



PriceFinder Estimate Report

Date: 28 December

Property Summary:

Address: 154 RAY ROAD, EPPING, NSW 2121

RPD: 4//DP201788

Bedrooms: 3

Bathrooms: 1

Carparks: 2

Land: 702 m²

Features:

This report prepared for:

Customer Name: Mr John Smith

Reference #: Same Bank. Better Rates. Served With A Passion.

Prepared by:

Name: Shape Home Loans

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154 RAY ROAD, EPPING, NSW 2121

3 1 2



Pricefinder Sale Estimate

\$ 834,284

Probable Range \$781k - \$888k

Pricefinder Rent Estimate

\$ 579 p.w.

Probable Range \$550 - \$608

Pricefinder Yield Estimate

Yield 3.6% p.a.

Probable Range 3.2% - 4.0%

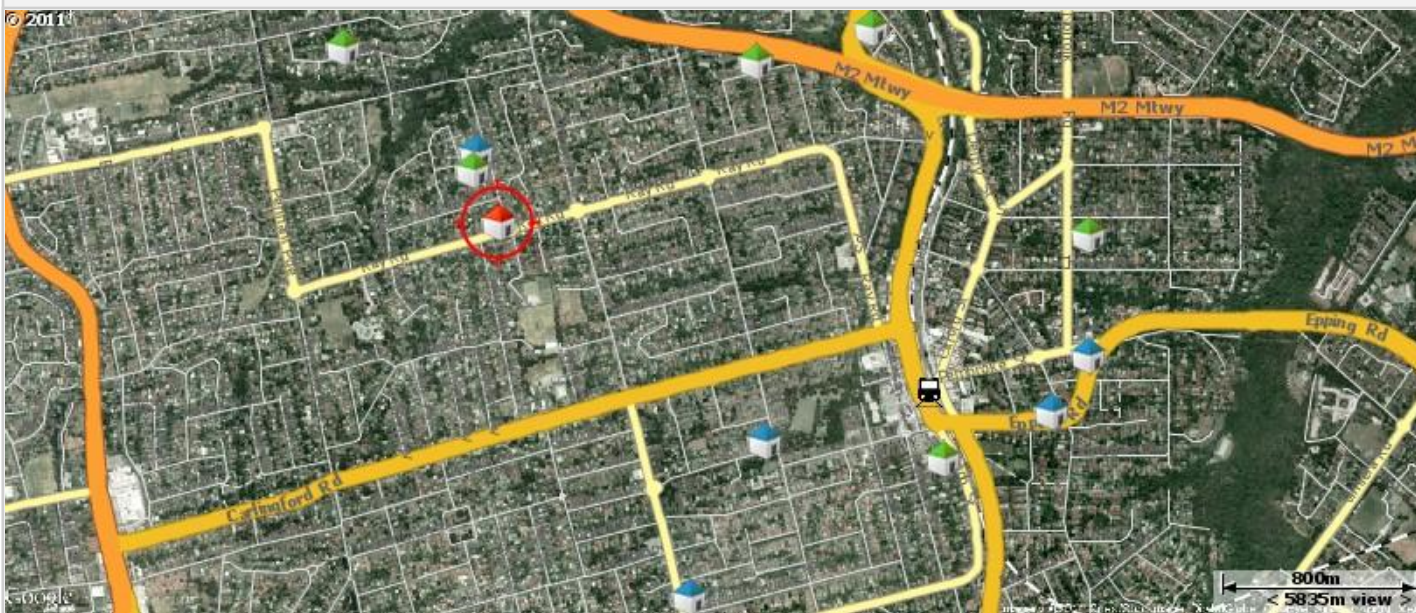
Pricefinder Details

Estimate Risk (FSD):	Low (+/- 10%)	● ● ●
Property Area:	702 m ²	
Last Known Sale	\$630,000 @ 01/11/2003	
Date of Estimation:	28/12/2011	
Estimation Method:	Automatic	

Property Details

Legal Description: 4//DP201788
Features:

Comparables Map



● Subject ● Comparable Sale ● Comparable Rental

Comparable Properties

Comparable Sales

- 7 HAMER ST, EPPING, NSW 2121
- 4 HAMER ST, EPPING, NSW 2121
- 3 BORONIA AVE, EPPING, NSW 2121
- 92 MIDSON RD, EPPING, NSW 2121
- 34 ESSEX ST, EPPING, NSW 2121
- 48 PEMBROKE ST, EPPING, NSW 2121

Comparable Rentals

- 7 HAMER ST, EPPING, NSW 2121
- 19 BAMBARA CRES, BEECROFT, NSW 2119
- 26 BAROMBAH RD, EPPING, NSW 2121
- 8A OLD BEECROFT RD, CHELTENHAM, NSW 2119
- 21 HIGH ST, EPPING, NSW 2121
- 32 NORFOLK RD, EPPING, NSW 2121

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Comparable Sales - How do these recent sales compare?

EPPING

3
 1
 1



7 HAMER ST, EPPING, NSW 2121

66/216607
 Distance from Property: 198m
 Area: 746 m²
 Sale Price: \$810,000 @ 24/09/2011



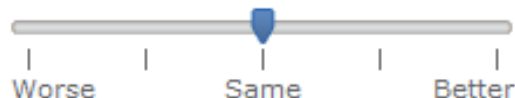
EPPING

3
 1
 1



4 HAMER ST, EPPING, NSW 2121

43//DP216607
 Distance from Property: 250m
 Area: 771 m²
 Sale Price: \$842,000 @ 07/12/2011



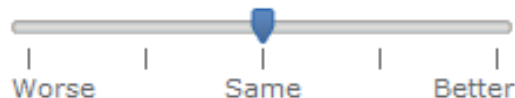
EPPING

3
 1
 2



3 BORONIA AVE, EPPING, NSW 2121

B/323130
 Distance from Property: 1174m
 Area: 696 m²
 Sale Price: \$956,000 @ 30/08/2011



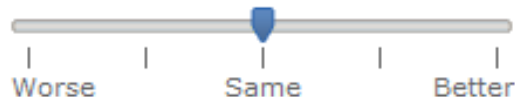
EPPING

2
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 1



92 MIDSON RD, EPPING, NSW 2121

1/9542
 Distance from Property: 1435m
 Area: 741 m²
 Sale Price: \$941,000 @ 13/10/2011



EPPING

3
 1
 1



34 ESSEX ST, EPPING, NSW 2121

22/10385
 Distance from Property: 1995m
 Area: 856 m²
 Sale Price: \$950,000 @ 07/10/2011



EPPING

3
 1
 2



48 PEMBROKE ST, EPPING, NSW 2121

24/1149128
 Distance from Property: 2062m
 Area: 664 m²
 Sale Price: \$705,000 @ 21/09/2011





Comparable Rentals - How do these recent rentals compare?



EPPING

3 1 1



7 HAMER ST, EPPING, NSW 2121

66//DP216607
Distance from Property: 198m
Area: 746 m²
Rental Price: \$600 @ 05/10/2011



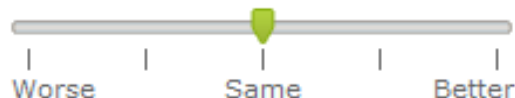
BEECROFT

3 1 2



19 BAMBARA CRES, BEECROFT, NSW 2119

73//DP203054
Distance from Property: 796m
Area: 930 m²
Rental Price: \$575 @ 19/11/2011



EPPING

3 2 2



26 BAROMBAH RD, EPPING, NSW 2121

9//DP841537
Distance from Property: 1035m
Area: 755 m²
Rental Price: \$620 @ 01/09/2011



CHELTENHAM

3 1 2



8A OLD BEECROFT RD, CHELTENHAM, NSW 2119

12/1122494
Distance from Property: 1434m
Area: 803 m² (801 m²)
Rental Price: \$520 @ 10/11/2011



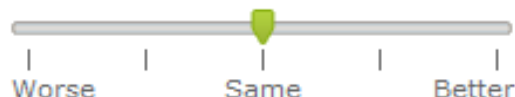
EPPING

3 1 1



21 HIGH ST, EPPING, NSW 2121

7//DP1044145
Distance from Property: 1721m
Area: 778 m²
Rental Price: \$630 @ 02/12/2011



EPPING

3 1 1



32 NORFOLK RD, EPPING, NSW 2121

2//DP201025
Distance from Property: 2011m
Area: 1,031 m²
Rental Price: \$550 @ 13/12/2011



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