

VALUATIONS DETAILS

Estimated Value: \$5,505,482

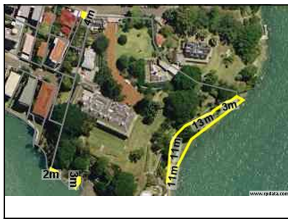
Estimated Low Value:	\$3,355,409	Assessment Date:	18 Nov 2011
Estimated High	\$7,655,555	Last Sales Date:	
Forecast Standard Deviation	+/-39%	Last Sale Price:	\$0

PROPERTY SUMMARY

101/1 Kirribilli Avenue Kirribilli, NSW, 2061

Type:	House	No of Bedrooms:	0
RPD:	LOTS 1-3 DP228902 & LOT 1 DP524871	No of Baths:	0
Zoning:	Special Purposes	Land Area:	998m2
Municipality:	North Sydney	Car:	0

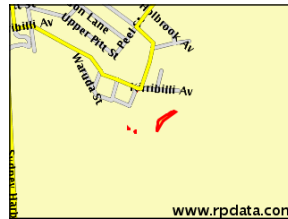
PROPERTY PHOTO / MAP THUMBNAIL



Site Photo



Aerial



Street Plan

PROPERTY ASSESSMENT

Instruction Party:	Equitimax Pty Ltd Level 10 1-5 Railway Street
Purpose:	Property Assessment
RPID Reference No:	NSWAU-30990497
Email:	loans@equitimax.com.au

SUBJECT SALES HISTORY

Date Sold	Sale Price	Sale Type
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CAPITAL GROWTH IN MEDIAN PRICES

Period	Kirribilli %Change	North Sydney
2010	46.2%	16%
2009	-31.5%	-5.3%
2008	-2.3%	9.5%
2007	null	4.3%
2006	8%	12.1%

NO OF HOUSE SALES PER ANNUM

Period	No of Sales	Period	No of Sales
2002	19	2007	11
2003	15	2008	11
2004	14	2009	12
2005	16	2010	20
2006	12	2011	8

NO OF UNIT SALES PER ANNUM

Period	No of Sales	Period	No of Sales
2002	115	2007	113
2003	104	2008	73
2004	77	2009	80
2005	63	2010	105
2006	81	2011	53

FSD Definition:

*A Forecast Standard Deviation is an estimate of the spread between an automated valuation of a property and the true value of that property. In the ideal case of a classic bell-shaped distribution, roughly 68% of valuations will be within plus or minus one FSD of the sale price (the true value) of their properties. A small FSD suggests that we expect our valuation to be close to the true value of the property; a bigger FSD, perhaps in a poor data environment, suggests that larger variation is possible.

RECENT SALES DETAILS



38 Carabella Street Kirribilli, NSW, 2061

Dist.From Subject: 0.45km

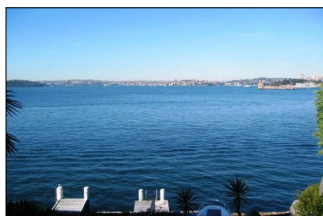
Sold Price: \$3,560,000 **Land Size:** 341m2

Attributes:

Sold Date: 14 Sep 2007 **Agent:** N/A

4 BED, 3 BATH, 2 CAR, 2 LUG, 1 ENS

Listed Date: N/A **Sale Result:** N/A



11A Holbrook Avenue Kirribilli, NSW, 2061

Dist.From Subject: 0.26km

Sold Price: \$7,200,000 **Land Size:** 363m2

Attributes:

Sold Date: 31 Mar 2010 **Agent:** N/A

3 BED, 4 BATH, 4 CAR, 4 LUG, 1 ENS

Listed Date: N/A **Sale Result:** N/A



73 Kirribilli Avenue Kirribilli, NSW, 2061

Dist.From Subject: 0.38km

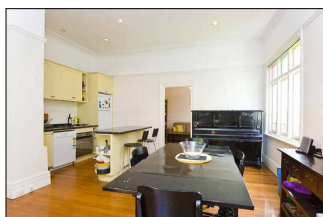
Sold Price: \$1,400,000 **Land Size:** 601m2

Attributes:

Sold Date: 15 Feb 2011 **Agent:** N/A

2 BED, 1 BATH, 1 CAR, 1 LUG

Listed Date: N/A **Sale Result:** N/A



87 Kirribilli Avenue Kirribilli, NSW, 2061

Dist.From Subject: 0.27km

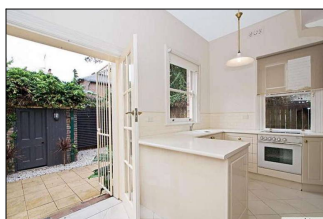
Sold Price: \$1,150,000 **Land Size:** 202m2

Attributes:

Sold Date: 25 Jun 2010 **Agent:** N/A

3 BED, 1 BATH, 1 CAR

Listed Date: N/A **Sale Result:** N/A



89 Kirribilli Avenue Kirribilli, NSW, 2061

Dist.From Subject: 0.27km

Sold Price: \$1,275,500 **Land Size:** 183m2

Attributes:

Sold Date: 25 Sep 2010 **Agent:** N/A

3 BED, 1 BATH

Listed Date: N/A **Sale Result:** N/A



13 Peel Street Kirribilli, NSW, 2061

Dist.From Subject: 0.29km

Sold Price: \$2,775,000 **Land Size:** 253m2

Attributes:

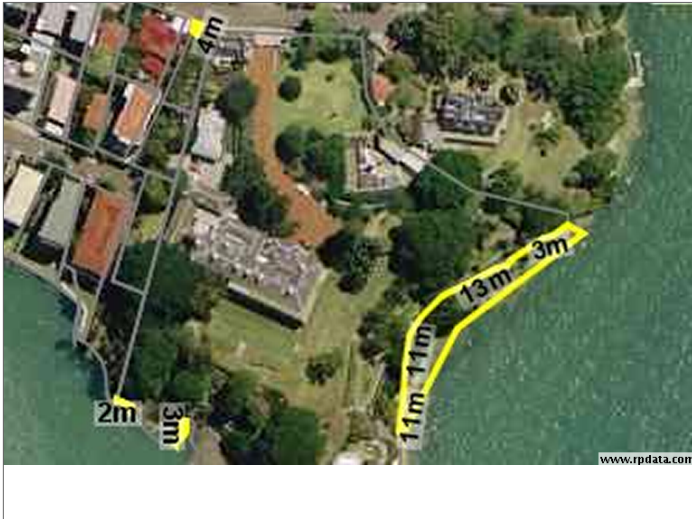
Sold Date: 24 Dec 2007 **Agent:** N/A

4 BED, 3 BATH, 2 CAR

Listed Date: N/A **Sale Result:** N/A

PHOTOS

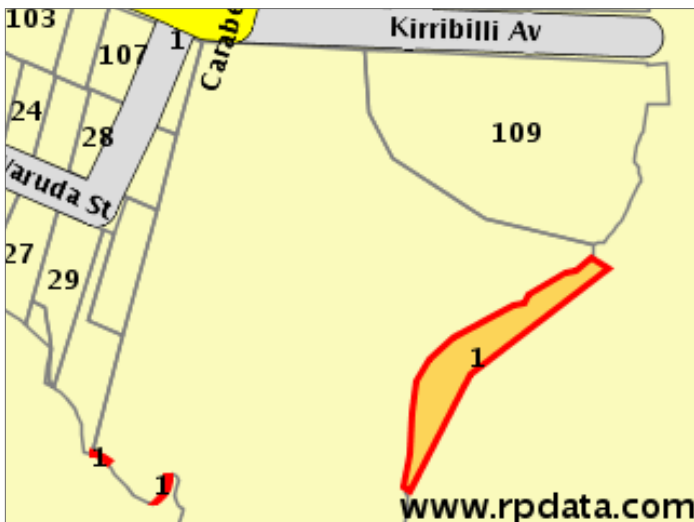
Site Photo



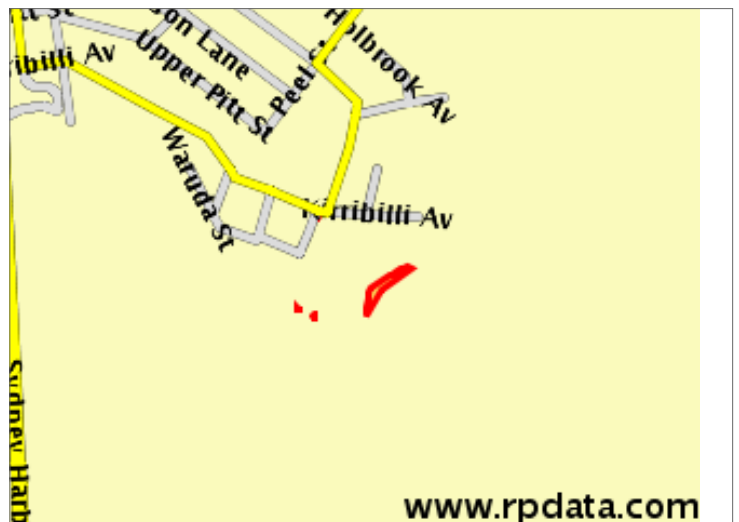
Cadastral Map



Lot Plan



Street Plan



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