

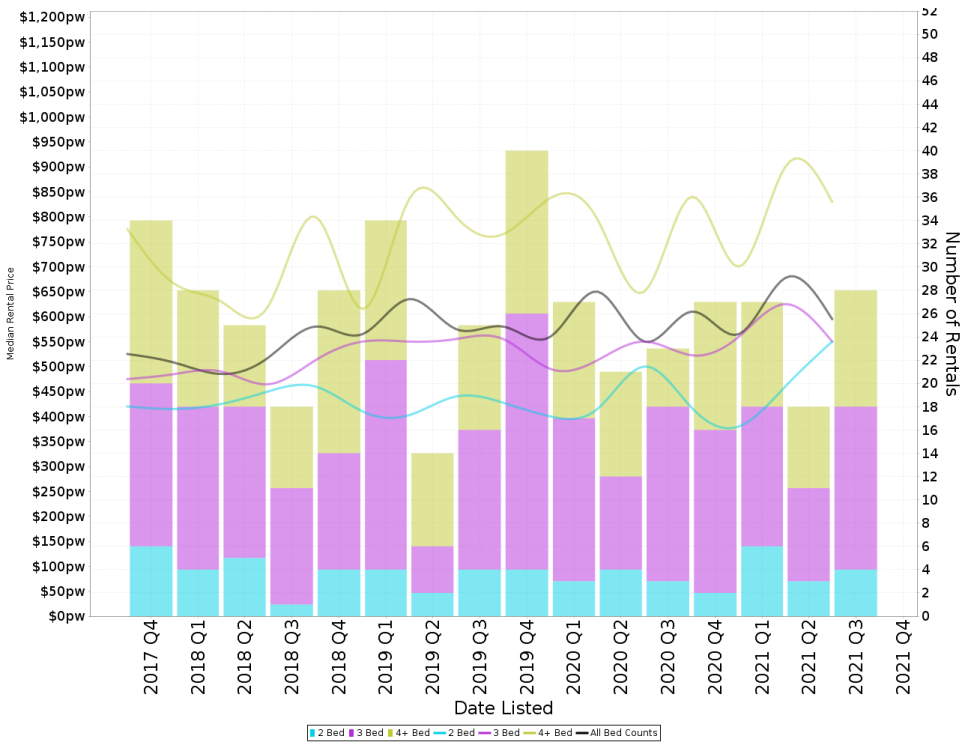
COMPARATIVE MARKET ANALYSIS

5/425 NEWMARKET ROAD, NEWMARKET, QLD 4051

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.0%

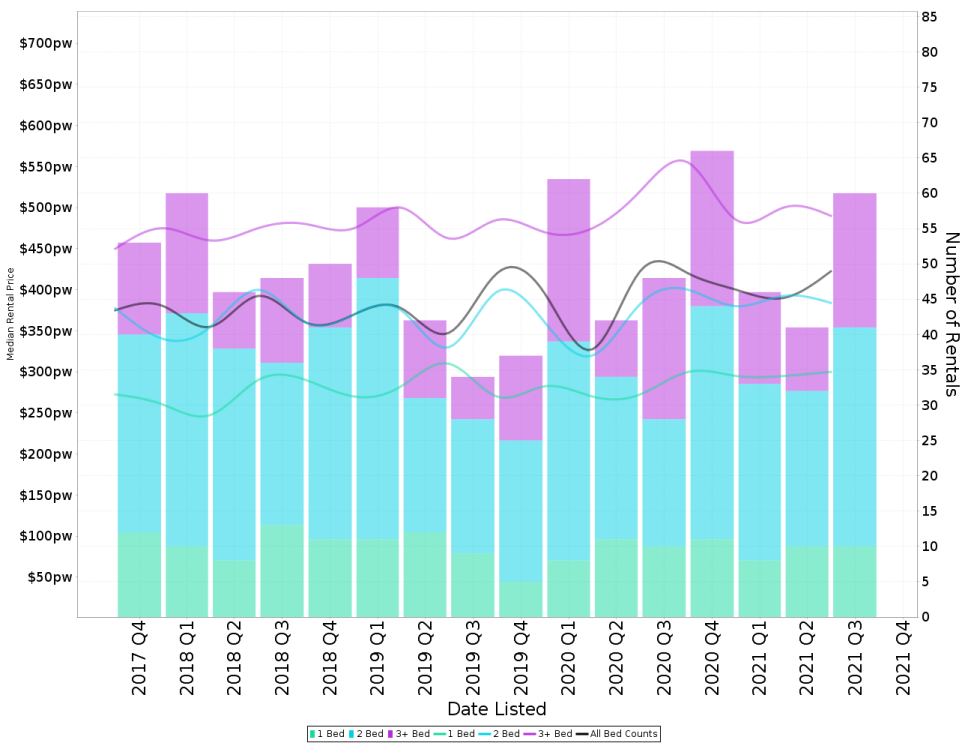
Current Median Price: \$1,035,000
Previous Median Price: \$900,000
Based on 120 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$1,035,000
Current Median Rent: \$500
Based on 105 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.1%

Current Median Price: \$480,000
Previous Median Price: \$465,500
Based on 82 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$480,000
Current Median Rent: \$375
Based on 207 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$440 and the highest for rent price is \$520 with a median rental price of \$500. Days listed ranges from 2 to 51 days with the average currently at 17 days for these selected properties.

115/23 ROBINSON PL, KELVIN GROVE 4059

 2  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **October 2021**
Days on Market: **6 Days**

6/19 BARADINE ST, NEWMARKET 4051

UBD Ref: Brisbane - 139 H16  3  2  1



Property Type: Unit
Area: 129 m² (100 m²)
RPD: L6 GTP102455

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **October 2021**
Days on Market: **8 Days**

ID:21082236/63 BLAMEY ST, KELVIN GROVE 4059

 2  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **October 2021* (Rented)**
Days on Market: **4 Days**

ID:21080226/19 TANK ST, KELVIN GROVE 4059

 2  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$500 FURNISHED SPACIOUS**
First Rent Price: **\$520 FURNISHED SPACIOUS**
Month Listed: **August 2021* (Rented)**
Days on Market: **17 Days**

2/69 ERNETON ST, NEWMARKET 4051

UBD Ref: Brisbane - 139 G14  3  2  2



Property Type: Unit
Area: 123 m²
RPD: L2 SP142190

Features:

Current Rent Price: **Leased for \$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **July 2021* (Rented)**
Days on Market: **33 Days**

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

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4/2 GARDEN ST, NEWMARKET 4051

UBD Ref: Brisbane - 139 H14



Property Type: Unit
Area: 100 m²
RPD: L4 SP226357

Features:

Current Rent Price: **\$480 per week**
First Rent Price: **\$480 per week**
Month Listed: **September 2021* (Rented)**
Days on Market: **13 Days**

4/69 ERNETON ST, NEWMARKET 4051

UBD Ref: Brisbane - 139 G15



Property Type: Unit
Area: 134 m²
RPD: L4 SP142190

Features:

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **October 2021**
Days on Market: **2 Days**

5/175 ABUKLEA ST, NEWMARKET 4051

UBD Ref: Brisbane - 139 H14



Property Type: Unit
Area: 94 m²
RPD: L5 SP285827

Features:

Current Rent Price: **\$450 per week**
First Rent Price: **\$450 per week**
Month Listed: **July 2021* (Rented)**
Days on Market: **51 Days**

6/17 FOSTER ST, NEWMARKET 4051

UBD Ref: Brisbane - 139 H18



Property Type: Unit
Area: 99 m²
RPD: L6 SP287881

Features:

Current Rent Price: **\$440.00 Per Week!**
First Rent Price: **\$450.00 Per Week!**
Month Listed: **May 2021* (Rented)**
Days on Market: **22 Days**

5/425 NEWMARKET ROAD, NEWMARKET, QLD 4051



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:

\$470pw to \$510pw

Contact your agent for further information:

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