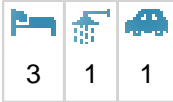


2 Smith Rd, Smithville 2999



PRICE ESTIMATE for 2 Smith Rd, Smithville 2999

CURRENT MARKET PRICE ESTIMATE*

\$594,000

Probable Value Range: \$573,000 to \$615,000

How your estimate was calculated*

Estimate compared to Smithville median price

The market price estimate for this property is \$26,000 below (-4.2%) the current median House price of Smithville.

12 MONTH FORECAST

FUTURE PRICE ESTIMATE*

\$630,000 (6% growth)

Median for Smithville \$618,000

Median for Postcode 2999 \$622,000



Property Type: House

Attributes: 3  1  1 

Area Size: Approximately 930 sqm

Local Govt: Villedale

Distance To: Sydney CBD 25km
Smithville Stn 4.8km

Features:

Air Conditioning, Alarm, Balcony, Fireplace, Heating, Lock Up Garage, Polished Timber Floor, Pool

Situated within close proximity (500m) to: The Smithville Pre-School (178m);

Domain [Listed on domain.com.au](http://domain.com.au)(Aug 11)

PRICE HISTORY for 2 Smith Rd, Smithville 2999

Final Sale Price History

Date	Price	Property Type	Type of Sale	Sale Result	Selling Agent
22-Jul-2005	\$475,000	House	Private Treaty	Sold	
9-Mar-2000	\$312,500	House	Private Treaty	Sold	

On the Market Price History

Advertised	Asking Price	Property Type	Type of Sale	Selling Agent
31-Aug-2011	\$560,000	House	Private Treaty	Smithville Real Estate
30-Aug-2011	\$560,000	House	Private Treaty	Smithville Real Estate
27-Aug-2011	Not Applicable	House	Auction	Smithville Real Estate
21-Jul-2005	\$492,500	House	Private Treaty	Real Estate Agent - Smithville
12-Jul-2005	\$485,000	House	Private Treaty	Real Estate Agent - Smithville
30-Jun-2005	\$519,000	House	Private Treaty	Real Estate Agent - Smithville
17-Mar-2005	\$539,000	House	Private Treaty	Real Estate Agent - Smithville
10-Mar-2005	\$539,000	House	Private Treaty	Smithville & Surrounds RE
18-Feb-2005	\$539,000	House	Private Treaty	Smithville & Surrounds RE

Reported Sales

No. of Houses sold (last 12 mths)	799
Highest Sold Price	\$1,930,000
Lowest Sold Price	\$56,000
Median Sold Price	\$587,000

Advertised For Sale/Auction

No. of Houses (last 12 mths)	1031
Highest Listing Price	\$9,000,000
Lowest Listing Price	\$170,000
Median Listing Price	\$595,000

Local Market Activity

No. of Houses sold (last 12 mths)	799
Total no. of local Houses	21852
Portion Sold (% turnover)	4%
Number auctioned (last 12 mths)	90
Number sold at auction	53
Auction clearance rate	59%
Average time to sell (days)	63
Level of vendor discounting	5%

Get your free Property Research snapshot for [Smithville](#)

or the [Postcode2999](#)



Full Sales History for Postcode 2999

[Buy Report](#)

To see what other homes are selling for in your postcode, buy a Postcode report that includes approximately 2,072 property sales records over a 24-month period.

MARKET TRENDS

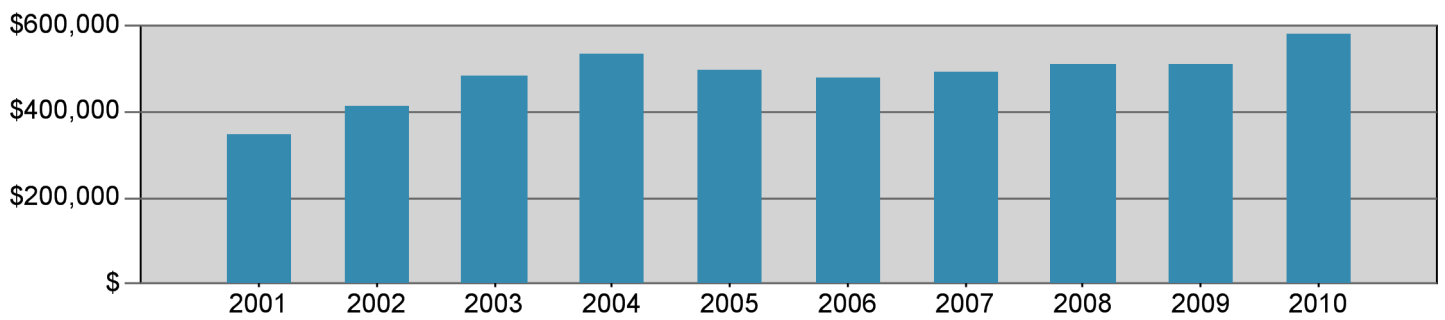
Recent House Median Price Movement

Area Name	Median Price 2009	Median Price 2010	% change
Smithville	\$510,000	\$583,000	14.3%
2999	\$517,000	\$587,000	13.5%

Median House Price Trends in Smithville

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
\$ median (000)	\$346	\$415	\$485	\$535	\$499	\$480	\$492	\$510	\$510	\$583
% change from previous year	6.5%	19.9%	16.9%	10.3%	-6.7%	-3.8%	2.5%	3.7%	0%	14.3%

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 2 Smith Rd, Smithville 2999.

Comparable Houses Recently Sold

12 Kent St, Smithville

4  2  2 



\$625,000 Area Size: 998 sqm

House; Nearest railway - Smithville Stn - 4.6km; Distance from subject property - 155.5 m; Ensuite; Polished Timber Floor; Study; Walk In Wardrobe

Sold Date: 16-Sep-10
Sale Result: Sold - Private Treaty
Listed: 10-Aug-10
Selling Agent: Smithville Real Estate

16 Geraldine Av, Smithville

4  2  6 



\$717,000 Area Size: 960 sqm

House; Nearest railway - Smithville Stn - 4.8km; Distance from subject property - 192.2 m; Air Conditioning; Balcony; Courtyard; Ensuite; Internal Laundry; Lock Up Garage; Separate Dining; Study

Sold Date: 13-Oct-10
Sale Result: Sold - Private Treaty
Listed: 07-Oct-10
Selling Agent: Real Estate Agent - Smithville

4 Raynor Pl, Smithville

3  1  1 



\$590,000 Area Size: 941 sqm

House; Nearest railway - Smithville Stn - 5km; Distance from subject property - 202.2 m; Courtyard; Polished Timber Floor; Separate Dining; Study

Sold Date: 12-Oct-10
Sale Result: Sold - Private Treaty
Listed: 06-Jul-10
Selling Agent: Smithville & Surrounds RE

17 Delaigh Av, Smithville

4  2  2 



\$650,000 Area Size: 935 sqm

House; Nearest railway - Smithville Stn - 4.7km; Distance from subject property - 213.8 m; Polished Timber Floor; Pool

Sold Date: 21-Sep-10
Sale Result: Sold - Private Treaty
Listed: 12-Jun-10
Selling Agent: Smithville Real Estate

4 Astrid Av, Smithville

4  3  2 



\$675,000 Area Size: 926 sqm

House; Nearest railway - Smithville Stn - 4.9km; Distance from subject property - 257.1 m; Ensuite; Internal Laundry; Lock Up Garage; Rumpus Room

Sold Date: 24-May-11
Sale Result: Sold - Private Treaty
Listed: 08-Mar-11
Selling Agent: Real Estate Agent - Smithville

9 Justine Av, Smithville






















4  2  2 



\$662,000 Area Size: 922 sqm

House; Nearest railway - Smithville Stn - 4.5km; Distance from subject property - 279 m; Air Conditioning; Alarm; Ensuite; Polished Timber Floor; Rumpus Room; Separate Dining; Spa

Sold Date: 7-Apr-11
Sale Result: Sold - Private Treaty
Listed: 29-Mar-11
Selling Agent: Smithville & Surrounds RE

14 Raynor Pl, Smithville	4  3  2 	\$756,000 Area Size: 934 sqm	House; Nearest railway - Smithville Stn - 5km; Distance from subject property - 290.3 m;	Sold Date: 16-May-11 Sale Result: Sold - Private Treaty Listed: 09-Oct-10 Selling Agent: Smithville Real Estate
4 Delaigh Av, Smithville	3  1  1 	\$618,000 Area Size: 946 sqm	House; Nearest railway - Smithville Stn - 4.9km; Distance from subject property - 294.5 m;	Sold Date: 11-May-11 Sale Result: Sold - Private Treaty Listed: 17-Mar-11 Selling Agent: Real Estate Agent - Smithville
16 Raynor Pl, Smithville	4  2  2 	\$720,000 Area Size: 934 sqm	House; Nearest railway - Smithville Stn - 5.1km; Distance from subject property - 317.2 m;	Sold Date: 22-Dec-10 Sale Result: Sold - Private Treaty Listed: 21-Dec-10 Selling Agent: Smithville & Surrounds RE
42 Turon Av, Smithville	4  2  2 	\$635,000 Area Size: 983 sqm	House; Nearest railway - Smithville Stn - 4.5km; Distance from subject property - 335.1 m; Air Conditioning; Ensuite; Garage; Internal Laundry	Sold Date: 16-Oct-10 Sale Result: Sold - Private Treaty Listed: 19-Sep-10 Selling Agent: Smithville Real Estate
51 Jasper Rd, Smithville	4  2  2 	\$655,000 Area Size: 926 sqm	House; Nearest railway - Smithville Stn - 4.4km; Distance from subject property - 387.6 m;	Sold Date: 5-Aug-11 Sale Result: Sold - Private Treaty Listed: 14-Jul-11 Selling Agent: Real Estate Agent - Smithville
40 Virginia Av, Smithville	4  2  2 	\$625,000 Area Size: 977 sqm	House; Nearest railway - Smithville Stn - 4.3km; Distance from subject property - 489.4 m; Air Conditioning; Ensuite; Garage; Internal Laundry; Polished Timber Floor; Pool	Sold Date: 10-Mar-11 Sale Result: Sold - Private Treaty Listed: 17-Jan-11 Selling Agent: Smithville & Surrounds RE
455 Windsor Rd, Smithville	4  2  2 	\$595,000 Area Size: 922 sqm	House; Nearest railway - Smithville Stn - 5.3km; Distance from subject property - 530.3 m; Air Conditioning; Balcony; Fireplace; Polished Timber Floor; Separate Dining	Sold Date: 16-Dec-10 Sale Result: Sold - Private Treaty Listed: 06-Nov-10 Selling Agent: Smithville Real Estate

473 Windsor Rd, Smithville

4  1  2 

Sold Date: 9-Jul-11

Sale Result: Sold - Private Treaty

Listed: 21-Jun-11

Selling Agent: Real Estate Agent - Smithville

\$550,000 Area Size: 982 sqm

House; Nearest railway - Smithville Stn - 5.3km; Distance from subject property - 578.8 m; Air Conditioning; Lock Up Garage



5 Virginia Av, Smithville

3  2  2 

Sold Date: 29-Jun-11

Sale Result: Sold - Private Treaty

Listed: 12-Apr-11

Selling Agent: Smithville & Surrounds RE

\$585,500 Area Size: 919 sqm

House; Nearest railway - Smithville Stn - 4.2km; Distance from subject property - 622.7 m; Air Conditioning; Ensuite; Lock Up Garage; Pool; Rumpus Room



50 Rockley Av, Smithville

4  2  2 

Sold Date: 28-Mar-11

Sale Result: Sold - Private Treaty

Listed: 05-Jan-11

Selling Agent: Smithville Real Estate

\$677,000 Area Size: 813 sqm

House; Nearest railway - Smithville Stn - 4.4km; Distance from subject property - 627.7 m; Air Conditioning; Ensuite; Fireplace; Garage; Rumpus Room



3 Bangalow Pl, Smithville

3  1  3 

Sold Date: 8-Mar-11

Sale Result: Sold - Private Treaty

Listed: 27-Nov-10

Selling Agent: Real Estate Agent - Smithville

\$641,000 Area Size: 847 sqm

House; Nearest railway - Smithville Stn - 4.3km; Distance from subject property - 671.2 m;



1 Attunga St, Smithville

3  2  1 

Sold Date: 15-May-11

Sale Result: Sold - Private Treaty

Listed: 10-Apr-11

Selling Agent: Smithville & Surrounds RE

\$610,000 Area Size: 1002 sqm

House; Nearest railway - Smithville Stn - 4.9km; Distance from subject property - 672.9 m; Polished Timber Floor



8 Elder Av, Smithville

3  2  2 

Sold Date: 20-Feb-11

Sale Result: Sold - Private Treaty

Listed: 05-Mar-11

Selling Agent: Smithville Real Estate

\$588,000 Area Size: 941 sqm

House; Nearest railway - Smithville Stn - 5.2km; Distance from subject property - 693.8 m; Alarm; Barbeque; Ensuite; Study



10 Keene St, Smithville

4  3 

Sold Date: 27-Sep-10

Sale Result: Sold - Private Treaty

Listed: 17-Sep-10

Selling Agent: Real Estate Agent - Smithville

\$603,000 Area Size: 932 sqm

House; Nearest railway - Smithville Stn - 4.8km; Distance from subject property - 707 m;



2 Lukes La, Smithville

3  1  1 

\$565,000 Area Size: 923 sqm

House; Nearest railway - Smithville Stn - 5.2km;
Distance from subject property - 727.8 m; Air
Conditioning; Heating; Separate Dining

Sold Date: 6-Apr-11
Sale Result: Sold - Private Treaty
Listed: 09-Mar-11
Selling Agent: Smithville & Surrounds
RE



13 Merindah Rd, Smithville

3  1  2 

\$620,000 Area Size: 940 sqm

House; Nearest railway - Smithville Stn - 5.1km;
Distance from subject property - 785.8 m; Air
Conditioning; Fireplace; Separate Dining

Sold Date: 20-May-11
Sale Result: Sold - Private Treaty
Listed: 19-May-11
Selling Agent: Smithville Real Estate



41 Meryll Av, Smithville

4  2  2 

\$625,000 Area Size: 995 sqm

House; Nearest railway - Smithville Stn - 4.6km;
Distance from subject property - 798.3 m; Air
Conditioning; Lock Up Garage; Polished Timber
Floor

Sold Date: 2-May-11
Sale Result: Sold - Private Treaty
Listed: 17-Dec-10
Selling Agent: Real Estate Agent -
Smithville



117 Coronation Rd, Smithville

3  1  1 

\$572,000 Area Size: 791 sqm

House; Nearest railway - Smithville Stn - 4.2km;
Distance from subject property - 821.9 m; Air
Conditioning; Polished Timber Floor

Sold Date: 2-Nov-10
Sale Result: Sold - Private Treaty
Listed: 28-Oct-10
Selling Agent: Smithville & Surrounds
RE



13 Landscape St, Smithville

3  1  1 

\$515,000 Area Size: 969 sqm

House; Nearest railway - Smithville Stn - 4.8km;
Distance from subject property - 857.9 m; Sunroom

Sold Date: 10-Feb-11
Sale Result: Sold - Private Treaty
Listed: 12-Jan-11
Selling Agent: Smithville Real Estate



450 Windsor Rd, Smithville

3  1  3 

\$565,000 Area Size: 878 sqm

House; Nearest railway - Smithville Stn - 5.1km;
Distance from subject property - 881.1 m; Air
Conditioning; Balcony; Barbeque; Garage; Internal
Laundry; Lock Up Garage; Separate Dining; Spa;
Study

Sold Date: 24-Sep-10
Sale Result: Sold - Private Treaty
Listed: 29-Sep-09
Selling Agent: Real Estate Agent -
Smithville



6-10 Monteith Pl, Smithville

4  1  1 

\$730,000 Area Size: 1738 sqm

House; Nearest railway - Smithville Stn - 5km;
Distance from subject property - 322.2 m;
Barbeque; Internal Laundry; Rumpus Room

Sold Date: 25-Nov-10
Sale Result: Sold - Private Treaty
Listed: 12-Oct-10
Selling Agent: Smithville & Surrounds
RE



13 Gleeson Av, Smithville

4  1  2 



\$627,000 Area Size: 723 sqm

House; Nearest railway - Smithville Stn - 4.6km;
Distance from subject property - 355.7 m; Air
Conditioning; Courtyard

Sold Date: 19-Jun-11
Sale Result: Sold - Private Treaty
Listed: 10-May-11
Selling Agent: Smithville Real Estate

1 Heather Cl, Smithville

3  2  2 



\$730,000 Area Size: 1356 sqm

House; Nearest railway - Smithville Stn - 5.1km;
Distance from subject property - 359.9 m; Ensuite;
Garage; Rumpus Room; Study

Sold Date: 29-Oct-10
Sale Result: Sold - Private Treaty
Listed: 29-Oct-10
Selling Agent: Real Estate Agent -
Smithville

2b Palace Rd, Smithville



\$620,000 Area Size: 487 sqm

House; Nearest railway - Smithville Stn - 5.2km;
Distance from subject property - 431.1 m;

Sold Date: 15-Mar-11
Sale Result: Sold - Private Treaty
Selling Agent: Smithville & Surrounds
RE

Comparable Houses On The Market

12 Justine Av Smithville

3  1  2 



\$569,000 Area Size: 921 sqm

House; Nearest railway - Smithville Stn - 4.5km;
Distance from subject property - 293.5 m; Polished
Timber Floor

Type of sale: Private Treaty
Listed: 16-Aug-11(21 days)
Selling Agent: Smithville Real Estate

5 Justine Av Smithville

4  2  2 



Area Size: 883 sqm

House; Nearest railway - Smithville Stn - 4.4km;
Distance from subject property - 333.2 m;

Type of sale: Private Treaty
Listed: 30-Aug-11(7 days)
Selling Agent: Real Estate Agent -
Smithville

50 Jasper Rd Smithville

5  2  2 



\$789,950 Area Size: 936 sqm

House; Nearest railway - Smithville Stn - 4.3km;
Distance from subject property - 520.7 m;

Type of sale: Private Treaty
Listed: 31-Jul-11(37 days)
Selling Agent: Smithville & Surrounds
RE

29 Virginia Av Smithville

4  2  2 



\$675,000 Area Size: 911 sqm

House; Nearest railway - Smithville Stn - 4.2km;
Distance from subject property - 529.7 m;

Type of sale: Private Treaty
Listed: 24-Aug-11(13 days)
Selling Agent: Smithville Real Estate

16 Merindah Rd Smithville

3  1  2 



\$619,000 Area Size: 968 sqm

House; Nearest railway - Smithville Stn - 5km;
Distance from subject property - 714.5 m; Air
Conditioning; Alarm; Balcony; Fireplace; Pool;
Rumpus Room; Separate Dining

Type of sale: Private Treaty
Listed: 15-Mar-11(175 days)
Selling Agent: Real Estate Agent -
Smithville

417 Windsor Rd Smithville

7  3  3 



\$1,000,000 Area Size: 920 sqm

House; Nearest railway - Smithville Stn - 5.2km;
Distance from subject property - 910.6 m;

Type of sale: Private Treaty
Listed: 25-Jun-11(73 days)
Selling Agent: Smithville & Surrounds
RE

8 Chelsea Av Smithville

4  2  2 



Area Size: 1058 sqm

House; Nearest railway - Smithville Stn - 5.1km;
Distance from subject property - 962.5 m;

Auction Date: 10-Sep-11
Type of sale: Auction
Listed: 10-Sep-11(-3 days)
Selling Agent: Smithville Real Estate

2 Leong Pl Smithville

3  1  2 



\$630,000 Area Size: 725 sqm

House; Nearest railway - Smithville Stn - 4.7km;
Distance from subject property - 443.1 m;

Type of sale: Private Treaty
Listed: 31-Aug-11(6 days)
Selling Agent: Real Estate Agent -
Smithville

6 Mulgray Av Smithville

4  2  2 



\$720,000 Area Size: 693 sqm

House; Nearest railway - Smithville Stn - 4.8km;
Distance from subject property - 469 m; Alarm

Type of sale: Private Treaty
Listed: 07-Jun-11(91 days)
Selling Agent: Smithville & Surrounds
RE

45 Rockley Av Smithville

3  2  2 































\$679,000 Area Size: 725 sqm

House; Nearest railway - Smithville Stn - 4.3km;
Distance from subject property - 641.5 m; Pool;
Study

Type of sale: Private Treaty
Listed: 27-Aug-11(10 days)
Selling Agent: Smithville Real Estate

Comparable Houses Advertised For Rent

<p>21 Benwerrin Av Smithville</p> 	<p>4  1  1 </p> <p>\$510 Area Size: 927 sqm</p> <p>House; Nearest railway - Smithville Stn - 4.8km; Distance from subject property - 872.2 m; Spa</p>	<p>Date: 31-Aug-11</p> <p>Type of Ad: Rental</p> <p>Agent: Smithville Real Estate</p>
<p>24 Kareela Rd Smithville</p> 	<p>3  1  2 </p> <p>\$300 Area Size: 719 sqm</p> <p>House; Nearest railway - Smithville Stn - 4.9km; Distance from subject property - 503.9 m; Air Conditioning</p>	<p>Date: 17-Aug-11</p> <p>Type of Ad: Rental</p> <p>Agent: Real Estate Agent - Smithville</p>
<p>46 Sarah Cr Smithville</p> 	<p>3  1  1 </p> <p>\$465 Area Size: 704 sqm</p> <p>House; Nearest railway - Smithville Stn - 5km; Distance from subject property - 505.2 m; Air Conditioning; Separate Dining</p>	<p>Date: 31-Aug-11</p> <p>Type of Ad: Rental</p> <p>Agent: Smithville & Surrounds RE</p>
<p>22 Glanmire Rd Smithville</p> 	<p>3  1  2 </p> <p>\$510 Area Size: 691 sqm</p> <p>House; Nearest railway - Smithville Stn - 4.4km; Distance from subject property - 521.1 m;</p>	<p>Date: 31-Aug-11</p> <p>Type of Ad: Rental</p> <p>Agent: Smithville Real Estate</p>
<p>49 Merindah Rd Smithville</p> 	<p>6  3  1 </p> <p>\$650 Area Size: 691 sqm</p> <p>House; Nearest railway - Smithville Stn - 4.6km; Distance from subject property - 600.8 m; Air Conditioning; Internal Laundry; Pool; Separate Dining</p>	<p>Date: 31-Aug-11</p> <p>Type of Ad: Rental</p> <p>Agent: Real Estate Agent - Smithville</p>
<p>39 Mulgray Av Smithville</p> 	<p>3  1  1 </p> <p>\$520 Area Size: 709 sqm</p> <p>House; Nearest railway - Smithville Stn - 4.4km; Distance from subject property - 649.7 m;</p>	<p>Date: 31-Aug-11</p> <p>Type of Ad: Rental</p> <p>Agent: Smithville & Surrounds RE</p>
<p>20 Doreen Cr Smithville</p> 	<p>4  2  3 </p> <p>\$150 Area Size: 692 sqm</p> <p>House; Nearest railway - Smithville Stn - 4.1km; Distance from subject property - 762.9 m; Balcony; Fireplace; Internal Laundry</p>	<p>Date: 31-Aug-11</p> <p>Type of Ad: Rental</p> <p>Agent: Smithville Real Estate</p>

9 Doreen Cr Smithville

3  2  1 

Date: 31-Aug-11



\$500

Area Size: 701 sqm

Type of Ad: Rental

Agent: Real Estate Agent - Smithville

House; Nearest railway - Smithville Stn - 4km;
Distance from subject property - 786.2 m; Study

10 Kiah Pl Smithville

4  2  2 

Date: 24-Aug-11



\$550

Area Size: 690 sqm

Type of Ad: Rental

Agent: Smithville & Surrounds RE

House; Nearest railway - Smithville Stn - 4.6km;
Distance from subject property - 790.3 m;

4 McDougall Av Smithville

3  1  4 

Date: 9-Aug-11



\$520

Area Size: 720 sqm

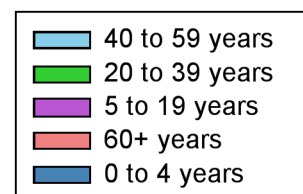
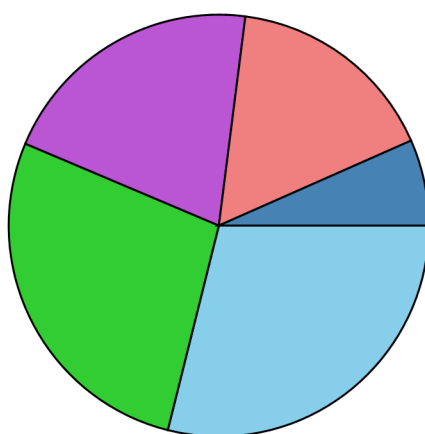
Type of Ad: Rental

Agent: Smithville Real Estate

House; Nearest railway - Smithville Stn - 5.6km;
Distance from subject property - 816.1 m; Air Conditioning; Pool

Age of Population

	No. of Residents
40 to 59 years	14191
20 to 39 years	13472
5 to 19 years	10146
60+ years	8038
0 to 4 years	3243



Top Nationalities

	Postcode 2999	Sydney
Australia	32730(66.7%)	2467777(60.3%)
United Kingdom	2190(4.5%)	173896(4.2%)
China	1052(2.1%)	109022(2.7%)
India	1039(2.1%)	52923(1.3%)
New Zealand	738(1.5%)	80759(2%)
Hong Kong	723(1.5%)	36761(0.9%)

Nature of Occupancy

	Postcode 2999	Sydney
Purchasing	7169(44.5%)	467663(33%)
Fully Owned	6123(38%)	452424(31.9%)
Rented	2502(15.5%)	444179(31.4%)
Not Stated	243(1.5%)	41470(2.9%)
Other tenure type	85(0.5%)	10396(0.7%)

How is the Current Market Price Estimate calculated in a Property Report?

The Home Price Guide® Property Report will provide you with a Current Market Price Estimate to give you an idea on how much your home is worth in today's property market.

The Current Market Price Estimate is driven by APM's proprietary DMV Modelling (Dynamic Multi-Variant Modelling) technology. By using various points of information, the Model determines the best method for providing the most appropriate Current Market Price Estimate.

Properties with recent sale information available will use it as the basis for the Current Market Price Estimate. The price of the recent sale is indexed forward (converted) from the date of the recent sale, into today's money.

Where a property does not have recent sale information, sale information for neighbouring properties is used for the Current Market Price Estimate.

To determine the most appropriate neighbouring properties for comparison when calculating the estimate, various geographical and property specific information are considered including:

*Property location;

*How many bedrooms, bathrooms and garages;

*Additional property information such as air conditioning, pool, polished timber floors, walk in wardrobes, billiard and rumpus rooms;

*Proximity to train lines and the coast.

To ensure that all past sale prices involved are appropriate for today's market, each price is indexed forward (converted) into current day value.

If available, a 12 month forecasted price estimate is also included in the Property Report to give users an indication on what the property will be worth in 12 month's time. This forecast is based on the current price plus the average annual % change for the past 3 years. The % change for each year individually can be found in the Market Trends section of the Property Report.

We recommend that users should, where possible refer to the comparable sales shown, inspect similar properties on the market, and use this report as one part of a suite of research before making a decision

Please note: A Home Price Guide® Property Report is not an EXACT valuation for the property. It is highly accurate in the majority of cases but does not wholly replace the judgement of an individual making a carefully considered decision with the best information at their fingertips. We encourage users of our Property Reports to supplement our information by doing further market research.

Contact us

If you have any questions about your Home Price Guide or our other services please contact us Monday to Friday between 9am to 5pm (AEST).

Phone: 1800 817 616

Fax: (02) 8596 4928

Email: contact@homepriceguide.com.au

Visit: [Frequently Asked Questions](#)

Street Address:

Level 2, 1 Darling Island Road

Pymont, NSW 2009

GPO Box 506, NSW 2001

Disclaimer

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