

DISTRICT: 258 - CANTERBURY-BANKSTOWN
ZONE: R3 - Medium Density Residential
COMPONENT: XMM - R3 SINGLE RES - BELMORE & BELFIELD
BASE DATE: 01/07/2020
PROPERTY ID: 1409610

- How is my land valued?** Most land is valued using a mass valuation process.
- What is a component?** Properties that are expected to change in value at the same rate are grouped together. These properties generally have similar features. The groups are called components.
- What is a benchmark?** Within each component, one representative property called a primary benchmark is chosen. Benchmark properties are valued individually each year to measure how much the value of the land has changed from the previous year.
- Each new benchmark value is then compared to the value of the benchmark from the previous year. This change in value is called the component factor and it is then applied to all properties within the component.
- The Primary Benchmark chosen will have a land value close to the median land value. This ensures that it represents most properties in the component. The median usually represents the middle land value, which means that roughly 50% of land values will be higher while the other 50% will be lower.
- Often additional benchmark properties are chosen called Reference Benchmarks. These properties usually have land values higher or lower than the median.
- Before undertaking benchmark valuations, valuers will inspect and analyse a large number of sales in a locality to gain an in depth understanding of what is happening in the real estate market. This information and the valuer's experience, knowledge and expertise are then used to value the benchmark properties.
- About this report:** This report shows information about the component and the sales that were used to value the benchmarks. The report includes the district, the zone and the valuing year it relates to.
- It also provides brief comments about how the sales relate to the benchmarks.

BENCHMARK COMPONENT REPORT
**Valuer
General**

DISTRICT: 258 - CANTERBURY-BANKSTOWN
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Benchmark Properties

| | |
|---|--|
| Address: ADELAIDE ST BELMORE NSW 2192 | |
| Area: 550.1 M | Primary/Reference Benchmark: Reference |
| Description: Zoned R3 Medium Density Residential under CLEP 2012. Regular shaped inside lot, predominately level with southerly aspect to street. | |
| Address: ADELAIDE ST BELMORE NSW 2192 | |
| Area: 480.6 M | Primary/Reference Benchmark: Primary |
| Description: Zoned R3 Medium Density Residential under CLEP 2012. Regular inside lot, slight cross fall from right to left with south easterly aspect to street. | |
| Address: ALLAN AVE BELMORE NSW 2192 | |
| Area: 345.95 M | Primary/Reference Benchmark: Reference |
| Description: Zoned R3 Medium Density Residential under CLEP 2012. Regular shaped inside lot, predominately level with northerly aspect to street. | |
| Address: DINORA ST BELMORE NSW 2192 | |
| Area: 487.83 M | Primary/Reference Benchmark: Reference |
| Description: Zoned R3 Medium Density Residential under CLEP 2012. The site is a rectangular shape, inside lot, its topography is falling slightly with a cross slope with no significant views. Westerly aspect to the street, sealed road with kerb and guttering. | |

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Sales Evidence

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|---|---|-----------------------------|
| Sales Address: 233 BURWOOD RD BELMORE | | Analysed Sale ID: |
| Legal Description: 100/18983 | | 160078 |
| Area: 499 M | Purchase Price: \$1,050,000 | Contract Date: 29/01/2020 |
| | Analysed land value at current base date: \$903,000 | Settlement Date: 28/02/2020 |
| Description/Comments: Sale of a freestanding single storey dwelling on residential land. Located in the suburb of Belmore, in close proximity to local shops, public schools and public transport. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot. falling slightly with a cross slope with no significant views. Westerly aspect to the street, frontage to busy urban road. Services include all typical urban services available. The sale was a market sale, sold by David Kay First National - Belmore after approx 99 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 34 DRUMMOND ST BELMORE | | Analysed Sale ID: |
| Legal Description: C/402996 | | 160155 |
| Area: 423 M | Purchase Price: \$975,000 | Contract Date: 16/12/2019 |
| | Analysed land value at current base date: \$857,000 | Settlement Date: 30/01/2020 |
| Description/Comments: Improvements: A single storey freestanding brick tile residence, built in 1940s, in fair condition. Ancillaries improvements: Fencing, single garage, drive and landscaping. Location: Situated in Belmore, on eastern side of Drummond St, approximately 60 metres south of the intersection with Reginald Ave. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: With a gentle crossfall from eastern boundary. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments including established B2 local centre B6 Enterprise Corridor zoned properties along the northern side of the Canterbury Rd. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold via private treaty through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 112 BURWOOD RD BELFIELD | | Analysed Sale ID: |
| Legal Description: 19/H/12859 | | 160161 |
| Area: 556 M | Purchase Price: \$1,065,000 | Contract Date: 07/12/2019 |
| | Analysed land value at current base date: \$887,000 | Settlement Date: 21/01/2020 |
| Description/Comments: Sale of a freestanding single storey dwelling on residential land. Located in the suburb of Belfield, in close proximity to local shops, public schools and public transport. Surrounding development comprises established single residential dwellings of similar age, character and quality as the subject. The site is a rectangular shape, inside lot, falling gently to the rear of the property with no significant views. Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market transaction, sold at auction by Mint Property Agents after approx 25 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |

BENCHMARK COMPONENT REPORT



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| Sales Address: 49 BELMORE AVE BELMORE | | Analysed Sale ID: |
| Legal Description: A/309385 | | 160270 |
| Area: 416 M | Purchase Price: \$910,000 | Contract Date: 27/11/2019 |
| | Analysed land value at current base date: \$783,000 | Settlement Date: 12/02/2020 |
| Description/Comments: Improvements: A single storey freestanding brick tile residence, built in 1920s, in good condition. Ancillaries improvements: Fencing, paved entertaining area and landscaping. Location: Situated in Belmore, on eastern side of Belmore Ave, 3rd lot south of the intersection with Lakemba St. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: Mostly level with the street. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments including light industrial properties to the northern side of Lakemba St. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold at auction through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 16 BELMORE AVE BELMORE | | Analysed Sale ID: |
| Legal Description: 23/2/3188 | | 160271 |
| Area: 334 M | Purchase Price: \$1,050,000 | Contract Date: 06/09/2019 |
| | Analysed land value at current base date: \$705,000 | Settlement Date: 18/10/2019 |
| Description/Comments: Improvements: A two storey freestanding brick tile residence, built in 2000s, in good condition. Ancillaries improvements: Fencing, drive and landscaping. Location: Situated in Belmore, on western side of Belmore Ave, approximately 90 metres north of the intersection with Railway Pde. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: Mostly level with the street. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold at action through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |

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| Sales Address: 4 RAILWAY PDE BELMORE | | Analysed Sale ID: |
| Legal Description: 10, 11/1/3188 | | 160272 |
| Area: 617 M | Purchase Price: \$1,100,000 | Contract Date: 02/10/2019 |
| | Analysed land value at current base date: \$1,020,000 | Settlement Date: 11/12/2019 |
| Description/Comments: Improvements: A single storey freestanding weatherboard iron residence, built in 1930s, in fair condition. Ancillaries improvements: Fencing, triple garage storage, drive and landscaping. Location: Situated in Belmore, on the north western corner of Railway Pde Oxford St. Access: The property has direct street frontage and vehicular access. Shape: The parcel is an irregular shaped corner lot. Topography: With a gentle cross fall from western boundary. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold via private treaty through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 26 BRANDE ST BELMORE | | Analysed Sale ID: |
| Legal Description: 20/13059 | | 160273 |
| Area: 467 M | Purchase Price: \$1,086,000 | Contract Date: 02/11/2019 |
| | Analysed land value at current base date: \$908,000 | Settlement Date: 16/12/2019 |
| Description/Comments: Improvements: A renovated single storey freestanding brick tile residence, built in 1930s, in good condition. Ancillaries improvements: Fencing, single carport, drive and landscaping. Location: Situated in Belmore, on western side of Brande St, approximately 60 metres south of the intersection with Lakemba St. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: Mostly level with the street. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments including industrial properties to the northern side of Lakemba St. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold at auction through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |

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**Valuer
General**

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| Sales Address: 58 KENNEDY AVE BELMORE | | Analysed Sale ID: |
| Legal Description: A/309959 | | 160344 |
| Area: 404 M | Purchase Price: \$1,000,000 Analysed land value at current base date: \$795,000 | Contract Date: 21/09/2019 Settlement Date: 18/11/2019 |
| Description/Comments: Improvements: A single storey freestanding brick tile residence, built in 1920s, in good condition. Ancillaries improvements: Fencing, double garage at rear, covered entertaining area, drive and landscaping. Location: Situated in Belmore, on the southern side of Kennedy Ave, 2nd lot east of the intersection with Benaroon Rd. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: Falling gently to rear. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments including light industrial properties to the northern side of Lakemba St. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold at auction through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |

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| Sales Address: 29 KENNEDY AVE BELMORE | | Analysed Sale ID: |
| Legal Description: 11/4/5224 | | 160352 |
| Area: 696 M | Purchase Price: \$1,400,000 Analysed land value at current base date: \$1,400,000 | Contract Date: 05/09/2019 Settlement Date: 06/11/2019 |
| Description/Comments: Land value only. A DA has been lodged by the purchaser after settlement, at time of analysis the DA has been approved for demolition of existing structures and construction of a two storey attached dual occupancy with Torrens title subdivision. At time of inspection works have been commenced. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: Rising gently to rear. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments including light industrial properties to the northern side of Lakemba St. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction sold by Professionals Belmore after 2 days on the market. Relationship to market: Market sale but the sale reflects the dual occupancy subsequently approved shortly after settlement. There are few sales as yet for sites like these and as a result we have increased the value to reflect approval for but it is still below the 0.85-1.00 ratio as not sufficient evidence to substantiate an increase higher than the \$1m. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. . DA DA-919/2019 submitted for PID 1424530 on 08-Nov-2019: Demolition of existing structures and construction of a two storey attached dual occupancy with Torrens title subdivision. Address: 29 Kennedy Avenue, BELMORE. . Approved on 18-Dec-2019.. | | |

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| Sales Address: 10 RING ST BELMORE | | Analysed Sale ID: |
| Legal Description: C/320498 | | 160353 |
| Area: 418 M | Purchase Price: \$1,050,000 | Contract Date: 09/11/2019 |
| | Analysed land value at current base date: \$903,000 | Settlement Date: 20/12/2019 |
| Description/Comments: Improvements: A single storey freestanding brick tile residence, built in 1940s, in fair condition. Ancillaries improvements: Fencing, single carport, drive and landscaping. Location: Situated in Belmore, on western side of Ring St, 2nd lot south of the intersection with Allan Ave. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: Mostly level with the street. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold at auction through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 15 PAXTON AVE BELMORE | | Analysed Sale ID: |
| Legal Description: 66/18983 | | 160354 |
| Area: 467 M | Purchase Price: \$1,215,000 | Contract Date: 21/09/2019 |
| | Analysed land value at current base date: \$998,000 | Settlement Date: 08/11/2019 |
| Description/Comments: Improvements: A single storey freestanding brick tile residence, single garage storage at rear, built in 1940s, in good condition. Ancillaries improvements: Fencing, single carport, covered entertaining area, drive and landscaping. Location: Situated in Belmore, on southern side of Paxton Ave, approximately 170 metres east of the intersection with Burwood Rd. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: With a gentle cross fall from western boundary. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of medium density residential developments. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold at auction through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |

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| Sales Address: 2 A MICHAEL AVE BELFIELD | | Analysed Sale ID: |
| Legal Description: 2/1129177 | | 161418 |
| Area: 229 M | Purchase Price: \$1,040,000 Analysed land value at current base date: \$679,000 | Contract Date: 02/03/2020 Settlement Date: 03/04/2020 |
| Description/Comments: Sale of a semi - detached double storey, double brick and colorbond roofing construction built in the 2000s in good condition with single garage UMR. Located in the suburb of Belfield, in close proximity to Belmore Boys High School, Campsie local shops, cafe and restaurants and bus stops. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a square shape, inside lot, predominately level with no significant views. Southerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market sale, sold by Mint Property Agents after approx 27 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 3 CLARENCE ST BELFIELD | | Analysed Sale ID: |
| Legal Description: 2/206790 | | 161518 |
| Area: 461 M | Purchase Price: \$1,225,000 Analysed land value at current base date: \$1,040,000 | Contract Date: 15/02/2020 Settlement Date: 30/03/2020 |
| Description/Comments: Sale of a freestanding single storey rendreed brick and terracotta tile roofing built in the 1960s in fair condition. Located in the suburb of Belfield, in close proximity to Cooks River local parks and reserves and bus stops. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, predominately level with no significant views. Southerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market transaction, sold at auction by Raine Horne - Burwood after approx 27 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysisBased on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |

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| Sales Address: 46 BELMORE AVE BELMORE Legal Description: C/307679 | | Analysed Sale ID: 162057 |
| Area: 395 M | Purchase Price: \$1,070,000 Analysed land value at current base date: \$819,000 | Contract Date: 07/03/2020 Settlement Date: 20/04/2020 |
| Description/Comments: Improvements: A single storey freestanding brick tile residence with single garage at rear, built in 1950s, in good condition. Ancillaries improvements: Fencing, covered entertaining area, shed, drive and landscaping. Location: Situated in Belmore, on western side of Belmore Ave, 3rd lot south of the intersection with Lakemba St. Access: The property has direct street frontage and vehicular access. Shape: The parcel is a rectangular shaped internal lot. Topography: Mostly level with the street. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of detached residential dwellings, medium density residential developments as well as light industrial properties to the northern side of Lakemba St. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold at auction through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 8 CHALMERS ST BELMORE Legal Description: 1/323773 | | Analysed Sale ID: 162064 |
| Area: 505 M | Purchase Price: \$830,000 Analysed land value at current base date: \$707,000 | Contract Date: 05/09/2019 Settlement Date: 18/10/2019 |
| Description/Comments: Improvements: A single storey freestanding weatherboard iron residence with storage room at rear, built in 1940s, in fair condition. Ancillaries improvements: Fencing, drive and landscaping. Location: Situated in Belmore, on southern side of Chalmers St, approximately 100 metres west of the intersection with Burwood Rd. Access: The property has direct street frontage and vehicular access. Shape: Slightly irregular shaped internal lot. Topography: Mostly level with the street. Views: Immediate streetscape. Services/amenities: Standard residential services are connected to the site. Property is in close proximity to transport and local amenities. Surrounding development: Immediate surrounding development comprises of detached residential dwellings, medium density residential developments as well as local centres to the northern side of Canterbury Rd. Environmental Constraints: None. Planning: Zoned R3 Medium Density Residential under Canterbury LEP 2012 and the current use is permitted. FSR: 0.50:1. HOB: 8.5m. Circumstances of Sale: The sale is a market transaction and was sold via private treaty through a local agent. Relationship to market: considered representative. We have made the necessary EPA investigations and this property is not known to be contaminated, nor is it known to have any environmental issues. We assessed the added value of improvements for this property using our added value of improvements and paired sales analysis. To be clear, no more inspections until further notice, we will keep this under review. Photos used in this report are found from agent's websites. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. DA DA-1012/2019 submitted for PID 1408708 on 28-Nov-2019: Application Number:DA-1012/2019 Description:Demolition of existing structures and construction of a two storey dwelling with associated outbuilding Address:8 Chalmers Street, BELMORE NSW 2192 Lodged:28/11/2019 12:00:00 AM Status:Approved Determined:Approved 9/01/2020 5:00:00 PM Determining Authority:Delegated Authority. Approved on 09-Jan-2020.. | | |

BENCHMARK COMPONENT REPORT


**Valuer
General**

DISTRICT: 258 - CANTERBURY-BANKSTOWN
 ZONE: R3 - Medium Density Residential
 COMPONENT: XMM - R3 SINGLE RES - BELMORE & BELFIELD
 BASE DATE: 01/07/2020
 PROPERTY ID: 1409610

| | | |
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| Sales Address: 53 TUDOR ST BELMORE Legal Description: 1/309202 | | Analysed Sale ID: 162649 |
| Area: 367 M | Purchase Price: \$910,000 Analysed land value at current base date: \$718,000 | Contract Date: 01/04/2020 Settlement Date: 29/06/2020 |
| Description/Comments: Sale of a freestanding single storey brick veneer and terracotta tile roofing dwelling, built in the 1930s in fair condition. Located in the suburb of Belmore, in close proximity to Belmore train station, Canterbury Hospital and Clemton Park Village. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, falling slightly with a cross slope with no significant views. Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market sale, sold by LJ Hooker - Belmore after approx 25 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis.. | | |
| Sales Address: 2 EULDA ST BELMORE Legal Description: B/322045 | | Analysed Sale ID: 162832 |
| Area: 423 M | Purchase Price: \$1,365,000 Analysed land value at current base date: \$837,000 | Contract Date: 25/03/2020 Settlement Date: 06/05/2020 |
| Description/Comments: Sale of a freestanding double storey rendered brick and terracotta tile roofing dwellin with double garage UMR, built in the 1950s in good condition with well maintained interiors. Located in the suburb of Belmore, in close proximity to Belmore train station, Lakemaba train station and Hampden Park Public School. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a square shape, corner lot, predominately level with no significant views. Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market transaction, sold at auction by Mint Property Agents - Belfield after approx 24 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 28 CLEARY AVE BELMORE Legal Description: 1/113462 | | Analysed Sale ID: 163714 |
| Area: 389 M | Purchase Price: \$792,000 Analysed land value at current base date: \$672,000 | Contract Date: 23/04/2020 Settlement Date: 04/06/2020 |
| Description/Comments: Sale of a freestanding double brick and terracotta tile roofing dwelling, built in the 1920s in poor condition. Located in the suburb of Belmore, in close proximity to Belmore train station, Canterbury Leagues Club and Belmore Oval. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, predominately level with no significant views. Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market sale, sold by Professionals - Belmore after approx 52 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |

BENCHMARK COMPONENT REPORT



**Valuer
General**

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| Sales Address: 2 BALTIMORE ST BELFIELD | | Analysed Sale ID: |
| Legal Description: 1/859569 | | 163717 |
| Area: 312 M | Purchase Price: \$950,000 Analysed land value at current base date: \$664,000 | Contract Date: 06/04/2020 Settlement Date: 01/06/2020 |
| Description/Comments: Sale of a semi - detached double storey brick and tile roofing dwelling, built in the 1990s in good condition. Located in the suburb of Belfield, in close proximity to Belmore Boys High School, Belmore train station and Canterbury Hospital. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a triangular shape, corner lot, falling slightly with a cross slope with no significant views. Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market sale, sold by Mint Property Agents after approx 34 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |
| Sales Address: 4 PAXTON AVE BELMORE | | Analysed Sale ID: |
| Legal Description: 4/18983 | | 164885 |
| Area: 423 M | Purchase Price: \$830,000 Analysed land value at current base date: \$805,000 | Contract Date: 21/09/2019 Settlement Date: 15/11/2019 |
| Description/Comments: Sale of a freestanding single storey double brick and terracotta tile roofing dwelling, built in the 1950s in poor condition. Located in the suburb of Belmore, in close proximity to local shops, public schools and public transport. Surrounding development comprises established single residential dwellings of similar age, character and quality as the subject. The site is a rectangular shape, inside lot in an elevated position with no significant views. Southerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market sale, sold by Professionals - Belmore after approx 31 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |
| Sales Address: 3 PAXTON AVE BELMORE | | Analysed Sale ID: |
| Legal Description: 101/18983 | | 164886 |
| Area: 430 M | Purchase Price: \$975,000 Analysed land value at current base date: \$944,000 | Contract Date: 13/11/2019 Settlement Date: 06/12/2019 |
| Description/Comments: Sale of a freestanding single storey brick veneer and terracotta tile roofing dwelling, built in the 1950s in poor condition. Located in the suburb of Belmore, in close proximity to local shops, public schools and public transport. Surrounding development comprises established single residential dwellings of similar age, character and quality as the subject. The site is an irregular shape, inside lot, rising slightly with no significant views. Northerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was an off market transaction considered to have sold within market range. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date.. | | |

BENCHMARK COMPONENT REPORT



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DISTRICT: 258 - CANTERBURY-BANKSTOWN
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| Sales Address: 4 ETELA ST BELMORE | | Analysed Sale ID: |
| Legal Description: 43/9377 | | 165764 |
| Area: 651 M | Purchase Price: \$1,050,000 | Contract Date: 19/05/2020 |
| | Analysed land value at current base date: \$870,000 | Settlement Date: 03/07/2020 |
| Description/Comments: Sale of a freestanding single storey rendered brick and terracotta tile roofing dwelling, built in the 1930s in good condition with renovated and well maintained interiors. Located in the suburb of Belmore, in close proximity to Burwood Rd shopping strip, Belmore train station and approx 15kms from Sydney CBD. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, situated within a cul de sac street, rising slightly with a cross slope with no significant views. Northerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market sale, sold by Professionals - Belmore after approx 92 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |
| Sales Address: 29 JAY AVE BELFIELD | | Analysed Sale ID: |
| Legal Description: 1/1257153 | | 166967 |
| Area: 302 M | Purchase Price: \$1,440,000 | Contract Date: 21/03/2020 |
| | Analysed land value at current base date: \$569,000 | Settlement Date: 15/05/2020 |
| Description/Comments: Sale of a semi - detached architecturally designed double brick and metal roofing dwelling with single garage UMR, covered outdoor alfresco area and good landscaping. Residence was built in the 2010s in newly built condition. Located in the suburb of Belfield, in close proximity to St Michaels Catholic Primary School, Belfield local shops and cafes. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, corner lot situated within a cul de sac street, predominately level with no significant views. Southerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market transaction, sold at auction by Mayfair Real Estate after approx 27 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |
| Sales Address: 29 SEYMOUR PDE BELFIELD | | Analysed Sale ID: |
| Legal Description: 40/B/9099 | | 166968 |
| Area: 557 M | Purchase Price: \$1,190,000 | Contract Date: 21/03/2020 |
| | Analysed land value at current base date: \$890,000 | Settlement Date: 21/07/2020 |
| Description/Comments: Sale of a freestanding double storey brick veneer and terracotta tile roofing dwelling with detached double garage, built in the 1920s in fair condition. Located in the suburb of Belfield, in close proximity to Belmore Boys High School, Belmore train station and local bus stops. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, predominately level with a slight Sydney views. Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market transaction, sold at auction by Mint Property Agents after approx 33 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |

BENCHMARK COMPONENT REPORT


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| Sales Address: 42 MARGARET ST BELFIELD | | Analysed Sale ID: |
| Legal Description: 1/19168 | | 166969 |
| Area: 493 M | Purchase Price: \$1,300,000 | Contract Date: 23/07/2020 |
| | Analysed land value at current base date: \$1,070,000 | Settlement Date: 17/08/2020 |
| Description/Comments: Sale of a freestanding single storey brick veneer and terracotta tile roofing dwelling with double carport UMR, built in the 1950s in fair condition. Located in the suburb of Belfield, in close proximity to Belmore Boys High School, Belmore train station and local bus stops. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, predominately level with no significant views. Westerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market transaction, sold at auction by Mint Property Agents after approx 44 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |
| Sales Address: 61 PEEL ST BELMORE | | Analysed Sale ID: |
| Legal Description: C/10/312145 | | 166971 |
| Area: 371 M | Purchase Price: \$900,000 | Contract Date: 27/06/2020 |
| | Analysed land value at current base date: \$634,000 | Settlement Date: 31/07/2020 |
| Description/Comments: Sale of a freestanding single storey rendered brick and terracotta tile roofing dwelling with detached single garage, built in the 1940s in good condition with renovated and well maintained interiors. Located in the suburb of Belmore, in close proximity to Belmore train station, Canterbury Leagues Club and St Joseph's Catholic Primary School. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, falling slightly with a cross slope with no significant views Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market transaction, sold at auction by Mint Property Agents after approx 23 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |
| Sales Address: 12 B FIRST AVE BELFIELD | | Analysed Sale ID: |
| Legal Description: 5/523179 | | 166974 |
| Area: 537 M | Purchase Price: \$950,000 | Contract Date: 13/11/2019 |
| | Analysed land value at current base date: \$787,000 | Settlement Date: 16/12/2019 |
| Description/Comments: Sale of a freestanding single storey timber cladding and concrete tile roofing dwelling with double carport, detached covered entertainment area, built in the 1960s in fair condition. Located in the suburb of Belfield, in close proximity to Campsie train station, Campsie local shops and restaurants. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a battle-axe shape, rear battle axe lot, predominately level with no significant views. Easterly aspect to the street, through a Right of Way over the adjoining property. Services include all typical urban services available. Encumbered by a drainage easement. The sale was a market sale, sold by Strathfield Partners - Strathfield after approx 114 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |

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| Sales Address: 12 PARKVIEW AVE BELFIELD Legal Description: 12/204490 | | Analysed Sale ID: 167507 |
| Area: 461 M | Purchase Price: \$960,000 Analysed land value at current base date: \$906,000 | Contract Date: 30/09/2019 Settlement Date: 11/11/2019 |
| Description/Comments: Sale of a freestanding single storey brick veneer and tile roofing dwelling, built in the 1970s in poor condition. Located in the suburb of Belfield in close proximity to Harcourt Public School, Campsie train station and Campsie shops. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is an irregular shape, inside lot, situated within a cul de sac street, predominately level with no significant views. Westerly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was a market sale, sold by Cityview Real Estate after approx 313 days on the market. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis Based on sales evidence and supported by Core Logic data, a market movement of 0.75 per month has been adopted to bring ALV from contract date to 01/04/2020. No market movement adopted from 01/04/2020 to 01/07/2020 valuation base date. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |
| Sales Address: 5 PASSEY AVE BELMORE Legal Description: 104/18983 | | Analysed Sale ID: 167508 |
| Area: 486 M | Purchase Price: \$995,000 Analysed land value at current base date: \$918,000 | Contract Date: 15/07/2020 Settlement Date: 02/09/2020 |
| Description/Comments: Sale of a freestanding single storey double brick and terracotta tile roofing dwelling, built in the 1940s in poor condition. Located in the suburb of Belmore, in close proximity to Belmore local shops and nearby bus stops. Surrounding development comprises of established single residential dwellings of varying age, character and quality. The site is a rectangular shape, inside lot, predominately level with no significant views. Easterly aspect to the street, sealed road with kerb and guttering. Services include all typical urban services available. The sale was an off market transaction considered to have sold within market range. In relationship to market the sale is considered to be representative. The property is not known to have any environmental issues. We have made the necessary EPA online investigations and this property is not known to be contaminated. We assessed the added value of improvements for this property using our added value of improvements and paired sales. This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis This analysis has been undertaken without a physical inspection due to restrictions in response to COVID-19. We have had regard to information available on improvements from other sources (RP Data) to complete the analysis. | | |

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Sales to Benchmark Comparison

| Benchmark Property Address: ADELAIDE ST BELMORE NSW 2192 | |
|--|---|
| Analysed Sale ID | Comparison |
| 160161 | Zoned R3 Medium Density Residential. 556 m2 block, situated on Burwood Rd in Belfield. Adjusted land value of \$887,000 or \$1,595/m2. Similar lot size and location, therefore the sale is considered comparable to the benchmark. |
| 166968 | Zoned R3 Medium Density Residential. 557 m2 block, situated on Seymour Pde in Belfield. Adjusted land value of \$890,000 or \$1,598/m2. Similar lot size, shape and location, therefore the sale is considered the most comparable to the benchmark. |
| 166974 | Zoned R3 Medium Density Residential. 537 m2 block, situated on First Ave in Belfield. Adjusted land value of \$787,000 or \$1,466/m2. Similar lot size, location, inferior shape and access, therefore the sale is considered inferior to the benchmark. |
| 160273 | Zoned R3 Medium Density Residential. 467 m2 block, situated on Brande St in Belmore. Adjusted land value of \$908,000 or \$1,944/m2. Similar lot size and location, therefore the sale is considered the most to the benchmark. |
| 160354 | Zoned R3 Medium Density Residential. 467 m2 block, situated on Paxton Ave in Belmore. Adjusted land value of \$998,000 or \$2,137/m2. Similar lot size, shape with superior frontage, therefore the sale is considered superior to the benchmark. |
| 166969 | Zoned R3 Medium Density Residential. 493 m2 block, situated on Margaret St in Belfield. Adjusted land value of \$1,070,000 or \$2,170/m2. Similar lot size, shape with superior frontage, therefore the sale is considered superior to the benchmark. |
| Benchmark Property Address: ALLAN AVE BELMORE NSW 2192 | |
| Analysed Sale ID | Comparison |
| 160344 | Zoned R3 Medium Density Residential. 404 m2 block, situated on Kennedy Ave in Belmore. Adjusted land value of \$795,000 or \$1,968/m2. Slightly larger lot size, similar shape and location, therefore the sale is considered the most comparable to the benchmark. |
| 162057 | Zoned R3 Medium Density Residential. 395 m2 block, situated on Belmore Ave in Belmore. Adjusted land value of \$819,000 or \$2,073/m2. Similar location and larger lot size, therefore the sale is considered superior to the benchmark. |
| 163714 | Zoned R3 Medium Density Residential. 389 m2 block, situated on Cleary Ave in Belmore. Adjusted land value of \$672,000 or \$1,728/m2. Slightly larger lot size similar location, inferior shape, therefore the sale is considered slightly inferior to the benchmark. |
| Benchmark Property Address: DINORA ST BELMORE NSW 2192 | |
| Analysed Sale ID | Comparison |
| 160273 | Zoned R3 Medium Density Residential. 467 m2 block, situated on Brande St in Belmore. Adjusted land value of \$908,000 or \$1,944/m2. Similar lot size, location, superior frontage, therefore the sale is considered superior to the benchmark. |
| 160344 | Zoned R3 Medium Density Residential. 404 m2 block, situated on Kennedy Ave in Belmore. Adjusted land value of \$795,000 or \$1,968/m2. Smaller lot size, similar shape and location, therefore the sale is considered the most comparable to the benchmark. |
| 162057 | Zoned R3 Medium Density Residential. 395 m2 block, situated on Belmore Ave in Belmore. Adjusted land value of \$819,000 or \$2,073/m2. Similar lot size, location, superior frontage, therefore the sale is considered superior to the benchmark. |

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Valuation of Benchmark Properties

| | | |
|--|---------------------------------------|-----------------------|
| Benchmark Property Address: ADELAIDE ST BELMORE NSW 2192 | Primary/Reference Benchmark: Area: | Reference 550.1 M |
| Previous Base Date and Land Value: 01/07/2019 \$801,000 | | |
| Current Base Date: and Land Value: 01/07/2020 \$897,000 | | |
| Reflected Factor: 1.12 | | |
| Benchmark Property Address: ADELAIDE ST BELMORE NSW 2192 | Primary/Reference Benchmark: Area: | Primary 480.6 M |
| Previous Base Date and Land Value: 01/07/2019 \$731,000 | | |
| Current Base Date: and Land Value: 01/07/2020 \$819,000 | | |
| Reflected Factor: 1.12 | | |
| Benchmark Property Address: ALLAN AVE BELMORE NSW 2192 | Primary/Reference Benchmark: Area: | Reference 345.95 M |
| Previous Base Date and Land Value: 01/07/2019 \$662,000 | | |
| Current Base Date: and Land Value: 01/07/2020 \$741,000 | | |
| Reflected Factor: 1.12 | | |
| Benchmark Property Address: DINORA ST BELMORE NSW 2192 | Primary/Reference Benchmark: Area: | Reference 487.83 M |
| Previous Base Date and Land Value: 01/07/2019 \$626,000 | | |
| Current Base Date: and Land Value: 01/07/2020 \$701,000 | | |
| Reflected Factor: 1.12 | | |

Conclusion

This component comprises R3 Medium Density Residential zoned properties located in the suburbs of Belmore, Belfield and Campsie. The predominant property type in this component are single residential dwellings. There is a mixtures of property styles and ages within this component with areas of older style character houses and areas 1910s-1960s era brick and terracotta tile roofing dwellings. Some of the original dwellings have been extended or knocked down and subdivided and replaced with newly built semi-detached duplex dwellings. The area is well serviced with its proximity to Belmore railway train station, Campsie railway train station, Campsie local shops/restaurants, Belmore local shops/restaurants, facilities such as Belfield Bowling Club, Belmore Sportsground and Canterbury Leagues Club, The area has a number of schools including Belmore Boys High School, Harcourt Public School, local parks and reserves including Rudd Park. The component method of valuation has been adopted. This methodology is an indexing system of mass valuation involving the grouping of properties with the same land use zoning and similar attributes such as size, location and amenity. Due to having similar attributes, the value movements of each property from one year to the next are expected to be similar. As such, individual valuation decisions are then made to typical properties chosen to represent the component (benchmark properties) in order to derive a Component Factor. This factor is used to value properties in the component. The benchmark properties have been valued by Direct Comparison to analysed market sales evidence. A Component Factor of 1.120 has been adopted for the 2020 valuation year. This factor is supported by comparable sales evidence used to value the benchmark properties. The land values of a limited number of properties were also individually reviewed and adjusted to enhance consistency and grading of land values. These adjustments were made to selected properties in various locations including house numbers 4-26 Paxton Ave, this was backed up from sales evidence and the objection on PID 1433964. Mapping tools have also been used to assist consistency. Any recent amendments to prior year land values resulting from confirmed Objection decisions/outcomes, have also been reviewed and considered for the current valuation year. Adjustments to land values have been made where considered necessary. Objection against the 01/07/2019 land values on PID 1433964, surrounding land values have been checked and adjusted for 2020 with consideration of the objection decision. Objection against the 01/07/2019 land values on PID 1433909, surrounding land values have been checked and adjusted for 2020 with consideration of the objection decision. Surrounding properties on

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BASE DATE: 01/07/2020
PROPERTY ID: 1409610

Passey St, with lot size of 489m² have also been adjusted to the same land value as PID 1433909. During the 9 month period from July 2019 to late March 2020, sales in the component indicated that demand and value levels were increasing. Much of this rise can be attributed to the May 2019 Federal Election results and numerous official interest rate cuts by the Reserve Bank (from 1.0% in July 2019 down to 0.25% in March 2020). However, during the most recent 3 month period from late March 2020 to 1 July 2020 when the peak of the COVID-19 lock-down took place, reduced sale volumes and lower auction clearance sales during this period indicated that demand had softened considerably. However, this has not been enough to off-set the increases in value levels experienced in the preceding 9 month period. The overall effect has been that land values at the 1 July 2020 base date have increased since 1 July 2019. The MVP (Mean Value Price Ratio) statistical requirement has been met.

Previous Component Factor: 0.860

Current Component Factor: 1.120

*** END OF REPORT ***