

IMAGE.

PROPERTY

# 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]  
 RPD: 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:

 - 
  - 
  - 
 Area: 320 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$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 <sup>2</sup>	Normal Sale	No



## 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

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

5 3 2



Property Type: House  
Area: 471 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,423  
RPD: L19 SP275896

Features: LOWSET

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

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

5 4 2



Property Type: House  
Area: 426 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,502  
RPD: L224 SP233754

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

Sale Price: **\$640,000 (Normal Sale)**  
Sale Date: 19/01/2022 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 34 ANTELOPE ST, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 P2  
Distance from Property: 492m

5 3 2



Property Type: House  
Area: 320 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,047  
RPD: L9 SP283431

Features:

Sale Price: **\$655,000 (Normal Sale)**  
Sale Date: 04/03/2022 Days to Sell: **38 Days**  
Last Price: UNDER CONTRACT - Chg %:  
First Price: Offers over \$649,000 Chg %:



### 57 BRAXLAW CRES, DAKABIN, QLD 4503

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

5 3 2



Property Type: House  
Area: 350 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,871  
RPD: L55 SP239699

Features:

Sale Price: **\$655,000 (Normal Sale)**  
Sale Date: 04/04/2022 Days to Sell: **12 Days**  
Last Price: FOR SALE Chg %:  
First Price: OFFERS OVER \$620,000 Chg %:



### 8 TAMARIN CT, DAKABIN, QLD 4503

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

5 4 2



Property Type: House  
Area: 400 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,688  
RPD: L108 SP270721

Features:

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)

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## 6 TAMARIN CT, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 R3  5  3  2  
Distance from Property: 321m



Property Type: House  
Area: 400 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,630  
RPD: L109 SP270721

Features:

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

UBD Ref: Brisbane - 088 P2  5  3  2  
Distance from Property: 372m



Property Type: House  
Area: 379 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,821  
RPD: L317 SP233755

Features:

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

UBD Ref: Brisbane - 088 Q3  5  4  2  
Distance from Property: 231m



Property Type: House  
Area: 450 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,533  
RPD: L34 SP269164

Features:

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

UBD Ref: Brisbane - 088 Q2  5  4  2  
Distance from Property: 321m



Property Type: House  
Area: 432 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,505  
RPD: L14 SP270611

Features:

Sale Price: **\$650,000 (Normal Sale)**  
Sale Date: 27/05/2022 Days to Sell:  
Last Price: All offers over \$625,000 Chg %:  
First Price: All offers over \$625,000 Chg %:



## 61 BRAXLAW CRES, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 Q4  5  3  2  
Distance from Property: 195m



Property Type: House  
Area: 340 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,029  
RPD: L57 SP239699

Features:

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



## 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:

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