

# COMPARATIVE MARKET ANALYSIS

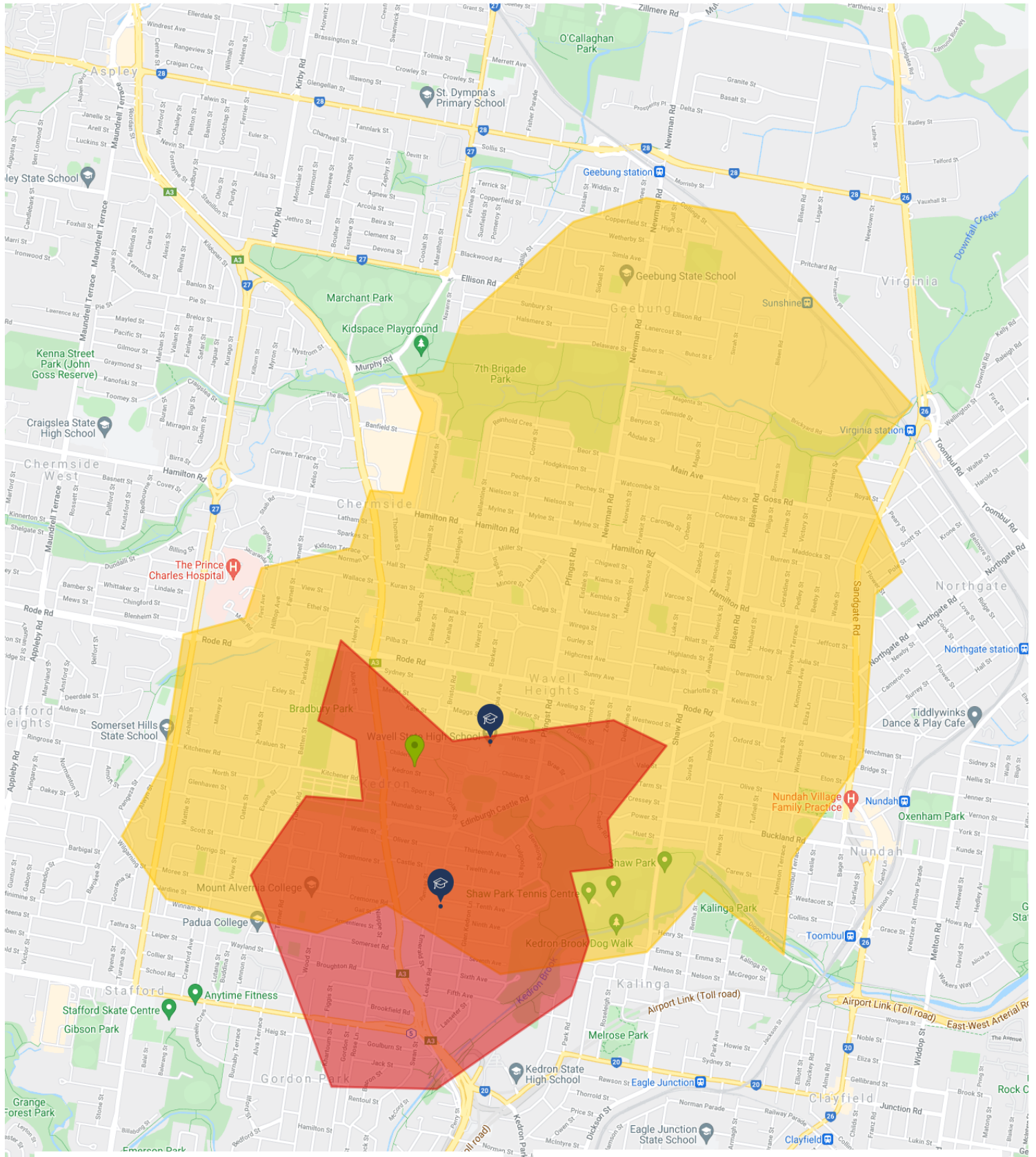
28 KEDRON STREET, KEDRON, QLD 4031

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR





## School Catchment Areas



**Kedron State School**

**Prep - 6**

**Co-ed**



**Wavell State High School**

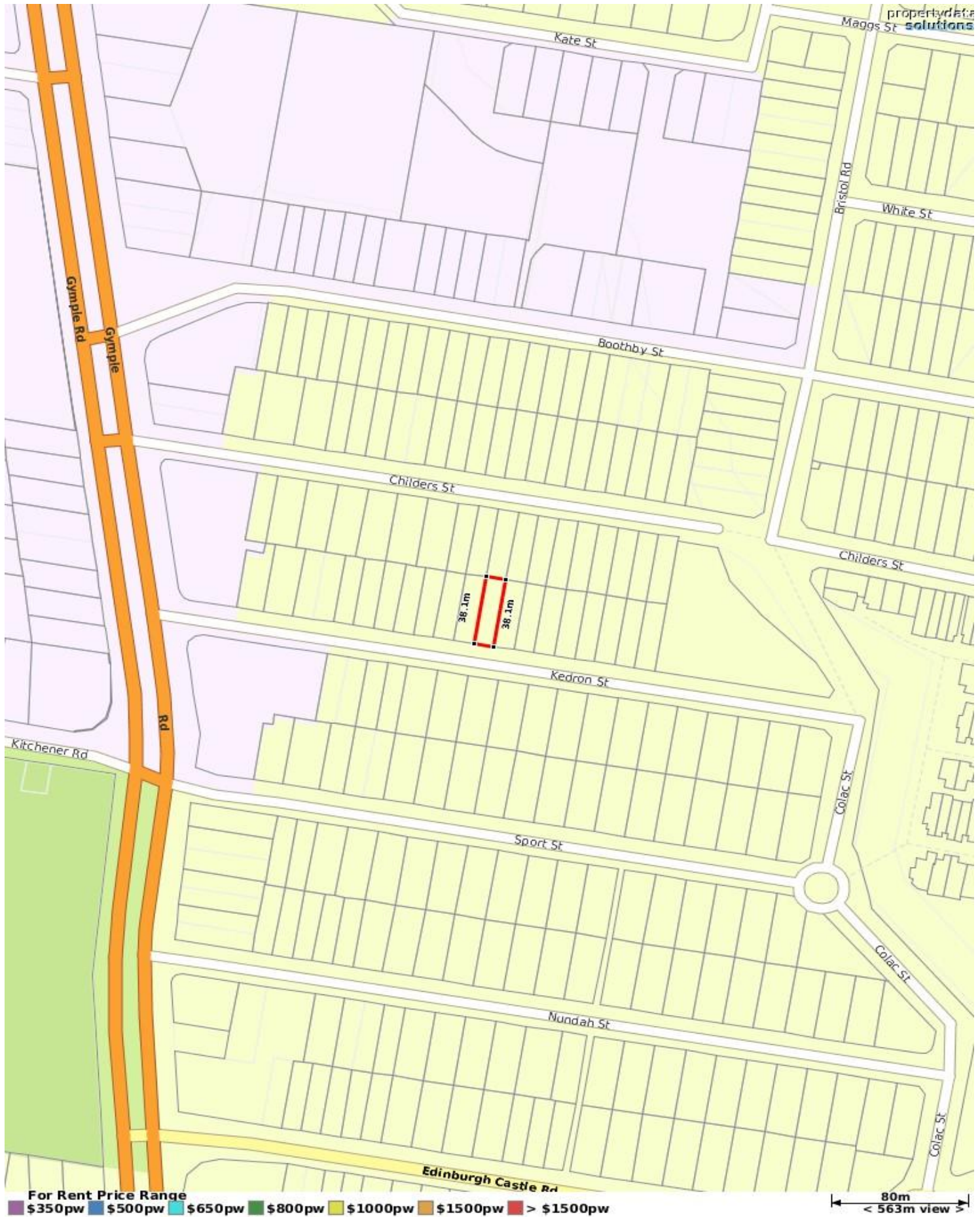
**7 - 12**

**Co-ed**

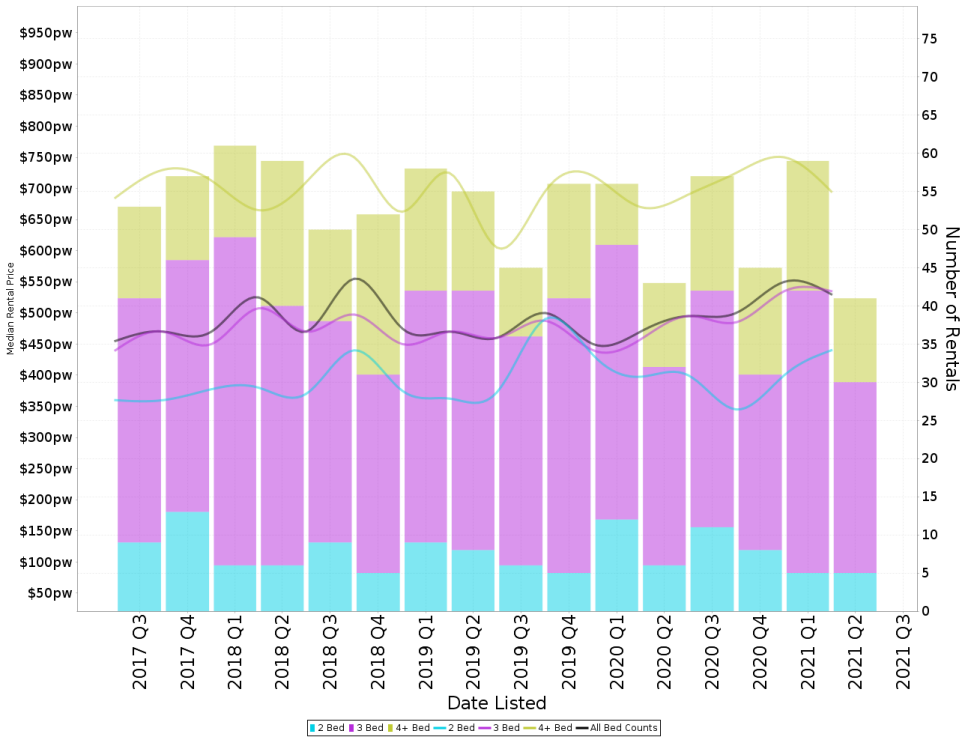




## Nearby Properties For Rent



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.6%**

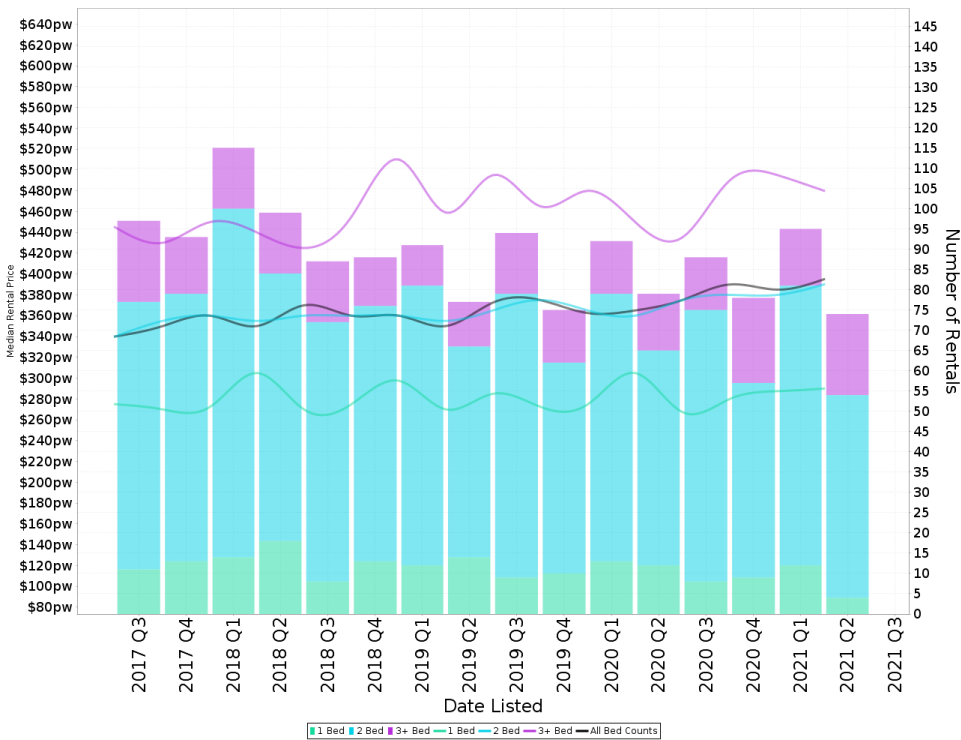
Current Median Price: \$850,000  
Previous Median Price: \$790,000  
Based on 276 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

Current Median Price: \$850,000  
Current Median Rent: \$470  
Based on 230 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.6%**

Current Median Price: \$407,500  
Previous Median Price: \$405,000  
Based on 148 registered Unit sales compared over the last two rolling 12 month periods.

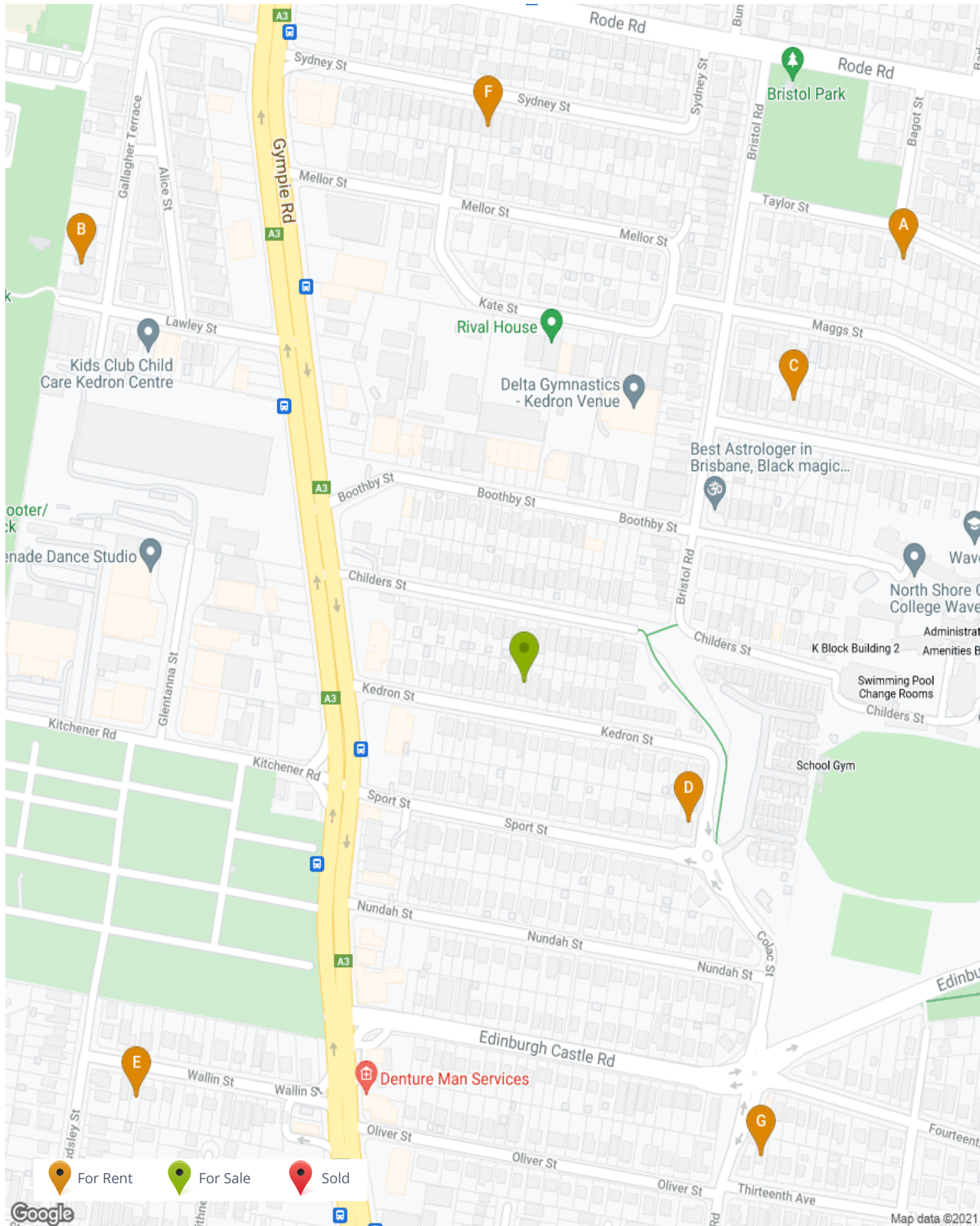
### Suburb Rental Yield

**+4.5%**

Current Median Price: \$407,500  
Current Median Rent: \$350  
Based on 404 registered Unit rentals compared over the last 12 months.



## Comparable Properties Map



## Nearby Comparable Rental Properties

There are 7 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$380 and the highest for rent price is \$500 with a median rental price of \$460. Days listed ranges from 6 to 35 days with the average currently at 22 days for these selected properties.

### 64 TAYLOR ST, WAVELL HEIGHTS 4012

UBD Ref: Brisbane - 120 C18  3  1  1



Property Type: House  
Area: 640 m<sup>2</sup>  
RPD: L37 RP91155

Features:

Current Rent Price: **\$460 per week**  
First Rent Price: **\$440 per week**  
Month Listed: **August 2021**  
Days on Market: **15 Days**



### 16 GALLAGHER TCE, KEDRON 4031

UBD Ref: Brisbane - 119 R18  3  1  2



Property Type: House  
Area: 635 m<sup>2</sup>  
RPD: L8 RP45641

Features:

Current Rent Price: **\$470**  
First Rent Price: **\$470**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **22 Days**



### 115 WHITE ST, WAVELL HEIGHTS 4012

UBD Ref: Brisbane - 120 B19  3  1  2



Property Type: House  
Area: 405 m<sup>2</sup>  
RPD: L127 RP42365

Features:

Current Rent Price: **\$380 p.w.**  
First Rent Price: **\$380 p.w.**  
Month Listed: **February 2021\* (Rented)**  
Days on Market: **35 Days**



### 48 SPORT ST, KEDRON 4031

UBD Ref: Brisbane - 120 B20  3  1  2



Property Type: House  
Area: 610 m<sup>2</sup>  
RPD: L12 RP64357

Features:

Current Rent Price: **\$440 per week**  
First Rent Price: **\$440 per week**  
Month Listed: **April 2021\* (Rented)**  
Days on Market: **29 Days**



### 36 WALLIN ST, KEDRON 4031

UBD Ref: Brisbane - 139 R1  3  2  2



Property Type: House  
Area: 405 m<sup>2</sup>  
RPD: L36 RP26115

Features:

Current Rent Price: **\$450 per week**  
First Rent Price: **\$480 per week**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **31 Days**



Prepared on 19/08/2021 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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## 37 SYDNEY ST, KEDRON 4031

UBD Ref: Brisbane - 120 A18

 3  1  1



Property Type: House  
Area: 405 m<sup>2</sup>  
RPD: L78 RP26128

Features:

Current Rent Price: **\$460**  
First Rent Price: **\$440**  
Month Listed: **May 2021\* (Rented)**  
Days on Market: **17 Days**



## 4 THIRTEENTH AVE, KEDRON 4031

UBD Ref: Brisbane - 140 B2

 3  1  2



Property Type: House  
Area: 443 m<sup>2</sup>  
RPD: L592 RP25050

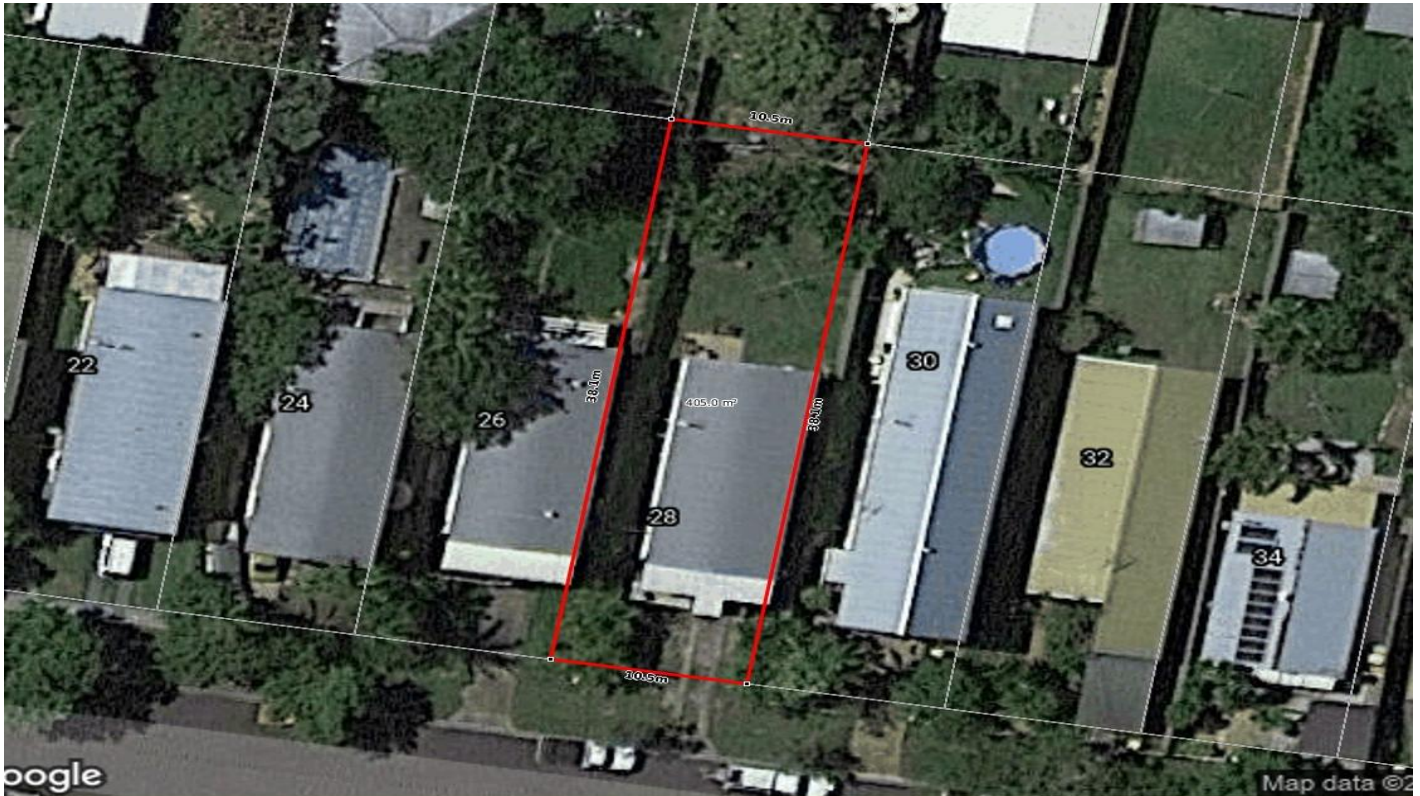
Features:

Current Rent Price: **\$500 weekly**  
First Rent Price: **\$500 weekly**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **6 Days**





## 28 KEDRON STREET, KEDRON, QLD 4031



### Appraisal Price

This market analysis has been prepared on 19/08/2021 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:

**\$450pw to \$500pw**

### Contact your agent for further information:

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