

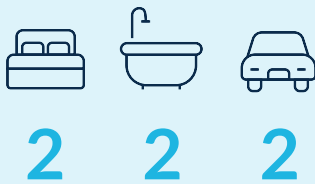
# PROPERTY MARKET VALUE REPORT: RESIDENTIAL

Property Assessment Date: 28th July 2025

## Property Address:

248/2 Firetail Drive,  
Warriewood NSW 2102

Property Type: Unit / Apartment



Date Report Prepared:

28th July 2025

Report Type:

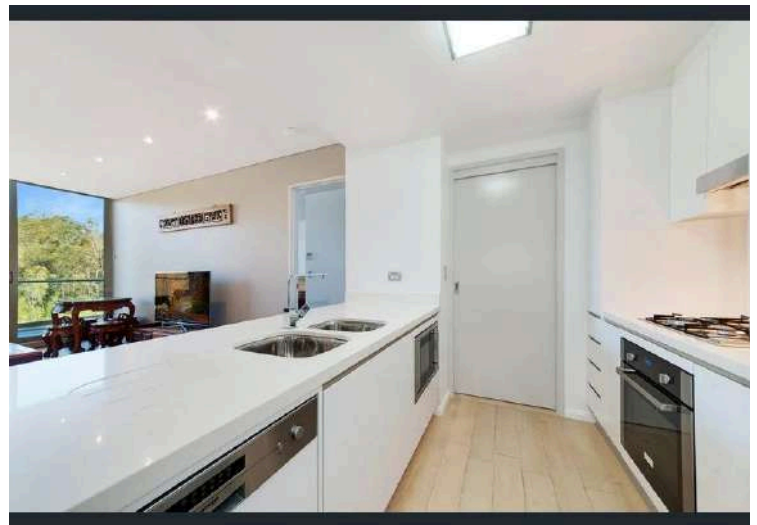
Current Residential Valuation

Greater Sydney Median Value:

\$810,000 (Suburb Ratio: 1.7:1)

Calculated Market Value\*:

**\$1,375,617**



### SALES DATA FOR WARRIEWOOD

Lower End	Median	This Property	Upper End
\$1,190,400	\$1,350,500	\$1,375,617	\$1,660,500





Disclaimer: The predicted price provided is a calculation using our maths-based property measurement method for this specific property, combined with a unique adaptation of sales data for the suburb. The predicted price may differ from the actual selling price. Copyright © 2025 All Rights Reserved. Focus Property Pricing Pty Ltd.

(\*See pages 4 & 5 for a detailed explanation of how the market value is calculated)

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## SUMMARY OF THE MOST IMPORTANT FEATURES OF THIS PROPERTY

The following are the key details of the distinctive features of the property from the 55 items we use to calculate the Property Comparison Ranking (PCR) and then the market value of this property.

<b>Property Summary</b>	<b>Property Address</b>	  		<b>Calculated Market Value</b>
	248/2 Firetail Drive Warriewood NSW 2102	<b>2 2 2</b>	<b>82m<sup>2</sup></b>	

This property's key details	Distinctive features of this property
<b>Type of dwelling</b>	<b>Unit / Apartment</b>
Dwelling description	3 level walk-up building or could be side by side
Style of building	Modern: Approx. 2000 to 2014
External appearance of the property	Excellent, a very well presented home
Internal appearance of the property	Excellent, a very well presented home
Floor plan	Open plan kitchen / dining and living area
Style of kitchen	Modern: Approx. 2000 to 2014
Kitchen size	Large
Has the kitchen been renovated and when?	The property isn't old enough to need renovations
Style of bathroom	Modern: Approx. 2000 to 2014
Is there an ensuite?	Yes
Has the bathroom/s been renovated and when?	The property isn't old enough to need renovations
Bedroom size	Main bedroom large - the rest small or medium
Built-in or walk-in wardrobes	Other bedrooms have a built-in wardrobe
Air conditioning	Ducted
Car parking	Secure car space/s with direct access via stairs or lift to unit / apartment
Car parking style	Side-by-side
Pool / spa	Pool and spa
Views	District or bushland view
Privacy	Not overlooked
Closeness to the beach	A short drive
Closeness to river / lake or other major waterway	A short drive
Closeness to public transport	A short drive
Closeness to schools	A short drive
Closeness to shops	A short drive
Closeness to medical facilities	Close
The supply of properties in the market	There is good supply with several properties like this one
The expected demand from buyers in the market	There is good demand for properties like this one

## RECENT COMPARABLE SALES FOR THIS PROPERTY

### Property 1: 112/5 Mallard Lane, Warriewood NSW 2102



Sold  
**\$1,230,000**  
Jul 2025



**Comments:** This is a direct comparison property and is slightly older and of similar size, but without bushland views, hence it values lower.

### Property 2: 9/79-91 Macpherson Street, Warriewood NSW 2102



Sold  
**\$1,250,000**  
May 2025



**Comments:** This is a direct comparison property, being a slightly larger and newer unit, and without bushland views it values lower.

### Property 3: 77/16 Boondah Road, Warriewood NSW 2102



Sold  
**\$1,210,000**  
May 2025



**Comments:** This is a direct comparison property, being a similar size and similar age unit, and without bushland views it values lower.

**Specific comments:** The median property value for units in this area has decreased approximately \$9,000 in the last 12 months. Importantly, the good bushland views from this property increase its relative value.

### Current Market Data for Warriewood NSW 2102

1234 properties

65 new listings in the last 12 months

48 median days on the market before sold

23 sales in the last 3 months

Change in median sales price:

• 1 year change: -9%

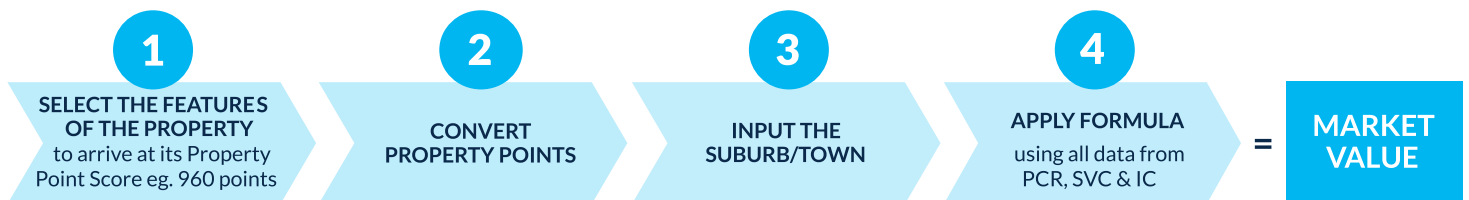
• 5 year change: 38%

# PROPERTY MARKET VALUE DATA

## Method to Calculate the Market Value of this Property

The market value is calculated by taking into account all the details of the property, using our mathematical process utilising the Property Comparison Ranking (PCR) and the Suburb Value Comparison (SVC), including the indexed value (IV) of each SVC. This data is applied to PropertyPricer's unique calculation formula and used in conjunction with the most recent, accurate sales data available to determine the market value of the property. **An example of the calculation formula used to determine the value of a property is as follows: PCR5 x (SVC7) Indexed \$ Value of \$247,566 = market value of \$1,237,830.**

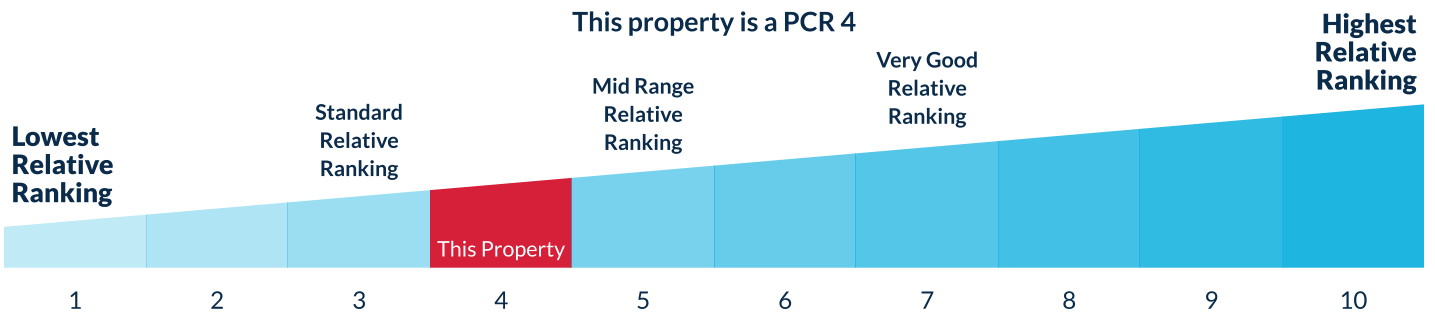
## SEQUENCE OF MARKET CALCULATION METHOD



### PROPERTY COMPARISON RANKING (PCR)

Properties are grouped into a ranking level (PCR) based on their Property Points Score (PPS), from the lowest relative ranking (PCR1) to the highest relative ranking (PCR10).

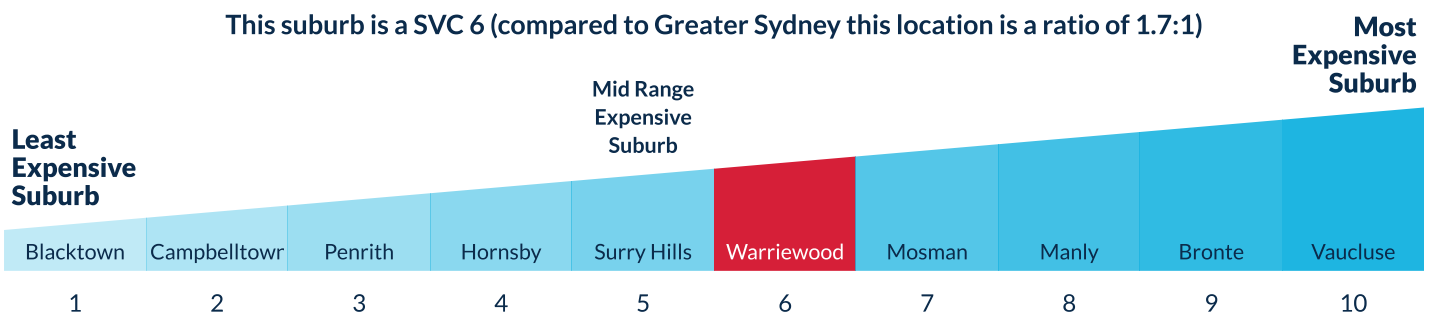
This property is a PCR 4



### SUBURB VALUE COMPARISON (SVC)

Suburbs are grouped into a ranking level (SVC) based from least expensive (SVC1) to the most expensive (SVC10) (location ratio of 1.7:1).

This suburb is a SVC 6 (compared to Greater Sydney this location is a ratio of 1.7:1)



# METHOD OF CALCULATION - DETAILED EXPLANATION

**Property Pricer** is a mathematics and statistic based, thorough, and technically advanced valuation method that measures and calculates all the features that impact on the value of a property. Using a unique Property Points system and a special adaptation of sales data along with our proprietary tool, we are able to provide professionals and individuals with valuations that are precise and reliable.

**Our valuations are not computer generated.** Our own staff research and input the property's specific details and current market conditions and prepare each individual report for our clients.

## HOW PROPERTY PRICER DETERMINES A PROPERTY'S VALUE

### 1. PROPERTY POINTS MEASUREMENT SYSTEM

Properties are assessed on up to 55 features including the size of the building (not just the land), style, condition, aspect, proximity, renovations, views and distinctive features like pools and granny flats. The tool provides options to select levels from the most basic to highest quality, providing an extremely detailed property-specific assessment. Points accumulate in the background depending on the options selected resulting in a total property point score for each specific property.

### 2. PROPERTY COMPARISON R ANKING (PCR)

The property points are then applied to our Property Comparison Ranking structure, which groups properties of similar points, i.e. properties of very similar standards, into a property ranking level structure based on their total number of points, from the lowest to highest level from PCR 1 through to PCR 10.

### 3. SUBURB/TOWN VA LUE COMPARISON (SVC)

We apply a unique adaptation of the best sales data, to which we subscribe, to create a suburb value index.

Each suburb/town gets a calculated value level expressed as a ratio and index, which reflects its relative value in relation to all other suburbs/towns. The index is specific for each capital city and rest of the state/territory, rather than being calculated as a national index, which would lead to inaccuracies.

## WHO WE ARE

We are an independent, privately owned Australian company with no affiliation to any other businesses.

**Property Pricer provides specialist p roperty valuation services Australia-wide.** We use our proprietary tool\* and algorithms to achieve unprecedented accuracy, which is highly correlated to actual sales prices.

Trial testing of 3,000 properties Australia-wide proved that Property Pricer had 90% plus accuracy when compared to actual sale prices.

\*US Patent Pending.

## SUMMARY OF HOW WE CALCULATE PROPERTY VALUES

We use unique model key processes to determine the value of properties. The key steps involved are:

**1. Regression Analysis:** This proven statistical tool is the first step in the process. It calculates the two main variables that influence property prices and provides a clear formula to guide the calculation of all property values.

**FIRST VARIABLE:** The key details and distinctive features of a property (e.g. size, condition, location), in total being our Property Comparison Ranking (PCR).

**SECOND VARIABLE:** Actual sales data from comparable properties in the area, in total our Suburb Value Comparison (SVC).

**2. Data Pool :** We use a large dataset of actual sales to create a dependable model that converts non-monetary property levels into monetary property values.

**3. Model Application:** Once we finalise the calculation model, it is applied to each property to predict its value.

**4. Validation and Refinement:** We carefully confirm and refine the calculated value of a given property by selecting three valid comparisons i.e. three equivalent properties in the same area.

**5. In providing valid and detailed evidence** to support the property valuation, the Property Pricer model provides assurance to clients, their auditors and the ATO.

### EXAMPLE OF HOW WE USE REGRESSION ANALYSIS TO CALCULATE PROPER TY VALUES:

Variable 1: PCR is 6 x Variable 2: SVC is 5 which equals a suburb/town ratio of 1:3:1 (with an indexed value for that location of \$125,650). Property Value: 6 x \$125,650 = \$753,900

## CONTACT DET AILS

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