



SAMPLE

VENDOR LISTING & MARKET PROFILE REPORT

This report has been prepared for the property located at:
24 Sample Street Taperoo, SA 5017

Customer Reference: Sample

Order ID: 1234-567-0008

Date/Time: 21/10/2019 04:10PM

pointData.

24 Sample Street Taperoo, SA 5017



PROPERTY DETAILS



CT Reference	CT1234XXX
Parcel ID	D76XX/AXXX
Lot Size	585 m ²
Street Frontage	17.2 m
Bedrooms	3
Bathrooms	1
Carparks	2
Year Built	1964
LGA	Port Adelaide Enfield

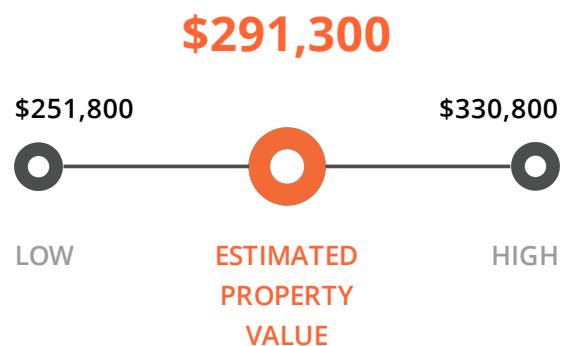
Note: The indicated parcel dimensions are based on Cadastral boundaries and may not reflect the actual title boundaries and parcel dimensions. To confirm boundaries please seek advice from a qualified surveyor.



ESTIMATED PROPERTY VALUE

PointData's automated valuation model uses machine learning and up to 2,000 comparable property sales, historic data and neighbourhood and property specific qualities to determine an estimated property value. For more information visit: www.pointdata.com.au

The estimated property value range is reflective of the volume and quality of the data used to calculate this value. This value aims to be market realistic and is not the same as the capital value.



DEVELOPMENT PLAN ZONING & POLICY

Zone: Residential

Policy Area: Lefevre Peninsula East

Land Sub-division and/or development is Subject to Council Consent (STCC).

[Click here](#) to learn more about the Council Development Plan and other policy restrictions that may prevent or limit the development of this property.

Maximum lots calculated: 2

Note: The Maximum Lots created is subject to Council Development Plan parameters in this report and other factors. The analysis is limited to a maximum of 6 lots. For more detailed information we recommend you purchase the **Property Development Potential Report**.

If the site is large or odd shaped and can accommodate more or different shape parcels please contact enquiries@pointdata.com.au for further advice.



PROPERTY SALES HISTORY

This table represents the previous sales of this property.

SALE DATE	SALE PRICE	ANNUALISED COMPOUND GROWTH
27/06/2002	\$127,000	+ 5.7%
03/02/1993	\$65,000	-



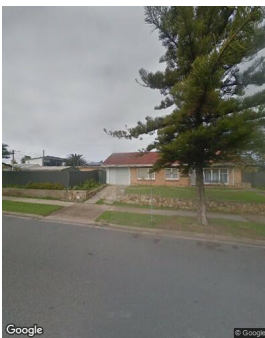
RECENT COMPARATIVE SALES

Comparative sales show homes sold within the last 12 months, which lie within the neighbourhood and have similar features to the subject property.



35 Closeby Road Largs North, SA 5016

Sale Price	\$240,000	2
Distance from Property	327m	4
Sale Date	08/03/2019	1
Year Built	1958	703 m²



22 Nearby Ave Taperoo, SA 5017

Sale Price	\$220,000	1
Distance from Property	1,436m	3
Sale Date	25/07/2019	1
Year Built	1966	645 m²



77 Corner Street Largs North, SA 5016

Sale Price	\$235,000	2
Distance from Property	444m	4
Sale Date	08/03/2019	1
Year Built	1958	667m²



89 Nearby Ave Taperoo, SA 5017

Sale Price	\$233,000	1
Distance from Property	1,436m	3
Sale Date	25/07/2019	1
Year Built	1966	695 m²



NEIGHBOURHOOD PROFILE (LAST 12 MONTHS)

PointData customises the neighbourhood statistics to be representative of a property's real location and creates custom boundaries which draw from appropriate areas of influence. This means that our calculated outputs are not only more accurate, but also more representative of local properties and market influences.

The following metrics have been collected from sales data for all properties within the neighbourhood.

○	Total number of dwellings	3427
○	Houses Sold (in the last 12 months)	120
○	Annual Sales Turnover	3.5%
○	Upper Quartile Sale Price	\$520,000 (the 75 th percentile sale price)
○	Median Sales Price	\$422,000
○	Lower Quartile Sale Price	\$370,000 (the 25 th percentile sale price)



HISTORICAL NEIGHBOURHOOD PRICE TRENDS

PointData's customised neighbourhood is built around the subject property, drawing on data from a region with radius of approximately 3 km. For more information, see section 'WHAT IS MY NEIGHBOURHOOD?' on page 7.

The following data is a 1-year projection representing the average of the last 6-months or 5-years worth of sales within the neighbourhood.

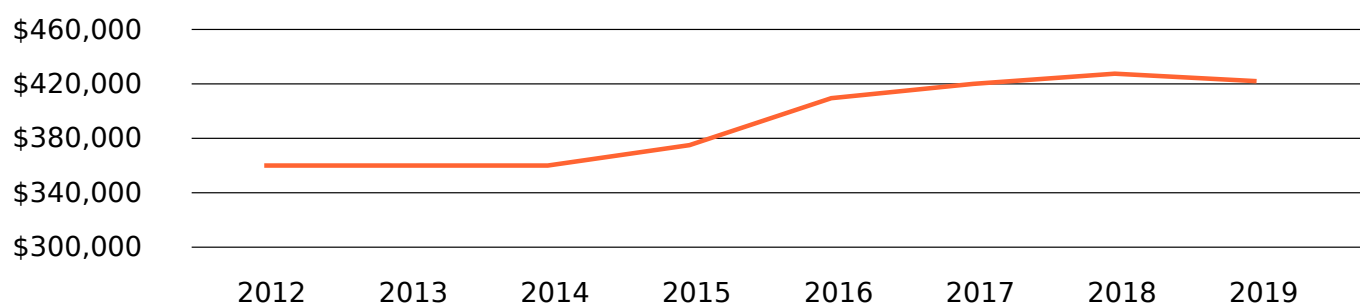
○	SHORT TERM:	+ 4.49%	(Annualised growth over the past 6 months)
○	LONG TERM:	+ 2.34%	(Annualised growth over the past 5 years)

Short and long-term price trends are used in projecting future market performance. The trends shown are determined using local neighbourhood data. Short-term trends are more easily affected by outliers and will therefore show greater variability compared to the long-term trends.



ANNUAL NEIGHBOURHOOD HOUSE PRICES

The following data shows the average house price in the neighbourhood for 12-month intervals and how these have fluctuated over recent years.



PERIOD	MEDIAN VALUE FOR HOUSES	CHANGE IN MEDIAN VALUE (12 MONTHS)
October 2019	\$422,000	- 1.3% ↓
October 2018	\$427,500	+ 1.8% ↑
October 2017	\$420,000	+ 2.6% ↑
October 2016	\$409,500	+ 9.2% ↑
October 2015	\$375,000	+ 4.2% ↑
October 2014	\$360,000	
October 2013	\$360,000	
October 2012	\$360,000	



SUBURB PROFILE **Taperoo, 5017**

ABS Census data has been compiled to demonstrate residential population characteristics for this suburb.

	POPULATION DENSITY (People/Km ²)	1,323		AVERAGE PEOPLE PER HOUSEHOLD	2.3
	MEDIAN AGE OF RESIDENTS	41		OWNERS	52.9%
	MEDIAN INCOME (Weekly Household)	\$835		RENTERS	44.6%
	MONTHLY MORTGAGE REPAYMENT	\$1,343		SEPARATE HOUSE, ROW, SEMI- DETACHED OR TOWNHOUSE	89.9%
	MEDIAN WEEKLY RENT (2016)	\$200		FLATS OR APARTMENTS	10.1%

ADDITIONAL INFORMATION

To ensure the estimated property value presented in this report is accurate, we recommend that further investigations be undertaken by professional consultants, such as (but not limited to) a registered property valuer, accountant, financial lender or bank, council planner, architect and/or builder and Real Estate agent.

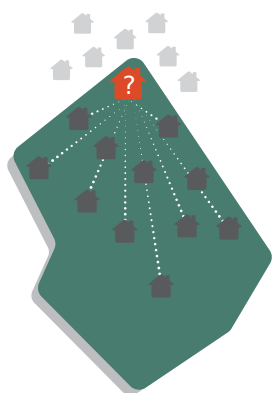
Other PointData reports that may assist you:

- > **Property Value Report** - A property value estimate report with detail on the accuracy and precision of the PointData AVM (Automated Valuation Model) and land price estimates.
- > **Property Development Potential Report** - A comprehensive report on a residential land parcel, providing detailed information on the potential for and profitability of redevelopment.

WHAT IS MY NEIGHBOURHOOD?

Local characteristics are not defined by static suburb boundaries, but rather by the areas and amenities that surround a property. PointData's approach defines a customised neighbourhood reflecting a property's actual location and creating custom boundaries which draw from appropriate areas of influence.

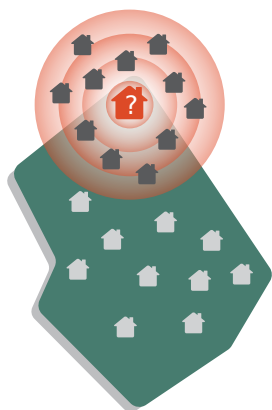
We do not rely only on pre-determined suburb boundaries. This means that our calculated outputs (such as the property price estimate, estimate land value and neighbourhood price trends) are not only more accurate, but they are also more representative of local properties and market influences.



THE SUBURB APPROACH

The typical approach to defining a property's surroundings uses property data from static and predetermined suburb boundaries.

This means that outputs draw on property data which may not be equivalent. It also means that the quality of outputs may be compromised as it misses out on closer, more comparable data. For properties near the edge of a suburb, properties across the street (in a different suburb) may be ignored in favour of those in the same suburb but many blocks away, perhaps separated by major roads, waterways and other features.



POINTDATA'S NEIGHBOURHOOD APPROACH

Our approach is dynamic and draws from the immediate area of influence, using the subject property as the centre point.

This means that our outputs not only include data from more comparable locations and dwelling types, but it also cuts out outliers from locations which are not comparable, though they may share a pre-determined geographical region, such as Suburb or Local Government Area.

The data supplied in this report draws on a customised neighbourhood with a radius of approximately 3 km, centred around 24 Sample Taperoo, SA 5017.

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