

# Comparative Market Analysis

Generated by:

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## Property Details

### 23 NIELSEN AVE, NUNAWADING VIC 3131

<b>Area (m<sup>2</sup>)</b>	651		4
<b>Dwelling:</b>	House		2
<b>Street Rating:</b>	11 out of 10		2
<b>Folio Identifier:</b>	LP043377		
<b>Zoning:</b>	Residential		



**Residex Price Estimate: \$990,100**

#### Residex Confidence Scale



This Property

## Rental Value of 23 NIELSEN AVE

**Residex Weekly Rental Range: \$465 ~ \$680**

**Residex Weekly Rental Estimate: \$570**

## Comparative Price Estimate Analysis

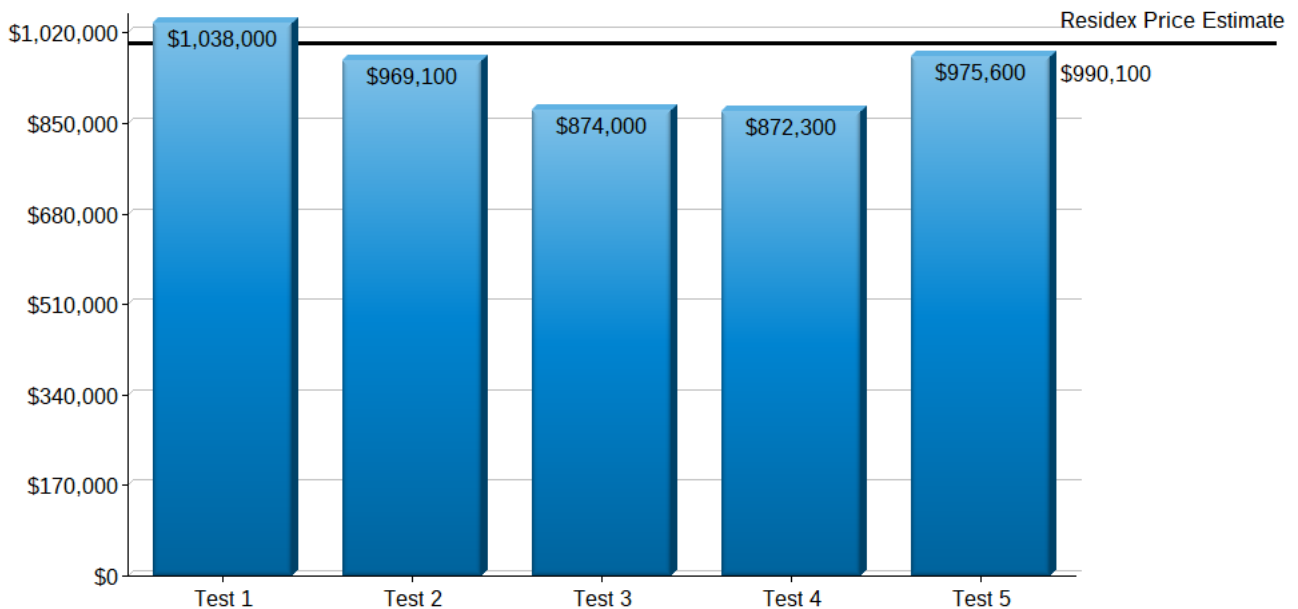
Residex Price Estimate is derived from the results of various tests. The 5 main tests used look at comparable sales, how this property compares to others in the street, the median value for the suburb, the land area and the indexed sale price.

The information below shows the results of each of these tests:

	Description	Test Value
<b>Test 1 Comparable Sales</b>	The value based on sales in the local area of properties which have comparable attributes. See page 3 for a full list.	\$1,038,000
<b>Test 2 Street Rating</b>	The value based on comparative street rating. Scale for street rating appears on page 4.	\$969,100
<b>Test 3 Median Value</b>	The value based on the median value of properties in the immediate area.	\$874,000
<b>Test 4 Area m<sup>2</sup></b>	The value based on dwelling values per square metre of land (please note this does not apply for units and only applies when we have the land area for the property).	\$872,300
<b>Test 5 Indexed Sale Price</b>	The value based on capital growth in the suburb and the property's last sale price.	\$975,600

## Test Summary

The graph below shows the results of each of the above tests in a visual format.



## Test 1 - Recent Comparable Sales

Dist.	Address	Beds	Area (m <sup>2</sup> )	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
0.52	25 Olwen St, Nunawading	3	711	\$935,000	18/06/2016	\$935,000	UR
0.62	1 Zander Ave, Nunawading	3	681	\$1,155,000	11/06/2016	\$1,155,000	UR
0.46	28 Efron St, Nunawading	3	855	\$860,000	28/05/2016	\$860,000	UR
0.07	11 Brae Gr, Nunawading	2	587	\$861,000	07/05/2016	\$861,000	UR
0.33	7 Mountain View Rd, Nunawading	4	664	\$820,000	23/04/2016	\$820,000	UR
0.36	17 Mountain View Rd, Nunawading	5	664	\$850,000	01/03/2016	\$835,400	C
0.65	7 Solar Ct, Nunawading	3	593	\$828,000	27/02/2016	\$820,300	C
0.55	9 Cyprus Ave, Nunawading	4	596	\$1,106,000	20/02/2016	\$1,095,700	C
0.34	292 Springfield Rd, Nunawading	4	607	\$1,275,000	06/02/2016	\$1,253,600	C
0.63	10 Crest Gr, Nunawading	4	585	\$868,000	23/12/2015	\$853,100	C
0.67	12 Tunstall Ave, Nunawading	3	232	\$895,000	07/11/2015	\$883,500	C
0.39	2a Tortice Ave, Nunawading	2	600	\$630,000	25/10/2015	\$619,500	UR
0.08	8 Brae Gr, Nunawading	3	590	\$820,000	24/10/2015	\$811,700	C
0.59	14 Sunnyside Ave, Nunawading	3	600	\$897,000	17/10/2015	\$888,300	C
0.53	31 Efron St, Nunawading	3	844	\$811,000	15/10/2015	\$802,600	C
0.18	13 Charles St, Nunawading	3	694	\$900,000	11/10/2015	\$885,800	C
0.39	22 Mountain View Rd, Nunawading	3	693	\$880,000	10/10/2015	\$873,800	C
0.43	3 Mardion Dr, Nunawading	2	626	\$1,502,000	10/10/2015	\$1,490,000	C
0.59	44 Efron St, Nunawading	3	1021	\$1,229,000	29/09/2015	\$1,212,300	C
0.59	29 Oshannessy St, Nunawading	3	465	\$900,000	26/09/2015	\$886,100	C
0.61	265 Springfield Rd, Nunawading	3	838	\$1,240,000	26/09/2015	\$1,227,400	C
0.61	6 Luckie St, Nunawading	4	884	\$1,461,000	23/09/2015	\$1,505,500	C
0.23	14 Lindsay Ave, Nunawading	3	585	\$775,000	19/09/2015	\$762,800	C
0.5	51 Sandy St, Nunawading	4	629	\$960,000	12/09/2015	\$949,000	C
0.02	25 Nielsen Ave, Nunawading	3	647	\$919,000	05/09/2015	\$904,000	C
0.38	19 Lynette St, Nunawading	4	697	\$910,000	04/09/2015	\$898,700	C
0.54	12 Blue Hills Ave, Nunawading	3	543	\$835,000	28/08/2015	\$824,200	C
0.26	15 Evandale Ave, Nunawading	2	624	\$930,000	08/08/2015	\$940,300	C
0.56	28 Blue Hills Ave, Nunawading	2	540	\$870,000	08/08/2015	\$911,300	C
0.43	10 Lynette St, Nunawading	2	589	\$788,000	05/08/2015	\$799,700	C
0.36	9 Kendall St, Nunawading	2	591	\$800,000	01/08/2015	\$787,700	C
0.47	10 Mardion Dr, Nunawading	4	619	\$1,550,000	25/07/2015	\$1,593,700	C
0.38	1a Nicholson St, Nunawading	2	283	\$702,000	19/07/2015	\$762,500	UR
0.36	12 Efron St, Nunawading	3	984	\$804,000	13/07/2015	\$839,400	C
0.61	21 Robyn Dr, Nunawading	3	594	\$962,000	27/06/2015	\$998,900	C
0.31	297 Springfield Rd, Nunawading	2	780	\$1,000,000	27/06/2015	\$989,600	C
0.4	25 Tasman Ave, Nunawading	3	592	\$795,000	24/06/2015	\$847,600	C
0.51	28 Olwen St, Nunawading	4	608	\$870,000	20/06/2015	\$867,500	C
0.32	149 Junction Rd, Nunawading	3	393	\$680,000	20/06/2015	\$725,600	C
0.22	8 Charles St, Nunawading	5	637	\$1,015,000	13/06/2015	\$1,036,600	C

## Test 2 - Street Rating for NIELSEN AVE

Street Rating	Value
10	\$959,000
9	\$888,000
8	\$867,000
7	\$851,000
6	\$830,000
5	\$799,000
4	\$791,000
3	\$783,000
2	\$749,000
1	\$741,000
0	\$667,000

The table on the left shows the range of values for the street and their associated rating.

This property has been rated as a 11 when compared to other properties in the street.

The rating has been established by considering the following factors:

- The number of bedrooms
- The floor area of the property
- The size of the land
- The condition and appearance of the property
- The age of the property
- The outlook and views of the property

The rating is highly relevant in determining the Residex Price Estimate for this property as it allows up to date analysis of the condition and unique features of the property.

If you believe the rating for this property should be amended, please contact Mark Attard to produce the report with your updated rating.

## Test 3 – Median Values (Houses)

### Median Values (Apr 2016 Data)

Area	Amount
Melbourne Metro	\$734,000
Nunawading, 3131	\$874,000

## Test 4 - Land Area (Houses)

The current median value per square meter of land in NUNAWADING is \$1340.  
23 NIELSEN AVE has a land area of 651 and the test value is \$872,300

## Test 5 - Sales History for 23 NIELSEN AVE

Sale Date	Sale Price	Vacant Land	Source
03/02/2016	\$990,000	N	Government
01/01/1986	\$77,000	N	Government
21/04/1977	\$36,150	N	Government

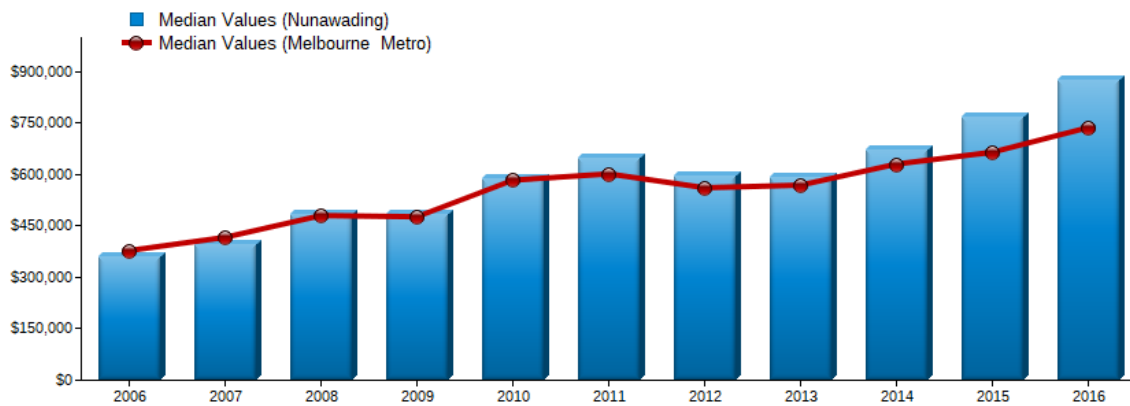
## Suburb of Nunawading VIC 3131

Local Government Area	Whitehorse
Total Houses	3564
Total Units	2243
Percentage of Houses Sold in the Last 12 Months	5.1%

### Capital Growth (Houses)

Area	3yrs Ago	2yrs Ago	1yr Ago
Melbourne Metro	10.8%	5.5%	10.8%
Nunawading	13.2%	14.5%	14.1%

### Median Values (Houses)



### Median Rent (Houses)

#### Median Rent (Apr 2016 Data)

Area	Amount	Yield*
Melbourne Metro	\$450	3.2%
Nunawading	\$430	2.6%

### On Market Statistics (Houses)

Estimated Percentage of Nunawading Houses on the Market	0.6%
Estimated Time on the Market	40 days
Estimated Current Discount from Listing Price	Insufficient Data

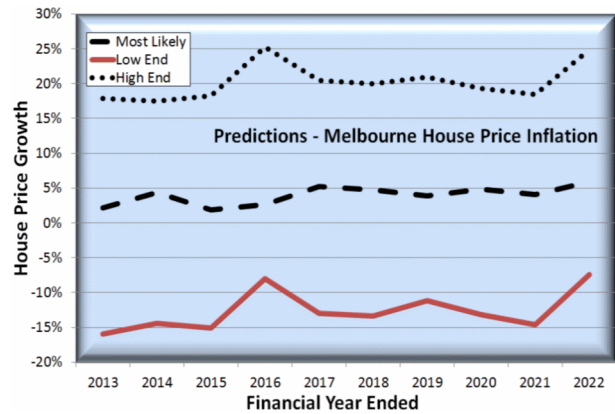
# Predicted Future of Key Economic Factors

## Capital Growth (House)

Area	Next 5yrs*	Next 8yrs*
Melbourne Metro	1% p.a.	3% p.a..
Nunawading, 3131	0% p.a.	2% p.a.

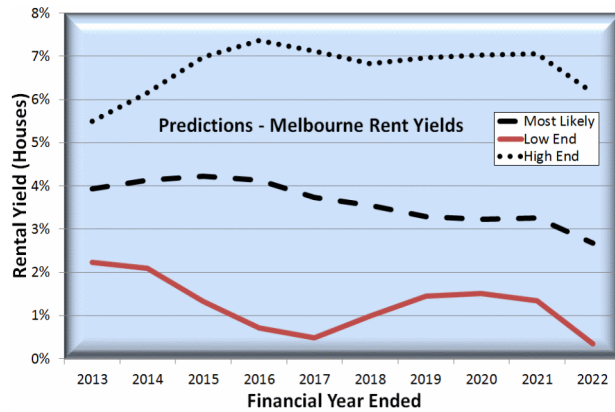
The graph opposite shows the predicted capital growth for Melbourne Metro.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above.



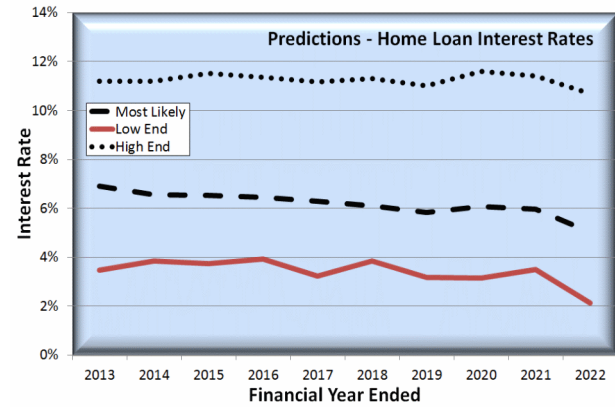
## Rental Returns

The graph opposite shows the predicted rental yield for Melbourne Metro



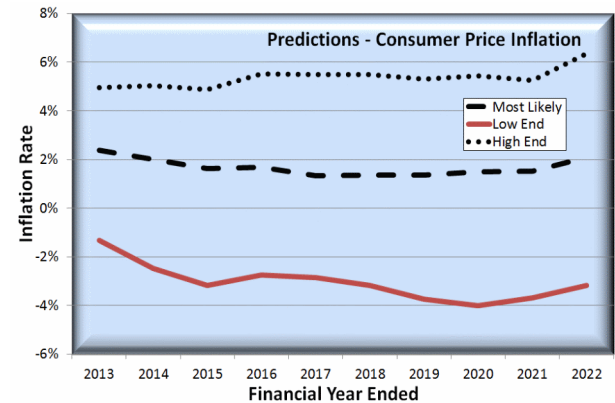
## Home Loan Rate

Area	Next 5yrs	Next 8yrs
AUSTRALIA	4% p.a.	5% p.a.



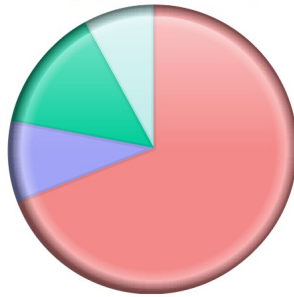
## Inflation Rate (CPI)

Area	Next 5yrs	Next 8yrs
AUSTRALIA	2% p.a.	2% p.a.



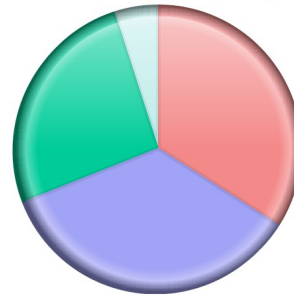
# Demographics for Nunawading VIC 3131

Dwelling Type - Nunawading 3131



Houses	69%
Semi Detached	9%
Unit	14%
Other	8%

Home Ownership - Nunawading 3131



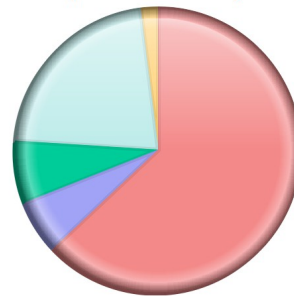
Fully Owned	34%
Being Purchased	35%
Rented	26%
Other	5%

Age Range - Nunawading 3131



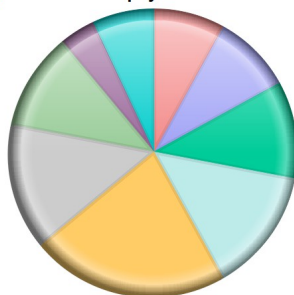
Age 0 To 19 Years	23%
Age 20 To 29 Years	13%
Age 30 To 39 Years	16%
Age 40 To 49 Years	14%
Age 50 To 64 Years	15%
Age 65 Plus	15%
Not Stated	4%

Birthplace - Nunawading 3131



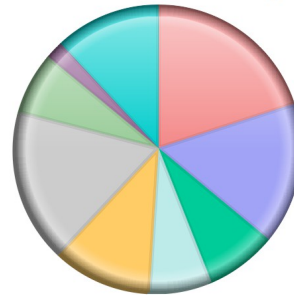
Australia	63%
China	6%
Europe	7%
Elsewhere	22%
Not Stated	2%

Monthly Homeloan Repayment - Nunawading 3131



\$0 - \$599	8%
\$600 - \$999	9%
\$1,000 - \$1,399	11%
\$1,400 - \$1,799	14%
\$1,800 - \$2,399	22%
\$2,400 - \$2,999	14%
\$3,000 - \$3,999	11%
\$4,000 Plus	4%
Repayment Not Stated	7%

Household Income - Nunawading 3131



\$0 - \$600	20%
\$600 - \$1,000	16%
\$1,000 - \$1,250	8%
\$1,250 - \$1,500	7%
\$1,500 - \$2,000	11%
\$2,000 - \$3,000	17%
\$3,000 - \$4,000	7%
\$4,000	2%
Income Not Stated	12%

Created by Residex using data provided by the ABS

## About FinancePath

Financepath is a boutique Mortgage Management company specialising in providing education and advice on home loans, investment and business loans and smart money management. We also offer a unique Property Solution to help clients find the right property for them.





## Definitions of Terms

Term	What is it?	What does it tell you?
Attribute Data	Attribute Data refers to the numbers of bedroom, bathroom and car space of a residential property.	This is entered by the user when producing the report, which enables a more accurate Price Estimate.
Capital Growth	The capital growth is the growth in property prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Comparable Sales	These are sales which have occurred in the area which are deemed to have similar attributes to the subject property	Analysis of attributes, sold property values and upgraded sale prices allow you to compare the subject property to determine its value.
Data Validity	C = Confirmed	C means this sale record has been received from government.
	U = Unconfirmed	U means we have received this sale from the government however the address for which it has been registered does not match any address we have in our system at the time of the last update from Australia Post.
	UA = Unconfirmed Agent	UA means this sale information has been collected from a real estate agent however Residex has not received a government record to confirm its validity.
	UR = Unconfirmed Record	UR means this sale information has been collected from another source however Residex has not as of yet received a government record to confirm its validity.
Indexed Sale Price	This is calculated by adding the capital growth indexation to the previous sale price.	This gives you a current day estimate for the most recent sale for a property.
Median Rent	The middle number when all the rents being collected are arranged in order.	The median rent tells you how much the rent is for a typical property in an area.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order.	The median value tells you what a typical house or unit is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in. By looking at the changes in median value over time, you can gain some insight as to how the market is performing.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Street Rating	This is a rating given to a property showing how it compares to other properties in that street.	The rating is from 0 to 10 (with 0 being the worst quality property in that street and 10 being the best. 11 out of 10 is possible; but this should only to be used for completely unique properties that stand out in the street.) This is entered by the user when the report is generated. For further details regarding the rating, see page 4 – Street Rating information.

## Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description
	<p><b>The Residex Report</b> can help you make more profitable real estate purchase and sale decisions by understanding key market drivers. To get the best returns you need to buy property at the right time, in the right place and identify when you should sell a particular property.</p> <p>This Report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state. Predictions are included on a regional basis. Key concepts are explained in The Report along with guidance on how to use it.</p>
<p><b><i>“...the average performing unit from a region in the Report out-performed the Australian average unit return by over 36%”</i></b></p>	
	<p>The <b>Best Rent Report</b> is ideal for investors looking to reduce out-of-pocket costs without compromising on capital growth. This Report can help you grow your portfolio quicker through stronger cash flow.</p> <p>Each Report contains the best 100 predicted suburbs based on rental returns, capital growth predictions over five years and qualitative research. Analysis of the 2006 Best Rent Report in December 2011 showed that the average performing unit from a region in the report out-performed the Australian average unit return by over 36 per cent. On a unit valued at \$400,000, a total return of over \$300,000 was proven; a \$110,000 improvement over the return on the average Australian Unit for the same time-frame.</p>
	<p>For investors looking for the best growth areas the <b>Top 100 Predictions Report</b> provides detailed market information and predictions on the Top 100 suburbs which are predicted to have annual capital growth in excess of 4 per cent over the next eight years. This allows investors to narrow down purchase options and to make sure they don't sell a particular property before a period of expected growth.</p> <p>This Report contains detailed market information including forecast growth rates for the top 100 suburbs.</p>
	<p>The <b>Renovators Top 100 Report</b> will help you determine the best suburbs to profit in through renovating residential property. Older suburbs with a wide spread of values are one of a range of factors that Residex uses to identify suburbs to focus on. Strong forecast capital growth is another factor utilised in selection as is future demand, which is critical to maximising capital returns. Buying the worst house in the best street in the best suburb has never been easier. Once you have decided on a suburb to renovate in by using the Renovators Top 100 Report or by conducting your own research, finding the streets within a suburb likely to produce the best return is paramount. <b>The Renovators Suburb Report</b> gives a street by street analysis showing street median prices and ranges of values. The Report also provides guidance on how much to spend on renovations in a particular street to maximise your returns and avoid overcapitalising.</p>

For more information visit [www.residex.com.au](http://www.residex.com.au)

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