

Property Profile Report

39 Myrtle Road Claremont Meadows NSW 2747

Prepared on 21 August 2023 for Saiban Khan

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39 Myrtle Road Claremont Meadows NSW 2747



Property Details

Lot/Plan	LOT 18 DP801361	Property Type	House
Year Built	1985	Council Area	Penrith
Zone	A, Residential	Land Use Primary	-



39 Myrtle Road Claremont Meadows NSW 2747

Estimated Value

Estimated Value:

\$845,000

Estimated Value Range:

\$760,000 - \$929,000

Estimated Value Confidence:



Estimated Value as at 14 August 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
24 Apr 2012	Sold	\$342,000	Sale Method: Private Treaty, Sale Advised by: Government
31 Oct 2011	For Sale	\$340,000 - \$350,000	Campaign period: 31/10/2011 - 07/06/2012, Listing Type: Auction, Listed by: Shaktika Singh, First National Real Estate Blacktown, Days on market: 177
25 Jan 2010	For Sale	#339,000	Campaign period: 25/01/2010 - 08/04/2010, Listing Type: Normal Sale, Listed by: My House Realty, My House Realty - Kingswood, Days on market: 74
16 Apr 2004	Sold	\$310,000	Sale Method: Unknown, Sale Advised by: Government
19 Jan 1996	Sold	\$112,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



27 Myrtle Road Claremont Meadows NSW 2747



3



1



1



112m²



645m²

Sale Price **\$875,000** Sale Method Private Treaty

Sale Date 01/06/2023 Days on Market 7

 0.1km from property



84 Sunflower Drive Claremont Meadows NSW 2747



3



1



1



120m²



633m²

Sale Price **\$870,000** Sale Method Private Treaty

Sale Date 25/06/2023 Days on Market 4

 0.5km from property



113 Sunflower Drive Claremont Meadows NSW 2747



3



1



1



105m²



441m²

Sale Price **\$725,000** Sale Method Private Treaty

Sale Date 30/05/2023 Days on Market 40

 0.5km from property



4 Wren Place Claremont Meadows NSW 2747



3



1



2



100m²



480m²

Sale Price **\$800,000** Sale Method -

Sale Date 30/06/2023 Days on Market 3

 0.6km from property

Properties For Sale



27 Walker Street Werrington NSW 2747



First Ad Price 899,000 - 959,000

Latest Ad Price \$850,000 - \$899,000

Listing Method Normal Sale Days on Market 272

📍 1.5km from property



1 Lima Close Claremont Meadows NSW 2747



First Ad Price \$729,950 - \$759,950

Latest Ad Price \$699,950 - \$749,950

Listing Method Normal Sale Days on Market 57

📍 0.2km from property



187 O'Connell Street Claremont Meadows NSW 2747



First Ad Price \$799,950 - \$829,950

Latest Ad Price DEPOSIT TAKEN!!

Listing Method Normal Sale Days on Market 95

📍 0.6km from property



23 Kungala Street St Marys NSW 2760



First Ad Price Price On Request

Latest Ad Price \$760,000 - \$815,000

Listing Method Normal Sale Days on Market 34

📍 2.1km from property

Properties For Rent



31 Myrtle Road Claremont Meadows NSW 2747



3



1



1



88m²



607m²

Rent Price **Not Disclosed** Days on Market 15

Campaign Period 07 Aug 2023 - 14 Aug

📍 0km from property



12 Werona Avenue Claremont Meadows NSW 2747



4



1



-



110m²



556m²

Rent Price **\$650/Week** Days on Market 39

Campaign Period 14 Jul 2023 - 15 Aug 2023

📍 0.4km from property



145 Victoria Street Werrington NSW 2747



3



1



2



131m²



556m²

Rent Price **\$2,280/Month** Days on Market 42

Campaign Period 11 Jul 2023 - 14 Aug 2023

📍 1.7km from property



61 Victoria Street Werrington NSW 2747



2



1



2



93m²








556m²


Rent Price **\$400/Week** Days on Market 20

Campaign Period 02 Aug 2023 - 16 Aug

📍 1.7km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Claremont Meadows Public School 124-164 Sunflower Drive Claremont Meadows NSW 2747	0.4km	Primary	Mixed	Government	531
	Kingswood High School 131 Bringelly Road Kingswood NSW 2747	3.2km	Secondary	Mixed	Government	717
	Putland School 611-651 Great Western Highway Werrington NSW 2747	0.8km	Special	-	Government	55
	Wollemi College LOT 2 Water Street Werrington NSW 2747	0.9km	Secondary	-	Non-Government	158
	Penrith Valley Learning Centre 11 Water Street Werrington NSW 2747	0.9km	Special	Mixed	Government	39

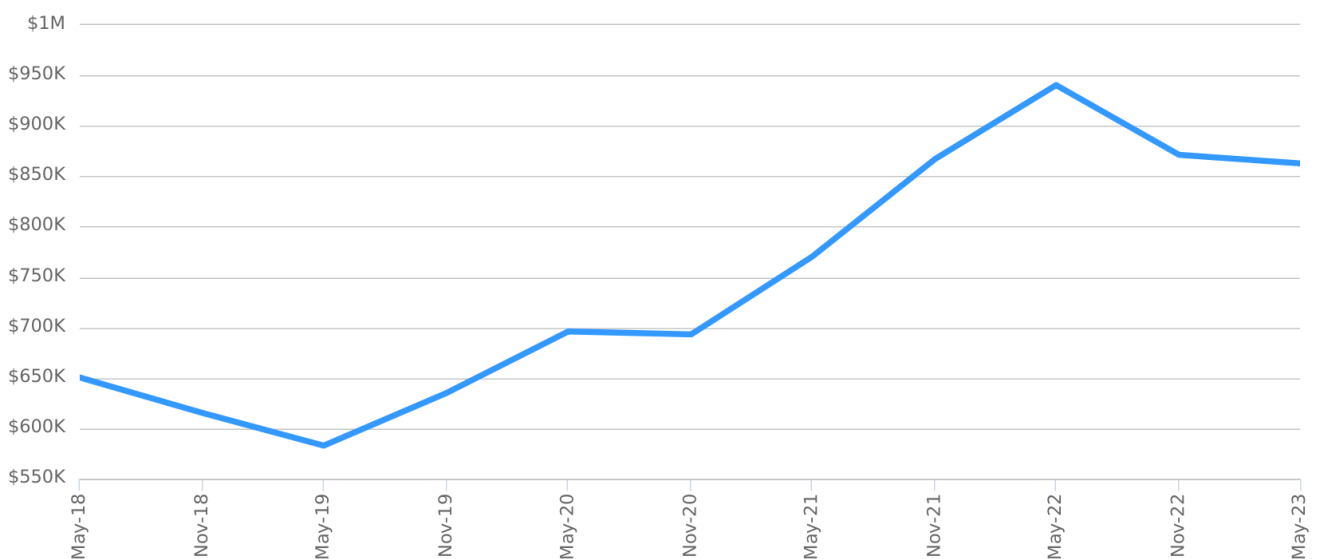
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

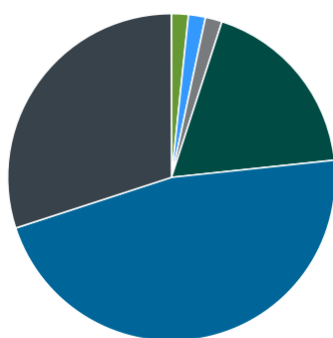
Claremont Meadows Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
May 2023	-	\$862,802	▼ 8.25%
May 2022	-	\$940,400	▲ 22.06%
May 2021	-	\$770,390	▲ 10.65%
May 2020	-	\$696,234	▲ 19.40%
May 2019	-	\$583,085	▼ 10.37%
May 2018	-	\$650,613	▼ 4.06%

Median Value (monthly)

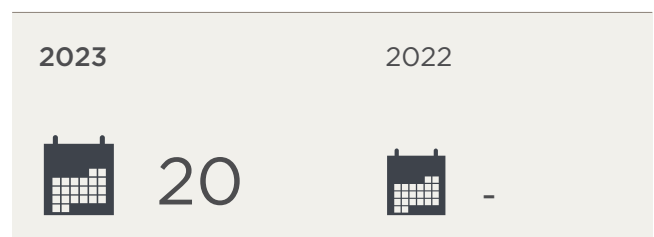


Property Sales by Price (Past 12 months)

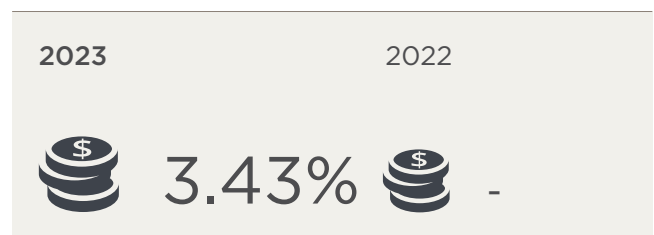


- <\$200K - 1 properties
- \$200K-\$400K - 1 properties
- \$400K-\$600K - 1 properties
- \$600K-\$800K - 11 properties
- \$800K-\$1M - 28 properties
- \$1M-\$2M - 18 properties

Median Days on Market



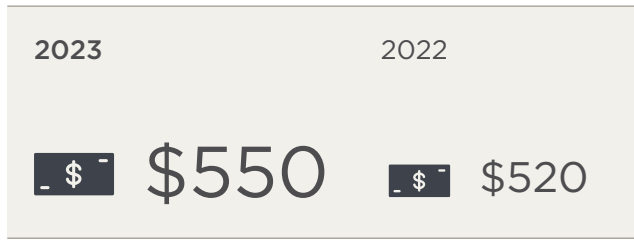
Median Vendor Discount



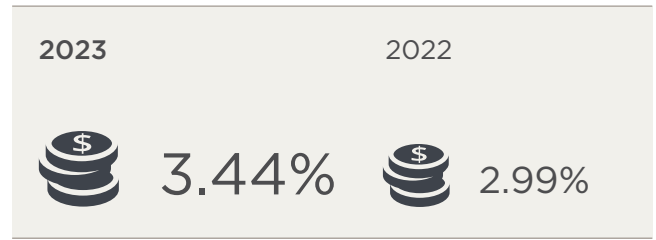
Statistics are calculated over a rolling 12 month period

Claremont Meadows Insights - Houses

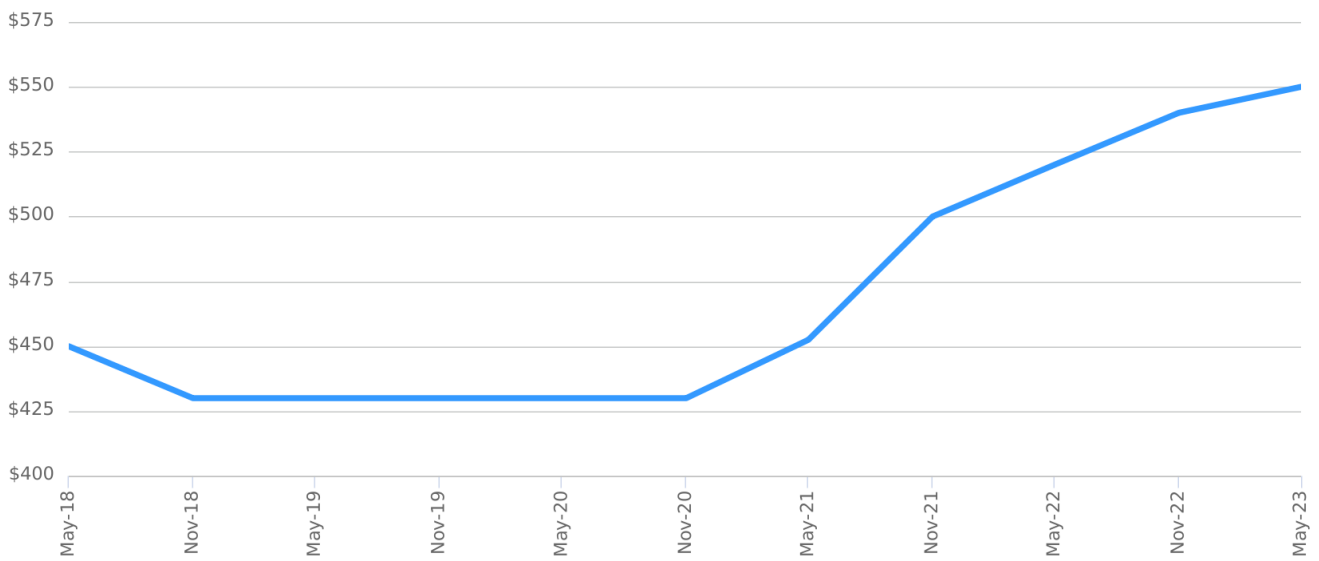
Median Weekly Asking Rent



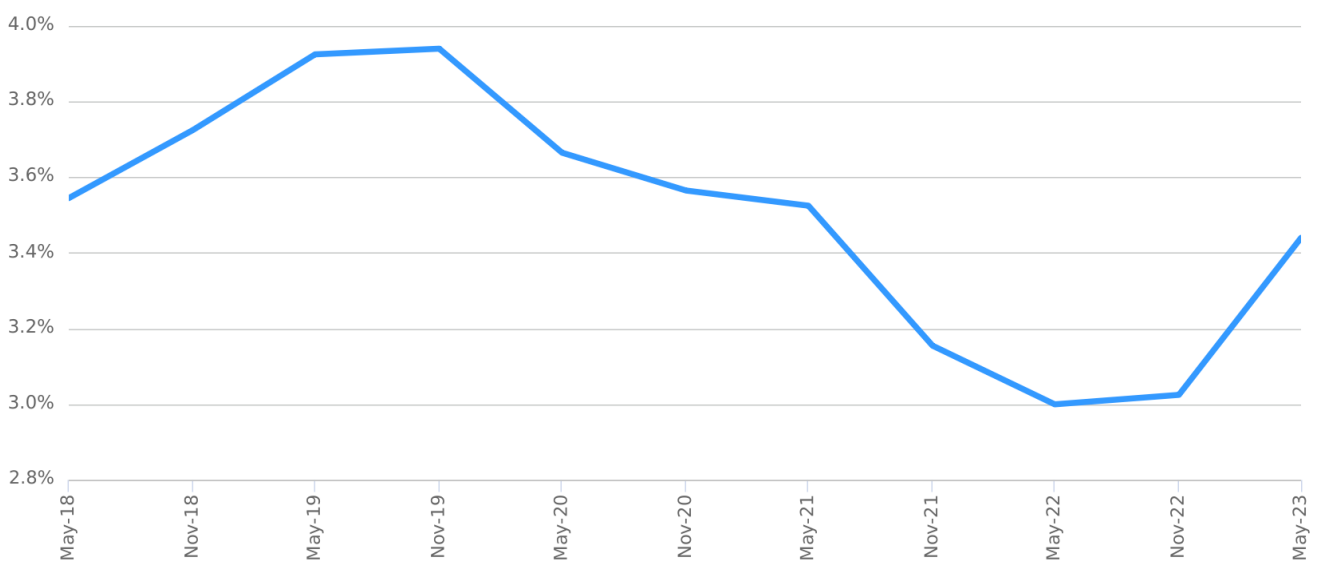
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a ‘High’ confidence is considered more reliable than an Estimated Value with a ‘Medium’ or ‘Low’ confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence’ level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low

Medium

High

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