



YOUR ANZ PROPERTY PROFILE REPORT

**1 BYWONG CL,
SHELLHARBOUR 2529**

Prepared by:

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Contact:

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Date created:

30 June 2022

Powered by:



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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.

Temp_03 (052022)

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 estimate¹ isn't a valuation² 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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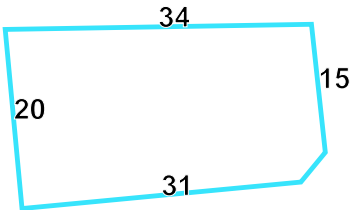


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YOUR PROPERTY PROFILE



Land size:
Approximately 624 sqm



MEDIAN DAYS ON MARKET
FOR SIMILAR PROPERTIES⁴ 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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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

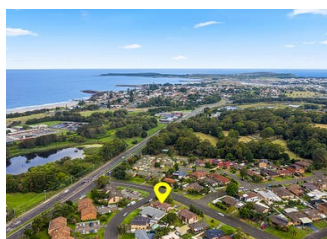


Sold for: Not Available

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

SALES

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



Advertised price: \$880,000

3 1 -

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

4 2 2

B 19 Ragamuffin Cct, Shell Cove

Land size: Approx. 640 sqm

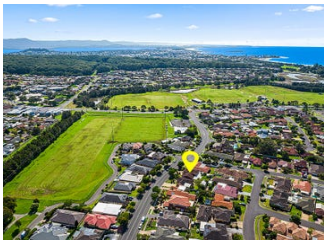
Agency name: Shellharbour Marina Real Estate

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 Cl, 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

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

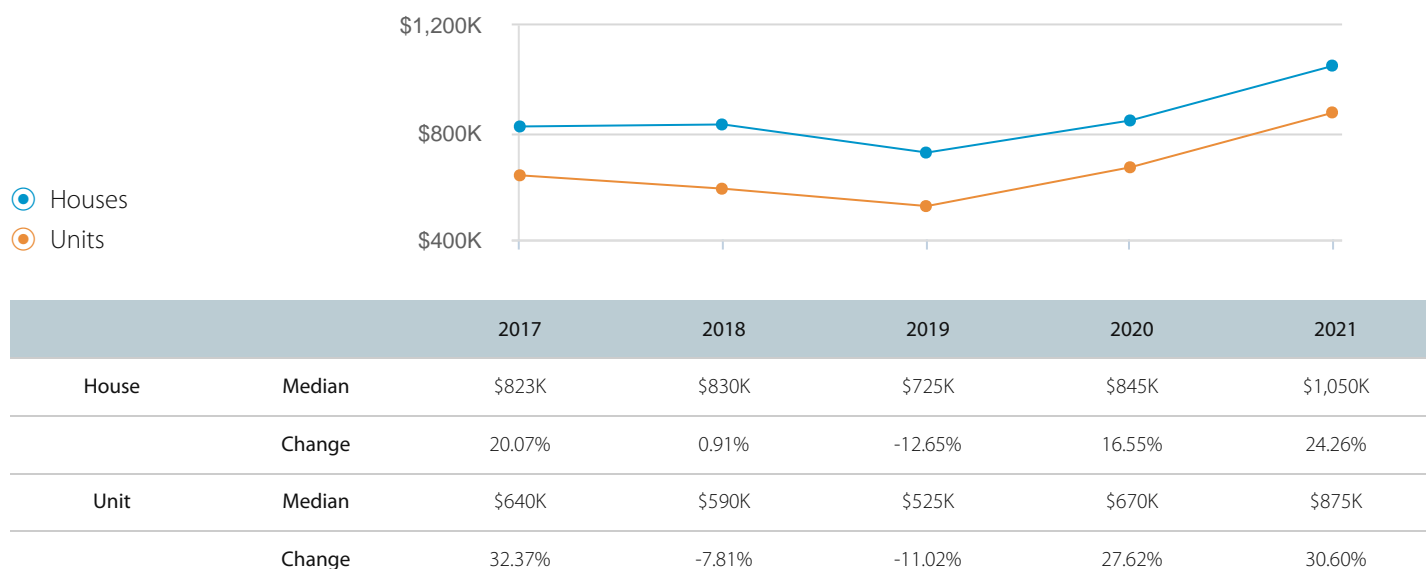
Land size: Approx. 632 sqm
Features: Air conditioning, Pool
Agency name: MMJ North

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.



Based on calendar years

Suburb snap shot for 12 months ending May 2022

Number of existing dwellings:	1,701	Auction clearance rate ⁷ (houses):	SNR
Number of dwellings sold:	47 ↓	Median days on market ⁸ :	NA
Portion of dwellings sold ⁵ (% of turnover):	2.76%	Median discounting ⁹ (houses):	-0.04% ↓
Median house price ⁶ :	\$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 TREND¹⁰

Median prices: 2016-2021

Houses

9.83%

State: 7.29%
National: 5.93%

Units

14.35%

State: 2.50%
National: 2.84%

MEDIAN PRICE⁶

12 months to Dec 2021 vs previous 12 months

Houses

20.75%

State: 25%
National: 15.45%

Units

-5.24%

State: 8.59%
National: 4.72%

RENTAL YIELD¹¹

12 months to Dec 2021 vs previous 12 months

Houses

2% ↓

State: 3%
National: 3%

Units

3% ↑

State: 3%
National: 3%

AUCTION CLEARANCE RATE⁷

12 months to Dec 2021 vs previous 12 months

Houses

SNR

State: 84.90%
National: 84.35%

Units

SNR

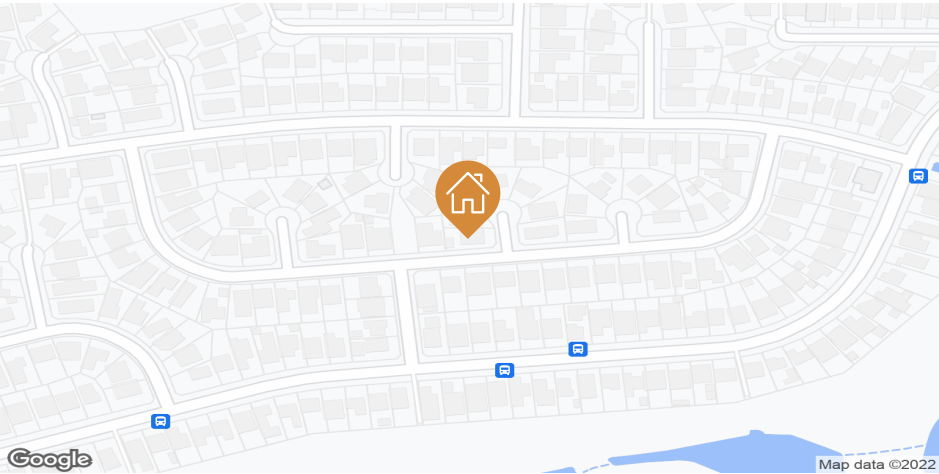
State: 85.29%
National: 84.18%

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



Find out more online at: anz.com/buyready or call us on 1800 809 218

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

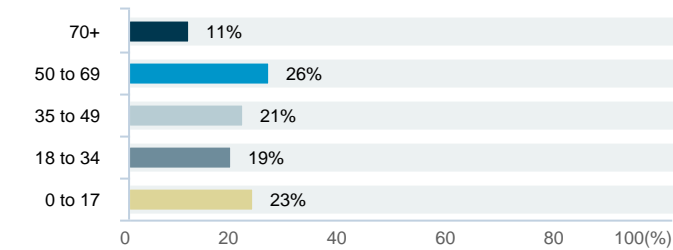
ANZ Branches

- Shellharbour

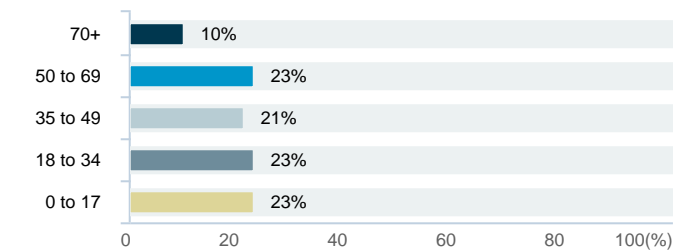
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AGE DISTRIBUTION

Shellharbour

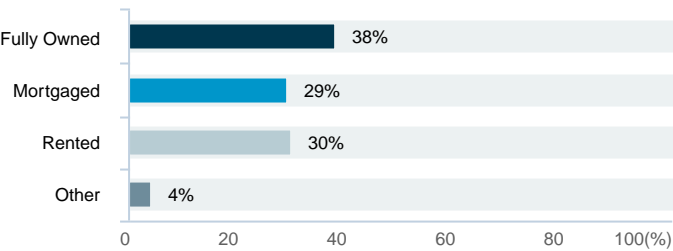


New South Wales

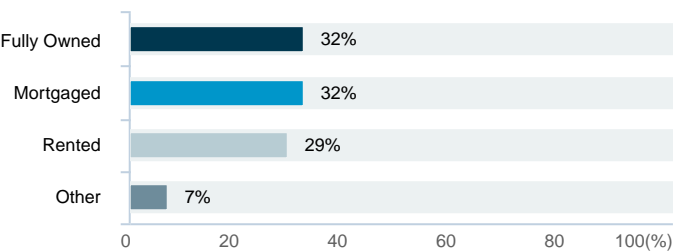


DO RESIDENTS MAINLY OWN OR RENT?

Shellharbour



New South Wales

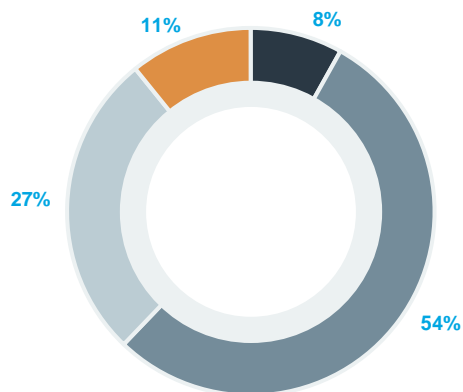


Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.

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

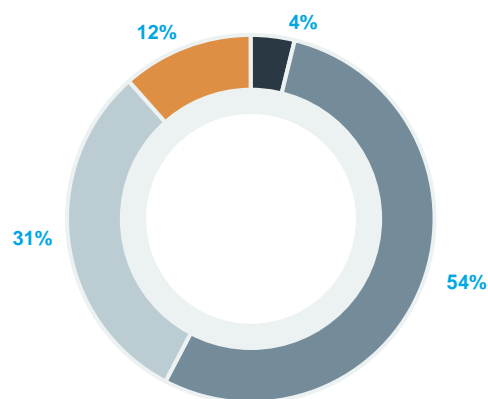


- 2 Bedroom House (8%)
- 3 Bedroom House (54%)
- 4 Bedroom House (27%)
- 5+ Bedroom House (11%)

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

HOUSES SOLD - BY BEDROOM COUNT

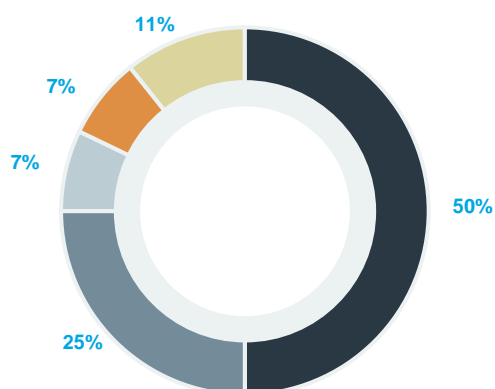
Percentage of houses sold by bedroom count
Auction and Private treaty - 12 months to May 2022



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

HOUSES SOLD - BY PRICE RANGE

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

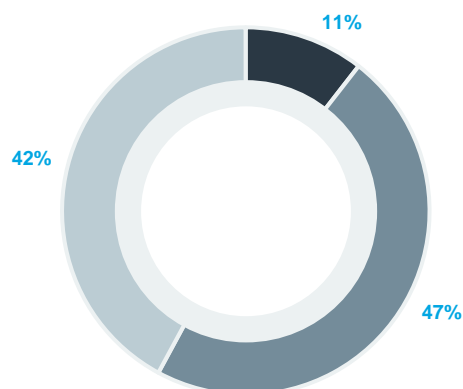


- <= \$1,200,000 (50%)
- \$1,200,000 to \$1,400,000 (25%)
- \$1,400,000 to \$1,600,000 (7%)
- \$1,600,000 to \$1,800,000 (7%)
- > \$1,800,000 (11%)

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

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%)

SALES RESULTS AS REPORTED BY PROPTACK 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 SALES¹²

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

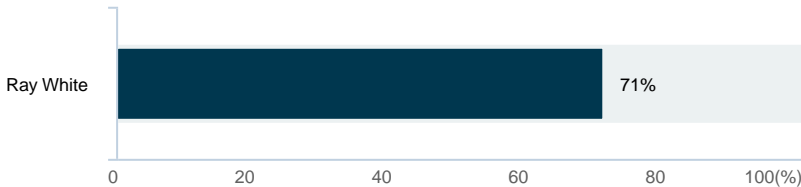
Agencies by descending number of listings
12 months to June 2022

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 RATE⁷

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



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

Suburb clearance rate

90%

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

¹ 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.

² 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.

³ 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.

⁴ 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.

⁵ Portion of dwellings sold

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

⁶ 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.

⁷ Auction clearance rate

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

⁸ 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.

⁹ 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.

¹⁰ 5 year trend

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

¹¹ Rental yield

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

¹² 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.

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