

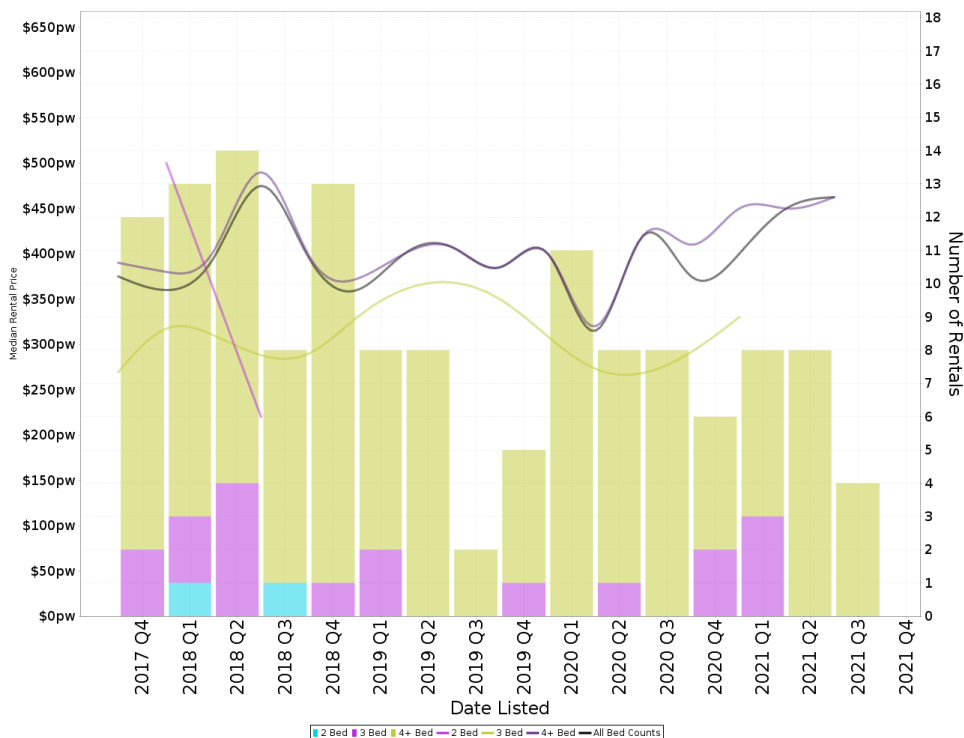
# COMPARATIVE MARKET ANALYSIS

12 FOREST OAK COURT, CHUWAR, QLD 4306

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.1%**

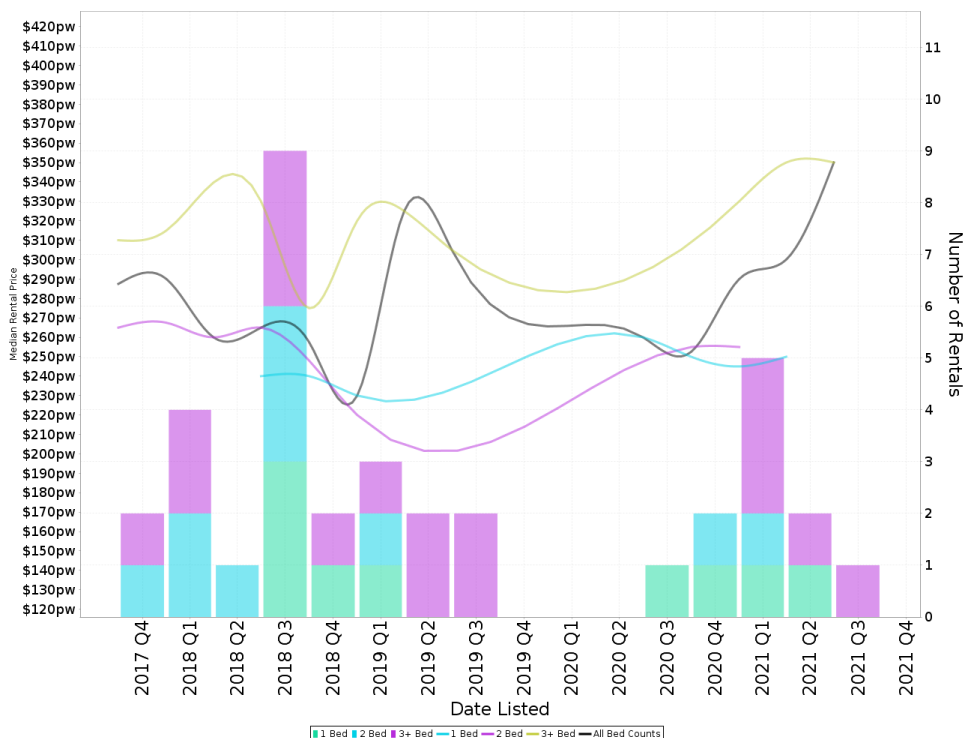
Current Median Price: \$531,000  
Previous Median Price: \$520,000  
Based on 87 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$531,000  
Current Median Rent: \$390  
Based on 47 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

N/A

## Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is \$290 and the highest for rent price is \$500 with a median rental price of \$428. Days listed ranges from 9 to 51 days with the average currently at 25 days for these selected properties.

### 20 FOREST OAK CRT, CHUWAR 4306

UBD Ref: Brisbane - 193 R16

 4  2  2



Property Type: House  
Area: 700 m<sup>2</sup> (183 m<sup>2</sup>)  
RPD: L12 SP240410

Features:

Current Rent Price: **\$410**  
First Rent Price: **\$410**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **9 Days**

### 36 KNIGHTSBRIDGE DR, CHUWAR 4306

UBD Ref: Brisbane - 193 R16

 4  2  2



Property Type: House  
Area: 800 m<sup>2</sup>  
RPD: L66 SP240429

Features:

Current Rent Price: **\$450 per week**  
First Rent Price: **\$450 per week**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **27 Days**

### 4 LUCINDA CL, CHUWAR 4306

UBD Ref: Brisbane - 194 C15

 4  2  2



Property Type: House  
Area: 800 m<sup>2</sup>  
RPD: L124 SP221181

Features:

Current Rent Price: **\$425 per week**  
First Rent Price: **\$425 per week**  
Month Listed: **May 2021\* (Rented)**  
Days on Market: **36 Days**

### 46 LILLEY TCE, CHUWAR 4306

UBD Ref: Brisbane - 194 C14

 4  2  2



Property Type: House  
Area: 600 m<sup>2</sup>  
RPD: L154 SP230017

Features:

Current Rent Price: **\$290 per week**  
First Rent Price: **\$290 per week**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **26 Days**

### 45 LILLEY TCE, CHUWAR 4306

UBD Ref: Brisbane - 194 C14

 4  2  2



Property Type: House  
Area: 600 m<sup>2</sup>  
RPD: L91 SP230017

Features:

Current Rent Price: **Leased in less than a week**  
First Rent Price: **\$450**  
Month Listed: **September 2021\* (Rented)**  
Days on Market: **13 Days**

Prepared on 26/10/2021 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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## 37 LILLEY TCE, CHUWAR 4306

UBD Ref: Brisbane - 194 D14



4



2



2



Property Type: House  
Area: 600 m<sup>2</sup>  
RPD: L95 SP230017

Features:

Current Rent Price: **\$425 per week**  
First Rent Price: **\$425 per week**  
Month Listed: **April 2021\* (Rented)**  
Days on Market: **51 Days**

## 20 LILLEY TCE, CHUWAR 4306

UBD Ref: Brisbane - 194 D14



4



2



2



Property Type: House  
Area: 1,577 m<sup>2</sup>  
RPD: L145 SP230017

Features:

Current Rent Price: **ONE WEEK RENT FREE**  
First Rent Price: **\$500 per week**  
Month Listed: **September 2021**  
Days on Market: **26 Days**

## 14 JAGERA CRT, KARALEE 4306



4



2



2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$430 per week**  
First Rent Price: **\$430 per week**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **16 Days**

## 12 FOREST OAK COURT, CHUWAR, QLD 4306



### Appraisal Price

This market analysis has been prepared on 26/10/2021 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:

**\$400pw to \$450pw**

### Contact your agent for further information:

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