

# Comparative Market Analysis

Prepared on **16th April 2019**



**84 The Scenic Road Killcare Heights NSW 2257**



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**Mint Equity**

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# Your Property

## 84 The Scenic Road Killcare Heights NSW 2257

5 2 2 696m<sup>2</sup> 207m<sup>2</sup>



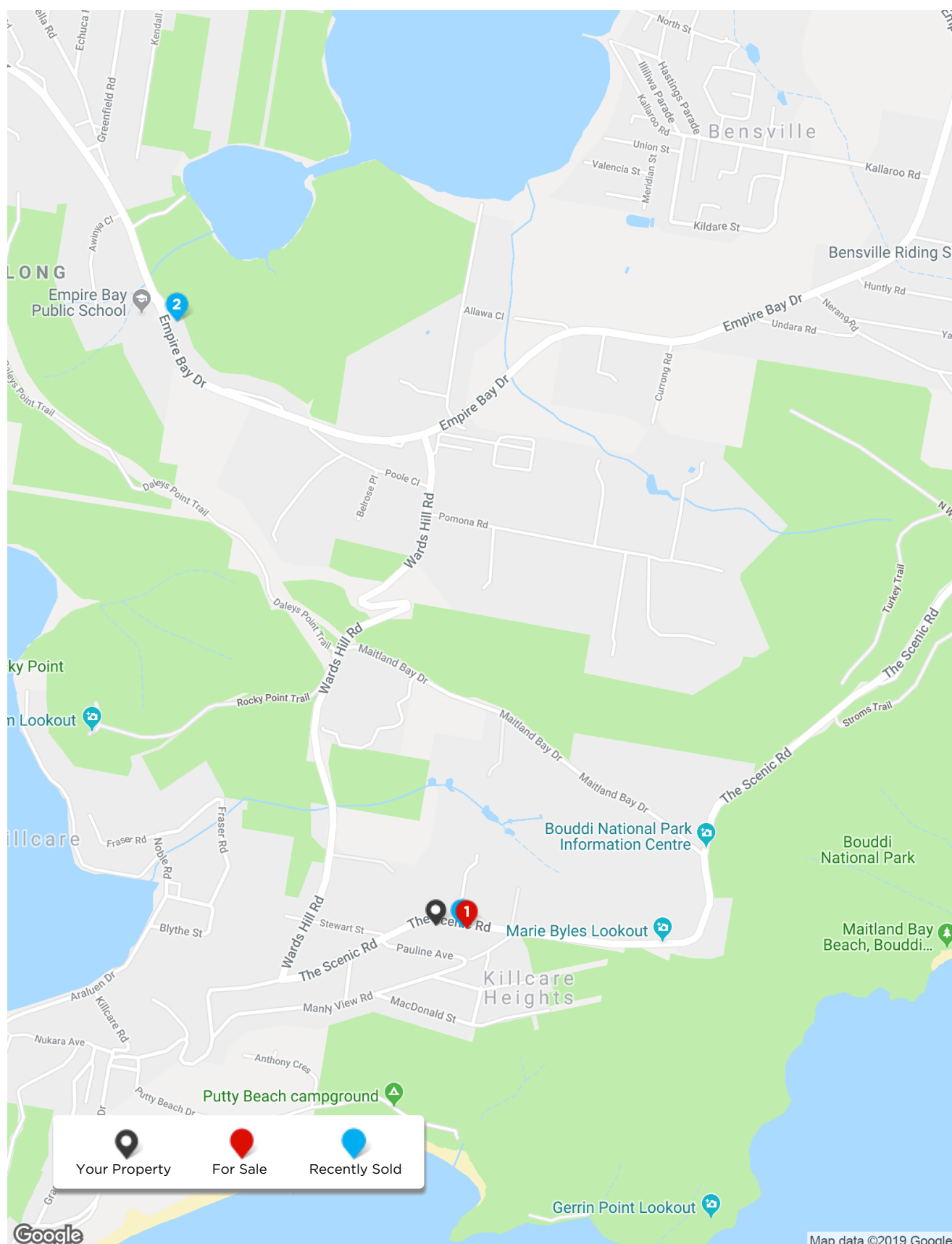
## Your Property History

- 12 Mar, 2019 - Listed for sale at New to Market
- 30 Apr, 2013 - DA for Addition for \$75,000
- 21 Mar, 2012 - Sold for \$520,000
- 22 Feb, 2012 - Listed for sale at \$539,000
- 18 Nov, 1999 - Sold for \$280,000
- 18 Jul, 1991 - Sold for \$215,000

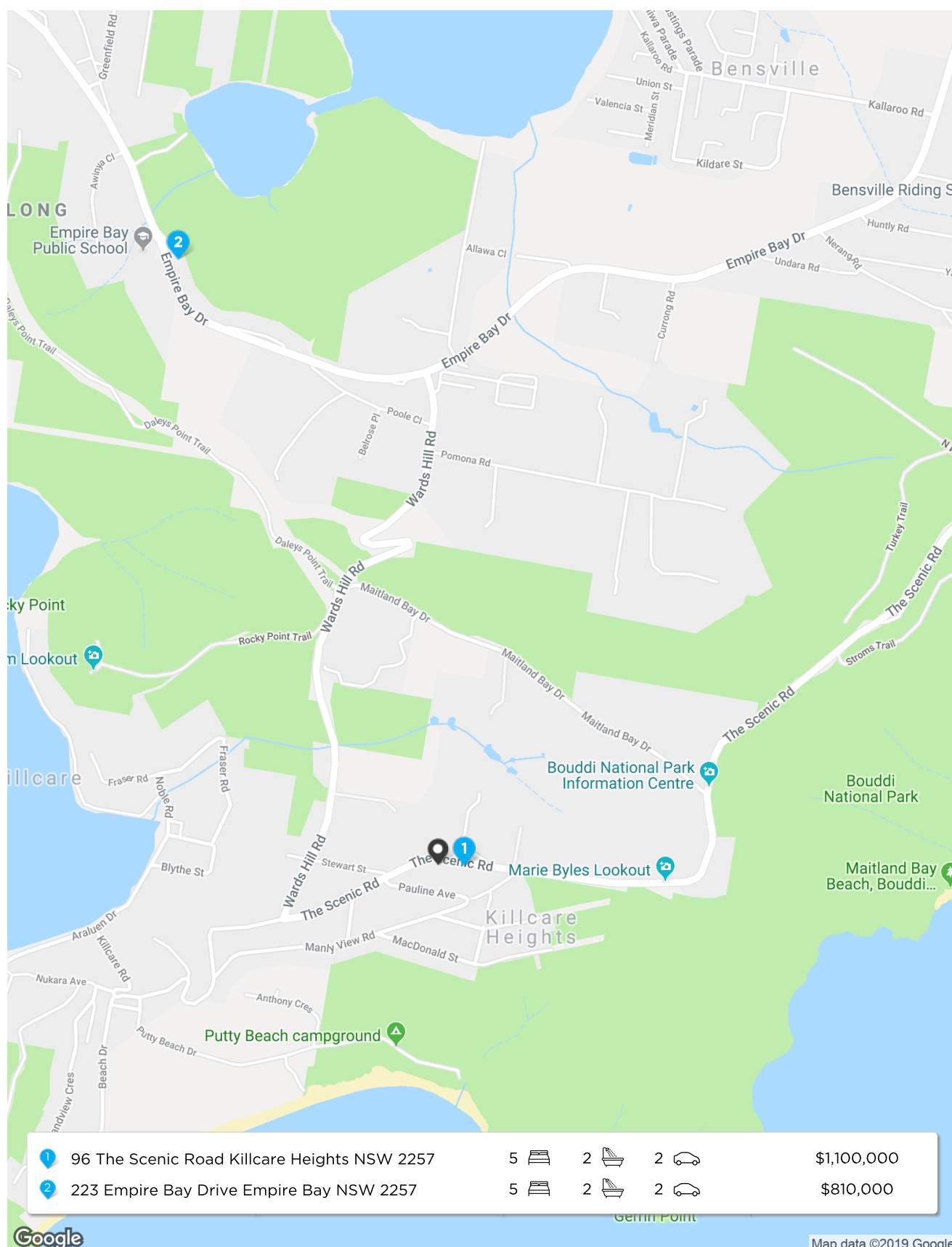


Introducing Zac Peteh

# Comparables Map: Sales & Listings



# Comparables Map: Sales

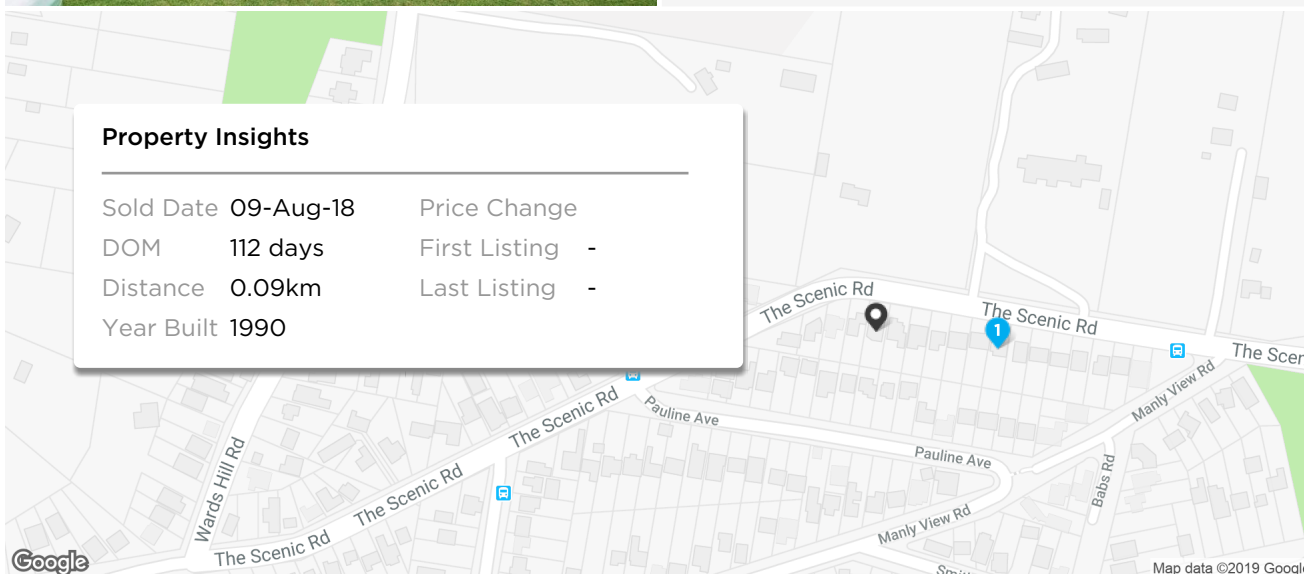




# Comparable Sales

**1** 96 The Scenic Road Killcare Heights NSW 2257 **Sold Price** **\$1,100,000**

5 2 2 696m<sup>2</sup> 140m<sup>2</sup>



## Property Insights

Sold Date	09-Aug-18	Price Change	
DOM	112 days	First Listing	-
Distance	0.09km	Last Listing	-
Year Built	1990		

RS = Recent sale      UN = Undisclosed Sale

# Comparable Sales



223 Empire Bay Drive Empire Bay NSW  
2257

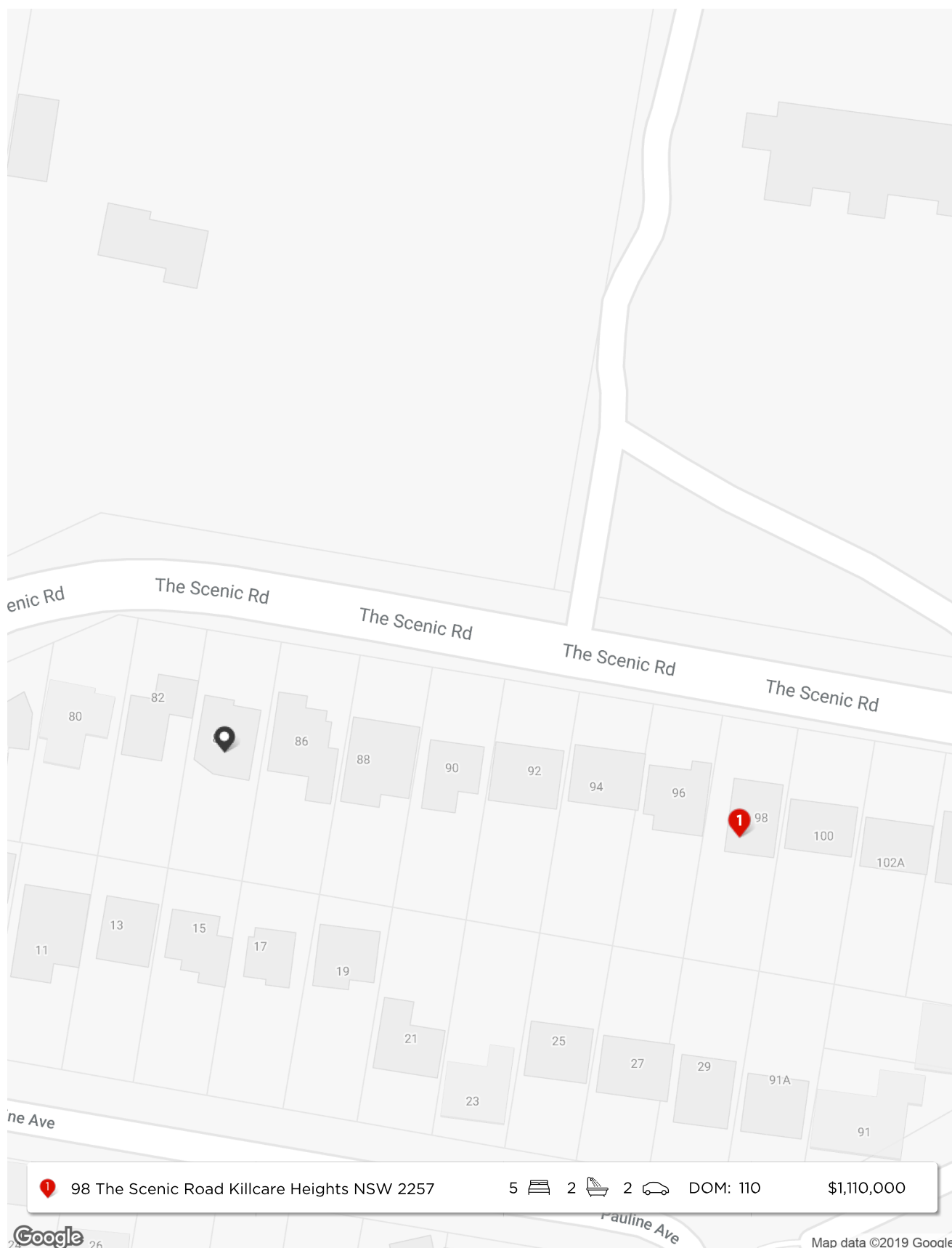
**Sold Price**      **\$810,000**

5  
 2  
 2  
 1,012m<sup>2</sup>  
 145m<sup>2</sup>

Sold Date	21-Sep-18	Price Change	▼ -4.1%	Year Built	1980
DOM	36	First Listing	\$845,000		
Distance	2.15km	Last Listing	\$845,000		

2

# Comparables Map: Listings



# Comparable Listings



98 The Scenic Road Killcare Heights NSW 2257

5
 2
 2
 696m<sup>2</sup>
 -

Listing Price  
 \$1,110,000-  
 \$1,175,000

Listed Date     28-Dec-18  
 DOM             110 days

Year Built    1982  
 Distance     0.11km

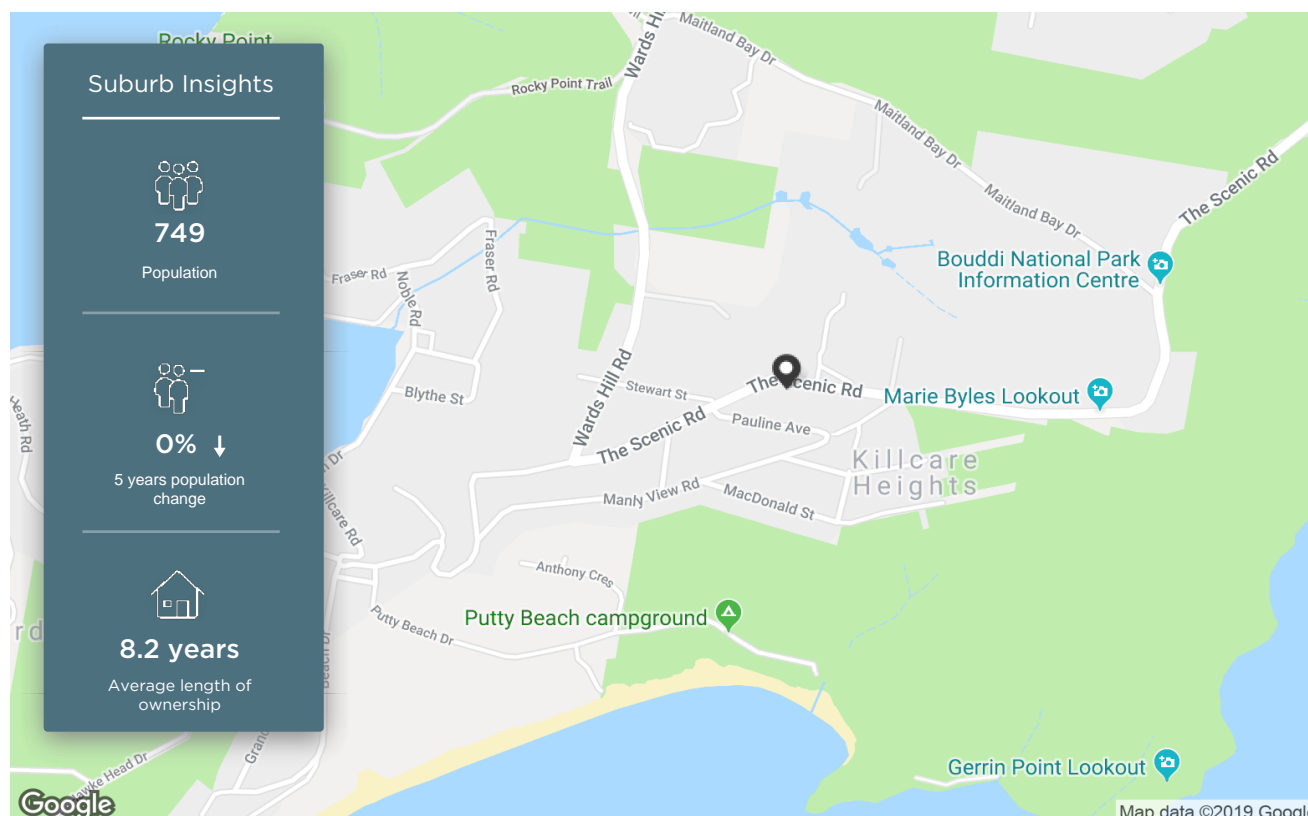


DOM = Days on market



# Killcare Heights

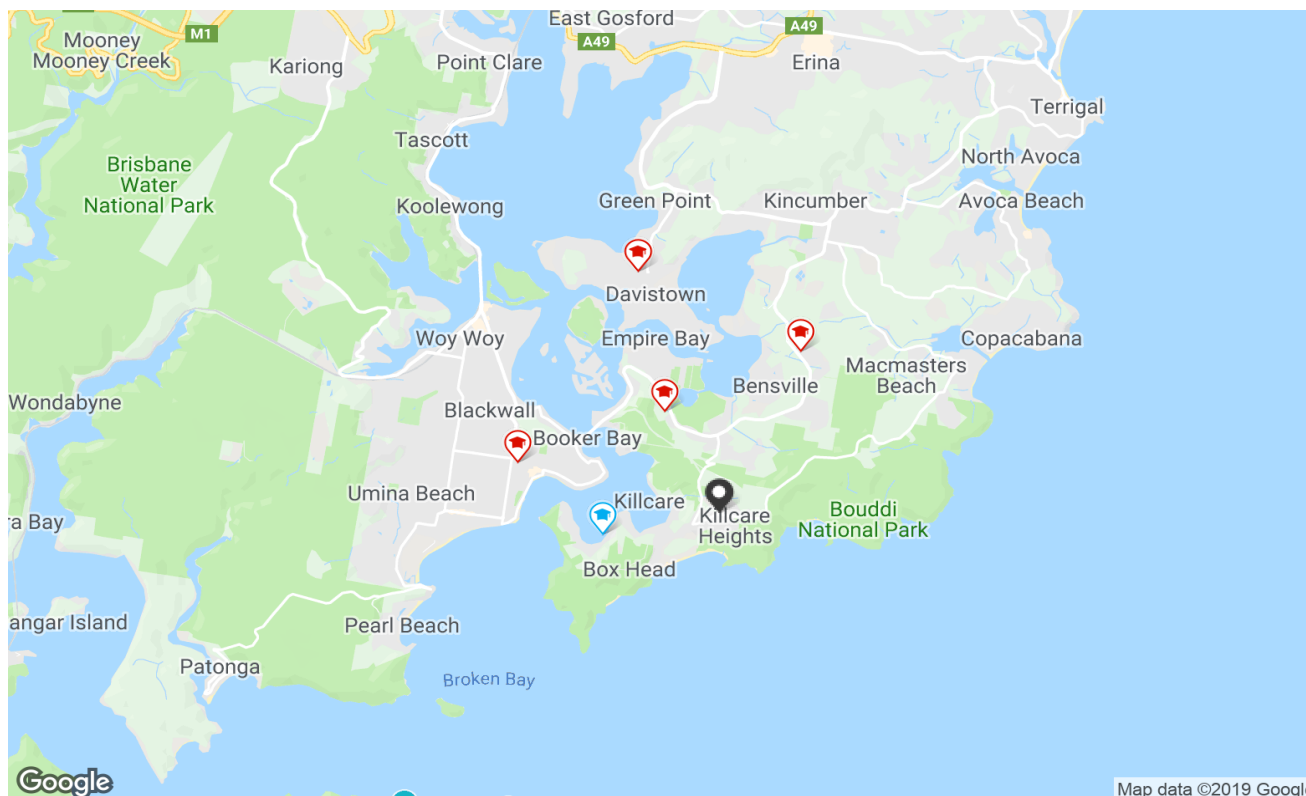
## Demographic








The size of Killcare Heights is approximately 2.2 square kilometres. It has 3 parks covering nearly 37.8% of total area. The population of Killcare Heights in 2011 was 748 people. By 2016 the population was 749 showing a population growth of 0.1% in the area during that time. The predominant age group in Killcare Heights is 60-69 years. Households in Killcare Heights are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Killcare Heights work in a professional occupation. In 2011, 79.8% of the homes in Killcare Heights were owner-occupied compared with 84.4% in 2016. Currently the median sales price of houses in the area is \$1,186,250.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	45.9	Owns Outright	45.0	0-15.6K	1.1	0-9	12.3
Couples with Children	44.1	Purchaser	39.4	15.6-33.8K	8.9	10-19	11.0
Single Parents	11.8	Renting	14.5	33.8-52K	14.5	20-29	6.2
		Not Stated	2.8	52-78K	17.0	30-39	11.3
				78-130K	22.7	40-49	14.1
				130-182K	12.8	50-59	12.5
				182K+	12.1	60-69	18.0
						70-79	11.1
						80-89	3.6
						90-99	0.4

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Pretty Beach Public School</b> 4 Pretty Beach Road Pretty Beach NSW 2257	2.17km	Primary	Mixed	Government	0-6
	<b>Empire Bay Public School</b> 232 Empire Bay Drive Empire Bay NSW 2257	2.21km	Primary	Mixed	Government	0-6
	<b>The Coast Christian School</b> 37-39 Bundaleer Crescent Bensville NSW 2251	3.59km	Primary	Mixed	Non-Government	0-6
	<b>Ettalong Public School</b> Karingi Street Ettalong Beach NSW 2257	3.88km	Primary	Mixed	Government	0-6
	<b>Brisbania Public School</b> 1 High Street Saratoga NSW 2251	5.05km	Primary	Mixed	Government	0-6



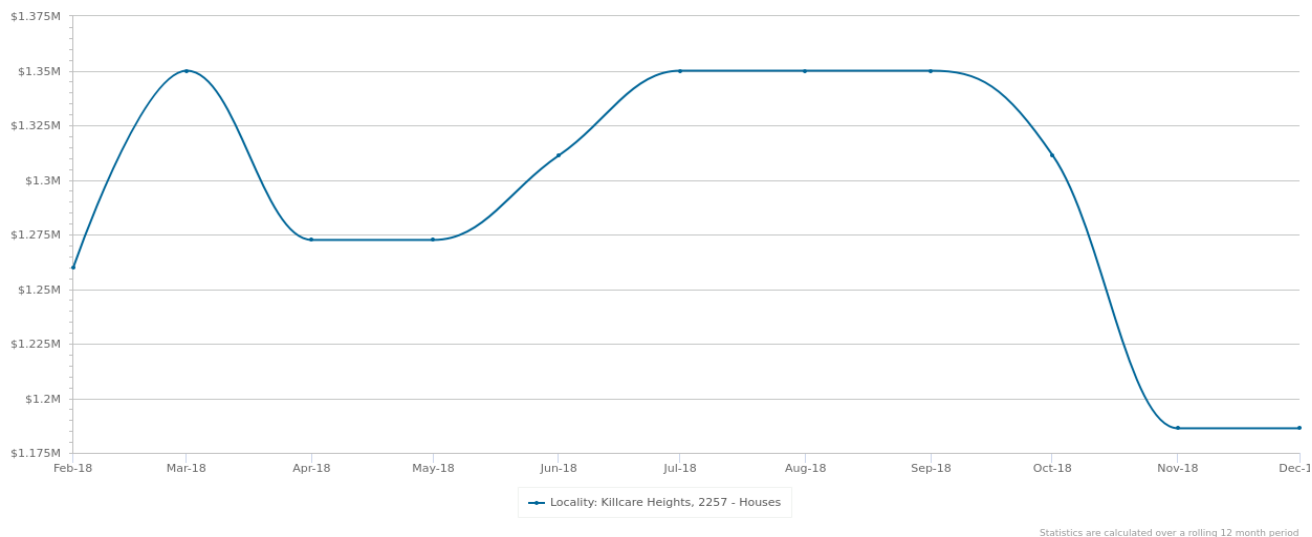
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

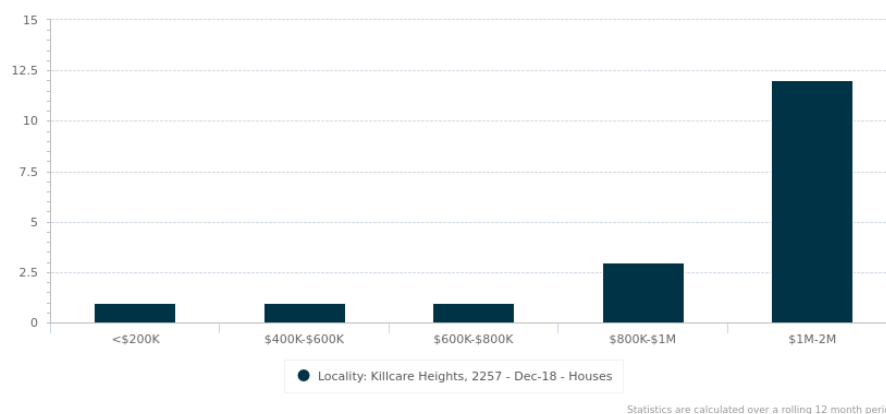
Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2019	-	-	-	-	10	\$710
Dec 2018	1	\$1,186,250	0.0%	68	10	\$710
Nov 2018	1	\$1,186,250	-9.5% ▼	70	5	\$710
Oct 2018	2	\$1,311,250	-2.9% ▼	79	3	\$710
Sep 2018	1	\$1,350,000	0.0%	70	3	\$710
Aug 2018	2	\$1,350,000	0.0%	70	5	\$720
Jul 2018	-	\$1,350,000	3.0% ▲	79	4	\$650
Jun 2018	4	\$1,311,250	3.0% ▲	88	5	\$700
May 2018	1	\$1,272,500	0.0%	79	4	\$600
Apr 2018	3	\$1,272,500	-5.7% ▼	70	5	\$600
Mar 2018	3	\$1,350,000	7.1% ▲	70	7	\$650
Feb 2018	4	\$1,260,000	0.0%	70	8	\$600

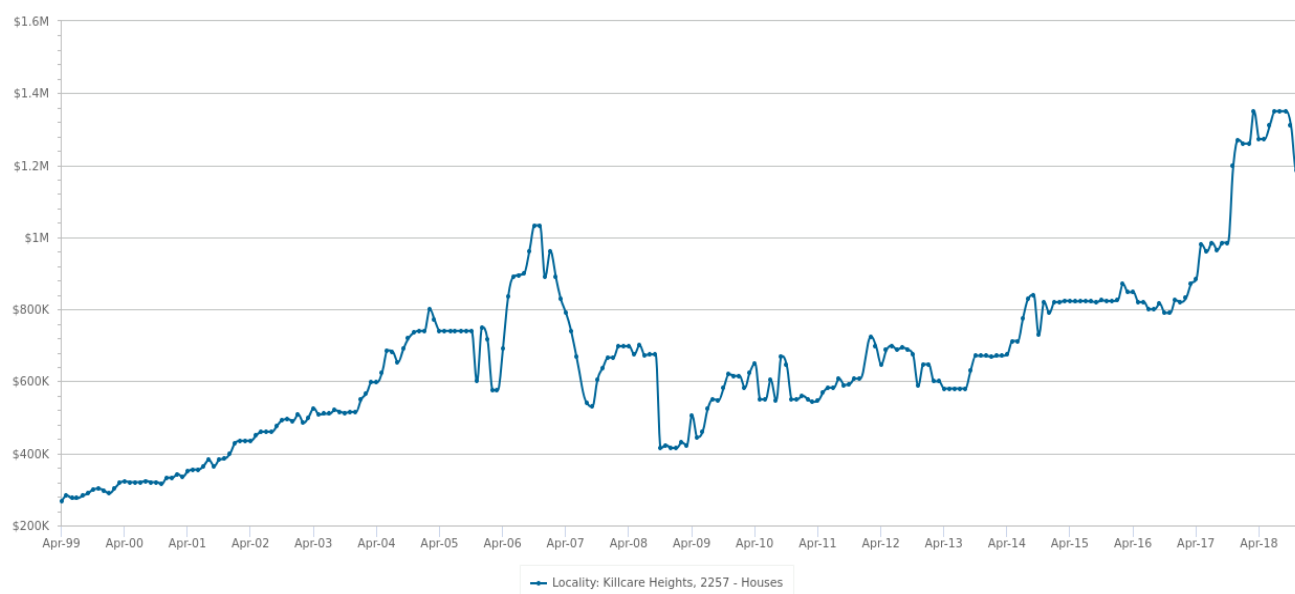
Sales by Price - 12 months (House)

PRICE	NUMBER
<\$200K	1
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	1
\$800K-\$1M	3
\$1M-\$2M	12
>2M	0



# Long Term Market Trends

Median Sale Price - 20 years (House)

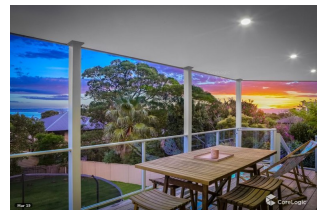


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	-	-	-	-	23	\$687
2018	23	\$1,186,250	-6.6% ▼	68	22	\$600
2017	20	\$1,270,000	53.9% ▲	59	16	\$675
2016	40	\$825,000	0.2% ▲	47	26	-
2015	26	\$823,000	4.2% ▲	51	33	\$1,890
2014	29	\$790,000	17.7% ▲	84	34	\$612
2013	27	\$671,000	3.6% ▲	161	36	\$500
2012	28	\$647,500	6.6% ▲	109	39	\$460
2011	10	\$607,500	10.5% ▲	-	31	-
2010	31	\$550,000	-10.6% ▼	142	29	\$400
2009	21	\$615,000	48.2% ▲	-	27	\$380
2008	11	\$415,000	-37.7% ▼	-	25	-
2007	14	\$666,250	-25.1% ▼	83	33	\$340
2006	15	\$890,000	18.7% ▲	76	22	-
2005	14	\$750,000	1.4% ▲	-	16	-
2004	18	\$740,000	43.7% ▲	102	12	-
2003	25	\$515,000	5.1% ▲	-	3	-
2002	33	\$490,000	22.8% ▲	-	4	-
2001	36	\$399,000	20.0% ▲	-	-	-
2000	30	\$332,500	11.8% ▲	-	-	-

# Summary

**84 The Scenic Road Killcare Heights NSW 2257**



**Appraisal price range**  
\$1,010,000 - \$1,208,000



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