

# Comparative Market Analysis



## 9 Price Street South Penrith NSW 2750

Prepared on 15th October 2021



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The Proprietor  
9 Price Street  
South Penrith NSW 2750

15th October 2021

Thank you for the opportunity to appraise your property at 9 Price Street South Penrith NSW 2750

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

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

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

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

Yours Sincerely,

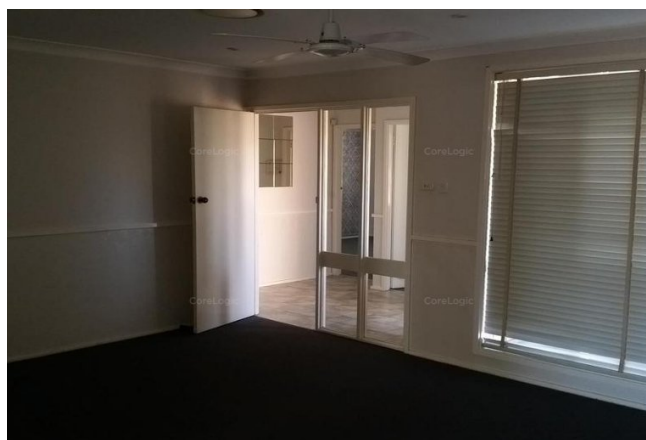
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# Subject Property

## 9 Price Street South Penrith NSW 2750

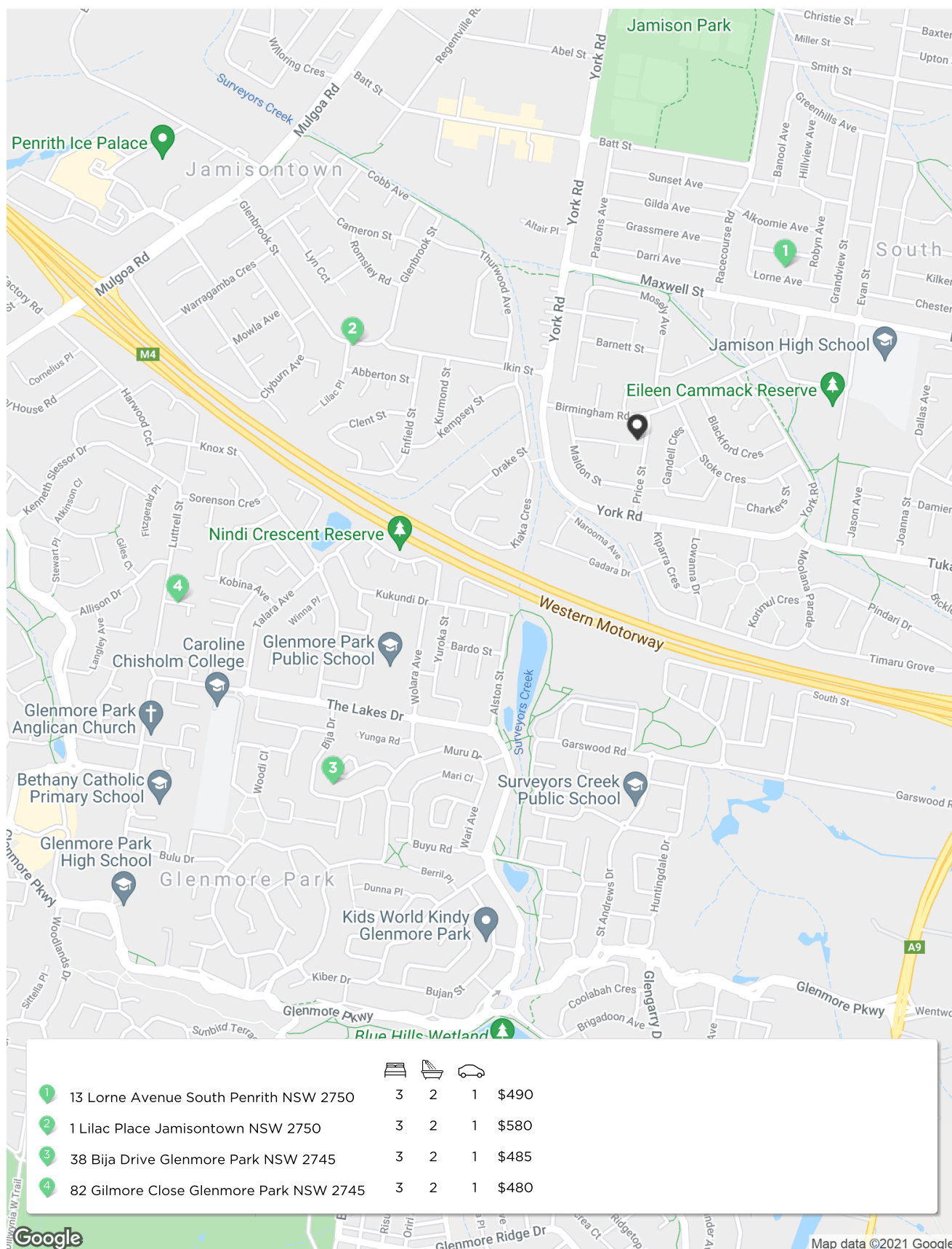
3  1  1  570m<sup>2</sup>  120m<sup>2</sup> 



## Your Property History

- 12 Jan, 2017 - Listed for rent at \$450 / week
- 29 Apr, 2016 - Listed for rent at \$450 / week
- 30 Jan, 2015 - Listed for rent at \$450 / week
- 10 Jul, 2014 - Listed for rent at \$475 / week
- 15 Sep, 2012 - Listed for rent at \$450 / week
- 12 May, 2012 - Sold for \$382,500

# Comps Map: Rentals








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



# Comparable Rentals






## 1 13 Lorne Avenue South Penrith NSW 2750



 3  2  1  651m<sup>2</sup>  193m<sup>2</sup>  
 Year Built 1980 DOM 25 days  
 Listing Date 28-May-21 Distance 0.74km  
 Listing Price \$490 per week






## 2 1 Lilac Place Jamisontown NSW 2750



 3  2  1  831m<sup>2</sup>  110m<sup>2</sup>  
 Year Built - DOM 35 days  
 Listing Date 07-Apr-21 Distance 0.98km  
 Listing Price \$580 per week






## 3 38 Bija Drive Glenmore Park NSW 2745



 3  2  1  325m<sup>2</sup>  400m<sup>2</sup>  
 Year Built 2000 DOM 9 days  
 Listing Date 29-Jun-21 Distance 1.51km  
 Listing Price \$485 per week

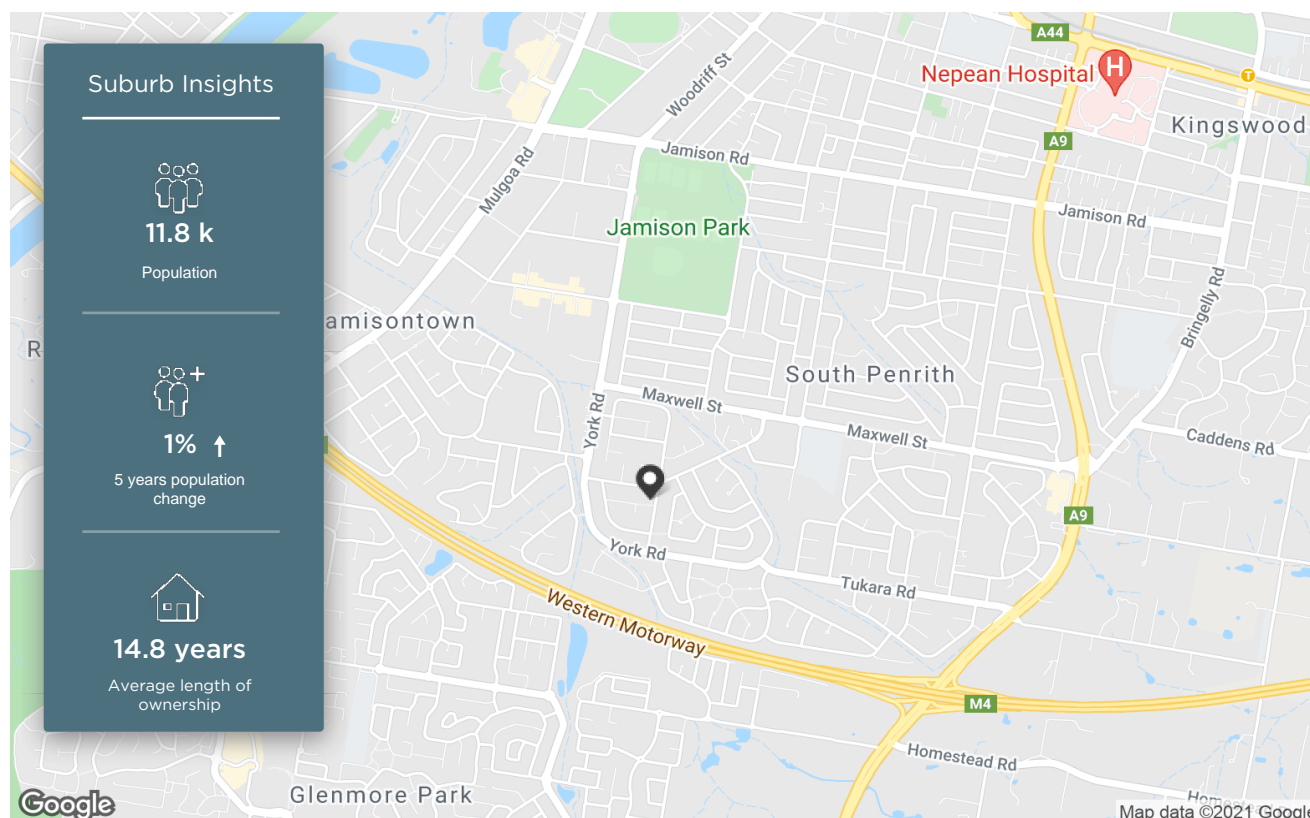
## 4 82 Gilmore Close Glenmore Park NSW 2745



 3  2  1  335m<sup>2</sup>  102m<sup>2</sup>  
 Year Built 1990 DOM 8 days  
 Listing Date 05-May-21 Distance 1.59km  
 Listing Price \$480 per week

# South Penrith

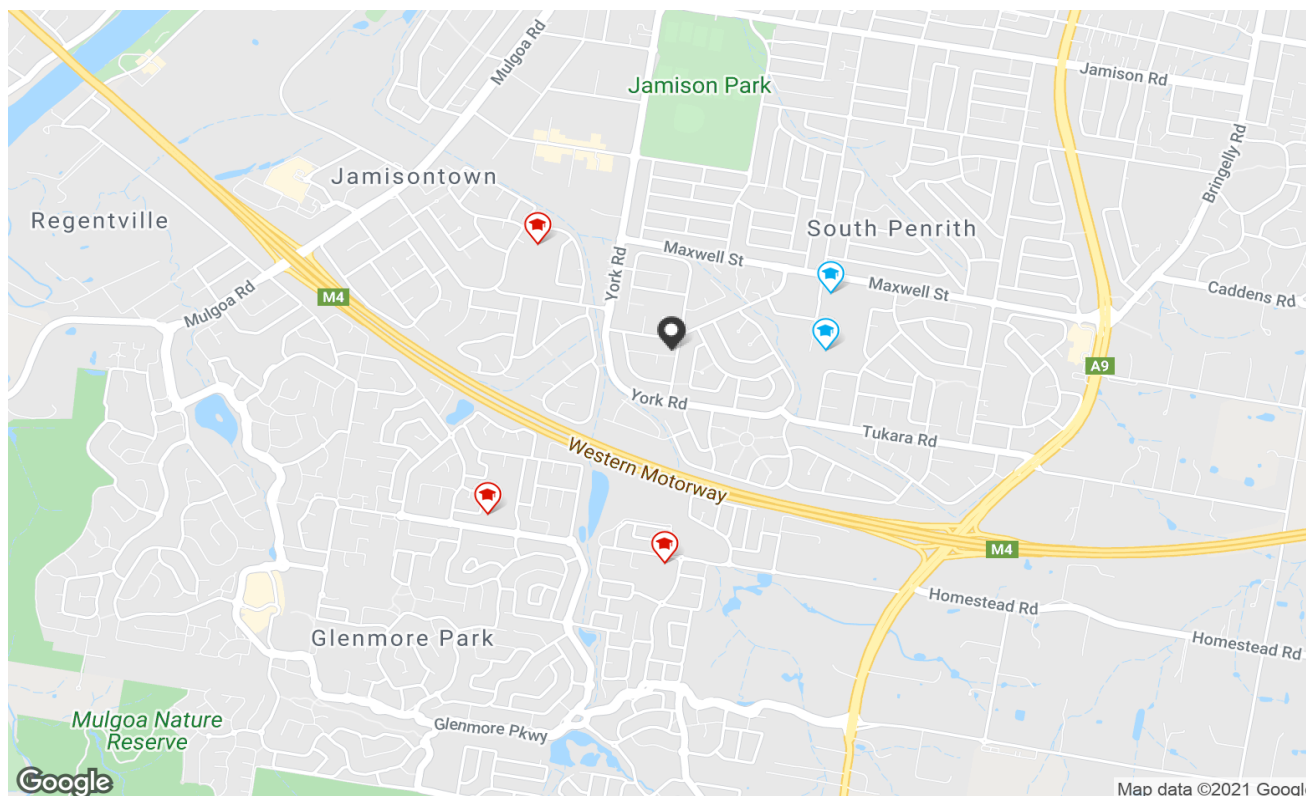
## Demographic








The size of South Penrith is approximately 5.1 square kilometres. It has 26 parks covering nearly 16.9% of total area. The population of South Penrith in 2011 was 11,640 people. By 2016 the population was 11,790 showing a population growth of 1.3% in the area during that time. The predominant age group in South Penrith is 30-39 years. Households in South Penrith are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in South Penrith work in a clerical occupation. In 2011, 77% of the homes in South Penrith were owner-occupied compared with 72% in 2016. Currently the median sales price of houses in the area is \$735,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	34.2	Owns Outright	33.5	0-15.6K	3.1	0-9	14.5
Couples with Children	45.0	Purchaser	38.5	15.6-33.8K	11.1	10-19	12.5
Single Parents	19.2	Renting	25.4	33.8-52K	12.7	20-29	12.1
Other	1.5	Other	0.5	52-78K	16.8	30-39	15.1
		Not Stated	2.2	78-130K	25.8	40-49	12.7
				130-182K	14.1	50-59	11.4
				182K+	7.6	60-69	12.6
						70-79	6.8
						80-89	2.0
						90-99	0.4

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>York Public School</b> 224 Evan Street South Penrith NSW 2750	0.75km	Primary	Mixed	Government	0-6
	<b>Jamisontown Public School</b> 1A Thurwood Avenue Jamisontown NSW 2750	0.81km	Primary	Mixed	Government	0-6
	<b>Jamison High School</b> 222 Evan Street South Penrith NSW 2750	0.83km	Secondary	Mixed	Government	7-12
	<b>Surveyors Creek Public School</b> 1-9 Sunningdale Drive Glenmore Park NSW 2745	1.06km	Primary	Mixed	Government	0-6
	<b>Glenmore Park Public School</b> 26-34 Kukundi Drive Glenmore Park NSW 2745	1.18km	Primary	Mixed	Government	0-6



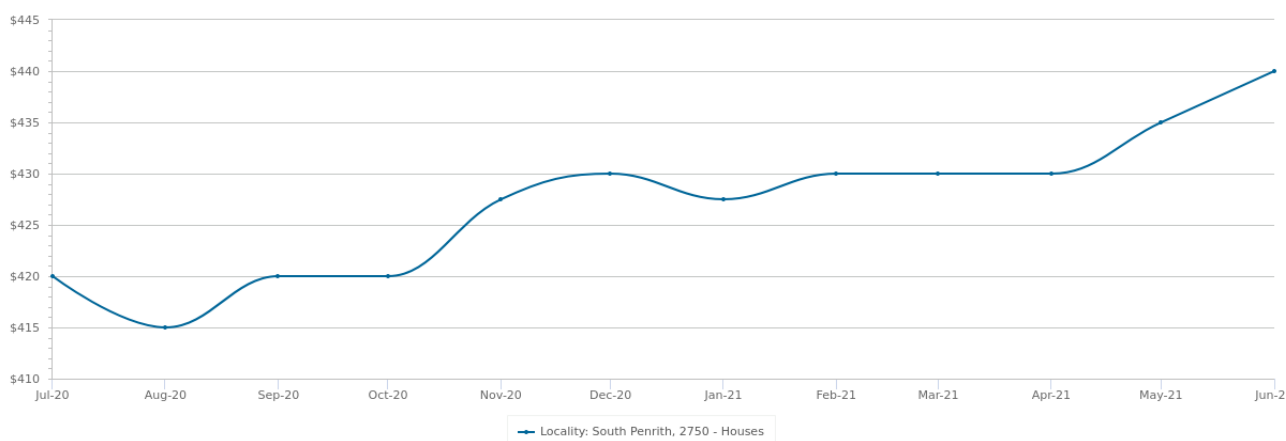
Property is within school catchment area



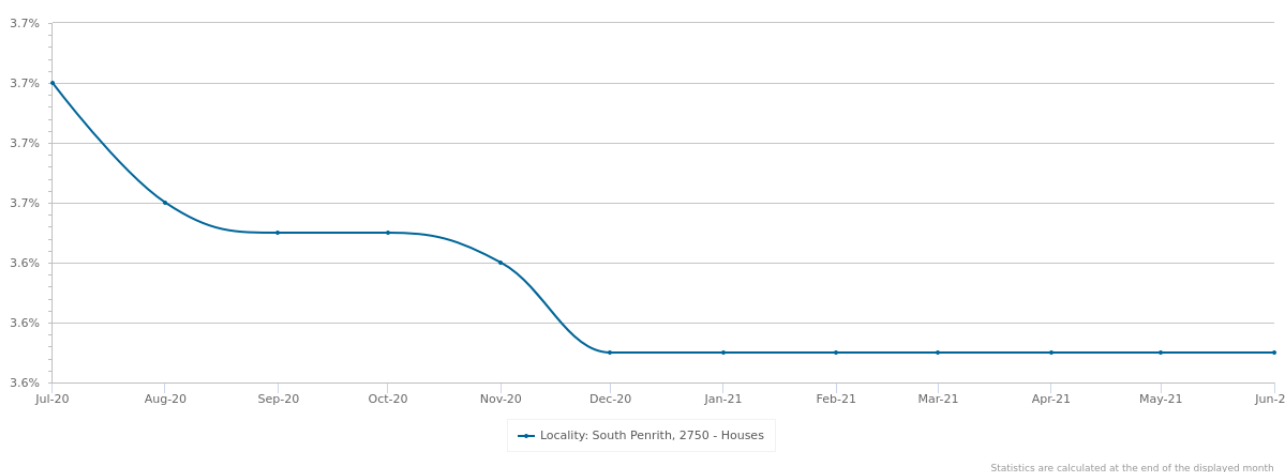
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months

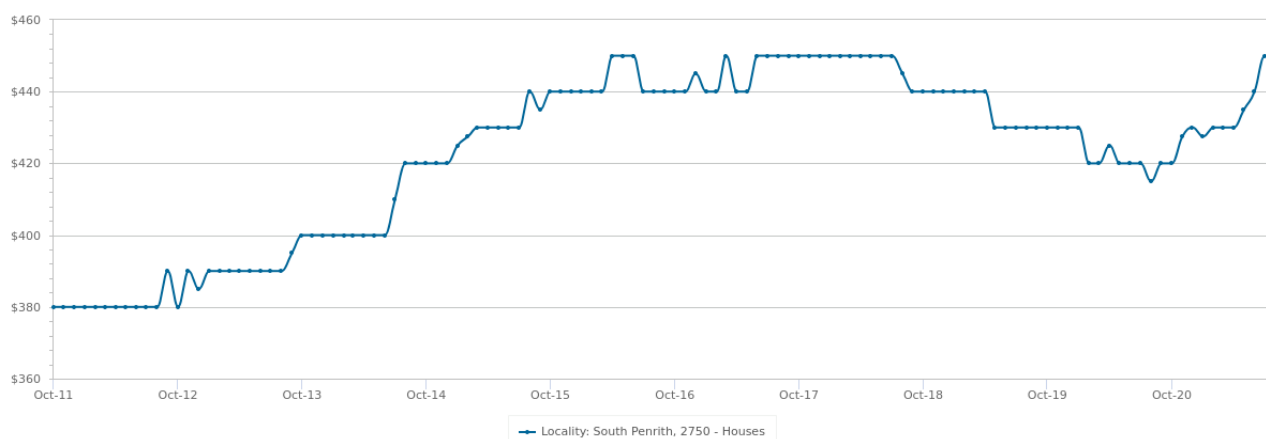


PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jun 2021	\$440	1.1% ▲	3.6%	281
May 2021	\$435	1.2% ▲	3.6%	277
Apr 2021	\$430	0.0%	3.6%	276
Mar 2021	\$430	0.0%	3.6%	280
Feb 2021	\$430	0.6% ▲	3.6%	265
Jan 2021	\$427	-0.6% ▼	3.6%	270
Dec 2020	\$430	0.6% ▲	3.6%	273
Nov 2020	\$427	1.8% ▲	3.6%	275
Oct 2020	\$420	0.0%	3.6%	274
Sep 2020	\$420	1.2% ▲	3.6%	279
Aug 2020	\$415	-1.2% ▼	3.6%	274
Jul 2020	\$420	0.0%	3.7%	278

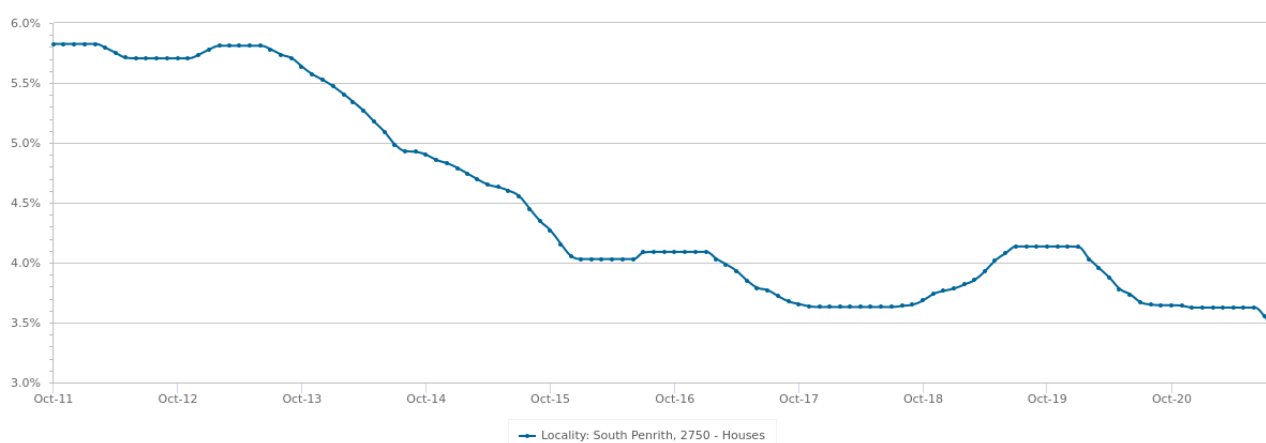


# Long Term Market Trends

Median Asking Rent - 10 years



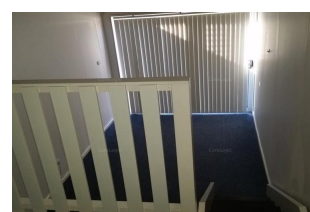
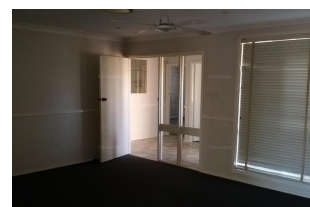
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$450	8.4% ▲	3.4%	270
2020	\$415	-3.5% ▼	3.6%	274
2019	\$430	-3.4% ▼	4.1%	337
2018	\$445	-1.1% ▼	3.6%	346
2017	\$450	2.3% ▲	3.7%	308
2016	\$440	0.0%	4.1%	318
2015	\$440	4.8% ▲	4.4%	267
2014	\$420	7.7% ▲	4.9%	207
2013	\$390	2.6% ▲	5.7%	176
2012	\$380	-	5.7%	154

# Summary

**9 Price Street South Penrith NSW 2750**



## Appraisal price range

\$500 - \$520 per week

## Notes from your agent

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