



## YOUR ANZ PROPERTY PROFILE REPORT

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**1 BYWONG CL,  
SHELLHARBOUR 2529**

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Contact:	1300713722
Date created:	30 June 2022

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## Your free Property Profile Report

# What's in this report?

### YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

### SELECTED COMPARABLE PROPERTIES

What are the prices and features of properties recently sold, for sale and for rent in the area?

### PROPERTY PROFILE OF SHELLHARBOUR

Follow the local price trends, clearance rates, rental yields and more.

### INTERESTING SUBURB INSIGHTS

Discover more about the suburb including local amenities.

### SUBURB SALES RESULTS

Facts for sellers including property sales by price range and real estate agent results.

### IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by PropTrack Pty Ltd (PropTrack). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.

# YOUR PROPERTY PROFILE



House 4 2 2

## 1 Bywong Cl, Shellharbour 2529

**Lot/Plan number:** Lot 439/DP264370  
**Property type:** Fullydetachedhouse  
**Land size:** Approximately 624 sqm  
**Land use:** Residential

### Points of interest:

- Fire and Rescue NSW Shellharbour Fire Station (580m)
- Mary St opp Shellharbour Public School (813m)
- Flinders Primary School (1.1km)
- The Shellharbour Club (709m)
- Shellharbour Village Library (1.1km)
- Shellharbour Private Hospital (2.0km)

powered by

**CBD**  
**17.0km**

**Shellharbour Junction Station**  
**2.1km**

**Primary school**  
**813m**

### Current market price range estimate:

**\$840,000 - \$1,055,000**

### Midpoint:

**\$945,000**

This price range estimate<sup>1</sup> isn't a valuation<sup>2</sup> of the property or guarantee of its market value or future sale price, it is an estimate only based on certain available information. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history and past performance are not indicative of future price or performance.

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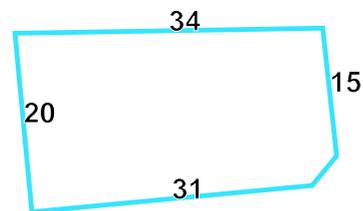


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# YOUR PROPERTY PROFILE



Land size:  
Approximately 624 sqm



MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> IN  
SHELLHARBOUR:

**32**

## Sale history for 1 Bywong Cl, Shellharbour 2529

Date	Price	Type of sale	Sale result	Agency name
11 Mar 21	\$792,000	Private Treaty	Sold	Harrison Property

Seeing many properties? Take notes to remember.

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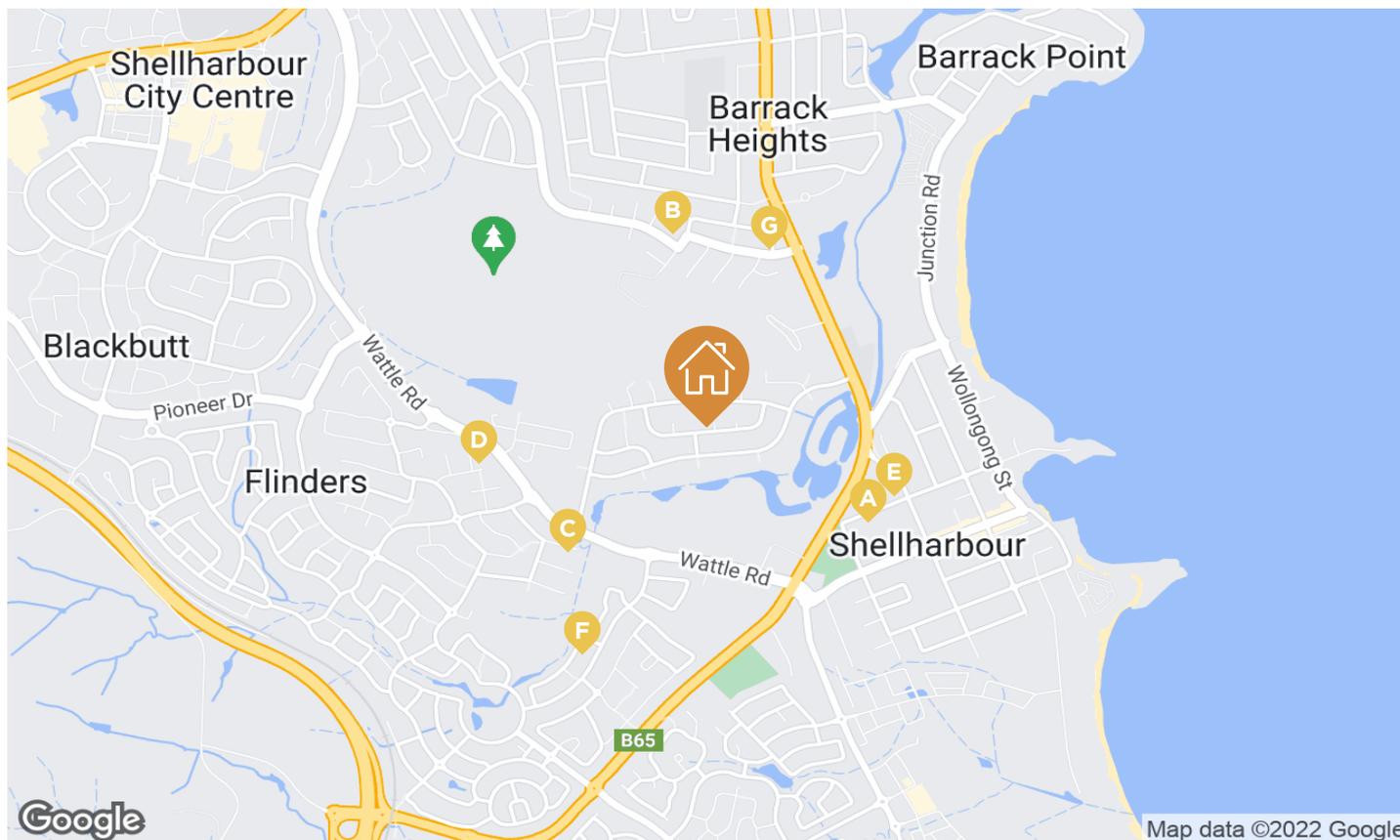


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# RECENTLY SOLD HOUSES IN SHELLHARBOUR

SOLD

PropTrack has selected a number of recently sold properties to assist you to assess 1 Bywong Cl, Shellharbour. These are chosen based on property features, recency of sale and distance to your selected property.



Sold for: \$1,215,000

3 1 1

**A** 31 Towns St, Shellharbour

Land size: Approx. 632 sqm  
Agency name: First National Coastside

Sold on: 24 Jan 22  
Sale type: Private Treaty  
Listed on: 28 Nov 21



Sold for: \$870,000

3 1 1

**B** 185 Captain Cook Dr, Barrack Heights

Land size: Approx. 583 sqm  
Agency name: Harcourts

Sold on: 18 Feb 22  
Sale type: Private Treaty  
Listed on: 16 Jan 22

# RECENTLY SOLD HOUSES IN SHELLHARBOUR

SOLD



**Sold for: \$840,000**

3 1 1

**C 26 Tabourie Cl, Flinders**

Land size: Approx. 515 sqm  
Features: Air conditioning, Built in wardrobes, Courtyard, Heating  
Agency name: Ray White

Sold on: 09 Mar 22  
Sale type: Private Treaty  
Listed on: 27 Feb 22



**Sold for: \$900,000**

3 2 2

**D 2 Coila Cl, Flinders**

Land size: Approx. 651 sqm  
Agency name: Right Choice Real Estate Albion Park

Sold on: 13 Dec 21  
Sale type: Private Treaty  
Listed on: 03 Oct 21



**Sold for: \$1,325,000**

4 2 1

**E 36 Towns St, Shellharbour**

Land size: Approx. 575 sqm  
Agency name: Ray White

Sold on: 30 Mar 22  
Sale type: Auction  
Listed on: 27 Feb 22



**Sold for: Not Available**

4 2 2

**F 37 Burrinjuck Ave, Flinders**

Land size: Approx. 442 sqm



**Sold for: \$855,000**

3 2 1

**G 1 Blackbutt Way, Barrack Heights**

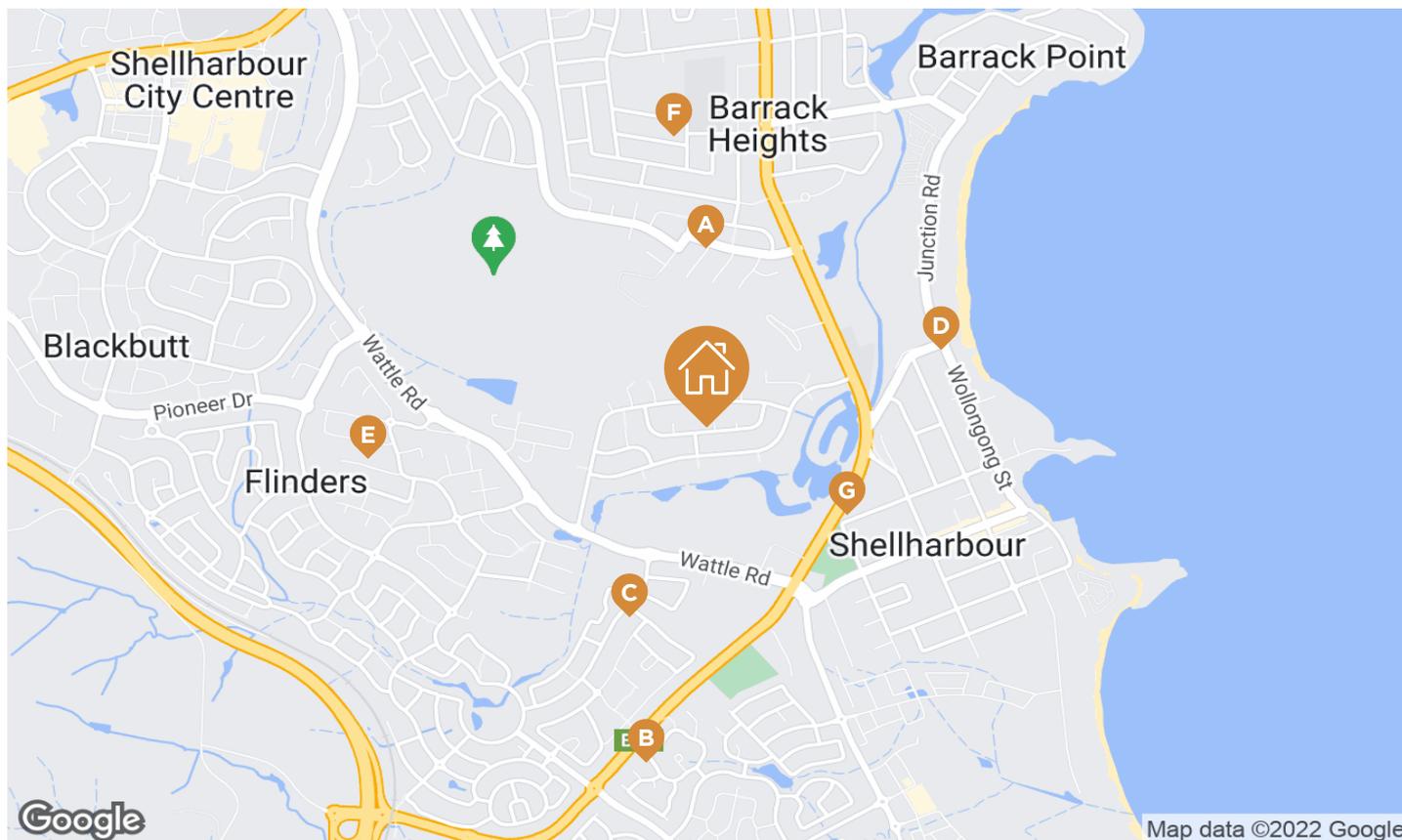
Land size: Approx. 656 sqm  
Agency name: Ray White

Sold on: 25 Mar 22  
Sale type: Private Treaty  
Listed on: 20 Mar 22

# HOUSES FOR SALE IN SHELLHARBOUR



PropTrack has selected a number of properties recently listed for sale to assist you to assess 1 Bywong Ct, Shellharbour. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised price: \$880,000**



**A 9 Woodlands Dr, Barrack Heights**

Land size: Approx. 635 sqm  
Agency name: The Agency

Sale type: Private Treaty  
Listed on: 12 Jun 22



**Advertised price: \$1,495,000**



**B 19 Ragamuffin Cct, Shell Cove**

Land size: Approx. 640 sqm  
Agency name: Shellharbour Marina Real Estate

Sale type: Private Treaty  
Listed on: 24 Apr 22



# HOUSES FOR SALE IN SHELLHARBOUR

SALES



**Advertised price: \$1,250,000**

5 3 2

**C 21 Jindabyne Rd, Flinders**

Land size: Approx. 675 sqm

Agency name: Ray White

Sale type: Private Treaty

Listed on: 24 Apr 22



**Advertised price: \$3,500,000**

4 2 2

**D 59 Wollongong St, Shellharbour**

Land size: Approx. 537 sqm

Agency name: Monique Field Property

Sale type: Private Treaty

Listed on: 27 Mar 22



**Advertised price: \$1,150,000**

4 2 2

**E 12 Narran Way, Flinders**

Land size: Approx. 683 sqm

Agency name: Right Choice Real Estate Albion Park

Sale type: Private Treaty

Listed on: 17 Apr 22



**Advertised price: \$740,000**

3 1 -

**F 21 Bluebell Rd, Barrack Heights**

Land size: Approx. 556 sqm

Agency name: R&W

Sale type: Private Treaty

Listed on: 05 Jun 22



**Advertised price: \$995,000**

3 1 1

**G 58 Towns St, Shellharbour**

Land size: Approx. 485 sqm

Agency name: Shellharbour Marina Real Estate

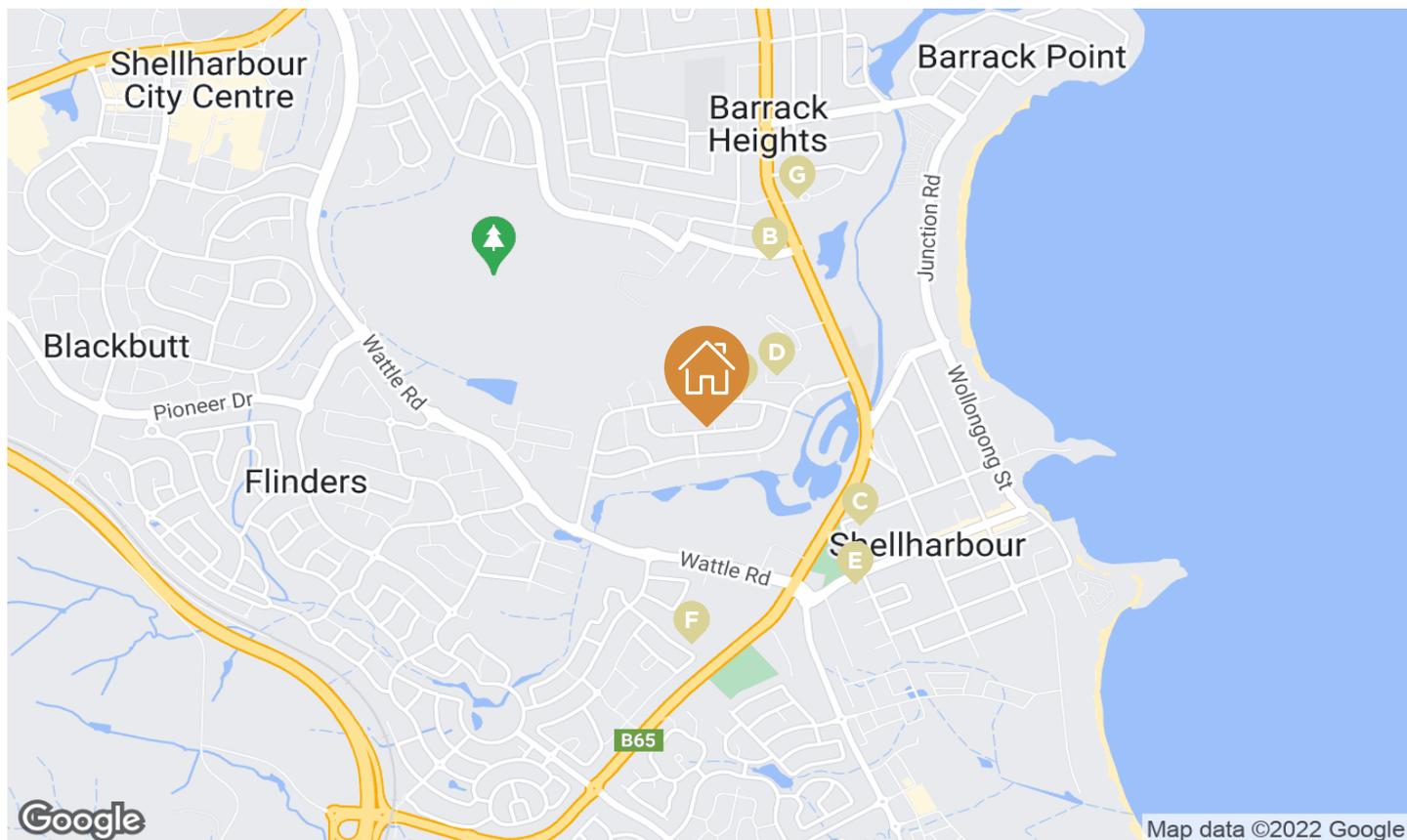
Sale type: Private Treaty

Listed on: 29 May 22

# HOUSES FOR RENT IN SHELLHARBOUR

RENT

PropTrack has selected a number of properties recently listed for rent to assist you to assess 1 Bywong Ct, Shellharbour. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$600 (per week)**

5 2 2

**A 20 Parklands Dr, Shellharbour**

Land size: Approx. 623 sqm

Listed on: 16 Sep 18

Agency name: MMJ North

**Advertised rent: \$700 (per week)**

4 3 2



**B 1 Blue Gum Pl, Barrack Heights**

Land size: Approx. 628 sqm

Listed on: 19 Jun 22

Features: Pool

Agency name: Spinelli Real Estate Wollongong



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# HOUSES FOR RENT IN SHELLHARBOUR

RENT



**Advertised rent: \$860 (per week)**

4 2 1

**C 35 Towns St, Shellharbour**

Land size: Approx. 645 sqm  
Features: Air conditioning  
Agency name: Ray White

Listed on: 10 Apr 22



**Advertised rent: \$900 (per week)**

4 2 2

**D 18 Sherwood Pl, Shellharbour**

Land size: Approx. 559 sqm  
Agency name: First National Coastside

Listed on: 01 May 22



**Advertised rent: \$650 (per week)**

4 3 2

**E 79 Addison St, Shellharbour**

Land size: Approx. 639 sqm  
Agency name: Ray White

Listed on: 07 Jun 20



**Advertised rent: \$600 (per week)**

4 2 2

**F 27 Tuggerah Cct, Flinders**

Land size: Approx. 640 sqm  
Agency name: MMJ South

Listed on: 15 Aug 21



**Advertised rent: \$750 (per week)**

4 2 1

**G 22 Flinders Cl, Barrack Heights**

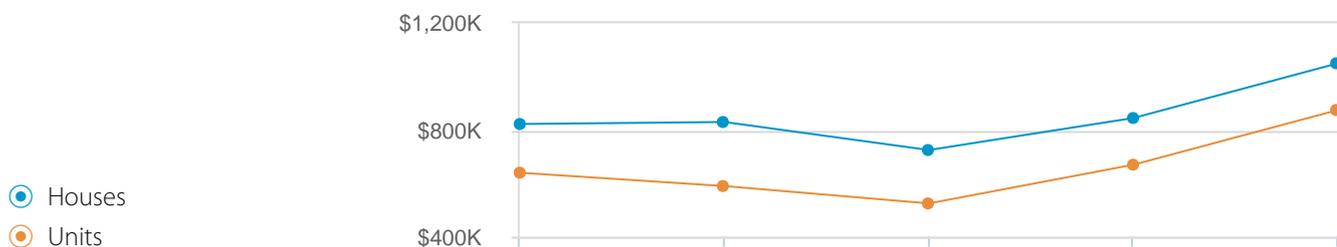
Land size: Approx. 632 sqm  
Features: Air conditioning, Pool  
Agency name: MMJ North

Listed on: 01 May 22

# PROPERTY PROFILE OF SHELLHARBOUR

## What is the property price trend in Shellharbour over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Shellharbour. The data is indicative only and is based on historical sales data.



		2017	2018	2019	2020	2021
House	Median	\$823K	\$830K	\$725K	\$845K	\$1,050K
	Change	20.07%	0.91%	-12.65%	16.55%	24.26%
Unit	Median	\$640K	\$590K	\$525K	\$670K	\$875K
	Change	32.37%	-7.81%	-11.02%	27.62%	30.60%

Based on calendar years

## Suburb snap shot for 12 months ending May 2022

Number of existing dwellings:	1,701	Auction clearance rate <sup>7</sup> (houses):	SNR
Number of dwellings sold:	47 ↓	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	2.76%	Median discounting <sup>9</sup> (houses):	-0.04% ↓
Median house price <sup>6</sup> :	\$1,207,500 ↑	Highest sold price (houses):	\$6,500,000 ↑
Number of houses sold at auction:	13	Lowest sold price (houses):	\$360,000 ↑

Arrows signify change compared to previous 12 month period

## 5 YEAR TREND<sup>10</sup>

Median prices: 2016-2021

Houses	Units
9.83%	14.35%
State: 7.29%	State: 2.50%
National: 5.93%	National: 2.84%

## MEDIAN PRICE<sup>6</sup>

12 months to Dec 2021 vs previous 12 months

Houses	Units
20.75%	-5.24%
State: 25%	State: 8.59%
National: 15.45%	National: 4.72%

## RENTAL YIELD<sup>11</sup>

12 months to Dec 2021 vs previous 12 months

Houses	Units
2% ↓	3% ↑
State: 3%	State: 3%
National: 3%	National: 3%

## AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2021 vs previous 12 months

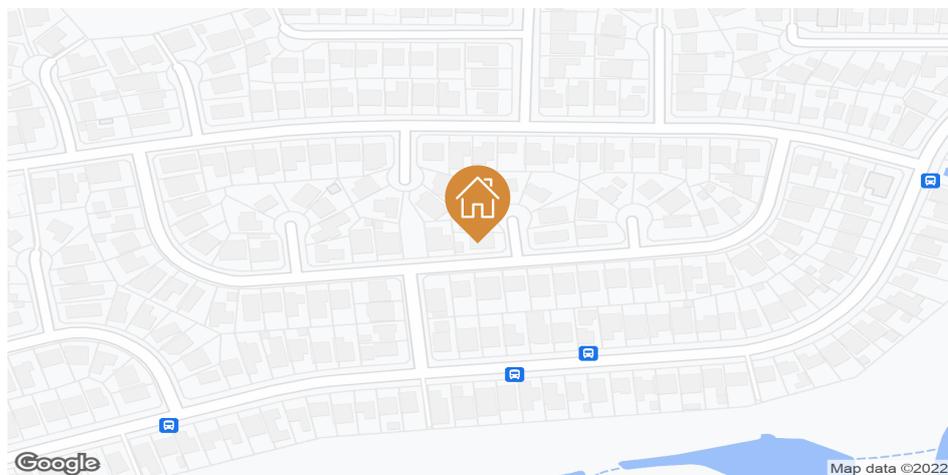
Houses	Units
SNR	SNR
State: 84.90%	State: 85.29%
National: 84.35%	National: 84.18%

Data Source: PropTrack Pty Ltd  
NA – Data not available; SNR – Statistically not reliable



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# INTERESTING SUBURB INSIGHTS



## ABOUT SHELLHARBOUR

**Population:** 3,327  
**Distance to CBD:** 17.0km  
**Local council:** Shellharbour

### Transport

- Shellharbour Junction Station

### Shopping

- S&P lotto
- Woolworths

### Emergency Services

- Fire and Rescue NSW Shellharbour Fire St...

### Medical Facilities

- Shellharbour Private Hospital
- Shellharbour Hospital

### Schools & Universities

- Flinders Primary School
- Stella Maris Catholic Primary School

### Sports & Recreation Facilities

- The Shellharbour Club
- Warilla Bowls & Recreation Club

### Other Services

- Australia Post
- Shellharbour Village Library

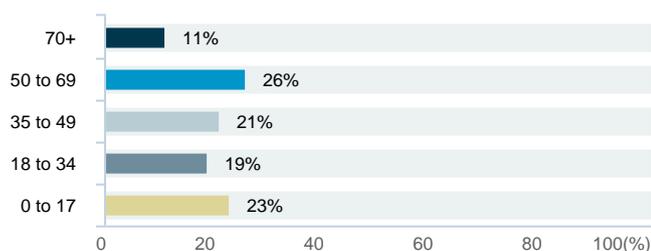
### ANZ Branches

- Shellharbour

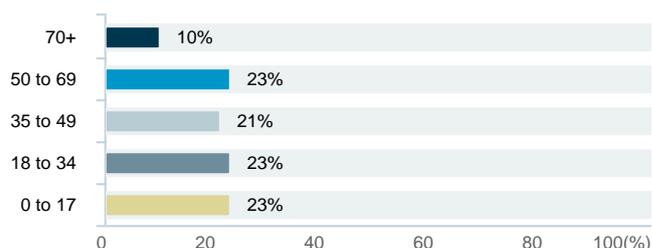
powered by Google

## AGE DISTRIBUTION

### Shellharbour

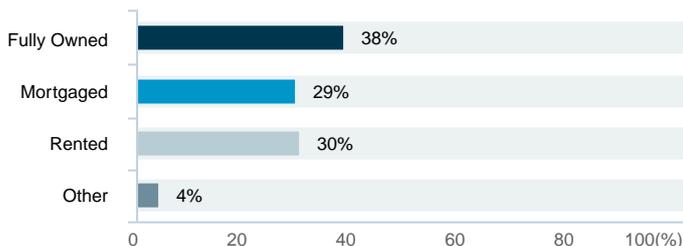


### New South Wales

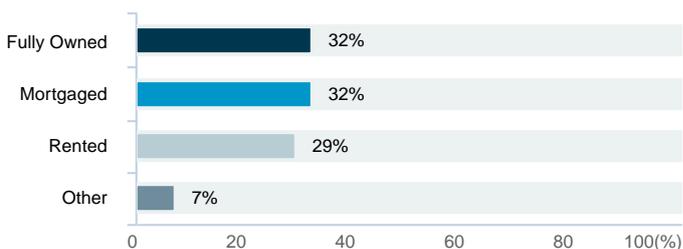


## DO RESIDENTS MAINLY OWN OR RENT?

### Shellharbour



### New South Wales



Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.

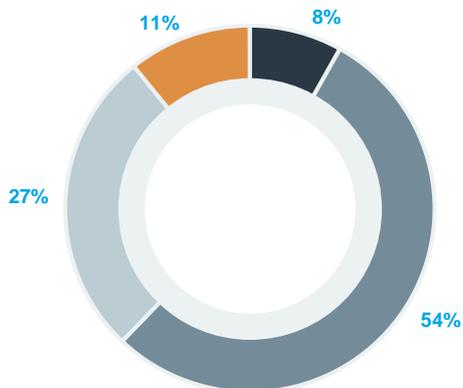


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# SALES RESULTS IN SHELLHARBOUR

## HOUSES FOR SALE - BY BEDROOM COUNT

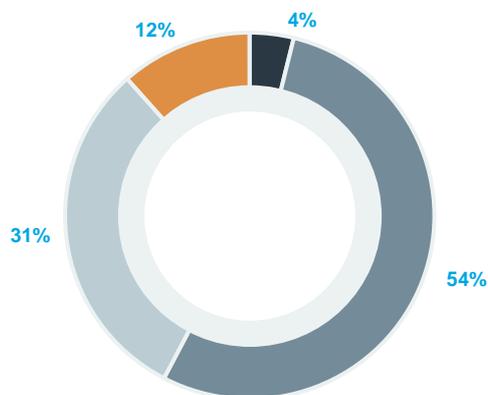
Percentage of houses advertised for sale by bedroom count  
Auction and Private treaty - 12 months to June 2022



- 2 Bedroom House (8%)
- 3 Bedroom House (54%)
- 4 Bedroom House (27%)
- 5+ Bedroom House (11%)

## HOUSES SOLD - BY BEDROOM COUNT

Percentage of houses sold by bedroom count  
Auction and Private treaty - 12 months to May 2022

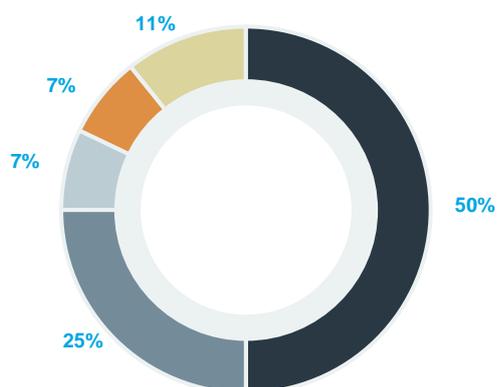


- 2 Bedroom House (4%)
- 3 Bedroom House (54%)
- 4 Bedroom House (31%)
- 5+ Bedroom House (12%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

## HOUSES SOLD - BY PRICE RANGE

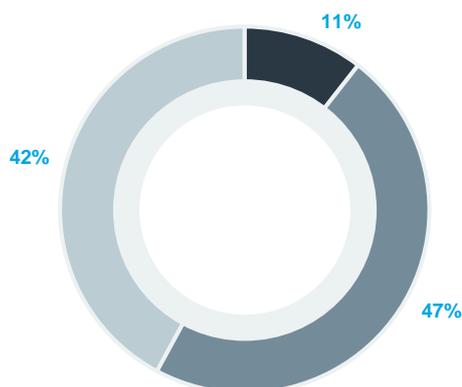
Percentage of houses sold by price range  
Auction and Private treaty - 12 months to May 2022



- <= \$1,200,000 (50%)
- \$1,200,000 to \$1,400,000 (25%)
- \$1,400,000 to \$1,600,000 (7%)
- \$1,600,000 to \$1,800,000 (7%)
- > \$1,800,000 (11%)

## UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range  
Auction and Private treaty - 12 months to May 2022



- \$400,000 to \$600,000 (11%)
- \$600,000 to \$800,000 (47%)
- > \$800,000 (42%)

Records without price are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

# SALES RESULTS AS REPORTED BY PROPTRACK FOR SHELLHARBOUR

## What is this data based on?

This data is provided by PropTrack Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

## MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES<sup>12</sup>

Agencies by ascending median days on market  
12 months to June 2022

Agency name	Number listed (private treaty only)	Median days on the market
Ray White	8	30
First National Coastside	4	54

Agencies must have at least three recorded listed sales in the time period.  
Source: PropTrack Pty Ltd.

## NUMBER OF AUCTION LISTINGS

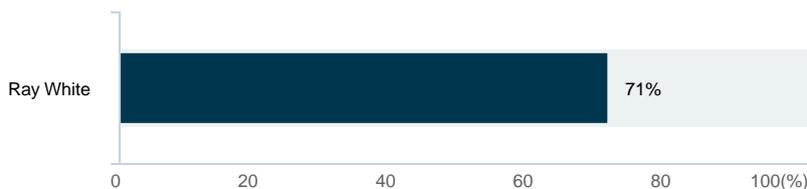
Agencies by descending number of listings  
12 months to June 2022

Agency name	Number of auction listings	Number of auction sales
Ray White	14	10

Agencies must have at least three recorded auctions in the time period.  
Source: PropTrack Pty Ltd.

## AUCTION CLEARANCE RATE<sup>7</sup>

Agencies by descending order of auction clearance rates  
12 months to June 2022



Suburb clearance rate

90%

Agencies must have at least three recorded listed sales in the time period.  
Source: PropTrack Pty Ltd.

## IMPORTANT INFORMATION

\*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

PropTrack's price ranges and price midpoints in ANZ Property Profile Reports are indicative only and are not valuations. They are based on a range of data sources which are subject to their availability at the time of publication, including public sales history (which may not include all property sales results).

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# GLOSSARY

## **<sup>1</sup> Price range estimate**

A price range estimate is an estimate only. It is based on certain available information and is not a valuation of the property or guarantee of its market value or future sale price. Price ranges may change daily and the actual sale price (if the property is sold) may be different.

## **<sup>2</sup> Valuation**

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a PropTrack Pty Ltd price range estimate or the price a buyer has decided to pay for a property.

## **<sup>3</sup> Days on market for the property**

The number of days it has taken from the initial date of advertisement to the date of report generation.

## **<sup>4</sup> Median days on market for similar properties**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>5</sup> Portion of dwellings sold**

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## **<sup>6</sup> Median price**

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## **<sup>7</sup> Auction clearance rate**

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

## **<sup>8</sup> Median days on market**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>9</sup> Median Discounting**

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

## **<sup>10</sup> 5 year trend**

Trimmed average of the annual percentage change of median prices for the past 5 years.

## **<sup>11</sup> Rental yield**

A percentage of the annualised rental median divided by the annualised median sold for the suburb.

## **<sup>12</sup> Median days on market, private treaty only**

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

## CONTACT

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