

Miranda Exelby

From: Miranda Exelby
Sent: Friday, 27 October 2023 12:31 PM
To: Jody Blake
Subject: FW: 14/224 Harrow Rd, Glenfield
Attachments: CMA-Report-14-224-HARROW-ROAD-GLENFIELD-NSW-2167-9ff34391-e4dd-41dd-87fa-4a05d1897ba6 (1).pdf

Kind regards

Miranda Exelby CPA
Accountant | DGZ Chartered Accountants

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PO Box 1935 | Bundaberg QLD 4670
P: (07) 4152 4677
E: m.exelby@dgz.com.au
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From: Lizzie <ramazar33@gmail.com>
Sent: Thursday, 26 October 2023 3:28 PM
To: Miranda Exelby <M.Exelby@dgz.com.au>
Subject: Fwd: 14/224 Harrow Rd, Glenfield

Hi Miranda,

I hope the auditors accept this.

Kind regards
Sandra Wellington

----- Forwarded message -----

From: **Sharon Buller - My Property Consultants** <sharon@mypropertyconsultants.com.au>
Date: Thu, Oct 26, 2023 at 3:17 PM
Subject: 14/224 Harrow Rd, Glenfield
To: ramazar33@gmail.com <ramazar33@gmail.com>
Cc: John Lagoutaris - My Property Consultants <john@mypropertyconsultants.com.au>

Hi Sandra

Please find attached a Corelogic Comparable Market Analysis report for the 3months prior to end of financial year (1/4/23 – 30/6/23).

Unfortunately there is not a direct comparable sale to yours during that time as the Sales showing up have had renovations done that include but not limited to New Kitchens, Bathrooms, Ducted Air Conditioning, New Flooring etc or are freestanding (these all reflect the final selling price). The closest comparable Sold for \$490k but only had a carport only not a garage.

\$515,000

Based on this we would estimate your property's value to be around \$510-\$520k at that time.

We hope this is of assistance.

Kind regards

Sharon Buller & John Lagoutaris

MY PROPERTY CONSULTANTS



my Property Consultants

John Lagoutaris & Sharon Buller
Sales Representatives
0418 161 168 / 0413 406 787

mypropertyconsultants.com.au

The image shows a business card for 'my Property Consultants'. On the left, there is a stylized pink graphic of a hand with fingers spread. To the right of the graphic, the company logo 'my Property Consultants' is displayed. Below the logo, the names 'John Lagoutaris & Sharon Buller' are listed as 'Sales Representatives' along with their contact numbers '0418 161 168 / 0413 406 787'. A photograph of the two individuals is positioned to the right of the text. At the bottom of the card, the website address 'mypropertyconsultants.com.au' is printed.

Comparative Market Analysis



14/224 HARROW ROAD GLENFIELD NSW 2167

Prepared on 26th October 2023



Sharon Buller & John Lagoutaris
MY PROPERTY CONSULTANTS

1/33 Village Circuit
GREGORY HILLS NSW 2557

m: 0413 406 787 or 0418 161 168

w: 02 4605 0600

Sharon@mypropertyconsultants.com.au or
John@mypropertyconsultants.com.au

Sandra Wellington
Re: 14/224 Harrow Road
Glenfield NSW 2167

Please find below a Comparable Market Analysis report from 1/4/23 to 30/6/23.

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 we can be of any further assistance, please do not hesitate to contact us.


Yours Sincerely,

Sharon Buller & John Lagoutaris
MY PROPERTY CONSULTANTS

m: 0413 406 787
m: 0418 161 168

Your Property

14/224 HARROW ROAD GLENFIELD NSW 2167

2  1  1  153m²  94m² 



Your Property History

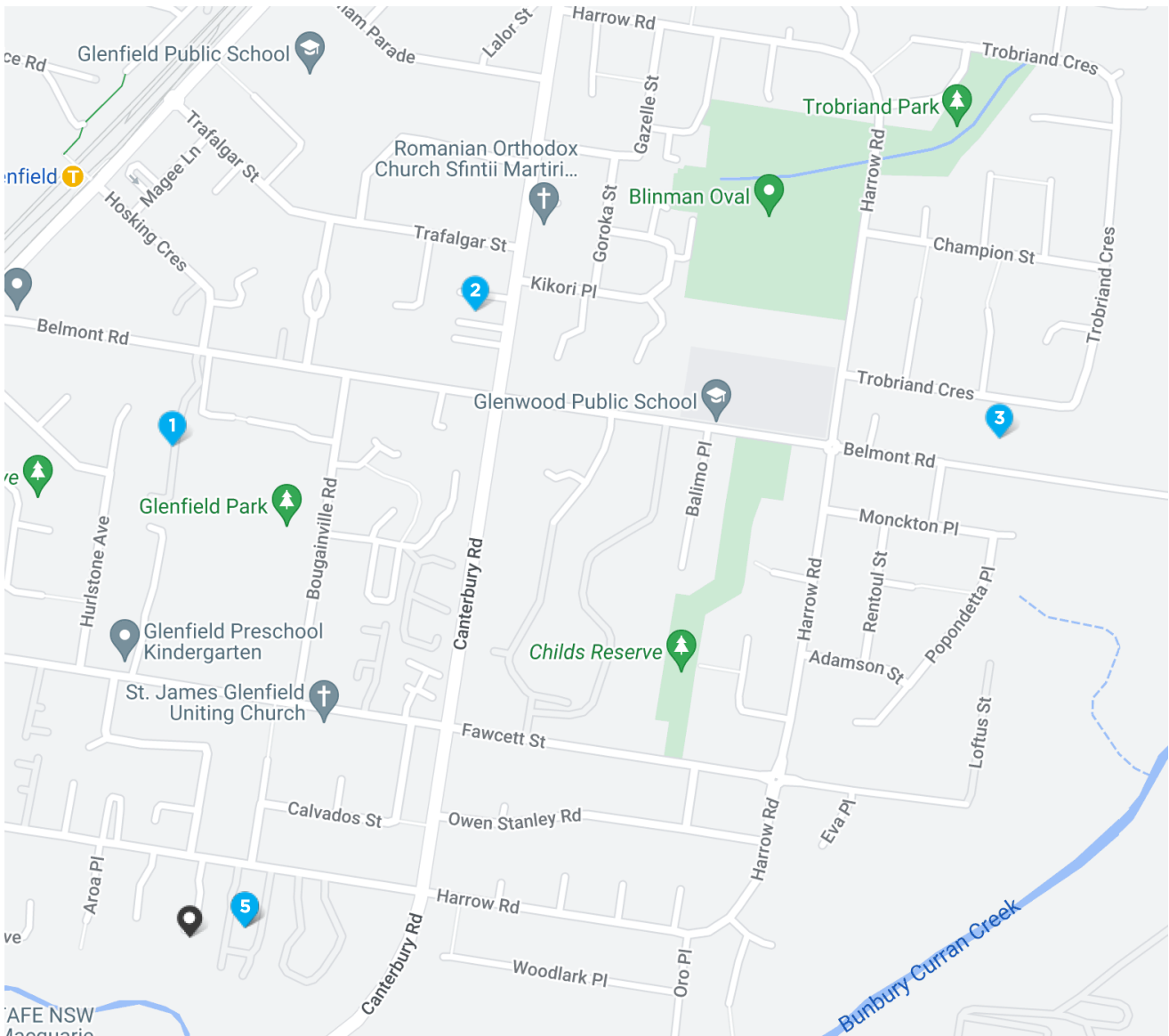
- 12 Oct, 2023** - Sold for \$542,500
- 20 Sep, 2023** - Listed for sale at \$500,000 - \$550,000
- 11 Mar, 2014** - Listed for rent at \$340 / week
- 12 Oct, 2012** - Sold for \$272,500
- 30 Jul, 2012** - Listed for sale at \$289,000
- 11 Oct, 2011** - Listed for sale at \$270,000 - \$320,000



Introducing Sharon & John

Sharon & John are both licenced Real Estate Agents with over 50 years of combined experience selling properties in the Macarthur & surrounding areas. We are proud of our expertise in negotiating the best price possible for our vendors & believe in old fashioned service, honesty & integrity. We will always go the extra mile to help our clients. MY PROPERTY CONSULTANTS have offices in the Macarthur area with over 30 experienced staff all happy to assist you to relocate to your new

Comparables Map: Sales



				
1 8/31 BELMONT ROAD GLENFIELD NSW 2167	2	1	1	\$625,000
2 7/65 CANTERBURY ROAD GLENFIELD NSW 2167	2	1	1	\$490,000
3 3/106 BELMONT ROAD GLENFIELD NSW 2167	2	1	1	\$625,000
4 40/212-222 HARROW ROAD GLENFIELD NSW 2167	2	1	1	\$605,000
5 17/212-222 HARROW ROAD GLENFIELD NSW 2167	2	1	1	\$606,000

Recent Sales

1 8/31 BELMONT ROAD GLENFIELD NSW 2167 **Sold Price** **\$625,000**

2 1 1 1.08ha 95m²



Notes from your agent

Freestanding 2 Bed Villa with Ducted Air Cond. Updated Kitchen & Bathroom. Large grassed yard. Single Garage. Short walk to station.

Property Insights

Sold Date	31-May-23	Distance	0.65km
DOM	9 days	Year Built	1984
First Listing	\$599,000- \$649,000		
Last Listing	DEPOSIT TAKEN		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

2 7/65 CANTERBURY ROAD GLENFIELD NSW 2167 **Sold Price** **\$490,000**

2 1 1 1,657m² 81m²

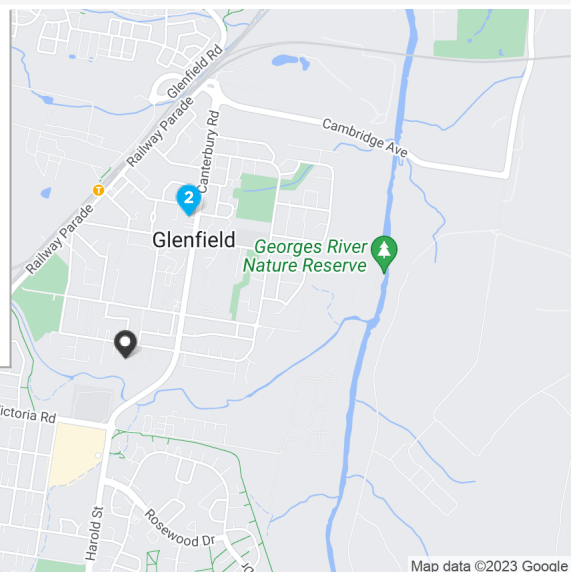


Notes from your agent

2 Bed townhouse, Updated Kitchen, Partly updated Bathroom, single carport. Split Air Cond, C/Fans.

Property Insights

Sold Date	09-May-23	Distance	0.91km
DOM	89 days	Year Built	1983
First Listing	\$500,000 - \$530,000		
Last Listing	Under Offer - \$499,000		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

3 3/106 BELMONT ROAD GLENFIELD NSW 2167 **Sold Price** **\$625,000**

2 1 1 2,030m² 82m²

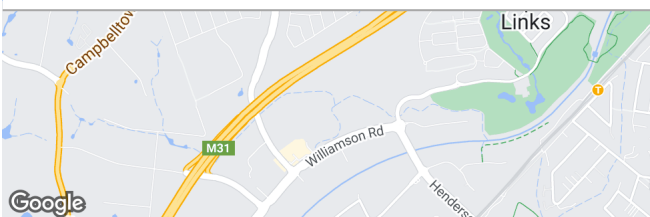


Notes from your agent

Small complex of 5 with low strata. Stunning renovated bathroom. Ducted Air Cond. Original Kitchen. Modern Timber Laminate flooring & Carpet. Downlights. Single Garage.

Property Insights

Sold Date	28-May-23	Distance	1.27km
DOM	8 days	Year Built	1984
First Listing	\$599,000 - \$649,000		
Last Listing	Under Offer - \$599,000 - \$649,000		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

4 40/212-222 HARROW ROAD GLENFIELD NSW 2167 **Sold Price** **\$605,000**

2 1 1 1.32ha 72m²

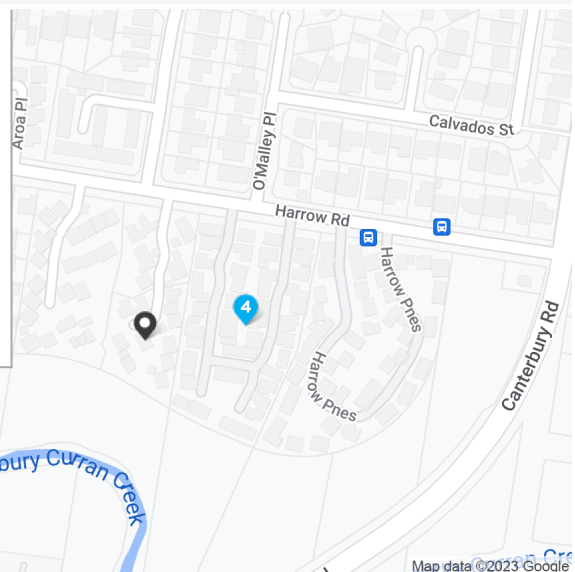


Notes from your agent

2 Bed Villa with newly renovated Bathroom. Original kitchen. Timber flooring. Split System Air Cond. Single Garage. Paved backyard.

Property Insights

Sold Date	29-May-23	Distance	0.08km
DOM	8 days	Year Built	1970
First Listing			
Contact Agent			
Last Listing	\$600,000- \$610,000 Deposit taken by Sadik Karim		



RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Recent Sales

5 17/212-222 HARROW ROAD GLENFIELD NSW 2167 **Sold Price** **\$606,000**

2 1 1 155m² 80m²

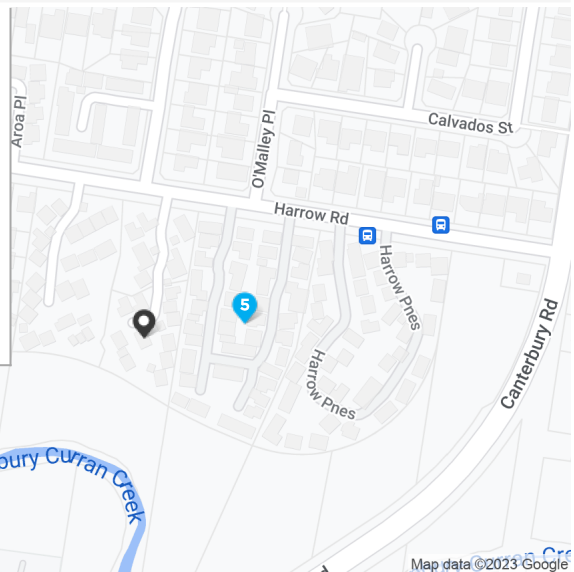


Notes from your agent

Stunning 2 Bed Villa with Ducted Air Cond. Fully renovated with Hamptons Decore. Single Garage.

Property Insights

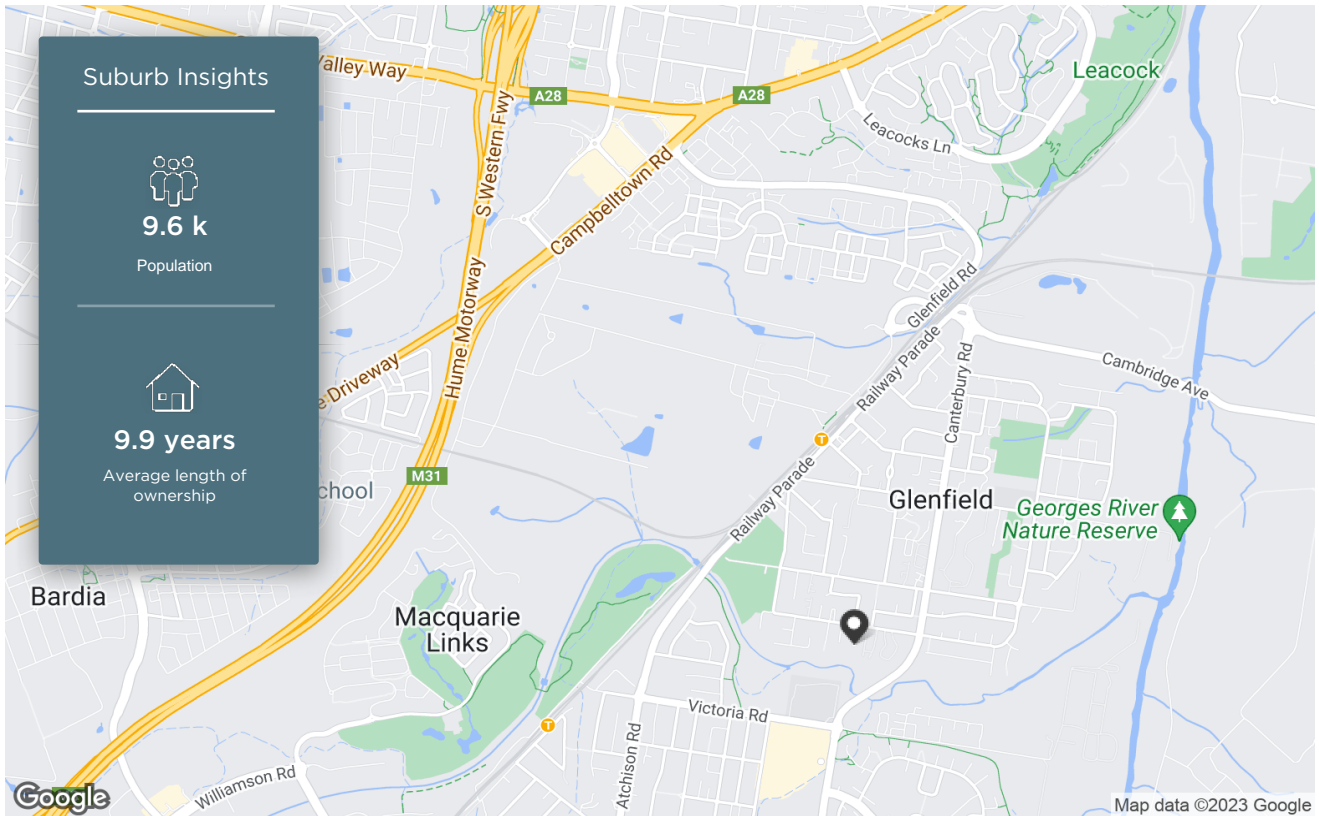
Sold Date	22-Apr-23	Distance	0.08km
DOM	6 days	Year Built	1988
First Listing For Sale			
Last Listing For Sale			



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Glenfield

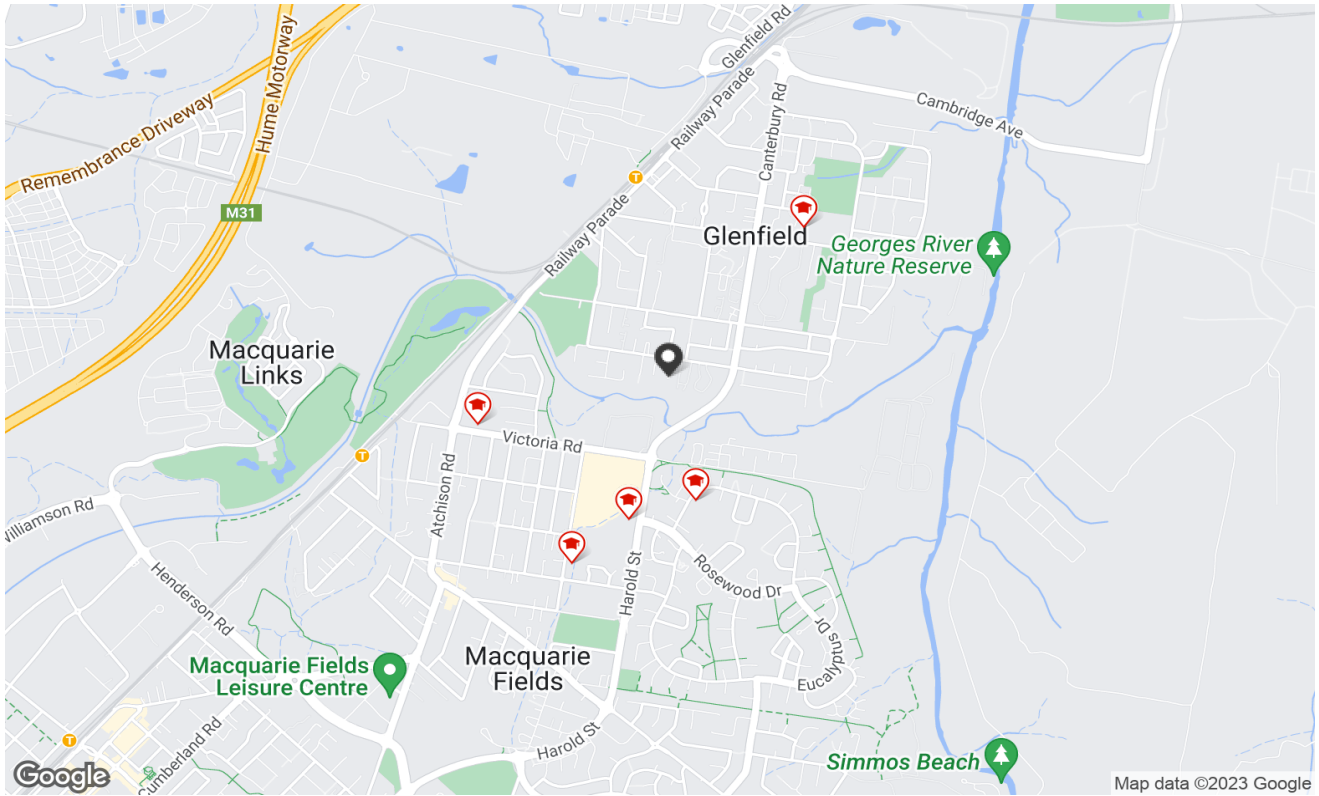
Demographic








The size of Glenfield is approximately 7 square kilometres. It has 17 parks covering nearly 11.9% of total area. The population of Glenfield in 2011 was 7,558 people. By 2016 the population was 9,614 showing a population growth of 27.2% in the area during that time. The predominant age group in Glenfield is 30-39 years. Households in Glenfield are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Glenfield work in a professional occupation. In 2011, 72.1% of the homes in Glenfield were owner-occupied compared with 66.9% in 2016. Currently the median sales price of houses in the area is \$937,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	26.5	Owns Outright	23.5	0-15.6K	3.2	0-9	15.6
Couples with Children	56.1	Purchaser	43.4	15.6-33.8K	9.8	10-19	11.9
Single Parents	15.9	Renting	30.6	33.8-52K	10.5	20-29	13.0
Other	1.2	Other	0.4	52-78K	15.3	30-39	17.8
		Not Stated	2.3	78-130K	27.7	40-49	13.4
				130-182K	15.4	50-59	11.4
				182K+	9.4	60-69	8.4
						70-79	4.2
						80-89	3.0
						90-99	1.1

Local Schools



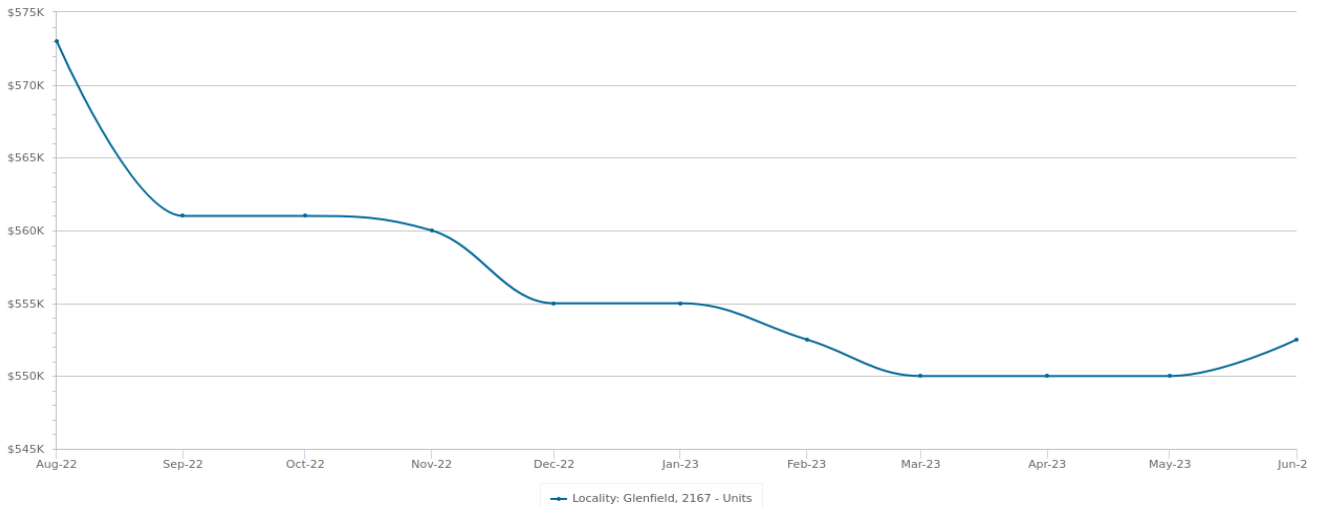
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Guise Public School 25 Eucalyptus Drive Macquarie Fields NSW 2564	0.62km	Primary	Mixed	Government	0-6
 James Meehan High School 58 Harold Street Macquarie Fields NSW 2564	0.73km	Secondary	Mixed	Government	7-12
 Macarthur Adventist College 12 Victoria Road Macquarie Fields NSW 2564	0.91km	Combined	Mixed	Non-Government	0-12
 Glenwood Public School 82 Belmont Road Glenfield NSW 2167	1.0km	Primary	Mixed	Government	0-6
 EDEN College Brooks Street Macquarie Fields NSW 2564	1.03km	Special	Mixed	Non-Government	9-10

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

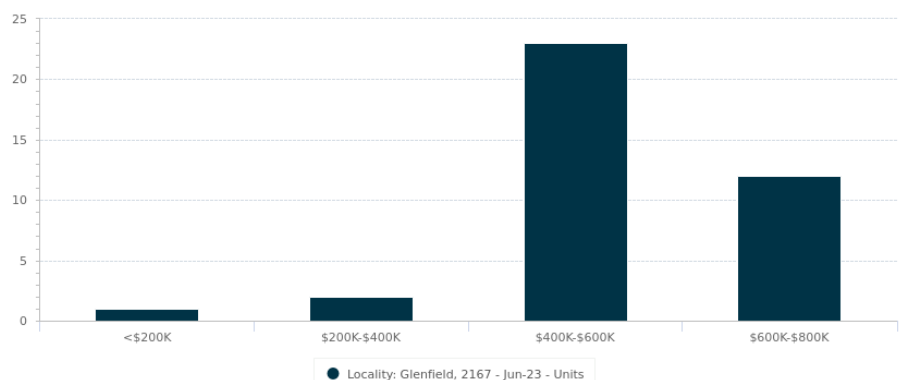


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	7	\$470
Jun 2023	-	\$552,500	0.5% ▲	22	6	\$450
May 2023	9	\$550,000	0.0%	21	9	\$445
Apr 2023	2	\$550,000	0.0%	22	6	\$440
Mar 2023	2	\$550,000	-0.5% ▼	22	5	\$427
Feb 2023	3	\$552,500	-0.5% ▼	23	7	\$420
Jan 2023	1	\$555,000	0.0%	22	6	\$420
Dec 2022	2	\$555,000	-0.9% ▼	23	5	\$420
Nov 2022	1	\$560,000	-0.2% ▼	21	5	\$410
Oct 2022	2	\$561,000	0.0%	21	3	\$415
Sep 2022	3	\$561,000	-2.1% ▼	18	9	\$410
Aug 2022	7	\$573,000	-1.4% ▼	18	14	\$410

Sales by Price - 12 months (Unit)

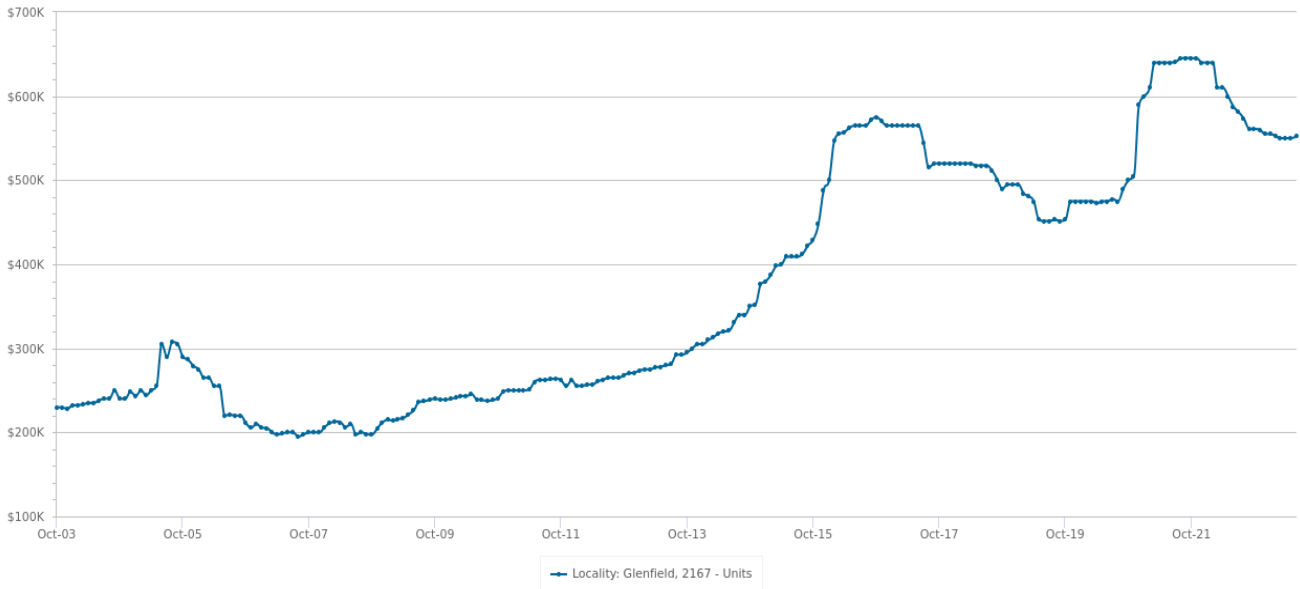
PRICE	NUMBER
<\$200K	1
\$200K-\$400K	2
\$400K-\$600K	23
\$600K-\$800K	12
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	38	\$552,500	-6.0% ▼	22	41	\$470
2022	56	\$587,500	-8.2% ▼	18	64	\$410
2021	72	\$640,000	34.7% ▲	21	40	\$385
2020	42	\$475,000	5.2% ▲	30	34	\$375
2019	34	\$451,500	-12.8% ▼	63	45	\$380
2018	44	\$517,500	-8.4% ▼	28	58	\$395
2017	64	\$565,000	0.0%	24	50	\$390
2016	83	\$565,000	38.1% ▲	19	44	\$380
2015	81	\$409,000	27.4% ▲	10	53	\$360
2014	65	\$321,000	14.6% ▲	15	46	\$350
2013	42	\$280,000	6.7% ▲	13	41	\$340
2012	48	\$262,500	0.0%	37	36	\$325
2011	38	\$262,500	9.8% ▲	13	30	\$320
2010	53	\$239,000	5.5% ▲	24	32	\$297
2009	62	\$226,500	7.9% ▲	61	46	\$270
2008	37	\$210,000	5.0% ▲	50	36	\$215
2007	27	\$200,000	-9.1% ▼	-	24	-
2006	38	\$220,000	-27.9% ▼	-	15	-
2005	68	\$305,000	28.2% ▲	-	15	-
2004	57	\$238,000	8.2% ▲	-	2	-

Summary

14/224 HARROW ROAD GLENFIELD NSW 2167



CoreLogic Valuation Estimate

Notes from your agent

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