



Comparative Market Analysis Report for

33 CRIMEA ST, ST KILDA, 3182

Company Details

Finance Mentors

229 Bridge Street
Port Melbourne,
Victoria, 3207

Finance Mentor

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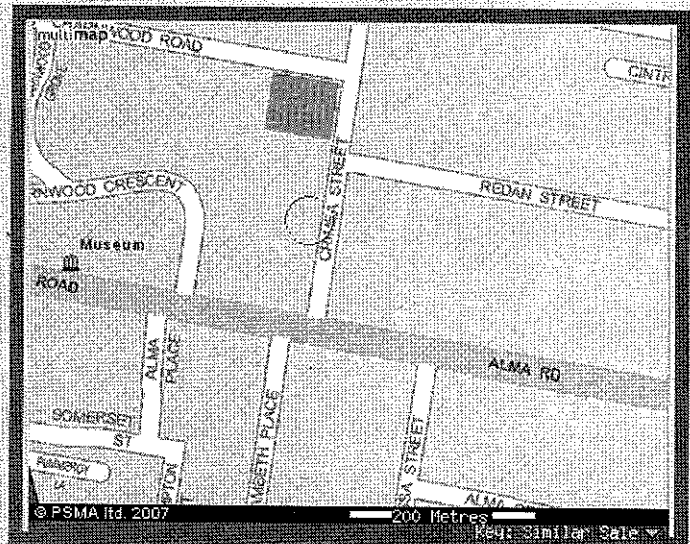
Thank you for allowing us to assist with your query on this property. This report contains information provided by Residex Pty Ltd to assist you with the valuation of the property in question. We would like you to take note of the following factors in this report to assist you with your valuation: the upgraded sale price, the previous sale price, the street values, the median for the suburb (compare this to the street values) as well as the nearby comparable sales. By looking at these factors you can establish a solid indication as to your property's value. If you require further assistance, please ask a consultant.

Property Details

33 CRIMEA ST, ST KILDA

Bedrooms: 3
Bathrooms: 1
Garages: 0

Lot: 1
DP/SP: TP599
Area: 911



How to use this report

While the Comparative Market Analysis (CMA) report is not a valuation, it will provide you with an estimate of a property's worth as well as an insight into the local property market.

To estimate the worth of your property, please take note of the following:

1) Upgraded Sale Price

The Upgraded Sale Price is a calculation of the last sale price (if available) of the property, indexed by the suburb's average capital growth. Therefore giving you an indication as to the value of the property in the same condition as to when it was previously purchased. It does not include recent renovations, and other local factors that may affect the worth of the property.

2) Street Performance Information

How does this property rate against the others in the street? By doing a comparison against other properties in the street, you can position the property on the comparable street rating chart which will then provide you with an approximate estimate of its comparative worth.

3) Current Suburb Median Value

Compare the property against others in the suburb. You can use the suburbs median value as a benchmark for estimating the worth of the property.

4) Comparable Sales List

Have a good look at the list of recent comparable sales. By doing this you will obtain a good idea of the properties worth.



Sales history of 33 CRIMEA ST, ST KILDA, 3182

Sale Date	Sale Price	Upgraded Sale Price*	Vacant Land
02/12/06	\$1,250,000	\$1,481,800	N
16/07/05	\$900,000	n/a	N
01/05/05	\$1,055,000	n/a	N

*The Upgraded sale Price is a statistical estimate of the worth of this property. It is calculated by adding the capital growth which has occurred on this property since its previous sale to the \$ value of the previous sale. It does not take into consideration renovations or home improvements and is based on the assumption that this property has grown in line with the average for that suburb.

Street performance information for CRIMEA ST

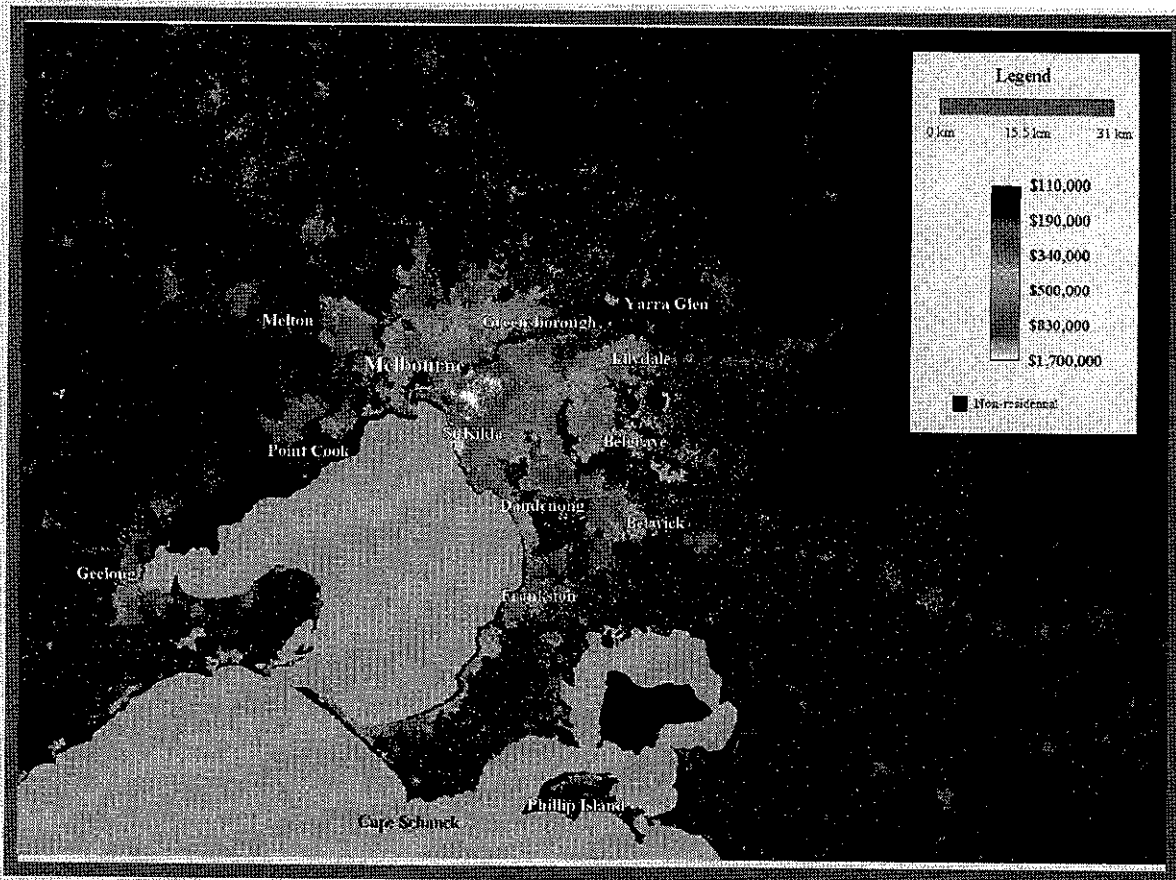
Street Position	Value
Top 2% have a value of >	\$2,172,000
Top 25% have a value of >	\$1,325,000
Mid Point (Median) Value =	\$1,041,000
Bottom 25% have a value of >	\$757,000
Bottom 2% have a value of >	\$394,000

Current suburb median values

Median Values (End of Last Quarter)		Median Rent (End of Last Quarter)	
Area	Amount	Area	Amount
MELBOURNE	\$482,000	MELBOURNE	\$370
ST KILDA, 3182	\$910,000	ST KILDA, 3182	\$555



Median values across the metropolitan region



Historical capital growth

Area	3yrs Ago	2yrs Ago	1yr Ago
MELBOURNE	5.5%	14.6%	9.7%
ST KILDA, 3182	10.2%	18.3%	2.2%

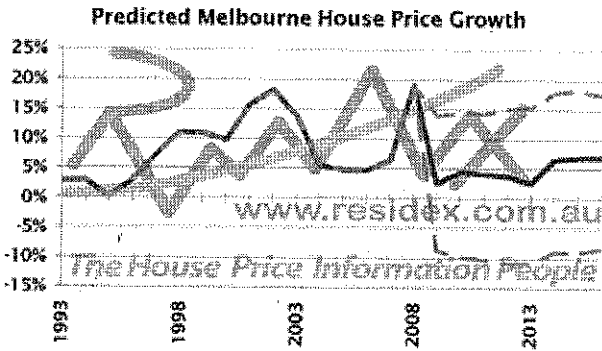
Predicted capital growth

Factor	%p.a. next 5 yrs	%p.a. next 8 yrs
Price Growth	2-4%	4-6%
Rental	2-4%	2-4%
Rate of Inflation (CPI)	0-2%	0-2%
Home Loan Rate	0-2%	0-2%

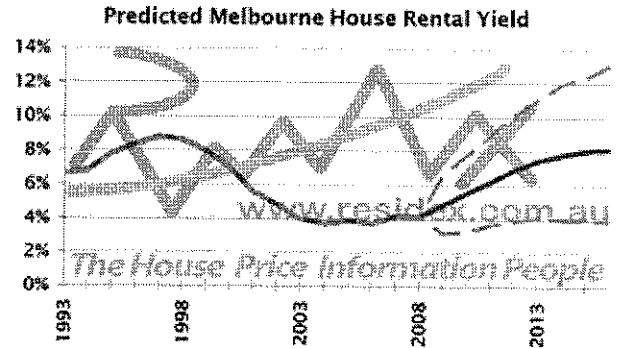


Predicted future shape of key economic factors

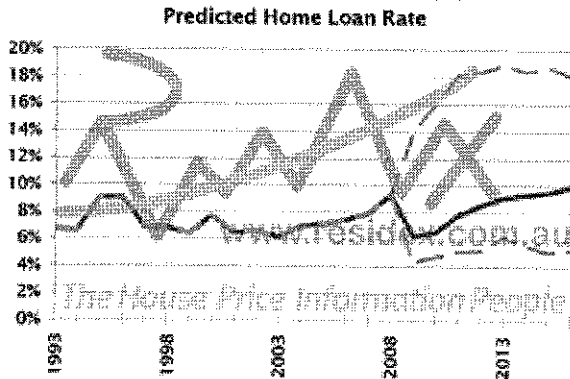
Capital Growth - MELBOURNE



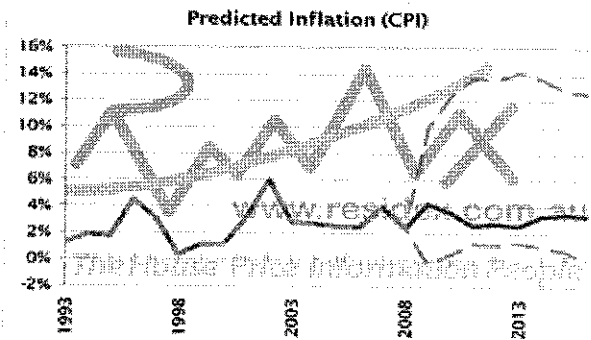
Rental Returns - MELBOURNE



Home Loan Interest Rates



Inflation Rate (CPI)

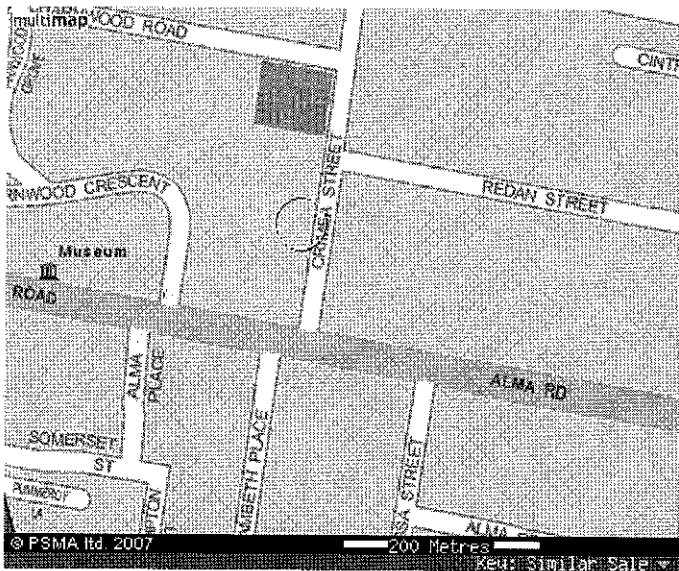


Comment:

Rental Returns - The Residex statistical models for rentals have been indicating that rental rates of return on capital values should rise for a number of years. This has not occurred and will only occur in a situation where we have higher rates of inflation or where capital growth rates slow. In this situation, utilisation of optimistic predictions for rental returns is not advisable. In the past, rental dollar amounts have usually kept pace with inflation and among other things, the Residex rental model does not take this into account.

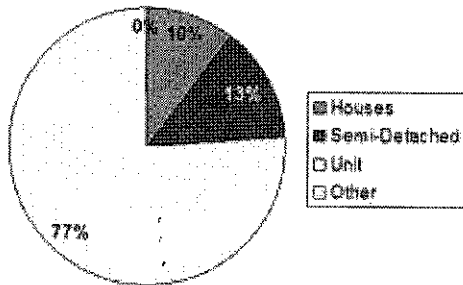


Location of CRIMEA ST, ST KILDA



ST KILDA Suburb profile

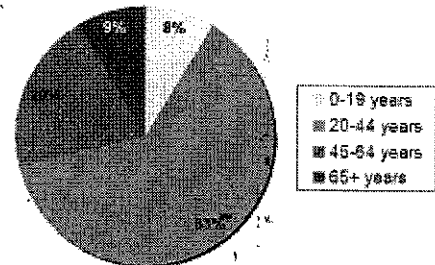
Dwelling Type: ST KILDA, VIC 3182



Houses	772	10%
Semi-Detached	1013	13%
Unit	5703	76%
Other	24	0%
Total Dwellings:	7512	100%

Created by Residex using data provided by the ABS.

Age Range: ST KILDA, VIC 3182



0-19 years	1366	8%
20-44 years	10108	63%
45-64 years	3244	20%
65+ years	1399	9%
Total:	16117	100%

People per household

1	3726
2-3	3369
4+	429

Created by Residex using data provided by the ABS.



Recent comparable sales

Properties Close to Upgraded Sale Price (\$1,481,800)

Dist.	Address	Beds	Baths	Gar	Area m2	Sale Price	TransferDate	Upgraded Sale Price
0.04	24 CRIMEA ST, ST KILDA	2	1	1	600	\$1,630,000	24/10/07	\$1,608,100
0.207	28 CHARNWOOD RD, ST KILDA	4	2	2	314	\$1,450,000	11/10/08	\$1,442,300
0.201	30 CHARNWOOD RD, ST KILDA	4	3	2	293	\$1,600,000	20/11/08	\$1,596,400
0.354	58 WELLINGTON ST, ST KILDA	4	1	3	450	\$1,501,000	07/07/08	\$1,464,800
0.207	10A LAMBETH PL, ST KILDA	3	2	1	-	-	-	\$1,375,200
0.32	30 ODESSA ST, ST KILDA	4	2	2	458	\$1,300,000	14/02/08	\$1,257,300
0.549	89 PEEL ST, WINDSOR	3	2	2	331	\$1,581,000	28/02/08	\$1,580,300
0.346	107 ARGYLE ST, ST KILDA	5	3	1	382	\$1,530,000	20/05/07	\$1,685,300

Properties Close to Nearby Sales Estimate (\$858,900)

Dist.	Address	Beds	Baths	Gar	Area m2	Sale Price	Transfer Date	Upgraded Sale Price
0.268	15 MARLTON CRES, ST KILDA	3	2	0	318	\$916,000	06/09/08	\$902,100
0.261	2 MOODIE PL, ST KILDA	3	1	1	220	\$715,000	21/04/07	\$797,900
0.261	4 MOODIE PL, ST KILDA	3	1	1	216	\$748,000	16/06/07	\$823,600
0.286	9 MOODIE PL, ST KILDA	2	1	0	206	\$737,500	19/04/08	\$715,300
0.238	43 OCTAVIA ST, ST KILDA	3	1	1	311	\$705,000	12/05/07	\$778,000
0.252	24 LAMBETH PL, ST KILDA	3	2	2	158	\$900,000	07/02/08	\$867,400
0.273	30 LAMBETH PL, ST KILDA	3	1	0	40,158	\$725,000	18/08/07	\$771,800
0.279	32 LAMBETH PL, ST KILDA	3	1	0	200	\$761,000	18/08/07	\$810,100
0.198	2C ODESSA ST, ST KILDA	3	2	2	200	\$797,500	13/05/07	\$879,900
0.187	2B ODESSA ST, ST KILDA	2	2	2	-	\$631,000	25/03/07	\$719,700
0.338	82 ST KILDA RD, ST KILDA	NA	-	-	-	-	-	\$901,700
0.387	244 ST KILDA RD, ST KILDA	NA	-	-	-	-	-	\$962,100
0.414	260 ST KILDA RD, ST KILDA	NA	-	-	-	-	-	\$886,400
0.813	396 ST KILDA RD, ST KILDA	3	1	1	130	-	-	\$731,900
0.534	43 ALBERT ST, WINDSOR	3	1	3	-	\$570,000	05/04/07	\$731,800
0.518	51 ALBERT ST, WINDSOR	3	1	1	-	\$920,000	11/10/08	\$914,200
0.48	123 ALBERT ST, WINDSOR	3	1	0	250	\$810,000	22/09/07	\$915,900
0.488	129 ALBERT ST, WINDSOR	3	1	0	172	\$902,000	01/10/07	\$1,009,400
0.242	8 SOMERSET ST, ST KILDA	3	2	2	324	\$701,000	29/11/08	\$700,800
0.655	9A PEEL ST, WINDSOR	2	1	0	-	\$537,000	31/03/07	\$693,200
0.606	39 PEEL ST, WINDSOR	3	1	2	332	\$1,000,000	26/07/08	\$969,900
0.554	83 PEEL ST, WINDSOR	2	1	0	-	\$752,000	22/09/07	\$850,300
0.553	85 PEEL ST, WINDSOR	2	1	0	-	\$705,000	19/11/07	\$753,500
0.541	103 PEEL ST, WINDSOR	2	1	1	328	\$690,000	24/03/07	\$895,300



Recent comparable sales cont...

Other Properties Recently Sold

Dist.	Address	Beds	Baths	Gar	Area m2	Sale Price	Transfer Date	Upgraded Sale Price
0.354	58 WELLINGTON ST, ST KILDA	4	1	3	450	\$1,501,000	07/07/08	1,464,800
0.207	28 CHARNWOOD RD, ST KILDA	4	2	2	314	\$1,450,000	11/10/08	1,442,300
0.549	89 PEEL ST, WINDSOR	3	2	2	331	\$1,581,000	28/02/08	1,580,300
0.207	10A LAMBETH PL, ST KILDA	3	2	1	-	-	-	1,375,200
0.201	30 CHARNWOOD RD, ST KILDA	4	3	2	293	\$1,600,000	20/11/08	1,596,400
0.04	24 CRIMEA ST, ST KILDA	2	1	1	600	\$1,630,000	24/10/07	1,608,100
0.346	107 ARGYLE ST, ST KILDA	5	3	1	382	\$1,530,000	20/05/07	1,685,300
0.32	30 ODESSA ST, ST KILDA	4	2	2	458	\$1,300,000	14/02/08	1,257,300
0.708	50 CHAPEL ST, ST KILDA	3	2	2	423	\$1,160,000	26/07/08	1,130,900
0.192	28 ALMA RD, ST KILDA	5	2	2	-	-	-	1,111,100
0.221	11 LAMBETH PL, ST KILDA	4	2	1	412	-	-	1,104,900
0.262	17 LAMBETH PL, ST KILDA	3	2	2	403	\$1,098,000	15/11/08	1,094,300
0.598	30 PEEL ST, WINDSOR	3	3	2	300	\$915,000	04/08/07	1,093,000
0.61	20 PEEL ST, WINDSOR	3	2	0	154	\$840,000	24/03/07	1,089,900
0.335	108 ARGYLE ST, ST KILDA	4	1	2	571	-	-	1,078,100
0.249	15 LAMBETH PL, ST KILDA	4	1	2	404	-	-	1,046,300
0.574	57 PEEL ST, WINDSOR	3	1	2	253	\$1,550,000	02/06/07	1,921,100
0.355	60 WELLINGTON ST, ST KILDA	3	2	2	-	-	-	1,939,600
0.317	63A ARGYLE ST, ST KILDA	4	3	1	-	\$880,000	07/03/07	1,010,500
0.488	129 ALBERT ST, WINDSOR	3	1	0	172	\$902,000	01/10/07	1,009,400
0.325	51 ARGYLE ST, ST KILDA	3	1	2	350	\$951,000	22/09/07	976,200

Extreme High Local Sales >= \$3,072,100

Dist.	Address	Beds	Baths	Gar	Area m2	Sale Price	TransferDate	Upgraded Sale Price
0.519	174 ALBERT ST, WINDSOR	2	3	1	341	-	-	3,268,000
0.448	1 CHAPEL ST, ST KILDA	NA	-	-	-	-	-	3,680,200
0.575	83-87 CHAPEL ST, ST KILDA	5	3	0	3,572	\$5,250,000	19/09/08	5,200,600
0.335	181-185 ST KILDA RD, ST KILDA	5	3	0	1,727	-	-	4,913,900
0.296	194-196 ST KILDA RD, ST KILDA	NA	-	-	-	-	-	3,249,500
0.557	3 WELLINGTON ST, ST KILDA	NA	-	-	495	-	-	9,326,000
0.401	44 WELLINGTON ST, ST KILDA	2	1	1	78,280	-	-	3,072,100
0.417	49-51 WELLINGTON ST, ST KILDA	NA	-	-	-	\$3,750,000	10/12/07	3,618,400
0.403	55-57 WELLINGTON ST, ST KILDA	5	3	3	509	-	-	3,783,800

Extreme Low Local Sales <= \$682,600

Dist.	Address	Beds	Baths	Gar	Area m2	Sale Price	TransferDate	Upgraded Sale Price
0.471	99 ALBERT ST, WINDSOR	2	1	0	154	\$590,000	22/10/08	585,900
0.681	31 HENRY ST, WINDSOR	2	1	0	7,682	\$546,500	30/06/07	671,400
0.59	78A HENRY ST, WINDSOR	2	1	0	-	-	-	417,900
0.627	81 HENRY ST, WINDSOR	2	1	1	181	\$700,000	11/08/08	682,600
0.613	2 MADDOCK ST, WINDSOR	3	2	0	-	\$570,000	30/11/07	602,300
0.546	54 PEEL ST, WINDSOR	3	1	1	-	-	-	44,400
0.541	60 PEEL ST, WINDSOR	2	1	1	-	\$691,000	17/03/08	682,200
0.563	67 PEEL ST, WINDSOR	2	1	0	143	\$615,000	30/08/08	602,900
0.54	105 PEEL ST, WINDSOR	2	1	1	-	-	-	636,900
0.507	110 PEEL ST, WINDSOR	1	1	0	152	\$475,000	30/08/08	465,700
0.382	3 ALMA RD, ST KILDA	1	1	1	-	\$325,000	09/07/07	356,500
0.301	60 ARGYLE ST, ST KILDA	2	1	0	144	\$625,000	10/10/07	627,800



Definitions of terms

Upgraded Sale Price - The Upgraded Sale Price is a statistical estimate of the worth of this property. It is calculated by adding the capital growth which has occurred on this property since its previous sale to the \$ value of the previous sale. It does not take into consideration renovations or home improvements and is based on the assumption that this property has grown in line with the average for that suburb.

Value - The value of a property is the current day worth which is calculated using the upgraded sale price method.

Street Values - The street values show the range of current day worth of **all** properties within that street.

Median Value - The median value is the mid point of the current day value of a range of properties.

CPI - CPI is the Consumer Price Inflation Rate which is provided quarterly by the Australian Bureau of Statistics.

The Future Shape - The Future Shape is Residex's model of the future that has been developed on historical data. It is, again, the most likely outcome from the projected futures which are sensibly possible. These futures are updated each June.

Nearby Sales Estimate - The median value of the current-day value of sales that have taken place in the area around the property over the last 2 years.

Company details

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