

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  PropTrack

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View historical data on past sold prices, rent and leased history of this unit and if withdrawn from market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WITHDRAWN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

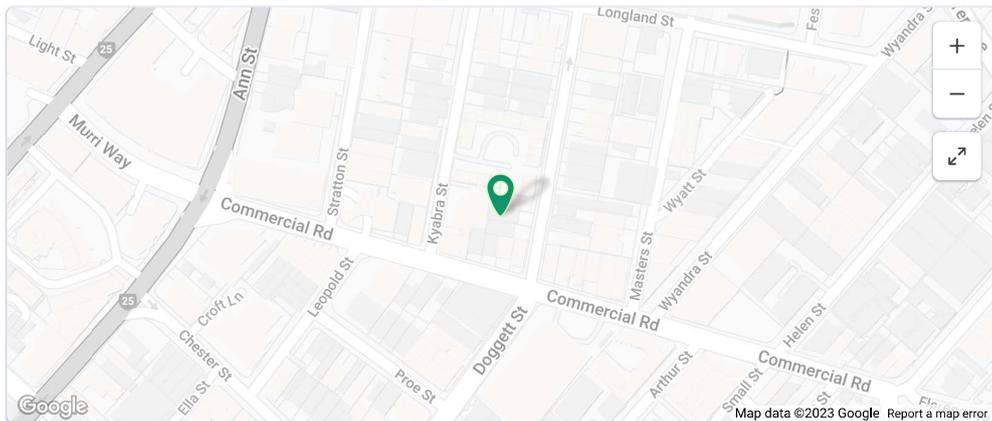
2014 SOLD **\$534,000**

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

Default Satellite Street



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.

<p>Bushfire NOT DETECTED</p>  We haven't detected any bushfire related overlays on this property.	<p>Flood NOT DETECTED</p>  We haven't detected any flood management overlays on this property.	<p>Heritage NOT DETECTED</p>  We haven't detected any heritage overlays on this property.
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[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.



AMAZING

<p>NBN connection FTTP</p> <p>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.</p>
<p>Mobile coverage 5G</p> <p>This property has 5G coverage from some or all mobile providers. Under normal conditions users average around 250Mbps connection speeds.</p>

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



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

[SHOW MORE PROPERTIES](#)

Property market insights for 2 bedroom units in Newstead, QLD

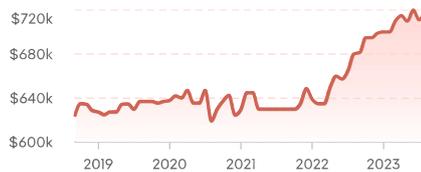
Understand the overall prices and growth of similar units

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		
Angelorum College	Prep-10	Independent	49	1.10km	v
	NO. STUDENTS		3568		
	DISTANCE		3.11km		
All Hallows' School	5-12	Catholic	1586	1.31km	v
	NO. STUDENTS		49		
	DISTANCE		3.11km		
	GRADES		Prep-10		
	SECTOR		Independent		
	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		
Angelorum College	Prep-10	Independent	49	1.10km	v
	NO. STUDENTS		90		
	DISTANCE		3.11km		
	GRADES		Prep-10		
	SECTOR		Independent		
	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	↑147	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, ...





FOR SALE

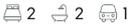
Best Offers by 2nd October
1503/12 Cunningham Street, Newst...





FOR SALE

Best Offers By 25th Septem...
703/14 Ella Street, Newstead, QLD ...





FOR SALE

For Sale
601/12 Cunningham Stre



[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 ...





FOR RENT

\$750/week
312/113 Commercial Rd, Teneriffe, Q...





FOR RENT

RESORT STYLE LIVING - \$750
701/43 Wyandra Street, Teneriffe, Q...





FOR RENT

\$785 per week
2004/30 Festival Place,



[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



106 photos, 5 floor plans

Off market ⓘ

304/60 Doggett Street

Newstead, QLD 4006

2 beds, 2 cars, 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

\$830k
High range

High Confidence

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](https://www.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](#)



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[Get the guide](#)

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

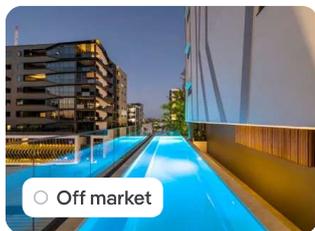
Schools & child care

Nearby schools and child care closest to this property.

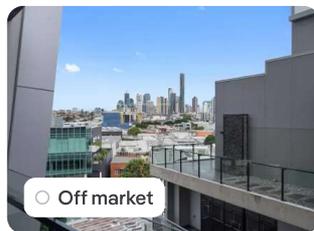
Primary	Secondary	Child care
New Farm State School Primary Government		0.87km >
Holy Spirit School Primary Catholic		1.34km >
All Hallows School Combined Catholic		1.38km >
Brisbane Central State School Primary Government		1.68km >
Royal Childrens Hospital Special School Combined Government		1.81km >

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

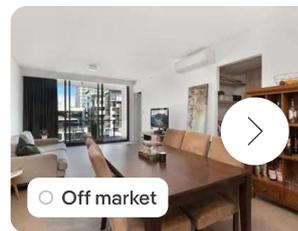
Properties neighbouring 304/60 Doggett Street



508/60 Doggett Street



607/60 Doggett Street



605/60 Doggett Street

[Explore Doggett Street, Newstead >](#)



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