

COMPARATIVE MARKET ANALYSIS

28 CROFTON STREET, BUNDABERG CENTRAL, QLD 4670

PREPARED BY TONY NIOA, PRINCIPAL, PRD COMMERCIAL WIDE BAY



Bam69 Pty Ltd (tte)
28 Crofton Street
Bundaberg Central, QLD, 4670

Dear Owner

RE: Property Appraisal

Further to our recent discussion regarding the above property we are pleased to provide you with an appraisal.

This appraisal has been prepared with current market conditions and the most recent sales in mind, and is provided to give you a snapshot of the current market and to assist you in determining how you wish to deal with the property.

We believe a market price of \$735 000 - \$765 000 is achievable in the current market.

Please note this recommendation is meant as a guide only and in no way should be construed as a formal valuation.

We recommend you obtain the services of a licensed and registered valuer should you require a more detailed valuation.

We trust this information is of assistance to you and if you require any further information regarding this report please contact me on the details below.

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PRD Commercial Wide Bay
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Email: tony@prdmaryborough.com.au
Web: www.prdmaryborough.com.au

28 CROFTON STREET, BUNDABERG CENTRAL, QLD 4670



Owner Details

Owner Name(s): BAM69 PTY LTD (TTE)
 Owner Address: N/A
 Phone(s): +0418 771 370 (ROYAN)

Owner Type: Owner Occupied

Property Details

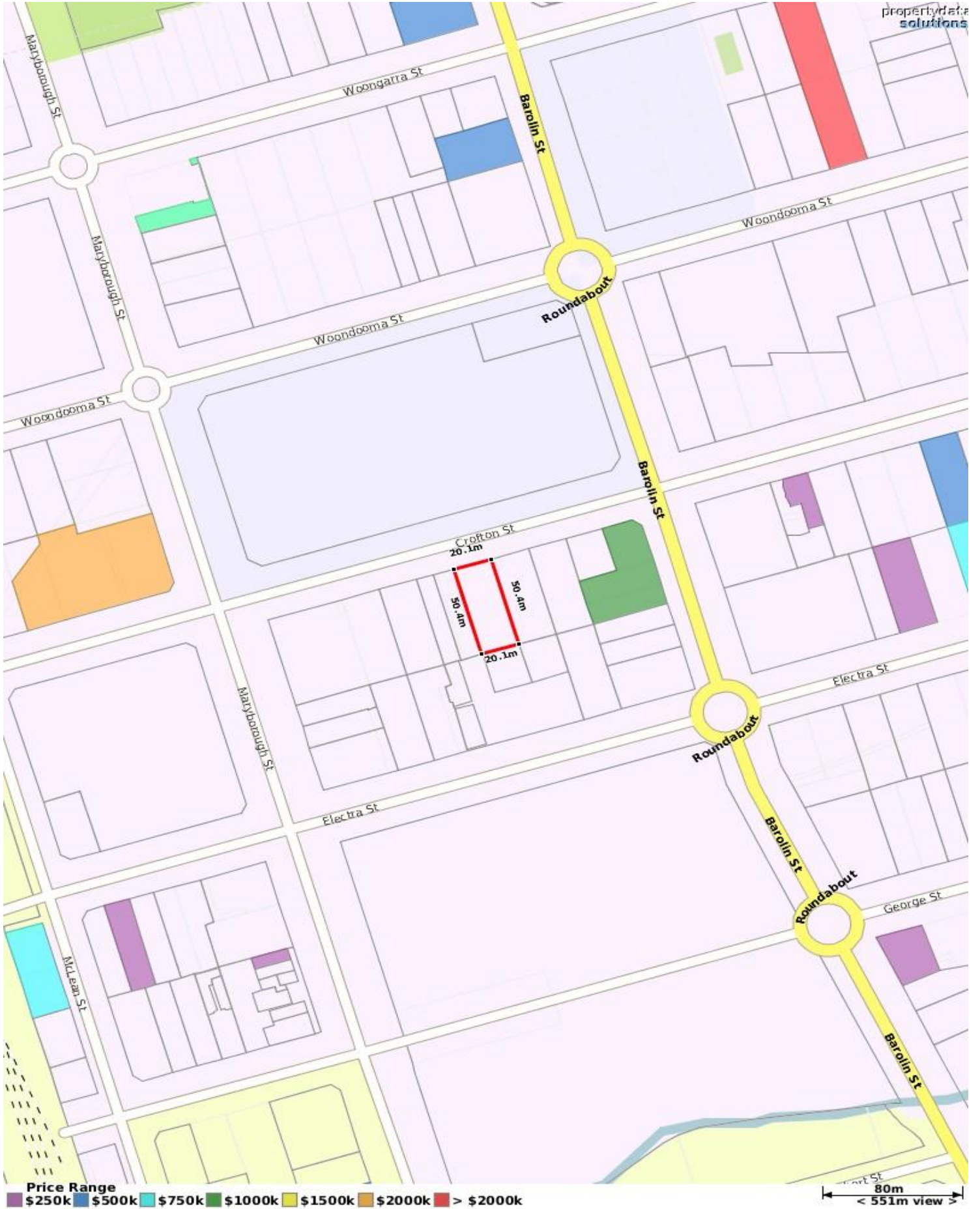
Property Type: Commercial - Freehold [Issuing]
 RPD: L116 B1587
 Valuation Amount: \$222,500 - Site Value on 30/06/2020
 Valuation Amount: \$222,500 - Site Value on 30/06/2017
 Land Use: PROFESSIONAL OFFICES
 Zoning: Business or Centre
 Council: BUNDABERG REGIONAL
 Features:

Area: 1,012 m²
 Area \$/m²: \$667
 Water/Sewerage:
 Property ID: 435263 / QLD708444
 UBD Ref: UBD Ref:

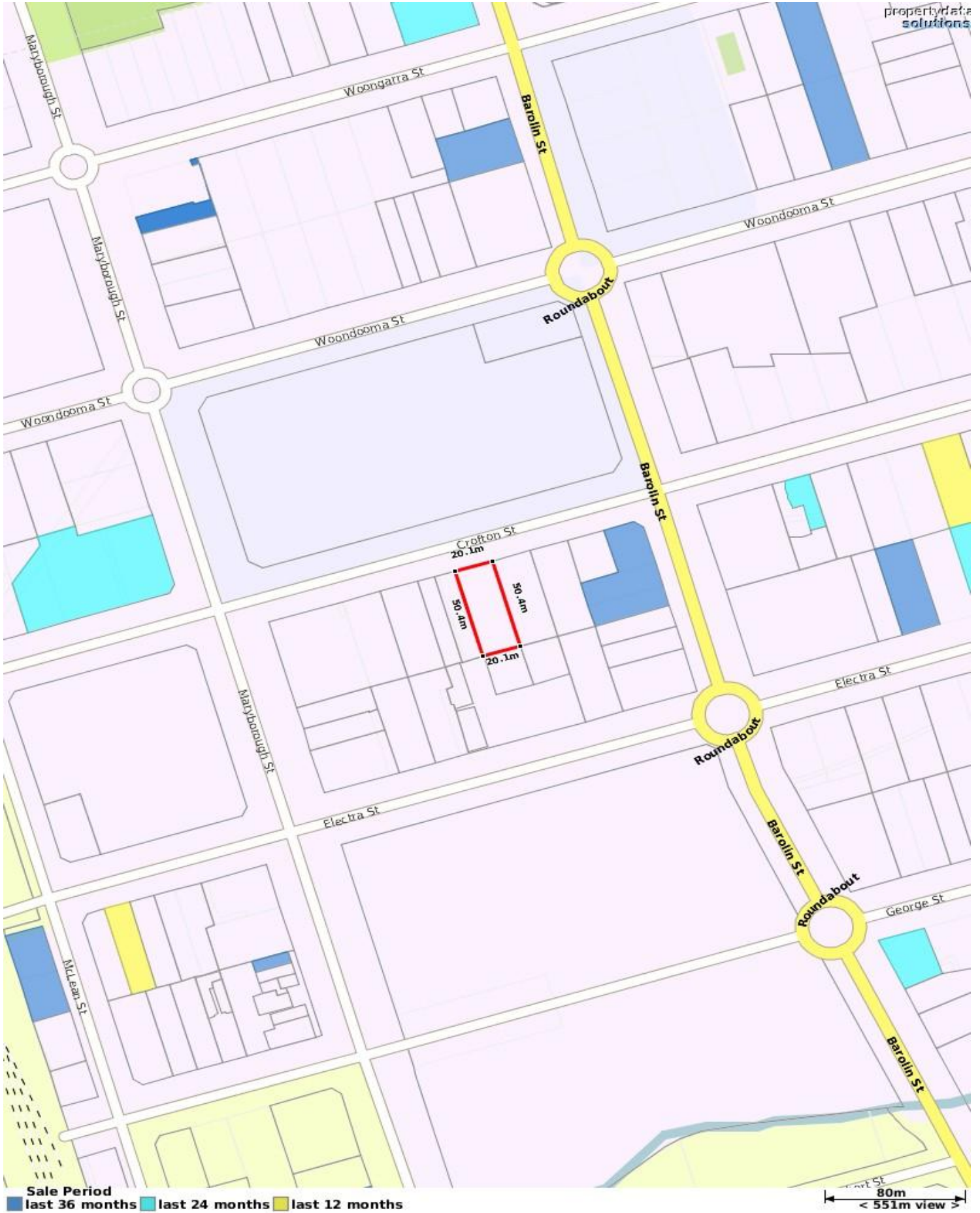
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 675,000	05/07/2017	PETERSEN; PETERSEN	1,012 m ²	Extraordinary	Yes
\$ 220,000	30/11/1998	SOUTHWELL PTY LTD	1,012 m ²	Normal Sale	No
\$ 50,000	12/05/1981	VENDOR NOT RECORDED	1,012 m ²	Normal Sale	No

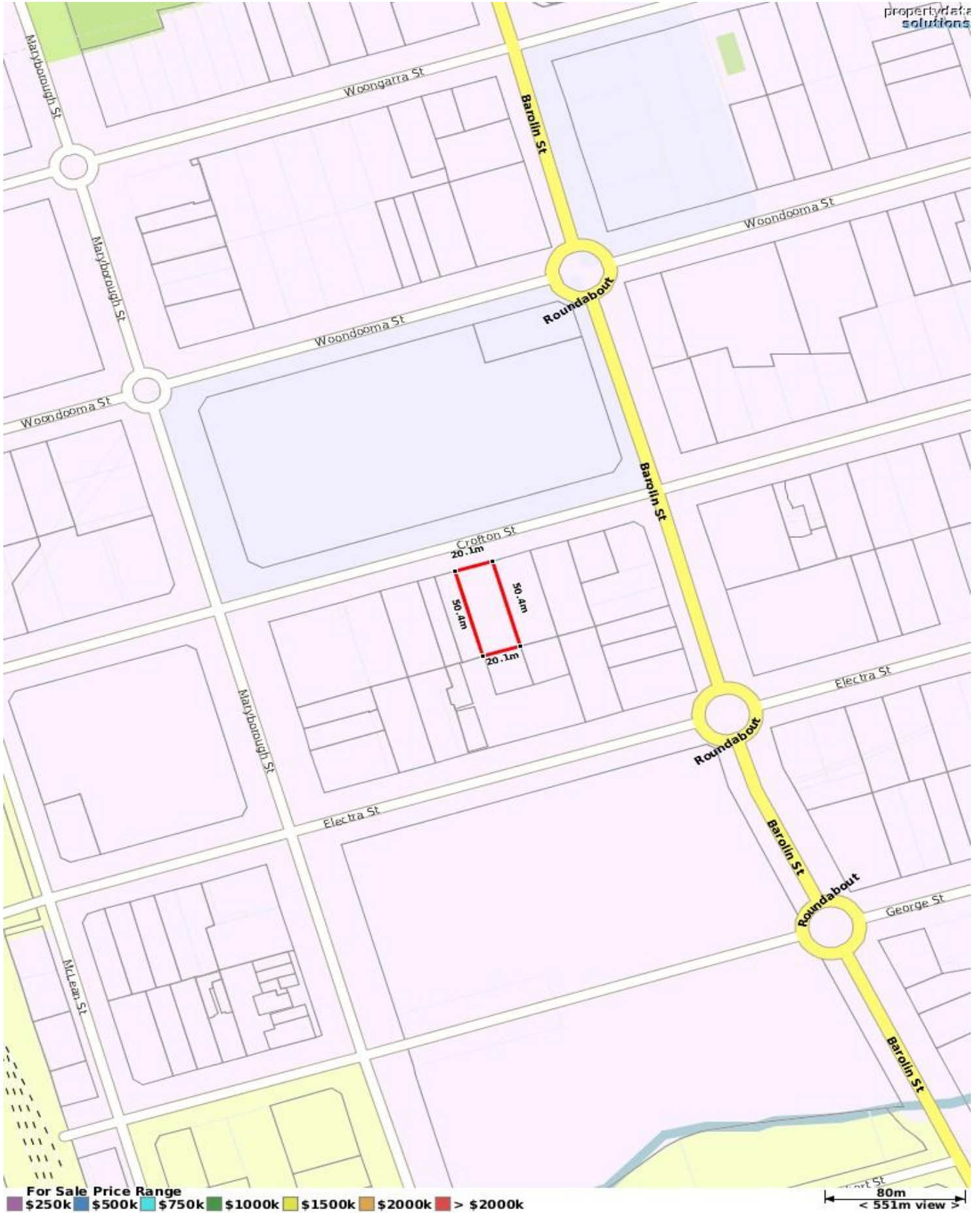
Nearby Sold Properties (Price Range)



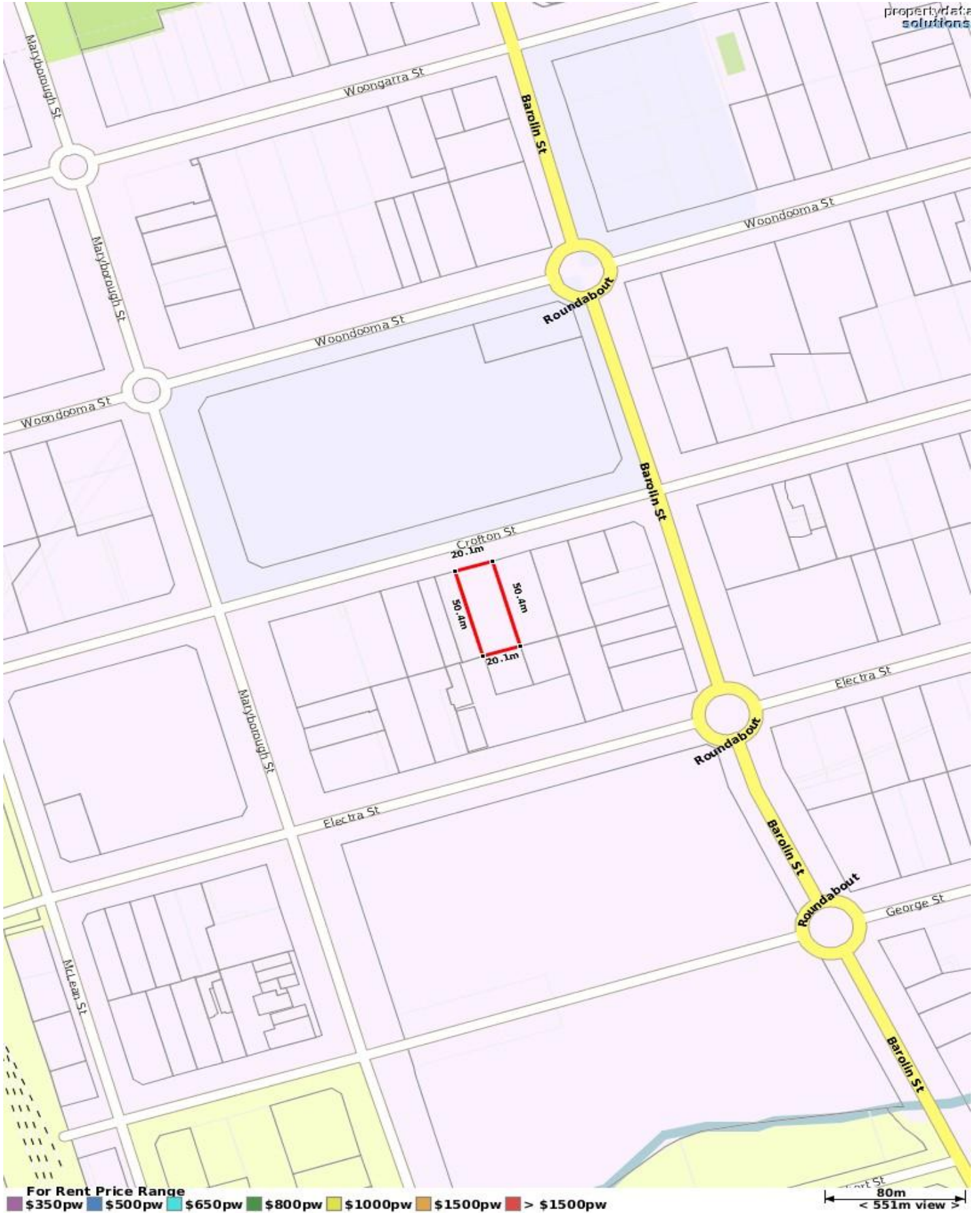
Nearby Sold Properties (Sale Date)



Nearby Properties For Sale

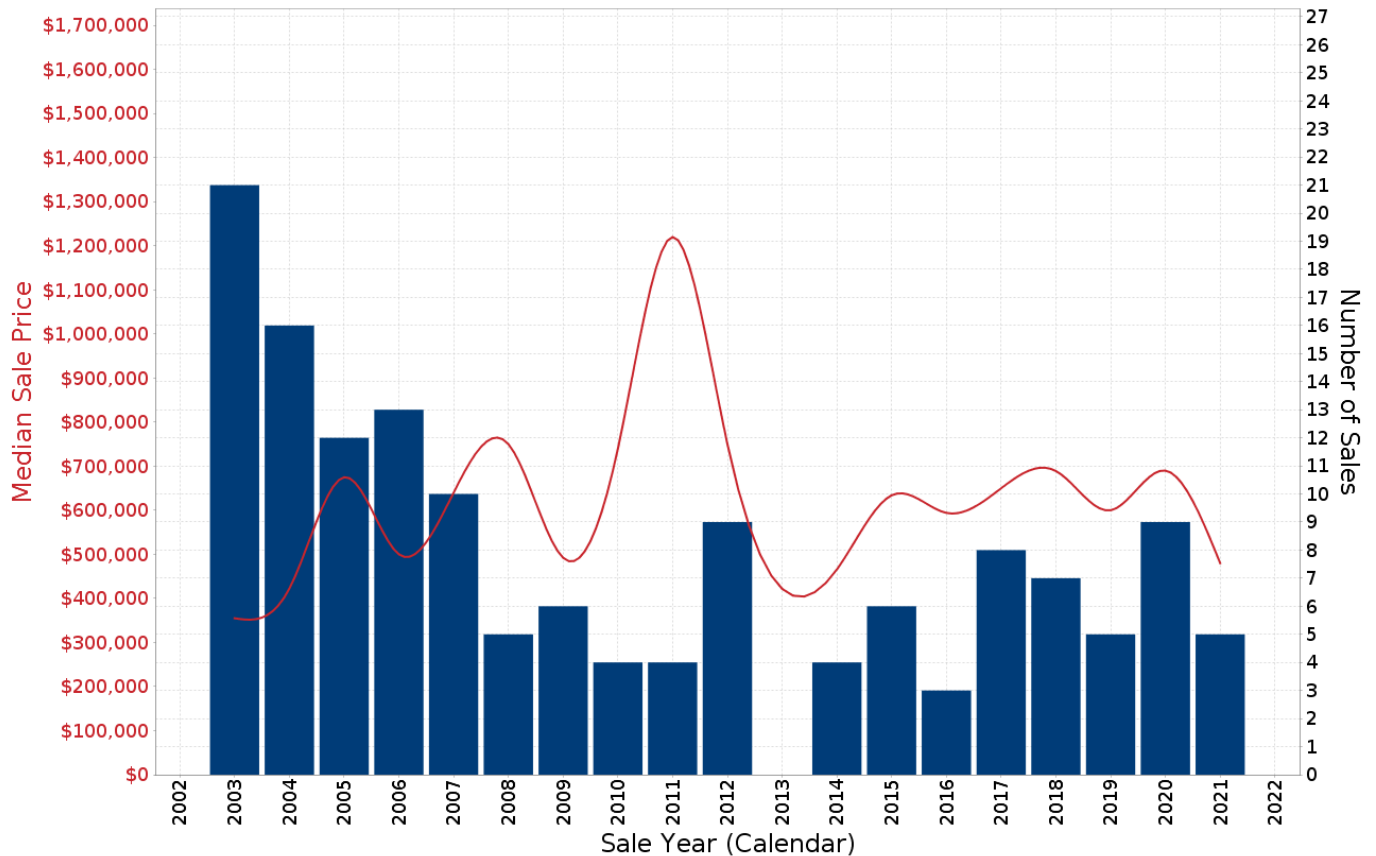


Nearby Properties For Rent



Sales & Growth Chart (Commercial)

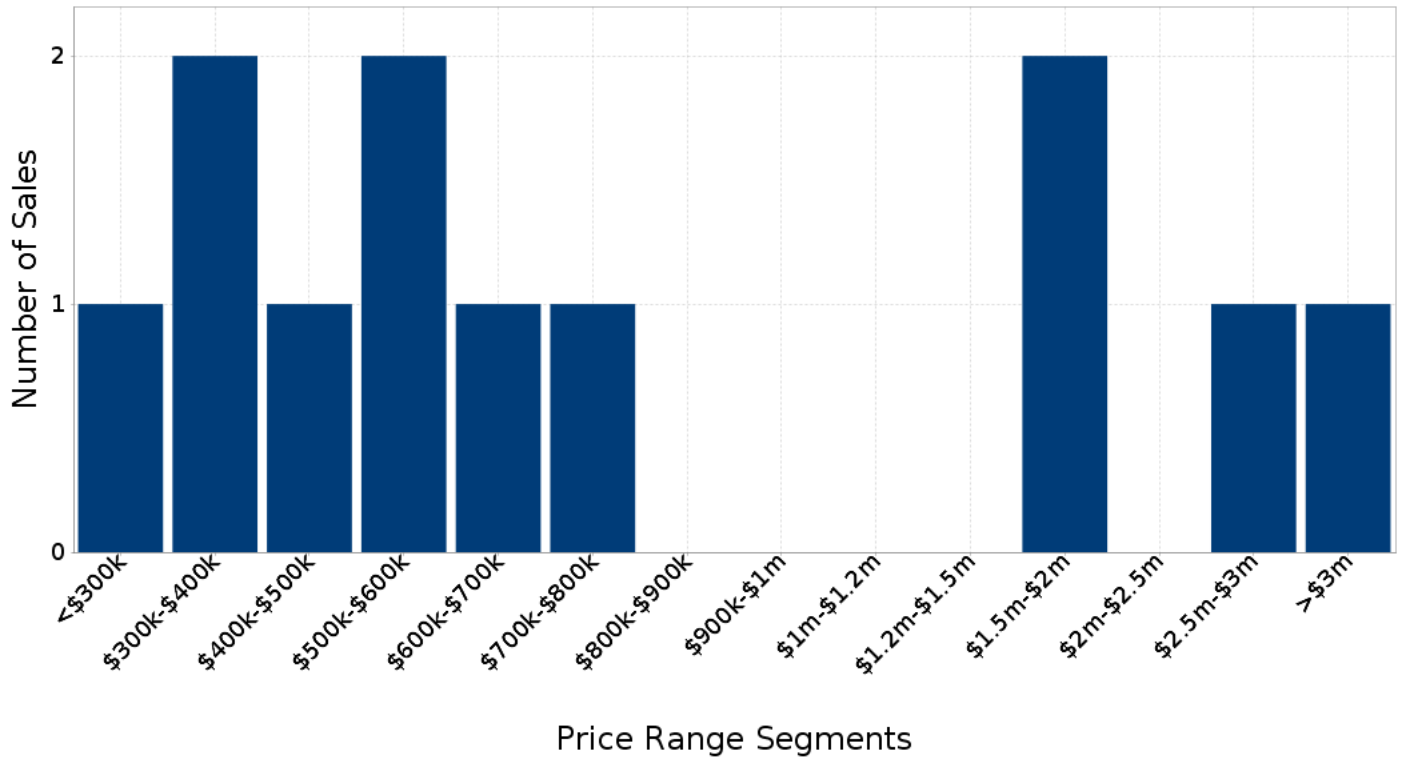
Year	No. of Sales	Average	Median	Growth	Low	High
2003	21	\$ 587,238	\$ 355,000		\$ 95,000	\$ 2,620,000
2004	16	\$ 870,281	\$ 422,500	19.0 %	\$ 120,000	\$ 4,817,000
2005	12	\$ 1,237,417	\$ 675,000	59.8 %	\$ 200,000	\$ 4,504,000
2006	13	\$ 971,192	\$ 500,000	-25.9 %	\$ 150,000	\$ 3,000,000
2007	10	\$ 1,380,500	\$ 640,000	28.0 %	\$ 325,000	\$ 8,000,000
2008	5	\$ 893,000	\$ 750,000	17.2 %	\$ 440,000	\$ 1,750,000
2009	6	\$ 511,917	\$ 492,000	-34.4 %	\$ 200,000	\$ 1,000,000
2010	4	\$ 942,500	\$ 740,000	50.4 %	\$ 615,000	\$ 1,675,000
2011	4	\$ 1,556,250	\$ 1,220,000	64.9 %	\$ 485,000	\$ 3,300,000
2012	9	\$ 823,333	\$ 750,000	-38.5 %	\$ 480,000	\$ 1,435,000
2013	0					
2014	4	\$ 2,192,875	\$ 465,750		\$ 140,000	\$ 7,700,000
2015	6	\$ 827,500	\$ 634,000	36.1 %	\$ 222,000	\$ 1,650,000
2016	3	\$ 968,000	\$ 594,000	-6.3 %	\$ 360,000	\$ 1,950,000
2017	8	\$ 2,351,362	\$ 650,000	9.4 %	\$ 195,000	\$ 9,453,400
2018	7	\$ 978,071	\$ 689,000	6.0 %	\$ 295,000	\$ 3,000,000
2019	5	\$ 651,000	\$ 600,000	-12.9 %	\$ 400,000	\$ 1,025,000
2020	9	\$ 1,265,111	\$ 690,000	15.0 %	\$ 187,000	\$ 4,200,000
2021	5	\$ 469,800	\$ 480,000	-30.4 %	\$ 249,000	\$ 770,000



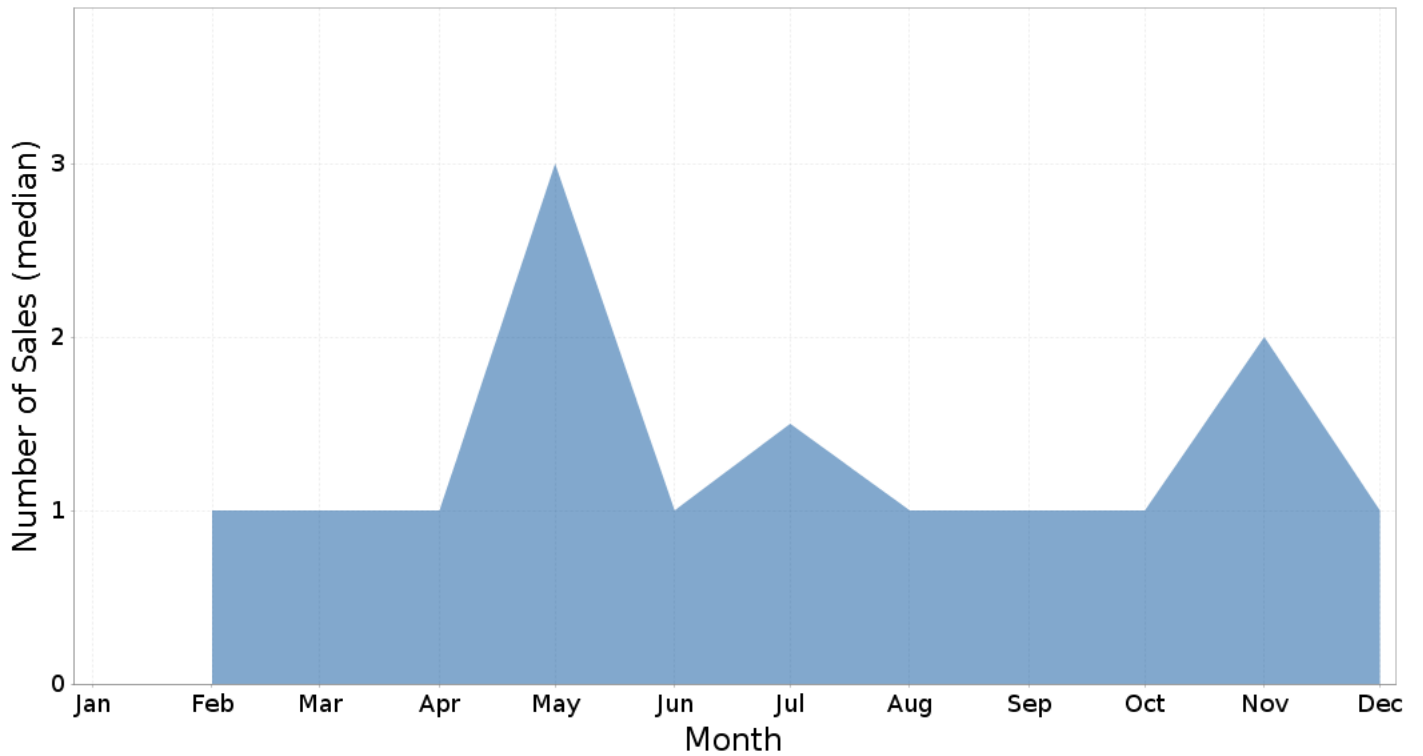
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Price Segmentation



Peak Selling Periods



Comparable Properties Map



Nearby Comparable Rental Properties

There are 20 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$1 and the highest for rent price is \$21,000 with a median rental price of \$34. Days listed ranges from 11 to 179 days with the average currently at 83 days for these selected properties.

159 BOURBONG ST, BUNDABERG CENTRAL 4670

- - 3



Property Type: Commercial
Area: 268 m²
RPD: L2 RP235

Features:

Current Rent Price: **\$43,500pa plus GST**
First Rent Price: **\$43,500pa plus GST**
Month Listed: **March 2021**
Days on Market: **179 Days**



26 TARGO ST, BUNDABERG CENTRAL 4670

- - -



Property Type: Commercial
Area: 583 m²
RPD: L2 RP269

Features:

Current Rent Price: **\$1,680 per month**
First Rent Price: **\$1,680 per month**
Month Listed: **March 2021**
Days on Market: **171 Days**



19 ELECTRA ST, BUNDABERG CENTRAL 4670

- - -



Property Type: Commercial
Area: 441 m² (416 m²)
RPD: L2 GTP314:PAR BUNDABERG

Features:

Current Rent Price: **\$21,000 to \$24,000**
First Rent Price: **\$25,000 to \$29,000**
Month Listed: **April 2021**
Days on Market: **151 Days**



SHOPS 1 5 & 6/54 WALKER ST, BUNDABERG SOUTH 4670

- - -



Property Type: Commercial
Area:
RPD:

Features:

Current Rent Price: **P.O.A**
First Rent Price: **P.O.A**
Month Listed: **April 2021**
Days on Market: **143 Days**

56 TARGO ST, BUNDABERG CENTRAL 4670

- - -



Property Type: Commercial
Area: 390 m²
RPD: L1 RP81584

Features:

Current Rent Price: **\$18,260 P.A.**
First Rent Price: **\$18,260 P.A.**
Month Listed: **April 2021**
Days on Market: **143 Days**



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2/31 MARYBOROUGH STREET, BUNDABERG CENTR

 -  -  1



Property Type: Commercial
Area: 122 m²
RPD: L2 GTP1486:PAR BUNDABERG

Features:

Current Rent Price: **\$24,400 p.a (GST free)**
First Rent Price: **\$24,400 p.a (GST free)**
Month Listed: **April 2021* (Rented)**
Days on Market: **66 Days**



16 SIMS RD, WALKERVALE 4670

 1  1  -



Property Type: Commercial
Area: 139 m²
RPD: L2 RP120564

Features:

Current Rent Price: **\$15600 pa + GST**
First Rent Price: **\$15600 pa + GST**
Month Listed: **April 2021**
Days on Market: **131 Days**



9/133 BOURBONG ST, BUNDABERG CENTRAL 467

 -  -  -



Property Type: Commercial
Area: 690 m²
RPD: L3 RP97482

Features:

Current Rent Price: **\$9,600 p.a. + GST**
First Rent Price: **\$9,600 p.a. + GST**
Month Listed: **May 2021* (Rented)**
Days on Market: **71 Days**



1/31 BINGERA ST, BUNDABERG WEST 4670

 3  2  3



Property Type: Commercial
Area: 506 m²
RPD: PTA L52 B15837

Features:

Current Rent Price: **\$1300 Per Month**
First Rent Price: **\$1300 Per Month**
Month Listed: **May 2021* (Rented)**
Days on Market: **88 Days**



236 BOURBONG ST, BUNDABERG WEST 4670

 -  -  6



Property Type: Commercial
Area: 586 m²
RPD: L236 SP168967

Features:

Current Rent Price: **\$52,000 + GST**
First Rent Price: **\$52,000 + GST**
Month Listed: **June 2021**
Days on Market: **83 Days**



1/54 BOURBONG STREET, BUNDABERG CENTRAL

 -  -  -



Property Type: Commercial
Area: 941 m²
RPD: L1 RP150660

Features:

Current Rent Price: **\$33,000**
First Rent Price: **\$33,000**
Month Listed: **June 2021**
Days on Market: **82 Days**



86 TARGO ST, BUNDABERG SOUTH 4670

 4  1  8



Property Type: Commercial
Area: 828 m²
RPD: L11 RP351

Features:

Current Rent Price: **\$36,000**
First Rent Price: **\$36,000**
Month Listed: **June 2021**
Days on Market: **73 Days**



86 TARGO ST, BUNDABERG SOUTH 4670

 4  1  8



Property Type: Commercial
Area: 828 m²
RPD: L11 RP351

Features:

Current Rent Price: **\$36,000 plus GST plus**
First Rent Price: **\$36,000 plus GST plus outgoings**
Month Listed: **June 2021**
Days on Market: **73 Days**

103 GAVIN ST, BUNDABERG NORTH 4670

 1  1  -



Property Type: Commercial
Area: 322 m² (322 m²)
RPD: L1 RP142686

Features:

Current Rent Price: **\$45,000**
First Rent Price: **45,000**
Month Listed: **July 2021**
Days on Market: **66 Days**

1B/2 BAROLIN ST, BUNDABERG CENTRAL 4670

 -  -  -



Property Type: Commercial
Area: 2,007 m² (37 m²)
RPD: L1-2 SP126102

Features:

Current Rent Price: **\$18,150**
First Rent Price: **\$18,150**
Month Listed: **July 2021**
Days on Market: **40 Days**

2 -C/D/2 BAROLIN ST, BUNDABERG CENTRAL 4670



Property Type: Commercial
Area:
RPD:

Features:

Current Rent Price: **\$26,400**
First Rent Price: **\$26,400**
Month Listed: **August 2021**
Days on Market: **35 Days**

110 TARGO ST, BUNDABERG SOUTH 4670



Property Type: Commercial
Area: 1,012 m²
RPD: L85 RP13432

Features:

Current Rent Price: **\$82,908 p.a. plus GST**
First Rent Price: **\$82,908 p.a. plus GST**
Month Listed: **August 2021**
Days on Market: **33 Days**

5/6 PHOEBE CRES, KENSINGTON 4670



Property Type: Commercial
Area: 190 m²
RPD: L5 SP212183:PAR BUNDABERG

Features:

Current Rent Price: **\$26,600 P.A. + GST**
First Rent Price: **\$26,600 P.A. + GST**
Month Listed: **August 2021**
Days on Market: **14 Days**

110 TARGO ST, BUNDABERG SOUTH 4670



Property Type: Commercial
Area: 1,012 m²
RPD: L85 RP13432

Features:

Current Rent Price: **\$82,908 + GST pa**
First Rent Price: **\$82,908 + GST pa**
Month Listed: **August 2021**
Days on Market: **12 Days**

A/7 BOURBONG ST, BUNDABERG CENTRAL 4670



Property Type: Commercial
Area: 2,306 m²
RPD: L46 B1583 & L2 RP278 & L1,3 RP59595


Features:

Current Rent Price: **\$33,300 + GST + Outs**
First Rent Price: **\$33,300 + GST + Outs**
Month Listed: **August 2021**
Days on Market: **11 Days**

Nearby Comparable For Sale Properties

There are 21 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$500,000 and the highest for sale price is \$5,000,000 with a median sale price of \$685,000. Days listed ranges from 5 to 826 days with the average currently at 463 days for these selected properties.

SHOP 3/19 ELECTRA ST, BUNDABERG... Distance from Property: 36m - - -




Property Type: Commercial
Area: 441 m² (416 m²)
RPD: L2 GTP314:PAR BUNDABERG

Features:

Current List Price: **\$615,000**
 First List Price: \$825,000.00 pa GST Inc No
 Date Listed: Days Listed: **1000+ Days**
 Listed Price Change: **-25.5%**

62 TAKALVAN ST, SVENSSON HEIGHTS 4670 Distance from Property: 2.5km - - 1




Property Type: Commercial
Area: 936 m²
RPD: L8 RP98190

Features:

Current List Price: **Expressions of Interest**
 First List Price: Expressions of Interest
 Date Listed: Days Listed: **1000+ Days**
 Listed Price Change:

17 TARGO ST, BUNDABERG CENTRAL 4670 Distance from Property: 576m - - 9




Property Type: Commercial
Area: 503 m²
RPD: L1 RP60197

Features:

Current List Price: **\$530,000 + GST (If Applicable)**
 First List Price: \$600,000
 Date Listed: Days Listed: **1000+ Days**
 Listed Price Change: **-10.7%**

62 TAKALVAN ST, SVENSSON HEIGHTS 4670 Distance from Property: 2.5km - - 1




Property Type: Commercial
Area: 936 m²
RPD: L8 RP98190

Features:

Current List Price: **\$650,000**
 First List Price: \$650,000.00 pa Not Applicable No
 Date Listed: Days Listed: **1000+ Days**
 Listed Price Change:

77 PRINCESS ST, BUNDABERG EAST 4670 3 1 1



Property Type: Commercial
Area: 6,784 m²
RPD: L1-2 RP68442

Features:

Current List Price: **Price on Application**
 First List Price: \$2,050,000
 Date Listed: **03/06/2019** Days Listed: **826 Days**
 Listed Price Change:

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17/17A TARGO ST, BUNDABERG CENTRAL 4670

- - 11



Property Type: Commercial
Area: 503 m²
RPD:

Features:

Current List Price: **\$600,000**
First List Price: \$600,000
Date Listed: 16/07/2019 Days Listed: **783 Days**
Listed Price Change: **-4.3%**

11-15 TARGO ST, BUNDABERG CENTRAL 4670

- - -



Property Type: Commercial
Area: 508 m²
RPD:

Features:

Current List Price: **\$530,000**
First List Price: \$550,000
Date Listed: 20/07/2019 Days Listed: **779 Days**
Listed Price Change:

20B QUAY ST, BUNDABERG CENTRAL 4670

- - -



Property Type: Commercial
Area: 1,718 m²
RPD:

Features:

Current List Price: **\$2,000,000**
First List Price: Expressions of Interest Closing
Date Listed: 03/09/2019 Days Listed: **734 Days**
Listed Price Change:

106 TAKALVAN ST, BUNDABERG CENTRAL 4670

- - 190



Property Type: Commercial
Area: 2 m²
RPD:

Features:

Current List Price: **Please contact agent**
First List Price: Please contact agent
Date Listed: 23/10/2019 Days Listed: **684 Days**
Listed Price Change:

171 AVOCA ST, BUNDABERG WEST 4670

- - 4



Property Type: Commercial
Area: 2 m²
RPD:

Features:

Current List Price: **\$900,000**
First List Price: \$1,200,000
Date Listed: 13/11/2019 Days Listed: **663 Days**
Listed Price Change: **-25.0%**

107 TARGO ST, BUNDABERG SOUTH 4670

Distance from Property: 630m  1  2  -



Property Type: Commercial
Area: 506 m² (220 m²)
RPD: L1 RP82682

Features:

Current List Price: **\$660,000**
First List Price: \$670,000
Date Listed: 25/11/2019 Days Listed: **651 Days**
Listed Price Change: **-1.5%**



2 NOVAKOSKI STREET, KEPNOCK 4670

Distance from Property: 2.8km  -  -  12



Property Type: Commercial
Area: 1,243 m²
RPD: L2 RP134852

Features:

Current List Price: **Offers Invited**
First List Price: Offers Invited
Date Listed: 11/12/2019 Days Listed: **635 Days**
Listed Price Change:



4/10 HEIDKE, BUNDABERG WEST 4670

 -  -  -



Property Type: Commercial
Area: 381 m²
RPD:

Features:

Current List Price: **\$825,000**
First List Price: \$825,000
Date Listed: 29/01/2020 Days Listed: **586 Days**
Listed Price Change:

15 TARGO ST, BUNDABERG CENTRAL 4670

Distance from Property: 587m  -  -  9



Property Type: Commercial
Area: 508 m²
RPD: L2 RP60197

Features:

Current List Price: **\$530,000 + GST (If Applicable)**
First List Price: \$530,000 + GST (If Applicable)
Date Listed: 29/04/2020 Days Listed: **495 Days**
Listed Price Change:



11A QUAY ST, BUNDABERG CENTRAL 4670

Distance from Property: 721m  -  -  -



Property Type: Commercial
Area: 1,108 m²
RPD: L13 SP259478

Features:

Current List Price: **\$1,200,000**
First List Price: \$1,200,000
Date Listed: 10/11/2020 Days Listed: **300 Days**
Listed Price Change:



107 TARGO ST, BUNDABERG SOUTH 4670

Distance from Property: 630m  1  2  -



Property Type: Commercial
Area: 506 m² (220 m²)
RPD: L1 RP82682

Features:

Current List Price: **\$660,000**
First List Price: \$660,000
Date Listed: 01/12/2020 Days Listed: **279 Days**
Listed Price Change: **-4.0%**



85 TARGO ST, BUNDABERG CENTRAL 4670

Distance from Property: 343m  -  -  10



Property Type: Commercial
Area: 1,906 m²
RPD: L85 SP255557

Features:

Current List Price: **\$750,000**
First List Price: \$750,000
Date Listed: 17/12/2020 Days Listed: **263 Days**
Listed Price Change:



14 MARYBOROUGH STREET..., BUNDABERG CENTRAL 4670

 -  -  5



Property Type: Commercial
Area: 1,012 m²
RPD:

Features:

Current List Price: **\$1,400,000**
First List Price: \$1,400,000
Date Listed: 01/06/2021 Days Listed: **98 Days**
Listed Price Change:

236 BOURBONG ST, BUNDABERG WEST 4670

Distance from Property: 759m  -  -  6



Property Type: Commercial
Area: 586 m²
RPD: L236 SP168967

Features:

Current List Price: **\$685,000**
First List Price: \$685,000
Date Listed: 15/06/2021 Days Listed: **83 Days**
Listed Price Change:



112-116 TAKALVAN ST, KENSINGTON 4670

Distance from Property: 3.5km  3  1  8



Property Type: Commercial
Area: 1,009 m²
RPD: L1 B158135

Features:

Current List Price: **Expression of Interest**
First List Price: Expression of Interest
Date Listed: 26/08/2021 Days Listed: **11 Days**
Listed Price Change:

110 TARGO ST, BUNDABERG SOUTH 4670

Distance from Property: 846m  -  -  **10**



Property Type: Commercial
Area: 1,012 m²
RPD: L85 RP13432

Features:

Current List Price: **\$725,000**
First List Price: \$725,000
Date Listed: 01/09/2021 Days Listed: **5 Days**
Listed Price Change:

Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$320,000 and the highest sale price is \$1,600,000 with a median sale price of \$785,000. Days listed ranges from 48 to 190 days with the average currently at 118 days for these selected properties.

7 WALLA ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 866m  -  -  -



Property Type: Commercial
Area: 876 m²
Area \$/m²: \$1,079
RPD: L8 SP134461

Features:

Sale Price: **\$945,000 (Multi-Sale)**
Sale Date: 17/03/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



7 WALLA ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 876m  -  -  -



Property Type: Commercial
Area: 876 m²
Area \$/m²: \$1,079
RPD: L7 SP134461

Features:

Sale Price: **\$945,000 (Multi-Sale)**
Sale Date: 17/03/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



106 BOURBONG ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 511m  -  -  -



Property Type: Commercial
Area: 218 m²
Area \$/m²: \$3,532
RPD: L2 RP105260

Features:

Sale Price: **\$770,000 (Normal Sale)**
Sale Date: 20/05/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



51 WOONGARRA ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 400m  -  -  -



Property Type: Commercial
Area: 506 m²
Area \$/m²: \$949
RPD: L1 RP86696

Features:

Sale Price: **\$480,000 (Normal Sale)**
Sale Date: 21/05/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



49 WOONGARRA ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 406m  -  -  -



Property Type: Commercial
Area: 506 m²
Area \$/m²: \$632
RPD: L2 RP86696

Features:

Sale Price: **\$320,000 (Normal Sale)**
Sale Date: 21/05/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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16 WALLA ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 899m  3  2  2



Property Type: Commercial
Area: 1,016 m²
Area \$/m²: \$1,575
RPD: L3 RP800099

Features:

Sale Price: **\$1,600,000 (Normal Sale)**
Sale Date: 24/06/2021 Days to Sell: **190 Days**
Last Price: \$1,625,000 Chg %: **-1.5%**
First Price: \$1,700,000 Chg %: **-5.9%**



35 BOURBONG ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 768m  -  -  -



Property Type: Commercial
Area: 282 m²
Area \$/m²: \$1,773
RPD: L2 RP277

Features:

Sale Price: **\$500,000 (Normal Sale)**
Sale Date: 01/07/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



49 WOONGARRA ST, BUNDABERG CENTRAL, QLD 4670

Also known as: 49 WOONGARRA STREET

Distance from Property: 406m  -  -  -



Property Type: Commercial
Area: 506 m²
Area \$/m²: \$1,581
RPD: L2 RP86696

Features:

Sale Price: **\$800,000 (Agents Advice - Sale)**
Sale Date: 21/07/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



10 HEIDKE ST, BUNDABERG WEST, QLD 4670

Also known as: 10 HEIDKE STREET

Distance from Property: 3.4km  -  -  -



Property Type: Commercial
Area: 2,562 m²
Area \$/m²: \$287
RPD: L2 SP261820 & L1,3-5 SP271571

Features:

Sale Price: **\$735,000 (Agents Advice - Sale)**
Sale Date: 21/07/2021 Days to Sell: **117 Days**
Last Price: \$750,000 Chg %: **-2.0%**
First Price: \$750,000 Chg %: **-2.0%**



17 WOONGARRA ST, BUNDABERG CENTRAL, QLD 4670

Distance from Property: 706m  -  -  -



Property Type: Commercial
Area: 2,024 m²
Area \$/m²: \$482
RPD: L81-82 B1583

Features:

Sale Price: **\$975,000 (Agents Advice - Sale)**
Sale Date: 09/08/2021 Days to Sell: **48 Days**
Last Price: call to Discuss Chg %:
First Price: call to Discuss Chg %:



28 CROFTON STREET, BUNDABERG CENTRAL, QLD 4670



Appraisal Price

This market analysis has been prepared on 06/09/2021 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:

\$735 000 to \$765 000

Rental \$65 000 P/A to \$75 000 P/A Inc Outgoings

Contact your agent for further information:



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