

# COMPARATIVE MARKET ANALYSIS

11 CROSS STREET, MITCHELTON, QLD 4053

PREPARED BY PURE REAL ESTATE GROUP, 388 LUTWYCHE ROAD WINDSOR



## Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$475 and the highest for rent price is \$650 with a median rental price of \$535. Days listed ranges from 6 to 26 days with the average currently at 15 days for these selected properties.

### 72 TUGGAN ST, MITCHELTON 4053

UBD Ref: Brisbane - 138 H7  3  1  2



Property Type: House  
Area: 468 m<sup>2</sup>  
RPD: L32 RP20220

Current Rent Price: **\$480 Weekly**  
First Rent Price: **\$480 Weekly**  
Month Listed: **November 2022**  
Days on Market: **26 Days**

Features: DECK, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS

### 179 FRASERS RD, MITCHELTON 4053

UBD Ref: Brisbane - 138 H7  3  1  2



Property Type: House  
Area: 354 m<sup>2</sup>  
RPD: L29 RP20220

Current Rent Price: **\$650**  
First Rent Price: **\$650**  
Month Listed: **July 2022\* (Rented)**  
Days on Market: **8 Days**

Features:

### 181 FRASERS ST, MITCHELTON 4053

UBD Ref: Brisbane - 138 H7  3  1  1



Property Type: House  
Area: 341 m<sup>2</sup>  
RPD: L30 RP20220

Current Rent Price: **\$475 p/w - WALKING**  
First Rent Price: **\$475 p/w - WALKING DISTANCE**  
Month Listed: **July 2022\* (Rented)**  
Days on Market: **11 Days**

Features:

### 38 UNION ST, MITCHELTON 4053

UBD Ref: Brisbane - 138 J8  3  1  1



Property Type: House  
Area: 506 m<sup>2</sup>  
RPD: L86 RP42129

Current Rent Price: **\$550**  
First Rent Price: **625**  
Month Listed: **August 2022\* (Rented)**  
Days on Market: **22 Days**

Features:

### 26 PRINCESS ST, MITCHELTON 4053

UBD Ref: Brisbane - 138 J9  3  1  2



Property Type: House  
Area: 736 m<sup>2</sup>  
RPD: L105 RP168125

Current Rent Price: **\$520 per week**  
First Rent Price: **\$520 per week**  
Month Listed: **July 2022\* (Rented)**  
Days on Market: **16 Days**

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY  
FENCED, IMPROVEMENTS: GARDEN, INTERNAL LAUNDRY, SEPARATE DINING ROOM, CLOSE

Prepared on 30/11/2022 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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## 701 SAMFORD RD, MITCHELTON 4053

UBD Ref: Brisbane - 138 H5

 3  1  2



Property Type: House  
Area: 615 m<sup>2</sup>  
RPD: L1 RP82249

Features:

Current Rent Price: **\$550**  
First Rent Price: **\$550**  
Month Listed: **November 2022**  
Days on Market: **14 Days**

## 70 MASHOBRA ST, MITCHELTON 4053

UBD Ref: Brisbane - 138 K9

 3  1  1



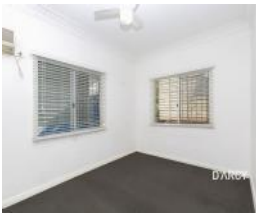
Property Type: House  
Area: 417 m<sup>2</sup>  
RPD: L23 RP43325

Features: DECK, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
IMPROVEMENTS: CLOSE TO SHOPS, PETS ALLOWED, FLOORBOARDS

Current Rent Price: **\$600.00 Per Week!**  
First Rent Price: **\$600.00 Per Week!**  
Month Listed: **August 2022\* (Rented)**  
Days on Market: **22 Days**

## 34 GAYTHORNE RD, MITCHELTON 4053

 3  1  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$500/week**  
First Rent Price: **\$500/week**  
Month Listed: **October 2022\* (Rented)**  
Days on Market: **6 Days**

11 CROSS STREET, MITCHELTON, QLD 4053



## Appraisal Price

This market analysis has been prepared on 30/11/2022 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:

**\$500pw to \$550pw**

### Contact your agent for further information:

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