



## PROPERTY REPORT

**91 Fletcher Street Adamstown NSW 2289**

Prepared on: 05 June 2019



**CoreLogic**<sup>®</sup>

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# 91 Fletcher Street Adamstown NSW 2289




## ▶ PROPERTY DETAILS

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

<b>Address:</b>	91 Fletcher Street Adamstown NSW 2289	<b>Lot/Plan:</b>	40/DP619225
<b>RPD:</b>	LOT 40 DP619225	<b>Council area:</b>	Newcastle
<b>Property type:</b>	HOUSE	<b>Year built:</b>	1950
<b>Floor area:</b>	123m <sup>2</sup>	<b>Site value:</b>	\$32,000 on 01/07/1991 (UCV)
<b>Zone:</b>	R3, Medium Density Residential		

## ▶ ESTIMATED PROPERTY VALUE

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

<b>Estimated Value:</b>	<b>\$700,000</b>	 Medium Confidence
<b>Estimated Value Range:</b>	<b>\$595,000 - \$805,000</b>	

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer.

### 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			
<b>Sale price:</b>	\$630,000	<b>Sale date:</b>	22/05/2017
<b>Sale advised by:</b>	Government	<b>Sold by:</b>	Ray White Newcastle Lake Macquarie
LAST SALE CAMPAIGN			
<b>Campaign period:</b>	07/05/2019 - Current	<b>Latest ad price:</b>	PRICE ON REQUEST
<b>First ad price:</b>	For Sale	<b>Listed by:</b>	The Agency Newcastle
LAST RENTAL CAMPAIGN			
<b>Campaign period:</b>	18/02/2009 - 26/03/2009	<b>Latest ad price:</b>	\$380/W
<b>Listed by:</b>	Rental Enquiries, Robinson Property - The Junction		

## ▶ PROPERTY SALE HISTORY

<b>Sale price:</b>	\$630,000	<b>Sale date:</b>	22/05/2017
<b>Sale type:</b>	Unknown	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Ray White Newcastle Lake Macquarie		
<b>Sale price:</b>	\$550,000	<b>Sale date:</b>	29/07/2016
<b>Days on Market:</b>	25	<b>Price variation at sale:</b>	-8.3%
<b>Sale type:</b>	Unknown	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Prdnationwide - Newcastle/Lake Macquarie		
<b>Sale price:</b>	\$400,000	<b>Sale date:</b>	23/11/2010
<b>Days on Market:</b>	77	<b>Price variation at sale:</b>	-6.8%
<b>Sale type:</b>	Unknown	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Joanna Cook, Robinson Property		
<b>Sale price:</b>	\$372,000	<b>Sale date:</b>	24/01/2008
<b>Days on Market:</b>	202	<b>Price variation at sale:</b>	-9.3%
<b>Sale type:</b>	Unknown	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Lyn Collis, Robinson Property		
<b>Sale price:</b>	\$340,000	<b>Sale date:</b>	23/06/2006
<b>Days on Market:</b>	35	<b>Price variation at sale:</b>	-5.5%
<b>Sale type:</b>	Unknown	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Robert Crawford Real Estate		
<b>Sale price:</b>	\$165,500	<b>Sale date:</b>	19/03/2001
<b>Sale type:</b>	Unknown	<b>Sale advised by:</b>	Government
<b>Sale price:</b>	\$0	<b>Sale date:</b>	06/04/1980
<b>Sale type:</b>	Unknown	<b>Sale advised by:</b>	Government

## ▶ PROPERTY HISTORY - FOR SALE









<b>Price description:</b>	Price On Request	<b>Campaign period:</b>	07/05/2019 - Current
<b>First ad price:</b>	For Sale	<b>Latest ad price:</b>	PRICE ON REQUEST
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	30
<b>Listed by:</b>	The Agency Newcastle		
<b>Price description:</b>	Guide \$540,000 - \$580,000	<b>Campaign period:</b>	05/07/2016 - 29/07/2016
<b>First ad price:</b>	\$550,000 - \$600,000	<b>Latest ad price:</b>	GUIDE \$540,000 - \$580,000
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	25
<b>Listed by:</b>	Russell Dawson, Prd Nationwide Newcastle & Lake Macquarie	<b>Ad price variation:</b>	-6.7%
<b>Price description:</b>	\$417,500	<b>Campaign period:</b>	08/09/2010 - 23/11/2010
<b>First ad price:</b>	\$429,000	<b>Latest ad price:</b>	\$417,500
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	77
<b>Listed by:</b>	Joanna Cook, Robinson Property - The Junction	<b>Ad price variation:</b>	-2.7%
<b>Price description:</b>	\$379,000	<b>Campaign period:</b>	07/07/2007 - 24/01/2008
<b>First ad price:</b>	\$409,950	<b>Latest ad price:</b>	\$379,000
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	202
<b>Listed by:</b>	Lyn Collis, Robinson Property	<b>Ad price variation:</b>	-7.5%
<b>Price description:</b>	\$359,950	<b>Campaign period:</b>	20/05/2006 - 23/06/2006
<b>First ad price:</b>	\$359,950	<b>Latest ad price:</b>	\$359,950
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	35
<b>Listed by:</b>	Robert Crawford Real Estate	<b>Ad price variation:</b>	0.0%
<b>Price description:</b>	\$340,000	<b>Campaign period:</b>	25/09/2004 - 25/09/2004
<b>First ad price:</b>	\$340,000	<b>Latest ad price:</b>	\$340,000
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	7
<b>Listed by:</b>	Johns And Co Real Estate	<b>Ad price variation:</b>	0.0%
<b>Price description:</b>	\$354,500	<b>Campaign period:</b>	29/05/2004 - 10/07/2004
<b>First ad price:</b>	\$385,000	<b>Latest ad price:</b>	\$354,500
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	43
<b>Listed by:</b>	Johns And Co Real Estate	<b>Ad price variation:</b>	-7.9%

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▶ PROPERTY HISTORY - FOR RENT

<b>Campaign period:</b>	18/02/2009 - 26/03/2009	<b>Latest ad price:</b>	\$380/W
<b>Days on Market:</b>	37	<b>Listed by:</b>	Rental Enquiries, Robinson Property - The Junction









## ▶ RECENTLY SOLD PROPERTIES

	<h3>13 Grinsell Street New Lambton NSW 2305</h3>	
<p>📍 from property: 1.0km</p>	<p><b>Sale price:</b> \$635,000</p> <p><b>Sale date:</b> 02/11/2018</p> <p><b>Days on Market:</b> 60</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> \$650,000-\$695,000</p> <p><b>First ad price:</b> \$650,000-\$695,000</p> <p><b>Ad price variation:</b> 0.0%</p>	<p><b>Lot/Plan:</b> 67/DP20027</p> <p><b>Price variation at sale:</b> -8.6%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Campaign period:</b> 04/09/2018 - 02/11/2018</p> <p><b>Latest ad price:</b> \$650,000-\$695,000</p>
	<h3>25 Woodlands Avenue New Lambton NSW 2305</h3>	
<p>📍 from property: 1.0km</p>	<p><b>Sale price:</b> \$705,000</p> <p><b>Sale date:</b> 15/02/2019</p> <p><b>Days on Market:</b> 149</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> For Sale \$690,000 - \$730,000</p> <p><b>First ad price:</b> For Sale \$790,000 - \$840,000</p> <p><b>Ad price variation:</b> -13.1%</p>	<p><b>Lot/Plan:</b> 63/DP19869</p> <p><b>Price variation at sale:</b> -16.1%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Campaign period:</b> 20/09/2018 - 15/02/2019</p> <p><b>Latest ad price:</b> For Sale \$690,000 - \$730,000</p>
	<h3>553 Glebe Road Adamstown NSW 2289</h3>	
<p>📍 from property: 1.2km</p>	<p><b>Sale price:</b> \$600,000</p> <p><b>Sale date:</b> 23/10/2018</p> <p><b>Days on Market:</b> 70</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> \$600,000 - \$625,000</p> <p><b>First ad price:</b> \$620,000 - \$640,000</p> <p><b>Ad price variation:</b> -0.8%</p>	<p><b>Lot/Plan:</b> 1/DP1120525</p> <p><b>Price variation at sale:</b> -4.8%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Campaign period:</b> 15/08/2018 - 23/10/2018</p> <p><b>Latest ad price:</b> \$600,000 - \$625,000</p>
	<h3>184 Gosford Road Adamstown NSW 2289</h3>	
<p>📍 from property: 1.3km</p>	<p><b>Sale price:</b> \$701,000</p> <p><b>Sale date:</b> 30/10/2018</p> <p><b>Days on Market:</b> 63</p> <p><b>Sale type:</b> Unknown</p> <p><b>Price description:</b> For Sale \$730,000</p> <p><b>First ad price:</b> For Sale \$750,000</p> <p><b>Ad price variation:</b> -2.7%</p>	<p><b>Lot/Plan:</b> 17/DP618281</p> <p><b>Price variation at sale:</b> -6.5%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Campaign period:</b> 29/08/2018 - 30/10/2018</p> <p><b>Latest ad price:</b> For Sale \$730,000</p>

📍 Distance from 91 Fletcher Street Adamstown NSW 2289























## ▶ PROPERTIES FOR SALE

	<h3>8 Edden Street Adamstown NSW 2289</h3>	
<p>📍 from property: 0.4km</p>	<p><b>Price description:</b> \$650,000 - \$690,000</p> <p><b>Campaign period:</b> 08/02/2019 - Current</p> <p><b>First ad price:</b> \$680,000 - \$740,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> -12.2%</p>	<p><b>Lot/Plan:</b> 6/N/DP2347</p> <p><b>Latest ad price:</b> \$650,000 - \$690,000</p> <p><b>Days on Market:</b> 117</p>
	<h3>18 Orchardtown Road New Lambton NSW 2305</h3>	
<p>📍 from property: 1.2km</p>	<p><b>Price description:</b> \$785,000</p> <p><b>Campaign period:</b> 17/05/2019 - Current</p> <p><b>First ad price:</b> \$785,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> 0.0%</p>	<p><b>Lot/Plan:</b> 7/DP18786</p> <p><b>Latest ad price:</b> \$785,000</p> <p><b>Days on Market:</b> 20</p>
	<h3>57 Coorumbung Road Broadmeadow NSW 2292</h3>	
<p>📍 from property: 1.8km</p>	<p><b>Price description:</b> \$630,000 To \$650,000</p> <p><b>Campaign period:</b> 07/03/2019 - Current</p> <p><b>First ad price:</b> Coming Soon</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> -8.6%</p>	<p><b>Lot/Plan:</b> A/DP394496</p> <p><b>Latest ad price:</b> \$630,000 To \$650,000</p> <p><b>Days on Market:</b> 86</p>
	<h3>168 Lambton Road New Lambton NSW 2305</h3>	
<p>📍 from property: 1.9km</p>	<p><b>Price description:</b> \$595,000 To \$615,000</p> <p><b>Campaign period:</b> 09/04/2019 - Current</p> <p><b>First ad price:</b> \$620,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Ad price variation:</b> -0.8%</p>	<p><b>Lot/Plan:</b> 2/DP536466</p> <p><b>Latest ad price:</b> \$595,000 To \$615,000</p> <p><b>Days on Market:</b> 54</p>

📍 Distance from 91 Fletcher Street Adamstown NSW 2289

## ▶ PROPERTIES FOR RENT

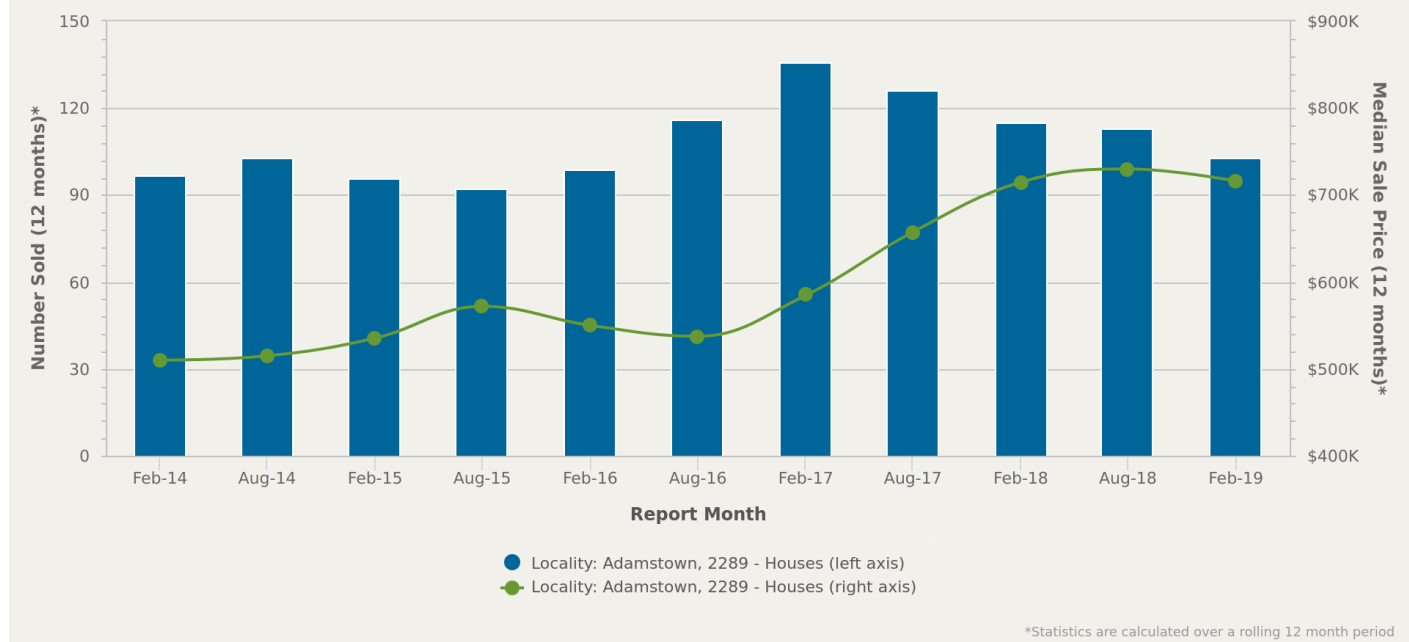
	<b>184 Gosford Road Adamstown NSW 2289</b>	   
<b>Latest ad price:</b> \$490/W		<b>Lot/Plan:</b> 17/DP618281
<b>Campaign period:</b> 29/04/2019 - 21/05/2019		
<b>Days on Market:</b> 38		
<span>📍</span> from property: 1.3km		
	<b>18 St James Road New Lambton NSW 2305</b>	   
<b>Latest ad price:</b> \$400/W		<b>Lot/Plan:</b> 1/DP1218100
<b>Campaign period:</b> 24/05/2019 - 24/05/2019		
<b>Days on Market:</b> 13		
<span>📍</span> from property: 0.8km		
	<b>39 Woodlands Avenue New Lambton NSW 2305</b>	   
<b>Latest ad price:</b> \$335/W		<b>Lot/Plan:</b> 56/DP19869
<b>Campaign period:</b> 08/05/2019 - 25/05/2019		
<b>Days on Market:</b> 29		
<span>📍</span> from property: 1.1km		
	<b>1 Hooper Street New Lambton NSW 2305</b>	   
<b>Latest ad price:</b> \$480/W		<b>Lot/Plan:</b> 32/DP16502
<b>Campaign period:</b> 23/05/2019 - 29/05/2019		
<b>Days on Market:</b> 14		
<span>📍</span> from property: 1.1km		

📍 Distance from 91 Fletcher Street Adamstown NSW 2289

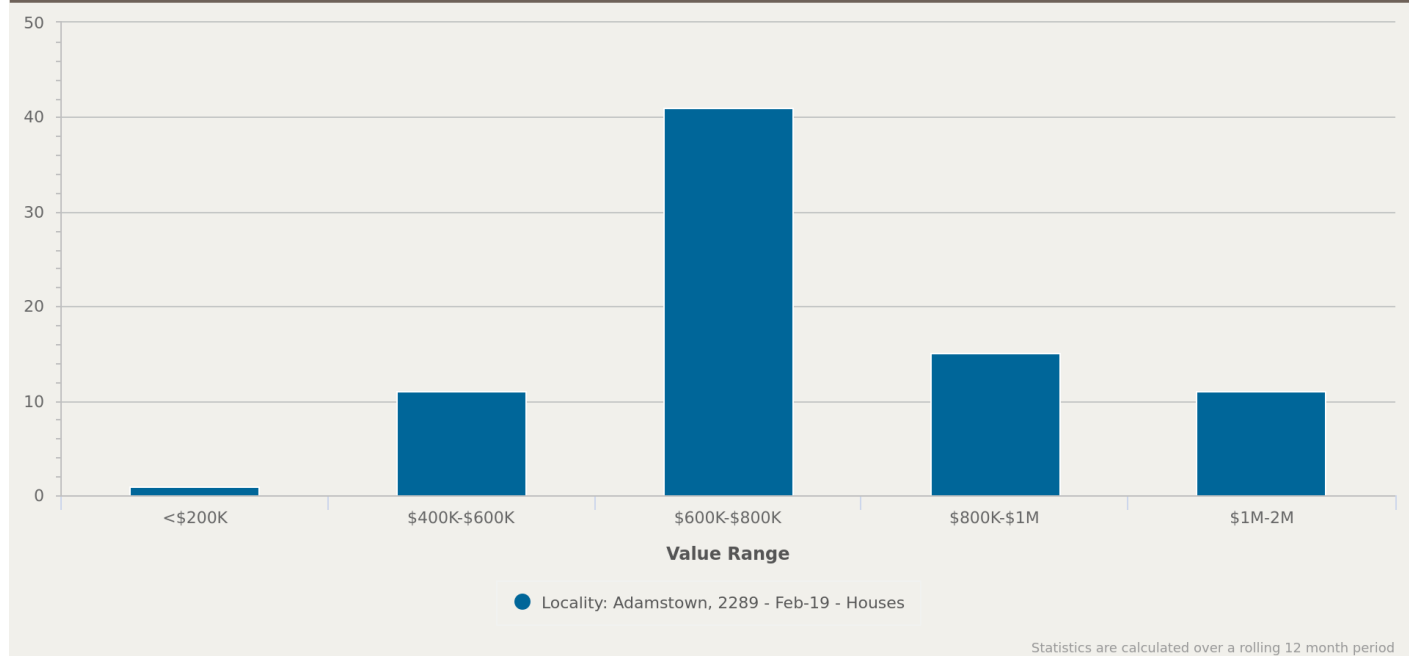
## ▶ ADAMSTOWN INSIGHTS

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

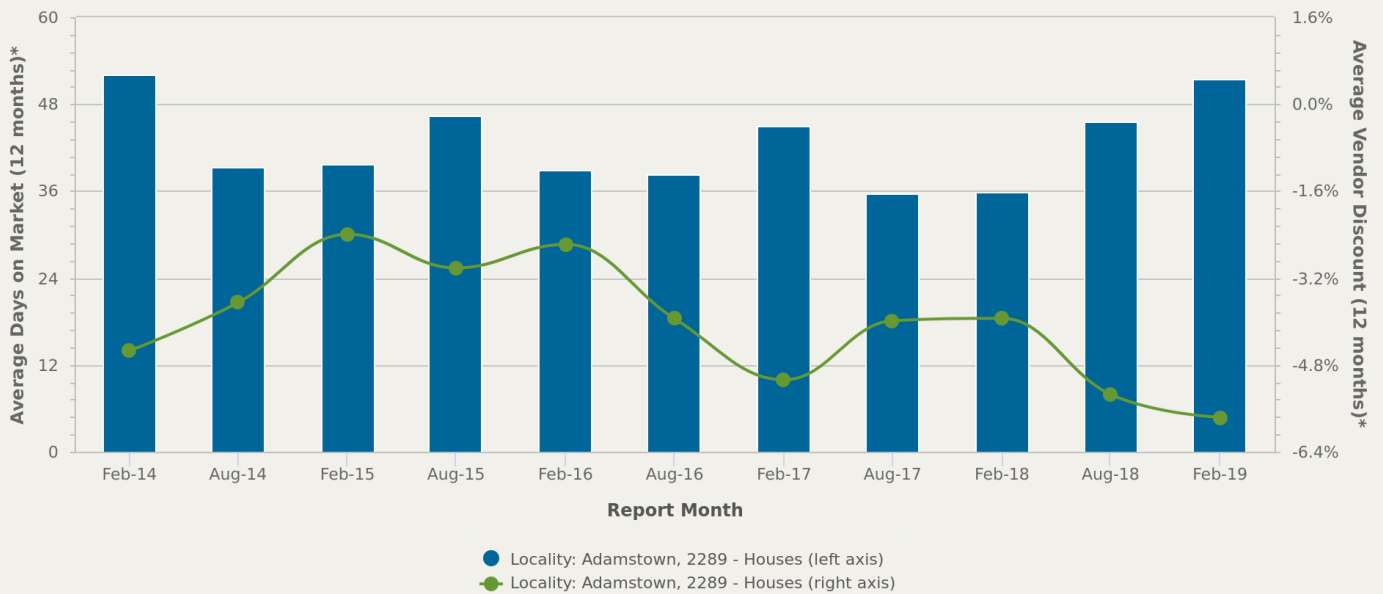
### Number Sold (12 months) vs. Median Sale Price (12 months)



### Number Sold by Price (12 months)



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

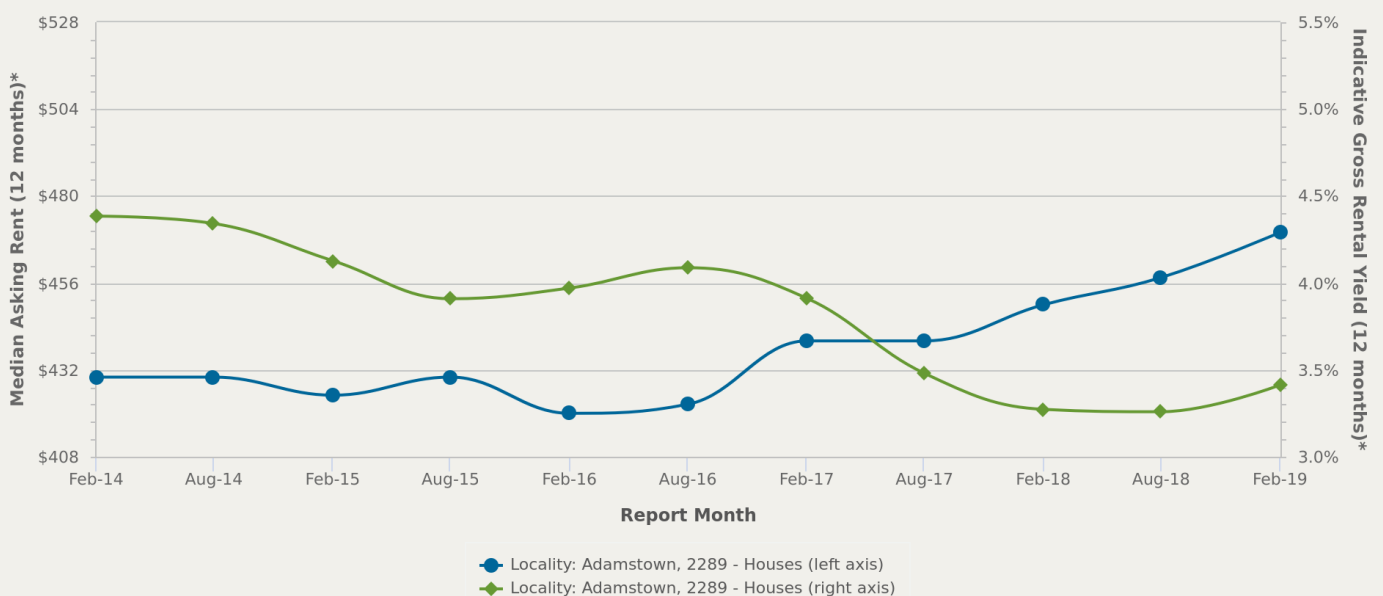


\*Statistics are calculated over a rolling 12 month period

Period	Median Value for Houses	Change in Median Value (12 months)
Feb-2019	\$647,468	↓ -6.5%
Feb-2018	\$692,837	↑ 10.2%
Feb-2017	\$628,532	↑ 14.0%
Feb-2016	\$551,460	↑ 7.0%
Feb-2015	\$515,622	↑ 12.0%

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

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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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