VENDOR LISTING & MARKET PROFILE REPORT

This report has been prepared for the property located at:

3 Imaginary Road, Adelaide, SA 5000

pointData.

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PROPERTY DETAILS

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.

CT Reference	CTXXXXXXX
Parcel ID	DXXXX/AXX
Lot Size	774 m²
Street Frontage	33.2 m
Number of rooms	4
Carparks	N/A
Year Built	1953
LGA	Council Name

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

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.

$633,400

$570,100 $696,700

LOW   ESTIMATE   HIGH

PLANNING AND DESIGN CODE ZONING

The Property is located in the following zone and sub-zone as per the Planning and Design Code:

Zone: Housing Diversity Neighbourhood
Sub-Zone: N/A

Land subdivision and/or development is Subject to Planning Consent (STCC).

Click here to learn more about the Planning and Design Code and other policy restrictions that may prevent or limit the development of this property.

Maximum lots calculated: 5

Note: The **maximum lots calculated** is subject to the Planning and Design Code criteria and other factors. The analysis is limited to a maximum of 6 lots. For more detailed information we recommend you purchase the **Property Development Potential Report**.

If the site is large or odd shaped and can accommodate more or different shape parcels please contact enquiries@pointdata.com.au for further advice.

PROPERTY SALES HISTORY

This table represents the previous sales of this property.

SALE DATE	SALE PRICE	ANNUALISED COMPOUND GROWTH
28/11/1994	**$40,000**	**-**

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RECENT COMPARATIVE SALES

Comparative sales show homes sold within the last 24 months, which are located within the neighbourhood and have similar features to the subject property.

33 Pseudo Lane, Adelaide, SA 5000

Sale Price	$620,000		
Distance from Property	99m	Number of rooms	N/A
Sale Date	17/06/2019	🚗	None
Year Built	1964	▭	749 m²

25 Fake Lane, Adelaide, SA 5000

Sale Price	$621,000	🛁	1
Distance from Property	519m	🛏	3
Sale Date	20/03/2020	🚗	7
Year Built	1960	▭	808 m²

64 Pretend Avenue, Adelaide, SA 5000

Sale Price	$655,000	🛁	1
Distance from Property	184m	🛏	3
Sale Date	03/05/2019	🚗	1
Year Built	1961	▭	897 m²
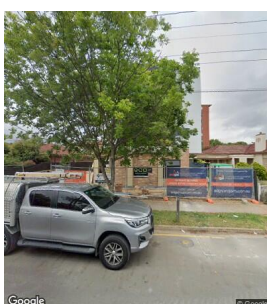
94 Imaginary Road, Adelaide, SA 5000

Sale Price	$620,000	🛁	2
Distance from Property	512m	🛏	3
Sale Date	22/08/2019	🚗	2
Year Built	1954	▭	706 m²

95 Imaginary Terrace, Adelaide, SA 5000

Sale Price	$610,000	🛁	1
Distance from Property	362m	🛏	3
Sale Date	01/10/2019	🚗	3
Year Built	1955	▭	683 m²

10 Imaginary Terrace, Adelaide, SA 5000

Sale Price	**$530,000**		
Distance from Property	**98m**	Number of rooms	**N/A**
Sale Date	**11/07/2019**	🚗	**None**
Year Built	**1954**	⬚	**749 m²**

93 Sample Crescent, Adelaide, SA 5000

Sale Price	**$721,000**		
Distance from Property	**124m**	Number of rooms	**N/A**
Sale Date	**15/03/2021**	🚗	**None**
Year Built	**1974**	⬚	**803 m²**

81 Pretend Street, Adelaide, SA 5000

Sale Price	**$672,500**		
Distance from Property	**527m**	Number of rooms	**N/A**
Sale Date	**15/10/2020**	🚗	**None**
Year Built	**1953**	⬚	**773 m²**
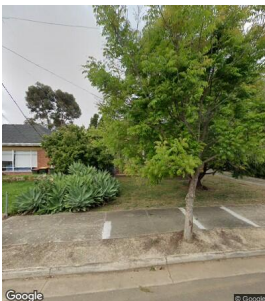
44 Fake Crescent, Adelaide, SA 5000

Sale Price	**$657,000**		
Distance from Property	**599m**	Number of rooms	**N/A**
Sale Date	**30/11/2020**	🚗	**None**
Year Built	**1954**	⬚	**836 m²**

2 Pseudo Terrace, Adelaide, SA 5000

Sale Price	**$730,000**		
Distance from Property	**148m**	Number of rooms	**N/A**
Sale Date	**21/08/2020**	🚗	**None**
Year Built	**1956**	⬚	**753 m²**

NEIGHBOURHOOD PROFILE (LAST 12 MONTHS)

PointData customises the neighbourhood statistics to be representative of a property's real location and creates custom boundaries which draw from appropriate areas of influence. This means that our calculated outputs are not only more accurate, but also more representative of local properties and market influences.

The following metrics have been collected from sales data for all properties within the neighbourhood. For more information, see section 'WHAT IS MY NEIGHBOURHOOD?'

Total number of dwellings	**5932**
Houses Sold (in the last 12 months)	**193**
Annual Sales Turnover	**3.3%**
Upper Quartile Sale Price	**$664,400** (the 75th percentile sale price)
Median Sales Price	**$600,000**
Lower Quartile Sale Price	**$540,600** (the 25th percentile sale price)

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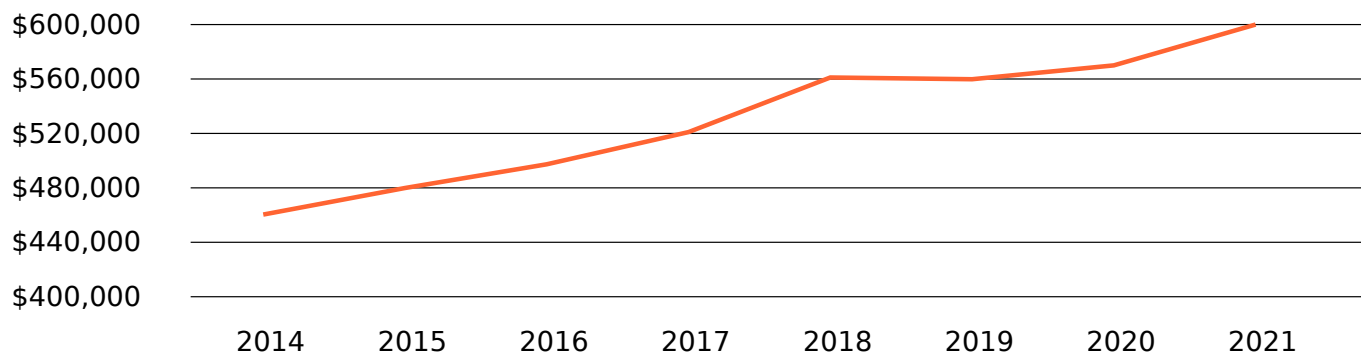
PERIOD	MEDIAN VALUE FOR HOUSES	CHANGE IN MEDIAN VALUE (12 MONTHS)	
March 2021	$600,000	+ 5.3%	↑
March 2020	$570,000	+ 1.8%	↑
March 2019	$559,800	− 0.2%	↓
March 2018	$561,100	+ 7.7%	↑
March 2017	$521,000	+ 4.8%	↑
March 2016	$497,300	+ 3.6%	↑
March 2015	$479,900	+ 4.2%	↑
March 2014	$460,400	+ 5.3%	↑

SUBURB PROFILE   Sample Suburb, 5000

ABS Census data has been compiled to demonstrate residential population characteristics for this suburb.

POPULATION DENSITY (People/Km²)	2,669	AVERAGE PEOPLE PER HOUSEHOLD	2.3	
MEDIAN AGE OF RESIDENTS	34	OWNERS	54.9%	
MEDIAN INCOME (Weekly Household)	$1,175	RENTERS	42.0%	
MONTHLY MORTGAGE REPAYMENT	$1,600	SEPARATE HOUSE, ROW, SEMI-DETACHED OR TOWNHOUSE	76.8%	
MEDIAN WEEKLY RENT (2016)	$270	FLATS OR APARTMENTS	23.2%	

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:

> **Property Value Report** - A property value estimate report with detail on the accuracy and precision of the PointData AVM (Automated Valuation Model) and land price estimates.
> **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.
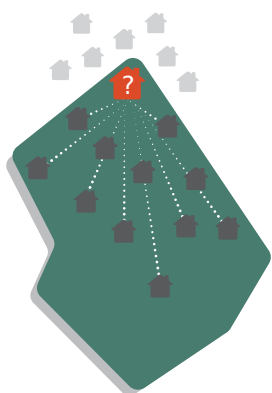
THE SUBURB APPROACH

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.
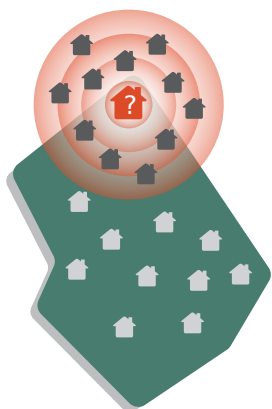
POINTDATA'S NEIGHBOURHOOD APPROACH

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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