



## COMPARATIVE MARKET ANALYSIS

3/28-30 FLETCHER STREET, BONDI, NSW 2026

PREPARED BY RENT360, SUITE 13, 409 NEW SOUTH HEAD RD DOUBLE BAY



Mitchell  
3/28-30 Fletcher Street  
Bondi, NSW, 2026

Dear

RE: Property Rental Appraisal

Thank you for your request to appraise your property and provide you with an appraisal as to what the rental value of your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact Rent360 on the details below.

Many thanks,

Rent360  
Suite 13, 409 New South Head Rd Double Bay  
Email: [support@rent360.com.au](mailto:support@rent360.com.au)  
Phone: 1300 800 360



3/28-30 FLETCHER STREET, BONDI, NSW 2026



## Owner Details

Owner Name(s): MITCHELL

Owner Address: 3/28 FLETCHER ST, BONDI, NSW, 2026

Phone(s):

Owner Occupied:

Owner Type:

## Property Details

ID: 4600376 / NSW3106318

UBD Ref: 26 J11



3



2



1

RPD: 3//SP73147

Property Type: Unit - N/A

Area: 1,391 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$1,258

Water/Sewerage:

Land Use (1): RESIDENCE

Land Use (2): RESIDENCE

Council: WAVERLEY COUNCIL

Features:

## Zoning

Plan #:

Zoning:

Parish:

SP73147



## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,750,000	19/11/2014	DUFFELL	0 m <sup>2</sup>	Normal Sale	No
\$ 1,200,000	22/07/2010	RULUA PTY LIMITED	0 m <sup>2</sup>	Normal Sale	No
\$ 1,000,000	27/09/2004	SEAMAX INVESTMENTS...	0 m <sup>2</sup>	Normal Sale	No

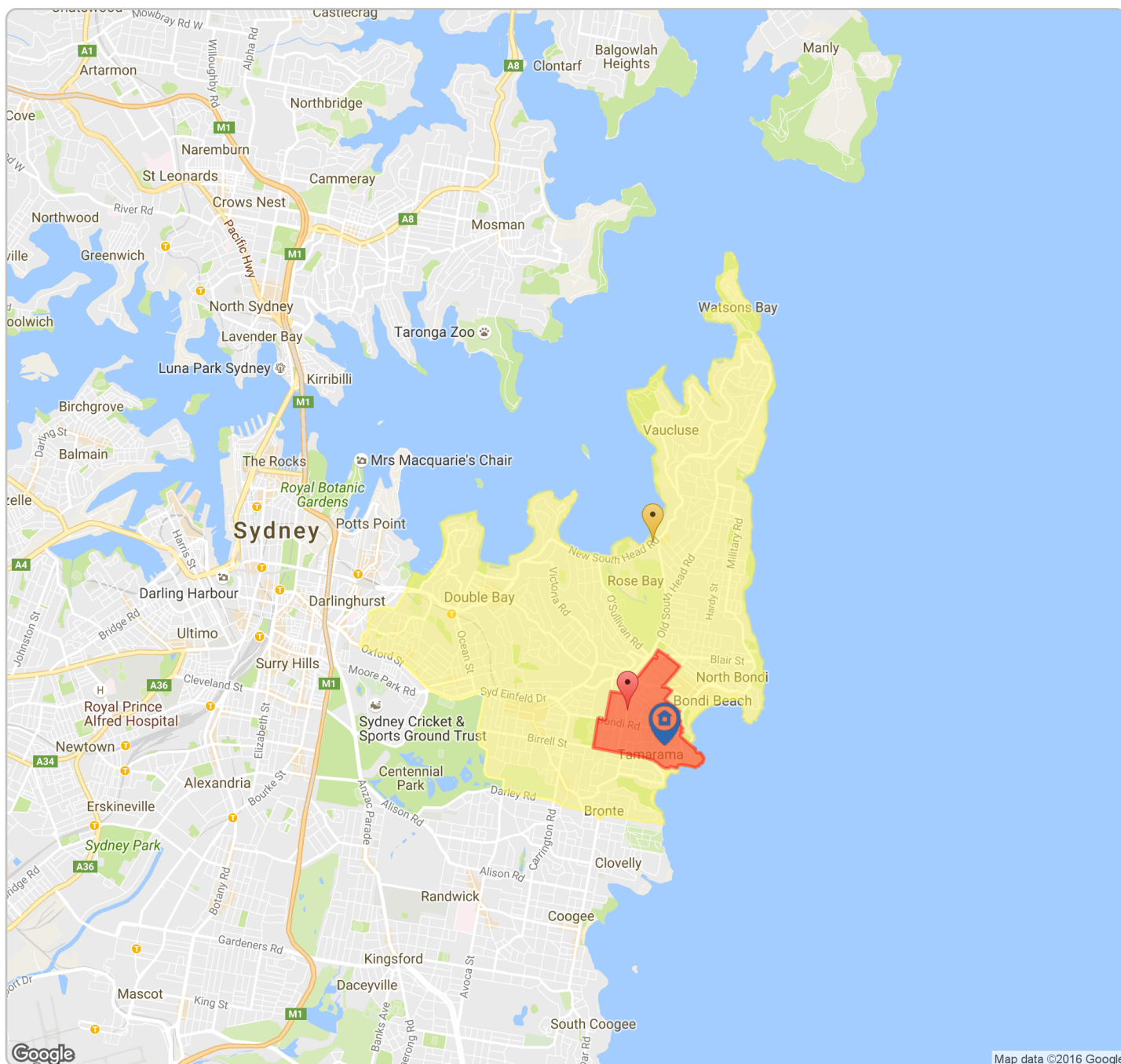
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## School Catchment areas



### Nearby Primary School

#### Bondi Public School

K - 6

Co-ed



### Nearby Secondary School

#### Rose Bay Secondary College

7 - 12

Co-ed



All data and information relating to local schools is provided by domain.com.au as a courtesy only. Users should check directly with the local schools to verify this data and/or information.

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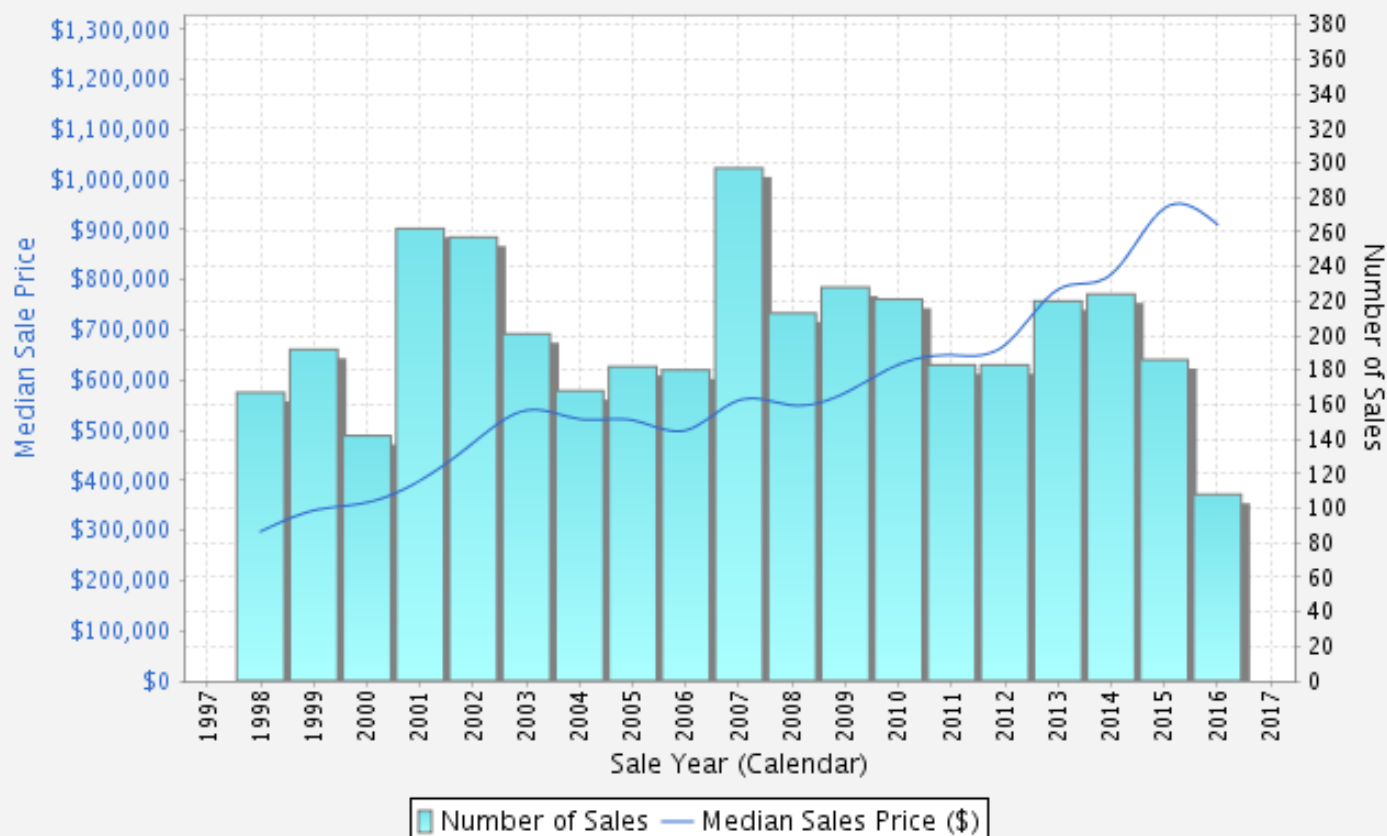
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## BONDI - Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
1998	167	\$ 340,458	\$ 298,000		\$ 35,000	\$ 1,850,000
1999	192	\$ 393,682	\$ 340,000	14.1 %	\$ 27,500	\$ 1,370,000
2000	142	\$ 391,988	\$ 356,000	4.7 %	\$ 27,000	\$ 1,500,000
2001	262	\$ 535,041	\$ 400,000	12.4 %	\$ 31,250	\$ 2,800,000
2002	257	\$ 506,572	\$ 475,000	18.8 %	\$ 160,000	\$ 2,275,500
2003	201	\$ 637,488	\$ 540,000	13.7 %	\$ 38,000	\$ 2,700,000
2004	168	\$ 571,271	\$ 522,500	-3.2 %	\$ 30,000	\$ 2,850,000
2005	182	\$ 578,246	\$ 520,000	-0.5 %	\$ 40,000	\$ 5,020,000
2006	180	\$ 764,681	\$ 500,000	-3.8 %	\$ 21,000	\$ 5,700,000
2007	297	\$ 606,093	\$ 560,000	12.0 %	\$ 25,000	\$ 2,900,000
2008	213	\$ 572,652	\$ 550,000	-1.8 %	\$ 6,500	\$ 1,800,000
2009	228	\$ 619,644	\$ 575,000	4.5 %	\$ 200,000	\$ 1,850,000
2010	221	\$ 683,520	\$ 631,000	9.7 %	\$ 230,000	\$ 3,200,000
2011	183	\$ 679,214	\$ 650,000	3.0 %	\$ 230,000	\$ 5,625,000
2012	183	\$ 806,291	\$ 670,000	3.1 %	\$ 250,000	\$ 4,180,000
2013	220	\$ 1,262,741	\$ 781,000	16.6 %	\$ 136,000	\$ 8,305,000
2014	224	\$ 877,836	\$ 811,000	3.8 %	\$ 30,000	\$ 2,820,000
2015	186	\$ 1,009,286	\$ 943,000	16.3 %	\$ 80,000	\$ 2,775,000
2016	108	\$ 1,042,741	\$ 911,000	-3.4 %	\$ 435,000	\$ 2,800,000

## Sales & Growth Chart for BONDI



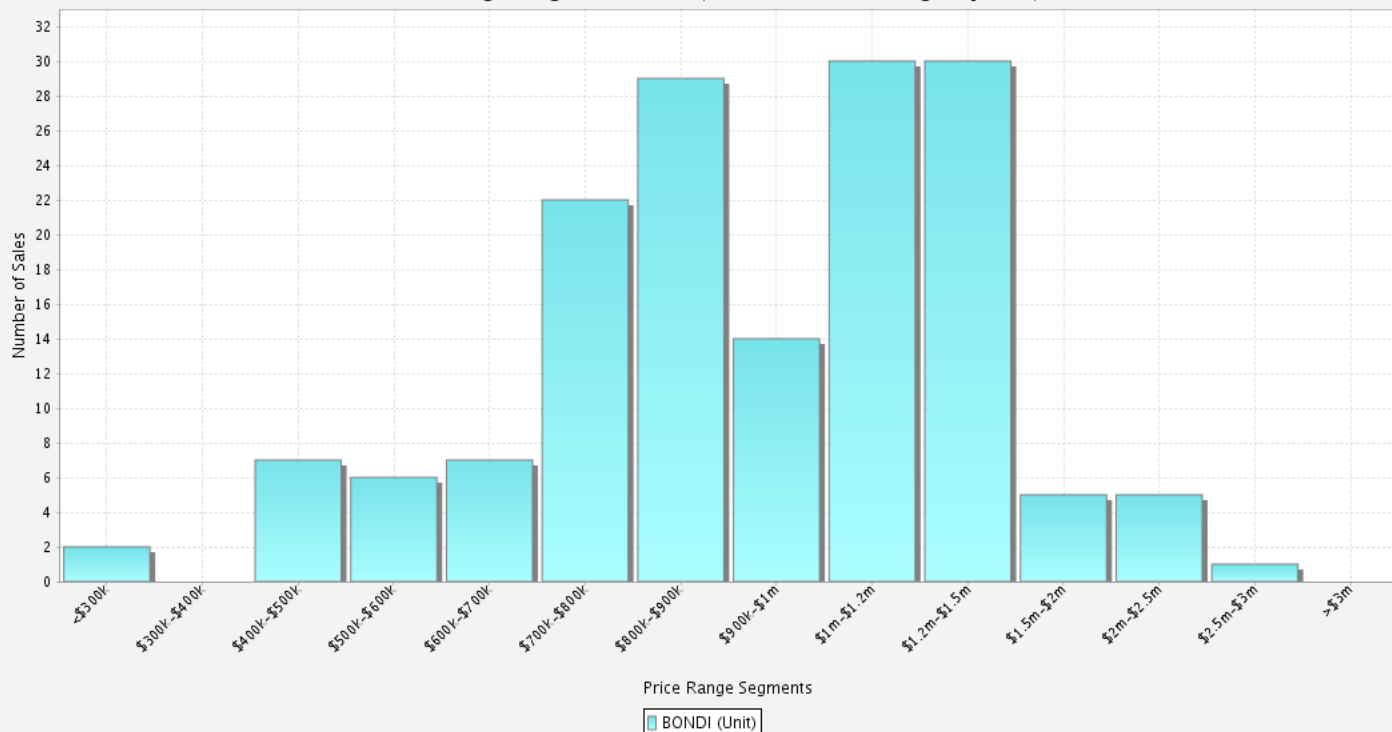
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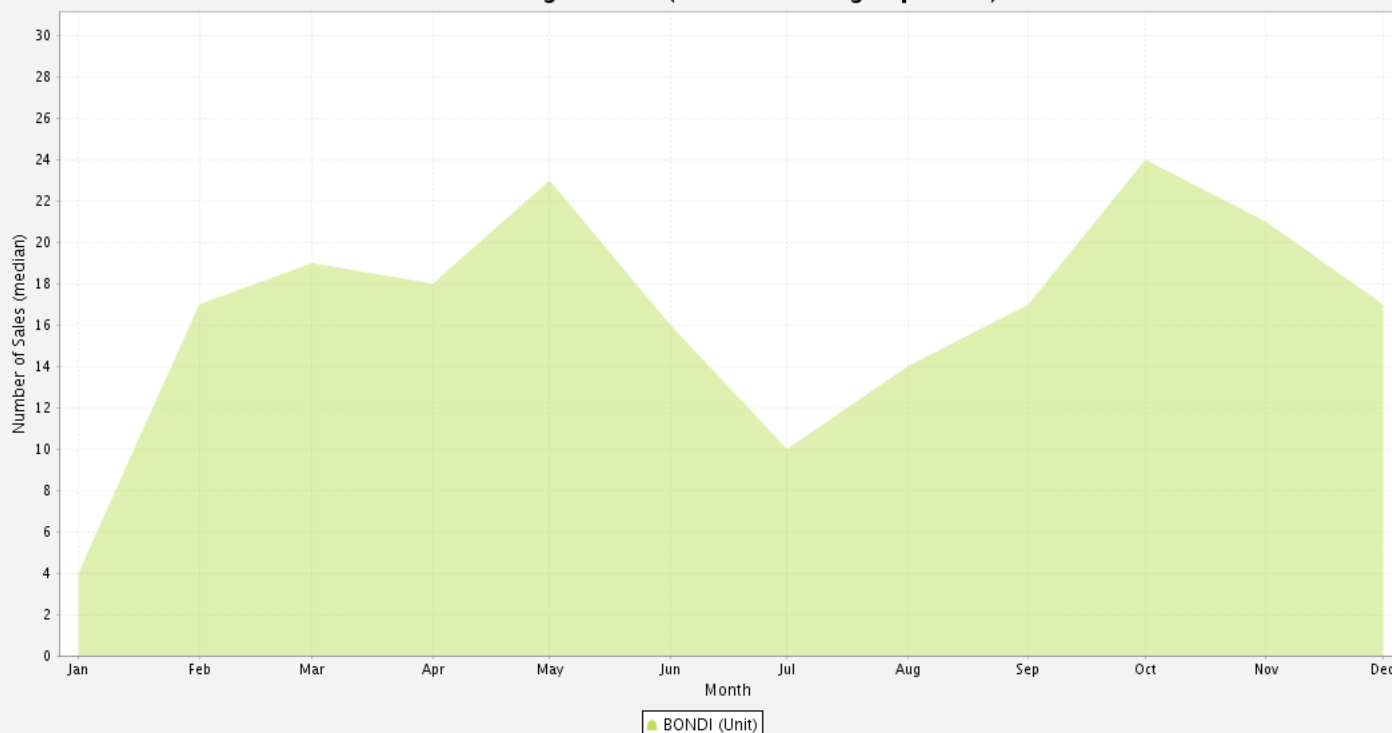
## BONDI - Price Segmentation

Price Range Segmentation (12 Months ending Sep '16)



## BONDI - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2016)

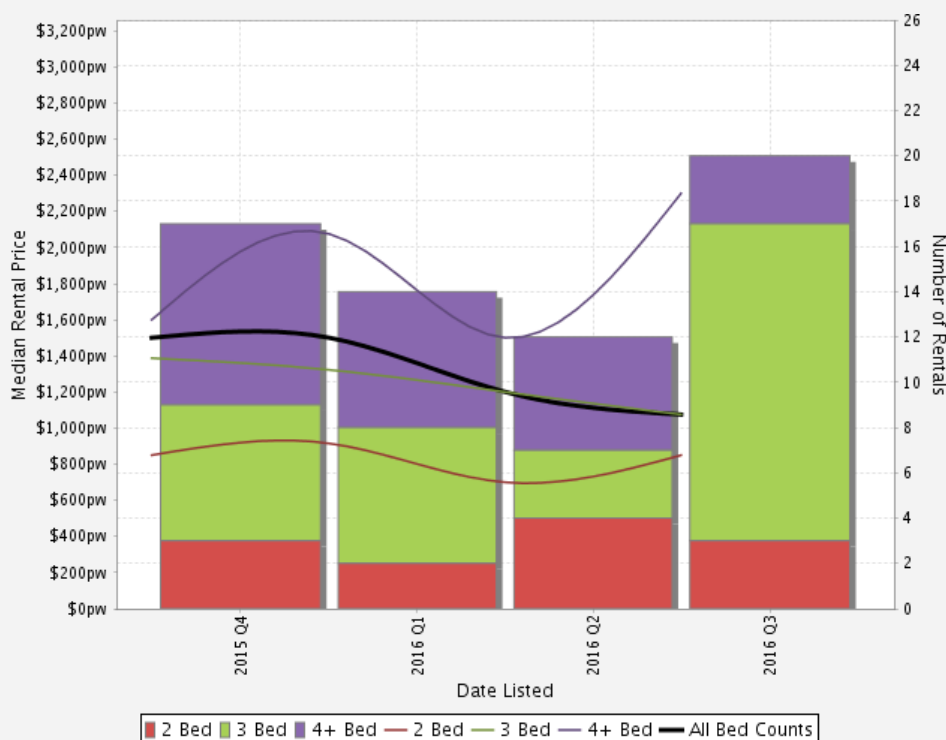


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## BONDI - Median Weekly Rents (Houses)



### Suburb Sale Price Growth

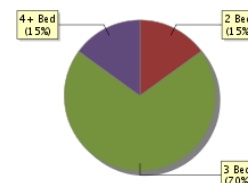
**+9.6%**

Current Median Price: \$2,225,000

Previous Median Price: \$2,030,000

Based on 97 registered House sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+3.0%**

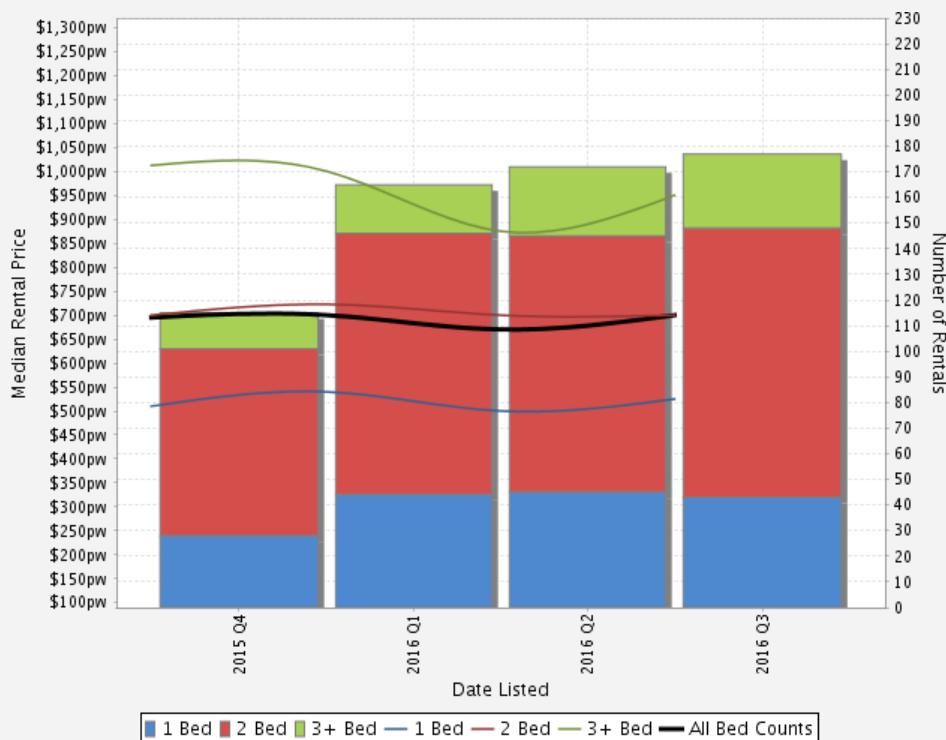
Current Median Price: \$2,225,000

Current Median Rent: \$1,300

Based on 63 registered House sales compared over the last 12 months.



## BONDI - Median Weekly Rents (Units)



### Suburb Sale Price Growth

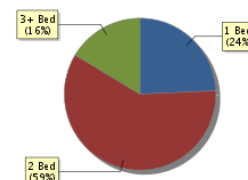
**+3.4%**

Current Median Price: \$920,000

Previous Median Price: \$890,000

Based on 361 registered Unit sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+3.9%**

Current Median Price: \$920,000

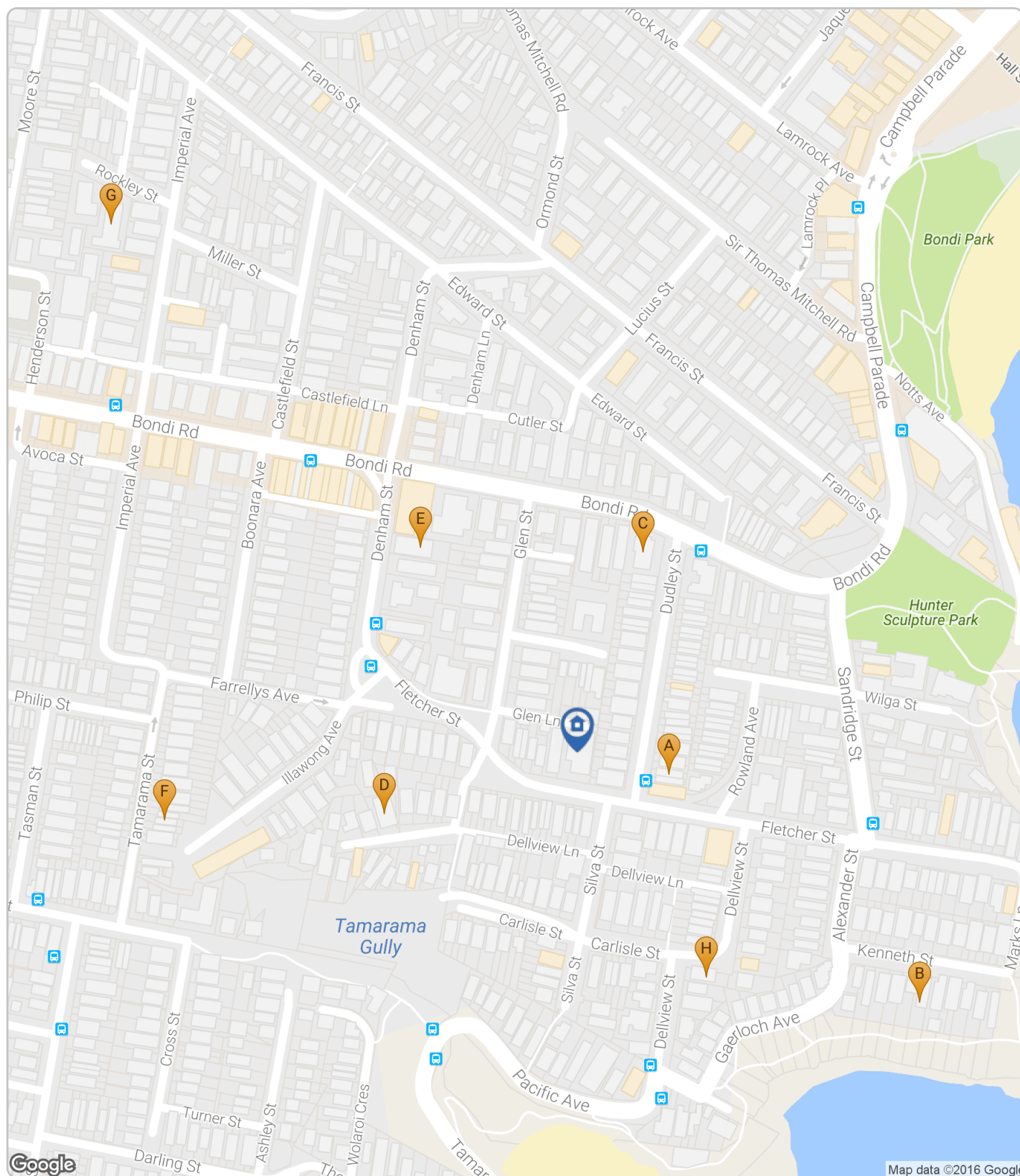
Current Median Rent: \$690

Based on 629 registered Unit sales compared over the last 12 months.





## Comparables Map for 3/28-30 FLETCHER STREET, BONDI, NSW 2026



For Rent



For Sale



Sold

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## Nearby Comparable Rental Properties

### Search Criteria

**Focus Property:** 3/28-30 FLETCHER STREET, BONDI, NSW 2026

**Radius:** 500 m

**Listed Period:** 05/09/2016 to 05/12/2016

**Listing Status:** For Rent & Rented (Include All)

**Attributes:** 2 to 4 Beds, 1 to 2 Baths, 0 Parking

**Listing Price:** Any

**Property Type:** Unit

### Search Summary

Records: 9

	Price	Days	Area
<b>Lowest</b>	\$ 1	7	202 m <sup>2</sup>
<b>Highest</b>	\$ 3,500	32	1,537 m <sup>2</sup>
<b>Average</b>	\$ 845	18	743 m <sup>2</sup>
<b>Median</b>	\$ 395	14	671 m <sup>2</sup>



### 46 DUDLEY ST, BONDI 2026

UBD Ref: Sydney - 26 K11



**Property Type:** Unit

**Area:** 216 m<sup>2</sup>

**RPD:** B//DP443886

**Features:**

**Current Rent Price:** \$1,400

**First Rent Price:** \$1,400

**Month Listed:** November 2016



### 2/11 KENNETH ST, TAMARAMA 2026

UBD Ref: Sydney - 26 M12



**Property Type:** Unit

**Area:** 569 m<sup>2</sup>

**RPD:** 2//SP82164

**Features:**

**Current Rent Price:** \$3,500

**First Rent Price:** \$3,500

**Month Listed:** November 2016



### 5/315 BONDI RD, BONDI 2026

UBD Ref: Sydney - 26 K9



**Property Type:** Unit

**Area:** 1,302 m<sup>2</sup>

**RPD:** 5//SP7072

**Features:**

**Current Rent Price:** \$1,100

**First Rent Price:** \$1,200

**Month Listed:** November 2016



### SIR THOMAS MITCHELL RD, BONDI BEACH 2026



**Property Type:** Unit

**Area:**

**RPD:**

**Features:**

**Current Rent Price:** \$395

**First Rent Price:** \$395

**Month Listed:** November 2016



## 2/11 WONDERLAND AVE, TAMARAMA 2026

UBD Ref: Sydney - 26 H11



Property Type: Unit  
Area: 774 m<sup>2</sup>  
RPD: 2//SP47908

Current Rent Price: **\$1350**

First Rent Price:

Month Listed: **November 2016\* (Rented)**

Features:



## 8/19 DENHAM ST, BONDI 2026

UBD Ref: Sydney - 26 H9



Property Type: Unit  
Area: 909 m<sup>2</sup>  
RPD: 8//SP614

Current Rent Price: **\$850**

First Rent Price:

Month Listed: **November 2016\* (Rented)**

Features:



## 13 TAMARAMA ST, TAMARAMA 2026

UBD Ref: Sydney - 26 F11



Property Type: Unit  
Area: 202 m<sup>2</sup>  
RPD: 1//DP503424

Current Rent Price: **\$1,500**

First Rent Price:

Month Listed: **November 2016\* (Rented)**

Features:



## 11/3 ROCKLEY ST, BONDI 2026

UBD Ref: Sydney - 26 F7



Property Type: Unit  
Area: 1,537 m<sup>2</sup>  
RPD: 11//SP3871

Current Rent Price: **\$1,150**

First Rent Price: **\$1,500**

Month Listed: **November 2016**

Features:



## 28 DELLVIEW ST, TAMARAMA 2026

UBD Ref: Sydney - 26 K12



Property Type: Unit  
Area: 432 m<sup>2</sup>  
RPD: 7A//DP10564

Current Rent Price: **\$3500.00 per week**

First Rent Price: **\$3500.00 per week**

Month Listed: **November 2016**

Features:





3/28-30 FLETCHER STREET, BONDI, NSW 2026



3



2



1



## Appraisal Price Range:

This market analysis has been prepared on 05/12/2016 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

## Property Summary:

Land: 1391 m<sup>2</sup>

Features:

## Contact your agent for further information:

Name: Rent360

Mobile:

Office: Rent360

Office Phone: 0404 481 613

Email: [penelope@rent360.com.au](mailto:penelope@rent360.com.au)