

Comparable Sales

Comparable Listings

Customise Report

Final Preview



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### 52 RANKIN STREET MAREEBA QLD 4880

Estimated Value not available

17 1332m<sup>2</sup>

Property Type	Last Sold	Sold Date	Year Built
Commercial	\$657,405	-	-

Owner Name

FLAVIA MARIA  
PIETROGRAZIA,  
VENANZIO  
LORETO  
PIETROGRAZIA

Report Style

Select Colour

Cover Page

Edit Image

Edit Details

Comparative Market Analysis



#### 52 RANKIN STREET MAREEBA QLD 4880

Prepared on 18th May 2023

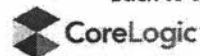
Lynette Tahir  
Mareeba Real Estate Agencies

7 Hart St  
MAREEBA QLD 4880  
m: 0427 153 858  
w: 07 4092 1556  
mres@mres4880.com.au

Cover Letter



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Help

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The Proprietor  
Rankin Street  
Mareeba QLD 4880

3 / 5 lines

18th May 2023

Dear Reader,

Thank you for the opportunity to appraise your property at 52 RANKIN STREET MAREEBA QLD 4880

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

18 / 44 lines

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Lynette Tahir  
Mareeba Real Estate Agencies  
7 Hort St

MAREEBA QLD 4880  
m: 0427 153 868

6 / 7 lines

## Target Property

Title

Your   
Property

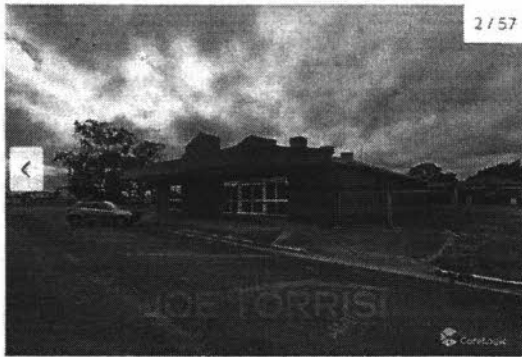
52 RANKIN STREET MAREEBA QLD 4880

  17  1332m<sup>2</sup>  



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### Your Property History

*Rent from  
1st Dec 22*

- 11 Jan, 2023 - Listed for rent as FOR LEASE
- 16 Nov, 2021 - Listed for rent as FOR LEASE
- 8 Oct, 2018 - Listed for rent as Not Disclosed
- 23 Jul, 2018 - Listed for rent as Not Disclosed
- 3 Apr, 2018 - Listed for rent as Not Disclosed
- 16 Jan, 2018 - Listed for rent as Not Disclosed
- 31 Oct, 2017 - Listed for rent as Not Disclosed
- 30 Aug, 2016 - Sold for \$657,405
- 8 Dec, 2014 - Listed for sale at \$720,000 NEG INCL GST
- 12 Sep, 2008 - Sold for \$18,000
- 3 Apr, 2008 - Sold for \$300,000
- 13 May, 1996 - Sold for \$185,000
- 19 Sep, 1995 - Sold for \$206,000

Profile Blurb

*Introducing  
Lynette  
Tahir*

Enter a description about yourself

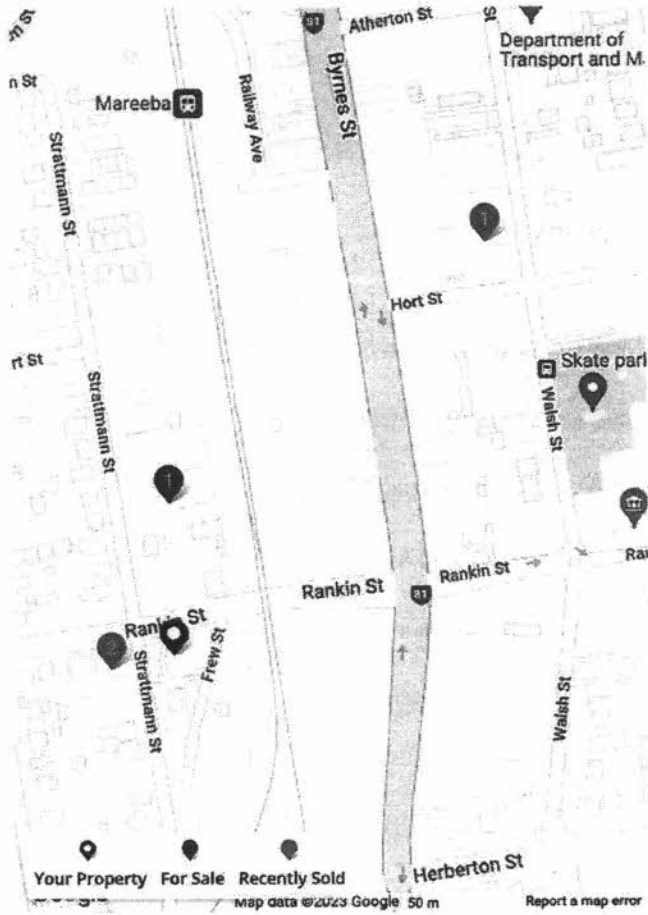
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Save

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Title

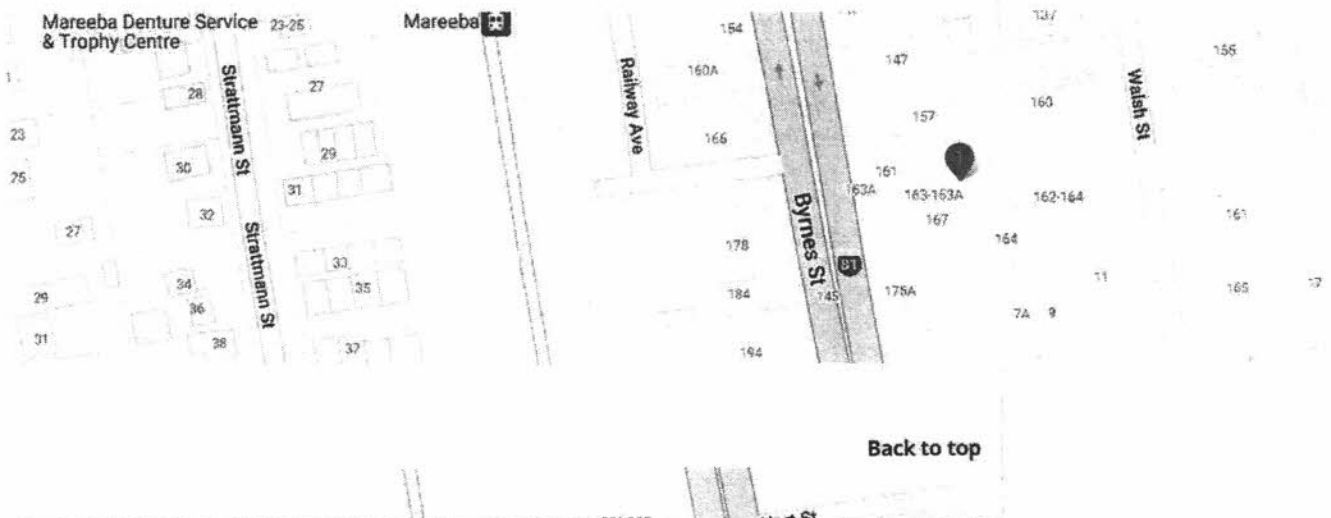
### Comparables Map: Sales & Listings

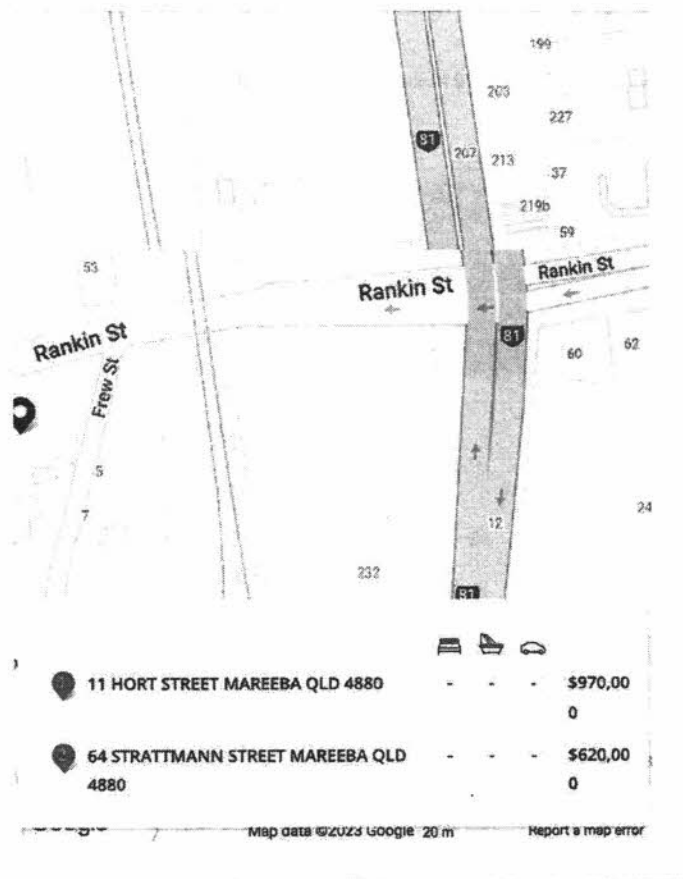


Comparables Sales Map - Max. 10 properties displayed

Title

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





### Comparable Sales

#### Title

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

11 HORT STREET MAREEBA QLD 4880

Sold Price \$970,000



65 Upd

Year - DOM 1186  
 Built days  
 Sold 15- Distance 0.43km  
 Date Mar-23

First Listing \$1,300,000  
 Last Listing Contact Agent

Notes from your agent

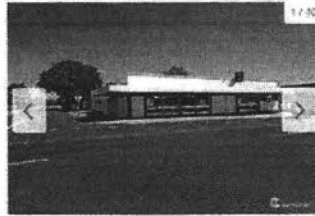
Feature this comparable

400 characters remaining

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64  
STRATTMANN  
STREET  
MAREEBA  
QLD 4880

Sold Price \$620,000



101 Up

Year - DOM 494  
Built days  
Sold 11-Feb-Distance 0.05km  
Date 22

First Listing \$875,000 NEG

Last Listing \$875,000 NEG

Notes from your agent

Feature this comparable

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### Comparables Listings Map - Max. 10 properties displayed

Title

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DOM


53-55 STRATTMANN STREET MAREEBA QLD - - 10 94 F

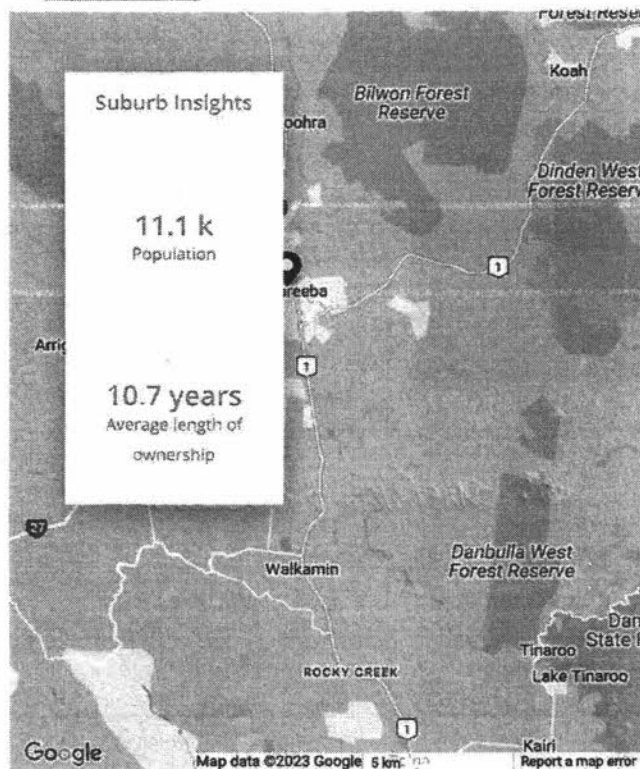
- Long Term Market Trends: Contains Market Trend information with the last 20 years of data.

You can change the order of each page below, or untick to hide.

- Demographic** 
- Local Schools** 
- Recent Market Trends** 
- Long Term Market Trends** 

## Mareeba

**Demographic** 



The size of Mareeba is approximately 480.2 square kilometres. It has 60 parks covering nearly 28.4% of total area. The population of Mareeba in 2011 was 10,181 people. By 2016 the population was 11,091 showing a population growth of 8.9% in the area during that time. The predominant age group in Mareeba is 0-9 years. Households in Mareeba are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Mareeba work in a labourer occupation. In 2011, 62.2% of the homes in Mareeba were owner-occupied compared with 55.0% in 2016. Currently the median sales price of houses in the area is \$425,000.



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### Comparable Listings

#### Title

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

53-55 STRATTMAN STREET MAREEBA QLD 4880



Year - DOM 94 days  
Built

Listing 13-Feb- Distance 0.13kr  
Date 23 *SOLD 1.6.23*

Listing ~~FOR SALE~~ *SOLD*  
Price ~~CONTACT~~  
~~AGENT~~

*SOLD. SAME PRICE: \$920,000.00*

- Notes from your agent
- Feature this comparable

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### Suburb Profile

Includes four sections that help explain the suburb and current market conditions:

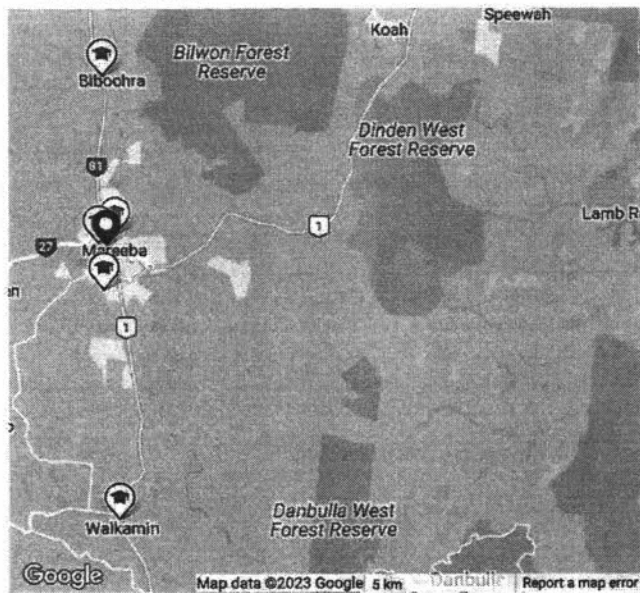
- Demographic: Suburb map, information about the suburb and household breakdown.
- Local Schools: A map with nearby local schools and information about each school.
- Recent Market Trends: Contains Market Trend information with





HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42	Owns Outright	38	0-15.6K	4.6	0-9	12.8
Couples with Children	37.7	Purchaser	25.4	15.6-33.8K	19.8	10-19	12.7
Single Parents	18.5	Renting	32.5	33.8-52K	18.2	20-29	12.1
Other	1.6	Other	0.5	52-78K	16.2	30-39	10.4
		Not Stated	3.5	78-130K	18	40-49	12.7
				130-182K	8.2	50-59	12.1
				182K+	3.3	60-69	12
						70-79	10
						80-89	4.9
						90-99	0.6
						100+	0

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Mareeba State High School 17-37 Jasper Street Mareeba QLD 4880	0.5km	Secondary	Mixed	Government	7-12
 Mareeba State School 19-37 Constance Street Mareeba QLD 4880	0.83km	Primary	Mixed	Government	0-6
 St Stephen's Catholic College LOT 3 McIver Road Mareeba QLD 4880	2.26km	Secondary	Mixed	Non-Government	7-12
 Biboohra State School 2 Petersen Street Biboohra QLD 4880	9.07km	Primary	Mixed	Government	0-6
 Walkamin State School 28-44 Wattle Street Walkamin QLD 4872	14.45km	Primary	Mixed	Government	0-6

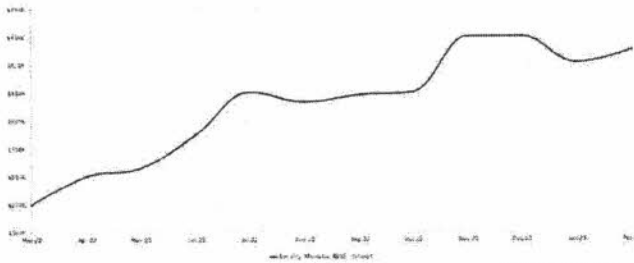
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Property is within school catchment area

Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Commercial)

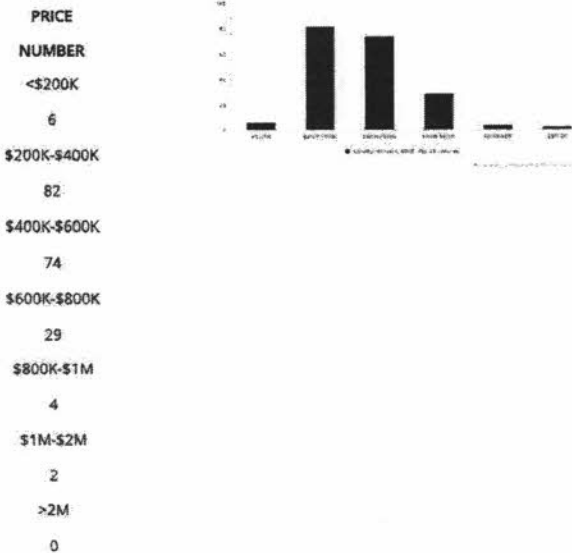


PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2023			1.1%		95	
Jan 2023	12	\$425,000	-2.2%	27	97	\$385
Dec 2022	13	\$420,500	0.0%	27	101	\$385
Nov 2022	5	\$430,000	4.9%	24	103	\$380
Oct 2022	21	\$430,000	0.2%	24	101	\$380
Sep 2022	14	\$410,000	0.6%	27.5	89	\$370
Aug 2022	13	\$409,000	-0.9%	27	93	\$375
Jul 2022	15	\$406,500	3.8%	27	90	\$383
Jun 2022	24	\$410,000	3.1%	28	97	\$385
May 2022	20	\$395,000	0.8%	29	98	\$385
Apr 2022	17	\$383,000	2.7%	29	95	\$390
Mar 2022	15	\$380,000	0.6%	30.5	98	\$375
	28	\$370,000		32		\$370

Report Sections

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- Cover Letter
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- Comps. Map Sales
- Comparable Sales
- Comps. Map Listings
- Comparable Listings
- Suburb Prof
- Summary
- Testimonials
- Disclaimer

Sale by Price - 12 Months (Commercial)



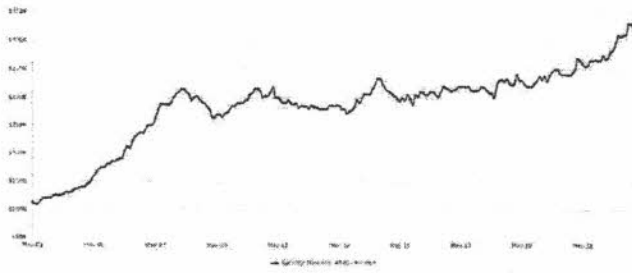
Long Term Market Trends

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Add your own custom section




Median Sale Price - 20 years (Commercial)

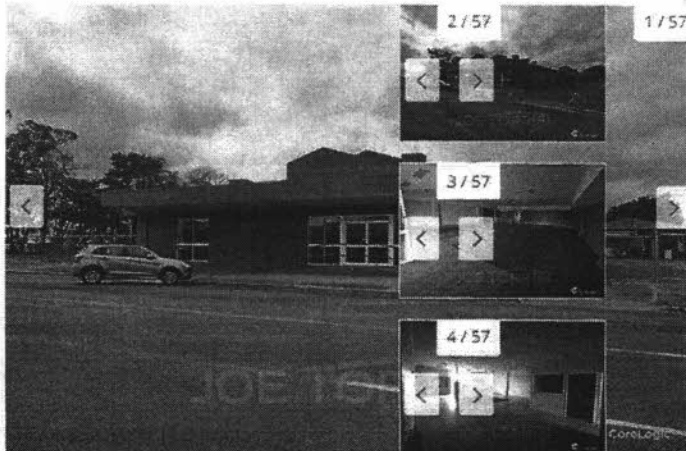


PERIOD	PROPERTIES	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	SOLD		15.6%		247	
2022	197	\$425,000	5.1%	27	307	\$380
2021	256	\$367,750	3.7%	32	312	\$375
2020	195	\$350,000	3.8%	93	323	\$350
2019	145	\$337,500	2.4%	89	328	\$330
2018	135	\$325,000	1.3%	94	391	\$330
2017	166	\$317,500	1.1%	81.5	397	\$330
2016	122	\$313,500	1.6%	78	444	\$330
2015	141	\$310,000	1.8%	88.5	390	\$335
2014	145	\$305,000	4.7%	82	367	\$315
2013	148	\$299,500	0.4%	93	373	-
2012	111	\$286,000	-8.1%	107	377	-
2011	97	\$285,000	6.9%	106	302	\$290
2010	98	\$310,000	3.6%	93.5	273	\$270
2009	118	\$290,000	-9.7%	74	216	\$270
2008	121	\$280,000	24.0%	57	144	\$280
2007	173	\$310,000	33.0%	27	27	-
2006	220	\$250,000	29.7%	82	14	-
2005	189	\$188,000	16.0%	-	6	-
2004	234	\$145,000	14.7%	112	27	-
	209	\$125,000		39		-

## Summary

Summary 


52 RANKIN STREET MAREEBA QLD 4880



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Appraisal price

 CoreLogic valuation estimate



\$920,000.00

Notes   
from  
your  
agent

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