

# COMPARATIVE MARKET ANALYSIS

22 LONDON STREET, ASHGROVE, QLD 4060

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



Prospective Buyer  
22 London Street  
Ashgrove, QLD, 4060

## RE: Property Appraisal

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

You could look into treating the property as dual living and could obtain the below rental income.

Upstairs: \$450 - \$500per week  
Downstairs: \$300 - \$350per week

Alternatively, you can rent the property as a whole and expect the below rental income.

Whole property: \$700 - \$750per week

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Kind Regards,

Russell Peter  
Principal | Pure Real Estate

Pure Real Estate Group  
388 Lutwyche Road Windsor  
Email: [russell@purere.com.au](mailto:russell@purere.com.au)  
Phone: 07 3217 2915



## Nearby Comparable Rental Properties

There are 21 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$325 and the highest for rent price is \$930 with a median rental price of \$490. Days listed ranges from 5 to 79 days with the average currently at 22 days for these selected properties.

### 8A LONDON ST, ASHGROVE 4060

UBD Ref: Brisbane - 138 H19

 1  1  -



Property Type: Unit  
Area: 655 m<sup>2</sup>  
RPD: L8 RP836084

Features:

Current Rent Price: **\$325**  
First Rent Price: **\$340**  
Month Listed: **November 2020\* (Rented)**  
Days on Market: **32 Days**

### 2 LONDON ST, ASHGROVE 4060

UBD Ref: Brisbane - 138 H19

 4  1  1



Property Type: House  
Area: 618 m<sup>2</sup>  
RPD: L1 RP135231

Features:

Current Rent Price: **\$510 per week**  
First Rent Price: **\$510 per week**  
Month Listed: **October 2020\* (Rented)**  
Days on Market: **22 Days**

### 52 ST JOHNS AVE, ASHGROVE 4060

UBD Ref: Brisbane - 138 J20

 3  1  1



Property Type: House  
Area: 607 m<sup>2</sup>  
RPD: L118 RP42290

Features:

Current Rent Price: **\$450 per week**  
First Rent Price: **\$460 per week**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **14 Days**

### 75 BUCKINGHAM PDE, ASHGROVE 4060

UBD Ref: Brisbane - 138 H20

 3  1  1



Property Type: House  
Area: 607 m<sup>2</sup> (130 m<sup>2</sup>)  
RPD: L269 RP42308

Features:

Current Rent Price: **\$495/week**  
First Rent Price: **\$495/week**  
Month Listed: **November 2020\* (Rented)**  
Days on Market: **22 Days**

### 78 BUCKINGHAM ST, ASHGROVE 4060

UBD Ref: Brisbane - 138 H20

 2  1  1



Property Type: House  
Area: 519 m<sup>2</sup>  
RPD: L268 RP42308

Features:

Current Rent Price: **\$455 per week pw**  
First Rent Price: **\$455 per week pw**  
Month Listed: **May 2021\* (Rented)**  
Days on Market: **17 Days**

Prepared on 24/09/2021 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) September/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](http://www.propertydatacodeofconduct.com.au).

## 12 GRAND ST, ASHGROVE 4060

UBD Ref: Brisbane - 138 H20

 2  1  1



Property Type: House  
Area: 731 m<sup>2</sup>  
RPD: L302 RP42308

Features:

Current Rent Price: **\$450 per week**  
First Rent Price: **\$450 per week**  
Month Listed: **October 2020\* (Rented)**  
Days on Market: **15 Days**

## 14 ROYAL PDE, ASHGROVE 4060

UBD Ref: Brisbane - 138 K20

 5  3  2



Property Type: House  
Area: 622 m<sup>2</sup>  
RPD: L215 RP42290

Features:

Current Rent Price: **\$930/week**  
First Rent Price: **\$930/week**  
Month Listed: **October 2020\* (Rented)**  
Days on Market: **11 Days**

## 141 ROYAL PDE, ASHGROVE 4060

UBD Ref: Brisbane - 158 H1

 2  1  1



Property Type: House  
Area: 604 m<sup>2</sup>  
RPD: L309 RP42308

Features:

Current Rent Price: **\$495 per week**  
First Rent Price: **\$495 per week**  
Month Listed: **November 2020\* (Rented)**  
Days on Market: **78 Days**

## 22 PIDDINGTON ST, ASHGROVE 4060

UBD Ref: Brisbane - 158 J1

 4  3  2



Property Type: House  
Area: 607 m<sup>2</sup>  
RPD: L57 RP42290

Features:

Current Rent Price: **\$880/week**  
First Rent Price: **\$880/week**  
Month Listed: **January 2021\* (Rented)**  
Days on Market: **15 Days**

## 10 GRAND PDE, ASHGROVE 4060

 5  3  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$755 per week**  
First Rent Price: **\$755 per week**  
Month Listed: **January 2021\* (Rented)**  
Days on Market: **16 Days**

## 16 MCLEAN PD, ASHGROVE 4060

 4  1  -



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$500/week**  
First Rent Price: **\$500/week**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **9 Days**

## 438B WATERWORKS RD, ASHGROVE 4060

 4  1  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **Contact Agent**  
First Rent Price: **\$525**  
Month Listed: **April 2021\* (Rented)**  
Days on Market: **56 Days**

## LN:11382/71 ELKHORN ST, ENOGGERA 4051

 3  2  1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$470 PW, Pool & Gym**  
First Rent Price: **\$470 PW, Pool & Gym**  
Month Listed: **April 2021\* (Rented)**  
Days on Market: **22 Days**

## ID:21074315/437 WATERWORKS RD, ASHGROVE 4060

 3  1  -



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$450**  
First Rent Price: **\$475**  
Month Listed: **April 2021\* (Rented)**  
Days on Market: **19 Days**

## LN:10267/71 ELKHORN ST, ENOGGERA 4051

 3  2  1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$475 PW with Pool & Gym**  
First Rent Price: **\$475 PW with Pool & Gym**  
Month Listed: **December 2020\* (Rented)**  
Days on Market: **6 Days**

## LN:10178/71 ELKHORN ST, ENOGGERA 4051

 3  2  1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$485 PW With Pool & Gym**  
First Rent Price: **\$485 PW With Pool & Gym**  
Month Listed: **December 2020\* (Rented)**  
Days on Market: **5 Days**

## 1060 WATERWORKS RD, THE GAP 4061

 3  2  1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$490 per week**  
First Rent Price: **\$490 per week**  
Month Listed: **October 2020\* (Rented)**  
Days on Market: **7 Days**

## ASHGROVE 4060

 2  1  1



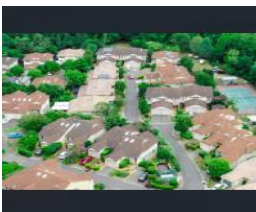
Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$345 per week**  
First Rent Price: **\$345 per week**  
Month Listed: **January 2021\* (Rented)**  
Days on Market: **12 Days**

## 1060 WATERWORKS RD, THE GAP 4061

 3  3  2



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$530 per week**  
First Rent Price: **\$530 per week**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **11 Days**

## 21 MALCOM ST, ENOGGERA 4051

 3  2  1



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$565 Per Week**  
First Rent Price: **\$565 Per Week**  
Month Listed: **September 2020\* (Rented)**  
Days on Market: **14 Days**

## ASHGROVE 4060

 2  1  1



Property Type: House

Area: 604 m<sup>2</sup>

RPD:

Features:

Current Rent Price: **\$495 per week**

First Rent Price: **\$495 per week**

Month Listed: **November 2020\* (Rented)**

Days on Market: **79 Days**



## 22 LONDON STREET, ASHGROVE, QLD 4060



### Appraisal Price

This market analysis has been prepared on 24/09/2021 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:

Name: Pure Real Estate Group  
Mobile: 0406 743 965  
Office: Pure Real Estate Group  
Office Phone: 07 3217 2915  
Email: [russell@purere.com.au](mailto:russell@purere.com.au)