

Comparative Market Analysis Report

123 Sample Street Strathpine Qld 4500

Generated on Tue 12 Oct 2010 10:14am

Strathpine

3

1

2



This Report Prepared For: Mr John Doe

Estimated Price Range

This market appraisal has been prepared and all information given has been based on a current market analysis for the property displayed above. Based on this, we believe this property to be estimated in the following range:
\$360,000 to \$380,000

Comments

This is a sample report for demonstration purposes only. The comparable properties in this report are randomly selected properties in the local area and can not necessarily be considered comparable. The estimated price range given is not indicative of the value of this property.

Contact Your Agent For More Information

Property Summary

Property Type: HOUSE

Land Size: 593m²

RPD: L123 RP12345:PAR SAMPLE

Valuation Details

Unimproved Value: \$154,230
30 Jun 2010

Primary Land Use: Single Unit Dwelling
The use of a parcel of land exclusively as a site for a dwelling.

Property Info

Lot/Plan: 123/RP12345

Local Government: 5123 Sample Bay Regional Council

Property Ownership

Owner Type	Owner Name(s)	Any Other Owners
PRIVATE OWNERSHIP	MICKY MOUSE	N






Listing History

Listing Date	Publication	Price
05/10/2010	Agent Listing	Offers Over \$360,000
23/09/2010	Agent Listing	Offers Over \$360,000

Sales History

Sale Date	Sale Type	Sale Price	Sale Area	Property Type	Purchaser	Vendor
25/05/1991	Normal Sale	\$100,000	593m ²			
24/01/1996	Normal Sale	\$120,000	593m ²			
16/01/1998	Part Sale	\$25,000	593m ²			
28/01/2003	Normal Sale	\$180,000	593m ²		MOUSE, MICKEY	PITT, BRAD

Current Comparable Listings For Sale

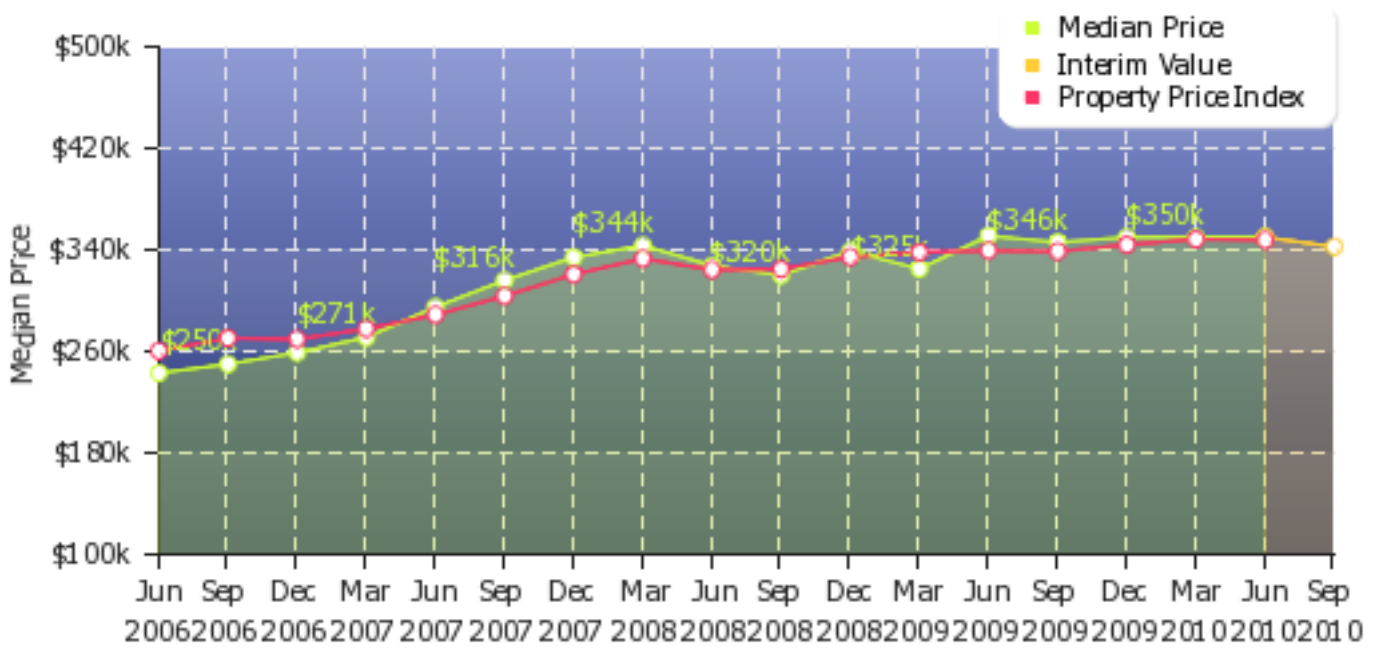
Petrie						3	1	2
	Cowal Court Petrie 4502	Property Type HOUSE	Land Size -	Listed On 05/10/2010	369,000 AUD			
Strathpine						3	2	3
	STRATHPINE QLD 4500	Property Type HOUSE	Land Size 607m2	Listed On 13/09/2010	\$385,000			
Bray Park						3	1	2
	BRAY PARK QLD 4500	Property Type HOUSE	Land Size 607m2	Listed On 04/10/2010	\$359,000			
Strathpine						3	1	2
	7 Peter Street STRATHPINE QLD 4500	Property Type HOUSE	Land Size 607m2	Listed On 04/10/2010	\$389,000			
Strathpine						3	1	1
	STRATHPINE QLD 4500	Property Type HOUSE	Land Size 607m2	Listed On 16/09/2010	\$375,000			

Comparable Sold Data

Bray Park 🏠 3 🏡 2 🚗 3					
	99 Madeup Drive BRAY PARK QLD 4500	Property Type DWELLING	Land Size 607m2	Sold On 16/06/2010	\$370,000
Bray Park 🏠 3 🏡 2 🚗 3					
	88 Some Lane BRAY PARK QLD 4500	Property Type DWELLING	Land Size 607m2	Sold On 27/05/2010	\$340,000
Bray Park 🏠 4 🏡 2 🚗 1					
	52 Fake Road BRAY PARK QLD 4500	Property Type DWELLING	Land Size 616m2	Sold On 10/05/2010	\$350,000
Strathpine 🏠 3 🏡 1 🚗 1					
	44 Nosuch Avenue STRATHPINE QLD 4500	Property Type DWELLING	Land Size 607m2	Sold On 23/03/2010	\$380,000
Strathpine 🏠 4 🏡 2 🚗 1					
	21 Nosuch Avenue STRATHPINE QLD 4500	Property Type DWELLING	Land Size 607m2	Sold On 02/05/2010	\$372,000

Sales Price Summary: Strathpine QLD 4500

Date	Min	Max	Average	Median	Property Price Index	No. of Sales
Jan-Mar 2006	\$97,500	\$389,000	\$247,900	\$248,000	\$252,701	75
Apr-Jun 2006	\$195,000	\$580,000	\$258,142	\$243,000	\$260,377	59
Jul-Sep 2006	\$104,884	\$740,000	\$259,275	\$250,000	\$270,498	87
Oct-Dec 2006	\$140,000	\$585,000	\$264,151	\$259,000	\$269,609	92
Jan-Mar 2007	\$200,000	\$410,000	\$275,848	\$271,000	\$277,756	71
Apr-Jun 2007	\$155,000	\$525,000	\$288,037	\$295,000	\$288,756	79
Jul-Sep 2007	\$190,000	\$500,000	\$308,745	\$316,000	\$303,556	75
Oct-Dec 2007	\$195,000	\$850,000	\$336,144	\$334,000	\$320,654	59
Jan-Mar 2008	\$265,000	\$640,000	\$350,849	\$343,500	\$333,069	43
Apr-Jun 2008	\$240,000	\$520,000	\$330,161	\$327,500	\$324,214	28
Jul-Sep 2008	\$219,500	\$395,000	\$315,048	\$320,000	\$324,946	47
Oct-Dec 2008	\$240,000	\$861,300	\$347,050	\$339,000	\$334,345	51
Jan-Mar 2009	\$160,000	\$534,000	\$325,083	\$325,000	\$338,096	65
Apr-Jun 2009	\$250,000	\$500,000	\$346,060	\$351,000	\$339,365	55
Jul-Sep 2009	\$176,000	\$420,000	\$337,508	\$346,000	\$338,651	61
Oct-Dec 2009	\$140,000	\$630,000	\$338,976	\$350,000	\$343,989	41
Jan-Mar 2010	\$235,000	\$570,000	\$348,256	\$350,000	\$348,360	47
Apr-Jun 2010	\$250,000	\$580,000	\$364,436	\$350,000	\$347,647	39
Jul-Sep 2010	\$260,000	\$395,000	\$332,692			13



Sales Volumes per Year

1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
198	192	244	179	211	243	320	378	347	224	226	313	284	169	222	99

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