



PriceFinder Training

Part 6 – Advanced Search

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Introduction

Under the Reports tab, once you select a suburb 2 search options are presented. Simple should suit most requirements however the Advanced option allows narrowing by Land Use and Zoning.

Current Search

Suburb Name

Refine Search

Simple Search Advanced Search

Include Relevant Sales: Include only "Normal Sales" and exclude "Parties Related Sales"

Include Growth Charts: Include Median & Number of Sales

Display Results: Display sales results

Sale Date: to (dd/mm/yyyy)

Sales Price: to (e.g. 30000 for \$30,000)

Land Size: to Square Metre

Number of Bedrooms: to

Select Property Type:

Example: 2 bedroom houses

Here we have selected 2 bedroom houses sold over a 6 month period.

Refine Search ▲

Include Relevant Sales: Include only "Normal Sales" and exclude "Parties Related Sales"

Include Growth Charts: Include Median & Number of Sales

Display Results: Display sales results

Sale Date: to (dd/mm/yyyy)

Sales Price: to (e.g. 30000 for \$30,000)

Land Size: to

Number of Bedrooms: to

Select Property Type:

Results: Once the results are displayed we can sort each column. By clicking on Area, Sale Price or Sale Date, we can sort by highest to lowest.

Select	Street	Locality	Purchaser Names	Area (Eq. Area)	Sale Price	Sale Date	Tools
<input checked="" type="checkbox"/>	13 ADOLPHUS ST	BALMAIN	THE PROPRIETORS	200 m ²	\$920,000	15/10/2009	Tools
<input checked="" type="checkbox"/>	28 BEATTIE ST	BALMAIN	THE PROPRIETORS	101 m ²	\$840,000	04/12/2009	Tools
<input checked="" type="checkbox"/>	10 CARRINGTON ST	BALMAIN	THE PROPRIETORS	92 m ²	\$780,000	28/11/2009	Tools
<input checked="" type="checkbox"/>	36 CLAYTON ST	BALMAIN	THE PROPRIETORS	114 m ²	\$834,000	23/10/2009	Tools
<input checked="" type="checkbox"/>	67 COLLEGE ST	BALMAIN	THE PROPRIETORS	145 m ²	\$845,000	22/09/2009	Tools
<input checked="" type="checkbox"/>	80 CURTIS RD	BALMAIN	THE PROPRIETORS	95 m ²	\$810,000	14/10/2009	Tools
<input checked="" type="checkbox"/>	84 CURTIS RD	BALMAIN	THE PROPRIETORS	101 m ²	\$742,000	22/09/2009	Tools
<input checked="" type="checkbox"/>	165 DARLING ST	BALMAIN	THE PROPRIETORS	106 m ²	\$735,000	06/11/2009	Tools
<input checked="" type="checkbox"/>	18 FITZROY AVE	BALMAIN	THE PROPRIETORS	145 m ²	\$1,080,000	27/11/2009	Tools
<input checked="" type="checkbox"/>	70 GLASSOP ST	BALMAIN	THE PROPRIETORS	259 m ²	\$1,047,500	07/11/2009	Tools
<input checked="" type="checkbox"/>	16 HARRIS ST	BALMAIN	THE PROPRIETORS	142 m ²	\$1,050,000	12/12/2009	Tools
<input checked="" type="checkbox"/>	46 LAWSON ST	BALMAIN	THE PROPRIETORS	105 m ²	\$690,000	20/10/2009	Tools
<input checked="" type="checkbox"/>	37 MORT ST	BALMAIN	THE PROPRIETORS	133 m ²	\$862,500	24/10/2009	Tools
<input checked="" type="checkbox"/>	59 MORT ST	BALMAIN	THE PROPRIETORS	124 m ²	\$880,000	18/11/2009	Tools
<input checked="" type="checkbox"/>	27 STEPHEN ST	BALMAIN	THE PROPRIETORS	119 m ²	\$850,000	14/10/2009	Tools
<input checked="" type="checkbox"/>	45 WORTLEY ST	BALMAIN	THE PROPRIETORS	76 m ²	\$800,000	02/11/2009	Tools
<input checked="" type="checkbox"/>	13 YOUNG ST	BALMAIN	THE PROPRIETORS	233 m ²	\$1,200,000	04/11/2009	Tools

Select properties: By clicking on **Exclude All**, you can select just those properties of interest. Here we tick just the sales for lot sizes between 100 and 120 sqm on 4 select streets. By clicking on **Update Select Results**, we can view the summary statistics.

<input checked="" type="checkbox"/>	28 BEATTIE ST
<input checked="" type="checkbox"/>	84 CURTIS RD
<input checked="" type="checkbox"/>	46 LAWSON ST
<input type="checkbox"/>	165 DARLING ST
<input checked="" type="checkbox"/>	36 CLAYTON ST
<input checked="" type="checkbox"/>	27 STEPHEN ST

Report Summary ?		
Criteria:	BALMAIN, 2041	
Sale Date:	06/09/2009 to 06/03/2010	
Sale Price:		
Land Size:	Any	
Prop. Type:	House	
	Price	Area
Lowest	\$690,000	101 m ²
Highest	\$850,000	119 m ²
Average	\$791,200	108 m ²
Median	\$834,000	104 m ²
Total	\$3,956,000	538 m ²
# Sales	5	

Here we can view the median price of \$834k for our sample of 5 as well as the highest and lowest price.

Advanced Search

When the Advanced Search tab is displayed, Land Use and Zoning options can be selected.

Select Land Use:	FACTORY INDUSTRIAL FARM/RURAL CHILD CARE HOSPITAL/MEDICAL HOTEL/MOTEL NURSING HOME ORCHARD RETIREMENT VILLAGE SERVICE STATION
Select Zoning:	Include All A - RESIDENTIAL B - BUSINESS C - CITY OF SYDNEY COUNTY CENTRE D - 10(a) SUSTAINABLE MIXED USE DEVELOPMENT E - EMPLOYMENT AREA (BUSINESS PARK) I - INDUSTRIAL M - MIXED RESIDENTIAL/COMMERCIAL N - NATIONAL PARKS O - OPEN SPACE
<input type="button" value="Search"/>	

To select more than one option, hold down the SHIFT key.

Select Land Use:	Include All RESIDENCE FLAT/S UNIT/TOWNHOUSE VACANT LAND COMMERCIAL FACTORY INDUSTRIAL FARM/RURAL CHILD CARE
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Agents Advice

PRO subscribers will see sale records displayed in RED and BLUE. Agents advice, newspaper published sale results and user updated results will display in red. One the government sale record is updated (typically 8 to 10 weeks later) the sale price is updated using the government recorded sale amount.

Select	Street	Locality	Purchaser Names	Area (Eq. Area)	Sale Price	Sale Date	Tools
<input checked="" type="checkbox"/>	ADOLPHUS ST	BALMAIN	THE PROPRIETORS		\$960,000	27/04/2010	Tools
<input checked="" type="checkbox"/>	29 ADOLPHUS ST	BALMAIN	THE PROPRIETORS	158 m ²	\$945,000	18/05/2010	Tools
<input checked="" type="checkbox"/>	13 ARTHUR ST	BALMAIN	THE PROPRIETORS	140 m ²	\$1,240,000	01/06/2010	Tools
<input checked="" type="checkbox"/>	24 ARTHUR ST	BALMAIN	THE PROPRIETORS	369 m ²	\$1,310,000	15/05/2010	Tools
<input checked="" type="checkbox"/>	5/40 ARTHUR STREET	BALMAIN	THE PROPRIETORS	62 m ²	\$435,000	21/05/2010	Tools
<input checked="" type="checkbox"/>	7/40 ARTHUR STREET	BALMAIN	HEINECKE	65 m ²	\$435,000	09/04/2010	Tools
<input checked="" type="checkbox"/>	13/1-15 BARR ST	BALMAIN	FLAHERTY		\$289,475	25/03/2010	Tools
<input checked="" type="checkbox"/>	15/1-15 BARR STREET	BALMAIN	RGC CUSTODIANS PTY LTD		\$715,000	26/02/2010	Tools

Validating a sale price

As part of your CMA process or to verify is a sale amount, the PriceFinder estimation tool can assist you.



Australia's most accurate Property PriceFinder

Address: 29 ADOLPHUS ST,
BALMAIN, NSW 2041

Type: House

Area: 158 m²

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Last Sale Date: 18/05/2010
Last Sale Price: \$945,000

Original Sale Estimate:
\$867,663 ▲ \$61,059

Refined Estimates:

PriceFinder Sale Estimate
\$928,723
 Probable Range: \$896k - \$961k

PriceFinder Rent Estimate
\$656 p.w.
 Probable Range: \$532 - \$781

PriceFinder Yield Estimate
Yield 3.7% p.a.
 Probable Range: 2.9% - 4.5%

Estimate Risk (FSD): ● ● ●
Low (+/- 9%)

Estimation Date: 19/06/2010
Estimation Method: User Assisted

◆ Pricefinder should be used as a guide only and not be used in lieu of a professional valuation.

[↶ Restore Original Estimate](#)
[↶ Return to Property Report](#)

Example:

Clicking on a property from the sale report will open up a Property Report page.

Click on Whats This Property Worth to generate a PriceFinder estimate.

By working through the PriceFinder estimation tool within a few minutes you can verify if a sale record is likely to be reliable or not. If you identify a property sale you do not think represents true market value, you can flag it and avoid referencing it in your CMAs.