

11/20/2014

RP Data Property System - Property View

(04) Century 21 Combined Springwood-n22343-1 20/11/14



www.rpdata.com

366 HAWKESBURY RD, WINMALEE 2777

UBD: BLU16, J16



Photo Date: March, 2006

More Photos

SORRY
NO
PHOTOGRAPH
AVAILABLE

Ownership Record

Sale Price: 240,000
Sale Date: 30/05/02
Area: 746 m²

UNIT

Property Details 1 746 m²

Property Id: 0000002275655
UCV: 0
UCV Date: 01/01/30
LA: 216 BLUE MOUNTAINS

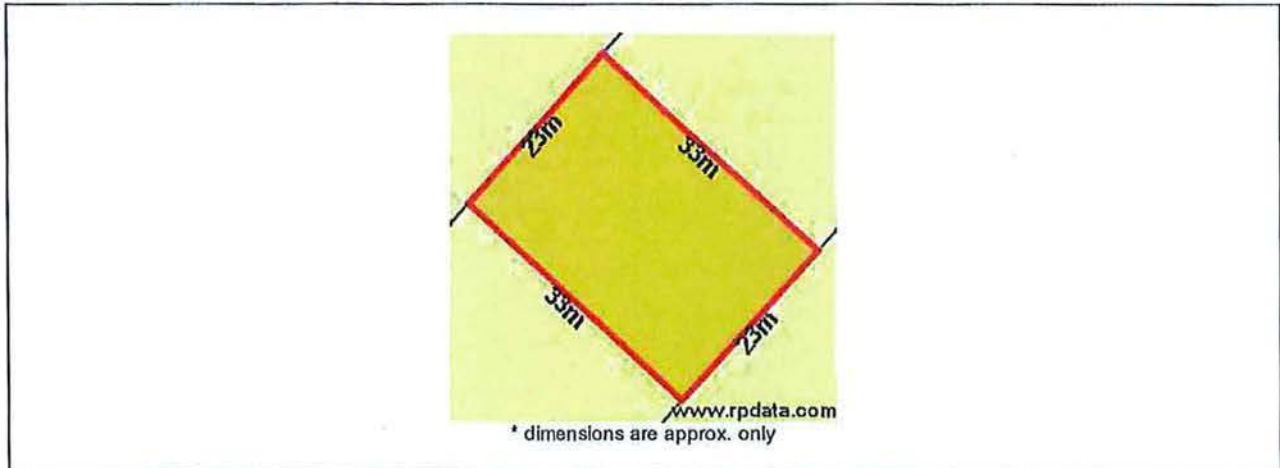
Land Use: SINGLE RES DWELLING
Primary Plan: L35/DP221951
Local Zoning: RESIDENTIAL

Settlement Date: 11/07/02
Issue: 0210
Owner Code: CORPORATION

VGM: F 22.860 D 32.610
RPD:
LOT 35 DP221951

Owner: AUSTRALIAN INDIGENOUS MINISTRIES PTY LTD
1/366 HAWKESBURY RD
WINMALEE NSW 2777

Mapping



Full Details

Attributes

1 Bedrooms

On Main Road

Sales History

Sale	Sale	Sale	Vendor Name	Last Update

Market Appraisal

366 Hawkesbury Rd
Winmalee

Prepared by
Gary Bardwell
Phone: 0414 511 744
Email: c21swd@bigpond.com



Century21 Combined Real Estate
135 Macquarie Rd

Printed: Thursday, 20 November 2014

0247511744

PROPERTY SUMMARY



Property Type: House

Attributes: 1 1 1

Area Size: Approximately 738 sqm

Local Govt: Blue Mountains

Land Use: RESIDENTIAL

Zoning: A

Distance To: Sydney CBD 59.8km
Valley Heights Stn 3.8km

PRICE ESTIMATE

Agent's Estimate: \$ 350,000- \$380,000 Kerbside assessment only

Price Range Estimate: \$387,000 to \$408,000

(Independently calculated by Australian Property Monitors)

Current appearance \$350 - 380,000 ✓

PRICE HISTORY

Sales and Advertised History

Date	Price	Property Type	Type of Sale	Sales Result
30-May-2002	\$240,000	House	Private Treaty	Sold (LA)
16-Jul-1993	\$163,300	House	Private Treaty	Sold

MARKET SNAPSHOT for Suburb Winmalee

Sold (last 12 months)

No. of Houses sold (last 12 mths)	110
Median Sold Price	\$470,000

Advertised

No. of Houses currently advertised	51
Median listing price value	\$329,790

Local Market Activity

No. of Houses sold (last 12 mths)	110
Total no. of local Houses	2410
Portion Sold (% turnover)	5%
Total Houses sold at auction (last 12 months)	1
Auction clearance rate	100%

MARKET TRENDS

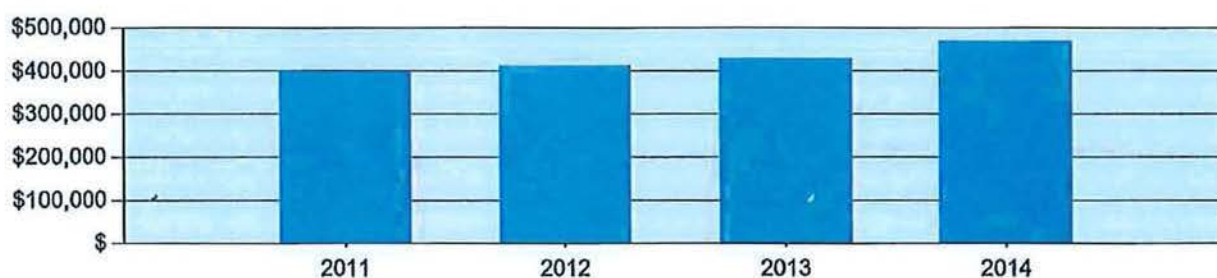
Recent House Median Price Movement

Area Name	Median Price 2013	Median Price 2014	% change
Hawkesbury Rd	\$363,000	\$434,000	19.6%
Winmalee	\$429,000	\$470,000	9.6%
2777	\$438,000	\$466,000	6.4%

Median House Price Trends in Winmalee

	2011	2012	2013	2014
\$ median (000)	\$400	\$412	\$429	\$470
% change from previous year	3.6%	3%	4.1%	9.6%

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 366 Hawkesbury Rd, Winmalee 2777.

Comparable Houses Recently Sold