

Shire First Mortgages
1/96 Gynea Bay Rd, Gynea
New South Wales 2227 Australia
Ph: (02) 95317503
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Property Profile

Prepared for Our Valued client
Prepared on 04 May 2011

21 Parys Cl Menai, New South Wales 2234 SUTHERLAND



HOUSE

Appraisal Price: Estimated Price Range \$xxx,000 - \$xxx,000

UBD:	SYD311, K10	Lot Plan:	L213/DP835554
Zoning:	Residential		
Land Use:	Single Res Dwelling		
Area:	887 m ²	UCV:	206000 - 01/07/99

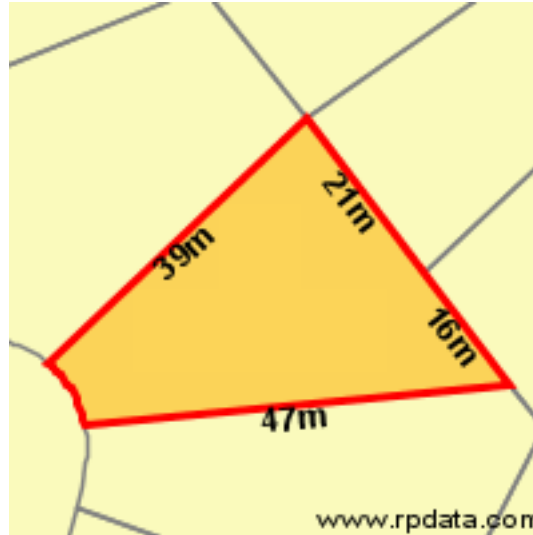
Presented By:

Neil Massingham

Neil has been assisting clients successfully negotiate the mortgage maze since 1999. During that time he has helped hundreds of families build wealth through property and achieve the great Australian dream of owning their own home.



PROPERTY DIMENSION



ATTRIBUTES

4: Bedrooms







: Swimming Pool

1: Family / Rumpus
Rooms

PROPERTY SALES HISTORY

Sale Type	Date	Sale
	24/09/01	675000
	09/05/95	165000
	04/08/94	160000

Past Sales

\$725,000	1 MONA RD MENAI, NSW 2234
	<p>Map Ref: SYD311, K11 Sale Date: 04/11/10</p> <p>Attributes: 4BED, 2BATH, 1CAR, 2LUG, 1995YR BUILT</p> <p>Area: 460 m²</p>
\$801,000	7 BOXSELL CL MENAI, NSW 2234
	<p>Map Ref: SYD311, K11 Sale Date: 04/11/10</p> <p>Attributes: 4BED, 2BATH, 1CAR, 2LUG</p> <p>Area: 502 m²</p>
\$1,051,000	5 TREBORTH PL MENAI, NSW 2234
	<p>Map Ref: SYD311, M9 Sale Date: 01/11/10</p> <p>Attributes: 4BED, 3BATH, 1CAR, 2LUG, POOL, 2002YR BUILT</p> <p>Area: 778 m²</p>
\$1,050,000	41 PORTMADOC DR MENAI, NSW 2234
	<p>Map Ref: SYD311, L10 Sale Date: 30/10/10</p> <p>Attributes: 4BED, 2BATH, 2LUG</p> <p>Area: 768 m²</p>
\$635,000	41 ALLISON CR MENAI, NSW 2234
	<p>Map Ref: SYD311, H12 Sale Date: 07/10/10</p> <p>Attributes: 4BED, 1ENS, 2BATH, A/C, 1LNG, 1DIN, 1CAR, 1LUG, 1990YR BUILT, T/PORT</p> <p>Area: 477 m²</p>
\$980,000	8 PARYS CL MENAI, NSW 2234
	<p>Map Ref: SYD311, K10 Sale Date: 16/07/10</p> <p>Attributes: 4BED, 2BATH, A/C, 1CAR, 2LUG, POOL, 1995YR BUILT</p> <p>Area: 780 m²</p>

Properties For Sale

\$ 1,059,000	74 PORTMADOC DR MENAI, NSW 2234
	<p>Map Ref: SYD311, L10 List Type: NORMAL SALE Attributes: 4BED, 3BATH, 1STUDIES, 2LUG, OPENPLAN, POOL, T/PORT Area: 720 m²</p>
\$800,000 Plus	6 ROSEWALL DR MENAI, NSW 2234
	<p>Map Ref: SYD311, G6 List Type: NORMAL SALE Attributes: 4BED,3BATH,2LUG Area: 601 m²</p>
Enquiry Range: \$800,000 - \$850,000	34 MONASH RD MENAI, NSW 2234
	<p>Map Ref: SYD311, J6 List Type: NORMAL SALE Attributes: 5BED,4BATH Area: 812 m²</p>
\$879,000	35 LLANBERIS DR MENAI, NSW 2234
	<p>Map Ref: SYD311, L8 List Type: NORMAL SALE Attributes: 5BED,3BATH,2LUG Area: 796 m²</p>
Offers Over \$599,000	20 CARMARTHEN ST MENAI, NSW 2234
	<p>Map Ref: SYD311, J9 List Type: NORMAL SALE Attributes: 3BED,1BATH,1LUG Area: 553 m²</p>
\$ 575,000	19 ABRAHAM CL MENAI, NSW 2234
	<p>Map Ref: SYD311, H11 List Type: NORMAL SALE Attributes: 3BED, 1BATH, 2LUG Area: 298 m²</p>

Menai

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Area Profile

The size of Menai is approximately 15 km². There are 2 schools and childcare centres located in Menai.

The population of Menai in 2001 was 8,526 people. By 2006 the population was 9,206 showing a population growth of 8 % in the area during that time.

The predominant age group in Menai is 10 - 19 years.

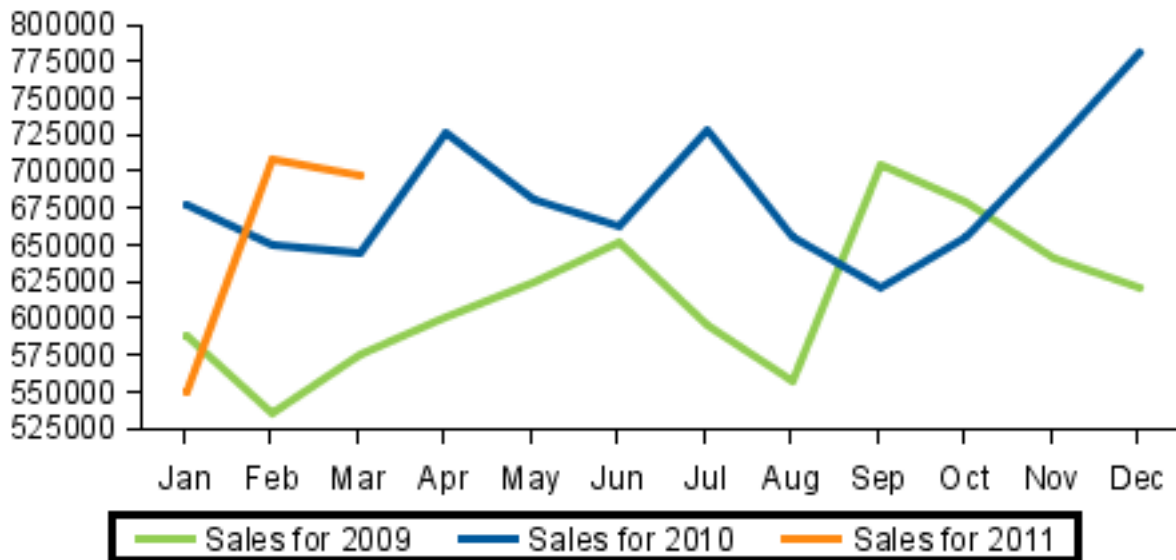
Households in Menai are primarily couples with children and are likely to be repaying over \$2000.00 per month on mortgage repayments.

In general, people in Menai work in a non-specific occupation.

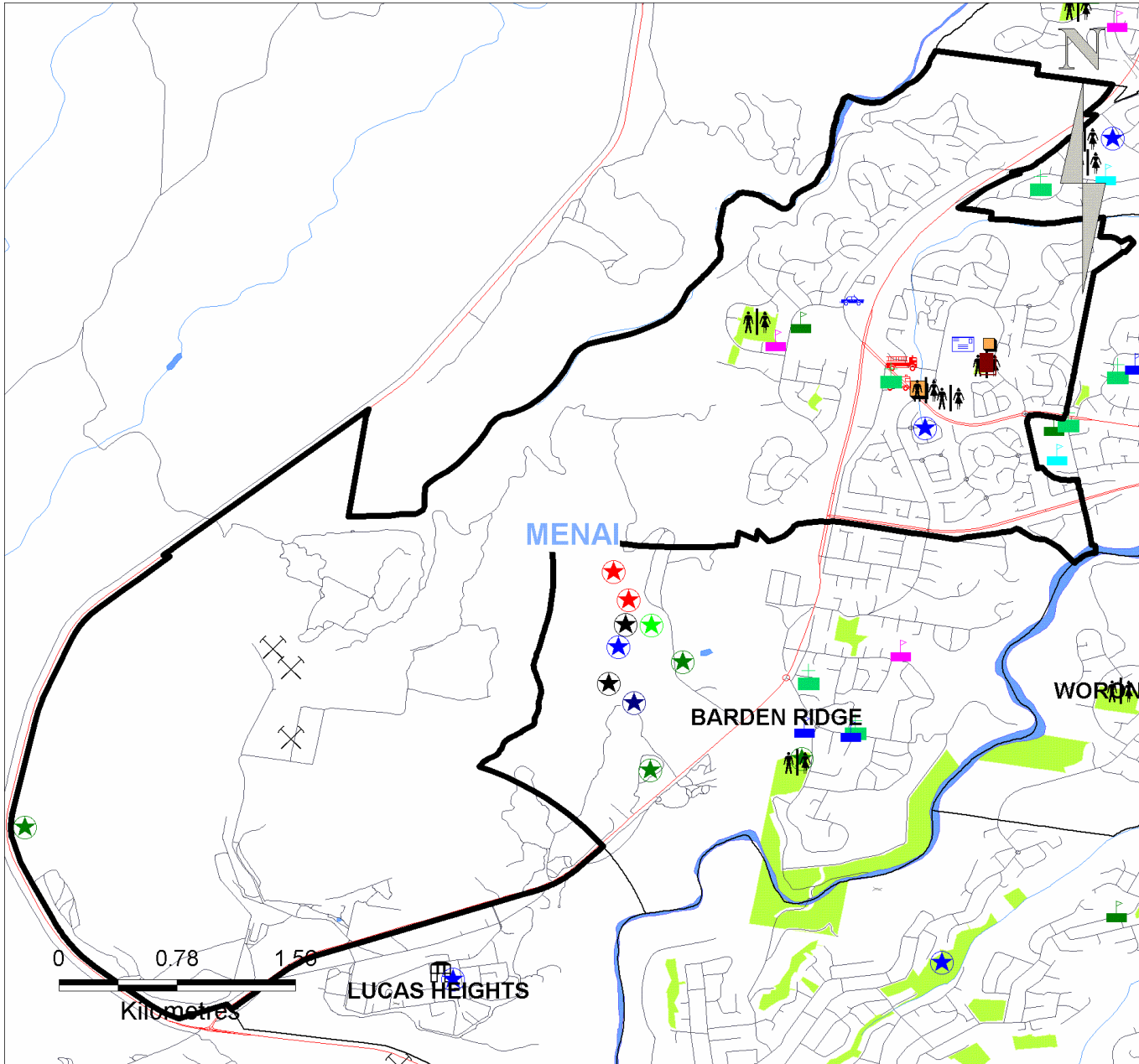
In 2001, 74% of the homes in Menai were owner-occupied compared with 78% in 2006.

Currently the median sales price of houses in the area is \$697,500.

Median Sale Price



Area Map



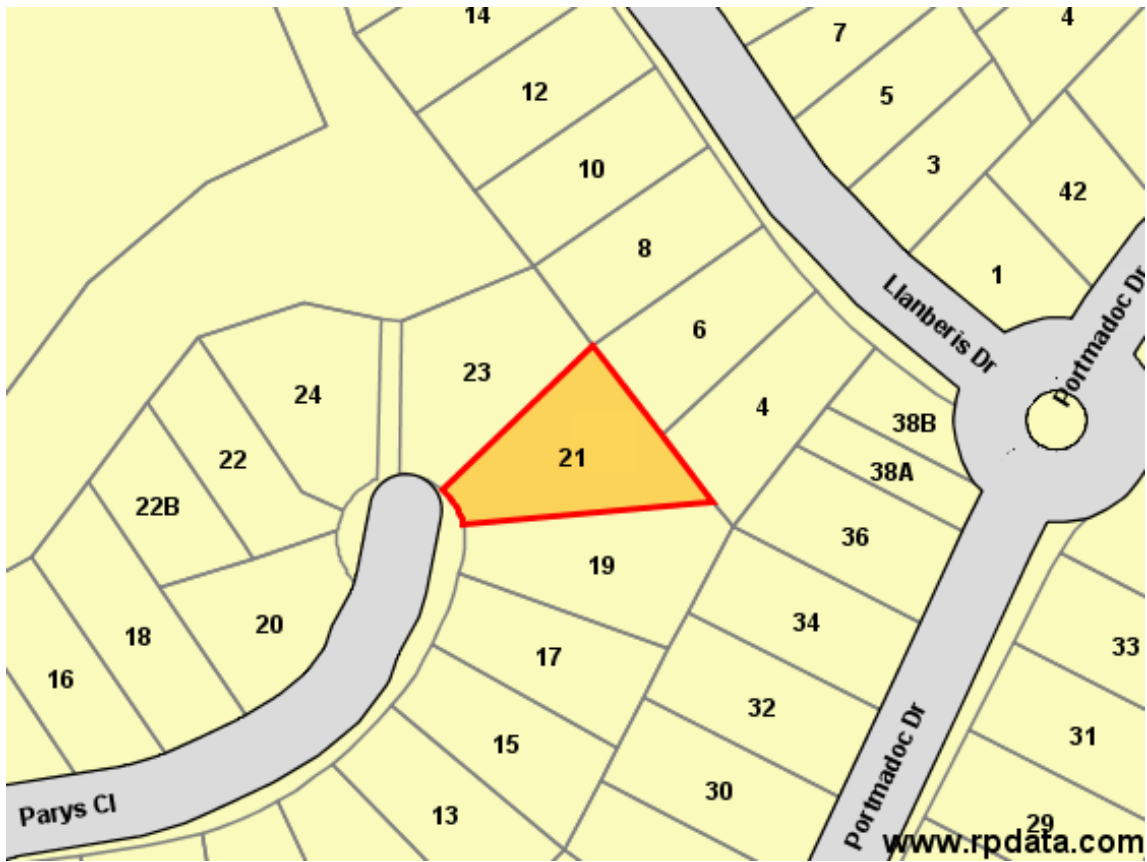
Shopping Centres: - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
- Sub-regional	Sport Facility	Swimming Centre	University	Post Office
- Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan Park / Camping	Soccer Field	Pre-school	Health Service	Nursing/Retire. Home
Power Station	Hockey	Primary School	Hospital	Police Station
Tourism	Basketball / Netball	Combined School	Zoo / Nature Reserve	Government Admin.
Museum	Golf Course	High School	Beach	Foreign Gov. Represent.
SES Unit	Bus Depot / Train Station	Technical/Business / Trade College	Racecourse	Defence
Airport	Helipad	Waste Disposal	Cemetery / Crematorium	Ferry Terminal

Menai

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Cadastral Map

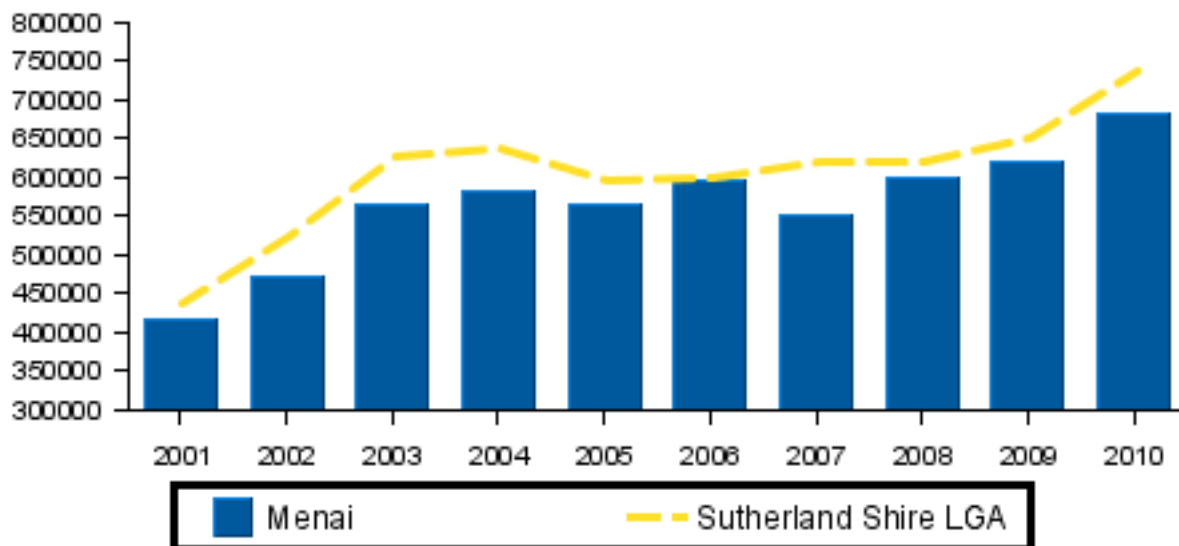


Aerial Photo



All House Statistics

Median Sale Price (past 10 years)



Capital Growth in Median Prices

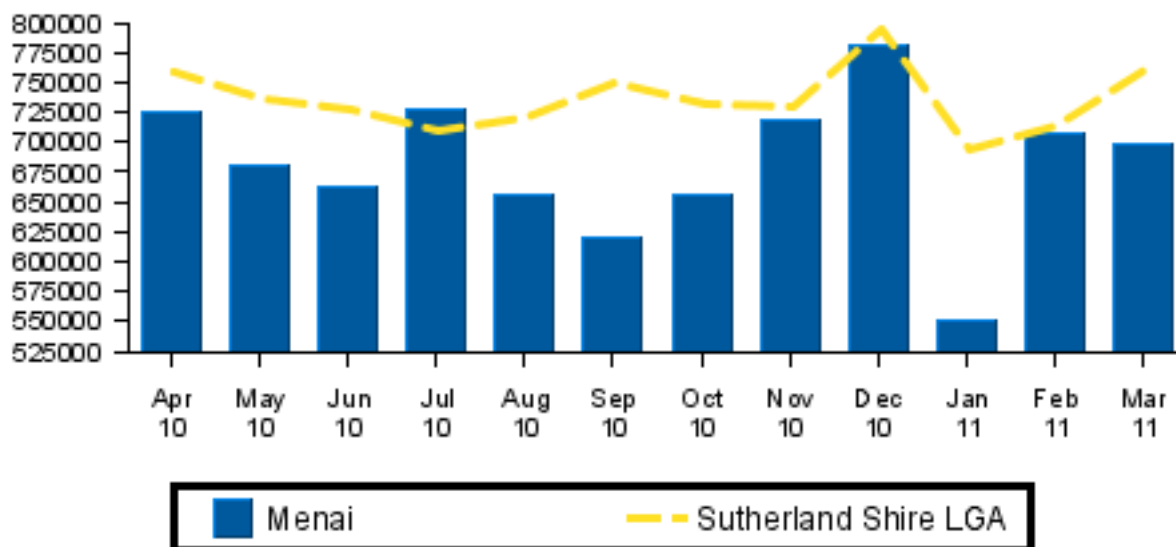
Period	Menai	Sutherland Shire LGA
	% Change	% Change
2011	-4.8%	-0.7%
2010	9.7%	13.1%
2009	3.3%	4.8%
2008	8.8%	0.0%
2007	-7.6%	3.5%

All House Statistics

Recent Median Sale Prices

Period	Menai Median Price	Sutherland Shire LGA Median Price
March 2011	\$ 697,500	\$ 761,000
February 2011	\$ 708,000	\$ 715,000
January 2011	\$ 550,000	\$ 693,750
December 2010	\$ 780,000	\$ 795,000
November 2010	\$ 718,000	\$ 730,000
October 2010	\$ 655,000	\$ 732,500
September 2010	\$ 620,000	\$ 750,000
August 2010	\$ 655,500	\$ 720,000
July 2010	\$ 727,500	\$ 710,000
June 2010	\$ 663,200	\$ 728,000
May 2010	\$ 680,000	\$ 737,000
April 2010	\$ 725,550	\$ 759,500

Recent Median Sale Prices (Graphed)

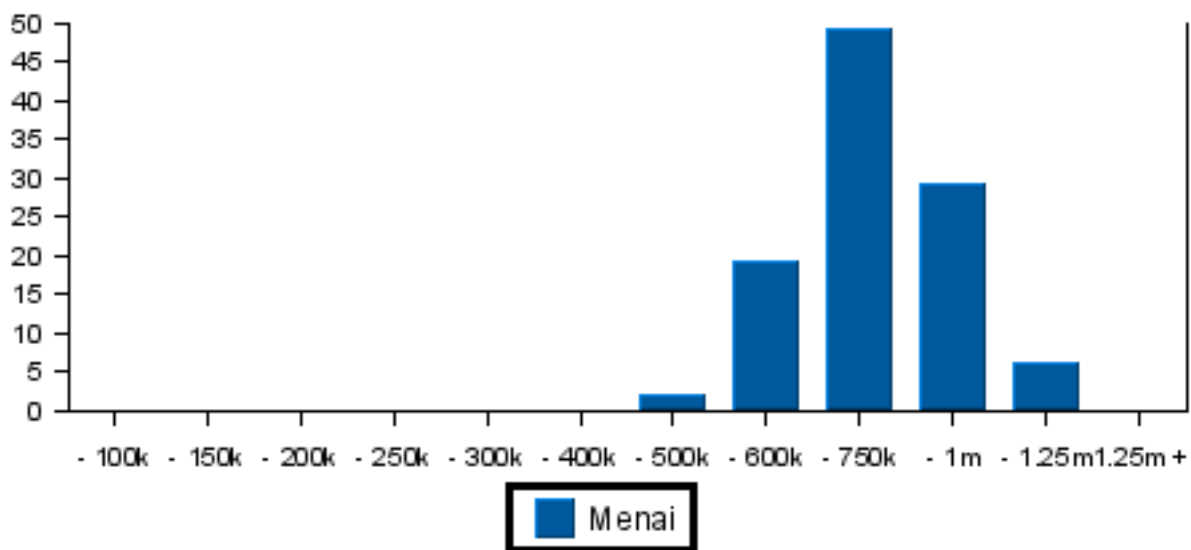


All House Statistics

Number Of House Sales Per Annum

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 (ytd)
209	154	142	104	101	78	138	104	119	123	14

Sales by Price (12 months)



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