

# Comparative Market Analysis



## 6 LYLE STREET LAKE HAVEN NSW 2263

Prepared on 23rd December 2024

### CAPITAL ONE REAL ESTATE

86 Wallarah Road  
Gorokan NSW 2263

w: 02 4394 0003  
rentals@capitalone.com.au

The Proprietor  
Lyle Street  
Lake Haven NSW 2263

9th December 2024

Dear Reader,  
Thank you for the opportunity to appraise your property at 6 LYLE STREET LAKE HAVEN NSW 2263

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.


Yours Sincerely,

CAPITAL ONE REAL ESTATE  
86 Wallarah Road

Gorokan NSW 2263  
Ph: 02 4394 0003

# Your Property

## 6 LYLE STREET LAKE HAVEN NSW 2263

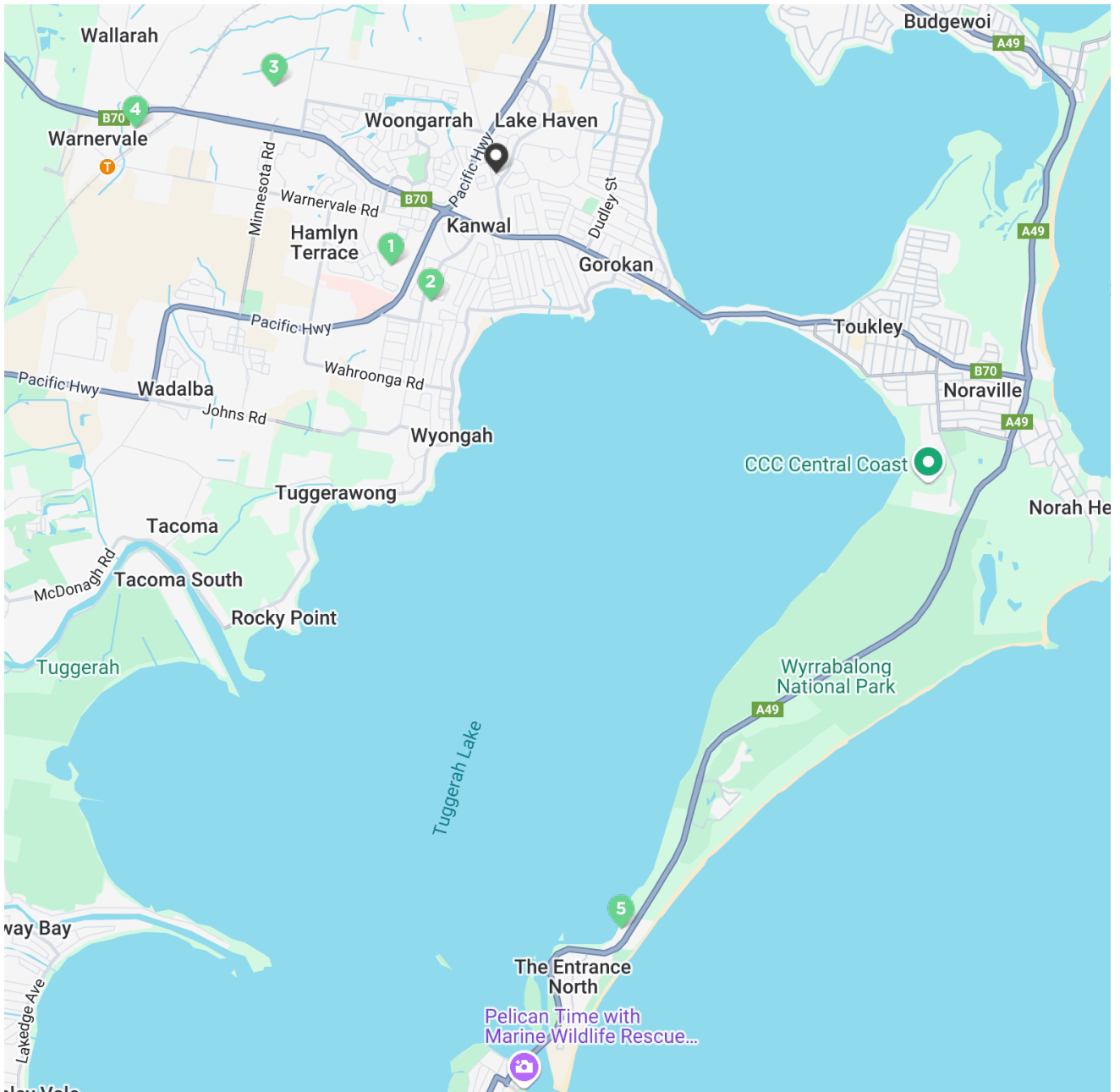
3  2  1  703m<sup>2</sup>  - 



## Your Property History

- 7 Dec, 2024 - Listed for sale as Just Listed
- 11 Feb, 2022 - Sold for \$525,000
- 17 Feb, 1991 - Sold for \$64,000

# Comps Map: Rentals








1 4 SAFFRON WAY HAMLYN TERRACE NSW 2259	3	2	2	\$650
2 7 TYE PLACE KANWAL NSW 2259	3	2	2	\$690
3 4 CLOVER LANE WOONGARRAH NSW 2259	3	2	2	\$700
4 37 RAILWAY ROAD WARNERVALE NSW 2259	3	2	2	\$700
5 8A YELLAWA CLOSE THE ENTRANCE NORTH NSW 2261	3	2	2	\$750

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Rentals






## 1 4 SAFFRON WAY HAMLYN TERRACE NSW 2259



 3  2  2  521m<sup>2</sup>  112m<sup>2</sup>  
 Year Built 2018 DOM 25 days  
 Listing Date 27-Sep-24 Distance 1.59km  
 Listing Price \$650 pw






## 2 7 TYE PLACE KANWAL NSW 2259



 3  2  2  701m<sup>2</sup>  142m<sup>2</sup>  
 Year Built 1990 DOM 6 days  
 Listing Date 13-Jun-24 Distance 1.65km  
 Listing Price \$690 pw






## 3 4 CLOVER LANE WOONGARRAH NSW 2259



 3  2  2  343m<sup>2</sup>  -  
 Year Built - DOM 17 days  
 Listing Date 06-Dec-24 Distance 2.67km  
 Listing Price \$700 per week






## 4 37 RAILWAY ROAD WARNERVALE NSW 2259



 3  2  2  384m<sup>2</sup>  148m<sup>2</sup>  
 Year Built 2021 DOM 20 days  
 Listing Date 03-Dec-24 Distance 4.08km  
 Listing Price \$700 per week

## 5 8A YELLAWA CLOSE THE ENTRANCE NORTH NSW 2261

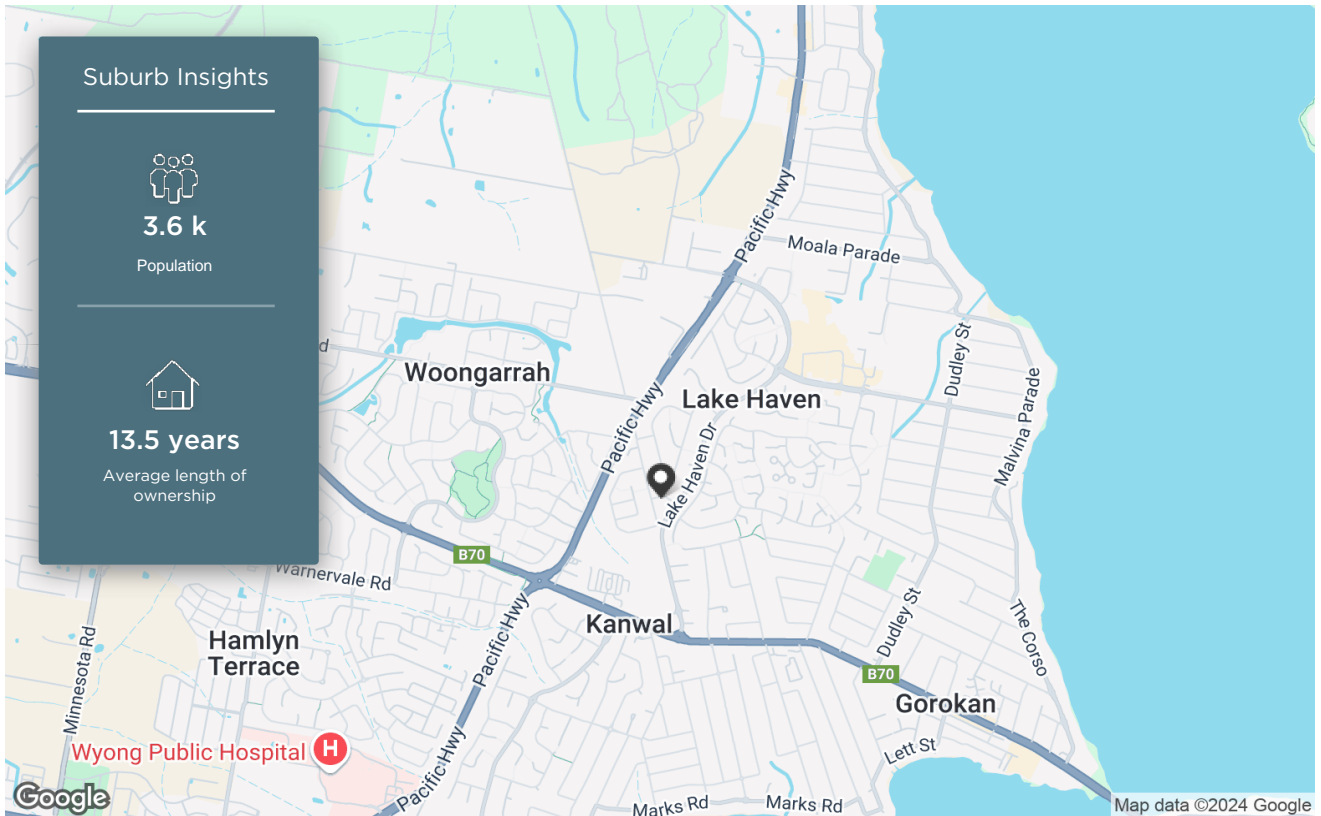


 3  2  2  368m<sup>2</sup>  136m<sup>2</sup>  
 Year Built 2020 DOM 10 days  
 Listing Date 25-Mar-24 Distance 8.69km  
 Listing Price \$750 per week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Lake Haven

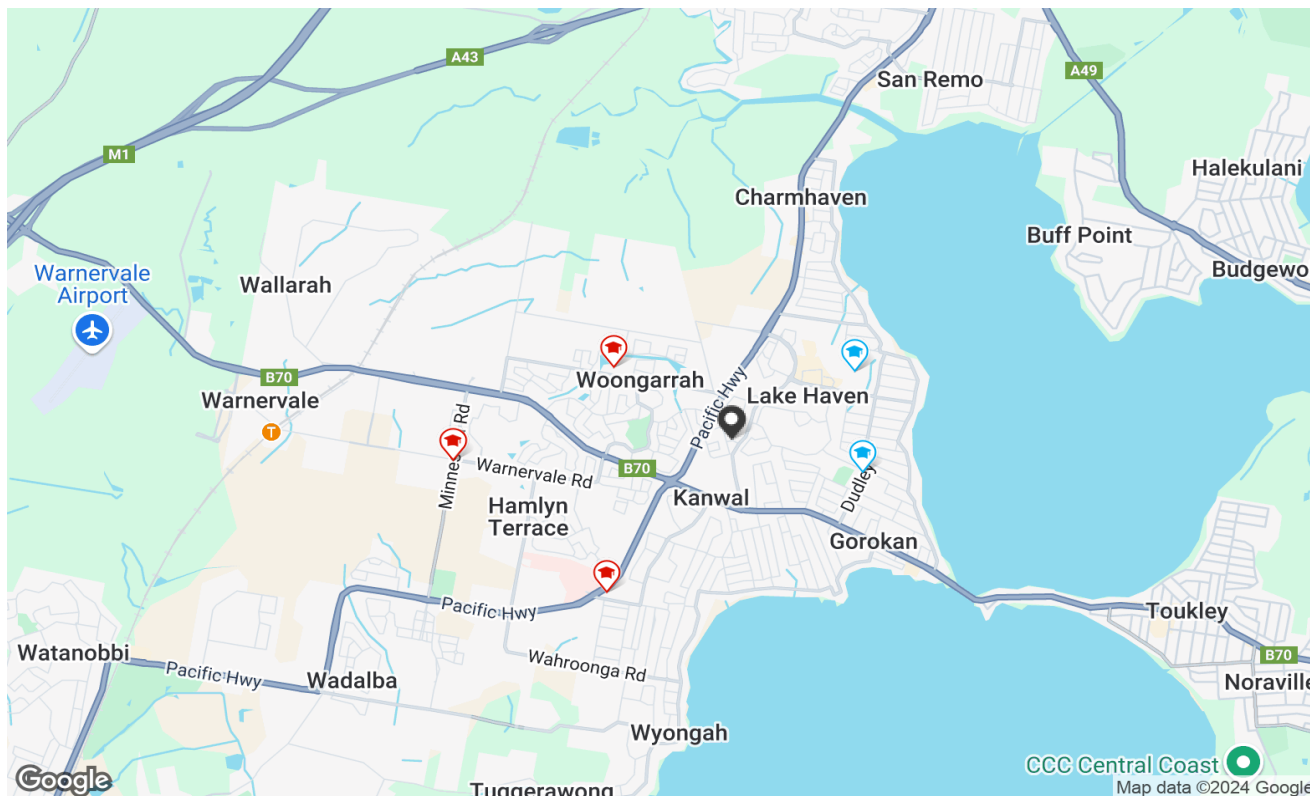
## Demographic



The size of Lake Haven is approximately 1.7 square kilometres. It has 12 parks covering nearly 11.2% of total area. The population of Lake Haven in 2011 was 3,368 people. By 2016 the population was 3,583 showing a population growth of 6.4% in the area during that time. The predominant age group in Lake Haven is 60-69 years. Households in Lake Haven are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lake Haven work in a community and personal service occupation. In 2011, 60.9% of the homes in Lake Haven were owner-occupied compared with 58.2% in 2016. Currently the median sales price of houses in the area is \$803,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.7	Owns Outright	36.2	0-15.6K	5.0	0-9	8.8
Couples with Children	32.3	Purchaser	22.0	15.6-33.8K	25.5	10-19	11.6
Single Parents	26.4	Renting	30.7	33.8-52K	18.6	20-29	10.4
Other	1.4	Other	2.4	52-78K	13.3	30-39	7.7
		Not Stated	8.6	78-130K	15.2	40-49	10.4
				130-182K	6.2	50-59	13.2
				182K+	2.9	60-69	14.8
						70-79	12.4
						80-89	8.6
						90-99	2.0

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Woongarra Public School</b> 63-85 Mataram Road Woongarra NSW 2259	1.27km	Primary	Mixed	Government	0-6
 <b>Gorokan Public School</b> 23 Dudley Street Gorokan NSW 2263	1.34km	Primary	Mixed	Government	0-6
 <b>Gorokan High School</b> 43 Goobarabah Avenue Lake Haven NSW 2263	1.39km	Secondary	Mixed	Government	7-12
 <b>Kanwal Public School</b> 33-47 Craigie Avenue Kanwal NSW 2259	1.91km	Primary	Mixed	Government	0-6
 <b>Warnervale Public School</b> 179-201 Warnervale Road Hamlyn Terrace NSW 2259	2.6km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

# Summary

6 LYLE STREET LAKE HAVEN NSW 2263



**Appraisal price range**  
\$700 - \$750

## Disclaimer

---

Contains property sales information provided under licence from the Valuer General New South Wales. RP Data Pty Ltd trading as CoreLogic Asia Pacific is authorised as a Property Sales Information provider by the Valuer General New South Wales.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see

[www.corelogic.com.au/aboutus/thirdpartyrestrictions.html](http://www.corelogic.com.au/aboutus/thirdpartyrestrictions.html)

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.