



falling in love with art by Davson is...
enriching... rewarding... inspiring...



Driver's Dream 1985

oil painting on canvas board
58 cm high by 76 cm wide

the 2nd smallest painting by Davson
that she created in the 1980's

It sold for \$1,000 (as did the smallest)
(a major painting by her was \$15,000)

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This **beautifully renovated home** recently sold.
6 Susan Street, Annandale NSW 2038
Bedrooms **3** Bathrooms **2** Garage **1**

In **1985**, it is likely to have valued \$58-\$64,000:
26 September **2015** **SOLD** \$1,200,000

Agent: Donna Carr; Ray White, Bondi Junction Coogee
<http://www.domain.com.au/6-susan-street-annandale-nsw-2038-2012225694?sp=4>



Paintings by Davson v Sydney Real Estate

Sydney is the hottest real estate market in Australia. Yet, paintings by Davson double much faster than real estate.

Let's do a comparison of actual sales prices achieved for a very modest painting by Sharon Davson (her second smallest in the 1980's), and a modest house in a non-exclusive Sydney suburb for its estimated real estate value rise over the same thirty years.

Driver's Dream is known to have changed hands **nine** times by the time this comparison was written; so by far, this makes the easiest comparison. In 1985, it was commissioned for **\$1,000**, and created as an oil painting on canvas board, 58 cm high by 76 cm wide (4.5 sq ft). It is a small / modestly sized painting.

To be fair to the painting, it should be compared with a nicely maintained modest home. The painting was not enhanced, so it would be best if the house had no extensions or major renovation since that time. In 1985, modest, well appointed, 3 bedroom inner-west Sydney houses with parking sold from \$58,000 upwards.

In a non-exclusive Sydney suburb, a house as described above could easily be purchased for \$64,000 in 1985. **Real estate values are said to double within every seven years.** By that time, they go up, they go down and then they rise again to above the value at which they started by approximately double. (Some estate agents try to say **five** is average, however, by using a little maths, this proves impossible over a thirty year average.)

Year	<i>Drivers Dream</i> - Sales figures for this painting as it changed hands from one collector to another over 30 years	IF real estate went up at the same rate as Davson's <i>Drivers Dream</i> painting / or other paintings ...
1985	\$ 1,000	\$ 64,000 example - Annandale / other house
1990	\$ 3,000	\$ 192,000 unlikely
1995	\$ 8,000 the art doubling on average every 3 years	\$ 511,000 NO – not possible the real estate doubling on average just under every 7 years
2000	\$ 20,000	\$ 1,277,500 NO “
2005	\$ 44,000	\$ 2,810,500 NO “
2010	\$ 100,000	\$ 6,379,835 NO “
2015	\$ 290,000 sold for 9 th time in 2015	\$18,501,520 NO example - sold September 2015 - \$1.2m only



By 2015, the house should be over **\$18.5 m...** No additions / extensions / renovations; as it was, just well maintained. **Absolutely impossible!** Such a comparison could be done in any city in Australia, with even more startling results.

Paintings by Davson dramatically out pace Australia's hottest real estate market - Sydney real estate.

Driver's Dream is likely to reach the million dollar mark in coming years; larger paintings by Davson have.

A painting by Davson in your investment portfolio gives you enrichment and reward.

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