

COMPARATIVE MARKET ANALYSIS

1/5 SELBORNE STREET, MOUNT GRAVATT EAST, QLD 4122

PREPARED BY JOHN KARALIS, KARALIS REAL ESTATE, PHONE: 0421242587



Zemog Pty Ltd (tte)
1/5 Selborne Street
Mount Gravatt East, QLD, 4122

Dear Zemog Pty Ltd (tte)

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

John Karalis
Karalis Real Estate
Phone: 0421242587
Office Phone: 1300 573 753
Email: john.karalis@karalisrealestate.com.au

1/5 SELBORNE STREET, MOUNT GRAVATT EAST, QLD 4122



Owner Details

Owner Name(s): ZEMOG PTY LTD (TTE)
 Owner Address: 9 GOLDEN OAK CRES, CARINDALE QLD 4152
 Phone(s): 0408 497 513 (EQUILIBR...)

Owner Type: Owner Occupied

Property Details

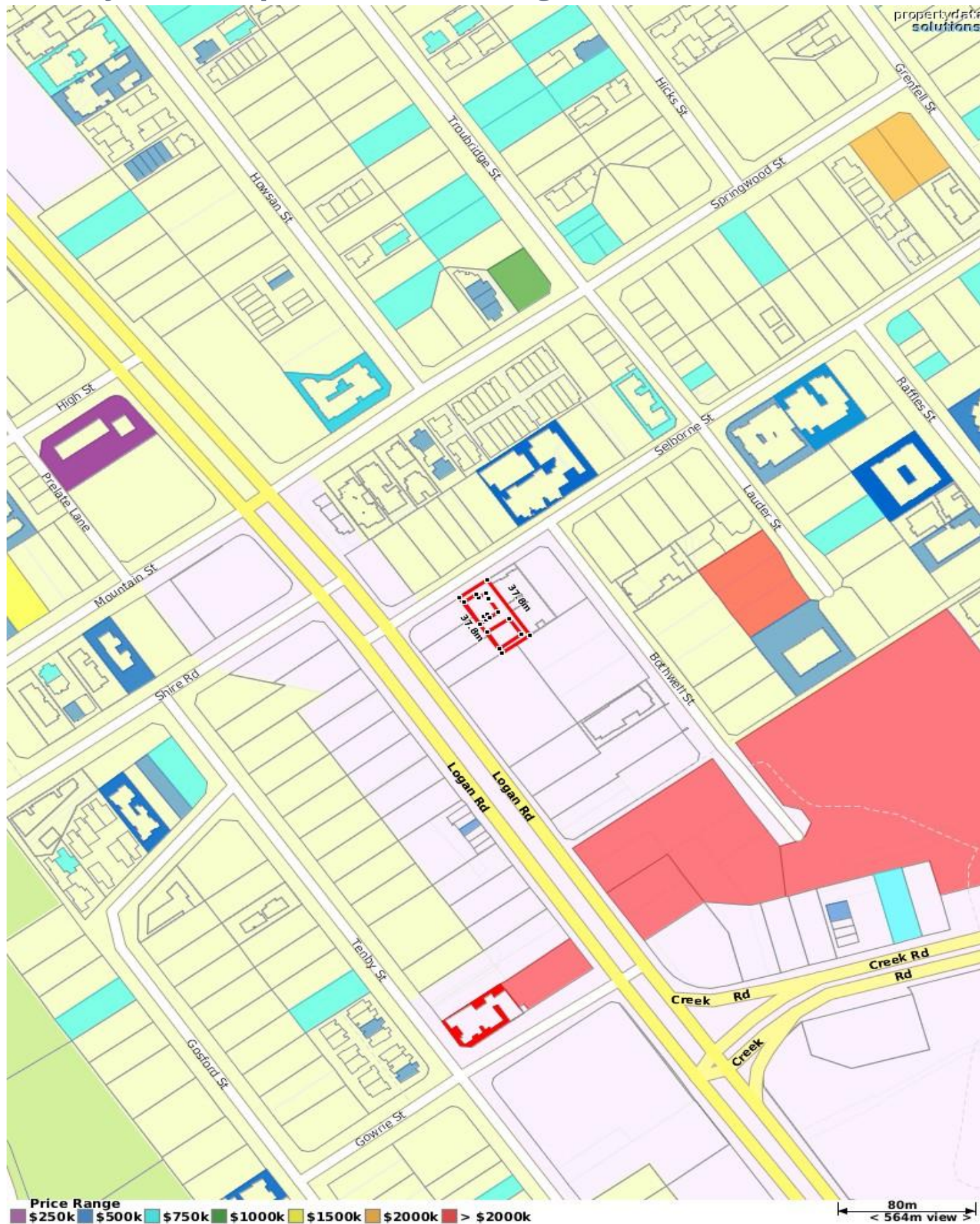
Property Type: Unit - Freehold [Unit]
 RPD: L1 SP242572
 Valuation Amount:
 Valuation Amount:
 Land Use: BUILDING UNITS (PRIMARY USE ONLY)
 Zoning
 Council: BCC-BELMONT
 Features:

Area: 100 m²
 Area \$/m²:
 Water/Sewerage:
 Property ID: 20604477 /
 UBD Ref: UBD Ref: 201 C1

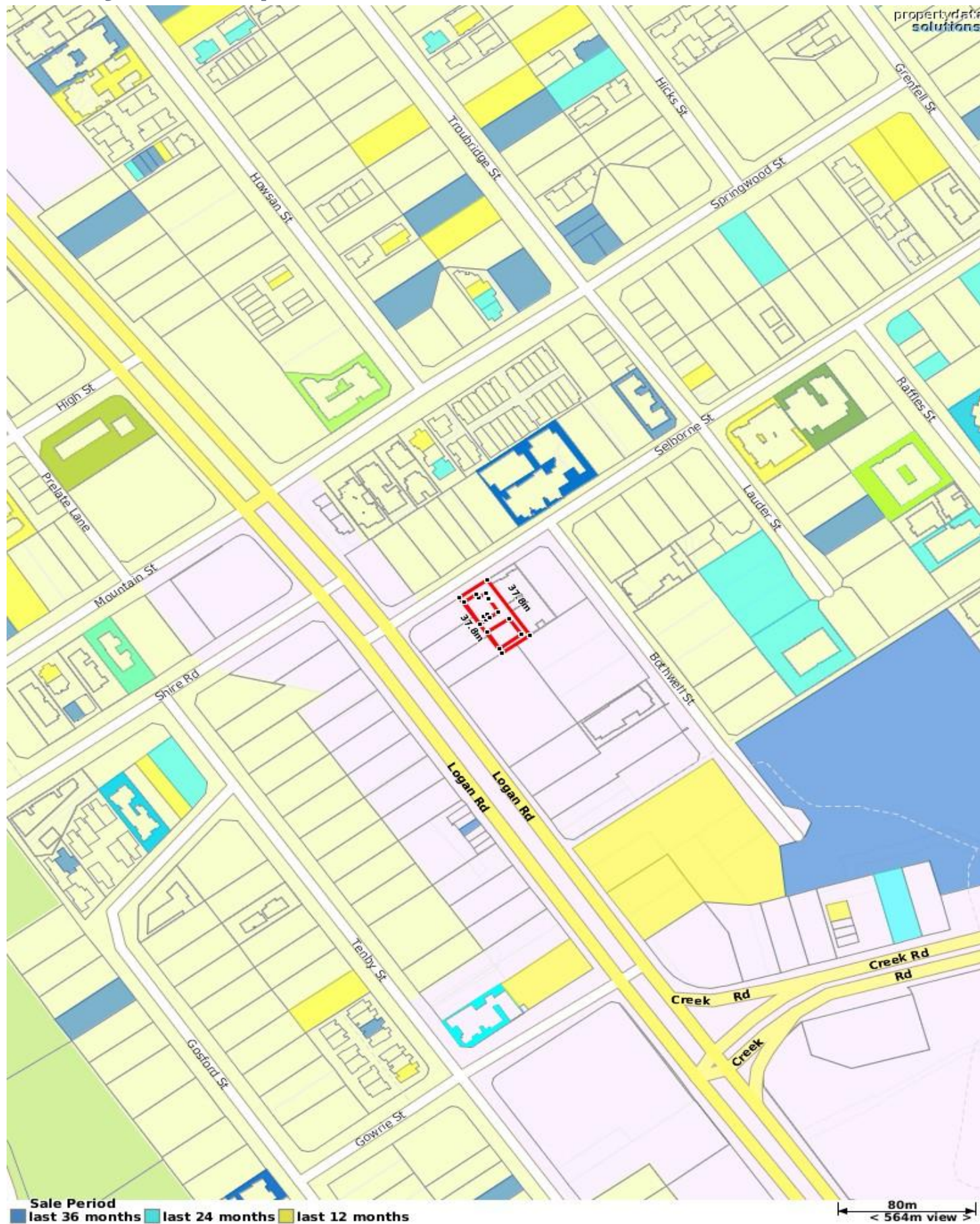
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 490,000	25/06/2010	MALCOLM GOMEZ	100 m²	Normal Sale	Yes

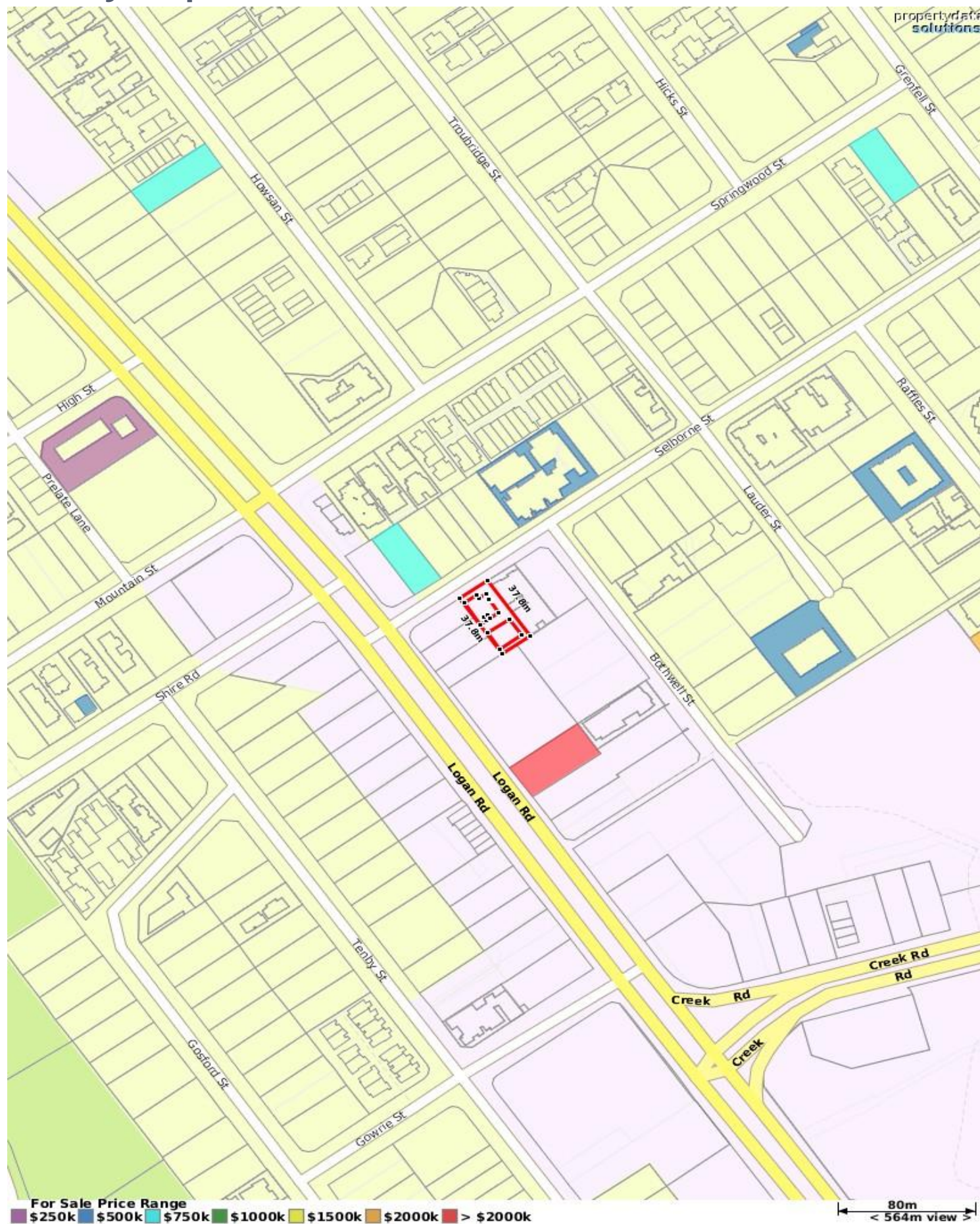
Nearby Sold Properties (Price Range)



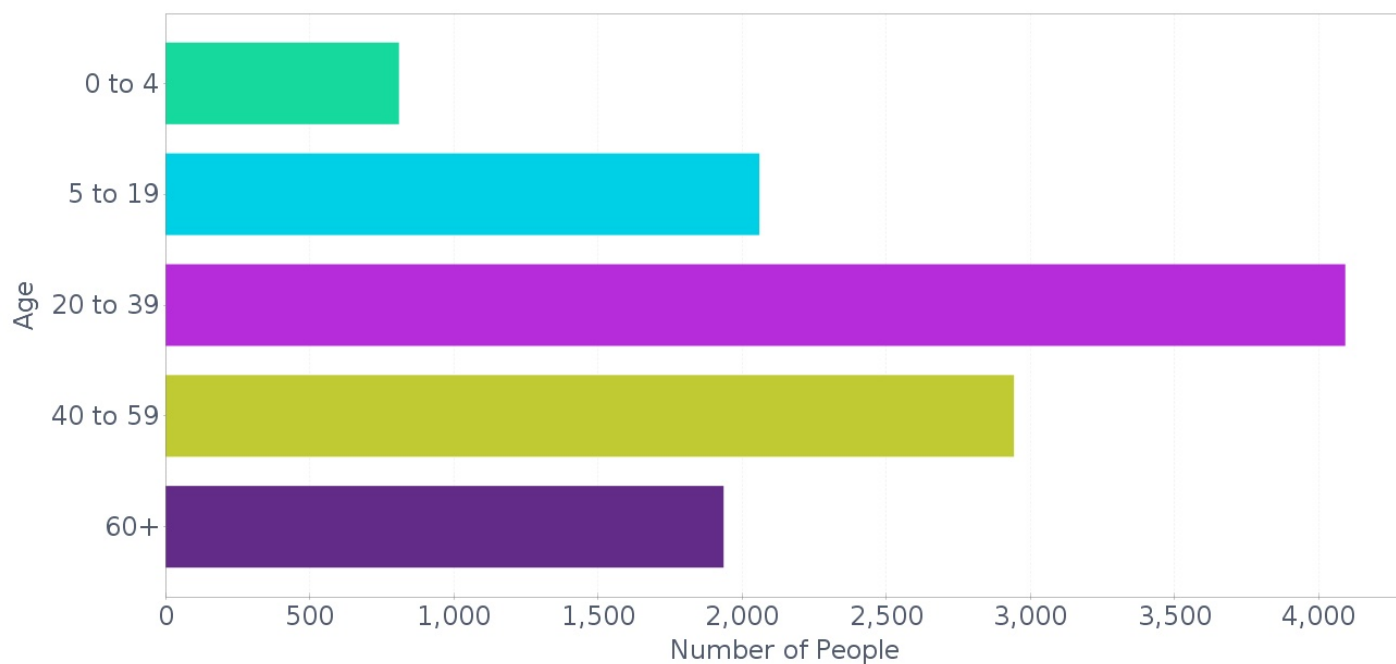
Nearby Sold Properties (Sale Date)



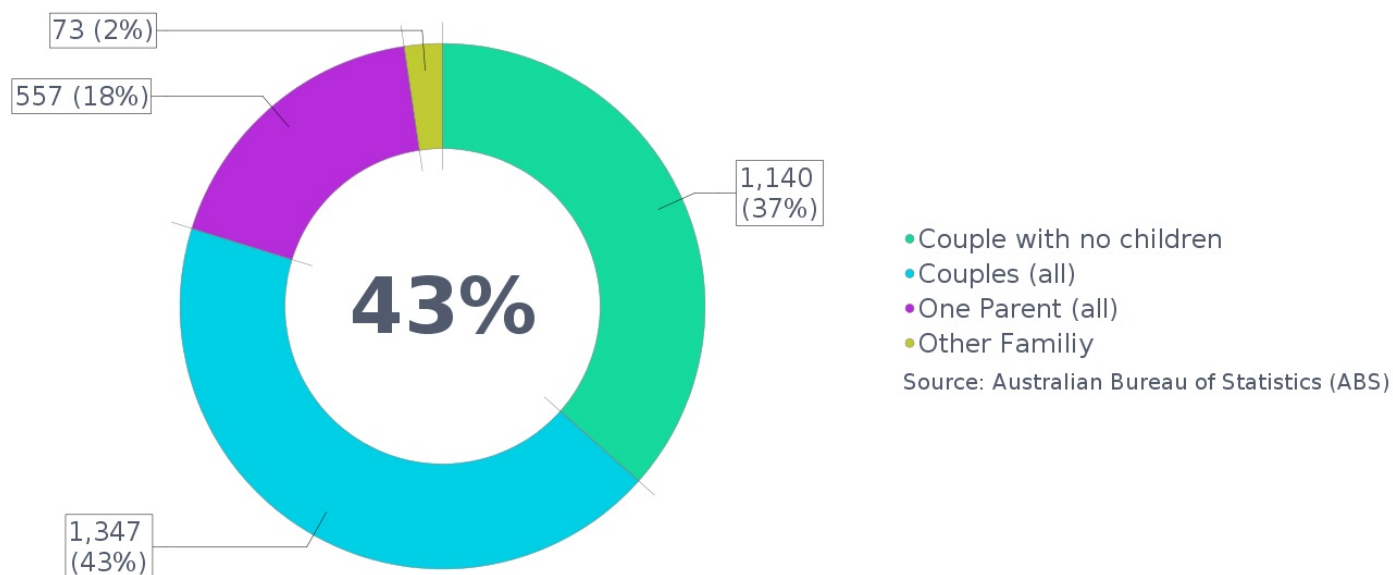
Nearby Properties For Sale



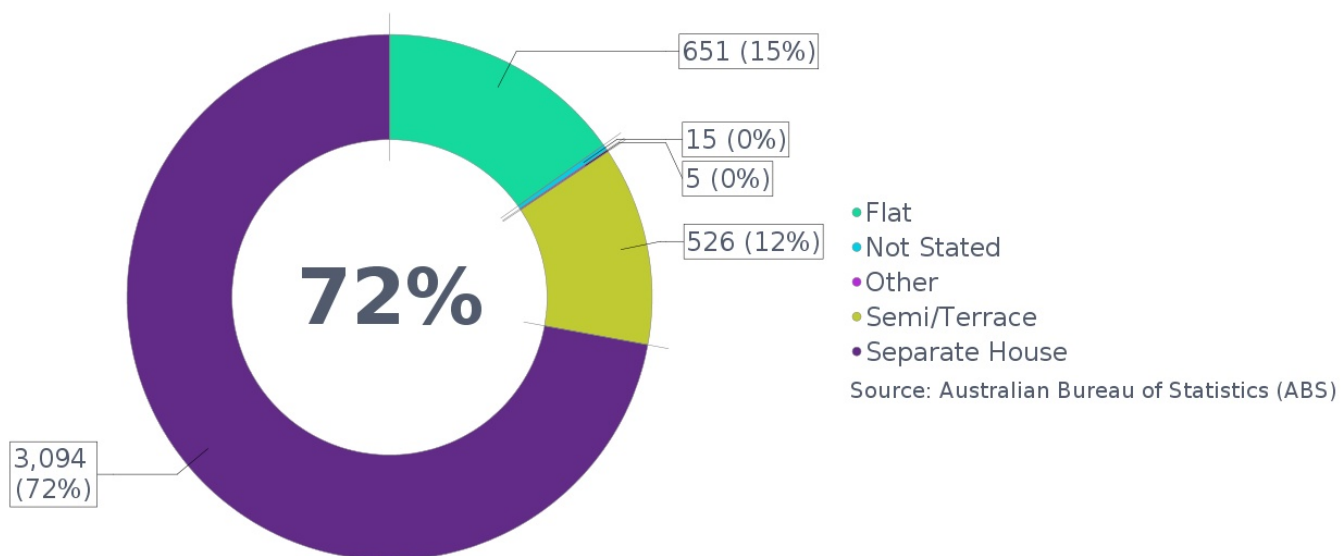
Age of Population (2016)



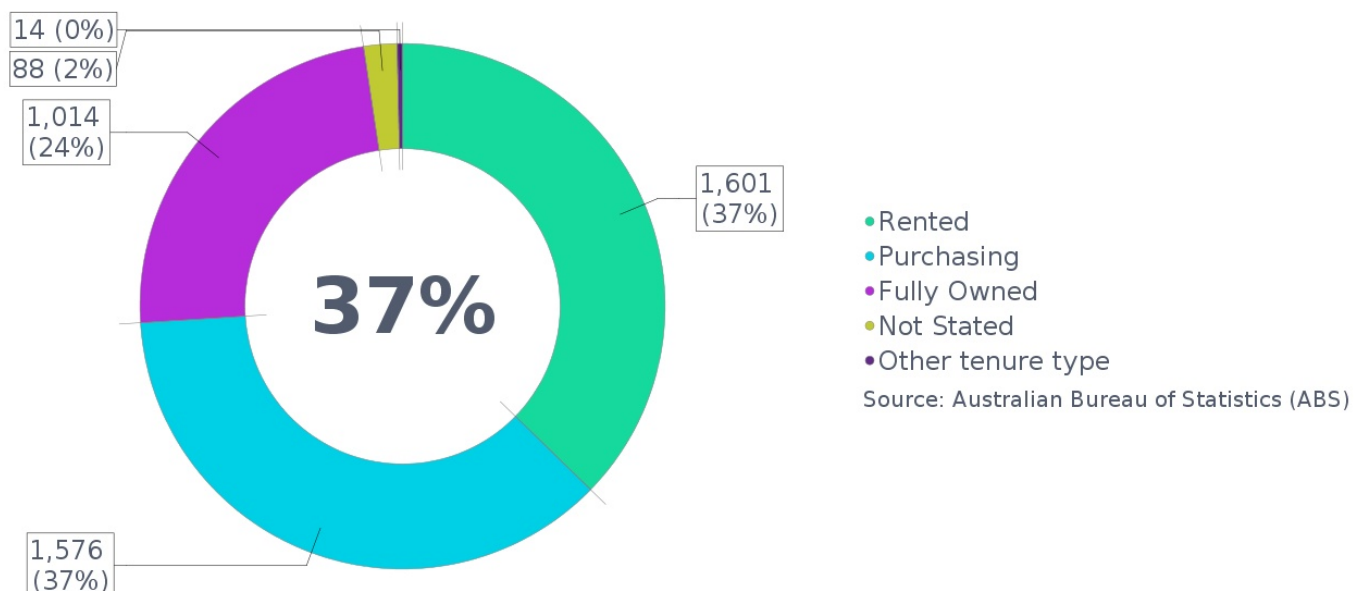
Family Composition (2016)



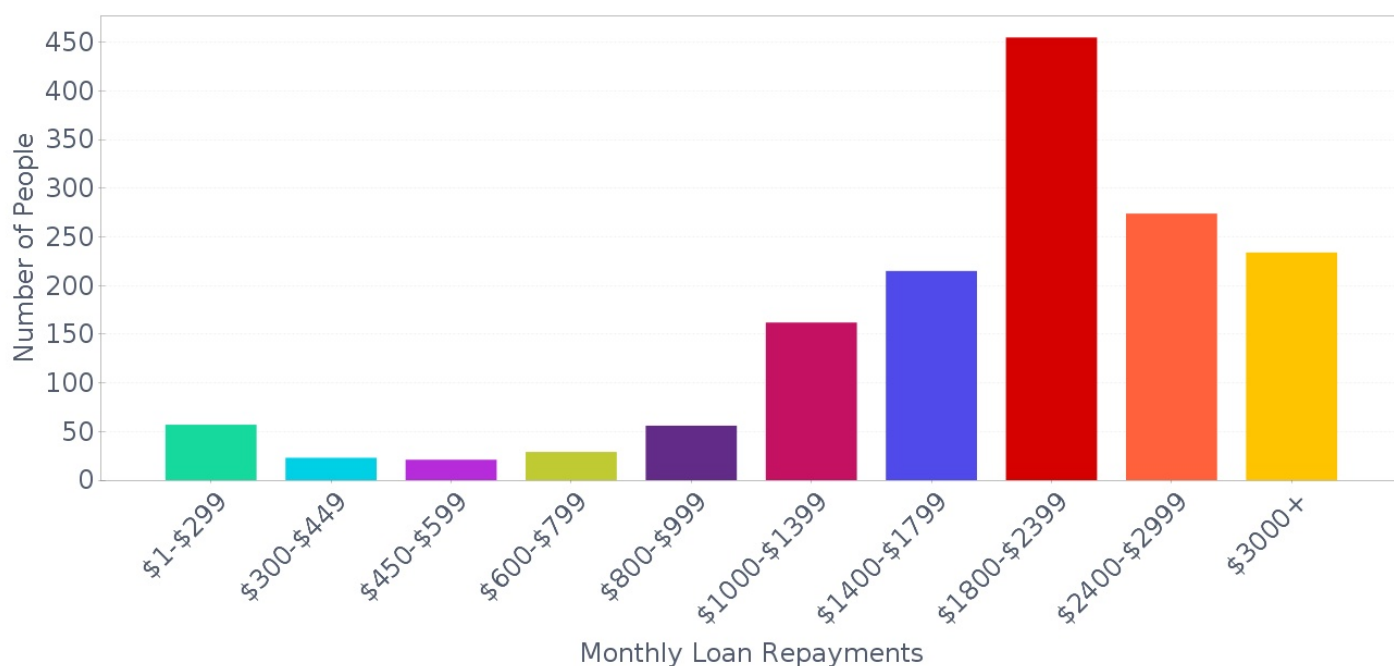
Dwelling Structure (2016)



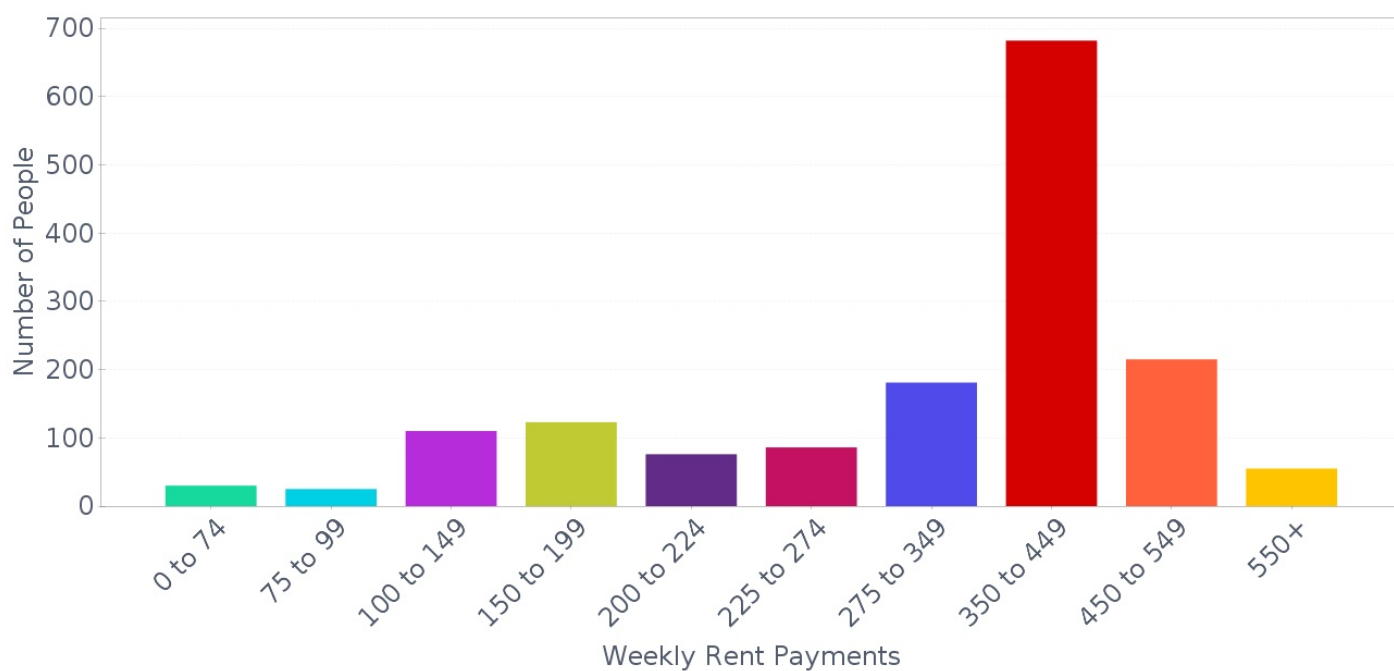
Home Ownership (2016)



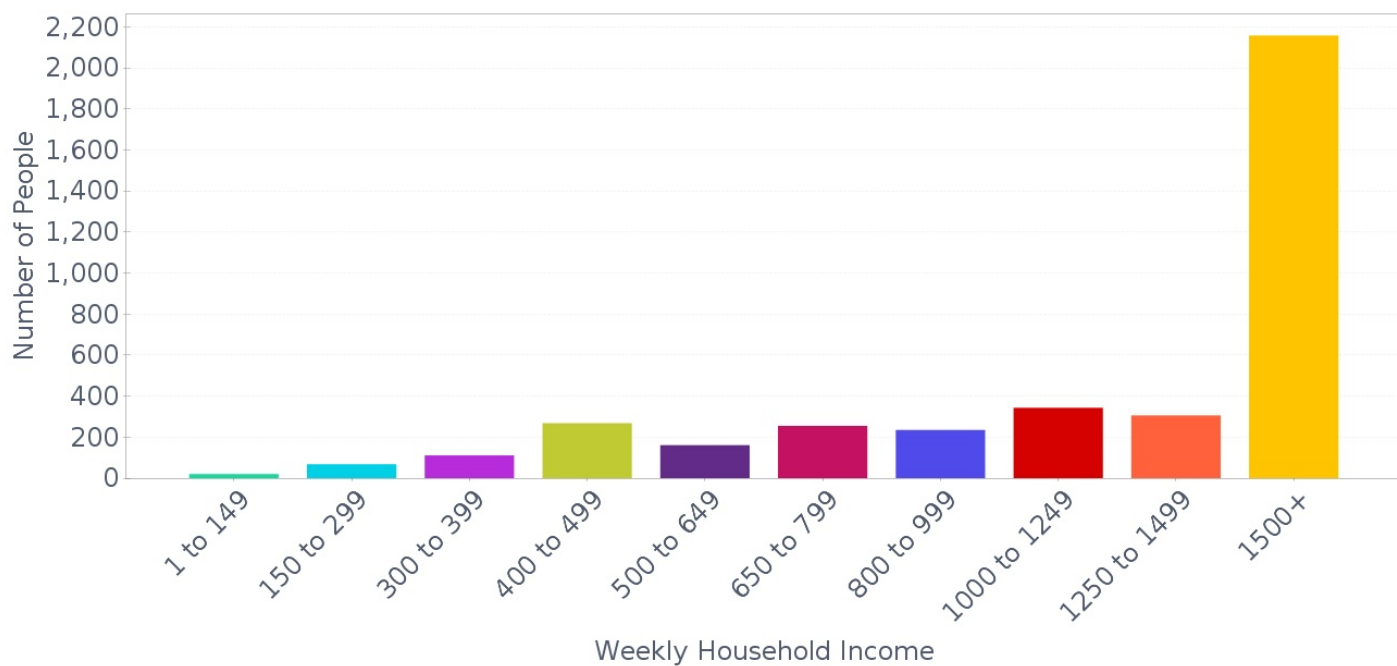
Home Loan Repayments - Monthly (2016)



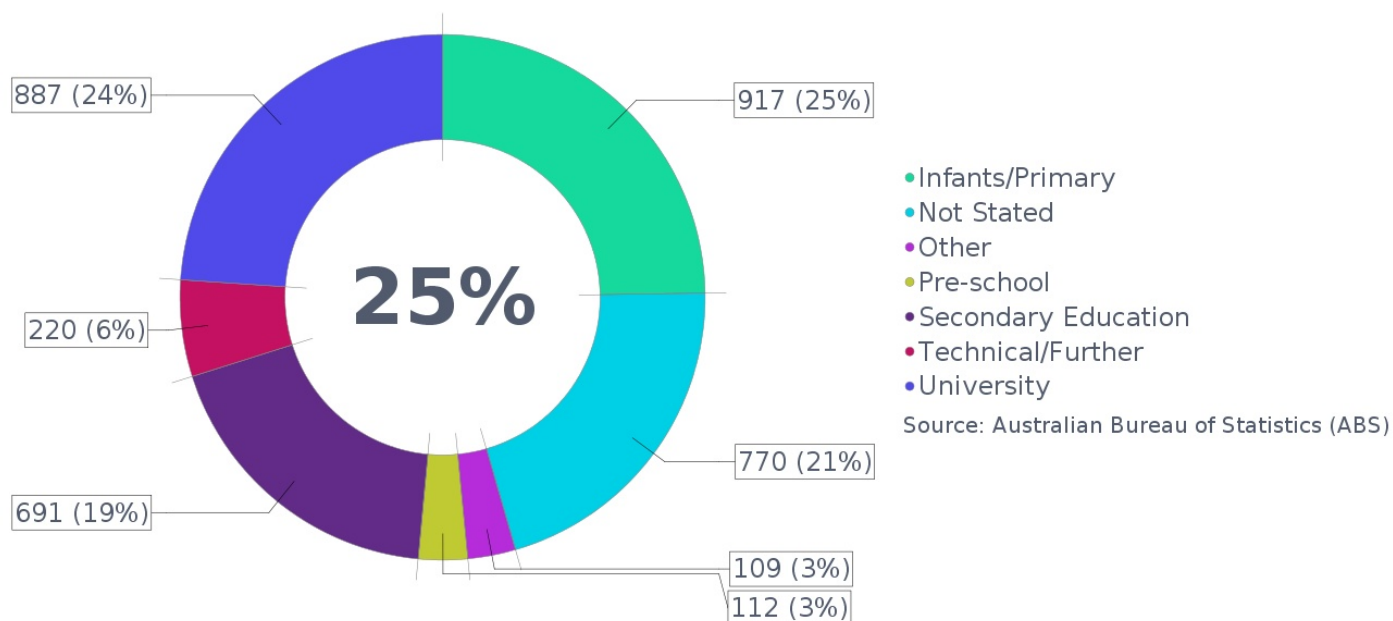
Rent Payments - Weekly (2016)



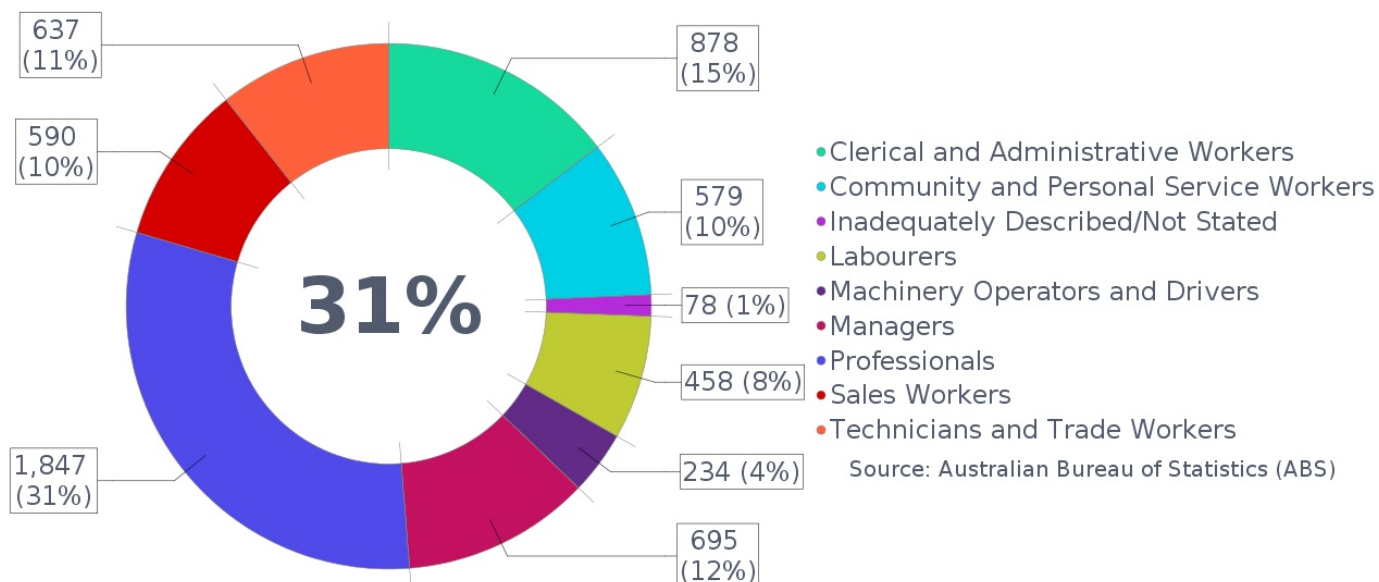
Household Income - Weekly (2016)



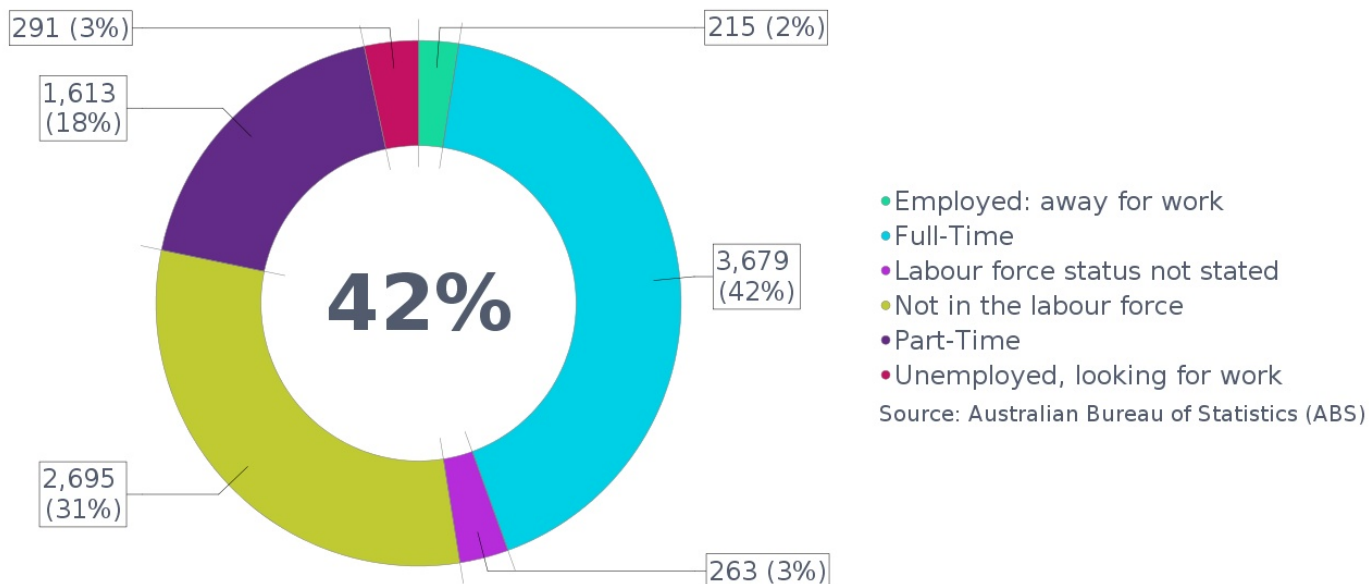
Non-School Qualification: Level of Education (2016)



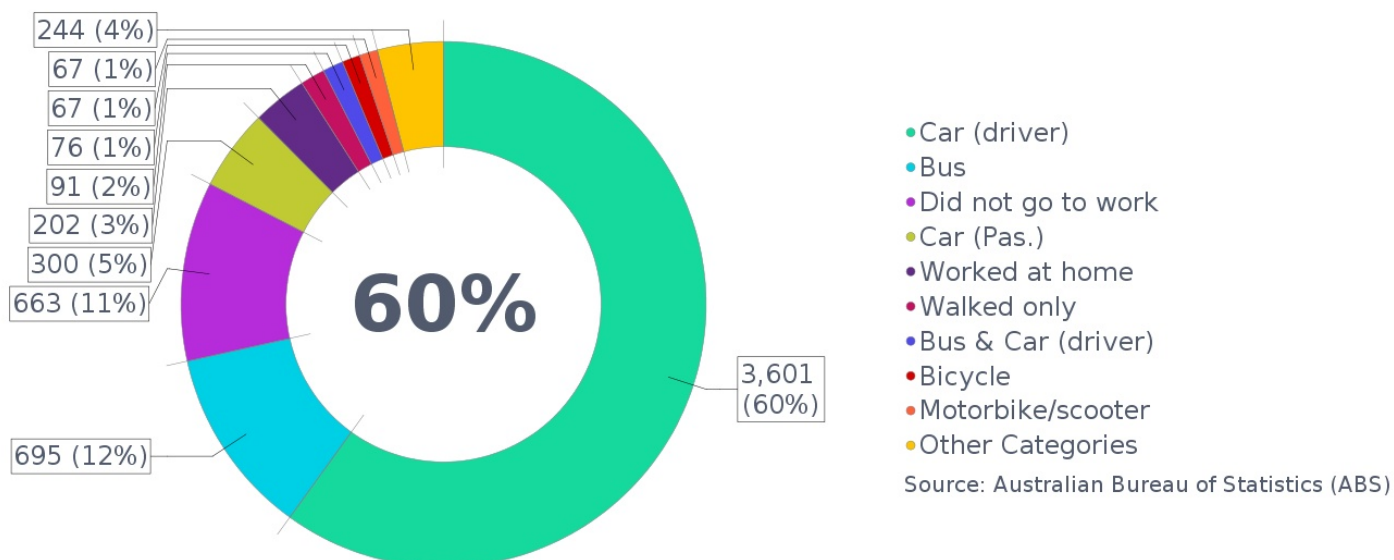
Occupation (2016)



Employment (2011)

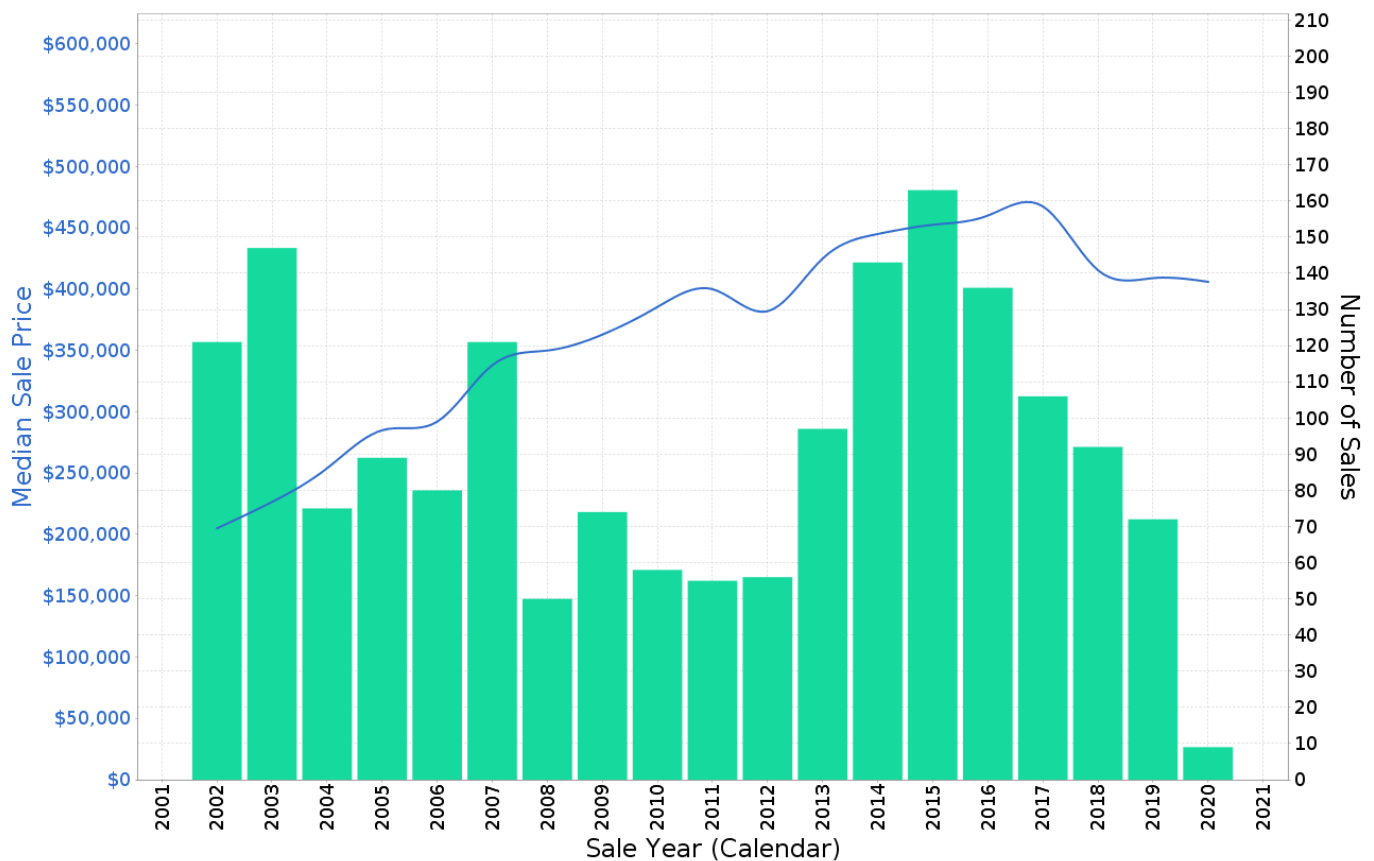


Method of Travel to Work (2016)



Sales & Growth Chart (Unit)

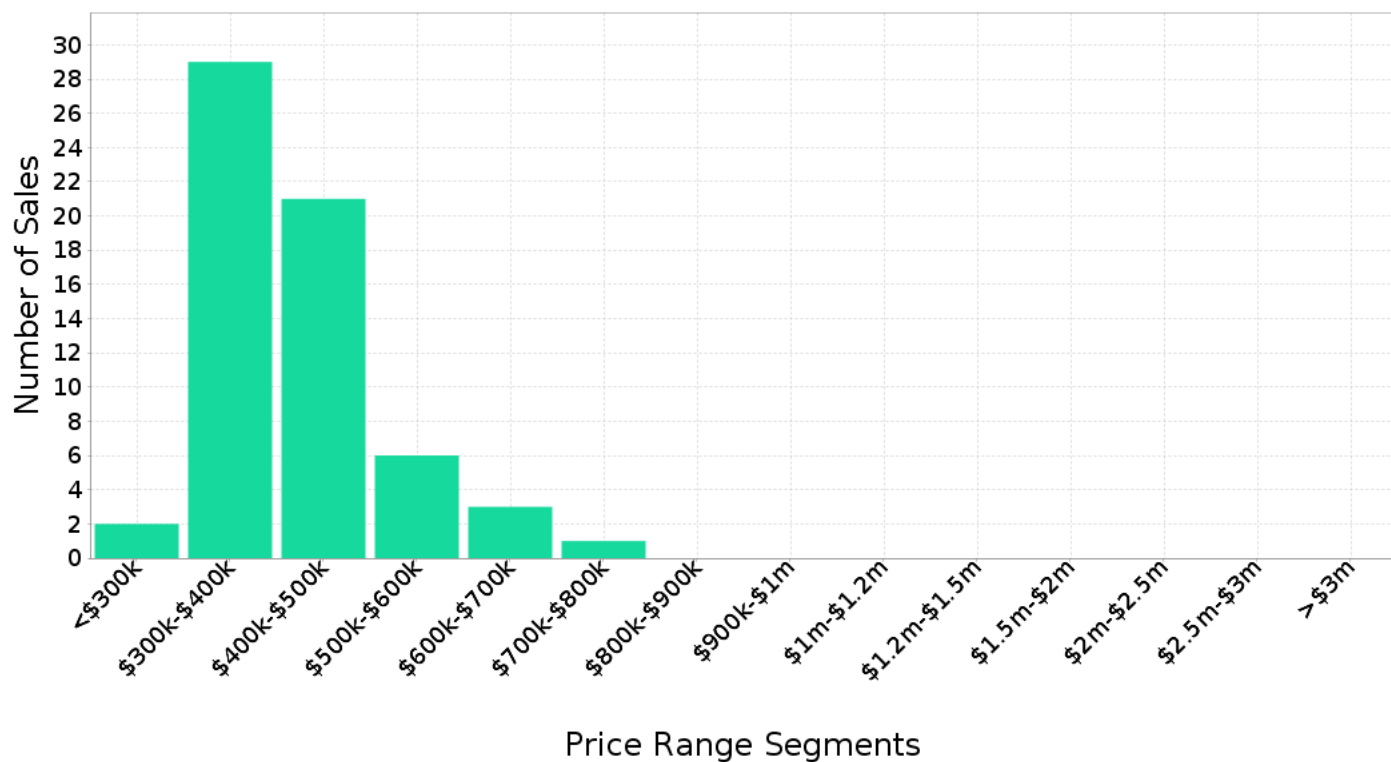
Year	No. of Sales	Average	Median	Growth	Low	High
2002	121	\$ 198,161	\$ 205,000		\$ 92,000	\$ 540,000
2003	147	\$ 234,148	\$ 226,500	10.5 %	\$ 138,500	\$ 495,000
2004	75	\$ 256,235	\$ 254,000	12.1 %	\$ 75,000	\$ 418,000
2005	89	\$ 288,318	\$ 285,000	12.2 %	\$ 163,000	\$ 730,000
2006	80	\$ 333,898	\$ 292,000	2.5 %	\$ 135,000	\$ 1,550,000
2007	121	\$ 338,948	\$ 338,000	15.8 %	\$ 225,000	\$ 690,200
2008	50	\$ 357,292	\$ 350,000	3.6 %	\$ 219,300	\$ 595,000
2009	74	\$ 366,562	\$ 363,000	3.7 %	\$ 250,000	\$ 500,000
2010	58	\$ 398,227	\$ 385,500	6.2 %	\$ 298,000	\$ 650,000
2011	55	\$ 391,409	\$ 400,000	3.8 %	\$ 229,000	\$ 519,000
2012	56	\$ 395,914	\$ 382,000	-4.5 %	\$ 240,000	\$ 1,005,000
2013	97	\$ 412,260	\$ 425,000	11.3 %	\$ 215,000	\$ 512,000
2014	143	\$ 434,935	\$ 445,000	4.7 %	\$ 275,000	\$ 545,000
2015	163	\$ 447,596	\$ 452,500	1.7 %	\$ 160,000	\$ 630,000
2016	136	\$ 475,172	\$ 460,000	1.7 %	\$ 220,000	\$ 900,000
2017	106	\$ 474,791	\$ 467,500	1.6 %	\$ 309,250	\$ 1,068,000
2018	92	\$ 429,432	\$ 415,500	-11.1 %	\$ 285,000	\$ 644,671
2019	72	\$ 429,454	\$ 409,000	-1.6 %	\$ 260,000	\$ 643,500
2020	9	\$ 445,539	\$ 406,000	-0.7 %	\$ 331,000	\$ 700,000



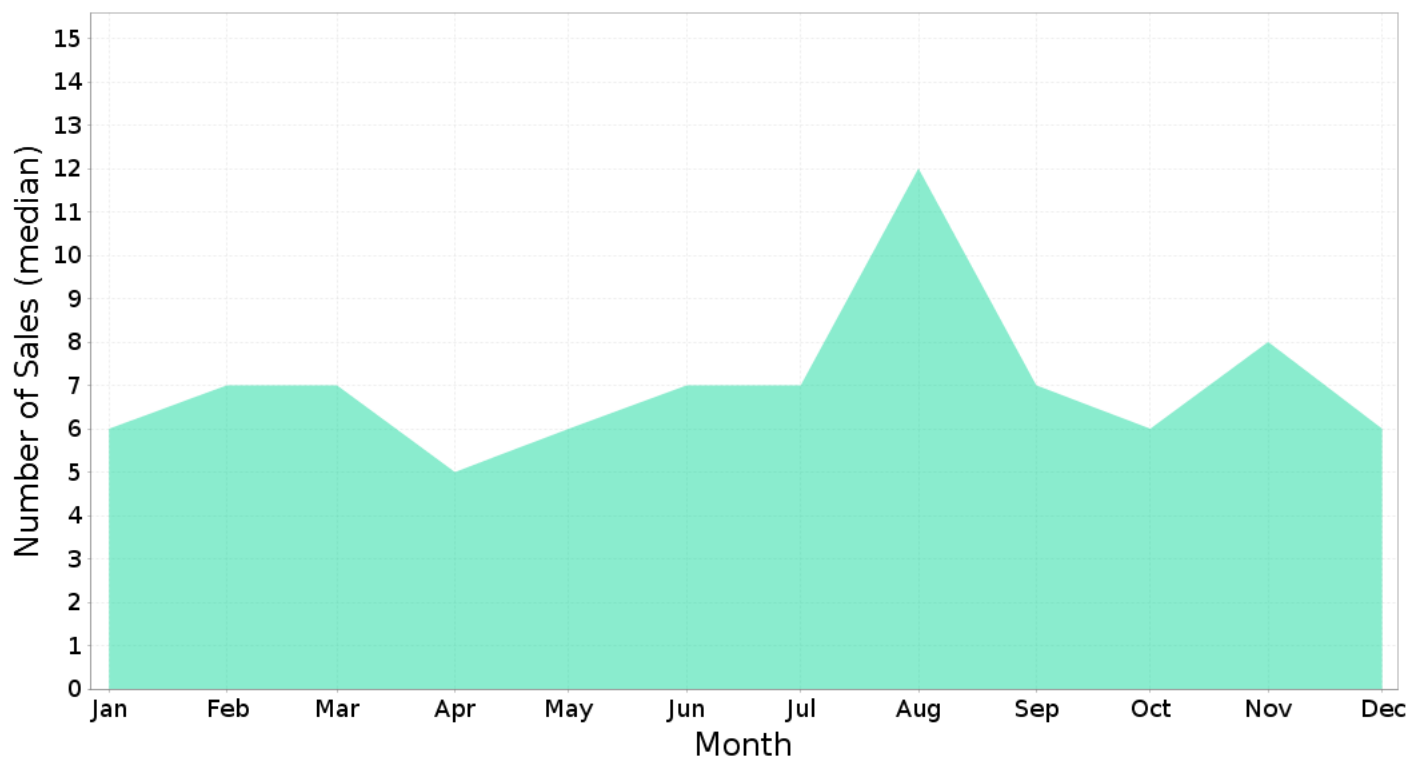
Prepared on 07/04/2020 by John Karalis, 0421242587 at Karalis Real Estate. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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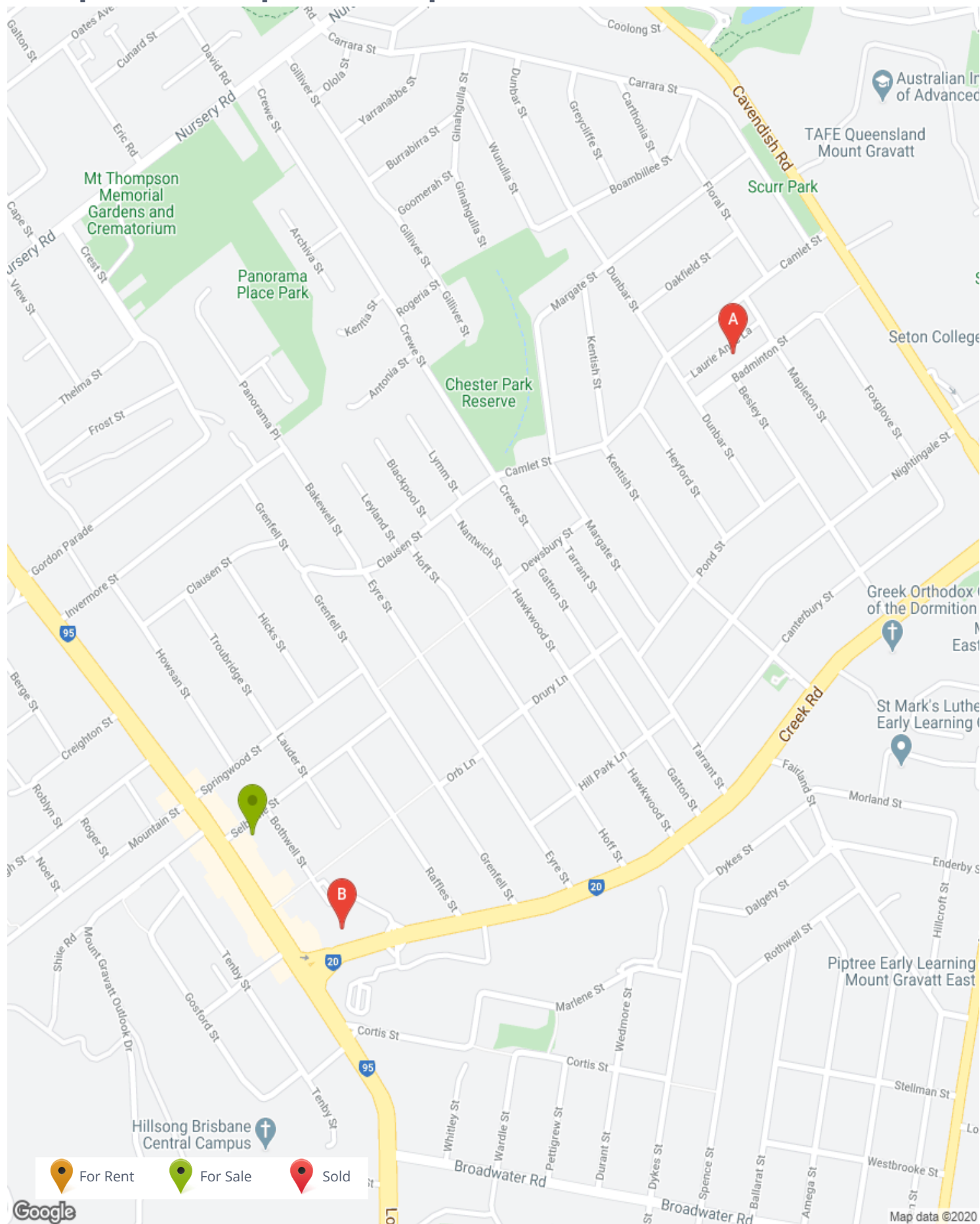
Price Segmentation



Peak Selling Periods



Comparable Properties Map



Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$428,000 and the highest sale price is \$500,000 with a median sale price of \$464,000. Days listed ranges from 133 to 133 days with the average currently at 133 days for these selected properties.

34 BADMINTON ST, MOUNT GRAVATT EAST, QLD 4122

UBD Ref: Brisbane - 181 G17
Distance from Property: 1.3km



2



2



2



Property Type: Commercial
Area: 159 m²
Area \$/m²: \$3,145
RPD: L824 SL9539

Features:

Sale Price: **\$500,000 (Normal Sale)**
Sale Date: 21/10/2019 Days to Sell: **133 Days**
Last Price: Expression of Interest Chg %: **-9.1%**
First Price: Expression of Interest Chg %: **-9.1%**



1/20 CREEK RD, MOUNT GRAVATT EAST, QLD 4122

UBD Ref: Brisbane - 201 D2
Distance from Property: 240m



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3



Property Type: Commercial
Area: 107 m²
Area \$/m²:
RPD: L1 BUP104263

Features:

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 01/01/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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Appraisal Price

This market analysis has been prepared on 07/04/2020 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:

\$480,000

Contact your agent for further information:

Agent Name: John Karalis
Mobile: 0421242587
Office: Karalis Real Estate
Office Phone: 1300 573 753
Email: john.karalis@karalisrealestate.com.au