



2/36 Marmoset Circuit Dakabin QLD 4503

Prepared for C & Z LANGTON HOLDING PTY LTD on 10th June 2021



Kristy Vrbnjak
Little Real Estate

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The Proprietor
2/36 Marmoset Circuit
Dakabin QLD 4503

10th June 2021

Dear Reader,
Thank you for the opportunity to appraise your property at 2/36 Marmoset Circuit Dakabin QLD 4503

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,

Kristy Vrbnjak
Little Real Estate
m: 0435888319

Your Property

2/36 Marmoset Circuit Dakabin QLD 4503

3  2  1  142m²  115m² 



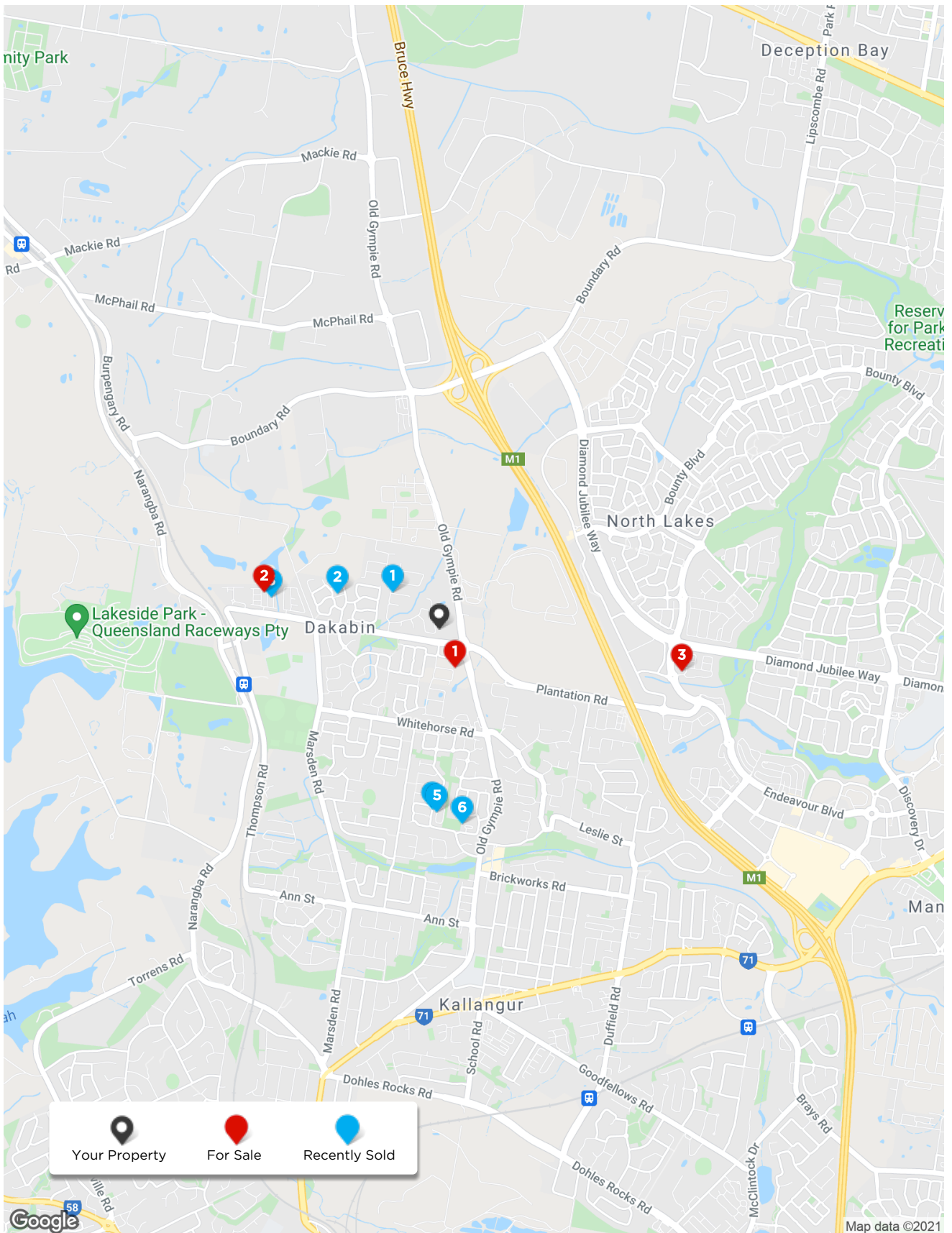
Your Property History

- 15 Jan, 2018 - Listed for rent at \$340 / week
- 12 Jun, 2016 - Sold for \$363,200
- 2015 - Property Built

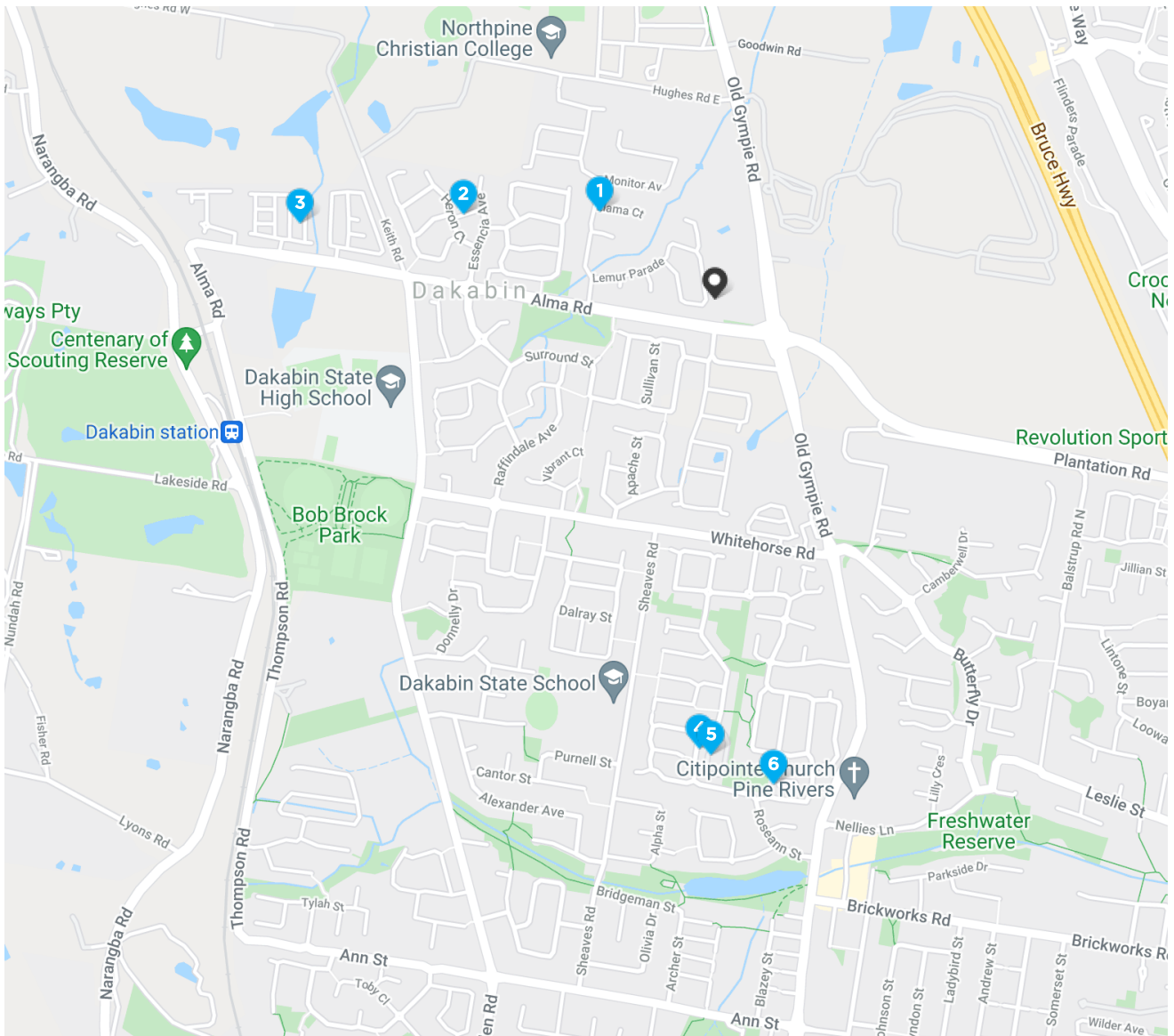


Introducing Kristy Vrbnjak

Comparables Map: Sales & Listings



Comparables Map: Sales




1/34 Conquest Boulevard Dakabin QLD 4503	3	2	1	\$344,000
6/23 Essencia Avenue Dakabin QLD 4503	3	2	1	\$340,000
40/120 Alma Road Dakabin QLD 4503	3	2	1	\$360,000
7/67 Glass House Circuit Kallangur QLD 4503	3	2	1	\$320,000
22/67 Glass House Circuit Kallangur QLD 4503	3	2	1	\$349,065
1/73 Glass House Circuit Kallangur QLD 4503	3	2	1	\$365,000

Map data ©2021
 * This data point was edited by the author of this CMA and has not been verified by CoreLogic


Comparable Sales

1 1/34 Conquest Boulevard Dakabin QLD 4503 **Sold Price** **\$344,000**




🏠 3 🚿 2 🚗 1 📏 155m² 📐 114m²
 Year Built 2015 DOM -
 Sold Date 02-Mar-21 Distance 0.41km
 First Listing -
 Last Listing -

2 6/23 Essencia Avenue Dakabin QLD 4503 **Sold Price** **\$340,000**




🏠 3 🚿 2 🚗 1 📏 206m² 📐 113m²
 Year Built 2014 DOM 27
 Sold Date 16-Feb-21 Distance 0.75km
 First Listing \$355,000
 Last Listing \$355,000

3 40/120 Alma Road Dakabin QLD 4503 **Sold Price** **\$360,000**



🏠 3 🚿 2 🚗 1 📏 128m² 📐 105m²
 Year Built 2016 DOM 44
 Sold Date 09-Apr-21 Distance 1.2km
 First Listing For Sale
 Last Listing Offers Over \$349,000

4 7/67 Glass House Circuit Kallangur QLD 4503 **Sold Price** **\$320,000**



🏠 3 🚿 2 🚗 1 📏 123m² 📐 125m²
 Year Built 2006 DOM 33
 Sold Date 23-Jan-21 Distance 1.29km
 First Listing Expressions of Interest
 Last Listing Expressions of Interest

5 22/67 Glass House Circuit Kallangur QLD 4503 **Sold Price** ^{RS} **\$349,065**



🏠 3 🚿 2 🚗 1 📏 201m² 📐 119m²
 Year Built 2006 DOM 15
 Sold Date 19-May-21 Distance 1.31km
 First Listing EXPRESSIONS OF INTEREST
 Last Listing EXPRESSIONS OF INTEREST






DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

6 1/73 Glass House Circuit Kallangur QLD 4503

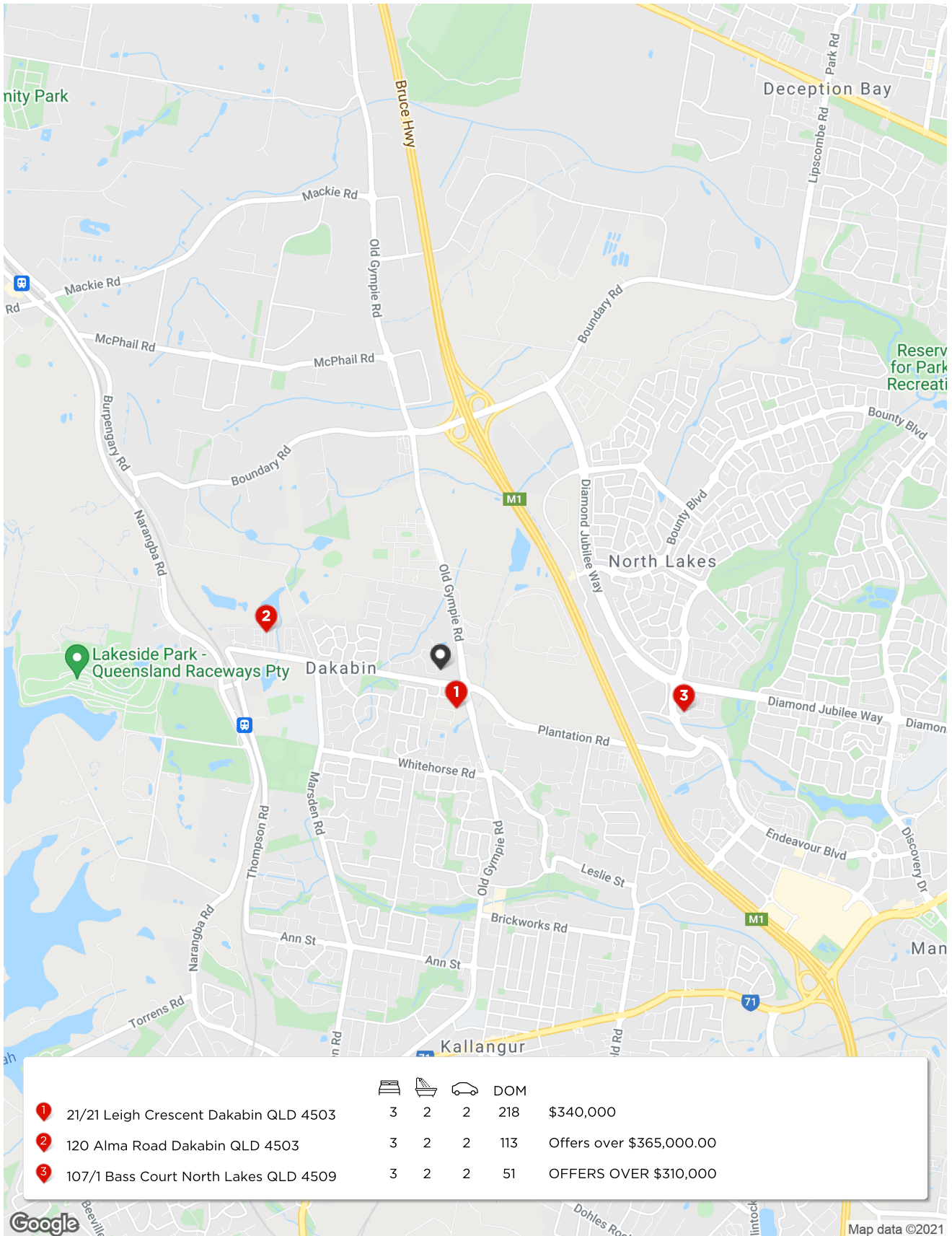
Sold Price \$365,000



 3	 2	 1	 296m ²	 106m ²
Year Built	2008	DOM	-	
Sold Date	29-Jan-21	Distance	1.41km	
First Listing	-			
Last Listing	-			

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings








* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Listings






1 21/21 Leigh Crescent Dakabin QLD 4503



 3  2  2  125m²  93m²
 Year Built 2016 DOM 218 days
 Listing Date 05-Nov-20 Distance 0.32km
 Listing Price \$340,000






2 120 Alma Road Dakabin QLD 4503



 3  2  2  3.84ha  109m²
 Year Built 2016 DOM 113 days
 Listing Date 18-Feb-21 Distance 1.25km
 Listing Price Offers over \$365,000.00

3 107/1 Bass Court North Lakes QLD 4509

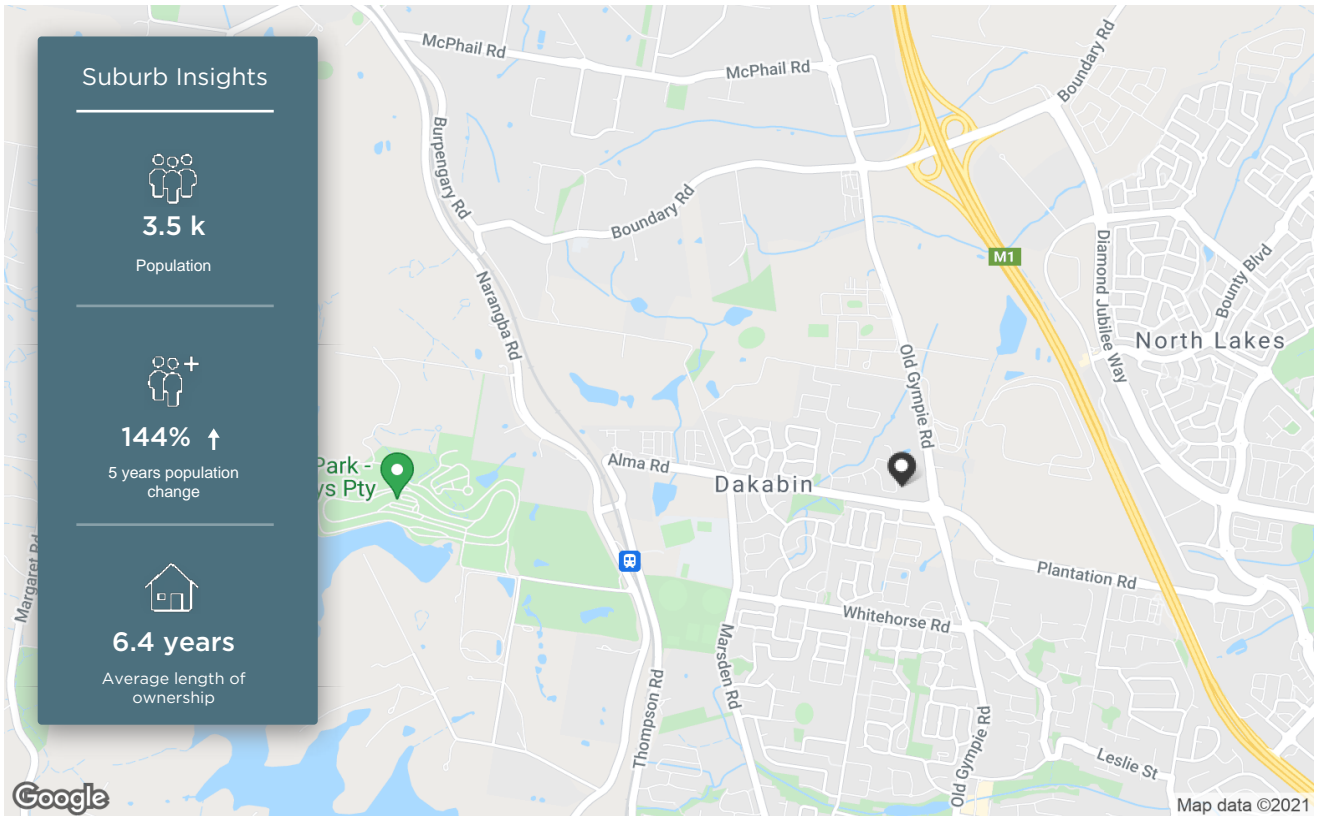


 3  2  2  160m²  101m²
 Year Built 2013 DOM 51 days
 Listing Date 21-Apr-21 Distance 1.75km
 Listing Price OFFERS OVER \$310,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Dakabin

Demographic



The size of Dakabin is approximately 5.7 square kilometres. It has 11 parks covering nearly 4.5% of total area. The population of Dakabin in 2011 was 1,447 people. By 2016 the population was 3,535 showing a population growth of 144.3% in the area during that time. The predominant age group in Dakabin is 20-29 years. Households in Dakabin are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Dakabin work in a clerical occupation. In 2011, 74.8% of the homes in Dakabin were owner-occupied compared with 49.2% in 2016. Currently the median sales price of houses in the area is \$460,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	34.8	Owns Outright	13.4	0-15.6K	2.6	0-9	18.0
Couples with Children	43.3	Purchaser	35.8	15.6-33.8K	8.9	10-19	12.4
Single Parents	20.9	Renting	48.4	33.8-52K	13.1	20-29	21.3
Other	0.4	Other	0.3	52-78K	18.7	30-39	15.4
		Not Stated	2.3	78-130K	29.5	40-49	12.5
				130-182K	13.4	50-59	10.4
				182K+	4.9	60-69	6.4
						70-79	2.5
						80-89	1.0

Local Schools



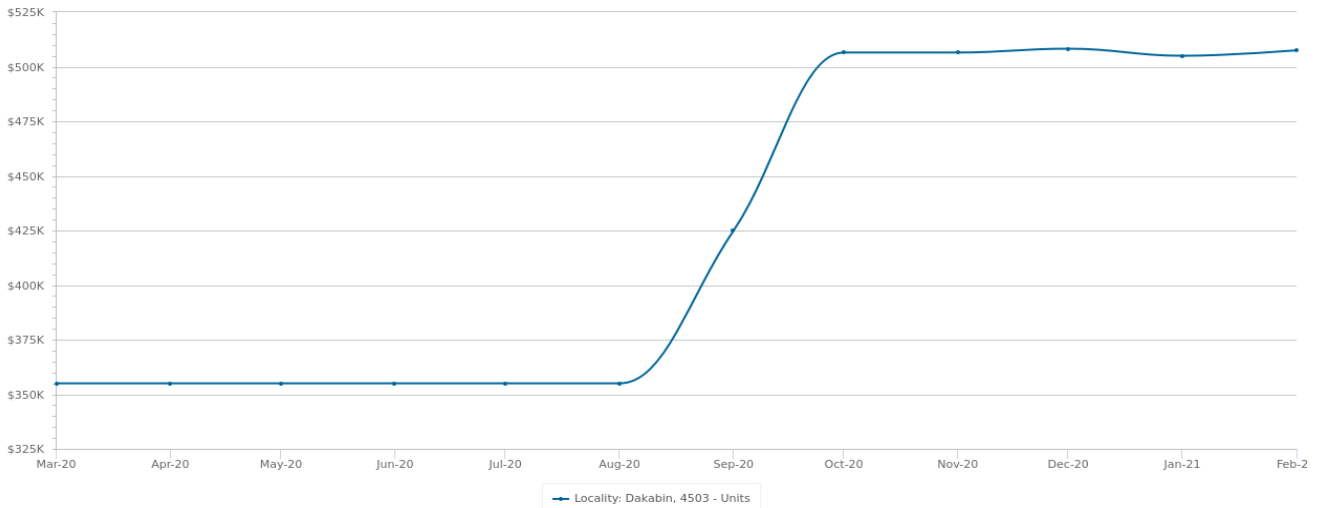
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Northpine Christian College	0.89km	Combined	Mixed	Non-Government	0-12
	Dakabin State High School 255-269 Marsden Road Dakabin QLD 4503	0.97km	Secondary	Mixed	Government	7-12
	Dakabin State School 63-75 Sheaves Road Kallangur QLD 4503	1.2km	Primary	Mixed	Government	0-6
	Bounty Boulevard State School 195 Bounty Boulevard North Lakes QLD 4509	2.19km	Primary	Mixed	Government	0-6
	Kallangur State School 44-66 Old Gympie Road Kallangur QLD 4503	2.43km	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 (Unit)

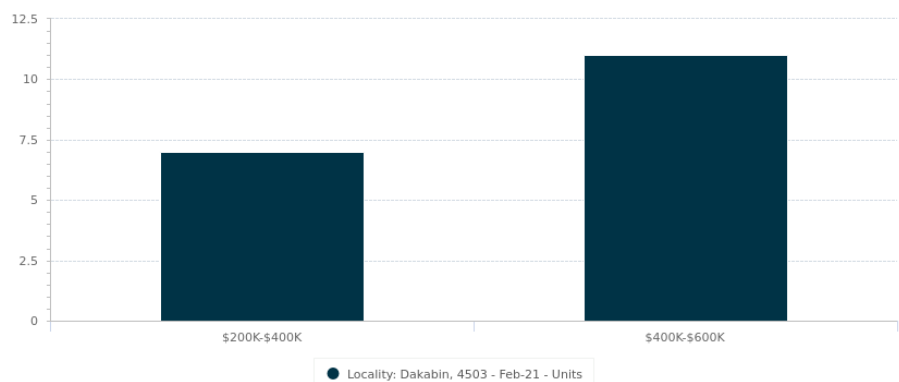


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2021	4	\$507,500	0.5% ▲	130	12	\$340
Jan 2021	2	\$505,000	-0.6% ▼	-	10	\$327
Dec 2020	1	\$508,250	0.3% ▲	-	9	\$325
Nov 2020	2	\$506,500	0.0%	-	10	\$330
Oct 2020	5	\$506,500	19.2% ▲	-	12	\$340
Sep 2020	2	\$425,000	19.7% ▲	-	12	\$340
Aug 2020	1	\$355,000	0.0%	-	9	\$350
Jul 2020	-	\$355,000	0.0%	-	10	\$350
Jun 2020	-	\$355,000	0.0%	-	20	\$350
May 2020	-	\$355,000	0.0%	-	17	\$350
Apr 2020	-	\$355,000	0.0%	-	16	\$350
Mar 2020	1	\$355,000	-0.7% ▼	-	19	\$350

Sales by Price - 12 months (Unit)

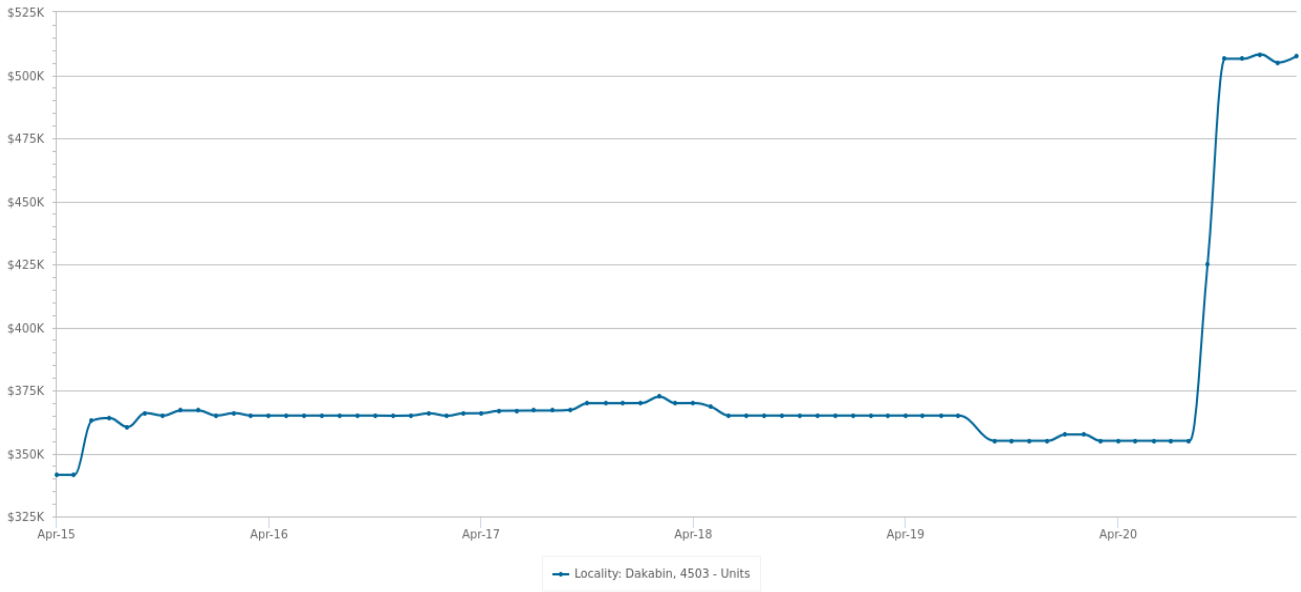
PRICE	NUMBER
<200K	0
\$200K-\$400K	7
\$400K-\$600K	11
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)

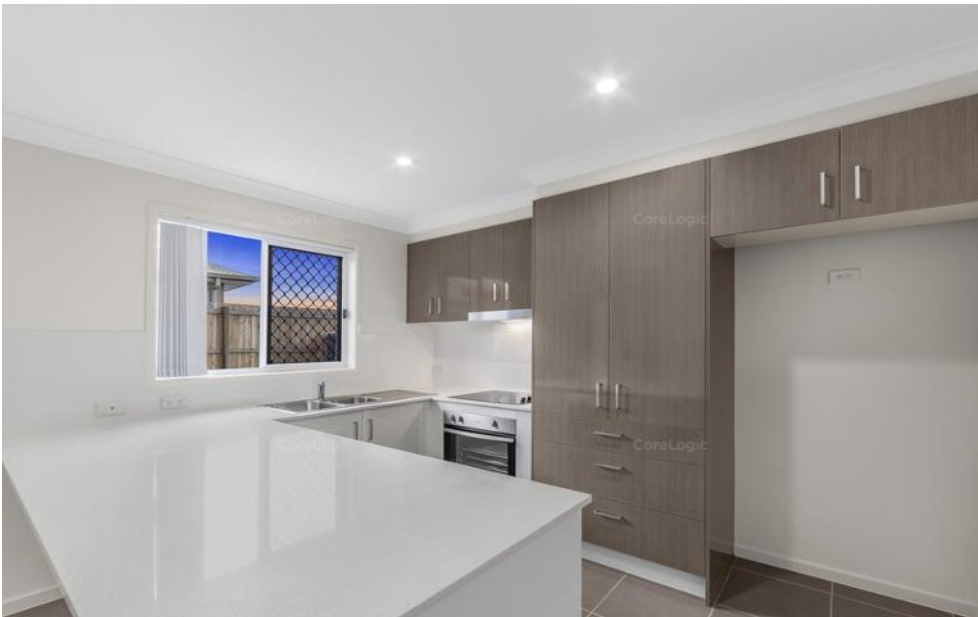


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2021	18	\$507,500	42.0% ▲	130	31	\$340
2020	24	\$357,500	-2.1% ▼	75	31	\$350
2019	29	\$365,000	-2.0% ▼	-	22	\$350
2018	31	\$372,500	2.1% ▲	-	22	\$350
2017	70	\$364,900	-0.3% ▼	-	9	\$350
2016	156	\$366,000	-	-	9	\$340
2015	4	-	-	-	2	-
2014	5	-	-	-	8	-
2013	0	-	-	-	3	-
2012	0	-	-	-	1	-
2011	0	-	-	-	-	-
2010	0	-	-	-	-	-
2009	0	-	-	-	-	-
2008	0	-	-	-	-	-
2007	0	-	-	-	-	-
2006	0	-	-	-	-	-
2005	0	-	-	-	-	-
2004	0	-	-	-	-	-
2003	0	-	-	-	-	-
2002	0	-	-	-	-	-

Summary

2/36 Marmoset Circuit Dakabin QLD 4503



Appraisal price range
\$350,000 - \$370,000

Notes from your agent

Disclaimer

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