

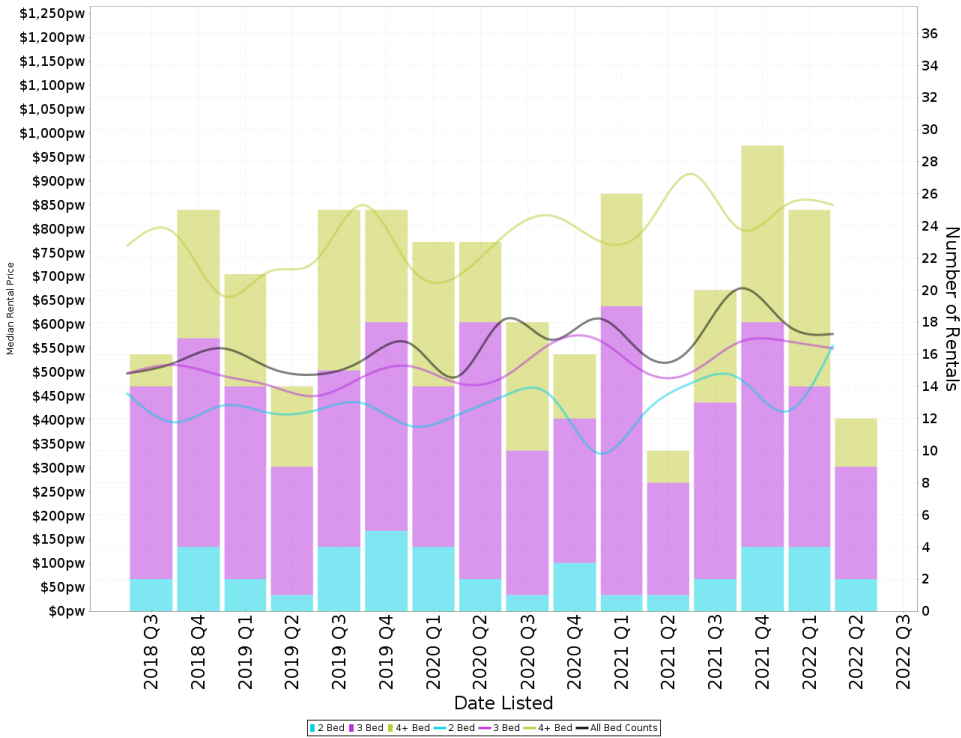
# COMPARATIVE MARKET ANALYSIS

6/39 GORDON STREET, GORDON PARK, QLD 4031

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+41.8%**

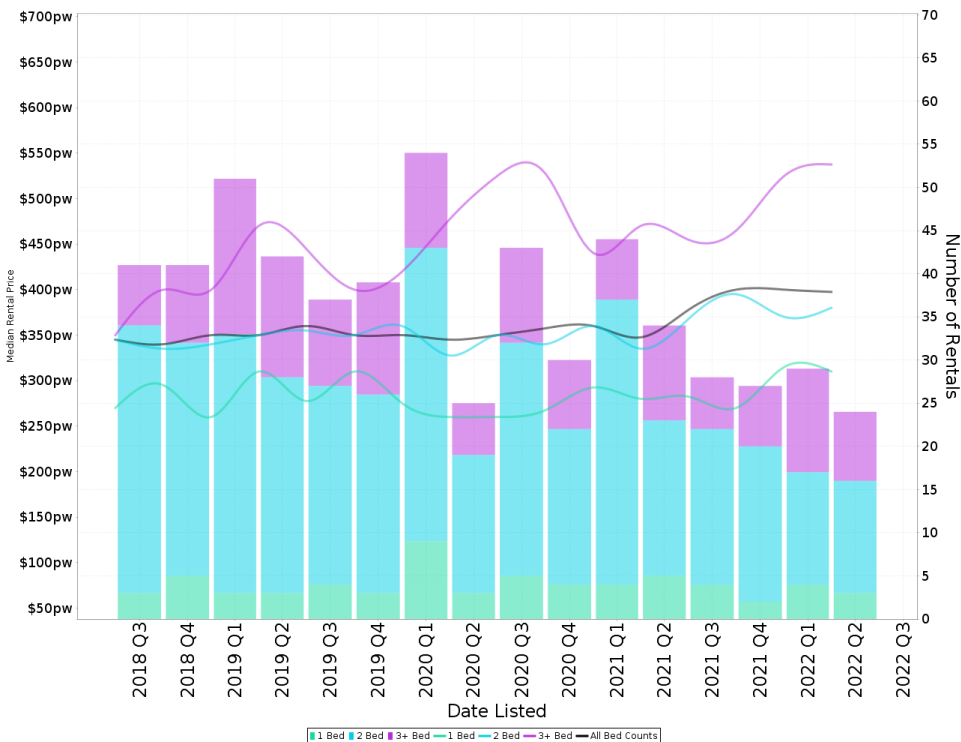
Current Median Price: \$1,400,000  
Previous Median Price: \$987,500  
Based on 123 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+1.9%**

Current Median Price: \$1,400,000  
Current Median Rent: \$520  
Based on 76 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.5%**

Current Median Price: \$448,000  
Previous Median Price: \$455,000  
Based on 120 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$448,000  
Current Median Rent: \$350  
Based on 175 registered Unit rentals compared over the last 12 months.

## Nearby Comparable Rental Properties

There are 14 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$525 and the highest for rent price is \$700 with a median rental price of \$610. Days listed ranges from 5 to 47 days with the average currently at 15 days for these selected properties.

### 3/47 JACK ST, GORDON PARK 4031

UBD Ref: Brisbane - 139 R6  3  2  1



Property Type: Unit  
Area: 227 m<sup>2</sup>  
RPD: L3 SP253150

Features:

Current Rent Price: **\$610**  
First Rent Price: **\$595**  
Month Listed: **April 2022\* (Rented)**  
Days on Market: **7 Days**

### 5/73 STAFFORD RD, KEDRON 4031

UBD Ref: Brisbane - 139 R5  4  2  3



Property Type: Unit  
Area: 200 m<sup>2</sup> (200 m<sup>2</sup>)  
RPD: L5 BUP782

Features: BUILD YR: 1972, STUDY, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING

Current Rent Price: **Leased after first inspection**  
First Rent Price: **\$650 per week with City Views!**  
Month Listed: **August 2022\* (Rented)**  
Days on Market: **5 Days**

### 4/66 BROOKFIELD RD, KEDRON 4031

UBD Ref: Brisbane - 139 R5  3  2  1



Property Type: Unit  
Area: 126 m<sup>2</sup>  
RPD: L4 SP200012

Features:

Current Rent Price: **\$550**  
First Rent Price: **\$550**  
Month Listed: **March 2022\* (Rented)**  
Days on Market: **13 Days**

### 3/7 BRADLEY AVE, KEDRON 4031

UBD Ref: Brisbane - 139 Q5  3  2  1



Property Type: Unit  
Area: 148 m<sup>2</sup>  
RPD: L3 SP213188

Features:

Current Rent Price: **\$550 weekly**  
First Rent Price: **\$550 weekly**  
Month Listed: **June 2022\* (Rented)**  
Days on Market: **19 Days**

### 76A HOMEBUSH RD, KEDRON 4031

UBD Ref: Brisbane - 139 R5  3  2  2



Property Type: Unit  
Area: 219 m<sup>2</sup> (157 m<sup>2</sup>)  
RPD: L2 SP247425

Features: DOUBLE STOREY, CONTEMPORARY, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, ENTERTAINMENT AREA, FULLY FENCED

Current Rent Price: **\$635**  
First Rent Price: **\$635**  
Month Listed: **August 2022\* (Rented)**  
Days on Market: **9 Days**

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

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## 2/8 SHAMROCK ST, GORDON PARK 4031

UBD Ref: Brisbane - 139 R8



Property Type: Unit  
Area: 171 m<sup>2</sup> (1,444 m<sup>2</sup>)  
RPD: L2 SP189659

Features:

Current Rent Price: **UNDER APPLICATION**  
First Rent Price: **\$620 Weekly**  
Month Listed: **April 2022\* (Rented)**  
Days on Market: **22 Days**

## 17/12 SUEZ ST, GORDON PARK 4031

UBD Ref: Brisbane - 140 B7



Property Type: Unit  
Area: 143 m<sup>2</sup>  
RPD: L17 SP159706

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: INTERNAL LAUNDRY, GARDEN / COURTYARD, PETS ALLOWED, DISHWASHER, SECURE PARKING

Current Rent Price: **Application taken**  
First Rent Price: **\$650**  
Month Listed: **July 2022\* (Rented)**  
Days on Market: **47 Days**

## 4/4 EMERALD ST, KEDRON 4031

UBD Ref: Brisbane - 140 A5



Property Type: Unit  
Area: 143 m<sup>2</sup>  
RPD: L4 SP292590

Features:

Current Rent Price: **APPLICATION PENDING**  
First Rent Price: **\$625 / wk**  
Month Listed: **May 2022\* (Rented)**  
Days on Market: **7 Days**

## 2/87 BROOKFIELD RD, KEDRON 4031



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **UNDER APPLICATION !**  
First Rent Price: **\$700 / wk**  
Month Listed: **August 2022\* (Rented)**  
Days on Market: **14 Days**

## 2/3 GALLAGHER TCE, KEDRON 4031



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$560 per week**  
First Rent Price: **\$560 per week**  
Month Listed: **July 2022\* (Rented)**  
Days on Market: **17 Days**

## 5/63 BARRON ST, GORDON PARK 4031

 3  2  1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$525 / Wk**  
First Rent Price: **\$500 / Wk**  
Month Listed: **July 2022\* (Rented)**  
Days on Market: **8 Days**

## 2/52 RAMSAY ST, KEDRON 4031

 3  2  1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **APPLICATION PENDING pw**  
First Rent Price: **\$600 pw**  
Month Listed: **June 2022\* (Rented)**  
Days on Market: **30 Days**

## 8/49 CLIFFORD ST, STAFFORD 4053

 3  2  1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **PENDING APPLICATION!**  
First Rent Price: **\$625 / wk**  
Month Listed: **June 2022\* (Rented)**  
Days on Market: **8 Days**

## 505/3 GALLAGHER TCE, KEDRON 4031

 3  2  2



Property Type: Unit  
Area: 156 m<sup>2</sup> (156 m<sup>2</sup>)  
RPD:

Features:

Current Rent Price: **\$595 per week**  
First Rent Price: **\$595 per week**  
Month Listed: **May 2022\* (Rented)**  
Days on Market: **9 Days**

6/39 GORDON STREET, GORDON PARK, QLD 4031



## 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:

**\$580pw to \$630pw**

### Contact your agent for further information:

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