



1300 SH LOAN

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## Individual Property Search

Prepared on 27/05/2010



SAMPLE ONLY

**Property type:** House

**Address:** 23 Beresford Street

**State:** NSW **Location:** Strathfeild **Postcode:** 2135









**Land Size** 721 SQM

4 2 2

Report done by- Michael Chan – 04055 36088 –

[Michael@shapehomeloans.com.au](mailto:Michael@shapehomeloans.com.au) | [www.ShapeHomeLoans.com.au](http://www.ShapeHomeLoans.com.au)

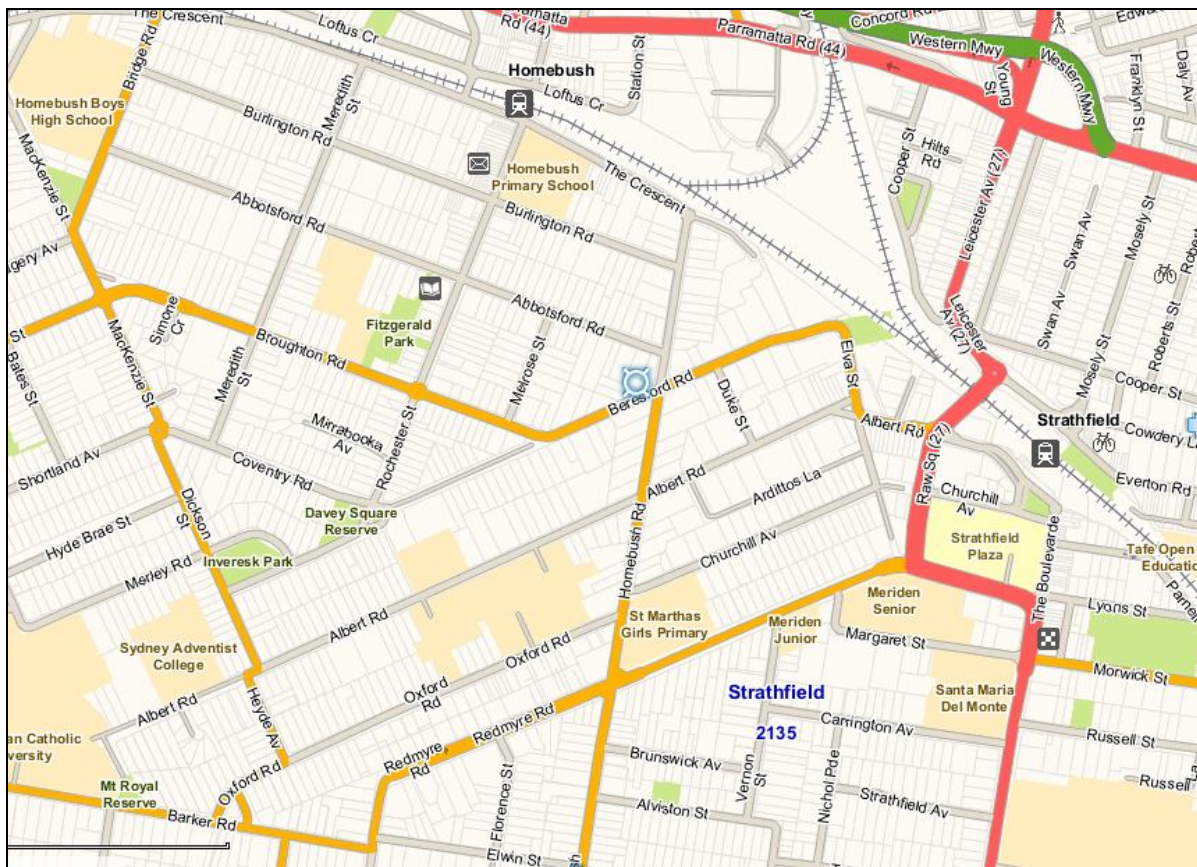
## Past Sales report

<b>23 BERESFORD RD, STRATHFIELD, 2135</b>				 4  2  2	
	<b>Sold For:</b> \$1,110,000	<b>Sold on:</b> 19/03/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b> 721m <sup>2</sup>
PROPERTY SOLD PRIOR TO AUCTION					
<b>23 BERESFORD RD, STRATHFIELD, 2135</b>				 4  2  2	
	<b>Sold For:</b> \$980,000	<b>Sold on:</b> 17/08/2007	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b> 721m <sup>2</sup>

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## Map



## Approx:

- 800M from Strathfield station
- 830M from Homebush station
- > 7 Local school within 2km
- 13.5km from CBD (20 min Drive)
- Average Rent for similar House in this area is - \$ 480/ week

Your Local Shape Mortgage Broker for this Property is

- **Michael Chan** -

Contact: 04055 36088 / 1300 74 5626

Email: [Michael@shapehomeloans.com.au](mailto:Michael@shapehomeloans.com.au)




























**Photos of Property** ( domain.com.au)



















**Street Sales report ( RP Data)**

<b>10/30 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -	
	<b>Sold For:</b> \$438,000	<b>Sold on:</b> 03/06/2010	<b>Sale Type:</b> Multi-Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>
<b>24/30 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -	
	<b>Sold For:</b> \$438,000	<b>Sold on:</b> 03/06/2010	<b>Sale Type:</b> Multi-Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>
<b>19/5 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -	
	<b>Sold For:</b> \$492,000	<b>Sold on:</b> 29/05/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>

<b>78/1 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -		
	<b>Sold For:</b> \$499,000	<b>Sold on:</b> 24/05/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>	
<b>16/5 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -		
	<b>Sold For:</b> \$378,000	<b>Sold on:</b> 22/05/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>	
<b>33/1 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -		
	<b>Sold For:</b> \$493,500	<b>Sold on:</b> 04/05/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>	
<b>74/5 BERESFORD RD, STRATHFIELD, 2135</b>				 -		

				 -  -  -	
	<b>Sold For:</b> \$480,500	<b>Sold on:</b> 22/04/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>
<b>25/5 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -	
	<b>Sold For:</b> \$514,000	<b>Sold on:</b> 08/04/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>
<b>34/1 BERESFORD RD, STRATHFIELD, 2135</b>				 -  -  -	
	<b>Sold For:</b> \$520,000	<b>Sold on:</b> 06/04/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>
<b>8/15 BERESFORD RD, STRATHFIELD, 2135</b>				 -	

				 -  -		
	<b>Sold For:</b> \$486,000	<b>Sold on:</b> 29/03/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b>	
<b>23 BERESFORD RD, STRATHFIELD, 2135</b>				 4  2  2		
	<b>Sold For:</b> \$1,110,000	<b>Sold on:</b> 19/03/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b> 721m <sup>2</sup>	
<b>51 BERESFORD RD, STRATHFIELD, 2135</b>				 5  3  2		
	<b>Sold For:</b> \$1,102,500	<b>Sold on:</b> 13/03/2010	<b>Sale Type:</b> Normal Sale	<b>Property Type:</b> RESIDENCE	<b>Land Size:</b> 582m <sup>2</sup>	

## **Current Interest Rate\*\***

<b>Top Featured Rates</b>	
Homeside (NAB)	6.45
Teachers Credit Union	6.48
State Custodians	6.49
HomeStar	6.58
<b>Top Bank Rates</b>	
Adelaide Bank	6.83
Commonwealth Bank	6.85
AMP Banking	6.99
ME Bank	6.99



*Rates for a \$250,000 standard loan. Top featured loans are from the top 22 leading banks & credit unions. Rates are indicative only. Note rate could have changed at time of printing please contact us for the terms and conditions and current rate*

## **Suburb Profile**

The size of Strathfield is approximately 7 km<sup>2</sup>. It has 18 parks covering nearly 8% of the total area. There are 12 schools and 2 childcare centres located in Strathfield. The population of Strathfield in 2001 was 18,280 people. By 2006 the population was 22,536 showing a population growth of 23% in the area during that time. The predominant age group in Strathfield is 20 - 29 years.

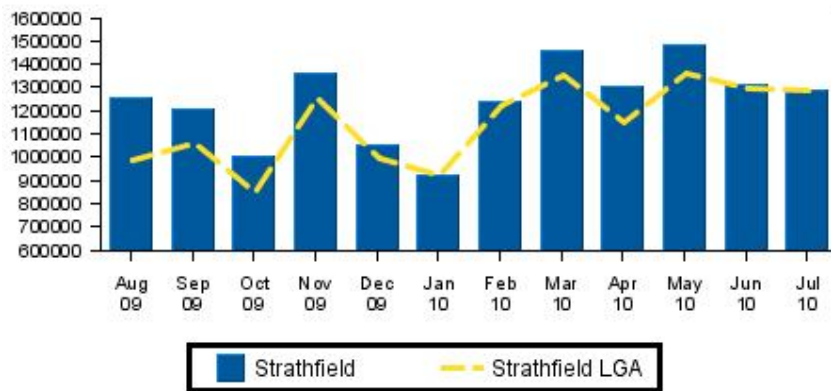
Households in Strathfield are primarily couples with children and are likely to be repaying over \$2000.00 per month on mortgage repayments. In general, people in Strathfield work in a non-specific occupation. In 2001, 61% of the homes in Strathfield were owner-occupied compared with 59% in 2006.

Currently the median sale price of houses in the area is \$1,289,000.

Capital Growth in Median Prices		
	Strathfield	Strathfield LGA
period	% Change	% Change
2010	17.4%	35.7%
2009	10.6%	0.4%
2008	-4.4%	-3.1%
2007	8.8%	12.4%
2006	-0.1%	-6.2%

House Statistics

Recent Median Sale Prices (graphed)



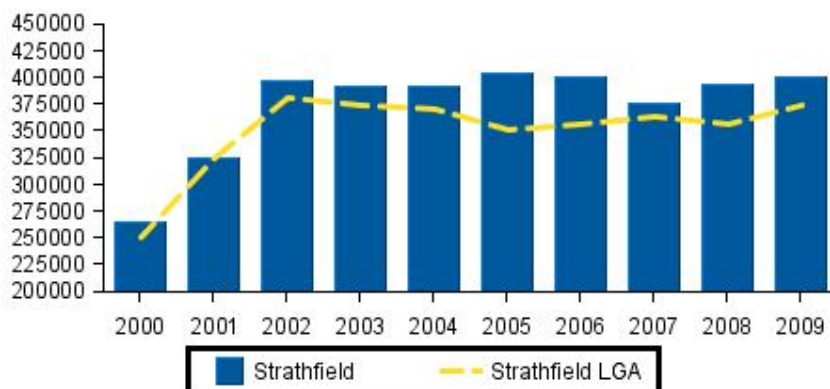
recent median sale prices

	Strathfield	Strathfield LGA
period	median price	median price
June 2010	\$ 1,315,000	\$ 1,298,500
May 2010	\$ 1,486,000	\$ 1,362,500

April 2010	\$ 1,300,000	\$ 1,152,500
March 2010	\$ 1,460,000	\$ 1,350,000
February 2010	\$ 1,237,500	\$ 1,225,000
January 2010	\$ 920,000	\$ 920,000
December 2009	\$ 1,050,000	\$ 990,575
November 2009	\$ 1,360,000	\$ 1,256,500
October 2009	\$ 1,000,000	\$ 852,000
September 2009	\$ 1,202,500	\$ 1,057,500
August 2009	\$ 1,256,000	\$ 983,000
July 2009	\$ 1,044,000	\$ 850,000

### Unit Statistics

### Median Prices (Past 10 Years)



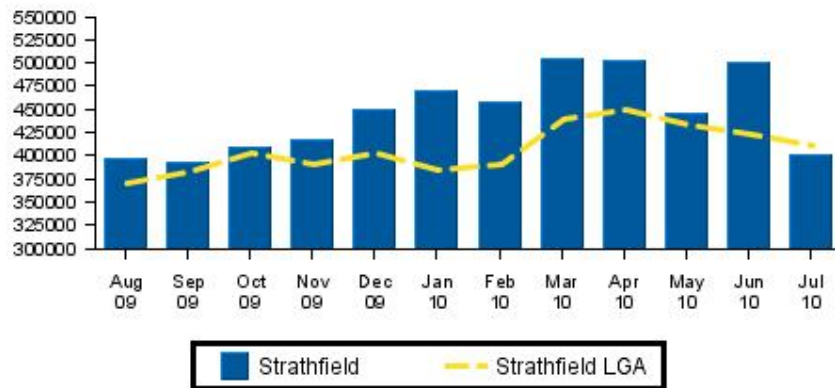
### Capital Growth in Median Prices

period	Strathfield	Strathfield LGA
	% Change	% Change
2010	20.1%	13.9%

2009	1.9%	5.1%
2008	4.7%	-1.9%
2007	-6.0%	2.0%
2006	-0.9%	1.4%

Unit Statistics

Recent Median Sale Prices (graphed)



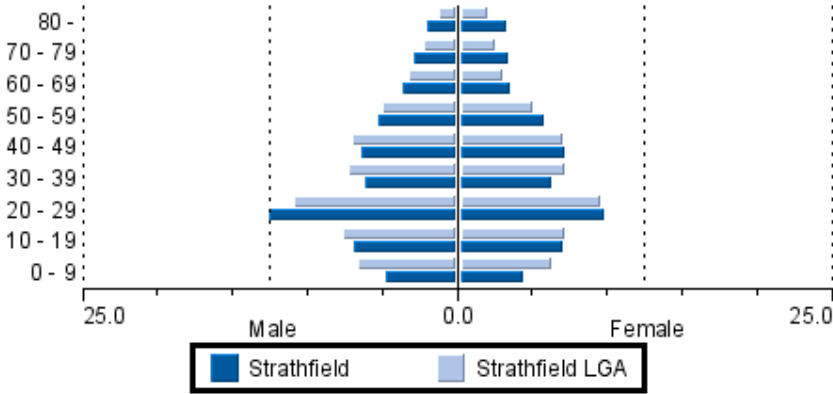
recent median sale prices

	Strathfield	Strathfield LGA
period	median price	median price
June 2010	\$ 500,000	\$ 422,000
May 2010	\$ 445,444	\$ 433,500
April 2010	\$ 503,000	\$ 449,000
March 2010	\$ 505,000	\$ 438,500
February 2010	\$ 457,500	\$ 390,000
January 2010	\$ 469,500	\$ 385,000
December 2009	\$ 450,000	\$ 402,500

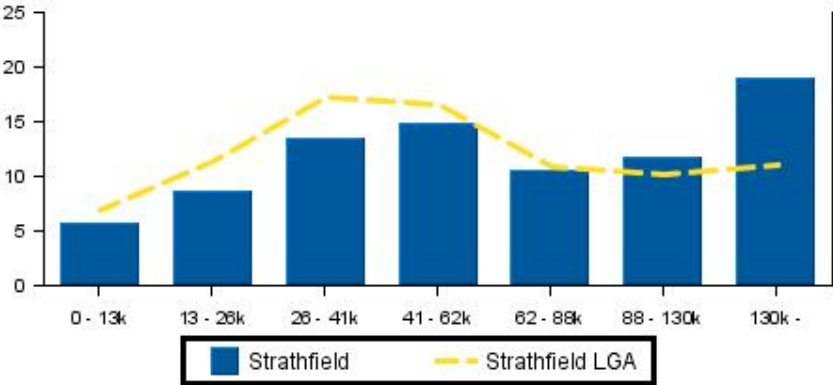
November 2009	\$ 416,750	\$ 390,500
October 2009	\$ 408,000	\$ 401,750
September 2009	\$ 392,500	\$ 382,000
August 2009	\$ 396,000	\$ 370,000
July 2009	\$ 391,000	\$ 365,000

Demographics

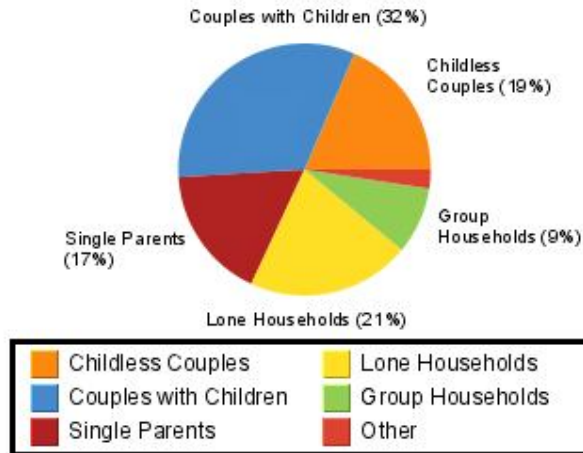
Age Sex Ratio - 2006



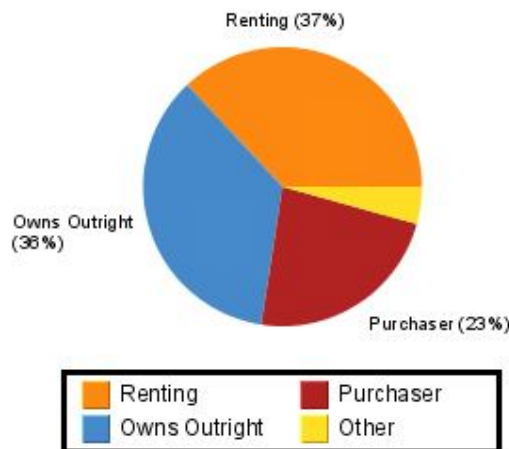
Household Income (%)



## Household Structure



## Household Occupancy - 2006



### END OF REPORT:

Contact us to arrange a obligation free chat on your next Home Loan or refinance. |  
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