

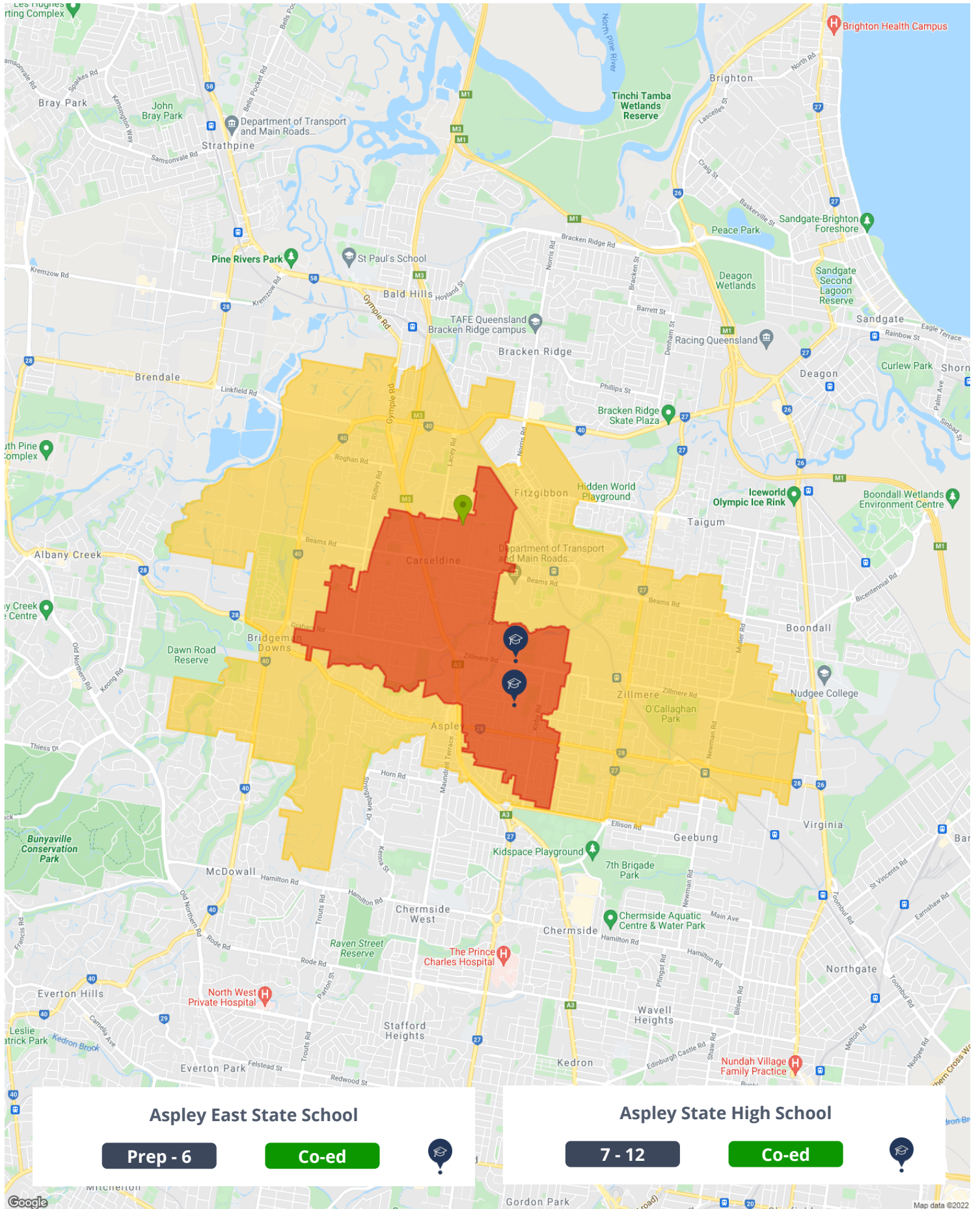
COMPARATIVE MARKET ANALYSIS

55/25 NORTHMARQUE STREET, CARSELDINE, QLD 4034

PREPARED BY BRANDON ISAAK, PURE REAL ESTATE GROUP



School Catchment Areas



Aspley East State School

Prep - 6

Co-ed



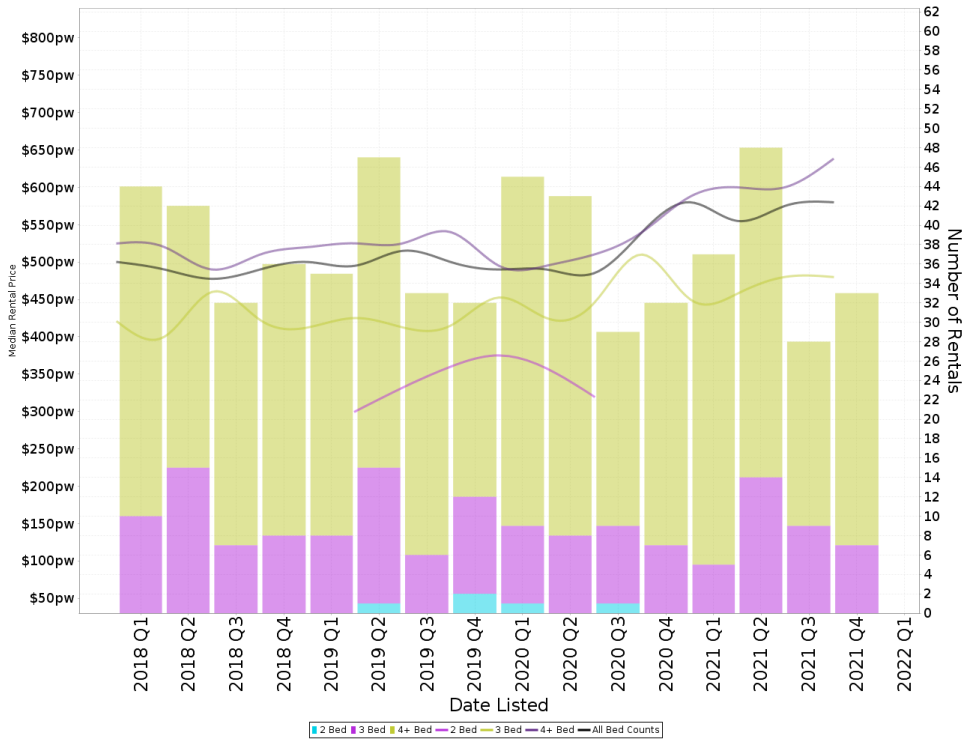
Aspley State High School

7 - 12

Co-ed



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+23.4%

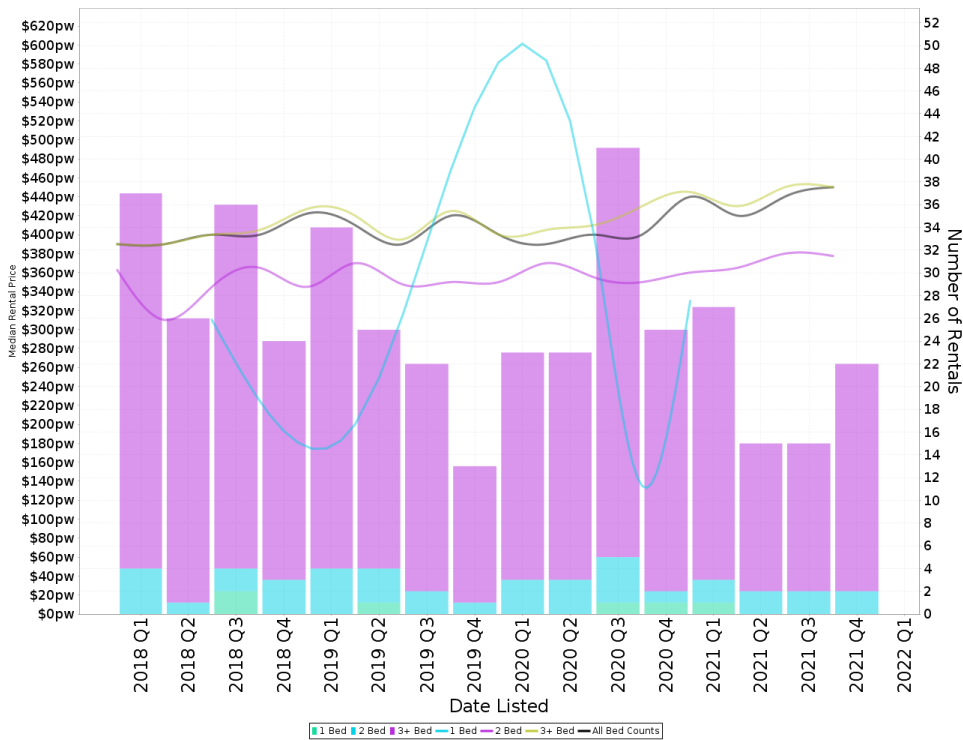
Current Median Price: \$800,500
Previous Median Price: \$648,750
Based on 228 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$800,500
Current Median Rent: \$495
Based on 154 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.3%

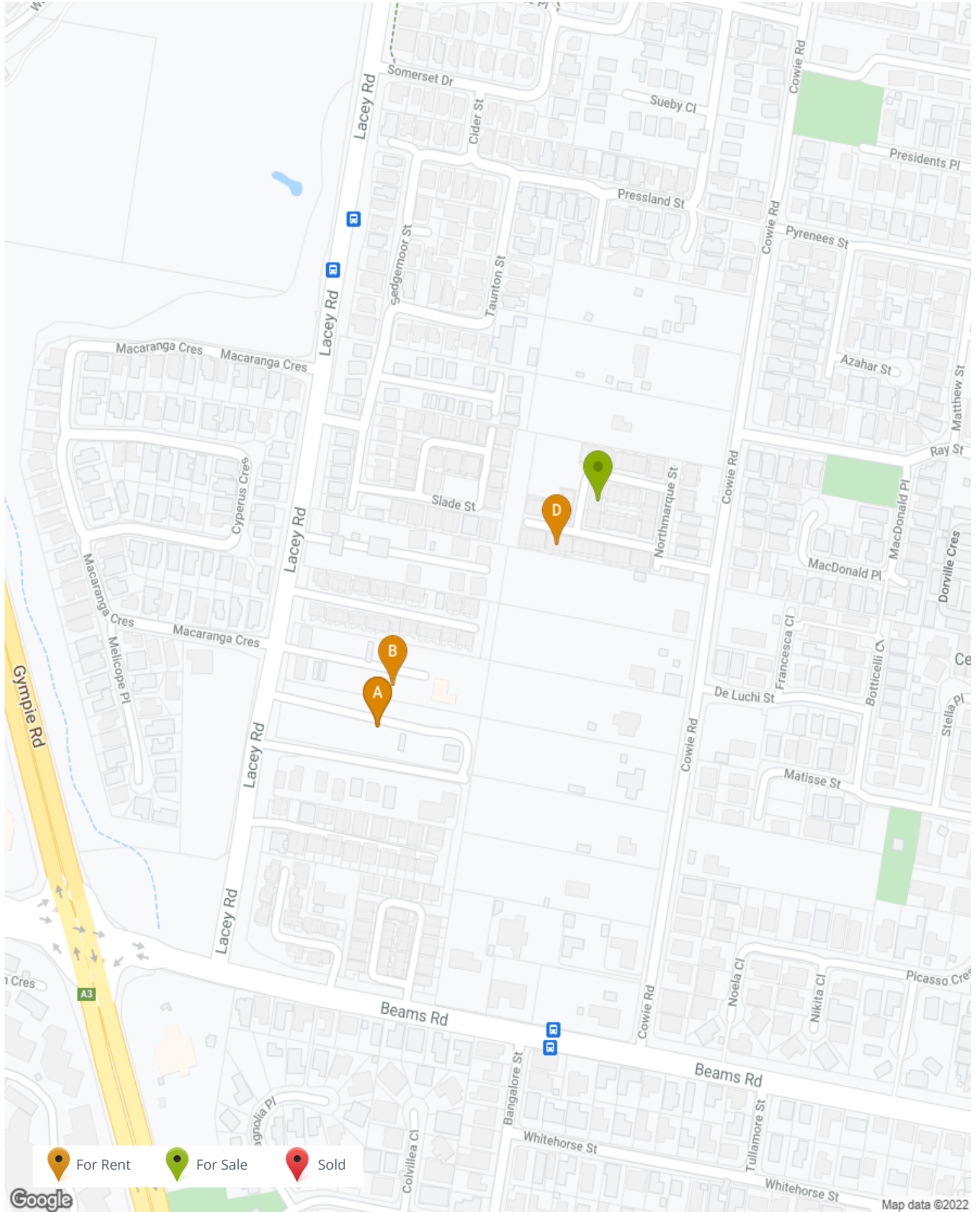
Current Median Price: \$424,000
Previous Median Price: \$395,000
Based on 170 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$424,000
Current Median Rent: \$390
Based on 123 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 \$450 and the highest for rent price is \$500 with a median rental price of \$485. Days listed ranges from 7 to 13 days with the average currently at 9 days for these selected properties.

33/33 LACEY RD, CARSELDINE 4034

UBD Ref: Brisbane - 109 K16

 4  2  2



Property Type: Unit
Area: 188 m²
RPD: L33 SP286228

Features:

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **December 2021* (Rented)**
Days on Market: **7 Days**



27/39 LACEY RD, CARSELDINE 4034

UBD Ref: Brisbane - 109 K15

 4  2  2



Property Type: Unit
Area: 176 m²
RPD: L27 SP261735

Features:

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **November 2021* (Rented)**
Days on Market: **8 Days**



29/33 LACEY RD, CARSELDINE 4034

UBD Ref: Brisbane - 109 K16

 4  2  2



Property Type: Unit
Area: 188 m²
RPD: L29 SP286228

Features:

Current Rent Price: **\$470**
First Rent Price: **\$470**
Month Listed: **November 2021* (Rented)**
Days on Market: **9 Days**



14/25 NORTHMARQUE ST, CARSELDINE 4034

UBD Ref: Brisbane - 109 L15

 4  2  2



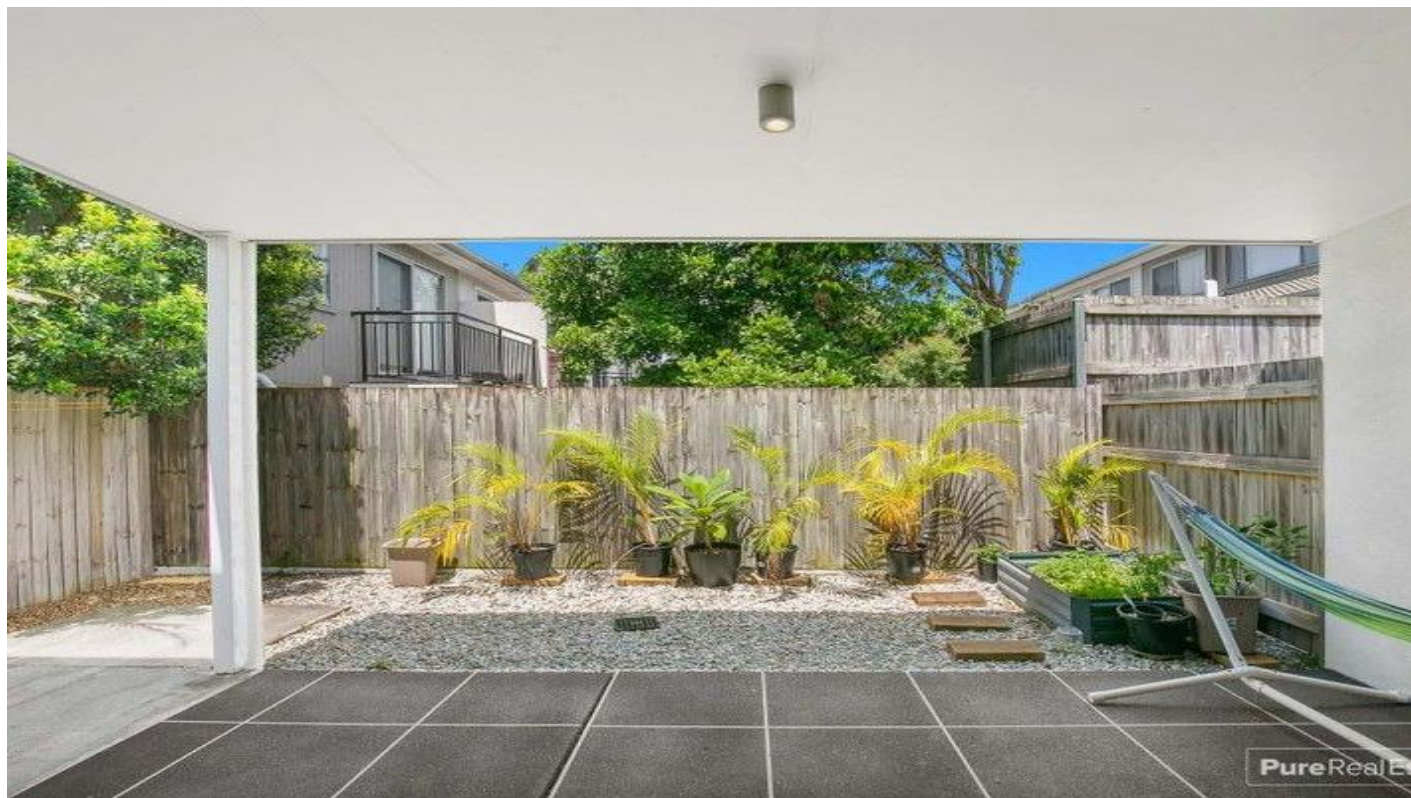
Property Type: Unit
Area: 162 m²
RPD: L14 SP248679

Features:

Current Rent Price: **\$450**
First Rent Price: **\$450**
Month Listed: **October 2021* (Rented)**
Days on Market: **13 Days**



55/25 NORTHMARQUE STREET, CARSELDINE, QLD 4034



Appraisal Price

This market analysis has been prepared on 03/02/2022 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 \$470pw

Contact your agent for further information:

Agent Name: Brandon Isaak
Mobile:
Office: Pure Real Estate Group
Office Phone: 07 3217 2915
Email: brandon@purere.com.au
Website: www.purerealestategroup.com.au