



31 LINDERMAN STREET WEST BALLINA NSW 2478

Prepared on 14th November 2024

James Aubusson

MCGRATH BALLINA/LENNOX HEAD/ALSTONVILLE

47 Ballina Street,
Lennox Head

m: 0413 696 027

jamesaubusson@mcgrath.com.au

McGrath

Lee and Julie Edwards
Linderman Street
West Ballina NSW 2478

7/11/24

Dear Lee and Julie,

Thank you for the opportunity to appraise your property at 31 Linderman Street, NSW 2478

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, current market conditions, and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

Yours Sincerely,

James Aubusson
MCGRATH BALLINA | LENNOX | HEAD | ALSTONVILLE
47 Ballina Road
Lennox Head NSW 2478
m: 0413 696 027

Your Property

31 LINDERMAN STREET WEST BALLINA NSW 2478

3  2  2  718m²  154m² 

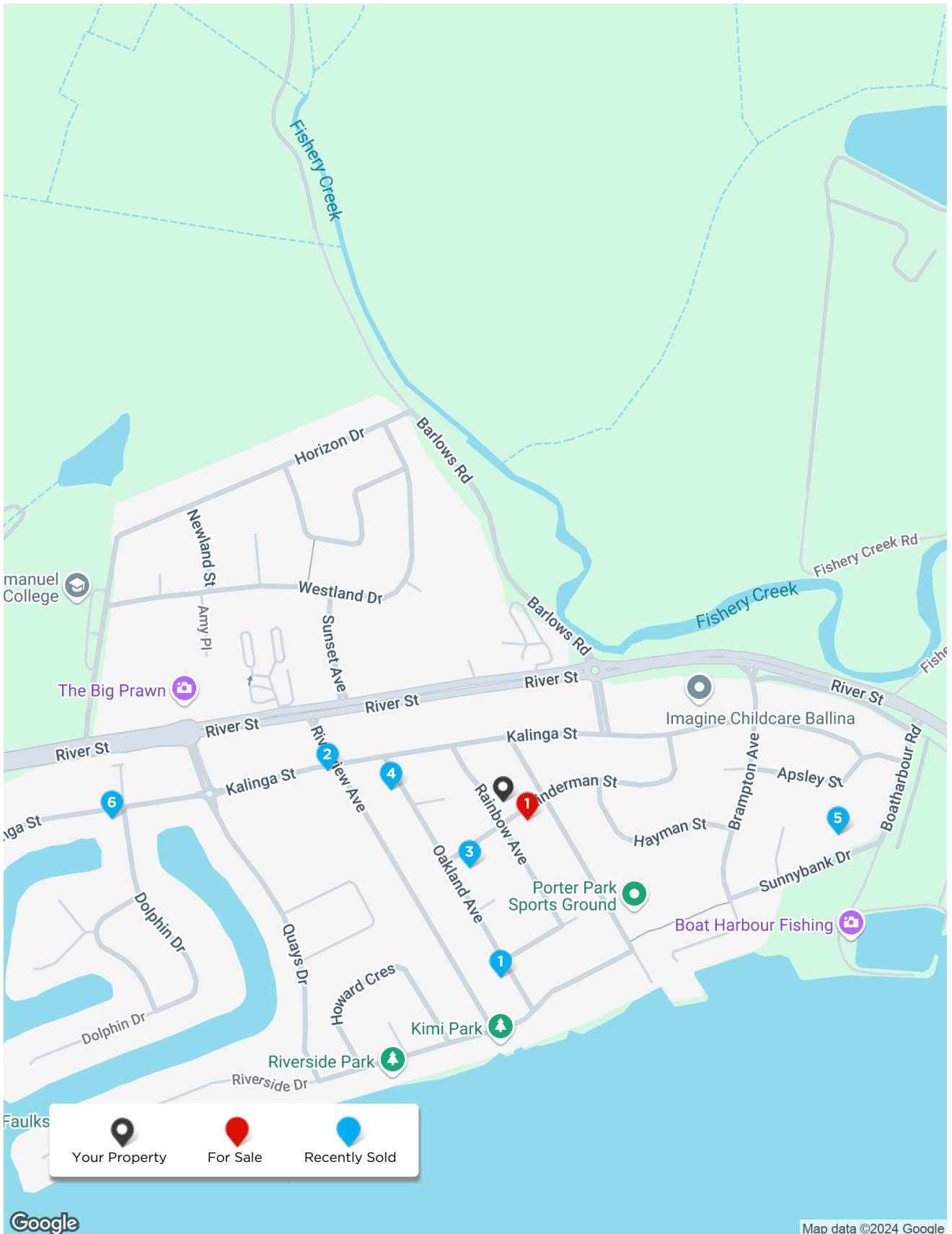


Your Property History

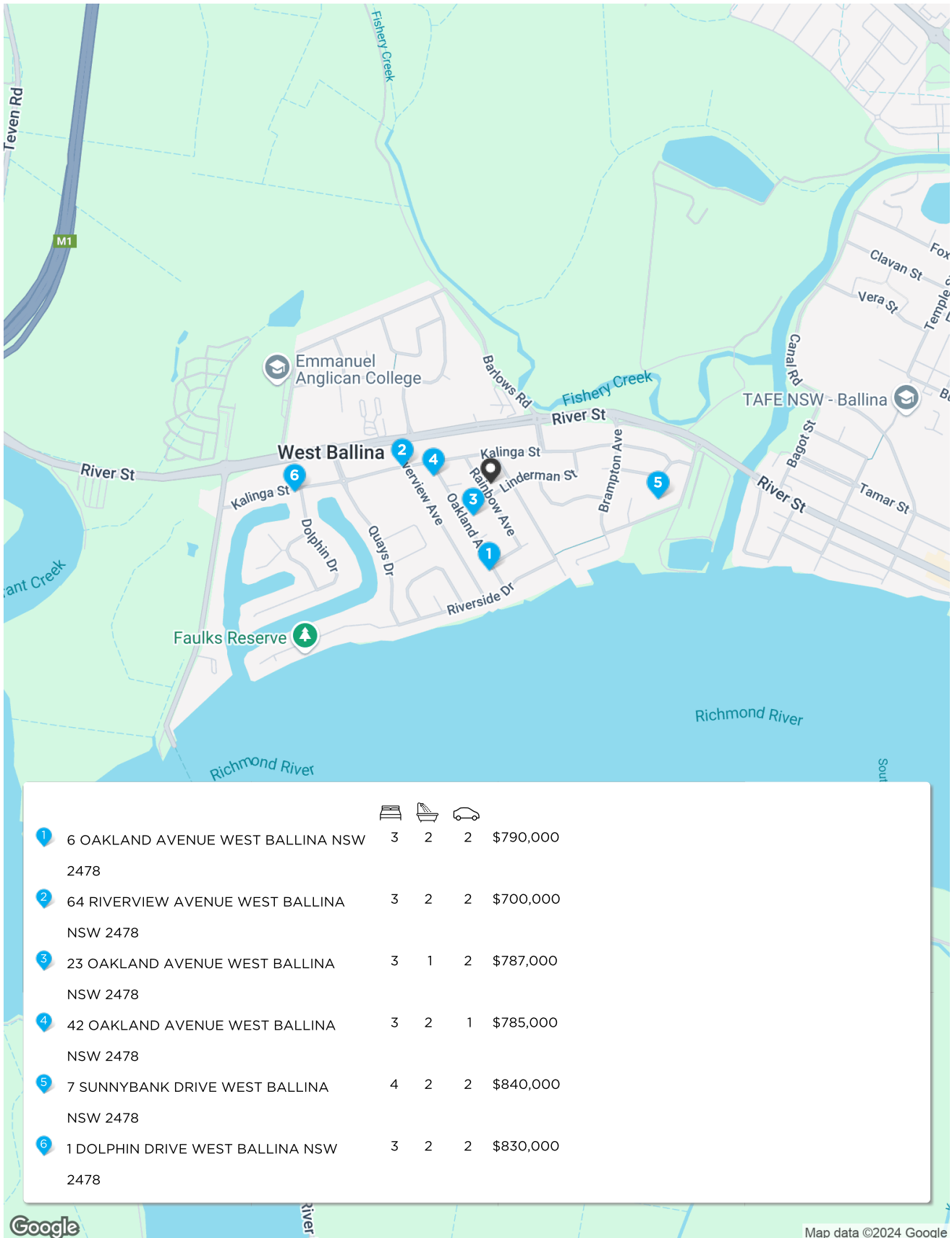
19 Sep, 1991 - Sold for \$135,000

Introducing James Aubusson

Comparables Map: Sales & Listings








Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	6 OAKLAND AVENUE WEST BALLINA NSW 2478	Sold \$790,000
	<p> 🏠 3 🛏️ 2 🚗 2 📏 591m² 📐 162m² Year Built 1990 DOM 79 Sold Date 16-May-24 Distance 0.31km First Listing \$825,000 - \$865,000 Last Listing \$825,000 - \$865,000 </p>	
2	64 RIVERVIEW AVENUE WEST BALLINA NSW 2478	Sold \$700,000
	<p> 🏠 3 🛏️ 2 🚗 2 📏 538m² 📐 142m² Year Built - DOM 154 Sold Date 30-Jul-24 Distance 0.31km First Listing \$725,000 - \$775,000 Last Listing \$715,000 </p>	
3	23 OAKLAND AVENUE WEST BALLINA NSW 2478	Sold \$787,000
	<p> 🏠 3 🛏️ 1 🚗 2 📏 637m² 📐 112m² Year Built - DOM 107 Sold Date 03-Sep-24 Distance 0.13km First Listing Contact Agent Last Listing Sold </p>	
4	42 OAKLAND AVENUE WEST BALLINA NSW 2478	Sold \$785,000
	<p> 🏠 3 🛏️ 2 🚗 1 📏 619m² 📐 - Year Built - DOM 13 Sold Date 24-Jun-24 Distance 0.19km First Listing \$795,000 Last Listing \$795,000 </p>	
5	7 SUNNYBANK DRIVE WEST BALLINA NSW 2478	Sold \$840,000
	<p> 🏠 4 🛏️ 2 🚗 2 📏 658m² 📐 156m² Year Built - DOM 16 Sold Date 30-Oct-24 Distance 0.59km First Listing For Sale - Price Guide \$850,000 Last Listing For Sale - Price Guide \$850,000 </p>	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

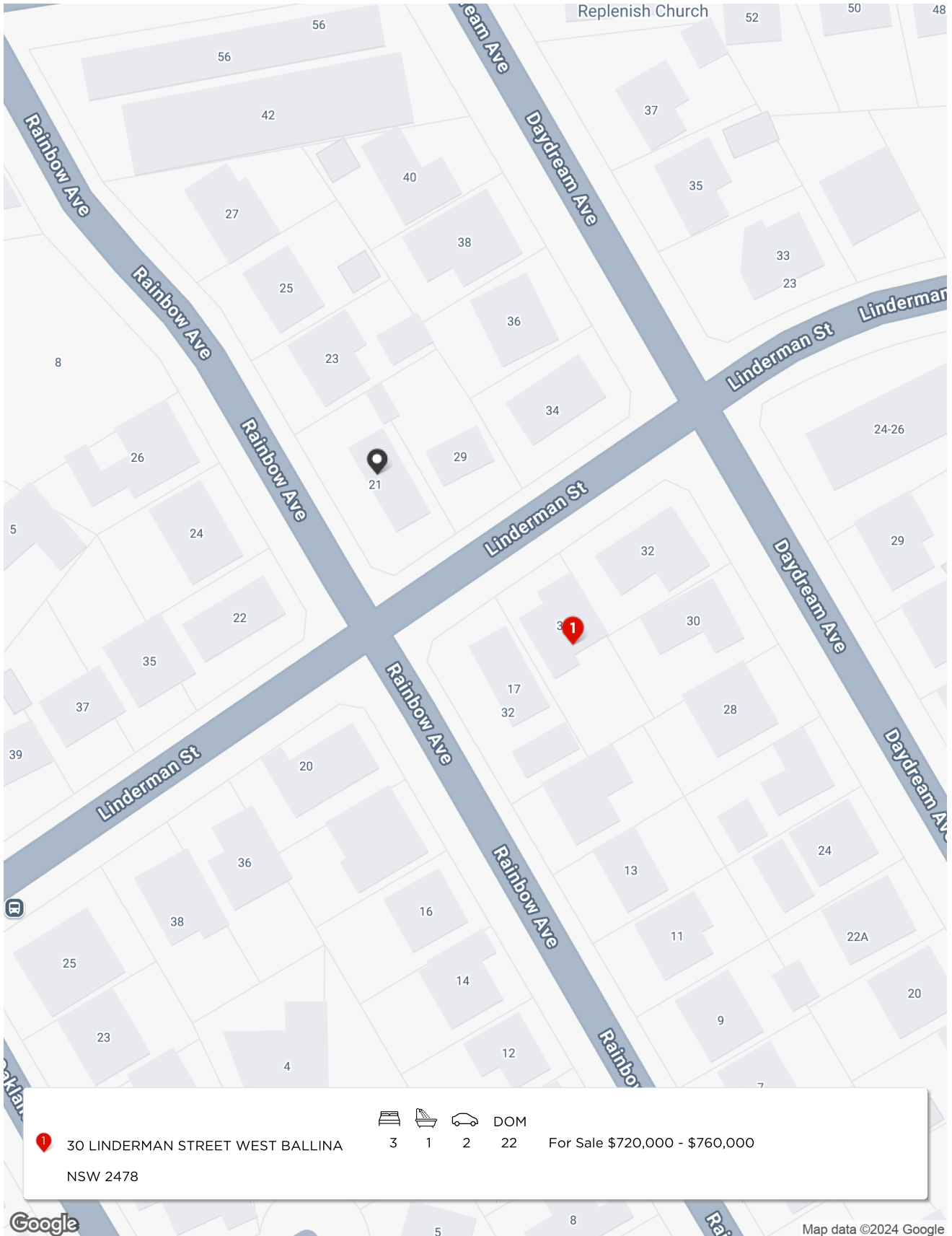
6 1 DOLPHIN DRIVE WEST BALLINA NSW 2478



 3  2  2  817m²  -
Year Built - DOM 45
Sold Date 22-Aug-24 Distance 0.68km
First Listing Contact Agent
Last Listing Sold

Sold **\$830,000**

Comparables Map: Listings








Google Map data ©2024 Google
* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings

 30 LINDERMAN STREET WEST BALLINA NSW 2478

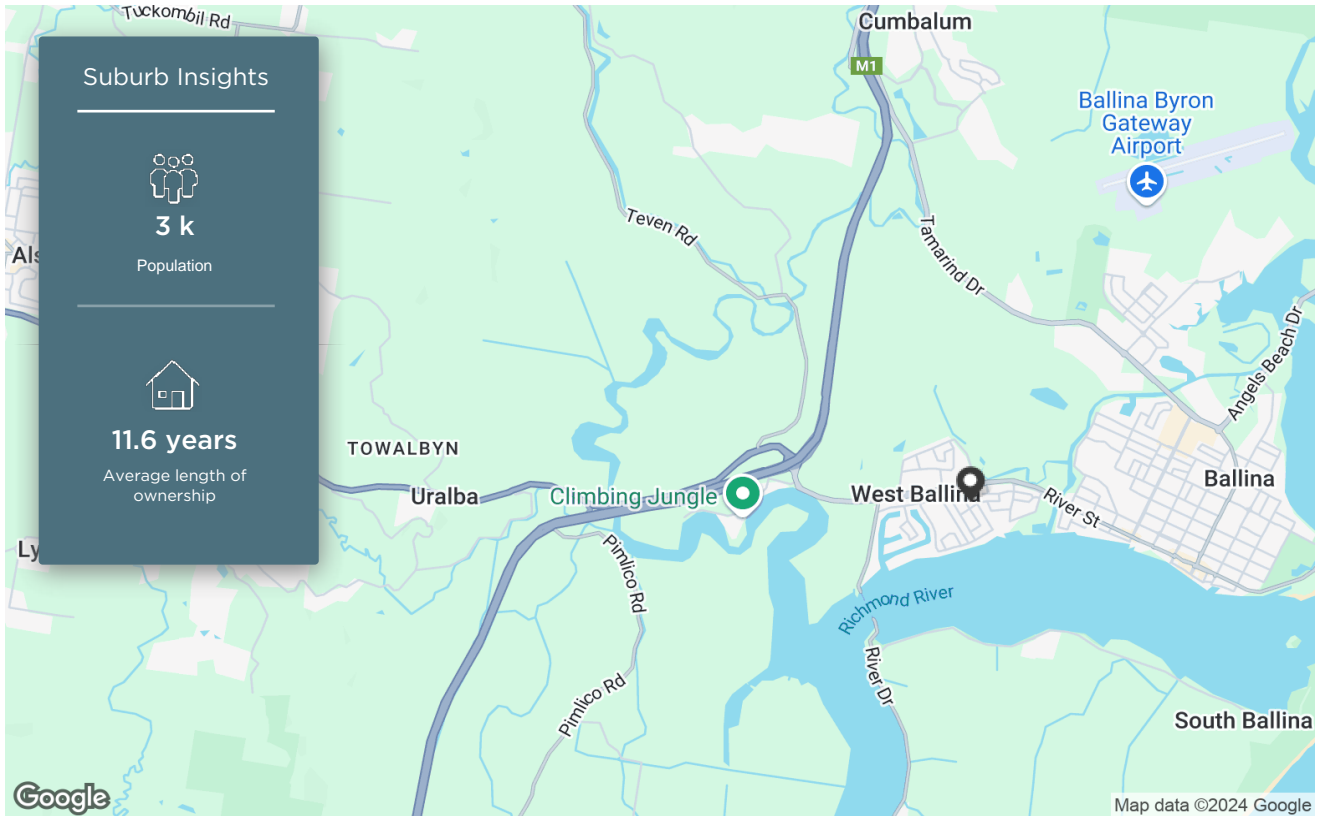


 3  1  2  683m²  109m²
Year Built 1975 DOM 22 days
Listing Date 16-Mar-23 Distance 0.06km
Listing Price For Sale \$720,000 - \$760,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

West Ballina

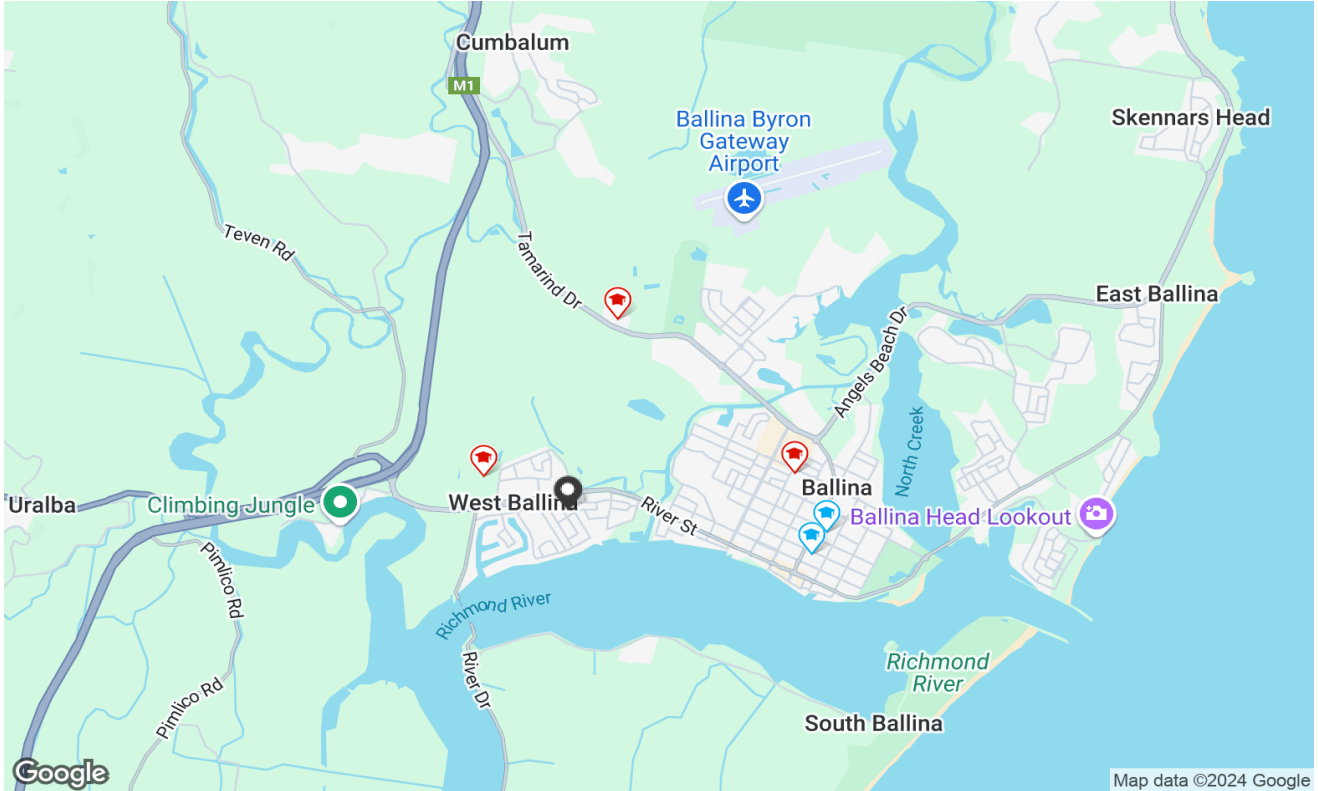
Demographic



The size of West Ballina is approximately 10.7 square kilometres. It has 13 parks covering nearly 6.2% of total area. The population of West Ballina in 2011 was 2,971 people. By 2016 the population was 3,022 showing a population growth of 1.7% in the area during that time. The predominant age group in West Ballina is 60-69 years. Households in West Ballina are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in West Ballina work in a professional occupation. In 2011, 63.5% of the homes in West Ballina were owner-occupied compared with 65.4% in 2016. Currently the median sales price of houses in the area is \$830,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	54.0	Owns Outright	46.4	0-15.6K	4.5	0-9	8.8
Couples with Children	23.7	Purchaser	19.0	15.6-33.8K	21.7	10-19	9.7
Single Parents	20.9	Renting	29.3	33.8-52K	22.0	20-29	7.5
Other	0.9	Other	0.6	52-78K	19.6	30-39	7.6
		Not Stated	5.0	78-130K	15.3	40-49	10.6
				130-182K	4.4	50-59	13.8
				182K+	3.5	60-69	18.7
						70-79	15.3
						80-89	7.1
						90-99	0.9

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Emmanuel Anglican College 62 Horizon Drive West Ballina NSW 2478	0.85km	Combined	Mixed	Non-Government	0-12
	Richmond Christian College 7 Gallans Road Ballina NSW 2478	2.06km	Combined	Mixed	Non-Government	0-12
	Biala Special School 78 Fox Street Ballina NSW 2478	2.32km	Special	Mixed	Non-Government	-
	Ballina Public School 30-52 Crane Street Ballina NSW 2478	2.51km	Primary	Mixed	Government	0-6
	Ballina Coast High School 57 Cherry Street Ballina NSW 2478	2.62km	Secondary	Mixed	Government	7-12



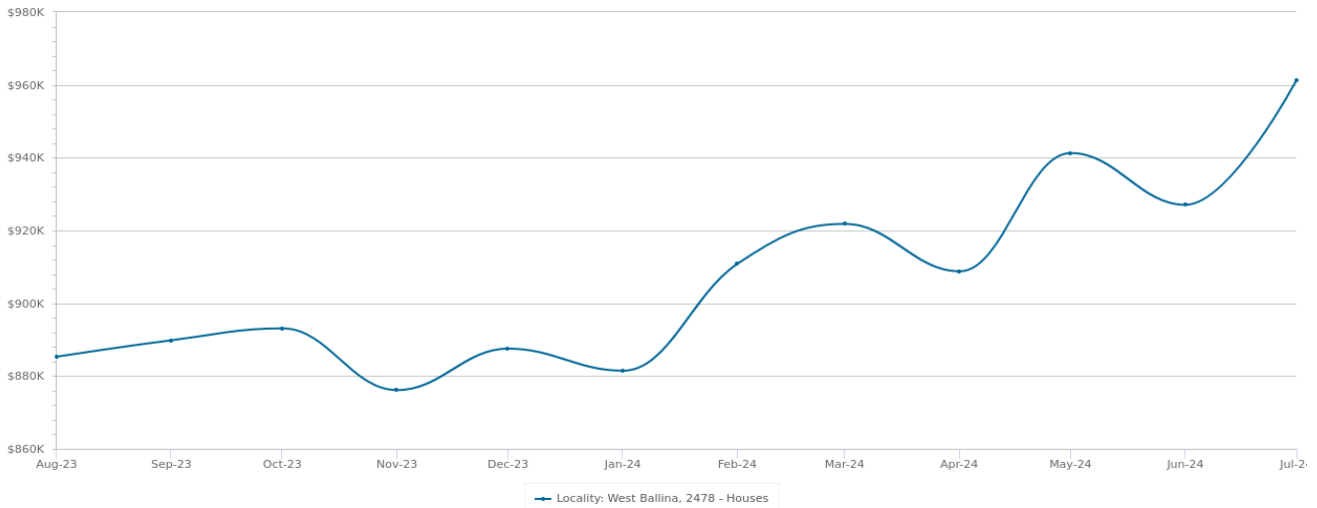
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

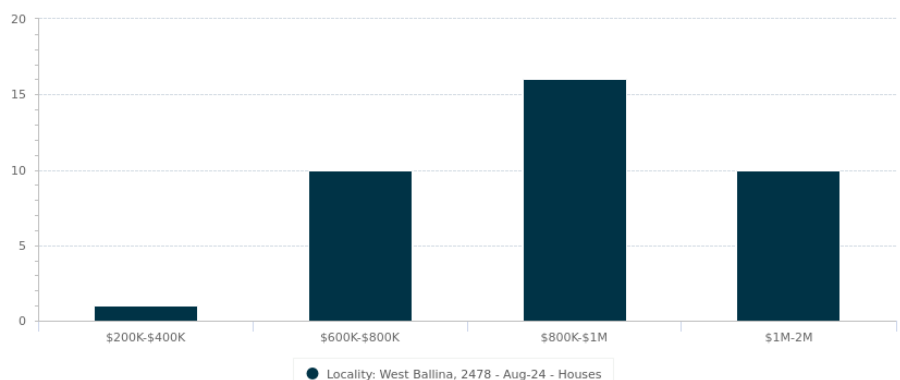


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2024	-	-	-	-	-	-
Jul 2024	1	\$961,301	3.7% ▲	78	9	\$700
Jun 2024	3	\$927,047	-1.5% ▼	62	12	\$700
May 2024	3	\$941,278	3.6% ▲	78	14	\$700
Apr 2024	4	\$908,784	-1.4% ▼	62	17	\$700
Mar 2024	5	\$921,804	1.2% ▲	62	20	\$700
Feb 2024	2	\$910,903	3.3% ▲	58	20	\$700
Jan 2024	2	\$881,467	-0.7% ▼	84	19	\$690
Dec 2023	2	\$887,539	1.3% ▲	82	14	\$680
Nov 2023	5	\$876,146	-1.9% ▼	88	16	\$662
Oct 2023	4	\$893,111	0.4% ▲	90	15	\$662
Sep 2023	4	\$889,835	0.5% ▲	94	16	\$680

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
\$200K-\$400K	1
400K-600K	0
\$600K-\$800K	10
\$800K-\$1M	16
\$1M-\$2M	10
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	37	\$941,680	5.4% ▲	78	52	\$750
2023	26	\$893,111	-6.3% ▼	100	56	\$662
2022	39	\$953,552	1.5% ▲	29	61	\$700
2021	46	\$939,329	30.4% ▲	24	58	\$640
2020	37	\$720,543	26.4% ▲	68	48	\$510
2019	31	\$570,032	-8.0% ▼	73	69	\$500
2018	36	\$619,442	8.4% ▲	67	48	\$475
2017	47	\$571,646	6.2% ▲	36	71	\$475
2016	39	\$538,525	7.9% ▲	58	69	\$425
2015	53	\$499,102	8.0% ▲	66	75	\$470
2014	38	\$461,935	12.8% ▲	66	75	\$390
2013	32	\$409,385	1.1% ▲	86	81	\$385
2012	30	\$404,786	-10.2% ▼	143	59	\$410
2011	25	\$451,004	-6.3% ▼	130	56	\$400
2010	28	\$481,139	9.6% ▲	101	42	-
2009	25	\$439,013	-4.8% ▼	82	42	-
2008	28	\$461,296	1.0% ▲	89	39	-
2007	44	\$456,663	8.2% ▲	79	55	-
2006	39	\$422,059	11.0% ▲	102	42	-
2005	45	\$380,284	7.4% ▲	76	46	-

Summary

31 LINDERMAN STREET WEST BALLINA NSW 2478



Appraisal price range

Notes from your agent

Disclaimer

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see

www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.