

TRUSTEE DECLARATION
RESIDENTIAL PROPERTY

I/We, Arthur Phillips and Lisa Phillips, for the trustee of The Phillips Family Superannuation Fund, ABN 20413105806, hereby **Declare** that the residential real estate property held by the Fund situated at 304/60 Doggett St, Newstead QLD which is managed by One Oak is not leased to a related party, as defined by the SIS Act 1993, of the trustee/members and the leasing arrangements were conducted on commercial terms on an arm's length basis. The rental income is at market rate value, pursuant to section 109 of the SIS Act 1993 during the financial year ended 30 June 2023 and the property is valued at market value as supported by online comparatives.

In support of this declaration the market appraisals are attached. The trustee considers them to be the appropriate valuation used for the value as at 30 June 2023.

Arthur Ivett Phillips

Trustee

Lisa Carole Phillips

Trustee

OFF MARKET 

Follow 

304/60 Doggett Street

Newstead, QLD 4006

 Unit  2  2  1  1415m²  121m²

Thinking of selling?



How much this unit could be worth

Based on comparable sales, past sales and property features of 304/60 Doggett Street Newstead QLD the estimated value is \$758,786 with a potential rental income of \$725 per week

Estimated value
Last updated August 28 2023

HIGH CONFIDENCE
\$758,786
August 2023

 **\$690k**
Low range

 **\$830k**
High range

Rental income estimate
Last updated September 25 2023

HIGH CONFIDENCE
\$725
per week

 **\$645pw**
Low range

 **\$810pw**
High range

Need a clearer understanding of your property value?

Estimate provided by  ProptTrack

Get a free appraisal

Property timeline

View historical data on past sold prices, rent and leased history of this unit and if withdrawn from market

2023  LEASED
Leased 13 September 2023

 LISTED FOR RENT

Listed on 14 August 2023

2022 ☐ **LEASED**

Leased 13 September 2022

☐ **LISTED FOR RENT**



18 1

Listed on 05 September 2022

☐ **WITHDRAWN**

☐ **LISTED FOR SALE**



18 1

Listed on 08 July 2022

2021 ☐ **LEASED**

Leased 02 September 2021

☐ **LISTED FOR RENT**



20 1

Listed on 20 August 2021

2019 ☐ **LEASED**

Leased 18 July 2019

☐ **LISTED FOR RENT**



12 1

Listed on 11 June 2019

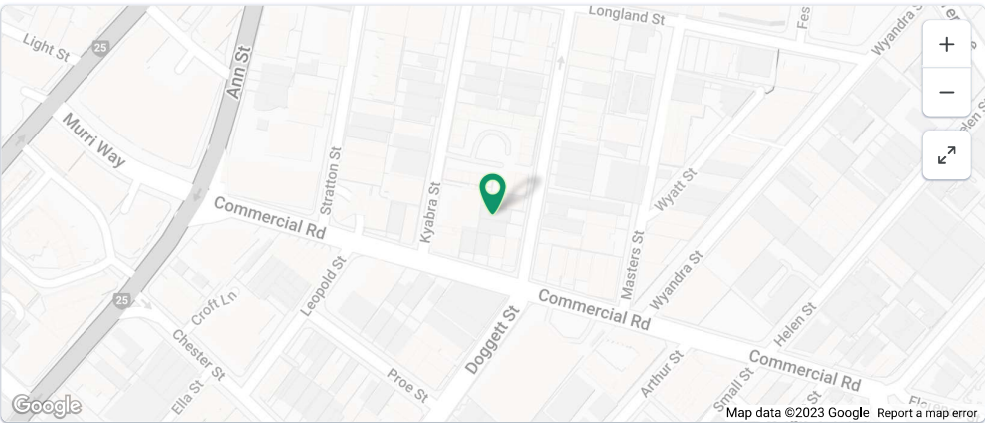
2014 ☐ **SOLD \$534,000**

Sold September 8

Sold prices supplied by Realestate.com.au (ABN 21 080 195 535) on behalf of Proptrack Pty Ltd (ABN 43 127 386 298)
[Copyright and Legal Disclaimers about Property Data](#)

Property location

DefaultSatelliteStreet



Property features



Key features

Last updated in August 2023


-  Bathrooms: 2
-  Bedrooms: 2
-  Building coverage: 9%
-  Building size: 121m²
-  Car spaces: 1
-  Type: Unit

Government planning overlays & zones


304/60 Doggett Street Newstead is within the Brisbane local government area

This property is zoned for **services** land use.


- Bushfire** NOT DETECTED



We haven't detected any bushfire related overlays on this property.
- Flood** NOT DETECTED



We haven't detected any flood management overlays on this property.
- Heritage** NOT DETECTED



We haven't detected any heritage overlays on this property.

[SHOW OVERLAYS & ZONES SUMMARY](#)

Internet availability

What internet connection options are there at 304/60 Doggett Street, Newstead

With the ability to connect to either blazing fast FTTP NBN or ultra fast 5G this property has amazing options for internet availability.



- NBN connection** FTTP

This property is connected to [NBN Fibre to the Premises](#) which can support download speeds up to 1000Mbps and 400Mbps upload with a corresponding internet plan.
- Mobile coverage** 5G

This property has 5G coverage from some or all mobile providers. Under normal conditions users average around 250Mbps connection speeds.

Always check with your preferred provider to see what options are available at this property

Energy running cost estimate

Based on energy mix, occupants and use of solar

Adjust energy details:

Energy type

Electricity & gas

Solar panels

No

Occupants

2 people

Estimated energy cost p/m

 **\$371**

Get Energy done in less than 4 mins

 **HOOD**

Thinking of moving to this area?

Based on people moving from the origin postcode to this property

Origin property details:

Property type

Postcode

2 bedrooms

Estimated moving cost

 **\$660**






Get a quote in just one phone call

 **HOOD**

Newstead property market trends

Thinking of buying or selling a unit like 304/60 Doggett Street, Newstead QLD?

See what similar properties were listed and sold for to get a sense of how the market is moving.

	LISTED PRICE	SOLD PRICE	ON MARKET	
37/4 Wandoo Street, Fortitude Valley	\$749,000	\$755,000	22 days	^
 2  2  1  3082m²  102m²				
SOLD June 29 2023				
SOLD June 29 2023				
405/7 Chester Street, Newstead	\$750,000	\$751,000	22 days	v
LISTED PRICE	\$749,000			
17/22 Arthur Street, Fortitude Valley	\$725,000	\$755,000	29 days	v
SOLD PRICE	\$732,000			
ON MARKET				
2035/36 Evelyn Street, Newstead	\$739,000	\$749,950	9 days	v

[SHOW MORE PROPERTIES](#)

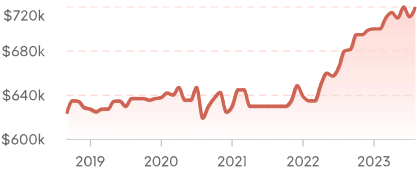
Property market insights for 2 bedroom units in Newstead, QLD

Understand the overall prices and growth of similar units

Median price trend for 2 bedroom units
Based on 168 sales in the preceding 12 months

\$720,000

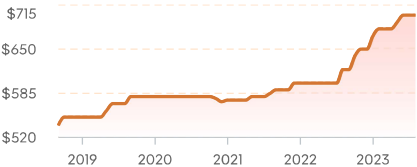
Past 12 month growth: 5.9% ↑



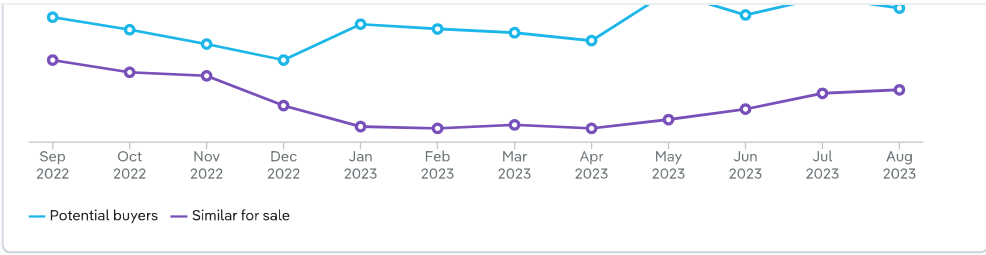
Median rent trend for 2 bedroom units
Based on 317 listings in the preceding 12 months

\$700 per week

Past 12 month growth: 12.9% ↑



Supply, demand and performance data for similar units in Newstead



We help make big property decisions easier

We offer the personalised support, products and resources you need to buy and sell - at no cost to you.

[Learn more about Property Coach](#)



Nearby primary schools

This property is in the [New Farm State School](#) and [Kelvin Grove State College](#) school catchment for primary school education

	GRADES	SECTOR	NO. STUDENTS	DISTANCE	
New Farm State School	Prep-6	Government	526	0.87km	ZONED ^
GRADES		Prep-6			
SECTOR		Government			
Kelvin Grove State College	Prep-12	Government	3568	3.11km	ZONED ^
NO. STUDENTS		526			
DISTANCE		0.87km			
GRADES		Prep-12			
SECTOR		Government			
School insights		School website			
Anglorum College	Prep-10	Independent	49	1.10km	v
NO. STUDENTS		3568			
DISTANCE		3.11km			
All Hallows' School	5-12	Catholic	1586	1.31km	v
School insights		School website			
Holy Spirit School	Prep-6	Catholic	280	1.37km	v

Nearby secondary schools

This property is in the [Fortitude Valley State Secondary College](#) and [Kelvin Grove State College](#) school catchment for secondary school education


	GRADES	SECTOR	NO. STUDENTS	DISTANCE	
Fortitude Valley State Secondary College	7-8	Government	295	0.73km	ZONED ^
GRADES		7-8			
SECTOR		Government			
Kelvin Grove State College	Prep-12	Government	3568	3.11km	ZONED ^
NO. STUDENTS		295			
DISTANCE		0.73km			
GRADES		Prep-12			
SECTOR		Government			
School insights		School website			
Music Industry College	11-12	Independent	90	0.91km	v
NO. STUDENTS		3568			
DISTANCE		3.11km			
Anglorum College	Prep-10	Independent	49	1.10km	v
School insights		School website			
All Hallows' School	5-12	Catholic	1586	1.31km	v

Nearby childcare and kinder centres

Guardian Childcare & Education Newstead		Exceeding NQS	4.0 (16)	\$147	0.34km	↗
VACANCIES						
MONDAY TO FRIDAY 7:00AM TO 6:00PM						
Level 3, 639 Wickham Street, Newstead, QLD 4006						
RATING		Exceeding NQS				
REVIEWS		4.0 (16)				
DAY RATE						
Brookes Street Early Education		Exceeding NQS	5.0 (6)	POA	0.64km	▼
DISTANCE		0.34km				
Avenues Montessori Children's House		Exceeding NQS	4.0 (44)	\$140	0.96km	▼
Research further						
Goodstart Early Learning Fortitude Valley		Meeting NQS	4.0 (23)	\$157	0.62km	▼
Little Ducks Childcare New Farm		Meeting NQS	5.0 (34)	\$155	0.85km	▼

Similar properties for sale




Research units for sale in Newstead QLD and surrounding areas




FOR SALE

Best Offers

404/71 Doggett Street, Newstead, ...




 2  2  1




FOR SALE

Best Offers by 2nd October

1503/12 Cunningham Street, Newst...




 2  2  1




FOR SALE

Best Offers By 25th Septem...

703/14 Ella Street, Newstead, QLD ...




 2  2  1



FOR SALE

For Sale


601/12 Cunningham Stre

 2  2  1

BROWSE ALL FOR SALE

Similar properties for rent




Research units for rent in Newstead QLD and surrounding areas




FOR RENT

\$1450 per week

12 Cunningham St, Newstead, QLD ...




 2  2  1




FOR RENT

\$750/week

312/113 Commercial Rd, Teneriffe, Q...




 2  2  1




FOR RENT

RESORT STYLE LIVING - \$750

701/43 Wyandra Street, Teneriffe, Q...




 2  2  1



FOR RENT

\$785 per week


2004/30 Festival Place,

 2  2  1

BROWSE ALL FOR RENT


Neighbouring properties

Research nearby properties to 304/60 Doggett Street Newstead QLD to help understand the property value, history and real estate market




OFF MARKET

508/60 Doggett Street, Newstead, ...




OFF MARKET

607/60 Doggett Street, Newstead, ...



OFF MARKET

605/60 Doggett Street, Newstead, ...



OFF MARKET

61 Doggett Street, Newst

Property Value > Doggett Street > 304/60 Doggett Street



Off market ⓘ

304/60 Doggett Street

Newstead, QLD 4006

2 2 1 | Unit

Own this property?

Get access to view owner data and insights.

Track property

realEstimate™ ⓘ

Last updated 28 August, 2023

\$690k

Low range

\$759k

High Confidence

\$830k

High range

The estimated property value of 304/60 Doggett Street is \$758,786 based on our available property data.

Is this realEstimate™ value accurate?

Property features

Bedrooms: 2

Car spaces: 1

Bathrooms: 2

Land size: 1,415 m²

Floor area: 121 m²

Property type: Unit

Property history

2014 Sold \$534,000

Sold September 8, 2014

[Learn more about sold data.](#)

Looking for more information on this property?

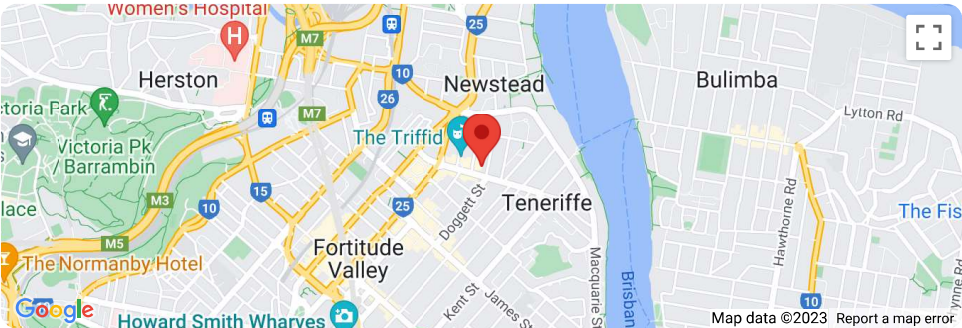
Discover overlays & zones, internet availability, schools zoned to this property and more.

[Visit property.com.au >](#)



Local market activity for 2 bedroom units in Newstead

There are 66 units for sale, 47 units for rent and 188 recently sold in Newstead within the last 12 months.



For sale Recently sold For rent

Showing 3 of 66 properties for sale
24 units have open for inspections this week ⓘ
0 auctions upcoming ⓘ



For Sale By Negotiation
108/21 Masters Street, Newstead

2 2 1 | Apartment



Best Offers
404/71 Doggett Street, Newstead

2 2 1 | Apartment



Best Offers
1405/7 Chester Street, Newstead
Open Sat 30 Sep 11:30 am

2 2 1 | Apartment

Show more

Price insights for 2 bedroom units in Newstead

Buy

Rent

Median price ⓘ

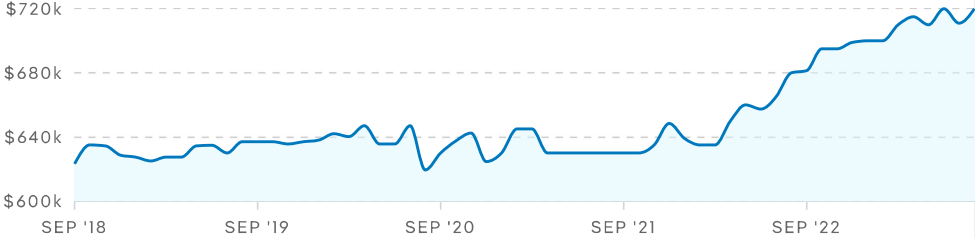
\$720,000


September 2022 - August 2023

Past 12 month growth ⓘ

Up 5.9% ↑

5 year median price trend



 Discover more market insights

[Explore Newstead >](#)


[Learn more about local market data.](#)


Property professionals

Agents

Brokers

Showing agents based on suburb sales and performance for recent unit sales in Newstead.







Luke Rissman
Director | Lead Agent

★ 5.0 (101 reviews)

Sold 42 properties in Newstead

Request free appraisal



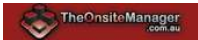



Ari Shahbazifar
Sales Executive

★ 4.9 (28 reviews)

Sold 24 properties in Newstead

Request free appraisal





Amy Potter


★ 5.0 (11 reviews)

Sold 21 properties in Newstead

Request free appraisal

[View more agents in Newstead >](#)

Sponsored



What's your property worth?

Get a guide to the market.


Get the guide

Advertisement

Our home loan experts are here to help

Learn more

T&Cs, fees, charges, eligibility and lending criteria apply.




Schools & child care

Nearby schools and child care closest to this property.

Primary	Secondary	Child care
<hr/>		
New Farm State School Primary Government		0.87km >
<hr/>		
Holy Spirit School Primary Catholic		1.34km >
<hr/>		
All Hallows School Combined Catholic		1.38km >
<hr/>		
Brisbane Central State School Primary Government		1.68km >
<hr/>		
Royal Childrens Hospital Special School Combined Government		1.81km >
<hr/>		

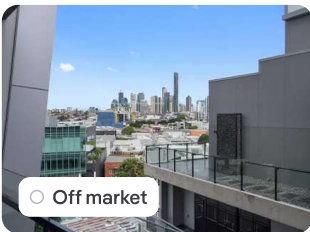
[Learn more about our schools data.](#)

Properties neighbouring 304/60 Doggett Street



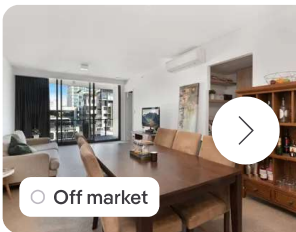
Off market

508/60 Doggett Street



Off market

607/60 Doggett Street



Off market

605/60 Doggett Street

[Explore Doggett Street, Newstead >](#)



Search any address in Australia

Q

Search by address

Suggested next steps



Find out how much equity your can access

[Calculate equity >](#)



Complete these steps before you move

[Moving checklist >](#)



Calculate how much you could borrow

[Your borrowing power >](#)



How would you rate this page?



Not rated

[Submit](#)



Advertise with us

Agent admin

Legal

Site map



Contact us

Media sales

Privacy

Careers



Personalised advertising: We show you more relevant advertising based on your activity. Prefer us not to? [Opt Out](#) of personalisation.

 REA Group

 realestate.com.au

 realcommercial.com.au

 PropTrack





 smartline

Property 

International sites

[India](#) [Indonesia](#) [Malaysia](#) [Singapore](#) [Thailand](#) [United States](#) [Vietnam](#) [International properties](#)

Partner sites

[news.com.au](#) [foxsports.com.au](#) [homeguru.com.au](#) [Mansion Global](#) [askizzy.org.au](#) [hipages.com.au](#) [makaan.com](#) [proptiger.com](#) [thinkofliving.com](#)

realestate.com.au is owned and operated by ASX-listed REA Group Ltd (REA:ASX) © REA Group Ltd.

