



SQM Valuations

User Guide



Introduction

Property market mispricing is rampant. Each day there are hundreds of transactions completed where either a buyer has overpaid or a seller has undersold. Each year there are opportunities that go begging where whole markets have been overbought or oversold. The reason: information and advice that is either inadequate, biased or both. That is why successful property investing demands access to the right information, critical thinking, in-depth research and a fundamental understanding of the drivers of demand, supply and timing.

SQM Research has introduced **SQM VALUATIONS** to ensure financial planners, investors or anyone with the need to better understand a property value or market. It offers the same data and tools used by professional valuers and real-estate agents, ensuring you are accessing the right information.

SQM Valuations

www.sqmresearch.com.au/tutorials

Learning a new software system by reading a manual is not for everyone. Which is why we have created this comprehensive set of online video tutorials to help you get started faster. Our short videos walk you through the SQM VALUATIONS with easy to understand instructions.



Getting Started. Find a property and launch the valuation tool.



SQM Valuations (1) – Entering Property Details and selecting the best comparable sales and rentals.



SQM Valuations (2) Using the map to view comparable sales and rentals..



SQM Valuations (3) How to compare sales and rentals against your subject property.



Sales Reports. How to search and sort sales reports in a local area.



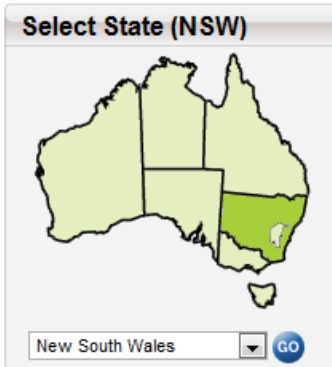
Flyovers. How to generate and understand suburb Flyover reports.



Reports. How to print reports.

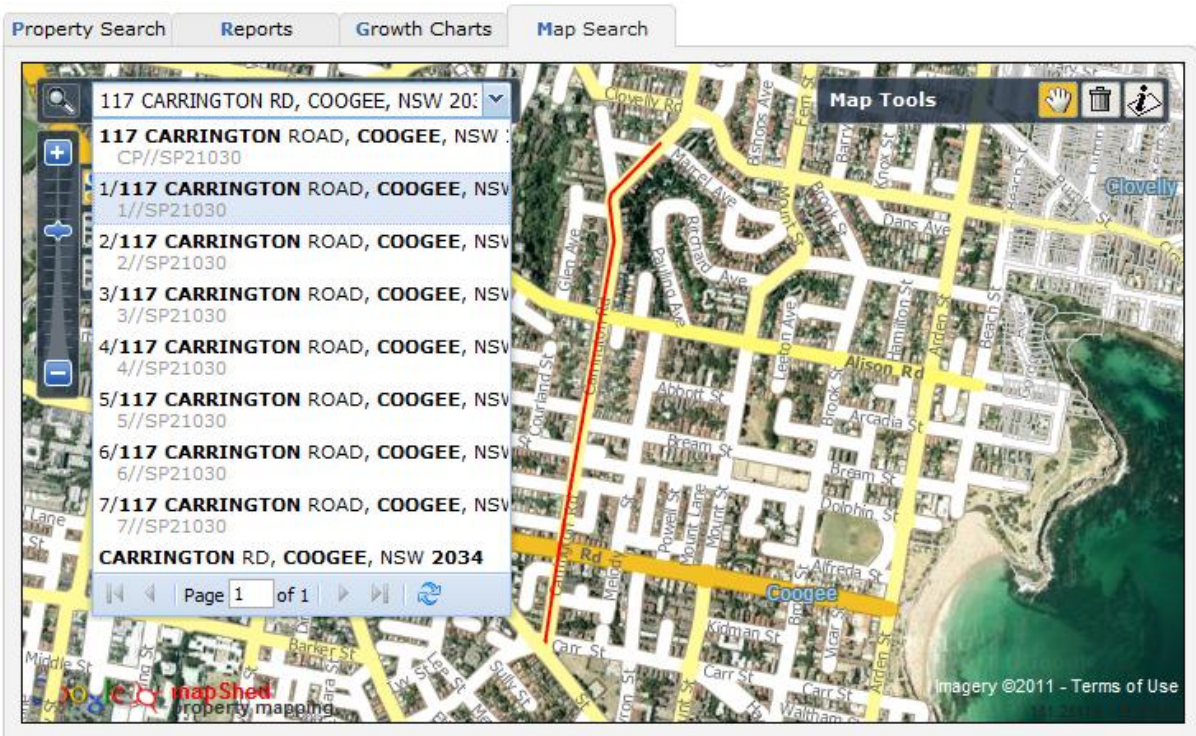
1. Getting Started.

Select State



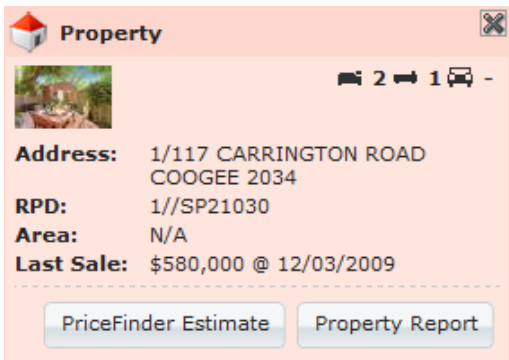
Select your state. Before you search for an address, select the state you require..

To search for a property via the Map Search, start typing the street number, street name and suburb. Matching results will be listed below allowing you to select your address..



1. Getting Started.

Property Window



The **PROPERTY** window will pop-up on the map once you have selected your property address. From here you can go directly to the **PRICEFINDER ESTIMATE** or select **PROPERTY REPORT**.

The **PROPERTY SEARCH TAB** can also be used. It allows you to enter the street number, street name and suburb into select fields. A handy trick is to only enter the first 3 letters of the street and suburb, avoiding the need to spell the entire name. For **UNITS**, simply enter the street number only and select the unit number from the results.

The screenshot shows the 'Property Search' tab selected. It has sub-tabs for 'Reports', 'Growth Charts', and 'Map Search'. The search fields are: 'Street Number: From: 117 To: []', 'Street Name: CARRINGTON', 'Place or Suburb: COOGEE', 'Post Code: []' with a 'GO' button. Below this are three alternative search methods: 'Or Lot / Plan: Lot # [] Section [] Plan Type [] Plan # [] GO', 'Or Latitude/Longitude: Latitude [] Longitude [] GO', and 'Or Property/Building Name: [] Begins with [] GO'.

Results are displayed in a list. Simply select the property you want and right-click.

Street	Locality	Legal Description	Area	Last Sale	Sale Date	Tools
117 CARRINGTON ROAD	COOGEE	CP//SP21030	620 m ²			Tools
1/117 CARRINGTON ROAD	COOGEE	1//SP21030	0 m ²	\$580,000	12/03/2009	Tools
2/117 CARRINGTON ROAD	COOGEE	2//SP21030	0 m ²			Tools
3/117 CARRINGTON ROAD	COOGEE	3//SP21030	0 m ²	\$495,000	25/11/2008	Tools
4/117 CARRINGTON ROAD	COOGEE	4//SP21030	0 m ²	\$501,000	02/11/2007	Tools
5/117 CARRINGTON ROAD	COOGEE	5//SP21030	0 m ²	\$495,000	05/11/2004	Tools
6/117 CARRINGTON ROAD	COOGEE	6//SP21030	0 m ²	\$495,000	26/02/2004	Tools
7/117 CARRINGTON ROAD	COOGEE	7//SP21030	0 m ²			Tools

1. Getting Started.

Property Report

Once we select an address it takes us to this page. We can view StreetView, look at any available photos of the property including maps and calculate the 'WalkScore'. A summary of the key features is listed below.

Property Report



Search Menu Search Results Print Page & Export Options

3/117 CARRINGTON RD, COOGEE, NSW 2034

Local Authority: RANDWICK

Previous Next

2 1



Price Finder

Australia's most accurate Property PriceFinder

Address: 3/117 CARRINGTON RD, COOGEE, NSW 2034

Type: Unit

Area: 0 m²

2 1

Last Sale Date: 25/11/2008
Last Sale Price: \$495,000

Please ensure the property type and all attributes are correct.

What's this property worth? [GO](#)

Owner Information

Owners Name(s): THE PROPRIETORS

Owners Address: N/A

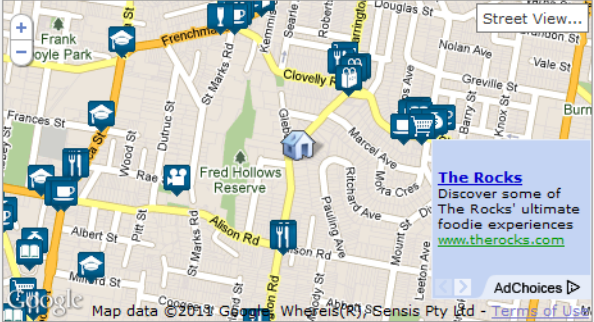
Walk Score

Walk Score® 83 out of 100

Very Walkable

Restaurants: Crust Gourme...	.3km
Coffee: Clodeli Fine Foods	.4km
Groceries: Franco V	.3km
Shopping: Scout Clothing	.3km
Schools: Open High School	.6km
Parks: Moore Park	4.1k...
Books: Muffledux Books	.4km
Pubs: Dukes Bistro	.4km

More Places: Entertainment, Banki...



Property Features

Features: Property features have not been set.

Property Type: Unit

[Click here to update features & attributes](#)

Research Tools

- Interactive map
- Photos
- Sales Radial Search
- Sales for Street
- Sales for Suburb
- Suburb Flyover
- Titles & Plans
- Google Earth
- UBD

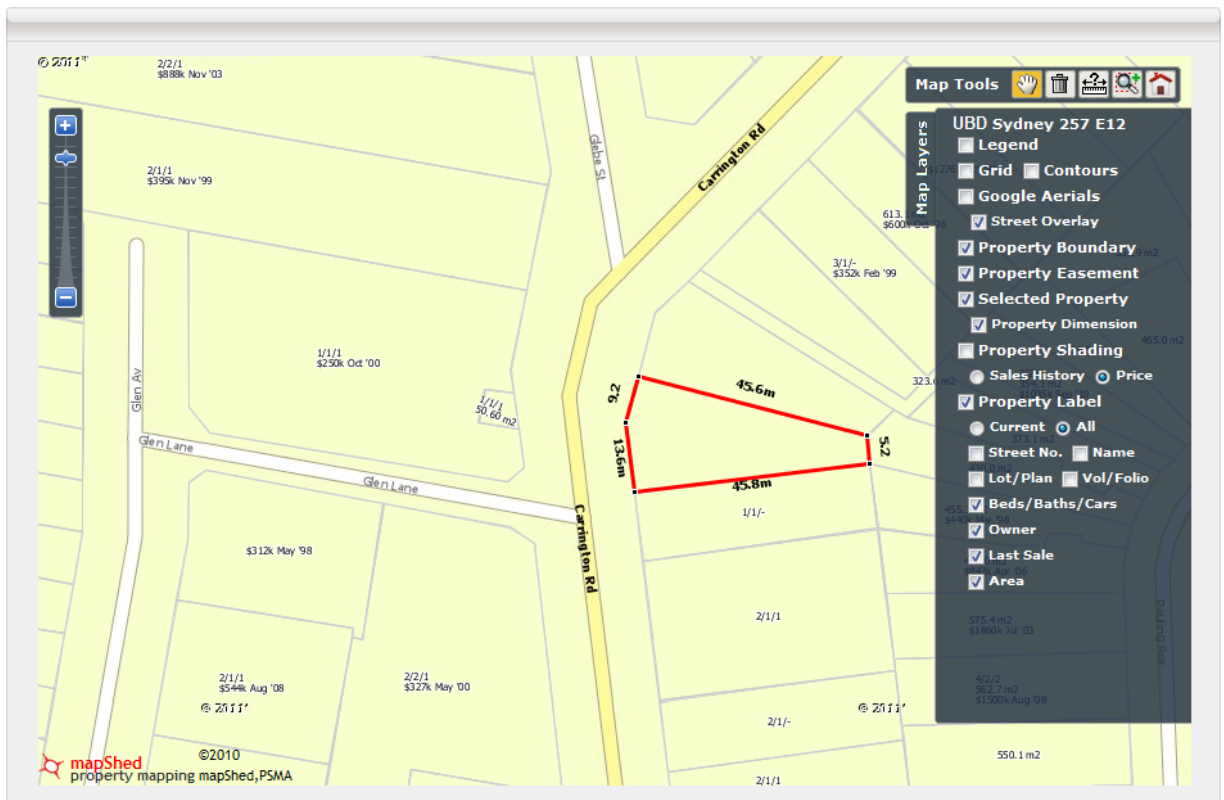
- StreetView
- Birds Eye View
- Walk Score
- Interactive map

- Radius Search
- Street Sales Search
- Suburb Sales
- Flyover Report

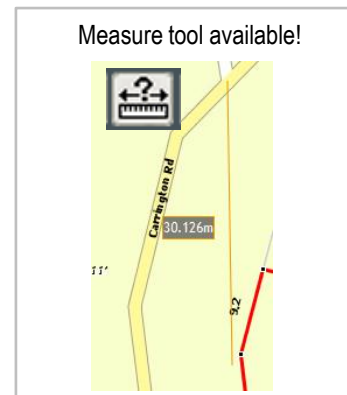
1. Getting Started.

Interactive Map

The interactive map allows you to view details of surrounding properties. By selecting one of the 'Map Layers' you can display a wide range of data including sale prices, dates or even measure distances.



- View boundary and easements where available
- Lot size and dimensions
- Google Aerial or street
- Sales history and price
- Property details
- Measure point-to-point distances



1. Getting Started.

Launching the Valuations Tool



From the Property Report you can launch the Valuations tool. Click on 'What's This Property Worth'GO.

If the details for the property are missing, you will be prompted to enter bedroom, bathroom and parking counts.

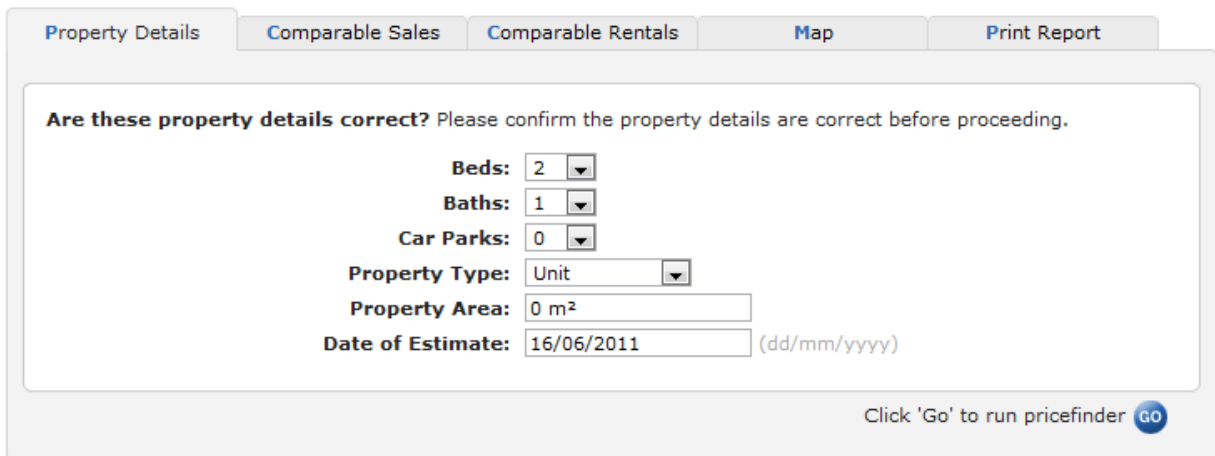


From Map Search, you can launch the Valuations Tool directly. Click on 'PriceFinder Estimate'.

2. VALUATIONS - Entering Property Details and selecting the best comparable sales and rentals.

The Property Details Tab is the first screen you see when performing a valuation. If the property details are already known, the system will go directly to the Sales tab. If the details are not known, please fill in the missing values for bedrooms, bathrooms and parking. Check that the property description is correct (house or unit) and then press the GO button once more.

Tip – Enter town-homes as UNITS.



The screenshot shows a software interface with a navigation bar at the top containing five tabs: "Property Details" (selected), "Comparable Sales", "Comparable Rentals", "Map", and "Print Report". Below the tabs is a form titled "Are these property details correct? Please confirm the property details are correct before proceeding." The form contains the following fields:

- Beds: 2 (dropdown menu)
- Baths: 1 (dropdown menu)
- Car Parks: 0 (dropdown menu)
- Property Type: Unit (dropdown menu)
- Property Area: 0 m² (text input)
- Date of Estimate: 16/06/2011 (text input) with a format hint "(dd/mm/yyyy)"

At the bottom right of the form, there is a button labeled "Click 'Go' to run pricefinder" with a blue circular "GO" button next to it.


Advanced Users:

Changing the Property Details allows you to perform 'what-if' analysis for extensions or property developments. For example, you can add a bedroom and bathroom to see what the potential added value would be. This can help you make more informed decisions and better manage the risk of over-capitalisation.

Developers can change a HOUSE to UNIT and check the potential value of a new strata development project, all within a few minutes.



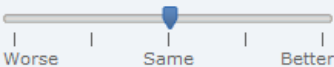


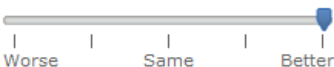


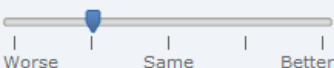


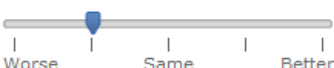


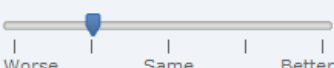


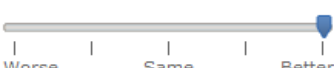
2. VALUATIONS - Entering Property Details and selecting the best comparable sales and rentals.

The first step in the Valuation is to remove any unsuitable comparable sales. Clicking on Remove and Replace will select another sale instantly.

 Remove and replace

Property Details
Comparable Sales
Comparable Rentals
Map
Print Report

How do these nearby sales compare? Use the slider to compare each property to your subject for optimal results. If a comparable sale is in relatively poor condition when compared to your subject property, select Worse. If a comparable sale presents better than the subject property, select Better. If a sale is not comparable, select Remove and replace to select another nearby sale.

Photo	Address	How does this property compare?
1 	 Address: 8/123 CARRINGTON RD, COOGEE, NSW 2034 Last Sale: \$590k @ 21/12/2010 Area: 0 m ² StreetView Map Info	 <input type="button" value="Remove and replace"/>
2 	 Address: 1/128 CARRINGTON RD, RANDWICK, NSW 2031 Last Sale: \$680k @ 20/08/2010 Area: 0 m ² StreetView Map Info	 <input type="button" value="Remove and replace"/>
3 	 Address: 1/189 CLOVELLY RD, RANDWICK, NSW 2031 Last Sale: \$620k @ 05/11/2010 Area: 0 m ² StreetView Map Info	 <input type="button" value="Remove and replace"/>
4 	 Address: 3/185 CARRINGTON RD, COOGEE, NSW 2034 Last Sale: \$505k @ 12/03/2011 Area: 0 m ² StreetView Map Info	 <input type="button" value="Remove and replace"/>
5 	 Address: 2/27 MOUNT ST, COOGEE, NSW 2034 Last Sale: \$537k @ 03/07/2010 Area: 0 m ² StreetView Map Info	 <input type="button" value="Remove and replace"/>
6 	 Address: 1/6 MARCEL AVE, RANDWICK, NSW 2031 Last Sale: \$661k @ 19/01/2011 Area: 0 m ² StreetView Map Info	 <input type="button" value="Remove and replace"/>

3. VALUATIONS – Using the MAP to view comparable sales and rentals.

The Map tab is also a good way to select comparable sales. By looking at the geographical location of comparable sales, you can identify if a particular property address is located in a peculiar location relative to the subject. For example, we may wish to remove anything too close to the water.

Simply click on the icon (blue for sales) and a pop-up will display as seen below. Clicking on Remove and Replace here will automatically find another sale and take you back to the Comparable Sales tab.

Property Details Comparable Sales Comparable Rentals **Map** Print Report

How do these nearby sales compare? Compare each properties location to your subject for optimal results.

Comparable Sale

Distance: 323m
Address: 3/185 CARRINGTON RD
COOGEE 2034
RPD: 3/SP48914
Area: N/A
Zoning: N/A
Sold: \$505,000 @ 12/03/2011

mapShed
property mapping mapShed, PSMA
©2010

Subject Comparable Sale Comparable Rental

4. VALUATIONS – How to compare sales and rentals against your subject property

The Comparable Sales tab will display 6 sales. Next to each property is a slider. This allows you to adjust the price based on how each sale compares to the subject.

For example, let's say our subject property is in average condition. However the comparable sale is slightly run down and in need of work. We would select 'Slightly Worse' for this comparable.









The screenshot displays a property comparison tool interface. On the left is a photo of a brick house. To its right, the address is listed as '3/185 CARRINGTON RD, COOGEE, NSW 2034'. Below the address, it shows 'Last Sale: \$505k @ 12/03/2011' and 'Area: 0 m²'. A slider is positioned between 'Worse' and 'Better', with a blue marker indicating a 'Slightly Worse' comparison. A 'Remove and replace' button is located at the bottom right of the interface.

Key points:

- You are not comparing the size of the properties. The computer does that for you. Just look at the photo's and map to determine if a property is better or worse.
- We are looking for factors that influence the 'quality' of the property. For example, this would include construction and build quality as well as bathroom and kitchen quality.
- Views can also be captured via this tool. If the subject property has views and some others don't, you can account for this using the sliders.
- Ideally, we would like to see at least one comparable being the Same as the subject. If all 6 properties are all Better or all Worse, it means we really don't have any direct comparisons.

4. VALUATIONS – How to compare sales and rentals against your subject property

Below is an example for the subject property we are valuing. The property next door is the same, with 2 being Better and the remaining 3 being slightly worse. We can see that all 6 properties are 2 bedroom and 1 bathroom, however 3 do have parking. The computer has already adjusted for this, so we are comparing based on the quality of the unit and allowing for district views from the rear of the subject property.

Photo	Address	How does this property compare?
	<p>2 1 1</p> <p>Address: 8/123 CARRINGTON RD, COOGEE, NSW 2034</p> <p>Last Sale: \$590k @ 21/12/2010</p> <p>Area: 0 m² StreetView Map Info</p>	<p>Worse Same Better</p> <p><input type="checkbox"/> Remove and replace</p>
	<p>2 1 1</p> <p>Address: 1/128 CARRINGTON RD, RANDWICK, NSW 2031</p> <p>Last Sale: \$680k @ 20/08/2010</p> <p>Area: 0 m² StreetView Map Info</p>	<p>Worse Same Better</p> <p><input type="checkbox"/> Remove and replace</p>
	<p>2 1 0</p> <p>Address: 1/189 CLOVELLY RD, RANDWICK, NSW 2031</p> <p>Last Sale: \$620k @ 05/11/2010</p> <p>Area: 0 m² StreetView Map Info</p>	<p>Worse Same Better</p> <p><input type="checkbox"/> Remove and replace</p>
	<p>2 1 0</p> <p>Address: 3/185 CARRINGTON RD, COOGEE, NSW 2034</p> <p>Last Sale: \$505k @ 12/03/2011</p> <p>Area: 0 m² StreetView Map Info</p>	<p>Worse Same Better</p> <p><input type="checkbox"/> Remove and replace</p>
	<p>2 1 0</p> <p>Address: 2/27 MOUNT ST, COOGEE, NSW 2034</p> <p>Last Sale: \$537k @ 03/07/2010</p> <p>Area: 0 m² StreetView Map Info</p>	<p>Worse Same Better</p> <p><input type="checkbox"/> Remove and replace</p>
	<p>2 1 1</p> <p>Address: 1/6 MARCEL AVE, RANDWICK, NSW 2031</p> <p>Last Sale: \$661k @ 19/01/2011</p> <p>Area: 0 m² StreetView Map Info</p>	<p>Worse Same Better</p> <p><input type="checkbox"/> Remove and replace</p>

4. The Sale Price and Rental Price Estimate

PriceFinder
Australia's most accurate Property PriceFinder

Address: 3/117
CARRINGTON RD, COOGEE,
NSW 2034
Type: Unit
Area: 0 m²
2 1 0

Last Sale Date: 25/11/2008
Last Sale Price: \$495,000

Original Sale Estimate:
\$626,786 ▼ **\$34,400**
Original Rent Estimate:
\$580 ▲ **\$31**

Refined Estimates:

PriceFinder Sale Estimate
\$592,385
Probable Range: \$553k - \$632k

PriceFinder Rent Estimate
\$611 p.w.
Probable Range: \$597 - \$624

PriceFinder Yield Estimate
Yield 5.4% p.a.
Probable Range: 4.9% - 5.9%

Estimate Risk (FSD):
Low (+/- 8%)

Estimation Date: 16/06/2011
Estimation Method: User Assisted

• Pricefinder should be used as a guide only and not be used in lieu of a professional valuation.

[Restore Original Estimate](#)

[Return to Property Report](#)

The Sale and Rental estimates are displayed in this window. As you adjust the sliders, the Original Estimate will be displayed as well as the change. In this example the price has changed be (minus) \$34,400 after adjustments.

The Estimated Risk is a simple traffic light system. Green is higher confidence. This usually results in most estimates being within 10% error. For example, a property that sold for \$500,000 may be under or overvalued using the model by around 10%.

A red result is a lower confidence result. Error rates usually associated with a red traffic light are typically 20% or higher. For example, a property that sold for \$500,000 may be under or overvalued using the model by 20%.

From this window you can also **restore the original estimate** and start again.

It is important to note that this is a guide only and should not be used in lieu of a professional valuation.

5. SALES REPORTS

By selecting a suburb and property type, you can generate a detailed sales report. The results of the report can be refined using date ranges, price ranges, land size ranges or bedroom count.

The Report Summary displays the median and other useful statistics based on your results.

Report Summary		
Criteria:	BALMAIN, 2041	
Sale Date:	17/12/2010 to 17/06/2011	
Sale Price:	Any	
Land Size:	House	
Prop. Type:	House	
	Price	Area
Lowest	\$175,000	82 m ²
Highest	\$3,220,000	500 m ²
Average	\$1,226,480	174 m ²
Median	\$1,100,000	144 m ²
Total	\$46,606,245	6,601 m ²
# Sales	38	

Current Search Location

Suburb Name:

Refine Search

Include Relevant Sales: Include only "Normal Sales" and exclude "Parties Related Sales"

Include Growth Charts: Include Median & Number of Sales

Display Results: Display sales results

Sale Date: to (dd/mm/yyyy)

Sales Price: to (e.g. 30000 for \$30,000)

Land Size: to

Number of Bedrooms: to

Select Property Type:


The sales results are displayed in a list on the bottom of the page. You can sort each column from highest value to lowest (e.g. date) and if you wish to look at any property listed, simply click on the address and it will open up a Property Report page.

	Street	Locality	Purchaser Names	Area	Sale Price	Sale Date	Tools
<input checked="" type="checkbox"/>	82 ROSSER ST	BALMAIN	THE PROPRIETORS	120 m ²	\$835,000	18/04/2011	Tools
<input checked="" type="checkbox"/>	2 GLADSTONE ST	BALMAIN	THE PROPRIETORS	83 m ²	\$820,000	16/04/2011	Tools
<input checked="" type="checkbox"/>	76 ELLIOTT ST	BALMAIN	THE PROPRIETORS	149 m ²	\$1,600,000	07/04/2011	Tools
<input checked="" type="checkbox"/>	41 WATERVIEW ST	BALMAIN	THE PROPRIETORS	140 m ²	\$1,177,500	07/04/2011	Tools
<input checked="" type="checkbox"/>	15 BOOTH ST	BALMAIN	THE PROPRIETORS	226 m ²	\$980,000	02/04/2011	Tools
<input checked="" type="checkbox"/>	76 CHURCH ST	BIRCHGROVE	THE PROPRIETORS	149 m ²	\$787,000	02/04/2011	Tools
<input checked="" type="checkbox"/>	48B CURTIS ROAD	BALMAIN	THE PROPRIETORS	185 m ²	\$1,290,000	23/03/2011	Tools
<input checked="" type="checkbox"/>	472B DARLING STREET	BALMAIN	THE PROPRIETORS	223 m ²	\$1,975,000	18/03/2011	Tools
<input checked="" type="checkbox"/>	10 PAUL ST	BALMAIN EAST	THE PROPRIETORS	120 m ²	\$1,115,000	12/03/2011	Tools
<input checked="" type="checkbox"/>	119 DARLING ST	BALMAIN EAST	THE PROPRIETORS	101 m ²	\$1,295,000	11/03/2011	Tools
<input checked="" type="checkbox"/>	27 ARTHUR ST	BALMAIN	THE PROPRIETORS	282 m ²	\$2,475,000	05/03/2011	Tools
<input checked="" type="checkbox"/>	439 DARLING ST	BALMAIN	THE PROPRIETORS	500 m ²	\$3,220,000	05/03/2011	Tools
<input checked="" type="checkbox"/>	37 EVANS ST	BALMAIN	THE PROPRIETORS	88 m ²	\$817,500	05/03/2011	Tools
<input checked="" type="checkbox"/>	19 MULLENS ST	BALMAIN	THE PROPRIETORS	379 m ²	\$1,110,000	04/03/2011	Tools
<input checked="" type="checkbox"/>	67 MULLENS ST	BALMAIN	THE PROPRIETORS	108 m ²	\$850,000	04/03/2011	Tools
<input checked="" type="checkbox"/>	30 CLAYTON ST	BALMAIN	THE PROPRIETORS	150 m ²	\$1,000,000	15/03/2011	Tools

6. SUBURB FLYOVERS

The Suburb Flyover is a convenient way to look at a local market. You can view sales volumes over recent years including medians and value ranges. Demographic, housing and other ABS data is also included.

Select State (NSW)



New South Wales

Current Search

Suburb Flyover



Suburb Name

Select Property Type

Quick Charts [Demographics](#) [Housing](#) [Other Statistics](#) [Recent Sales](#) [Print Report](#)

Year	No. of Sales	Average	Median	Growth	Low	High	Q1	Q3	IQR
1993	235	\$621,914	\$260,000		\$9,106	\$32,000,000	\$216,000	\$333,500	\$117,500
1994	250	\$410,600	\$318,000	22.3%	\$20,000	\$16,000,000	\$260,000	\$403,500	\$143,500
1995	210	\$359,336	\$309,000	-2.8%	\$25,000	\$2,600,000	\$260,500	\$399,500	\$139,000
1996	184	\$419,063	\$343,750	11.2%	\$18,500	\$7,575,000	\$285,000	\$406,250	\$121,250
1997	320	\$510,866	\$387,000	12.6%	\$27,500	\$5,400,000	\$329,000	\$515,250	\$186,250
1998	414	\$514,051	\$420,000	8.5%	\$5,400	\$7,200,000	\$350,000	\$547,250	\$197,250
1999	413	\$536,843	\$472,000	12.4%	\$2,500	\$2,575,000	\$359,000	\$630,500	\$271,500
2000	408	\$592,785	\$422,500	10.5%	\$3,000	\$40,000,000	\$375,000	\$537,250	\$162,250
2001	301	\$678,023	\$584,000	38.2%	\$125,000	\$3,600,000	\$478,000	\$760,000	\$282,000
2002	222	\$765,954	\$671,750	15.0%	\$25,000	\$2,510,000	\$520,031	\$877,750	\$357,719
2003	208	\$836,293	\$730,000	8.7%	\$32,000	\$7,750,000	\$564,500	\$891,500	\$327,000
2004	208	\$857,671	\$745,500	2.1%	\$10,000	\$4,000,000	\$561,875	\$1,015,000	\$453,125
2005	154	\$930,598	\$820,000	10.0%	\$150,000	\$2,855,000	\$671,250	\$1,093,750	\$422,500
2006	169	\$1,196,766	\$888,000	8.3%	\$135,000	\$8,000,000	\$705,000	\$1,225,000	\$520,000
2007	210	\$1,101,061	\$922,500	3.9%	\$30,836	\$3,200,000	\$715,250	\$1,400,000	\$684,750
2008	147	\$1,029,631	\$925,000	0.3%	\$176,000	\$2,507,000	\$778,000	\$1,255,000	\$477,000
2009	160	\$1,201,757	\$1,002,500	8.4%	\$166,100	\$5,200,000	\$825,000	\$1,331,250	\$506,250
2010	177	\$1,313,368	\$1,180,000	17.7%	\$178,000	\$4,900,000	\$926,000	\$1,510,000	\$584,000
2011	23	\$1,220,728	\$1,050,000	11.0%	\$175,000	\$3,220,000	\$818,750	\$1,445,000	\$626,250

Member Services

-  [Manage My Profile](#)
-  [User Details](#)

7. PRINTING REPORTS

A high quality PDF report can be generated via the Print Report tab.

Property Details
Comparable Sales
Comparable Rentals
Map
Print Report

Customise & Print your PriceFinder Estimate Report. Select from the PriceFinder Report Options below to customise your PriceFinder Estimate Report. Choose from Sale Estimate, Rental Estimate or include both.

Step 1. Cover Page

This step allows you to customise the report to include a Cover Page detailing the Property you are appraising. You can attention who the report is for and include contact details of the person conducting the PriceFinder Estimate.

Cover Page

Step 2. Report Content

This step allows you to customise the content you wish to include in the PriceFinder Estimate. Choose from Sale Estimate, Rental Estimate or both.

PriceFinder Summary

- Show Sale Price Estimate
- Show Rental Price Estimate

Include Detailed Comparable Sales and/or Rentals Page(s)

[Show PriceFinder Report](#)

Australia's most accurate Property PriceFinder

Pricefinder Sale Estimate
\$ 637,122
 Probable Range \$615k - \$660k

Pricefinder Rent Estimate
\$ 580 p.w.
 Probable Range \$505 - \$655

Pricefinder Yield Estimate
Yield 4.7% p.a.
 Probable Range 4.0% - 5.5%

3/117 CARRINGTON RD, COOGEE, NSW 2034

Pricefinder Details
 Estimate Risk (FSO): Low (4-9%)
 Property Area: 0 m²
 Last Known Sale: \$495,000 @ 25/11/2008
 Date of Estimation: 17/05/2011
 Estimation Method: User Assessed

Comparables Map

Comparable Properties

<ul style="list-style-type: none"> 8/123 CARRINGTON RD, COOGEE, NSW 2034 9/128 CARRINGTON RD, RANDWICK, NSW 2031 1/128 CARRINGTON RD, RANDWICK, NSW 2031 50/63 ST MARKS RD, RANDWICK, NSW 2031 1/189 CLOVELLY RD, RANDWICK, NSW 2031 3/185 CARRINGTON RD, COOGEE, NSW 2034 	<ul style="list-style-type: none"> 2/117 CARRINGTON RD, COOGEE, NSW 2034 9/119-121 CARRINGTON RD, COOGEE, NSW 2034 1/127 CARRINGTON RD, COOGEE, NSW 2034 9/128 CARRINGTON RD, RANDWICK, NSW 2031 7/18 SLEBE ST, RANDWICK, NSW 2031 6/277 ALISON RD, COOGEE, NSW 2034
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Australia's most accurate Property PriceFinder

Comparable Sales - How do these recent sales compare?

COOGEE 2 1 1

8/123 CARRINGTON RD, COOGEE, NSW 2034
 9/128 CARRINGTON RD, COOGEE, NSW 2034
 Distance from Property: 34m
 Sale Price: \$90,000 @ 21/12/2010

Worse | Same | Better

RANDWICK 2 1 1

9/128 CARRINGTON RD, RANDWICK, NSW 2031
 9/128 CARRINGTON RD, RANDWICK, NSW 2031
 Distance from Property: 72m
 Sale Price: \$475,000 @ 29/03/2011

Worse | Same | Better

RANDWICK 2 1 1

1/128 CARRINGTON RD, RANDWICK, NSW 2031
 9/128 CARRINGTON RD, RANDWICK, NSW 2031
 Distance from Property: 72m
 Sale Price: \$60,000 @ 20/08/2010

Worse | Same | Better

RANDWICK 2 1 1

50/63 ST MARKS RD, RANDWICK, NSW 2031
 50/63 ST MARKS RD, RANDWICK, NSW 2031
 Distance from Property: 262m
 Sale Price: \$60,000 @ 20/04/2011

Worse | Same | Better

RANDWICK 2 1 0

1/189 CLOVELLY RD, RANDWICK, NSW 2031
 1/189 CLOVELLY RD, RANDWICK, NSW 2031
 Distance from Property: 311m
 Sale Price: \$320,000 @ 05/11/2010

Worse | Same | Better

COOGEE 2 2 1 0

3/185 CARRINGTON RD, COOGEE, NSW 2034
 3/185 CARRINGTON RD, COOGEE, NSW 2034
 Distance from Property: 322m
 Sale Price: \$95,000 @ 12/03/2011

Worse | Same | Better