

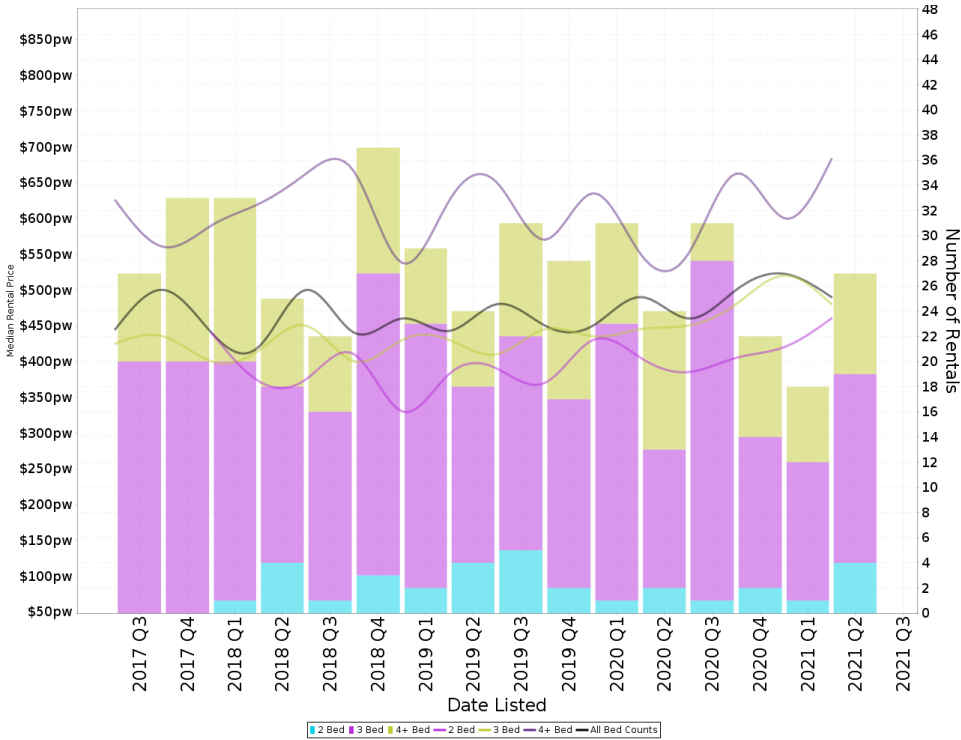
COMPARATIVE MARKET ANALYSIS

1/25 CAMBRIDGE STREET, CARINA HEIGHTS, QLD 4152

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.1%

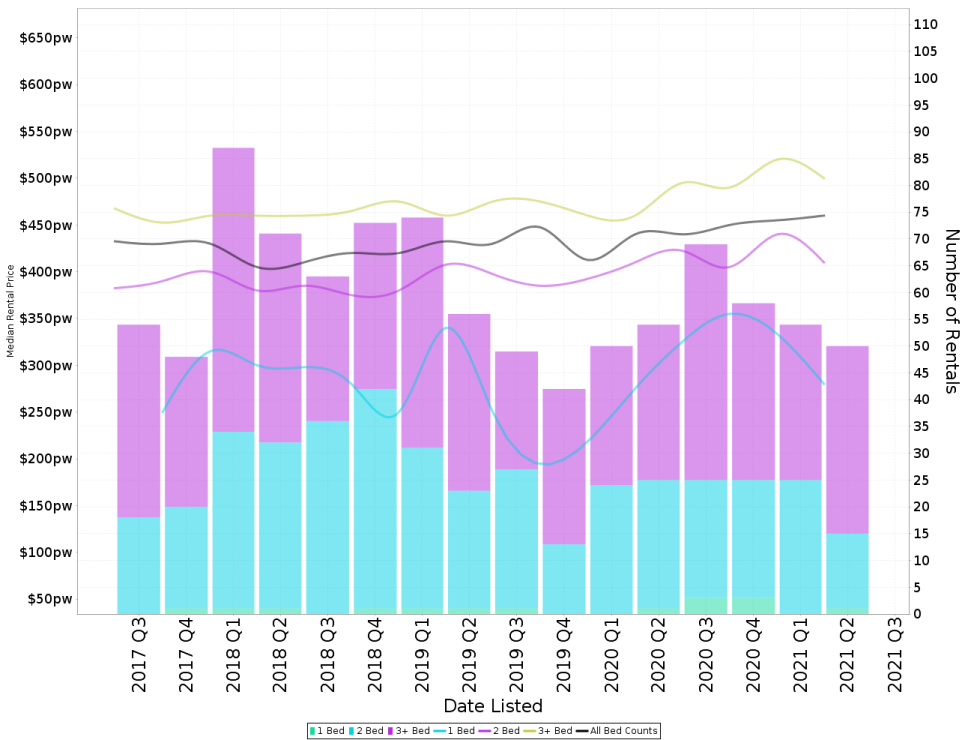
Current Median Price: \$820,000
Previous Median Price: \$712,500
Based on 148 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$820,000
Current Median Rent: \$450
Based on 118 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.3%

Current Median Price: \$480,000
Previous Median Price: \$473,908
Based on 209 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$480,000
Current Median Rent: \$428
Based on 260 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$400 and the highest for rent price is \$450 with a median rental price of \$430. Days listed ranges from 3 to 42 days with the average currently at 21 days for these selected properties.

5/29 JONES RD, CARINA HEIGHTS 4152

UBD Ref: Brisbane - 181 G3

 3  2  1



Property Type: Unit
Area: 200 m²
RPD: L5 SP133973

Features:

Current Rent Price: **\$430.00 Per Week**
First Rent Price: **\$430.00 Per Week**
Month Listed: **June 2021* (Rented)**
Days on Market: **N/A**

7/29 JONES RD, CARINA HEIGHTS 4152

UBD Ref: Brisbane - 181 G3

 3  2  1



Property Type: Unit
Area: 206 m²
RPD: L7 SP133973

Features:

Current Rent Price: **\$430.00 per week**
First Rent Price: **\$430.00 per week**
Month Listed: **May 2021* (Rented)**
Days on Market: **3 Days**

6/107 ANZAC RD, CARINA HEIGHTS 4152

UBD Ref: Brisbane - 181 H5

 3  1  1



Property Type: Unit
Area: 118 m²
RPD: L6 GTP100809

Features:

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **June 2021* (Rented)**
Days on Market: **17 Days**

2/11 MONS RD, CARINA 4152

 3  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$450**
First Rent Price: **\$450**
Month Listed: **June 2021* (Rented)**
Days on Market: **11 Days**

3/62 CAMBRIDGE ST, CARINA HEIGHTS 4152

 3  2  2



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$450 per week**
First Rent Price: **\$460 per week**
Month Listed: **June 2021* (Rented)**
Days on Market: **36 Days**

Prepared on 26/07/2021 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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8/24 HILL CRES, CARINA HEIGHTS 4152

UBD Ref: Brisbane - 181 H3



Property Type: Unit
Area: 149 m²
RPD: L8 GTP4032

Features:

Current Rent Price: **\$400**
First Rent Price: **\$400**
Month Listed: **May 2021* (Rented)**
Days on Market: **31 Days**

2/34 CAMBRIDGE ST, CARINA HEIGHTS 4152

UBD Ref: Brisbane - 181 G4



Property Type: Unit
Area: 124 m²
RPD: L2 SP168985

Features:

Current Rent Price: **\$410 per week**
First Rent Price: **\$410 per week**
Month Listed: **May 2021* (Rented)**
Days on Market: **6 Days**

2/30 CAMBRIDGE ST, CARINA HEIGHTS 4152



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$430**
First Rent Price: **\$450**
Month Listed: **March 2021* (Rented)**
Days on Market: **42 Days**

5/95 CAMBRIDGE ST, CARINA HEIGHTS 4152

UBD Ref: Brisbane - 181 F5



Property Type: Unit
Area: 139 m²
RPD: L5 SP145225

Features:

Current Rent Price: **\$450.00 per week**
First Rent Price: **\$450.00 per week**
Month Listed: **March 2021* (Rented)**
Days on Market: **24 Days**

1/25 CAMBRIDGE STREET, CARINA HEIGHTS, QLD 4152



Appraisal Price

This market analysis has been prepared on 26/07/2021 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$430pw to \$450pw

Contact your agent for further information:

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