



PROPERTY VALUE REPORT

This report has been prepared for the property located at:
65 Fake Lane, Adelaide, SA 5000

Customer Reference: N/A

Order ID: N/A

Date/Time: 06/04/2021 04:42PM

pointData.

📍 65 Fake Lane, Adelaide, SA 5000



PROPERTY DETAILS



CT Reference	CTXXXXXXX
Parcel ID	DXXXX/AXX
Lot Size	774 m ²
Street Frontage	33.2 m
Number of rooms	4
Carparks	N/A
Year Built	1953
LGA	Council Name

Note: Parcel dimensions are based on cadastral boundaries. Street frontage refers to the longest boundary adjacent a public road. Parcel dimensions and street frontage may not accurately reflect title information, to confirm please seek advice from a qualified surveyor.



ESTIMATED PROPERTY VALUE

PointData's automated valuation model uses machine learning and up to 2,000 comparable property sales, historic data and neighbourhood and property specific qualities to determine an estimated property value. For more information visit: www.pointdata.com.au

● Estimated Property Value FSD: **10.0%**
(Forecast Standard Deviation)

Note: Forecast Standard Deviation (FSD) is a statistical probability tool used to quantify risk and accuracy. This range is calculated using the FSD as a percentage above and below the Estimated Purchase Value.

● Estimate Confidence Level: **HIGH**

Note: Based on the FSD, the confidence level indicates the probability of the Estimate Value being accurate compared to market value.

\$633,400



The estimated property value range is reflective of the volume and quality of the data used to calculate this value. This value aims to be market realistic and is not the same as the capital value.



ESTIMATED LAND VALUE

● Land Value per m²: **\$757**

PointData's machine learning **Land Value Algorithm** determines the unique value of this property based on its size, shape and reflects locational features such as distance from the beach, schools, roads, transport and quality of an area (leafy suburbs, etc.).

● Estimate Confidence Level: **HIGH**

Note: The confidence level indicates the probability of the Estimate Value being accurate compared to market value.

\$586,200





HISTORICAL NEIGHBOURHOOD PRICE TRENDS

PointData's customised neighbourhood is built around the subject property, drawing on data from a region with radius of approximately 3 km. For more information, see section 'WHAT IS MY NEIGHBOURHOOD?'

The following data is a 1-year projection representing the average of the last 6-months or 5-years worth of sales within the neighbourhood.

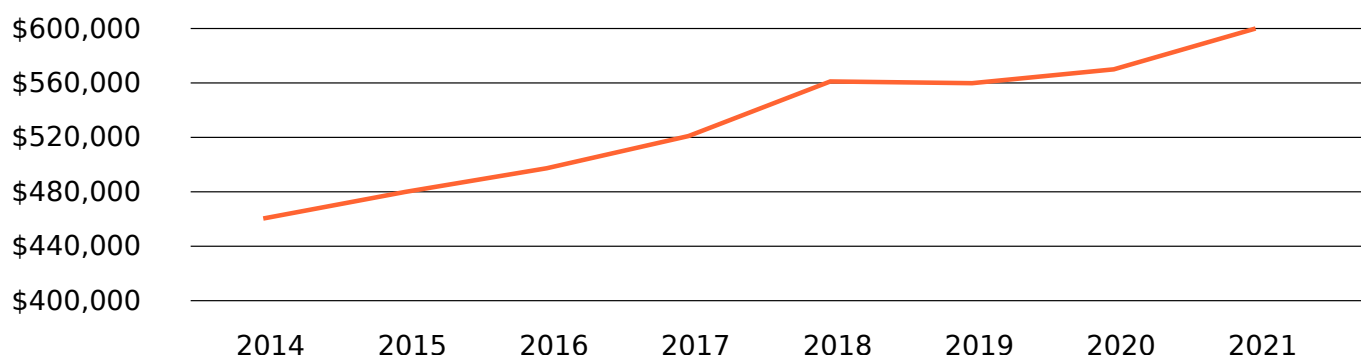
● SHORT TERM:	+ 11.80%	(Annualised growth over the past 6 months)
● LONG TERM:	+ 3.06%	(Annualised growth over the past 5 years)

Short and long-term price trends are used in projecting future market performance. The trends shown are determined using local neighbourhood data. Short-term trends are more easily affected by outliers and will therefore show greater variability compared to the long-term trends.



ANNUAL NEIGHBOURHOOD HOUSE PRICES

The following data shows the average house price in the neighbourhood for 12-month intervals and how these have fluctuated over recent years.



PERIOD	MEDIAN VALUE FOR HOUSES	CHANGE IN MEDIAN VALUE (12 MONTHS)
March 2021	\$600,000	+ 5.3% ↑
March 2020	\$570,000	+ 1.8% ↑
March 2019	\$559,800	- 0.2% ↓
March 2018	\$561,100	+ 7.7% ↑
March 2017	\$521,000	+ 4.8% ↑
March 2016	\$497,300	+ 3.6% ↑
March 2015	\$479,900	+ 4.2% ↑
March 2014	\$460,400	+ 5.3% ↑

ADDITIONAL INFORMATION

To ensure the estimated property value presented in this report is accurate, we recommend that further investigations be undertaken by professional consultants, such as (but not limited to) a registered property valuer, accountant, financial lender or bank, council planner, architect and/or builder and Real Estate agent.

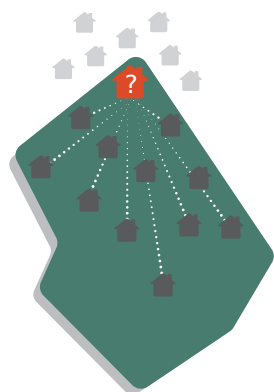
Other PointData reports that may assist you:

- > **Vendor Listing & Market Profile Report** - A report tailored for the Real Estate professional, buyers and sellers. It provides a property value estimate as well as neighbourhood history, analysis, trends and comparisons.
- > **Property Development Potential Report** - A comprehensive report on a residential land parcel, providing detailed information on the potential for and profitability of redevelopment.

WHAT IS MY NEIGHBOURHOOD?

Local characteristics are not defined by static suburb boundaries, but rather by the areas and amenities that surround a property. PointData's approach defines a customised neighbourhood reflecting a property's actual location and creating custom boundaries which draw from appropriate areas of influence.

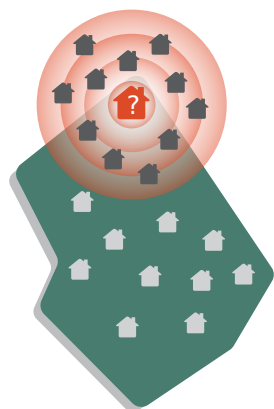
We do not rely only on pre-determined suburb boundaries. This means that our calculated outputs (such as the property price estimate, estimate land value and neighbourhood price trends) are not only more accurate, but they are also more representative of local properties and market influences.



THE SUBURB APPROACH

The typical approach to defining a property's surroundings uses property data from static and predetermined suburb boundaries.

This means that outputs draw on property data which may not be equivalent. It also means that the quality of outputs may be compromised as it misses out on closer, more comparable data. For properties near the edge of a suburb, properties across the street (in a different suburb) may be ignored in favour of those in the same suburb but many blocks away, perhaps separated by major roads, waterways and other features.



POINTDATA'S NEIGHBOURHOOD APPROACH

Our approach is dynamic and draws from the immediate area of influence, using the subject property as the centre point.

This means that our outputs not only include data from more comparable locations and dwelling types, but it also cuts out outliers from locations which are not comparable, though they may share a pre-determined geographical region, such as Suburb or Local Government Area.

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