

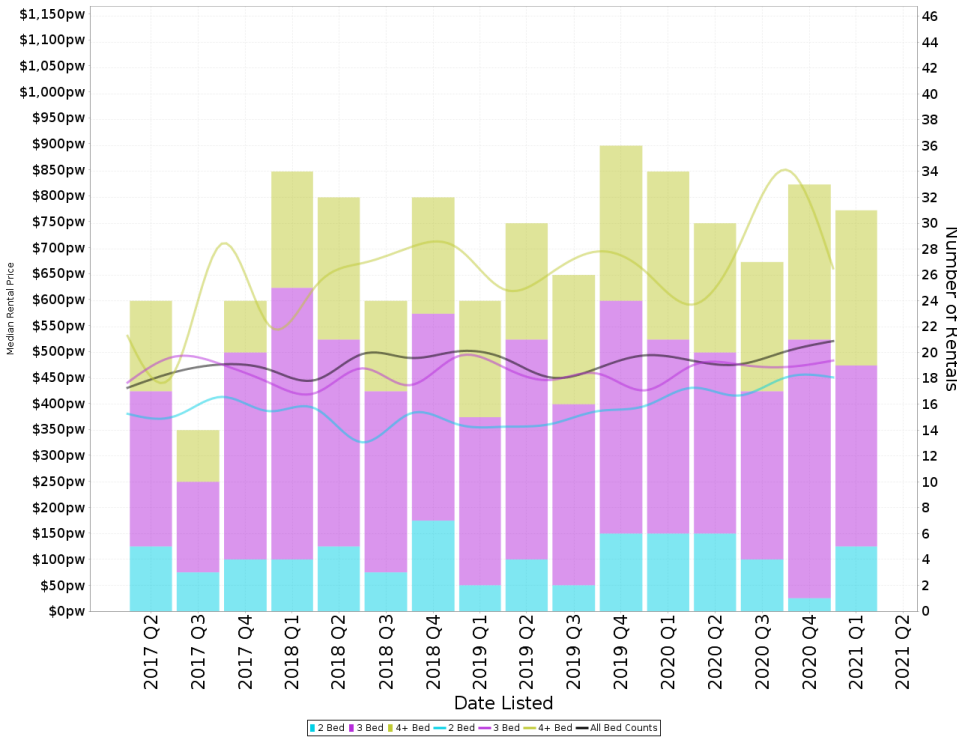
COMPARATIVE MARKET ANALYSIS

67 PICNIC STREET, ENOGGERA, QLD 4051

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.9%

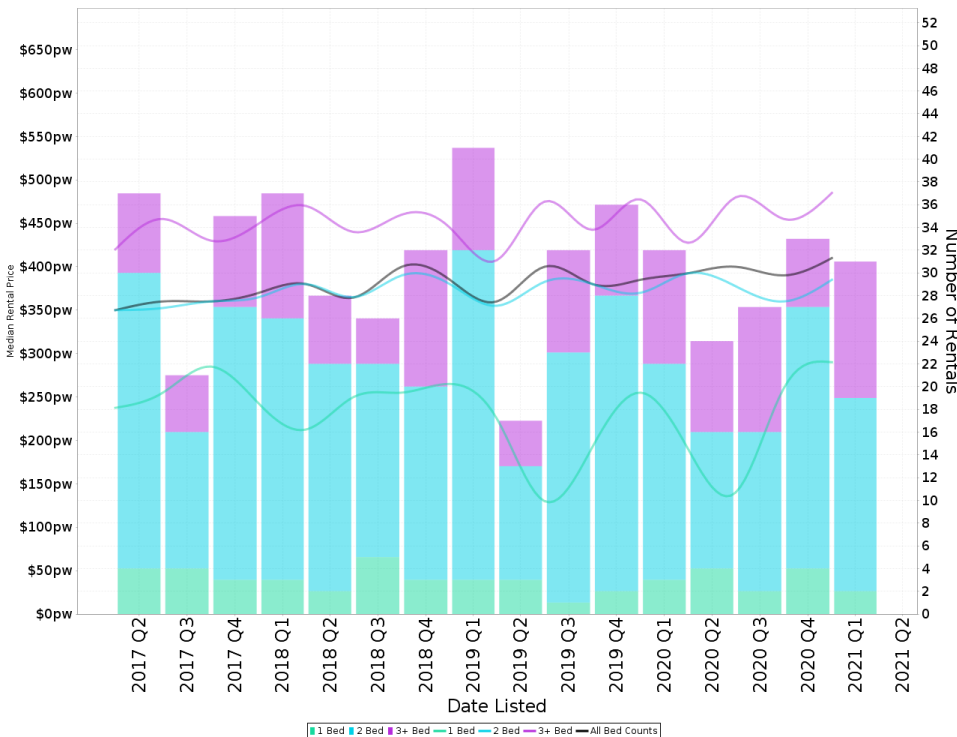
Current Median Price: \$748,000
Previous Median Price: \$706,500
Based on 140 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$748,000
Current Median Rent: \$453
Based on 96 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+12.0%

Current Median Price: \$465,000
Previous Median Price: \$415,000
Based on 66 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$465,000
Current Median Rent: \$360
Based on 130 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 7 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is \$670 and the highest for rent price is \$750 with a median rental price of \$725. Days listed ranges from 7 to 54 days with the average currently at 19 days for these selected properties.

22 FERN ST, ENOGGERA 4051

UBD Ref: Brisbane - 139 B5  4  2  2



Property Type: House
Area: 405 m²
RPD: L211 RP18388

Features:

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **January 2021* (Rented)**
Days on Market: **13 Days**

116 ORCHID ST, ENOGGERA 4051

UBD Ref: Brisbane - 139 A7  4  2  2



Property Type: House
Area: 410 m² (45 m²)
RPD: L2 SP144527

Features:

Current Rent Price: **\$670 Per week**
First Rent Price: **\$670 Per week**
Month Listed: **February 2021* (Rented)**
Days on Market: **18 Days**

79 WEBB ST, STAFFORD 4053

UBD Ref: Brisbane - 139 D4  5  2  2



Property Type: House
Area: 607 m²
RPD: L120 RP69037

Features: DOUBLE STOREY, QUEENSLANDER, ENSUITE, STUDY, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

Current Rent Price: **\$750 / wk**
First Rent Price: **\$750 / wk**
Month Listed: **June 2021* (Rented)**
Days on Market: **11 Days**

32 EVERTON TCE, EVERTON PARK 4053

UBD Ref: Brisbane - 138 Q3  4  2  2



Property Type: House
Area: 405 m²
RPD: L1 SP210469

Features: STOREYS: 2, DOUBLE STOREY, CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **January 2021* (Rented)**
Days on Market: **54 Days**

207 RAYMONT RD, ALDERLEY 4051

UBD Ref: Brisbane - 139 E9  4  2  1



Property Type: House
Area: 559 m²
RPD: L23 RP19259

Features:

Current Rent Price: **\$680**
First Rent Price: **\$680**
Month Listed: **March 2021* (Rented)**
Days on Market: **23 Days**

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39 DUNDONALD ST, EVERTON PARK 4053

UBD Ref: Brisbane - 138 P2

 4  2  6



Property Type: House
Area: 405 m²
RPD: L225 RP26015

Features:

Current Rent Price: **\$725**
First Rent Price: **\$725**
Month Listed: **January 2021* (Rented)**
Days on Market: **10 Days**

826 SOUTH PINE RD, EVERTON PARK 4053

 4  2  2



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$725 / wk**
First Rent Price: **\$725 / wk**
Month Listed: **February 2021* (Rented)**
Days on Market: **7 Days**

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Appraisal Price

This market analysis has been prepared on 21/06/2021 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:

\$700pw to \$750pw

Contact your agent for further information:

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