# COMPARATIVE MARKET ANALYSIS

CoreLogic RP Data

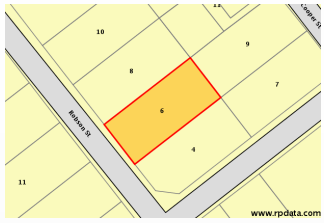
## 6 Robson Street Warrnambool VIC 3280

Lisa Fitzgerald

Email: lisa@lisafitzgeraldrealestate.com.au
Mobile: 0437323410
Office: 0437323410

## YOUR PROPERTY

### 6 Robson Street Warrnambool VIC 3280



## KEY SELLING POINTS

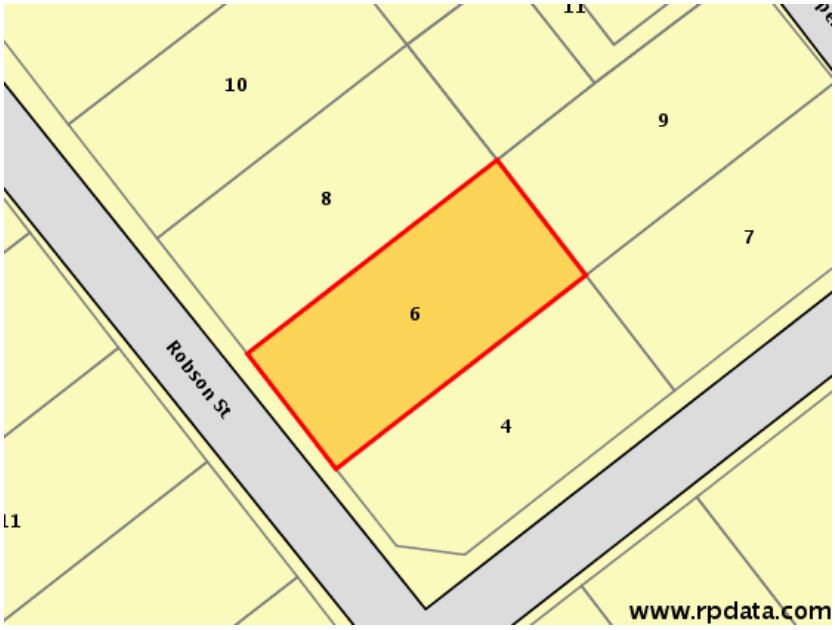
## THINGS TO CONSIDER

© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## SINGLE PROPERTY MAPPING

### Aerial View

### Cadastral View




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# SOLD PROPERTIES

## 1/24 Harrington Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $140,000 |
| Sold Date: | 17 Mar 2014 |
| Category: | Land: Industrial |
| Lot Plan: | 2/PS547455 WARRNAMBOOL VIC |

- | - | - | Approx. 999m²

Distance: 0.96km

## 5 Robson Street Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $430,227 |
| Sold Date: | 6 Dec 2012 |
| Category: | Land: Industrial |
| Lot Plan: | 30/PS434683 WARRNAMBOOL VIC |

- | - | - | Approx. 2,152m²

Distance: 0.10km

## 25 Robson Street Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $0 |
| Sold Date: | 27 Mar 2014 |
| Category: | Land: Res Development |
| Lot Plan: | 22/PS434683 WARRNAMBOOL VIC |

- | - | - | Approx. 1,671m²

Distance: 0.21km

## 16/22 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $300,000 |
| Sold Date: | 30 Jan 2015 |
| Category: | House |
| Lot Plan: | 16/SP34422 WARRNAMBOOL VIC |

1 | 1 | - | Approx. 636m²

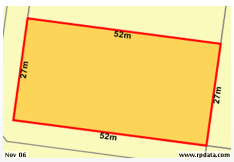
Distance: 0.67km

## Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $300,000 |
| Sold Date: | 9 May 2013 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 1/PS719880 WARRNAMBOOL VIC |

- | - | - | Approx. 1,512m²

Distance: 0.57km



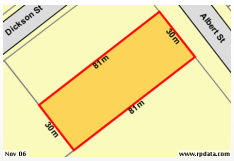

## 2 Chatham Court Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $396,000 |
| Sold Date: | 3 Oct 2014 |
| Category: | House: Standard |
| Lot Plan: | 7/PS300494 WARRNAMBOOL VIC |

- | - | - | Approx. 1,427m²

Distance: 0.58km

© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.




## 1/19 Albert Street Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $836,000 |
| Sold Date: | 20 Feb 2014 |
| Category: | Business: Wholesale Trade |
| Lot Plan: | 19/LP207373 WARRNAMBOOL VIC |

- | - | - | Approx. 2,434m²

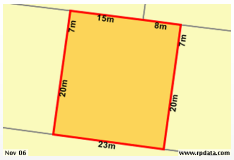
Distance: 0.27km

## 69 Mcmeekin Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $126,000 |
| Sold Date: | 27 Jan 2013 |
| Category: | Land: Res House |
| Lot Plan: | 4/PS620013 WARRNAMBOOL VIC |

- | - | - | Approx. 760m²

Distance: 0.25km

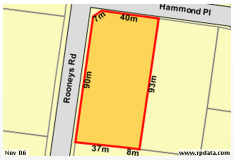



## 22/22 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $267,000 |
| Sold Date: | 8 Aug 2014 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 20/SP34422 WARRNAMBOOL VIC |

- | - | - | Approx. 630m²

Distance: 0.69km

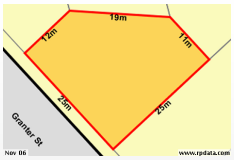



## 2 Hammond Place Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $750,000 |
| Sold Date: | 17 Apr 2014 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 4/LP209310 WARRNAMBOOL VIC |

- | - | - | Approx. 4,245m²

Distance: 0.77km




## 22 Granter Street Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $310,000 |
| Sold Date: | 25 Sep 2014 |
| Category: | House: Standard |
| Lot Plan: | 5/LP96356 WARRNAMBOOL VIC |

3 | 1 | 4 | Approx. 518m²

Distance: 0.21km

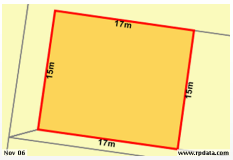
## 3/16 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $289,000 |
| Sold Date: | 20 Dec 2012 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 3/PS418110 WARRNAMBOOL VIC |

- | - | - | Approx. 262m²

Distance: 0.50km

© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.




## 4/16 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $215,000 |
| Sold Date: | 1 Mar 2013 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 4/PS418110 WARRNAMBOOL VIC |

Approx. 262m²

Distance: 0.50km

## 1 Scott Street Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $935,000 |
| Sold Date: | 4 Sep 2014 |
| Category: | Business: Wholesale Trade |
| Lot Plan: | 2/LP141709 WARRNAMBOOL VIC |

Approx. 5,561m²

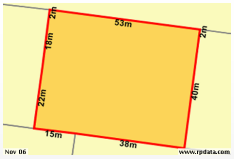
Distance: 0.53km

## 22 Harrington Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $835,000 |
| Sold Date: | 28 Aug 2014 |
| Category: | Business: Wholesale Trade |
| Lot Plan: | 1/PS547455 WARRNAMBOOL VIC |

Approx. 4,311m²

Distance: 0.92km




## 13/22 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $550,000 |
| Sold Date: | 20 Oct 2014 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 13/SP34422 WARRNAMBOOL VIC |

Approx. 2,222m²

Distance: 0.63km

## 2/24 Harrington Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | Not Disclosed |
| Sold Date: | 7 Mar 2015 |
| Category: | Commercial |
| Lot Plan: | |

Distance: 0.84km

## 18 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $620,000 |
| Sold Date: | 9 May 2013 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 2/PS719880 WARRNAMBOOL VIC |

Approx. 2,617m²

Distance: 0.54km

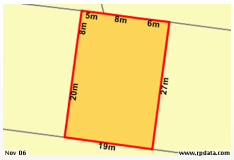
© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## 2/13 Chatham Court Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $210,000 |
| Sold Date: | 30 Aug 2013 |
| Category: | Land: Industrial |
| Lot Plan: | 1/PS636474 WARRNAMBOOL VIC |

- - - Approx. 5,439m²

Distance: 0.81km

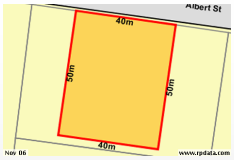



## 12/22 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $240,000 |
| Sold Date: | 10 Jun 2014 |
| Category: | Business: Transport & Storage |
| Lot Plan: | 12/SP34422 WARRNAMBOOL VIC |

- - - Approx. 375m²

Distance: 0.66km




## 22 Albert Street Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $385,000 |
| Sold Date: | 20 Dec 2012 |
| Category: | Business: Retail Trade |
| Lot Plan: | 2/LP96361 WARRNAMBOOL VIC |

- - - Approx. 1,090m²

Distance: 0.40km

## 25 Dickson Street Warrnambool VIC 3280

| | |
|---|---|
| Sold Price: | $780,000 |
| Sold Date: | 11 Jul 2014 |
| Category: | Business: Wholesale Trade |
| Lot Plan: | 1/PS527510 WARRNAMBOOL VIC |

- - - Approx. 2,335m²

Distance: 0.26km

© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## ON THE MARKET

### 12-14 Albert Street Warrnambool VIC 3280

| | |
|---|---|
| Listing Price: | CONTACT AGENT |
| Listing Date: | 7 Mar 2015 |
| Agency: | Falk & Co - Warrnambool |
| Lot Plan: | 2/SP37284 WARRNAMBOOL VIC |

| | | | |
|---|---|---|---|
| - | - | - | Approx. 1,206m² |

| | |
|---|---|
| Listing Type: | Normal Sale |
| Distance: | 0.40km |

### 14/22 Walsh Road Warrnambool VIC 3280

| | |
|---|---|
| Listing Price: | $280,000 |
| Listing Date: | 28 Feb 2015 |
| Agency: | Ray White - Warrnambool |
| Lot Plan: | |

| | | | |
|---|---|---|---|
| 1 | 1 | - | - |

| | |
|---|---|
| Listing Type: | Normal Sale |
| Distance: | 0.60km |

© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# MARKET COMPARISON

## 12-14 Albert Street Warrnambool VIC 3280

| | | | |
|---|---|---|---|
| First Ad Price: | | Last Ad Price: | |
| Actual Sale Price: | | | |
| % Change First to Last Ad Price: | | | |
| % Total Change: | | | |

- - - Approx. 1,206m²

| | |
|---|---|
| Days On Market: | 33 |
| Distance: | 0.40km |

## 16/22 Walsh Road Warrnambool VIC 3280

| | | | |
|---|---|---|---|
| First Ad Price: | $280,000 | Last Ad Price: | $280,000 |
| Actual Sale Price: | | | $300,000 |
| % Change First to Last Ad Price: | | | 0% |
| % Total Change: | | | 7.14% |

1 1 - Approx. 636m²

| | |
|---|---|
| Days On Market: | 200 |
| Distance: | 0.67km |

## 13 Strong Street Warrnambool VIC 3280

| | | | |
|---|---|---|---|
| First Ad Price: | $370,000 | Last Ad Price: | $349,000 |
| Actual Sale Price: | | | |
| % Change First to Last Ad Price: | | | -5.68% |
| % Total Change: | | | |

1 1 1 Approx. 1,805m²

| | |
|---|---|
| Days On Market: | 153 |
| Distance: | 0.52km |

## 14/22 Walsh Road Warrnambool VIC 3280

| | | | |
|---|---|---|---|
| First Ad Price: | $250,000 | Last Ad Price: | $280,000 |
| Actual Sale Price: | | | |
| % Change First to Last Ad Price: | | | 12% |
| % Total Change: | | | |

1 1 - -

| | |
|---|---|
| Days On Market: | 71 |
| Distance: | 0.60km |

© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# AREA PROFILE

The size of Warrnambool is approximately 65 square kilometres. It has 11 parks covering nearly 5% of total area.

The population of Warrnambool in 2006 was 27,537 people. By 2011 the population was 28,409 showing a population growth of 3% in the area during that time.

The predominant age group in Warrnambool is 0-14 years.

Households in Warrnambool are primarily couples with children and are likely to be repaying between $1000 - $1400 per month on mortgage repayments.

In general, people in Warrnambool work in a Professional occupation.

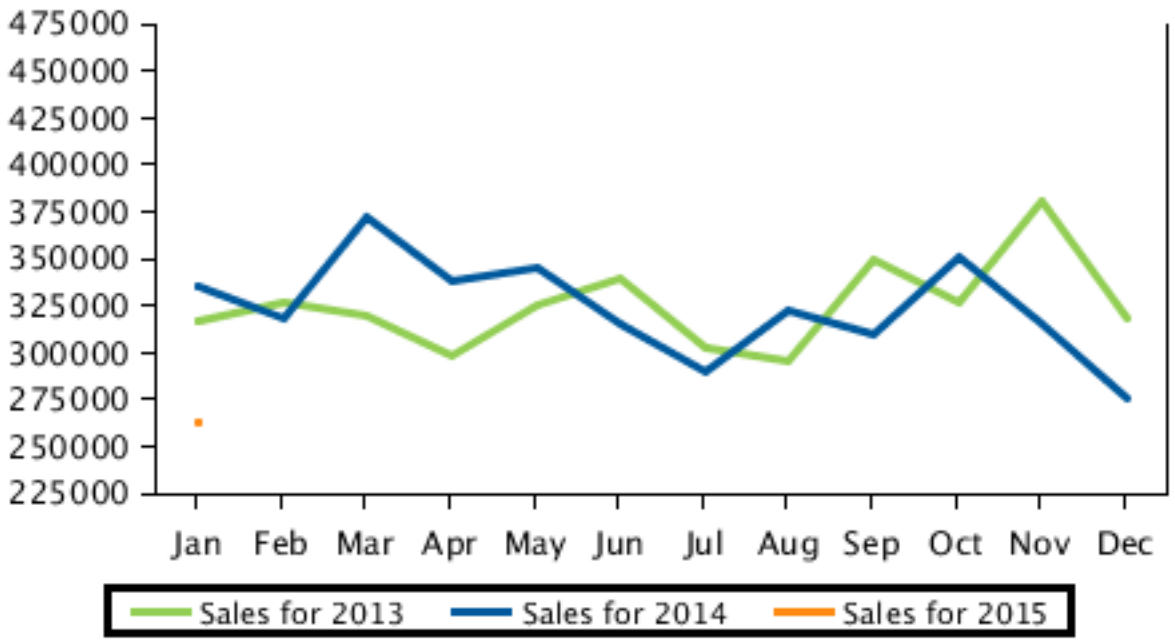
In 2006, 65.6% of the homes in Warrnambool were owner-occupied compared with 64.0% in 2011.

Currently the median sales price of houses in the area is 262,500.

## Median Sale Price

| | YEAR 2013 | YEAR 2014 | YEAR 2015 |
|---|---|---|---|
| **Period** | **Median Price** | **Median Price** | **Median Price** |
| January | $315,995 | $335,000 | $262,500 |
| February | $325,870 | $317,500 | $0 |
| March | $320,000 | $371,500 | $0 |
| April | $298,500 | $337,500 | $0 |
| May | $325,000 | $345,000 | $0 |
| June | $339,000 | $315,000 | $0 |
| July | $302,500 | $290,000 | $0 |
| August | $295,000 | $323,000 | $0 |
| September | $350,000 | $310,000 | $0 |
| October | $326,250 | $351,250 | $0 |
| November | $380,500 | $315,000 | $0 |
| December | $318,750 | $275,000 | $0 |

© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

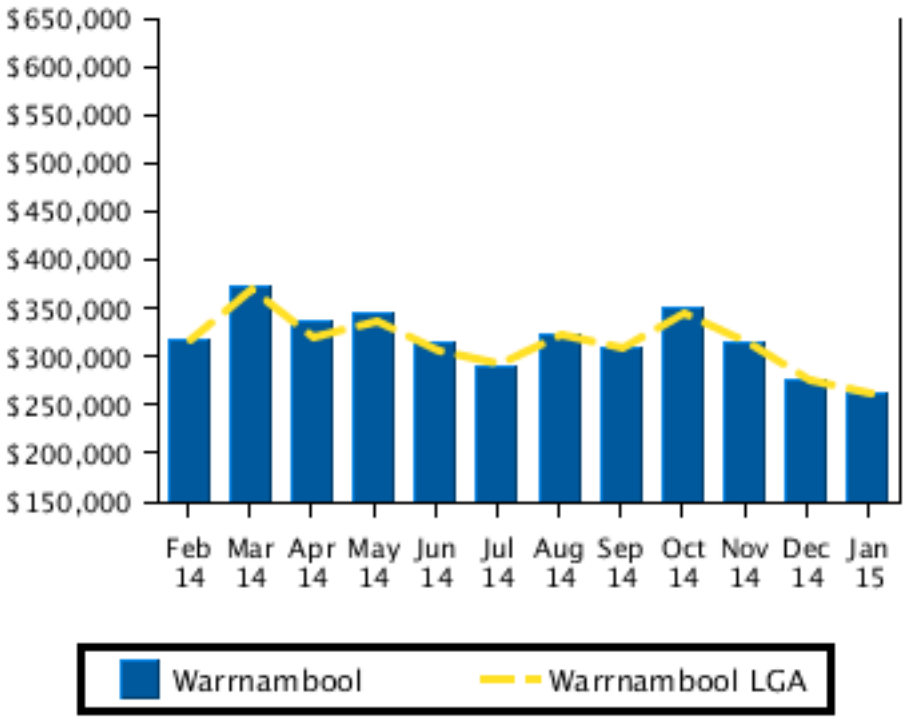



© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# RECENT MEDIAN SALE PRICES

## Recent Median House Sale Prices

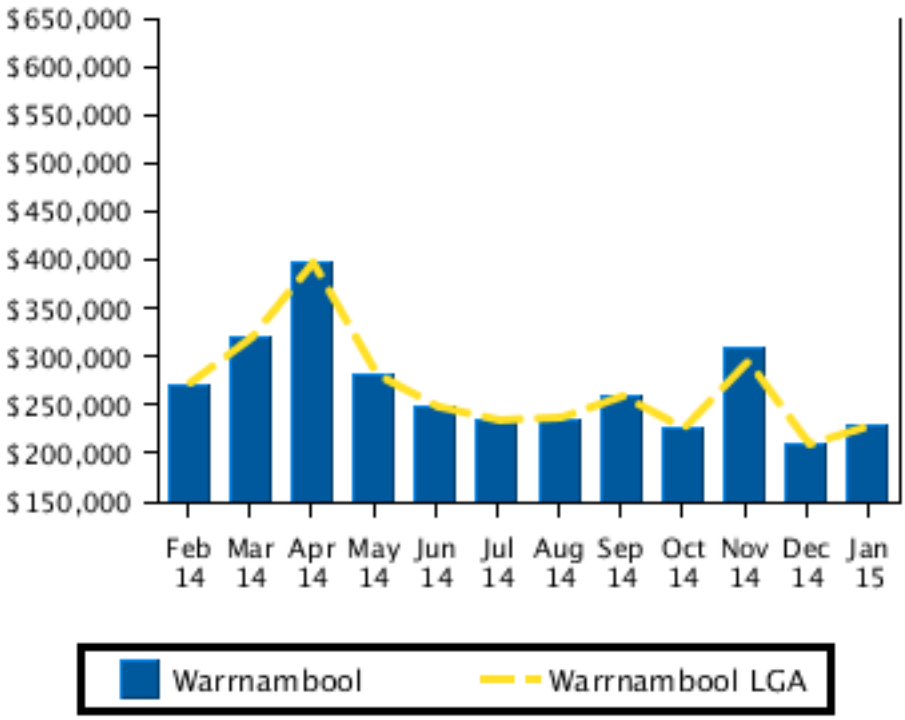
| Period | WARRNAMBOOL Median Price | WARRNAMBOOL LGA Median Price |
|---|---|---|
| January 2015 | $262,500 | $262,500 |
| December 2014 | $275,000 | $275,000 |
| November 2014 | $315,000 | $315,000 |
| October 2014 | $351,250 | $344,500 |
| September 2014 | $310,000 | $310,000 |
| August 2014 | $323,000 | $324,000 |
| July 2014 | $290,000 | $292,500 |
| June 2014 | $315,000 | $305,001 |
| May 2014 | $345,000 | $337,500 |
| April 2014 | $337,500 | $320,000 |
| March 2014 | $371,500 | $370,000 |
| February 2014 | $317,500 | $317,500 |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Recent Median Unit Sale Prices

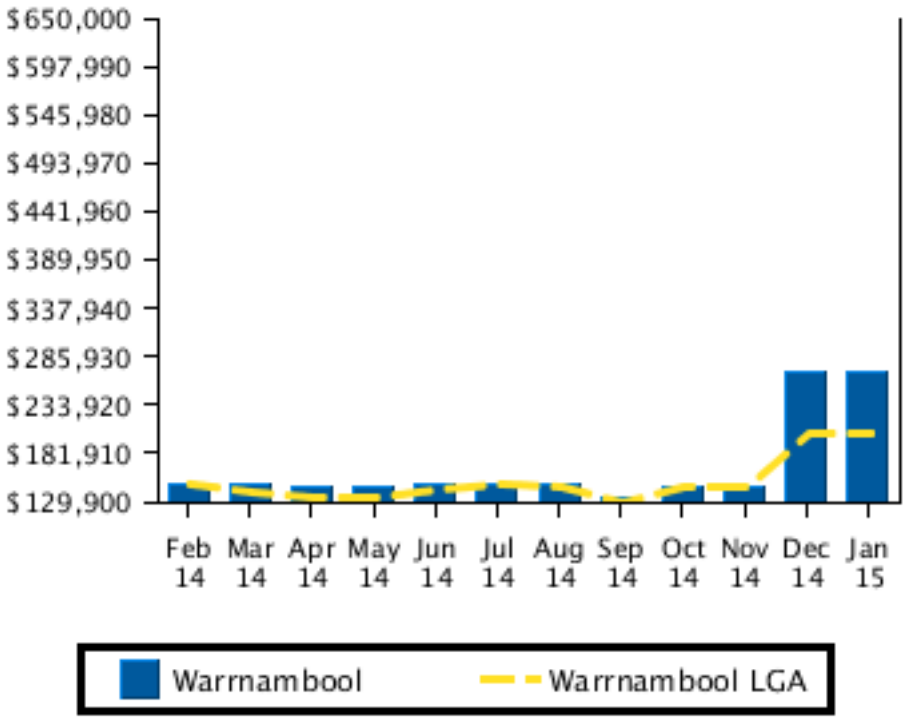
| | WARRNAMBOOL | WARRNAMBOOL LGA |
|---|---|---|
| **Period** | **Median Price** | **Median Price** |
| January 2015 | $230,000 | $230,000 |
| December 2014 | $210,000 | $210,000 |
| November 2014 | $310,000 | $295,000 |
| October 2014 | $225,000 | $225,000 |
| September 2014 | $260,000 | $260,000 |
| August 2014 | $235,000 | $237,500 |
| July 2014 | $235,000 | $235,000 |
| June 2014 | $248,000 | $248,000 |
| May 2014 | $282,500 | $282,500 |
| April 2014 | $396,750 | $396,750 |
| March 2014 | $319,000 | $319,000 |
| February 2014 | $270,000 | $273,500 |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Recent Median Land Sale Prices

| | WARRNAMBOOL | WARRNAMBOOL LGA |
|---|---|---|
| **Period** | **Median Price** | **Median Price** |
| January 2015 | $270,300 | $204,125 |
| December 2014 | $270,300 | $204,125 |
| November 2014 | $147,000 | $147,000 |
| October 2014 | $145,000 | $145,000 |
| September 2014 | $134,250 | $129,900 |
| August 2014 | $150,000 | $146,500 |
| July 2014 | $148,250 | $148,250 |
| June 2014 | $147,500 | $142,000 |
| May 2014 | $147,055 | $134,475 |
| April 2014 | $145,000 | $135,000 |
| March 2014 | $150,000 | $140,000 |
| February 2014 | $149,000 | $149,000 |

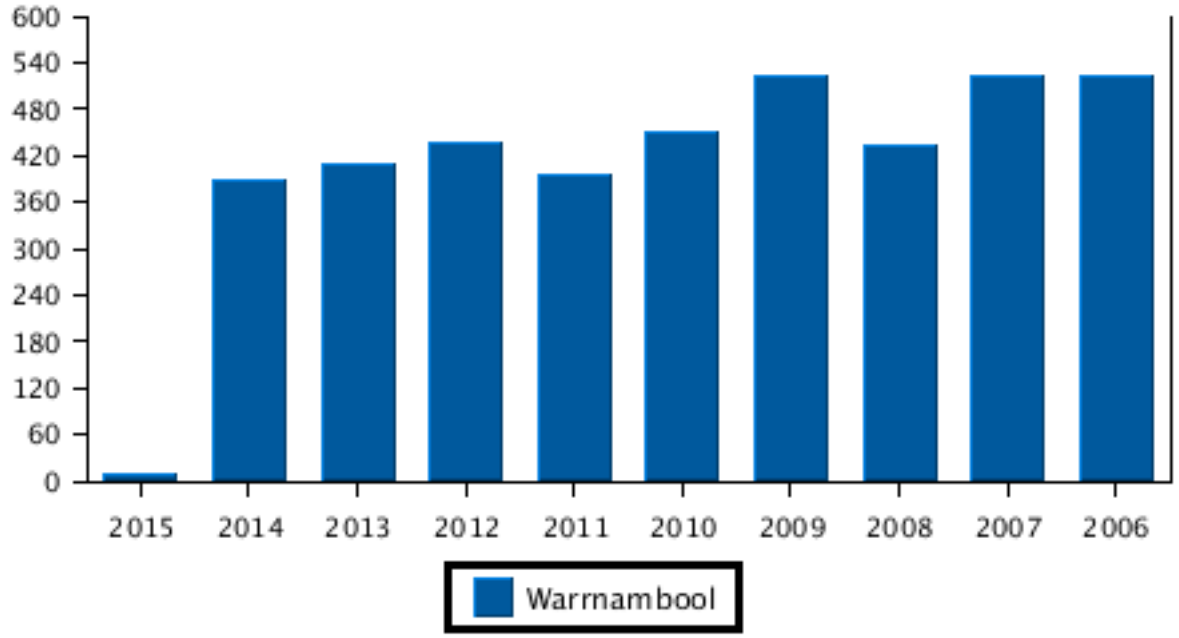



© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## SALES PER ANNUM

### House Sales Per Annum

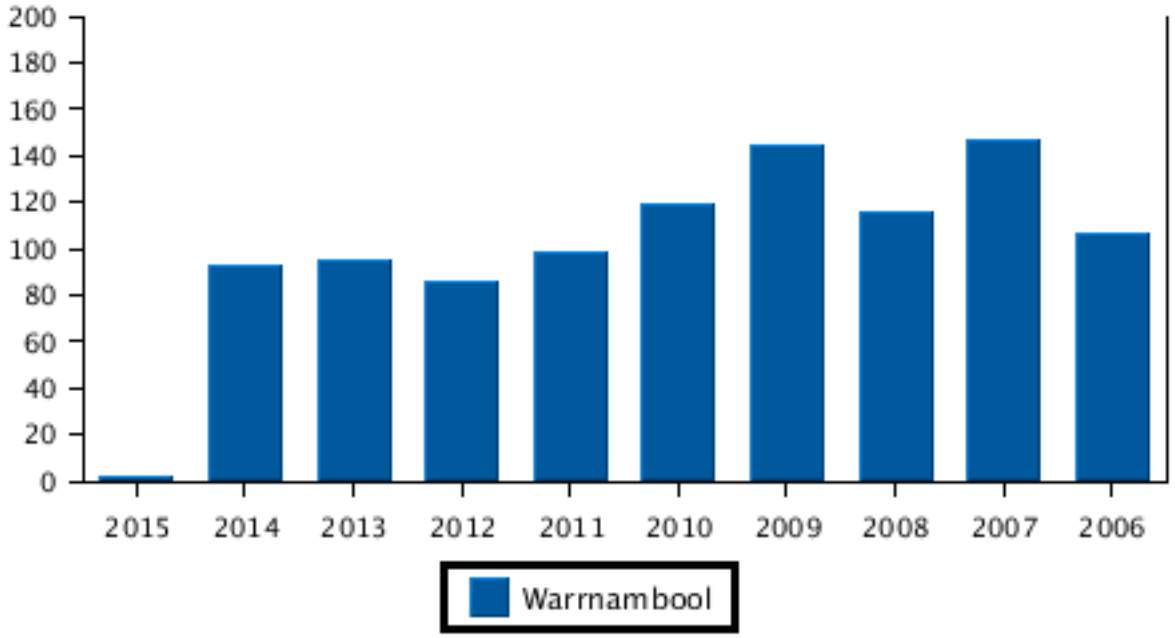
| Period | WARRNAMBOOL Number |
|---|---|
| 2015 | 10 |
| 2014 | 388 |
| 2013 | 410 |
| 2012 | 437 |
| 2011 | 396 |
| 2010 | 451 |
| 2009 | 523 |
| 2008 | 433 |
| 2007 | 523 |
| 2006 | 522 |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Unit Sales Per Annum

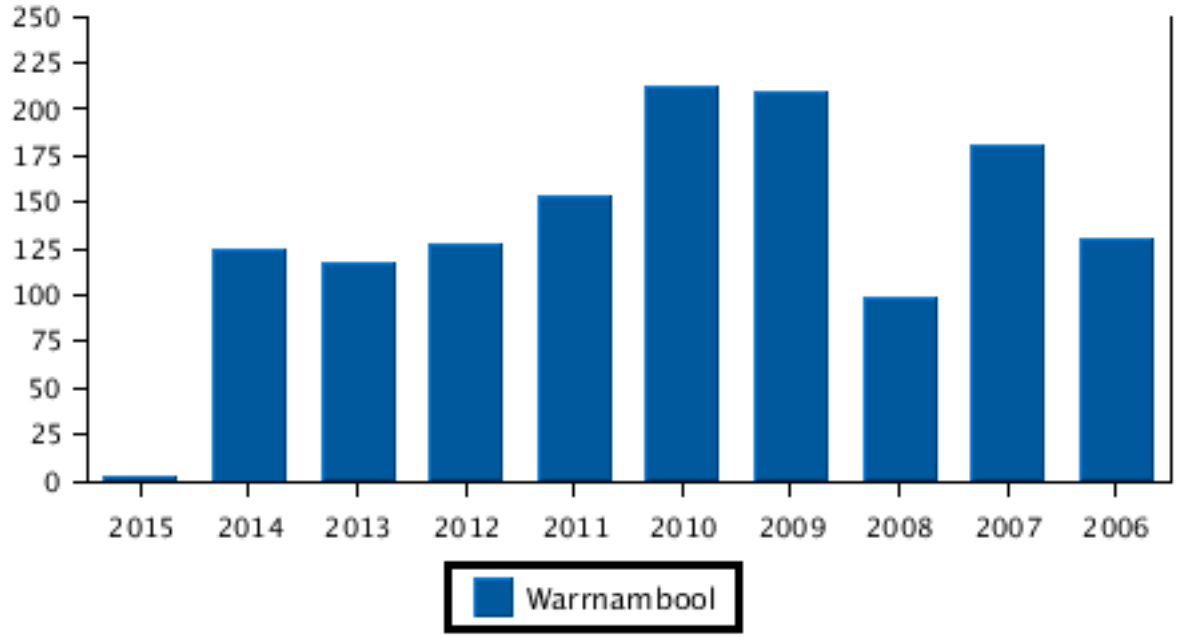
| Period | WARRNAMBOOL Number |
|---|---|
| 2015 | 2 |
| 2014 | 93 |
| 2013 | 95 |
| 2012 | 86 |
| 2011 | 98 |
| 2010 | 119 |
| 2009 | 144 |
| 2008 | 115 |
| 2007 | 146 |
| 2006 | 106 |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Land Sales Per Annum

| Period | WARRNAMBOOL Number |
|---|---|
| 2015 | 2 |
| 2014 | 125 |
| 2013 | 117 |
| 2012 | 127 |
| 2011 | 153 |
| 2010 | 212 |
| 2009 | 209 |
| 2008 | 98 |
| 2007 | 180 |
| 2006 | 130 |

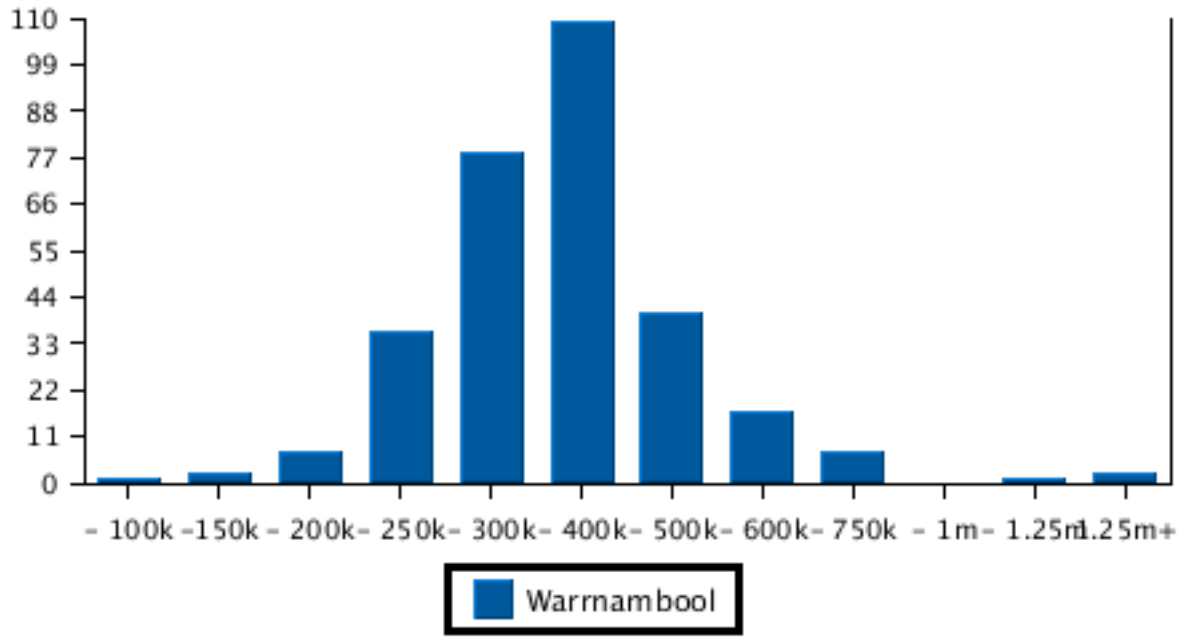



© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## SALES BY PRICE

### House Sale by Price (12 months)

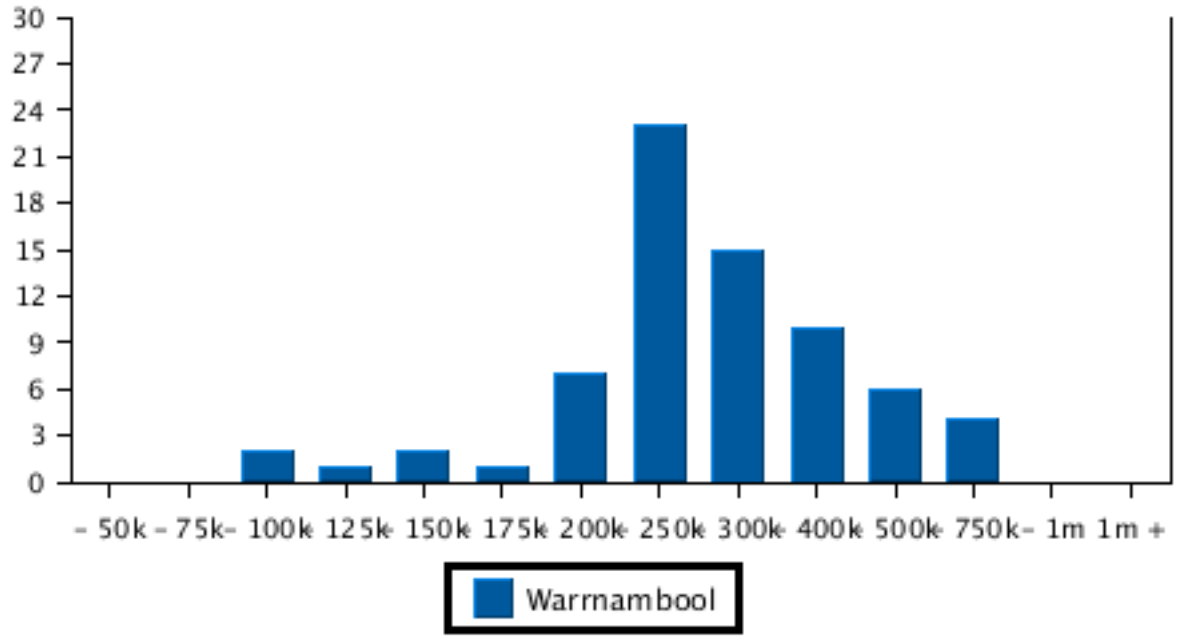
| | WARRNAMBOOL |
|---|---|
| **Price** | **Number** |
| 0 - 100k | 1 |
| 101 -150k | 2 |
| 151 - 200k | 7 |
| 201 - 250k | 36 |
| 251 - 300k | 78 |
| 301 - 400k | 109 |
| 401 - 500k | 40 |
| 501 - 600k | 17 |
| 601 - 750k | 7 |
| 751 - 1m | 0 |
| > 1m - 1.25m | 1 |
| 1.25m+ | 2 |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Unit Sale by Price (12 months)

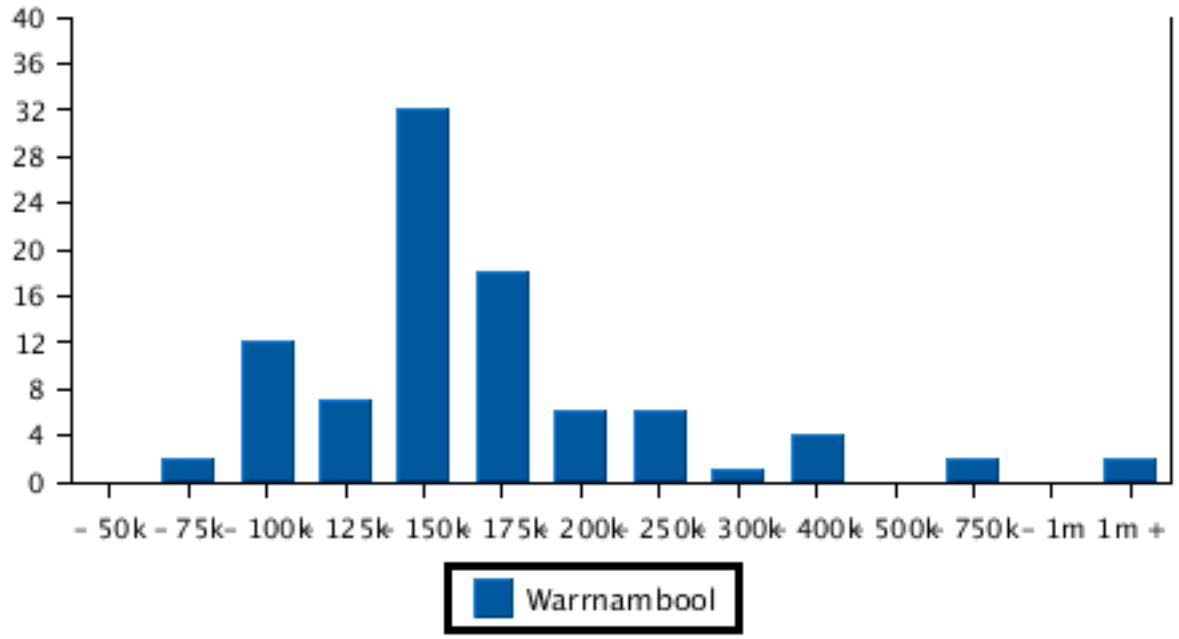
| Price | WARRNAMBOOL Number |
|---|---|
| 0 - 50k | 0 |
| 51 - 75k | 0 |
| 76 - 100k | 2 |
| 101 - 125k | 1 |
| 126 - 150k | 2 |
| 151 - 175k | 1 |
| 176 - 200k | 7 |
| 201 - 250k | 23 |
| 251 - 300k | 15 |
| 301 - 400k | 10 |
| 401 - 500k | 6 |
| 501 - 750k | 4 |
| 751 - 1m | 0 |
| 1m + | 0 |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Land Sale by Price (12 months)

| | WARRNAMBOOL |
|---|---|
| **Price** | **Number** |
| 0 - 50k | 0 |
| 51 - 75k | 2 |
| 76 - 100k | 12 |
| 101 - 125k | 7 |
| 126 - 150k | 32 |
| 151 - 175k | 18 |
| 176 - 200k | 6 |
| 201 - 250k | 6 |
| 251 - 300k | 1 |
| 301 - 400k | 4 |
| 401 - 500k | 0 |
| 501 - 750k | 2 |
| 751 - 1m | 0 |
| 1m + | 2 |

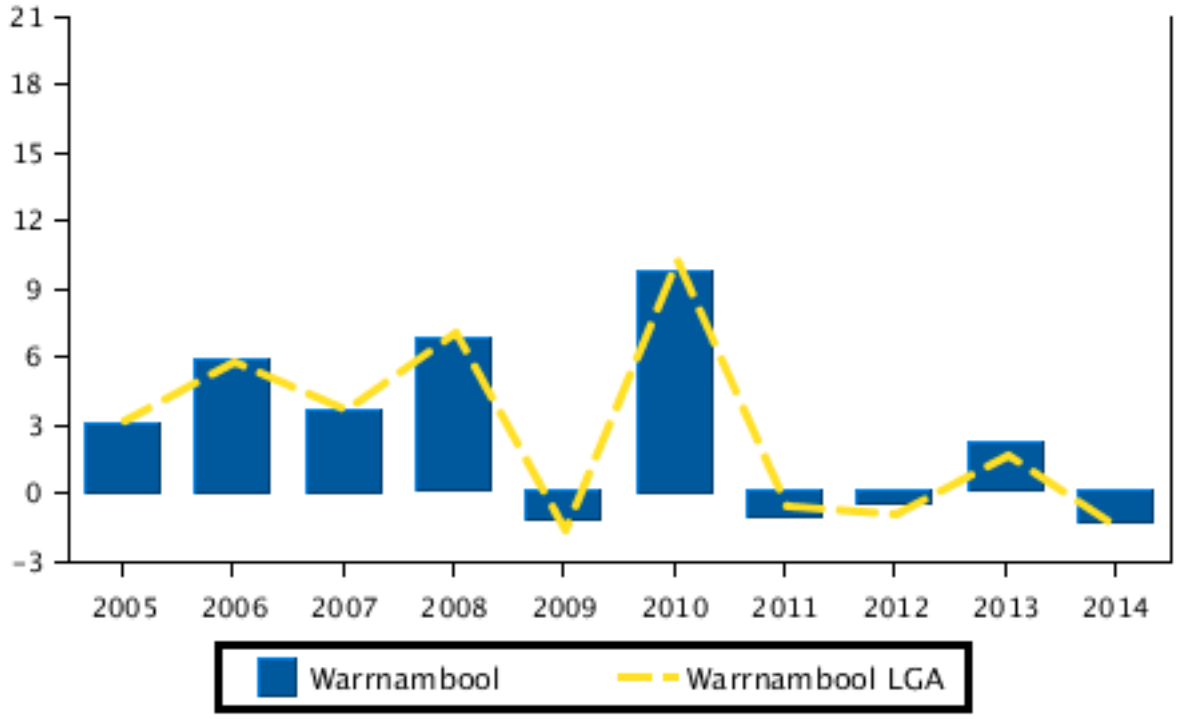



© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## CAPITAL GROWTH MEDIAN PRICES

### Capital Growth in Median Prices (Houses)

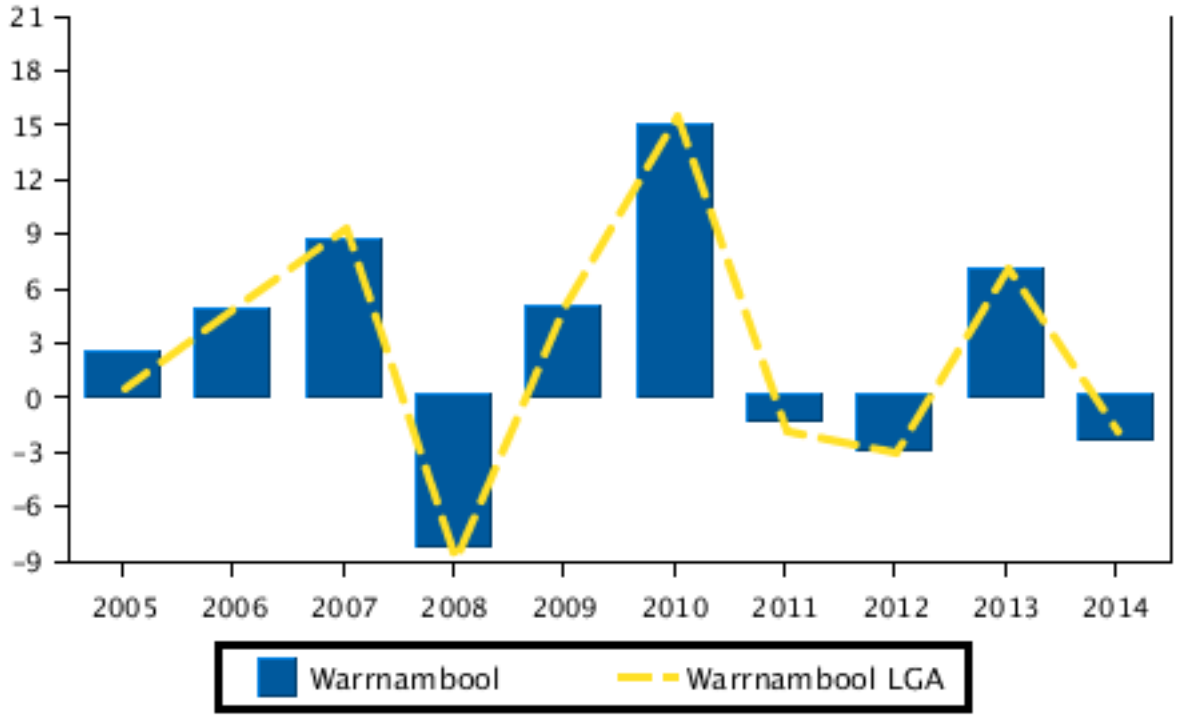
| | WARRNAMBOOL | WARRNAMBOOL LGA |
|---|---|---|
| Period | % Change | % Change |
| 2014 | -1.5% | -1.5% |
| 2013 | 2.2% | 1.6% |
| 2012 | -0.6% | -0.9% |
| 2011 | -1.2% | -0.6% |
| 2010 | 9.8% | 10.2% |
| 2009 | -1.3% | -1.7% |
| 2008 | 6.8% | 7.1% |
| 2007 | 3.7% | 3.7% |
| 2006 | 5.9% | 5.8% |
| 2005 | 3.1% | 3.2% |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Capital Growth in Median Prices (Unit)

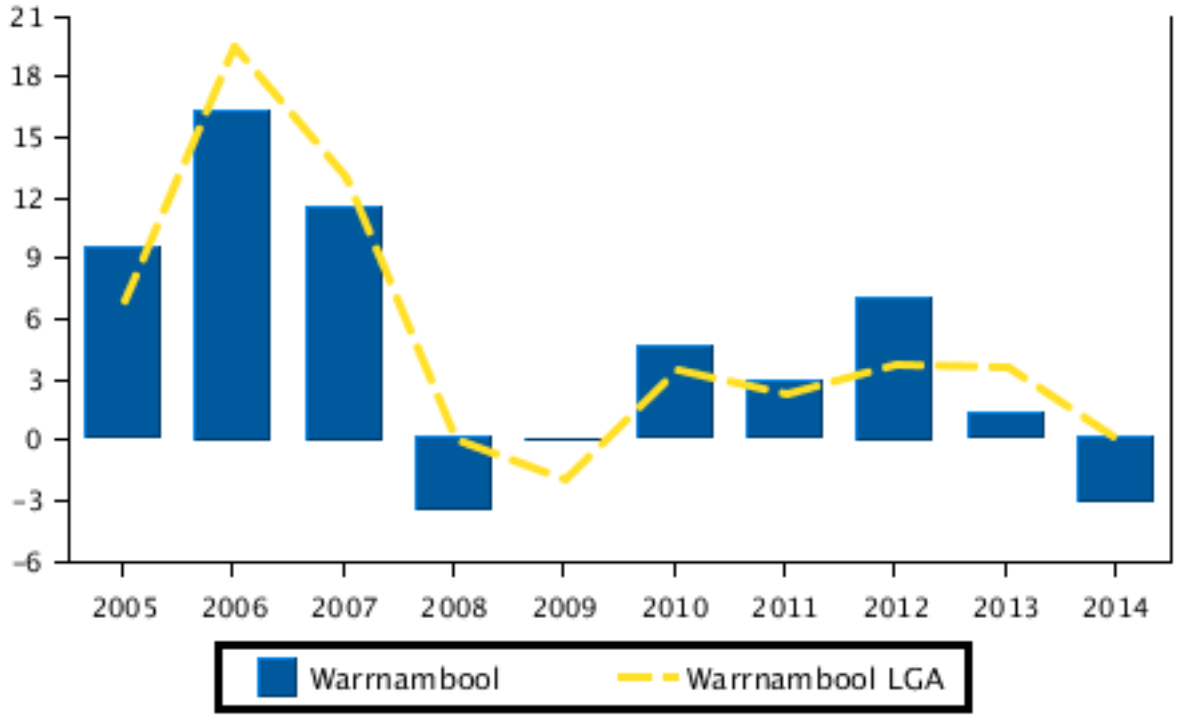
| | WARRNAMBOOL | WARRNAMBOOL LGA |
|---|---|---|
| Period | % Change | % Change |
| 2014 | -2.6% | -1.9% |
| 2013 | 7.1% | 7.1% |
| 2012 | -3.1% | -3.1% |
| 2011 | -1.5% | -1.9% |
| 2010 | 15.1% | 15.5% |
| 2009 | 5.1% | 5.1% |
| 2008 | -8.4% | -8.9% |
| 2007 | 8.7% | 9.3% |
| 2006 | 4.9% | 4.9% |
| 2005 | 2.5% | 0.5% |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## Capital Growth in Median Prices (Land)

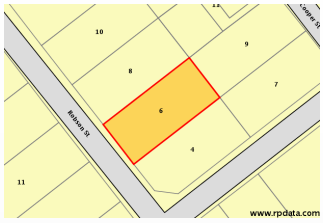
| | WARRNAMBOOL | WARRNAMBOOL LGA |
|---|---|---|
| Period | % Change | % Change |
| 2014 | -3.3% | 0% |
| 2013 | 1.3% | 3.6% |
| 2012 | 7.1% | 3.7% |
| 2011 | 2.9% | 2.3% |
| 2010 | 4.6% | 3.5% |
| 2009 | 0% | -1.9% |
| 2008 | -3.7% | 0% |
| 2007 | 11.6% | 13% |
| 2006 | 16.3% | 19.5% |
| 2005 | 9.5% | 6.9% |




© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

## SUGGESTED LISTING PRICE

### 6 Robson Street Warrnambool VIC 3280




## APPRAISAL PRICE

**Recommended Listing Price:**
**Appraisal Price Range: $1,577,000 - $1,896,000**

Prepared On: 10 Mar 2015
Prepared For:

## AGENT DETAILS

Lisa Fitzgerald

Email: lisa@lisafitzgeraldrealestate.com.au
Mobile: 0437323410
Office: 0437323410


© 2015 RP Data Pty Limited, All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.

# DISCLAIMER

© 2015 Copyright RP Data Pty Limited, Local, State and Commonwealth Governments. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted.

In compiling this publication, RP Data has relied upon information supplied by a number of external sources. The publication is supplied on the basis that while the RP Data believes all the information in it is deemed reliable at the time of publication, it does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to RP Data for the supply of such information.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

To the extent this report has been developed using information owned by the State of Victoria, the State of Victoria owns the copyright in the Property Sales Data which constitutes the basis of this report and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the state of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.