



PROPERTY PROFILE

12 Boyland Close Spence ACT 2615

Prepared on: 10 July 2017



CoreLogic[®]



12 Boyland Close Spence ACT 2615



► PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	12 Boyland Close Spence ACT 2615	Section/Block:	SPEN 044:0023
Council area:	Belconnen	Property type:	HOUSE
Year built:	1980	Zone:	1, Standard Residential Property

▶ ESTIMATED PROPERTY VALUE

Here we provide an estimate of the property's value based on statistical data.

Estimated Value: **\$487,051**
Estimated Value Range: **\$440,000 - \$550,000**



High Confidence

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- requesting a valuation from a licensed valuer

▶ PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE CAMPAIGN

Campaign period: 05/07/2017 - Current





















Listed by:

Jessica Usback, Independent
Property Group - Inner North &
City

▶ PROPERTY HISTORY - FOR SALE





















Price description:	Not Disclosed	Campaign period:	05/07/2017 - Current
Listing method:	Auction	Days on Market:	6
Listed by:	Jessica Usback, Independent Property Group - Inner North & City		

RECENTLY SOLD PROPERTIES

 No photo available	<h3>8 Garrard Street Spence ACT 2615</h3> <p>Sale price: \$485,000</p> <p>Sale date: 09/03/2017</p> <p>Days on Market: 23</p> <p>Sale type: Full Property Transfer, Land And Improvement</p> <p>Price description: \$465,000+</p> <p>First ad price: \$465,000</p> <p>Ad price variation: 0.0%</p>	<div>  3  1  3  774m² </div> <p>Section/Block: SPEN 057:0024</p> <p>Price variation at sale: 4.3%</p> <p>Sale advised by: Government</p> <p>Campaign period: 15/02/2017 - 09/03/2017</p> <p>Latest ad price: \$465,000</p>
<p>from property: 0.1km</p>		
	<h3>6 Hancock Street Spence ACT 2615</h3> <p>Sale price: \$520,000</p> <p>Sale date: 02/03/2017</p> <p>Days on Market: 14</p> <p>Sale advised by: Government</p> <p>Price description: Not Disclosed</p>	<div>  3  1  1  713m² </div> <p>Section/Block: SPEN 045:0012</p> <p>Sale type: Full Property Transfer, Land And Improvement</p> <p>Sold by: Ray White Belconnen</p> <p>Campaign period: 17/02/2017 - 02/03/2017</p>
<p>from property: 0.3km</p>		
	<h3>8 Dalglish Close Spence ACT 2615</h3> <p>Sale price: \$525,000</p> <p>Sale date: 24/06/2017</p> <p>Days on Market: 23</p> <p>Sale advised by: Agent</p> <p>Price description: Not Disclosed</p>	<div>  3  1  4  749m² </div> <p>Section/Block: SPEN 056:0025</p> <p>Sale type: Unknown</p> <p>Sold by: Ray White Belconnen</p> <p>Campaign period: 02/06/2017 - 24/06/2017</p>
<p>from property: 0.3km</p>		
	<h3>21 Standbridge Place Spence ACT 2615</h3> <p>Sale price: \$542,000</p> <p>Sale date: 21/03/2017</p> <p>Days on Market: 19</p> <p>Sale advised by: Government</p> <p>Price description: Not Disclosed</p>	<div>  3  1  2  823m² </div> <p>Section/Block: SPEN 047:0001</p> <p>Sale type: Full Property Transfer, Land And Improvement</p> <p>Sold by: Peter Blackshaw Real Estate Belconnen</p> <p>Campaign period: 03/03/2017 - 21/03/2017</p>
<p>from property: 0.3km</p>		





















Distance from 12 Boyland Close Spence ACT 2615
Agent advised

► PROPERTIES FOR SALE

	<h3>36 Letters Street Evatt ACT 2617</h3> <p>Price description: \$515,000+</p> <p>Campaign period: 26/05/2017 - Current</p> <p>Latest ad price: \$515,000</p> <p>Days on Market: 46</p>	<div>  3  1  1  839m² </div> <p>Section/Block: EVAT 017:0014</p> <p>Listing method: Normal Sale</p> <p>Listed by: Tim McInnes, Luton Properties Belconnen</p>
	<h3>37 Bennet Street Spence ACT 2615</h3> <p>Price description: Auction On 10/08/2017 At 12:00pm</p> <p>Campaign period: 07/07/2017 - Current</p> <p>Listing method: Auction</p> <p>Days on Market: 4</p> <p>Listed by: Sheryl Mangubat, Independent Property Group</p>	<div>  4  2  -  903m² </div> <p>Section/Block: SPEN 058:0006</p>
	<h3>91 William Webb Drive McKellar ACT 2617</h3> <p>Price description: Auction</p> <p>Campaign period: 29/06/2017 - Current</p> <p>Listing method: Auction</p> <p>Days on Market: 12</p> <p>Listed by: Troy Reddick, Ray White - Belconnen</p>	<div>  4  2  2  787m² </div> <p>Section/Block: MCKE 041:0021</p>
	<h3>8 Callaghan Street Evatt ACT 2617</h3> <p>Price description: Auction On Site Wednesday, 5th July At 6:00pm</p> <p>Campaign period: 16/06/2017 - Current</p> <p>Listing method: Normal Sale</p> <p>Days on Market: 25</p> <p>Listed by: Peter Walker, Peter Blackshaw Real Estate Belconnen</p>	<div>  4  2  3  871m² </div> <p>Section/Block: EVAT 077:0004</p>

Distance from 12 Boyland Close Spence ACT 2615

► PROPERTIES FOR RENT

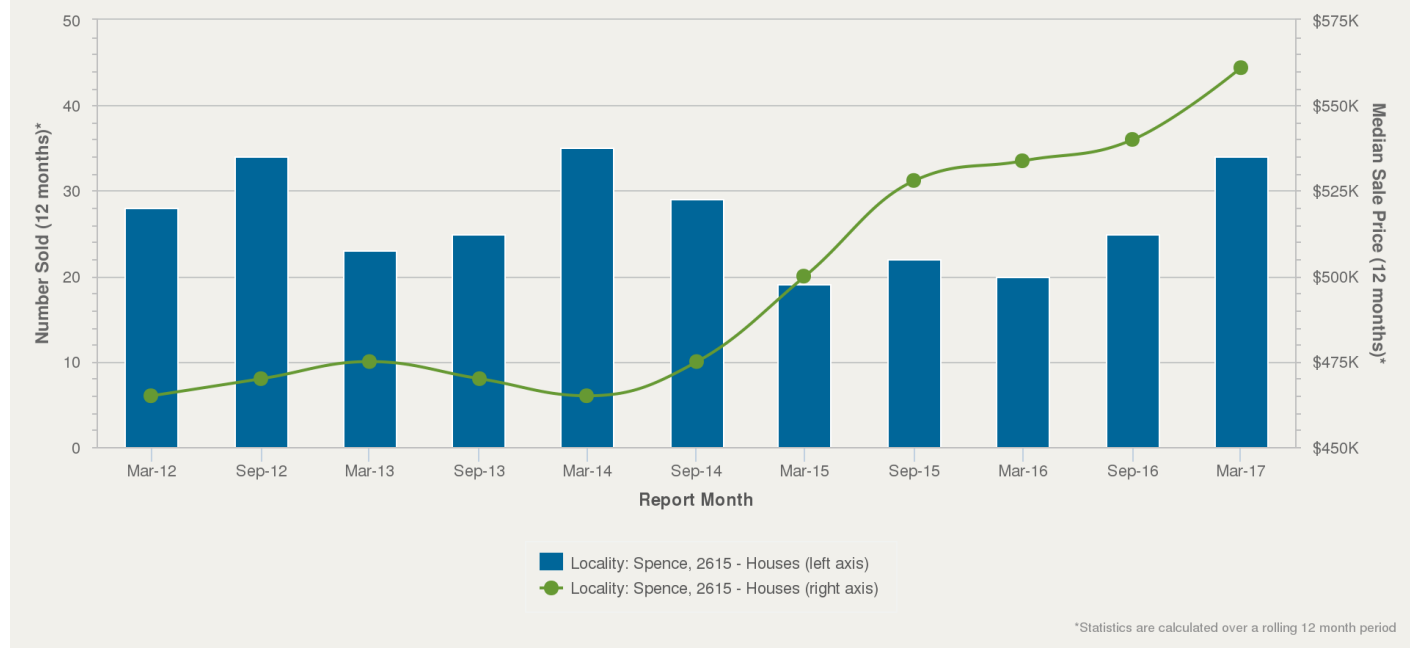
	4 Boyland Close Spence ACT 2615	   
from property: 86m	<p> Latest ad price: \$475/W </p> <p> Campaign period: 29/05/2017 - 24/06/2017 </p> <p> Days on Market: 43 </p>	<p> Section/Block: SPEN 044:0019 </p> <p> Listed by: Amy Taylor, Manage Me - Property Rentals </p>
	3 Toomey Place Spence ACT 2615	   
from property: 0.7km	<p> Latest ad price: \$410/W </p> <p> Campaign period: 19/06/2017 - 06/07/2017 </p> <p> Days on Market: 22 </p>	<p> Section/Block: SPEN 020:0030 </p> <p> Listed by: Harley Williamson, LJ Hooker Kippax </p>
	90 Alfred Hill Drive Melba ACT 2615	   
from property: 0.9km	<p> Latest ad price: \$495/W </p> <p> Campaign period: 19/06/2017 - 06/07/2017 </p> <p> Days on Market: 22 </p>	<p> Section/Block: MELB 014:0018 </p> <p> Listed by: Maureen Sandilands, Total Property Management - Bright Partners </p>
	2 Horsley Crescent Melba ACT 2615	   
from property: 1.5km	<p> Latest ad price: \$520/W </p> <p> Campaign period: 27/06/2017 - 06/07/2017 </p> <p> Days on Market: 14 </p>	<p> Section/Block: MELB 029:0019 </p> <p> Listed by: Effie Vlandis, LJ Hooker Belconnen </p>

Distance from 12 Boyland Close Spence ACT 2615

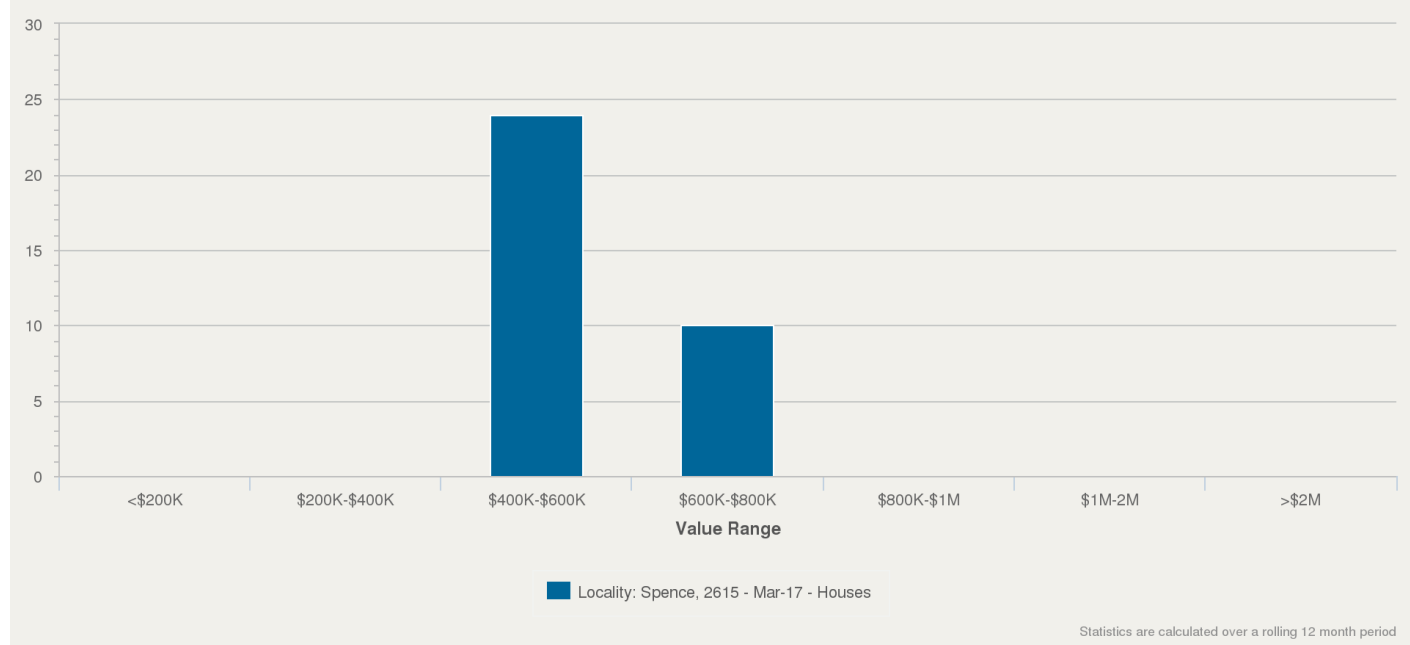
SPENCE INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

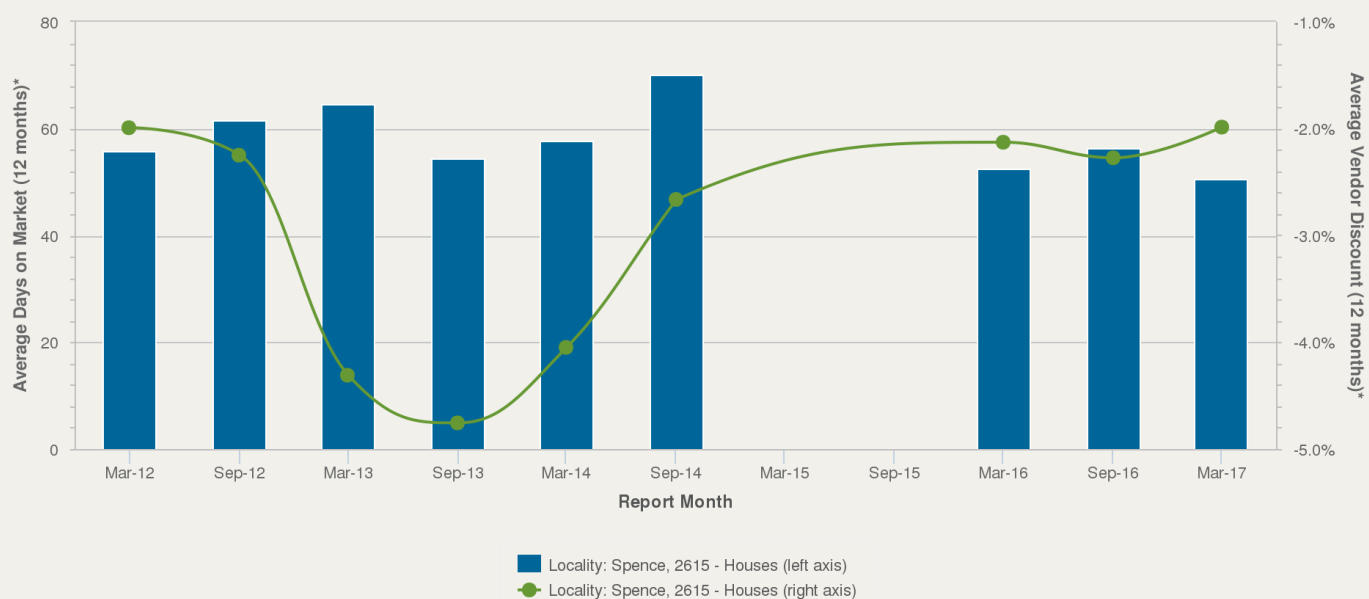
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

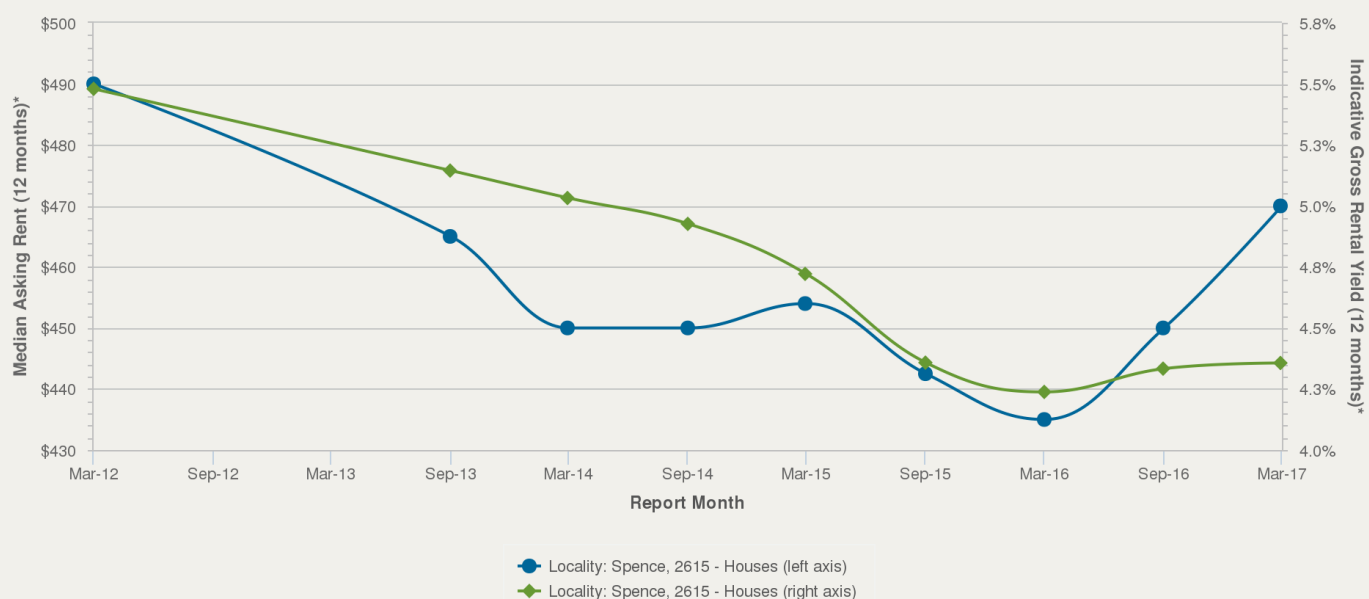


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Mar-2017	\$557,772	↑ 10.9%
Mar-2016	\$502,773	↑ 0.6%
Mar-2015	\$499,690	↓ -0.5%
Mar-2014	\$502,246	↑ 8.8%
Mar-2013	\$461,692	↓ -2.9%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

► DISCLAIMER

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au