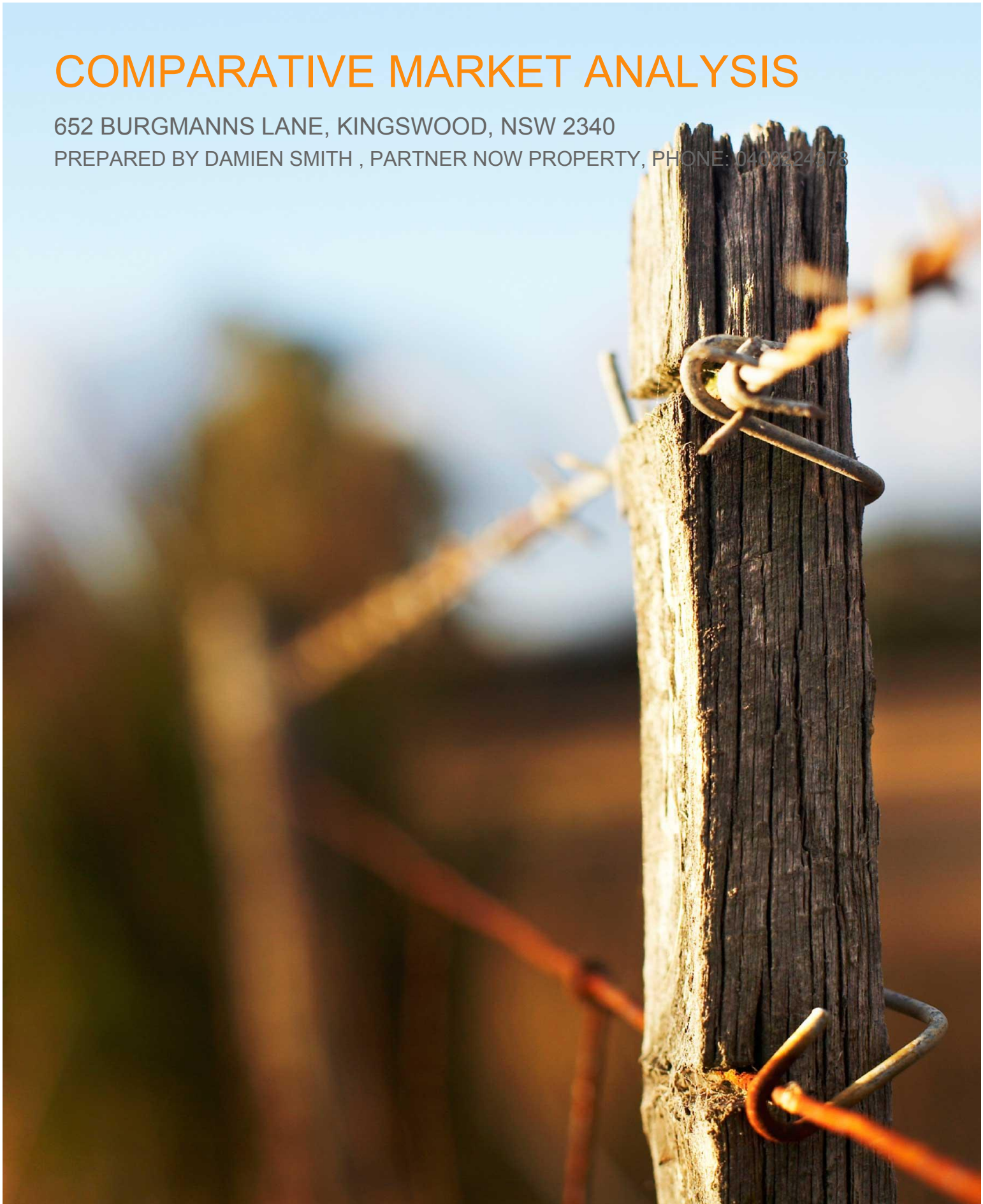


COMPARATIVE MARKET ANALYSIS

652 BURGMANN'S LANE, KINGSWOOD, NSW 2340

PREPARED BY DAMIEN SMITH , PARTNER NOW PROPERTY, PHONE: 0400 249 973





M & C Maher
652 Burgmanns Lane
Kingswood, NSW, 2340

Dear Mike and Cathy,

RE: Property Appraisal

Thank you for the invitation to view 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

Damien Smith
Partner Now Property
Phone: 0400224378
Office Phone: 0267661214
Email: dsmith@pnre.com.au
Web: www.pnre.com.au

652 BURGMANN'S LANE, KINGSWOOD, NSW 2340



Owner Details

Owner Name(s): MAHER

Owner Address: BURGMANN'S LANE, KINGSWOOD, NSW, 2340

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: House - N/A

RPD: 45//DP1064582

Land Use: VACANT LAND

Zoning: RU4

Council: TAMWORTH REGIONAL COUNCIL

Features: Solar Panels, Ensuite, Fire Place, Garage, Family/Rumpus Room, Built in Robes, Pool, Entertainment Area, Bore Water, Fully Fenced, Shed/s

 5  3  8

Area: 7.86 ha

Area \$/m2: \$1

Water/Sewerage:

Property ID: 4735296 / NSW3105358

UBD Ref: UBD Ref:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 95,000 23/10/2003 RAHENY (TAMWORTH) PTY LIMITED

Area:

7.86 ha

Sale Type:

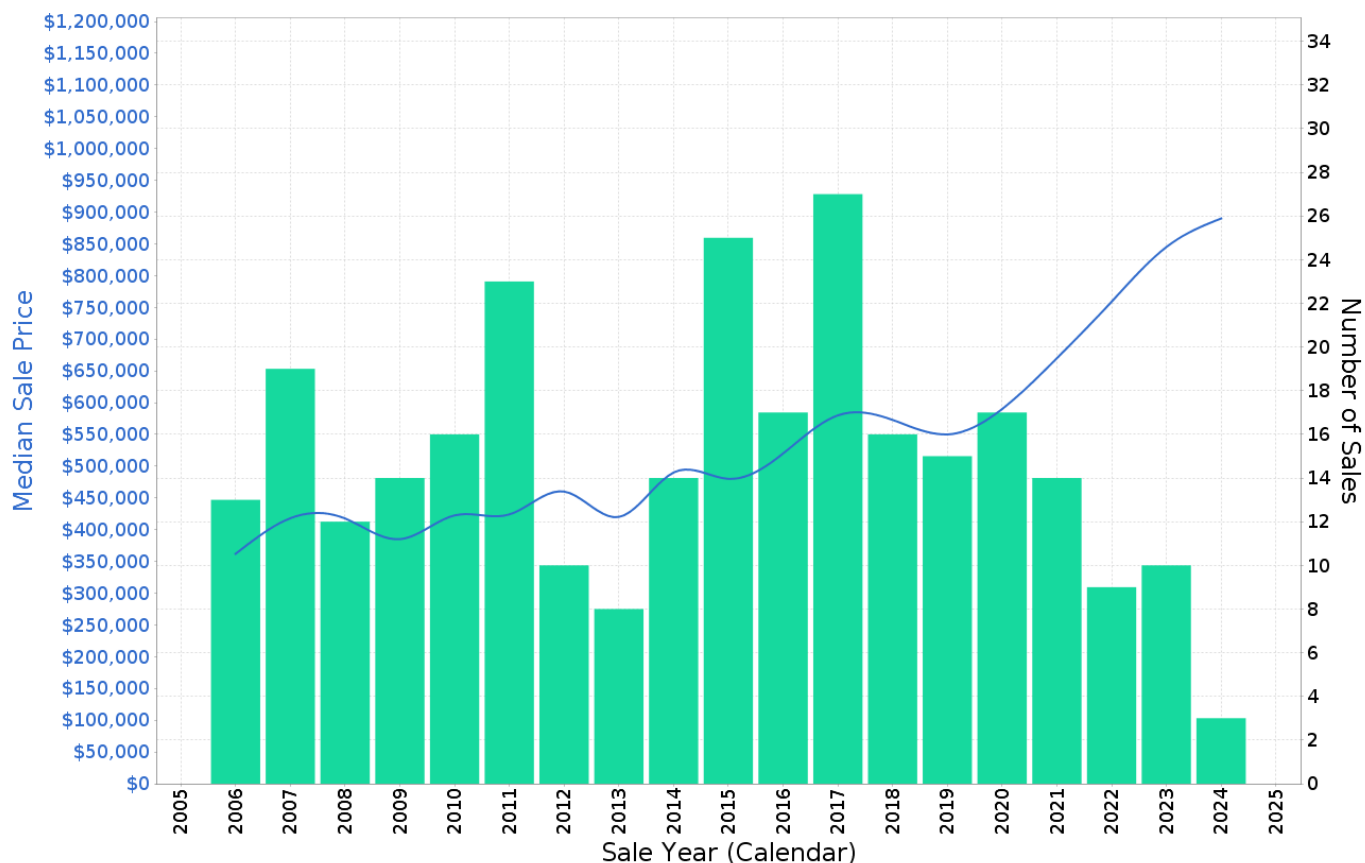
Normal Sale

Related:

No

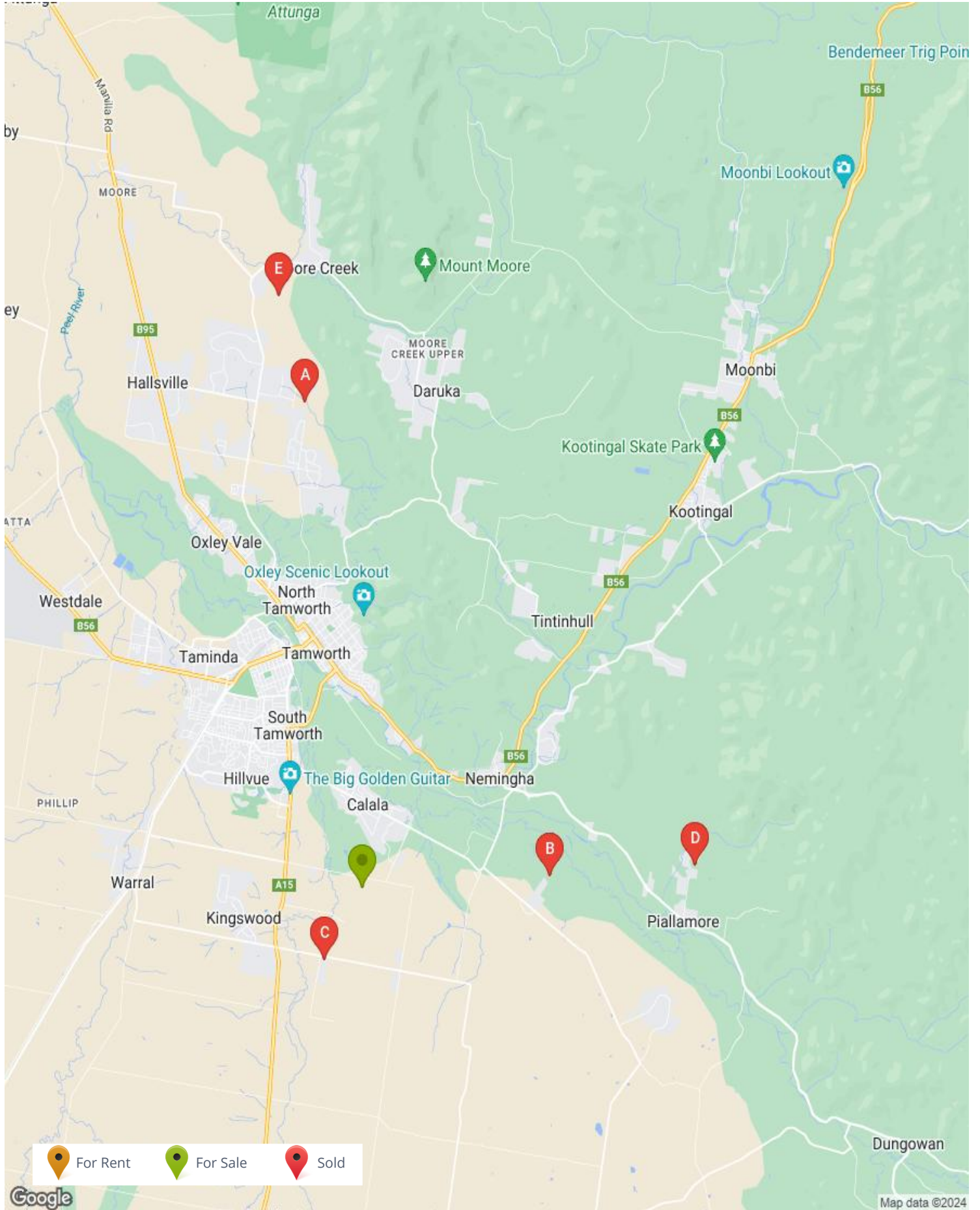
Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2006	13	\$ 352,696	\$ 362,000		\$ 140,000	\$ 610,000
2007	19	\$ 422,184	\$ 418,000	15.5 %	\$ 122,000	\$ 960,000
2008	12	\$ 503,162	\$ 417,500	-0.1 %	\$ 320,000	\$ 1,375,000
2009	14	\$ 401,321	\$ 385,000	-7.8 %	\$ 260,000	\$ 507,500
2010	16	\$ 407,938	\$ 422,500	9.7 %	\$ 260,000	\$ 520,000
2011	23	\$ 422,196	\$ 424,000	0.4 %	\$ 330,000	\$ 545,000
2012	10	\$ 427,600	\$ 460,000	8.5 %	\$ 326,000	\$ 485,000
2013	8	\$ 437,938	\$ 420,000	-8.7 %	\$ 357,500	\$ 615,000
2014	14	\$ 485,429	\$ 490,000	16.7 %	\$ 368,000	\$ 750,000
2015	25	\$ 547,066	\$ 480,000	-2.0 %	\$ 370,000	\$ 1,377,650
2016	17	\$ 526,529	\$ 520,000	8.3 %	\$ 379,000	\$ 790,000
2017	27	\$ 629,074	\$ 580,000	11.5 %	\$ 350,000	\$ 1,500,000
2018	16	\$ 598,094	\$ 572,750	-1.2 %	\$ 455,000	\$ 995,000
2019	15	\$ 612,100	\$ 550,000	-4.0 %	\$ 389,000	\$ 1,100,000
2020	17	\$ 593,765	\$ 590,000	7.3 %	\$ 440,000	\$ 875,000
2021	14	\$ 834,786	\$ 670,000	13.6 %	\$ 200,000	\$ 2,100,000
2022	9	\$ 822,556	\$ 759,000	13.3 %	\$ 610,000	\$ 1,400,000
2023	10	\$ 853,900	\$ 845,000	11.3 %	\$ 675,000	\$ 990,000
2024	3	\$ 886,667	\$ 890,000	5.3 %	\$ 800,000	\$ 970,000



Prepared on 03/06/2024 by Damien Smith , 0400224378 at Partner Now Property. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$1,100,000 and the highest sale price is \$1,905,000 with a median sale price of \$1,250,000. Days listed ranges from 40 to 44 days with the average currently at 42 days for these selected properties.

4 BOURNES LANE, MOORE CREEK, NSW 2340

Distance from Property: 14km  5  2  4



Property Type: House
Area: 7.38 ha
Area \$/m2: \$26
RPD: 735/1225633

Sale Price: **\$1,905,000 (Normal Sale)**
Sale Date: 29/06/2022 Days to Sell: **40 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent (Under Chg %:

Features: FIRE PLACE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING



85 KERONGA HEIGHTS RD, CALALA, NSW 2340

Distance from Property: 5.6km  5  2  2



Property Type: House
Area: 5.1 ha
Area \$/m2: \$22
RPD: 1373/883181

Sale Price: **\$1,100,000 (Normal Sale)**
Sale Date: 08/03/2022 Days to Sell: **44 Days**
Last Price: \$1,175,000 Chg %: **-6.4%**
First Price: \$1,175,000 (Under Chg %: **-6.4%**

Features:



146 WHITEHOUSE LANE, KINGSWOOD, NSW 2340

Distance from Property: 2.3km  6  3  2



Property Type: Other
Area: 4.66 ha
Area \$/m2: \$25
RPD: 1//DP747083

Sale Price: **\$1,165,000 (Agents Advice - Sale)**
Sale Date: 16/05/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BRICK AND TILE, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, BORE WATER, FULLY FENCED,



148 MARTINS LANE, PIALLAMORE, NSW 2340

Distance from Property: 10km  4  2  2



Property Type: House
Area: 4.36 ha
Area \$/m2: \$29
RPD: 102//DP1269399

Sale Price: **\$1,250,000 (Agents Advice - Sale)**
Sale Date: 16/02/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



79 MAYSTEERS LANE, MOORE CREEK, NSW 2340

Distance from Property: 17km  3  1  4



Property Type: Other
Area: 4.62 ha
Area \$/m2:
RPD: 242//DP1243985

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 23/05/2024 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



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652 BURGMANN'S LANE, KINGSWOOD, NSW 2340



Appraisal Price

This market analysis has been prepared on 03/06/2024 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:

\$1,850,000 to \$1,950,000

Contact your agent for further information:

Agent Name: Damien Smith
Mobile: 0400224378
Office: Partner Now Property
Office Phone: 0267661214
Email: dsmith@pnre.com.au
Website: www.pnre.com.au