

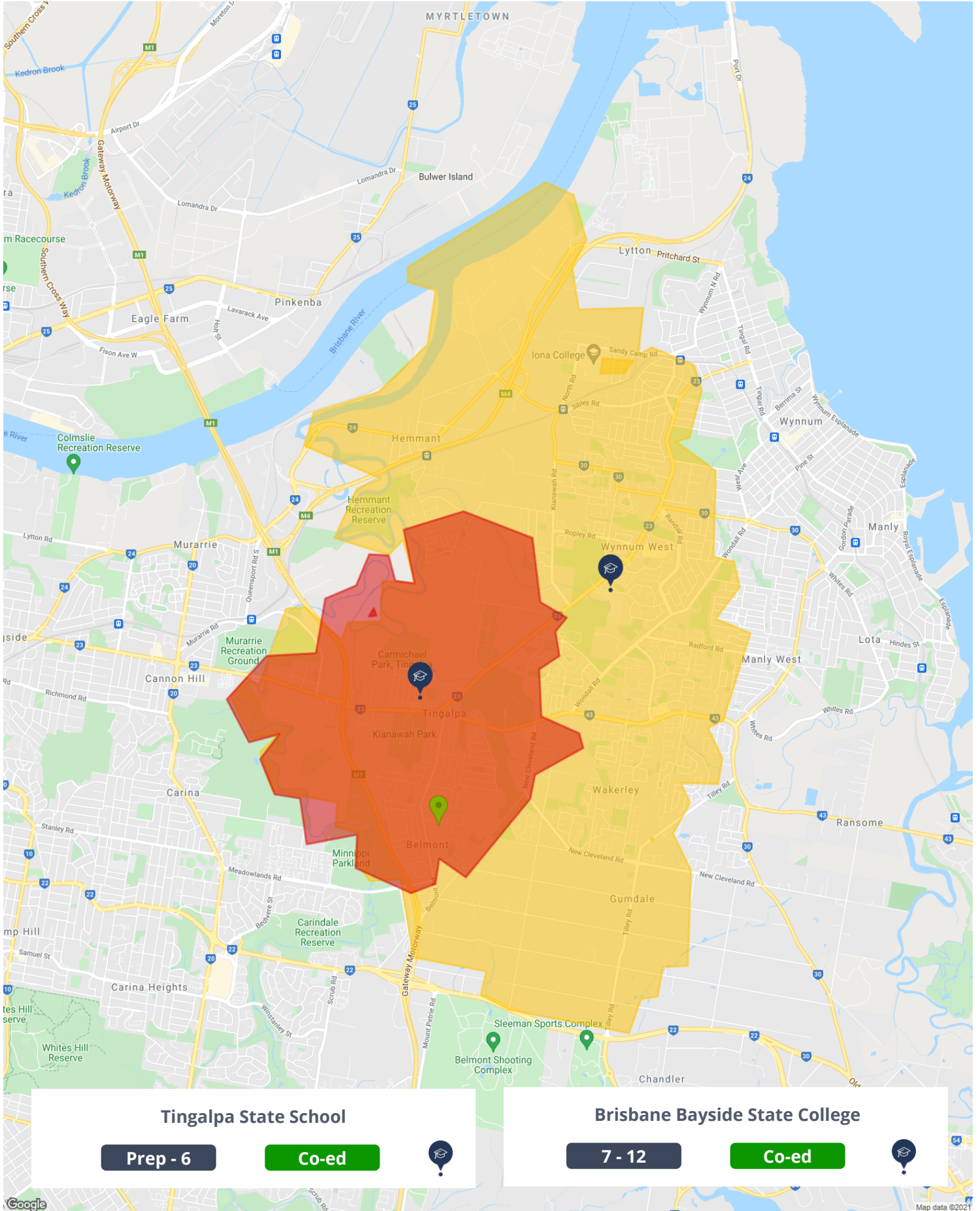
COMPARATIVE MARKET ANALYSIS

10 FALSTAFF STREET, BELMONT, QLD 4153

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



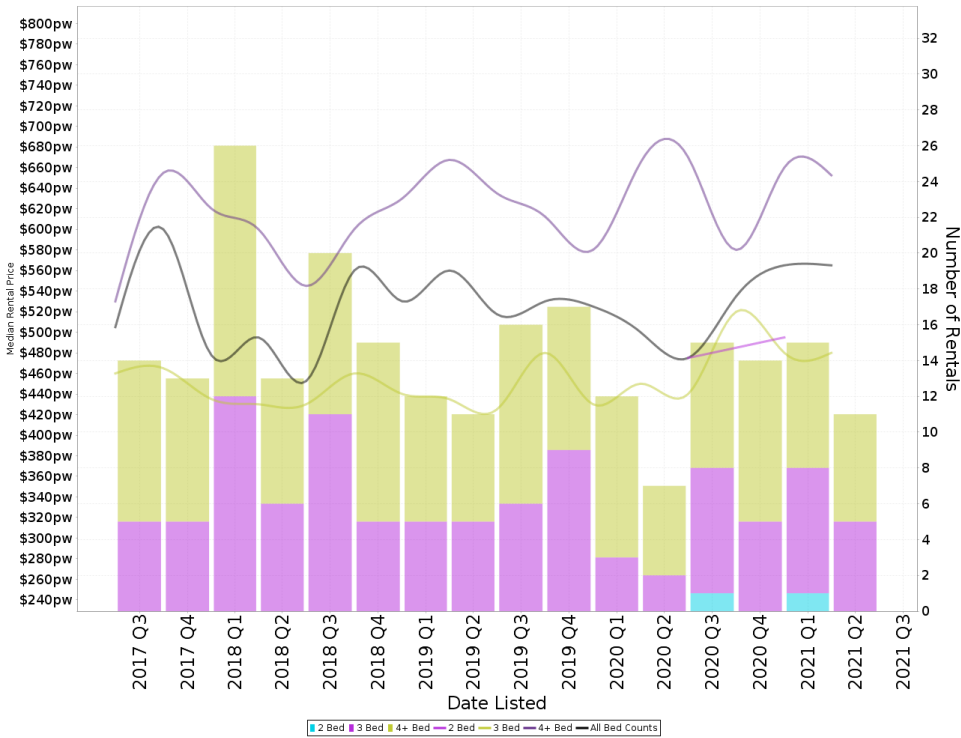
School Catchment Areas



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.2%

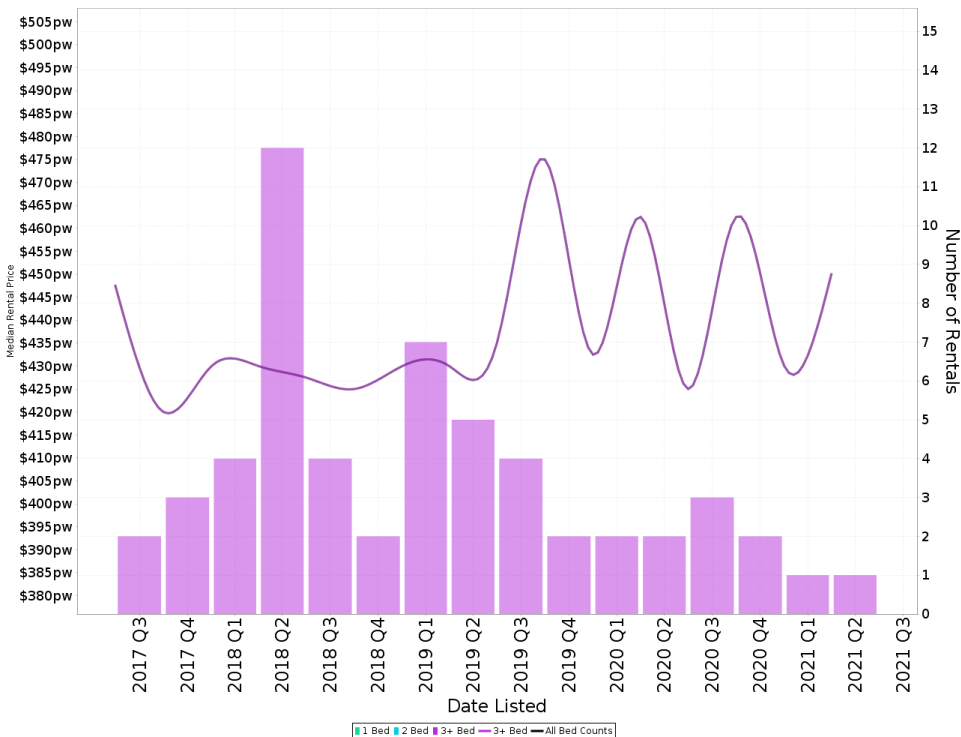
Current Median Price: \$785,000
Previous Median Price: \$712,500
Based on 133 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$785,000
Current Median Rent: \$505
Based on 66 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+21.9%

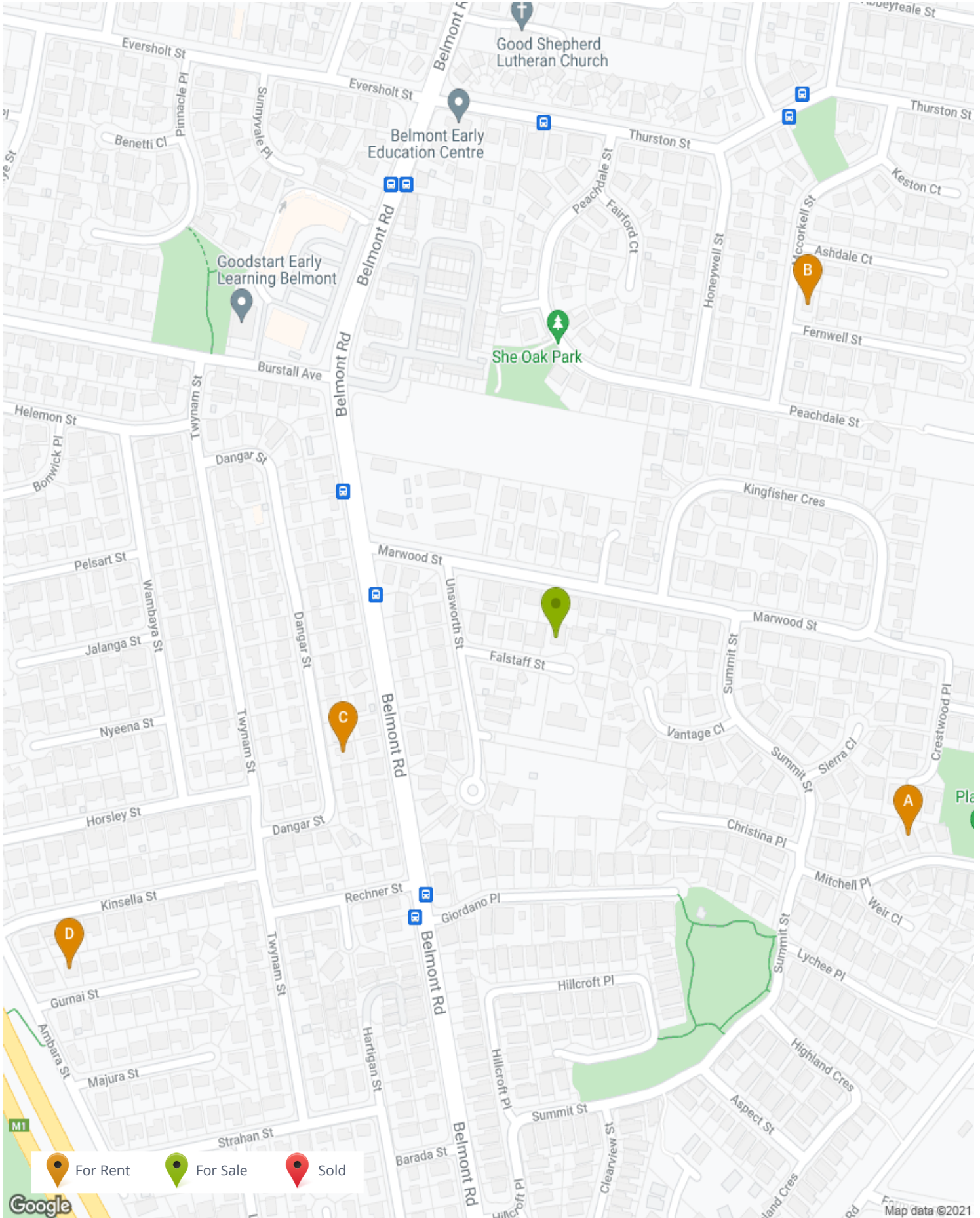
Current Median Price: \$462,500
Previous Median Price: \$379,500
Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$462,500
Current Median Rent: \$430
Based on 21 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$420 and the highest for rent price is \$480 with a median rental price of \$460. Days listed ranges from 5 to 30 days with the average currently at 11 days for these selected properties.

16 MITCHELL PL, BELMONT 4153

UBD Ref: Brisbane - 162 H19

 3  2  2



Property Type: House
Area: 486 m²
RPD: L18 RP887856

Features:

Current Rent Price: **\$420 per week**
First Rent Price: **\$420 per week**
Month Listed: **May 2021* (Rented)**
Days on Market: **8 Days**



1/10 SCHUMANN CL, TINGALPA 4173

 3  2  1



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$430**
First Rent Price: **\$430**
Month Listed: **March 2021* (Rented)**
Days on Market: **8 Days**

20 MCCORKELL ST, TINGALPA 4173

UBD Ref: Brisbane - 162 H18

 3  1  1



Property Type: House
Area: 589 m²
RPD: L76 RP191834

Features: LOWSET, BRICK AND TILE, BUILT IN ROBES, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

Current Rent Price: **\$460**
First Rent Price: **\$460**
Month Listed: **April 2021* (Rented)**
Days on Market: **5 Days**



38 DANGAR ST, BELMONT 4153

UBD Ref: Brisbane - 162 F19

 3  1  2



Property Type: House
Area: 546 m²
RPD: L200 RP157824

Features:

Current Rent Price: **\$480 per week**
First Rent Price: **\$480 per week**
Month Listed: **July 2021* (Rented)**
Days on Market: **6 Days**



4 GURNAI ST, BELMONT 4153

UBD Ref: Brisbane - 162 E20

 3  1  1



Property Type: House
Area: 598 m²
RPD: L167 RP151045

Features:

Current Rent Price: **\$480 per week inc yard**
First Rent Price: **\$480 per week inc yard**
Month Listed: **April 2021* (Rented)**
Days on Market: **30 Days**



Prepared on 30/08/2021 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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10 FALSTAFF STREET, BELMONT, QLD 4153



Appraisal Price

This market analysis has been prepared on 30/08/2021 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:

\$460pw to \$500pw

Contact your agent for further information:

Name: Pure Real Estate Group
Mobile: 0406 743 965
Office: Pure Real Estate Group
Office Phone: 07 3217 2915
Email: russell@pure.com.au