



15/29-49 Varsity Parade Varsity Lakes QLD 4227

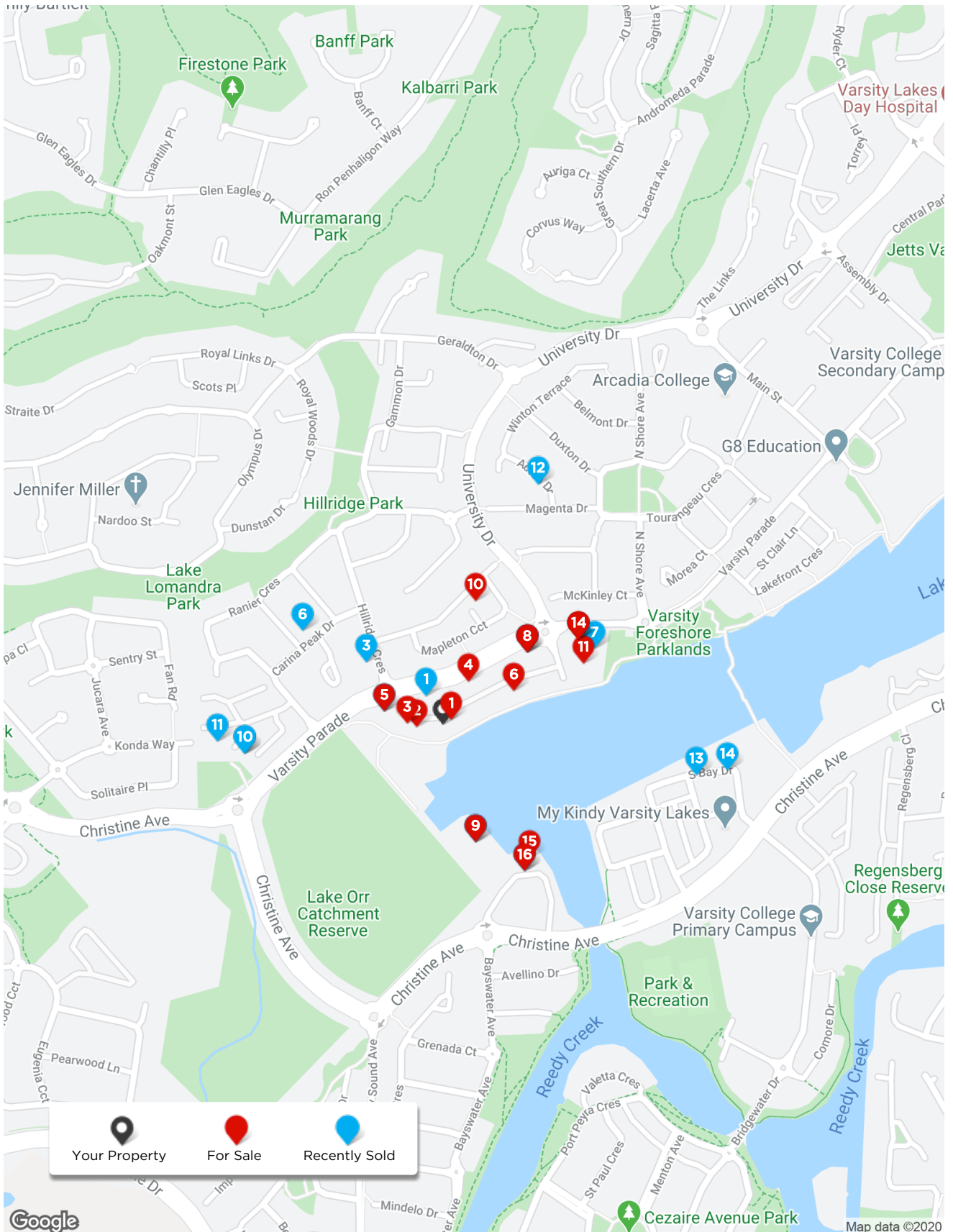
Prepared for N & H SUPER VINEY on 27th July 2020

Ben Williams

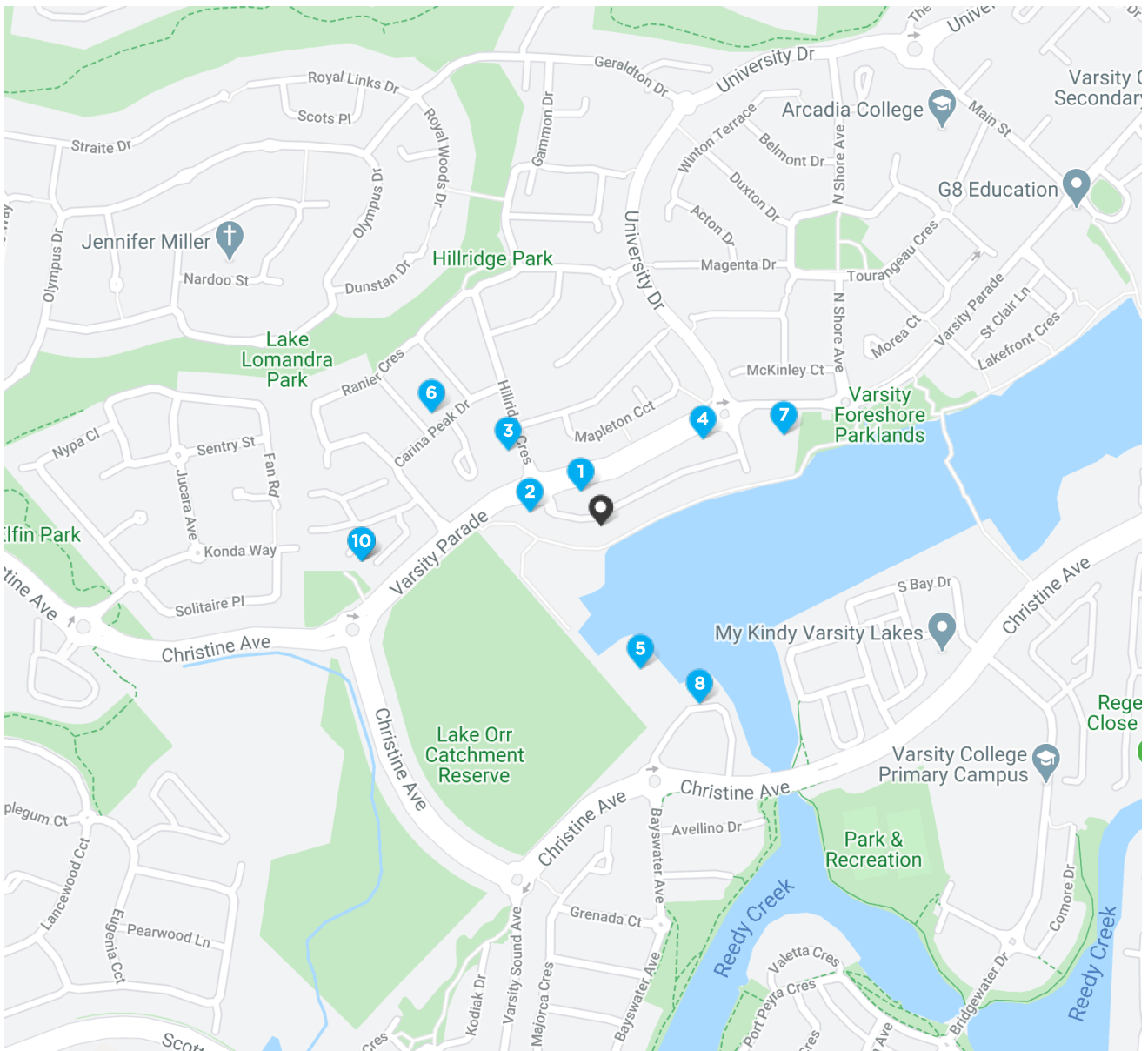
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Comparables Map: Sales & Listings



Comparables Map: Sales



1	130/29-49 Varsity Parade Varsity Lakes QLD 4227	2	2	2	\$397,000
2	416/29-49 Varsity Parade Varsity Lakes QLD 4227	1	1	1	\$302,000
3	5/45 Hillridge Crescent Varsity Lakes QLD 4227	4	3	2	\$490,000
4	325/29-49 Varsity Parade Varsity Lakes QLD 4227	2	2	2	\$410,000
5	1201/397 Christine Avenue Varsity Lakes QLD 4227	2	1	1	\$388,000
6	2/11 Carina Peak Drive Varsity Lakes QLD 4227	4	3	2	\$590,000
7	1304/65 Varsity Parade Varsity Lakes QLD 4227	3	2	2	\$698,000
8	2117/397 Christine Avenue Varsity Lakes QLD 4227	2	2	1	\$420,000
9	48/19 Carina Peak Drive Varsity Lakes QLD 4227	3	2	2	\$417,500
10	59/19 Carina Peak Drive Varsity Lakes QLD 4227	2	2	1	\$342,000

Comparable Sales



130/29-49 Varsity Parade Varsity Lakes
QLD 4227

Sold Price \$397,000

🛏️ 2 🚿 2 🚗 2 📏 100m² 🏠 87m²

Sold Date 24-Feb-20 First Listing \$400,000 Year Built 2013
DOM 15 Last Listing -
Distance 0.05km Price Change ▼ -0.8%

1



416/29-49 Varsity Parade Varsity Lakes
QLD 4227

Sold Price \$302,000

🛏️ 1 🚿 1 🚗 1 📏 55m² 🏠 47m²

Sold Date 06-Dec-19 First Listing \$335,000 Year Built 2015
DOM 120 Last Listing \$300,000
Distance 0.1km Price Change ▼ -9.9%

2



5/45 Hillridge Crescent Varsity Lakes
QLD 4227

Sold Price \$490,000

🛏️ 4 🚿 3 🚗 2 📏 75m² 🏠 156m²

Sold Date 31-Dec-19 First Listing \$520,000 Year Built 2004
DOM 70 Last Listing \$495,000
Distance 0.17km Price Change ▼ -5.8%

3



325/29-49 Varsity Parade Varsity Lakes
QLD 4227

Sold Price \$410,000

🛏️ 2 🚿 2 🚗 2 📏 112m² 🏠 -

Sold Date 21-Jan-20 First Listing \$399,000 Year Built 2013
DOM 42 Last Listing \$400,000
Distance 0.19km Price Change ▲ 2.8%

4



1201/397 Christine Avenue Varsity Lakes
QLD 4227

Sold Price \$388,000

🛏️ 2 🚿 1 🚗 1 📏 86m² 🏠 78m²

Sold Date 18-Nov-19 First Listing \$400,000 Year Built 2016
DOM 49 Last Listing \$400,000
Distance 0.22km Price Change ▼ -3%

5

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

Comparable Sales



2/11 Carina Peak Drive Varsity Lakes QLD 4227

Sold Price \$590,000

🏠 4 🚗 3 🚘 2 📏 198m² 🏠 -

Sold Date 31-Oct-19 First Listing \$599,000 Year Built 2003
 DOM 50 Last Listing \$585,000
 Distance 0.29km Price Change ▼ -1.5%

6



1304/65 Varsity Parade Varsity Lakes QLD 4227

Sold Price \$698,000

🏠 3 🚗 2 🚘 2 📏 132m² 🏠 -

Sold Date 20-Feb-20 First Listing \$745,000 Year Built -
 DOM 452 Last Listing \$699,000
 Distance 0.3km Price Change ▼ -6.3%

7



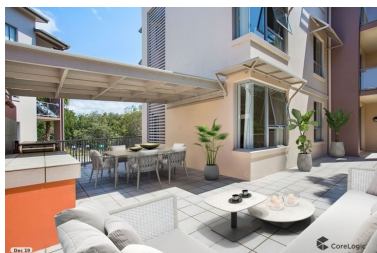
2117/397 Christine Avenue Varsity Lakes QLD 4227

Sold Price \$420,000

🏠 2 🚗 2 🚘 1 📏 122m² 🏠 -

Sold Date 02-Dec-19 First Listing \$400,000 Year Built -
 DOM 83 Last Listing \$409,000
 Distance 0.3km Price Change ▲ 5%

8



48/19 Carina Peak Drive Varsity Lakes QLD 4227

Sold Price \$417,500

🏠 3 🚗 2 🚘 2 📏 1,829m² 🏠 110m²

Sold Date 15-Nov-19 First Listing \$420,000 Year Built 2005
 DOM 16 Last Listing \$420,000
 Distance 0.35km Price Change ▼ -0.6%

9



59/19 Carina Peak Drive Varsity Lakes QLD 4227

Sold Price \$342,000

🏠 2 🚗 2 🚘 1 📏 1,829m² 🏠 94m²

Sold Date 17-Nov-19 First Listing \$349,000 Year Built 2006
 DOM 25 Last Listing \$349,000
 Distance 0.35km Price Change ▼ -2%

10

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparable Sales



58/19 Carina Peak Drive Varsity Lakes
QLD 4227

Sold Price \$415,000

🛋️ 3 🚿 2 🚗 2 📏 1,829m² 🏠 115m²

Sold Date 21-Oct-19 First Listing \$440,000 Year Built 2005
DOM 27 Last Listing \$440,000
Distance 0.4km Price Change ▼ -5.7%

11



4/9 Magenta Drive Varsity Lakes QLD
4227

Sold Price \$487,500

🛋️ 4 🚿 2 🚗 2 📏 91m² 🏠 126m²

Sold Date 29-Nov-19 First Listing \$519,000 Year Built 2002
DOM 39 Last Listing \$475,000
Distance 0.45km Price Change ▼ -6.1%

12



1/2 Emily Way Varsity Lakes QLD 4227

Sold Price \$542,500

🛋️ 4 🚿 2 🚗 2 📏 163m² 🏠 117m²

Sold Date 09-Jan-20 First Listing - Year Built 2014
DOM - Last Listing -
Distance 0.46km

13



7/2 Emily Way Varsity Lakes QLD 4227

Sold Price \$515,000

🛋️ 4 🚿 2 🚗 1 📏 163m² 🏠 117m²

Sold Date 03-Feb-20 First Listing - Year Built 2014
DOM 97 Last Listing \$550,000
Distance 0.51km

14

DOM = Days on market

RS = Recent sale

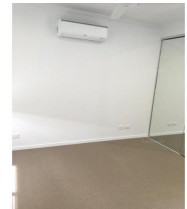
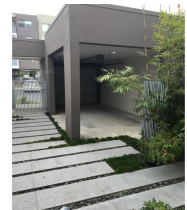
UN = Undisclosed Sale

Comparables Map: Listings



Summary

15/29-49 Varsity Parade Varsity Lakes QLD 4227



Valuation price range
\$500,000 - \$602,000

Notes from your agent

The Proprietor
15/29-49 Varsity Parade
Varsity Lakes QLD 4227

27th July 2020

Dear Reader,

Thank you for the opportunity to appraise your property at 15/29-49 Varsity Parade Varsity Lakes QLD 4227

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Ben Williams
RE/MAX Regency
Suite 15, Robina Super Centre
86 Robina Town Centre Drive
ROBINA QLD 4226
m: 0435 780 117

Disclaimer

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