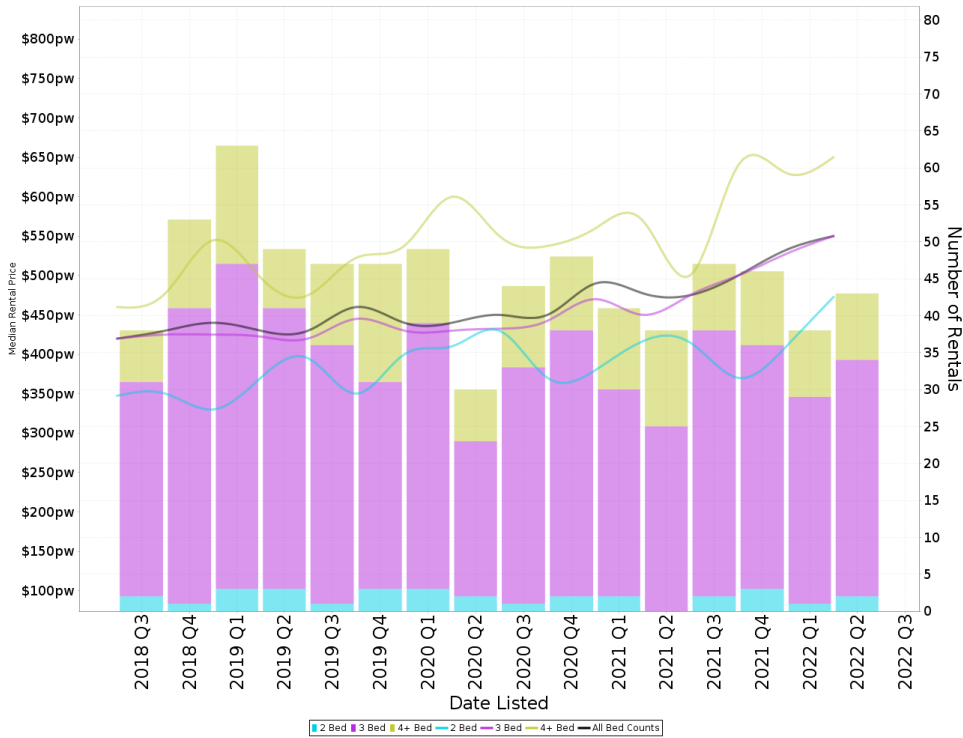# COMPARATIVE MARKET ANALYSIS

9 MALACHITE STREET, KEPERRA, QLD 4054
PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR

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Median Weekly Rents (Houses)

Legend: 2 Bed · 3 Bed · 4+ Bed · 2 Bed · 3 Bed · 4+ Bed · All Bed Counts
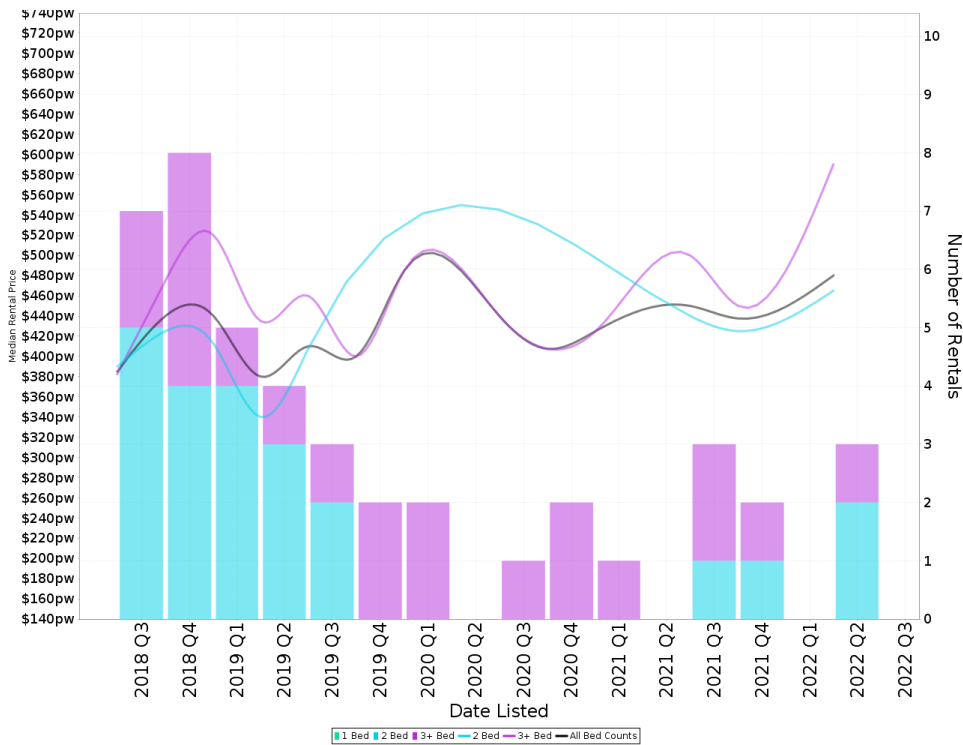
Suburb Sale Price Growth

+32.6%

Current Median Price: $822,250
Previous Median Price: $620,000
Based on 245 registered House sales compared over
the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: $822,250
Current Median Rent: $430
Based on 203 registered House rentals compared
over the last 12 months.

Median Weekly Rents (Units)

Legend: 1 Bed · 2 Bed · 3+ Bed · 2 Bed · 3+ Bed · All Bed Counts

Suburb Sale Price Growth

+13.7%

Current Median Price: $590,783
Previous Median Price: $519,500
Based on 24 registered Unit sales compared over the
last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: $590,783
Current Median Rent: $410
Based on 24 registered Unit rentals compared over
the last 12 months.

Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is $530 and the highest for rent price is $575 with a median rental price of $550. Days listed ranges from 6 to 9 days with the average currently at 7 days for these selected properties.

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2 ONYX ST, KEPERRA 4054

UBD Ref: Brisbane - 137 Q7   🛏 3   🛁 1   🚗 2

Property Type: House
Area: 714 m²
RPD: L63 RP137615

Features:

Current Rent Price: **Under Application**
First Rent Price: **$575**
Month Listed: **May 2022* (Rented)**
Days on Market: **7 Days**

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2 DICAPRIO CL, KEPERRA 4054

UBD Ref: Brisbane - 137 Q7   🛏 3   🛁 2   🚗 2

Property Type: House
Area: 526 m²
RPD: L12 SP118608

Features: BUILD YR: 1999, WALL TYPE: BRICK, ROOF TYPE: TILE, STOREYS: 1, LOWSET, BRICK AND TILE, CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK,

Current Rent Price: **$550/week!**
First Rent Price: **$550/week!**
Month Listed: **July 2022* (Rented)**
Days on Market: **8 Days**

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22 HERMITAGE ST, KEPERRA 4054

UBD Ref: Brisbane - 137 N8   🛏 3   🛁 2   🚗 2

Property Type: House
Area: 600 m²
RPD: L137 RP201988

Features:

Current Rent Price: **$530 p/w Spacious 3 Bedroom**
First Rent Price: **$530 p/w Spacious 3 Bedroom**
Month Listed: **March 2022* (Rented)**
Days on Market: **9 Days**

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1 MIDMAR CRT, KEPERRA 4054

UBD Ref: Brisbane - 137 N8   🛏 3   🛁 1   🚗 2

Property Type: House
Area: 600 m²
RPD: L123 RP201988

Features:

Current Rent Price: **$550 per week**
First Rent Price: **$550 per week**
Month Listed: **May 2022* (Rented)**
Days on Market: **9 Days**

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79 GLENMORGAN ST, KEPERRA 4054

UBD Ref: Brisbane - 137 Q6   🛏 3   🛁 2   🚗 2

Property Type: House
Area: 546 m²
RPD: L415 RP112766

Features:

Current Rent Price: **$550**
First Rent Price: **$550**
Month Listed: **May 2022* (Rented)**
Days on Market: **6 Days**

PureRealEstate

9 MALACHITE STREET, KEPERRA, QLD 4054

Appraisal Price

This market analysis has been prepared on 08/09/2022 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:

$550pw to $575pw

Contact your agent for further information:

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