



**LJ Hooker**  
Padstow

## YOUR ANZ PROPERTY PROFILE REPORT

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**114A IBERIA STREET,  
PADSTOW 2211**

Prepared by:	Michael Brown
Contact:	0294026610
Date created:	8 August 2019

Powered by:

 **hometrack**

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### Your free Property Profile Report

## What's in this report?

#### YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

#### SELECTED COMPARABLE PROPERTIES

What are the price tags and features of properties recently sold, for sale and for rent in the area?

#### PROPERTY PROFILE OF PADSTOW

Follow the local price trends, clearance rates, rental yields and more.

#### INTERESTING SUBURB INSIGHTS

Who lives in the neighbourhood, and where are the nearest transport links and amenities?

#### SUBURB SALES RESULTS

Facts for sellers including property sales by price range.

#### IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by Hometrack Australia Pty Ltd (Hometrack Australia / Hometrack) and Looking Together Pty Ltd trading as REALas (REALas). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.

# YOUR PROPERTY PROFILE



House 3 2 1

114a Iberia Street, Padstow 2211

**Features:** Air conditioning, Alarm system, Built in wardrobes  
**Property type:** Fully detached house  
**Land size:** Approximately 274 sqm  
**Land use:** Residential

## Points of interest:

- Revesby Police Station (1.3km)
- Riverwood Public School (1.5km)
- Bankstown Ambulance Station (1.7km)
- Fire and Rescue NSW Revesby Fire Station (1.4km)
- Revesby (1.5km)
- Penshurst RSL Youth Swim Club (2.1km)

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 **CBD**  
**18.5km**

 **Revesby**  
**1.5km**

 **Primary school**  
**1.5km**

## Current market price range estimate:

**\$785,000 - \$915,000**

## Midpoint:


**\$845,000**

You are receiving a price range estimate instead of a REALas price prediction<sup>1</sup> because, according to Hometrack Australia's records, this property is not currently listed for sale. However, if this property is listed for sale and you would like a REALas price prediction<sup>1</sup>, please email [priceprediction@anz.com](mailto:priceprediction@anz.com) with the property address and we will email you with a prediction within 1 to 5 business days (subject to available information).

This estimated price range (and any REALas price prediction<sup>1</sup>) are estimates only. They are based on certain available information and are not valuations<sup>2</sup> of the property or guarantees of its market value or future sale price. Price ranges and predictions may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history, past performance and price predictions are not indicative of future price or performance.

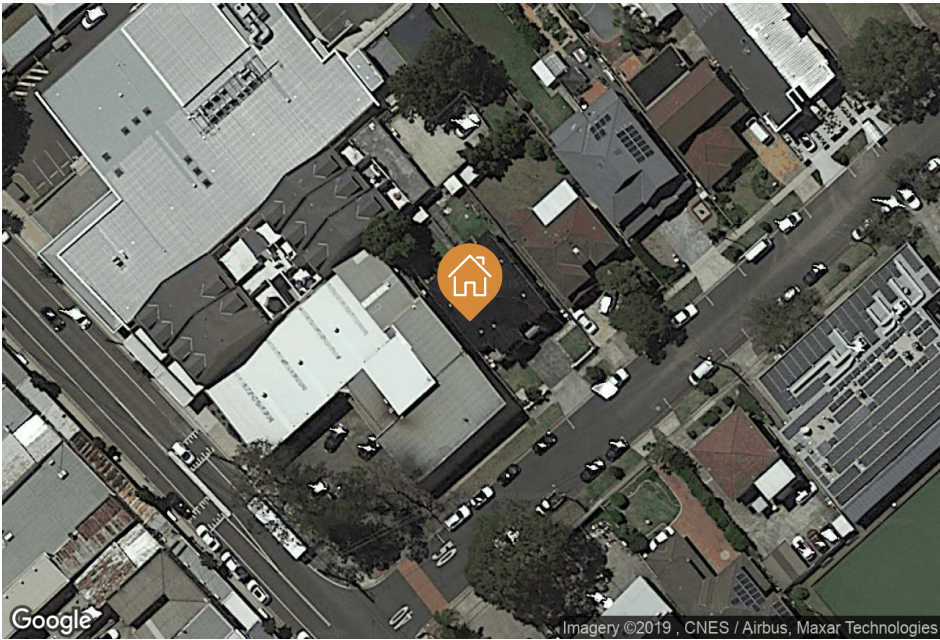
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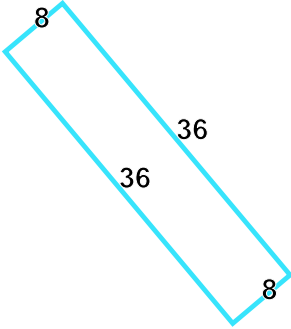


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# YOUR PROPERTY PROFILE



Land size:  
Approximately 274 sqm



MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> IN  
PADSTOW:

26

## Sale history for 114a Iberia Street, Padstow 2211

Date	Price	Type of sale	Sale result	Agency name
12 Sep 16	\$940,000	Private Treaty	Sold	Chambers Fleming Profe...
15 Nov 14	\$795,000	Private Treaty	Sold	-

Seeing many properties? Take notes to remember.

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Apply for an Approval in Principle\*\*.

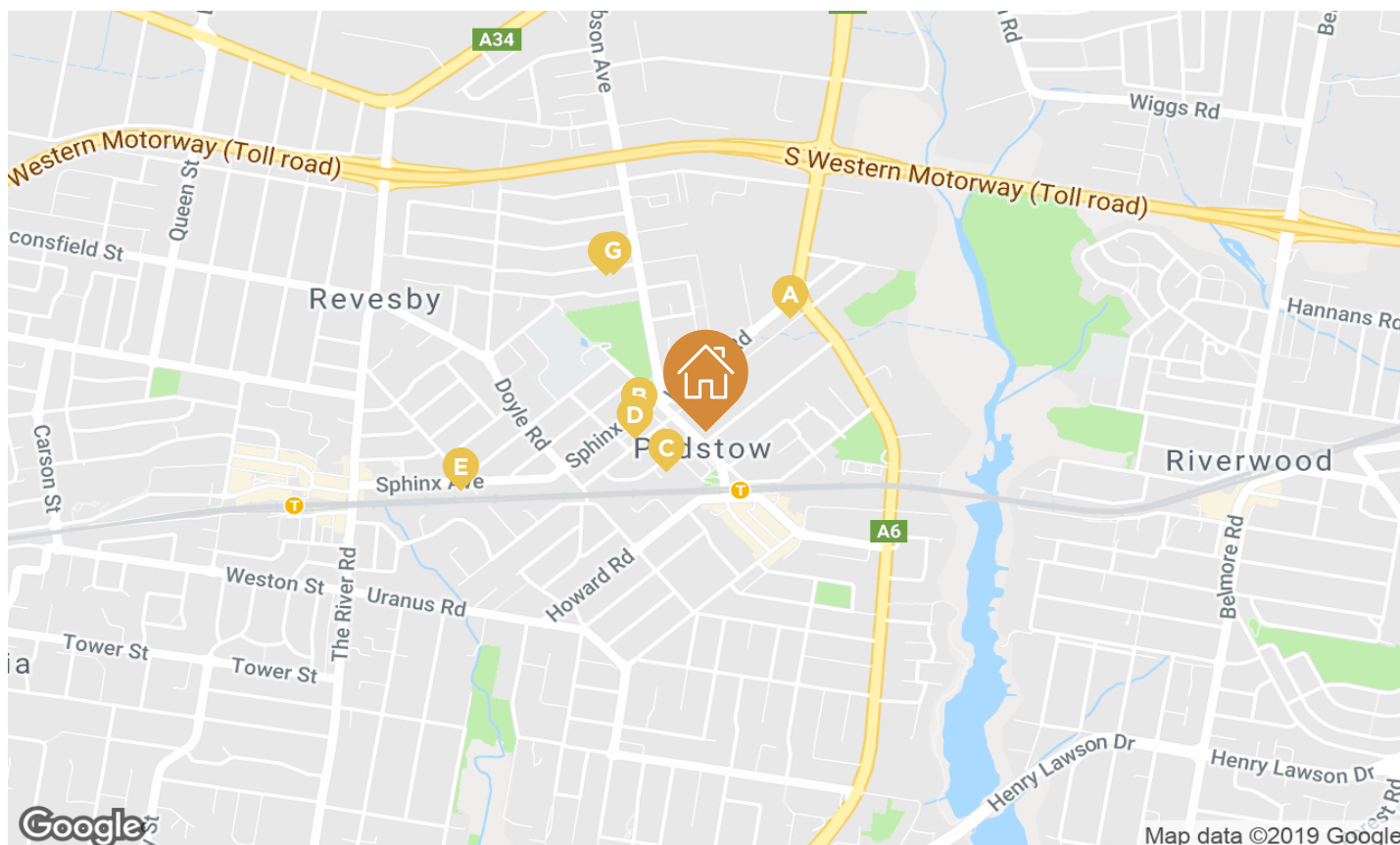
We can help you work out exactly how much you can afford to borrow so you can bid with confidence.

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## RECENTLY SOLD HOUSES IN PADSTOW

SOLD

Hometrack Australia Pty Ltd has selected a number of recently sold properties to assist you to assess 114a Iberia Street, Padstow. These are chosen based on property features, recency of sale and distance to your selected property.



**Sold for: \$750,000**

3 1 1

**A 48 Arab Rd, Padstow**

Land size: Approx. 260 sqm  
Features: Air conditioning, Balcony, Built in wardrobes  
Agency name: Professionals Bankstown

Sold on: 10 Apr 19  
Sale type: Private Treaty  
Listed on: 10 Feb 19



**Sold for: \$820,000**

4 3 1

**B 7 Sphinx Ave, Padstow**

Land size: Approx. 302 sqm  
Agency name: Chambers Fleming Professionals

Sold on: 11 Apr 19  
Sale type: Private Treaty  
Listed on: 17 Mar 19

## RECENTLY SOLD HOUSES IN PADSTOW

SOLD



**Sold for: Not Available**

3 1 2

**C 2 Heindrich Ave, Padstow**

Land size: Approx. 298 sqm



**Sold for: \$865,000**

3 2 2

**D 144 Arab Rd, Padstow**

Land size: Approx. 221 sqm

Features: Air conditioning, Alarm system, Built in wardrobes

Agency name: Upside

Sold on: 03 Feb 19

Sale type: Private Treaty

Listed on: 29 Jul 18



**Sold for: \$985,000**

4 3 1

**E 85A Sphinx Ave, Revesby**

Land size: Approx. 307 sqm

Agency name: PRDnationwide

Sold on: 06 Apr 19

Sale type: Private Treaty

Listed on: 31 Mar 19



**Sold for: Not Available**

3 2 1

**F 9 Ronald St, Padstow**

Land size: Approx. 314 sqm



**Sold for: \$800,000**

4 2 1

**G 5A Ronald St, Padstow**

Land size: Approx. 311 sqm

Agency name: McGrath

Sold on: 08 Feb 19

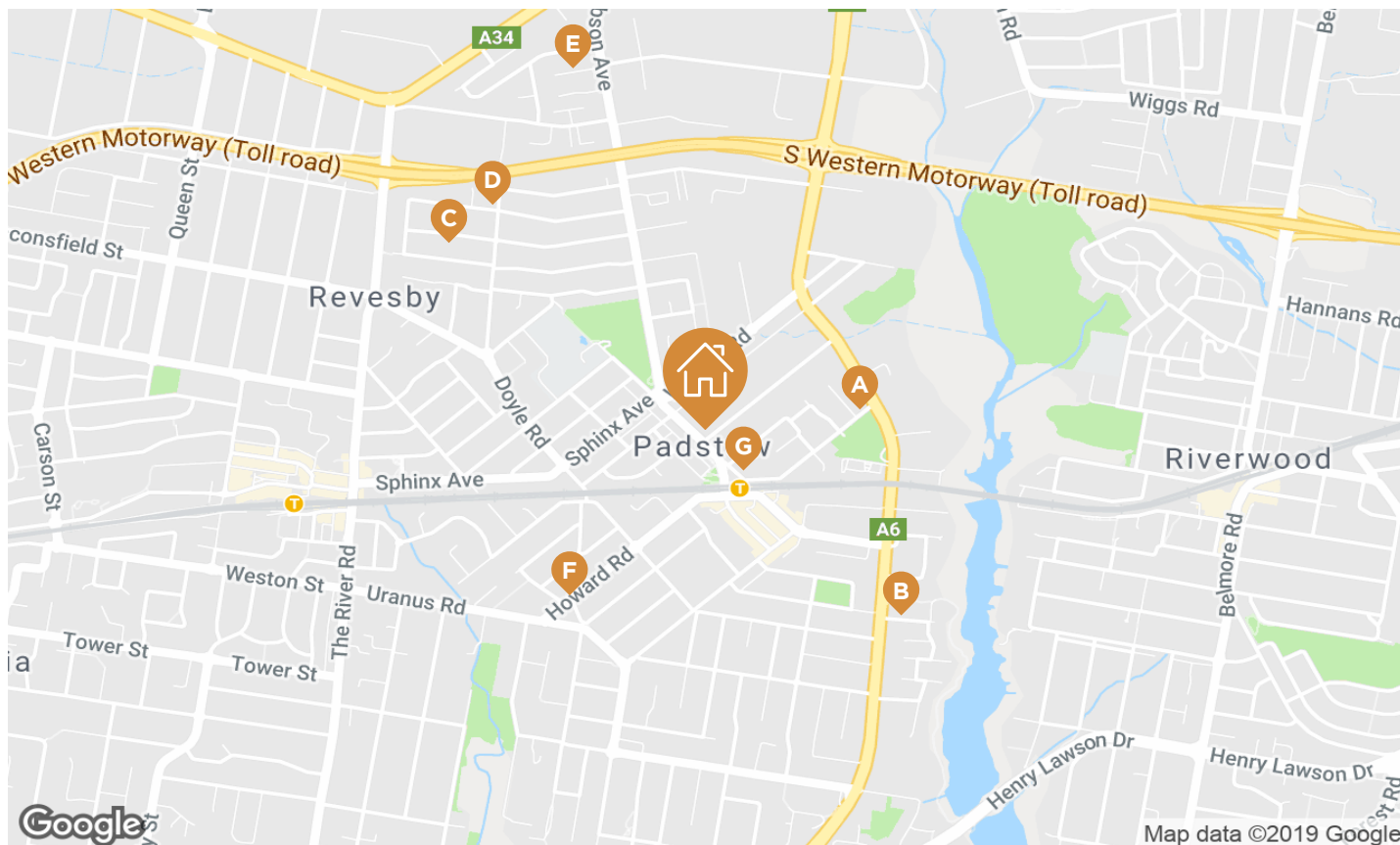
Sale type: Auction

Listed on: 13 Jan 19

# HOUSES FOR SALE IN PADSTOW

SALES

Hometrack Australia Pty Ltd has selected a number of properties recently listed for sale to assist you to assess 114a Iberia Street, Padstow. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised price: \$920,000**

4 2 1

**A 56 Banks St, Padstow**

Land size: Approx. 307 sqm

Features: Air conditioning, Alarm system, Built in wardrobes, Dishwasher

Sale type: Private Treaty

Listed on: 14 Jul 19



**Advertised price: Not Available**

4 3 1

**B 4A Tallawarra Ave, Padstow**

Land size: Approx. 280 sqm

Features: Air conditioning, Alarm system, Balcony, Built in wardrobes, Courtyard, Dishwasher

Sale type: Private Treaty

Listed on: 18 Sep 16

# HOUSES FOR SALE IN PADSTOW

SALES



**Advertised price: \$889,000**

4 3 2

**C 17A Dove St, Revesby**

Land size: Approx. 279 sqm

Features: Air conditioning, Alarm system, Built in wardrobes, Dishwasher

Agency name: Chambers Fleming Professionals

Sale type: Private Treaty  
Listed on: 24 Mar 19



**Advertised price: \$635,000**

3 2 2

**D 39A Mackenzie St, Revesby**

Land size: Approx. 338 sqm

Features: Air conditioning, Built in wardrobes

Agency name: Chambers Fleming Professionals

Sale type: Private Treaty  
Listed on: 25 Aug 13



**Advertised price: Not Available**

4 3 1

**E 8A Stiles Ave, Padstow**

Land size: Approx. 278 sqm

Features: Air conditioning, Alarm system, Balcony, Built in wardrobes, Dishwasher

Sale type: Private Treaty  
Listed on: 18 Sep 16



**Advertised price: \$920,000**

5 2 2

**F 94 Howard Rd, Padstow**

Land size: Approx. 345 sqm

Sale type: Private Treaty  
Listed on: 30 Jun 19



**Advertised price: Not Available**

3 2 2

**G 47 Cahors Rd, Padstow**

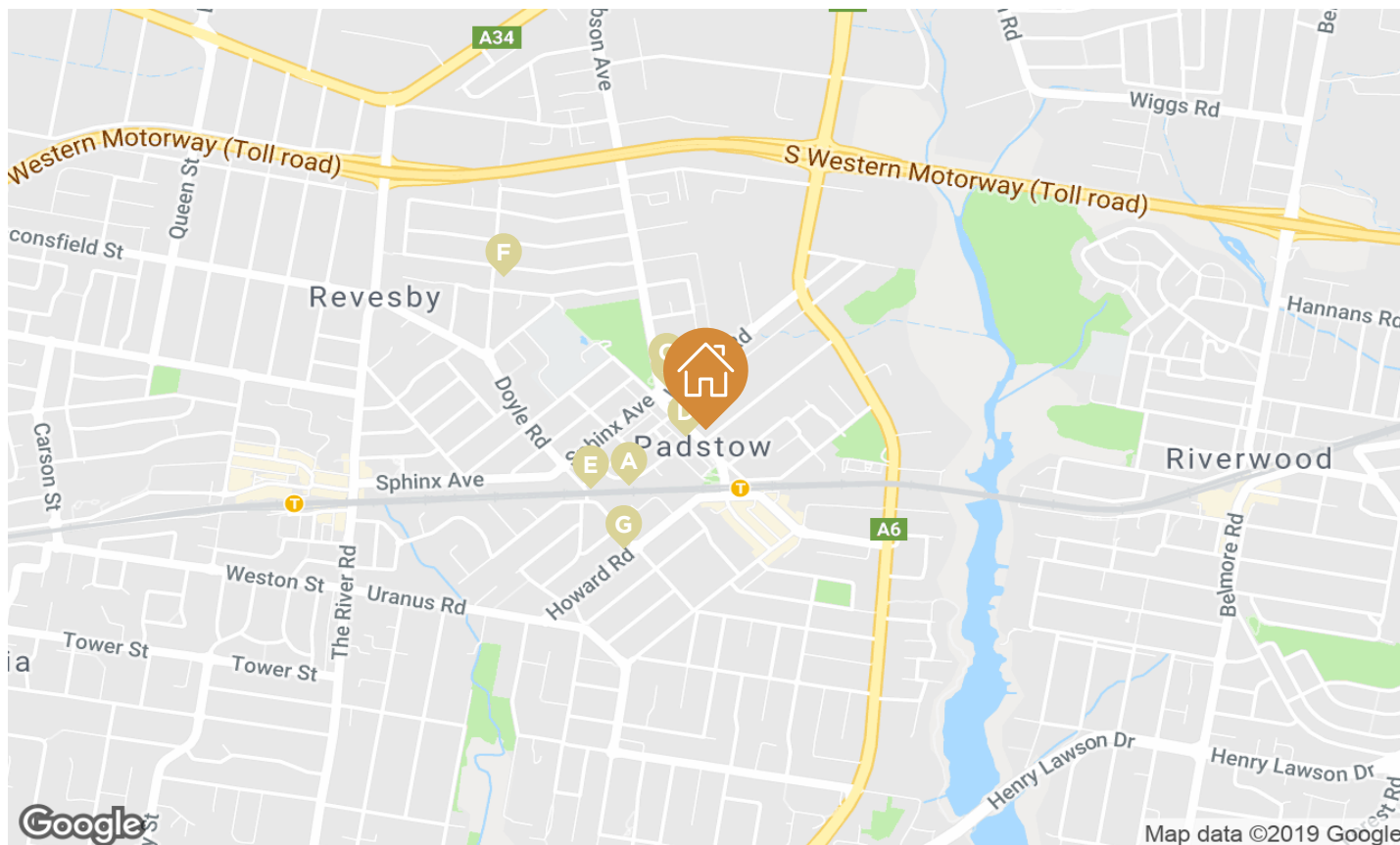
Land size: Approx. 538 sqm

Sale type: Private Treaty  
Listed on: 16 Dec 18

## HOUSES FOR RENT IN PADSTOW

RENT

Hometrack Australia Pty Ltd has selected a number of properties recently listed for rent to assist you to assess 114a Iberia Street, Padstow. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$600 (per week)**

3 2 1

**A 13 Cory Ave, Padstow**

Land size: Approx. 266 sqm  
Features: Air conditioning  
Agency name: Chambers Fleming Professionals

Listed on: 25 Aug 13



**Advertised rent: \$430 (per week)**

3 1 1

**B 198 Gibson Ave, Padstow**

Land size: Approx. 241 sqm  
Agency name: Clarke National REALTY

Listed on: 30 Jun 19

# HOUSES FOR RENT IN PADSTOW

RENT



**Advertised rent: \$300 (per week)**

3 1 1

**C 190 Gibson Ave, Padstow**

Land size: Approx. 242 sqm  
Agency name: LJ Hooker

Listed on: 16 Jun 19



**Advertised rent: \$320 (per week)**

2 1 1

**D 102A Cahors Rd, Padstow**

Land size: Approx. 224 sqm  
Agency name: LJ Hooker

Listed on: 05 May 19



**Advertised rent: \$550 (per week)**

3 2 1

**E 153B Arab Rd, Padstow**

Land size: Approx. 320 sqm  
Agency name: PRDnationwide

Listed on: 09 Jun 19



**Advertised rent: \$640 (per week)**

3 2 1

**F 57A Ronald St, Padstow**

Land size: Approx. 274 sqm

Listed on: 21 Jul 19



**Advertised rent: \$550 (per week)**

3 2 1

**G 58A Howard Rd, Padstow**

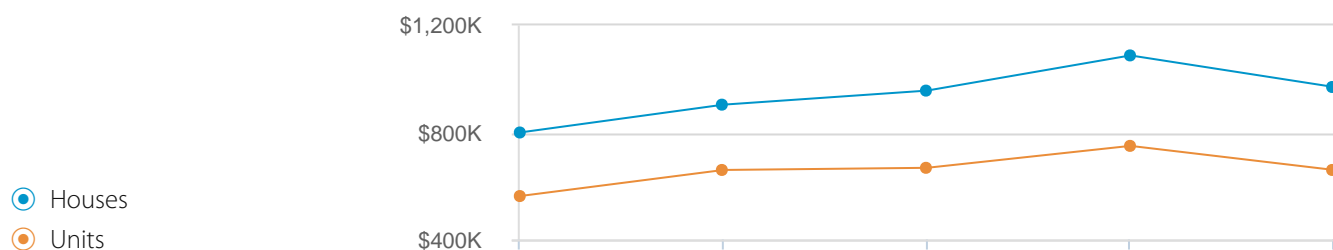
Land size: Approx. 317 sqm  
Agency name: LJ Hooker

Listed on: 28 Apr 19

# PROPERTY PROFILE OF PADSTOW

## What is the property price trend in Padstow over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Padstow. The data is indicative only and is based on historical sales data.



		2014	2015	2016	2017	2018
House	Median	\$800K	\$904K	\$957K	\$1,088K	\$970K
	Change	17.35%	13.00%	5.81%	13.75%	-10.85%
Unit	Median	\$563K	\$660K	\$668K	\$750K	\$660K
	Change	13.92%	17.33%	1.21%	12.27%	-12.00%

Based on calendar years

## Suburb snap shot for 12 months ending July 2019

Number of existing dwellings:	5,688	Auction clearance rate <sup>7</sup> (houses):	60.00% ↓
Number of dwellings sold:	108 ↓	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	1.90%	Median discounting <sup>9</sup> (houses):	-0.01% ↑
Median house price <sup>6</sup> :	\$890,000 ↓	Highest sold price (houses):	\$1,580,000 ↓
Number of houses sold at auction:	27	Lowest sold price (houses):	\$219,000 ↑

Arrows signify change compared to previous 12 month period

## 5 YEAR TREND<sup>10</sup>

Median prices: 2013-2018

Houses

7.81%

State: 6.44%  
National: 4.33%

Units

6.55%

State: 5.26%  
National: 2.07%

## MEDIAN PRICE<sup>6</sup>

12 months to Dec 2018 vs previous 12 months

Houses

-11.88%

State: -4.78%  
National: -3.41%

Units

0%

State: -4.62%  
National: -4.17%

## RENTAL YIELD<sup>11</sup>

12 months to Dec 2018 vs previous 12 months

Houses

3% ↑

State: 3%  
National: 3%

Units

3% ↑

State: 4%  
National: 4%

## AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2018 vs previous 12 months

Houses

60% ↓

State: 56.04%  
National: 54.91%

Units

SNR

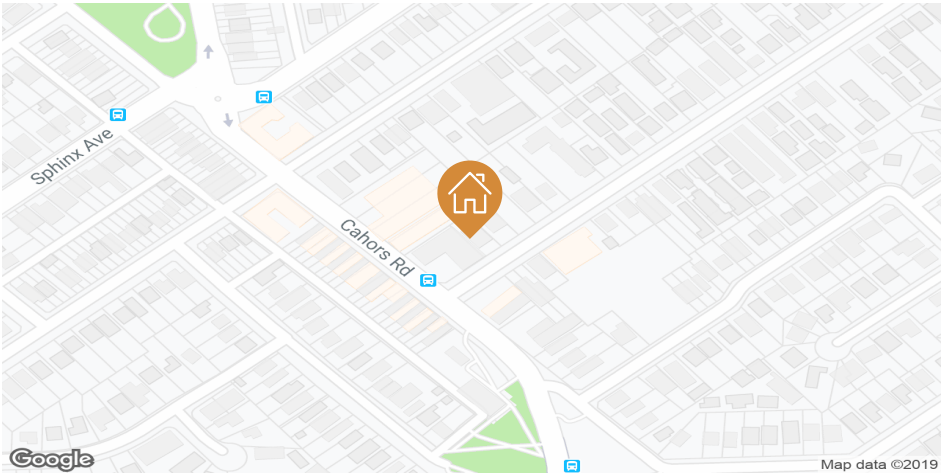
State: 56.97%  
National: 55.47%

Data Source: Hometrack Australia Pty Ltd  
NA – Data not available; SNR – Statistically not reliable



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# INTERESTING SUBURB INSIGHTS



## ABOUT PADSTOW

Population:	12,716
Distance to CBD:	18.5km
Local council:	Canterbury-Bankstown (A)

### Transport

- Revesby

### Shopping

- Lucky Supermarket Revesby

### Emergency Services

- Bankstown Ambulance Station
- Fire and Rescue NSW Revesby Fire Station

### Medical Facilities

- Operation Espresso
- Bankstown Hospital Medical Centre

### Schools & Universities

- Riverwood Public School
- Revesby South Public School

### Sports & Recreation Facilities

- Penshurst RSL Youth Swim Club

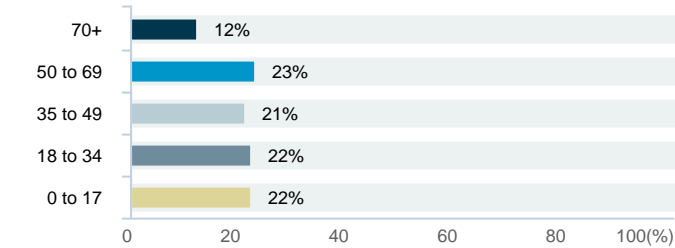
### Other Services

- Australia Post
- Padstow Library and Knowledge Centre

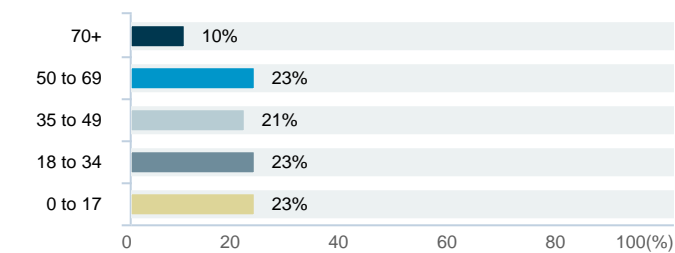
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## AGE DISTRIBUTION

### Padstow

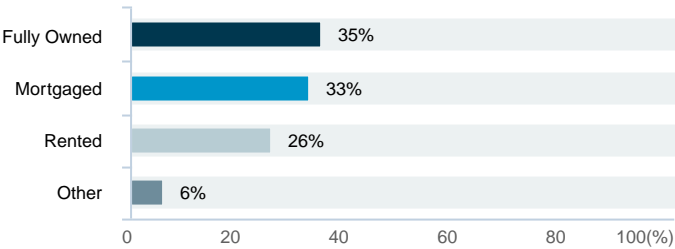


### NSW

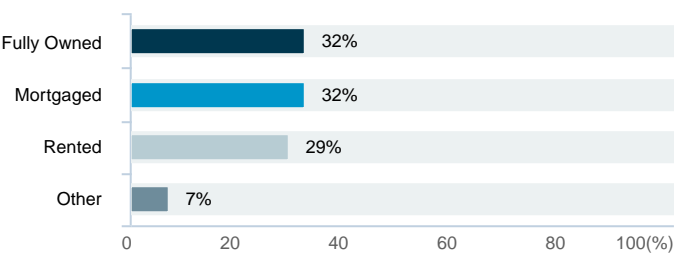


## DO RESIDENTS MAINLY OWN OR RENT?

### Padstow



### NSW



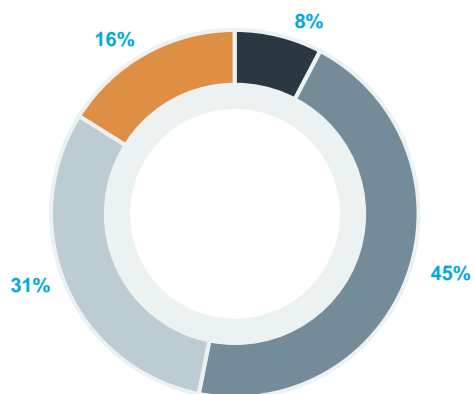
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# SALES RESULTS IN PADSTOW

## HOUSES FOR SALE - BY BEDROOM COUNT

Percentage of houses advertised for sale by bedroom count  
Auction and Private treaty - 12 months to July 2019

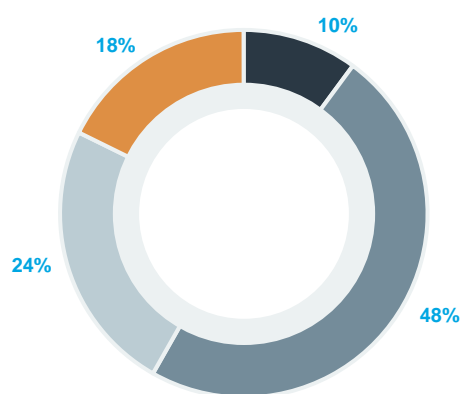


- 2 Bedroom House (8%)
- 3 Bedroom House (45%)
- 4 Bedroom House (31%)
- 5+ Bedroom House (16%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.  
Source: Hometrack Australia Pty Ltd.

## HOUSES SOLD - BY BEDROOM COUNT

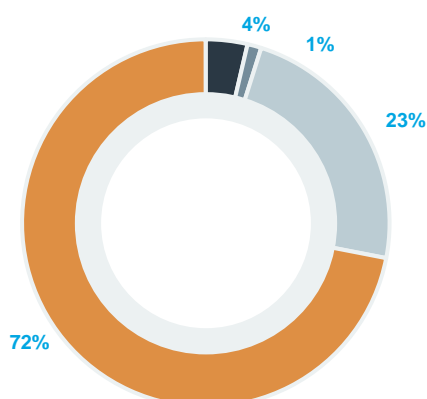
Percentage of houses sold by bedroom count  
Auction and Private treaty - 12 months to July 2019



- 2 Bedroom House (10%)
- 3 Bedroom House (48%)
- 4 Bedroom House (24%)
- 5+ Bedroom House (18%)

## HOUSES SOLD - BY PRICE RANGE

Percentage of houses sold by price range  
Auction and Private treaty - 12 months to July 2019

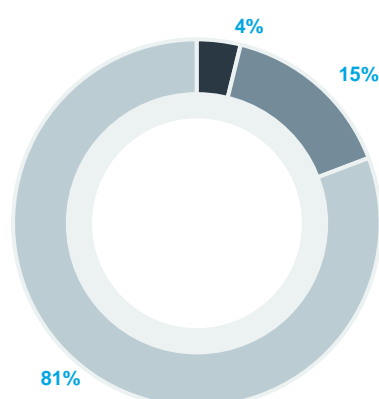


- \$200,000 to \$400,000 (4%)
- \$400,000 to \$600,000 (1%)
- \$600,000 to \$800,000 (23%)
- > \$800,000 (72%)

Records without price are not included above. Figures are rounded to the nearest percentage.  
Source: Hometrack Australia Pty Ltd.

## UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range  
Auction and Private treaty - 12 months to July 2019



- \$200,000 to \$400,000 (4%)
- \$400,000 to \$600,000 (15%)
- \$600,000 to \$800,000 (81%)

# SALES RESULTS AS REPORTED BY HOMETRACK AUSTRALIA FOR PADSTOW

## What is this data based on?

This data is provided by Hometrack Australia Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

## MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES<sup>12</sup>

Agencies by ascending median days on market  
12 months to July 2018

Agency name	Number listed (private treaty only)	Median days on the market
First National Real Estate Daystar	3	23
Chambers Fleming Professionals	30	52
Alliance Real Estate	3	92
LJ Hooker	11	102

Agencies must have at least three recorded listed sales in the time period.  
Source: Hometrack Australia Pty Ltd.

## NUMBER OF AUCTION LISTINGS

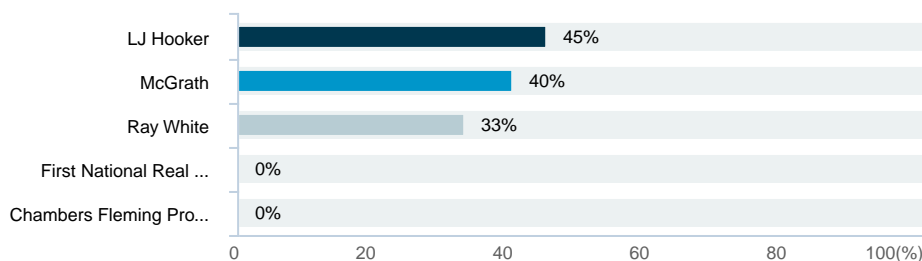
Agencies by descending number of listings  
12 months to July 2018

Agency name	Number of auction listings	Number of auction sales
LJ Hooker	11	5
McGrath	5	2
Chambers Fleming Professionals	4	0
First National Real Estate Daystar	3	0
Ray White	3	1

Agencies must have at least three recorded auctions in the time period.  
Source: Hometrack Australia Pty Ltd.

## AUCTION CLEARANCE RATE<sup>7</sup>

Agencies by descending order of auction clearance rates  
12 months to July 2019



Agencies must have at least three recorded listed sales in the time period.  
Source: Hometrack Australia Pty Ltd.

Suburb clearance rate

58%

## IMPORTANT INFORMATION

\*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

REALas price predictions and Hometrack Australia's price ranges and price midpoints in ANZ Property Profile Reports are indicative only and are not valuations. They are based on a range of data sources which are subject to their availability at the time of publication, including public sales history (which may not include all property sales results). Price predictions are available for listed properties only (exceptions apply).

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# GLOSSARY

## <sup>1</sup> Price Prediction

A REALas price prediction is a guide only and is intended as an estimate of what a property might sell for when advertised for sale.

## <sup>2</sup> Valuation

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a REALas price prediction, Hometrack Australia Pty Ltd price range or the price a buyer has decided to pay for a property.

## <sup>3</sup> Days on market for the property

The number of days it has taken from the initial date of advertisement to the date of report generation.

## <sup>4</sup> Median days on market for similar properties

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## <sup>5</sup> Portion of dwellings sold

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## <sup>6</sup> Median price

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## <sup>7</sup> Auction clearance rate

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

## <sup>8</sup> Median days on market

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## <sup>9</sup> Median Discounting

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

## <sup>10</sup> 5 year trend

Trimmed average of the annual percentage change of median prices for the past 5 years.

## <sup>11</sup> Rental yield

A percentage of the annualised rental median divided by the annualised median sold for the suburb.

## <sup>12</sup> Median days on market, private treaty only

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

## CONTACT



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