

# COMPARATIVE MARKET ANALYSIS

8/8 GREGORY STREET, CLAYFIELD, QLD 4011

PREPARED BY CHRIS ANDERSEN, PURE REAL ESTATE GROUP



James Stefan Goetzmann  
8/8 Gregory Street  
Clayfield, QLD, 4011

RE: Property Appraisal

Thank you for the opportunity to appraise your property and provide you with a current market analysis as to what your property may be worth in today's market.

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

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

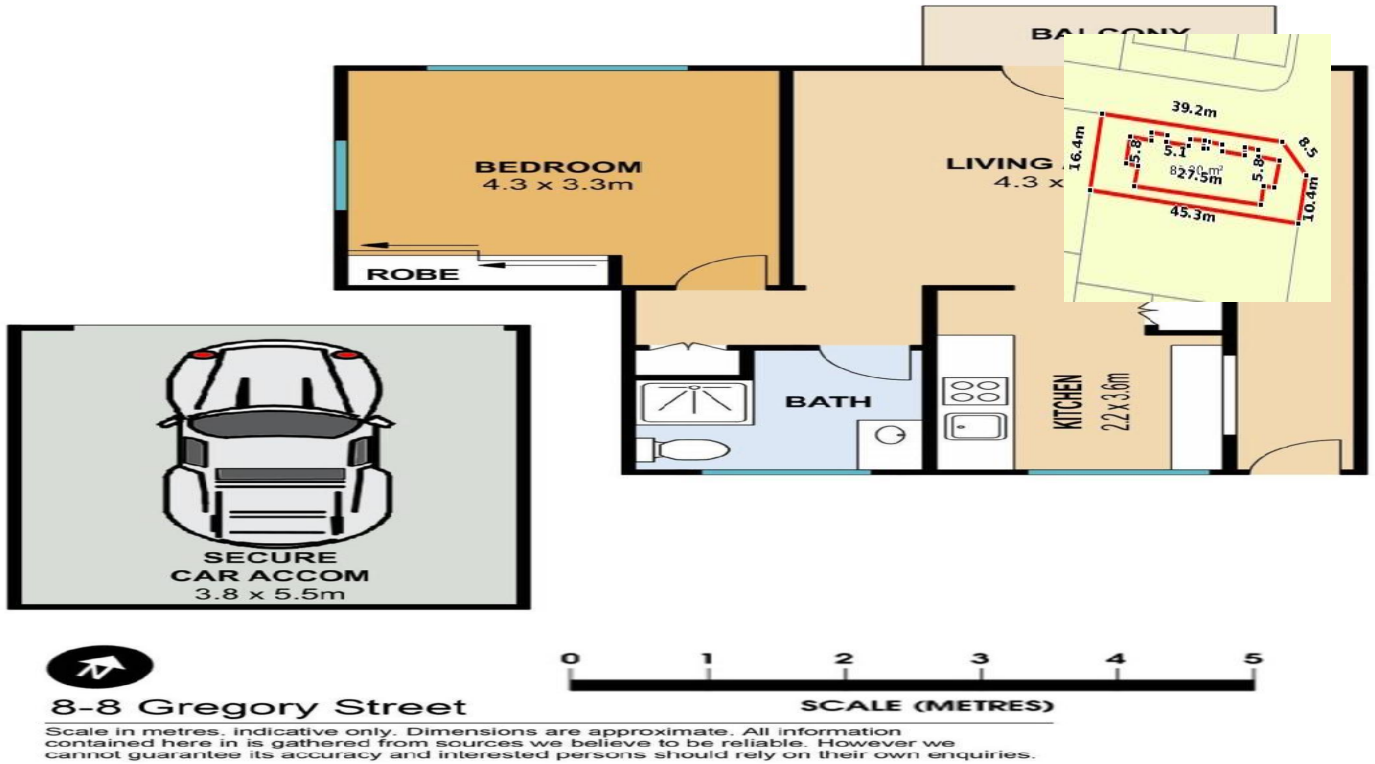
Kind regards

Chris Andersen

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## 8/8 GREGORY STREET, CLAYFIELD, QLD 4011



### Owner Details

Owner Name(s): JAMES STEFAN GOETZMANN  
 Owner Address: N/A  
 Phone(s): ^0421 986 242 (RAMOS) \*(07) 3262 7249 (TOWNER) Owner Type: Rental

### Property Details

Property Type: Unit - Freehold [Unit]  
 RPD: L8 BUP2050  
 Valuation Amount:  
 Valuation Amount:  
 Land Use: BUILDING UNITS (PRIMARY USE ONLY)  
 Zoning  
 Council: BCC-TOOMBUL  
 Features: Built in Robes, Close to Schools, Close to Transport, Improvements: Close to Shops, Pets allowed

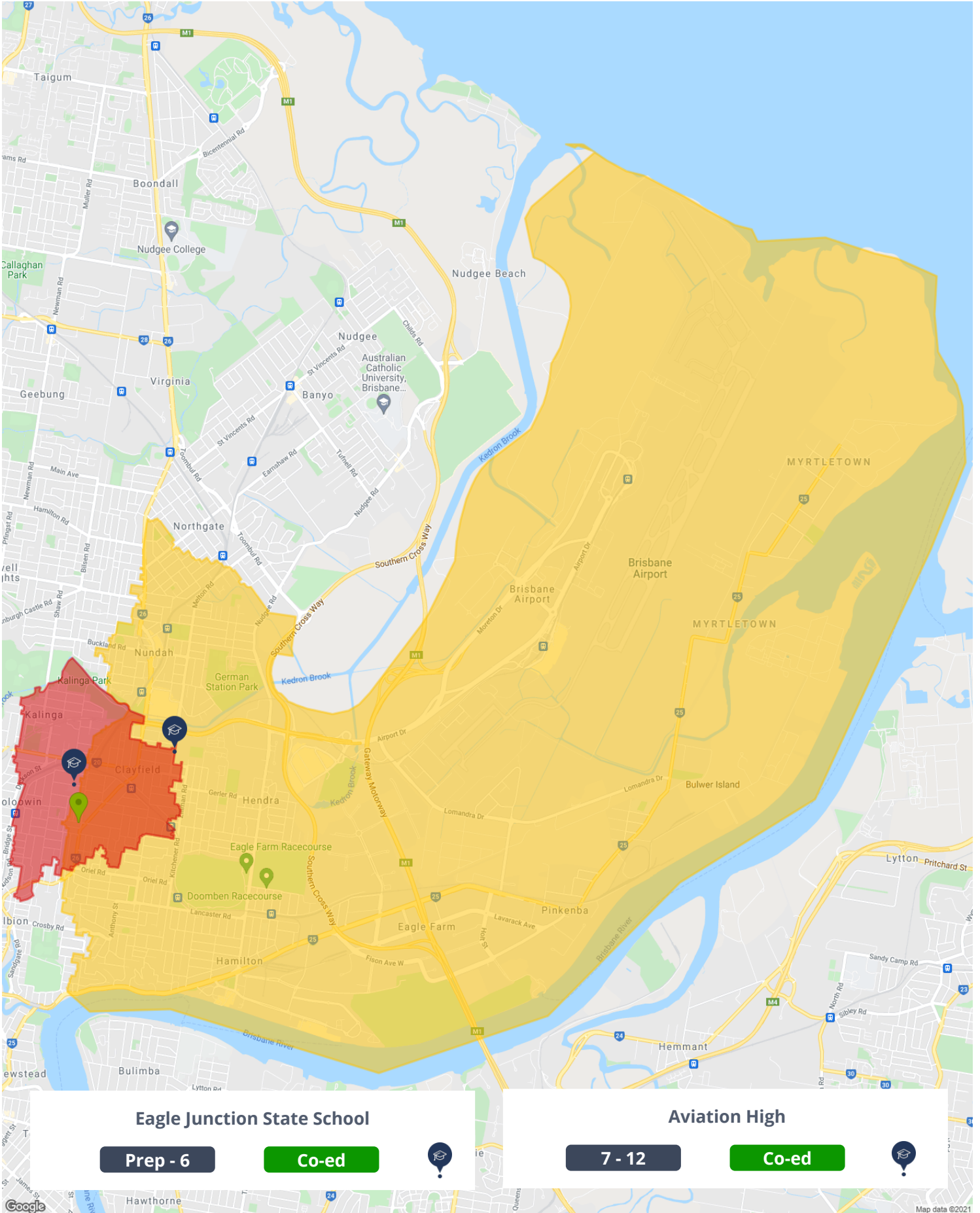
Area: 81 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$3,210  
 Water/Sewerage:  
 Property ID: 224866 / QLD1204615  
 UBD Ref: UBD Ref: 140 H10

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### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 260,000	29/08/2017	TOWNER	0 m <sup>2</sup>	Normal Sale	No
\$ 287,500	10/09/2010	NOLAN; ZULLI	0 m <sup>2</sup>	Normal Sale	No
\$ 245,000	03/07/2009	ZULLI	0 m <sup>2</sup>	Normal Sale	Yes
\$ 175,000	09/05/2006	COOPER	0 m <sup>2</sup>	Normal Sale	No

## School Catchment Areas



**Eagle Junction State School**

**Prep - 6**

**Co-ed**



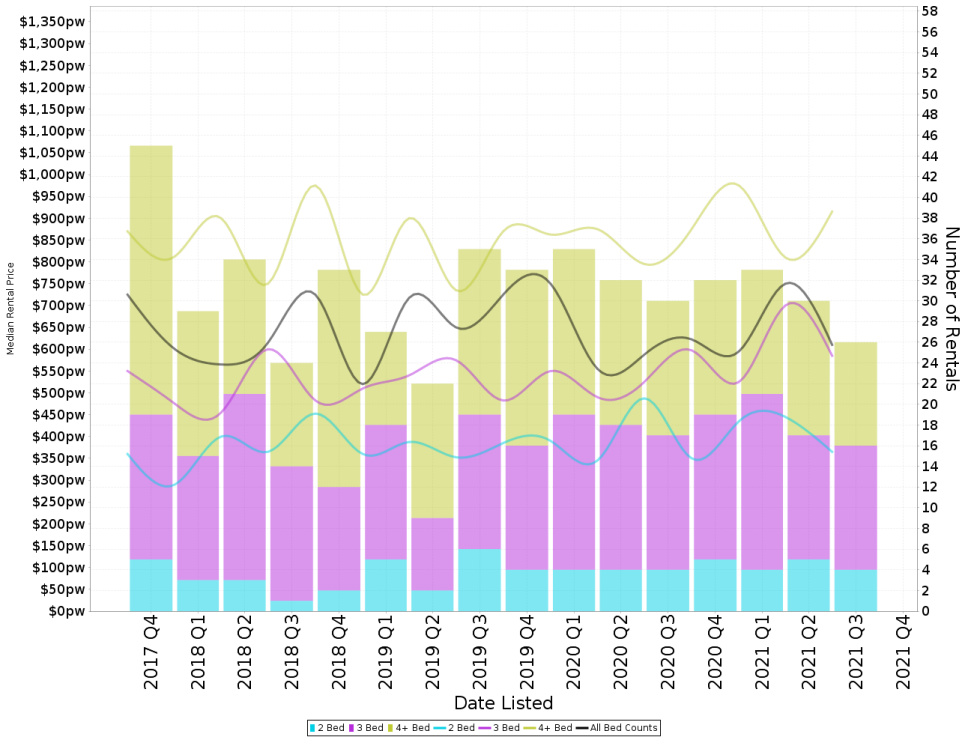
**Aviation High**

**7 - 12**

**Co-ed**



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.6%**

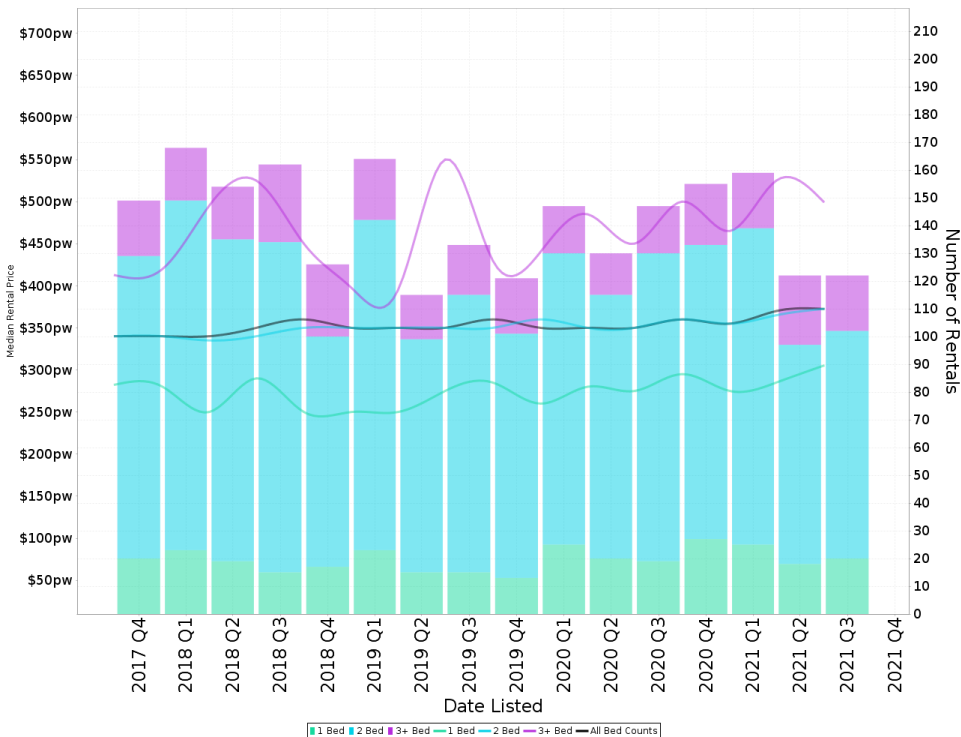
Current Median Price: \$1,325,500  
Previous Median Price: \$1,220,000  
Based on 231 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.4%**

Current Median Price: \$1,325,500  
Current Median Rent: \$615  
Based on 132 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+9.2%**

Current Median Price: \$399,100  
Previous Median Price: \$365,500  
Based on 406 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$399,100  
Current Median Rent: \$340  
Based on 633 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 \$280 and the highest for rent price is \$340 with a median rental price of \$318. Days listed ranges from 5 to 43 days with the average currently at 20 days for these selected properties.

### 5/83 BAYVIEW TCE, CLAYFIELD 4011

UBD Ref: Brisbane - 140 J9

 1  1  -



Property Type: Unit  
Area: 51 m<sup>2</sup>  
RPD: L5 BUP18

Features:

Current Rent Price: **\$280**  
First Rent Price: **\$280**  
Month Listed: **October 2021**  
Days on Market: **5 Days**



### 7/552 SANDGATE RD, CLAYFIELD 4011

UBD Ref: Brisbane - 140 H11

 1  1  1



Property Type: Unit  
Area: 80 m<sup>2</sup>  
RPD: L7 BUP139

Features:

Current Rent Price: **\$340 p.w.**  
First Rent Price: **\$350 p.w.**  
Month Listed: **August 2021\* (Rented)**  
Days on Market: **24 Days**



### 2/84 RIVERTON ST, CLAYFIELD 4011

UBD Ref: Brisbane - 140 H11

 1  1  1



Property Type: Unit  
Area: 809 m<sup>2</sup>  
RPD: L31 RP34328

Features:

Current Rent Price: **\$315 pw**  
First Rent Price: **\$315 pw**  
Month Listed: **July 2021\* (Rented)**  
Days on Market: **8 Days**



### 3/794 SANDGATE RD, CLAYFIELD 4011

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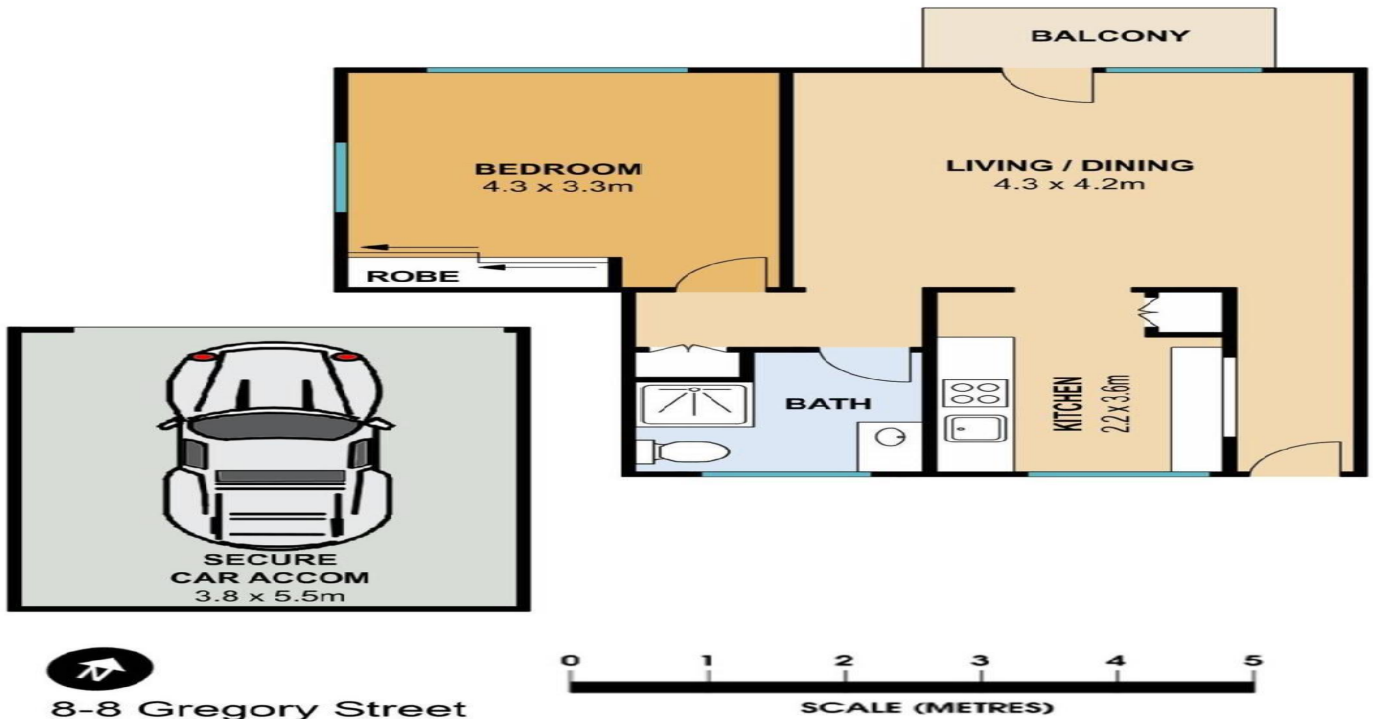


Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$320 per week**  
First Rent Price: **\$340 per week**  
Month Listed: **May 2021\* (Rented)**  
Days on Market: **43 Days**

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8-8 Gregory Street

Scale in metres, indicative only. Dimensions are approximate. All information contained here in is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## Appraisal Price

This market analysis has been prepared on 18/10/2021 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:

**\$300pw to \$330pw**

## Contact your agent for further information:



Agent Name: Chris Andersen  
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Office Phone: 07 3217 2915  
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Website: [www.purerealestategroup.com.au](http://www.purerealestategroup.com.au)