

COMPARATIVE MARKET ANALYSIS

2/16 TAHR PLACE, DAKABIN, QLD 4503 PREPARED BY BEN HYRAPIETIAN, IMAGE PROPERTY NORTH SIDE



2/16 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]

L144 SP270690

Valuation Amount: \$250,000 - Site Value on 30/06/2022 Valuation Amount: \$207,500 - Site Value on 30/06/2019

Land Use: SINGLE UNIT DWELLING

Zoning

Council: MORETON BAY (SOUTH)

Features:

320 m²

\$1,648

Water/Sewerage:

23769451 /

Property ID: UBD Ref:

Area \$/m2:

Area:

UBD Ref: 088 Q4

Sales History

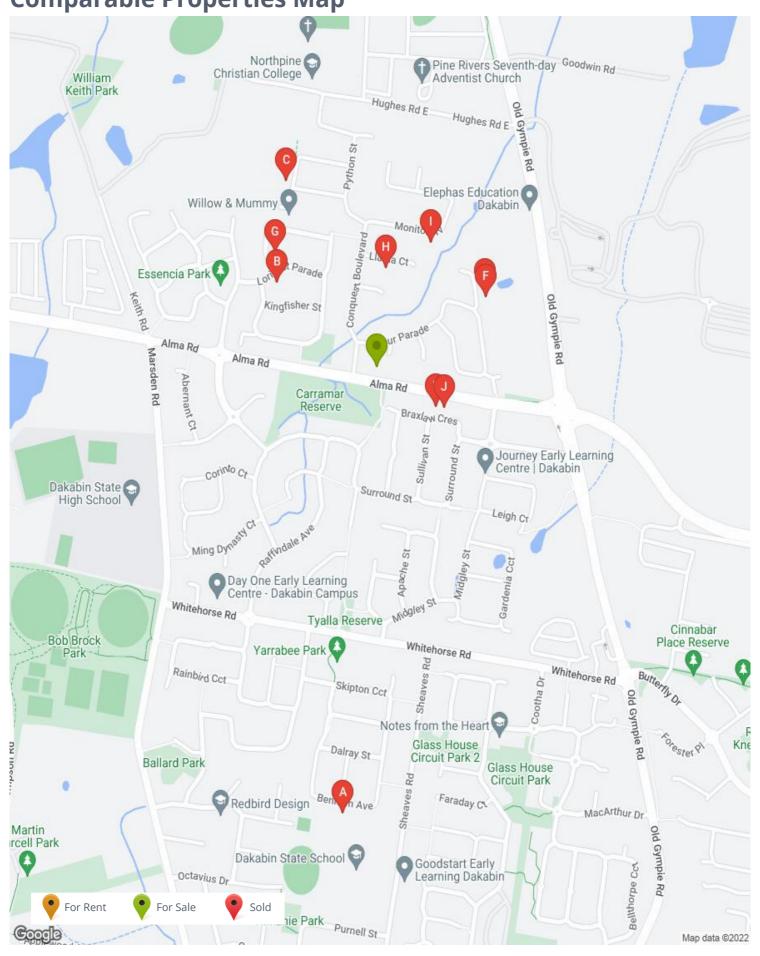
Sale Amount: Sale Date: Sale Type: Related: Vendor: Area: \$ 527,320 25/02/2015 TRASPUNT NO. 12 PTY LTD 320 m² Normal Sale No

Prepared on 28/09/2022 by Ben Hyrapietian, 0426 238 854 at Image Property North Side. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) September/2022. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2022. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.



Comparable Properties Map





Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 1500.0m from the focus property. The lowest sale price is \$640,000 and the highest sale price is \$690,000 with a median sale price of \$662,500. Days listed ranges from 3 to 38 days with the average currently at 15 days for these selected properties.

62 BENHAM AVE, KALLANGUR, QLD 4503



Property Type: House Area: 471 m² Area \$/m2: \$1,423 RPD: L19 SP275896

Features: LOWSET

UBD Ref: Brisbane - 088 P8 Distance from Property: 1km







Sale Price: \$670,000 (Normal Sale)

Sale Date: 10/12/2021 Days to Sell: 3 Days Last Price: Offers Over \$650,000 Chg %: First Price: Offers Over \$650,000 Chg %:



7 LORIKEET PDE, DAKABIN, QLD 4503



Property Type: House Area: 426 m² Area \$/m2: \$1.502 RPD: L224 SP233754

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: COURTYARD, DISHWASHER



34 ANTELOPE ST, DAKABIN, QLD 4503



Property Type: House Area: 320 m² Area \$/m2: \$2.047 RPD: L9 SP283431

Features:

UBD Ref: Brisbane - 088 P3 Distance from Property: 322m

UBD Ref: Brisbane - 088 P2

Distance from Property: 492m



5





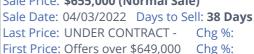
Sale Price: \$640,000 (Normal Sale)

Sale Date: 19/01/2022 Days to Sell: N/A Last Price: Chg %:

First Price: Chg %:



Sale Price: \$655,000 (Normal Sale)





57 BRAXLAW CRES, DAKABIN, QLD 4503



Property Type: House Area: 350 m² Area \$/m2: \$1,871 RPD: L55 SP239699

Features:

UBD Ref: Brisbane - 088 Q4 Distance from Property: 176m







Sale Price: \$655,000 (Normal Sale)

Sale Date: 04/04/2022 Days to Sell: 12 Days Last Price: FOR SALE First Price: OFFERS OVER \$620,000 Chg %:



8 TAMARIN CT, DAKABIN, QLD 4503



Property Type: House Area: 400 m² Area \$/m2: \$1.688 RPD: L108 SP270721

Features:

UBD Ref: Brisbane - 088 R3 Distance from Property: 326m







Sale Price: \$675,000 (Normal Sale) Sale Date: 05/04/2022 Days to Sell:

Last Price: OPEN HOME Chg %: First Price: FOR SALE NOW (Under Chg %:



Prepared on 28/09/2022 by Ben Hyrapietian, 0426 238 854 at Image Property North Side. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) September/2022. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2022. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.



6 TAMARIN CT, DAKABIN, QLD 4503



Property Type: House Area: 400 m² Area \$/m2: \$1,630 RPD: L109 SP270721

Features:

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







Sale Price: \$652,000 (Normal Sale)

Sale Date: 21/04/2022 Days to Sell: 6 Days Last Price: Contact Agent Chg %:

First Price: Contact Agent Chg %:



4 FAIRY WREN CRCT, DAKABIN, QLD 4503



Property Type: House Area: 379 m² Area \$/m2: \$1,821 RPD: L317 SP233755

Features:

UBD Ref: Brisbane - 088 P2 Distance from Property: 372m







Sale Price: \$690,000 (Normal Sale)

Sale Date: 05/05/2022 Days to Sell: N/A Last Price: Offers Over \$679,000 Chg %: First Price: Offers Over \$679,000 Chg %:



10 LLAMA CT, DAKABIN, QLD 4503



Property Type: House Area: 450 m² Area \$/m2: \$1,533 RPD: L34 SP269164

Features:

UBD Ref: Brisbane - 088 Q3 Distance from Property: 231m







Sale Price: \$690,000 (Normal Sale)

Sale Date: 14/05/2022 Days to Sell: N/A Last Price: Offers Over \$679,000 Chg %: First Price: Offers Over \$679,000 Chg %:



26 MONITOR AVE, DAKABIN, QLD 4503



Property Type: House Area: 432 m² Area \$/m2: \$1,505 RPD: L14 SP270611

Features:

UBD Ref: Brisbane - 088 O2

Distance from Property: 321m







Sale Price: \$650,000 (Normal Sale)

Sale Date: 27/05/2022 Days to Sell: Last Price: All offers over \$625,000Chg %: First Price: All offers over \$625,000Chg %:



61 BRAXLAW CRES, DAKABIN, QLD 4503



Property Type: House Area: 340 m² Area \$/m2: \$2,029 RPD: L57 SP239699

Features:

UBD Ref: Brisbane - 088 Q4

Distance from Property: 195m







Sale Price: \$690,000 (Normal Sale)

Sale Date: 30/05/2022 Days to Sell: N/A Last Price: Offers over \$690,000 First Price: Offers over \$690,000 Chg %:



Prepared on 28/09/2022 by Ben Hyrapietian, 0426 238 854 at Image Property North Side. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) September/2022, Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2022. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.



2/16 TAHR PLACE, DAKABIN, QLD 4503



Appraisal Price

This market analysis has been prepared on 28/09/2022 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:

\$650,000 to \$680,000

Contact your agent for further information:

Agent Name: Ben Hyrapietian Mobile: 0426 238 854

Office: Image Property North Side

Office Phone: 07 32631811

Email: ben.h@imageproperty.com.au