

IMAGE.

PROPERTY

COMPARATIVE MARKET ANALYSIS

16 TAHR PLACE, DAKABIN, QLD 4503

PREPARED BY BEN HYRAPIETIAN, IMAGE PROPERTY NORTH SIDE

16 TAHR PLACE, DAKABIN, QLD 4503



Owner Details

Owner Name(s): LISMAN CUSTODIAN PTY LTD
 Owner Address: 49 FARRY RD, BURPENGARY EAST QLD 4505
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - Freehold [Issuing]
 RPD: L144 SP270690
 Valuation Amount: \$207,500 - Site Value on 30/06/2019
 Valuation Amount: \$187,500 - Site Value on 30/06/2017
 Land Use: SINGLE UNIT DWELLING
 Zoning: General residential
 Council: MORETON BAY (SOUTH)
 Features:

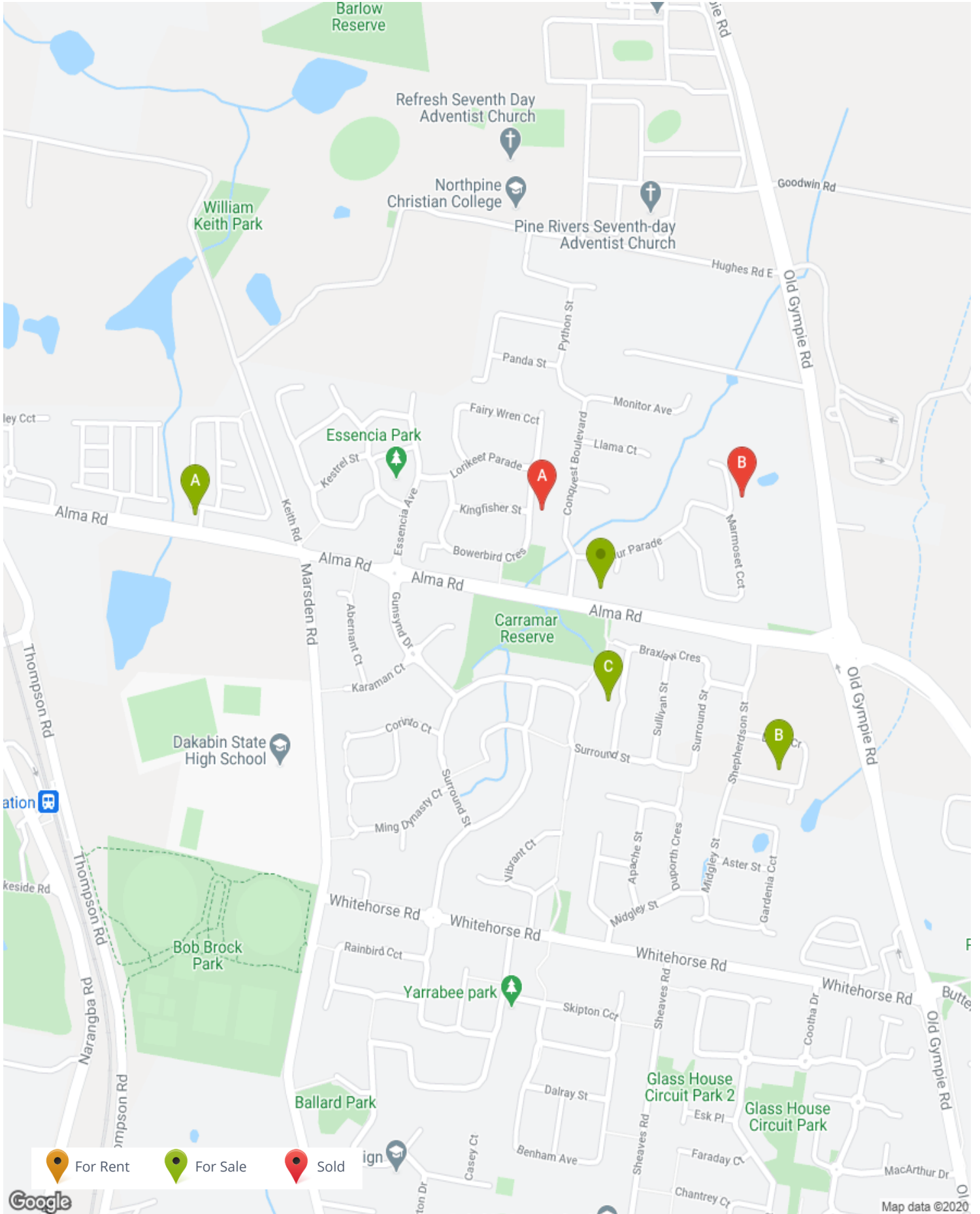
Area: 320 m²
 Area \$/m²: \$1,648
 Water/Sewerage:
 Property ID: 23769451 /
 UBD Ref: UBD Ref: 088 Q4



Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 527,320	25/02/2015	TRASPUNT NO. 12 PTY LTD	320 m ²	Normal Sale	No

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 11 properties selected within the radius of 1000.0m from the focus property. The lowest for sale price is \$340,000 and the highest for sale price is \$517,990 with a median sale price of \$451,500. Days listed ranges from 66 to 987 days with the average currently at 418 days for these selected properties.

DAKABIN 4503

2 4 2



Photo not available

Property Type: House
Area:
RPD:

Features:

Current List Price: **From \$517,990 turnkey**
First List Price: From \$517,990 turnkey
Date Listed: Days Listed: **1000+ Days**
Listed Price Change:

DAKABIN 4503

- - -



Property Type: House
Area:
RPD:

Features:

Current List Price: **\$451,500**
First List Price: \$451,500
Date Listed: 16/03/2018 Days Listed: **987 Days**
Listed Price Change:

1/108 ALMA RD, DAKABIN 4503

UBD Ref: Brisbane - 088 M3
Distance from Property: 800m 3 2 1



Property Type: House
Area: 174 m²
RPD: L1 SP283293

Features:

Current List Price: **\$365,000**
First List Price: \$365,000
Date Listed: 17/12/2018 Days Listed: **712 Days**
Listed Price Change:



KALLANGUR 4503

4 2 -



Property Type: House
Area:
RPD:

Features:

Current List Price: **\$500,752**
First List Price: \$475,000
Date Listed: 08/06/2019 Days Listed: **538 Days**
Listed Price Change:

KALLANGUR 4503

3 2 1



Property Type: House
Area:
RPD:

Features:

Current List Price: **\$340000**
First List Price: \$34000
Date Listed: 31/07/2019 Days Listed: **486 Days**
Listed Price Change:

Prepared on 27/11/2020 by Ben Hyrapietian, 0426 238 854 at Image Property North Side. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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34 LEIGH CRES, DAKABIN 4503

UBD Ref: Brisbane - 088 R5
Distance from Property: 476m

4 2 1



Property Type: House
Area: 320 m²
RPD: L149 SP264880

Features:

Current List Price: ~~o/o \$390,000~~
First List Price: o/o \$390,000
Date Listed: 30/01/2020 Days Listed: 303 Days
Listed Price Change:



KALLANGUR 4503

3 2 1



Property Type: House
Area: 2.44 ha
RPD:

Features:

Current List Price: ~~\$376,000~~
First List Price: \$376,000 \$376,000
Date Listed: 03/02/2020 Days Listed: 298 Days
Listed Price Change:

KALLANGUR 4503

4 2 2



Property Type: House
Area: 314 m²
RPD:

Features:

Current List Price: ~~\$477,600~~
First List Price: \$477,600
Date Listed: 27/02/2020 Days Listed: 275 Days
Listed Price Change:

KALLANGUR 4503

3 2 2



Property Type: House
Area: 300 m²
RPD:

Features:

Current List Price: ~~\$475,000~~
First List Price: \$475,000
Date Listed: 03/03/2020 Days Listed: 269 Days
Listed Price Change:

KALLANGUR 4503

4 2 2



Property Type: House
Area:
RPD:

Features:

Current List Price: ~~\$399,000~~
First List Price: NEGOTIABLE!!!
Date Listed: 20/03/2020 Days Listed: 252 Days
Listed Price Change: **-0.3%**

11 BRAXLAW CRES, DAKABIN 4503UBD Ref: Brisbane - 088 Q4
Distance from Property: 203m **5**  **3**  **2**Property Type: House
Area: 464 m²
RPD: L12 SP239691

Features:

Current List Price: Suit Buyers Above \$539,000
First List Price: Suit Buyers Above \$539,000
Date Listed: 22/09/2020 Days Listed: **66 Days**
Listed Price Change:

Nearby Comparable Sold Properties

There are 2 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$517,500 and the highest sale price is \$540,000 with a median sale price of \$528,750. Days listed ranges from 569 to 569 days with the average currently at 569 days for these selected properties.

48 BOWERBIRD CRES, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 P3
Distance from Property: 179m



5



4



2



Property Type: House
Area: 411 m²
Area \$/m²: \$1,259
RPD: L414 SP233764

Features:

Sale Price: **\$517,500 (Normal Sale)**
Sale Date: 12/08/2020 Days to Sell: **569 Days**
Last Price: Offers over \$529,000 Chg %: **-2.2%**
First Price: \$595,000 Chg %: **-13.0%**



6 TAMARIN CT, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 R3
Distance from Property: 321m



5



3



2



Property Type: House
Area: 400 m²
Area \$/m²: \$1,350
RPD: L109 SP270721

Features:

Sale Price: **\$540,000 (Normal Sale)**
Sale Date: 30/09/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



16 TAHR PLACE, DAKABIN, QLD 4503



Appraisal Price

This market analysis has been prepared on 27/11/2020 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:

\$520,000 to \$540,000

Contact your agent for further information:

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