




## Comparative Market Analysis

### Property Details

#### 16 SAMPLE ST, PENDLE HILL NSW 2145

Area (m <sup>2</sup> )	632		4
Dwelling:	House		2
Street Rating:	10 out of 10		2
Folio Identifier:	Sample		
Zoning:	Residential		



**Residex Price Estimate: \$889,000**

**Residex Price Range: \$844,600 ~ \$933,500**



### Rental Value of 16 SAMPLE ST

**Residex Weekly Rental Range: \$420 ~ \$760**

**Residex Weekly Rental Estimate: \$590**

## Comparative Price Estimate Analysis

Residex Price Estimate is derived from the results of various tests. The 5 main tests used look at comparable sales, how this property compares to others in the street, the median value for the suburb, the land area and the indexed sale price.

The information below shows the results of each of these tests:

	Description	Test Value
<b>Test 1 Comparable Sales</b>	The value based on sales in the local area of properties which have comparable attributes. See page 3 for a full list.	\$900,800
<b>Test 2 Street Rating</b>	The value based on comparative street rating. Scale for street rating appears on page 4.	\$933,000
<b>Test 3 Median Value</b>	The value based on the median value of properties in the immediate area.	\$784,500
<b>Test 4 Area m<sup>2</sup></b>	The value based on dwelling values per square metre of land (please note this does not apply for units and only applies when we have the land area for the property).	\$789,500
<b>Test 5 Indexed Sale Price</b>	The value based on capital growth in the suburb and the property's last sale price.	\$891,000

## Test Summary

The graph below shows the results of each of the above tests in a visual format.



## Test 1 - Recent Comparable Sales

Dist.	Address	Beds	Area (m <sup>2</sup> )	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
0.51	25 Rogers St, Wentworthville	3	620	\$925,000	01/08/2015	\$925,000	UR
0.54	495 Great Western Hwy, Greystanes	1	982	\$850,000	01/08/2015	\$850,000	UR
0.47	22 Frederick St, Pendle Hill	3	556	\$154,000	25/07/2015	\$154,000	UR
0.7	3 Layton St, Wentworthville	3	815	\$915,000	20/06/2015	\$915,000	UR
0.66	36 Oatlands St, Wentworthville	2	629	\$900,000	13/06/2015	\$900,000	UR
0.43	36 Frederick St, Pendle Hill	3	720	\$836,000	08/05/2015	\$845,000	C
0.45	480 Great Western Hwy, Pendle Hill	5	278	\$749,000	23/04/2015	\$771,900	C
0.67	142 Pendle Way, Pendle Hill	4	282	\$1,775,000	18/04/2015	\$1,856,100	UR
0.19	23b Collins St, Pendle Hill	3	296	\$700,000	12/04/2015	\$709,600	C
0.52	1 Judith St, Pendle Hill	3	291	\$690,000	20/03/2015	\$715,100	C
0.42	21 Frederick St, Pendle Hill	4	645	\$810,000	15/03/2015	\$839,300	C
0.15	2 Rose St, Pendle Hill	3	576	\$710,000	07/03/2015	\$730,900	C
0.75	31 Gregory St, Greystanes	4	556	\$800,000	28/02/2015	\$862,900	C
0.73	554 Great Western Hwy, Pendle Hill	4	676	\$580,000	25/02/2015	\$588,600	C
0.52	10 Bombala St, Pendle Hill	3	645	\$780,000	10/02/2015	\$790,100	C
0.64	25 Layton St, Wentworthville	3	632	\$751,000	10/02/2015	\$811,900	C
0.26	122 Smith St, Pendle Hill	4	607	\$785,000	04/02/2015	\$792,700	C
0.53	8 Macklin St, Pendle Hill	3	885	\$745,000	24/12/2014	\$759,600	C
0.74	82 Bombala St, Pendle Hill	3	569	\$660,000	10/12/2014	\$685,000	C
0.71	19 Thorne Ave, Pendle Hill	4	803	\$1,152,000	06/12/2014	\$1,176,700	C
0.22	130 Smith St, Pendle Hill	4	423	\$700,000	04/12/2014	\$722,600	C
0.69	47 Targo Rd, Pendle Hill	5	562	\$746,000	22/11/2014	\$777,200	C
0.66	15 Gilba Rd, Pendle Hill	3	678	\$680,000	10/11/2014	\$721,600	C
0.3	46 Arnett St, Pendle Hill	4	695	\$650,000	06/11/2014	\$687,600	C
0.59	4 Nancy St, Pendle Hill	3	581	\$745,890	03/11/2014	\$789,100	C
0.68	9 Parry St, Pendle Hill	3	613	\$772,500	02/11/2014	\$819,200	C
0.39	8 Camillo St, Pendle Hill	4	272	\$738,000	31/10/2014	\$783,800	C
0.48	54 Sturdee St, Wentworthville	5	497	\$950,800	19/10/2014	\$1,132,500	C
0.33	1 Camillo St, Pendle Hill	5	556	\$935,000	18/10/2014	\$974,100	C
0.41	12 Arnett St, Pendle Hill	3	663	\$778,500	12/10/2014	\$881,900	UR
0.37	11a Magowar Rd, Pendle Hill	5	477	\$800,000	26/09/2014	\$853,200	C
0.08	25 Rowley St, Pendle Hill	3	531	\$612,000	24/09/2014	\$660,700	C
0.67	59a Targo Rd, Pendle Hill	5	370	\$800,000	08/09/2014	\$849,000	C
0.06	12 Boyne Ave, Pendle Hill	3	581	\$610,000	29/08/2014	\$679,500	C
0.54	7 Glen Pl, Pendle Hill	4	657	\$690,000	08/08/2014	\$756,900	C
0.57	97 Stapleton St, Pendle Hill	8	562	\$1,000,000	06/08/2014	\$1,104,000	C
0.41	98 Smith St, Pendle Hill	3	638	\$615,000	04/08/2014	\$711,900	C
0.7	1 Crosby St, Greystanes	4	556	\$635,000	25/07/2014	\$759,100	C
0.37	34 Camillo St, Pendle Hill	6	575	\$670,000	24/07/2014	\$783,000	UR
0.69	55 Smith St, Wentworthville	4	281	\$670,000	12/07/2014	\$849,800	C

## Test 2 - Street Rating for SAMPLE ST

Street Rating	Value
10	\$933,000
9	\$821,000
8	\$793,000
7	\$774,000
6	\$758,000
5	\$740,000
4	\$722,000
3	\$706,000
2	\$686,000
1	\$624,000
0	\$501,000

The table on the left shows the range of values for the street and their associated rating.

This property has been rated as a 10 when compared to other properties in the street.

The rating has been established by considering the following factors:

- The number of bedrooms
- The floor area of the property
- The size of the land
- The condition and appearance of the property
- The age of the property
- The outlook and views of the property

The rating is highly relevant in determining the Residex Price Estimate for this property as it allows up to date analysis of the condition and unique features of the property.

## Test 3 – Median Values (Houses)

### Median Values (Jun 2015 Data)

Area	Amount
Sydney Metro	\$993,500
Pendle Hill, 2145	\$784,500

## Test 4 - Land Area (Houses)

The current median value per square meter of land in PENDLE HILL is \$1249.  
16 SAMPLE ST has a land area of 632 and the test value is \$789,500

## Test 5 - Sales History for 16 SAMPLE ST

Sale Date	Sale Price	Vacant Land	Source
23/05/2015	\$865,000	N	Agent
17/05/2010	\$510,000	N	Government
28/01/1998	\$185,000	N	Government
15/01/1980	\$39,950	N	Government

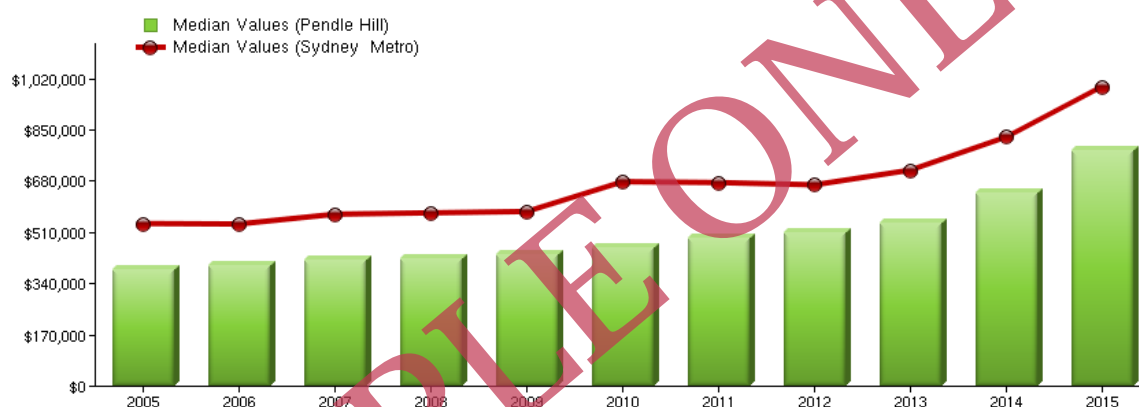
## Suburb of Pendle Hill NSW 2145

Local Government Area	Holroyd
Total Houses	1564
Total Units	1423
Percentage of Houses Sold in the Last 12 Months	4.7%

### Capital Growth (Houses)

Area	3yrs Ago	2yrs Ago	1yr Ago
Sydney Metro	7.4%	15.4%	20.4%
Pendle Hill	6.1%	18.2%	22.8%

### Median Values (Houses)



### Median Rent (Houses)

#### Median Rent (Jun 2015 Data)

Area	Amount	Yield*
Sydney Metro	\$680	3.6%
Pendle Hill	\$520	3.4%

### On Market Statistics (Houses)

Estimated Percentage of Pendle Hill Houses on the Market	6.2%
Estimated Time on the Market	53 days
Estimated Current Discount from Listing Price	5.1%

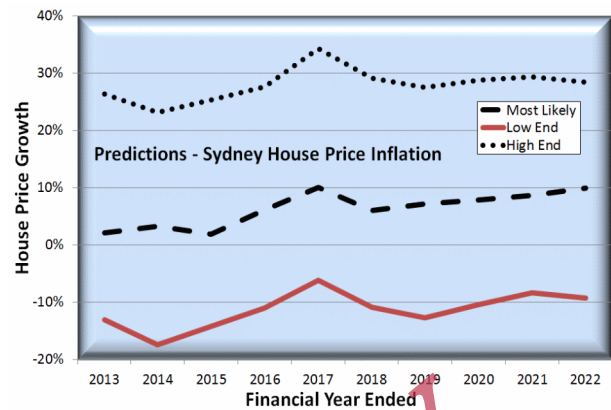
## Predicted Future of Key Economic Factors

### Capital Growth (House)

Area	Next 5yrs*	Next 8yrs*
Sydney Metro	4% p.a.	5% p.a..
Pendle Hill, 2145	6% p.a.	6% p.a.

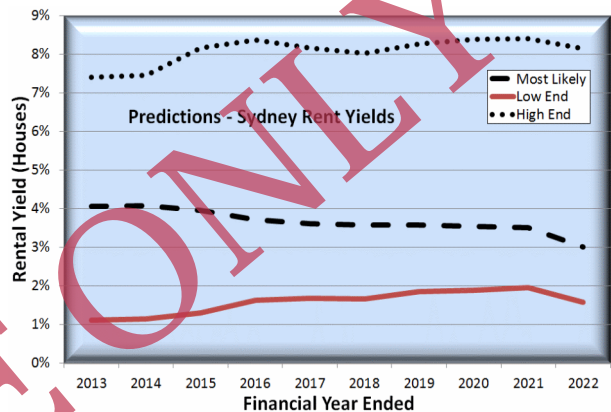
The graph opposite shows the predicted capital growth for Sydney Metro.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above.



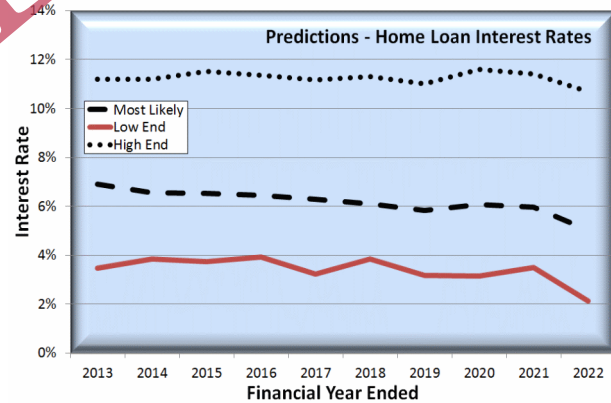
### Rental Returns

The graph opposite shows the predicted rental yield for Sydney Metro



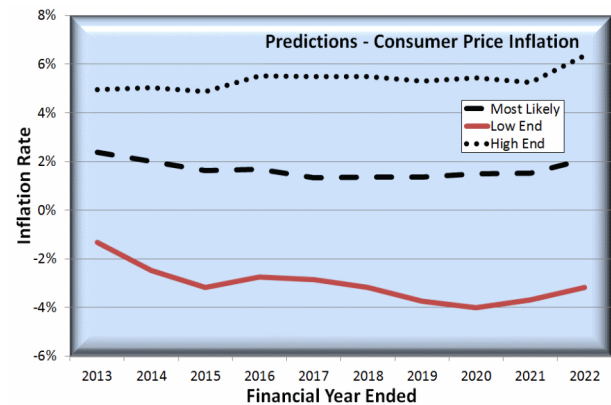
### Home Loan Rate

Area	Next 5yrs	Next 8yrs
AUSTRALIA	6% p.a.	6% p.a.



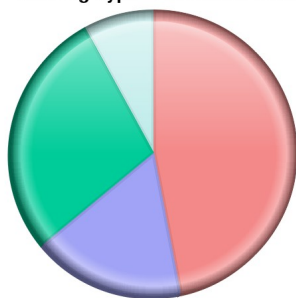
### Inflation Rate (CPI)

Area	Next 5yrs	Next 8yrs
AUSTRALIA	1% p.a.	1% p.a.



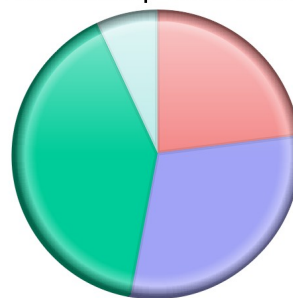
## Demographics for Pendle Hill NSW 2145

Dwelling Type - Pendle Hill 2145



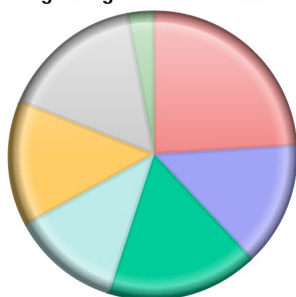
Houses	47%
Semi Detached	17%
Unit	28%
Other	8%

Home Ownership - Pendle Hill 2145



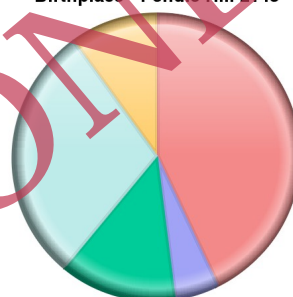
Fully Owned	23%
Being Purchased	30%
Rented	40%
Other	7%

Age Range - Pendle Hill 2145



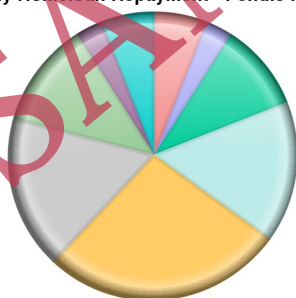
Age 0 To 19 Years	24%
Age 20 To 29 Years	14%
Age 30 To 39 Years	17%
Age 40 To 49 Years	12%
Age 50 To 64 Years	14%
Age 65 Plus	16%
Not Stated	3%

Birthplace - Pendle Hill 2145



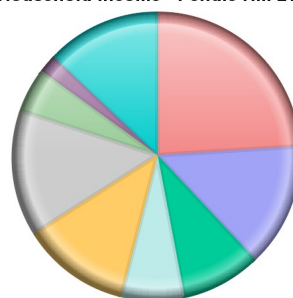
Australia	43%
Europe	5%
India	13%
Elsewhere	29%
Not Stated	10%

Monthly Home Loan Repayment - Pendle Hill 2145



\$0 - \$599	6%
\$600 - \$999	3%
\$1,000 - \$1,399	10%
\$1,400 - \$1,799	16%
\$1,800 - \$2,399	27%
\$2,400 - \$2,999	17%
\$3,000 - \$3,999	12%
\$4,000 Plus	3%
Repayment Not Stated	6%

Household Income - Pendle Hill 2145



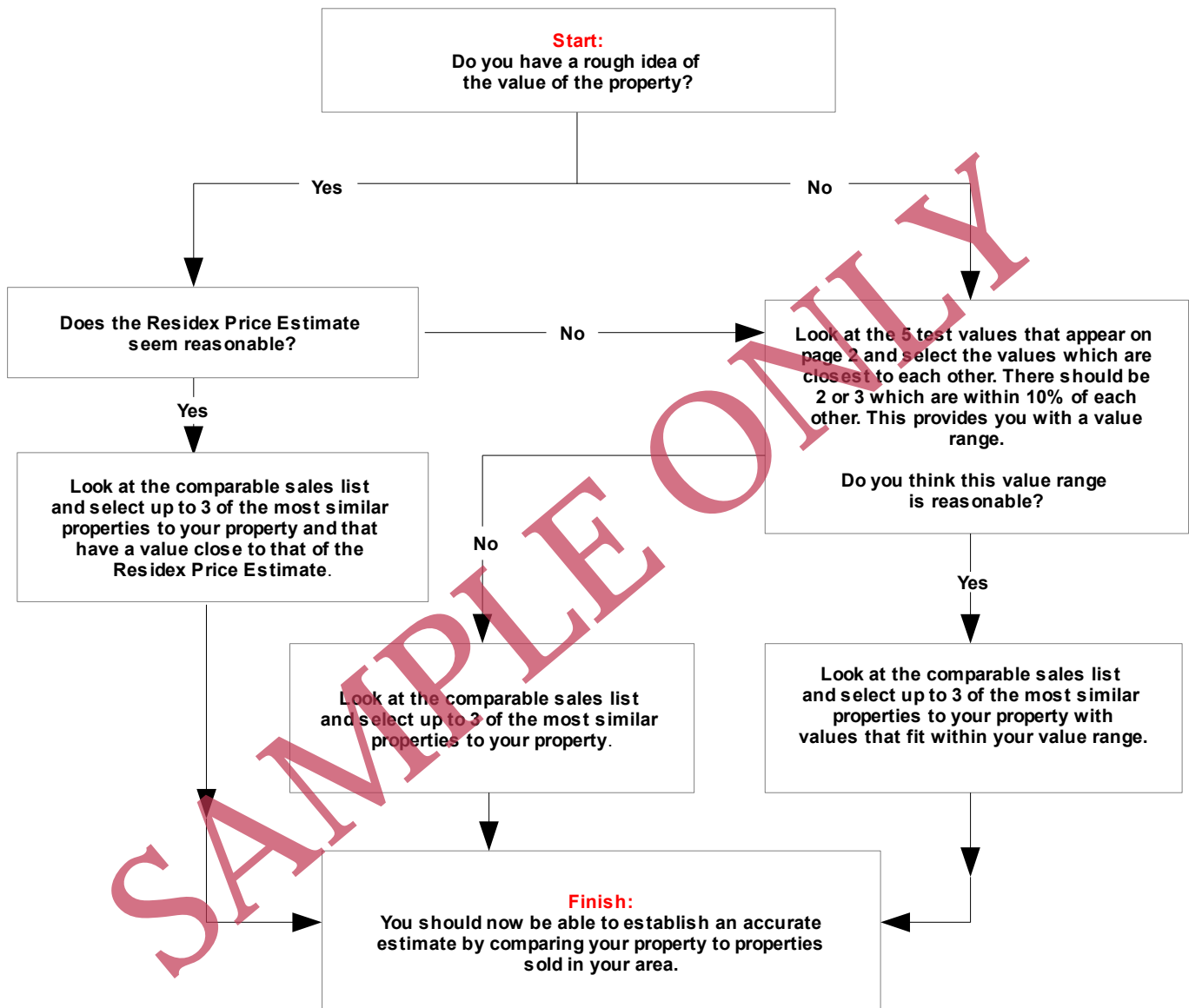
\$0 - \$600	24%
\$600 - \$1,000	14%
\$1,000 - \$1,250	9%
\$1,250 - \$1,500	7%
\$1,500 - \$2,000	12%
\$2,000 - \$3,000	14%
\$3,000 - \$4,000	5%
\$4,000 Plus	2%
Income Not Stated	13%

Created by Residex using data provided by the ABS

## How to Produce Your Own Price Estimate

The Residex Price Estimate **will in more than 90% of instances be within 10% of the final selling price** when correct data such as the attribute data and the street rating has been provided to reflect the current condition of the property.

To determine your own value for a property, use the guide below to walk you through the valuation process and establish your own price range or price estimate.



If you are still having difficulties in obtaining a price estimate or you have any queries regarding the estimate you have established using this guide, please contact one of Residex's helpful advisors by emailing [marketfacts@residex.com.au](mailto:marketfacts@residex.com.au) with more details including the property address, the attribute data, the street rating and your queries.

## Definitions of Terms

Term	What is it?	What does it tell you?
Attribute Data	Attribute Data refers to the numbers of bedroom, bathroom and car space of a residential property.	This is entered by the user when producing the report, which enables a more accurate Price Estimate.
Capital Growth	The capital growth is the growth in property prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Comparable Sales	These are sales which have occurred in the area which are deemed to have similar attributes to the subject property	Analysis of attributes, sold property values and upgraded sale prices allow you to compare the subject property to determine its value.
Data Validity	C = Confirmed	C means this sale record has been received from government.
	U = Unconfirmed	U means we have received this sale from the government however the address for which it has been registered does not match any address we have in our system at the time of the last update from Australia Post.
	UA = Unconfirmed Agent	UA means this sale information has been collected from a real estate agent however Residex has not received a government record to confirm its validity.
	UR = Unconfirmed Record	UR means this sale information has been collected from another source however Residex has not as of yet received a government record to confirm its validity.
Indexed Sale Price	This is calculated by adding the capital growth indexation to the previous sale price.	This gives you a current day estimate for the most recent sale for a property.
Median Rent	The middle number when all the rents being collected are arranged in order.	The median rent tells you how much the rent is for a typical property in an area.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order.	The median value tells you what a typical house or unit is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in. By looking at the changes in median value over time, you can gain some insight as to how the market is performing.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Street Rating	This is a rating given to a property showing how it compares to other properties in that street.	The rating is from 0 to 10 (with 0 being the worst quality property in that street and 10 being the best. 11 out of 10 is possible; but this should only to be used for completely unique properties that stand out in the street.) This is entered by the user when the report is generated. For further details regarding the rating, see page 4 – Street Rating information.

## Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description
	<p><b>The Residex Report</b> can help you make more profitable real estate purchase and sale decisions by understanding key market drivers. To get the best returns you need to buy property at the right time, in the right place and identify when you should sell a particular property.</p> <p>This Report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state. Predictions are included on a regional basis. Key concepts are explained in The Report along with guidance on how to use it.</p>
<p><b><i>“...the average performing unit from a region in the Report out-performed the Australian average unit return by over 36%”</i></b></p>	
	<p>The <b>Best Rent Report</b> is ideal for investors looking to reduce out-of-pocket costs without compromising on capital growth. This Report can help you grow your portfolio quicker through stronger cash flow.</p> <p>Each Report contains the best 100 predicted suburbs based on rental returns, capital growth predictions over five years and qualitative research. Analysis of the 2006 Best Rent Report in December 2011 showed that the average performing unit from a region in the report out-performed the Australian average unit return by over 36 per cent. On a unit valued at \$400,000, a total return of over \$300,000 was proven; a \$110,000 improvement over the return on the average Australian Unit for the same time-frame.</p>
	<p>For investors looking for the best growth areas the <b>Top 100 Predictions Report</b> provides detailed market information and predictions on the Top 100 suburbs which are predicted to have annual capital growth in excess of 4 per cent over the next eight years. This allows investors to narrow down purchase options and to make sure they don't sell a particular property before a period of expected growth.</p> <p>This Report contains detailed market information including forecast growth rates for the top 100 suburbs.</p>
	<p>The <b>Renovators Top 100 Report</b> will help you determine the best suburbs to profit in through renovating residential property. Older suburbs with a wide spread of values are one of a range of factors that Residex uses to identify suburbs to focus on. Strong forecast capital growth is another factor utilised in selection as is future demand, which is critical to maximising capital returns. Buying the worst house in the best street in the best suburb has never been easier. Once you have decided on a suburb to renovate in by using the Renovators Top 100 Report or by conducting your own research, finding the streets within a suburb likely to produce the best return is paramount. <b>The Renovators Suburb Report</b> gives a street by street analysis showing street median prices and ranges of values. The Report also provides guidance on how much to spend on renovations in a particular street to maximise your returns and avoid overcapitalising.</p>
<p>For more information visit <a href="http://www.residex.com.au">www.residex.com.au</a></p>	

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