

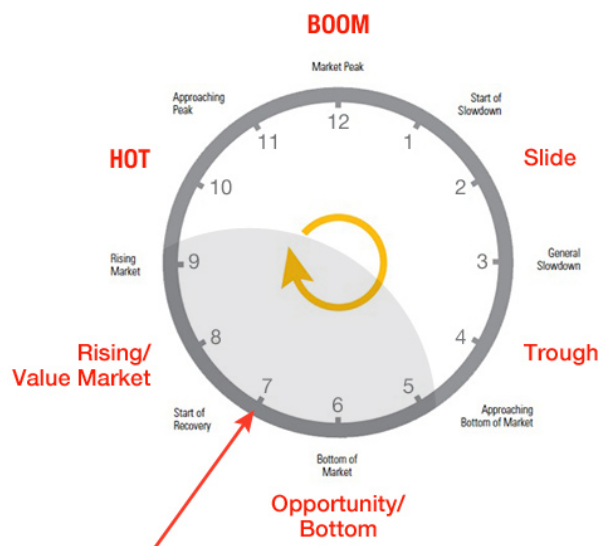
Factors that affect values

- migration / immigration
- interest rates
- unemployment
- supply and demand
- economic forces
- COVID19 Virus

Factors which buyers do not take into consideration

- your original cost
- the cost of building or replacement
- your investment in improvements
- your personal attachment

Market cycles



The effects of overpricing

- reduces advertising response
- loses genuinely interested and qualified buyers
- attracts wrong prospects
- eliminates offers
- helps to sell competitive properties
- takes longer to sell



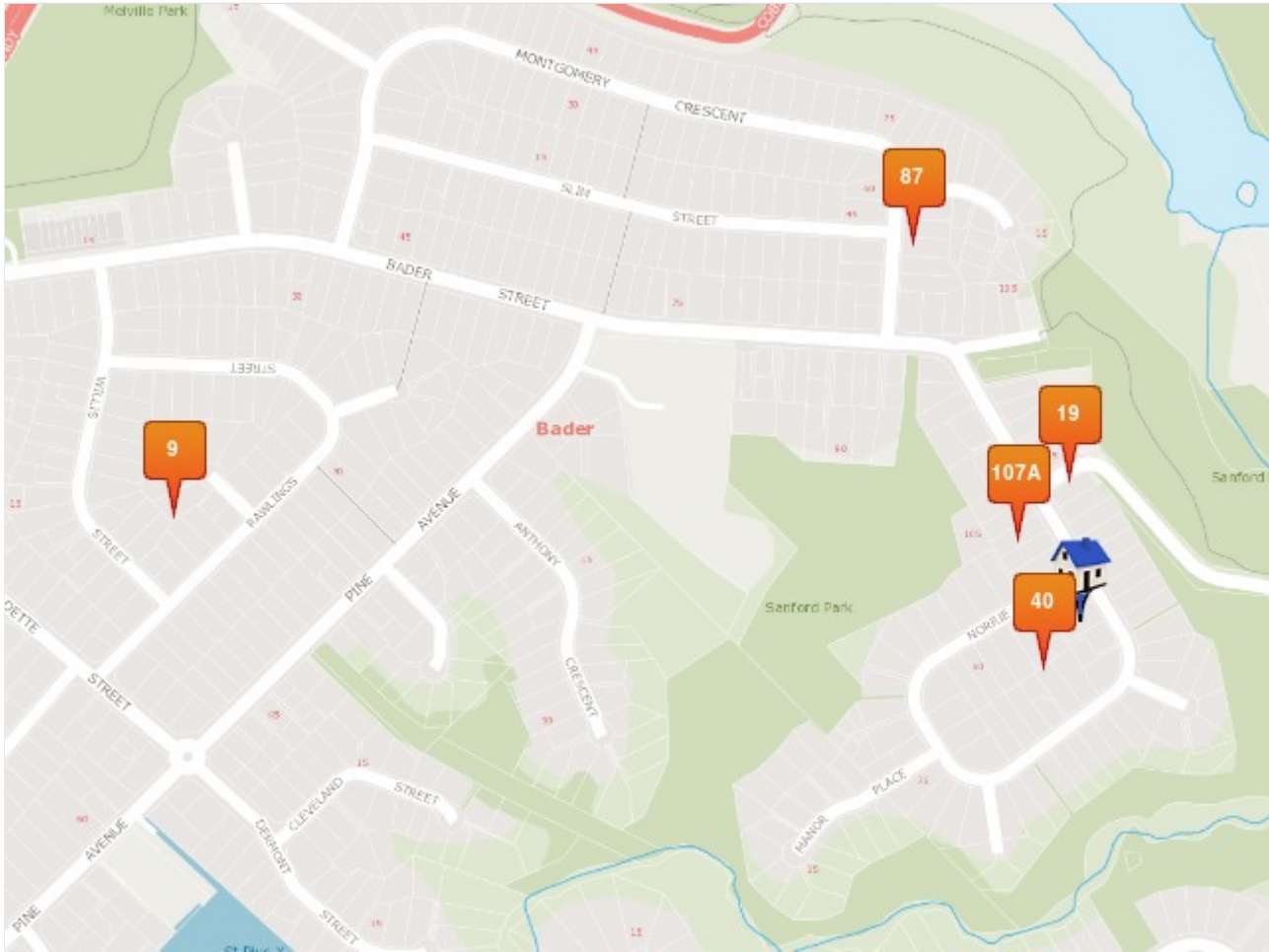
Prepared by Lynda Lee

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Map of Comparables



The map shown above gives a spatial representation of the list of comparable sales. The blue house indicates the subject property and the orange flags show the location and house numbers of the comparable sales around . The map also gives the location of nearby schools, parks, and other points of interest.



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Comparables

Address: 32 Norrie Street Bader Hamilton

These are properties which have recently sold in the area with similar attributes to your property. This information is used as a guide for the potential value of your property. Sale prices don't take into account the skill of the agent, the quality of the marketing or the motivation of the vendor.

Sale Range:	Min: \$400,000	Max: \$517,000	Median: \$450,000	Average: \$455,400	Sale \$ to RV
RV Range:	Min: \$365,000	Max: \$415,000	Median: \$390,000	Average: \$390,000	+ 17% 

107A Norrie Street Bader Hamilton



Rateable Value (RV): \$390,000 (01 Sep 18)	Land Area:
Last Sale Price: \$505,000** (14 Jul 20**)	Floor Area: 126 m ²
Category: Residential	Roof: Steel / G-Iron (Good)
Age: 1980 - 1989	Walls: Weatherboard (Good)
Property Type: Residential Property	Contour: n/a



19 Norrie Street Bader Hamilton



Rateable Value (RV): \$410,000 (01 Sep 18)	Land Area: 731 m ²
Last Sale Price: \$450,000 (10 Sep 19)	Floor Area: 110 m ²
Category: Residential	Roof: Steel / G-Iron (Average)
Age: 1960 - 1969	Walls: Concrete (Average)
Property Type: Residential Property	Contour: Level



40 Norrie Street Bader Hamilton



Rateable Value (RV): \$415,000 (01 Sep 18)	Land Area: 857 m ²
Last Sale Price: \$405,000 (17 Aug 19)	Floor Area: 113 m ²
Category: Residential	Roof: Tile Profile (Average)
Age: 1950 - 1959	Walls: Brick (Average)
Property Type: Residential Property	Contour: Level



87 Montgomery Crescent Bader Hamilton



Rateable Value (RV): \$370,000 (01 Sep 18)	Land Area: 748 m ²
Last Sale Price: \$517,000 (02 Mar 20)	Floor Area: 90 m ²
Category: Residential	Roof: Steel / G-Iron (Average)
Age: 1950 - 1959	Walls: Weatherboard (Average)
Property Type: Residential Property	Contour: Level



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9 Rawlings Street Bader Hamilton



Rateable Value (RV): \$365,000 (01 Sep 18)	Land Area: 733 m ²
Last Sale Price: \$400,000 (16 Oct 19)	Floor Area: 80 m ²
Category: Residential	Roof: Tile Profile (Average)
Age: 1950 - 1959	Walls: Weatherboard (Average)
Property Type: Residential Property	Contour: Level



An '**' shown beside a value in the sales/listing information indicates a field has been changed by the agent.



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List of Comparables

Address: 32 Norrie Street Bader Hamilton

Sale Range:		Min: \$400,000	Max: \$517,000	Median: \$450,000	Average: \$455,400	Sale \$ to RV			
RV Range:		Min: \$365,000	Max: \$415,000	Median: \$390,000	Average: \$390,000	+ 17% 			
Address	Suburb	Status	RV	Gross Sale Price	Sale Date	Sale-\$	RV %	Land Area	Floor Area
107A Norrie Street Bader Hamilton	Bader			\$390,000\$505,000**	14 Jul 20**	\$115,000	29.5%		126 m ²
19 Norrie Street Bader Hamilton	Bader			\$410,000\$450,000	10 Sep 19	\$40,000	9.8%	731 m ²	110 m ²
40 Norrie Street Bader Hamilton	Bader			\$415,000\$405,000	17 Aug 19	\$-10,000	-2.4%	857 m ²	113 m ²
87 Montgomery Crescent Bader Hamilton	Bader			\$370,000\$517,000	02 Mar 20	\$147,000	39.7%	748 m ²	90 m ²
9 Rawlings Street Bader Hamilton	Bader			\$365,000\$400,000	16 Oct 19	\$35,000	9.6%	733 m ²	80 m ²

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