

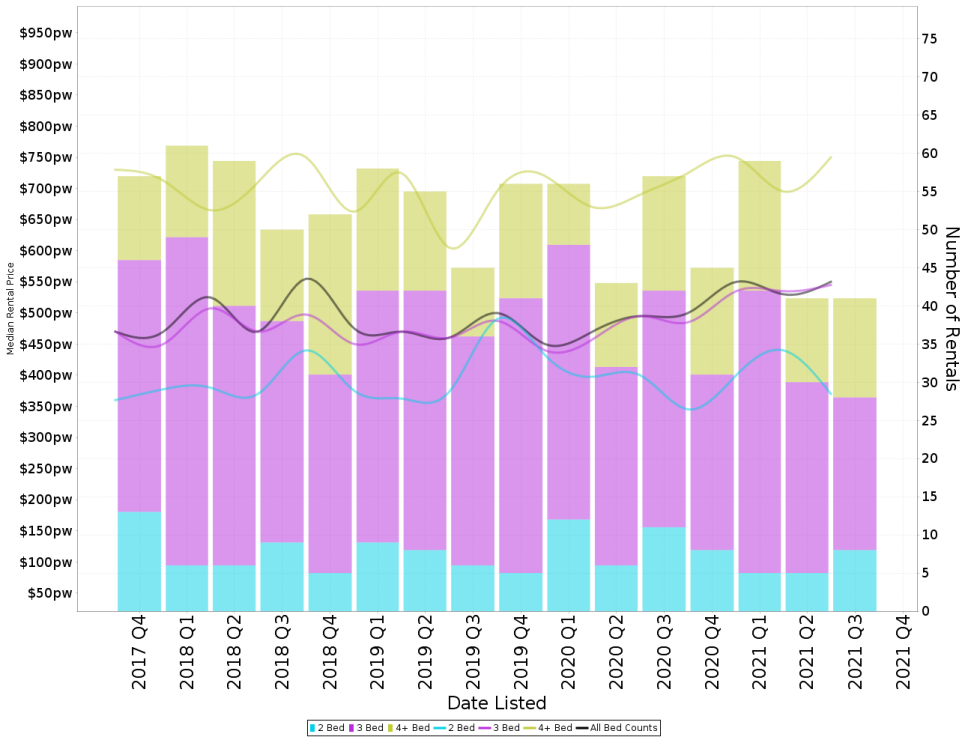
# COMPARATIVE MARKET ANALYSIS

27 BOOTHBY STREET, KEDRON, QLD 4031

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+14.4%**

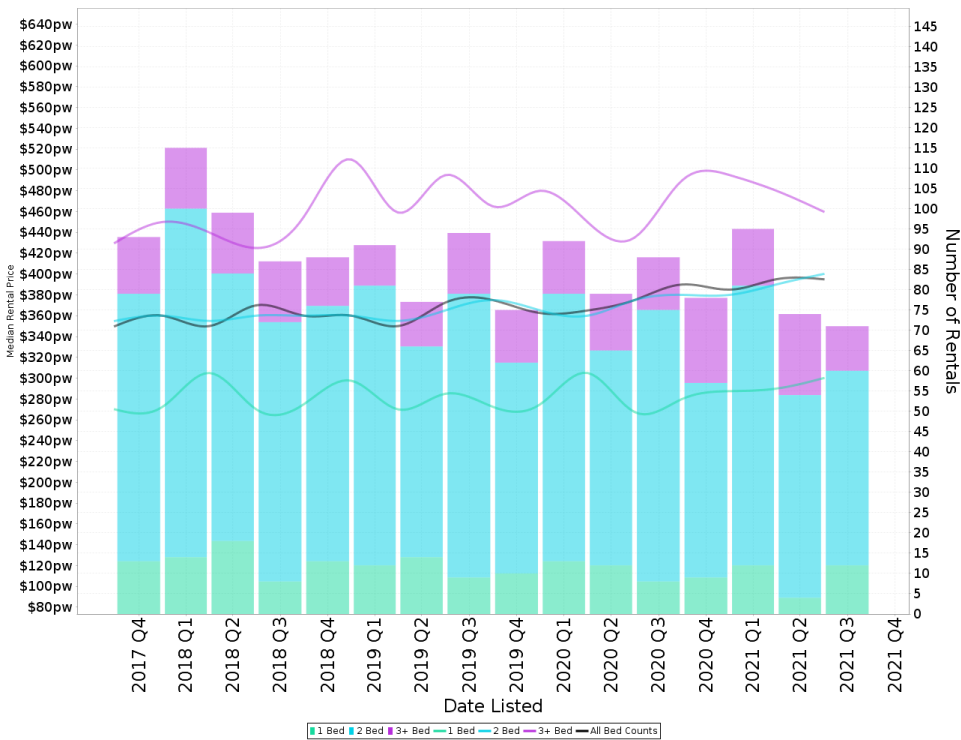
**Current Median Price: \$909,500**  
**Previous Median Price: \$795,000**  
 Based on 295 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.7%**

**Current Median Price: \$909,500**  
**Current Median Rent: \$470**  
 Based on 227 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+14.4%**

**Current Median Price: \$432,500**  
**Previous Median Price: \$378,000**  
 Based on 178 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

**Current Median Price: \$432,500**  
**Current Median Rent: \$360**  
 Based on 394 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 \$445 and the highest for rent price is \$700 with a median rental price of \$470. Days listed ranges from 6 to 36 days with the average currently at 17 days for these selected properties.

### 33 BOOTHBY ST, KEDRON 4031

UBD Ref: Brisbane - 120 A19  4  2  2



Property Type: House  
Area: 405 m<sup>2</sup>  
RPD: L214 RP26129

Features:

Current Rent Price: **\$700 per week**  
First Rent Price: **\$725 per week**  
Month Listed: **September 2021\* (Rented)**  
Days on Market: **36 Days**

### 5 CHILDERS ST, KEDRON 4031

UBD Ref: Brisbane - 120 A20  3  1  2



Property Type: House  
Area: 405 m<sup>2</sup>  
RPD: L170 RP26129

Features:

Current Rent Price: **\$530**  
First Rent Price: **\$530**  
Month Listed: **July 2021\* (Rented)**  
Days on Market: **14 Days**

### 47 BOOTHBY ST, KEDRON 4031

UBD Ref: Brisbane - 120 A19  3  1  1



Property Type: House  
Area: 405 m<sup>2</sup>  
RPD: L207 RP26129

Features:

Current Rent Price: **\$550**  
First Rent Price: **\$550**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **6 Days**

### 8 KEDRON ST, KEDRON 4031

UBD Ref: Brisbane - 120 A20  3  1  1



Property Type: House  
Area: 526 m<sup>2</sup>  
RPD: L3 RP50525

Features:

Current Rent Price: **\$445**  
First Rent Price: **\$445**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **8 Days**

### 8 MELLOR ST, KEDRON 4031

UBD Ref: Brisbane - 120 A18  2  1  1



Property Type: House  
Area: 607 m<sup>2</sup>  
RPD: L4 RP47004

Features:

Current Rent Price: **\$450**  
First Rent Price: **\$450**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **10 Days**

Prepared on 25/11/2021 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

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## 37 SYDNEY ST, KEDRON 4031

UBD Ref: Brisbane - 120 A18

 3  1  1



Property Type: House  
Area: 405 m<sup>2</sup>  
RPD: L78 RP26128

Features:

Current Rent Price: **\$460**  
First Rent Price: **\$440**  
Month Listed: **May 2021\* (Rented)**  
Days on Market: **17 Days**

## 16 GALLAGHER TCE, KEDRON 4031

UBD Ref: Brisbane - 119 R18

 3  1  2



Property Type: House  
Area: 635 m<sup>2</sup>  
RPD: L8 RP45641

Features:

Current Rent Price: **\$470**  
First Rent Price: **\$470**  
Month Listed: **June 2021\* (Rented)**  
Days on Market: **22 Days**

## 64 TAYLOR ST, WAVELL HEIGHTS 4012

UBD Ref: Brisbane - 120 C18

 3  1  1



Property Type: House  
Area: 640 m<sup>2</sup>  
RPD: L37 RP91155

Features:

Current Rent Price: **\$460 per week**  
First Rent Price: **\$440 per week**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **22 Days**

## ./17 YIADA ST, KEDRON 4031

 3  1  3



Property Type: House  
Area: 675 m<sup>2</sup>  
RPD:

Features:

Current Rent Price: **\$495 / wk**  
First Rent Price: **\$495 / wk**  
Month Listed: **October 2021\* (Rented)**  
Days on Market: **22 Days**

27 BOOTHBY STREET, KEDRON, QLD 4031



## Appraisal Price

This market analysis has been prepared on 25/11/2021 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:

**\$420pw to \$450pw**

### Contact your agent for further information:

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