



3/1-9 Station Street Nerang QLD 4211



Erin Ridley
Enygma Real Estate

PO Box 891
NERANG QLD 4211
m: 0422 150 319

erin.ridley@enygma.com.au

The Proprietor
3/1-9 Station Street
Nerang QLD 4211

30th September 2020

Dear Reader,

Thank you for the opportunity to appraise your property at 3/1-9 Station Street Nerang QLD 4211

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.


If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Erin Ridley
Enygma Real Estate
PO Box 891
NERANG QLD 4211
m: 0422 150 319

Your Property

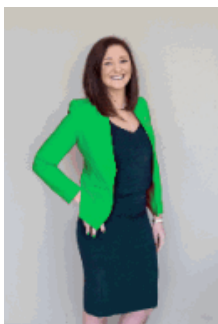
3/1-9 Station Street Nerang QLD 4211

-  -  -  50m²  50m² 



Your Property History

- 17 Aug, 2018 - Listed for rent at \$15,000 / year
- 6 Jun, 2011 - Sold for \$255,000
- 14 Sep, 1996 - Sold for \$112,500



Introducing Erin Ridley

I enjoy networking to build key customer relationships while maintaining an extensive knowledge of current market conditions; and in so doing creating value for my clients regarding their Property needs.

Comparables Map: Sales



Comparable Sales



7/1-9 Station Street Nerang QLD 4211

Sold Price \$80,531

-
 -
 -
 14m²
 15m²

Sold Date 15-Jul-20 First Listing \$78,000 Year Built -
 DOM 37 Last Listing \$78,000
 Distance 0.01km Price Change ▲ 3.2%

1



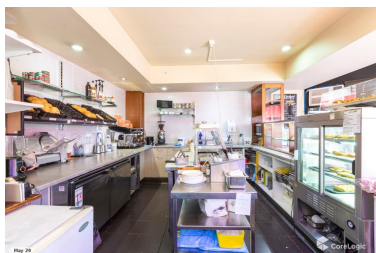
1/50 Lawrence Drive Nerang QLD 4211

Sold Price \$750,000

-
 -
 3
 164m²
 -

Sold Date 19-Jun-20 First Listing \$80,000 Year Built -
 DOM 277 Last Listing \$800,000
 Distance 0.95km Price Change ▲ 837.5%

2



2/52 Spencer Road Nerang QLD 4211

Sold Price ^{RS} ^{UN}

-
 -
 -
 285m²
 -

Sold Date 26-Jun-20 First Listing - Year Built -
 DOM - Last Listing -
 Distance 1.04km

3



3/52 Spencer Road Nerang QLD 4211

Sold Price \$1,023,000

-
 -
 4
 385m²
 385m²

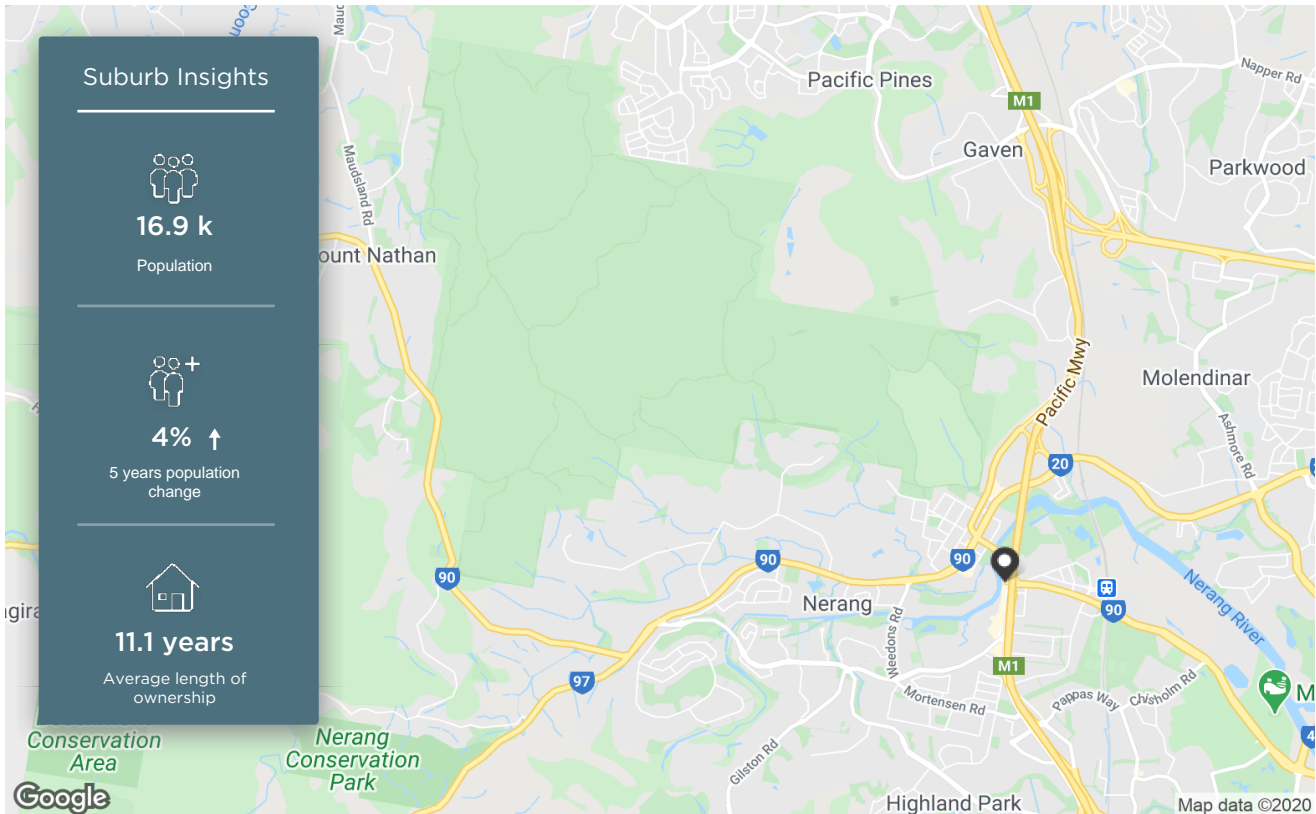
Sold Date 15-Jul-20 First Listing \$1,000,000 Year Built -
 DOM 14 Last Listing \$1,000,000
 Distance 1.04km Price Change ▲ 2.3%

4

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Nerang

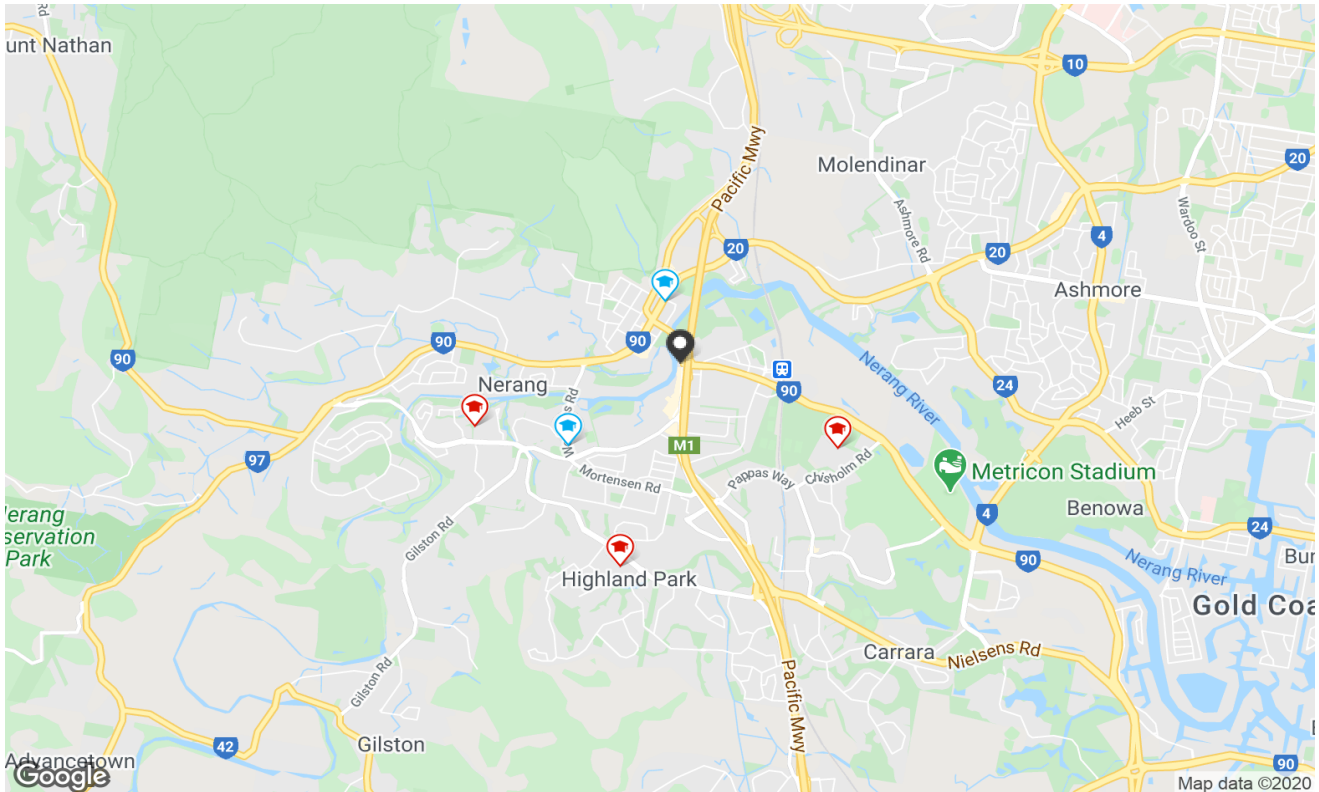
Demographic








The size of Nerang is approximately 35.9 square kilometres. It has 110 parks covering nearly 51.7% of total area. The population of Nerang in 2011 was 16,256 people. By 2016 the population was 16,872 showing a population growth of 3.8% in the area during that time. The predominant age group in Nerang is 40-49 years. Households in Nerang are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Nerang work in a trades occupation. In 2011, 60% of the homes in Nerang were owner-occupied compared with 58% in 2016. Currently the median sales price of houses in the area is \$470,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.2	Owns Outright	22.7	0-15.6K	4.7	0-9	12.5
Couples with Children	40.1	Purchaser	35.3	15.6-33.8K	17.3	10-19	11.6
Single Parents	22.4	Renting	34.9	33.8-52K	16.8	20-29	12.1
Other	1.2	Other	3.3	52-78K	17.0	30-39	13.2
		Not Stated	3.7	78-130K	22.3	40-49	13.5
				130-182K	7.8	50-59	12.9
				182K+	4.2	60-69	11.2
						70-79	7.3
						80-89	4.2
						90-99	1.5

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Nerang State School 3 Nerang Street Nerang QLD 4211	0.66km	Primary	Mixed	Government	0-6
	Nerang State High School 1 Weedons Road Nerang QLD 4211	1.37km	Secondary	Mixed	Government	7-12
	Australian International Islamic College - Carrara Campus 19 Chisholm Road Carrara QLD 4211	1.85km	Combined	Mixed	Non-Government	0-0
	St Brigid's Catholic Primary School 39-49 McLaren Road Nerang QLD 4211	2.1km	Primary	Mixed	Non-Government	0-6
	William Duncan State School 114 Alexander Drive Highland Park QLD 4211	2.21km	Primary	Mixed	Government	0-6



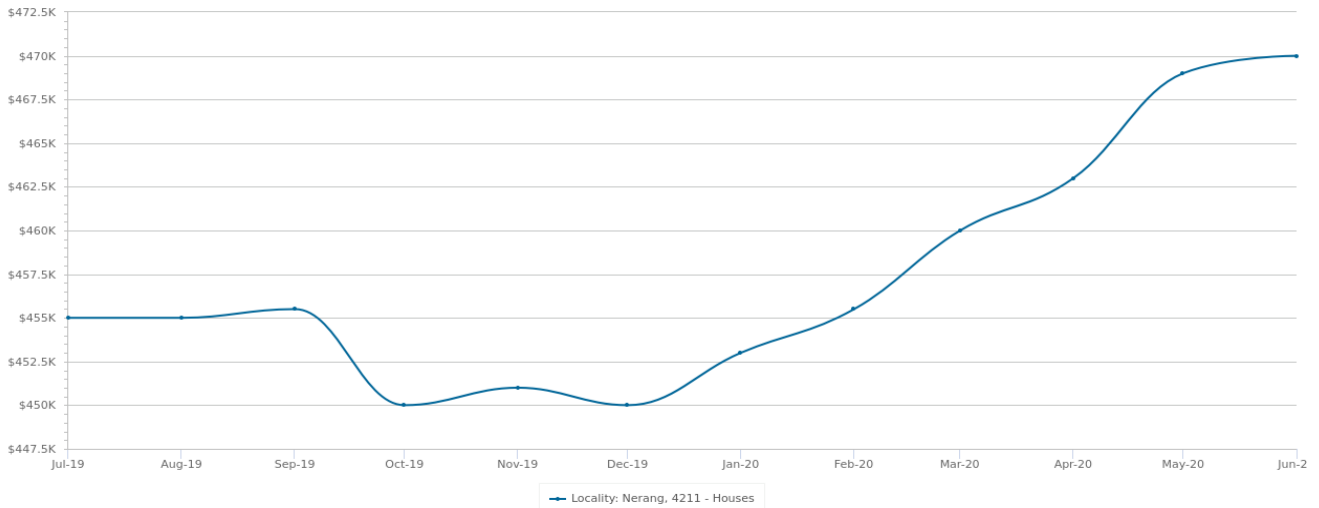
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Commercial)

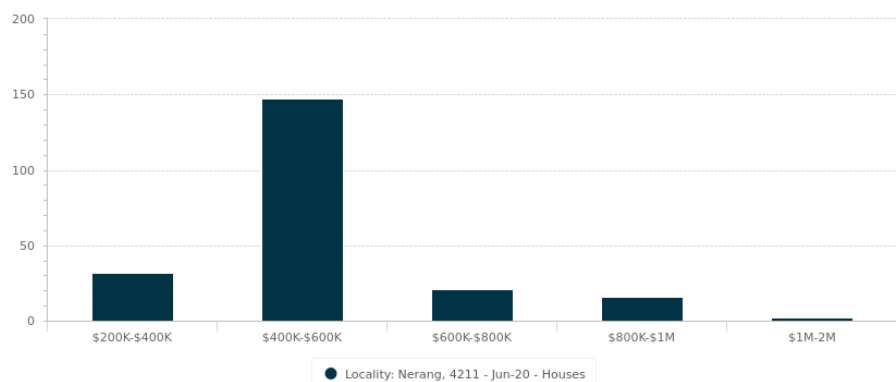


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2020	15	\$470,000	0.2% ▲	33	76	\$455
May 2020	15	\$469,000	1.3% ▲	29	71	\$450
Apr 2020	11	\$463,000	0.7% ▲	31	66	\$450
Mar 2020	18	\$460,000	1.0% ▲	32	59	\$450
Feb 2020	17	\$455,500	0.6% ▲	32	60	\$450
Jan 2020	24	\$453,000	0.7% ▲	33	71	\$455
Dec 2019	22	\$450,000	-0.2% ▼	35	78	\$455
Nov 2019	21	\$451,000	0.2% ▲	39	81	\$452
Oct 2019	16	\$450,000	-1.2% ▼	41	68	\$460
Sep 2019	22	\$455,500	0.1% ▲	39	76	\$460
Aug 2019	18	\$455,000	0.0%	37	84	\$455
Jul 2019	19	\$455,000	0.7% ▲	33	80	\$457

Sales by Price - 12 months (Commercial)

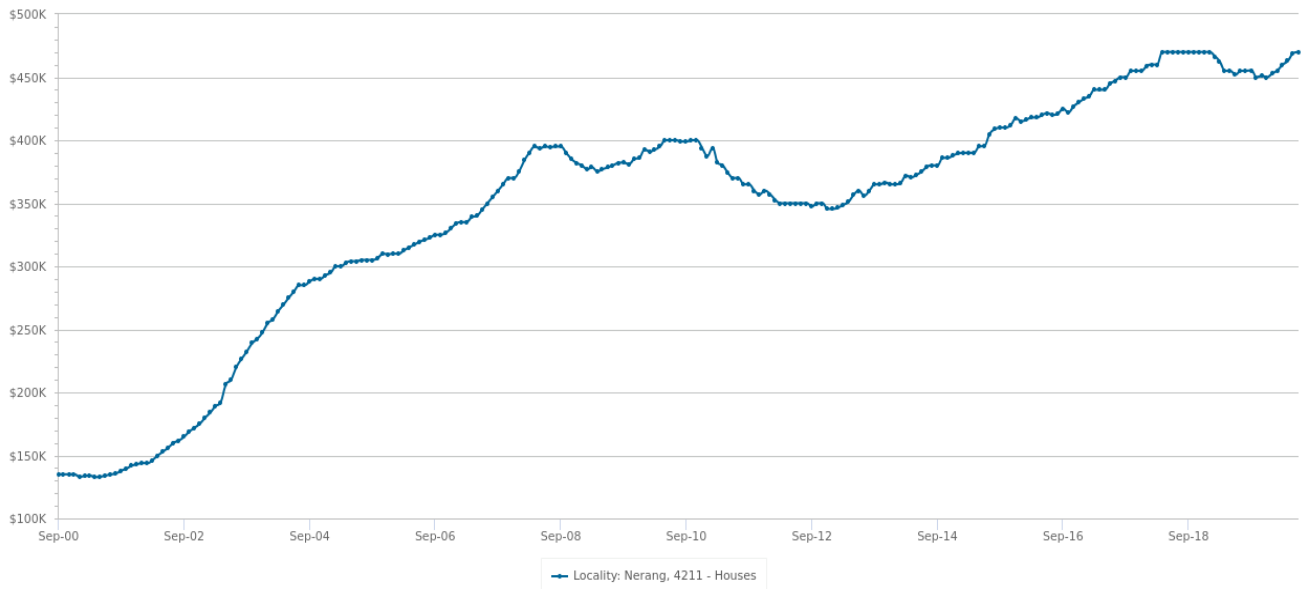
PRICE	NUMBER
<200K	0
\$200K-\$400K	32
\$400K-\$600K	147
\$600K-\$800K	21
\$800K-\$1M	16
\$1M-\$2M	2
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Commercial)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	218	\$470,000	4.0% ▲	33	288	\$462
2019	203	\$452,000	-3.8% ▼	30	285	\$455
2018	269	\$470,000	5.6% ▲	30	332	\$450
2017	260	\$445,000	5.6% ▲	21	337	\$430
2016	290	\$421,500	6.6% ▲	30	406	\$440
2015	240	\$395,500	5.5% ▲	32	360	\$410
2014	205	\$375,000	4.2% ▲	32	338	\$395
2013	164	\$360,000	2.9% ▲	58	300	\$385
2012	140	\$350,000	-5.4% ▼	58	331	\$380
2011	147	\$370,000	-7.5% ▼	63	363	\$380
2010	216	\$400,000	5.7% ▲	44	385	\$380
2009	257	\$378,500	-4.2% ▼	65	405	\$370
2008	260	\$395,000	14.5% ▲	30	433	\$360
2007	342	\$345,050	8.0% ▲	33	295	\$330
2006	324	\$319,500	5.1% ▲	41	279	\$300
2005	293	\$304,000	8.6% ▲	42	267	\$310
2004	416	\$280,000	33.3% ▲	31	286	-
2003	530	\$210,000	34.5% ▲	17	123	-
2002	470	\$156,115	16.5% ▲	-	-	-
2001	361	\$134,000	-2.9% ▼	-	-	-

Summary

3/1-9 Station Street Nerang QLD 4211



Notes from your agent

Based on average sale price per square metre the price indication sits at \$192,975; however considering the recent sale in the same group pf shops, this would indicate a price indication of \$287,600.

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