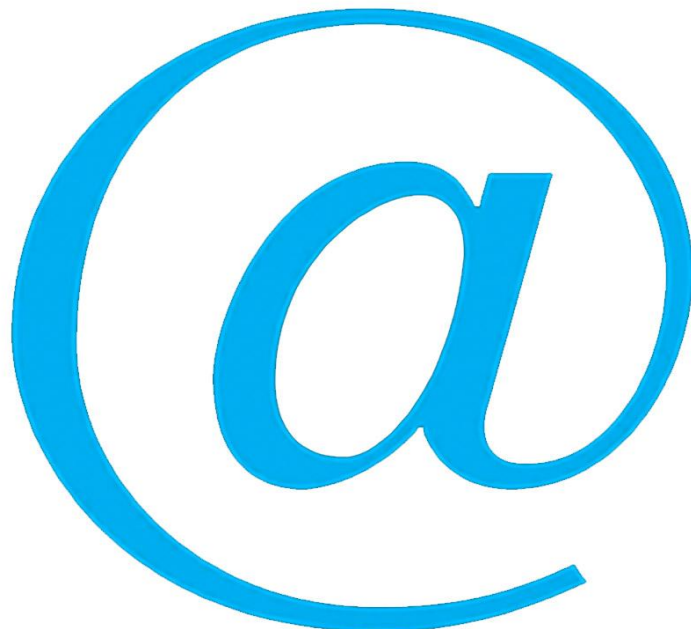


# COMPARATIVE MARKET ANALYSIS

6/1 BELL PLACE, MUDGEERABA, QLD 4213  
PREPARED BY ADAM & JAMES YOUNG, EMAIL: A.YOUNG@ATREALTY.COM.AU





Apags Pty Ltd (tte)  
6/1 Bell Place  
Mudgeeraba, QLD, 4213

Dear Paul,

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.

It is my understanding that the property is currently leased until July 2024 with a current nett annual income of approximately \$58,424.10.

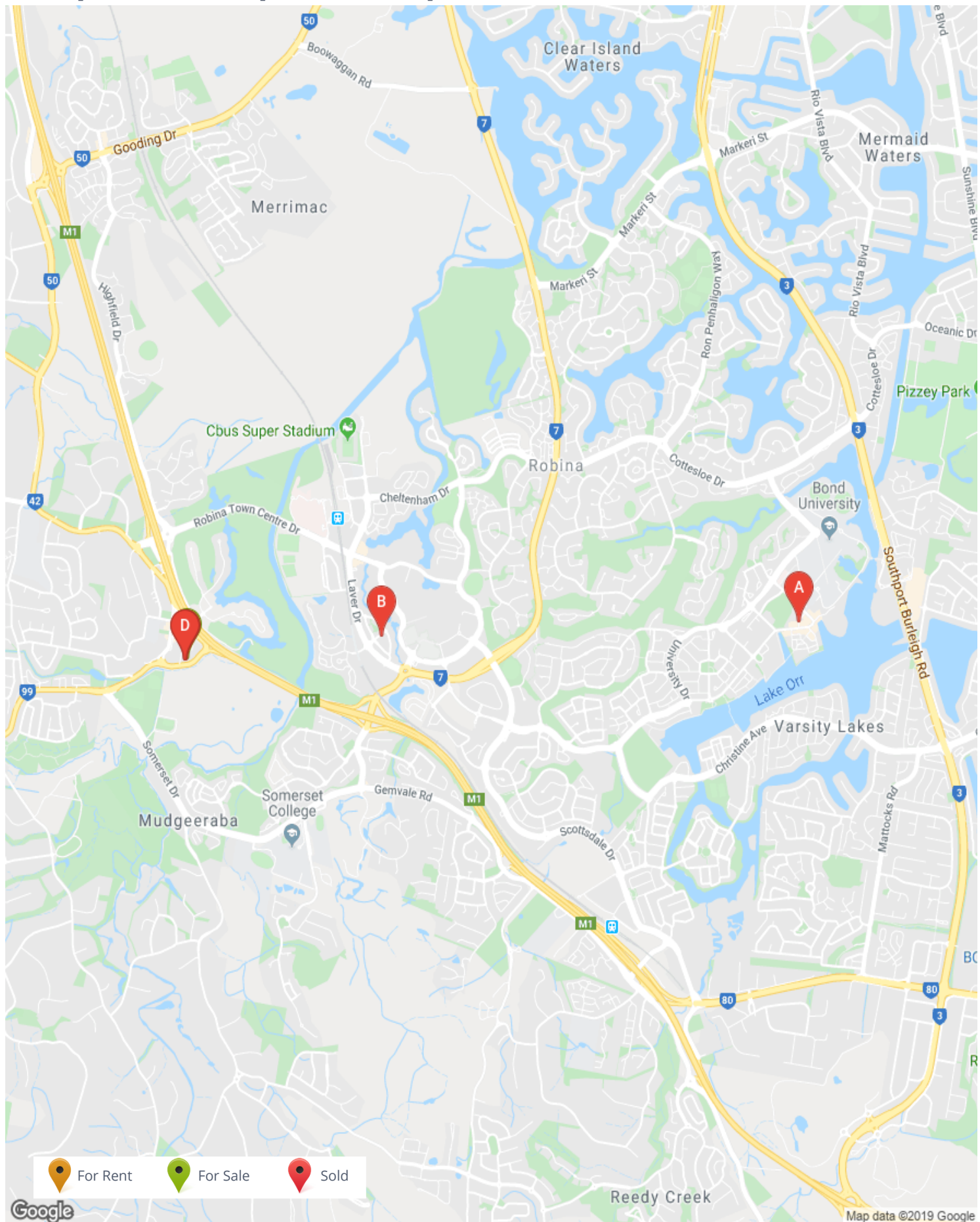
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

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

Adam & James Young  
Level 11, 50 Cavill Ave Surfers Paradise  
Email: [a.young@atrealty.com.au](mailto:a.young@atrealty.com.au)  
Phone: 0424 191 252

## Comparable Properties Map



## Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$312,000 and the highest sale price is \$511,500 with a median sale price of \$451,000. Days listed ranges from 13 to 21 days with the average currently at 17 days for these selected properties.

### 220 VARSITY PDE, VARSITY LAKES, QLD 4227

UBD Ref: Gold Coast - 059 G1  
Distance from Property: 4.7km



Property Type: Unit  
Area: 72 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$4,333  
RPD: L11 SP180453

Features:

Sale Price: **\$312,000 (Normal Sale)**  
Sale Date: 05/04/2019 Days to Sell: **13 Days**  
Last Price: \$319,000 Chg %: **-2.2%**  
First Price: \$319,000 Chg %: **-2.2%**



### 66/2 ARBOUR AVE, ROBINA, QLD 4226

UBD Ref: Gold Coast - 058 K1  
Distance from Property: 1.5km



Property Type: Unit  
Area:  
Area \$/m<sup>2</sup>:  
RPD: L40 SP165609

Features:

Sale Price: **\$375,000 (Normal Sale)**  
Sale Date: 05/12/2018 Days to Sell: **21 Days**  
Last Price: Auction 12th December Chg %:  
First Price: Auction 12th December Chg %:



### 9/1 BELL PL, MUDGEERABA, QLD 4213

UBD Ref: Gold Coast - 058 D2  
Distance from Property: 15m



Property Type: Unit  
Area:  
Area \$/m<sup>2</sup>:  
RPD: L9 BUP103332

Features:

Sale Price: **\$500,500 (Normal Sale)**  
Sale Date: 16/11/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 10/1 BELL PL, MUDGEERABA, QLD 4213

UBD Ref: Gold Coast - 058 D2  
Distance from Property: 20m



Property Type: Unit  
Area:  
Area \$/m<sup>2</sup>:  
RPD: L10 BUP103332

Features:

Sale Price: **\$451,000 (Normal Sale)**  
Sale Date: 03/12/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 8/1 BELL PL, MUDGEERABA, QLD 4213

UBD Ref: Gold Coast - 058 D2  
Distance from Property: 10m



Property Type: Unit  
Area:  
Area \$/m<sup>2</sup>:  
RPD: L8 BUP103332

Features:

Sale Price: **\$511,500 (Normal Sale)**  
Sale Date: 01/03/2019 Days to Sell: **N/A**  
Last Price: \$465K Chg %:  
First Price: \$465K Chg %:



Prepared on 06/11/2019 by Adam & James Young. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

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## 6/1 BELL PLACE, MUDGEERABA, QLD 4213



### Appraisal Price

This market analysis has been prepared on 06/11/2019 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:

**\$700,000 to \$750,000**

### Contact your agent for further information:

Name: Adam & James Young  
Mobile:  
Office: Adam & James Young  
Office Phone: 0424 191 252  
Email: [a.young@atrealty.com.au](mailto:a.young@atrealty.com.au)