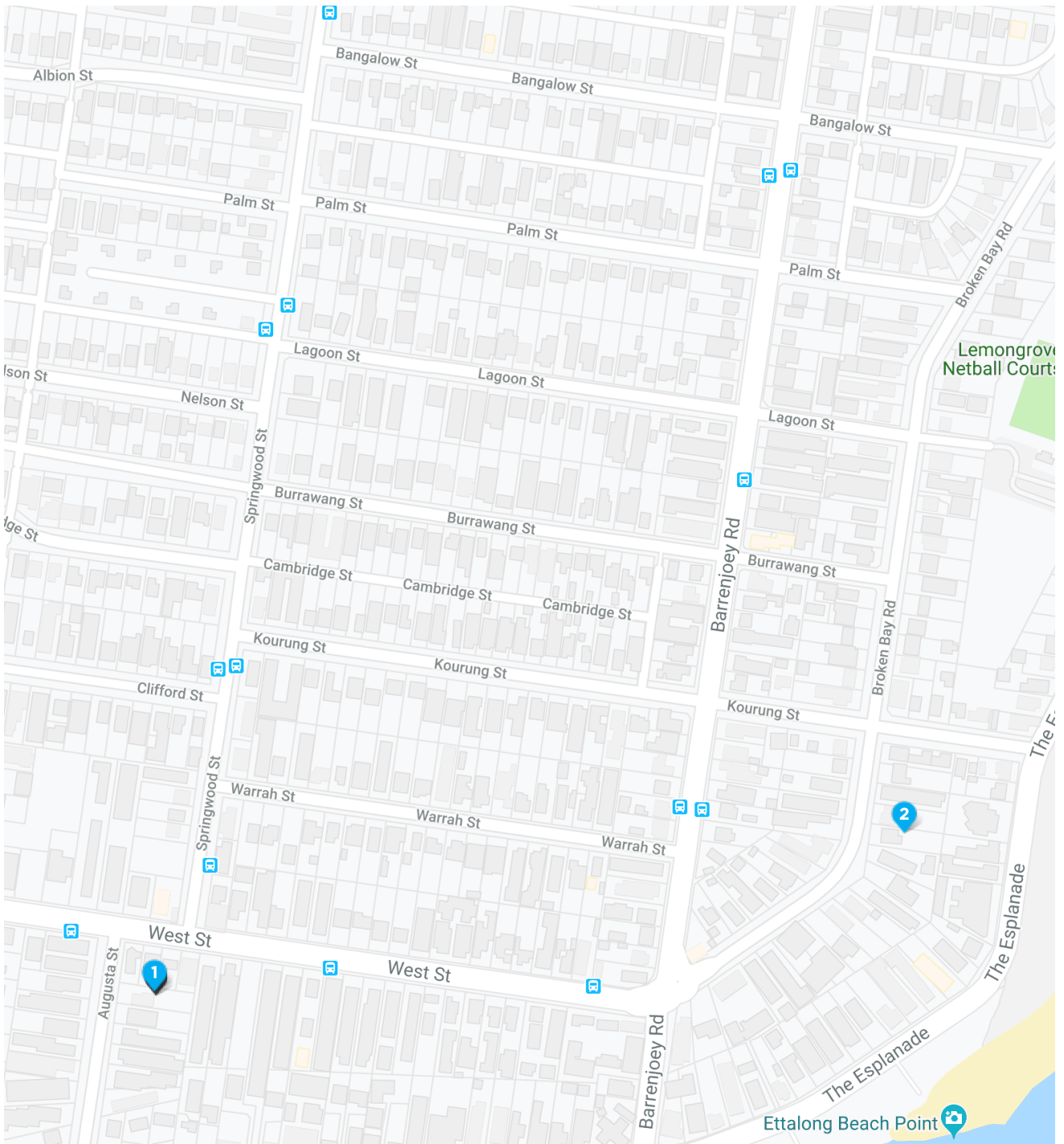


# Suburb Report





















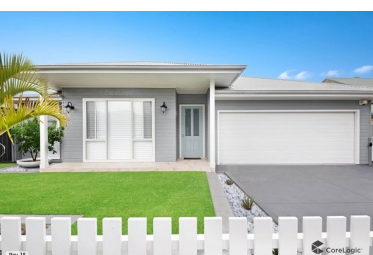











---

# Comparables Map: Sales



1	3/4 Augusta Street Umina Beach NSW 2257	-	-	-	\$1,080,000
2	2/116 Broken Bay Road Ettalong Beach NSW 2257	-	-	-	\$920,000
3	1/4 Augusta Street Umina Beach NSW 2257	3	2	2	-
4	2/16 Berith Street Umina Beach NSW 2257	4	2	2	\$1,125,000
5	4/130 Broken Bay Road Ettalong Beach NSW 2257	4	2	2	-

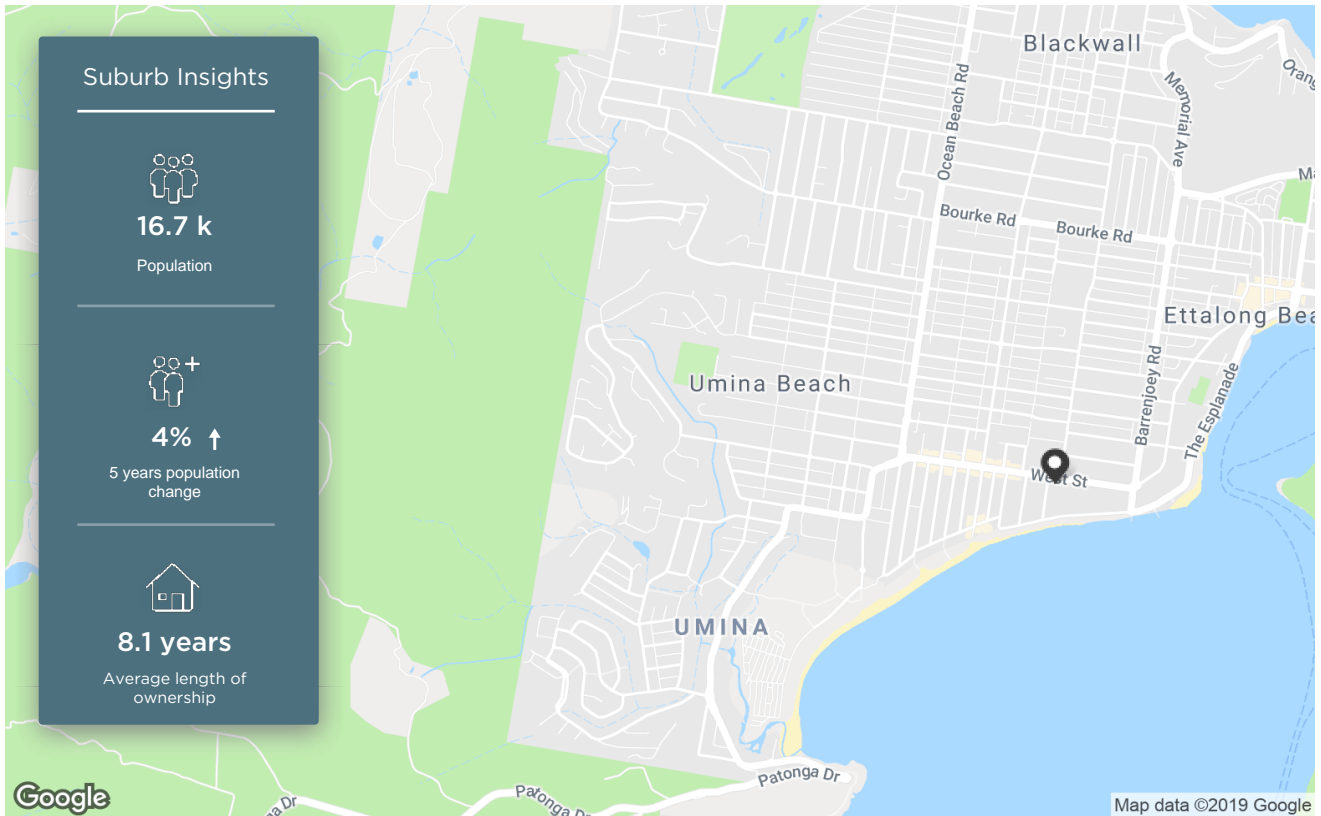
# Comparable Sales

 No Image Available	<p>3/4 Augusta Street Umina Beach NSW 2257</p> <p>  -             -             -             279m<sup>2</sup>  -         </p> <p>           Sold Date 26-Nov-18    Price Change -    Year Built -            DOM -    First Listing -            Distance -    Last Listing -         </p>	<p><b>Sold Price</b>    \$1,080,000</p> <p>1</p>
 No Image Available	<p>2/116 Broken Bay Road Ettalong Beach NSW 2257</p> <p>  -             -             -             230m<sup>2</sup>  -         </p> <p>           Sold Date 22-May-18    Price Change -    Year Built -            DOM -    First Listing -            Distance 0.57km    Last Listing -         </p>	<p><b>Sold Price</b>    \$920,000</p> <p>2</p>
	<p>1/4 Augusta Street Umina Beach NSW 2257</p> <p>  3             2             2             -             -         </p> <p>           Sold Date -    Price Change -    Year Built -            DOM 107    First Listing -            Distance -    Last Listing -         </p>	<p><b>Sold Price</b>    -</p> <p>3</p>
	<p>2/16 Berith Street Umina Beach NSW 2257</p> <p>  4             2             2             -             -         </p> <p>           Sold Date 29-Mar-19    Price Change -    Year Built -            DOM 198    First Listing -            Distance -    Last Listing \$1,100,000         </p>	<p><b>Sold Price</b>    \$1,125,000</p> <p>4</p>
	<p>4/130 Broken Bay Road Ettalong Beach NSW 2257</p> <p>  4             2             2             -             -         </p> <p>           Sold Date -    Price Change -    Year Built -            DOM -    First Listing -            Distance -    Last Listing -         </p>	<p><b>Sold Price</b>    -</p> <p>5</p>

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale

# Umina Beach

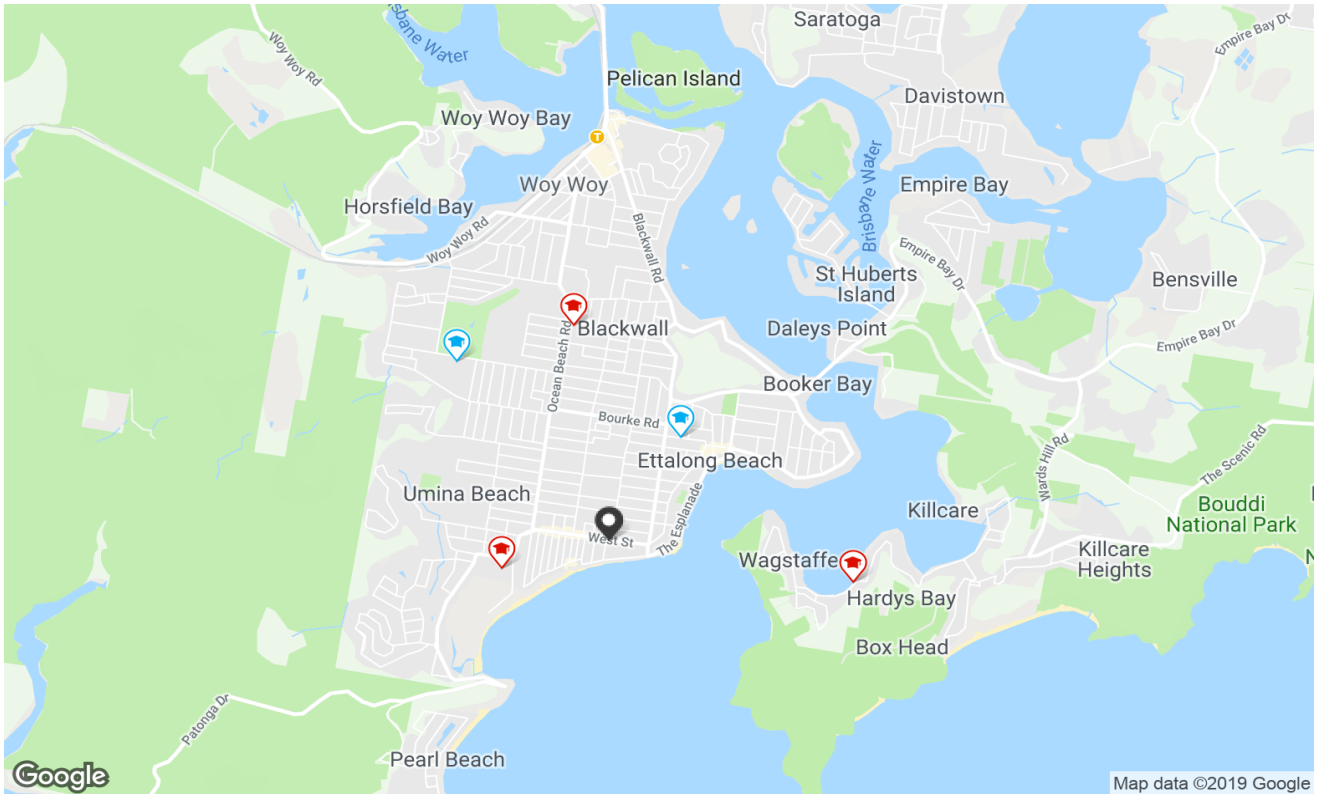
## Demographic








The size of Umina Beach is approximately 7 square kilometres. It has 9 parks covering nearly 6.3% of total area. The population of Umina Beach in 2011 was 16,059 people. By 2016 the population was 16,737 showing a population growth of 4.2% in the area during that time. The predominant age group in Umina Beach is 40-49 years. Households in Umina Beach are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Umina Beach work in a professional occupation. In 2011, 66.4% of the homes in Umina Beach were owner-occupied compared with 65.4% in 2016. Currently the median sales price of houses in the area is \$720,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.4	Owns Outright	34.7	0-15.6K	3.7	0-9	12.3
Couples with Children	39.4	Purchaser	30.7	15.6-33.8K	18.7	10-19	11.2
Single Parents	21.5	Renting	30.4	33.8-52K	16.5	20-29	9.6
Other	1.7	Other	1.0	52-78K	16.4	30-39	11.4
		Not Stated	3.3	78-130K	20.0	40-49	13.8
				130-182K	8.8	50-59	13.1
				182K+	5.3	60-69	12.8
						70-79	9.2
						80-89	5.1
						90-99	1.5

# Local Schools



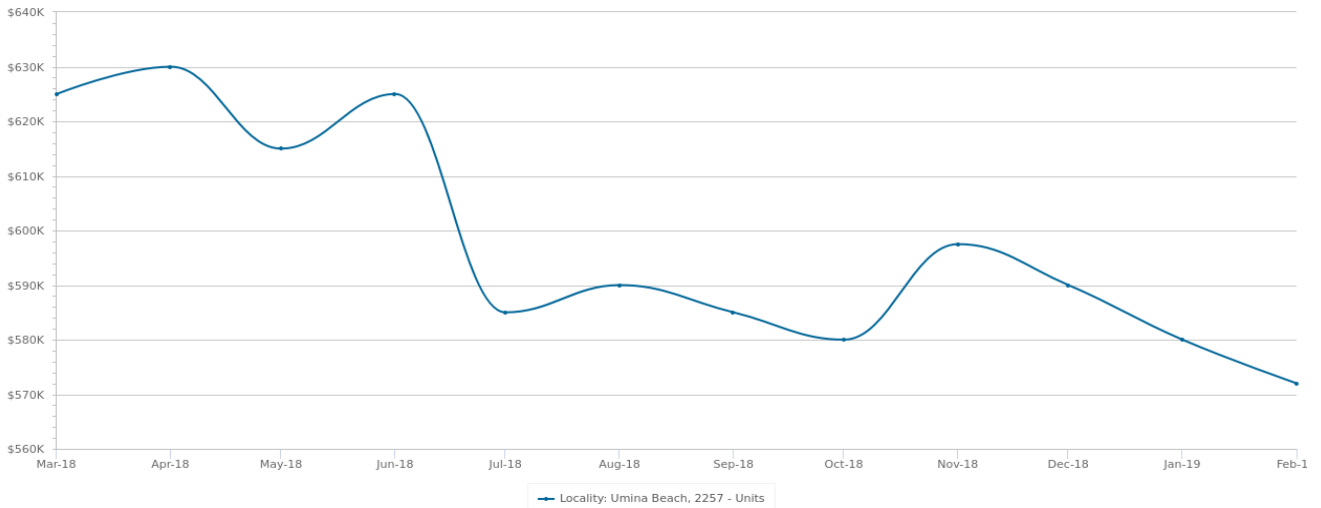
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Umina Beach Public School</b> 14 Hobart Avenue Umina Beach NSW 2257	1.01km	Primary	Mixed	Government	0-6
	<b>Ettalong Public School</b> Karingi Street Ettalong Beach NSW 2257	1.26km	Primary	Mixed	Government	0-6
	<b>Woy Woy South Public School</b> 1 The School Mall Woy Woy NSW 2256	2.17km	Primary	Mixed	Government	0-6
	<b>Brisbane Water Secondary College Umina Campus</b> 120 Veron Road Umina Beach NSW 2257	2.27km	Secondary	Mixed	Government	7-9
	<b>Pretty Beach Public School</b> 4 Pretty Beach Road Pretty Beach NSW 2257	2.4km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (Unit)

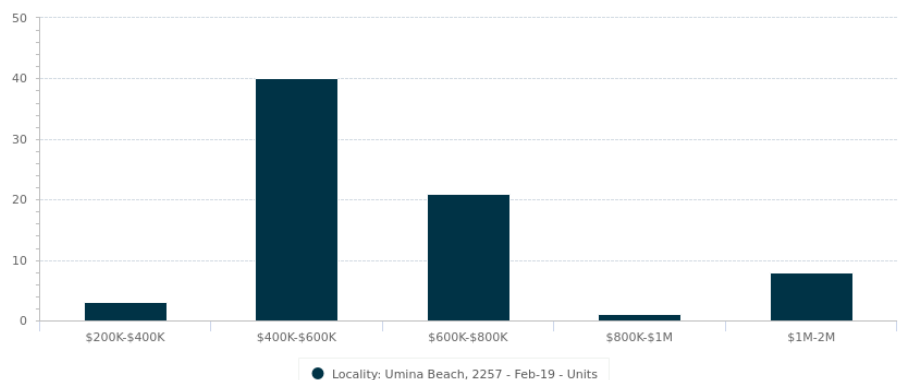


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2019	10	\$572,000	-1.4% ▼	63	36	\$400
Jan 2019	6	\$580,000	-1.7% ▼	51	35	\$405
Dec 2018	8	\$590,000	-1.3% ▼	51	35	\$410
Nov 2018	12	\$597,500	3.0% ▲	51	37	\$410
Oct 2018	8	\$580,000	-0.9% ▼	50	28	\$410
Sep 2018	6	\$585,000	-0.8% ▼	46	22	\$400
Aug 2018	7	\$590,000	0.9% ▲	45	21	\$400
Jul 2018	4	\$585,000	-6.4% ▼	44	22	\$400
Jun 2018	8	\$625,000	1.6% ▲	41	23	\$397
May 2018	11	\$615,000	-2.4% ▼	41	23	\$400
Apr 2018	8	\$630,000	0.8% ▲	40	26	\$400
Mar 2018	13	\$625,000	0.0%	40	33	\$400

Sales by Price - 12 months (Unit)

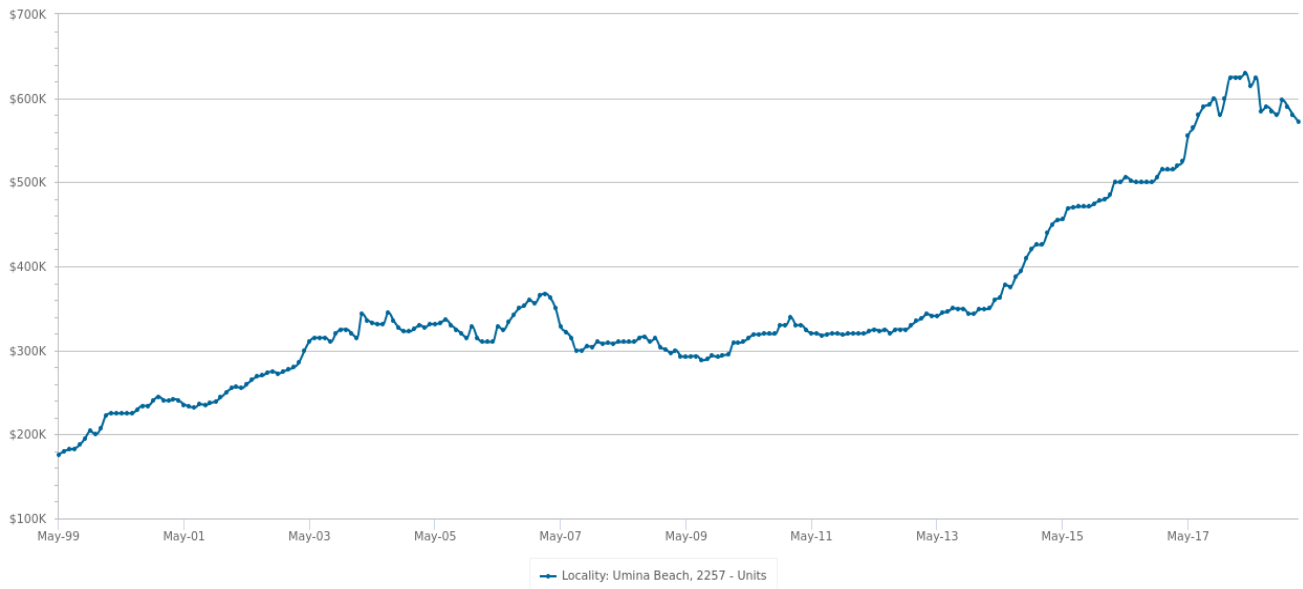
PRICE	NUMBER
<200K	0
\$200K-\$400K	3
\$400K-\$600K	40
\$600K-\$800K	21
\$800K-\$1M	1
\$1M-\$2M	8
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	101	\$572,000	-8.5% ▼	63	86	\$400
2018	86	\$625,000	21.4% ▲	39	82	\$400
2017	118	\$515,000	6.2% ▲	34	71	\$370
2016	106	\$485,000	10.4% ▲	33	95	\$340
2015	120	\$439,500	25.9% ▲	42	83	\$377
2014	92	\$349,000	3.3% ▲	46	63	\$360
2013	71	\$338,000	5.6% ▲	54	81	\$350
2012	79	\$320,000	-3.0% ▼	70	88	\$335
2011	65	\$330,000	6.8% ▲	61	86	\$325
2010	94	\$309,000	4.0% ▲	69	84	\$300
2009	64	\$297,000	-3.9% ▼	86	90	\$305
2008	66	\$309,000	-15.9% ▼	104	89	\$280
2007	74	\$367,500	18.5% ▲	104	59	\$262
2006	74	\$310,000	-6.1% ▼	94	28	\$215
2005	55	\$330,000	4.8% ▲	79	21	-
2004	91	\$315,000	12.5% ▲	69	18	-
2003	115	\$280,000	9.8% ▲	-	-	-
2002	141	\$255,000	6.2% ▲	-	1	-
2001	76	\$240,000	7.9% ▲	-	-	-
2000	109	\$222,500	36.1% ▲	-	-	-

## Disclaimer

---

Contains property sales information provided under licence from the Land and Property Information (“LPI”). RP Data Pty Ltd trading as CoreLogic is authorised as a Property Sales Information provider by the LPI.

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](http://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.