

Property Profile Report

4/2 Stuart Street Manly NSW 2095

Prepared on 19 November 2021

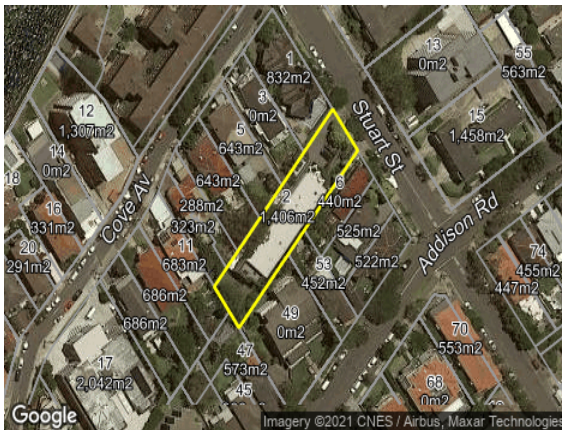


4/2 Stuart Street Manly NSW 2095

3
 2
 1
 63m²


Property Details

Lot/Plan	LOT 4 SP7354	Property Type	Unit
Year Built	1973	Council Area	Northern Beaches
Zone	A, Residential	Land Use Primary	-



4/2 Stuart Street Manly NSW 2095

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
\$2,325,000	\$2,000,000 - \$2,651,000	

Estimated Value as at 15 November 2021. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value 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. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
05 Sep 2019	For Rent	\$1,295 / week	Campaign period: 05/09/2019 - 18/10/2019, Listed by: David Kaufman, Clarke And Humel, Days on market: 44
24 Aug 2016	For Rent	\$1,350 / week	Campaign period: 24/08/2016 - 31/08/2016, Listed by: Kayla Pitt, Clarke & Humel Property - Manly, Days on market: 8
08 Mar 2016	Sold	\$1,620,000	Sale Method: Sold Prior To Auction, Sale Advised by: Government
16 Feb 2016	For Sale	Not Disclosed	Campaign period: 16/02/2016 - 12/03/2016, Listing Type: Auction, Listed by: Michael Clarke, Clarke & Humel Property, Days on market: 22
20 Dec 2010	Sold	\$839,000	Sale Method: Normal Sale, Sale Advised by: Government
24 Jun 2006	For Sale	Offers Around \$800,000	Campaign period: 24/06/2006 - 31/08/2006, Listing Type: Normal Sale, Listed by: Lachlan Campbell, L J Hooker - Manly, Days on market: 69
23 Aug 2002	Sold	\$660,000	Sale Method: Unknown, Sale Advised by: Government
03 Aug 2002	For Sale	Not Disclosed	Campaign period: 03/08/2002 - 17/08/2002, Listing Type: Auction, Listed by: Ramon Mitchell, Elders Real Estate, Days on market: 21
20 Dec 1979	Sold	\$78,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties

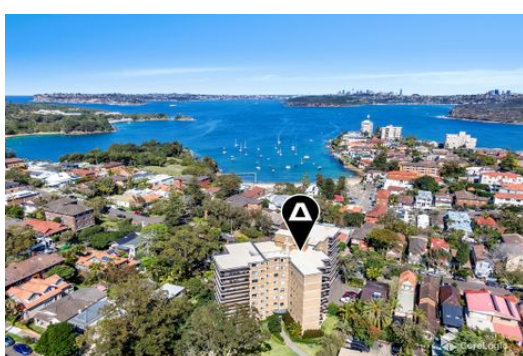


5/54 Addison Road Manly NSW 2095



Sale Price **\$2,300,000** Sale Method Private Treaty
 Sale Date 28/08/2021 Days on Market 12

0.1km from property



30/36 Osborne Road Manly NSW 2095



Sale Price **\$2,600,000** Sale Method Sold Prior To Auction
 Sale Date 24/09/2021 Days on Market 16

0.3km from property



76/1 Addison Road Manly NSW 2095



Sale Price **\$2,672,000** Sale Method Sold At Auction
 Sale Date 30/10/2021 Days on Market 24

0.5km from property



1/83 West Esplanade Manly NSW 2095



Sale Price **\$2,655,000** Sale Method -
 Sale Date 25/06/2021 Days on Market 1

0.8km from property

Agent Advised

4/2 Stuart Street Manly NSW 2095

CoreLogic Property Profile Report

Properties For Sale



1/5 Wood Street Manly NSW 2095

 3
  2
  -
  178m²

First Ad Price Auction

Latest Ad Price Auction

Listing Method Normal Sale Days on Market 9

 0.2km from property



6/88 Raglan Street Fairlight NSW 2094

 3
  2
  2
  126m²

First Ad Price Auction

Latest Ad Price For Sale

Listing Method Normal Sale Days on Market 22

 1.2km from property



8/24 Cove Avenue Manly NSW 2095

 2
  1
  1
  91m²

First Ad Price Guide \$1,650,000

Latest Ad Price Guide \$1,550,000

Listing Method Auction Days on Market 471

 0.1km from property



12/13 Wood Street Manly NSW 2095

 2
  1
  -
  79m²

First Ad Price Not Disclosed

Latest Ad Price Auction






Listing Method Auction Days on Market 9


 0.2km from property

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CoreLogic Property Profile Report

Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
 Manly Village Public School Darley Road Manly NSW 2095	0.6km	Primary	Mixed	Government	697
 Northern Beaches Secondary College Mackellar Girls Campus Campbell Parade Manly Vale NSW 2093	2.8km	Secondary	-	Government	1260
 Royal Far West School 22 Wentworth Street Manly NSW 2095	0.7km	Special	Mixed	Government	-
 Headland Montessori ELC 1358 North Head Scenic Drive Manly NSW 2095	1.3km	Combined	Mixed	Non-Government	-
 Farmhouse Montessori School, North Head 1358 North Head Scenic Drive Manly NSW 2095	1.4km	Primary	Mixed	Non-Government	-

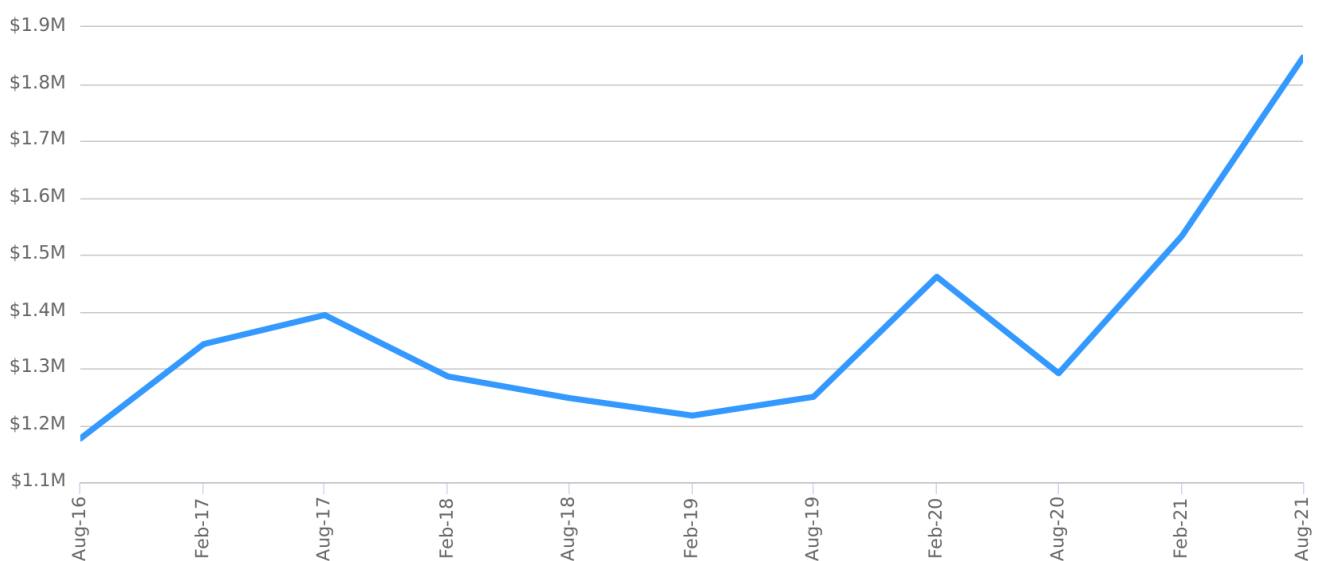
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

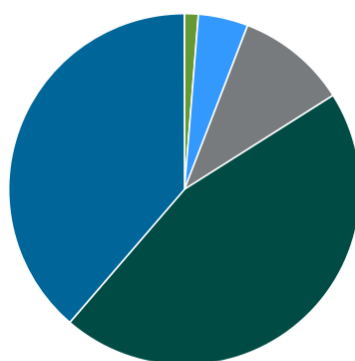
Manly Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Aug 2021	395	\$1,846,566	▲ 42.99%
Aug 2020	280	\$1,291,375	▲ 3.30%
Aug 2019	229	\$1,250,011	▲ 0.16%
Aug 2018	272	\$1,247,899	▼ 10.46%
Aug 2017	337	\$1,393,686	▲ 18.44%
Aug 2016	289	\$1,176,663	▲ 10.40%

Median Value (monthly)

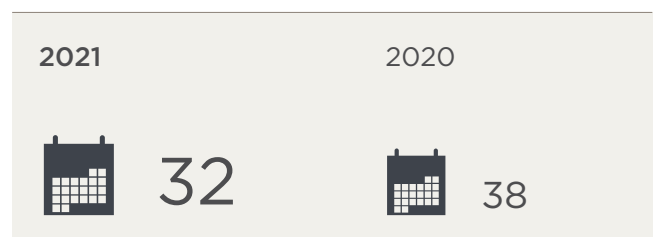


Property Sales by Price (Past 12 months)

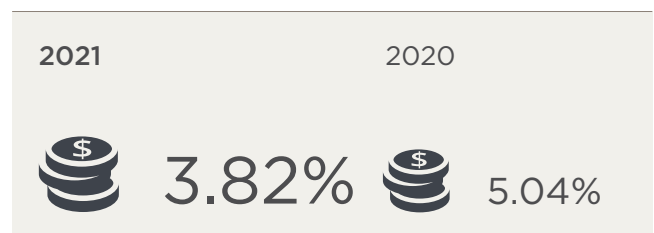


- \$400K-\$600K - 5 properties
- \$600K-\$800K - 18 properties
- \$800K-\$1M - 40 properties
- \$1M-\$2M - 178 properties
- >\$2M - 152 properties

Median Days on Market



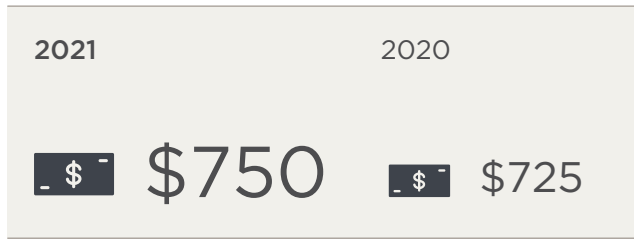
Median Vendor Discount



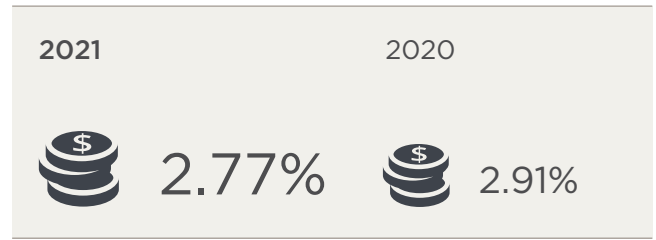
Statistics are calculated over a rolling 12 month period

Manly Insights - Units

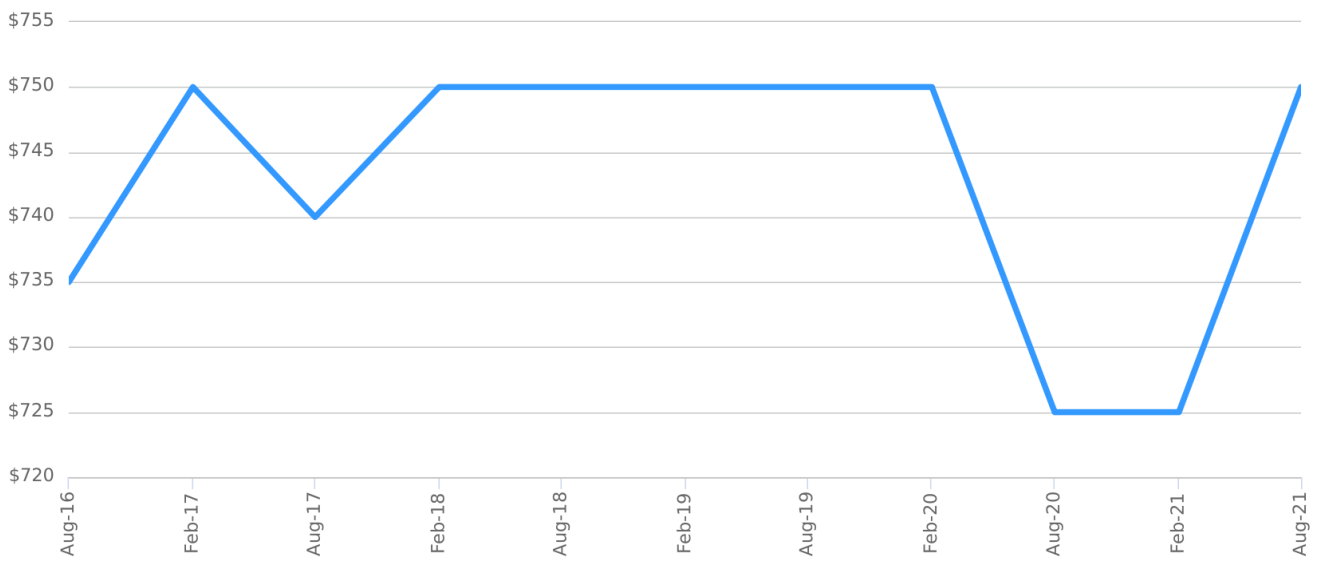
Median Weekly Asking Rent



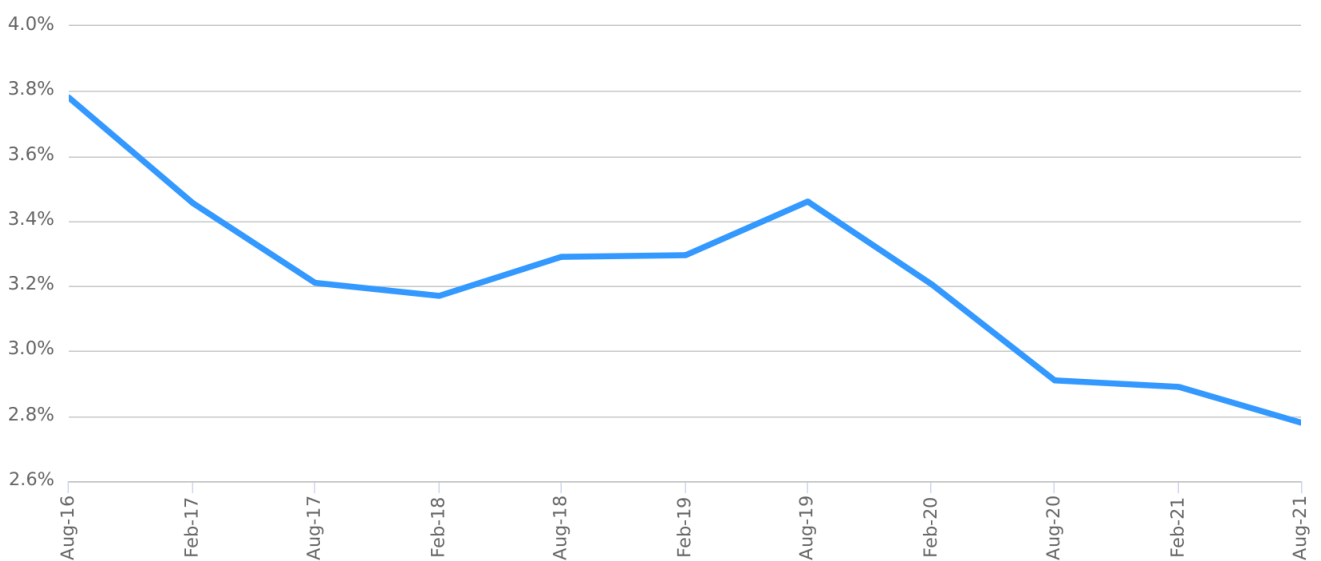
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low

Medium

High

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