

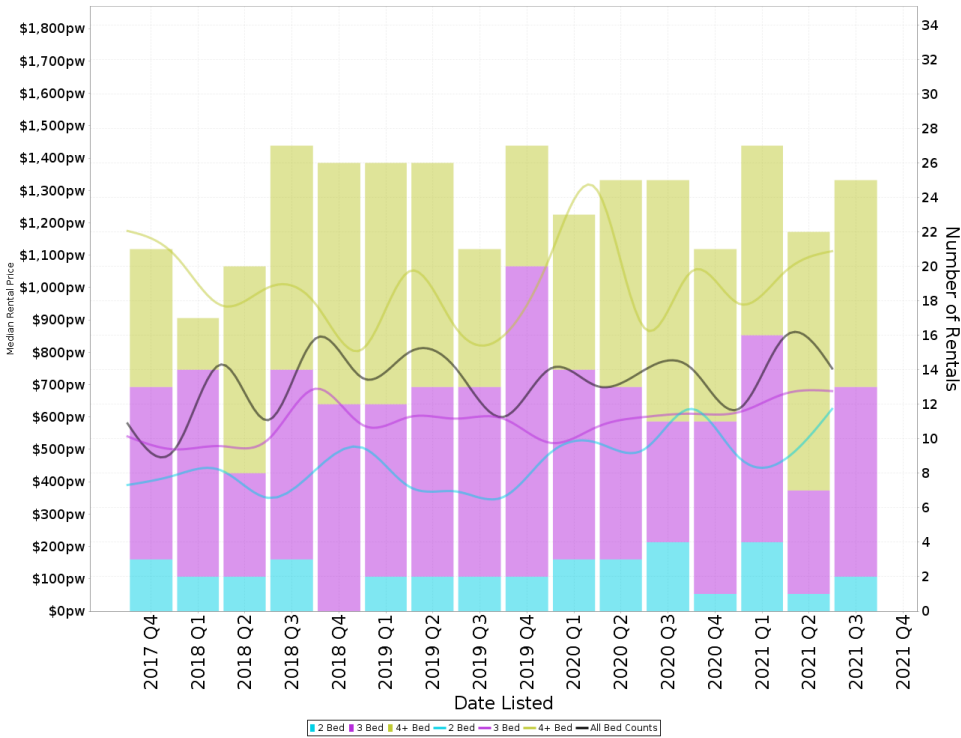
COMPARATIVE MARKET ANALYSIS

2/9 ROSSITER PARADE, HAMILTON, QLD 4007

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+20.2%

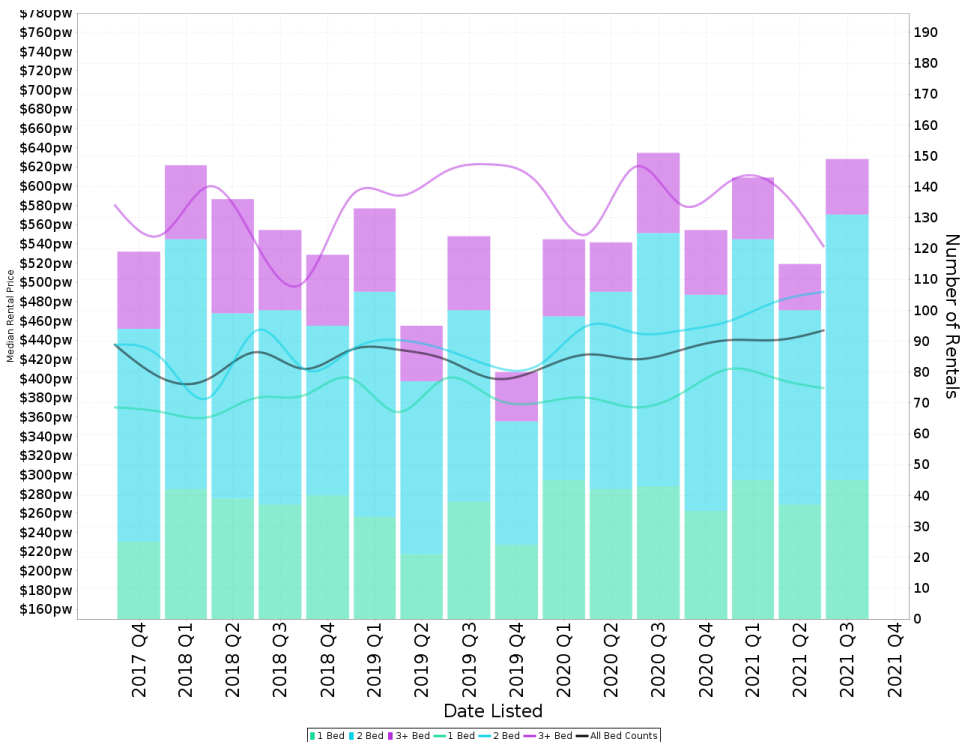
Current Median Price: \$1,868,500
Previous Median Price: \$1,555,000
Based on 162 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.7%

Current Median Price: \$1,868,500
Current Median Rent: \$595
Based on 85 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.9%

Current Median Price: \$535,000
Previous Median Price: \$505,000
Based on 482 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$535,000
Current Median Rent: \$413
Based on 528 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$350 and the highest for rent price is \$450 with a median rental price of \$428. Days listed ranges from 7 to 76 days with the average currently at 29 days for these selected properties.

12/28 RIVERVIEW TCE, HAMILTON 4007

UBD Ref: Brisbane - 140 N17  3  1  1



Property Type: Unit
Area: 112 m²
RPD: L12 BUP380

Features:

Current Rent Price: **\$350 per week**
First Rent Price: **\$350 per week**
Month Listed: **August 2021* (Rented)**
Days on Market: **76 Days**

7/6 RIVERVIEW TCE, HAMILTON 4007

UBD Ref: Brisbane - 140 N18  2  1  1



Property Type: Unit
Area: 80 m²
RPD: L7 BUP73

Features:

Current Rent Price: **\$425 per week**
First Rent Price: **\$425 per week**
Month Listed: **June 2021* (Rented)**
Days on Market: **30 Days**

2/392 KINGSFORD SMITH DR, HAMILTON 4007

UBD Ref: Brisbane - 140 M18  3  1  1



Property Type: Unit
Area: 708 m²
RPD: L5 RP55639

Features:

Current Rent Price: **\$430**
First Rent Price: **\$430**
Month Listed: **August 2021* (Rented)**
Days on Market: **7 Days**

10/41 RACECOURSE RD, HAMILTON 4007

UBD Ref: Brisbane - 140 P17  2  2  1



Property Type: Unit
Area: 124 m² (124 m²)
RPD: L10 SP142195

Features:

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **September 2021* (Rented)**
Days on Market: **7 Days**

1/13 KENT ST, HAMILTON 4007

UBD Ref: Brisbane - 140 P16  3  1  1



Property Type: Unit
Area: 810 m² (50 m²)
RPD: L154-155 RP33644

Features:

Current Rent Price: **\$450 Per Week Electricity**
First Rent Price: **\$360 Per Week Including Water**
Month Listed: **July 2021* (Rented)**
Days on Market: **48 Days**

Prepared on 27/10/2021 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) October/2021. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2021. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

4/33 KENT ST, HAMILTON 4007

UBD Ref: Brisbane - 140 P16



Property Type: Unit
Area: 123 m² (117 m²)
RPD: L4 BUP1788

Features:

Current Rent Price: **\$425**
First Rent Price: **\$450**
Month Listed: **July 2021* (Rented)**
Days on Market: **42 Days**

30606/2 HARBOUR RD, HAMILTON 4007

UBD Ref: Brisbane - 140 P18



Property Type: Unit
Area: 72 m²
RPD: L30606 SP224082

Features:

Current Rent Price: **\$440 per week**
First Rent Price: **\$440 per week**
Month Listed: **August 2021* (Rented)**
Days on Market: **21 Days**

5/26 SEYMOUR RD, HAMILTON 4007

UBD Ref: Brisbane - 140 Q17



Property Type: Unit
Area: 75 m²
RPD: L5 BUP5128

Features:

Current Rent Price: **\$425 per week pw**
First Rent Price: **\$425 per week pw**
Month Listed: **July 2021* (Rented)**
Days on Market: **7 Days**

2/9 ROSSITER PARADE, HAMILTON, QLD 4007



Appraisal Price

This market analysis has been prepared on 27/10/2021 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 \$440pw

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