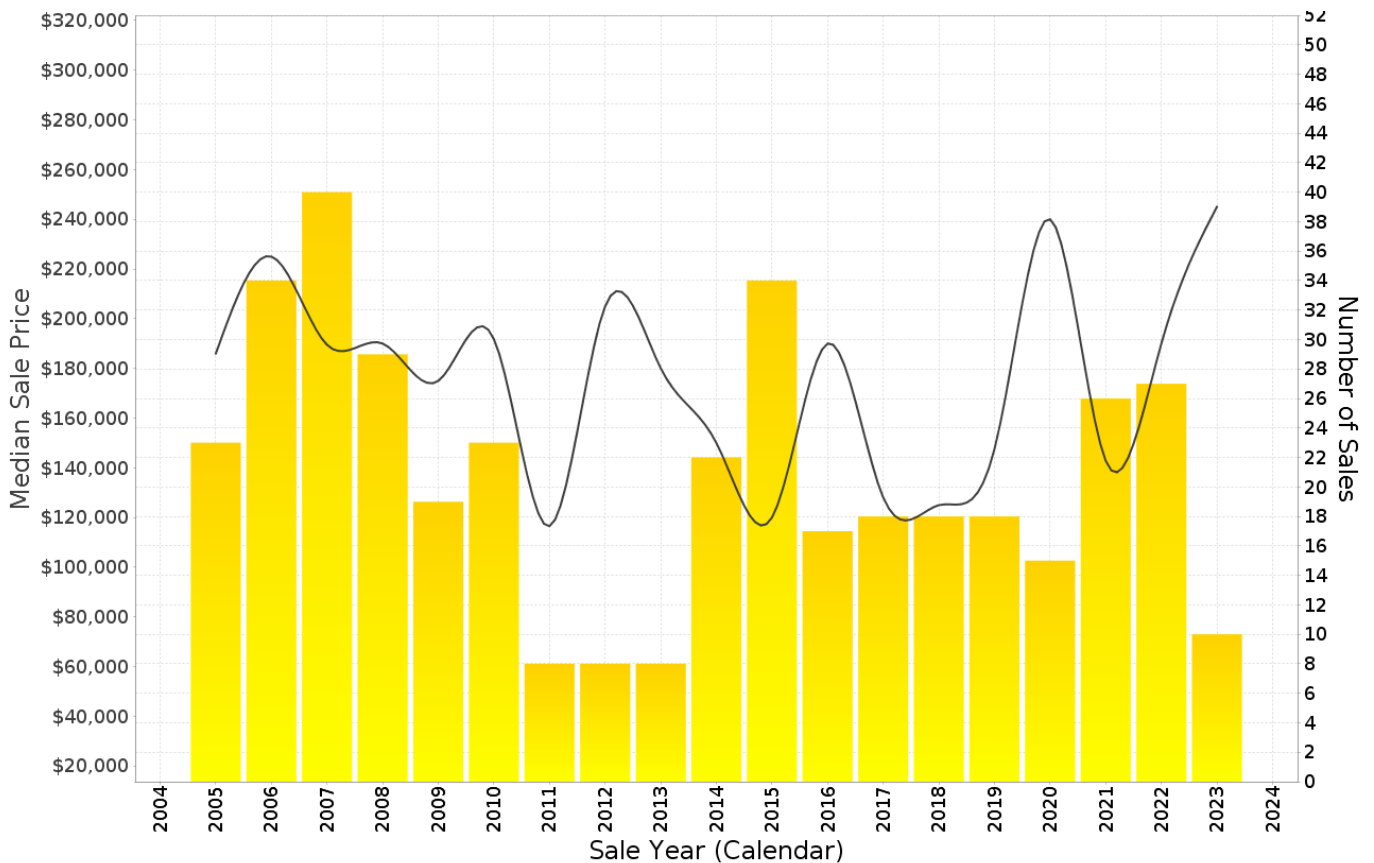
Features: Build Yr: 2006, Wall Type: BRICK, Roof Type: IRON, Storeys: 1, Built in Robes, Modern Kitchen, Air Conditioned, Close to Schools, Improvements: Secure Parking, Garden, Close to Shops

Sales History

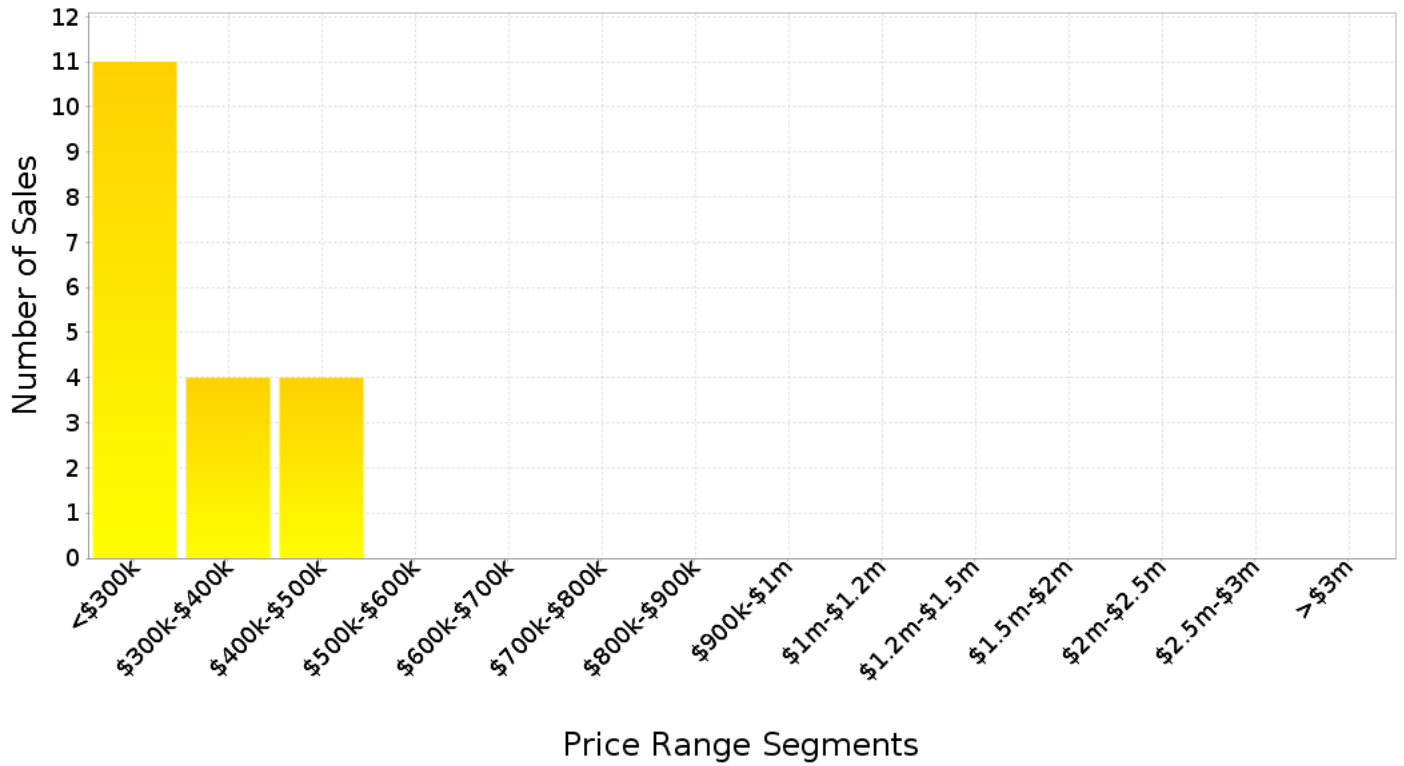
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 250,000	17/05/2015	COLLARD	270 m ²	Normal Sale	No
\$ 230,000	01/08/2006	HOWE; HOWE	270 m ²	Normal Sale	No

Sales & Growth Chart (Unit)

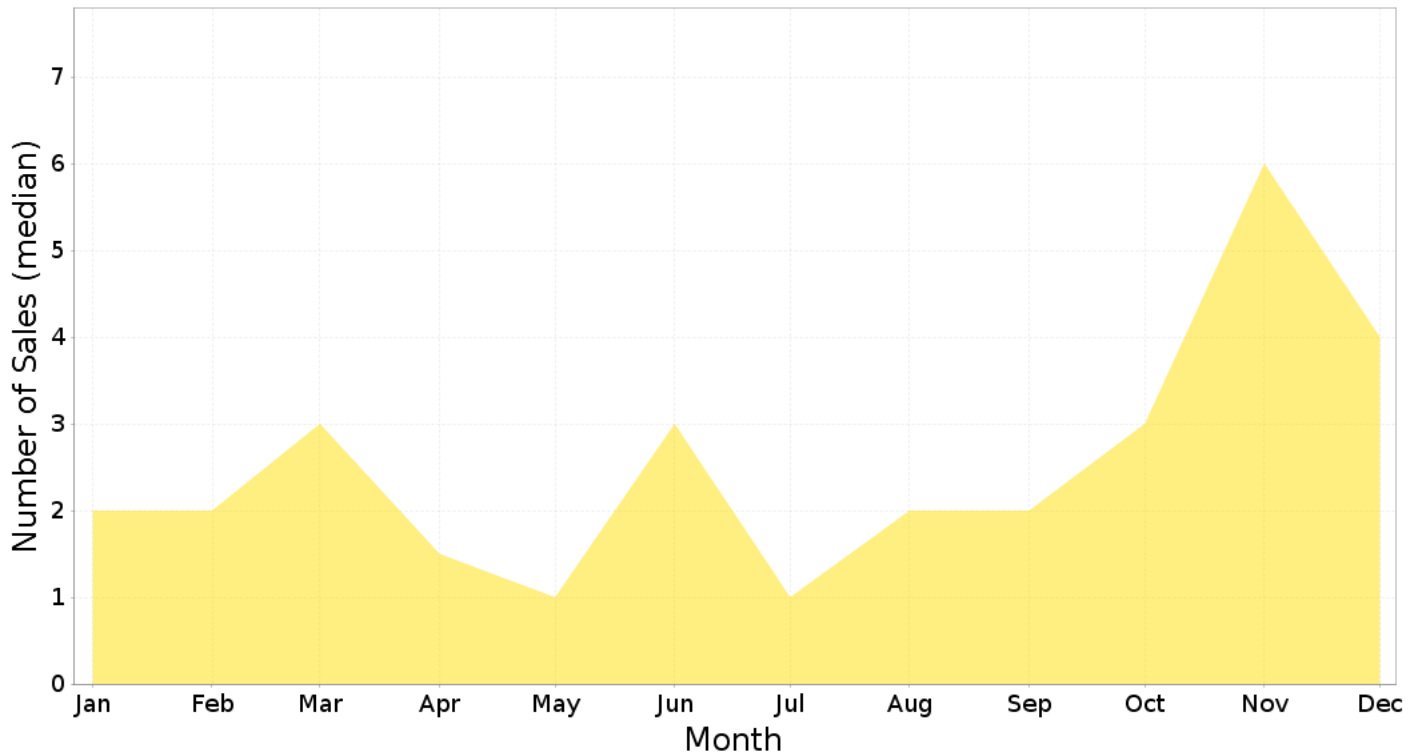
Year	No. of Sales	Average	Median	Growth	Low	High
2005	23	\$ 230,109	\$ 186,000		\$ 2,500	\$ 1,000,000
2006	34	\$ 279,614	\$ 225,000	21.0 %	\$ 1,500	\$ 880,000
2007	40	\$ 219,432	\$ 189,500	-15.8 %	\$ 1,500	\$ 560,000
2008	29	\$ 250,406	\$ 190,000	0.3 %	\$ 1,317	\$ 1,400,000
2009	19	\$ 248,284	\$ 175,000	-7.9 %	\$ 1,500	\$ 980,000
2010	23	\$ 243,013	\$ 191,800	9.6 %	\$ 1,500	\$ 500,000
2011	8	\$ 159,644	\$ 116,500	-39.3 %	\$ 1,200	\$ 450,000
2012	8	\$ 233,625	\$ 205,000	76.0 %	\$ 110,000	\$ 375,000
2013	8	\$ 254,812	\$ 180,000	-12.2 %	\$ 135,000	\$ 770,000
2014	22	\$ 176,227	\$ 150,000	-16.7 %	\$ 60,000	\$ 395,000
2015	34	\$ 156,969	\$ 120,000	-20.0 %	\$ 2,941	\$ 439,000
2016	17	\$ 233,000	\$ 190,000	58.3 %	\$ 120,000	\$ 465,000
2017	18	\$ 174,556	\$ 128,000	-32.6 %	\$ 97,500	\$ 390,000
2018	18	\$ 132,647	\$ 125,000	-2.3 %	\$ 1,500	\$ 289,000
2019	18	\$ 189,986	\$ 147,500	18.0 %	\$ 2,245	\$ 410,000
2020	15	\$ 216,667	\$ 240,000	62.7 %	\$ 90,000	\$ 375,000
2021	26	\$ 170,752	\$ 142,750	-40.5 %	\$ 1,500	\$ 585,000
2022	27	\$ 235,934	\$ 190,000	33.1 %	\$ 4,705	\$ 550,000
2023	10	\$ 259,050	\$ 245,000	28.9 %	\$ 120,000	\$ 445,000



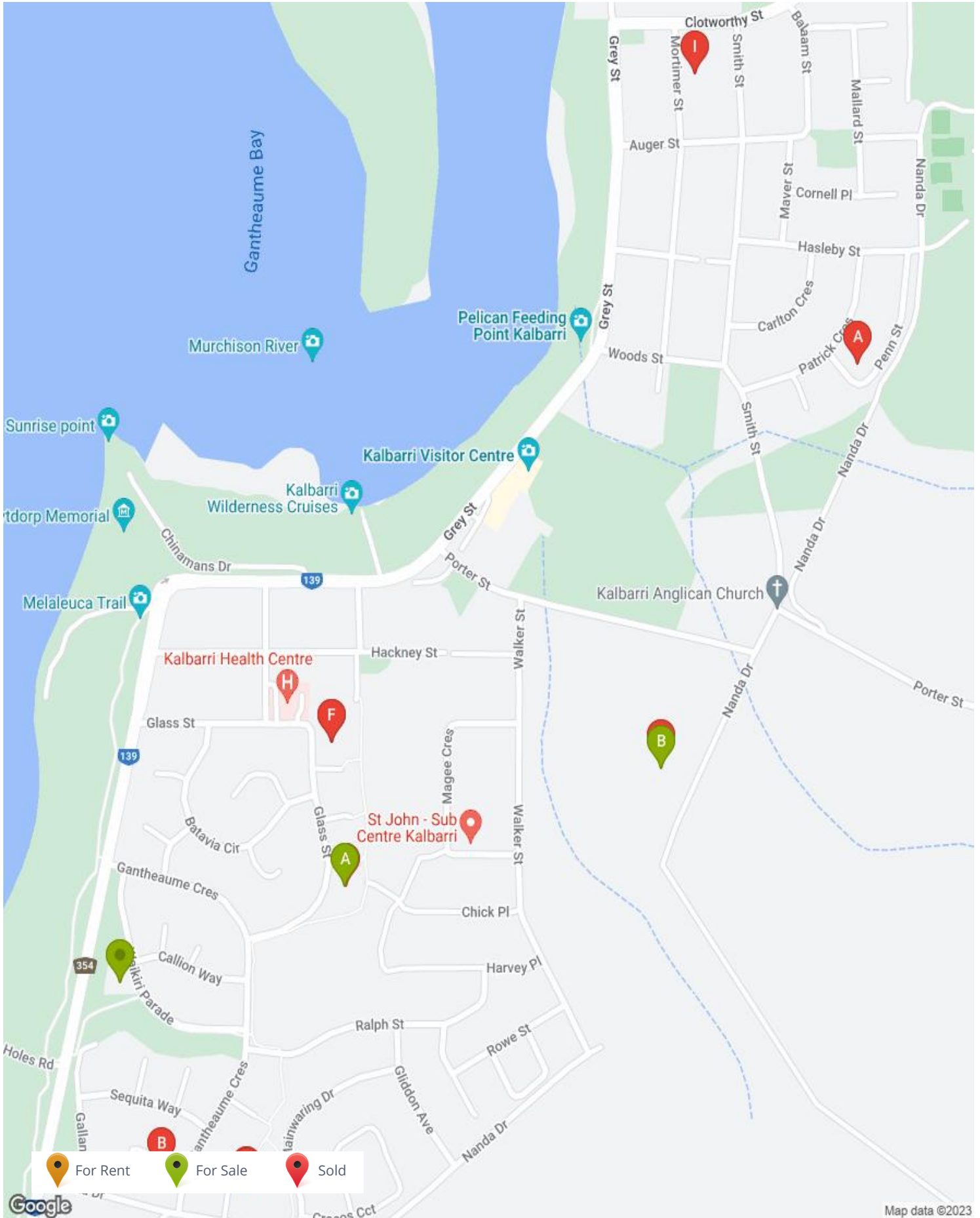
Price Segmentation



Peak Selling Periods



Comparable Properties Map



Nearby Comparable For Sale Properties

There are 2 properties selected within the suburb of KALBARRI. The lowest for sale price is \$270,000 and the highest for sale price is \$275,000 with a median sale price of \$272,500. Days listed ranges from 14 to 91 days with the average currently at 52 days for these selected properties.

18/47 GLASS ST, KALBARRI 6536

Distance from Property: 465m



3



1



1



Property Type: Unit
Area: 120 m² (52 m²)
RPD: 18//S019397

Current List Price: **\$270,000 (Under Offer)**

First List Price: \$270,000

Date Listed: 14/09/2023 Days Listed: **14 Days**

Listed Price Change:

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



20/116 NANDA DR, KALBARRI 6536

Distance from Property: 1.1km



2



1



4



Property Type: Unit
Area: 415 m² (415 m²)
RPD: 20//S015653

Current List Price: **\$300,000**

First List Price: \$300,000

Date Listed: 29/06/2023 Days Listed: **91 Days**

Listed Price Change:

Features: BUILD YR: 1980, WALL TYPE: BRICK



Nearby Comparable Sold Properties

There are 9 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$230,000 and the highest sale price is \$330,000 with a median sale price of \$250,500. Days listed ranges from 1 to 163 days with the average currently at 60 days for these selected properties.

8A PENN ST, KALBARRI, WA 6536

Distance from Property: 1.8km  2  1  1



Property Type: Unit
Area: 637 m² (123 m²)
Area \$/m²: \$432(\$2,236)
RPD: S014285 1

Sale Price: **\$275,000 (Normal Sale)**
Sale Date: 21/03/2023 Days to Sell: **4 Days**
Last Price: \$280,000 Chg %:
First Price: \$280,000 (Under Offer) Chg %: **-1.8%**

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



3 PORTREE ELB, KALBARRI, WA 6536

Distance from Property: 343m  2  2  4



Property Type: Unit
Area: 272 m² (105 m²)
Area \$/m²: \$1,213(\$3,143)
RPD: 5//S053583

Sale Price: **\$330,000 (Agents Advice - Sale)**
Sale Date: 14/04/2023 Days to Sell: **51 Days**
Last Price: \$340,000 Chg %:
First Price: \$340,000 (Under Offer) Chg %: **-2.9%**

Features: BUILD YR: 2009, WALL TYPE: S/FRAM, ROOF TYPE: IRON, DECK, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, IMPROVEMENTS:



5/4 SEAKIST RTT, KALBARRI, WA 6536

Distance from Property: 441m  2  2  1



Property Type: House
Area: 231 m² (104 m²)
Area \$/m²: \$1,234(\$2,740)
RPD: S049140 5

Sale Price: **\$285,000 (Normal Sale)**
Sale Date: 29/09/2022 Days to Sell: **124 Days**
Last Price: \$290,000 Chg %: **-1.7%**
First Price: \$290,000 Chg %: **-1.7%**

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



6/4 SEAKIST RTT, KALBARRI, WA 6536

Distance from Property: 443m  2  2  1



Property Type: House
Area: 253 m² (103 m²)
Area \$/m²: \$1,154(\$2,835)
RPD: S049140 6

Sale Price: **\$292,000 (Normal Sale)**
Sale Date: 08/02/2023 Days to Sell: **57 Days**
Last Price: \$299,000 (Under Offer) Chg %: **-2.3%**
First Price: \$320,000 Chg %: **-8.7%**

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



5/47 GLASS ST, KALBARRI, WA 6536

Distance from Property: 468m  3  1  1



Property Type: Unit
Area: 114 m² (69 m²)
Area \$/m²: \$2,197(\$3,630)
RPD: S019397 5

Sale Price: **\$250,500 (Normal Sale)**
Sale Date: 27/02/2023 Days to Sell: **23 Days**
Last Price: Offers from \$250,000 Chg %:
First Price: Offers from \$250,000 Chg %:

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



Prepared on 27/09/2023 by Ilona (Loni) Visser, +61 458 663 995 at Ray White Kalbarri. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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6/35 GLASS ST, KALBARRI, WA 6536

Distance from Property: 590m  2  1  1



Property Type: Unit
 Area: 154 m² (74 m²)
 Area \$/m²: \$1,591(\$3,311)
 RPD: S047528 6

Sale Price: **\$245,000 (Normal Sale)**
 Sale Date: 17/01/2023 Days to Sell: **163 Days**
 Last Price: \$249,000 Chg %: **-2.0%**
 First Price: For Sale Chg %:

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



1/35 GLASS ST, KALBARRI, WA 6536

Distance from Property: 590m  2  1  2



Property Type: Unit
 Area: 140 m² (70 m²)
 Area \$/m²: \$1,750(\$3,500)
 RPD: S047528 1

Sale Price: **\$245,000 (Normal Sale)**
 Sale Date: 11/01/2023 Days to Sell: **1 Day**
 Last Price: \$249,000 Chg %: **-2.0%**
 First Price: \$249,000 Chg %: **-1.6%**

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



2/116 NANDA DR, KALBARRI, WA 6536

Distance from Property: 1.1km  3  1  1



Property Type: Unit
 Area: 1.34 ha (83 m²)
 Area \$/m²: \$17(\$2,771)
 RPD: 2//S015653

Sale Price: **\$230,000 (Agents Advice - Sale)**
 Sale Date: 05/05/2023 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

Features: BUILD YR: 1980, WALL TYPE: BRICK, BUILT IN ROBES, AIR CONDITIONED



2/7 MORTIMER ST, KALBARRI, WA 6536

Distance from Property: 2km  2  1  1



Property Type: Unit
 Area: 142 m² (142 m²)
 Area \$/m²: \$1,690(\$1,690)
 RPD: S064564 2

Sale Price: **\$240,000 (Normal Sale)**
 Sale Date: 24/06/2023 Days to Sell: **N/A**
 Last Price: \$250,000 (Under Offer) Chg %: **-4.0%**
 First Price: \$250,000 Chg %: **-4.0%**

Features: BUILD YR: 1970, WALL TYPE: COLORBOND, ROOF TYPE: IRON, STOREYS: 1



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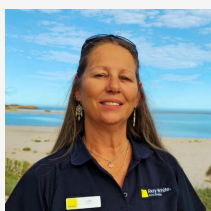


Appraisal Price

This market analysis has been prepared on 27/09/2023 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:

\$253,000 to \$278,000

Contact your agent for further information:



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