

Prepared for

Ezi Loan Pty Ltd

Sample Property  
Report

3 Berrinda Place

02 94019087

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## PROPERTY SUMMARY



Property Type:	Unit
Attributes:	2  1  1
Area Size:	Approximately 1127 sqm
Local Govt:	Willoughby
Land Use:	Residential
Zoning:	A
Distance To:	Sydney CBD 6.9km Artarmon Stn 1.4km

## PRICE ESTIMATE

Agent's Estimate: \$465,000

Agent's Comments: A nicely renovated and well maintained ground floor 2 bedroom unit. Only 100 metres to local shops, cafes and transport and 7 minutes to the City via Express Bus. Strong demand for this type of unit from investors. Estimated rental value \$450 per week.

Price Range Estimate: \$393,300 to \$480,700

(Independently calculated by Australian Property Monitors)

## PRICE HISTORY

### Sales and Advertised History

Date	Price	Property Type	Type of Sale	Sales Result
8-Oct-2008	\$450	Unit	Rental	For Rent
1-Oct-2008	\$450	Unit	Rental	For Rent
24-Sep-2008	\$450	Unit	Rental	For Rent
14-Apr-2005	\$425,000	Unit	Private Treaty	Sold
14-Apr-2005	\$439,000	Unit	Private Treaty	For Sale
2-Apr-2005	\$425,000	Unit	Private Treaty	For Sale
17-Mar-2005	\$465,000	Unit	Private Treaty	For Sale
3-Mar-2005	\$465,000	Unit	Private Treaty	For Sale
23-Oct-2000	\$300,000	Unit	Private Treaty	Sold
24-Nov-1994	\$180,000	Unit	Auction	Sold

### MARKET SNAPSHOT for Suburb Willoughby

#### Sold (last 12 months)

No. of Units sold (last 12 mths)	57
Median Sold Price	\$452,000

#### Advertised

No. of Units currently advertised	72
Median listing price value	\$489,408

#### Local Market Activity

No. of Units sold (last 12 mths)	57
Total no. of local Units	1601
Portion Sold (% turnover)	4%
Total Units sold at auction (last 12 months)	5
Auction clearance rate	100%

## MARKET TRENDS

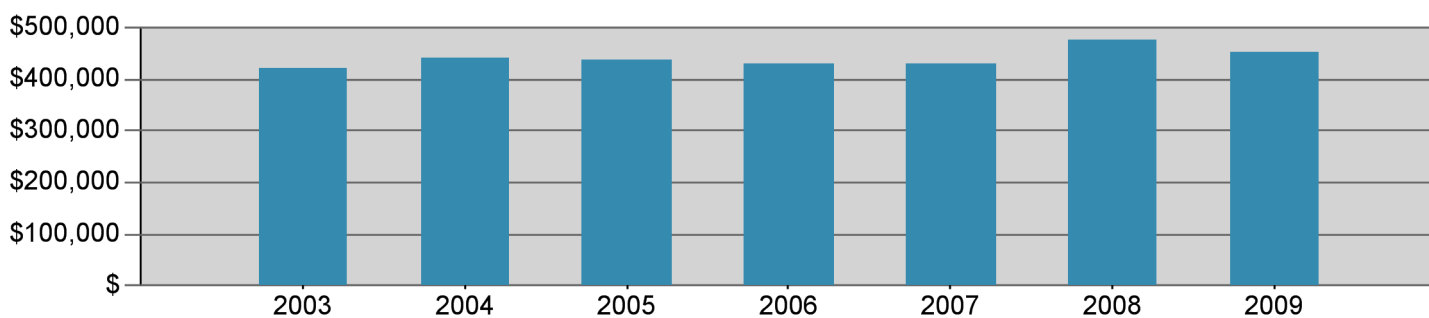
### Recent Unit Median Price Movement

Area Name	Median Price 2008	Median Price 2009	% change
Willoughby	\$475,000	\$452,000	-4.8%
2068	\$482,000	\$452,000	-6.2%

### Median Unit Price Trends in Willoughby

	2003	2004	2005	2006	2007	2008	2009
\$ median (000)	\$421	\$441	\$437	\$431	\$430	\$475	\$452
% change from previous year	17.3%	4.8%	-0.9%	-1.4%	-0.2%	10.5%	-4.8%

### Median Price Trends



## SELECTED COMPARABLE PROPERTIES

Listed below are a selection of comparable properties. These were selected from the Australian Property Monitors database and are the closest match to the property at 1/43 Frenchs Rd, Willoughby 2068.

### Comparable Units Recently Sold

#### [5/39 Frenchs Rd Willoughby](#)



Unit;

**\$476,000**

Area Size: 981 sqm

2 1 1

Sold Date: 24-Apr-09  
 Sale Result: Sold - Private Treaty  
 Listed: 19-Apr-09

#### [7/39 Frenchs Rd Willoughby](#)



Unit; Spa

**\$445,000**

Area Size: 981 sqm

2 1 1

Sold Date: 4-Jul-08  
 Sale Result: Sold - Private Treaty  
 Listed: 23-Jun-08  
 Lot Details: 7/sp45752

#### [11/58a Frenchs Rd Willoughby](#)



Unit; Air Conditioning; Balcony; Courtyard; Ensuite; Spa

**\$630,000**

Area Size: 402 sqm

2 2 1

Sold Date: 13-Jun-09  
 Sale Result: Sold - Private Treaty  
 Listed: 15-Jan-09

[24/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$680,000** Area Size: 402 sqm

Unit;

Sold Date: 21-May-09  
Sale Result: Sold - Private Treaty  
Listed: 15-Jan-09

[3/549 Willoughby Rd Willoughby](#)

2  2  1 



**\$530,000** Area Size: 352 sqm

Unit; Air Conditioning; Alarm; Ensuite; Internal Laundry; Spa

Sold Date: 20-Feb-09  
Sale Result: Sold - Private Treaty  
Listed: 09-Nov-08  
Lot Details: 3/sp67350

[6/608 Willoughby Rd Willoughby](#)

2  1  1 



**\$480,000** Area Size: 1740 sqm

Unit; Balcony; Internal Laundry; Spa

Sold Date: 14-Nov-08  
Sale Result: Sold - Private Treaty  
Listed: 04-Sep-08  
Lot Details: 6/sp19220

[1/560 Willoughby Rd Willoughby](#)

2  1  1 



**\$442,500** Area Size: 920 sqm

Unit; Balcony; Spa

Sold Date: 12-Jun-09  
Sale Result: Sold - Private Treaty  
Listed: 06-Jun-09

[2/560 Willoughby Rd Willoughby](#)

2  1  1 



**\$360,000** Area Size: 920 sqm

Unit; Balcony; Spa

Sold Date: 31-Jul-08  
Sale Result: Sold - Private Treaty  
Listed: 10-Jul-08  
Lot Details: 2/sp2243

[22/473-477 Willoughby Rd Willoughby](#)

2  1  1 



**\$470,000** Area Size: 2958 sqm

Unit; Balcony; Internal Laundry; Lock Up Garage; Spa

Sold Date: 19-Jun-09  
Sale Result: Sold - Private Treaty  
Listed: 10-Jul-08

[4/542 Willoughby Rd Willoughby](#)

2  1  1 



**\$357,000** Area Size: 445 sqm

Unit; Balcony; Lock Up Garage

Sold Date: 12-Aug-08  
Sale Result: Sold - Private Treaty  
Listed: 28-May-08  
Lot Details: 4/sp48618

[1/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$825,000**

Area Size: 402 sqm

Unit;

Type of sale: Private Treaty  
Listed: 15-Jan-09(161 days)

[4/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$650,000**

Area Size: 402 sqm

Unit;

Type of sale: Private Treaty  
Listed: 15-Jan-09(161 days)

[5/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$672,500**

Area Size: 402 sqm

Unit;

Type of sale: Private Treaty  
Listed: 15-Jan-09(161 days)

[8/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$777,500**

Area Size: 402 sqm

Unit;

Type of sale: Private Treaty  
Listed: 15-Jan-09(161 days)

[13/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$650,000**

Area Size: 402 sqm

Unit;

Type of sale: Private Treaty  
Listed: 15-Jan-09(161 days)

[14/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$650,000**

Area Size: 402 sqm

Unit;

Type of sale: Private Treaty  
Listed: 15-Jan-09(161 days)

[23/58a Frenchs Rd Willoughby](#)

2  2  1 



**\$840,000**

Area Size: 402 sqm

Unit;

Type of sale: Private Treaty  
Listed: 29-May-09(27 days)

[4/542 Willoughby Rd Willoughby](#)2  1  1 **\$460,000**

Area Size: 445 sqm

Unit;

Type of sale: Private Treaty  
Listed: 24-Apr-09(62 days)[2/465 Willoughby Rd Willoughby](#)2  1  1 **\$450,000**

Area Size: 1625 sqm

Unit;

Type of sale: Private Treaty  
Listed: 06-May-09(50 days)[3/597 Willoughby Rd Willoughby](#)2  1 **\$395,000**

Area Size: 705 sqm

Unit;

Type of sale: Private Treaty  
Listed: 02-Nov-08(235 days)**Comparable Units Advertised For Rent**[1/43 Frenchs Rd Willoughby](#)2  1  1 **\$450**

Area Size: 1127 sqm

Unit;

Date: 8-Oct-08  
Type of Ad: Rental[2/43 Frenchs Rd Willoughby](#)2  1  1 **\$395**

Area Size: 1127 sqm

Unit;

Date: 11-Jul-08  
Type of Ad: Rental[3/41 Frenchs Rd Willoughby](#)2  1 **\$350**

Area Size: 1003 sqm

Unit;

Date: 20-Jan-09  
Type of Ad: Rental[6/41 Frenchs Rd Willoughby](#)2  1  1 **\$430**

Area Size: 998 sqm

Unit;

Date: 3-Dec-08  
Type of Ad: Rental

[9/41 Frenchs Rd Willoughby](#)

2  1  1 

Date: 21-Mar-09



**\$380**

Area Size: 998 sqm

Type of Ad: Rental

Unit;

[1/531 Willoughby Rd Willoughby](#)

2  1  1 

Date: 10-Sep-08



**\$330**

Area Size: 231 sqm

Type of Ad: Rental

Unit;

[2/42 Frenchs Rd Willoughby](#)

2  1 

Date: 20-Sep-08



**\$350**

Area Size: 376 sqm

Type of Ad: Rental

Unit;

[5/487 Willoughby Rd Willoughby](#)

2  1 

Date: 10-Apr-09



**\$350**

Area Size: 643 sqm

Type of Ad: Rental

Unit;

[2/608 Willoughby Rd Willoughby](#)

2  1  1 

Date: 23-Jan-09



**\$400**

Area Size: 1743 sqm

Type of Ad: Rental

Unit;

[3/608 Willoughby Rd Willoughby](#)

2  1  1 

Date: 1-Apr-09



**\$420**

Area Size: 1740 sqm

Type of Ad: Rental

Unit;

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