



PROPERTY REPORT

41 Winders Place Banora Point NSW 2486

Prepared on: 30 December 2016

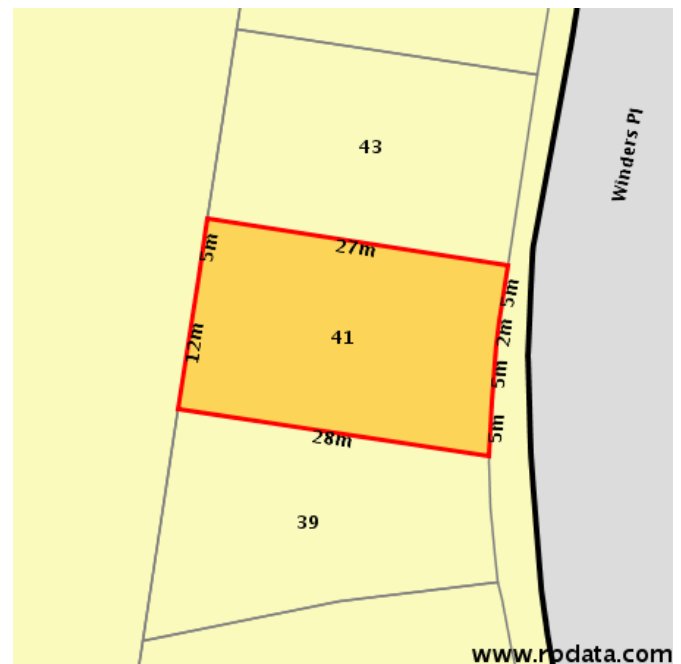
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CoreLogic[®]

41 Winders Place Banora Point NSW 2486

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► PROPERTY DETAILS

Here we summarise the property's key details (which are accurate at the time of last sale).

Address:	41 Winders Place Banora Point NSW 2486	Lot/Plan:	88/DP858355
RPD:	LOT 88 DP 858355 EASEMENTS SUBJ TO ROW	Map ref:	UBD NSW: TWE82, H20
Council area:	Tweed	Property type:	HOUSE
Site value:	\$60,000 on 30/06/1998 (UCV)	Zone:	A, Residential
Land use primary:	Single Res Dwelling		

► ESTIMATED PROPERTY VALUE




Here we provide an estimate of the property's value based on statistical data.

Estimated Value:	\$524,454	 High Confidence
Estimated Value Range:	\$440,000 - \$550,000	

This estimate is provided by CoreLogic, and is based on statistical market data such as recent local sales, property size, number of bedrooms and many more factors. It comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

-  High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
-  Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
-  Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- requesting a valuation from a licensed valuer

▶ PROPERTY ACTIVITY

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$190,000	Sale date:	20/05/1997
Sale advised by:	Government		
LAST SALE CAMPAIGN			
Campaign period:	22/06/2006 - 24/08/2006	Latest ad price:	\$410,000
First ad price:	\$410,000	Listed by:	Charles Thomson, Leisureland Realty - Banora Point





















▶ PROPERTY SALE HISTORY

Sale price:	\$190,000	Sale date:	20/05/1997
Sale type:	Unknown	Sale advised by:	Government

▶ PROPERTY HISTORY - FOR SALE





















Price description:	\$410,000	Campaign period:	22/06/2006 - 24/08/2006
First ad price:	\$410,000	Latest ad price:	\$410,000
Listing method:	Normal Sale	Days on Market:	64
Listed by:	Charles Thomson, Leisureland Realty - Banora Point	Ad price variation:	0.0%

RECENTLY SOLD PROPERTIES

	<h3>48 Winders Place Banora Point NSW 2486</h3> <p>Sale price: \$490,000</p> <p>Sale date: 05/08/2016</p> <p>Days on Market: 18</p> <p>Sale type: Unknown</p> <p>Price description: \$495,000</p> <p>First ad price: \$490,000</p> <p>Ad price variation: 1.0%</p>	<div>     </div> <p>Lot/Plan: 56/DP855514</p> <p>Map ref: UBD NSW: TWE82, H20</p> <p>Price variation at sale: 0.0%</p> <p>Sale advised by: Government</p> <p>Campaign period: 19/07/2016 - 05/08/2016</p> <p>Latest ad price: \$495,000</p>
<p>from property: 61m</p>		
	<h3>19 Kimberley Circuit Banora Point NSW 2486</h3> <p>Sale price: \$555,000</p> <p>Sale date: 04/10/2016</p> <p>Days on Market: 90</p> <p>Sale type: Unknown</p> <p>Price description: \$560,000</p> <p>First ad price: \$560,000</p> <p>Ad price variation: 0.0%</p>	<div>     </div> <p>Lot/Plan: 196/DP880249</p> <p>Map ref: UBD NSW: TWE82, J19</p> <p>Price variation at sale: -0.9%</p> <p>Sale advised by: Government</p> <p>Campaign period: 07/07/2016 - 04/10/2016</p> <p>Latest ad price: \$560,000</p>
<p>from property: 0.4km</p>		
	<h3>100 Winders Place Banora Point NSW 2486</h3> <p>Sale price: \$545,000</p> <p>Sale date: 16/09/2016</p> <p>Days on Market: 1</p> <p>Sale type: Unknown</p> <p>Price description: \$545,000</p> <p>First ad price: \$545,000</p> <p>Ad price variation: 0.0%</p>	<div>     </div> <p>Lot/Plan: 140/DP874202</p> <p>Map ref: UBD NSW: TWE82, H20</p> <p>Price variation at sale: 0.0%</p> <p>Sale advised by: Government</p> <p>Campaign period: 18/09/2016 - 16/09/2016</p> <p>Latest ad price: \$545,000</p>
<p>from property: 0.4km</p>		
	<h3>6 Alpha Way Banora Point NSW 2486</h3> <p>Sale price: \$531,000</p> <p>Sale date: 28/10/2016</p> <p>Days on Market: 32</p> <p>Sale type: Unknown</p> <p>Price description: \$529,000</p> <p>First ad price: \$529,000</p> <p>Ad price variation: 0.0%</p>	<div>     </div> <p>Lot/Plan: 215/DP1017283</p> <p>Price variation at sale: 0.4%</p> <p>Sale advised by: Agent</p> <p>Campaign period: 27/09/2016 - 28/10/2016</p> <p>Latest ad price: \$529,000</p>
<p>from property: 0.5km</p>		





Distance from 41 Winders Place Banora Point NSW 2486
Agent advised

▶ PROPERTIES FOR SALE

 <p>Oct 16 www.rpdata.com</p>	<h3>109 Winders Place Banora Point NSW 2486</h3> <p>Price description: \$519,000</p> <p>Campaign period: 04/10/2016 - Current</p> <p>First ad price: \$529,000</p> <p>Listing method: Normal Sale</p> <p>Ad price variation: -1.9%</p>	<div>  3  2  -  460m² </div> <p>Lot/Plan: 117/DP874202</p> <p>Map ref: UBD NSW: TWE82, H20</p> <p>Latest ad price: \$519,000</p> <p>Days on Market: 88</p>
 <p>Dec 16 www.rpdata.com</p>	<h3>2 Triton Street Tweed Heads South NSW 2486</h3> <p>Price description: By Negotiation</p> <p>Campaign period: 08/12/2016 - Current</p> <p>Latest ad price: \$580,000</p> <p>Listing method: Normal Sale</p> <p>Days on Market: 23</p>	<div>  4  2  2  450m² </div> <p>Lot/Plan: 42/DP1039375</p> <p>Map ref: UBD NSW: TWE82, L18</p>
 <p>Nov 16 www.rpdata.com</p>	<h3>30 Triton Street Tweed Heads South NSW 2486</h3> <p>Price description: By Negotiation</p> <p>Campaign period: 18/11/2016 - Current</p> <p>First ad price: \$500,000</p> <p>Listing method: Normal Sale</p> <p>Days on Market: 43</p>	<div>  3  2  2  466m² </div> <p>Lot/Plan: 56/DP1039375</p> <p>Map ref: UBD NSW: TWE82, L18</p>
 <p>Nov 16 www.rpdata.com</p>	<h3>16 Nandina Terrace Banora Point NSW 2486</h3> <p>Price description: \$489,000</p> <p>Campaign period: 25/11/2016 - Current</p> <p>First ad price: \$470,000</p> <p>Listing method: Normal Sale</p> <p>Ad price variation: 4.0%</p>	<div>  3  2  1  590m² </div> <p>Lot/Plan: 309/DP830232</p> <p>Map ref: UBD NSW: GLD92, C3</p> <p>Latest ad price: \$489,000</p> <p>Days on Market: 36</p>

📍 Distance from 41 Winders Place Banora Point NSW 2486

▶ PROPERTIES FOR RENT

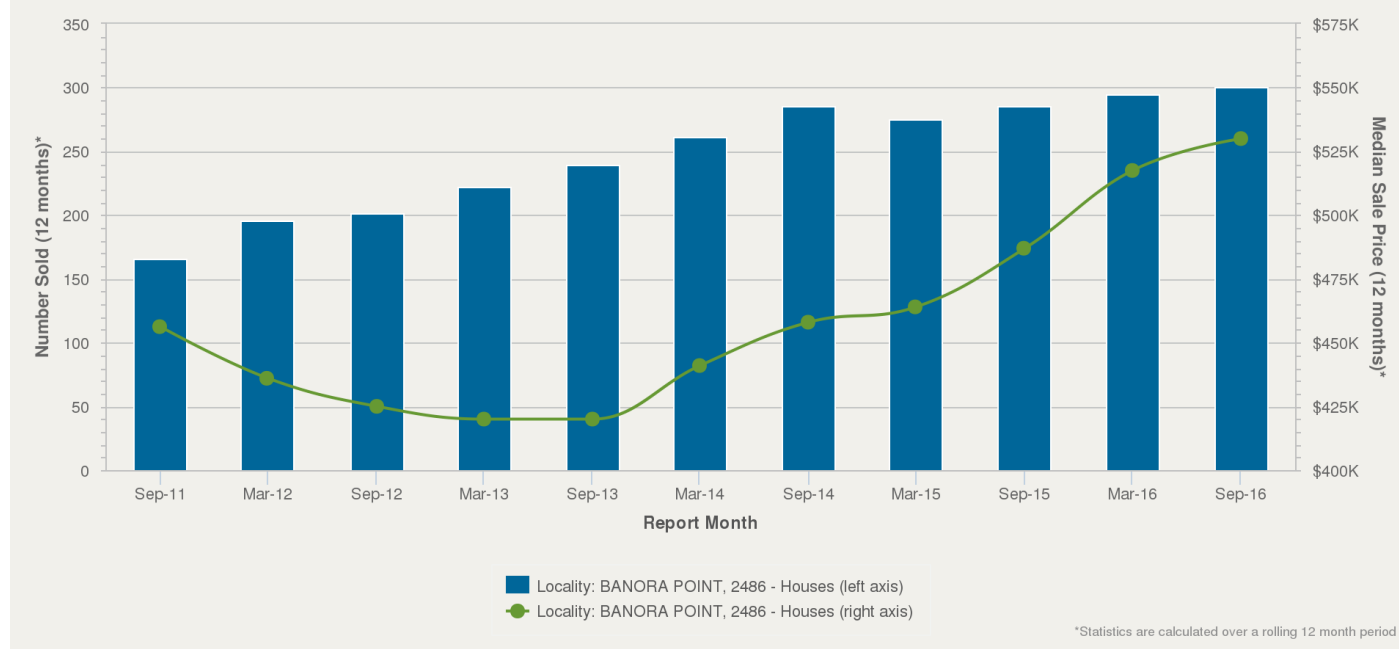
	<h3>3 Alpha Way Banora Point NSW 2486</h3> <p>Latest ad price: \$480/W</p> <p>Campaign period: 15/12/2016 - 19/12/2016</p> <p>Days on Market: 16</p>	<div> <div>3</div> <div>2</div> <div>2</div> <div>451m²</div> </div> <p>Lot/Plan: 128/DP874202</p>
<p>from property: 0.4km</p>		
	<h3>14 Greendale Place Banora Point NSW 2486</h3> <p>Latest ad price: \$480/W</p> <p>Campaign period: 14/11/2016 - 16/12/2016</p> <p>Days on Market: 47</p>	<div> <div>3</div> <div>2</div> <div>2</div> <div>451m²</div> </div> <p>Lot/Plan: 3/DP1066516</p>
<p>from property: 0.7km</p>		
	<h3>5A Pacific Drive Banora Point NSW 2486</h3> <p>Latest ad price: \$470/W</p> <p>Campaign period: 06/12/2016 - 16/12/2016</p> <p>Days on Market: 25</p>	<div> <div>2</div> <div>1</div> <div>1</div> <div>511m²</div> </div> <p>Lot/Plan: 1/DP573929</p> <p>Map ref: UBD NSW: TWE82, B9</p>
<p>from property: 1.7km</p>		
	<h3>6 Glenys Street Tweed Heads South NSW 2486</h3> <p>Latest ad price: \$550/W</p> <p>Campaign period: 16/11/2016 - 28/12/2016</p> <p>Days on Market: 45</p>	<div> <div>5</div> <div>2</div> <div>4</div> <div>468m²</div> </div> <p>Lot/Plan: 7/15/DP28266</p> <p>Map ref: UBD NSW: TWE81, Q18</p>
<p>from property: 2.2km</p>		

Distance from 41 Winders Place Banora Point NSW 2486

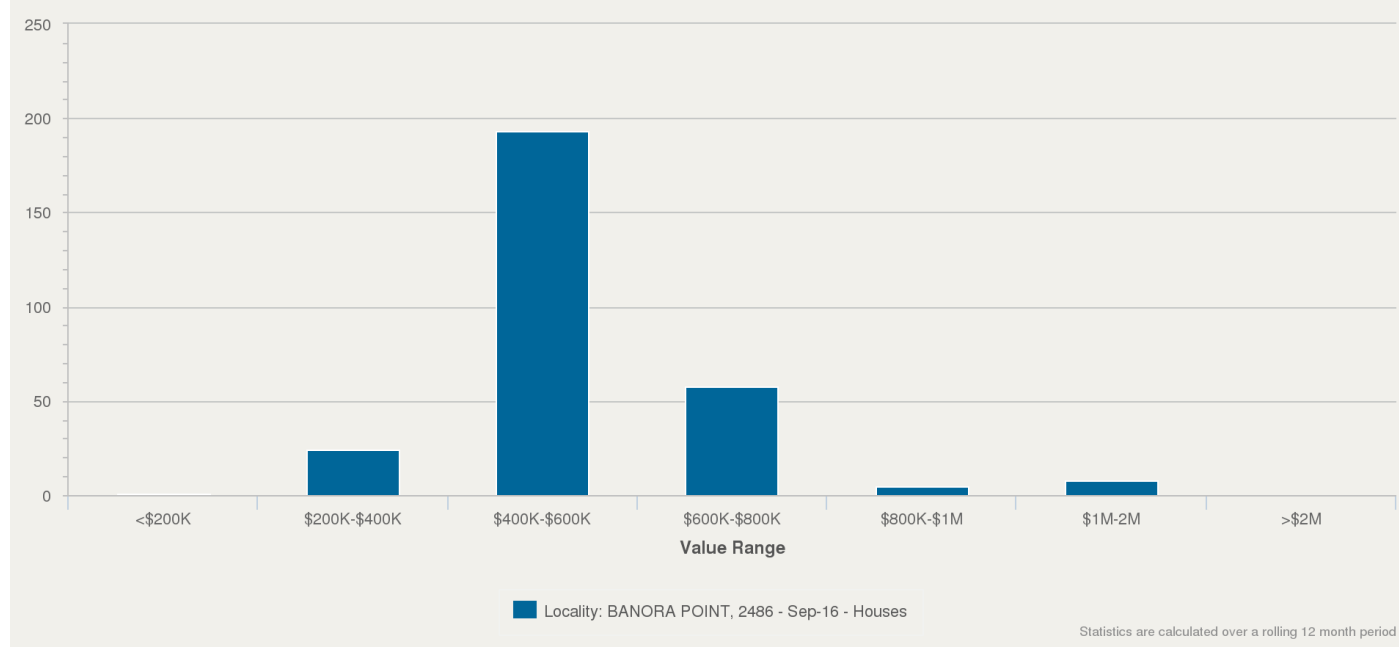
▶ BANORA POINT INSIGHTS

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

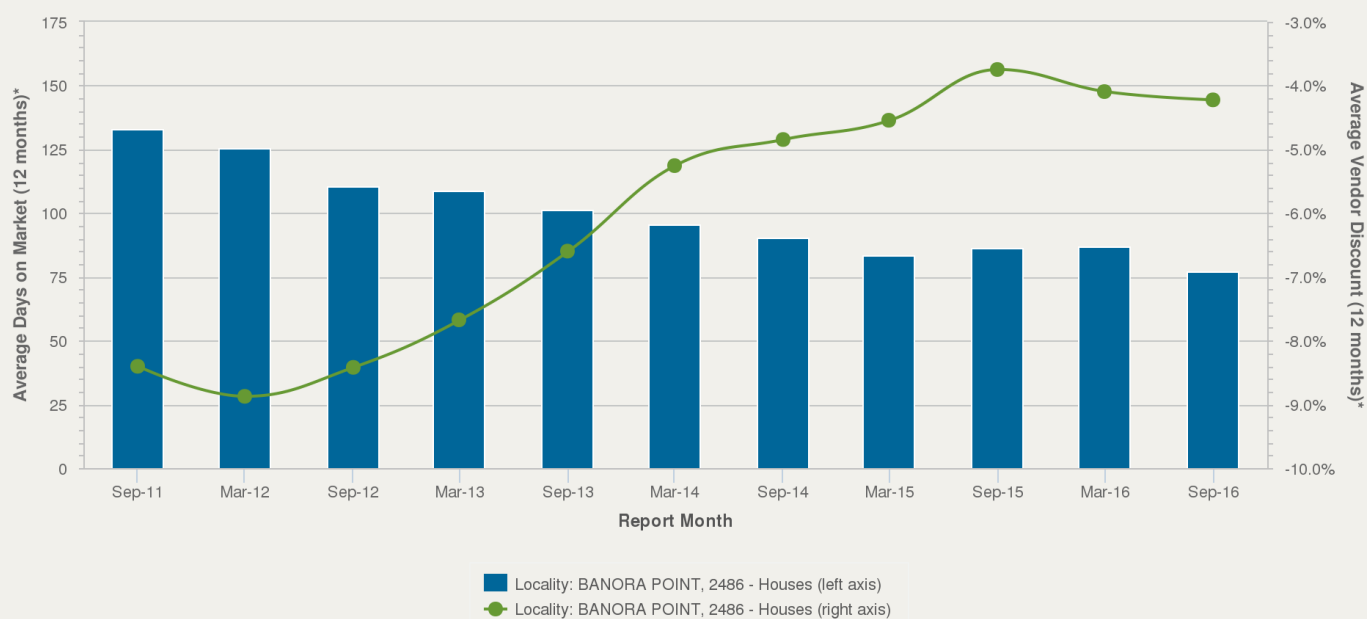
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



Average Days on Market (12 months) vs. Average Vendor Discount (12 months)

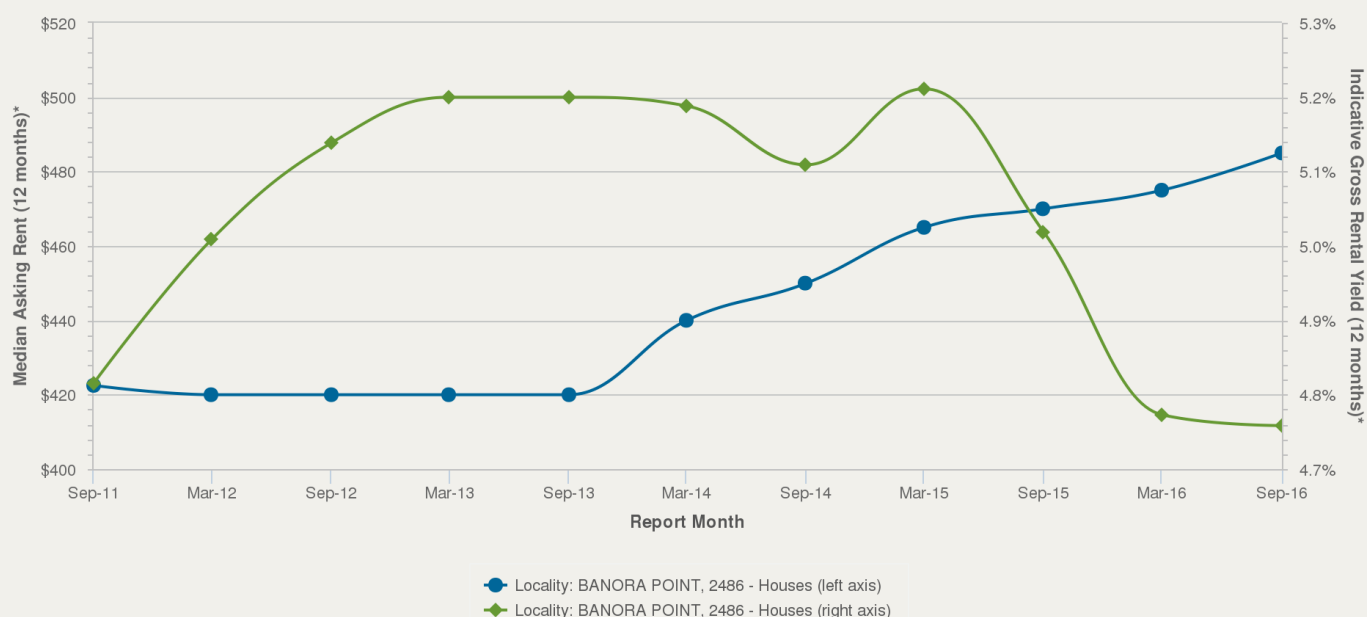


*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Sep-2016	\$512,296	↑ 5.7%
Sep-2015	\$484,714	↑ 3.7%
Sep-2014	\$467,284	↑ 6.7%
Sep-2013	\$437,930	↑ 1.9%
Sep-2012	\$429,698	↓ -8.8%

Statistics are calculated at the end of the displayed month

Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



*Statistics are calculated over a rolling 12 month period

► DISCLAIMER

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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Publisher

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