



User Guide 2012

Agent User Guide Overview

Welcome to Australian Property Monitors (APM) Property Data.

This user guide has been designed to assist you to:

1. Search for recent sales activity and interpret the results
2. Use maps to produce visual presentations to clients
3. Find and understand property history
4. Create a custom comparative market appraisal
5. Use prospecting tools to generate leads

contact us

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tech tips

To ensure the best results when using APM, please ensure the following web browsers are used.

Internet Explorer 9, Firefox or Chrome.

APM is not optimised for IE7 & IE8, and some users may experience reduced performance with certain features, such as the map display.

Logging into APM Property Data

Your access details will be emailed to you within 48 hours of joining APM Property Data.

Please enter www.apm.com.au into your browser.

Click Real Estate Professionals from main Navigation bar **(1)**

OR

In the APM Property Data panel, click on the Visit Site link **(2)**.

Enter your username and password and if you wish to have your details remembered, tick the 'Remember Me' box **(3)**.

You are now able to search in the areas your subscription level entitles you.



The screenshot shows the APM Property Data website interface. At the top, the navigation bar includes links for 'Buyers, Sellers, Investors', 'Real Estate Professionals' (highlighted with a red box and labeled '1'), 'Research Services', 'Banks & Financial Institutions', 'Valuers & Brokers', 'About Us', and 'Contact Us'. Below the navigation bar is a 'Welcome to Australian Property Monitors' banner with a description of the company's services. The main content area is divided into several panels: 'Home Price Guide', 'APM Property Data' (highlighted with a red box and labeled '2'), 'Members sign in' (highlighted with a red box and labeled '3'), 'Research Services', and 'Automated Valuations'. Each panel contains placeholder text and a 'Visit Site' button. The 'Members sign in' panel includes fields for 'Email address' and 'Password', a 'Remember me on this computer' checkbox, a 'Log In' button, and contact information for the helpdesk.

2

3

Home Page - Navigation Tabs

The Home Page displays the search sections and the Council areas you are able to search in.

Navigation Tabs

Home: You can return to this page at any time by clicking the home tab.

Search: Enables you to search for a particular property, market activity and land titles.

Prospecting: Here you will find tools to help you generate prospecting lists for more leads.

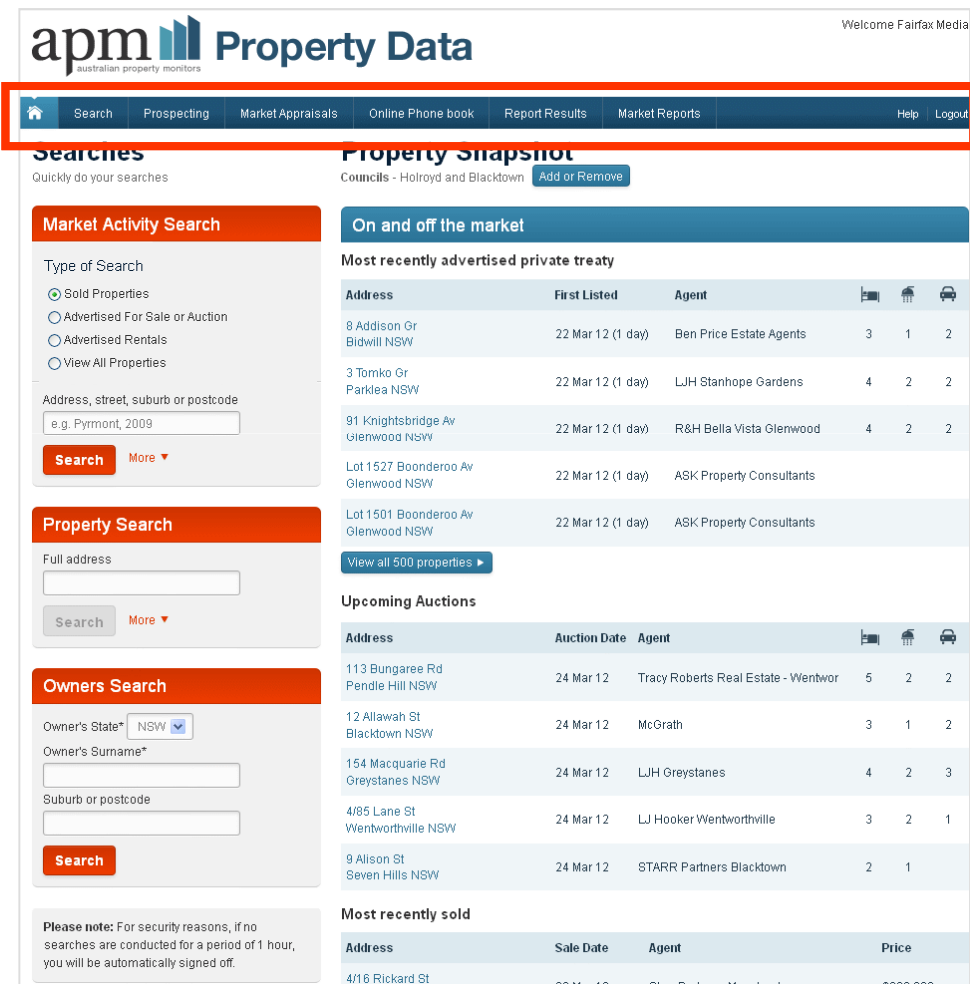
Market Appraisal: Generate Comparative Market Appraisals (CMA's).

Report Results: Access to private treaty and auction results reporting sheets.

APM Reports: Archived information.

Help: Click here to contact Support should you have any problems using APM.

Logout: You can logout by clicking on this link.



The screenshot shows the APM Property Data website interface. At the top right, it says "Welcome Fairfax Media". Below the logo is a navigation bar with tabs: Home, Search, Prospecting, Market Appraisals, Online Phone book, Report Results, Market Reports, Help, and Logout. The main content area is divided into several sections:

- Searches:** A sidebar with three search sections:
 - Market Activity Search:** Includes radio buttons for "Sold Properties", "Advertised For Sale or Auction", "Advertised Rentals", and "View All Properties". It has a search input field with "e.g. Pyrmont, 2009" and a "Search" button.
 - Property Search:** Includes a "Full address" search input field and a "Search" button.
 - Owners Search:** Includes a dropdown for "Owner's State*" (set to NSW), a text input for "Owner's Surname*", a text input for "Suburb or postcode", and a "Search" button.
- Property Snapshot:** A section titled "Councils - Holroyd and Blacktown" with an "Add or Remove" button.
- On and off the market:** A section titled "Most recently advertised private treaty" with a table:

Address	First Listed	Agent	Icons
8 Addison Gr Bidwill NSW	22 Mar 12 (1 day)	Ben Price Estate Agents	3 1 2
3 Tomko Gr Parklea NSW	22 Mar 12 (1 day)	LJH Stanhope Gardens	4 2 2
91 Knightsbridge Av Glenwood NSW	22 Mar 12 (1 day)	R&H Bella Vista Glenwood	4 2 2
Lot 1527 Boonderoo Av Glenwood NSW	22 Mar 12 (1 day)	ASK Property Consultants	
Lot 1501 Boonderoo Av Glenwood NSW	22 Mar 12 (1 day)	ASK Property Consultants	
- Upcoming Auctions:** A table:

Address	Auction Date	Agent	Icons
113 Bungaree Rd Pendle Hill NSW	24 Mar 12	Tracy Roberts Real Estate - Wentwor	5 2 2
12 Allawah St Blacktown NSW	24 Mar 12	McGrath	3 1 2
154 Macquarie Rd Greystanes NSW	24 Mar 12	LJH Greystanes	4 2 3
4/85 Lane St Wentworthville NSW	24 Mar 12	LJ Hooker Wentworthville	3 2 1
9 Alison St Seven Hills NSW	24 Mar 12	STARR Partners Blacktown	2 1
- Most recently sold:** A table:

Address	Sale Date	Agent	Price
4/16 Rickard St	22 Mar 12	Star Partners Mermaid	€200,000

Please note: If you wish to increase the regions searchable, please contact your APM Account Manager.

Home Page - Searches

Searches

You can conduct quick searches from the side navigation panel.

Market Activity: You can search for the following properties.

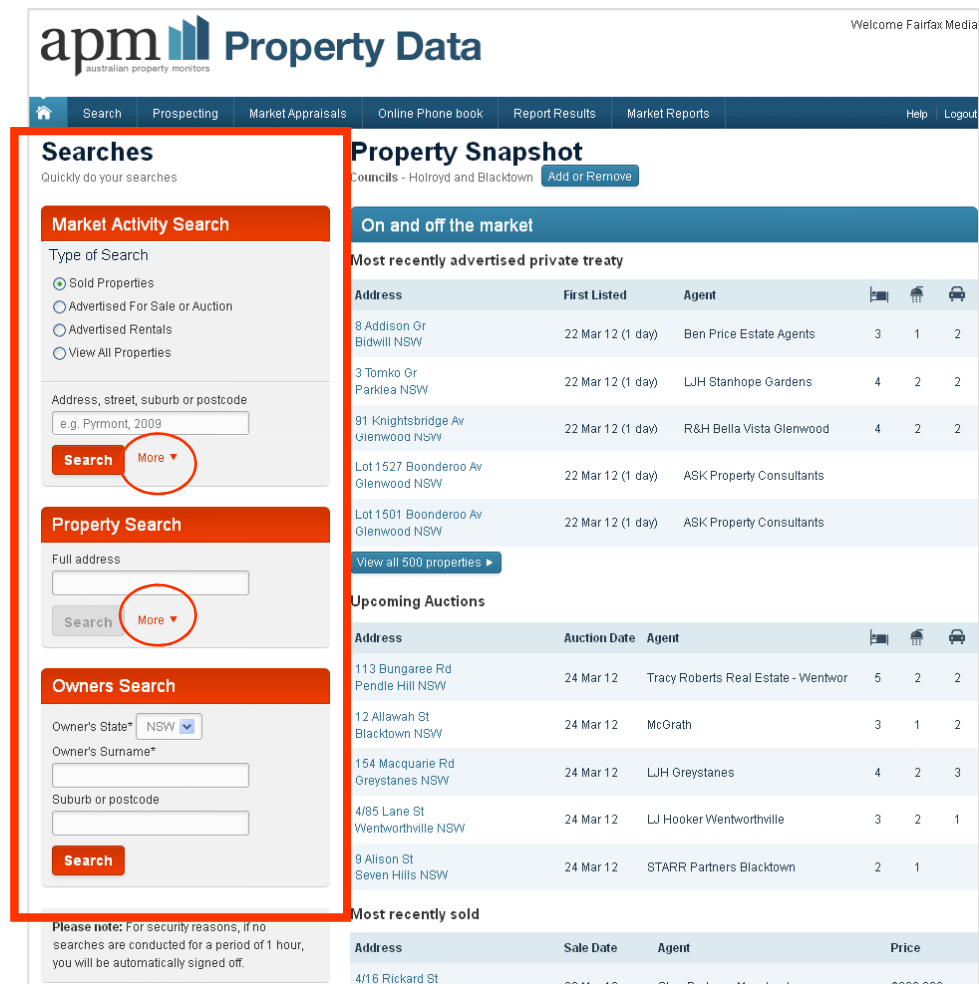
- Sold Properties
- Advertised For Sale or Auction
- Advertised Rentals
- View all properties

Property: You are able to search for property details using the:

- full address
- suburb, street, unit/street number

Owners: You will be able to search for properties by Owner name.

Click on the **More** link to view more options available for your search.



The screenshot shows the APM Property Data website interface. The left sidebar contains three search sections: 'Market Activity Search', 'Property Search', and 'Owners Search'. Each section has a 'Search' button and a 'More' link circled in red. The main content area displays a 'Property Snapshot' for 'Councils - Holroyd and Blacktown' and lists 'On and off the market' properties, 'Upcoming Auctions', and 'Most recently sold' properties.

Market Activity Search
Type of Search
 Sold Properties
 Advertised For Sale or Auction
 Advertised Rentals
 View All Properties
 Address, street, suburb or postcode
 e.g. Pyrmont, 2009
 Search More

Property Search
Full address
 Search More

Owners Search
 Owner's State* NSW
 Owner's Surname*
 Suburb or postcode
 Search

Property Snapshot
Councils - Holroyd and Blacktown Add or Remove

On and off the market

Most recently advertised private treaty

Address	First Listed	Agent	3	1	2
8 Addison Gr Bidwill NSW	22 Mar 12 (1 day)	Ben Price Estate Agents			
3 Tomko Gr Parklea NSW	22 Mar 12 (1 day)	LJH Stanhope Gardens	4	2	2
91 Knightsbridge Av Glenwood NSW	22 Mar 12 (1 day)	R&H Bella Vista Glenwood	4	2	2
Lot 1527 Boonderoo Av Glenwood NSW	22 Mar 12 (1 day)	ASK Property Consultants			
Lot 1501 Boonderoo Av Glenwood NSW	22 Mar 12 (1 day)	ASK Property Consultants			

[View all 500 properties](#)

Upcoming Auctions

Address	Auction Date	Agent	5	2	2
113 Bungaree Rd Pendle Hill NSW	24 Mar 12	Tracy Roberts Real Estate - Wentwor			
12 Allawah St Blacktown NSW	24 Mar 12	McGrath	3	1	2
154 Macquarie Rd Greystanes NSW	24 Mar 12	LJH Greystanes	4	2	3
4/85 Lane St Wentworthville NSW	24 Mar 12	LJ Hooker Wentworthville	3	2	1
9 Alison St Seven Hills NSW	24 Mar 12	STARR Partners Blacktown	2	1	

Most recently sold

Address	Sale Date	Agent	Price
4/16 Rickard St	22 Mar 12	Star Partners Murrumbidgee	€200,000

Please note: For security reasons, if no searches are conducted for a period of 1 hour, you will be automatically signed off.

Please note: If you wish to increase the regions searchable, please contact your APM Account Manager.

Home Page – Property Snapshot

Property Snapshot

On and off the market:

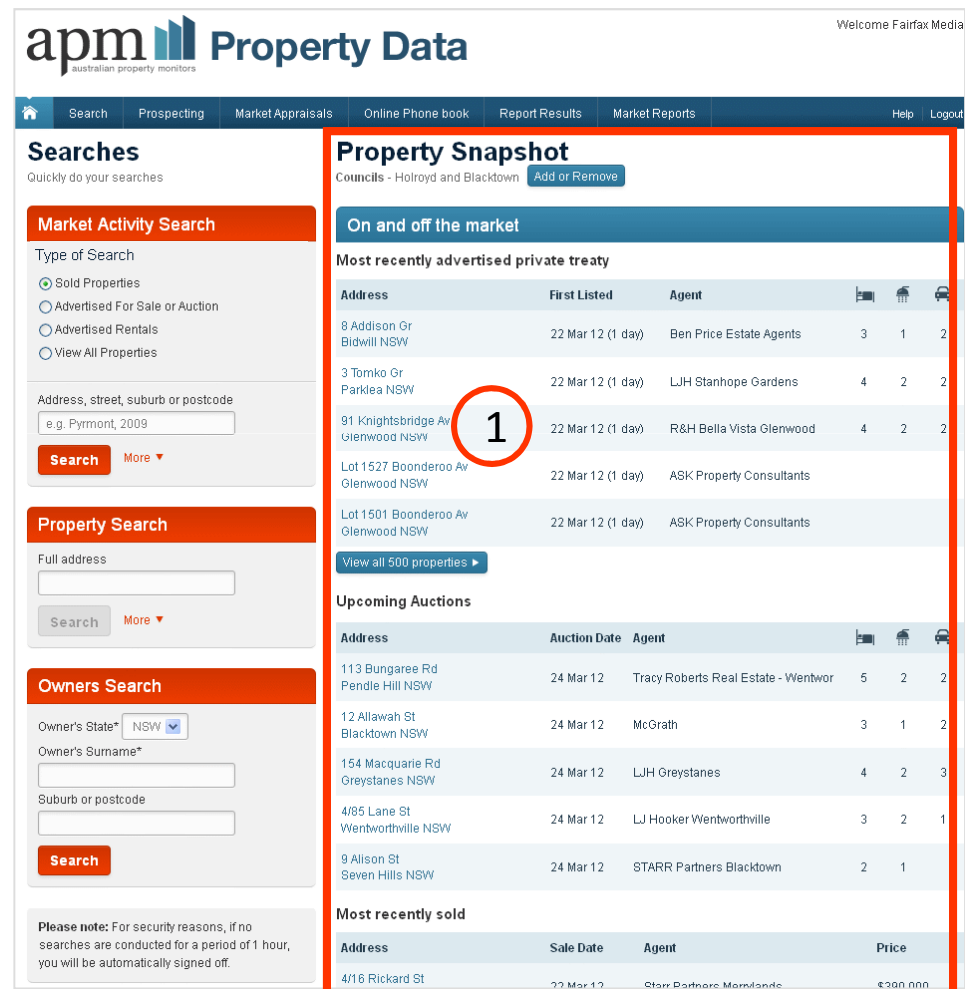
You can view properties in your local council areas that are:


- Most recently advertised private treaty
- Upcoming Auctions
- Most recently sold

[View all 500 properties ▶](#)

If available, you can click on the buttons to view all properties either advertised, for auction or recently sold.

(1) By clicking on any property link on this page, you will be directed to the full property details page of the property you wish to view – see next page for details.



apm  Property Data
australian property monitors

Welcome Fairfax Media

Search Prospecting Market Appraisals Online Phone book Report Results Market Reports Help Logout

Searches

Quickly do your searches

Market Activity Search

Type of Search

Sold Properties
 Advertised For Sale or Auction
 Advertised Rentals
 View All Properties

Address, street, suburb or postcode

[Search](#) [More ▼](#)

Property Search

Full address

[Search](#) [More ▼](#)

Owners Search

Owner's State*

Owner's Surname*

Suburb or postcode

[Search](#)




Please note: For security reasons, if no searches are conducted for a period of 1 hour, you will be automatically signed off.

Property Snapshot

Councils - Holroyd and Blacktown [Add or Remove](#)




On and off the market

Most recently advertised private treaty

Address	First Listed	Agent			
8 Addison Gr Bidwill NSW	22 Mar 12 (1 day)	Ben Price Estate Agents	3	1	2
3 Tomko Gr Parklea NSW	22 Mar 12 (1 day)	LJH Stanhope Gardens	4	2	2
91 Knightsbridge Av Glenwood NSW	22 Mar 12 (1 day)	R&H Bella Vista Glenwood	4	2	2
Lot 1527 Boonderoo Av Glenwood NSW	22 Mar 12 (1 day)	ASK Property Consultants			
Lot 1501 Boonderoo Av Glenwood NSW	22 Mar 12 (1 day)	ASK Property Consultants			

[View all 500 properties ▶](#)

Upcoming Auctions

Address	Auction Date	Agent			
113 Bungaree Rd Pendle Hill NSW	24 Mar 12	Tracy Roberts Real Estate - Wentwor	5	2	2
12 Allawah St Blacktown NSW	24 Mar 12	McGrath	3	1	2
154 Macquarie Rd Greystanes NSW	24 Mar 12	LJH Greystanes	4	2	3
4/85 Lane St Wentworthville NSW	24 Mar 12	LJ Hooker Wentworthville	3	2	1
9 Alison St Seven Hills NSW	24 Mar 12	STARR Partners Blacktown	2	1	

Most recently sold

Address	Sale Date	Agent	Price
4/16 Rickard St	22 Mar 12	Star Partners Mermans	\$200,000

Please note: If you wish to increase the regions searchable, please contact your APM Account Manager.

Property Details page

Here you can find:

- Complete sales and advertising activity.
- An aerial shot outlining the land size.
- Location map displaying sold and for sale properties.
- General information such as property attributes, zoning, lot plans and ownership details (where available).
- Archived Domain.com.au listing which is useful for photos, floor-plans etc.
- Print option for the property details.
- Cadastra/Lot view.
- Link to create a Market Appraisal.
- Information on LGA.
- Suburb snapshot including medium prices, long term suburb price performance, days on market, auction clearance rates and vendor discounting.
- A demographic snapshot containing the latest population information.
- Quick links to comparable properties within a 500m radius.
- A location map where you can see recently sold and listed properties in a 500m radius.



The screenshot displays the 'Property Details' page for 3/1 Kings Cross Rd, Darlinghurst NSW 2010. The page is organized into several sections:

- Property Details:**
 - Property Type: Commercial
 - Area Size: Approx 4113 sqm
 - Local Government: Sydney
 - Distance to: Sydney CBD 1.6km, Kings Cross Stn 188m, Train Line 500m
- Zoning and Valuation:**
 - Plan Number: 972285
 - Lot Number: 102
 - Property Zoning: B
 - Valuation Number: 64021020200
 - Land Zoning: Transport
- Property Ownership:**
 - Current Owner: Spike MacKay, Leslie Kathleen MacKay
 - Current Ownership Type: Personal Owner
 - Owner Since: 26 Jan 1997
 - Previous Owner: Stephen Jon Valentine Blunt
 - Previous Ownership Type: Personal Owner
 - Current Occupier: No Occupier Details are Available
- Sales Activity:**
 - Last sold:**
 - Sale Price: \$225,000
 - Sale Date: 26 January 1997
 - Contract Date: 26 January 1997
 - Transfer Date: 27 January 1998
 - Sales and Advertised History:**

Date	Price	Type of Sale	Sale Result	Selling Agent
26 Jan 97	\$225,000	Private Treaty	Sold	
06 Dec 94	\$206,000	Private Treaty	Sold	
- Darlinghurst price trends:**
 - Currently on the market: 338 properties
 - Average days on market: 127
- Demographics for postcode 2010:**
 - Population size: 24631
 - Top Nationalities: Australia [30%], United Kingdom [6%], New Zealand [4%], China [2%], Thailand [1%], USA [1%]
 - Top age groups: 20 to 39 [57%], 40 to 59 [25%], 60+ [11%], 5 to 19 [6%], 0 to 4 [3%]
- Property Location:** Includes a map showing the property's location in Darlinghurst, NSW, near Kings Cross and Potts Point.
- Comparable properties:** A list of recently sold properties within a 500m radius, including:
 - 3/1 Kings Cross Rd, Darlinghurst NSW: Private Treaty, \$100,000, 02 Dec 11
 - 9012 Kings Cross Rd, Potts Point NSW: Private Treaty, \$212,000, 30 Jan 12
 - 7062 Kings Cross Rd, Potts Point NSW: Private Treaty, \$187,000, 29 Nov 11
 - 1042 Kings Cross Rd, Potts Point NSW: Private Treaty, \$660,000, 04 Oct 11
 - 1164 Darlinghurst Rd, Potts Point NSW: Private Treaty, \$850,000, 15 Sep 11

Search – Property Search

The **Property Search** tool is useful to quickly display comprehensive details on a property.

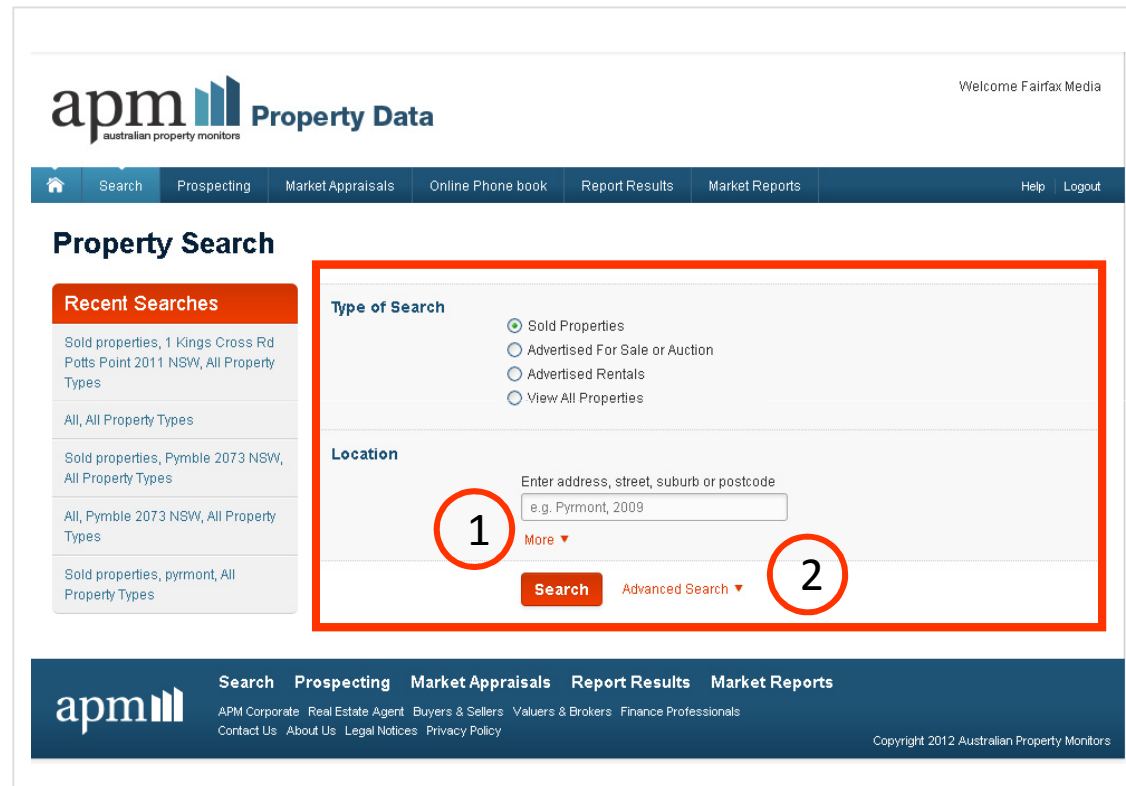
These details include:

- Sales and advertised history
- Property photos and features
- Aerial shot of the property
- Ownership and occupant details
- Zoning and valuation
- Location map
- Suburb profile

Simply enter the **type of search** you wish to conduct and click on the **Search** button to view the property details.

Click on the **More (1)** link to view more search options.

Click on the **Advanced Search (2)** link if you would like to conduct a more thorough and advanced property search.



The screenshot shows the APM Property Data website interface. At the top, there is a navigation menu with links for Search, Prospecting, Market Appraisals, Online Phone book, Report Results, Market Reports, Help, and Logout. The main content area is titled 'Property Search' and features a 'Recent Searches' section on the left with a list of search results. The search form on the right includes a 'Type of Search' section with radio buttons for 'Sold Properties', 'Advertised For Sale or Auction', 'Advertised Rentals', and 'View All Properties'. Below this is a 'Location' section with a text input field for an address, street, suburb, or postcode, and a 'More' link. A red box highlights the search form, with a '1' in a circle pointing to the 'More' link and a '2' in a circle pointing to the 'Advanced Search' link. The footer contains the APM logo, navigation links, and copyright information.

Search – Advanced Search

The **Advanced Search** is a more comprehensive way of searching for properties.

You can search for properties using the following options:

Type of Search

- Recent sold
- Advertised for Sale/Auction
- Advertised Rentals
- View all properties

Location

- Use the more link to search via suburb/street/number

Timeframe

- Select from the drop down options or enter a specific date range

Property Type

- Select specific / several property types

Property Details

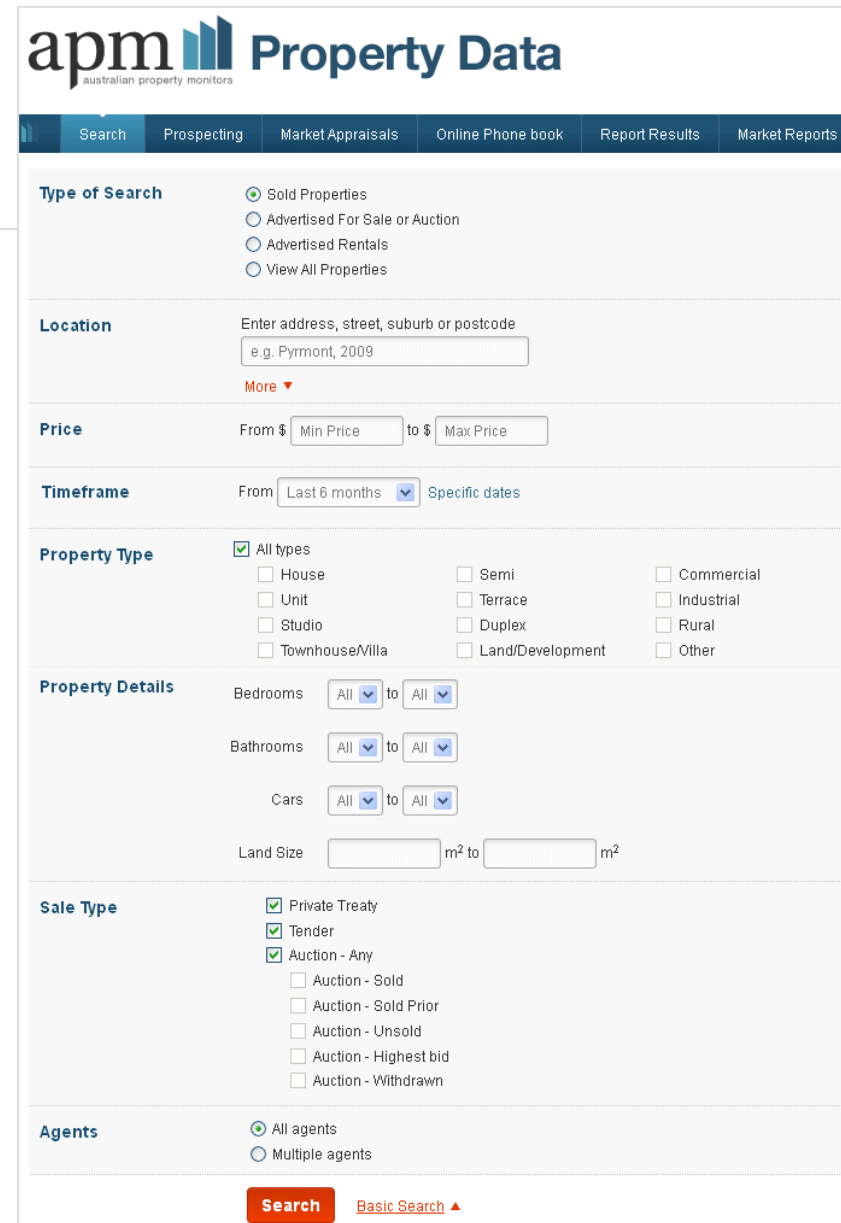
- Bedrooms/Bathrooms/Car Spaces/Land size

Sale Type

- Select Private Treaty, Tender or Auction

Agents

- Select all or multiple agents



The screenshot shows the 'Advanced Search' interface on the apm Property Data website. It features a navigation bar with 'Search' highlighted. The search criteria are organized into several sections:

- Type of Search:** Radio buttons for 'Sold Properties' (selected), 'Advertised For Sale or Auction', 'Advertised Rentals', and 'View All Properties'.
- Location:** A text input field containing 'e.g. Pyrmont, 2009' and a 'More' dropdown arrow.
- Price:** Input fields for 'From \$' (with 'Min Price' placeholder) and 'to \$' (with 'Max Price' placeholder).
- Timeframe:** A 'From' dropdown set to 'Last 6 months' and a 'Specific dates' link.
- Property Type:** A grid of checkboxes for 'All types' (checked), 'House', 'Unit', 'Studio', 'Townhouse/Villa', 'Semi', 'Terrace', 'Duplex', 'Land/Development', 'Commercial', 'Industrial', 'Rural', and 'Other'.
- Property Details:** Dropdown menus for 'Bedrooms' and 'Bathrooms' (both set to 'All'), and 'Cars' (set to 'All'). A 'Land Size' field with 'm² to m²' units.
- Sale Type:** Checkboxes for 'Private Treaty' (checked), 'Tender' (checked), 'Auction - Any' (checked), 'Auction - Sold', 'Auction - Sold Prior', 'Auction - Unsold', 'Auction - Highest bid', and 'Auction - Withdrawn'.
- Agents:** Radio buttons for 'All agents' (selected) and 'Multiple agents'.

At the bottom, there is a red 'Search' button and a 'Basic Search' link with an upward arrow.

Search – Refine results

There are multiple refine options to enable you to target your search. These include:

- **Price:** From and To
- **Timeframe:** ‘Last 7 days’ to ‘All time’
- **Property Type:** Twelve options
- **Bedrooms**
- **Bathrooms**
- **Cars**
- **Land Size**
- **Lot and Plan details**
- **Owner details**
- **Sale Type:** Private Treaty, Tender and Auction filters
- **Agents:** All agents or your selection

Refine Search

Type of Search

Sold Properties

Advertised For Sale or Auction

Advertised Rentals

View All Properties

Enter address, street, suburb or postcode

Update
More ▾

Price ▾

Timeframe ▾

Property Type ▾

Bedrooms ▾

Bathrooms ▾

Cars ▾

Land Size ▾

Lot/Plan Details ▾

Owner Details ▾

Sale Type ▾

Listing Type ▾

Rental Type ▾

Agents ▾

Search – Predictive (Auto-Star)

- As you enter the address, street, suburb or postcode into the one line search, the system automatically searches our database for suitable address matches, presenting you with **selectable options (1)** to speed up your search.
- The “Update” button is disabled while you enter your search criteria **(2)**.
- Shortly after you have finished typing (or selected an auto-star option), the “Update” button will be available to select **(3)**.
- Click on the **More** link to view extra features of the search functionality.

2

Address, street, suburb, postcode,
LGA or region

Search **More** ▾

3

Address, street, suburb, postcode,
LGA or region

Search **More** ▾

Market Activity Search

Type of Search

Sold Properties

Advertised For Sale or Auction

Advertised Rentals

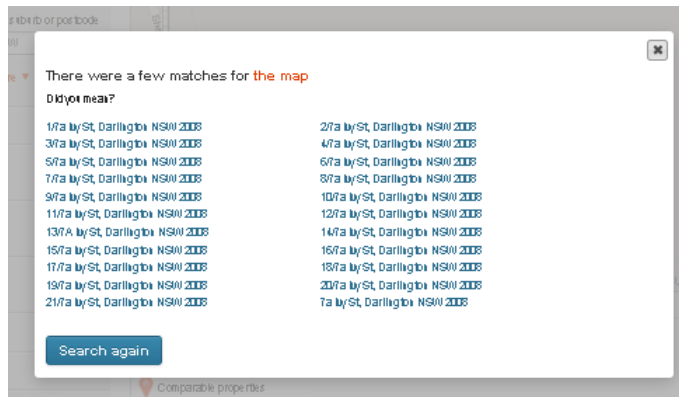
View All Properties

Address, street, suburb, postcode,
LGA or region

- 1 Kings Cross Rd Borderdale 6320 WA
- 1 Kings Cross Rd Darlinghurst 2010 NSW
- 1 Kings Cross Rd Potts Point 2011 NSW
- 1 Kings Cross Rd Rushcutters Bay 2011 NSW
- 1 Kings Cross Road

Search – Predictive (Auto-Star) con't

- Using the **More** function allows you to search using wider parameters.
- For example, if you're not quite sure on the street number, or how to spell the street name, the predictive search will present you with options.
- Should there not be an exact match, you will be presented with potential options (see image below).
- Click on the relevant link in the pop up box to select the correct address.



Searches

Quickly do your searches

Market Activity Search

Type of Search

Sold Properties
 Advertised For Sale or Auction
 Advertised Rentals
 View All Properties

Address, street, suburb or postcode

Search More ▾

Property Search

State*

Suburb/Postcode*

Unit Number

Search Less ▲

Searches

Quickly do your searches

Market Activity Search

Type of Search

Sold Properties
 Advertised For Sale or Auction
 Advertised Rentals
 View All Properties

Address, street, suburb or postcode

Search More ▾

Property Search

State*

Suburb/Postcode*

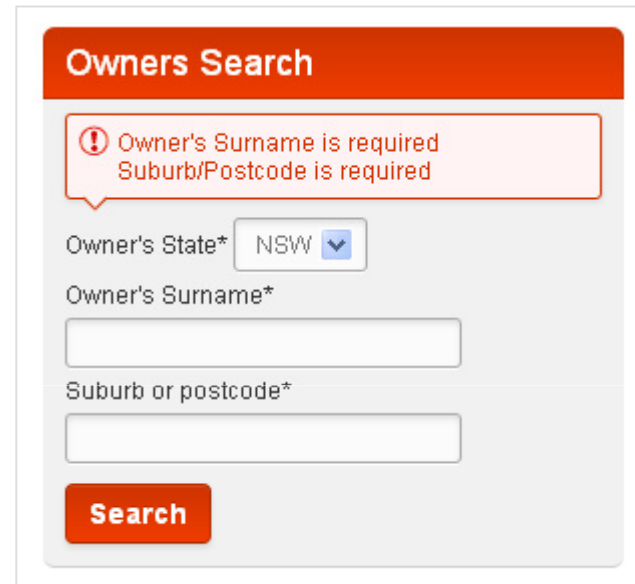
Street Name*

Unit Number

Search ¹³Less ▲

Search - Owner Search

- Search for properties by Owner name
- Ensure a State is entered to start your search
- A suburb or postcode must also be entered before a lot plan or Owner Search is possible.
- The relevant fields will then appear for you to complete your search.



Owners Search

❗ Owner's Surname is required
Suburb/Postcode is required

Owner's State* NSW ▾

Owner's Surname*

Suburb or postcode*

Search

Search Results

- You will be able to refine your results from within the Refine Search Panel, clicking “update” after any variables have been added/changed
- You can zoom in/out or pan the map from within the results and the results list will automatically update.
- If you want to pan or zoom the map without having the results list automatically update, simply select the “Lock Map” Button.
- You can choose between standard map, satellite and hybrid modes.
- You can display land size when at an acceptable zoom level (*see image next slide*)
- There are also tick boxes to differentiate your agency from others on the map. This would be good to highlight to potential vendors how your agency may dominate a particular area.
- When you perform an exact address search with surrounding properties selected, the target property is highlighted in a different colour (black) pin.

Sold Properties
Showing 254 properties that match your criteria.

Refine Search

Type of Search
 Sold Properties
 Advertised For Sale or Auction
 Advertised Rentals
 View All Properties

Enter address, street, suburb or postcode
 1 Kings Cross Rd, Potts Point

Update More ▾

Surrounding Properties
 500m radius

Price
 From \$ Min Price
 To \$ Max Price

Update

Timeframe
 Last 6 months

Property Type
 All types

Bedrooms
 Bathrooms
 Cars

Land Size
 Sale Type
 Private Treaty, Tender, Auction - Any

Agents
 All Agents

Address	Event	Price	Agent	Date	Type	Icons
807/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty Sold	\$515,000	Danabi	07 Oct 11	Unit	1 1
180/31 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty Sold	\$580,000	R&W ElizabethBayPotts Pt	08 Feb 12	Unit	1 1
1705/1 Kings Cross Rd Darlinghurst 2010 NSW	Auction Withdrawn		C21 Cordeau Marshall Double Bay	21 Mar 12	Unit	2 2 1
1711/1 Kings Cross Rd	Private		R&W			

PLEASE NOTE:

The screen refresh rate when zooming and panning is determined by the amount of property pins and properties that appear in the list.

Search Results – View All Properties

- When you perform a search using the **View All Properties** function, the map will be locked by default.
- By refining your search on the left hand side, your results will be updated automatically.

PLEASE NOTE:

- To ensure a tighter set of results and best performance of the system a maximum of 500 results will be listed each search.
- When performing broad searches (e.g. multiple regions/post codes), the timeframe will automatically adjust (e.g.. Last 7 days) to provide the most recent results.

View All Properties
Showing 500 properties that match your criteria.

Refine Search

Type of Search

- Sold Properties
- Advertised For Sale or Auction
- Advertised Rentals
- View All Properties

Enter address, street, suburb or postcode

1 kings cross rd, potts point

Update More ▾

Property Type

All types

Bedrooms

Bathrooms

Cars

Land Size

Lot/Plan Details

Owner Details

Map Key

- Property outside the subscription area
- Matching Properties

Address	Event	Price	Agent	Date	Type
1/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty Sold	\$385,000		30 Jul 03	Unit
2/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$429,000	R&W ElizabethBayPotts Pt	11 Jan 03	Unit 1
3/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty Sold	\$225,000		26 Jan 97	Commercial
4/1 Kings Cross Rd	Private				

Search Results – Show a Property

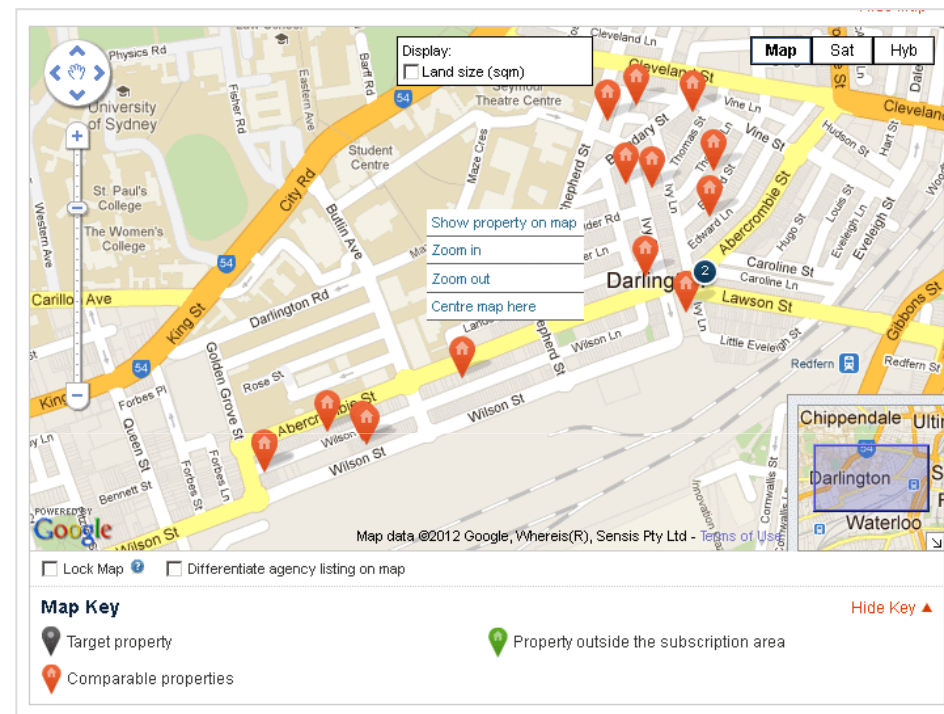
- When you are within the search results, you can right mouse click on any position on the map to **show a property**.
- The property is added to the map (represented by a pin) and is also in the list view.
- If the map isn't zoomed in enough to identify an individual property boundary, you will be presented with a list of options in that locality (see image below).

There were a few matches for **the map**

Did you mean?

1/7a WylSt, Darlingtbn NSW 2008	2/7a WylSt, Darlingtbn NSW 2008
3/7a WylSt, Darlingtbn NSW 2008	4/7a WylSt, Darlingtbn NSW 2008
5/7a WylSt, Darlingtbn NSW 2008	6/7a WylSt, Darlingtbn NSW 2008
7/7a WylSt, Darlingtbn NSW 2008	8/7a WylSt, Darlingtbn NSW 2008
9/7a WylSt, Darlingtbn NSW 2008	10/7a WylSt, Darlingtbn NSW 2008
11/7a WylSt, Darlingtbn NSW 2008	12/7a WylSt, Darlingtbn NSW 2008
13/7a WylSt, Darlingtbn NSW 2008	14/7a WylSt, Darlingtbn NSW 2008
15/7a WylSt, Darlingtbn NSW 2008	16/7a WylSt, Darlingtbn NSW 2008
17/7a WylSt, Darlingtbn NSW 2008	18/7a WylSt, Darlingtbn NSW 2008
19/7a WylSt, Darlingtbn NSW 2008	20/7a WylSt, Darlingtbn NSW 2008
21/7a WylSt, Darlingtbn NSW 2008	7a WylSt, Darlingtbn NSW 2008

[Search again](#)

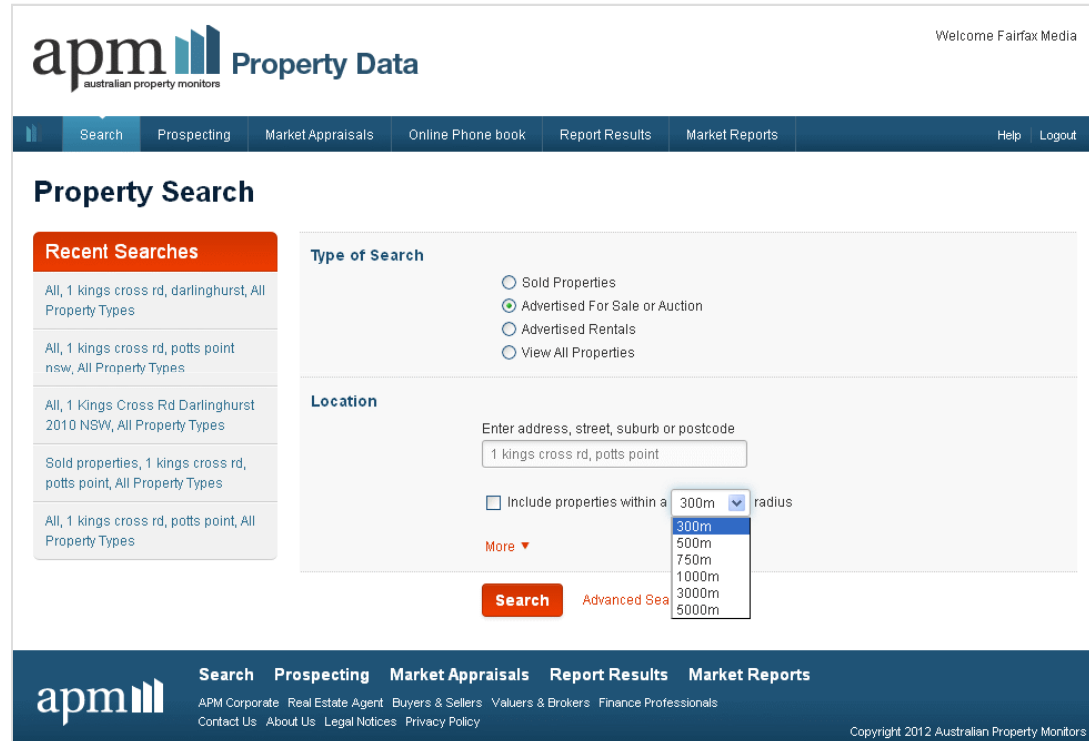


PLEASE NOTE:


The screen refresh rate when zooming and panning is determined by the amount of property pins and properties that appear in the list.

Search Results – Surrounding Properties

- Ensure you enter a street and suburb for this feature to function correctly.
- You can conduct a **radius search** for surrounding properties on all search types, except for **View all Properties**.
- You can select from:
 - 300m
 - 500m
 - 750m
 - 1,000m
 - 3,000m
 - 5,000m
 for the radius search feature.
- This feature is disabled when one or more region/postcode are used in a search.



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Property Search

Recent Searches

- All, 1 kings cross rd, darlinghurst, All Property Types
- All, 1 kings cross rd, potts point nsw, All Property Types
- All, 1 Kings Cross Rd Darlinghurst 2010 NSW, All Property Types
- Sold properties, 1 kings cross rd, potts point, All Property Types
- All, 1 kings cross rd, potts point, All Property Types

Type of Search

Sold Properties
 Advertised For Sale or Auction
 Advertised Rentals
 View All Properties

Location


Enter address, street, suburb or postcode

1 kings cross rd, potts point

Include properties within a 300m radius

More ▾

[Advanced Search](#)

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Search Results – Property Pin

- You can view basic information of a property without having to go to the Property Details page by clicking on the property pin.

The screenshot shows a search results interface with a map. A property pin is selected, showing a pop-up with the following details:

- Address: 1/148 Victoria St, Potts Point 2011 NSW
- Unit: 1
- For Sale, 500000
- 22/10/2009 - BresicWhitney EA

The map includes a 'Map Key' section:

- Target property (black pin)
- Property outside the subscription area (green pin)
- Comparable properties (red pin)

PLEASE NOTE:

If you search for properties that are outside your subscription area you will have the option within the results to Pay Per Record.

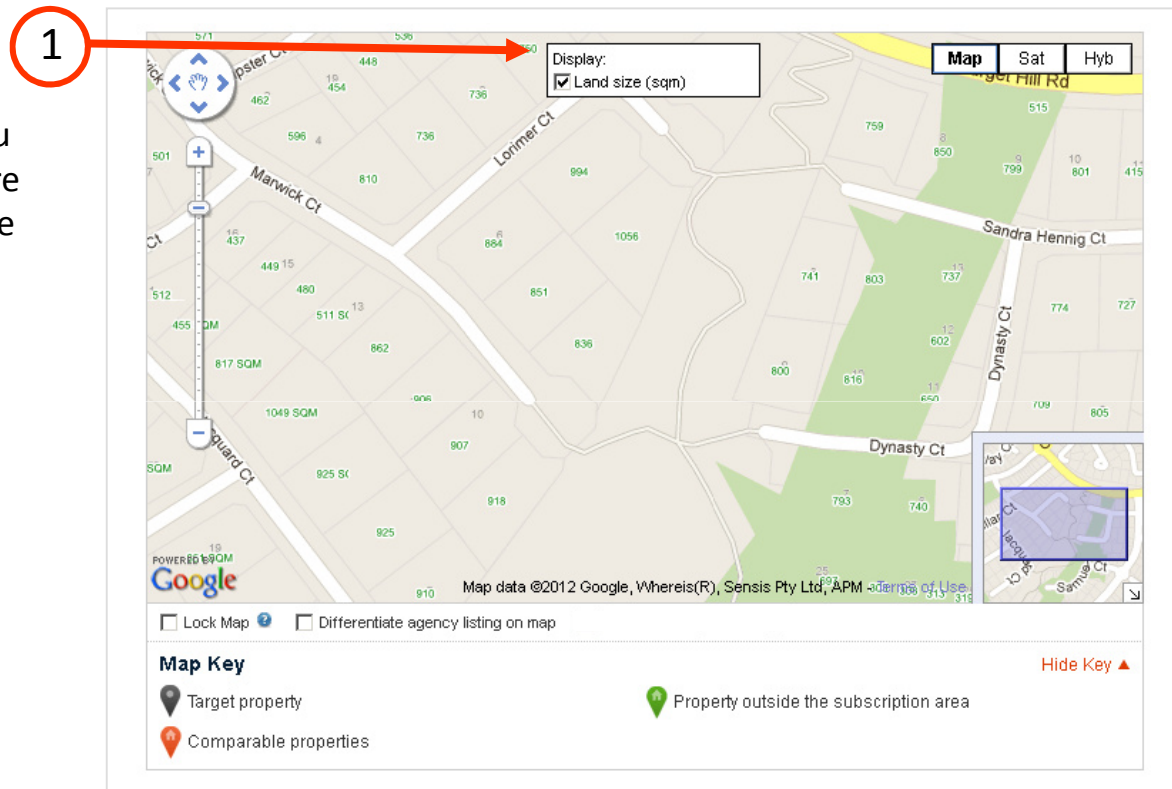
Out of search area

There are **130 records** from outside your subscription area with information sourced from government departments. You can purchase all **130 records** for \$0 inc GST.

[Purchase all records](#) [Learn more](#)

Search Results – Land Size

- View land size for each property.
- This option is not available unless you are at an acceptable zoom level where individual property boundaries can be seen (1).



Search Results – List View and Photo View

- When you are in the search results, you can view the results in either a List View or a Photo View.
- Click on either the **List View** or **Photo View** link to change the search results display.

Search Results Search Summary Show Map ▾

List View Photo View Add or remove columns Print options Download options

Address	Event	Price	Agent	Date	Type				
✘ 1302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$610,000	Diana Smith	09 Mar 12	Unit	1	1	1	
✘ 1705/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale		C21 Cordeau Marshall Double Bay	16 Sep 11	Unit	2	2	1	
✘ 2302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$1,125,000	C21 Cordeau Marshall Double Bay	21 Mar 12	Unit	2	2	1	

Search Results Search Summary Show Map ▾

List View **Photo View** Add or remove columns Print options Download options

✘ **1302/1 Kings Cross Rd, Darlinghurst 2010 NSW** Actions




Photo uploaded 9 Mar 2012

Sale Type Private Treaty, For Sale

Price \$610,000

Agent Diana Smith


Date 09 Mar 12

Type Unit

1 1 1

Current Owner Fitzpatrick

Land Size 4113sqm



✘ **1705/1 Kings Cross Rd, Darlinghurst 2010 NSW** Actions




Photo uploaded 3 Nov 2011

Sale Type Private Treaty, For Sale


Agent C21 Cordeau Marshall Double Bay

Date 16 Sep 11

Type Unit

2 2 1

Land Size 4113sqm

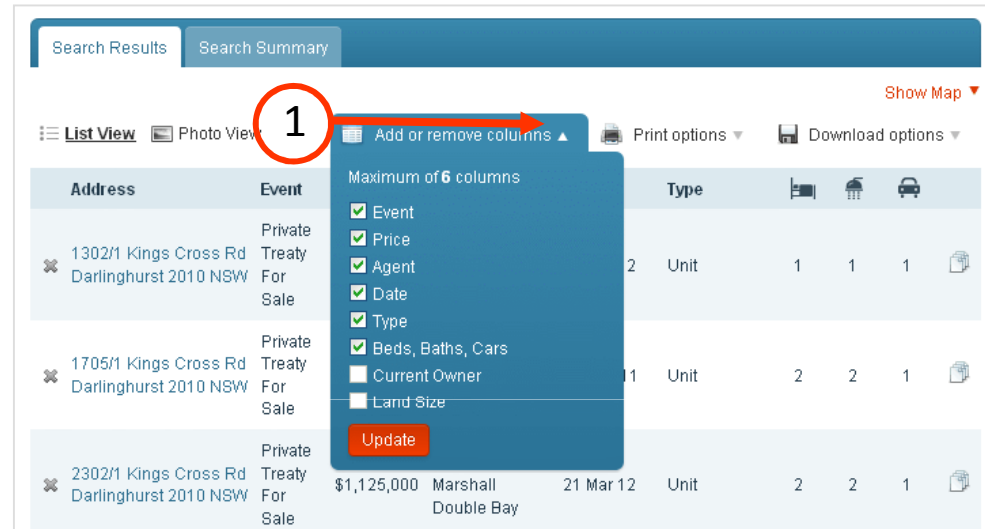


Search Results – Add or Remove columns

From within the results listing you can add or remove columns **(1)** to customize your display to the details you'd like visible.

Additional Options Include:

- Event (Default)
- Price (Default)
- Agent (Default)
- Date (Default)
- Type (Default)
- Beds, Baths, Cars (Default)
- Current Owner
- Land size



Address	Event	Type	1	1	1
1302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	Unit	2	1	1
1705/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	Unit	1	2	1
2302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	Unit	\$1,125,000	Marshall Double Bay	21 Mar 12

PLEASE NOTE:

- The maximum number columns allowable is 6.
- To select new columns, existing columns will need to be de-selected before new columns can be added.

Search Results – Show/Hide Map

- When you are within the search results, you can also view the search results on a map by clicking on the **Show Map** link (1).
- The map will then be displayed.
- You can then hide the map by clicking on the **Hide Map** link (2).

Search Results Search Summary Show Map ▼ **1**

List View Photo View Add or remove columns Print options Download options

Address	Event	Price	Agent	Date	Type	Icons
1302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$610,000	Diana Smith	09 Mar 12	Unit	1 1 1
1705/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale		C21 Cordeau Marshall Double Bay	16 Sep 11	Unit	2 2 1
2302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$1,125,000	C21 Cordeau Marshall Double Bay	21 Mar 12	Unit	2 2 1
3801/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale		Coldwell Banker Previews Internatio	24 Oct 09	Unit	3 4 4
3802/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale		Black Diamondz Property Concierge	20 Apr 11	Unit	3 3 2
3802-3801/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale		Coldwell Banker Previews Internatio	20 May 11	Other Residential	6 7 6

Search Results Search Summary Hide Map ▲ **2**

Map data ©2012 Google, Whereis(R), Sensis Pty Ltd - Terms of Use

Map Key

- Target property
- Property outside the subscription area
- Matching Properties

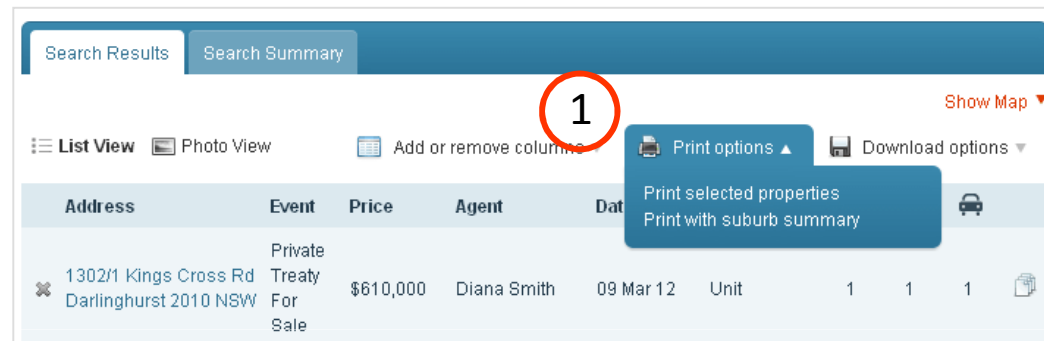
List View Photo View Add or remove columns Print options Download options

PLEASE NOTE:

Tech Tip: Users of IE7 will have maps hidden by default. Click on 'Show Map' if required.

Search Results – Print & Download Options

- When you are within the search results, you can also print and download the search results.
- **Print Options (1)** include
 - Print selected properties
 - Print with Suburb Summary.
- **Download Options (2)** allows you to Export selected properties to Excel.

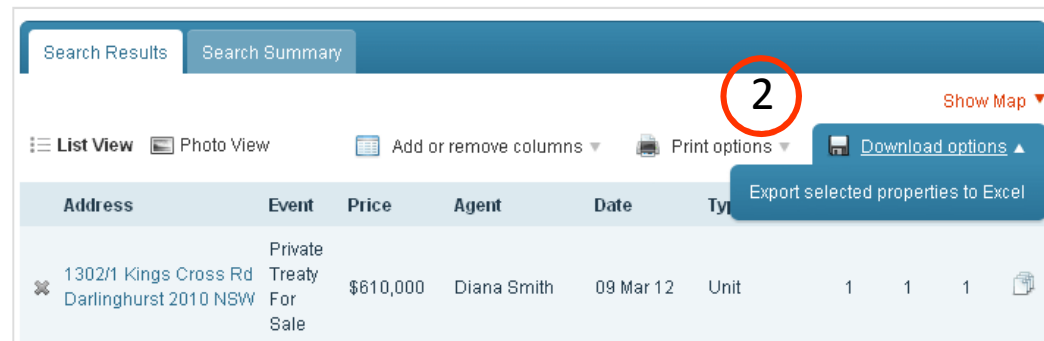


Search Results Search Summary Show Map

List View Photo View Add or remove columns **1** Print options Download options

Address	Event	Price	Agent	Date	Type	Count	Count	Count	
1302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$610,000	Diana Smith	09 Mar 12	Unit	1	1	1	

Print selected properties
Print with suburb summary



Search Results Search Summary Show Map


List View Photo View Add or remove columns **2** Print options Download options

Address	Event	Price	Agent	Date	Type	Count	Count	Count	
1302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$610,000	Diana Smith	09 Mar 12	Unit	1	1	1	

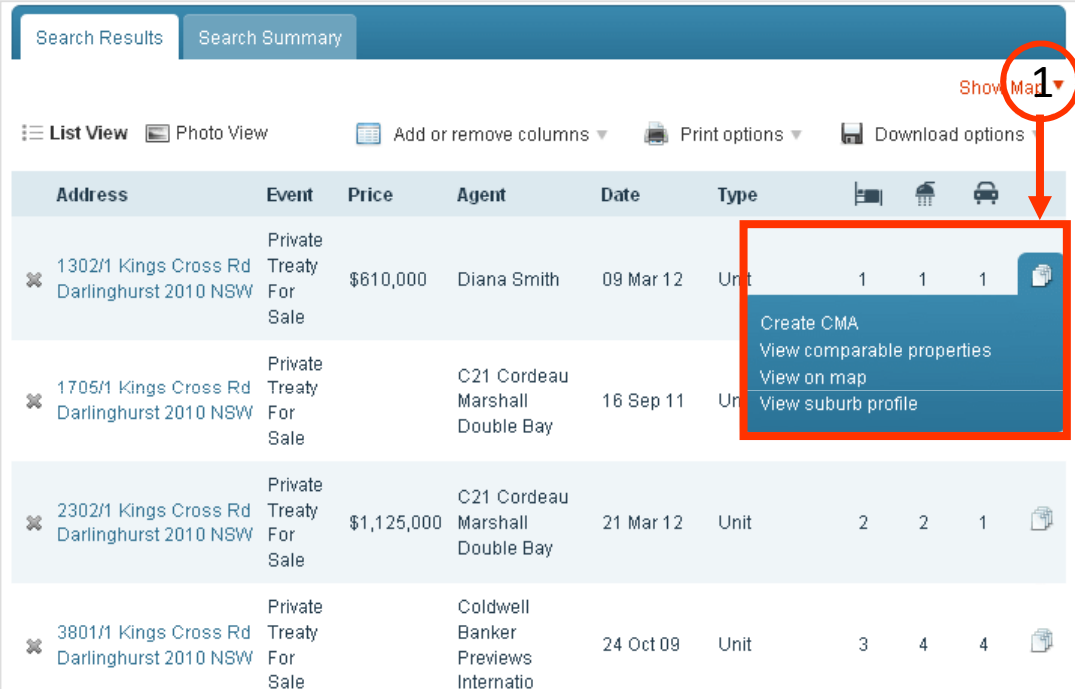
Export selected properties to Excel

Search Results – Additional Options

- From within the results list you can select **Additional Options (1)** on the far right hand side of each property to
 - create CMA
 - View comparable properties
 - View on a map
 - View suburb profile

- To view the **options**, click on the  icon next to the bed, bath, car details

- To view **individual property details**, click on the property address link in the Address column



The screenshot shows a search results page with a table of properties. The table has columns for Address, Event, Price, Agent, Date, Type, and icons for bed, bath, and car. A dropdown menu is open for the first property, showing options: Create CMA, View comparable properties, View on map, and View suburb profile. A red circle with the number '1' is around the 'Show Map' button, and a red box highlights the dropdown menu.

Address	Event	Price	Agent	Date	Type	Bed	Bath	Car	Options
1302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$610,000	Diana Smith	09 Mar 12	Unit	1	1	1	<ul style="list-style-type: none"> Create CMA View comparable properties View on map View suburb profile
1705/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale		C21 Cordeau Marshall Double Bay	16 Sep 11	Unit				
2302/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale	\$1,125,000	C21 Cordeau Marshall Double Bay	21 Mar 12	Unit	2	2	1	
3801/1 Kings Cross Rd Darlinghurst 2010 NSW	Private Treaty For Sale		Coldwell Banker Previews Internatio	24 Oct 09	Unit	3	4	4	

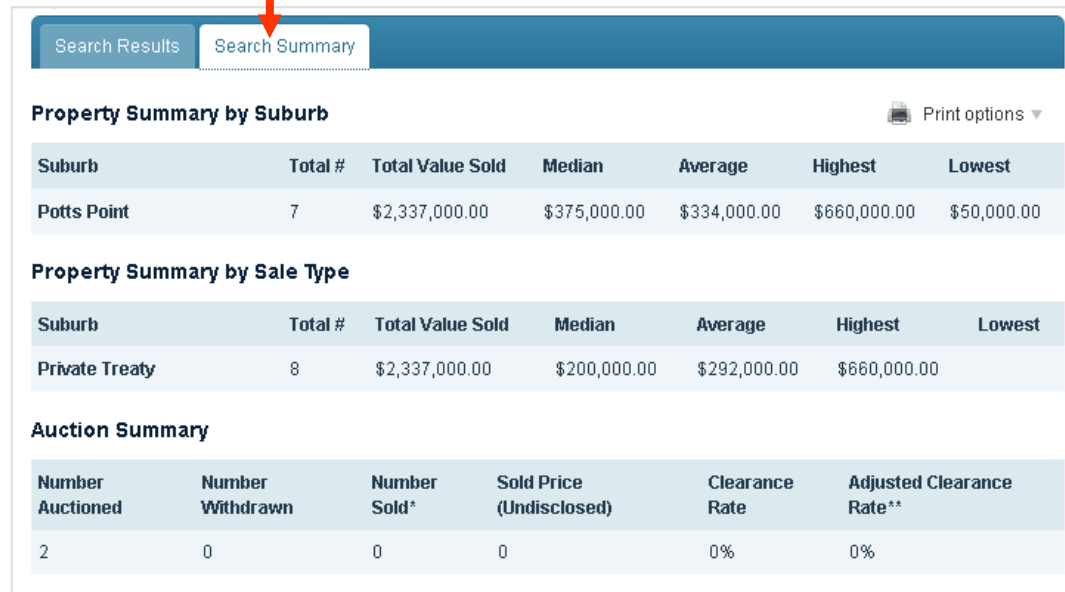
Search Results – Search Summary

- You can click the Search Summary tab within the results to see some statistical information for the search results **(1)**.

PLEASE NOTE:

Search Summary will not be available when you conduct a ‘View all Properties’ search.

1



The screenshot shows a navigation bar with two tabs: 'Search Results' and 'Search Summary'. A red circle with the number '1' is positioned above the 'Search Summary' tab, with an arrow pointing to it. Below the navigation bar, there are three summary sections:

Property Summary by Suburb Print options ▾

Suburb	Total #	Total Value Sold	Median	Average	Highest	Lowest
Potts Point	7	\$2,337,000.00	\$375,000.00	\$334,000.00	\$660,000.00	\$50,000.00

Property Summary by Sale Type

Suburb	Total #	Total Value Sold	Median	Average	Highest	Lowest
Private Treaty	8	\$2,337,000.00	\$200,000.00	\$292,000.00	\$660,000.00	

Auction Summary

Number Auctioned	Number Withdrawn	Number Sold*	Sold Price (Undisclosed)	Clearance Rate	Adjusted Clearance Rate**
2	0	0	0	0%	0%

Search Results - Accessing Recent Searches

To assist you in viewing your recent searches, a list is available on the **Home Page** from which you can link into the past search.

These include:

- Recent searches
- Viewed Properties
- Market Appraisals

* The last 5 fill appear for the above

PLEASE NOTE:

The maximum number of recent searches, properties and market appraisals is 5.

Recent Searches

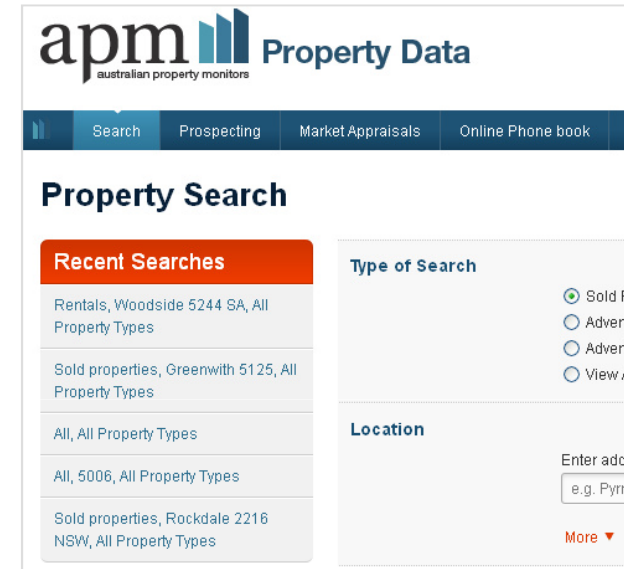
- Sold properties, Pymble 2073 NSW, All Property Types
- All, 43 Northwood Road Lane Cove 2066 NSW, All Property Types
- Sold properties, Pyrmont 2009 NSW, All Property Types
- Sold properties, All Property Types
- Sold properties, 5/9 Greycliffe St Queenscliff 2096 NSW, All Property Types

Recently viewed properties

- 1017 Ulster Ct, Golden Grove SA 5125
- 18 Napier St, Engadine NSW 2233
- 43 Northwood Rd, Northwood NSW 2066
- 302/18 Allen St, Pyrmont NSW 2009

Recently created Market Appraisals

- 836 Wellington St, West Perth 6005 WA
- 836 Wellington St, West Perth 6005 WA
- 5 Frome Cr, West Lakes 5021 SA
- 56b Albert St, North Perth 6006



The screenshot shows the 'Property Search' page on the apm website. It features a navigation bar with 'Search', 'Prospecting', 'Market Appraisals', and 'Online Phone book'. The main content area is titled 'Property Search' and includes a 'Recent Searches' section with a list of search results, a 'Type of Search' section with radio buttons for 'Sold Properties', 'Advert', and 'View All', and a 'Location' section with an input field and a 'More' dropdown menu.

Recent searches are also available on the **Search Page**.


Prospecting – Expired Listings & For Sale by Owner

Prospecting just got easier

- Find prospects quickly and easily through the Prospecting section to create an instant mail merge database for your next prospecting campaign.
- From the Homepage, scroll down to view, and choose from:
 - Expired Listings **(1)**
 - For Sale by Owner **(2)**
- You can click on the **View More (3)** button that will direct you to the search pages for both sections.
- Alternatively, click on the **Prospecting** tab on the top main menu.


Prospecting

Expired Listings

Address	First Listed	Price		Type
13 Joynton Av Zetland NSW	27 Dec 11 (92 days)	\$359,000	2	Studio
30-36 Odea Av Waterloo NSW	27 Dec 11 (92 days)	\$1,750,000	3	House
8 Allen St Waterloo NSW	27 Dec 11 (92 days)	\$789,000	3	House
21-23 Erskineville Rd Newtown NSW	25 Dec 11 (94 days)	\$510,000	1	House
101 a Marriott St Redfern NSW	25 Dec 11		3	Industrial

[View more ▶](#)

For Sale by Owner

Address	First Listed	Owner	Price		Type
C51/240 Wyndham St Alexandria NSW	05 Sep 11 (205 days)	Private	\$600,000	2	Unit
99 Glebe Point Rd Glebe NSW	03 Nov 11 (146 days)	Private	\$100,000		Commercial
82/267-277 Castlereagh St Sydney NSW	01 Dec 11 (118 days)	Private	\$960,000	3	Townhouse
809/1 Francis St Darlinghurst NSW	28 Jan 12 (60 days)	Private	\$380,000		Studio
308/20 Pelican St Surry Hills NSW	11 Feb 12 (46 days)	Private	\$800,000	2	Unit

[View more ▶](#)

Prospecting – Expired Listings

When you click on the **View More** button from the home page, you will be directed to this page for you to make your selections.

Step 1

Choose your prospecting campaign

- Just Sold, Just Listed, Expired Listings (default), Private Listings

Step 2

Select a location for your search

- State, Suburb/Postcode or Region, Street name

Step 3

Select a time frame for Properties expired in

-7, 14, 30, 40, 60 or 90 days

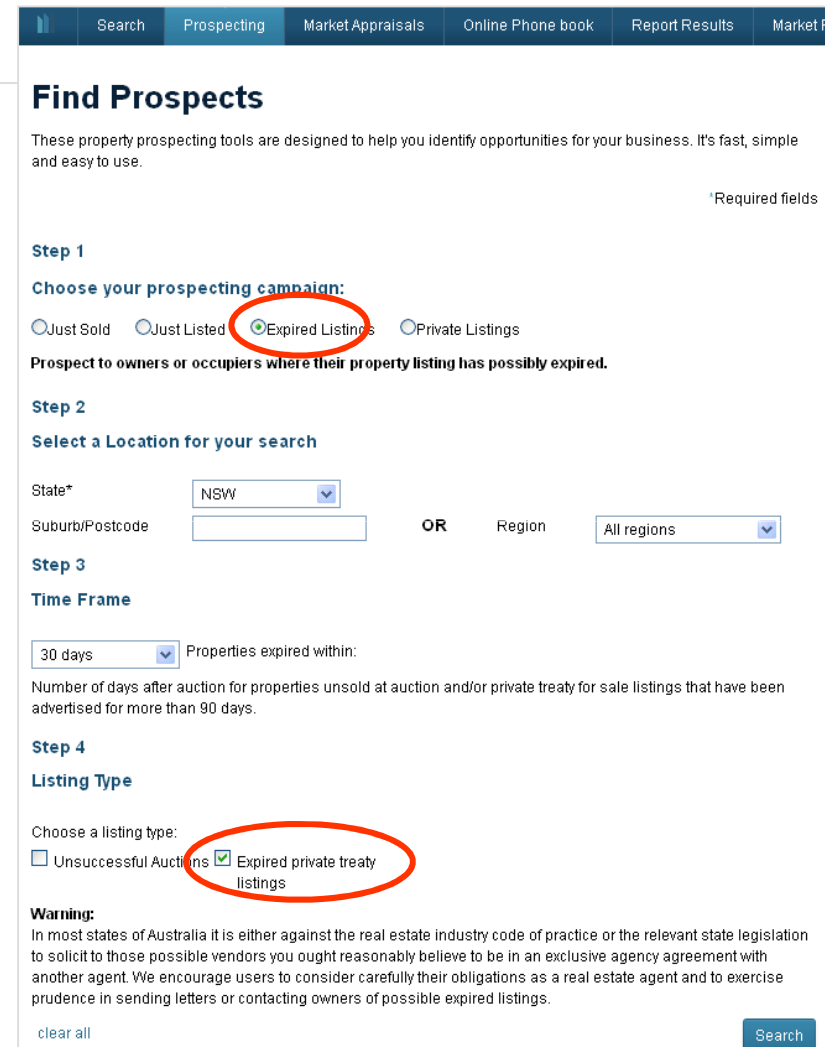
after auction for unsold listings and/or private treaty listings that have been advertised for more than 90 days

Step 4

Choose a listing type from

- Unsuccessful Auctions or
- Expired private treaty listings (ticked by default)

Click on the **Search** button



The screenshot shows the 'Find Prospects' page with a navigation bar at the top containing 'Search', 'Prospecting', 'Market Appraisals', 'Online Phone book', 'Report Results', and 'Market F'. The main heading is 'Find Prospects'. Below it is a descriptive paragraph and a 'Required fields' note. The form is divided into four steps:

- Step 1: Choose your prospecting campaign:** Radio buttons for 'Just Sold', 'Just Listed', 'Expired Listings' (circled in red), and 'Private Listings'. Below this is the text: 'Prospect to owners or occupiers where their property listing has possibly expired.'
- Step 2: Select a Location for your search:** Includes a 'State*' dropdown menu (set to 'NSW'), a 'Suburb/Postcode' text input, an 'OR' separator, and a 'Region' dropdown menu (set to 'All regions').
- Step 3: Time Frame:** A dropdown menu set to '30 days' with the text 'Properties expired within:'. Below this is a paragraph: 'Number of days after auction for properties unsold at auction and/or private treaty for sale listings that have been advertised for more than 90 days.'
- Step 4: Listing Type:** Radio buttons for 'Unsuccessful Auctions' and 'Expired private treaty listings' (circled in red).

A 'Warning:' section follows, stating: 'In most states of Australia it is either against the real estate industry code of practice or the relevant state legislation to solicit to those possible vendors you ought reasonably believe to be in an exclusive agency agreement with another agent. We encourage users to consider carefully their obligations as a real estate agent and to exercise prudence in sending letters or contacting owners of possible expired listings.' At the bottom right is a 'Search' button and a 'clear all' link.

Prospecting – For Sale by Owner

When you click on the **View More** button from the home page, you will be directed to this page for you to make your selections.

Step 1

Choose your prospecting campaign

- Just Sold, Just Listed, Expired Listings, Private Listings (default)

Step 2

Select a location for your search

- State, Suburb/Postcode or Region

Step 3

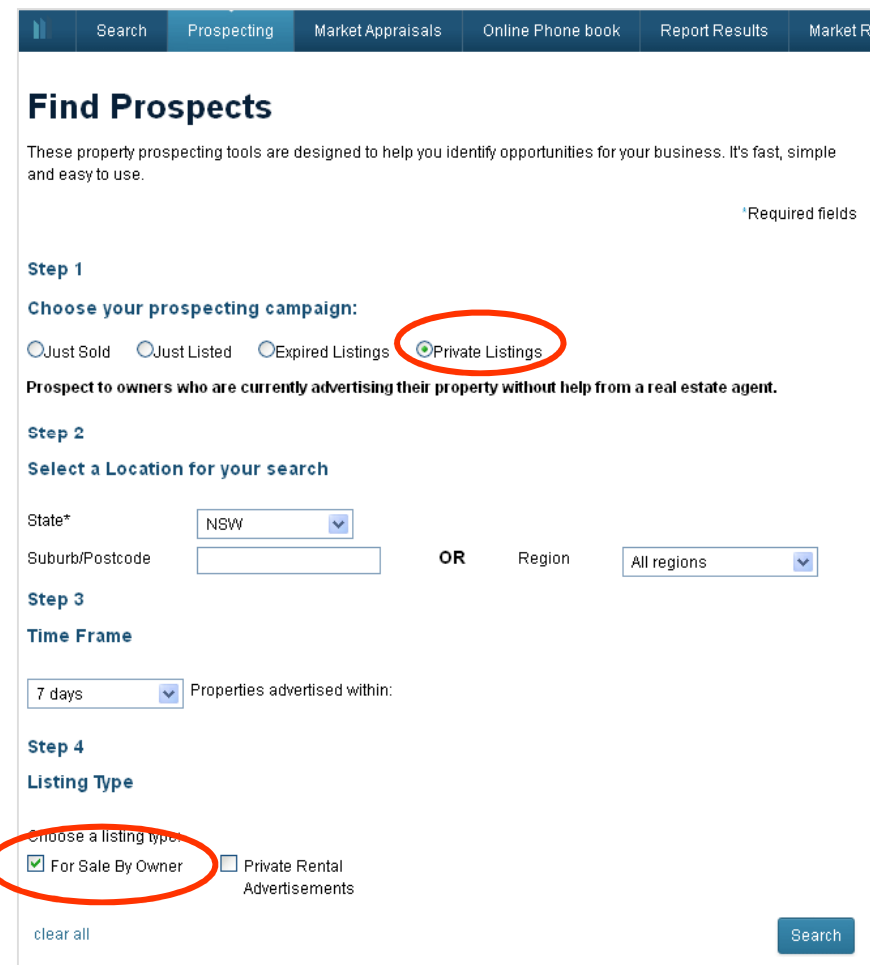
Select a time frame for Properties advertised in the last -7, 14, 30, 40, 60 or 90 days

Step 4

Choose a listing type from

- For Sale by Owner (ticked by default)
- Private Rental Advertisements

Click on the **Search** button



The screenshot shows the 'Find Prospects' page with a navigation bar at the top containing 'Search', 'Prospecting', 'Market Appraisals', 'Online Phone book', 'Report Results', and 'Market R'. The main heading is 'Find Prospects' with a sub-heading: 'These property prospecting tools are designed to help you identify opportunities for your business. It's fast, simple and easy to use.' A note on the right says '*Required fields'. The form is divided into four steps:

- Step 1: Choose your prospecting campaign:** Radio buttons for 'Just Sold', 'Just Listed', 'Expired Listings', and 'Private Listings'. 'Private Listings' is selected and circled in red.
- Step 2: Select a Location for your search:** Fields for 'State*' (NSW), 'Suburb/Postcode', 'OR', and 'Region' (All regions).
- Step 3: Time Frame:** A dropdown menu set to '7 days' with the text 'Properties advertised within:'.
- Step 4: Listing Type:** Radio buttons for 'For Sale By Owner' (checked and circled in red) and 'Private Rental Advertisements'. A 'clear all' link is at the bottom left, and a 'Search' button is at the bottom right.

Prospecting - Find Prospects

By clicking on the **Prospecting tab** in the top main menu, simply follow the steps below to generate your prospecting list.

Step 1

Choose your prospecting campaign

- Just Sold, Just Listed, Expired Listings, Private Listings

Prospect to owners or occupiers:

- Who have just sold or

- Surrounding a just sold property

Step 2

Select a location for your search

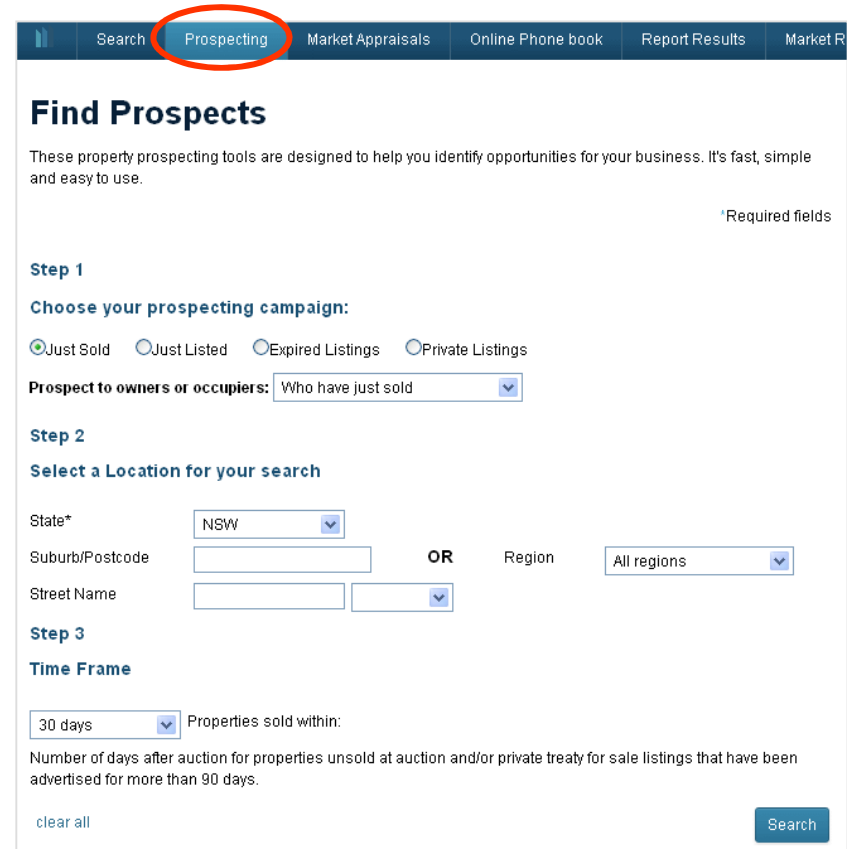
- State, Suburb/Postcode or Region, Street name

Step 3

Select a time frame from the previous

- 7, 14, 30, 40 or 60 days

Click on the **Search** button



Find Prospects

These property prospecting tools are designed to help you identify opportunities for your business. It's fast, simple and easy to use.

*Required fields

Step 1
Choose your prospecting campaign:

Just Sold Just Listed Expired Listings Private Listings

Prospect to owners or occupiers:

Step 2
Select a Location for your search

State* OR Region

Suburb/Postcode Street Name

Step 3
Time Frame

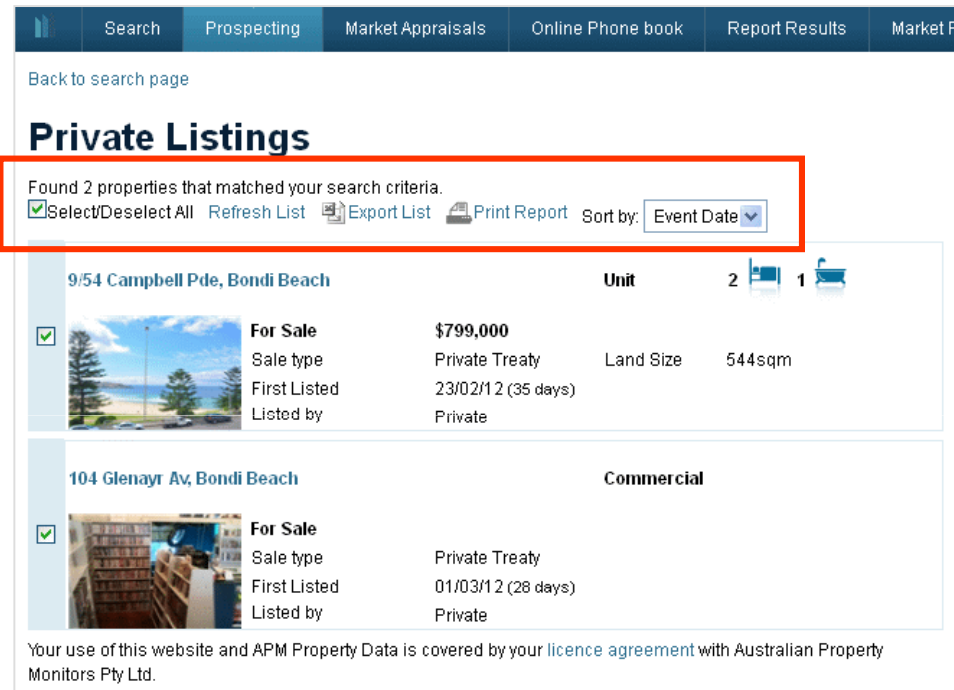
Properties sold within:

Number of days after auction for properties unsold at auction and/or private treaty for sale listings that have been advertised for more than 90 days.

[clear all](#)

Prospecting – Results page

- Once the Search button is clicked in any of the Prospecting searches, the results will be displayed in the **Photo View** format.
- **Select/Deselect** the listings you wish to use for your prospecting list
- **Refresh** the list once you have made the selection
- **Export list** so you will be able to download and save the list in Excel format.
- **Print Report** will allow you to print the list straight to your own locally installed printer.
- Prior to exporting or printing, you can **sort the list** by:
 - Event Date
 - Address
 - Event Type
 - Beds





Search Prospecting Market Appraisals Online Phone book Report Results Market P

[Back to search page](#)

Private Listings

Found 2 properties that matched your search criteria.

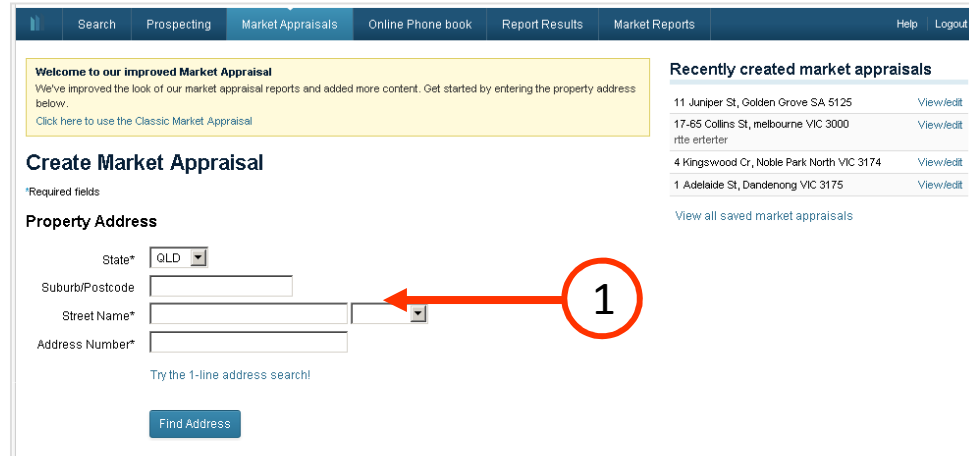
Select/Deselect All [Refresh List](#) [Export List](#) [Print Report](#) Sort by:

Address	Unit	Image	Event Type	Price	Sale Type	Land Size	First Listed	Listed by
9/54 Campbell Pde, Bondi Beach	2		For Sale	\$799,000	Private Treaty	544sqm	23/02/12 (35 days)	Private
104 Glenayr Av, Bondi Beach	Commercial		For Sale		Private Treaty		01/03/12 (28 days)	Private

Your use of this website and APM Property Data is covered by your [licence agreement](#) with Australian Property Monitors Pty Ltd.

Market Appraisals – Find Address

- Creating a Market Appraisal is simple
- First, enter the required property address (1) using all of the address fields
- Alternatively, click on the “**Try the 1-line address search**” link to enter the address in one field (2).



This screenshot shows the 'Create Market Appraisal' form with the multi-field address entry method. A red circle with the number '1' highlights the 'Street Name*' dropdown menu, with an arrow pointing to it from the right.

Welcome to our improved Market Appraisal
We've improved the look of our market appraisal reports and added more content. Get started by entering the property address below.
[Click here to use the Classic Market Appraisal](#)

Create Market Appraisal

*Required fields

Property Address

State*

Suburb/Postcode

Street Name*
▼

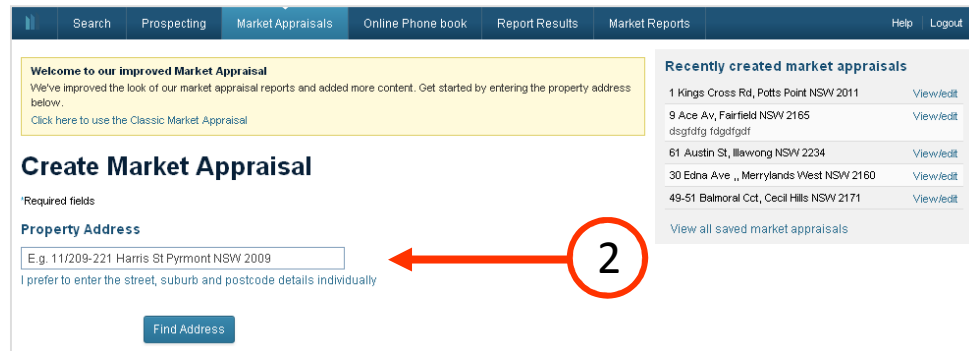
Address Number*

[Try the 1-line address search!](#)

Recently created market appraisals

11 Juniper St, Golden Grove SA 5125	View/edit
17-85 Collins St, Melbourne VIC 3000	View/edit
rte erteter	View/edit
4 Kingswood Cr, Noble Park North VIC 3174	View/edit
1 Adelaide St, Dandenong VIC 3175	View/edit

[View all saved market appraisals](#)



This screenshot shows the 'Create Market Appraisal' form with the 1-line address search method. A red circle with the number '2' highlights the '1-line address search' input field, with an arrow pointing to it from the right.

Welcome to our improved Market Appraisal
We've improved the look of our market appraisal reports and added more content. Get started by entering the property address below.
[Click here to use the Classic Market Appraisal](#)

Create Market Appraisal

*Required fields

Property Address

I prefer to enter the street, suburb and postcode details individually

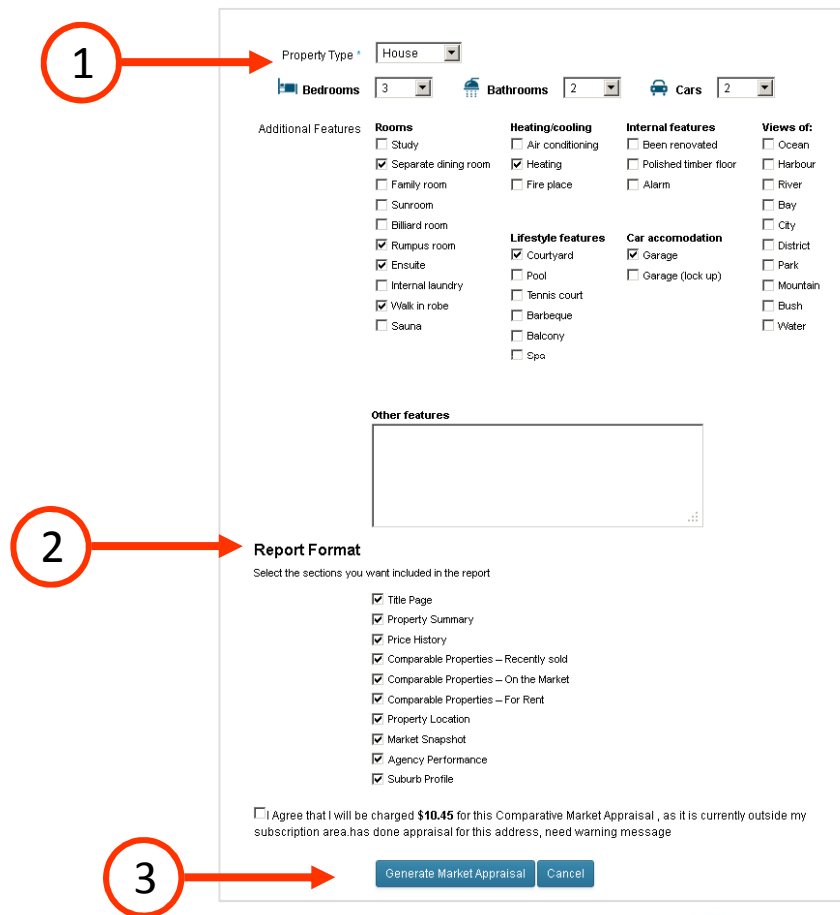
Recently created market appraisals

1 Kings Cross Rd, Potts Point NSW 2011	View/edit
9 Ace Av, Fairfield NSW 2165	View/edit
dsgfdgfdg fdgfdgfd	View/edit
61 Austin St, Ilwong NSW 2234	View/edit
30 Edna Ave, Merrylands West NSW 2160	View/edit
49-51 Balmoral Cct, Cecil Hills NSW 2171	View/edit

[View all saved market appraisals](#)

Market Appraisals – Confirm Property Details

- Once you have confirmed the correct address, select the relevant property features you wish to include in the report.
- Select **property features** from **(1)**:
 - Type
 - Bedrooms
 - Bathrooms
 - Cars
 - Additional Features
- Select the **Report Format**, and market intelligence you wish to include in your report **(2)**
 - Title Page
 - Property Summary
 - Price History
 - Comparable properties – Recently Sold
 - Comparable properties – On the Market
 - Comparable properties – For Rent
 - Property Location
 - Market Snapshot
 - Agency Performance
 - Suburb Profile
- Select **Generate Market Appraisal** **(3)**
- Your Market Appraisal is now ready to customise.



The screenshot shows a web form for generating a market appraisal. It is divided into several sections:

- Property Type:** A dropdown menu set to "House".
- Bedrooms:** A dropdown menu set to "3".
- Bathrooms:** A dropdown menu set to "2".
- Cars:** A dropdown menu set to "2".
- Additional Features:** A grid of checkboxes for various property features:
 - Rooms:** Study, Separate dining room (checked), Family room, Sunroom, Billiard room, Rumpus room (checked), Ensuite (checked), Internal laundry, Walk in robe (checked), Sauna.
 - Heating/cooling:** Air conditioning, Heating (checked), Fire place.
 - Lifestyle features:** Courtyard (checked), Pool, Tennis court, Barbeque, Balcony, Spa.
 - Internal features:** Been renovated, Polished timber floor, Alarm.
 - Car accomodation:** Garage (checked), Garage (lock up).
 - Views of:** Ocean, Harbour, River, Bay, City, District, Park, Mountain, Bush, Water.
- Other features:** A text input field.
- Report Format:** A section titled "Select the sections you want included in the report" with a list of checkboxes:
 - Title Page (checked)
 - Property Summary (checked)
 - Price History (checked)
 - Comparable Properties – Recently sold (checked)
 - Comparable Properties – On the Market (checked)
 - Comparable Properties – For Rent (checked)
 - Property Location (checked)
 - Market Snapshot (checked)
 - Agency Performance (checked)
 - Suburb Profile (checked)
- Disclaimer:** A checkbox for "I Agree that I will be charged \$10.45 for this Comparative Market Appraisal, as it is currently outside my subscription area has done appraisal for this address, need warning message".
- Buttons:** "Generate Market Appraisal" and "Cancel".

Annotations on the form:

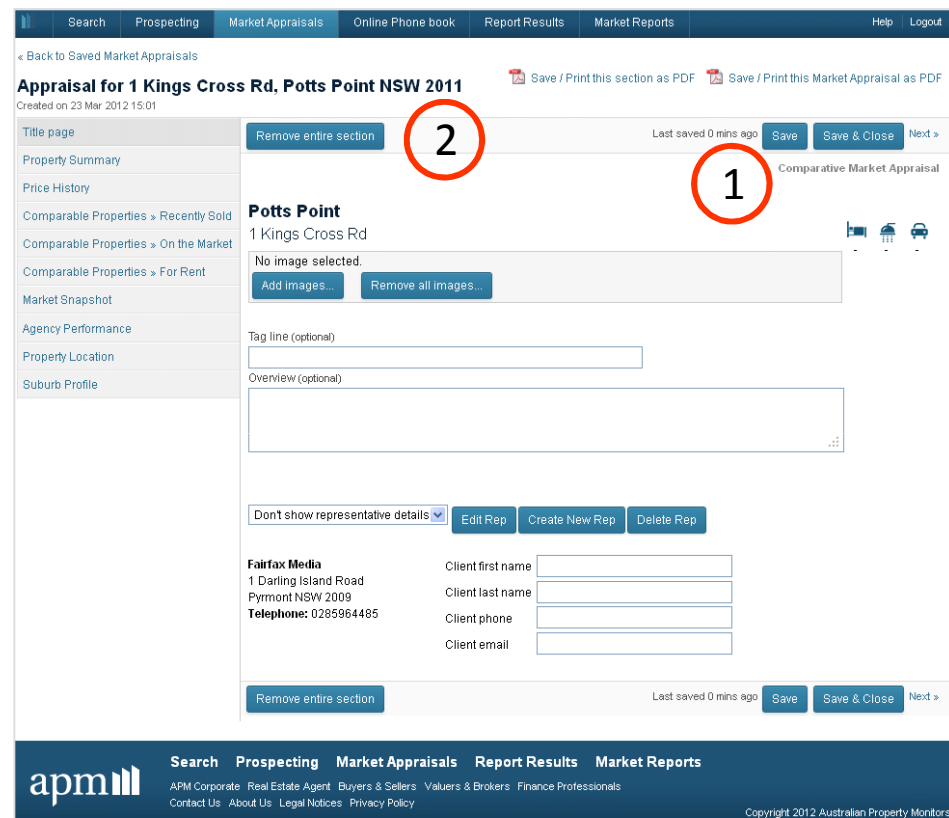
- 1:** Points to the "Property Type" dropdown.
- 2:** Points to the "Report Format" section.
- 3:** Points to the "Generate Market Appraisal" button.

Market Appraisals – Customise

- Customising Market Appraisals will allow you and your agency to continue your professional service to your client.

To customise your Market Appraisal

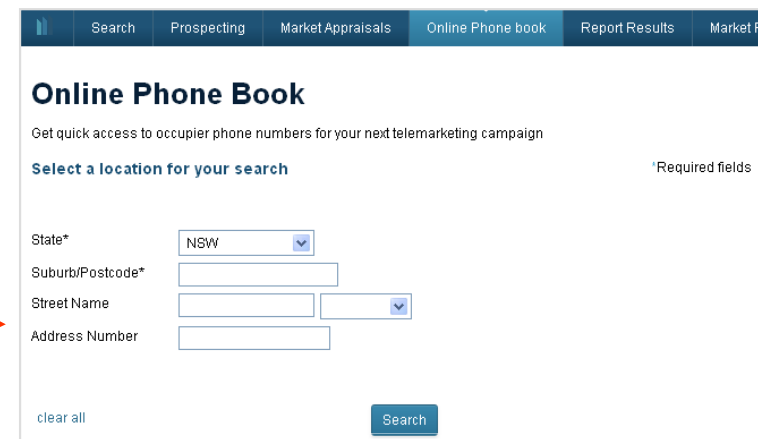
- Click on the sections from the main menu of the Market Appraisal in the left hand side of the page.
- If you wish to make changes to the section, simply add/delete information and click on the **SAVE** button (1).
- If you wish to remove the entire section, click on the **Remove entire section** button (2).
- As you move from section to section, you will see the different fields you can edit/delete in order to fully customise your Market Appraisal.

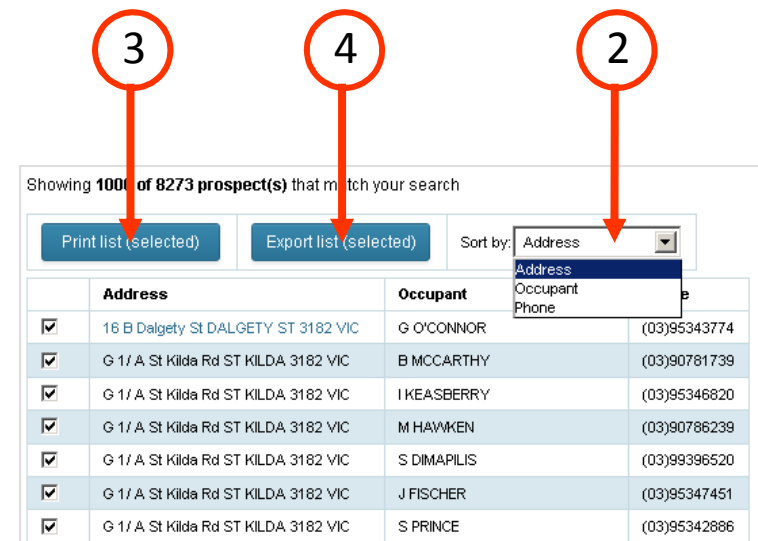


The screenshot displays the 'Market Appraisals' section of the APM Property Data website. The main heading is 'Appraisal for 1 Kings Cross Rd, Potts Point NSW 2011', created on 23 Mar 2012 15:01. The interface is divided into a left-hand navigation menu and a main content area. The left menu includes options like 'Title page', 'Property Summary', 'Price History', and 'Comparative Market Appraisal'. The main content area shows the 'Comparative Market Appraisal' for 'Potts Point' at '1 Kings Cross Rd'. It features a 'Remove entire section' button (circled in red with a '2') and a 'Save' button (circled in red with a '1'). Below the title, there are fields for 'Tag line (optional)' and 'Overview (optional)'. A 'Fairfax Media' section includes contact details for '1 Darling Island Road, Pymont NSW 2009' and a telephone number. At the bottom, there are buttons for 'Edit Rep', 'Create New Rep', and 'Delete Rep'. The footer contains the APM logo and navigation links for 'Search', 'Prospecting', 'Market Appraisals', 'Report Results', and 'Market Reports'.

Online Phone Book

- Use the Online Phone Book to search for prospects by entering a suburb, street or address **(1)**.
- Every effort is made to ensure the phone book data is compliant with the Do Not Call register.
- Once your results are displayed, you can **select/deselect** the results by ticking the box next to each listing
- You can also **sort** the list according to
 - Address
 - Occupant
 - Phone
- The **Print List** button will allow you to print all of the records selected to print locally.
- The **Export List** button will allow you to export the list into an Excel file to save locally.





	Address	Occupant	Phone
<input checked="" type="checkbox"/>	16 B Dalgety St DALGETY ST 3182 VIC	G O'CONNOR	(03)95343774
<input checked="" type="checkbox"/>	G 1/ A St Kilda Rd ST KILDA 3182 VIC	B MCCARTHY	(03)90781739
<input checked="" type="checkbox"/>	G 1/ A St Kilda Rd ST KILDA 3182 VIC	I KEASBERRY	(03)95346820
<input checked="" type="checkbox"/>	G 1/ A St Kilda Rd ST KILDA 3182 VIC	M HAVKEN	(03)90786239
<input checked="" type="checkbox"/>	G 1/ A St Kilda Rd ST KILDA 3182 VIC	S DIMAPILIS	(03)99396520
<input checked="" type="checkbox"/>	G 1/ A St Kilda Rd ST KILDA 3182 VIC	J FISCHER	(03)95347451
<input checked="" type="checkbox"/>	G 1/ A St Kilda Rd ST KILDA 3182 VIC	S PRINCE	(03)95342886

Report Results

Showcase your complete list of sales to potential vendors. It's easy. Simply report the properties you sell to the team at Australian Property Monitors and we'll promote your sales results for you.

How to submit your results

Domain Subscribers can submit sales results by:

- Entering the results through the Domain Agent Admin system
- Report your results through your Bulk Uploader

Not a subscriber yet?

- Email your reporting sheets or the APM reporting sheet (download from the Results tab) to results@apm.com.au
- Via phone on 1800 817 616 (Monday to Friday 9.00am – 5.00pm EST)

Your results will appear in:

The Sydney Morning Herald

smh.com.au
The Sydney Morning Herald

apm 

brisbanetimes.com.au

The Sun-Herald

theage.com.au
THE AGE

Domain
Just what you're looking for

WAtoday
.com.au

Market Reports

- Read the latest and archived reports from around the country and also view news from the real estate industry.
- If you require more customised property data reports, simply email research@apm.com.au with your request.



The screenshot shows the APM Property Data website. At the top is the logo 'apm Property Data' with 'australian property monitors' underneath. Below the logo is a navigation bar with the following items: Search, Prospecting, Market Appraisals, Online Phone book, Report Results, and Market Reports. The 'Market Reports' item is highlighted. Below the navigation bar is the heading 'APM Market Reports' followed by the text 'Please email research@apm.com.au for customised property data reports.' A list of reports follows, including: March 2010 - Rental Market Report, APM House Price Series - March 2010 Quarter, APM House Price Series - December 2009 Quarter, December 2009 - Rental Market Report, APM House Price Series - September 2009 Quarter, September 2009 - Rental Market Report, House Price Series - June 2009 Quarter, July 2009 - Rental Market Report (June 09 Quarter), House Price Series - March 2009 Quarter, April 2009 - Rental Market Report (March 09 Quarter), House Price Series - December 2008 Quarter, January 2009 - Rental Market Report (December 08 Quarter), House Price Series - September 2008 Quarter, and October 2008 - Rental Market Report (September 08 Quarter).

Glossary of Terms

Term	Definition
APM	Australian Property Monitors
APD	APM Property Data
PT	Private Treaty
CMA	Comparative Market Appraisal
LA	<p>Love and Affection (LA) relates to sales of the following types:</p> <ul style="list-style-type: none"> * Related Parties: Where the purchaser and vendor are related to each other and transfer ownership of the property for a transaction price that doesn't reflect the actual value of the property.
SW	<p>Sold Warning (SW) relates to sales of the following types:</p> <ul style="list-style-type: none"> * Multi sale: Two properties purchased as a bundle for one overall price transaction, which doesn't reflect the actual value of the property. * Partial Sale: Where part ownership of a property is sold for a transaction price that doesn't reflect the actual value of the property. * Over sanity limits: where the transaction price is over the maximum acceptable value for that category of property in that area in that year. * Under sanity limits: where the transaction price is under the minimum acceptable value for that category of property in that area in that year.
VG	<p>Valuer General: The Valuer-General is the government's authority on statutory valuations. He has roles and responsibilities under various Acts of Parliament including the Valuation of Land Act and the Local Government Act. The Valuer-General oversee valuations for State Government property transactions and the making and return of council rating valuations. VG also values government assets so departments and agencies can complete their financial reporting requirements.</p>