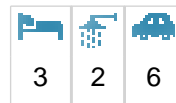


# 112 Mundaring Weir Rd, Kalamunda 6076



## PRICE ESTIMATE for 112 Mundaring Weir Rd, Kalamunda 6076

### CURRENT MARKET PRICE ESTIMATE

**\$728,000**

Probable Value Range: \$711,000 to \$746,000



### Comparison to House Median Price for Kalamunda

The market price estimate for this property is \$188,000 above (34.8%) the median price of \$540,000.

### Comparison to Customer Estimate

The market price estimate for this property is \$89,000 above (13.9%) the customer estimate of \$639,000.

## PRICE ESTIMATE CONFIDENCE SCORE



### Confidence Score

The Confidence Score combines key indicators that determine the usability profile for each Price Estimate. The indicators assess the Accuracy, Risk, Reliability & Evidence supporting the Price Estimate.




The Confidence Score is ranked from 1(Best) to 5(Worst) and associated with a Traffic Light indicator displayed as;

- Green:** 1, 2, 3 & 4
- Orange:** 5
- Red:** X (Do not use)

**PROPERTY SUMMARY for 112 Mundaring Weir Rd, Kalamunda 6076**



**Property Type:** house

**Attributes:** 3  2  6 

**Area Size:** Approximately 5933 sqm

**Local Govt:** Kalamunda

**Distance To:** Perth CBD 20.4km  
Forrestfield South Stn 8.9km

**Owner Name:** Platt Jane Susan

**Lot Number:** 14

**Plan Number:** P5213

**Features:**

Air Conditioning, Balcony, Courtyard, Ensuite, Fireplace

[View Recently Listed Advertisement\(Mar 12\)](#)

**PRICE HISTORY for 112 Mundaring Weir Rd, Kalamunda 6076**

**Final Sale Price History**

Date	Price	Property Type	Type of Sale	Sale Result	Selling Agent
4-Aug-2005	\$460,000	House	Private Treaty	Sold	
11-Dec-2001	\$215,000	House	Private Treaty	Sold	
2-Aug-1994	\$165,000	House	Private Treaty	Sold	

**On the Market Price History**

Advertised	Asking Price	Property Type	Type of Sale	Selling Agent
17-Aug-2012	Not Disclosed	House	Private Treaty	Harcourts Kalamunda
19-Jul-2012	\$649,000	House	Private Treaty	Ray White Kalamunda
19-Jun-2012	\$649,000	House	Private Treaty	Ray White Kalamunda
24-May-2012	\$659,000	House	Private Treaty	Ray White Kalamunda
19-Apr-2012	\$699,000	House	Private Treaty	Ray White Kalamunda
29-Mar-2012	\$729,000	House	Private Treaty	Ray White Kalamunda
16-Mar-2012	\$749,000	House	Private Treaty	Ray White Kalamunda
3-Mar-2012	Not Disclosed	House	Private Treaty	Ray White Kalamunda
2-Mar-2012	\$749,000	House	Private Treaty	Ray White Kalamunda

## MARKET SNAPSHOT for Postcode 6076

### Reported Sales

No. of Houses sold (last 12 mths)	279
Highest Sold Price	\$1,220,000
Lowest Sold Price	\$80,000
Median Sold Price	\$555,000

### Advertised For Sale/Auction

No. of Houses (last 12 mths)	551
Highest Listing Price	\$6,420,000
Lowest Listing Price	\$4,000
Median Listing Price	\$620,000

### Local Market Activity

No. of Houses sold (last 12 mths)	279
Total no. of local Houses	9166
Portion Sold (% turnover)	3%
Average time to sell (days)	155
Level of vendor discounting	10%

## MARKET TRENDS

### Recent House Median Price Movement

Area Name	Median Price 2011	Median Price 2012	% change
Kalamunda	\$550,000	\$540,000	-1.8%
6076	\$560,000	\$555,000	-0.9%

### Median House Price Trends in Kalamunda

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
\$ median (000)	\$240	\$273	\$320	\$410	\$500	\$556	\$502	\$550	\$550	\$540
% change from previous year	17.1%	13.8%	17.2%	28.1%	22%	11.2%	-9.7%	9.6%	0%	-1.8%
























### Median Price Trends



## SELECTED COMPARABLE PROPERTIES

Listed below are a selection of comparable properties. These were selected from the Australian Property Monitors database and are the closest match to the property at 112 Mundaring Weir Rd, Kalamunda 6076.

### Comparable Houses Recently Sold

90 Mundaring Weir Rd, Kalamunda	3  1  2 	<b>\$610,000</b> Area Size: 3448 sqm	House; Nearest railway - Forrestfield South Stn - 8.7km; Distance from subject property - 223.8 m; Garage	Sold Date: 26-Feb-12 Sale Result: Sold - Private Treaty Listed: 01-Feb-12 Selling Agent:
				
<a href="#">12 Roach Rd, Kalamunda</a>	4  1  2 	<b>\$650,000</b> Area Size: 2022 sqm	House; Nearest railway - Forrestfield South Stn - 8.5km; Distance from subject property - 615.1 m; Air Conditioning; Walk In Wardrobe	Sold Date: 20-Aug-12 Sale Result: Sold - Private Treaty Listed: 22-Jun-12 Selling Agent: Professionals Stirling Clark
				
37 Benbullen Rd, Kalamunda	3  1  1 	<b>\$480,000</b> Area Size: 1657 sqm	House; Nearest railway - Forrestfield South Stn - 8.3km; Distance from subject property - 675.3 m; Air Conditioning; Ensuite	Sold Date: 2-Dec-11 Sale Result: Sold - Private Treaty Listed: 30-Nov-11 Selling Agent:
				
<a href="#">5 Guppy Rd, Kalamunda</a>	5  2  2 	<b>\$665,000</b> Area Size: 1029 sqm	House; Nearest railway - Forrestfield South Stn - 8.2km; Distance from subject property - 779.3 m; Air Conditioning; Balcony; Ensuite; Fireplace; Polished Timber Floor; Rumpus Room; Separate Dining; Spa; Study	Sold Date: 29-Dec-11 Sale Result: Sold - Private Treaty Listed: 10-Sep-10 Selling Agent: LJH High Wycombe
				
1 Jackson Rd, Kalamunda	2  1 	<b>\$500,000</b> Area Size: 2900 sqm	House; Nearest railway - Forrestfield South Stn - 8.8km; Distance from subject property - 791.7 m;	Sold Date: 10-Jan-12 Sale Result: Sold - Private Treaty Selling Agent:
				
<a href="#">13 Seymour Rd, Kalamunda</a>	4  2  4 	<b>\$680,000</b> Area Size: 1352 sqm	House; Nearest railway - Forrestfield South Stn - 8.1km; Distance from subject property - 831.6 m; Air Conditioning; Alarm; Ensuite; Fireplace	Sold Date: 23-Mar-12 Sale Result: Sold - Private Treaty Listed: 13-Jan-12 Selling Agent: Professionals Kalamunda
				

3 Wilkins Rd, Kalamunda

3  1 



**\$80,000** Area Size: 1016 sqm

House; Nearest railway - Forrestfield South Stn - 8.2km; Distance from subject property - 863.8 m;

Sold Date: 6-Jan-12

Sale Result: Sold - Private Treaty

Selling Agent:

[32 Valley Rd, Kalamunda](#)

2  1 



**\$440,000** Area Size: 1908 sqm

House; Nearest railway - Forrestfield South Stn - 8.1km; Distance from subject property - 866 m; Pool

Sold Date: 27-Mar-12

Sale Result: Sold - Private Treaty

Listed: 07-Mar-12

Selling Agent: Professionals Kalamunda

11 Collins Rd, Kalamunda

4  2  3 



**\$510,000** Area Size: 1000 sqm

House; Nearest railway - Forrestfield South Stn - 7.9km; Distance from subject property - 960.2 m; Air Conditioning; Ensuite; Study

Sold Date: 12-Mar-12

Sale Result: Sold - Private Treaty

Listed: 10-Apr-11

Selling Agent: Harcourts Kalamunda

[22 Valley Rd, Kalamunda](#)

4  2  2 



**\$800,000** Area Size: 3016 sqm

House; Nearest railway - Forrestfield South Stn - 8.1km; Distance from subject property - 962.6 m; Air Conditioning; Alarm; Balcony; Polished Timber Floor; Pool; Study

Sold Date: 23-Dec-11

Sale Result: Sold - Private Treaty

Listed: 18-Jun-11

Selling Agent:

### Comparable Houses On The Market

[40 Valley Rd Kalamunda](#)

5  3  3 



**\$1,300,000** Area Size: 1900 sqm

House; Nearest railway - Forrestfield South Stn - 8.1km; Distance from subject property - 820.2 m; Air Conditioning; Balcony

Type of sale: Private Treaty

Listed: 18-Feb-12(199 days)

Selling Agent: Ray White Kalamunda

### Comparable Houses Advertised For Rent

43 Hinkler Rd Kalamunda

3  2  1 



**\$410** Area Size: 4047 sqm

House; Nearest railway - Forrestfield South Stn - 9.1km; Distance from subject property - 397.4 m; Air Conditioning

Date: 18-Aug-12

Type of Ad: Rental

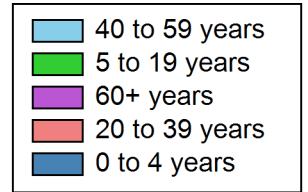
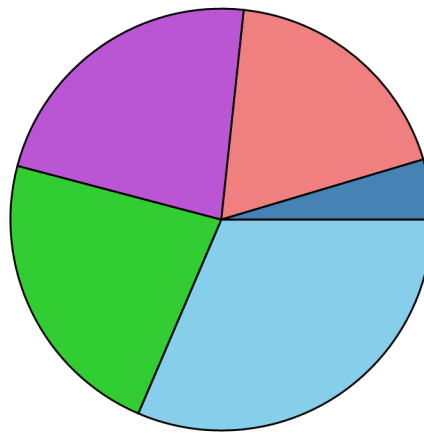
Agent: Professionals Kalamunda

### DEMOGRAPHICS for Kalamunda 6076

#### Age of Population

	No. of Residents
40 to 59 years	6674
5 to 19 years	4810

<b>60+ years</b>	4797
<b>20 to 39 years</b>	3967
<b>0 to 4 years</b>	978



### Top Nationalities

	<b>Postcode 6076</b>	<b>Perth</b>
Australia	13461(63.4%)	939168(62%)
United Kingdom	3640(17.1%)	180225(11.9%)
New Zealand	474(2.2%)	36166(2.4%)
Italy	369(1.7%)	19087(1.3%)
South Africa	236(1.1%)	19317(1.3%)
Netherlands	214(1%)	8227(0.5%)

### Nature of Occupancy

	<b>Postcode 6076</b>	<b>Perth</b>
Fully Owned	3391(45.2%)	173749(31.3%)
Purchasing	2952(39.4%)	218336(39.4%)
Rented	949(12.7%)	142201(25.6%)
Not Stated	166(2.2%)	14584(2.6%)
Other tenure type	38(0.5%)	5745(1%)

## How is the Current Market Price Estimate calculated in the AVM Property Report?

The AVM Property Report includes a current Market Price Estimate that provides an insight into the value of a residential property in today's market.

The Market Price Estimate is driven by APM's proprietary Dynamic Multi-Variant (DMV) technology. By assessing multiple combinations of various points of information, the DMV model determines the best method for calculating the most accurate Market Price Estimate possible.

Where a recently reported Sale price for a property is available, the DMV model will use this record as the basis for the Market Price Estimate. This Sale price is indexed forward from the date of the sale and converted into current day value.

Where a recently reported Sale price for a property is not available, a pool of neighbouring comparable properties is selected and used to determine the Market Price Estimate.

The following property attributes are assessed and evaluated by the DMV model;

- \* Property location: latitude & longitude,
- \* Property attributes: Number of bedrooms, bathrooms and car parking,
- \* Additional information: land size, air conditioning, pool, polished timber floors, walk in wardrobes, billiard and rumpus rooms,
- \* Geospatial: distance to bodies of water, train lines and views.

The pool of comparable properties is then ranked and weighted with each historic sale price indexed to current day value. The Market Price Estimate is then calculated as a weighted average of the properties from the comparable sales pool.

APM recommends that users refer to the comparable sales provided, inspect similar properties on the market and only use this report as one part of any research conducted prior to making any decisions.

Note: The AVM Property Report is not an appraisal conducted by a certified Valuer and is generated using an automated statistical model. This report does not take into account the potential impact of external influences such as a change in economic conditions, future planned infrastructure and environmental conditions. The DMV model can only assess property information where available from APM's data sources and where known at the time of generating this report i.e. the model cannot take into account any renovations or changes to the structure of a property made after the official reported sale date.

The AVM report should not be used in lieu of the judgment of an individual making a carefully considered decision using the most comprehensive information available. APM recommends users of the AVM Property Report to supplement this information with further market research and advice from property related professionals.

## Contact us

If you have any questions about your AVM Property Report or our other services please contact APM Monday to Friday between 9am to 5pm (AEST).

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**Email:** [valuations@apm.com.au](mailto:valuations@apm.com.au)

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