

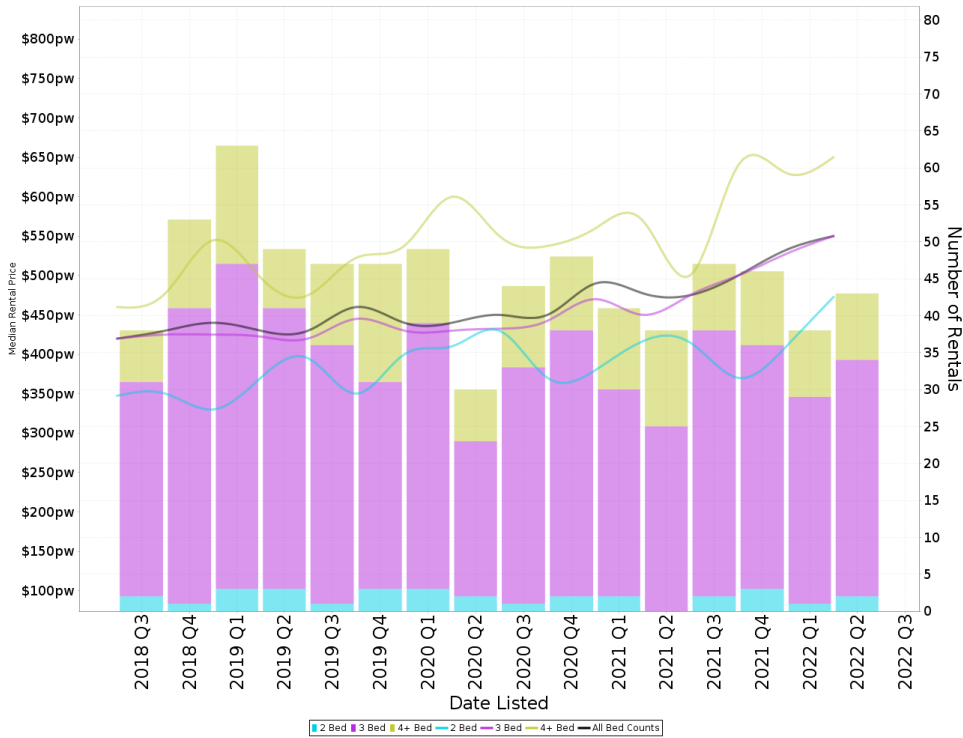
# COMPARATIVE MARKET ANALYSIS

9 MALACHITE STREET, KEPERRA, QLD 4054

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+32.6%**

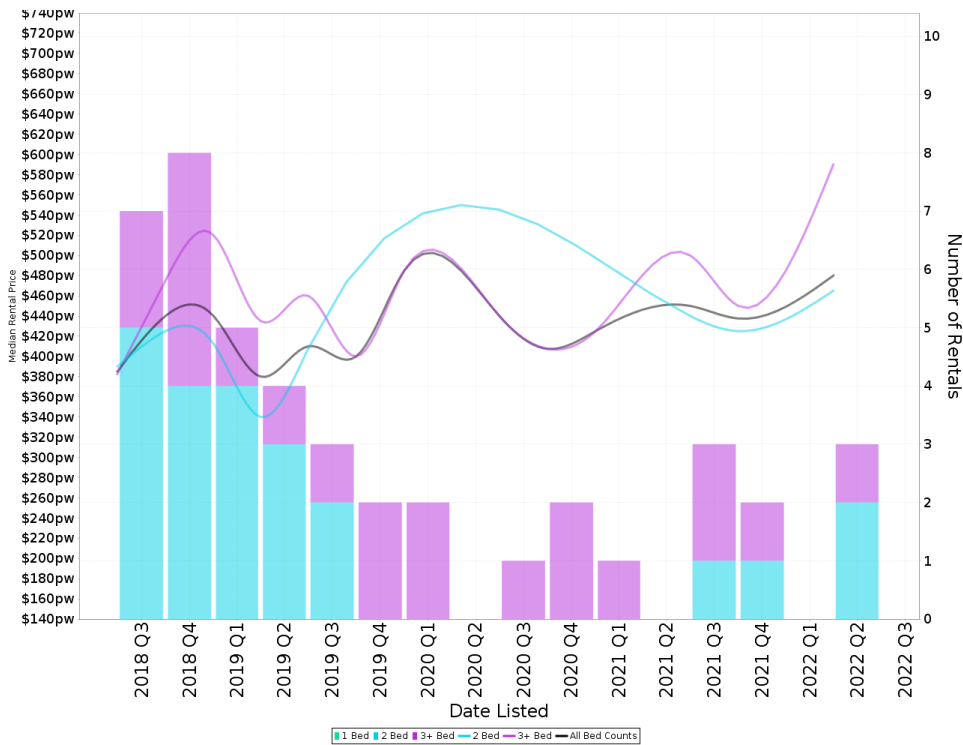
Current Median Price: \$822,250  
Previous Median Price: \$620,000  
Based on 245 registered House sales compared over the last two rolling 12 month periods.

### 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)



### 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.

### 2 ONYX ST, KEPERRA 4054

UBD Ref: Brisbane - 137 Q7  3  1  2



Property Type: House  
Area: 714 m<sup>2</sup>  
RPD: L63 RP137615

Features:

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

### 2 DICAPRIO CL, KEPERRA 4054

UBD Ref: Brisbane - 137 Q7  3  2  2



Property Type: House  
Area: 526 m<sup>2</sup>  
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**

### 22 HERMITAGE ST, KEPERRA 4054

UBD Ref: Brisbane - 137 N8  3  2  2



Property Type: House  
Area: 600 m<sup>2</sup>  
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**

### 1 MIDMAR CRT, KEPERRA 4054

UBD Ref: Brisbane - 137 N8  3  1  2



Property Type: House  
Area: 600 m<sup>2</sup>  
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**

### 79 GLENMORGAN ST, KEPERRA 4054

UBD Ref: Brisbane - 137 Q6  3  2  2



Property Type: House  
Area: 546 m<sup>2</sup>  
RPD: L415 RP112766

Features:

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

Prepared on 08/09/2022 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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## 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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