

PRP Newcastle & Central Coast
Newcastle & Lake Macquarie Contract-
Added Value of Improvements Table- 2018 Base Date

Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value Range				
Double Brick/Rendered Brick/Concrete									
	2000 - Current	>300	As New	Y	\$	1,300	\$	2,500	
			Good	Y	\$	1,200	\$	2,000	
			Fair	Y	\$	900	\$	1,500	
			Poor	Y	\$	750	\$	1,100	
		200 - 300	As New	Y	\$	1,300	\$	2,500	
			Good	Y	\$	1,200	\$	2,000	
			Fair	Y	\$	900	\$	1,500	
			Poor	Y	\$	750	\$	1,100	
		120 - 200	As New	Y	\$	1,400	\$	2,500	
			Good	Y	\$	1,200	\$	2,000	
			Fair	Y	\$	900	\$	1,500	
			Poor	Y	\$	750	\$	1,100	
		<120	As New	Y	\$	1,500	\$	2,500	
			Good	Y	\$	1,300	\$	2,200	
			Fair	Y	\$	1,000	\$	1,500	
			Poor	Y	\$	700	\$	1,000	
		1960 - 1999	>300	As New	Yes	\$	1,200	\$	2,000
				Good	Yes	\$	1,000	\$	1,800
				Fair	Yes	\$	800	\$	1,300
				Poor	Yes	\$	650	\$	950
	200 - 300		As New	Yes	\$	1,200	\$	2,000	
			Good	Yes	\$	1,100	\$	1,800	
			Fair	Yes	\$	900	\$	1,500	
			Poor	Yes	\$	650	\$	1,000	
	120 - 200		As New	Yes	\$	900	\$	1,500	
			Good	Yes	\$	800	\$	1,300	
			Fair	Yes	\$	600	\$	1,100	
			Poor	Yes	\$	550	\$	950	
	<120		As New	Yes	\$	1,200	\$	2,000	
			Good	Yes	\$	1,100	\$	1,800	
			Fair	Yes	\$	900	\$	1,200	
			Poor	Yes	\$	550	\$	1,000	
	1945 - 1960		>300	As New	Yes	\$	1,300	\$	2,500
				Good	Yes	\$	1,200	\$	2,000
				Fair	Yes	\$	900	\$	1,500
				Poor	Yes	\$	750	\$	1,100
		200 - 300	As New	Yes	\$	1,300	\$	2,500	
			Good	Yes	\$	1,200	\$	2,000	
			Fair	Yes	\$	900	\$	1,500	
			Poor	Yes	\$	750	\$	1,100	
		120 - 200	As New	Yes	\$	1,400	\$	2,500	
			Good	Yes	\$	1,200	\$	2,000	
			Fair	Yes	\$	900	\$	1,500	
			Poor	Yes	\$	750	\$	1,100	
		<120	As New	Yes	\$	1,500	\$	2,500	
			Good	Yes	\$	1,300	\$	2,200	
			Fair	Yes	\$	1,000	\$	1,500	
			Poor	Yes	\$	700	\$	1,000	
		1930 - 1945	>300	As New	Yes	\$	1,400	\$	2,800
				Good	Yes	\$	1,200	\$	2,000
				Fair	Yes	\$	800	\$	1,300
				Poor	Yes	\$	600	\$	950
	200 - 300		As New	Yes	\$	1,400	\$	3,000	
			Good	Yes	\$	1,200	\$	2,000	
			Fair	Yes	\$	800	\$	1,300	
			Poor	Yes	\$	600	\$	950	
	120 - 200		As New	Yes	\$	1,400	\$	3,000	
			Good	Yes	\$	1,200	\$	2,000	
			Fair	Yes	\$	750	\$	1,300	
			Poor	Yes	\$	500	\$	900	
	<120		As New	Yes	\$	1,500	\$	4,000	
			Good	Yes	\$	1,300	\$	3,000	
			Fair	Yes	\$	800	\$	1,300	
			Poor	Yes	\$	600	\$	950	

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	Pre 1930	>300	As New	Yes	\$ 1,500	\$ 4,000	
			Good	Yes	\$ 1,300	\$ 3,000	
			Fair	Yes	\$ 750	\$ 1,300	
			Poor	Yes	\$ 500	\$ 950	
		200 - 300	As New	Yes	\$ 1,500	\$ 4,000	
			Good	Yes	\$ 1,300	\$ 3,000	
			Fair	Yes	\$ 750	\$ 1,300	
			Poor	Yes	\$ 500	\$ 950	
		120 - 200	As New	Yes	\$ 1,500	\$ 4,000	
			Good	Yes	\$ 1,300	\$ 3,000	
			Fair	Yes	\$ 750	\$ 1,300	
			Poor	Yes	\$ 500	\$ 950	
		<120	As New	Yes	\$ 1,700	\$ 4,200	
			Good	Yes	\$ 1,300	\$ 3,000	
			Fair	Yes	\$ 750	\$ 1,300	
			Poor	Yes	\$ 450	\$ 850	
Brick Veneer							
	2000 - Current	>300	As New	Yes	\$ 1,100	\$ 2,000	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
		200 - 300	As New	Yes	\$ 1,200	\$ 2,000	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
		120 - 200	As New	Yes	\$ 1,100	\$ 2,000	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
		<120	As New	Yes	\$ 1,200	\$ 2,500	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 700	\$ 1,100	
			Poor	Yes	\$ 600	\$ 900	
		1960 - 1999	>300	As New	Yes	\$ 1,100	\$ 2,000
				Good	Yes	\$ 1,000	\$ 1,500
				Fair	Yes	\$ 800	\$ 1,200
				Poor	Yes	\$ 700	\$ 1,000
	200 - 300		As New	Yes	\$ 1,200	\$ 2,000	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
	120 - 200		As New	Yes	\$ 1,100	\$ 2,000	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
	<120		As New	Yes	\$ 1,200	\$ 2,500	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 700	\$ 1,100	
			Poor	Yes	\$ 600	\$ 900	
	1945 - 1960		>300	As New	Yes	\$ 1,100	\$ 2,000
				Good	Yes	\$ 1,000	\$ 1,500
				Fair	Yes	\$ 800	\$ 1,200
				Poor	Yes	\$ 700	\$ 1,000
		200 - 300	As New	Yes	\$ 1,200	\$ 2,000	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
120 - 200		As New	Yes	\$ 1,100	\$ 2,000		
		Good	Yes	\$ 1,000	\$ 1,500		
		Fair	Yes	\$ 800	\$ 1,200		
		Poor	Yes	\$ 700	\$ 1,000		
<120		As New	Yes	\$ 1,200	\$ 2,500		
		Good	Yes	\$ 1,000	\$ 1,500		
		Fair	Yes	\$ 700	\$ 1,100		
		Poor	Yes	\$ 600	\$ 900		

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	1930 - 1945	>300	As New	Yes	\$ 1,100	\$ 2,500	
			Good	Yes	\$ 1,000	\$ 1,800	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
		200 - 300	As New	Yes	\$ 1,200	\$ 2,500	
			Good	Yes	\$ 1,000	\$ 1,800	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
		120 - 200	As New	Yes	\$ 1,200	\$ 2,500	
			Good	Yes	\$ 1,000	\$ 1,500	
			Fair	Yes	\$ 800	\$ 1,200	
			Poor	Yes	\$ 700	\$ 1,000	
		<120	As New	Yes	\$ 1,200	\$ 3,000	
			Good	Yes	\$ 1,000	\$ 2,000	
			Fair	Yes	\$ 700	\$ 1,100	
			Poor	Yes	\$ 600	\$ 900	
Weatherboard							
	2000 - Current	>300	As New	Yes	\$ 1,300	\$ 2,500	
			Good	Yes	\$ 1,200	\$ 2,000	
			Fair	Yes	\$ 900	\$ 1,500	
			Poor	Yes	\$ 750	\$ 1,100	
		200 - 300	As New	Yes	\$ 1,300	\$ 2,500	
			Good	Yes	\$ 1,100	\$ 2,000	
			Fair	Yes	\$ 900	\$ 1,500	
			Poor	Yes	\$ 750	\$ 1,100	
		120 - 200	As New	Yes	\$ 1,400	\$ 2,500	
			Good	Yes	\$ 1,100	\$ 2,000	
			Fair	Yes	\$ 900	\$ 1,500	
			Poor	Yes	\$ 700	\$ 1,000	
		<120	As New	Yes	\$ 1,500	\$ 2,500	
			Good	Yes	\$ 1,300	\$ 2,200	
			Fair	Yes	\$ 1,000	\$ 1,500	
			Poor	Yes	\$ 500	\$ 950	
		1960 - 1999	>300	As New	Yes	\$ 1,300	\$ 2,500
				Good	Yes	\$ 1,200	\$ 2,000
				Fair	Yes	\$ 900	\$ 1,500
				Poor	Yes	\$ 750	\$ 1,100
	200 - 300		As New	Yes	\$ 1,300	\$ 2,500	
			Good	Yes	\$ 1,100	\$ 2,000	
			Fair	Yes	\$ 900	\$ 1,500	
			Poor	Yes	\$ 750	\$ 1,100	
	120 - 200		As New	Yes	\$ 1,400	\$ 2,500	
			Good	Yes	\$ 1,100	\$ 2,000	
			Fair	Yes	\$ 900	\$ 1,500	
			Poor	Yes	\$ 700	\$ 1,000	
	<120		As New	Yes	\$ 1,500	\$ 2,500	
			Good	Yes	\$ 1,300	\$ 2,200	
			Fair	Yes	\$ 1,000	\$ 1,500	
			Poor	Yes	\$ 500	\$ 950	
	1945 - 1960		>300	As New	Yes	\$ 1,300	\$ 2,500
				Good	Yes	\$ 1,200	\$ 2,000
				Fair	Yes	\$ 900	\$ 1,500
				Poor	Yes	\$ 750	\$ 1,100
		200 - 300	As New	Yes	\$ 1,300	\$ 2,500	
			Good	Yes	\$ 1,100	\$ 2,000	
			Fair	Yes	\$ 900	\$ 1,500	
			Poor	Yes	\$ 750	\$ 1,100	
120 - 200		As New	Yes	\$ 1,400	\$ 2,500		
		Good	Yes	\$ 1,100	\$ 2,000		
		Fair	Yes	\$ 900	\$ 1,500		
		Poor	Yes	\$ 700	\$ 1,000		
<120		As New	Yes	\$ 1,500	\$ 2,500		
		Good	Yes	\$ 1,300	\$ 2,200		
		Fair	Yes	\$ 1,000	\$ 1,500		
		Poor	Yes	\$ 500	\$ 950		

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Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value Range			
	1930 - 1945	>300	As New	Yes	\$	1,300	\$	2,700
			Good	Yes	\$	1,200	\$	2,000
			Fair	Yes	\$	900	\$	1,500
			Poor	Yes	\$	750	\$	1,100
		200 - 300	As New	Yes	\$	1,300	\$	3,000
			Good	Yes	\$	1,100	\$	2,000
			Fair	Yes	\$	800	\$	1,200
			Poor	Yes	\$	500	\$	900
		120 - 200	As New	Yes	\$	1,400	\$	3,000
			Good	Yes	\$	1,100	\$	2,000
			Fair	Yes	\$	800	\$	1,200
			Poor	Yes	\$	500	\$	900
		<120	As New	Yes	\$	1,500	\$	3,000
			Good	Yes	\$	1,300	\$	2,200
			Fair	Yes	\$	750	\$	1,400
			Poor	Yes	\$	450	\$	850
	Pre 1930	>300	As New	Yes	\$	1,500	\$	5,000
			Good	Yes	\$	1,300	\$	3,000
			Fair	Yes	\$	900	\$	1,500
			Poor	Yes	\$	650	\$	1,000
		200 - 300	As New	Yes	\$	1,500	\$	5,000
			Good	Yes	\$	1,300	\$	3,000
			Fair	Yes	\$	800	\$	1,300
			Poor	Yes	\$	500	\$	900
		120 - 200	As New	Yes	\$	1,500	\$	5,000
			Good	Yes	\$	1,300	\$	3,000
			Fair	Yes	\$	850	\$	1,300
			Poor	Yes	\$	500	\$	900
<120		As New	Yes	\$	1,500	\$	5,000	
		Good	Yes	\$	1,300	\$	3,000	
		Fair	Yes	\$	750	\$	1,400	
		Poor	Yes	\$	450	\$	850	
Fibrous Cement/Hardibord								
	2000 - Current	>300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
		200 - 300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
		120 - 200	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
		<120	As New	Yes	\$	1,000	\$	2,200
			Good	Yes	\$	850	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
	1960 - 1999	>300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
		200 - 300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
		120 - 200	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
<120	As New	Yes	\$	1,000	\$	2,200		
	Good	Yes	\$	850	\$	1,500		
	Fair	Yes	\$	550	\$	1,000		
	Poor	Yes	\$	450	\$	900		

PRP Newcastle & Central Coast
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Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value Range			
	1945 - 1960	>300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	750
		200 - 300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	750
		120 - 200	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	800
		<120	As New	Yes	\$	1,000	\$	2,200
			Good	Yes	\$	850	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	900
	1930 - 1945	>300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	750
		200 - 300	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	750
		120 - 200	As New	Yes	\$	1,000	\$	2,000
			Good	Yes	\$	750	\$	1,500
			Fair	Yes	\$	550	\$	1,000
			Poor	Yes	\$	450	\$	800
<120		As New	Yes	\$	1,000	\$	2,200	
		Good	Yes	\$	850	\$	1,500	
		Fair	Yes	\$	550	\$	1,000	
		Poor	Yes	\$	450	\$	850	
Pole Homes/Platform Dwellings								
	2000 - Current	>300	As New	Yes	\$	2,000	\$	5,500
			Good	Yes	\$	1,800	\$	5,000
			Fair	Yes	\$	1,500	\$	4,500
			Poor	Yes	\$	1,200	\$	3,000
		200 - 300	As New	Yes	\$	2,000	\$	5,500
			Good	Yes	\$	1,800	\$	5,000
			Fair	Yes	\$	1,500	\$	4,500
			Poor	Yes	\$	1,200	\$	3,000
		120 - 200	As New	Yes	\$	2,000	\$	5,500
			Good	Yes	\$	1,800	\$	5,000
			Fair	Yes	\$	1,500	\$	4,500
			Poor	Yes	\$	1,200	\$	3,000
		<120	As New	Yes	\$	2,000	\$	5,500
			Good	Yes	\$	1,800	\$	5,000
			Fair	Yes	\$	1,500	\$	4,500
			Poor	Yes	\$	1,200	\$	3,500
	1960 - 1999	>300	As New	Yes	\$	2,000	\$	5,500
			Good	Yes	\$	1,800	\$	5,000
			Fair	Yes	\$	1,100	\$	3,000
			Poor	Yes	\$	850	\$	2,000
		200 - 300	As New	Yes	\$	2,000	\$	5,500
			Good	Yes	\$	1,800	\$	5,000
			Fair	Yes	\$	1,200	\$	3,000
			Poor	Yes	\$	900	\$	2,000
		120 - 200	As New	Yes	\$	2,000	\$	5,500
			Good	Yes	\$	1,800	\$	5,000
			Fair	Yes	\$	1,200	\$	3,000
			Poor	Yes	\$	900	\$	2,000
<120	As New	Yes	\$	2,000	\$	5,500		
	Good	Yes	\$	1,800	\$	5,000		
	Fair	Yes	\$	1,200	\$	3,000		
	Poor	Yes	\$	850	\$	1,500		

PRP Newcastle & Central Coast
Newcastle & Lake Macquarie Contract-
Added Value of Improvements Table- 2018 Base Date

Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value Range
Prestige/Architect Designed/Master Built Homes					
	2000 - Current	>300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 4,500
			Poor	Yes	\$ 1,300 \$ 3,000
		200 - 300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 4,500
			Poor	Yes	\$ 1,300 \$ 3,000
		120 - 200	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,400 \$ 4,500
		<120	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 3,500
	1960 - 1999	>300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 1,500 \$ 4,500
			Poor	Yes	\$ 900 \$ 2,500
		200 - 300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 1,500 \$ 4,500
			Poor	Yes	\$ 900 \$ 2,500
		120 - 200	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 1,500 \$ 4,500
			Poor	Yes	\$ 900 \$ 2,500
		<120	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 1,500 \$ 4,500
			Poor	Yes	\$ 900 \$ 2,700
	1945 - 1960	>300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500
		200 - 300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500
		120 - 200	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500
		<120	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500
	1930 - 1945	>300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500
		200 - 300	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500
		120 - 200	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500
		<120	As New	Yes	\$ 2,500 \$ 7,500
			Good	Yes	\$ 2,300 \$ 6,500
			Fair	Yes	\$ 2,100 \$ 5,500
			Poor	Yes	\$ 1,500 \$ 4,500



Preston
Rowe
Paterson

International Property Consultants

PRP Newcastle & Central Coast Newcastle & Lake Macquarie Contract- Added Value of Improvements Table- 2018 Base Date

Construction/ Style	Age	Size (m2)	Condition	Applicable to Category	Value Range			
	Pre 1930	>300	As New	Yes	\$	2,500	\$	7,500
			Good	Yes	\$	2,300	\$	6,500
			Fair	Yes	\$	2,100	\$	5,500
			Poor	Yes	\$	1,500	\$	4,500
		200 - 300	As New	Yes	\$	2,500	\$	7,500
			Good	Yes	\$	2,300	\$	6,500
			Fair	Yes	\$	2,100	\$	5,500
			Poor	Yes	\$	1,500	\$	4,500
		120 - 200	As New	Yes	\$	2,500	\$	7,500
			Good	Yes	\$	2,300	\$	6,500
			Fair	Yes	\$	2,100	\$	5,500
			Poor	Yes	\$	1,500	\$	4,500
		<120	As New	Yes	\$	2,500	\$	7,500
			Good	Yes	\$	2,300	\$	6,500
			Fair	Yes	\$	2,100	\$	5,500
			Poor	Yes	\$	1,500	\$	4,500