



HOME  
PRICE GUIDE  
PREMIUM

[www.homepriceguide.com.au](http://www.homepriceguide.com.au)

**Home Price Guide Premium** is a single report you can rely and act upon. **Home Price Guide Premium** combines Australian Property Monitor's various reports and price checks and computes a current market price estimate of the target property (computer generated assessment).

**Home Price Guide Premium** can be delivered into your system or you can view (as shown here) via your **internet** browser.

**Each user within your organisation** is given a dedicated username and password so only authorised personnel can access the service. This password security is also the basis for the monthly usage reports.

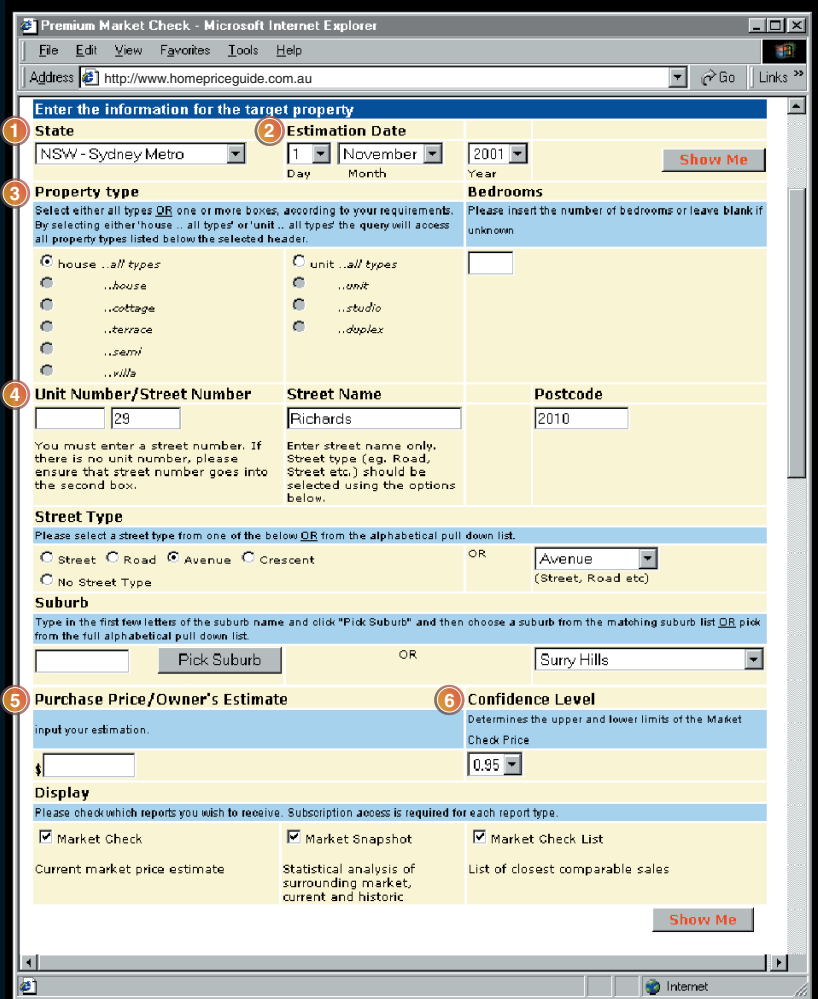
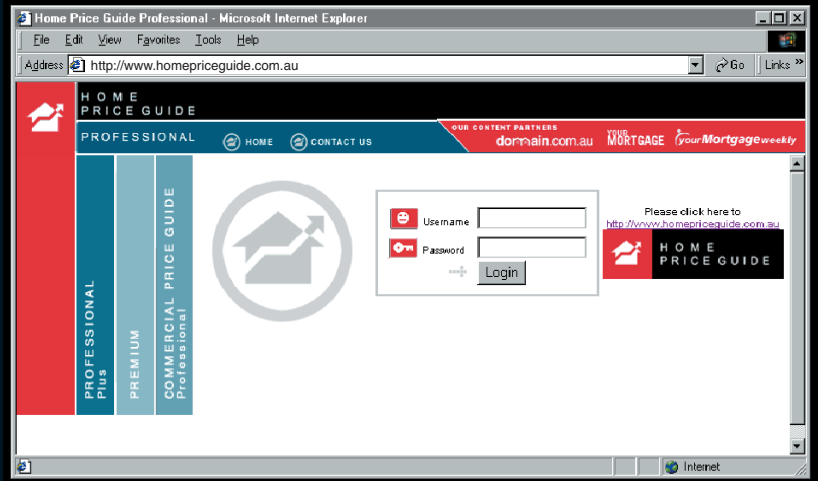
## Six simple steps

- 1 Select the **state** - limit your users' access to their authorised states. Home Price Guide Premium covers: ACT, NSW, Victoria, Queensland, South Australia and Western Australia.
- 2 Set the **estimation date**. Allows users to perform current and historic price estimates.
- 3 Select the **property type** to specifically define your property search.
- 4 Enter the specific **address** of the target property. Our premium online address checking system removes the guesswork and helps your users define the address precisely.
- 5 Enter the **customer's price estimate** - this optional function acts as a secondary cross check.
- 6 Set the **confidence level** you require - calculates the upper and lower range of the market price estimate.

**Report Display** - once you have completed your query, you can select the data you require for each enquiry or pre-set the output for consistency.

**Australian Property Monitor's** sources of residential property information include primary research, government and semi-government agencies, real estate advertising, real estate agents and our own researchers attending auctions. This coverage ensures our databases hold the latest and most detailed property price information available online.

QUERY





## View your Report

- Market Price** shows the last reported sale price or auction result.
- Market Check.** This is the current market price estimate plus the upper and lower ranges as calculated by the Home Price Guide Premium statistical model.  
The “**traffic lights**” are a graphical representation of the difference between the current market price estimate and the median price in the surrounding suburb.
- Market Check Comparison:**
  - Compares the market price estimate to the suburb median price.
  - Compares the market price estimate upper range to suburb median price.
  - Compares the market price estimate to the purchaser's/lender's estimate.
- Market Snapshot.** This is a statistical analysis of the market surrounding the target property, including:
  - median price.
  - high price.
  - low price.
  - average price.
  - historic median price movement.
- Market Activity.** Further analysis of the surrounding market including:
  - auction clearance rate.
  - property turnover.
- Market Trend.** Median price trend data for the target property market over the last five years and the **Market Forecast** (12 months future price estimate).
- Market Checklist.** A list of comparable property sales (private treaty and auction) based on
  - Type of property.
  - Date of sale.
  - Geographic proximity.
- Individual Property Transaction.** This is a drill down report accessed from recent sales lists. This includes:
  - Property details.
  - Reported transactions (sold and for sale).
  - Ownership details (not available all states).

Home Price Guide Premium - Microsoft Internet Explorer  
Address: http://www.homepriceguide.com.au

Report prepared for: Mr. John Lender

**PREMIUM DESCRIPTION**

Property Type	house
Bedrooms	
Enquiry Time	Thursday, 11 April, 2002 10:05
Estimate	\$375,000

**1 MARKET PRICE**

Address	Beds/Bath	Property Type	Features (vendor's description)	Selling Agent	Date	Event Type	Price
<b>Last recorded sale price</b>							
17 Talford St		house	114 sqm		30-Jun-98	PTSD	\$560,000
<b>Last recorded for sale/auction price</b>							
17 Talford St	3/2	terrace	2 rty car access rta firepl114 sqm	McGrath	08-Apr-98	PTFS	\$595,000

**2 MARKET CHECK**

**Traffic Light Confidence Result**

**Green Light**  
Current market price estimate: \$565,000  
Upper limit: \$705,000  
Lower limit: \$426,000

**Traffic Light Settings \*\***  
Red Less than -30% or Bigger than 30%  
Orange -30% to -20% or 20% to 30% or number of properties sold in last 12 months less than 10  
Green +20% to 20%

\*\*Traffic light comparison is based on the difference between market price estimate and suburb median price.

**3 MARKET CHECK COMPARISON**

Reported Sales	Market Check Price Estimate Compared to Suburb Median Price	Market Check Upper Limit Price Estimate Compared to Suburb Median Price	Market Check Price Estimate Compared to Purchase Estimate
+4%	\$2,000 +25.2%	\$142,000	+50.67%
Advertised For Sale/Auction			\$190,000
-1.2%	-\$7,000 +23.3%	\$133,000	

**4 MARKET SNAPSHOT - SUBURB**

Suburb	No. of Properties Sold (12 months to date)	High Price	Low Price	Median
<b>Reported Sales</b>				
Glebe	137	\$1,400,000	\$113,800	\$563,000
<b>Advertised For Sale/Auction</b>				
Glebe	62	\$980,000	\$325,000	\$572,000

**5 MARKET ACTIVITY**

Number of target property type (by postcode)	543
Number of target property type sold (past 12 months) (by postcode)	160
% Turnover (by postcode)	29
No Auctioned (by suburb)	82
No Sold at Auction (by suburb)	64
Auction Clearance Rate (by suburb)	78%

**6 MARKET TREND**

	Previous 12 months (24-12 months ago)	Past 12 months (12-0 months ago)	% change	12 months future price estimate	
<b>Median Price Movement</b>					
17 Talford St	N/A	N/A	N/A	\$699,000	
Talford St	\$460,000	SNR	SNR	SNR	
Glebe	\$460,000	\$563,000	+22	\$687,000	
2037	\$442,000	\$564,000	+28	\$722,000	
<b>Median Price Movement Since year 1997 in Glebe</b>					
	1997	1998	1999	2000	2001
\$ median	\$375,000	\$439,000	\$460,000	\$438,000	\$560,000
% change from previous year	+10.0	+17.1	+4.8	-4.8	+27.9

(\*\*\* Forecast prices are based only on the current price plus the % change over the past 12 months. This function is not available when using historic estimation data.) (SNR: Statistically Not Reliable)

**7 MARKET CHECKLIST**

Closest comparable recent sales

Address	Beds/Bath	Property Type	Features (vendor's description)	Selling Agent	Date	Event Type	Price
<b>GLEBE 2037</b>							
127 Bridge Rd		house	101 sqm		31-04-01	PTSD	\$440,000
128 Bridge Rd	3A	terrace	95 sqm		09-Aug-01	PTSD	\$400,000

**8 Property Details**

Address: 27 Talford St Glebe 2037  
Property type: house  
Transaction type: Private Treaty - Sold  
Building name:  
Description:  
Transaction date: 12-01-2001  
Bedrooms: 3  
Amount: \$420,000  
Bathrooms: 2  
View: city  
Latitude: 33.881172999999997  
Pool:  
Longitude: 151.186768

There are 4 more transactions for this property

Address	Bed/Bath	Property Type	Features	Selling Agent	Date	Event Type	Price
<b>GLEBE</b>							
27 Talford St	3/2	house	3 lvl city view	Garry A White	27-09-1998	AUHB	\$235,000
27 Talford St	3/2	house	3 lvl city view	DI Jones Balmain	28-10-2000	AUFS	\$0
27 Talford St	3/2	house	3 lvl city view	DI Jones Balmain	18-11-2000	AUFS	\$0
27 Talford St	3/2	house		DI Jones Balmain	18-11-2000	AUPI	\$0

Property transaction details will vary from state to state.