



## YOUR ANZ PROPERTY PROFILE REPORT

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**15 ANCHORAGE CRES,  
TERRIGAL 2260**

Prepared by: Reuben Brown

Contact: 0488798787

Date created: 5 June 2021

Powered by:

 hometrack

 ANZ

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### Your free Property Profile Report

## What's in this report?

#### YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

#### SELECTED COMPARABLE PROPERTIES

What are the price tags and features of properties recently sold, for sale and for rent in the area?

#### PROPERTY PROFILE OF TERRIGAL

Follow the local price trends, clearance rates, rental yields and more.

#### INTERESTING SUBURB INSIGHTS

Who lives in the neighbourhood, and where are the nearest transport links and amenities?

#### SUBURB SALES RESULTS

Facts for sellers including property sales by price range.

#### IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by Hometrack Australia Pty Ltd (Hometrack Australia / Hometrack). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.



# YOUR PROPERTY PROFILE



House 4  2  2 

## 15 Anchorage Cres, Terrigal 2260

**Lot/Plan number:** Lot 19/DP202199  
**Property type:** Fullydetachedhouse  
**Land size:** Approximately 753 sqm  
**Land use:** Residential

### Points of interest:

- Skillion Brasserie @ Breakers Country Club (682m)
- Fire and Rescue NSW Terrigal Fire Station (805m)
- Our Lady Star of the Sea Primary School Terrigal (1.7km)
- Terrigal Ambulance Station (715m)
- Terrigal Public School (1.0km)

powered by 

 **CBD**  
**8.2km**

 **Primary school**  
**1.0km**

### Current market price range estimate:

**\$1,075,000 - \$1,260,000**

### Midpoint:

**\$1,165,000**

You are receiving a price range estimate instead of a REALas price prediction<sup>1</sup> because, according to Hometrack Australia's records, this property is not currently listed for sale. However, if this property is listed for sale and you would like a REALas price prediction<sup>1</sup>, please email [priceprediction@anz.com](mailto:priceprediction@anz.com) with the property address and we will email you with a prediction within 1 to 5 business days (subject to available information).

This estimated price range (and any REALas price prediction<sup>1</sup>) are estimates only. They are based on certain available information and are not valuations<sup>2</sup> of the property or guarantees of its market value or future sale price. Price ranges and predictions may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history, past performance and price predictions are not indicative of future price or performance.

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# YOUR PROPERTY PROFILE



Land size:  
Approximately 753 sqm

MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> IN  
TERRIGAL:

**23**

## Sale history for 15 Anchorage Cres, Terrigal 2260

Date	Price	Type of sale	Sale result	Agency name
14 Aug 20	\$1,051,000	Private Treaty	Sold	LJ Hooker
12 Apr 18	\$916,000	Auction	Sold	Raine & Horne
18 Feb 04	\$630,000	Private Treaty	Sold	-

Seeing many properties? Take notes to remember.

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## RECENTLY SOLD HOUSES IN TERRIGAL

SOLD

Hometrack Australia Pty Ltd has selected a number of recently sold properties to assist you to assess 15 Anchorage Cres, Terrigal. These are chosen based on property features, recency of sale and distance to your selected property.



Sold for: Not Available

4 3 2

**A** 27 Anchorage Cres, Terrigal

Land size: Approx. 765 sqm



Sold for: \$1,125,000

4 2 1

**B** 10 Roland Cl, Terrigal

Land size: Approx. 765 sqm  
Agency name: Brand Property

Sold on: 27 Feb 21  
Sale type: Auction  
Listed on: 31 Jan 21



## RECENTLY SOLD HOUSES IN TERRIGAL

SOLD



**Sold for: \$2,420,000**

4  3  2 

**C 71 Hilltop Rd, Wamberal**

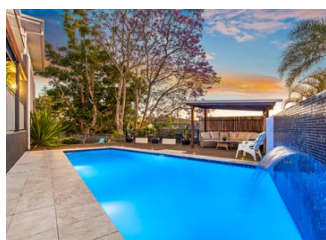
Land size: Approx. 753 sqm

Agency name: McGrath

Sold on: 03 Dec 20

Sale type: Private Treaty

Listed on: 18 Oct 20



**Sold for: \$1,450,000**

4  3  2 

**D 2 Elva Cres, Terrigal**

Land size: Approx. 677 sqm

Agency name: Ray White

Sold on: 03 Dec 20

Sale type: Private Treaty

Listed on: 08 Nov 20



**Sold for: \$1,270,000**

4  2  2 

**E 6 Maree Ave, Terrigal**

Land size: Approx. 620 sqm

Features: Built in wardrobes

Agency name: CENTURY 21 Property Connect

Sold on: 12 Mar 21

Sale type: Private Treaty

Listed on: 28 Feb 21



**Sold for: \$1,445,000**

5  2  2 

**F 20 Fairway Dr, Terrigal**

Land size: Approx. 654 sqm

Agency name: Property Central

Sold on: 13 Mar 21

Sale type: Auction

Listed on: 21 Feb 21



**Sold for: \$1,900,000**

5  2  2 

**G 24 Lake View Rd, Wamberal**

Land size: Approx. 677 sqm

Features: Built in wardrobes, Dishwasher

Agency name: Brand Property

Sold on: 19 Mar 21

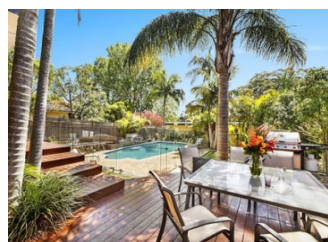
Sale type: Auction

Listed on: 07 Mar 21

# HOUSES FOR SALE IN TERRIGAL



Hometrack Australia Pty Ltd has selected a number of properties recently listed for sale to assist you to assess 15 Anchorage Cres, Terrigal. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised price: \$500,000**

4 2 1

**A 61 Beaufort Rd, Terrigal**

Land size: Approx. 790 sqm

Sale type: Private Treaty  
Listed on: 25 Nov 18



**Advertised price: \$1,200,000**

4 3 2

**B 23 Mittara Rd, Terrigal**

Land size: Approx. 757 sqm  
Agency name: LJ Hooker

Sale type: Private Treaty  
Listed on: 16 May 21



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**Advertised price: \$1,000,000**

3 2 2

**C 15 Anniversary Ave, Terrigal**

Land size: Approx. 715 sqm

Agency name: McGrath

Sale type: Private Treaty

Listed on: 30 May 21



**Advertised price: \$1,300,000**

4 2 2

**D 103 Willoughby Rd, Terrigal**

Land size: Approx. 620 sqm

Agency name: McGrath

Sale type: Private Treaty

Listed on: 25 Apr 21



**Advertised price: \$3,200,000**

6 3 2

**E 43 Lake View Rd, Wamberal**

Land size: Approx. 778 sqm

Agency name: McGrath

Sale type: Private Treaty

Listed on: 30 May 21



**Advertised price: \$1,600,000**

5 3 2

**F 14 Yeramba Cres, Terrigal**

Land size: Approx. 651 sqm

Agency name: George Brand Real Estate Avoca Beach

Sale type: Auction

Listed on: 25 Apr 21



**Advertised price: \$1,350,000**

4 2 2

**G 1 Dorset Cl, Wamberal**

Land size: Approx. 866 sqm

Agency name: The Agency Central Coast

Sale type: Private Treaty

Listed on: 30 May 21



# HOUSES FOR RENT IN TERRIGAL

RENT

Hometrack Australia Pty Ltd has selected a number of properties recently listed for rent to assist you to assess 15 Anchorage Cres, Terrigal. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$800 (per week)**

4 2 2

**A 38 Windsor Rd, Wamberal**

Land size: Approx. 740 sqm

Listed on: 23 May 21

Features: Air conditioning, Built in wardrobes, Dishwasher, Heating

Agency name: Brand Property



**Advertised rent: \$520 (per week)**

4 2 2

**B 128 Hastings Rd, Terrigal**

Land size: Approx. 689 sqm

Listed on: 25 Nov 18

Agency name: Century 21 Greg Wild



# HOUSES FOR RENT IN TERRIGAL



**Advertised rent: \$465 (per week)**



**C 33A Ogilvie St, Terrigal**

Land size: Approx. 753 sqm

Listed on: 30 May 21

Agency name: Ray White



**Advertised rent: \$550 (per week)**



**D 10 Windsor Rd, Wamberal**

Land size: Approx. 746 sqm

Listed on: 21 Feb 21

Agency name: DiJones



**Advertised rent: \$460 (per week)**



**E 16A Raymond Tce, Terrigal**

Land size: Approx. 744 sqm

Listed on: 21 Feb 21

Agency name: DiJones



**Advertised rent: \$930 (per week)**



**F 47 Lumeah Ave, Wamberal**

Land size: Approx. 696 sqm

Listed on: 30 May 21

Agency name: George Brand Real Estate



**Advertised rent: Not Available (per week)**



**G 81 Willoughby Rd, Terrigal**

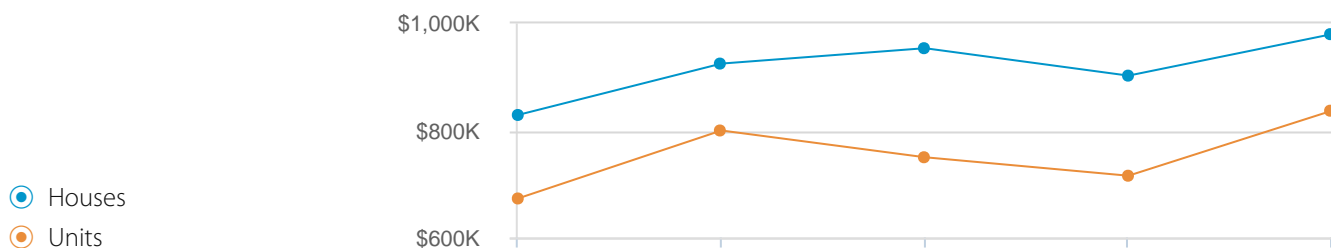
Land size: Approx. 670 sqm

Listed on: 03 May 20

# PROPERTY PROFILE OF TERRIGAL

## What is the property price trend in Terrigal over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Terrigal. The data is indicative only and is based on historical sales data.



		2016	2017	2018	2019	2020
House	Median	\$829K	\$925K	\$954K	\$903K	\$980K
	Change	10.75%	11.58%	3.11%	-5.37%	8.59%
Unit	Median	\$673K	\$800K	\$750K	\$716K	\$837K
	Change	8.11%	18.87%	-6.25%	-4.60%	16.98%

Based on calendar years

## Suburb snap shot for 12 months ending May 2021

Number of existing dwellings:	6,547	Auction clearance rate <sup>7</sup> (houses):	86.60% ↑
Number of dwellings sold:	367 ↑	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	5.61%	Median discounting <sup>9</sup> (houses):	-0.06% ↓
Median house price <sup>6</sup> :	\$1,115,000 ↑	Highest sold price (houses):	\$5,000,000 ↑
Number of houses sold at auction:	46	Lowest sold price (houses):	\$158,750 ↑

Arrows signify change compared to previous 12 month period

## 5 YEAR TREND<sup>10</sup>

Median prices: 2015-2020

Houses	Units
5.73%	6.62%
State: 3.78%	State: 1.52%
National: 3.07%	National: 0.87%

## MEDIAN PRICE<sup>6</sup>

12 months to Dec 2020 vs previous 12 months

Houses	Units
19.25%	13.22%
State: 9.35%	State: 3.08%
National: 6.23%	National: 4.29%

## RENTAL YIELD<sup>11</sup>

12 months to Dec 2020 vs previous 12 months

Houses	Units
2% ↓	3% ↓
State: 3%	State: 3%
National: 3%	National: 4%

## AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2020 vs previous 12 months

Houses	Units
86.60% ↑	SNR
State: 81.61%	State: 78.44%
National: 81.83%	National: 79.19%

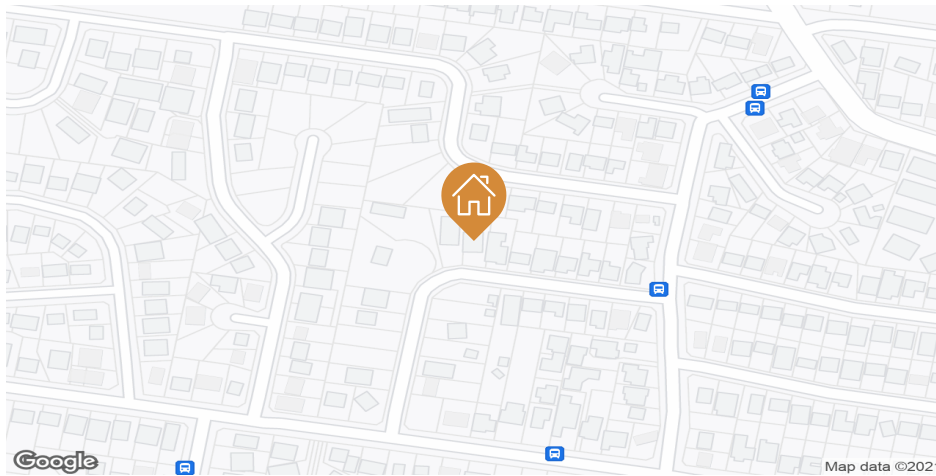
Data Source: Hometrack Australia Pty Ltd  
NA – Data not available; SNR – Statistically not reliable



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# INTERESTING SUBURB INSIGHTS



## ABOUT TERRIGAL

<b>Population:</b>	10,614
<b>Distance to CBD:</b>	8.2km
<b>Local council:</b>	Central Coast (C) (NSW)

### Shopping

- Terrigal Drum & Fire Twirling Wed night ...
- Terrigal Police Station

### Emergency Services

- Terrigal Ambulance Station
- Charles Kay Dr opp NSW Ambulance Service...

### Schools & Universities

- Our Lady Star of the Sea Primary School ...
- Terrigal Public School

### Sports & Recreation Facilities

- Skillion Brasserie @ Breakers Country Cl...
- Breakers Country Club

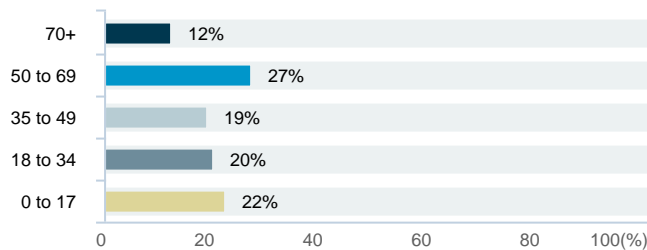
### Other Services

- Australia Post
- Aqueous Health and Fitness Club

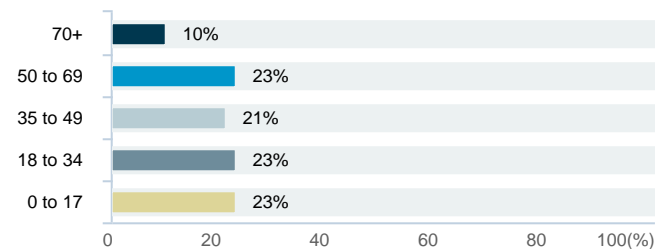
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## AGE DISTRIBUTION

### Terrigal

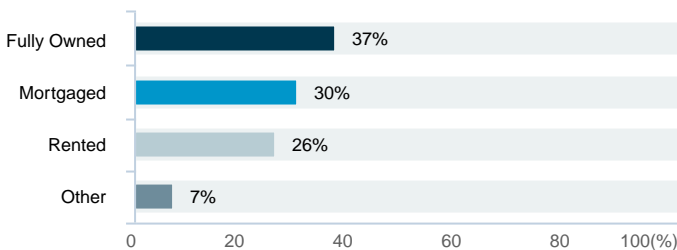


### NSW

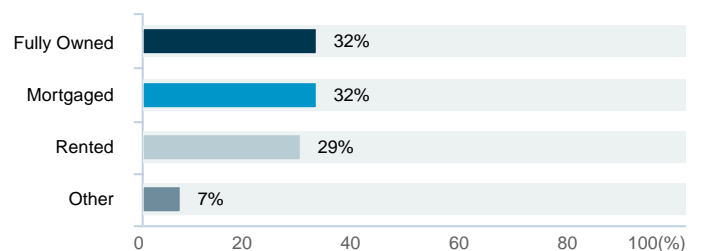


## DO RESIDENTS MAINLY OWN OR RENT?

### Terrigal



### NSW



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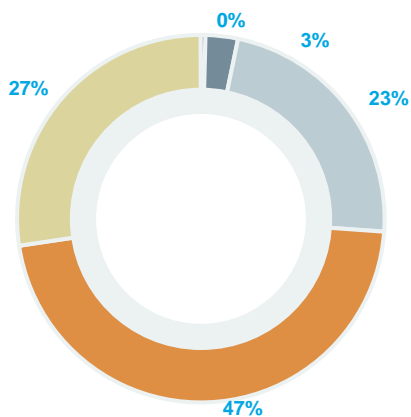


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# SALES RESULTS IN TERRIGAL

## HOUSES FOR SALE - BY BEDROOM COUNT

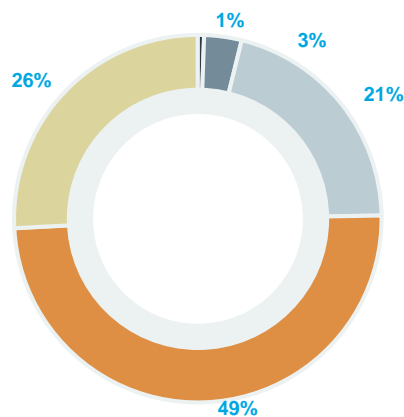
Percentage of houses advertised for sale by bedroom count  
Auction and Private treaty - 12 months to May 2021



- 1 Bedroom House (0%)
- 2 Bedroom House (3%)
- 3 Bedroom House (23%)
- 4 Bedroom House (47%)
- 5+ Bedroom House (27%)

## HOUSES SOLD - BY BEDROOM COUNT

Percentage of houses sold by bedroom count  
Auction and Private treaty - 12 months to May 2021

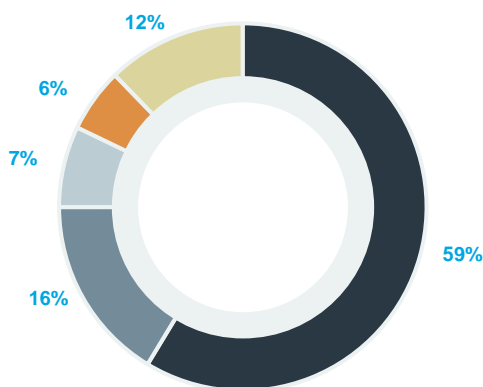


- 1 Bedroom House (1%)
- 2 Bedroom House (3%)
- 3 Bedroom House (21%)
- 4 Bedroom House (49%)
- 5+ Bedroom House (26%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.  
Source: Hometrack Australia Pty Ltd.

## HOUSES SOLD - BY PRICE RANGE

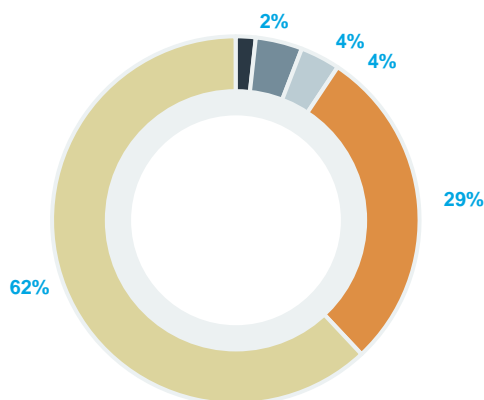
Percentage of houses sold by price range  
Auction and Private treaty - 12 months to May 2021



- <= \$1,200,000 (59%)
- \$1,200,000 to \$1,400,000 (16%)
- \$1,400,000 to \$1,600,000 (7%)
- \$1,600,000 to \$1,800,000 (6%)
- > \$1,800,000 (12%)

## UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range  
Auction and Private treaty - 12 months to May 2021



- <= \$200,000 (2%)
- \$200,000 to \$400,000 (4%)
- \$400,000 to \$600,000 (4%)
- \$600,000 to \$800,000 (29%)
- > \$800,000 (62%)

Records without price are not included above. Figures are rounded to the nearest percentage.  
Source: Hometrack Australia Pty Ltd.



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# SALES RESULTS AS REPORTED BY HOMETRACK AUSTRALIA FOR TERRIGAL

## What is this data based on?

This data is provided by Hometrack Australia Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

## MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES<sup>12</sup>

Agencies by ascending median days on market  
12 months to July 2018

Agency name	Number listed (private treaty only)	Median days on the market
Di Jones	10	15
Ray White	9	15
George Brand Real Estate Avoca Beach	9	16
Property Central	20	17
LJ Hooker	25	18
CENTURY 21 Property Connect	5	22
George Brand Terrigal	3	22
Belle Property	7	29
McGrath	38	29
The Agency Central Coast	15	31

Agencies must have at least three recorded listed sales in the time period.  
Source: Hometrack Australia Pty Ltd.

## NUMBER OF AUCTION LISTINGS

Agencies by descending number of listings  
12 months to July 2018

Agency name	Number of auction listings	Number of auction sales
LJ Hooker	19	16
McGrath	13	6
The Agency Central Coast	8	3
Di Jones	7	4
Ray White	6	3
Raine & Horne	4	0
Belle Property Killcare	3	1
Brand Property	3	2
Property Central	3	2

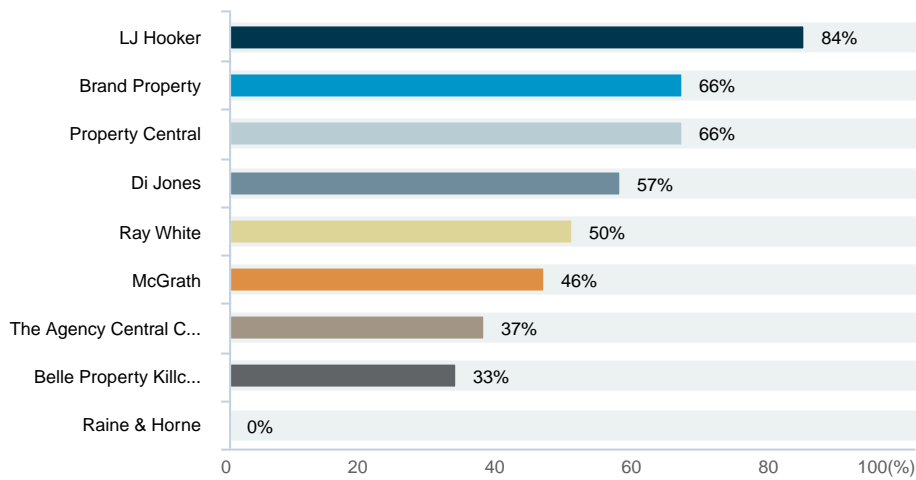
Agencies must have at least three recorded auctions in the time period.  
Source: Hometrack Australia Pty Ltd.



# SALES RESULTS AS REPORTED BY HOMETRACK AUSTRALIA FOR TERRIGAL

## AUCTION CLEARANCE RATE<sup>7</sup>

Agencies by descending order of auction clearance rates  
12 months to May 2021



Suburb clearance rate

87%

Agencies must have at least three recorded listed sales in the time period.  
Source: Hometrack Australia Pty Ltd.

## IMPORTANT INFORMATION

\*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

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# GLOSSARY

## **<sup>1</sup> Price Prediction**

A REALas price prediction is a guide only and is intended as an estimate of what a property might sell for when advertised for sale.

## **<sup>2</sup> Valuation**

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a REALas price prediction, Hometrack Australia Pty Ltd price range or the price a buyer has decided to pay for a property.

## **<sup>3</sup> Days on market for the property**

The number of days it has taken from the initial date of advertisement to the date of report generation.

## **<sup>4</sup> Median days on market for similar properties**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>5</sup> Portion of dwellings sold**

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## **<sup>6</sup> Median price**

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## **<sup>7</sup> Auction clearance rate**

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

## **<sup>8</sup> Median days on market**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>9</sup> Median Discounting**

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

## **<sup>10</sup> 5 year trend**

Trimmed average of the annual percentage change of median prices for the past 5 years.

## **<sup>11</sup> Rental yield**


A percentage of the annualised rental median divided by the annualised median sold for the suburb.

## **<sup>12</sup> Median days on market, private treaty only**

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.



## CONTACT

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