

COMPARATIVE MARKET ANALYSIS

2/209 JULIETTE STREET, GREENSLOPES, QLD 4120

PREPARED BY XANDER EVANS, HARCOURTS SOLUTIONS GROUP

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 \$360,000 and the highest sale price is \$477,000 with a median sale price of \$420,500. Days listed ranges from 6 to 135 days with the average currently at 71 days for these selected properties.

6/20 DRUMMOND ST, GREENSLOPES, QLD 4120

UBD Ref: Brisbane - 180 H9
Distance from Property: 467m  2  2  1



Property Type: Unit
Area: 110 m²
Area \$/m²: \$4,336
RPD: L6 BUP103772

Features:

Sale Price: **\$477,000 (Normal Sale)**
Sale Date: 28/04/2022 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

4/11 GALWAY ST, GREENSLOPES, QLD 4120

UBD Ref: Brisbane - 180 H9
Distance from Property: 480m  2  1  1



Property Type: Unit
Area: 110 m²
Area \$/m²: \$4,073
RPD: L4 BUP6631

Features:

Sale Price: **\$448,000 (Normal Sale)**
Sale Date: 01/04/2022 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

6/209 JULIETTE ST, GREENSLOPES, QLD 4120

UBD Ref: Brisbane - 180 G7
Distance from Property: 0m  2  1  2



Property Type: Unit
Area: 119 m²
Area \$/m²: \$3,534
RPD: L6 BUP960

Features:

Sale Price: **\$420,500 (Normal Sale)**
Sale Date: 11/01/2022 Days to Sell: **6 Days**
Last Price: FOR SALE (Under Offer) Chg %:
First Price: FOR SALE (Under Offer) Chg %:

1/32 GALWAY ST, GREENSLOPES, QLD 4120

UBD Ref: Brisbane - 180 H9
Distance from Property: 629m  2  1  2



Property Type: Unit
Area: 140 m²
Area \$/m²: \$2,750
RPD: L1 BUP2258

Features: BUILD YR: 1988, DECK, IMPROVEMENTS: DISHWASHER, SECURE PARKING, INTERNAL LAUNDRY

Sale Price: **\$385,000 (Normal Sale)**
Sale Date: 27/01/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

3/8 GORDON ST, GREENSLOPES, QLD 4120

UBD Ref: Brisbane - 180 G5
Distance from Property: 541m  2  2  1



Property Type: Unit
Area: 73 m²
Area \$/m²: \$4,932
RPD: L3 SP136956

Features:

Sale Price: **\$360,000 (Normal Sale)**
Sale Date: 20/01/2022 Days to Sell: **135 Days**
Last Price: Under Contract Chg %:
First Price: Offers Over \$400,000 Chg %: **-10.0%**

Prepared on 30/06/2022 by Xander Evans, 0438 689 723 at Harcourts Solutions Group. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) June/2022. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2022. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

2/209 JULIETTE STREET, GREENSLOPES, QLD 4120



Appraisal Price

This market analysis has been prepared on 30/06/2022 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:

\$367,000 to \$477,000

Contact your agent for further information:

Agent Name: Xander Evans
Mobile: 0438 689 723
Office: Harcourts Solutions Group
Office Phone: 07 3505 4444
Email: xander.evans@harcourtssolutions.com.au