



PriceFinder Estimate Report

Date: 18 November

Property Summary:

Address: KIRRIBILLI AVENUE, KIRRIBILLI,
NSW 2061

RPD: 1//DP1131885 12, 18, 19//DP13064

Bedrooms: 6
Bathrooms: 4
Carparks: 5
Land: 1,897 m²
Features:

This report prepared for:

Customer Name: Julia Gillard

Reference #:

Prepared by:

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KIRRIBILLI AVENUE, KIRRIBILLI, NSW 2061

6 **4** **5**



Photo coming soon

Pricefinder Sale Estimate

\$ 3,893,218

Probable Range \$3.73m - \$4.06m

Pricefinder Rent Estimate

\$ 1,055 p.w.

Probable Range \$889 - \$1.2k

Pricefinder Yield Estimate

Yield 1.4% p.a.

Probable Range 1.1% - 1.7%

Pricefinder Details

Estimate Risk (FSD): Moderate (+/- 16%) ● ● ●

Property Area: 1,897 m²

Last Known Sale

Date of Estimation: 18/11/2011

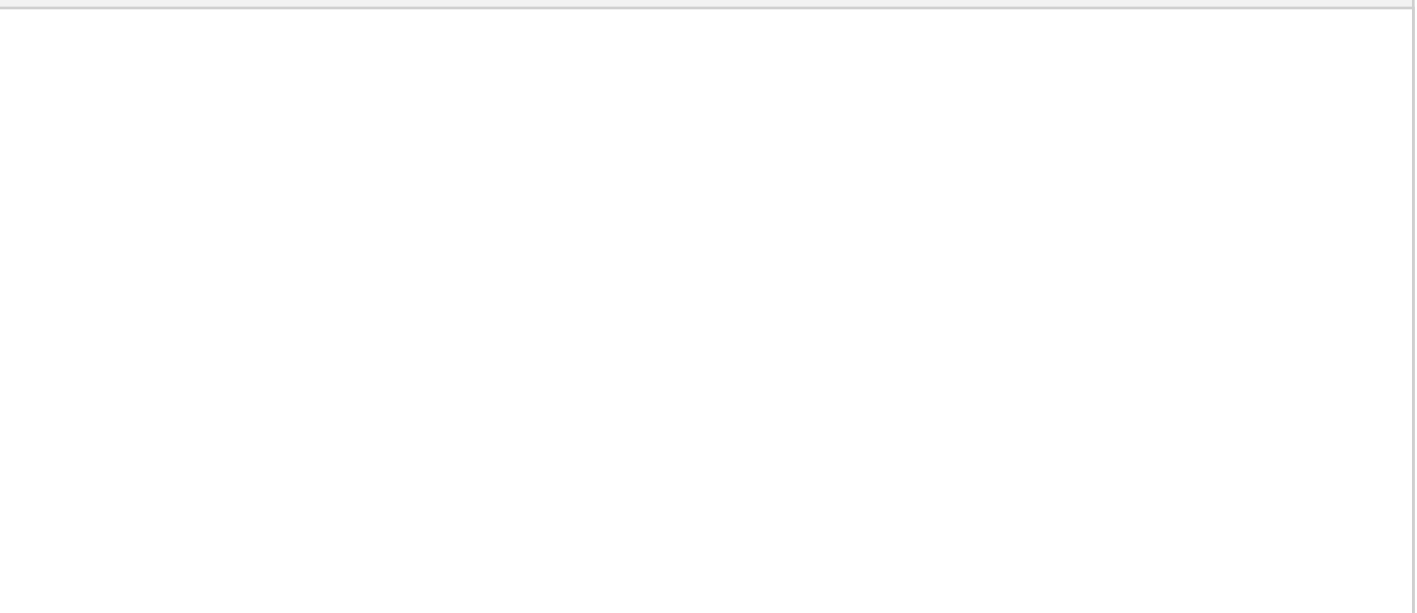
Estimation Method: User Assisted

Property Details

Legal Description: 1//DP1131885 12, 18, 19//DP13064

Features:

Comparables Map



Subject Comparable Sale Comparable Rental

Comparable Properties

Comparable Sales

- 25 ARTHUR ST, LAVENDER BAY, NSW 2060
- 20 WHALING RD, NORTH SYDNEY, NSW 2060
- 18 WHALING RD, NORTH SYDNEY, NSW 2060
- 36 CLARK RD, NORTH SYDNEY, NSW 2060
- 49 LOWER FORT ST, DAWES POINT, NSW 2000
- 30 BEN BOYD RD, NEUTRAL BAY, NSW 2089

Comparable Rentals

- 8/65 UPPER PITT ST, KIRRIBILLI, NSW 2061
- 3/65 UPPER PITT ST, KIRRIBILLI, NSW 2061
- 19 PEEL ST, KIRRIBILLI, NSW 2061
- 141 CARABELLA ST, KIRRIBILLI, NSW 2061
- 87 BROUGHTON ST, KIRRIBILLI, NSW 2061
- 54 KURRABA RD, NEUTRAL BAY, NSW 2089

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Comparable Sales - How do these recent sales compare?



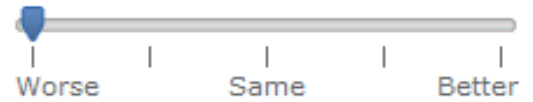
LAVENDER BAY

3 2 2



25 ARTHUR ST, LAVENDER BAY, NSW 2060

1//DP921164
Distance from Property: 1007m
Area: 242 m²
Sale Price: \$1,635,000 @ 08/10/2011



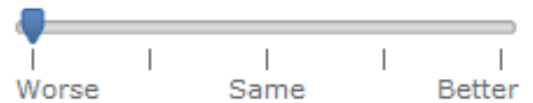
NORTH SYDNEY

4 3 2



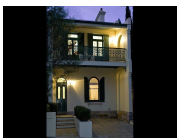
20 WHALING RD, NORTH SYDNEY, NSW 2060

1/586928
Distance from Property: 1080m
Area: 316 m²
Sale Price: \$1,750,000 @ 29/06/2011



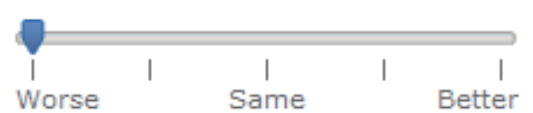
NORTH SYDNEY

4 3 1



18 WHALING RD, NORTH SYDNEY, NSW 2060

2/203040
Distance from Property: 1084m
Area: 291 m²
Sale Price: \$1,980,000 @ 29/06/2011



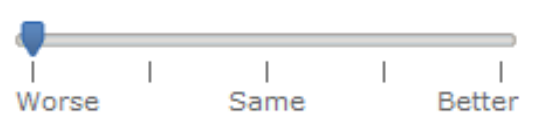
NORTH SYDNEY

3 2 1



36 CLARK RD, NORTH SYDNEY, NSW 2060

1/167113
Distance from Property: 1084m
Area: 234 m²
Sale Price: \$1,225,000 @ 03/09/2011



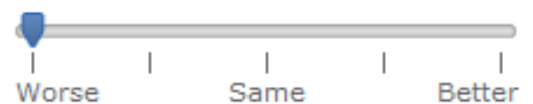
DAWES POINT

5 2 0



49 LOWER FORT ST, DAWES POINT, NSW 2000

20//DP773845
Distance from Property: 1170m
Area: 112 m²
Sale Price: \$1,301,000 @ 25/10/2011



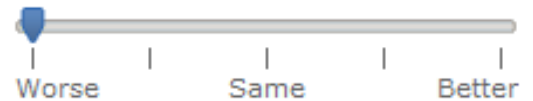
NEUTRAL BAY

3 2 2



30 BEN BOYD RD, NEUTRAL BAY, NSW 2089

6//DP105866
Distance from Property: 1235m
Area: 379 m²
Sale Price: \$1,590,000 @ 12/11/2011





Comparable Rentals - How do these recent rentals compare?



KIRRIBILLI

2 1 1



8/65 UPPER PITT ST, KIRRIBILLI, NSW 2061

8//SP80191
Distance from Property: 44m

Rental Price: \$990 @ 02/10/2011



KIRRIBILLI

2 1 0



3/65 UPPER PITT ST, KIRRIBILLI, NSW 2061

3//SP80191
Distance from Property: 44m

Rental Price: \$585 @ 27/09/2011



KIRRIBILLI

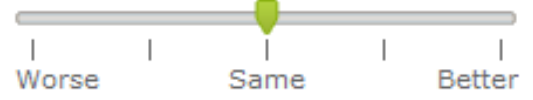
2 1 1



19 PEEL ST, KIRRIBILLI, NSW 2061

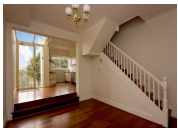
D//DP25693
Distance from Property: 150m
Area: 183 m²

Rental Price: \$850 @ 06/10/2011



KIRRIBILLI

2 1 0



141 CARABELLA ST, KIRRIBILLI, NSW 2061

15//DP1078553
Distance from Property: 485m
Area: 156 m²

Rental Price: \$825 @ 06/08/2011



KIRRIBILLI

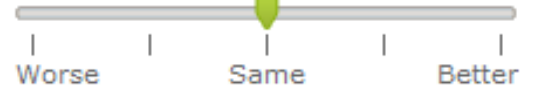
3 1 0



87 BROUGHTON ST, KIRRIBILLI, NSW 2061

C//DP440743
Distance from Property: 715m
Area: 162 m²

Rental Price: \$715 @ 16/08/2011



NEUTRAL BAY

4 2 0



54 KURRABA RD, NEUTRAL BAY, NSW 2089

22//DP10792
Distance from Property: 1149m
Area: 422 m²

Rental Price: \$895 @ 12/11/2011



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