

## 27 SHERIFF STREET, PETRIE TERRACE, QLD 4000



### Owner Details

**Owner Name(s):** TOMASZ JERZY GRZYB  
**Owner Address:** 64 / 100 ASHWORTH ST, MIDDLE PARK VIC 3206  
**Phone(s):** [^\(07\) 3172 6641](tel:+61731726641) (WILMOTT)

**Owner Type:** Rental

### Property Details

**Property Type:** House - Freehold [Issuing]  
**RPD:** L29 RP10654  
**Valuation Amount:** \$650,000 - Site Value on 30/06/2022  
**Valuation Amount:** \$540,000 - Site Value on 30/06/2020  
**Land Use:** SINGLE UNIT DWELLING  
**Zoning:**  
**Council:** BCC-BRISBANE  
**Features:** Deck, Air Conditioned

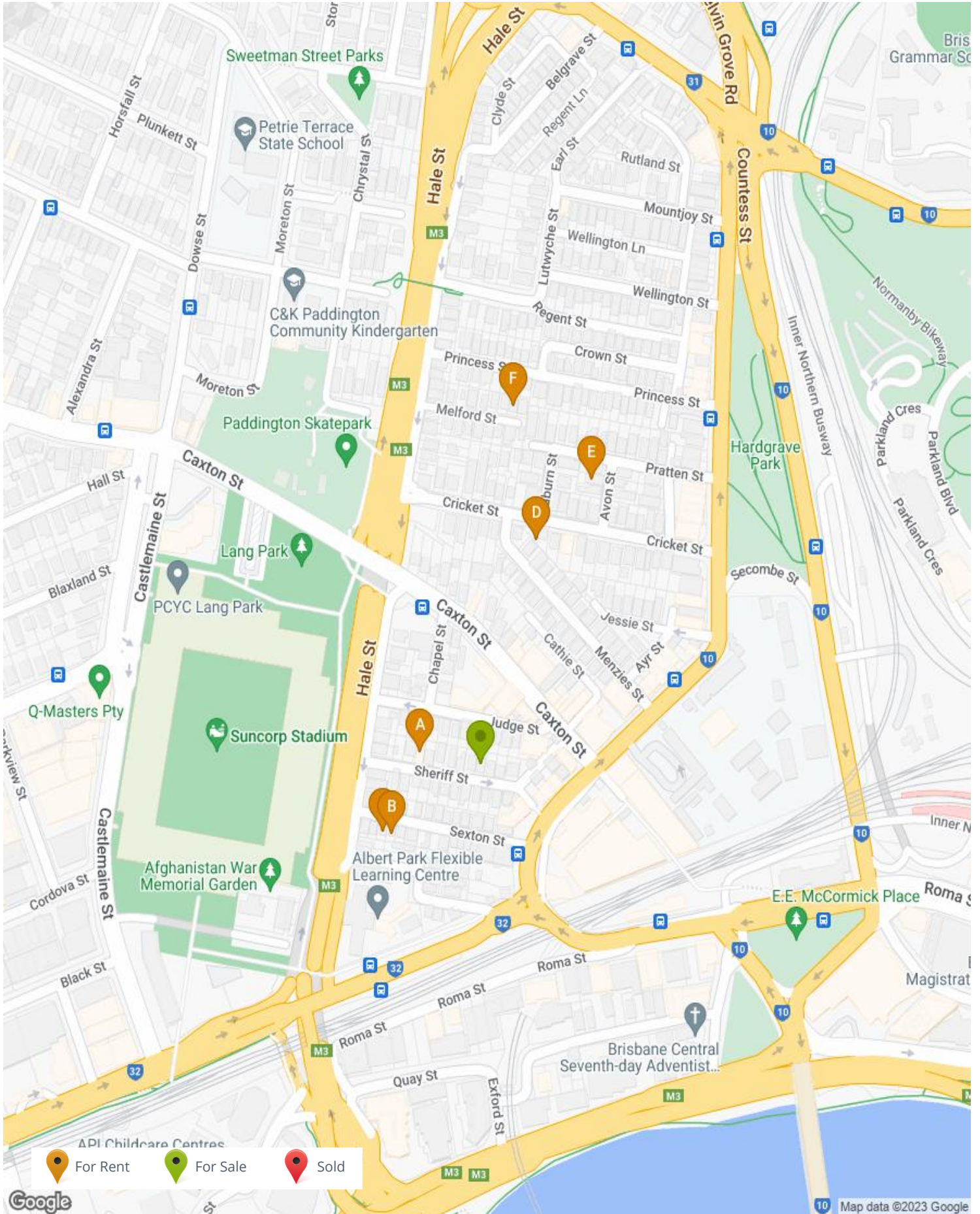
**Area:** 228 m<sup>2</sup>  
**Area \$/m<sup>2</sup>:** \$3,151  
**Water/Sewerage:**  
**Property ID:** 254147 / QLD1229236  
**UBD Ref:** UBD Ref: 001 B14

4
 2
 1

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 677,500	21/03/2014	SMITH	228 m <sup>2</sup>	Normal Sale	No
\$ 80,000	10/10/1989	VENDOR NOT RECORDED	228 m <sup>2</sup>	Normal Sale	No

## Comparable Properties Map



## 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 \$1 and the highest for rent price is \$1,000 with a median rental price of \$765. Days listed ranges from 3 to 42 days with the average currently at 17 days for these selected properties.

### 49 SHERIFF ST, PETRIE TERRACE 4000

UBD Ref: Brisbane - 001 A14  4  2  2



Property Type: House  
Area: 228 m<sup>2</sup>  
RPD: L23 RP10654

Features:

Current Rent Price: **\$800 per week**  
First Rent Price: **\$850 per week**  
Month Listed: **September 2022\* (Rented)**  
Days on Market: **42 Days**



### 52 SEXTON ST, PETRIE TERRACE 4000

UBD Ref: Brisbane - 001 A15  3  2  1



Property Type: House  
Area: 138 m<sup>2</sup>  
RPD: L3 SP124380

Features: DOUBLE STOREY, QUEENSLANDER, GARAGE, VERANDAH/DECK, ENTERTAINMENT AREA

Current Rent Price: **\$720 per week**  
First Rent Price: **\$720 per week**  
Month Listed: **December 2022\* (Rented)**  
Days on Market: **8 Days**



### 54 SEXTON ST, PETRIE TERRACE 4000

UBD Ref: Brisbane - 017 R18  4  3  1



Property Type: House  
Area: 140 m<sup>2</sup>  
RPD: L4 SP226324

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: COURTYARD, PETS ALLOWED, CLOSE TO SHOPS

Current Rent Price: **\$1,150**  
First Rent Price: **\$1,150**  
Month Listed: **February 2023**  
Days on Market: **15 Days**



### 76 CRICKET ST, PETRIE TERRACE 4000

UBD Ref: Brisbane - 001 C11  4  3  2



Property Type: House  
Area: 304 m<sup>2</sup>  
RPD: L13 RP10677

Features:

Current Rent Price: **\$650**  
First Rent Price: **\$650**  
Month Listed: **November 2022\* (Rented)**  
Days on Market: **3 Days**



### 16 AVON ST, PETRIE TERRACE 4000

UBD Ref: Brisbane - 001 D10  3  2  1



Property Type: House  
Area: 253 m<sup>2</sup>  
RPD: L15 RP10678

Features:

Current Rent Price: **\$835 per week**  
First Rent Price: **\$835 per week**  
Month Listed: **September 2022\* (Rented)**  
Days on Market: **6 Days**



Prepared on 16/02/2023 by Pure Real Estate Group. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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## 32 MELFORD ST, PETRIE TERRACE 4000

UBD Ref: Brisbane - 001 C9

 4  3  2



Property Type: House  
Area: 177 m<sup>2</sup>  
RPD: L21 RP10683

Features:

Current Rent Price: **\$1,000**  
First Rent Price: **\$1,000**  
Month Listed: **December 2022\* (Rented)**  
Days on Market: **19 Days**



## 58 SHERIFF ST, PETRIE TERRACE 4000

 3  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$730 per week**  
First Rent Price: **\$730 per week**  
Month Listed: **December 2022\* (Rented)**  
Days on Market: **17 Days**

## 45 PARK ST, SPRING HILL 4000

 4  2  1



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$800 per week**  
First Rent Price: **\$850 per week**  
Month Listed: **August 2022\* (Rented)**  
Days on Market: **31 Days**

**27 SHERIFF STREET, PETRIE TERRACE, QLD 4000**



## Appraisal Price

This market analysis has been prepared on 16/02/2023 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:

**\$700pw to \$800pw**

### Contact your agent for further information:

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