



Your Exclusive Property Profile

FROM AUSTRALIA'S MOST AWARDED HOME LENDER*

27/4 KARLA AV, TERRIGAL 2260

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EXCLUSIVELY FOR John & Julie Smith

27/4 Karla Av, Terrigal 2260



PRICE ESTIMATE Range for 27/4 Karla Av, Terrigal 2260

CURRENT MARKET PRICE ESTIMATE RANGE

Low \$495,000

Midpoint \$570,000

High \$645,000

Note:

*"Money Magazine" Home Lender of the Year Award 2010, 2008, 2007, 2006 and 2005, and AFR "Smart Investor" Magazine Home Lender of the Year Award 2005, 2004, 2002, 2001, 2000 and 1999. Australian Lending Awards, Mortgage Lender of the Year 2011 and Best Investor Lender 2011. The Australian Lending Awards is an independent initiative of "The Adviser" and specialist research and advisory firm RFI.

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27/4 Karla Av, Terrigal 2260



Property Type:	Home Unit
Attributes:	  
Land Size:	Approximately 13021 sqm
Local Govt:	Gosford
Distance To:	Sydney CBD 51.9km

Features:

Balcony, Courtyard, Ensuite

Situated within close proximity (500m) to: Terrigal Public School (224m); Anglican Church Of Australia (548m);

[View Recently Listed Advertisement\(May 12\)](#)

PRICE HISTORY for 27/4 Karla Av, Terrigal 2260

Final Sale Price History

Date	Price	Property Type	Type of Sale	Sale Result	Selling Agent
15-Nov-1996	\$285,000	Unit	Private Treaty	Sold	

On the Market Price History

Advertised	Asking Price	Property Type	Type of Sale	Selling Agent
7-Jun-2012	\$499,000	Townhouse	Private Treaty	R&H Terrigal Avoca Beach
31-May-2012	\$510,000	Townhouse	Private Treaty	R&H Terrigal Avoca Beach
29-Mar-2012	\$515,000	Townhouse	Private Treaty	R&H Terrigal Avoca Beach

SELECTED COMPARABLE PROPERTIES

Listed below are a selection of comparable properties. These were selected from the Australian Property Monitors database and are the closest match to the property at 27/4 Karla Av, Terrigal 2260.

COMPARABLE UNITS Recently Sold



3/5 Karla Av, Terrigal



\$500,000

Area Size: 1493 sqm

Unit; Nearest railway - Gosford Stn - 9.3km; Distance from subject property - 107.9 m; Courtyard; Ensuite; Lock Up Garage

Sold Date: 17-Jan-12
 Sale Result: Sold - Private Treaty
 Listed: 05-Oct-11
 Selling Agent: George Brand Terrigal



3/49-51 Painters La, Terrigal



\$880,000

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 336.7 m;

Sold Date: 21-May-12
 Sale Result: Sold - Private Treaty
 Listed: 18-Apr-12
 Selling Agent: Property Central



3/34 Campbell Cr, Terrigal



\$1,030,000

Area Size: 1063 sqm

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 377.7 m; Air Conditioning; Balcony; Ensuite; Garage; Spa; Walk In Wardrobe

Sold Date: 1-Jun-12
 Sale Result: Sold - Private Treaty
 Listed: 17-Nov-11
 Selling Agent: McGrath



1/18 Campbell Cr, Terrigal



\$912,500

Area Size: 704 sqm

Unit; Nearest railway - Gosford Stn - 9.8km; Distance from subject property - 462.2 m;

Sold Date: 29-Jul-11
 Sale Result: Sold - Private Treaty
 Listed: 14-May-11
 Selling Agent: Belle Property Terrigal



2/18 Campbell Cr, Terrigal



\$1,180,000

Area Size: 704 sqm

Unit; Nearest railway - Gosford Stn - 9.8km; Distance from subject property - 462.2 m; Balcony; Ensuite

Sold Date: 16-Feb-12
 Sale Result: Sold - Private Treaty
 Listed: 08-Dec-10
 Selling Agent: Belle Property Terrigal



6/12 Grosvenor Rd, Terrigal



\$810,000

Area Size: 964 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 552.8 m; Balcony; Ensuite; Internal Laundry

Sold Date: 30-Nov-11
 Sale Result: Sold - Auction
 Listed: 28-Apr-11
 Selling Agent: R&H Terrigal Avoca Beach



1/6 Lorikeet St, Terrigal



\$627,500

Area Size: 581 sqm

Unit; Nearest railway - Gosford Stn - 8.8km; Distance from subject property - 633.2 m; Ensuite; Study; Walk In Wardrobe

Sold Date: 20-Jan-12
 Sale Result: Sold - Private Treaty
 Listed: 07-Oct-11
 Selling Agent: George Brand Terrigal



5/5 Auld St, Terrigal



\$725,000

Area Size: 1323 sqm

Unit; Nearest railway - Gosford Stn - 9.8km; Distance from subject property - 717.5 m; Air Conditioning

Sold Date: 4-Apr-12
 Sale Result: Sold - Private Treaty
 Selling Agent: George Brand Copacabana



7/8 Terrigal Esp, Terrigal



\$1,500,000

Area Size: 266 sqm

Unit; Nearest railway - Gosford Stn - 10.2km; Distance from subject property - 906.3 m; Air Conditioning; Balcony; Ensuite; Separate Dining; Spa

Sold Date: 18-Feb-12
 Sale Result: Sold After - Auction
 Listed: 12-Aug-10
 Selling Agent: R&H Terrigal Avoca Beach



29/8 Terrigal Esp, Terrigal



\$900,000

Unit; Nearest railway - Gosford Stn - 10.2km; Distance from subject property - 906.3 m; Air Conditioning; Balcony

Sold Date: 10-Feb-12
 Sale Result: Sold - Private Treaty
 Listed: 24-Dec-11
 Selling Agent: George Brand Terrigal

SELECTED COMPARABLE PROPERTIES

COMPARABLE UNITS On The Market



2/5 Karla Av Terrigal



\$499,000

Area Size: 1493 sqm

Unit; Nearest railway - Gosford Stn - 9.3km; Distance from subject property - 107.9 m; Air Conditioning; Courtyard; Ensuite; Lock Up Garage

Listing Type: Private Treaty

Listed: 18-Feb-12

Listing Agent: George Brand Terrigal



1/11 Barnhill Rd Terrigal



\$760,000

Area Size: 825 sqm

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 197.6 m;

Listing Type: Private Treaty

Listed: 22-Mar-12

Listing Agent: McGrath



2/11 Barnhill Rd Terrigal



\$660,000

Area Size: 825 sqm

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 197.6 m;

Listing Type: Private Treaty

Listed: 22-Mar-12

Listing Agent: McGrath



4/20 Barnhill Rd Terrigal



\$1,900,000

Area Size: 924 sqm

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 204.1 m;

Listing Type: Private Treaty

Listed: 06-Jun-12

Listing Agent: 5 Star Real Estate



11/22-26 Barnhill Rd Terrigal



\$880,000

Area Size: 2365 sqm

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 209.6 m;

Listing Type: Private Treaty

Listed: 18-Apr-12

Listing Agent: Macquarie Real Estate Casula

3/174 Terrigal Dr Terrigal**\$369,000**

Area Size: 811 sqm

Unit; Nearest railway - Rail Stn - 9.3km; Distance from subject property - 284.4 m;

Listing Type: Private Treaty

Listed: 24-Feb-12

Listing Agent: George Brand Terrigal

2/15-17 Painters La Terrigal**\$1,990,000**

Area Size: 1323 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 294.6 m; Air Conditioning

Listing Type: Private Treaty

Listed: 22-Oct-10

Listing Agent: Property Central

1/7 Painters La Terrigal**\$1,250,000**

Area Size: 753 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 302.7 m; Air Conditioning; Alarm; Ensuite

Listing Type: Private Treaty

Listed: 16-Jan-11

Listing Agent: Belle Prop Avoca Beach

2/7 Painters La Terrigal**\$1,390,000**

Area Size: 753 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 302.7 m; Air Conditioning; Alarm; Balcony; Ensuite; Heating; Walk In Wardrobe

Listing Type: Private Treaty

Listed: 30-Oct-10

Listing Agent: Belle Prop Avoca Beach

3/7 Painters La Terrigal**\$1,275,000**

Area Size: 753 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 302.7 m; Air Conditioning; Alarm; Balcony; Courtyard; Ensuite; Spa; Study; Walk In Wardrobe

Listing Type: Private Treaty

Listed: 06-Jan-10

Listing Agent: Belle Prop Avoca Beach

SELECTED COMPARABLE PROPERTIES

COMPARABLE UNITS Advertised For Rent



11/22-26 Barnhill Rd Terrigal



\$800 per week Area Size: 2365 sqm

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 209.6 m; Air Conditioning; Courtyard; Ensuite

Listing Type: Rental

Listed: 31-May-12

Listing Agent: Belle Property Terrigal



4/30-32 Barnhill Rd Terrigal



\$2,800 per week Area Size: 1469 sqm

Unit; Nearest railway - Gosford Stn - 9.5km; Distance from subject property - 228.1 m;

Listing Type: Rental

Listed: 07-Dec-11

Listing Agent: LJ Hooker Terrigal



1/40 Ena St Terrigal



\$350 per week Area Size: 537 sqm

Unit; Nearest railway - Gosford Stn - 9.2km; Distance from subject property - 236.4 m; Balcony; Internal Laundry; Study

Listing Type: Rental

Listed: 22-Dec-11

Listing Agent: McGrath



1/45 Ena St Terrigal



Area Size: 696 sqm

Unit; Nearest railway - Gosford Stn - 9.1km; Distance from subject property - 270.7 m;

Listing Type: Rental

Listed: 12-Mar-12

Listing Agent: R&H Terrigal Avoca Beach



1/174 Terrigal Dr Terrigal



\$375 per week Area Size: 811 sqm

Unit; Nearest railway - Rail Stn - 9.3km; Distance from subject property - 284.4 m;

Listing Type: Rental

Listed: 24-May-12

Listing Agent: George Brand Terrigal

?/4 Riviera Av Terrigal

\$350 per week Area Size: 513 sqm

Unit; Nearest railway - Gosford Stn - 9.4km; Distance from subject property - 309.1 m;

Listing Type: Rental

Listed: 19-Apr-12

Listing Agent: LJ Hooker Terrigal

13/13 Campbell Cr Terrigal

\$1,600 per week Area Size: 4096 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 368.2 m;

Listing Type: Rental

Listed: 07-Jun-12

Listing Agent: R&H Terrigal Avoca Beach

20/13 Campbell Cr Terrigal

\$840 per week Area Size: 4096 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 368.2 m; Air Conditioning; Pool; Spa

Listing Type: Rental

Listed: 24-Jul-08

Listing Agent: R&H Terrigal Avoca Beach

23/13 Campbell Cr Terrigal

\$1,600 per week Area Size: 4096 sqm

Unit; Nearest railway - Gosford Stn - 9.7km; Distance from subject property - 368.2 m;

Listing Type: Rental

Listed: 01-Feb-12

Listing Agent: R&H Terrigal Avoca Beach

1/34 Campbell Cr Terrigal

\$3,300 per week Area Size: 1063 sqm

Unit; Nearest railway - Gosford Stn - 9.6km; Distance from subject property - 377.7 m;

Listing Type: Rental

Listed: 07-Dec-10

Listing Agent: LJ Hooker Terrigal

MARKET SNAPSHOT for Postcode 2260

Reported Sales

No. of Units sold (last 12 mths)	70
Highest Sold Price	\$1,500,000
Lowest Sold Price	\$70,000
Median Sold Price	\$411,000

Local Market Turnover

No. of Units sold (last 12 mths)	70
Total no. of local Units	5382
Portion Sold (% turnover)	1%
Average time to sell (days)	214

Advertised For Sale/Auction

No. of Units (last 12 mths)	186
Highest Listing Price	\$3,300,000
Lowest Listing Price	\$50,000
Median Listing Price	\$620,000

Local Market Strength

Number auctioned (last 12 mths)	13
Number sold at auction	3
Auction clearance rate	23%
Level of vendor discounting	15%

MARKET TRENDS

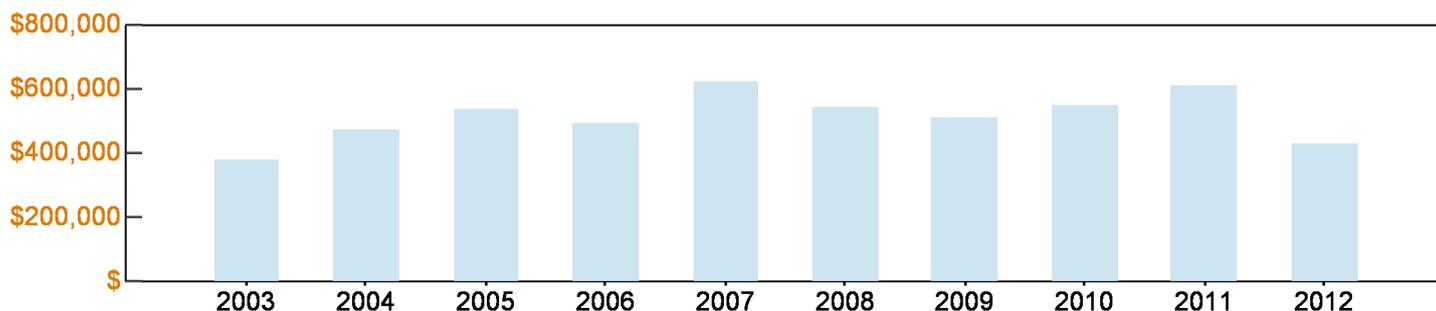
Recent Unit Median Price Movement

Area Name	Median Price 2011	Median Price 2012	% change
Terrigal	\$612,000	\$435,000	-28.9%
2260	\$612,000	\$411,000	-32.8%

Median Unit Price Trends in Terrigal

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
\$ median (000)	\$382	\$478	\$539	\$495	\$625	\$547	\$510	\$550	\$612	\$435
% change from previous year	11.7%	25.1%	12.8%	-8.2%	26.3%	-12.5%	-6.8%	7.8%	11.3%	-28.9%

Median Price Trends



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