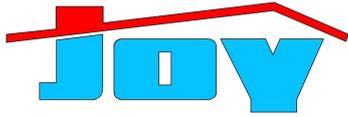


COMPARATIVE MARKET ANALYSIS

14/51 RIVER ROAD, BUNDAMBA, QLD 4304

PREPARED BY PROFREAL PTY LTD, OFFICE PHONE: 0404255822



Bell Family Sf Property Pty Ltd (tte)
14/51 River Road
Bundamba, QLD, 4304

Dear Sam

RE: Property Appraisal

We are looking forward to provide not only renting but also selling service for you. We are full real estate license agent and associated with Joy Realty, we have successfully achieved 8 sales in this complex and also there is an experienced professional team supporting us.

Experts on both local and Asian markets. As on-site managers, we are familiar with each unit and the complex.

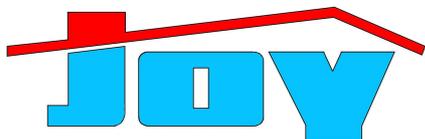
Flexible inspection time. Arrange inspection time as potential buyer required.

Competitive commission rate & free advertising. Once you list with us your property is entered into a multitude of real estate databases- over 20 websites. This approach makes a huge difference in communicating your property's appeal to an immense market of potential buyers.

Our highly qualified sales team is eager to assist you with the sales process, ensure you achieve the best possible outcome for your property in current market.

Email Marketing.

Profreal Pty Ltd
Office Phone: 0404255822
Email: manager@rivergreenvillas.com.au



14/51 RIVER ROAD, BUNDAMBA, QLD 4304



Owner Details

Owner Name(s): BELL FAMILY SF PROPERTY PTY LTD (TTE)
Owner Address: 19 KIRKWOOD CRES, COLEBEE NSW 2761
Phone(s): ^0434 107 955 (AHSAM) ^0423 203 749 (BARTORIL...) Owner Type: Rental

Property Details

3 2 1

Property Type: Unit - Freehold [Unit]
RPD: L14 SP260711:PAR GOODNA
Valuation Amount: Area: 140 m²
Valuation Amount: Area \$/m²: \$2,142
Land Use: BUILDING UNITS (PRIMARY USE ONLY) Water/Sewerage:
Zoning Property ID: 22927930 /
Council: IPSWICH UBD Ref: UBD Ref: 214 K8
Features: Built in Robes, Pool, Fully Fenced, Improvements: Secure Parking, Dishwasher, Courtyard

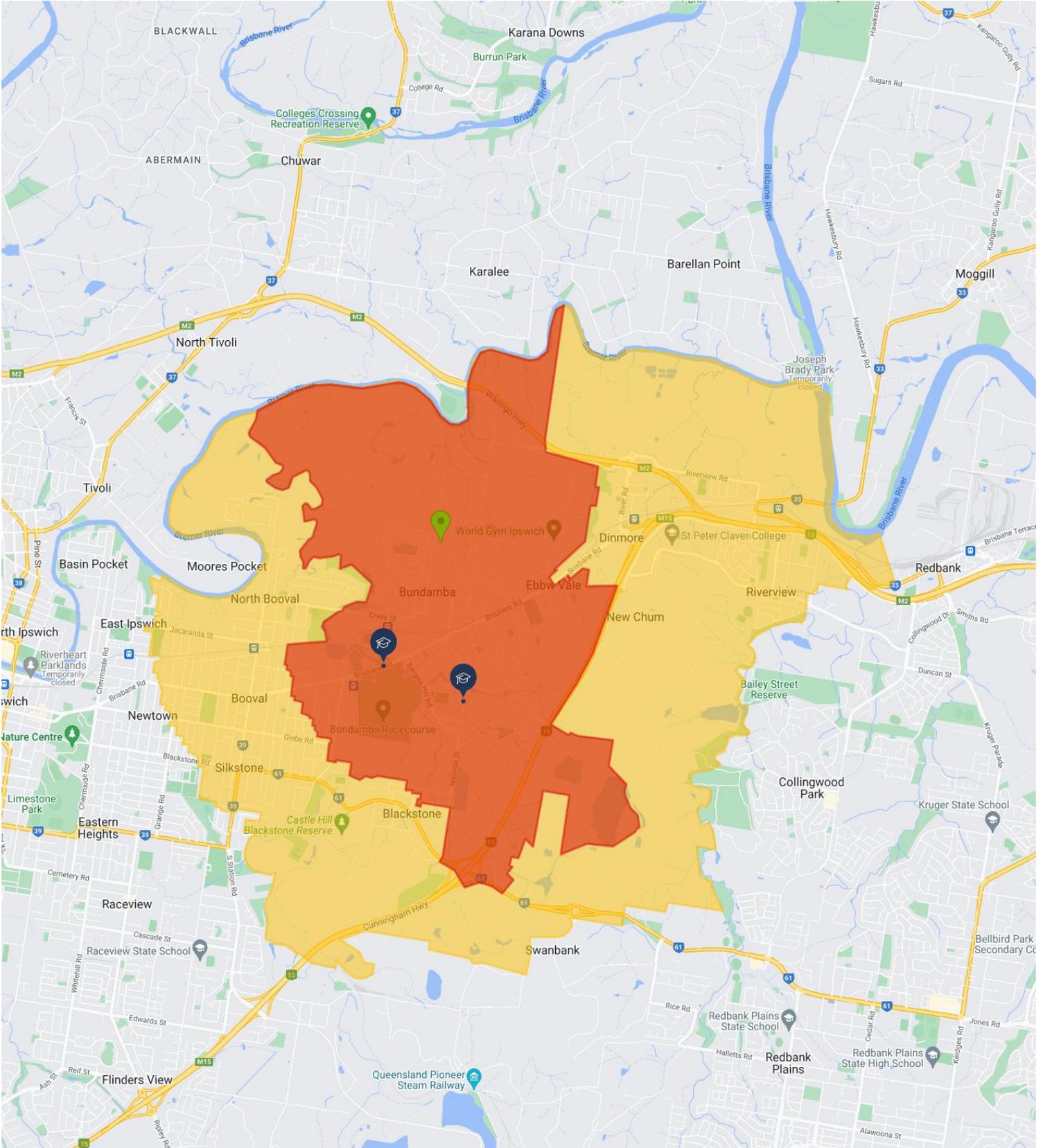
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 299,900	27/11/2013	BLUESTONEINVEST PTY LTD	140 m ²	Normal Sale	No

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School Catchment Areas



Bundamba State School

Prep - 6

Co-ed



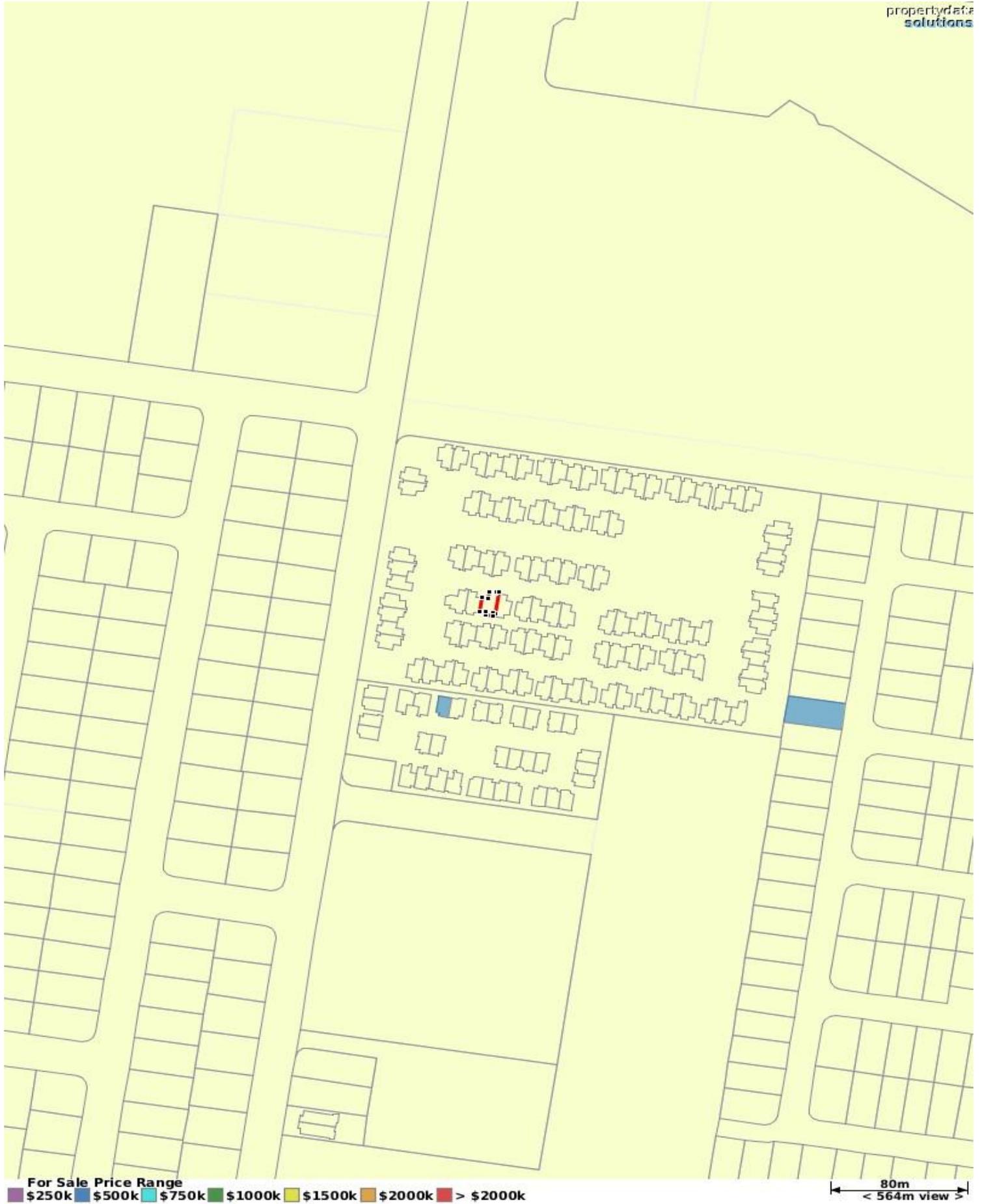
Bundamba State Secondary College

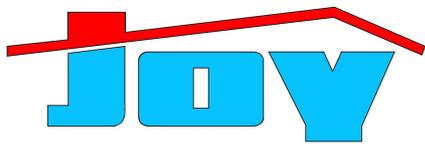
7 - 12

Co-ed



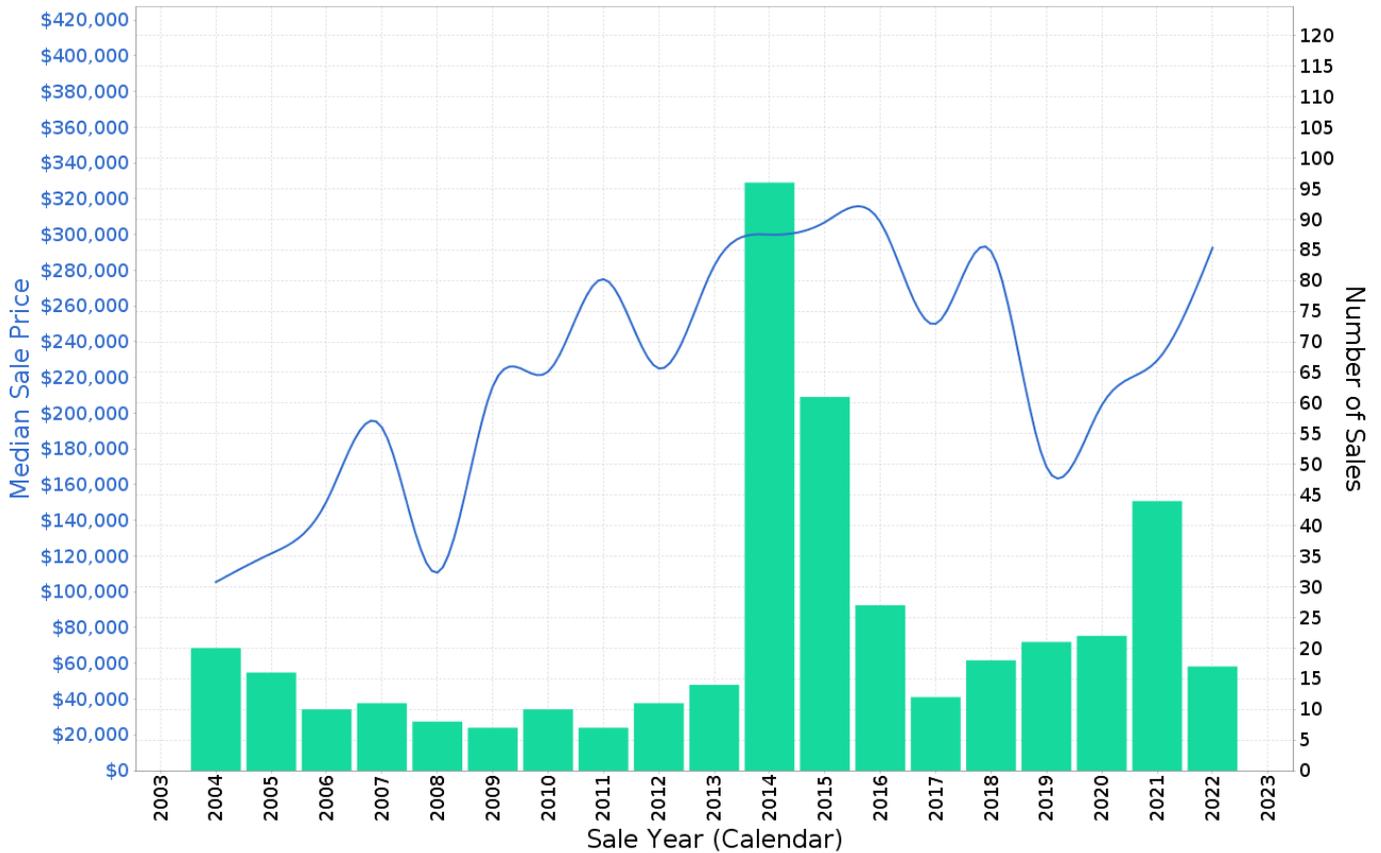
Nearby Properties For Sale





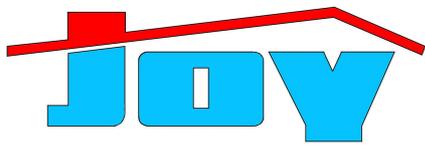
Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2004	20	\$ 110,450	\$ 105,500		\$ 98,000	\$ 160,000
2005	16	\$ 164,131	\$ 121,500	15.2 %	\$ 105,500	\$ 720,000
2006	10	\$ 177,300	\$ 150,750	24.1 %	\$ 107,000	\$ 449,000
2007	11	\$ 223,240	\$ 192,000	27.4 %	\$ 102,000	\$ 480,000
2008	8	\$ 134,438	\$ 110,750	-42.3 %	\$ 85,000	\$ 225,000
2009	7	\$ 189,429	\$ 215,000	94.1 %	\$ 86,000	\$ 278,000
2010	10	\$ 202,600	\$ 223,250	3.8 %	\$ 93,000	\$ 285,000
2011	7	\$ 280,571	\$ 275,000	23.2 %	\$ 255,000	\$ 314,000
2012	11	\$ 227,273	\$ 225,000	-18.2 %	\$ 165,000	\$ 295,000
2013	14	\$ 252,211	\$ 282,500	25.6 %	\$ 149,000	\$ 323,000
2014	96	\$ 295,411	\$ 299,900	6.2 %	\$ 155,000	\$ 325,000
2015	61	\$ 287,297	\$ 306,900	2.3 %	\$ 69,000	\$ 450,000
2016	27	\$ 254,993	\$ 306,900		\$ 67,500	\$ 535,000
2017	12	\$ 250,625	\$ 250,000	-18.5 %	\$ 77,500	\$ 345,000
2018	18	\$ 251,953	\$ 290,530	16.2 %	\$ 70,000	\$ 345,000
2019	21	\$ 190,431	\$ 170,000	-41.5 %	\$ 50,000	\$ 485,000
2020	22	\$ 277,468	\$ 204,500	20.3 %	\$ 60,000	\$ 740,000
2021	44	\$ 226,114	\$ 229,500	12.2 %	\$ 70,000	\$ 395,000
2022	17	\$ 308,824	\$ 292,500	27.5 %	\$ 70,000	\$ 900,000

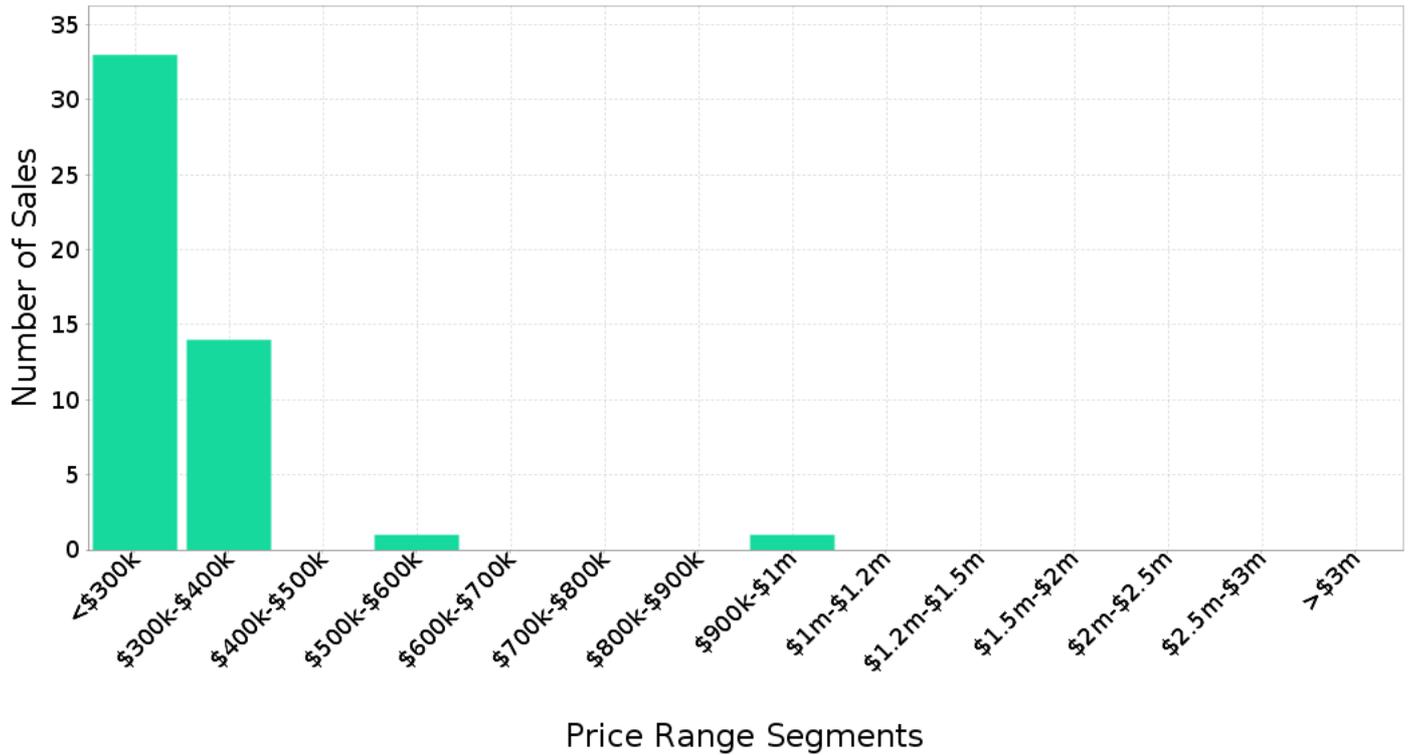


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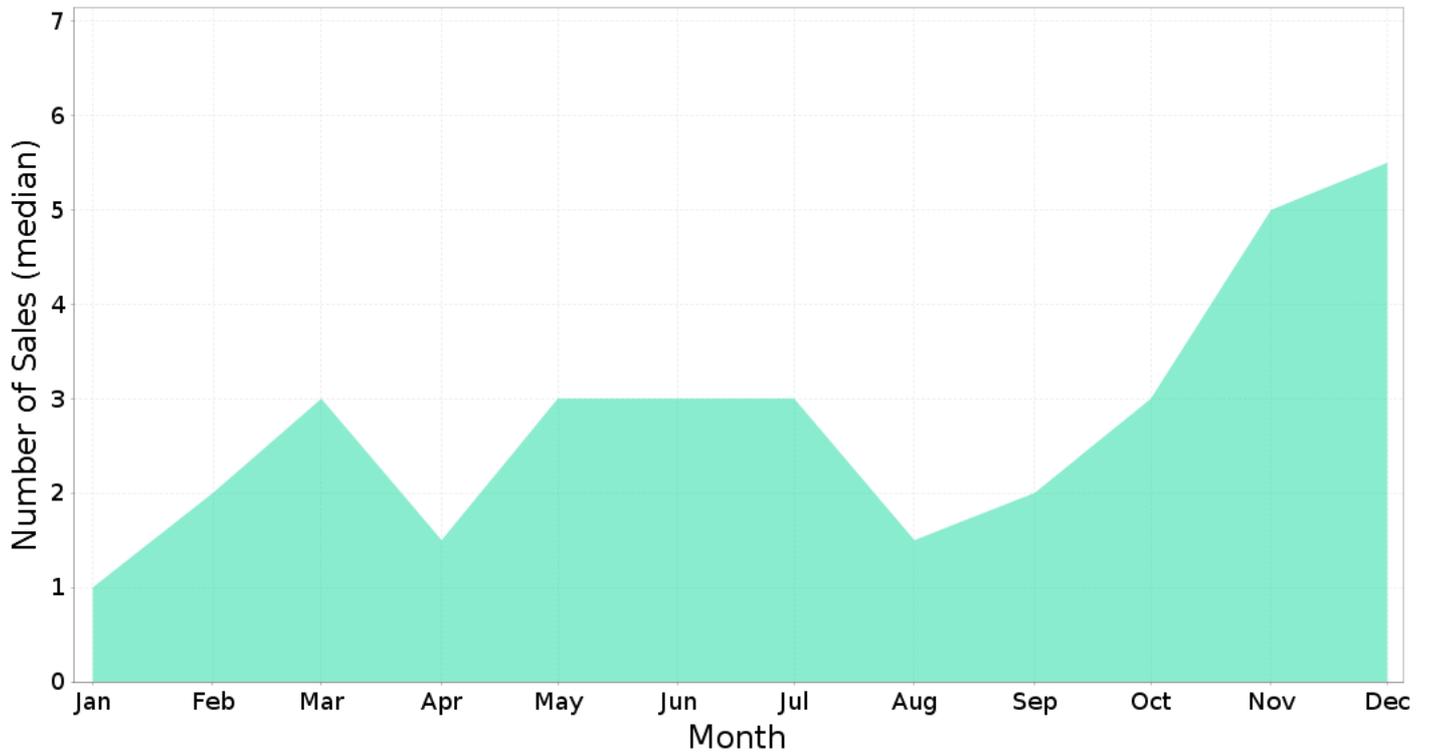
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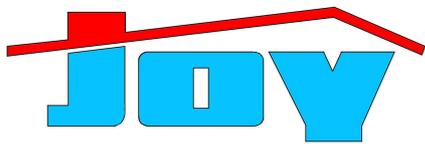


Price Segmentation

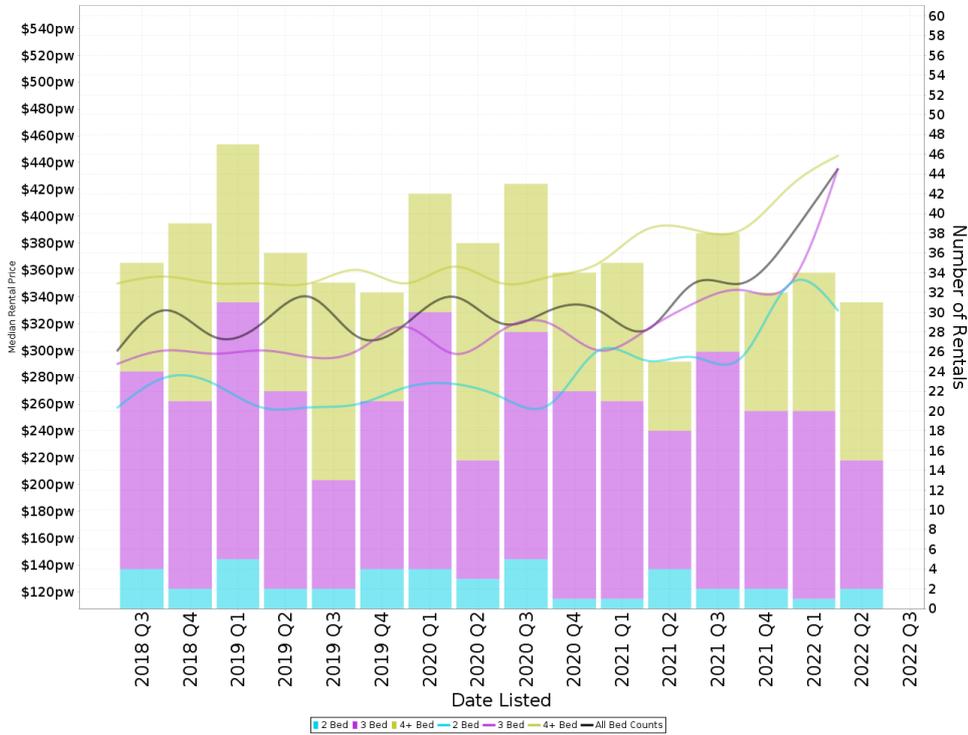


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

+28.3%

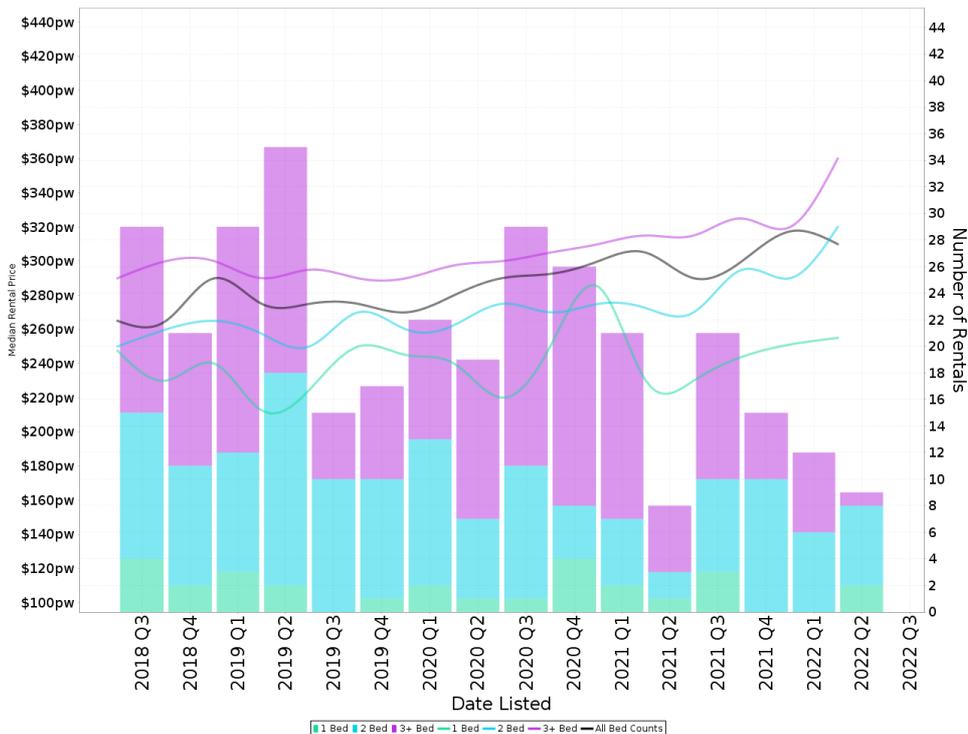
Current Median Price: \$415,000
Previous Median Price: \$323,500
Based on 363 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$415,000
Current Median Rent: \$310
Based on 157 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+26.4%

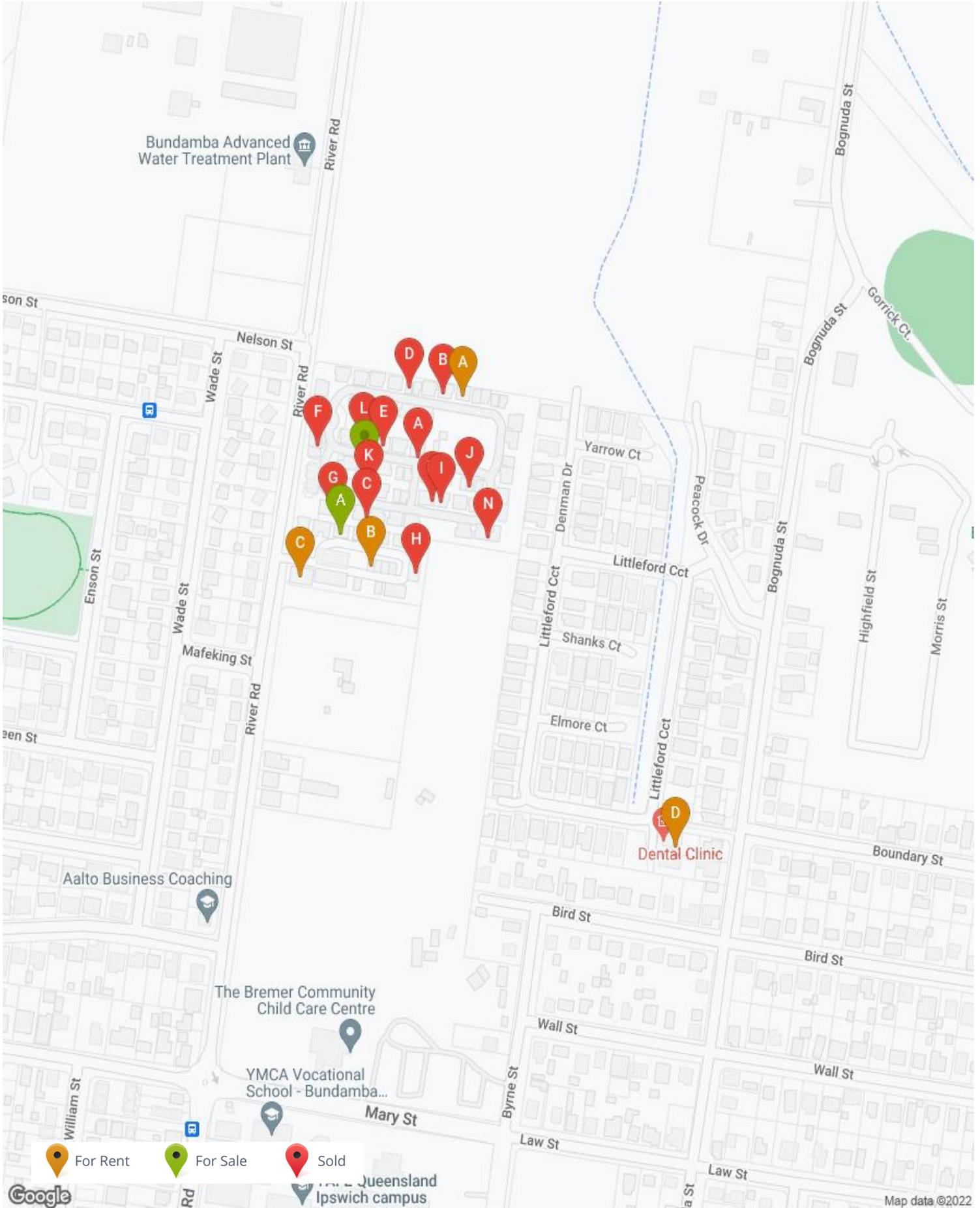
Current Median Price: \$273,000
Previous Median Price: \$216,000
Based on 69 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$273,000
Current Median Rent: \$278
Based on 114 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 6 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$265 and the highest for rent price is \$370 with a median rental price of \$318. Days listed ranges from 7 to 46 days with the average currently at 27 days for these selected properties.

95/51 RIVER RD, BUNDAMBA 4304

UBD Ref: Brisbane - 214 K8

3 2 1



Property Type: Unit
Area: 143 m²
RPD: L85 SP260719

Features:

Current Rent Price: **\$360 per week**
First Rent Price: **\$360 per week**
Month Listed: **March 2022* (Rented)**
Days on Market: **29 Days**



20/39 RIVER RD, BUNDAMBA 4304

UBD Ref: Brisbane - 214 K9

3 2 1



Property Type: Unit
Area: 134 m² (134 m²)
RPD: L31 SP269665

Features:

Current Rent Price: **\$315 Per Week**
First Rent Price: **\$315 Per Week**
Month Listed: **March 2022* (Rented)**
Days on Market: **7 Days**



7/37-39 RIVER RD, BUNDAMBA 4304

UBD Ref: Brisbane - 214 J9

3 2 1



Property Type: Unit
Area: 452 m²
RPD: L100 SP269663

Features:

Current Rent Price: **\$320 per week**
First Rent Price: **\$320 per week**
Month Listed: **January 2022* (Rented)**
Days on Market: **44 Days**



2/28 LITTLEFORD CCT, BUNDAMBA 4304

UBD Ref: Brisbane - 214 L10

2 1 1



Property Type: Unit
Area: 93 m²
RPD: L2 SP255758

Features:

Current Rent Price: **\$370**
First Rent Price: **\$340**
Month Listed: **May 2022* (Rented)**
Days on Market: **46 Days**



4/10 BERGINS HILL RD, BUNDAMBA 4304

2 1 1



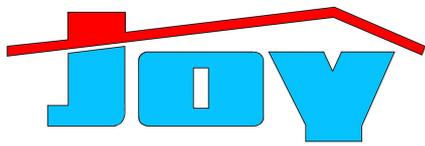
Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$265 per week**
First Rent Price: **\$265 per week**
Month Listed: **February 2022* (Rented)**
Days on Market: **15 Days**

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79B BRENTWOOD RD, BUNDAMBA 4304

 2  1  1



Property Type: Unit

Area:

RPD:

Features:

Current Rent Price: **\$310p/w**

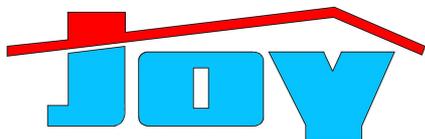
First Rent Price: **\$310p/w**

Month Listed: **January 2022* (Rented)**

Days on Market: **22 Days**

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Nearby Comparable For Sale Properties

There are 1 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$300,000 and the highest for sale price is \$300,000 with a median sale price of \$300,000. Days listed ranges from 197 to 197 days with the average currently at 197 days for these selected properties.

3/39 RIVER RD, BUNDAMBA 4304

UBD Ref: Brisbane - 214 J9
Distance from Property: 62m



3



2



1



Property Type: Unit
Area: 134 m²
RPD: L7 SP269664

Current List Price: **Submit offers!**

First List Price: \$310,000

Date Listed: 22/12/2021 Days Listed: **197 Days**

Listed Price Change:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SEPARATE DINING ROOM, DISHWASHER, CLOSE TO SHOPS, SECURE PARKING, COURTYARD



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Nearby Comparable Sold Properties

There are 14 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$273,000 and the highest sale price is \$325,000 with a median sale price of \$310,000. Days listed ranges from 13 to 419 days with the average currently at 177 days for these selected properties.

51 RIVER RD, BUNDAMBA, QLD 4304

Also known as: 51 RIVER ROAD



Property Type: Unit
Area: 3.12 ha
Area \$/m2: \$10
RPD: L1-7 SP260710 & L8-15 SP260711 &

Features: DECK, BUILT IN ROBES, AIR CONDITIONED, POOL, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS,

UBD Ref: Brisbane - 214 K8
Distance from Property: 52m

Sale Price: **\$315,000 (Agents Advice - Sale)**
Sale Date: 13/06/2022 Days to Sell: **419 Days**
Last Price: \$315,000 Chg %:
First Price: \$299,000+ (Under Chg %:



51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
Area: 142 m²
Area \$/m2: \$2,289
RPD: L87 SP260719

Features:

UBD Ref: Brisbane - 214 K8
Distance from Property: 102m

Sale Price: **\$325,000 (Transfer by Third Party)**
Sale Date: 10/05/2022 Days to Sell: **13 Days**
Last Price: Offers Over \$289,000 Chg %:
First Price: Offers Over \$289,000 Chg %:



25/51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
Area: 143 m²
Area \$/m2: \$2,220
RPD: L25 SP260712

Features:

UBD Ref: Brisbane - 214 K8
Distance from Property: 44m

Sale Price: **\$317,500 (Normal Sale)**
Sale Date: 24/04/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
Area: 140 m²
Area \$/m2: \$2,250
RPD: L97 SP260830

Features: DOUBLE STOREY, BRICK AND TILE, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED

UBD Ref: Brisbane - 214 K8
Distance from Property: 84m

Sale Price: **\$315,000 (Normal Sale)**
Sale Date: 21/03/2022 Days to Sell: **27 Days**
Last Price: Offers Over \$299,000 Chg %:
First Price: Offers Over \$299,000 Chg %:



28/51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
Area: 140 m²
Area \$/m2: \$2,064
RPD: L28 SP260713

Features:

UBD Ref: Brisbane - 214 K8
Distance from Property: 27m

Sale Price: **\$289,000 (Normal Sale)**
Sale Date: 10/02/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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2/51 RIVER RD, BUNDAMBA, QLD 4304

UBD Ref: Brisbane - 214 J8
Distance from Property: 50m

3 2 1



Property Type: Unit
Area: 143 m²
Area \$/m²: \$2,238
RPD: L2 SP260710

Features:

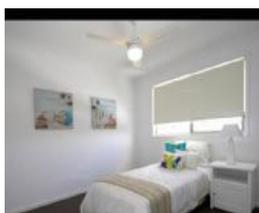
Sale Price: **\$320,000 (Normal Sale)**
Sale Date: 10/02/2022 Days to Sell: **62 Days**
Last Price: \$310,000 Chg %:
First Price: \$310,000 Chg %:



21/51 RIVER RD, BUNDAMBA, QLD 4304

UBD Ref: Brisbane - 214 J8
Distance from Property: 49m

3 2 1



Property Type: Unit
Area: 144 m²
Area \$/m²: \$2,194
RPD: L21 SP260712

Features:

Sale Price: **\$316,000 (Normal Sale)**
Sale Date: 08/02/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



16/37 RIVER RD, BUNDAMBA, QLD 4304

UBD Ref: Brisbane - 214 K9
Distance from Property: 106m

3 2 1



Property Type: Unit
Area: 135 m²
Area \$/m²: \$2,022
RPD: L16 SP269665

Features:

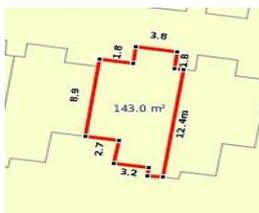
Sale Price: **\$273,000 (Normal Sale)**
Sale Date: 20/01/2022 Days to Sell: **93 Days**
Last Price: Price By Negotiation Chg %:
First Price: Offers Over \$299,000 Chg %: **-8.7%**



54/51 RIVER RD, BUNDAMBA, QLD 4304

UBD Ref: Brisbane - 214 K8
Distance from Property: 79m

- - -



Property Type: Unit
Area: 143 m²
Area \$/m²: \$2,098
RPD: L54 SP260715

Features:

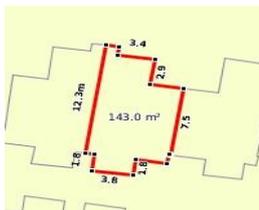
Sale Price: **\$300,000 (Normal Sale)**
Sale Date: 24/06/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



57/51 RIVER RD, BUNDAMBA, QLD 4304

UBD Ref: Brisbane - 214 K8
Distance from Property: 102m

- - -



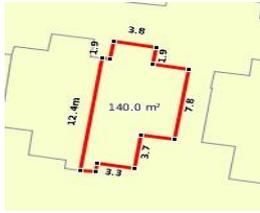
Property Type: Unit
Area: 143 m²
Area \$/m²: \$2,203
RPD: L57 SP260716

Features:

Sale Price: **\$315,000 (Normal Sale)**
Sale Date: 21/05/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



19/51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
 Area: 140 m²
 Area \$/m²: \$2,089
 RPD: L19 SP260712

Features:

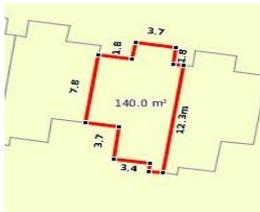
UBD Ref: Brisbane - 214 K8
 Distance from Property: 19m



Sale Price: **\$292,500 (Normal Sale)**
 Sale Date: 18/03/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



10/51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
 Area: 140 m²
 Area \$/m²: \$2,000
 RPD: L10 SP260711

Features:

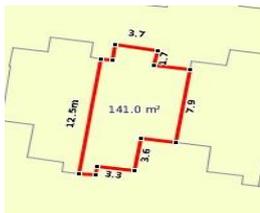
UBD Ref: Brisbane - 214 K8
 Distance from Property: 23m



Sale Price: **\$280,000 (Normal Sale)**
 Sale Date: 11/03/2022 Days to Sell: **325 Days**
 Last Price: For Sale Chg %:
 First Price: \$299,000+ (Under Chg %: **-6.4%**)



53/51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
 Area: 141 m²
 Area \$/m²: \$2,071
 RPD: L53 SP260715

Features:

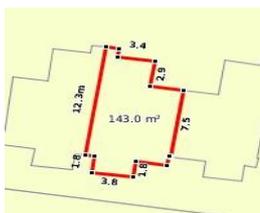
UBD Ref: Brisbane - 214 K8
 Distance from Property: 71m



Sale Price: **\$292,000 (Normal Sale)**
 Sale Date: 23/02/2022 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



67/51 RIVER RD, BUNDAMBA, QLD 4304



Property Type: Unit
 Area: 143 m²
 Area \$/m²: \$2,133
 RPD: L67 SP260717

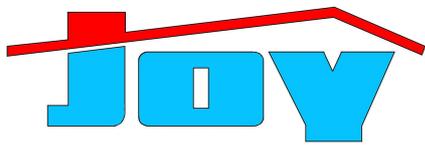
Features:

UBD Ref: Brisbane - 214 K9
 Distance from Property: 135m



Sale Price: **\$305,000 (Normal Sale)**
 Sale Date: 12/02/2022 Days to Sell: **298 Days**
 Last Price: \$289,000 Chg %:
 First Price: \$299,000+ (Under Chg %:





14/51 RIVER ROAD, BUNDAMBA, QLD 4304



Appraisal Price

This market analysis has been prepared on 07/07/2022 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:

\$289,000 to \$318,000

Contact your agent for further information:

Agent Name: Profreal Pty Ltd
Mobile:
Office: Joy Realty
Office Phone: 07 3344 5858
Email: crescentpark@live.com