



Comparative Market Analysis

Contact Details






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Property Details

1/104 AUBURN RD, HAWTHORN VIC 3122

Lot:	N/A		2
DP/SP:	N/A		1
Area (m2):	404		1
Dwelling:	Unit		

Street Rating: 6 out of 10

The Residex Price Estimate is \$449,600 ~ \$497,000

Comparative Price Estimate Analysis

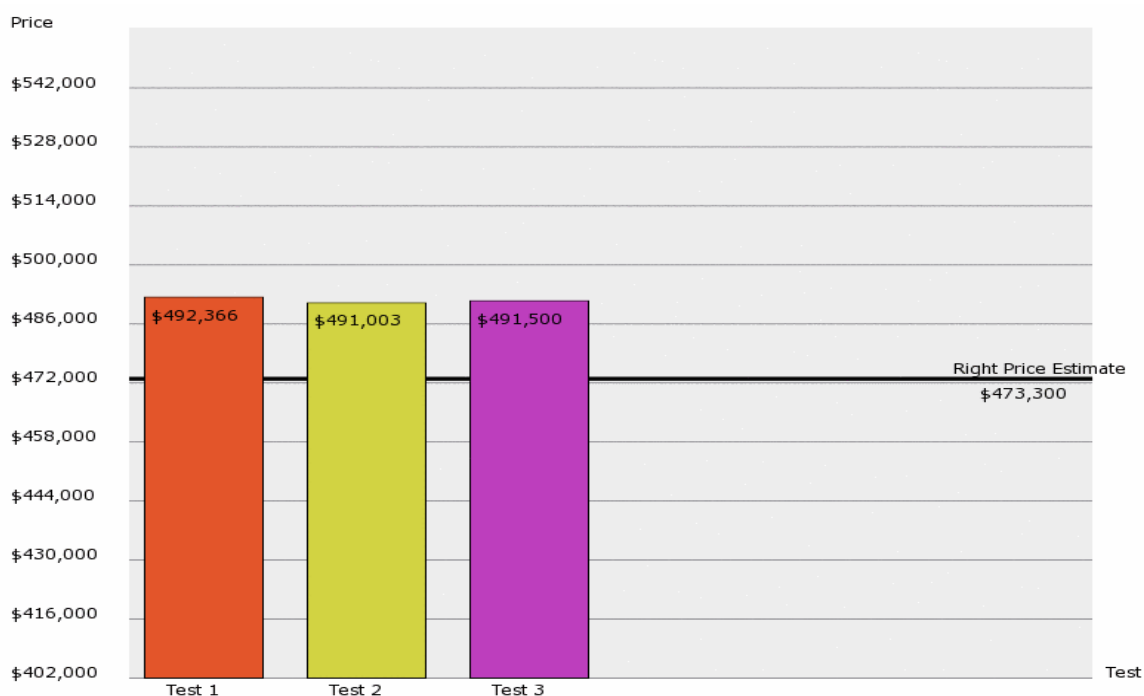
Residex has determined a Price Estimate for this property of \$449,600 ~ \$497,000. This estimate is derived from the results of various tests. The 5 main tests used look at 1) comparable sales, 2) how this property compares to others in the street, 3) the median value for the suburb, 4) the land area and 5) the upgraded sale price.

The information below shows the results of each of these tests:

	Description	Test Value
Test 1 Comparable Sales	Value based on sales in the local area of properties which have comparable attributes.	\$492,400
Test 2 Street Rating	The price based on comparative street rating.	\$491,000
Test 3 Median Value	The price based on the median value of properties in the immediate area.	\$491,500
Test 4 Area m2	The price based on dwelling values per sq metre of land (note this does not apply for units and only applies when we have the land area for the property).	N/A
Test 5 Upgraded Sale Price	The price based on capital growth in the suburb and the property's last sale price.	N/A

Test Summary

The graph below shows the results of each of the above tests in a visual format. The horizontal line illustrates the Residex (Right) Price Estimate and its alignment to the different test values.



Sales History for 1/104 AUBURN RD

There is no sales history for this property.

Street Rating for AUBURN RD

Street Rating	Value
10	\$1,014,000
9	\$742,000
8	\$613,000
7	\$532,000
6	\$491,000
5	\$461,000
4	\$434,000
3	\$411,000
2	\$387,000
1	\$358,000
0	\$325,000

The table on the right shows the range of values for the street and their associated rating.

This property has been rated as a 6 out of 10 when compared to other properties in the street.

This rating has been established by considering the following factors:

- The number of bedrooms
- The floor area of the property
- The size of the land
- The condition and appearance of the property
- The age of the property
- The outlook and views of the property

The rating is highly relevant in determining the Residex Price Estimate for this property as it allows up to date analysis of the condition and unique features of the property.

If you feel the rating for this property is too high or too low, please contact Andrew Tan and ask them to produce the report with your updated rating.

Current Medians (Units)

Median Values (End of Last Quarter)

Area	Amount
MELBOURNE	\$450,000
HAWTHORN, 3122	\$491,500

Median Rent (End of Last Quarter)

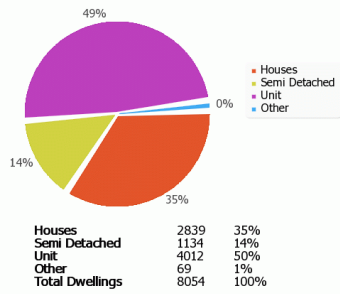
Area	Amount	Yield
MELBOURNE	\$345	4.1%
HAWTHORN, 3122	\$355	3.9%

Historical Capital Growth

Area	3yrs Ago	2yrs Ago	1yr Ago
MELBOURNE	0.3%	16.0%	6.7%
HAWTHORN, 3122	-1.2%	13.0%	10.6%

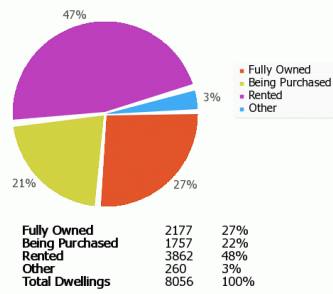
Demographics for HAWTHORN

Dwelling Type - HAWTHORN 3122



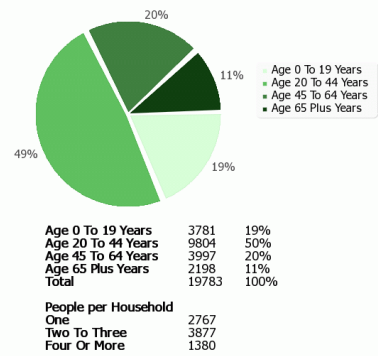
Created by Residex using data provided by the ABS.

Home Ownership - HAWTHORN 3122



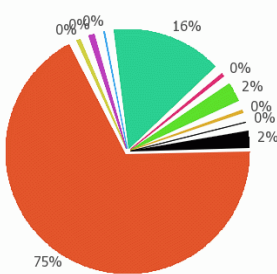
Created by Residex using data provided by the ABS.

Age Range - HAWTHORN 3122



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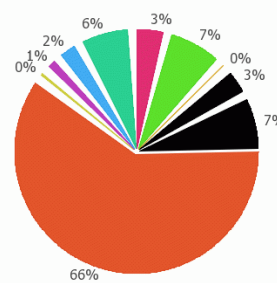
Birthplace (1981) - HAWTHORN 3122



Australia	13205	67%
Africa	83	0%
Americas	218	1%
China	474	2%
Europe	1340	7%
India	787	4%
Other asian	1491	8%
Middle east	16	0%
Pacific Ilands	54	0%
Elsewhere	651	3%
Not stated	1466	7%
Total	19785	100%

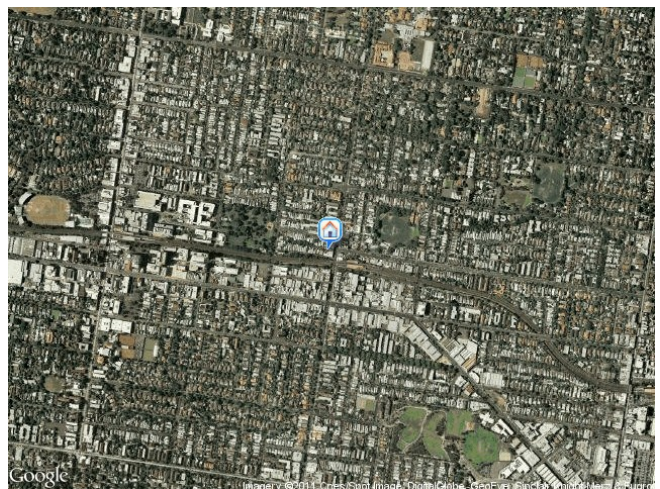
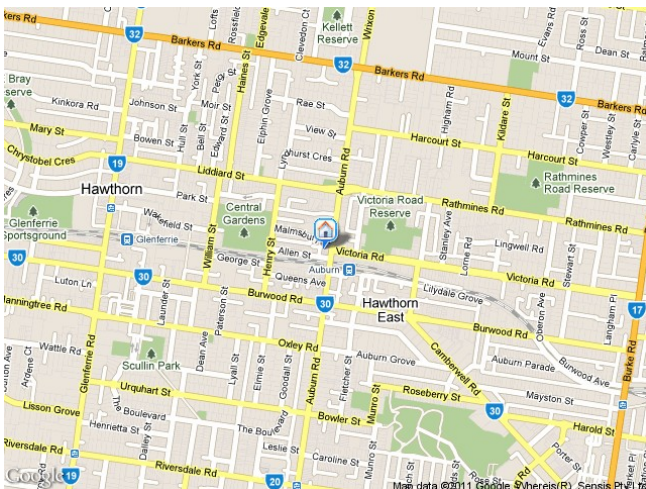
Created by Residex using data provided by the ABS.

Birthplace (2006) - HAWTHORN 3122



Australia	13205	67%
Africa	83	0%
Americas	218	1%
China	474	2%
Europe	1340	7%
India	787	4%
Other asian	1491	8%
Middle east	16	0%
Pacific Ilands	54	0%
Elsewhere	651	3%
Not stated	1466	7%
Total	19785	100%

Location of HAWTHORN



Recent Comparable Sales

Dist.	Address	Beds	Area(m2)	Sale Price	Transfer Date	Upgraded Sale Price	Data Validity
0.61	10/40 Liddiard St, Hawthorn	2	n/a	-	Q4 2010	\$473,500	C
0.13	116/2 Montrose Pl, Hawthorn East	2	n/a	-	Q2 2009	\$473,100	C
0.94	2/305 Riversdale Rd, Hawthorn East	2	n/a	\$401,000	22/08/2009	\$473,600	C
0.13	112/2 Montrose Pl, Hawthorn East	2	n/a	-	Q2 2009	\$474,500	C
0.54	1/24 Auburn Rd, Hawthorn	2	n/a	-	Q2 2009	\$474,800	C
0.61	3/40 Liddiard St, Hawthorn	2	n/a	\$470,000	14/08/2010	\$476,300	UR
0.75	5/14 The Boulevard , Hawthorn	2	n/a	\$460,000	05/06/2010	\$476,600	C
0.13	311/2 Montrose Pl, Hawthorn East	2	n/a	-	Q2 2010	\$465,900	C
0.48	1/24 Auburn Gr, Hawthorn East	2	n/a	-	-	\$481,800	UR
0.67	5/16 Launder St, Hawthorn	2	n/a	\$480,000	26/11/2010	\$483,700	UR
0.67	3/16 Launder St, Hawthorn	2	n/a	\$447,000	27/03/2010	\$485,500	C
0.64	7/32 Liddiard St, Hawthorn	2	n/a	\$370,000	31/03/2009	\$453,700	C
0.8	4/35 Caroline St, Hawthorn East	2	n/a	\$494,000	12/02/2011	\$498,300	UR
0.57	18/50 Liddiard St, Hawthorn	2	n/a	-	Q1 2010	\$503,200	C
0.13	115/2 Montrose Pl, Hawthorn East	2	n/a	-	Q2 2010	\$510,300	C
0.53	7/36 Auburn Gr, Hawthorn East	2	n/a	\$409,000	15/03/2009	\$511,200	C
0.24	6/11 Henry St, Hawthorn	2	n/a	\$500,000	03/07/2010	\$512,100	C
0.47	4/22 Auburn Gr, Hawthorn East	2	n/a	\$441,000	24/07/2009	\$522,500	C
0.13	111/2 Montrose Pl, Hawthorn East	2	n/a	-	Q4 2009	\$524,000	C
0.66	6/787 Burwood Rd, Hawthorn East	2	n/a	\$471,000	16/01/2010	\$527,900	C
0.48	8/24 Auburn Gr, Hawthorn East	2	n/a	-	Q2 2010	\$527,900	C
0.62	6/36 Liddiard St, Hawthorn	2	n/a	-	Q4 2010	\$528,500	C
0.8	1/35 Caroline St, Hawthorn East	2	n/a	\$515,000	31/05/2010	\$536,600	C
1	2/18 Rossfield Ave, Kew	2	n/a	\$542,500	14/01/2011	\$545,400	UR
0.91	1/167 Riversdale Rd, Hawthorn	2	n/a	\$369,950	10/07/2009	\$446,300	C
0.13	202/2a Newburgh Pl, Hawthorn East	2	n/a	-	Q1 2009	\$431,000	C
0.58	14/89 Victoria Rd, Hawthorn East	2	n/a	-	Q1 2009	\$425,000	C
0.91	6/167 Riversdale Rd, Hawthorn	2	n/a	\$338,000	26/05/2009	\$413,000	C
0.94	4/305 Riversdale Rd, Hawthorn East	2	n/a	\$410,000	26/02/2011	\$410,400	UR
0.61	2/712 Burwood Rd, Hawthorn East	2	n/a	-	-	\$409,700	UR
0.95	7/23 Harold St, Hawthorn East	2	n/a	-	Q2 2009	\$405,500	C
0.63	1/39 Park St, Hawthorn	2	n/a	-	Q2 2010	\$401,400	C
0.63	3/39 Park St, Hawthorn	2	n/a	-	Q1 2011	\$385,600	C
0.13	314/2 Montrose Pl, Hawthorn East	2	n/a	\$552,000	11/09/2010	\$562,800	UR
0.61	7/41 Park St, Hawthorn	2	n/a	-	Q2 2010	\$378,800	C
0.12	106/28 Queens Ave, Hawthorn	2	n/a	-	Q1 2009	\$355,300	C
0.49	6/40-42 Elphin Gr, Hawthorn	2	n/a	\$501,000	05/09/2009	\$595,600	C
0.74	1/10 Liddiard St, Hawthorn	2	n/a	\$520,000	21/06/2009	\$632,500	C
0.2	314/2 Montrose St, Hawthorn East	2	n/a	-	-	\$633,400	UR
0.82	3/16 Edgevale Rd, Kew	2	n/a	-	Q4 2010	\$302,900	C

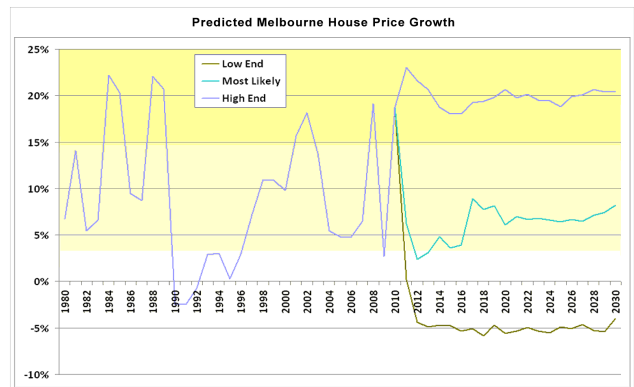
The sale date and sale price information for recent sales in Victoria is only displayed where this information has been collected by Residex. This is due to various contractual obligations.

Predicted Future of Key Economic Factors

Capital Growth

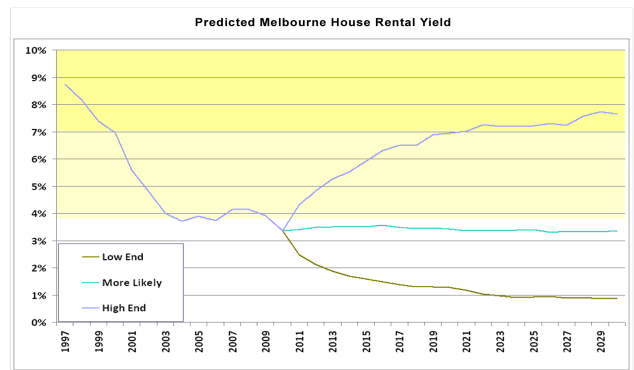
Area	Next 5 yrs	Next 8 yrs
MELBOURNE	4%+ p.a.	5%+ p.a.
HAWTHORN	5%+ p.a.	6%+ p.a.

The graph opposite shows the predicted capital growth for MELBOURNE .



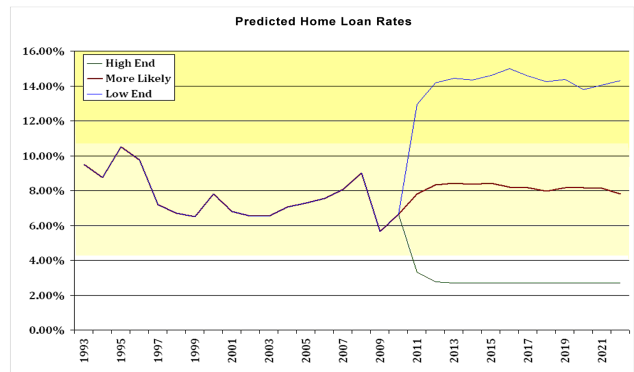
Rental Returns

The graph opposite shows the predicted rental yield for MELBOURNE .



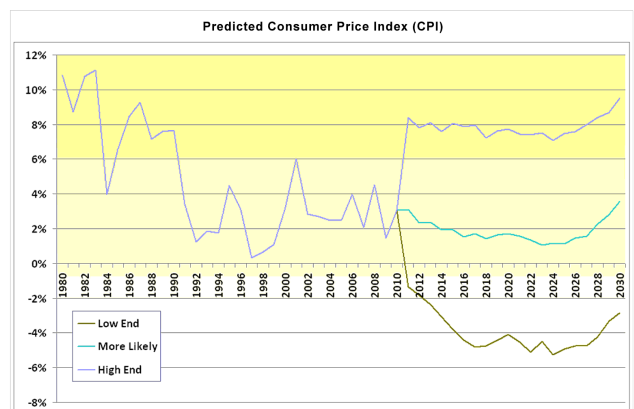
Home Loan Rate

Area	Next 5 yrs	Next 8 yrs
AUSTRALIA	8%+ p.a.	8%+ p.a.

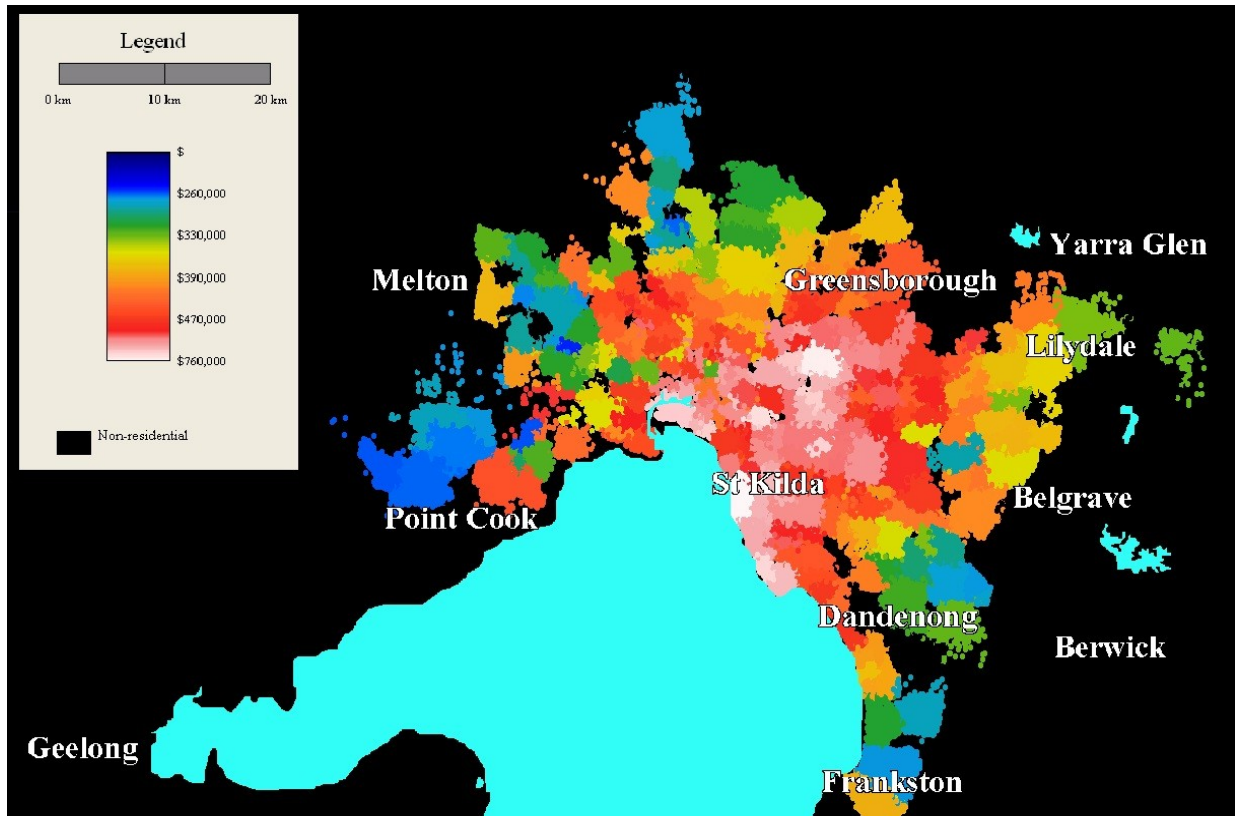


Inflation Rate (CPI)

Area	Next 5 yrs	Next 8 yrs
AUSTRALIA	2%+ p.a.	2%+ p.a.



Median Values Across the Metropolitan Region



Other Reports to Help with Your Decision Making



LOOKING FOR THE BEST GROWTH AREAS?

Residex uses the most up-to-date and accurate statistical growth prediction methods available to produce Top 100 reports which reduces Australia's 10,000 plus suburbs to those we predict will be amongst the highest capital growth performers over the next 8 years.



NOT SURE WHERE TO INVEST?

The Residex Reports detail key data such as typical (median) values, number of sales, capital growth and rental returns for every suburb in the state of your choice. Complete with Residex's expert advice on how to get the most out of this data, this report is the most thorough and up-to-date analysis available of the property market in your state.



WHERE TO BUY? WHEN TO SELL? HOW MUCH TO PAY?

Look in Residex's Best Rent Report and you'll find the top 100 Australian suburbs and towns for rental yield and predicted capital growth. Residex's researchers and statisticians have analysed 10,000 plus suburbs around Australia to locate the 100 best areas for astute investors.

To find out more about these reports, contact Andrew Tan on 03 8888 6000 or email mortgages@membersfirst.com.au.

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- investors,
- clients seeking to refinance an existing loan or requiring to consolidate a number of loans.

We eliminate the need for stressful bank interviews. We aim to find a mortgage that will suit you from our wide panel of lenders instead.

MEMBERS FIRST consultants are fully qualified, and informed on the latest products and industry changes. MEMBERS FIRST is committed to working one-on-one with homebuyers, investors and business owners, and finding the right finance solutions for you.

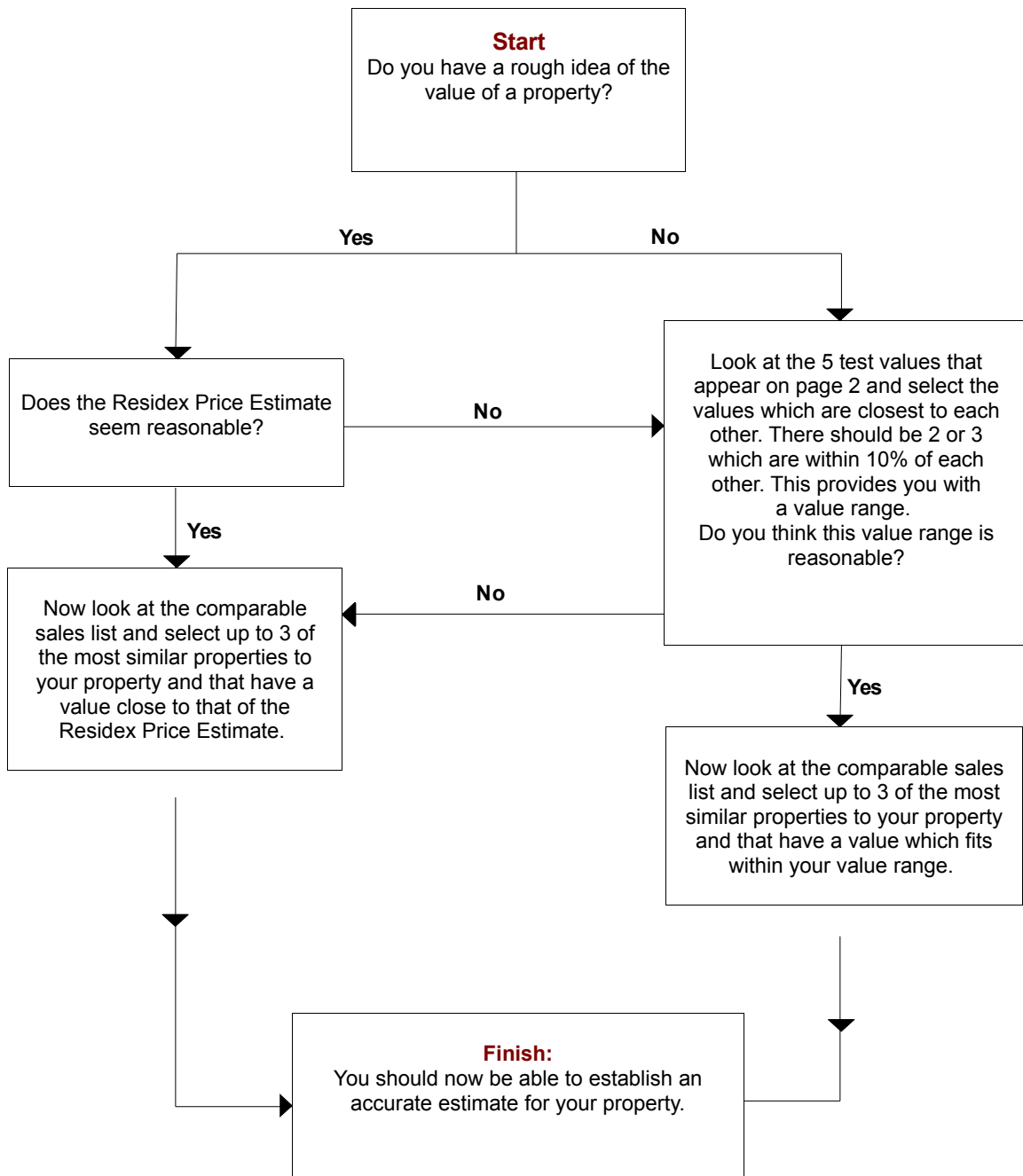
"We found the service from Members First to be exceptionally first class. Their eye for detail, perseverance, true care and understanding was beyond the call of duty. We highly recommend the services of Members First!" - George and Margot Dixon

"I received exceptional service and felt I was well looked after. I have full confidence and trust in Members First and truly recommend their services." - Greg Molinaro

What if I don't agree with the Residex Price Estimate

Residex has a high level of accuracy with its Residex Price Estimate. In fact, **the Residex Price Estimate will in more than 90% of instances be within 10% of the final selling price** if correct data has been provided.

If you think the Residex Price Estimate is too high or too low, we recommend you use the guide below to walk you through the valuation process and establish your own highly accurate price estimate.



If you are still having difficulties in obtaining a price estimate or you have any queries regarding the estimate you have established using this help, please contact one of Residex's helpful advisors by emailing info@residex.com.au.

Definitions of Terms

Comparable Sales - These are sales which have occurred in the area within the last 2 years which are deemed to have similar attributes to the property of interest.

Street Rating - This is a rating given to a property as to how it compares to other properties in the street. The rating is from 0 to 10 (with 0 being the worst quality property on that street and 10 being the best). For further details regarding the rating, see page 3 - Street Rating Information for AUBURN RD.

Median - The median is the mid point of a set of numbers.

Upgraded Sale Price - This is a figure which takes the previous sale price and then adds the capital growth which has occurred since that sale.

Data Validity -

C = Confirmed means this sale record has been received from government.

U = UnConfirmed means we have received this sale from the government however the address for which it has been registered does not match any address we have in our system at the time of the last update from Australia Post.

UA = UnConfirmed Agent means this sale information has collected from a real estate agent however Residex has not as of yet received a government record to confirm its validity.

UR = UnConfirmed Record means this sales record has been collected from another source however Residex has not received a government record to confirm its validity.

Rental Yield - The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value.

Disclaimer

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