

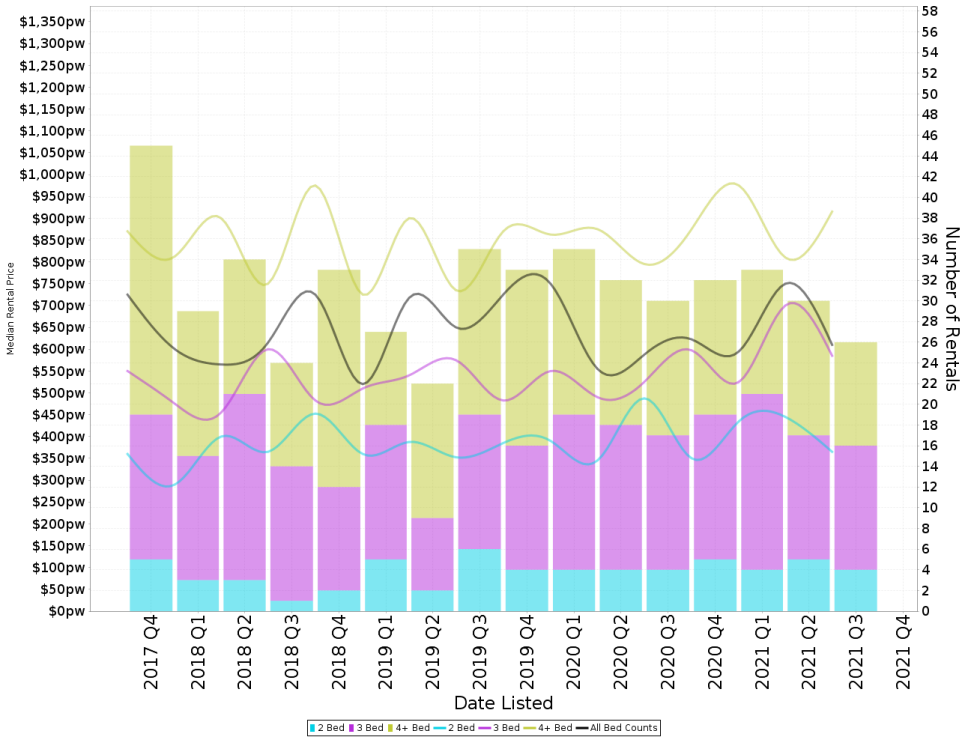
COMPARATIVE MARKET ANALYSIS

6/36 COLLINS STREET, CLAYFIELD, QLD 4011

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.7%

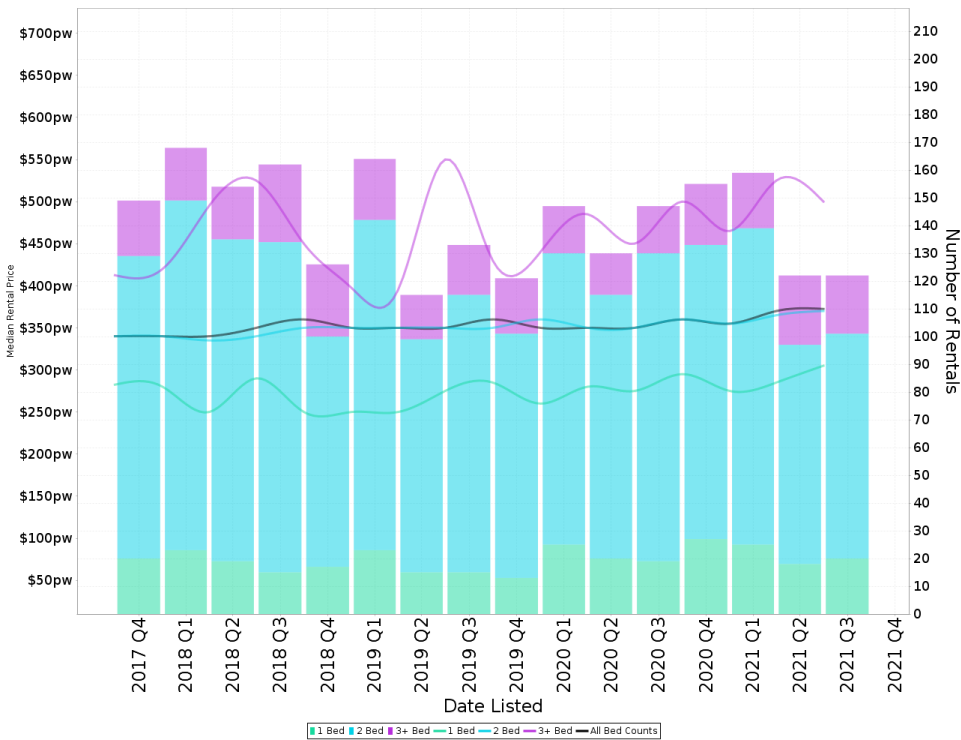
Current Median Price: \$1,375,000
Previous Median Price: \$1,220,000
Based on 240 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.3%

Current Median Price: \$1,375,000
Current Median Rent: \$615
Based on 132 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.4%

Current Median Price: \$400,000
Previous Median Price: \$365,500
Based on 421 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$400,000
Current Median Rent: \$340
Based on 633 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$565 and the highest for rent price is \$750 with a median rental price of \$610. Days listed ranges from 3 to 73 days with the average currently at 22 days for these selected properties.

2/36 COLLINS ST, CLAYFIELD 4011

UBD Ref: Brisbane - 140 L8  3  3  2



Property Type: Unit
Area: 168 m²
RPD: L2 SP230387

Features:

Current Rent Price: **\$595 per week**
First Rent Price: **\$595 per week**
Month Listed: **May 2021* (Rented)**
Days on Market: **14 Days**

67A GELLIBRAND ST, CLAYFIELD 4011

UBD Ref: Brisbane - 140 N7  4  4  2



Property Type: Unit
Area: 290 m²
RPD: L3 SP201141

Features:

Current Rent Price: **\$750**
First Rent Price: **\$750**
Month Listed: **July 2021* (Rented)**
Days on Market: **21 Days**

2/43 ALMA RD, CLAYFIELD 4011

UBD Ref: Brisbane - 140 L6  3  2  1



Property Type: Unit
Area: 146 m²
RPD: L2 SP300827

Features:

Current Rent Price: **\$630 p.w.**
First Rent Price: **\$640 p.w.**
Month Listed: **August 2021**
Days on Market: **73 Days**

8 ELIZA ST, CLAYFIELD 4011

UBD Ref: Brisbane - 140 M6  3  3  1



Property Type: Unit
Area: 160 m²
RPD: L1 SP282007

Features:

Current Rent Price: **\$610**
First Rent Price: **\$610**
Month Listed: **June 2021* (Rented)**
Days on Market: **19 Days**

5/14 DRANE ST, CLAYFIELD 4011

UBD Ref: Brisbane - 140 J8  3  2  2



Property Type: Unit
Area: 303 m²
RPD: L5 BUP544

Features:

Current Rent Price: **\$ 610pw**
First Rent Price: **\$ 610pw**
Month Listed: **May 2021* (Rented)**
Days on Market: **6 Days**

Prepared on 01/11/2021 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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ID:21083686/139 PRING ST, HENDRA 4011

 3  2  2



Property Type: Unit

Area:

RPD:

Features:

Current Rent Price: **\$565**

First Rent Price: **\$565**

Month Listed: **October 2021**

Days on Market: **3 Days**

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6/36 COLLINS STREET, CLAYFIELD, QLD 4011



Appraisal Price

This market analysis has been prepared on 01/11/2021 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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