

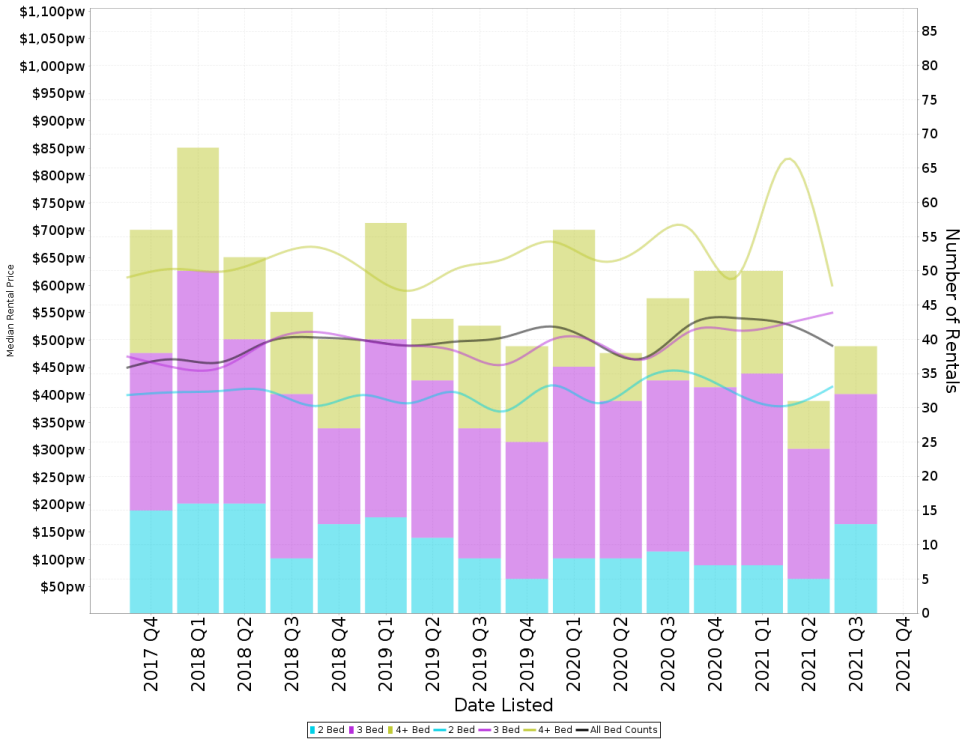
COMPARATIVE MARKET ANALYSIS

2/26 CLIVE STREET, ANNERLEY, QLD 4103

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+11.5%

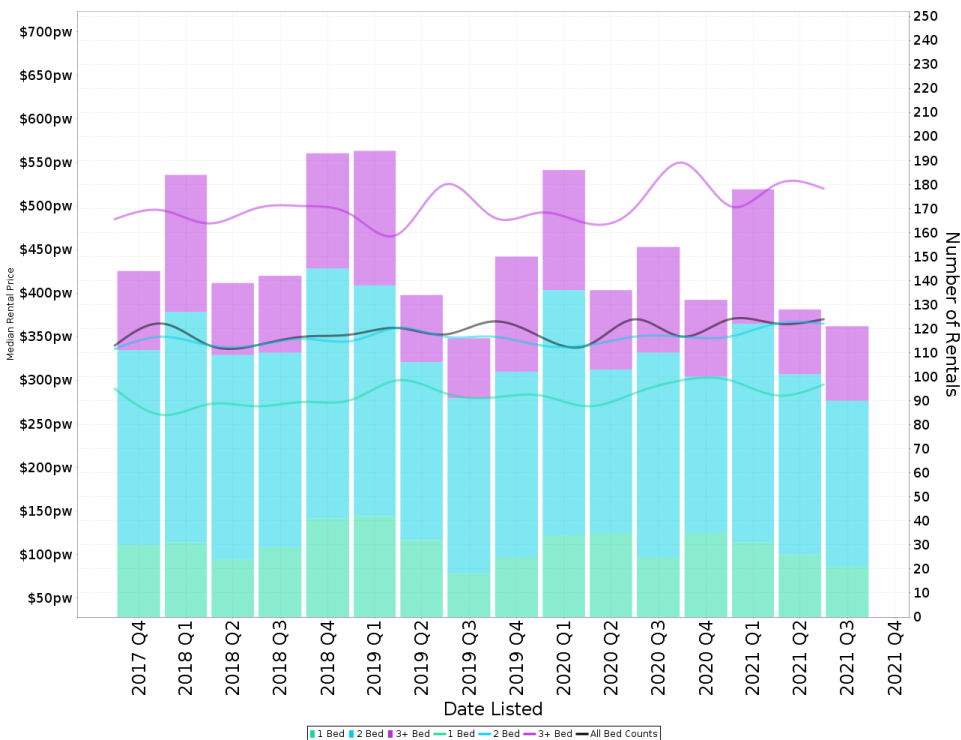
Current Median Price: \$876,500
Previous Median Price: \$786,000
Based on 222 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$876,500
Current Median Rent: \$460
Based on 220 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.2%

Current Median Price: \$431,250
Previous Median Price: \$475,000
Based on 323 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$431,250
Current Median Rent: \$350
Based on 609 registered Unit rentals compared over the last 12 months.

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 \$530 and the highest for rent price is \$650 with a median rental price of \$580. Days listed ranges from 7 to 26 days with the average currently at 12 days for these selected properties.

2/9 DUDLEY ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 Q9  3  2  2



Property Type: Unit
Area: 156 m²
RPD: L2 SP289181

Features:

Current Rent Price: **\$650 weekly**
First Rent Price: **\$650 weekly**
Month Listed: **May 2021* (Rented)**
Days on Market: **11 Days**

1/59 CLIVE ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 Q9  3  2  2



Property Type: Unit
Area: 221 m²
RPD: L1 SP244824

Features:

Current Rent Price: **\$650**
First Rent Price: **\$650**
Month Listed: **June 2021* (Rented)**
Days on Market: **7 Days**

1/12 SOMERVELL ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 Q11  3  2  1



Property Type: Unit
Area: 168 m²
RPD: L1 SP182810

Features:

Current Rent Price: **\$595**
First Rent Price: **\$595**
Month Listed: **November 2021* (Rented)**
Days on Market: **10 Days**

5/8 CLIVE ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 R10  3  2  2



Property Type: Unit
Area: 198 m²
RPD: L5 SP267726

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **November 2021* (Rented)**
Days on Market: **14 Days**

9/40 FANNY ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 R9  3  2  2



Property Type: Unit
Area: 1,806 m²
RPD: L1-12,14-18 SP277839

Features:

Current Rent Price: **\$570 per week**
First Rent Price: **\$570 per week**
Month Listed: **October 2021* (Rented)**
Days on Market: **26 Days**

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1/40 FANNY ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 R9



Property Type: Unit
Area: 111 m²
RPD: L1 SP277839

Features:

Current Rent Price: **\$570**
First Rent Price: **\$570**
Month Listed: **May 2021* (Rented)**
Days on Market: **9 Days**

7/23 NORMAN ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 R10



Property Type: Unit
Area: 146 m²
RPD: L7 SP150388

Features:

Current Rent Price: **\$530 weekly**
First Rent Price: **\$530 weekly**
Month Listed: **November 2021* (Rented)**
Days on Market: **8 Days**

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Appraisal Price

This market analysis has been prepared on 26/11/2021 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:

\$590pw to \$630pw

Contact your agent for further information:

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