



PROPERTY PROFILE

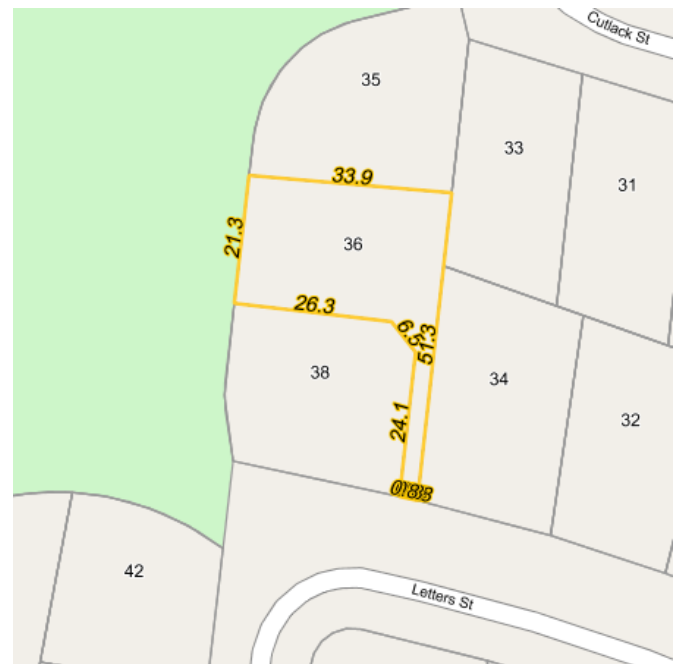
36 Letters Street Evatt ACT 2617

Prepared on: 24 July 2017



CoreLogic[®]

36 Letters Street Evatt ACT 2617




► PROPERTY DETAILS

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

Address:	36 Letters Street Evatt ACT 2617	Section/Block:	EVAT 017:0014
Council area:	Belconnen	Property type:	HOUSE
Year built:	1974	Floor area:	116m ²
Zone:	1, Standard Residential Property		

► ESTIMATED PROPERTY VALUE




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

Estimated Value:	\$506,819	 High Confidence
Estimated Value Range:	\$440,000 - \$550,000	

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			
Sale price:	\$330,000	Sale date:	07/03/2008
Sale advised by:	Government	Sold by:	Hodgkinson Real Estate, Belconnen
LAST SALE CAMPAIGN			
Campaign period:	26/05/2017 - Current	Listed by:	Tim McInnes, Luton Properties - Belconnen





















▶ PROPERTY SALE HISTORY

Sale price:	\$330,000	Sale date:	07/03/2008
Days on Market:	49	Sale type:	Full Property Transfer, Land And Improvement
Sale advised by:	Government	Sold by:	Hodgkinson Real Estate, Belconnen
Sale price:	\$99,000	Sale date:	10/08/1999
Sale type:	Full Property Transfer, Land And Improvement	Sale advised by:	Government

▶ PROPERTY HISTORY - FOR SALE






Price description:	Not Disclosed	Campaign period:	26/05/2017 - Current
Listing method:	Normal Sale	Days on Market:	60
Listed by:	Tim McInnes, Luton Properties - Belconnen		
Price description:	Not Disclosed	Campaign period:	19/01/2008 - 07/03/2008
Listing method:	Normal Sale	Days on Market:	49
Listed by:	Quinten Hodgkinson, Hodgkinson Real Estate		






▶ RECENTLY SOLD PROPERTIES






	25 Sproule Circuit Evatt ACT 2617	   
from property: 0.1km	Sale price: \$505,000	Section/Block: EVAT 026:0011
	Sale date: 29/05/2017	
	Days on Market: 4	Sale type: Unknown
	Sale advised by: Agent	Sold by: Ray White Belconnen
	Price description: Not Disclosed	Campaign period: 26/05/2017 - 29/05/2017
	32 Kingston Street Evatt ACT 2617	   
from property: 0.3km	Sale price: \$542,500	Section/Block: EVAT 014:0018
	Sale date: 04/02/2017	
	Days on Market: 23	Sale type: Full Property Transfer, Land And Improvement
	Sale advised by: Government	Sold by: Ray White - Woden
	Price description: Auction 4/02/2017	Campaign period: 13/01/2017 - 04/02/2017
	15 McClure Street Evatt ACT 2617	   
from property: 0.4km	Sale price: \$545,000	Section/Block: EVAT 032:0013
	Sale date: 06/04/2017	
	Days on Market: 22	Sale type: Full Property Transfer, Land And Improvement
	Sale advised by: Government	Sold by: Ray White Belconnen
	Price description: Auction	Campaign period: 16/03/2017 - 06/04/2017
	18 Kevin Street Evatt ACT 2617	   
from property: 0.5km	Sale price: \$545,000	Section/Block: EVAT 009:0012
	Sale date: 06/05/2017	
	Days on Market: 17	Sale type: Unknown
	Sale advised by: Agent	Sold by: Peter Blackshaw Real Estate Belconnen
	Price description: Auction On Site Saturday, 6th May At 9:30am	Campaign period: 20/04/2017 - 06/05/2017






 Distance from 36 Letters Street Evatt ACT 2617
 Agent advised

► PROPERTIES FOR SALE

	3A Lelta Place Giralang ACT 2617	   
<p>from property: 1.4km</p>	Price description: \$460,000	Section/Block: GIRA 023:0018
	Campaign period: 24/11/2015 - Current	
	First ad price: \$480,000	Latest ad price: \$460,000
	Listing method: Normal Sale	Days on Market: 609
	Listed by: Luke Revet, Independent Property Group Dickson - Dickson	Ad price variation: -4.2%





















	5 Birubi Place Giralang ACT 2617	   
<p>from property: 1.9km</p>	Price description: \$550,000+	Section/Block: GIRA 038:0002
	Campaign period: 12/07/2017 - Current	
	First ad price: \$550,000	Latest ad price: \$550,000
	Listing method: Normal Sale	Days on Market: 13
	Listed by: Michael And Jenny McReynolds, Luton Properties - Dickson	Ad price variation: 0.0%

	14 Kingston Street Evatt ACT 2617	   
<p>from property: 0.2km</p>	Price description: Auction On 05/08/2017 At 10:00am	Section/Block: EVAT 014:0009
	Campaign period: 13/07/2017 - Current	
	Listing method: Normal Sale	Days on Market: 12
	Listed by: Holly Komorowski, Home.Byholly	

	19 McHugh Street Evatt ACT 2617	   
<p>from property: 0.5km</p>	Price description: Not Disclosed	Section/Block: EVAT 006:0014
	Campaign period: 18/07/2017 - Current	
	Listing method: Auction	Days on Market: 7
	Listed by: Aaron Lewis, Independent Property Group - Inner North & City	

Distance from 36 Letters Street Evatt ACT 2617

► PROPERTIES FOR RENT

	19 Kevin Street Evatt ACT 2617	   
from property: 0.4km	Latest ad price: \$480/W Campaign period: 14/07/2017 - 18/07/2017 Days on Market: 11	Section/Block: EVAT 010:0011 Listed by: Nikoletta Pal, Pal Property Management
	9 Cawthorn Crescent Evatt ACT 2617	   
from property: 1.1km	Latest ad price: \$140/W Campaign period: 11/07/2017 - 11/07/2017 Days on Market: 14	Section/Block: EVAT 045:0017 Listed by: Harry
	20 Hatfield Street Evatt ACT 2617	   
from property: 1.1km	Latest ad price: \$475/W Campaign period: 20/07/2017 - 21/07/2017 Days on Market: 5	Section/Block: EVAT 056:0021 Listed by: Lj Hooker Kaleen, LJ Hooker Kaleen
	90 Alfred Hill Drive Melba ACT 2615	   
from property: 1.7km	Latest ad price: \$495/W Campaign period: 19/06/2017 - 06/07/2017 Days on Market: 36	Section/Block: MELB 014:0018 Listed by: Maureen Sandilands, Total Property Management - Bright Partners

Distance from 36 Letters Street Evatt ACT 2617

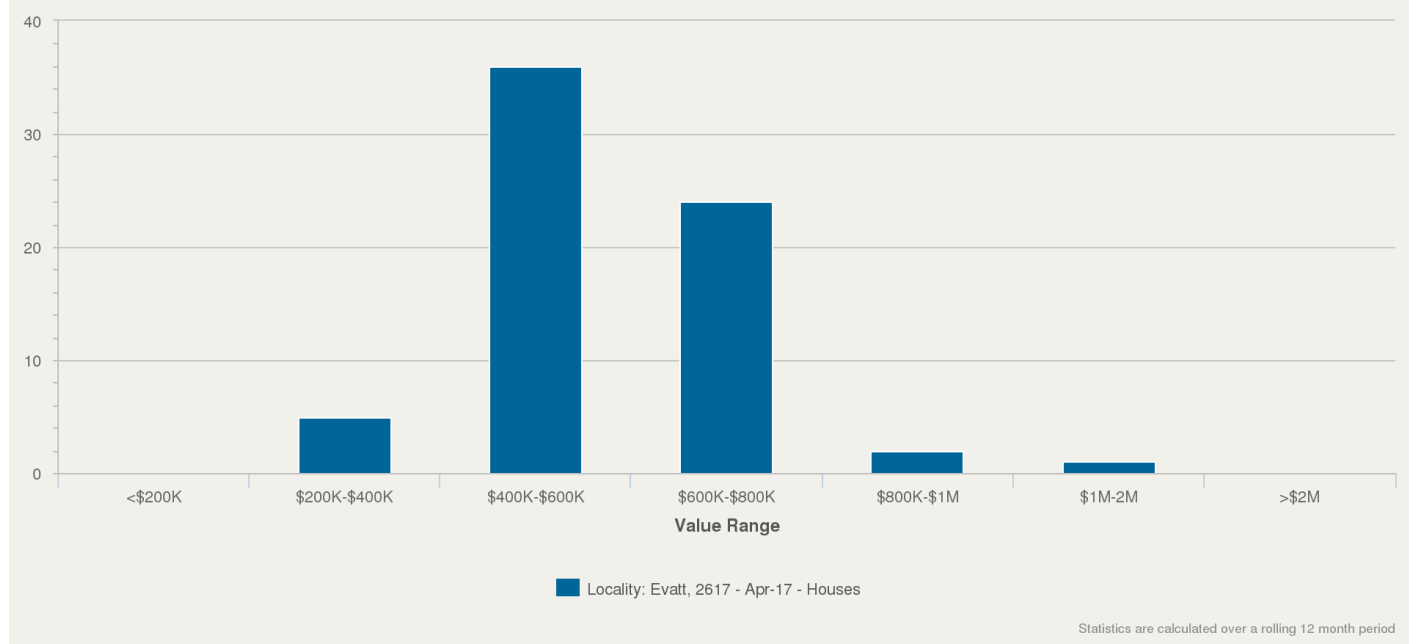
▶ EVATT INSIGHTS

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)
Apr-2017	\$575,149	↑ 9.4%
Apr-2016	\$525,817	↑ 2.2%
Apr-2015	\$514,453	↑ 6.3%
Apr-2014	\$484,124	↑ 4.2%
Apr-2013	\$464,803	↓ -1.0%

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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