

Comparative Market Analysis



95 BUDGEREE DRIVE ABERGLASSLYN NSW 2320

Prepared on 26th August 2022



Pat Howard
First National - David Haggarty

454 High St
MAITLAND NSW 2320

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Your Property


95 BUDGEREE DRIVE ABERGLASSLYN NSW 2320

4 

2 

2 

801m² 

181m² 



Your Property History

- 27 Oct, 2020** - Listed for rent at \$430 / week
- 19 Feb, 2019** - Listed for rent at \$420 / week
- 18 Jun, 2014** - Listed for rent at \$380 / week
- 31 Dec, 2013** - DA of House/Single Dwell for \$262,797
- 22 Oct, 2013** - Sold for \$199,000
- 29 May, 2013** - Listed for sale at \$198,000



Introducing Pat Howard

If you want an opinion you can trust and want a no nonsense approach to selling your home then Pat Howard is the guy you need to speak to. Pat has spent the past six years crafting out a successful real estate career transferring his success from the entertainment and manufacturing industries.

The Proprietor
Budgerree Drive
Aberglasslyn NSW 2320

26th August 2022

Dear Reader,
Thank you for the opportunity to appraise your property at 95 BUDGEREE DRIVE ABERGLASSLYN NSW 2320

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

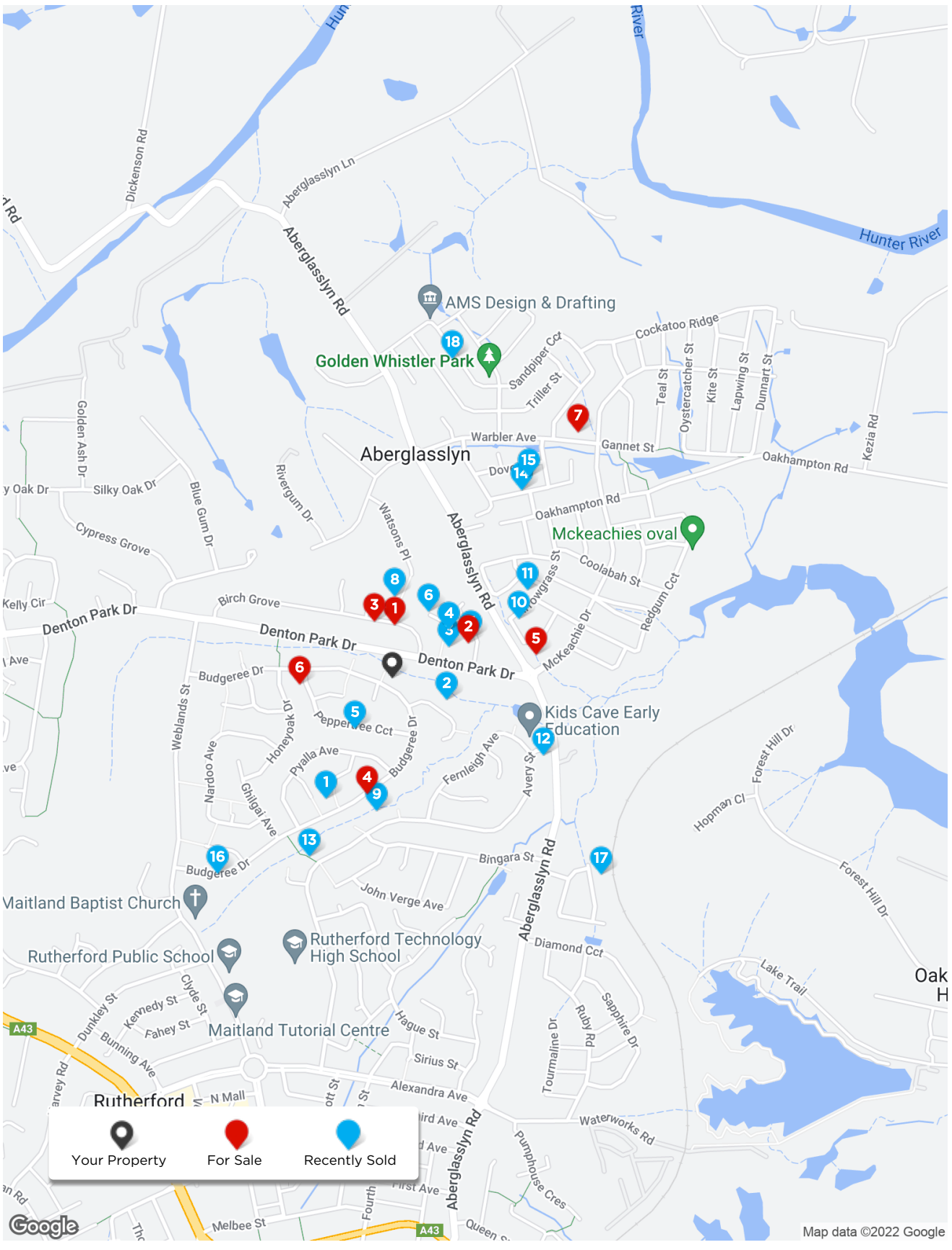
If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Pat Howard
First National - David Haggarty
454 High St

MAITLAND NSW 2320
m: 0408270313

Comparables Map: Sales & Listings



Comparables Map: Sales



1 46 BUDGEREE DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$747,000
2 13 CEDAR WATTLE CLOSE ABERGLASSLYN NSW 2320	4	2	2	\$740,000
3 238 DENTON PARK DRIVE ABERGLASSLYN NSW 2320	4	2	2	\$645,000
4 17 HIBISCUS CRESCENT ABERGLASSLYN NSW 2320	4	2	2	\$700,000
5 30 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320	4	2	4	\$780,000
6 5 MOUNTVIEW PLACE ABERGLASSLYN NSW 2320	3	2	2	\$725,000
7 5 HIBISCUS CRESCENT ABERGLASSLYN NSW 2320	4	2	2	\$675,000
8 6 PEPPERCORN CLOSE ABERGLASSLYN NSW 2320	4	2	2	\$715,000
9 100 AVERY STREET RUTHERFORD NSW 2320	4	2	2	\$690,000
10 16 ARROWGRASS STREET ABERGLASSLYN NSW 2320	4	2	2	\$760,000

* This data point was edited by the author of this CMA and has not been verified by CoreLogic


Comparable Sales

11 23 ARROWGRASS STREET ABERGLASSLYN NSW 2320 **Sold Price** **\$820,000**




🏠 4 🚿 2 🚗 2 📏 800m² 🏠 -
 Year Built 2002 DOM 59
 Sold Date 23-Jun-22 Distance 0.54km
 First Listing \$839,000
 Last Listing Vendor Says Sell - Make An Offer This Weekend

12 164 ABERGLASSLYN ROAD ABERGLASSLYN NSW 2320 **Sold Price** ^{RS} ^{UN} -




🏠 4 🚿 2 🚗 2 📏 808m² 🏠 154m²
 Year Built 2010 DOM 25
 Sold Date 09-Jul-22 Distance 0.57km
 First Listing Price Guide of \$750,000
 Last Listing Agents Guide - \$750,000

13 76 AVERY STREET RUTHERFORD NSW 2320 **Sold Price** ^{RS} **\$770,000**




🏠 4 🚿 2 🚗 2 📏 892m² 🏠 180m²
 Year Built - DOM 38
 Sold Date 03-Aug-22 Distance 0.67km
 First Listing \$765,000 - \$799,000
 Last Listing \$765,000 - \$799,000

14 2 BABBLER WAY ABERGLASSLYN NSW 2320 **Sold Price** **\$750,000**



🏠 4 🚿 2 🚗 2 📏 640m² 🏠 149m²
 Year Built 2013 DOM 10
 Sold Date 17-Mar-22 Distance 0.75km
 First Listing Price Guide \$750,000
 Last Listing Price Guide \$750,000

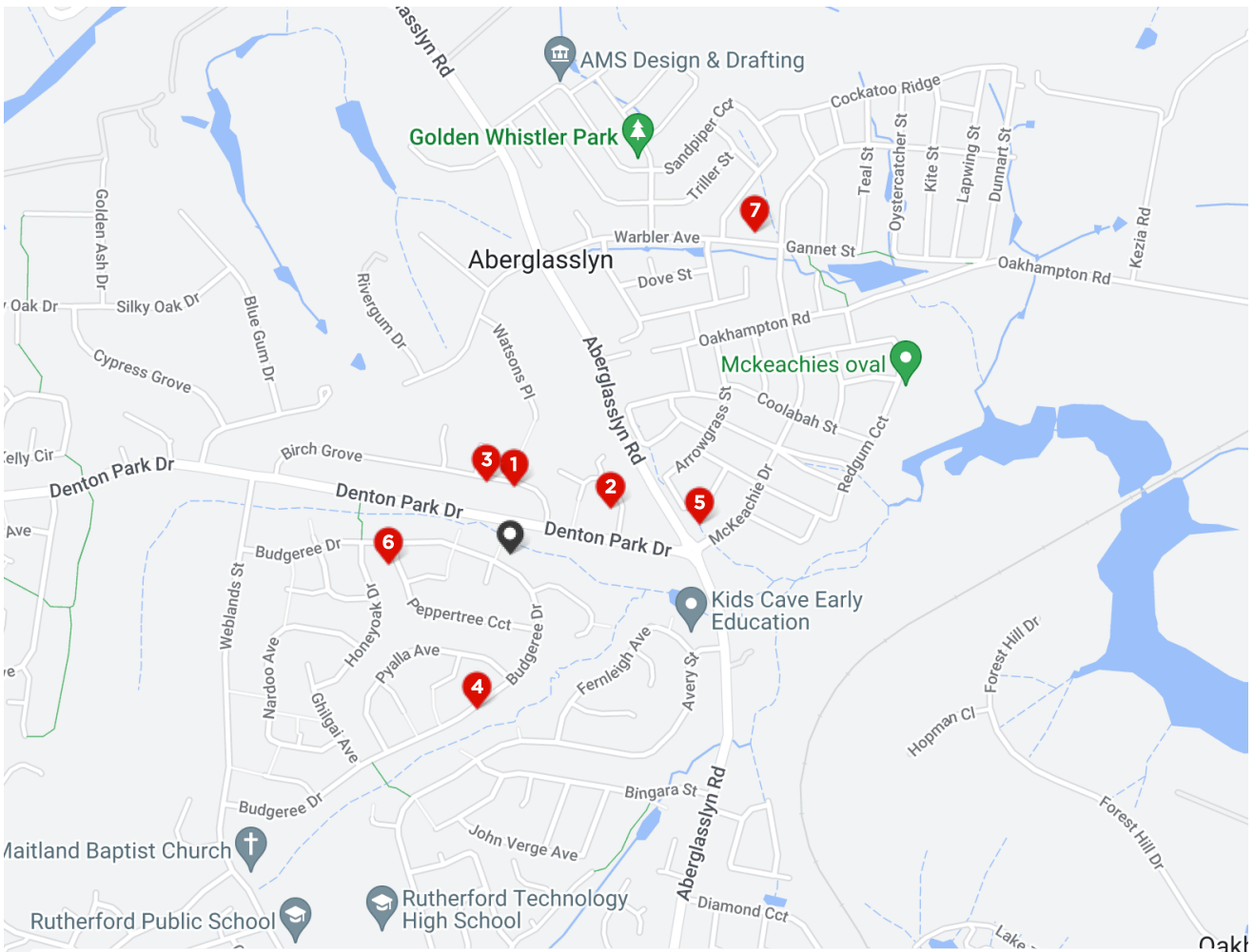
15 12 FINCH CRESCENT ABERGLASSLYN NSW 2320 **Sold Price** **\$760,000**



🏠 4 🚿 2 🚗 2 📏 611m² 🏠 151m²
 Year Built 2014 DOM 6
 Sold Date 15-Mar-22 Distance 0.8km
 First Listing \$695,000 to \$755,000
 Last Listing \$760,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings








					DOM	
	67 BIRCH GROVE ABERGLASSLYN NSW 2320	4	2	2	71	\$695,000
	3 HIBISCUS CRESCENT ABERGLASSLYN NSW 2320	4	2	2	266	720,000 - 770,000
	59 BIRCH GROVE ABERGLASSLYN NSW 2320	4	2	2	18	\$650,000
	49 BUDGEREE DRIVE ABERGLASSLYN NSW 2320	4	2	2	394	\$699,000 - \$749,000
	1 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320	4	2	2	56	Price Guide \$695,000
	6 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320	4	2	2	71	Price Guide \$785,000 - \$805,000
	6 WARBLER AVENUE ABERGLASSLYN NSW 2320	4	2	2	86	Price Guide \$720,000 - \$760,000

Comparable Listings






1 67 BIRCH GROVE ABERGLASSLYN NSW 2320








 4  2  2  652m²  160m²
 Year Built 2007 DOM 71 days
 Listing Date 16-Jun-22 Distance 0.16km
 Listing Price \$695,000

2 3 HIBISCUS CRESCENT ABERGLASSLYN NSW 2320








 4  2  2  673m²  154m²
 Year Built 2005 DOM 266 days
 Listing Date 03-Dec-21 Distance 0.28km
 Listing Price 720,000 - 770,000

3 59 BIRCH GROVE ABERGLASSLYN NSW 2320

 4  2  2  652m²  153m²
 Year Built 2006 DOM 18 days
 Listing Date 08-Aug-22 Distance 0.18km
 Listing Price \$650,000






4 49 BUDGEREE DRIVE ABERGLASSLYN NSW 2320



 4  2  2  771m²  -
 Year Built - DOM 394 days
 Listing Date 28-Jul-21 Distance 0.41km
 Listing Price \$699,000 - \$749,000

5 1 MCKEACHIE DRIVE ABERGLASSLYN NSW 2320








 4  2  2  438m²  161m²
 Year Built 2012 DOM 56 days
 Listing Date 22-Jun-22 Distance 0.49km
 Listing Price Price Guide \$695,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings






6 PEPPERTREE CIRCUIT ABERGLASSLYN NSW 2320



 4  2  2  820m²  185m²
 Year Built 2002 DOM 71 days
 Listing Date 16-Jun-22 Distance 0.31km
 Listing Price Price Guide \$785,000 - \$805,000

7 6 WARBLER AVENUE ABERGLASSLYN NSW 2320

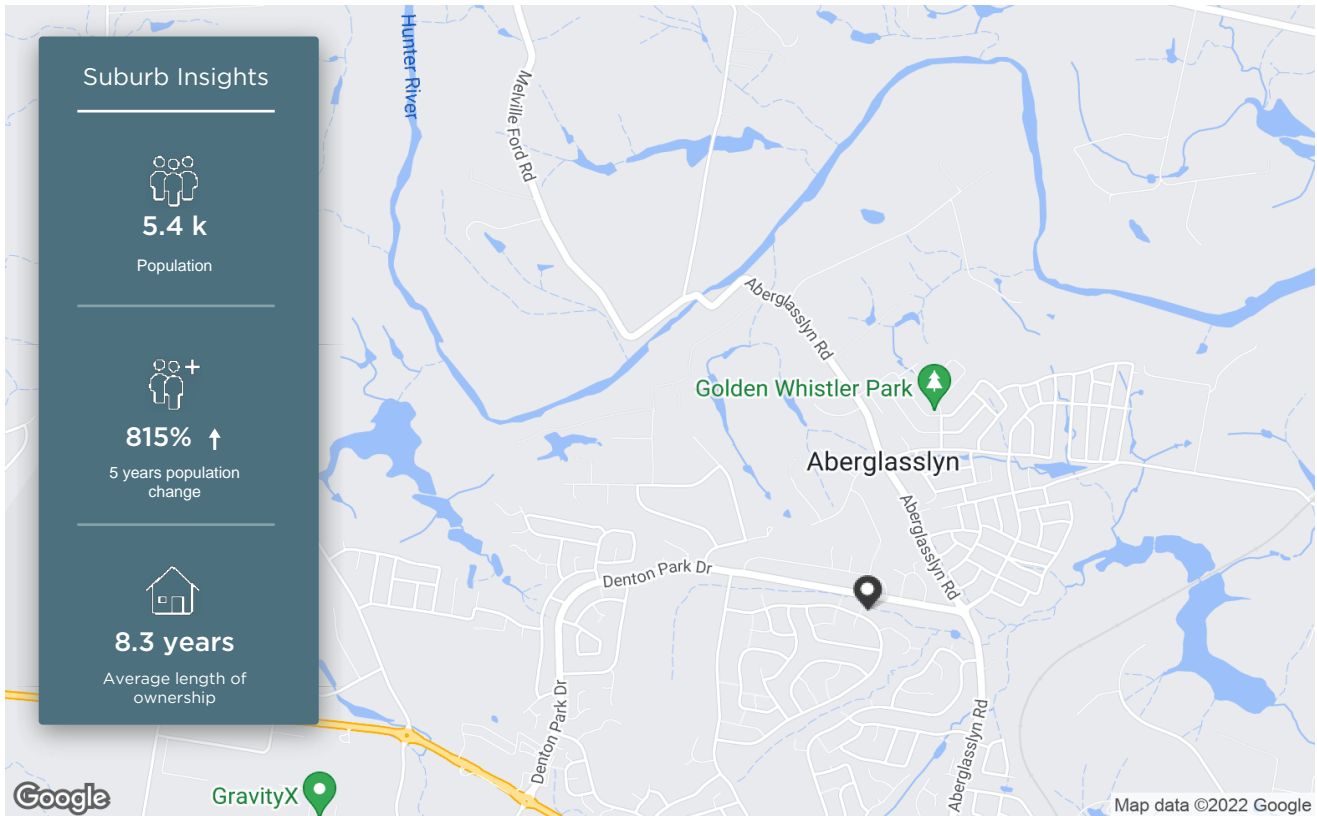


 4  2  2  596m²  153m²
 Year Built 2014 DOM 86 days
 Listing Date 01-Jun-22 Distance 1.02km
 Listing Price Price Guide \$720,000 - \$760,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Aberglasslyn

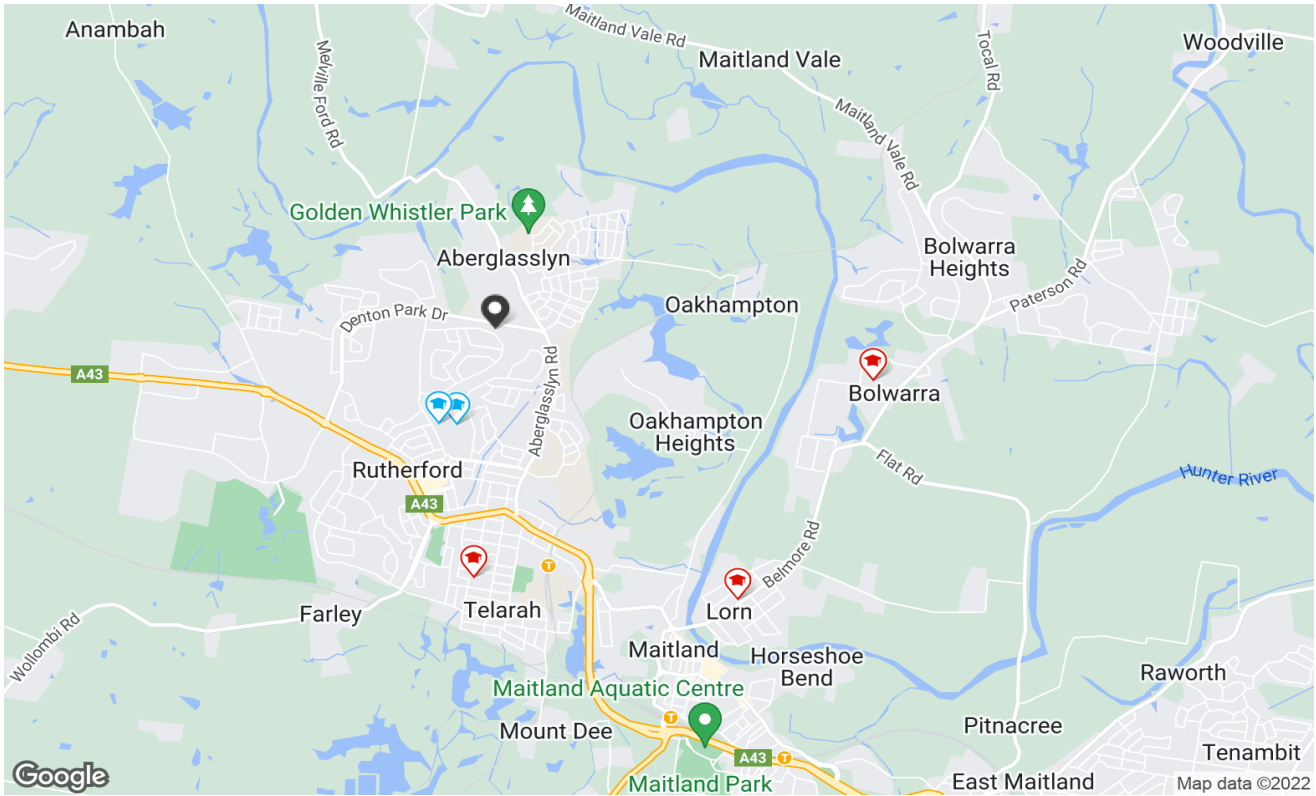
Demographic








The size of Aberglasslyn is approximately 6.2 square kilometres. It has 1 park covering nearly 0.5% of total area. The population of Aberglasslyn in 2011 was 590 people. By 2016 the population was 5,397 showing a population growth of 814.7% in the area during that time. The predominant age group in Aberglasslyn is 0-9 years. Households in Aberglasslyn are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Aberglasslyn work in a trades occupation. In 2011, 76.4% of the homes in Aberglasslyn were owner-occupied compared with 63% in 2016. Currently the median sales price of houses in the area is \$710,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	31.0	Owns Outright	18.5	0-15.6K	1.4	0-9	19.6
Couples with Children	52.1	Purchaser	44.5	15.6-33.8K	6.5	10-19	14.4
Single Parents	15.6	Renting	35.5	33.8-52K	10.3	20-29	15.5
Other	1.3	Other	0.4	52-78K	15.8	30-39	16.6
		Not Stated	1.7	78-130K	27.9	40-49	13.1
				130-182K	17.2	50-59	10.0
				182K+	9.8	60-69	6.6
						70-79	3.1
						80-89	0.8
						90-99	0.1

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Rutherford High School 59 Weblands Street Rutherford NSW 2320	1.02km	Secondary	Mixed	Government	7-12
	Rutherford Public School 59 Weblands Street Rutherford NSW 2320	1.08km	Primary	Mixed	Government	0-6
	Telarah Public School George Street Telarah NSW 2320	2.52km	Primary	Mixed	Government	0-6
	Nillo Infants School Belmore Road Lorn NSW 2320	3.62km	Primary	Mixed	Government	0-2
	Bolwarra Public School 25 Bolwarra Road Bolwarra NSW 2320	3.69km	Primary	Mixed	Government	0-6



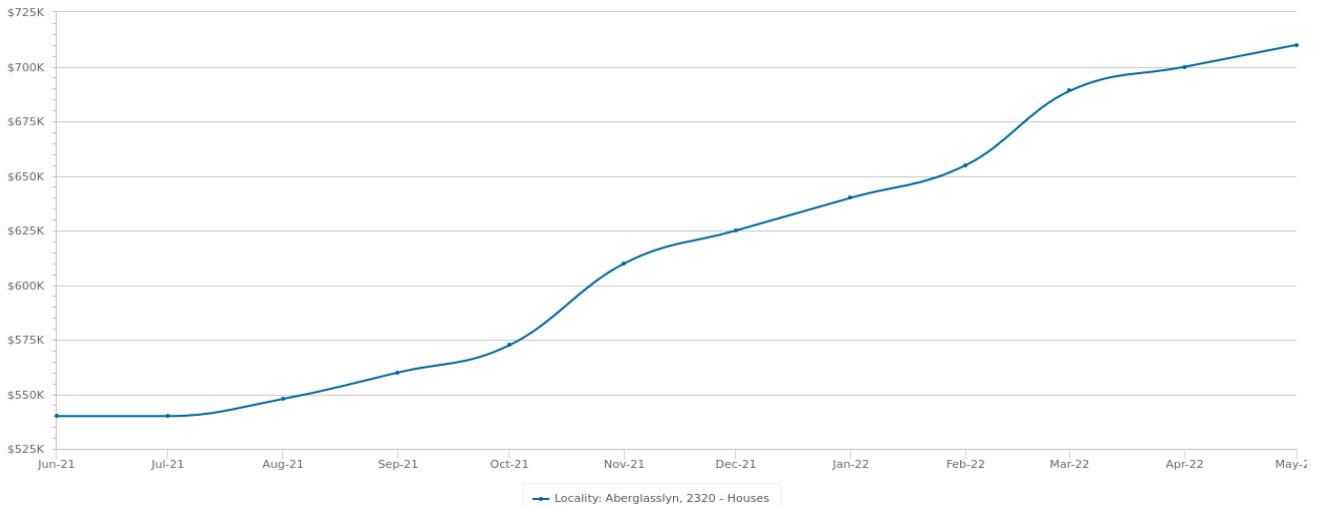
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (House)

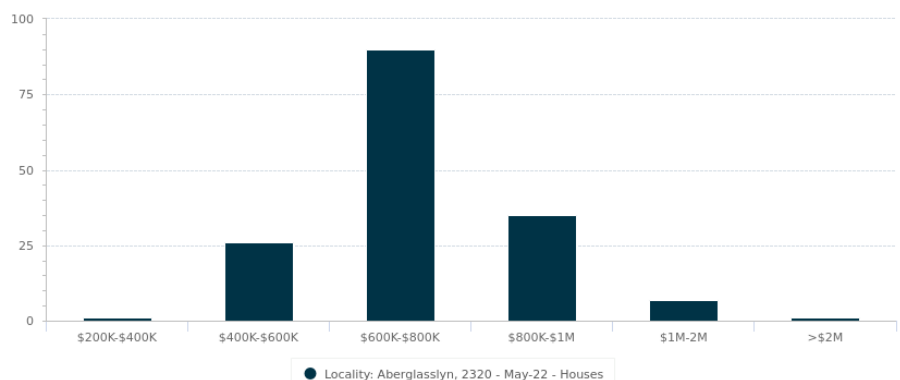


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2022	8	\$710,000	1.4% ▲	20	24	\$505
Apr 2022	9	\$700,000	1.6% ▲	20	25	\$500
Mar 2022	18	\$689,000	5.2% ▲	20	30	\$500
Feb 2022	8	\$655,000	2.3% ▲	20	27	\$495
Jan 2022	9	\$640,000	2.4% ▲	19	25	\$480
Dec 2021	10	\$625,000	2.5% ▲	19	26	\$480
Nov 2021	20	\$610,000	6.6% ▲	20	37	\$472
Oct 2021	13	\$572,500	2.2% ▲	21	29	\$470
Sep 2021	11	\$560,000	2.2% ▲	21	25	\$470
Aug 2021	26	\$547,888	1.5% ▲	22	34	\$460
Jul 2021	12	\$540,000	0.0%	23	31	\$460
Jun 2021	16	\$540,000	0.7% ▲	24	26	\$460

Sales by Price - 12 months (House)

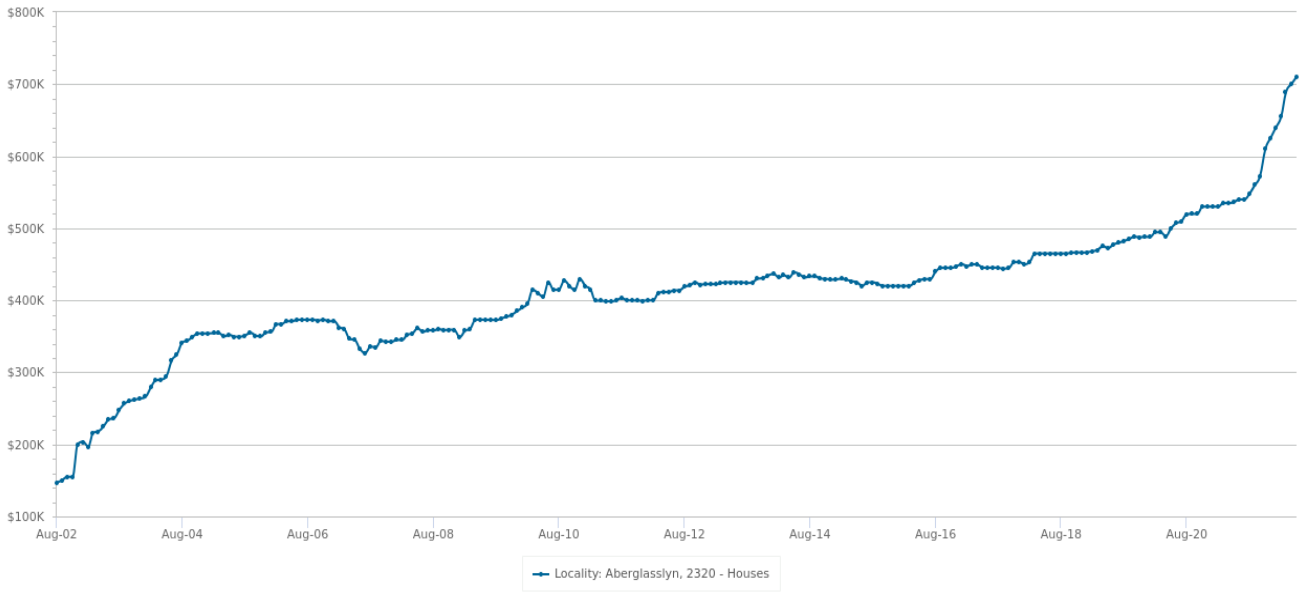
PRICE	NUMBER
<200K	0
\$200K-\$400K	1
\$400K-\$600K	26
\$600K-\$800K	90
\$800K-\$1M	35
\$1M-\$2M	7
>\$2M	1



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	160	\$710,000	32.5% ▲	20	158	\$530
2021	203	\$536,000	7.2% ▲	26	159	\$460
2020	137	\$500,000	5.8% ▲	48	153	\$430
2019	146	\$472,500	1.6% ▲	52	164	\$420
2018	151	\$465,000	4.4% ▲	39	216	\$410
2017	130	\$445,500	4.1% ▲	46	160	\$400
2016	128	\$428,000	0.7% ▲	81	205	\$390
2015	123	\$425,000	-3.1% ▼	78	194	\$380
2014	90	\$438,700	3.2% ▲	57	147	\$380
2013	131	\$425,000	3.3% ▲	87	121	\$410
2012	91	\$411,388	3.1% ▲	97	106	\$440
2011	74	\$398,840	-1.5% ▼	56	98	\$400
2010	71	\$405,000	8.5% ▲	55	85	\$365
2009	55	\$373,225	3.4% ▲	91	80	\$350
2008	47	\$361,000	4.6% ▲	87	80	\$320
2007	53	\$345,000	-7.0% ▼	66	51	\$290
2006	78	\$371,000	5.4% ▲	87	34	\$290
2005	63	\$352,000	19.3% ▲	68	43	-
2004	89	\$295,000	31.1% ▲	44	34	-
2003	97	\$225,000	50.0% ▲	-	1	-

Summary

95 BUDGEREE DRIVE ABERGLASSLYN NSW 2320



Appraisal price range

Notes from your agent

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