

COMPARATIVE MARKET ANALYSIS

6 BOTTLEBRUSH PLACE, PINJARRA, WA 6208

PREPARED BY SMSF VALUATION REPORTS PTY LTD



Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

SMSF Valuation Reports Pty Ltd
Level 2/70 Hindmarsh Square Adelaide
Email: hello@smsfvaluationreports.com.au
Phone: 1300 728 157

6 BOTTLEBRUSH PLACE, PINJARRA, WA 6208



Owner Details

Owner Name(s):

Owner Address:

Phone(s):

Owner Type:

Owner Occupied

Property Details

 3  1  1

Property Type: House - N/A

RPD: 322//P010281 (1328/173)

Area: 767 m² (766 m²)

Area \$/m²: \$313 (\$313)

Land Use: HOUSE (10)

Water/Sewerage:

Zoning: R12.5 - Residential

Property ID: 13365887 / WA431779

Council: MURRAY, SHIRE OF

UBD Ref: 549 M13

Features: Build Yr: 1971, Wall Type: BRICK, Roof Type: TILE, Brick and Tile, Fire Place, Verandah/Deck, Built in Robes, Sleepout, Improvements: 2 sheds

Sales History

Sale Amount: Sale Date: Vendor:

\$ 240,000 10/09/2013 PADUA

\$ 34,000 01/01/1990

Area:

766 m²

767 m²

Sale Type:

Normal Sale

Normal Sale

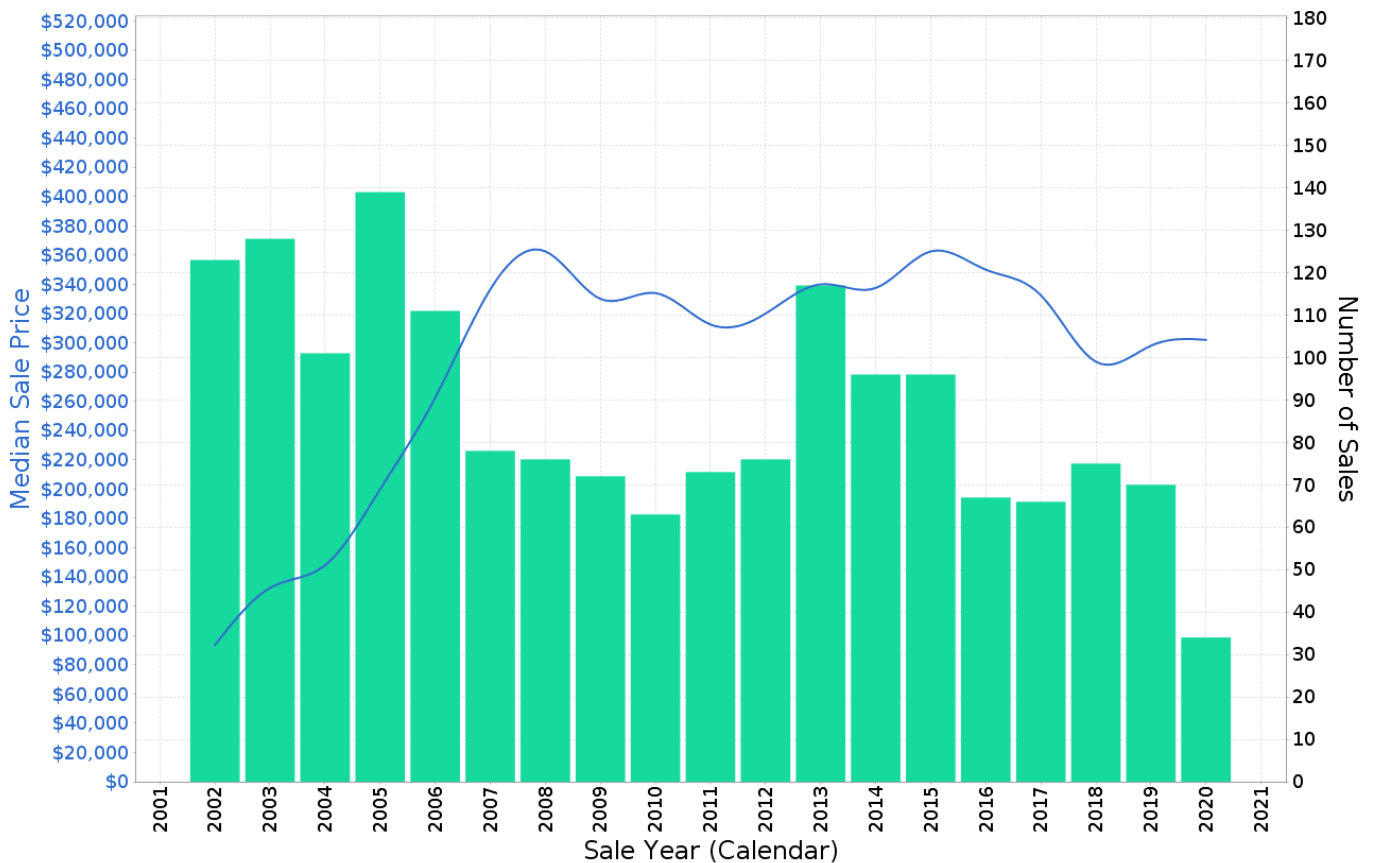
Related:

No

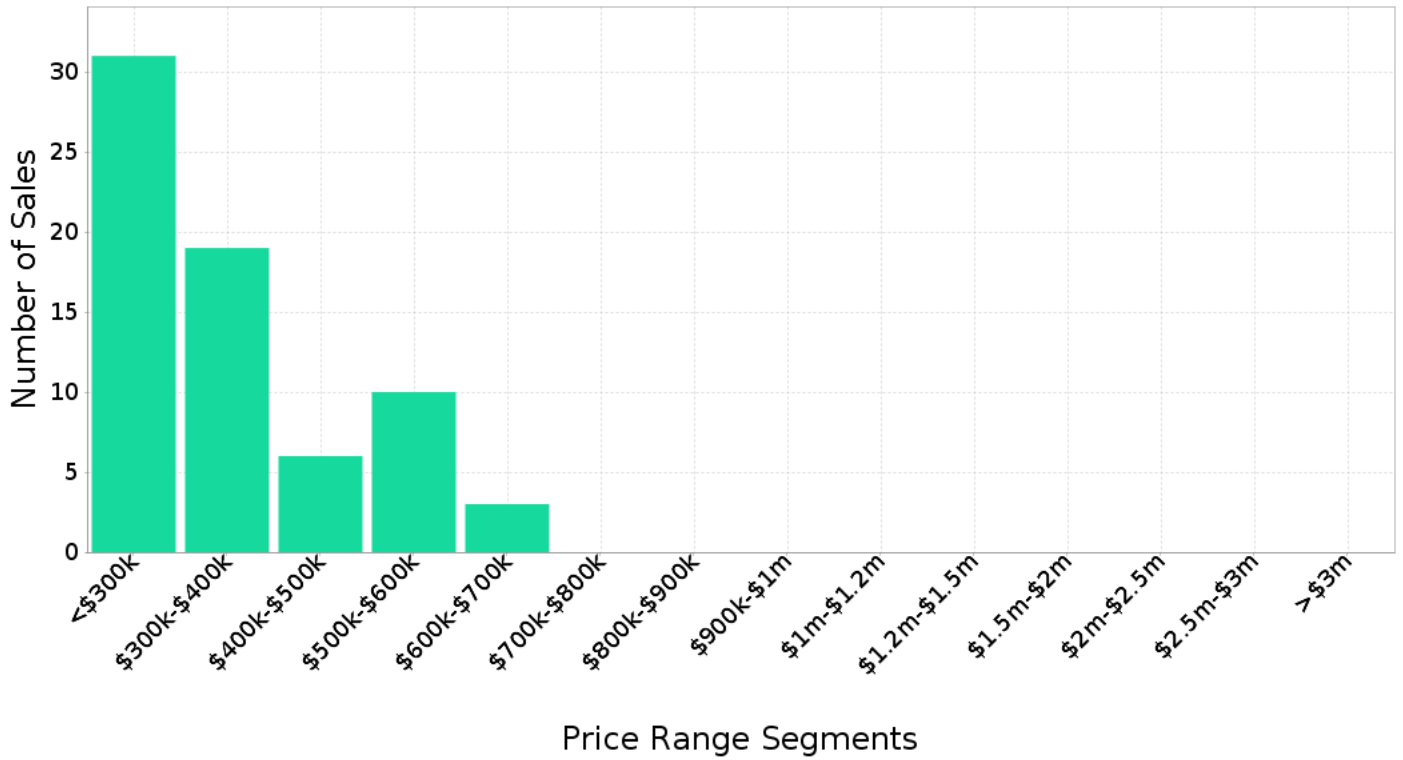
No

Sales & Growth Chart (House)

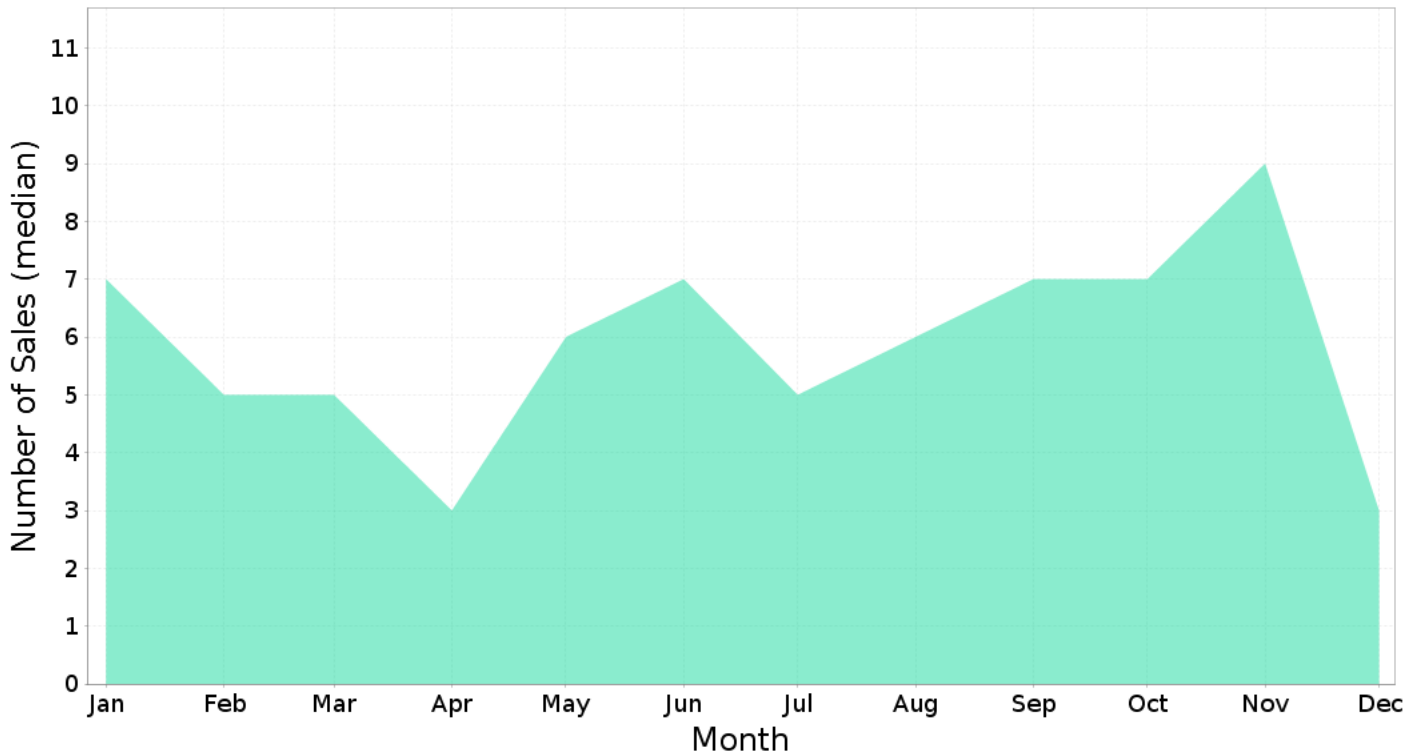
Year	No. of Sales	Average	Median	Growth	Low	High
2002	123	\$ 119,182	\$ 93,500		\$ 37,500	\$ 390,000
2003	128	\$ 153,562	\$ 132,500	41.7 %	\$ 30,000	\$ 485,000
2004	101	\$ 175,492	\$ 148,000	11.7 %	\$ 57,500	\$ 800,000
2005	139	\$ 236,123	\$ 200,000	35.1 %	\$ 45,000	\$ 650,000
2006	111	\$ 299,747	\$ 262,500	31.2 %	\$ 107,500	\$ 750,000
2007	78	\$ 412,442	\$ 336,500	28.2 %	\$ 2,000	\$ 1,421,750
2008	76	\$ 453,807	\$ 362,500	7.7 %	\$ 57,500	\$ 1,845,360
2009	72	\$ 344,653	\$ 330,000	-9.0 %	\$ 35,000	\$ 850,000
2010	63	\$ 352,084	\$ 334,000	1.2 %	\$ 159,950	\$ 1,230,000
2011	73	\$ 348,603	\$ 312,500	-6.4 %	\$ 71,500	\$ 920,000
2012	76	\$ 337,084	\$ 320,000	2.4 %	\$ 11,365	\$ 680,000
2013	117	\$ 362,598	\$ 340,000	6.2 %	\$ 94,000	\$ 1,050,000
2014	96	\$ 343,420	\$ 337,500	-0.7 %	\$ 65,000	\$ 700,000
2015	96	\$ 395,977	\$ 362,500	7.4 %	\$ 120,000	\$ 1,100,000
2016	67	\$ 352,007	\$ 350,000	-3.4 %	\$ 125,000	\$ 605,000
2017	66	\$ 347,402	\$ 332,500	-5.0 %	\$ 150,000	\$ 1,250,000
2018	75	\$ 292,222	\$ 287,000	-13.7 %	\$ 30,030	\$ 765,000
2019	70	\$ 303,621	\$ 298,000	3.8 %	\$ 75,000	\$ 580,000
2020	34	\$ 317,662	\$ 302,000	1.3 %	\$ 40,000	\$ 650,000



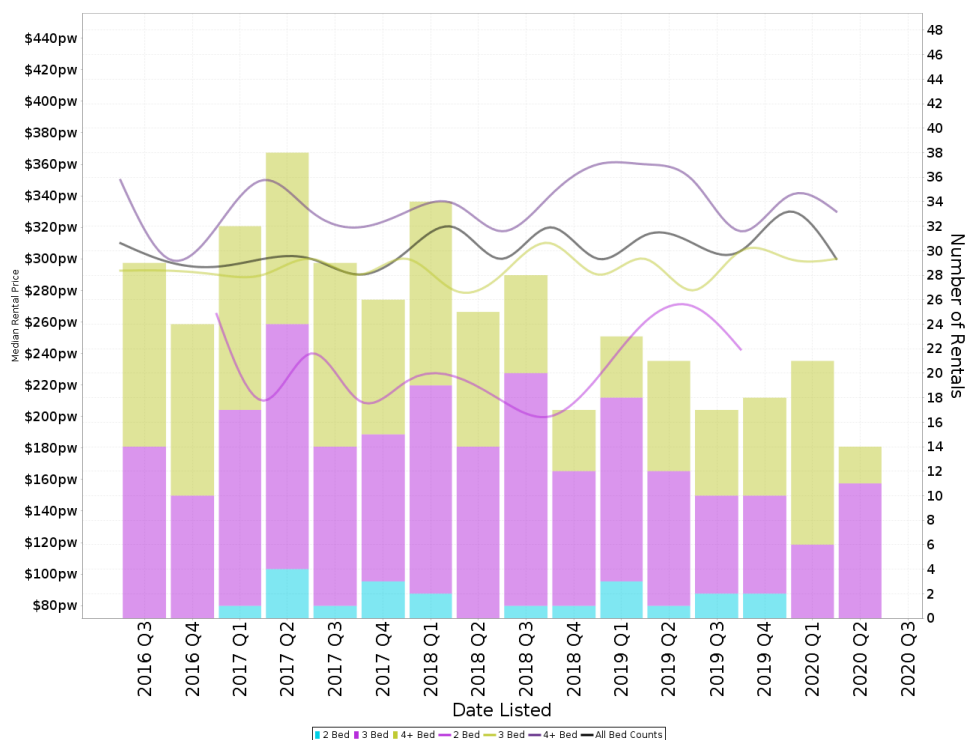
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.9%

Current Median Price: \$305,000
Previous Median Price: \$272,500

Based on 137 registered House sales compared over the last two rolling 12 month periods.

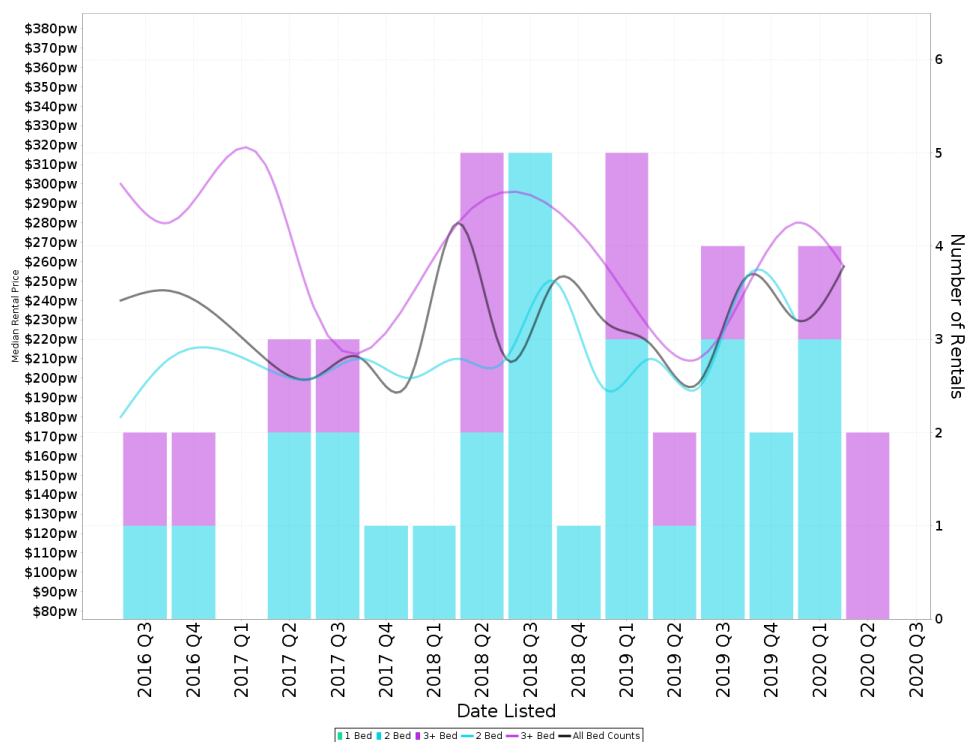
Suburb Rental Yield

+5.1%

Current Median Price: \$305,000
Current Median Rent: \$300

Based on 123 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.5%

Current Median Price: \$127,750
Previous Median Price: \$120,000

Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

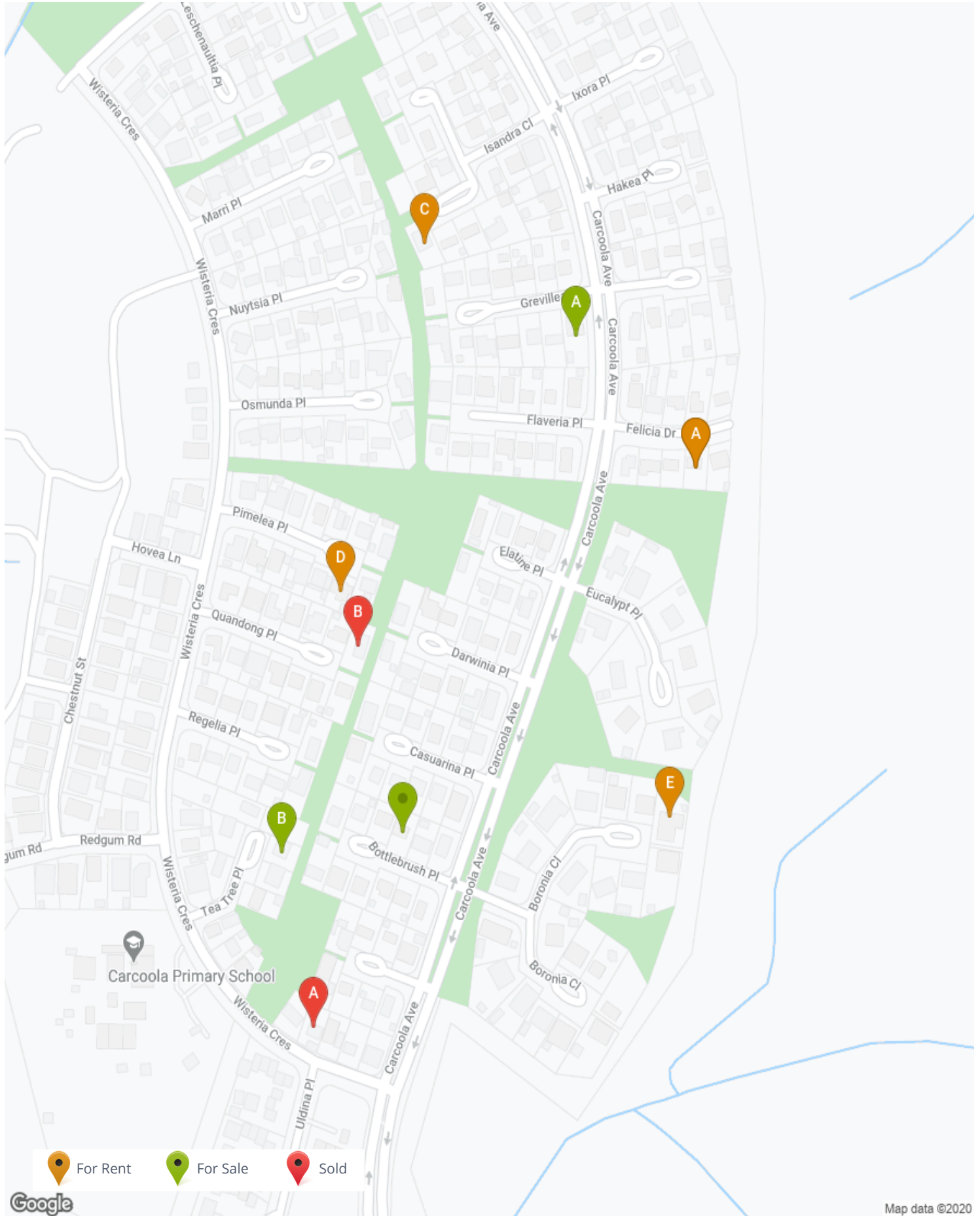
Suburb Rental Yield

+8.5%

Current Median Price: \$127,750
Current Median Rent: \$210





















Based on 7 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$270 and the highest for rent price is \$330 with a median rental price of \$305. Days listed ranges from 3 to 41 days with the average currently at 20 days for these selected properties.

<p>8 FELICIA DR, PINJARRA 6208</p> 	<p>Property Type: House Area: 759 m² RPD: 166//P010048</p> <p>Features: BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILE</p>	<p>UBD Ref: Perth - 549 N12  3  1  4</p> <p>Current Rent Price: \$310 First Rent Price: \$310 Month Listed: August 2020 Days on Market: 18 Days</p> <p></p>
<p>8 FELICIA DR, PINJARRA 6208</p> 	<p>Property Type: House Area: 759 m² RPD: 166//P010048</p> <p>Features: BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILE</p>	<p>UBD Ref: Perth - 549 N12  3  1  4</p> <p>Current Rent Price: \$310 First Rent Price: \$310 Month Listed: August 2020* (Rented) Days on Market: 7 Days</p> <p></p>
<p>13 ISANDRA CL, PINJARRA 6208</p> 	<p>Property Type: House Area: 895 m² RPD: 250//P010048</p> <p>Features: BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILE</p>	<p>UBD Ref: Perth - 549 M11  3  1  4</p> <p>Current Rent Price: \$270 First Rent Price: \$270 Month Listed: April 2020* (Rented) Days on Market: 41 Days</p> <p></p>
<p>12 PIMELEA PL, PINJARRA 6208</p> 	<p>Property Type: House Area: 683 m² RPD: 391//P011107</p> <p>Features: BUILD YR: 1974, WALL TYPE: BRICK, ROOF TYPE: TILE</p>	<p>UBD Ref: Perth - 549 L12  3  1  -</p> <p>Current Rent Price: \$275 PER WEEK First Rent Price: \$275 PER WEEK Month Listed: April 2020* (Rented) Days on Market: 33 Days</p> <p></p>
<p>35 PINJARRA WILLIAMS RD, PINJARRA 6208</p> 	<p>Property Type: House Area: RPD:</p> <p>Features:</p>	<p> 3  1  2</p> <p>Current Rent Price: \$300.00 PER WEEK First Rent Price: \$300.00 PER WEEK Month Listed: March 2020* (Rented) Days on Market: 3 Days</p>

13 BORONIA CL, PINJARRA 6208

UBD Ref: Perth - 549 N13



Property Type: House
Area: 1,440 m²
RPD: 185//P010278

Features: BUILD YR: 1989, ROOF TYPE: TILE

Current Rent Price: **\$330**

First Rent Price: **\$330**

Month Listed: **June 2020* (Rented)**

Days on Market: **21 Days**



Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$260,000 and the highest for sale price is \$279,000 with a median sale price of \$275,000. Days listed ranges from 31 to 189 days with the average currently at 87 days for these selected properties.

1 GREVILLEA PL, PINJARRA 6208

UBD Ref: Perth - 549 M11
Distance from Property: 449m

 3  1  -



Property Type: House
Area: 1,113 m²
RPD: 273//P010048

Current List Price: **\$279,000**
First List Price: Great offer \$279,000
Date Listed: 14/08/2020 Days Listed: **31 Days**
Listed Price Change:

Features: BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILE



31 PINJARRA- WILLIAMS RD, PINJARRA 6208

 3  1  -



Property Type: House
Area: 850 m²
RPD:

Current List Price: **\$275,000**
First List Price: \$275,000
Date Listed: 03/08/2020 Days Listed: **42 Days**
Listed Price Change:

Features:

8 TEA TREE PL, PINJARRA 6208

UBD Ref: Perth - 549 L13
Distance from Property: 112m

 3  1  2



Property Type: House
Area: 696 m²
RPD: 351//P010281

Current List Price: **\$260,000**
First List Price: \$260,000 - \$260,000
Date Listed: 09/03/2020 Days Listed: **189 Days**
Listed Price Change:

Features: BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILE



Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$0 and the highest sale price is \$230,000 with a median sale price of \$115,000. Days listed ranges from 13 to 13 days with the average currently at 13 days for these selected properties.

8 WISTERIA CRES, PINJARRA, WA 6208

UBD Ref: Perth - 549 L14
Distance from Property: 183m  3  1  1



Property Type: House
Area: 731 m² (731 m²)
Area \$/m²: \$0(\$0)
RPD: 343//P10281

Sale Price: **\$0 (Normal Sale)**
Sale Date: 22/05/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1971, WALL TYPE: BRICK, ROOF TYPE: TILE



13 QUANDONG PL, PINJARRA, WA 6208

UBD Ref: Perth - 549 L12
Distance from Property: 163m  4  1  2



Property Type: House
Area: 911 m² (12 m²)
Area \$/m²: \$252(\$19,167)
RPD: P011107 379

Sale Price: **\$230,000 (Normal Sale)**
Sale Date: 13/07/2020 Days to Sell: **13 Days**
Last Price: \$239,000 Chg %: **-3.8%**
First Price: \$239,000 (Under Offer) Chg %: **-3.8%**

Features: BUILD YR: 1974, WALL TYPE: BRICK, ROOF TYPE: TILE



6 BOTTLEBRUSH PLACE, PINJARRA, WA 6208



Appraisal Price

This market analysis has been prepared on 14/09/2020 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$229,000 to \$241,000

\$280pw to \$310pw

Yield Estimate: 6.6% to 6.7%

Contact your agent for further information:

Name: SMSF Valuation Reports Pty Ltd
Mobile:
Office: SMSF Valuation Reports Pty Ltd
Office Phone: 1300 728 157
Email: hello@smsfvaluationreports.com.au