

COMPARATIVE MARKET ANALYSIS

21024 BAXTER STREET, BARGARA, QLD 4670

PREPARED BY TRUDY WFORGE, FOUR WALLS REALTY, PHONE: 0480 601 910



Mali Bare Pty Ltd (tte)
29/2-4 Baxter Street
Bargara, QLD, 4670

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29/2-4 BAXTER STREET, BARGARA, QLD 4670



Owner Details

Owner Name(s): MALI BARE PTY LTD (TTE)
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: Unit - Freehold [Unit]
 RPD: L29 SP149937
 Valuation Amount:
 Valuation Amount:
 Land Use: BUILDING UNITS (PRIMARY USE ONLY)
 Zoning
 Council: BUNDABERG REGIONAL
 Features: Deck, Pool, Improvements: Dishwasher, Indoor Spa, Tennis Court, Secure Parking

 2  2  2

Area: 112 m² (112 m²)
 Area \$/m²: \$2,277 (\$2,277)
 Water/Sewerage:
 Property ID: 479104 / QLD40292096
 UBD Ref: UBD Ref:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 255,000	18/02/2020	TIGHE	112 m ²	Normal Sale	No
\$ 266,000	31/08/2017	LOOGMAN; LOOGMAN; BALLADAR PTY LTD	112 m ²	Normal Sale	No
\$ 220,000	09/09/2009	BALLADAR PTY LTD	112 m ²	Part Sale	Yes
\$ 465,000	07/07/2003	ALLCOAST DEVELOPMENT GROUP PTY. LTD.	112 m ²	Normal Sale	No

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Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)

propertydata
solutions

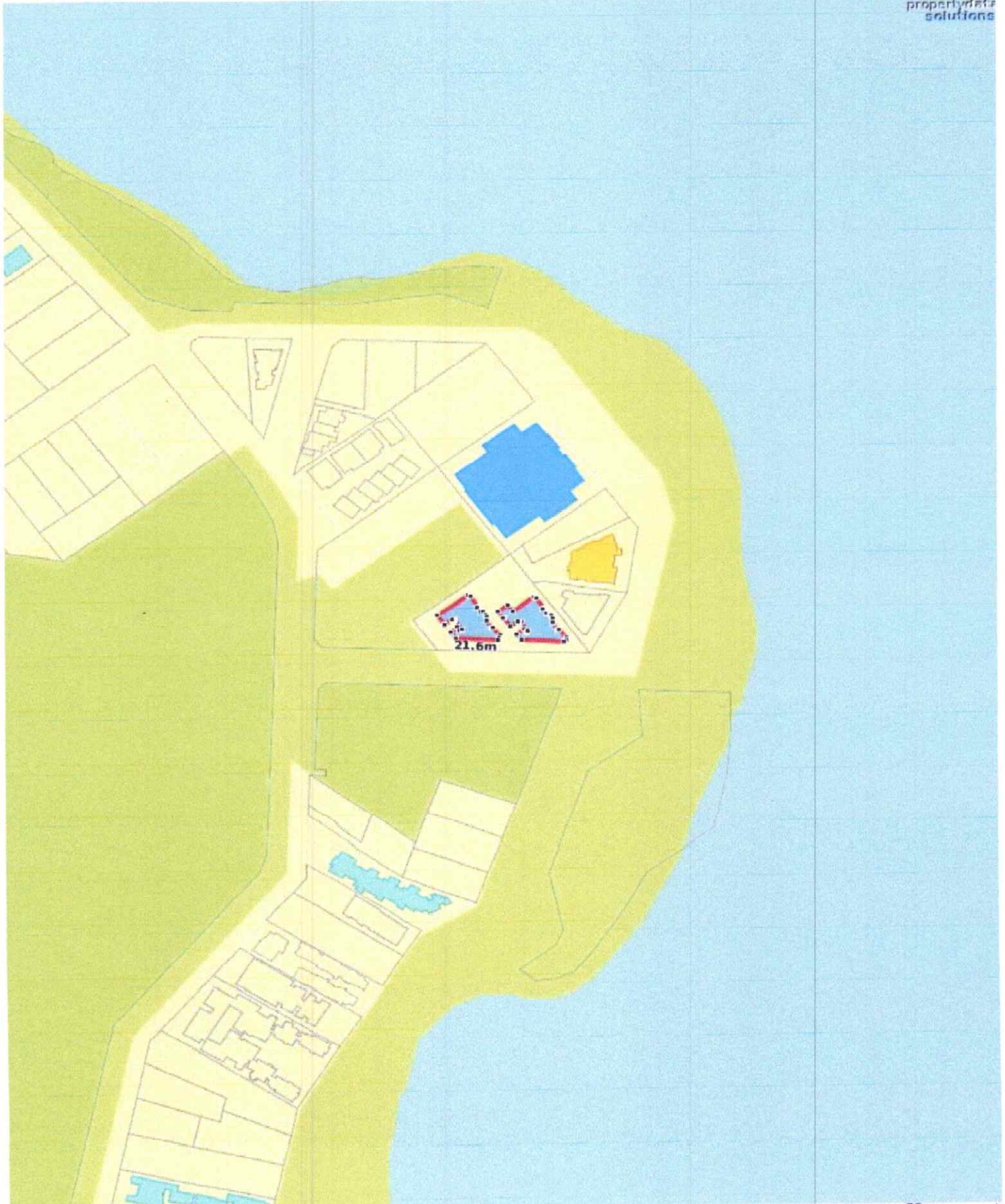


Sale Period
■ last 36 months ■ last 24 months ■ last 12 months

80m
< 551m view >

Nearby Properties For Sale

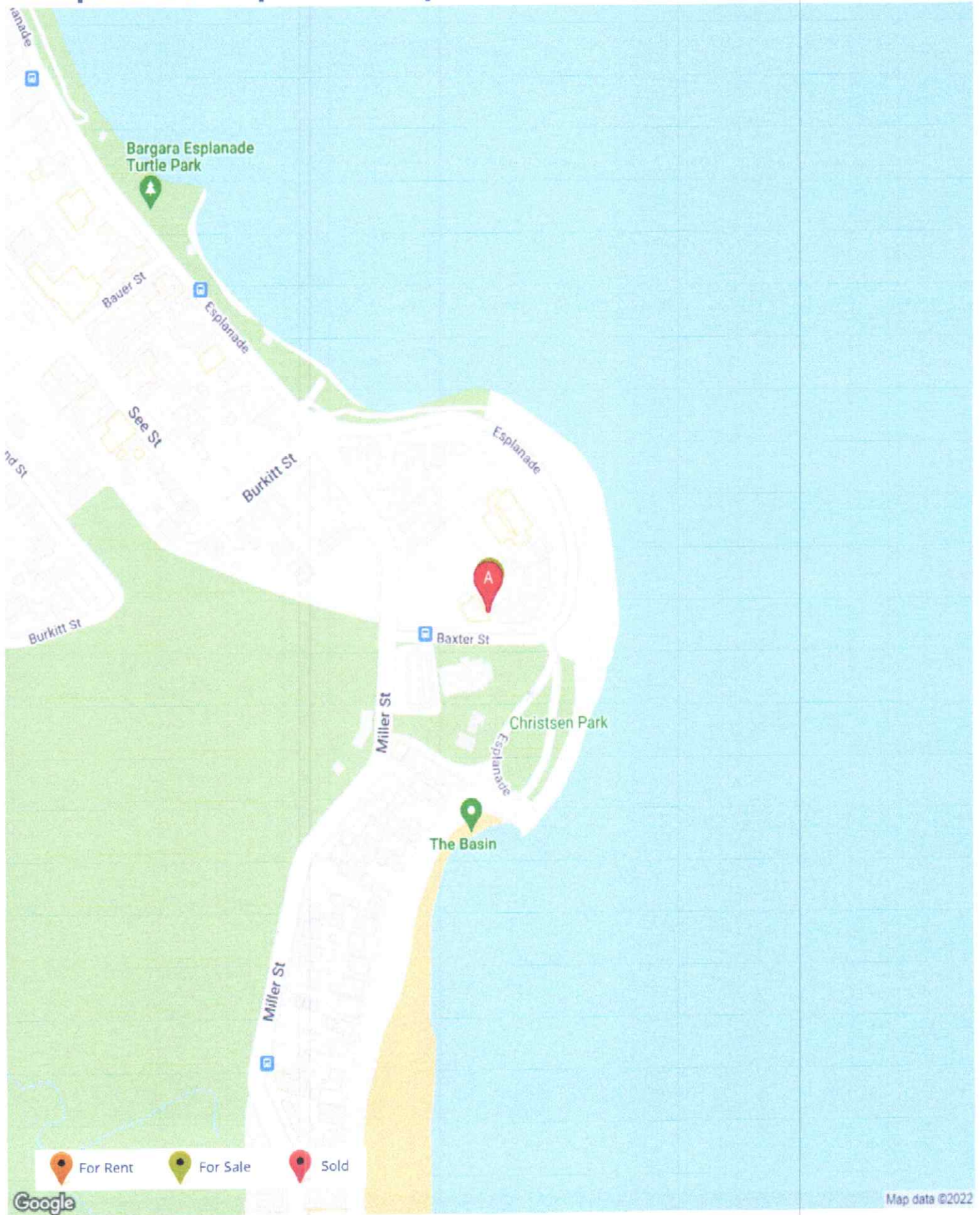
propertydata
solutions



For Sale Price Range
\$250k \$500k \$750k \$1000k \$1500k \$2000k > \$2000k


























80m
< 551m view >

Comparable Properties Map



Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$388,500 and the highest sale price is \$550,000 with a median sale price of \$440,000. Days listed ranges from 6 to 6 days with the average currently at 6 days for these selected properties.

<p>8/2 BAXTER ST, BARGARA, QLD 4670</p>  <p>Property Type: Unit Area: 112 m² Area \$/m²: \$3,884 RPD: L8 SP149937</p> <p>Features:</p>	<p>Distance from Property: 3m  2  2  2</p> <p>Sale Price: \$435,000 (Normal Sale) Sale Date: 27/08/2021 Days to Sell: N/A Last Price: Chg %: First Price: Chg %:</p> 
<p>11/2 BAXTER ST, BARGARA, QLD 4670</p>  <p>Property Type: Unit Area: 112 m² Area \$/m²: \$3,973 RPD: L11 SP149937</p> <p>Features:</p>	<p>Distance from Property: 3m  2  2  2</p> <p>Sale Price: \$445,000 (Normal Sale) Sale Date: 13/07/2021 Days to Sell: 6 Days Last Price: Offers Above \$449,000 Chg %: -1.1% First Price: Offers Above \$449,000 Chg %: -0.9%</p> 
<p>9/2 BAXTER ST, BARGARA, QLD 4670</p>  <p>Property Type: Unit Area: 139 m² Area \$/m²: \$3,957 RPD: L9 SP149937</p> <p>Features:</p>	<p>Distance from Property: 3m  3  2  2</p> <p>Sale Price: \$550,000 (Normal Sale) Sale Date: 31/08/2021 Days to Sell: N/A Last Price: Chg %: First Price: Chg %:</p> 
<p>6/2 BAXTER ST, BARGARA, QLD 4670</p>  <p>Property Type: Unit Area: 139 m² Area \$/m²: \$3,165 RPD: L6 SP149937</p> <p>Features:</p>	<p>Distance from Property: 3m  3  2  2</p> <p>Sale Price: \$440,000 (Normal Sale) Sale Date: 01/05/2021 Days to Sell: N/A Last Price: Chg %: First Price: Chg %:</p> 
<p>5/2 BAXTER ST, BARGARA, QLD 4670</p>  <p>Property Type: Unit Area: 112 m² Area \$/m²: \$3,469 RPD: L5 SP149937</p> <p>Features:</p>	<p>Distance from Property: 3m  2  2  2</p> <p>Sale Price: \$388,500 (Normal Sale) Sale Date: 16/09/2021 Days to Sell: N/A Last Price: Chg %: First Price: Chg %:</p> 

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Appraisal Price

This market analysis has been prepared on 30/04/2022 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:

550,000 to 600,000



Contact your agent for further information:



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