

### Property Profile

Prepared for Sample Report  
Prepared on 14 November 2013

## 196 McCulloch St Broken Hill, New South Wales 2880 BROKEN HILL



### HOUSE

### Appraisal Price: Market Overview

UBD:	BRK2, C4	Lot Plan:	L2/DP984908
Zoning:	Residential		
Land Use:	Single Res Dwelling		
Area:	373 m <sup>2</sup>	UCV:	0 - 01/01/30

**Presented By:**

**Ms Brooke Jackson**  
Director

**Office:** 0247586382  
**Mobile:** 0413502559  
**Email:** myloan@bmb.net.au  
**Website:** www.bmb.net.au



## PROPERTY DIMENSION



## ATTRIBUTES

2: Bedrooms	1: Bathrooms
2: Car Spaces	1: Lockup Garages
139.00: M2 Total In Floor Area	1920: Year Built

## FEATURES





**Materials in External Walls:** Colourbond

**Materials in Roof:** Tile

## PROPERTY SALES HISTORY

Sale Type	Date	Sale
	28/05/07	70000
	08/08/96	18000

## Past Sales

<b>\$200,000</b>	<b>635 MCGOWEN ST BROKEN HILL, NSW 2880</b>
	<p><b>Map Ref:</b> BRK2, C7 <b>Sale Date:</b> 01/11/13</p> <p><b>Attributes:</b> 4BED, 1BATH, 1CAR, 2LUG, POOL</p> <p><b>Area:</b> 922 m<sup>2</sup></p>
<b>\$210,000</b>	<b>114 BROWN ST BROKEN HILL, NSW 2880</b>
	<p><b>Map Ref:</b> BRK1, B12 <b>Sale Date:</b> 30/07/13</p> <p><b>Attributes:</b> 3BED, 1BATH, 5CAR, 2LUG, 1965YR BUILT, 115.00M2F</p> <p><b>Area:</b> 878 m<sup>2</sup></p>
<b>\$235,000</b>	<b>18 ZEBINA ST BROKEN HILL, NSW 2880</b>
	<p><b>Map Ref:</b> BRK2, E11 <b>Sale Date:</b> 22/07/13</p> <p><b>Attributes:</b> 3BED, 1ENS, 2BATH, 5O/RMS, 2CAR, 2LUG, 2008YR BUILT, 120.00M2F</p> <p><b>Area:</b> 551 m<sup>2</sup></p>
<b>\$220,000</b>	<b>564 WOLFRAM ST BROKEN HILL, NSW 2880</b>
	<p><b>Map Ref:</b> BRK2, F9 <b>Sale Date:</b> 18/06/13</p> <p><b>Attributes:</b> 4BED, 1ENS, 2BATH, 2CAR, 2LUG, 2007YR BUILT, 140M2F</p> <p><b>Area:</b> 612 m<sup>2</sup></p>

## Market Comparison

\* denotes sale type of auction.

# denotes Agents Advice.

### House

#### 47 ARGENT ST BROKEN HILL, NSW 2880



First Ad \$	Last Ad \$	Days On Market	Actual Sale Price	% Chg First \$ to Last \$	% Chg Last \$ to Actual Sale \$	% Total Change
\$ 270,000	\$ 230,000	302		-14.81 %		-14.81 %

Attributes: 3BED,1BATH,2LUG,POOL

Area: 506 m<sup>2</sup>

#### 292 BRAZIL ST BROKEN HILL, NSW 2880



First Ad \$	Last Ad \$	Days On Market	Actual Sale Price	% Chg First \$ to Last \$	% Chg Last \$ to Actual Sale \$	% Total Change
\$ 255,000	\$ 225,000	198		-11.76 %		-11.76 %

Attributes: 3BED,1BATH,1CAR

Area: 843 m<sup>2</sup>

#### 174/174A COBALT ST BROKEN HILL, NSW 2880



First Ad \$	Last Ad \$	Days On Market	Actual Sale Price	% Chg First \$ to Last \$	% Chg Last \$ to Actual Sale \$	% Total Change
\$ 209,000	\$ 209,000	43		0.00 %		0.00 %

Attributes: 4BED,2BATH

Area:

#### 76 GAFFNEY LA BROKEN HILL, NSW 2880



First Ad \$	Last Ad \$	Days On Market	Actual Sale Price	% Chg First \$ to Last \$	% Chg Last \$ to Actual Sale \$	% Total Change
\$ 220,000	\$ 209,000	233		-5.00 %		-5.00 %

Attributes: 3BED,1BATH,2LUG

Area: 1157 m<sup>2</sup>

#### 6 KING ST BROKEN HILL, NSW 2880



First Ad \$	Last Ad \$	Days On Market	Actual Sale Price	% Chg First \$ to Last \$	% Chg Last \$ to Actual Sale \$	% Total Change
\$ 215,000	\$ 215,000	122		0.00 %		0.00 %

Attributes: 2BED,2BATH,1CAR,1LUG

Area: 784 m<sup>2</sup>

#### 374 MCCULLOCH ST BROKEN HILL, NSW 2880



First Ad \$	Last Ad \$	Days On Market	Actual Sale Price	% Chg First \$ to Last \$	% Chg Last \$ to Actual Sale \$	% Total Change
\$ 220,000	\$ 215,000	500		-2.27 %		-2.27 %

Attributes: 3BED,1BATH,1LUG

Area: 801 m<sup>2</sup>

## Broken Hill

Blue Mountains Mortgage Brokers  
64 Great Western Highway, Woodford  
New South Wales 2778 Australia  
Ph: (02) 47586382  
Email: admin@bmmb.net.au



## Area Profile

The size of Broken Hill is approximately 7165 km<sup>2</sup>. It has 21 parks covering nearly 1% of the total area. There are 12 schools and childcare centres located in Broken Hill.

The population of Broken Hill in 2006 was 19,359 people. By 2011 the population was 18,774 showing a population decline of 3 % in the area during that time.

The predominant age group in Broken Hill is 0 - 9 years.

Households in Broken Hill are primarily couples with children and are likely to be repaying between \$1000.00 - \$1200.00 per month on mortgage repayments.

In general, people in Broken Hill work in a non-specific occupation.

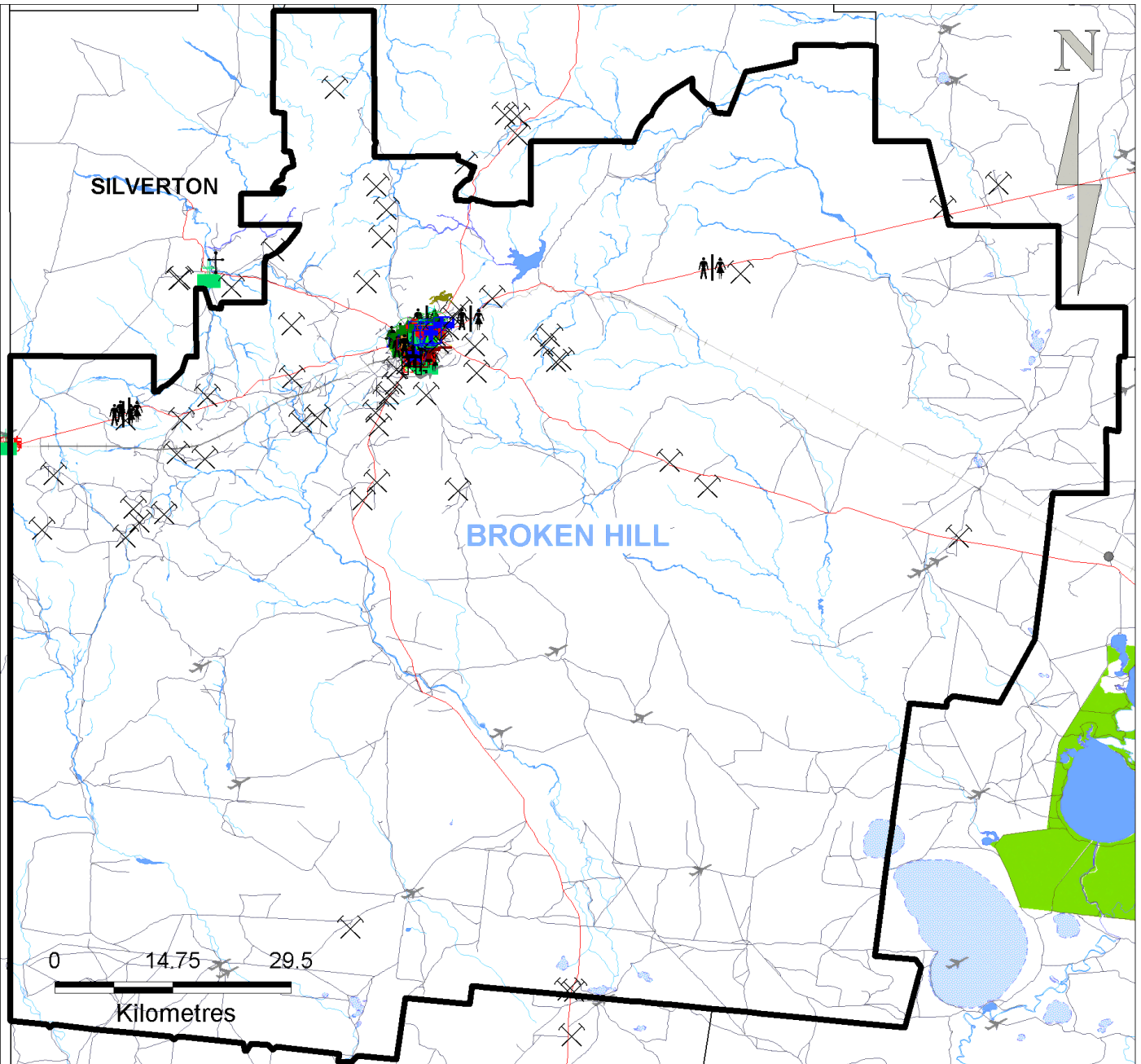
In 2006, 77% of the homes in Broken Hill were owner-occupied compared with 75% in 2011.

Currently the median sales price of houses in the area is \$122,500.

## Median Sale Price



**Area Map**



Shopping Centres: - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
- Sub-regional	Sport Facility	Swimming Centre	University	Post Office
- Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan Park / Camping	Soccer Field	Pre-school	Health Service	Nursing/Retire. Home
Power Station	Hockey	Primary School	Hospital	Police Station
Tourism	Basketball / Netball	Combined School	Zoo / Nature Reserve	Government Admin.
Museum	Golf Course	High School	Beach	Foreign Gov. Represent.
SES Unit	Bus Depot / Train Station	Technical/Business / Trade College	Racecourse	Defence
Airport	Helipad	Waste Disposal	Cemetery / Crematorium	Ferry Terminal



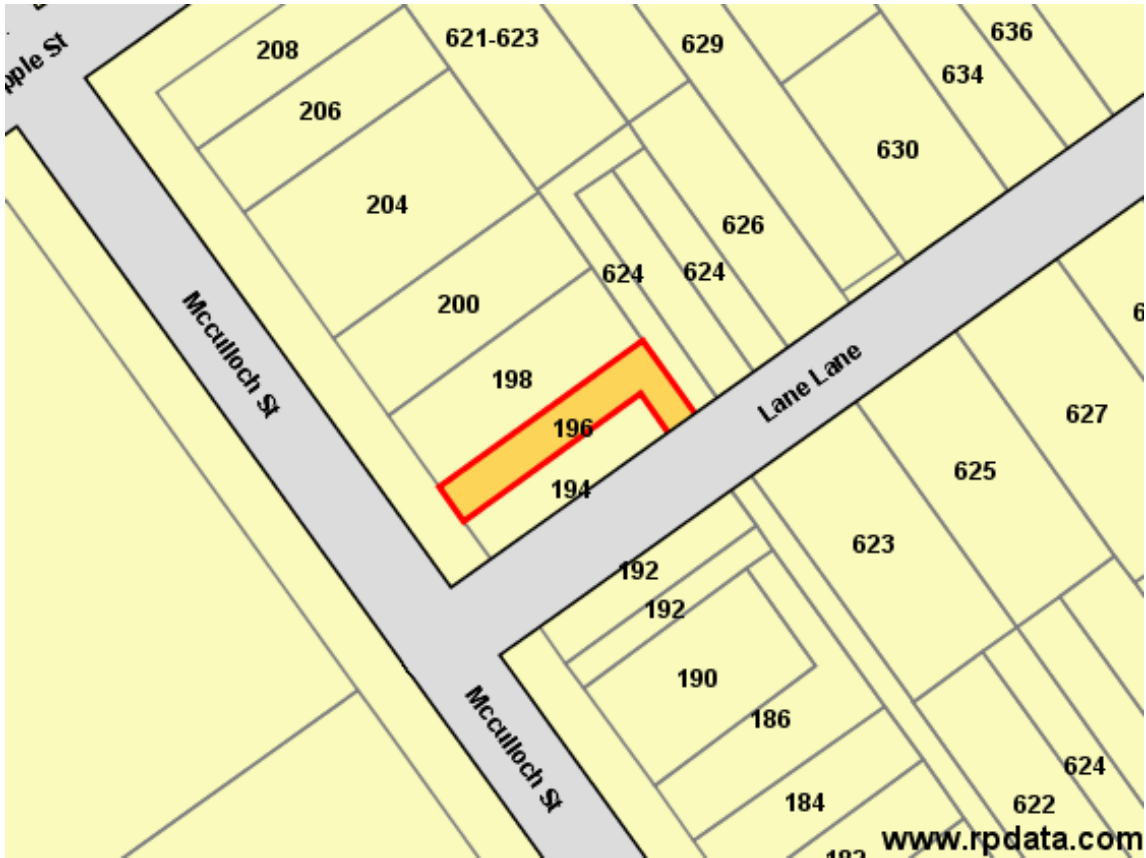
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## Cadastral Map

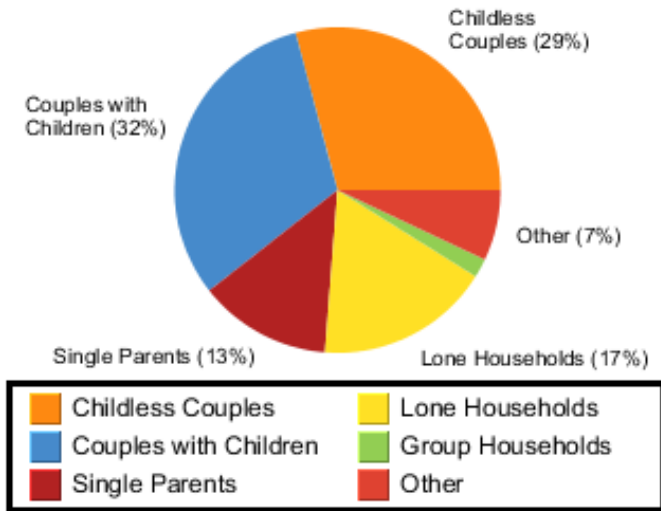


## Aerial Photo

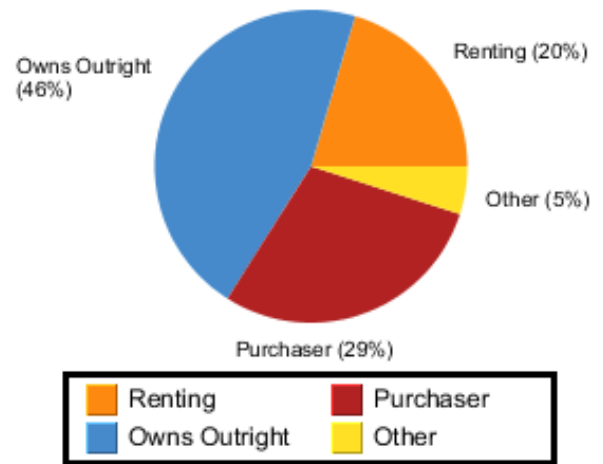


**Demographics**

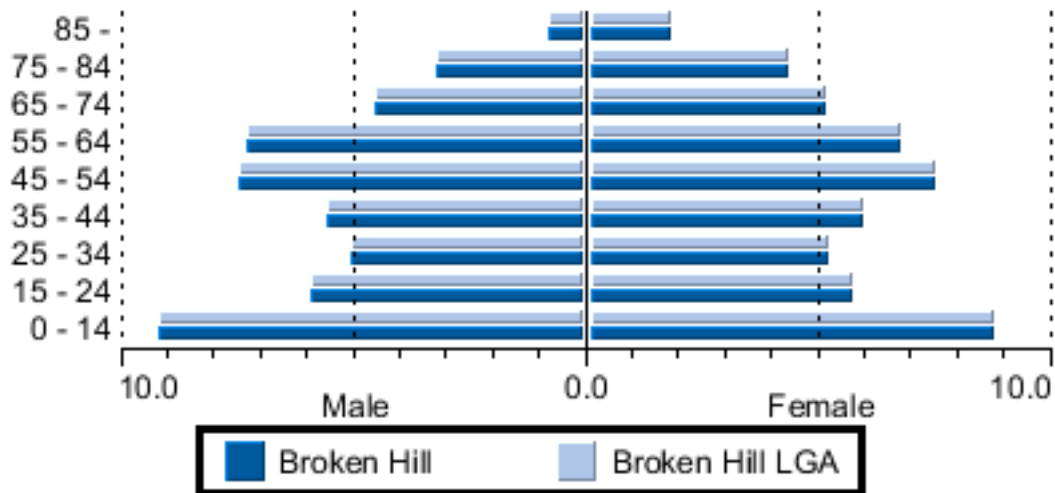
**Household Structure**



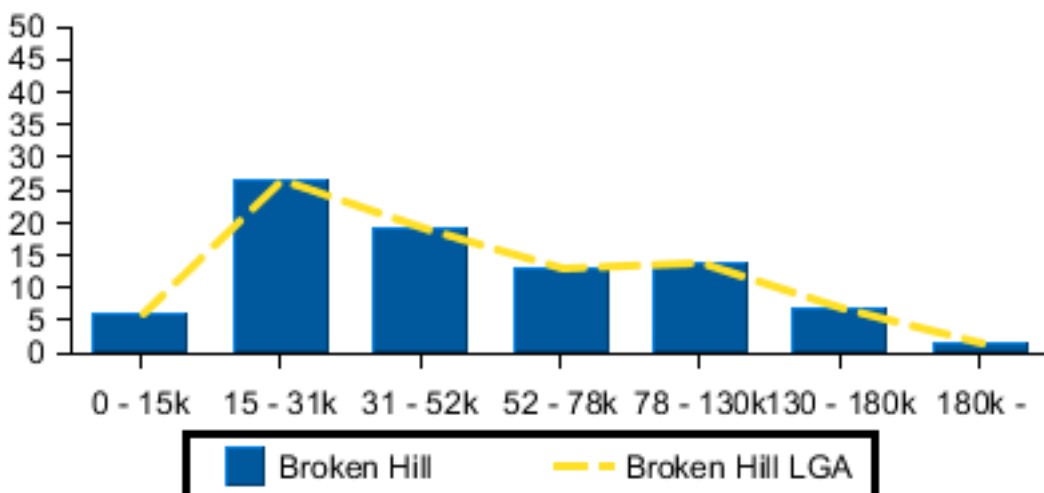
**Household Occupancy**



**Age Sex Ratio**



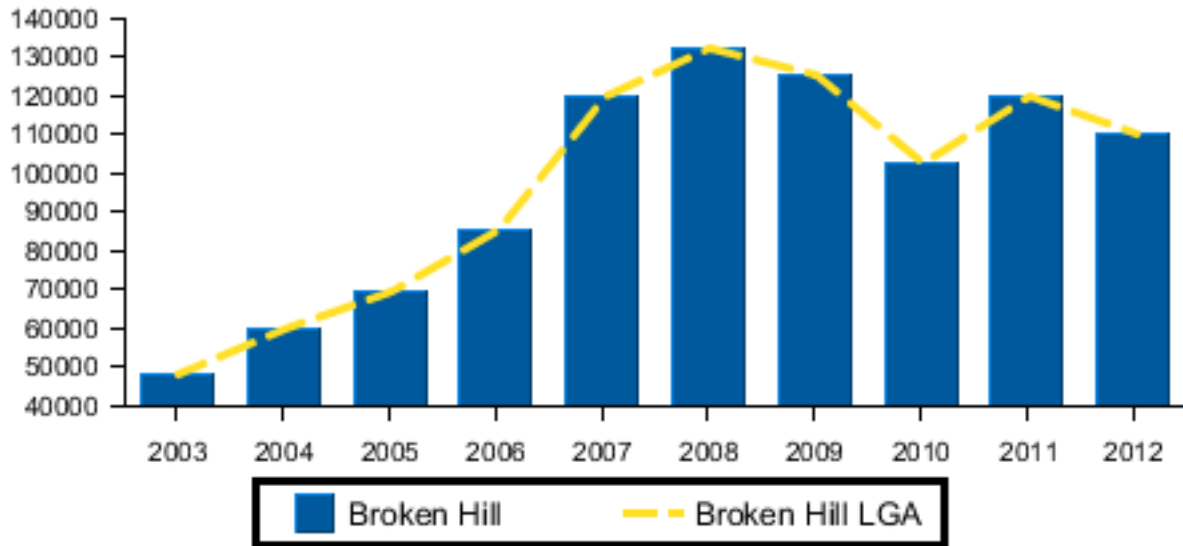
**Household Income**





**All House Statistics**

**Median Sale Price (past 10 years)**



**Capital Growth in Median Prices**

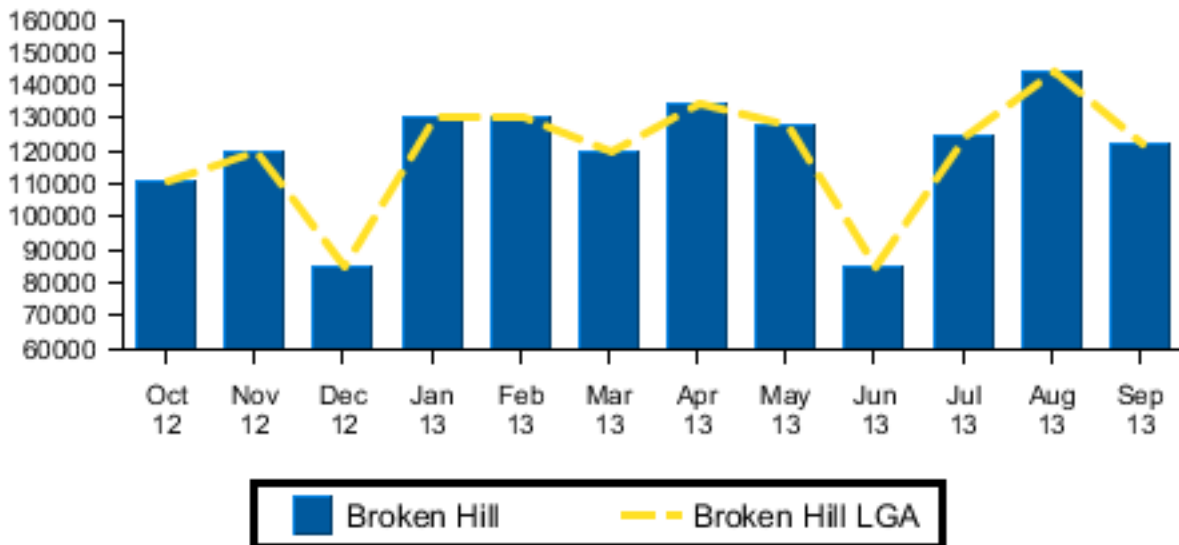
	<b>Broken Hill</b>	<b>Broken Hill LGA</b>
<b>Period</b>	<b>% Change</b>	<b>% Change</b>
2013	13.6%	13.6%
2012	-8.3%	-8.3%
2011	17.1%	17.1%
2010	-18.0%	-18.0%
2009	-5.3%	-5.3%

**All House Statistics**

**Recent Median Sale Prices**

Period	Broken Hill Median Price	Broken Hill LGA Median Price
September 2013	\$ 122,500	\$ 122,500
August 2013	\$ 144,000	\$ 144,000
July 2013	\$ 125,000	\$ 125,000
June 2013	\$ 85,000	\$ 85,000
May 2013	\$ 127,500	\$ 127,500
April 2013	\$ 134,000	\$ 134,000
March 2013	\$ 119,500	\$ 119,500
February 2013	\$ 130,000	\$ 130,000
January 2013	\$ 130,000	\$ 130,000
December 2012	\$ 85,000	\$ 85,000
November 2012	\$ 120,000	\$ 120,000
October 2012	\$ 111,000	\$ 111,000

**Recent Median Sale Prices (Graphed)**



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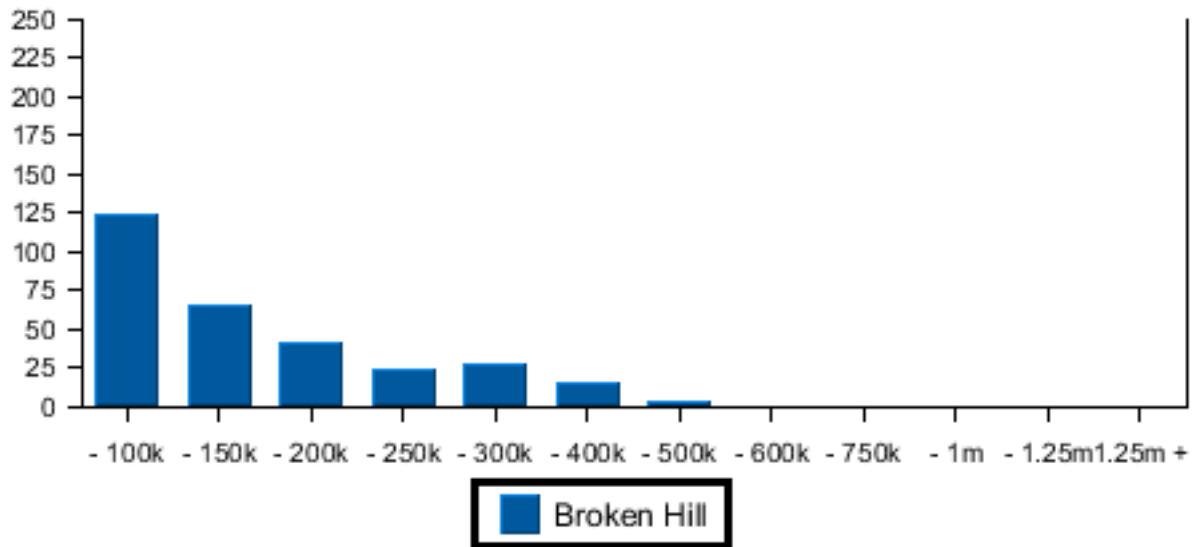
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## All House Statistics

### Number Of House Sales Per Annum

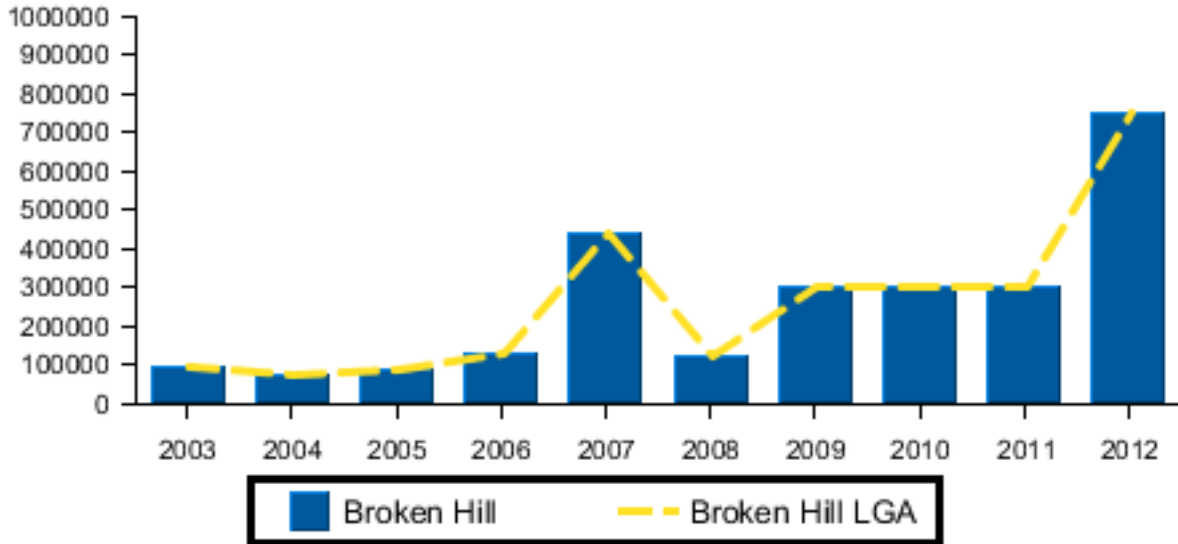
2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 (ytd)
717	584	544	538	609	301	233	215	282	319	261

### Sales by Price (12 months)



**Unit Statistics**

**Median Sale Price (past 10 years)**



**Capital Growth in Median Prices**

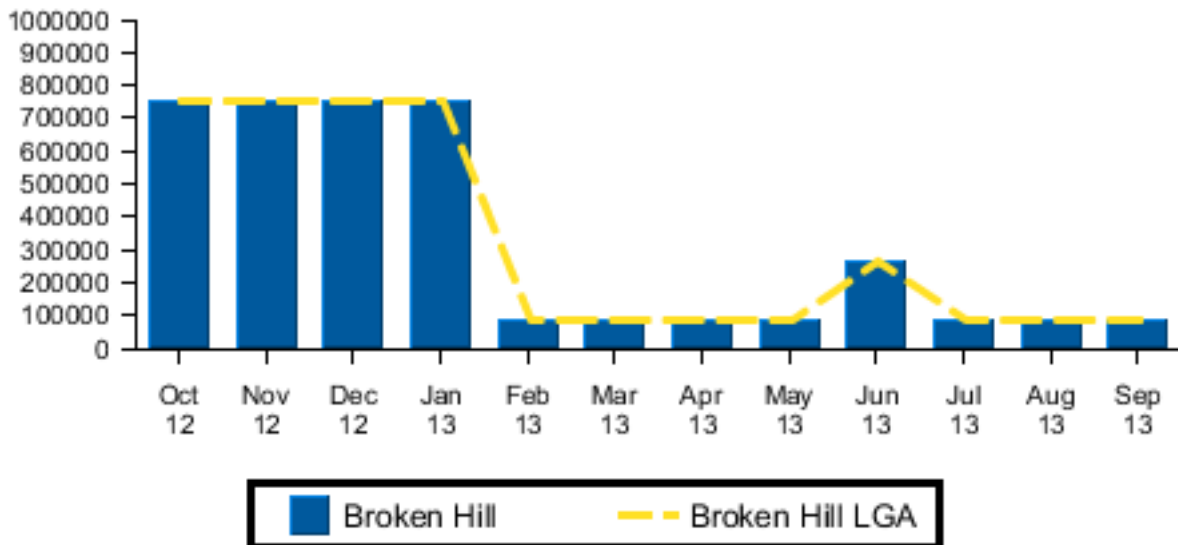
	<b>Broken Hill</b>	<b>Broken Hill LGA</b>
<b>Period</b>	<b>% Change</b>	<b>% Change</b>
2013	-88.7%	-88.7%
2012	155.3%	155.3%
2011	155.3%	155.3%
2010	155.3%	155.3%
2009	155.3%	155.3%

**Unit Statistics**

**Recent Median Sale Prices**

Period	Broken Hill Median Price	Broken Hill LGA Median Price
September 2013	\$ 85,000	\$ 85,000
August 2013	\$ 85,000	\$ 85,000
July 2013	\$ 85,000	\$ 85,000
June 2013	\$ 268,000	\$ 268,000
May 2013	\$ 87,000	\$ 87,000
April 2013	\$ 87,000	\$ 87,000
March 2013	\$ 87,000	\$ 87,000
February 2013	\$ 87,000	\$ 87,000
January 2013		
December 2012		
November 2012		
October 2012		

**Recent Median Sale Prices (Graphed)**





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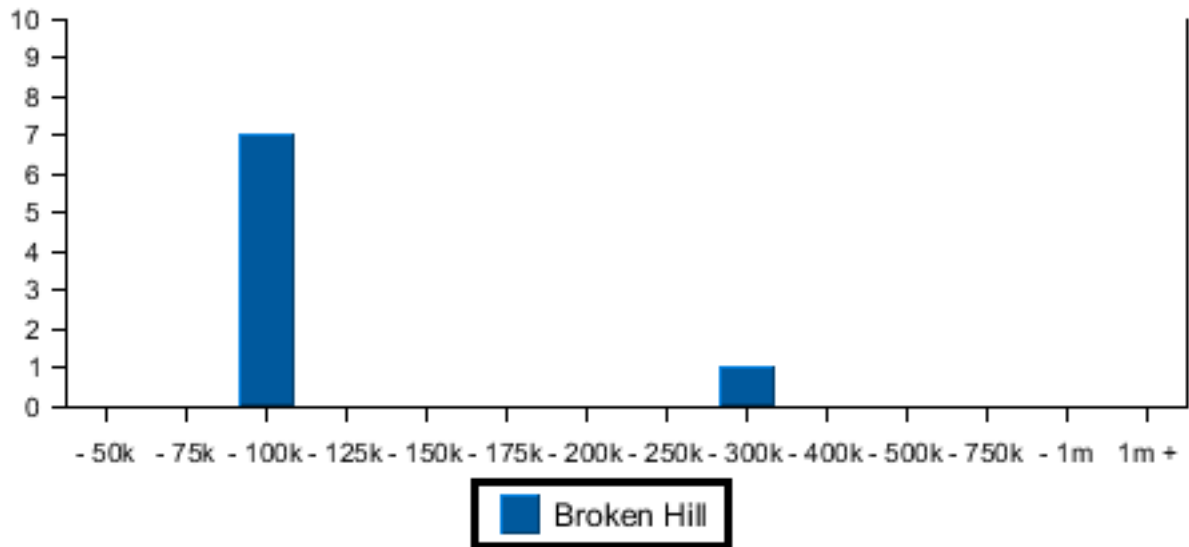
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## Unit Statistics

### Number Of Unit Sales Per Annum

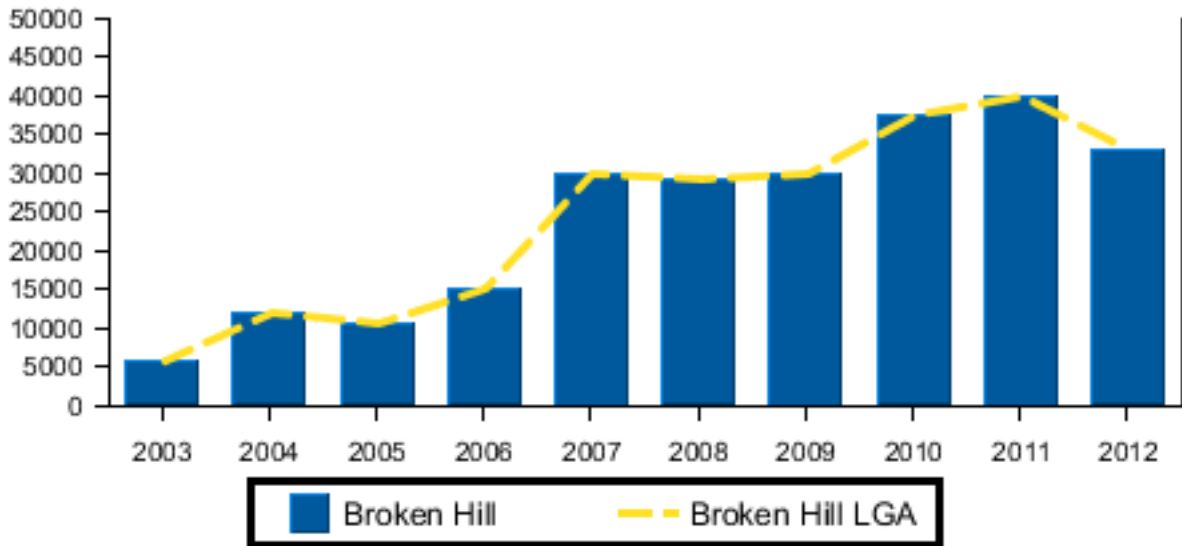
2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 (ytd)
7	5	2	2	5	6	3			1	8

### Sales by Price (12 months)



**Vacant Land Statistics**

**Median Sale Price (past 10 years)**



**Capital Growth in Median Prices**

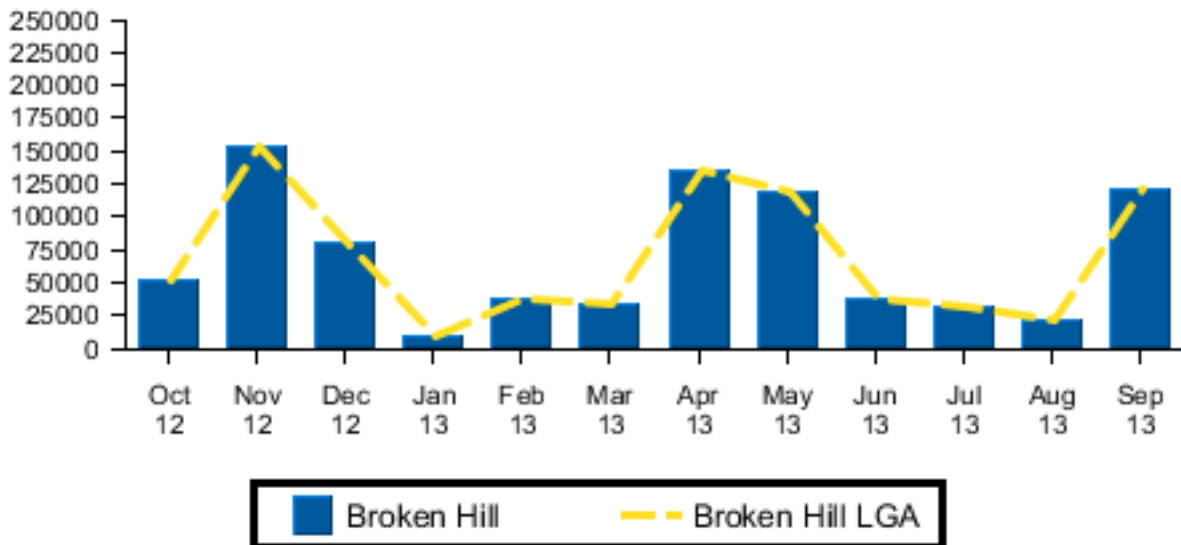
	<b>Broken Hill</b>	<b>Broken Hill LGA</b>
<b>Period</b>	<b>% Change</b>	<b>% Change</b>
2013	-6.1%	-6.1%
2012	-17.5%	-17.5%
2011	6.7%	6.7%
2010	25.0%	25.0%
2009	3.4%	3.4%

**Vacant Land Statistics**

**Recent Median Sale Prices**

Period	Broken Hill	Broken Hill LGA
	Median Price	Median Price
September 2013	\$ 120,000	\$ 120,000
August 2013	\$ 22,000	\$ 22,000
July 2013	\$ 32,000	\$ 32,000
June 2013	\$ 38,500	\$ 38,500
May 2013	\$ 118,500	\$ 118,500
April 2013	\$ 135,000	\$ 135,000
March 2013	\$ 33,000	\$ 33,000
February 2013	\$ 37,500	\$ 37,500
January 2013	\$ 10,000	\$ 10,000
December 2012	\$ 80,000	\$ 80,000
November 2012	\$ 152,500	\$ 152,500
October 2012	\$ 52,500	\$ 52,500

**Recent Median Sale Prices (Graphed)**



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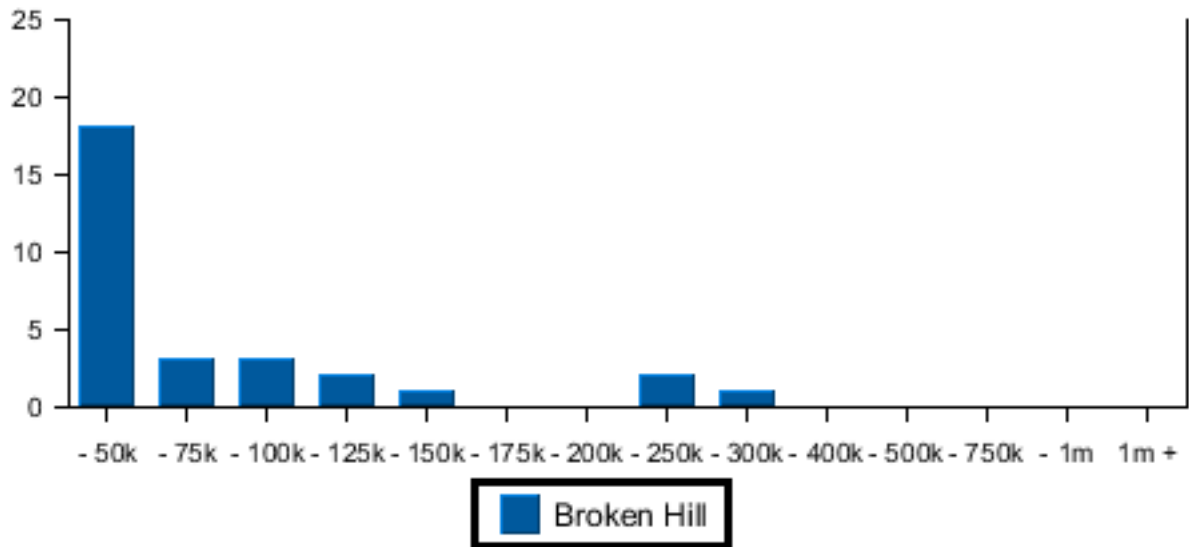
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## Vacant Land Statistics

### Number Of Land Sales Per Annum

2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 (ytd)
34	38	101	77	81	48	14	20	33	20	26

### Sales by Price (12 months)



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