

The Proprietor
Mimosa Street
Temora NSW 2666

5th July 2021

Dear Pellow Family Superfund,
Thank you for the opportunity to appraise your property at 20 MIMOSA STREET TEMORA NSW 2666

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.


Yours Sincerely,

Bev Pellow
QPL Rural
PO Box 134

TEMORA NSW 2666

Property

20 MIMOSA STREET TEMORA NSW 2666

-  -  -  2,673m²  - 



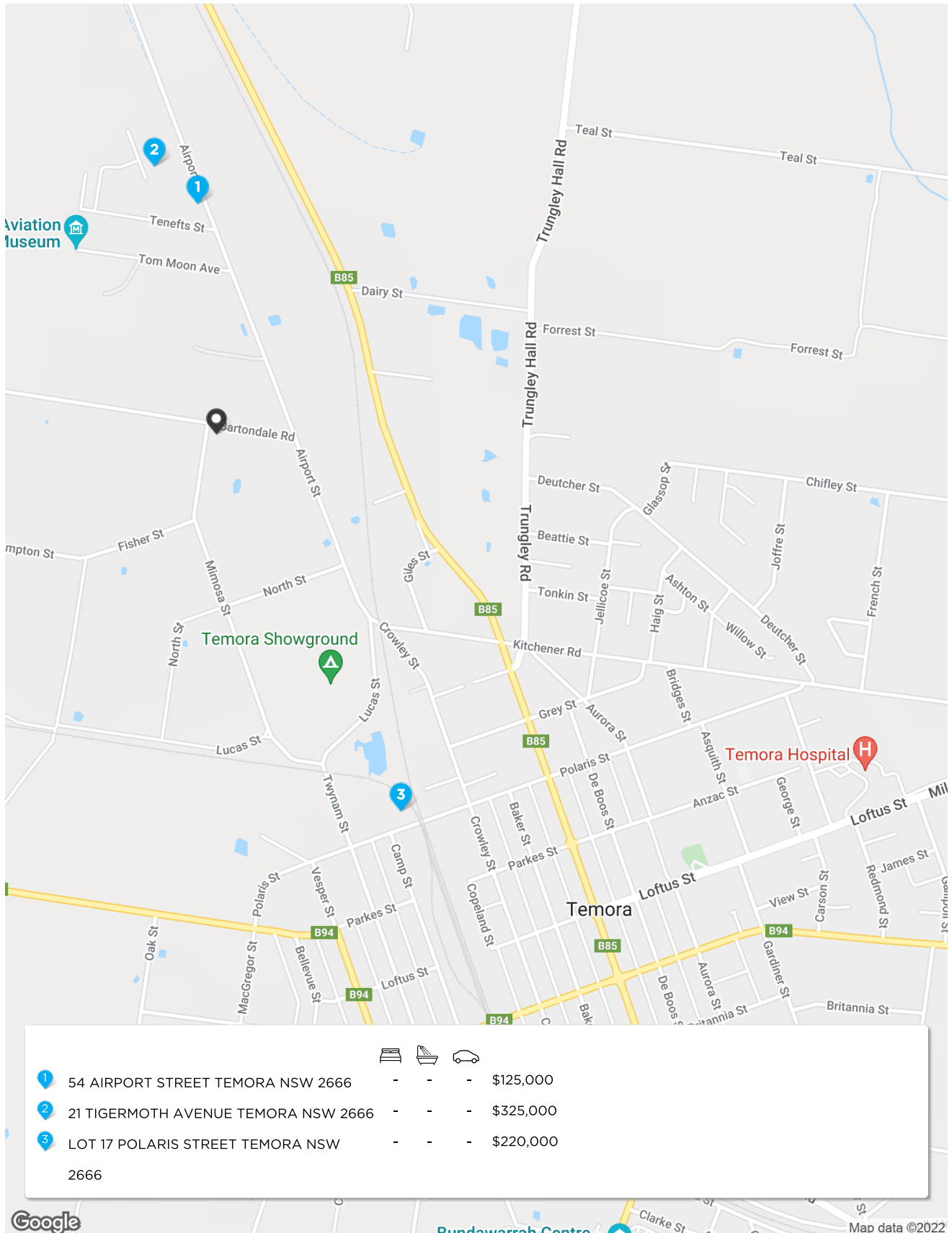
Your Property History

- 13 Sep, 2013** - Listed for sale at REDUCED TO \$120,000
- 25 Aug, 2012** - Listed for sale at \$150,000
- 3 Jun, 2010** - Sold for \$55,000





















Introducing Beverley Pellow

Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	54 AIRPORT STREET TEMORA NSW 2666	Sold Price \$125,000	
	<div> <div>     </div> <div> <div>1,023m²</div> <div></div> </div> </div> <div> <div>Year Built</div> <div>-</div> <div>DOM</div> <div>-</div> </div> <div> <div>Sold Date</div> <div>15-Sep-21</div> <div>Distance</div> <div>0.75km</div> </div> <div> <div>First Listing</div> <div>-</div> </div> <div> <div>Last Listing</div> <div>-</div> </div>		
2	21 TIGERMOTH AVENUE TEMORA NSW 2666	Sold Price \$325,000	
	<div> <div>     </div> <div> <div>1,250m²</div> <div></div> </div> </div> <div> <div>Year Built</div> <div>-</div> <div>DOM</div> <div>332</div> </div> <div> <div>Sold Date</div> <div>08-Dec-21</div> <div>Distance</div> <div>0.89km</div> </div> <div> <div>First Listing</div> <div>\$265,000</div> </div> <div> <div>Last Listing</div> <div>\$265,000</div> </div>		
3	LOT 17 POLARIS STREET TEMORA NSW 2666	Sold Price \$220,000	
	<div> <div>     </div> <div> <div>2,222m²</div> <div></div> </div> </div> <div> <div>Year Built</div> <div>-</div> <div>DOM</div> <div>-</div> </div> <div> <div>Sold Date</div> <div>07-May-21</div> <div>Distance</div> <div>1.38km</div> </div> <div> <div>First Listing</div> <div>-</div> </div> <div> <div>Last Listing</div> <div>-</div> </div>		

Long Term Market Trends

Median Sale Price - 20 years (Land)

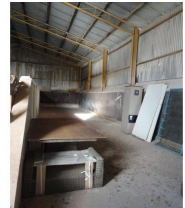


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2021	44	\$100,000	-9.1% ▼	-	-	-
2020	31	\$110,000	-4.3% ▼	-	-	-
2019	18	\$115,000	21.1% ▲	-	-	-
2018	19	\$95,000	-7.3% ▼	-	-	-
2017	22	\$102,500	33.1% ▲	-	-	-
2016	16	\$77,000	6.6% ▲	-	-	-
2015	36	\$72,250	-10.2% ▼	-	-	-
2014	26	\$80,500	15.0% ▲	-	-	-
2013	30	\$70,000	40.7% ▲	-	-	-
2012	26	\$49,750	-22.9% ▼	-	-	-
2011	18	\$64,500	-4.0% ▼	-	-	-
2010	33	\$67,200	3.4% ▲	-	-	-
2009	11	\$65,000	-3.7% ▼	-	-	-
2008	16	\$67,500	-19.6% ▼	-	-	-
2007	25	\$84,000	110.0% ▲	-	-	-
2006	23	\$40,000	-33.3% ▼	-	-	-
2005	26	\$60,000	50.0% ▲	-	-	-
2004	62	\$40,000	60.0% ▲	-	-	-
2003	57	\$25,000	-9.1% ▼	-	-	-
2002	39	\$27,500	37.5% ▲	-	-	-

Summary

20 MIMOSA STREET TEMORA NSW 2666



Appraisal price range

\$180,000

Notes from your agent

Property description Commercial yard security fence with shed

Appraisal of Containers at 20 Mimosa Street Temora NSW 2666

Commercial Shipping Containers in good condition

I consider a fair appraisal for these to be around \$4,200 per container.

18 containers in total on site giving a total value of \$75,600.00

Disclaimer

Contains property sales information provided under licence from the Land and Property Information ("LPI"). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.