

Blue Mountain Mortgage Brokers
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Property Profile

Prepared for Area Overview
Prepared on 21 May 2012

103 Williams La Broken Hill, New South Wales 2880 BROKEN HILL



HOUSE

Appraisal Price: listed \$65,000

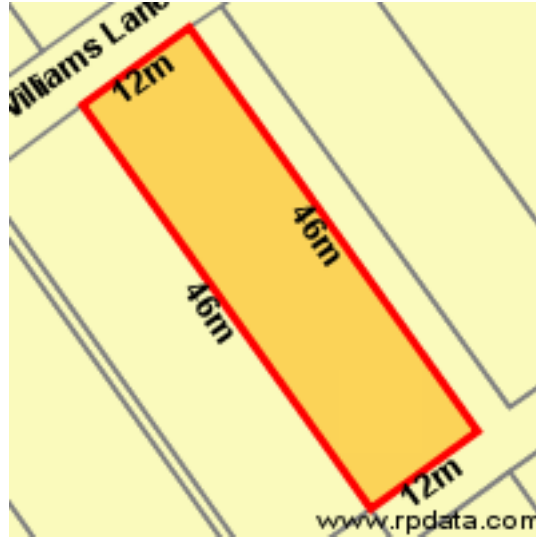
UBD:	BRK2, C7	Lot Plan:	L4/DP3062
Zoning:	Undetermined Or Village		
Land Use:	Single Res Dwelling		
Area:	550 m ²	UCV:	0 - 01/01/30

Presented By:
Ms Anna Rimac

Office: 47586382
Mobile: 0413502559
Email: admin@bmmb.net.au



PROPERTY DIMENSION



ATTRIBUTES

3: Bedrooms
2: Car Spaces

1: Bathrooms

Past Sales

\$68,000	30 THOMAS ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, G13 Sale Date: 04/05/12</p> <p>Attributes: 3BED, 1BATH, 2CAR, 1930YR BUILT</p> <p>Area: 2040 m²</p>
\$128,000	521 MCGOWEN ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK2, C7 Sale Date: 01/05/12</p> <p>Attributes: 4BED, 1BATH, 3CAR, 2LUG</p> <p>Area: 9735 M approx.</p>
\$125,000	159 BURKE ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK3, F4 Sale Date: 04/04/12</p> <p>Attributes: 2BED, 1BATH, 2CAR, 1LUG</p> <p>Area: 930 m²</p>
\$72,000	343 WOLFRAM ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK2, F9 Sale Date: 16/03/12</p> <p>Attributes: 2BED, 1BATH, 1CAR</p> <p>Area: 519 m²</p>
\$115,000	722 BLENDE ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, M16 Sale Date: 15/03/12</p> <p>Attributes: 3BED, 1BATH, 1CAR</p> <p>Area: 1010 m²</p>
\$60,000	237 SULPHIDE ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, K7 Sale Date: 14/03/12</p> <p>Attributes: 2BED, 1BATH, 2CAR</p> <p>Area:</p>
\$97,500	181 MURTON ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK2, E5 Sale Date: 08/03/12</p> <p>Attributes: 3BED, 1BATH, 1CAR, 1LUG, 1920YR BUILT</p> <p>Area: 773 m²</p>

Past Sales

\$90,000	462 LANE ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, N12 Sale Date: 22/02/12</p> <p>Attributes: 3BED, 1BATH, 2LUG, 1930YR BUILT</p> <p>Area: 464 m²</p>
\$95,000	76 NICHOLLS ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, F16 Sale Date: 20/02/12</p> <p>Attributes: 2BED, 1BATH, 1CAR, 1LUG, 1920YR BUILT</p> <p>Area: 899 m²</p>
\$150,000	696 ARGENT ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, N16 Sale Date: 20/02/12</p> <p>Attributes: 2BED, 1BATH, 1CAR, 2LUG, MROAD</p> <p>Area: 512 m²</p>
\$100,000	332 BERYL ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, L16 Sale Date: 09/02/12</p> <p>Attributes: 3BED, 2BATH, 1CAR</p> <p>Area: 481 m²</p>
\$65,000	74 CUMMINS ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, G10 Sale Date: 06/02/12</p> <p>Attributes: 2BED, 1BATH, 1CAR, 1LUG</p> <p>Area: 436 m²</p>
\$90,000	84 MARKS ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, M13 Sale Date: 31/01/12</p> <p>Attributes: 3BED, 1BATH, 2CAR, 2LUG</p> <p>Area: 1012 m²</p>
\$75,000	525 LANE ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, N12 Sale Date: 21/12/11</p> <p>Attributes: 3BED, 1BATH</p> <p>Area: 1012 m²</p>


Past Sales

\$65,000	251 CHLORIDE ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK2, A11 Sale Date: 15/12/11</p> <p>Attributes: 2BED, 1BATH, 1CAR</p> <p>Area: 405 m²</p>
\$90,000	99 WYMAN ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, E11 Sale Date: 15/12/11</p> <p>Attributes: 4BED, 1BATH, 1CAR</p> <p>Area: 1012 m²</p>
\$100,000	716 BLENDE ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, M16 Sale Date: 07/12/11</p> <p>Attributes: 2BED, 1BATH, 11CAR</p> <p>Area: 506 m²</p>
\$80,000	113 RYAN ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK3, F5 Sale Date: 02/12/11</p> <p>Attributes: 3BED, 1BATH, 2CAR, 1LUG, 1900YR BUILT</p> <p>Area: 861 m²</p>
\$71,000	337 PIPER ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK3, N6 Sale Date: 30/11/11</p> <p>Attributes: 3BED, 1BATH, 2CAR, 1920YR BUILT</p> <p>Area: 1011 m²</p>
\$121,000	80 WILLS LA BROKEN HILL, NSW 2880
	<p>Map Ref: BRK3, F2 Sale Date: 25/11/11</p> <p>Attributes: 3BED, 1BATH, 1CAR, 1LUG</p> <p>Area: 892 m²</p>
\$65,000	140 PIPER ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK3, N6 Sale Date: 24/11/11</p> <p>Attributes: 2BED, 1BATH</p> <p>Area: 506 m²</p>

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Past Sales

\$120,000	156 BISMUTH ST BROKEN HILL, NSW 2880
	<p>Map Ref: BRK1, H15 Sale Date: 24/11/11</p> <p>Attributes: 3BED, 1BATH, 1CAR, 1920YR BUILT</p> <p>Area: 514 m²</p>

Market Comparison

* denotes sale type of auction.

denotes Agents Advice.

House

41 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
\$ 79,000	\$ 79,000	184		0.00 %		0.00 %

Attributes: 3BED,1BATH,1CAR

Area: 500 m²

680 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
\$ 125,000	\$ 125,000	19		0.00 %		0.00 %

Attributes: 2BED,1BATH,2CAR

Area: 1012 m²

9 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
\$ 65,000	\$ 0	140				

Attributes: 3BED,1BATH,1LUG

Area: 506 m²

76 BAGOT 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
\$ 129,000	\$ 129,000	16		0.00 %		0.00 %

Attributes: 2BED,1BATH,1CAR

Area: 288 m²

546 BATHURST 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
\$ 85,000	\$ 85,000	104		0.00 %		0.00 %

Attributes: 2BED,1BATH

Area: 316 m²

753 BERYL 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
\$ 140,000	\$ 140,000	81		0.00 %		0.00 %

Attributes: 5BED,1BATH,2LUG

Area: 784 m²

589 BLENDE 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
\$ 139,000	\$ 139,000	660		0.00 %		0.00 %

Attributes: 3BED,1BATH,1LUG


Area: 1138 m²

Market Comparison

25 BOUGHTMAN 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
	\$ 112,000	\$ 109,000	1101		-2.68 %		-2.68 %
Attributes: 3BED,1BATH,1LUG							Area: 1062 m ²


93 BOUGHTMAN 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
	\$ 112,000	\$ 79,000	198		-29.46 %		-29.46 %
Attributes: 2BED,1BATH,1CAR							Area: 622 m ²

764 BRADY 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
	\$ 95,000	\$ 95,000	73		0.00 %		0.00 %
Attributes: 2BED,1BATH							Area: 868 m ²


159 BURKE 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
	\$ 125,000	\$ 125,000	129	\$ 125,000	0.00 %	0.00 %	0.00 %
Attributes: 2BED,1BATH,2CAR,1LUG							Area: 930 m ²


162 CHAPPLE 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
	\$ 69,500	\$ 69,500	116		0.00 %		0.00 %
Attributes: 3BED,1BATH							Area: 980 m ²

518 CHAPPLE 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
	\$ 85,000	\$ 69,000	29		-18.82 %		-18.82 %
Attributes: 3BED,1BATH,1CAR							Area: 524 m ²

182 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
	\$ 79,000	\$ 81,500	146		3.16 %		3.16 %
Attributes: 3BED,1BATH,1CAR							Area: 506 m ²

Market Comparison

36 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
	\$ 180,000	\$ 120,000	1286	\$ 115,000	-33.33 %	-4.17 %	-36.11 %
Attributes: 2BED,1BATH,1CAR							Area: 506 m ²


323 DUFF 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
	\$ 60,000	\$ 60,000	33		0.00 %		0.00 %
Attributes: 3BED,1BATH,1CAR							Area: 1034 m ²


154 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
	\$ 80,000	\$ 80,000	338		0.00 %		0.00 %
Attributes: 3BED,1BATH							Area: 641 m ²


107 GAFFNEY 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
	\$ 69,000	\$ 69,000	29		0.00 %		0.00 %
Attributes: 3BED,1BATH							Area: 1686 m ²


349 GARNET 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
	\$ 85,000	\$ 85,000	32		0.00 %		0.00 %
Attributes: 3BED,1BATH,2CAR							Area: 839 m ²

106 IODIDE 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
	\$ 69,000	\$ 69,000	17		0.00 %		0.00 %
Attributes: 3BED,1BATH,1CAR							Area: 272 m ²

666 LANE 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
	\$ 75,000	\$ 75,000	81		0.00 %		0.00 %
Attributes: 3BED,1BATH,1LUG							Area: 390 m ²

Market Comparison

157 NEWTON 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
\$ 94,950	\$ 89,000	99		-6.27 %		-6.27 %

Attributes: 3BED,1BATH,1LUG

Area: 734 m²

151 NEWTON 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
\$ 125,000	\$ 125,000	29		0.00 %		0.00 %

Attributes: 3BED,1BATH,1LUG

Area: 816 m²

2 PATTON 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
\$ 135,000	\$ 135,000	66	\$ 105,000	0.00 %	-22.22 %	-22.22 %

Attributes: 3BED,1BATH,1LUG

Area: 1012 m²

2 PICTON 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
\$ 75,000	\$ 75,000	6		0.00 %		0.00 %

Attributes: 3BED,1BATH,2CAR

Area: 822 m²

237 PIPER 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
\$ 61,500	\$ 61,500	1		0.00 %		0.00 %

Attributes: 3BED,1BATH,1LUG

Area: 736 m²

237 SULPHIDE 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
\$ 82,000	\$ 0	314	\$ 60,000			-26.83 %

Attributes: 2BED,1BATH,2CAR

Area:

30 THOMAS 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
\$ 82,000	\$ 77,000	166	\$ 68,000	-6.10 %	-11.69 %	-17.07 %

Attributes: 2BED,1BATH,2CAR

Area: 2040 m²

Broken Hill

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Area Profile

The size of Broken Hill is approximately 7165 km². 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 2001 was 20,425 people. By 2006 the population was 19,359 showing a population decline of 5 % in the area during that time.

The predominant age group in Broken Hill is 40 - 49 years.

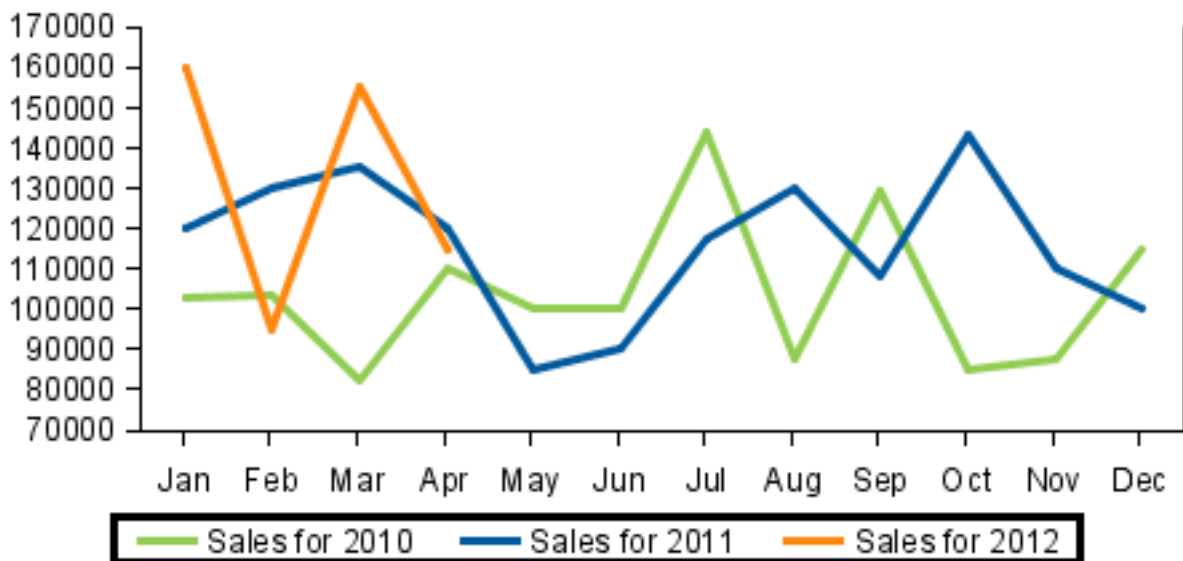
Households in Broken Hill are primarily sole parent and are likely to be repaying between \$400.00 - \$600.00 per month on mortgage repayments.

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

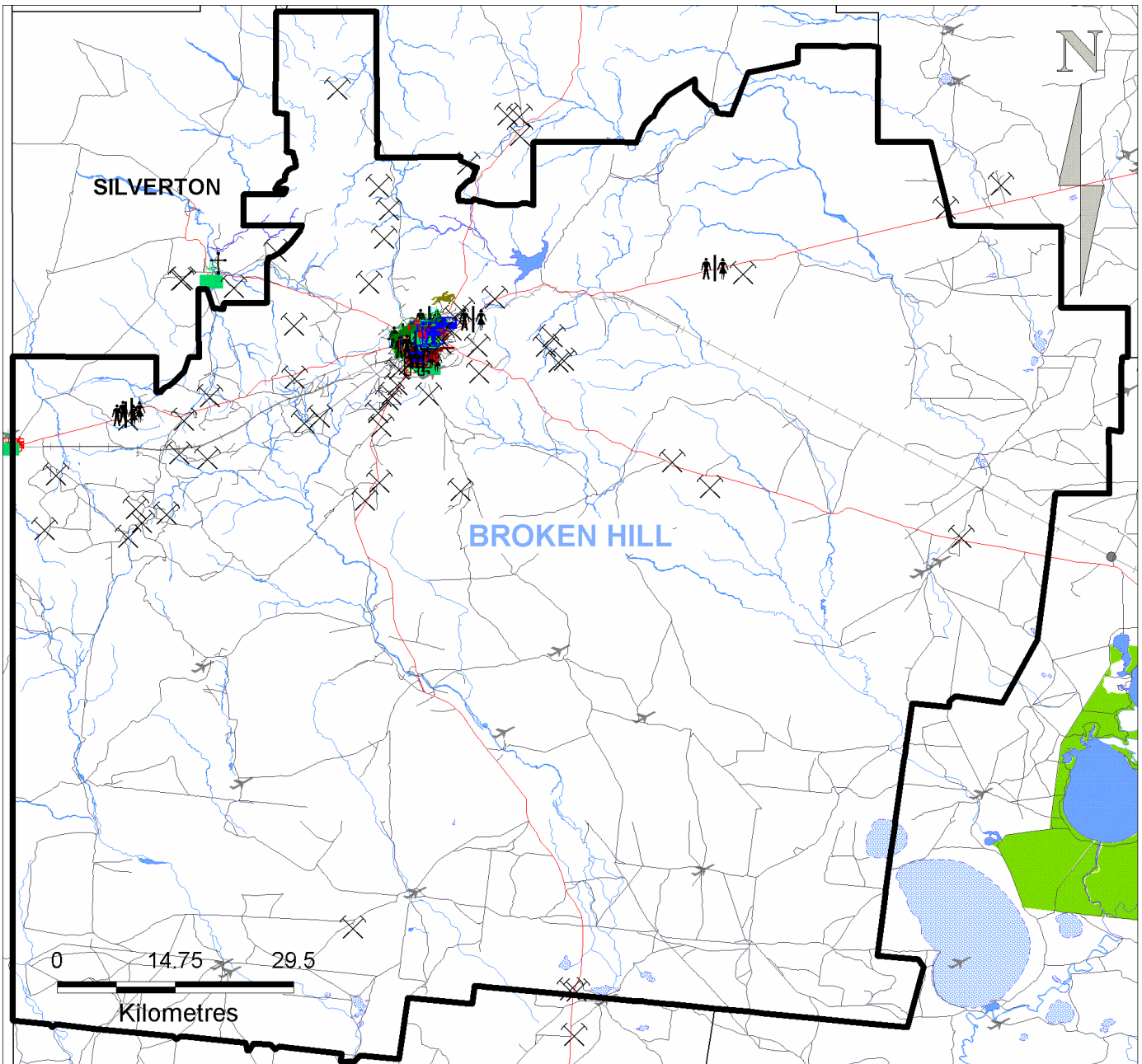
In 2001, 75% of the homes in Broken Hill were owner-occupied compared with 77% in 2006.

Currently the median sales price of houses in the area is \$115,000.

Median Sale Price



Area Map



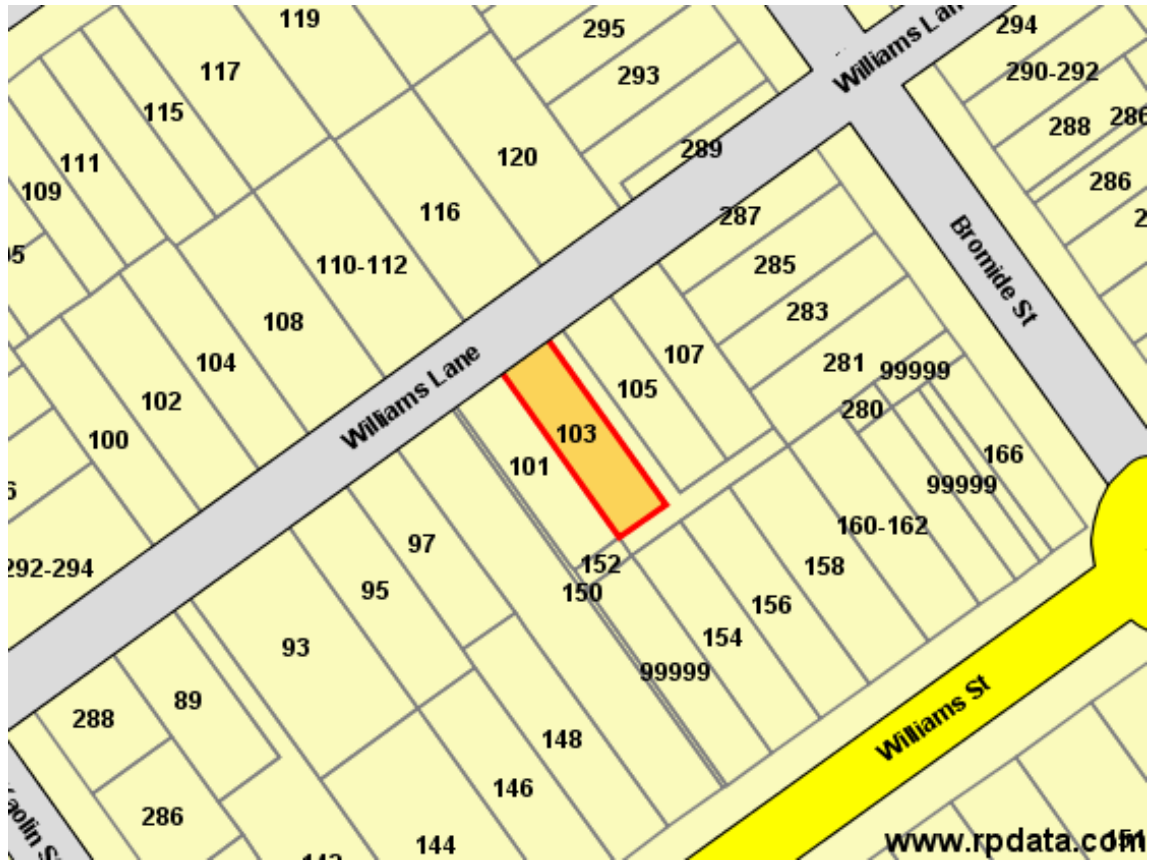
Shopping Centres: - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
- Sub-regional	Sport Facility	Swimming Centre	University	Post Office
- Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan 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

Broken Hill

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Cadastral Map



Aerial Photo



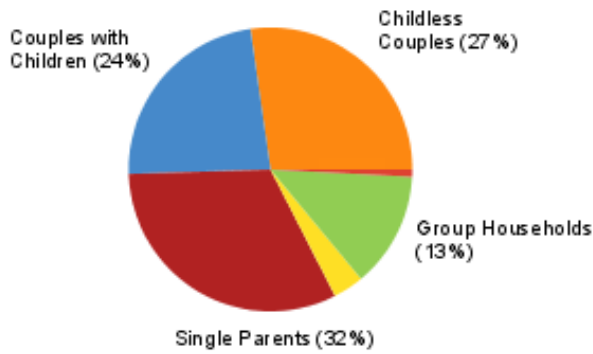
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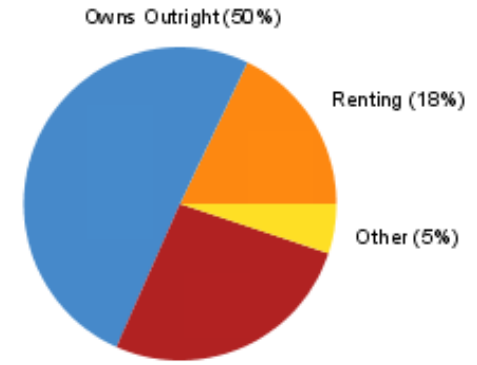


Demographics

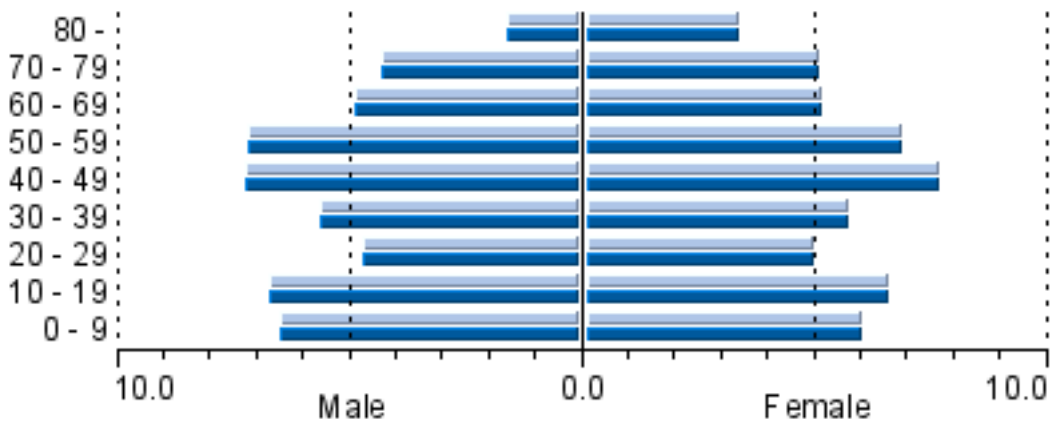
Household Structure



Household Occupancy



Age Sex Ratio



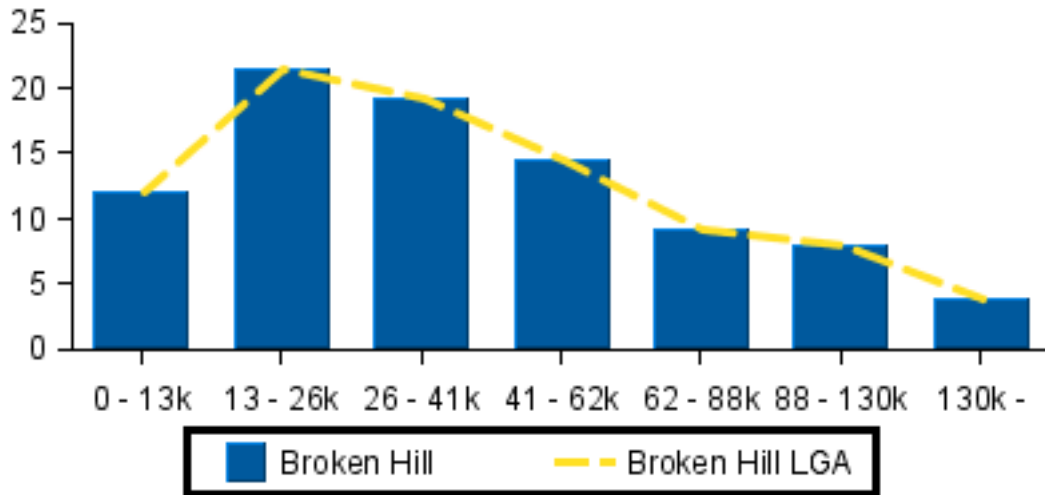
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Demographics

Household Income



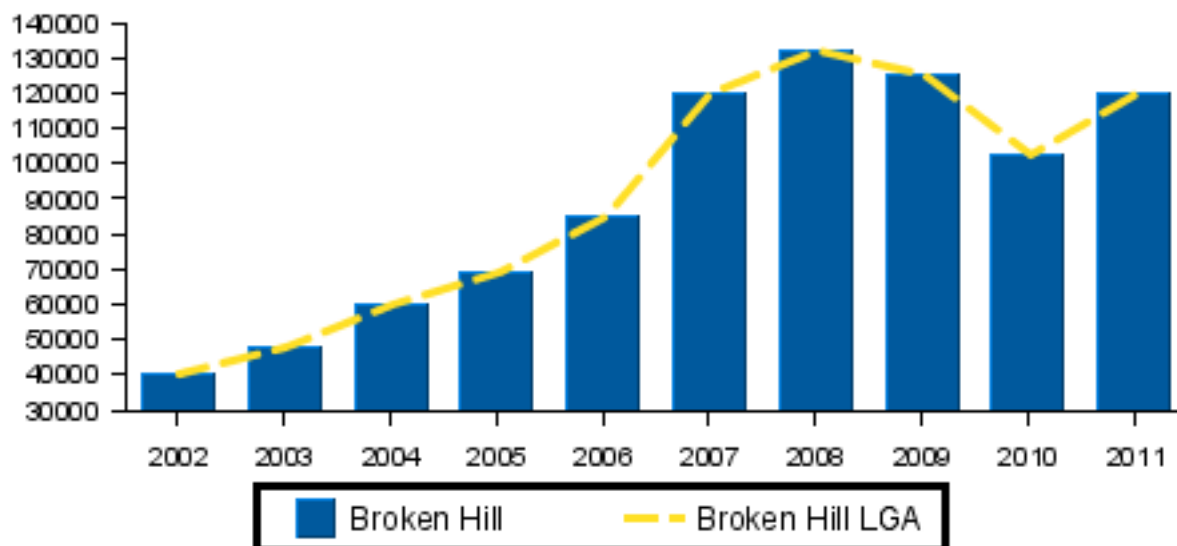
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All House Statistics

Median Sale Price (past 10 years)



Capital Growth in Median Prices

Period	Broken Hill % Change	Broken Hill LGA % Change
2012	2.1%	2.1%
2011	17.1%	17.1%
2010	-18.0%	-18.0%
2009	-5.3%	-5.3%
2008	10.0%	10.0%

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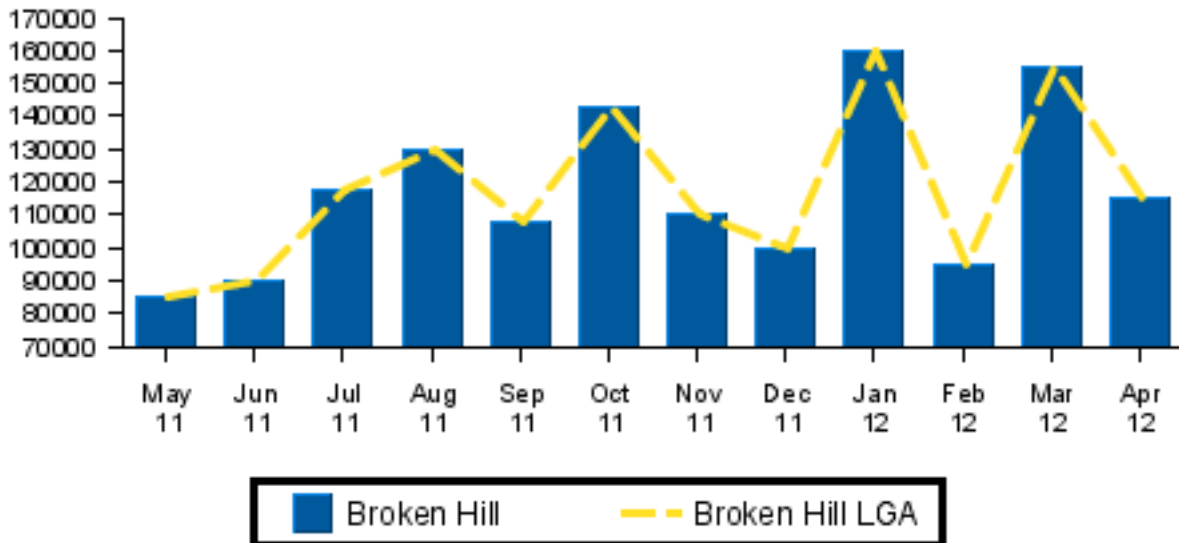


All House Statistics

Recent Median Sale Prices

Period	Broken Hill Median Price	Broken Hill LGA Median Price
April 2012	\$ 115,000	\$ 115,000
March 2012	\$ 155,000	\$ 155,000
February 2012	\$ 95,000	\$ 95,000
January 2012	\$ 160,000	\$ 160,000
December 2011	\$ 100,000	\$ 100,000
November 2011	\$ 110,000	\$ 110,000
October 2011	\$ 143,000	\$ 143,000
September 2011	\$ 108,000	\$ 108,000
August 2011	\$ 130,000	\$ 130,000
July 2011	\$ 117,500	\$ 117,500
June 2011	\$ 90,000	\$ 90,000
May 2011	\$ 85,000	\$ 85,000

Recent Median Sale Prices (Graphed)



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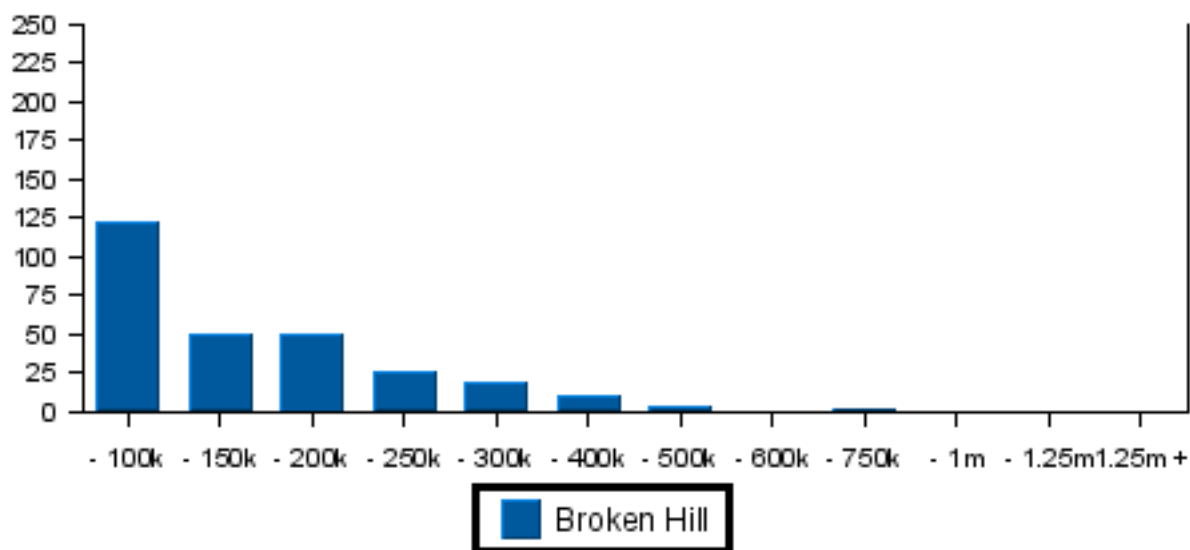


All House Statistics

Number Of House Sales Per Annum

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012 (ytd)
589	717	584	544	538	609	301	233	215	275	66

Sales by Price (12 months)



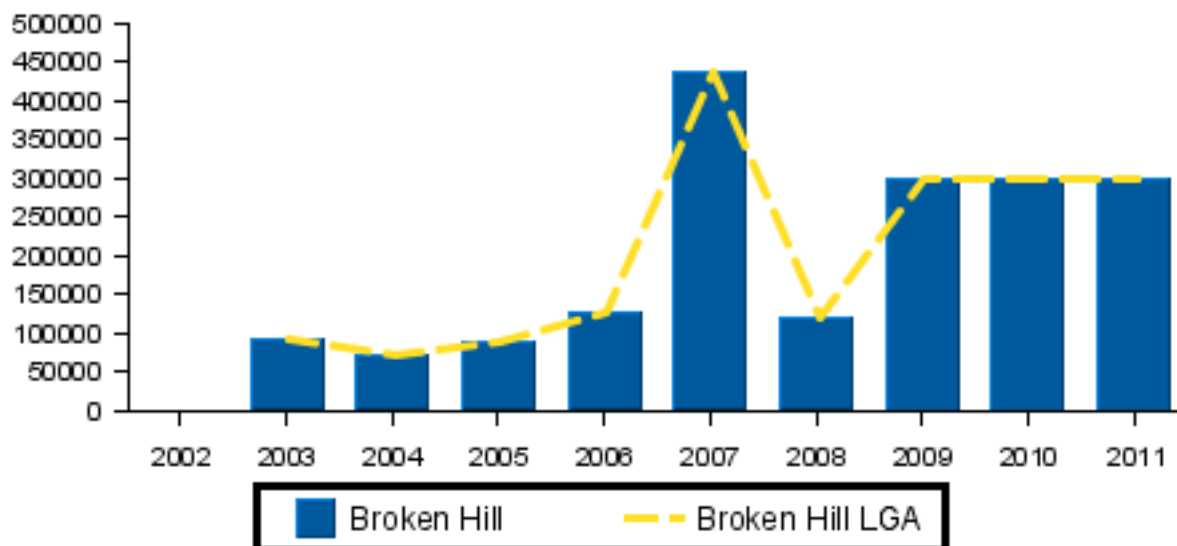
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Unit Statistics

Median Sale Price (past 10 years)



Capital Growth in Median Prices

	Broken Hill	Broken Hill LGA
Period	% Change	% Change
2012	155.3%	155.3%
2011	155.3%	155.3%
2010	155.3%	155.3%
2009	155.3%	155.3%
2008	-73.0%	-73.0%

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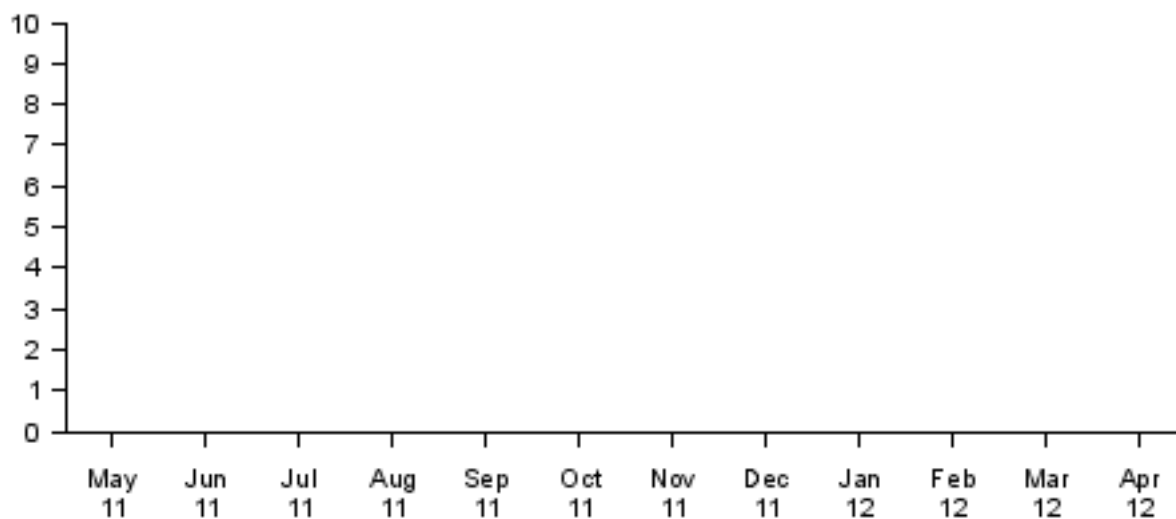


Unit Statistics

Recent Median Sale Prices

Period	Broken Hill Median Price	Broken Hill LGA Median Price
April 2012		
March 2012		
February 2012		
January 2012		
December 2011		
November 2011		
October 2011		
September 2011		
August 2011		
July 2011		
June 2011		
May 2011		

Recent Median Sale Prices (Graphed)



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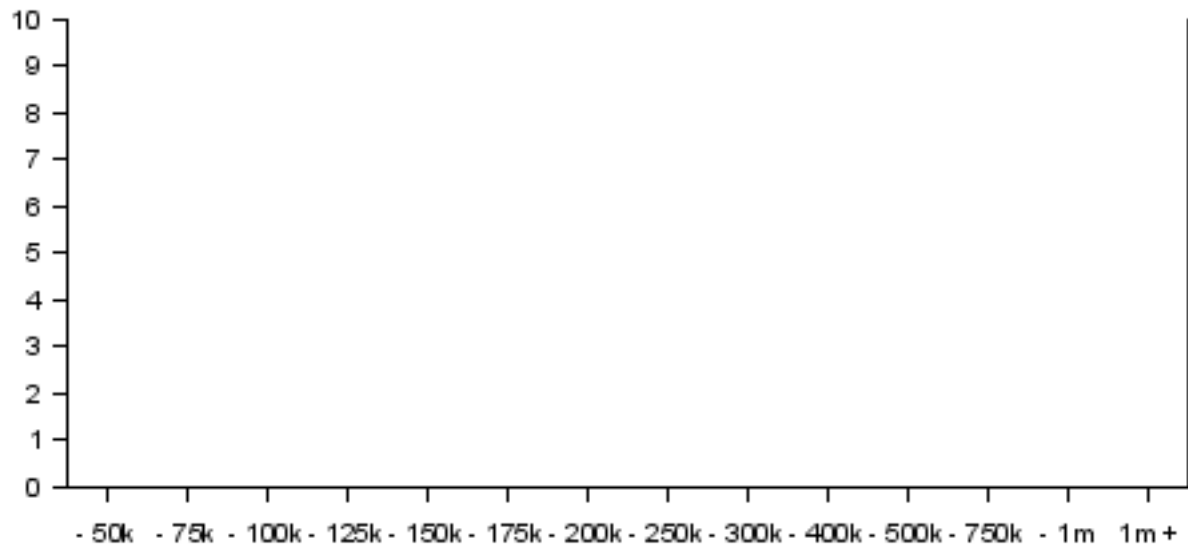


Unit Statistics

Number Of Unit Sales Per Annum

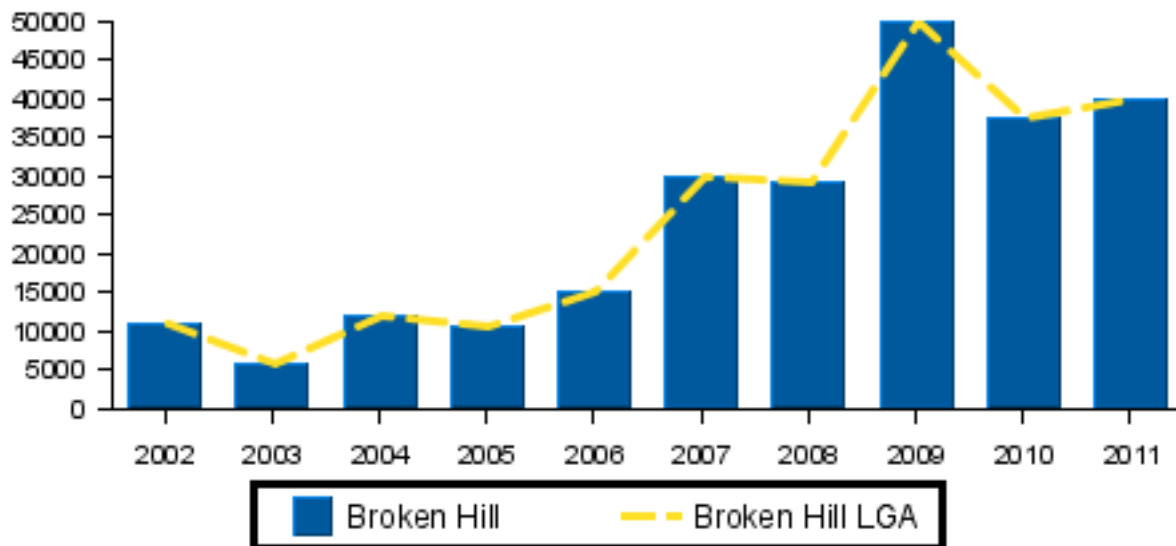
2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012 (ytd)
	7	5	2	2	5	6	3			

Sales by Price (12 months)



Vacant Land Statistics

Median Sale Price (past 10 years)



Capital Growth in Median Prices

Period	Broken Hill	Broken Hill LGA
	% Change	% Change
2012	150.0%	150.0%
2011	6.7%	6.7%
2010	-25.0%	-25.0%
2009	72.4%	72.4%
2008	-3.3%	-3.3%

Broken Hill

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 New South Wales 2779 Australia
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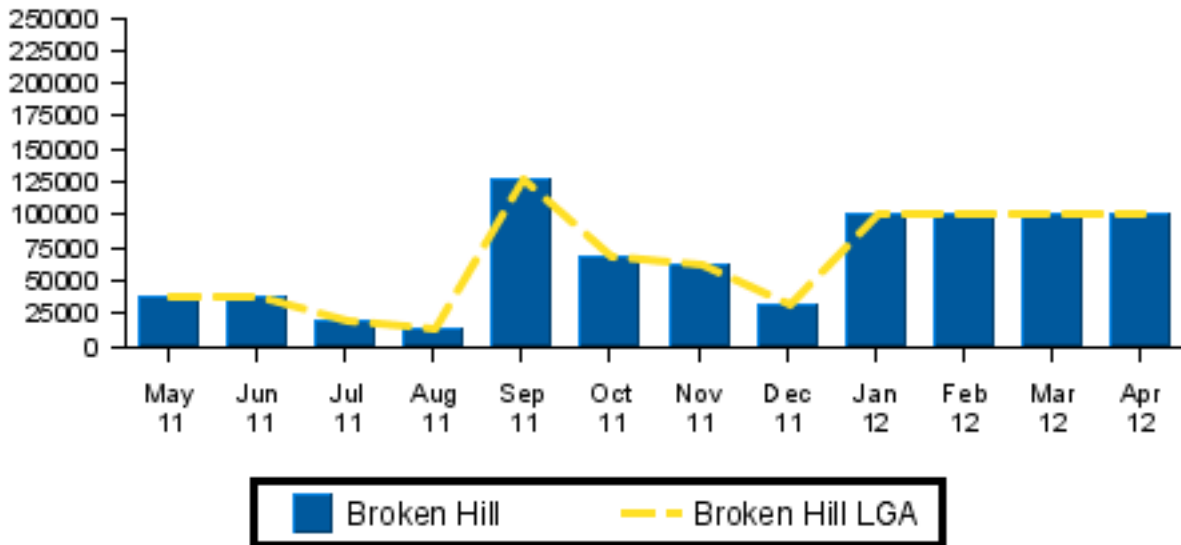


Vacant Land Statistics

Recent Median Sale Prices

Period	Broken Hill Median Price	Broken Hill LGA Median Price
April 2012	\$ 100,000	\$ 100,000
March 2012	\$ 100,000	\$ 100,000
February 2012	\$ 100,000	\$ 100,000
January 2012	\$ 100,000	\$ 100,000
December 2011	\$ 32,000	\$ 32,000
November 2011	\$ 62,500	\$ 62,500
October 2011	\$ 67,500	\$ 67,500
September 2011	\$ 126,500	\$ 126,500
August 2011	\$ 13,750	\$ 13,750
July 2011	\$ 20,000	\$ 20,000
June 2011	\$ 37,652	\$ 37,652
May 2011	\$ 37,652	\$ 37,652

Recent Median Sale Prices (Graphed)



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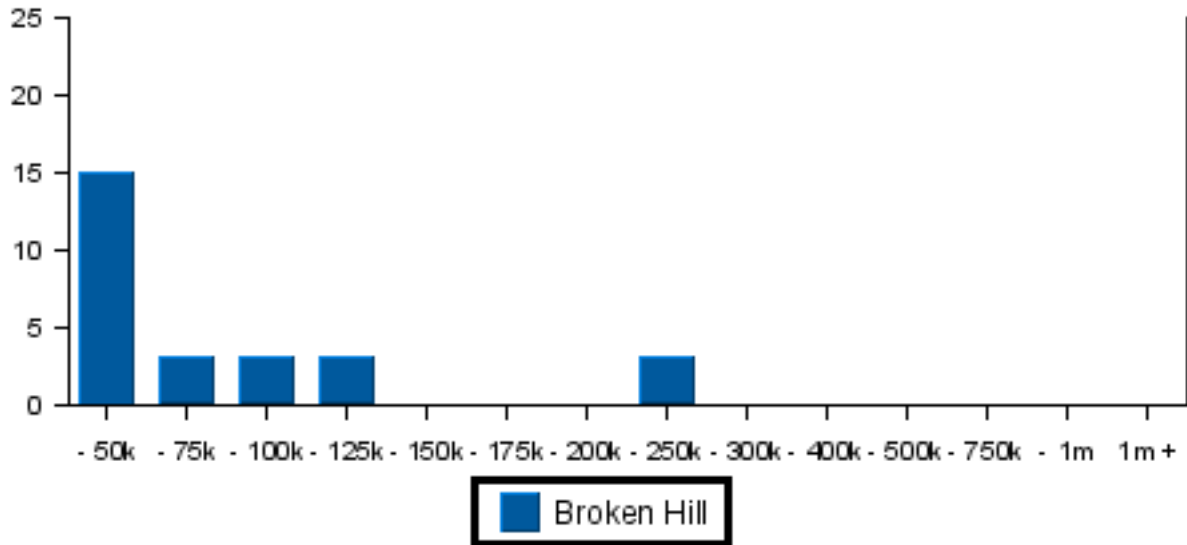


Vacant Land Statistics

Number Of Land Sales Per Annum

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012 (ytd)
27	34	38	101	77	81	48	13	20	33	1

Sales by Price (12 months)



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