

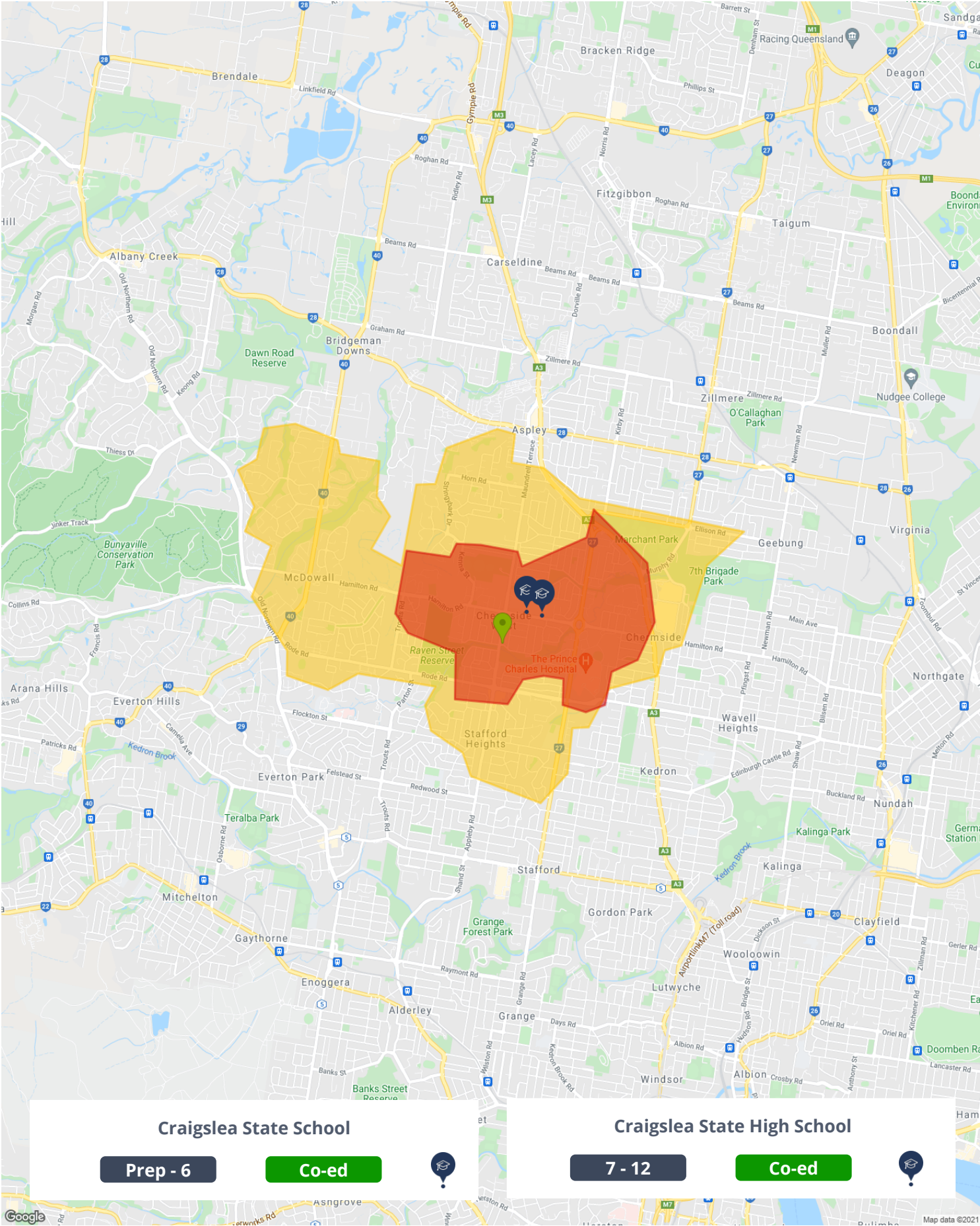
COMPARATIVE MARKET ANALYSIS

2 REDBOURNE STREET, CHERMSIDE WEST, QLD 4032

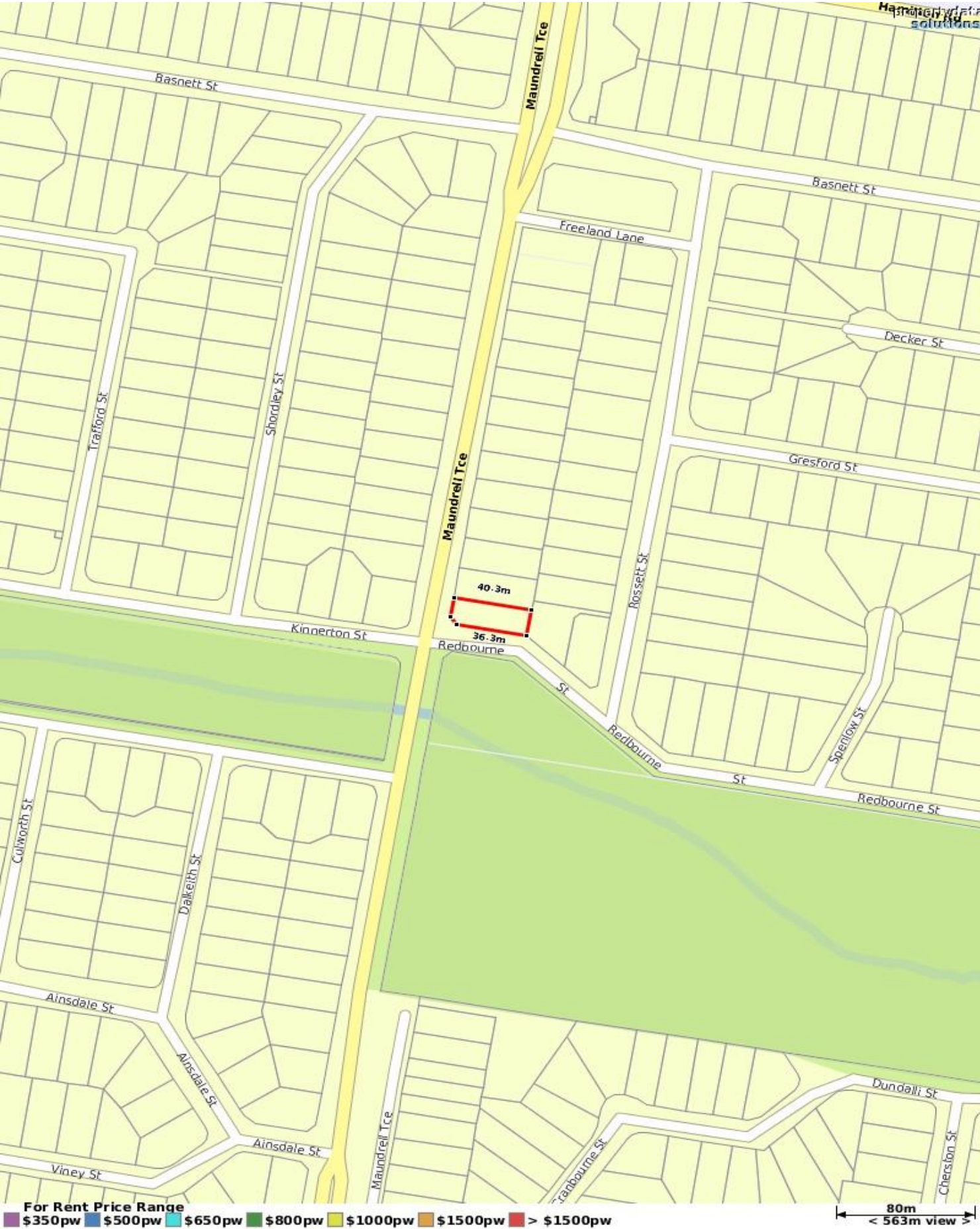
PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



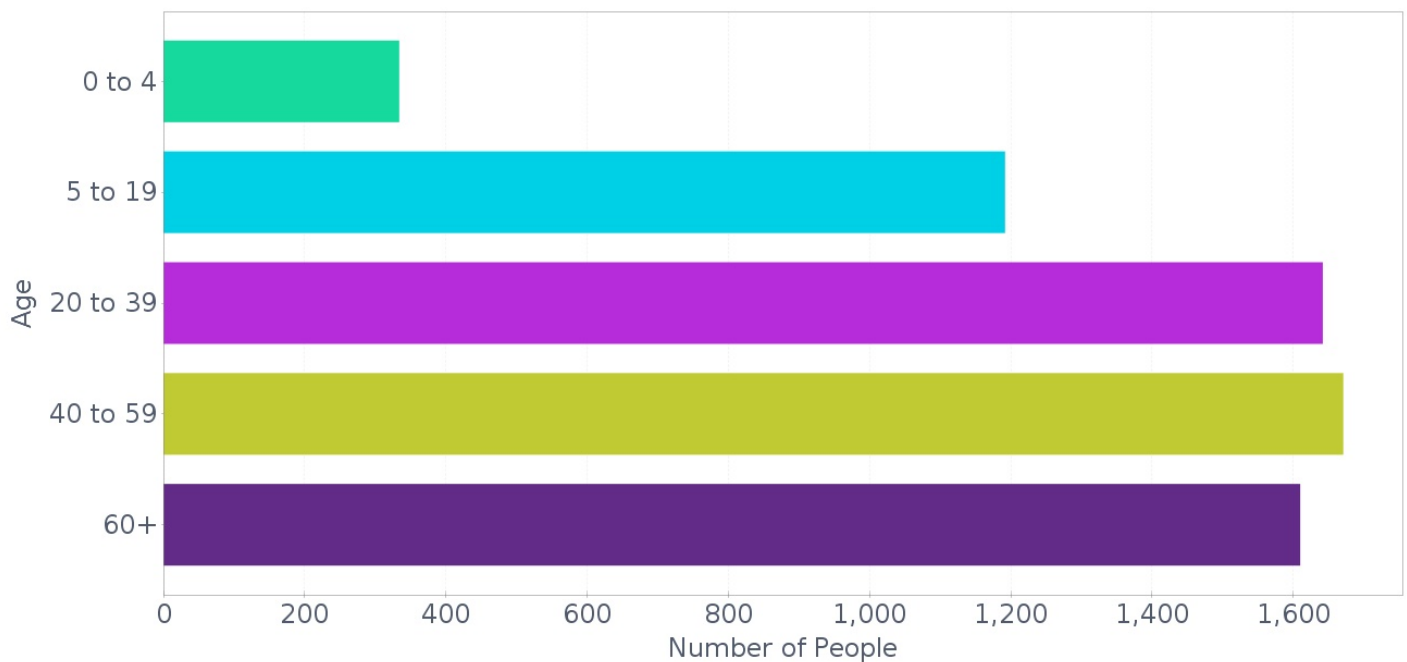
School Catchment Areas



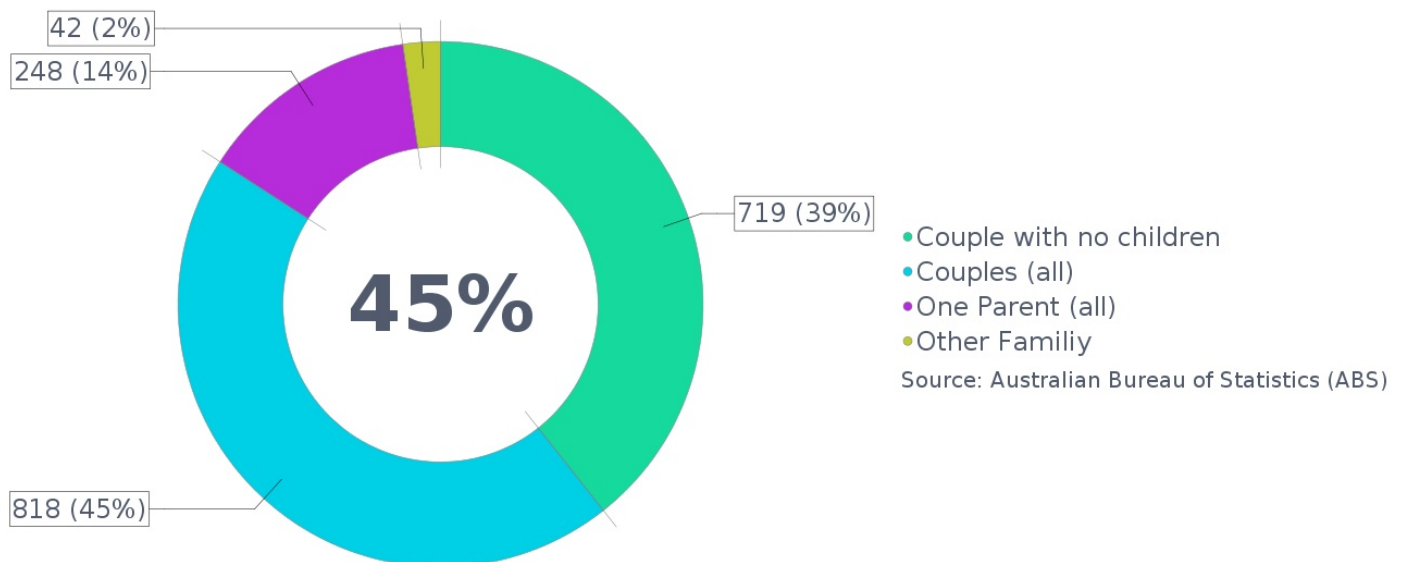
Nearby Properties For Rent



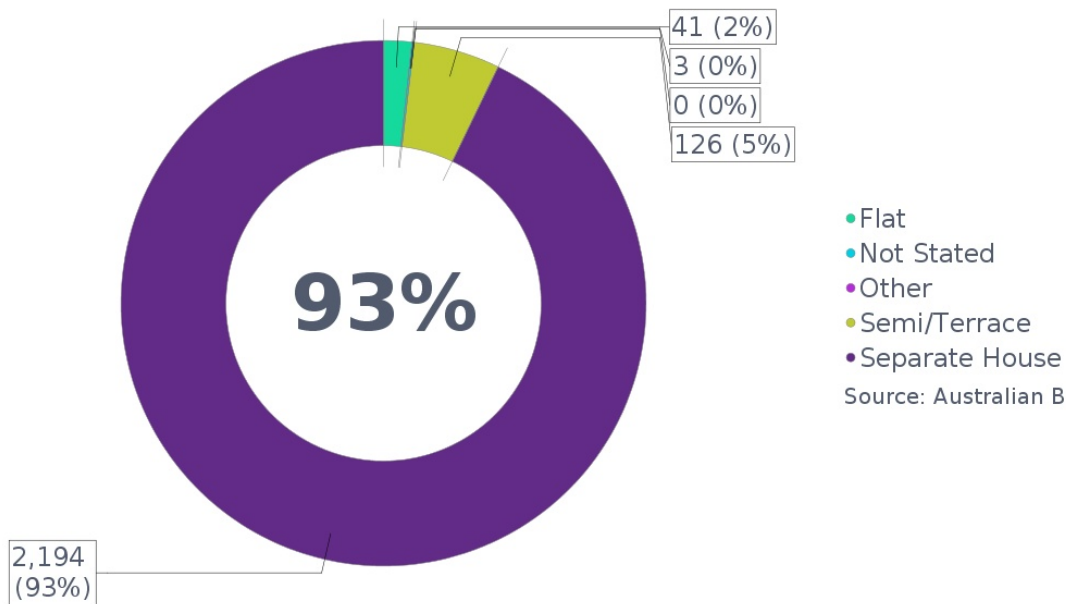
Age of Population (2016)



Family Composition (2016)

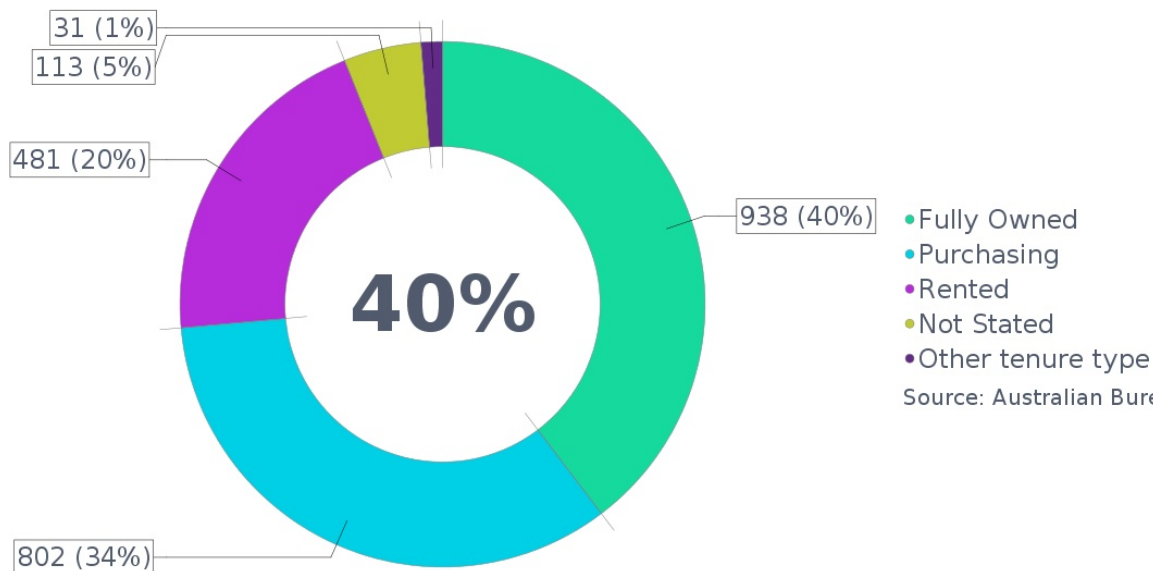


Dwelling Structure (2016)



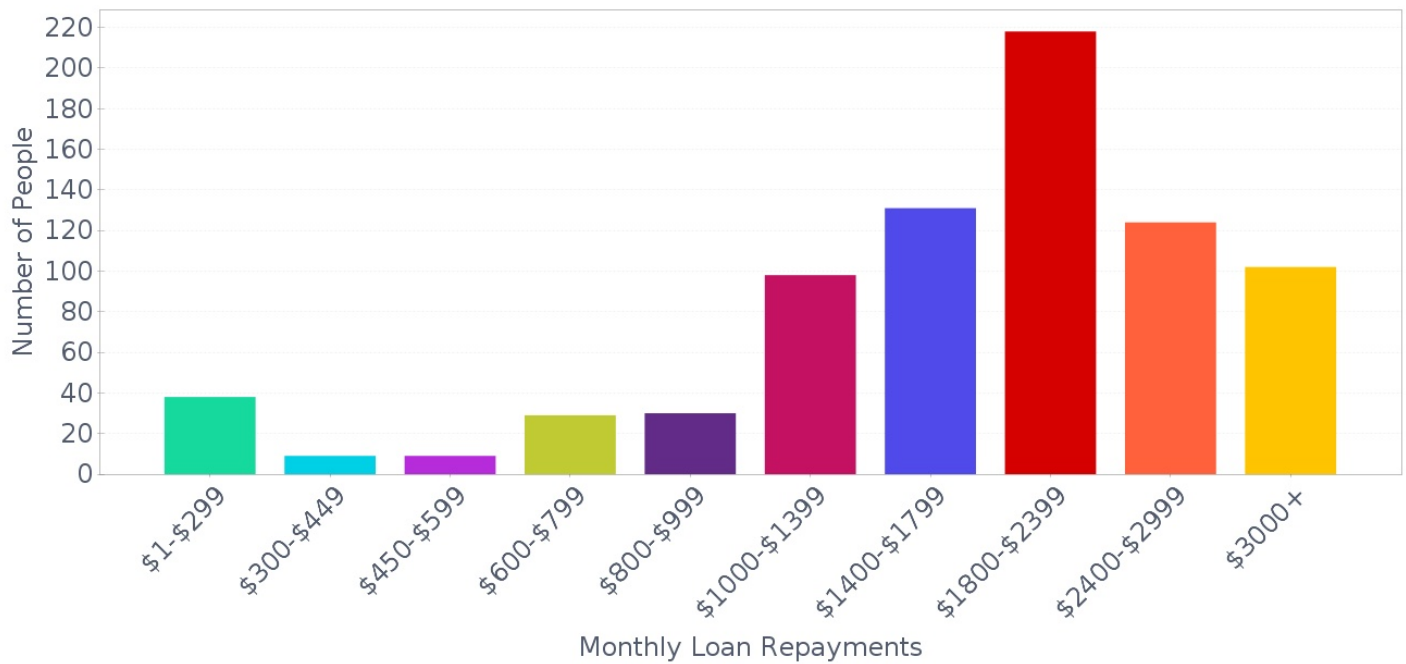
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2016)

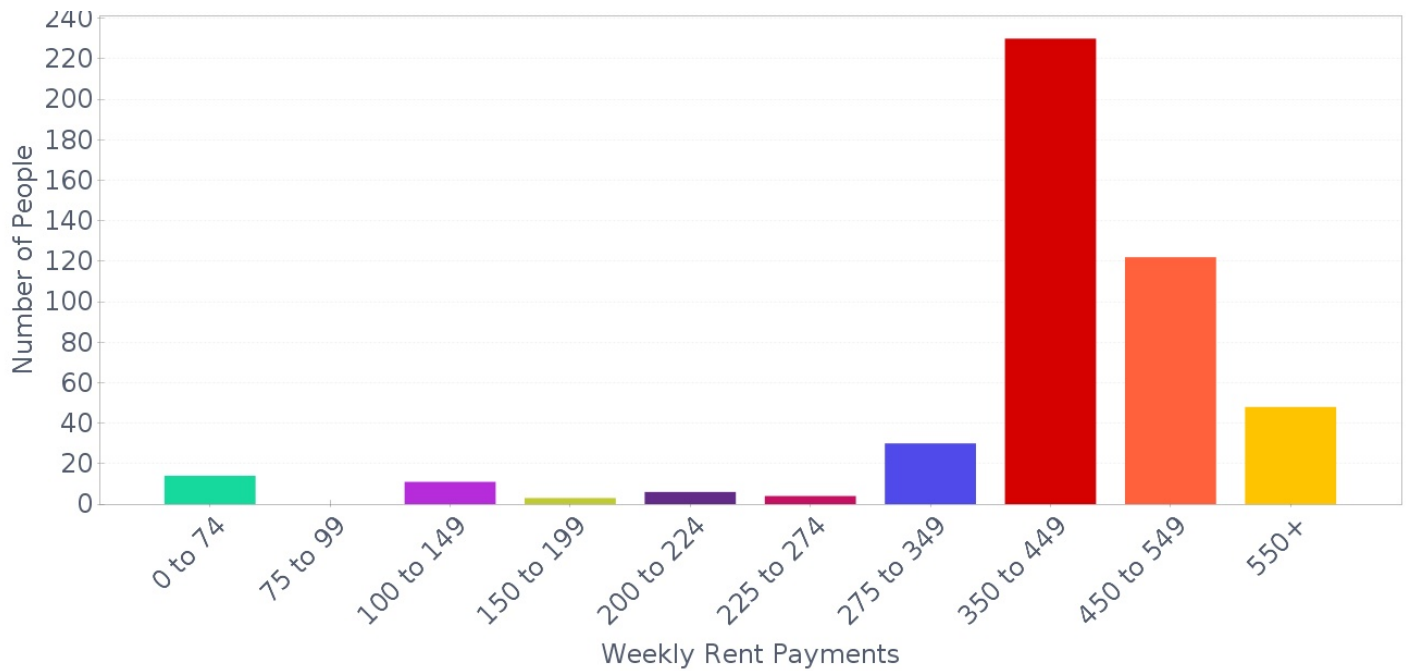


Source: Australian Bureau of Statistics (ABS)

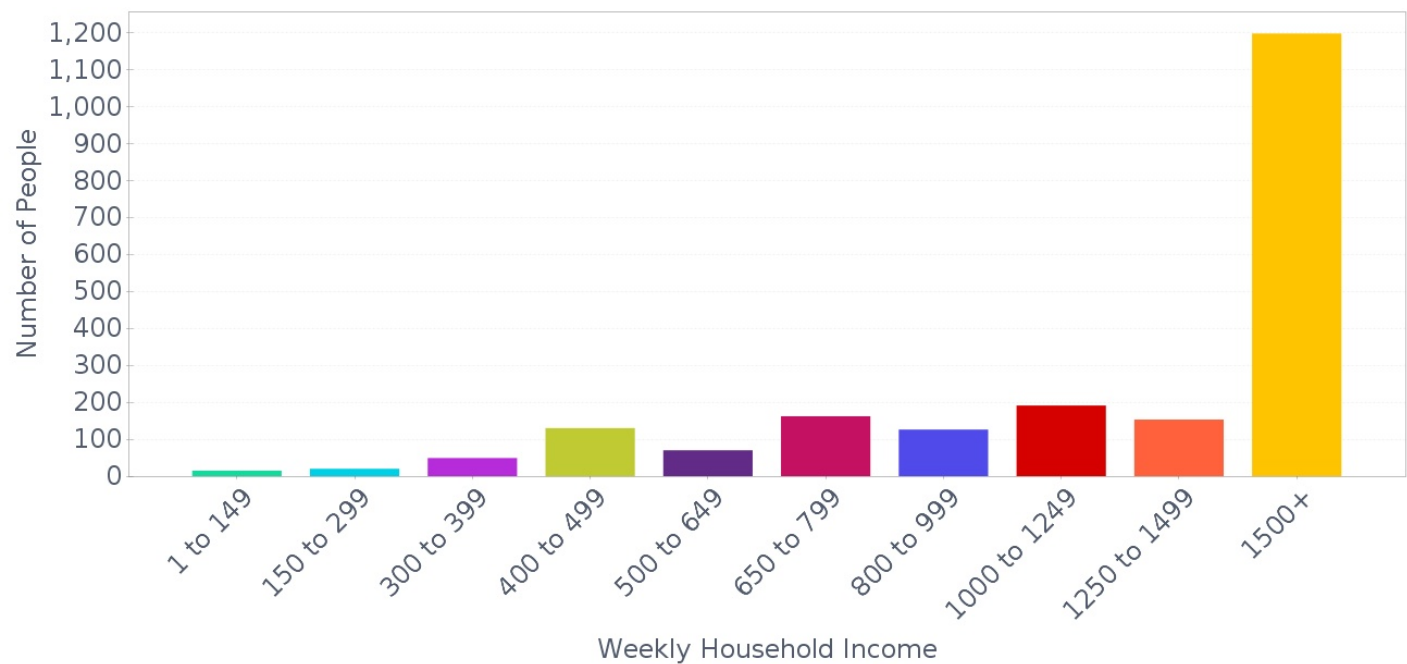
Home Loan Repayments - Monthly (2016)



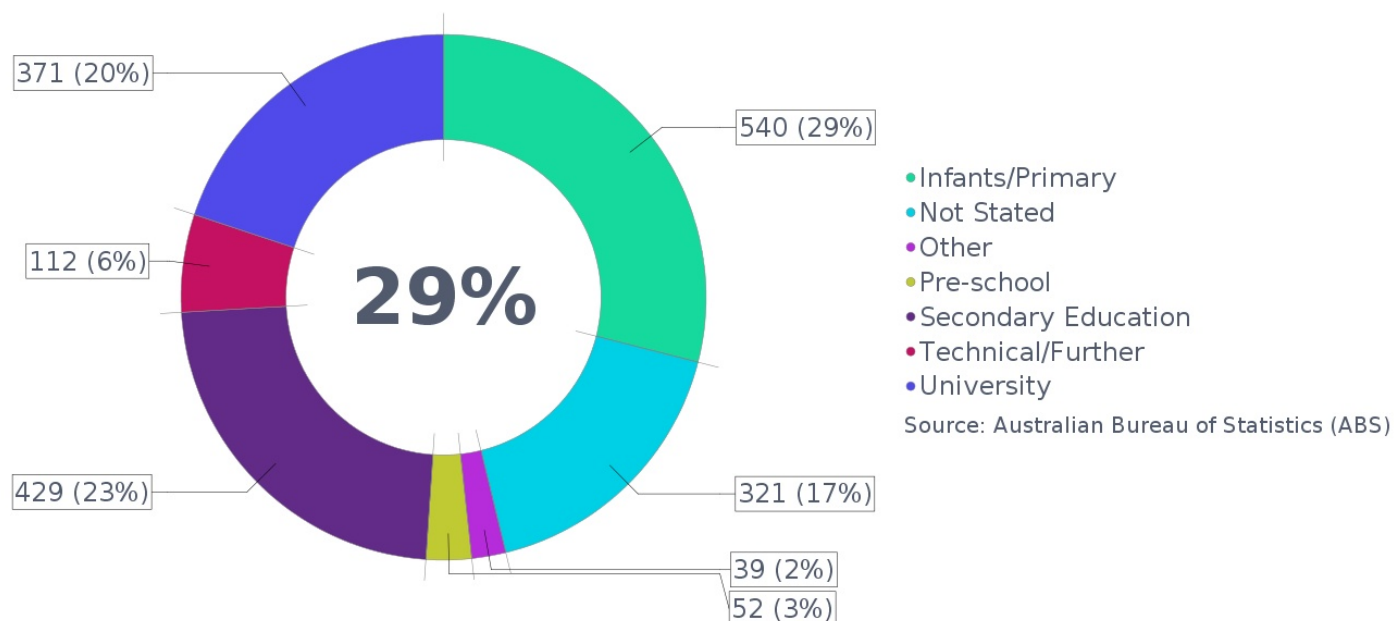
Rent Payments - Weekly (2016)



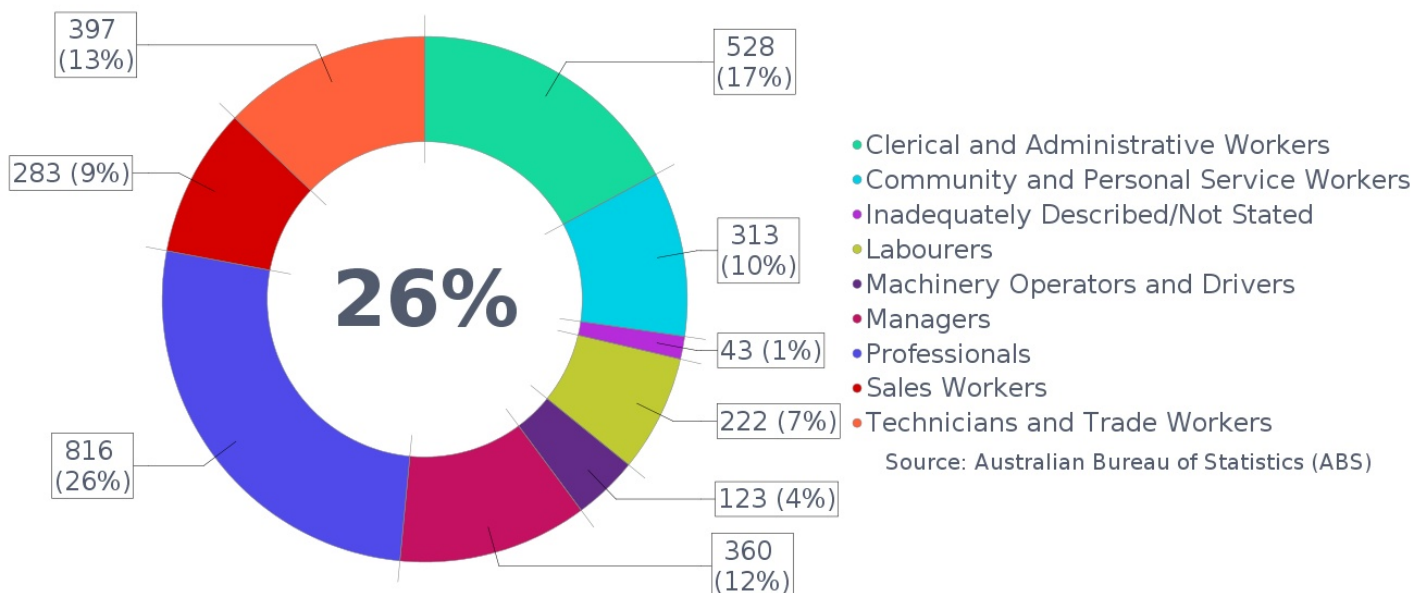
Household Income - Weekly (2016)



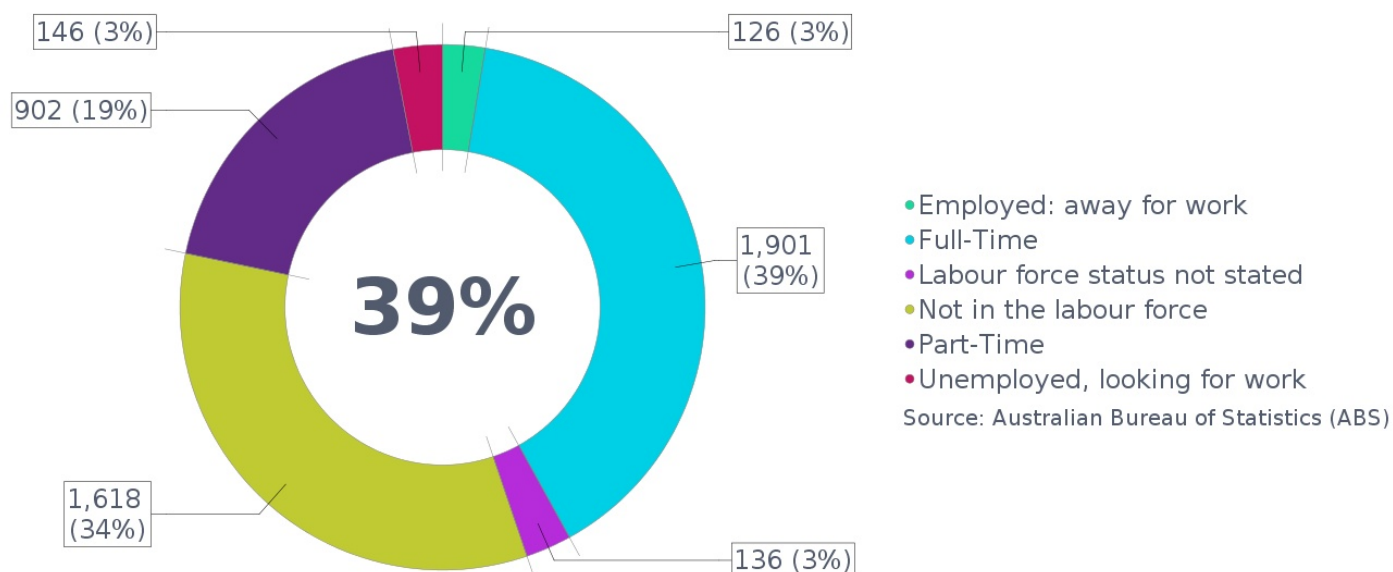
Non-School Qualification: Level of Education (2016)



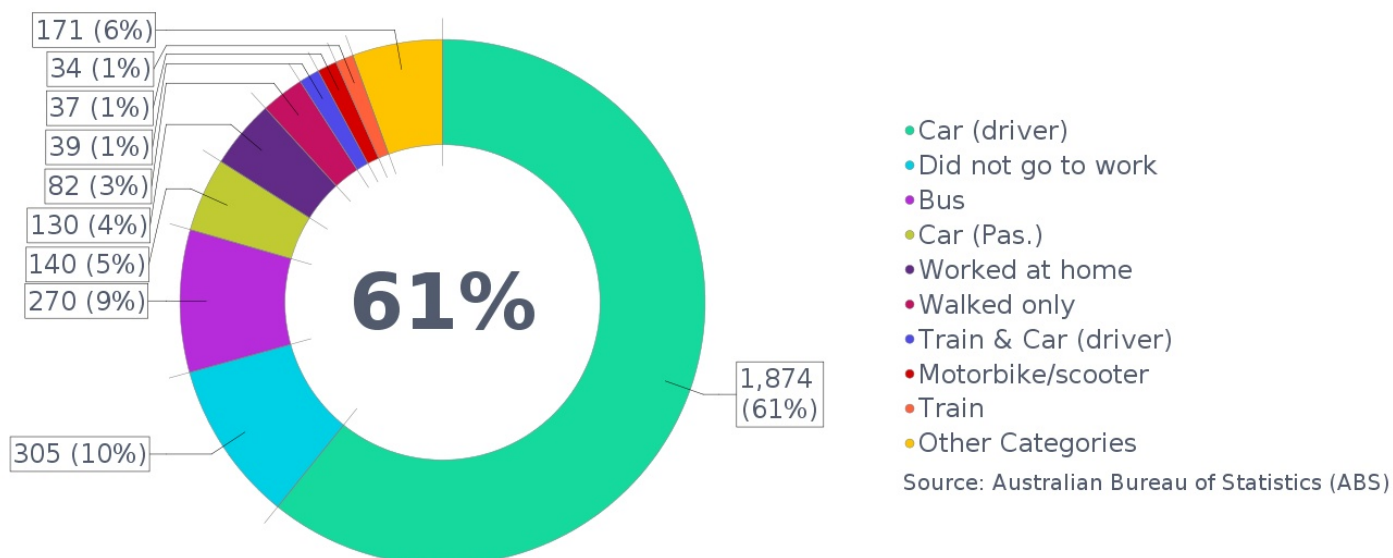
Occupation (2016)



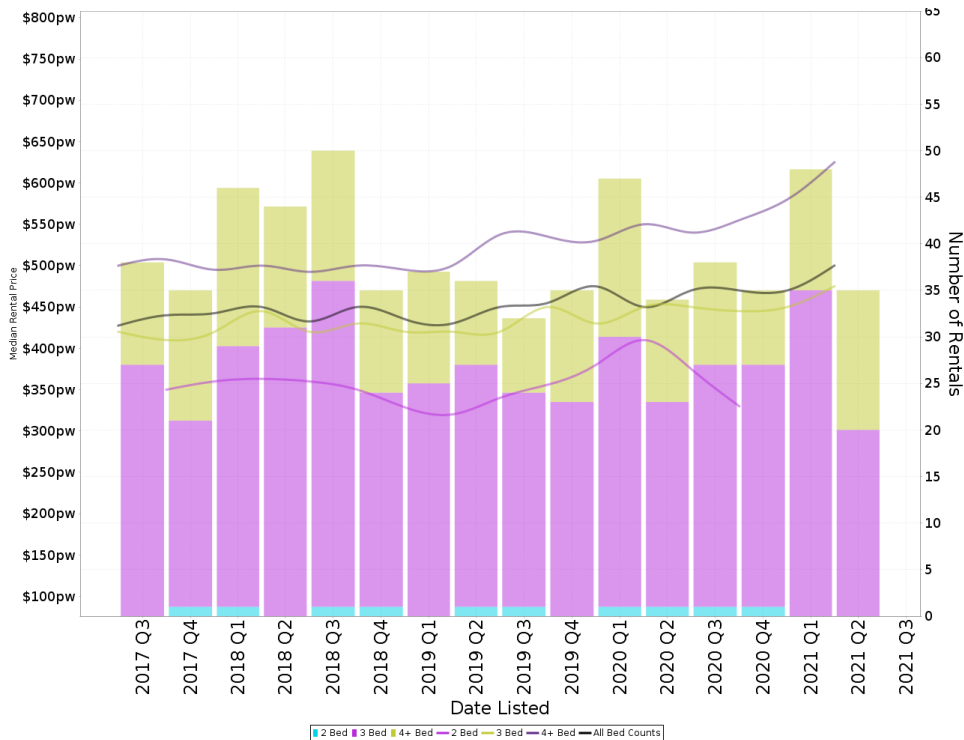
Employment (2011)



Method of Travel to Work (2016)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.0%

Current Median Price: \$672,000
Previous Median Price: \$622,500

Based on 236 registered House sales compared over the last two rolling 12 month periods.

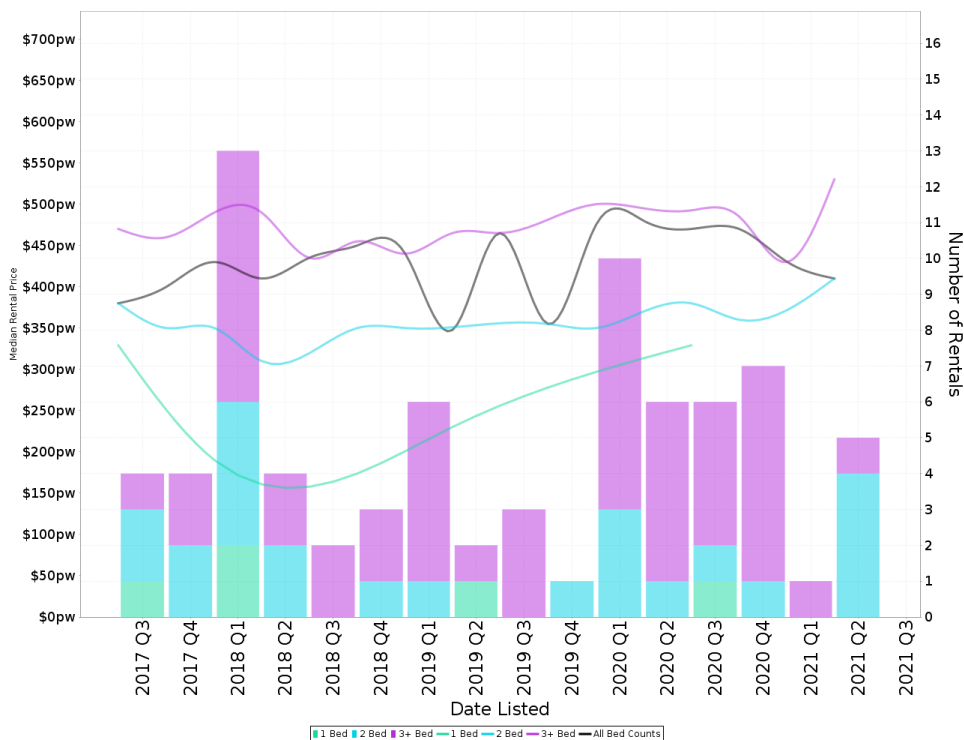
Suburb Rental Yield

+3.4%

Current Median Price: \$672,000
Current Median Rent: \$445

Based on 163 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.0%

Current Median Price: \$520,000
Previous Median Price: \$559,000

Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

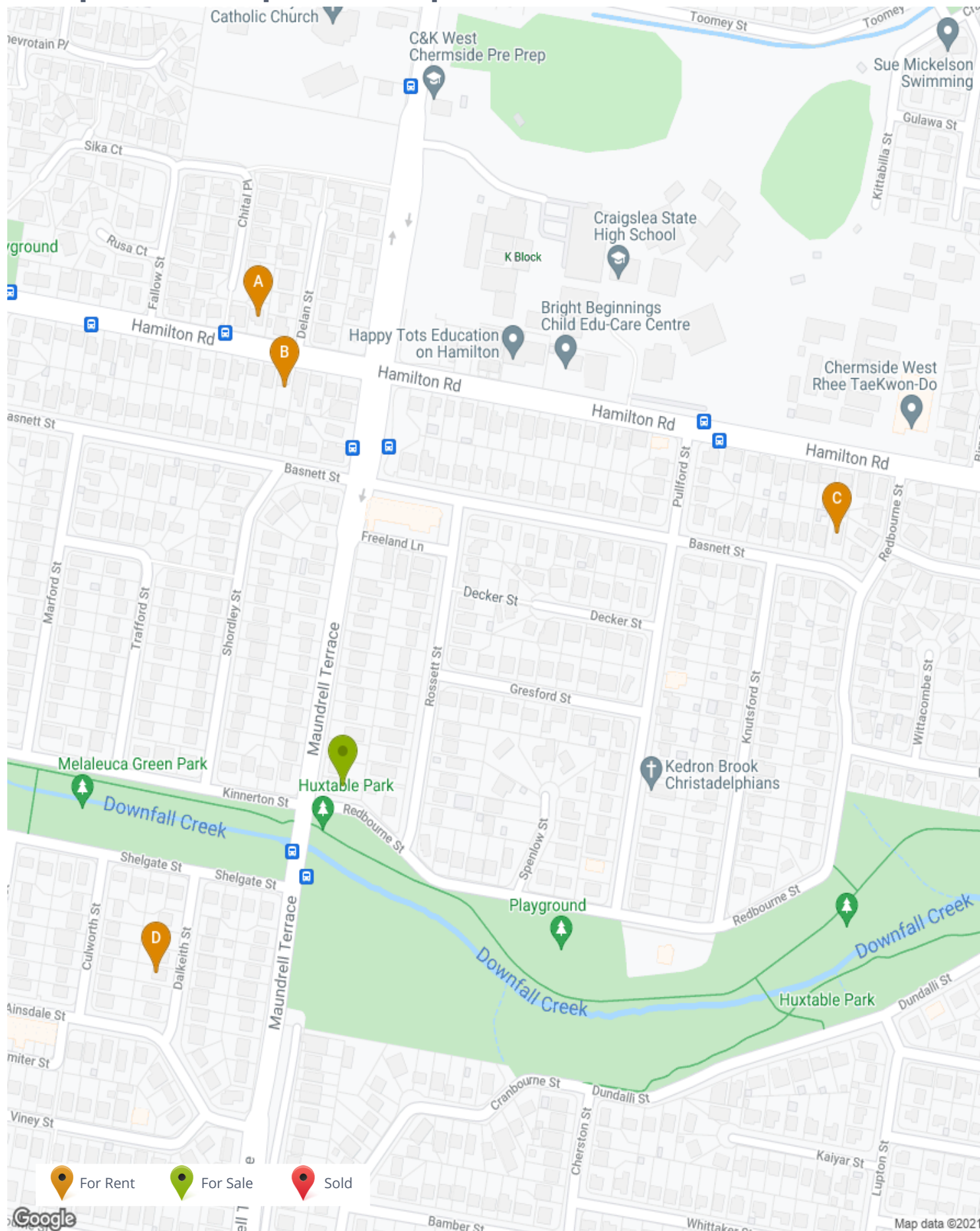
Suburb Rental Yield

+3.8%

Current Median Price: \$520,000
Current Median Rent: \$380

Based on 25 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$485 and the highest for rent price is \$620 with a median rental price of \$510. Days listed ranges from 7 to 37 days with the average currently at 17 days for these selected properties.

22 CHITAL PL, CHERMSIDE WEST 4032

UBD Ref: Brisbane - 119 J13



4



2



2



Property Type: House
Area: 547 m²
RPD: L29 RP893996

Features:

Current Rent Price: **Leased by Caleb Reis!**
First Rent Price: **\$600 pw Entertainers Dream!**
Month Listed: **July 2021* (Rented)**
Days on Market: **7 Days**



708 HAMILTON RD, CHERMSIDE WEST 4032

UBD Ref: Brisbane - 119 J13



4



1



1



Property Type: House
Area: 620 m²
RPD: L9 RP79033

Features:

Current Rent Price: **\$485 per week**
First Rent Price: **\$485 per week**
Month Listed: **August 2021**
Days on Market: **37 Days**



3 BASNETT ST, CHERMSIDE WEST 4032

UBD Ref: Brisbane - 119 L13



4



1



2



Property Type: House
Area: 722 m²
RPD: L7 RP139593

Features:

Current Rent Price: **\$510**
First Rent Price: **\$510**
Month Listed: **July 2021* (Rented)**
Days on Market: **10 Days**



6 DALKEITH ST, CHERMSIDE WEST 4032

UBD Ref: Brisbane - 119 H15



4



2



2



Property Type: House
Area: 607 m² (120 m²)
RPD: L35 RP91298

Features:

Current Rent Price: **\$620**
First Rent Price: **\$620**
Month Listed: **August 2021* (Rented)**
Days on Market: **15 Days**



2 REDBOURNE STREET, CHERMSIDE WEST, QLD 4032



Appraisal Price

This market analysis has been prepared on 16/09/2021 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:

\$510pw to \$540pw

Contact your agent for further information:

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Office: Pure Real Estate Group
Office Phone: 07 3217 2915
Email: russell@pure.com.au