



# PROPERTY REPORT

123 Example Street  
Ivanhoe VIC 3181

EXAMPLE REPORT ONLY

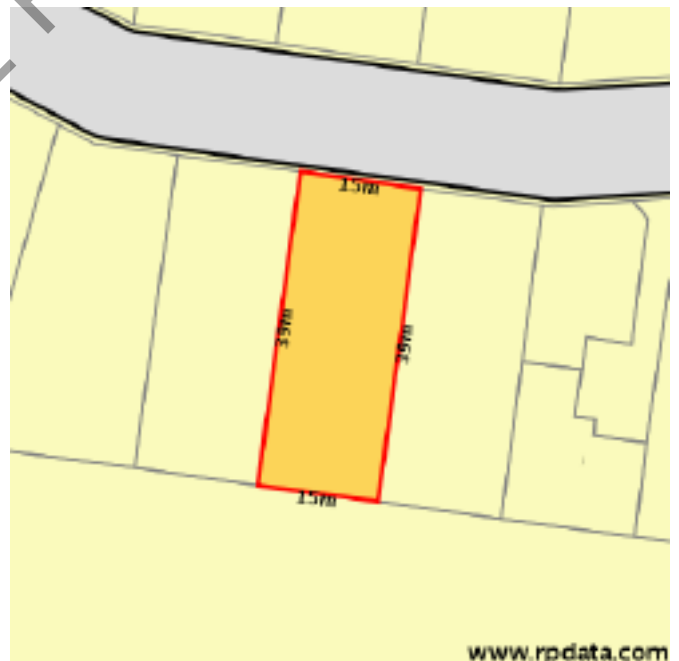
**Prepared for:** John Smith  
**Prepared on:** 18 August 2015  
**Prepared by:** Michael Banker  
**Phone:** 0412 000 000  
**Email:** michael.banker@nab.com.au





3 1 2 Approx. 587m<sup>2</sup>

# 123 Example Street Ivanhoe VIC 3181




## ▶ Property details

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

<b>Address:</b>	123 Example Street Ivanhoe VIC 3181	<b>Lot/Plan:</b>	LOT/PLAN
<b>RPD:</b>	RPD	<b>Map ref:</b>	MELWAYS REF
<b>Council area:</b>	Council Name	<b>Property type:</b>	HOUSE
<b>Land use primary:</b>	Detached Dwelling (Existing)		

## ▶ RP Estimate

An RP Estimate provides an estimate of the property's value based on statistical data.

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

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
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- 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 CAMPAIGN			
<b>Campaign period:</b>	27/04/2016 - Current	<b>Listed by:</b>	John Smith, ABC Real Estate

## ► Property history - for sale

<b>Price description:</b>	\$000,000	<b>Campaign period:</b>	27/04/2016 - Current
<b>Listing method:</b>	Auction	<b>Days on Market:</b>	6
<b>Listed by:</b>	John Smith, ABC Real Estate		

EXAMPLE REPORT


## Recently sold properties

 <p>Aug 15 www.rpdata.com</p>	<p><b>Ivanhoe VIC 3079</b></p> <p><b>Sale price:</b> \$000,000</p> <p><b>Sale date:</b> 26/09/2015</p> <p><b>Days on Market:</b> 30</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Not Disclosed</p>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  3         </div> <div style="text-align: center;">  1         </div> <div style="text-align: center;">  1         </div> <div style="text-align: center;">  Approx. 555m<sup>2</sup> </div> </div> <p><b>Lot/Plan:</b> LOT</p> <p><b>Map ref:</b> MELWAYS</p> <p><b>Sale type:</b> Unknown</p> <p><b>Sold by:</b> Mark Smith</p> <p><b>Campaign period:</b> 28/08/2015 - 26/09/2015</p>
 <p>Jul 15 www.rpdata.com</p>	<p><b>Ivanhoe VIC 3079</b></p> <p><b>Sale price:</b> \$000,000</p> <p><b>Sale date:</b> 26/09/2015</p> <p><b>Days on Market:</b> 30</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Not Disclosed</p>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  3         </div> <div style="text-align: center;">  1         </div> <div style="text-align: center;">  1         </div> <div style="text-align: center;">  Approx. 555m<sup>2</sup> </div> </div> <p><b>Lot/Plan:</b> LOT</p> <p><b>Map ref:</b> MELWAYS</p> <p><b>Sale type:</b> Unknown</p> <p><b>Sold by:</b> Mark Smith</p> <p><b>Campaign period:</b> 28/08/2015 - 26/09/2015</p>
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 <p>Nov 15 Ray White www.rpdata.com</p>	<p><b>Ivanhoe VIC 3079</b></p> <p><b>Sale price:</b> \$000,000</p> <p><b>Sale date:</b> 26/09/2015</p> <p><b>Days on Market:</b> 30</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Not Disclosed</p>	<div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">  3         </div> <div style="text-align: center;">  1         </div> <div style="text-align: center;">  1         </div> <div style="text-align: center;">  Approx. 555m<sup>2</sup> </div> </div> <p><b>Lot/Plan:</b> LOT</p> <p><b>Map ref:</b> MELWAYS</p> <p><b>Sale type:</b> Unknown</p> <p><b>Sold by:</b> Mark Smith</p> <p><b>Campaign period:</b> 28/08/2015 - 26/09/2015</p>

Distance from 123 Example Street Ivanhoe VIC 3181



## ► Properties for sale



### Ivanhoe VIC 3079

**Sale price:** \$000,000

**Sale date:** 26/09/2015

**Days on Market:** 30

**Sale advised by:** Government

**Price description:** Not Disclosed

3

1

1

Approx. 555m<sup>2</sup>

**Lot/Plan:** LOT


**Map ref:** MELWAYS

**Sale type:** Unknown

**Sold by:** Mark Smith

**Campaign period:** 28/08/2015 - 26/09/2015

from property: 1.5km



### Ivanhoe VIC 3079

**Sale price:** \$000,000

**Sale date:** 26/09/2015

**Days on Market:** 30

**Sale advised by:** Government

**Price description:** Not Disclosed

3

1

1

Approx. 555m<sup>2</sup>

**Lot/Plan:** LOT


**Map ref:** MELWAYS

**Sale type:** Unknown

**Sold by:** Mark Smith

**Campaign period:** 28/08/2015 - 26/09/2015

from property: 1.9km



### Ivanhoe VIC 3079

**Sale price:** \$000,000

**Sale date:** 26/09/2015

**Days on Market:** 30

**Sale advised by:** Government

**Price description:** Not Disclosed

3

1

1

Approx. 555m<sup>2</sup>

**Lot/Plan:** LOT


**Map ref:** MELWAYS

**Sale type:** Unknown

**Sold by:** Mark Smith

**Campaign period:** 28/08/2015 - 26/09/2015

from property: 0.2km



### Ivanhoe VIC 3079

**Sale price:** \$000,000

**Sale date:** 26/09/2015

**Days on Market:** 30

**Sale advised by:** Government

**Price description:** Not Disclosed

3

1

1

Approx. 555m<sup>2</sup>

**Lot/Plan:** LOT

**Map ref:** MELWAYS

**Sale type:** Unknown





















**Sold by:** Mark Smith

**Campaign period:** 28/08/2015 - 26/09/2015

from property: 0.3km

Distance from 123 Example Street Ivanhoe VIC 3181

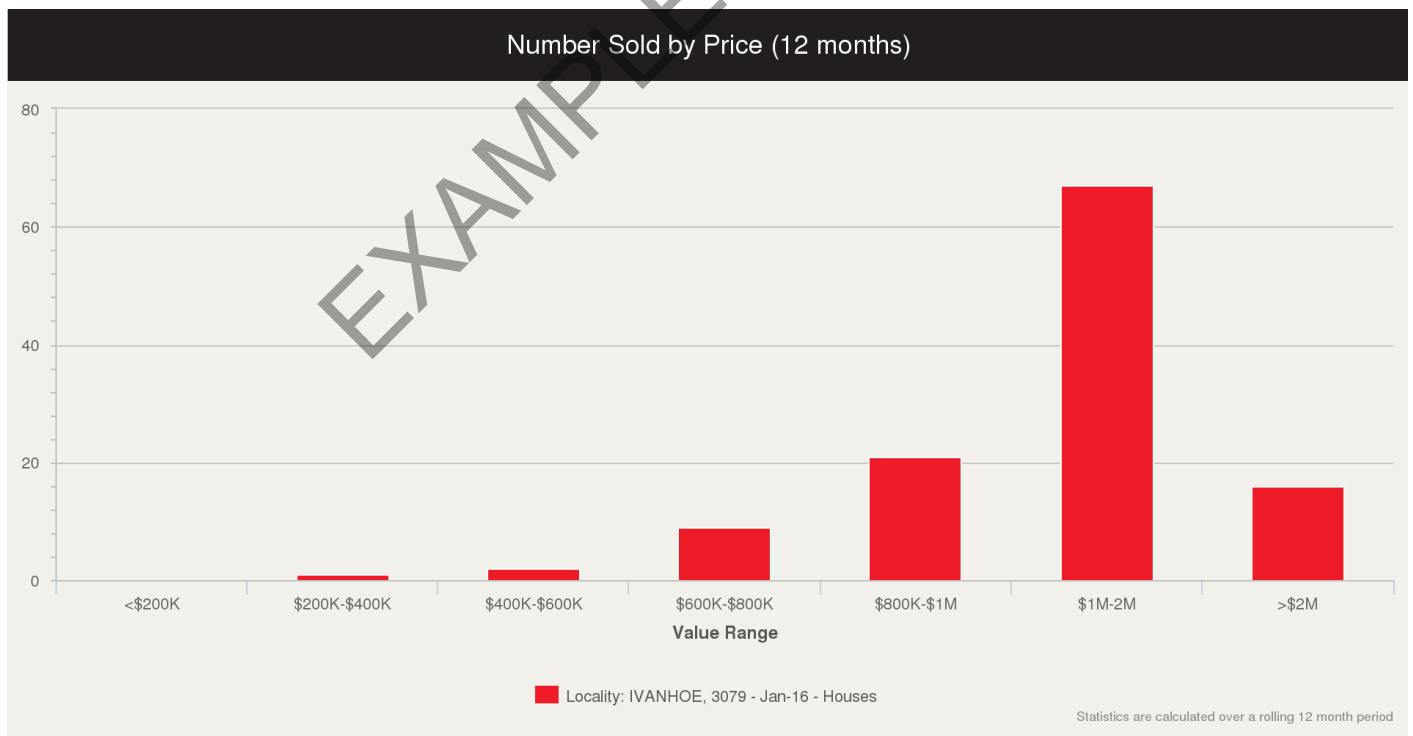
## Properties for rent

 <p>Apr 16 www.rpdata.com</p>	<p><b>Ivanhoe VIC 3079</b></p> <p><b>Latest ad price:</b> \$000/W</p> <p><b>Campaign period:</b> 13/04/2016 - 29/04/2016</p> <p><b>Days on Market:</b> 20</p>	    <p><b>Lot/Plan:</b> LOT</p> <p><b>Map ref:</b> MELWAYS</p> <p><b>Listed by:</b> John Smith, ABC Real Estate</p>
 <p>Sep 10 www.rpdata.com</p>	<p><b>Ivanhoe VIC 3079</b></p> <p><b>Latest ad price:</b> \$000/W</p> <p><b>Campaign period:</b> 13/04/2016 - 29/04/2016</p> <p><b>Days on Market:</b> 20</p>	    <p><b>Lot/Plan:</b> LOT</p> <p><b>Map ref:</b> MELWAYS</p> <p><b>Listed by:</b> John Smith, ABC Real Estate</p>
 <p>Nov 12 www.rpdata.com</p>	<p><b>Ivanhoe VIC 3079</b></p> <p><b>Latest ad price:</b> \$000/W</p> <p><b>Campaign period:</b> 13/04/2016 - 29/04/2016</p> <p><b>Days on Market:</b> 20</p>	    <p><b>Lot/Plan:</b> LOT</p> <p><b>Map ref:</b> MELWAYS</p> <p><b>Listed by:</b> John Smith, ABC Real Estate</p>
 <p>May 14 www.rpdata.com</p>	<p><b>Ivanhoe VIC 3079</b></p> <p><b>Latest ad price:</b> \$000/W</p> <p><b>Campaign period:</b> 13/04/2016 - 29/04/2016</p> <p><b>Days on Market:</b> 20</p>	    <p><b>Lot/Plan:</b> LOT</p> <p><b>Map ref:</b> MELWAYS</p> <p><b>Listed by:</b> John Smith, ABC Real Estate</p>

Distance from 123 Example Street Ivanhoe VIC 3181

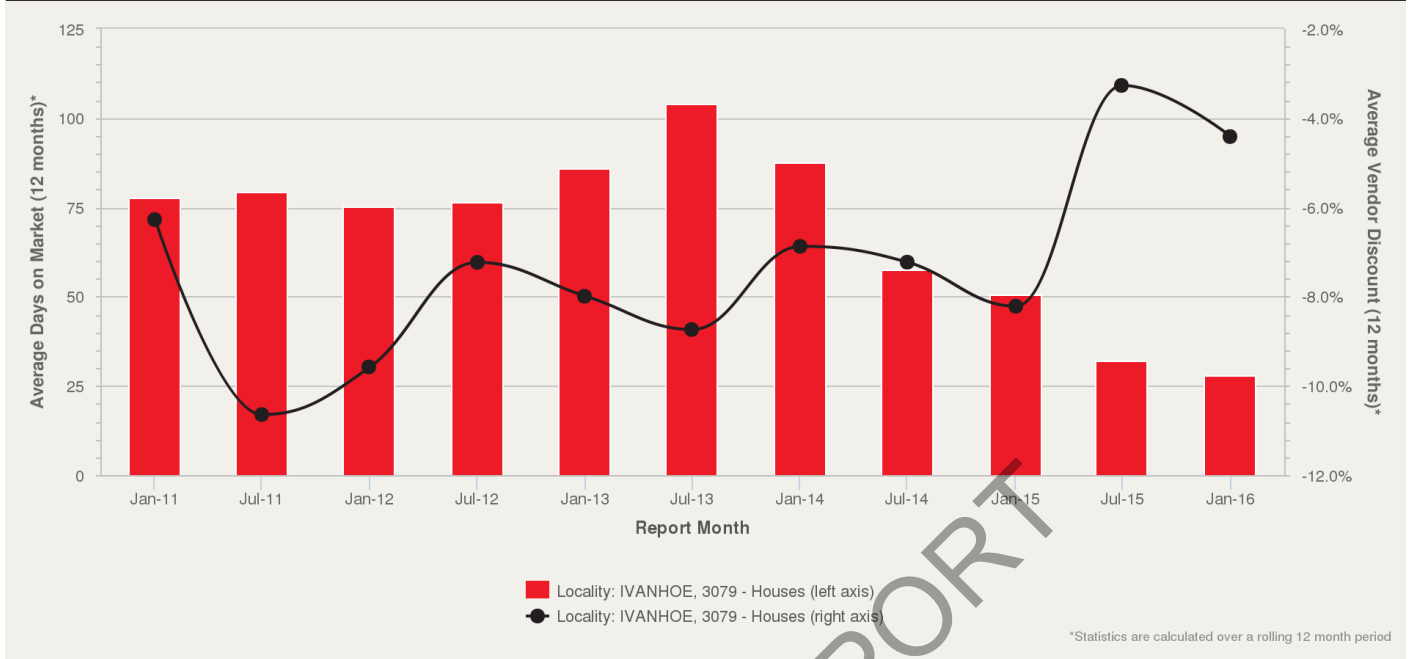
## ▶ IVANHOE insights

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





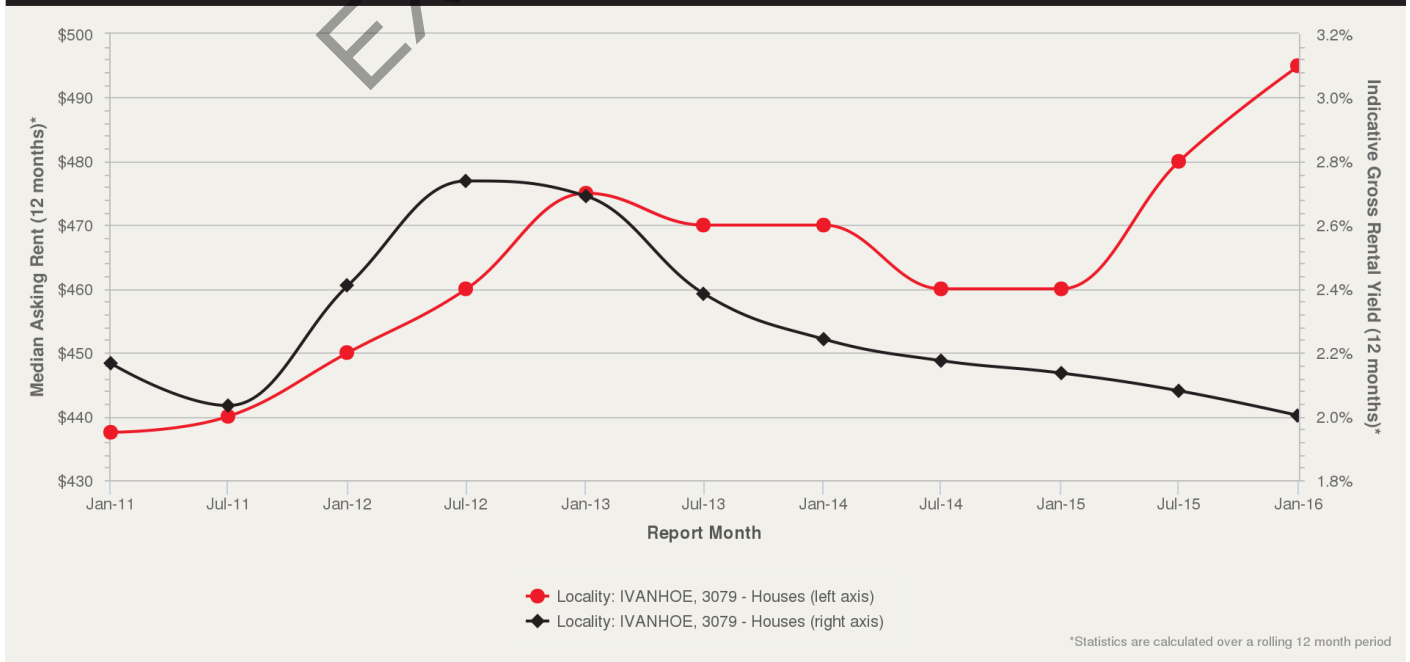
### Average Days on Market (12 months) vs. Average Vendor Discount (12 months)



Period	Median Value for Houses	Change in Median Value (12 months)
Jan-2016	\$1,314,332	↑ 16.9%
Jan-2015	\$1,123,935	↑ 5.9%
Jan-2014	\$1,060,946	↑ 9.7%
Jan-2013	\$967,267	↓ -1.8%
Jan-2012	\$985,172	↑ 10.2%

Statistics are calculated at the end of the displayed month

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



## ► Disclaimer

### NAB Disclaimer

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### Publisher

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