



**4/92A Woondooma Street Bundaberg West QLD 4670**

Prepared on 21st September 2021

**Nathan Powell**  
**LJ Hooker Bundaberg**

14 Bourbong St  
BUNDABERG QLD 4670

m: 041 050 7291

w: 0741318000

[npowell@ljhookerbundaberg.com.au](mailto:npowell@ljhookerbundaberg.com.au)

GM & P Lewis Superfund Pty Ltd  
4/92a Woondooma Street  
Bundaberg West QLD 4670

21st September 2021

Dear George & Pip,  
Thank you for the opportunity to appraise your property at 4/92a Woondooma Street, Bundaberg West.

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 contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Nathan Powell  
LJ Hooker Bundaberg  
14 Bourbong St

BUNDABERG QLD 4670  
m: 0410507291



## Your Property

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4/92A Woondooma Street Bundaberg West QLD 4670

---

2 

1 

1 

148m<sup>2</sup> 

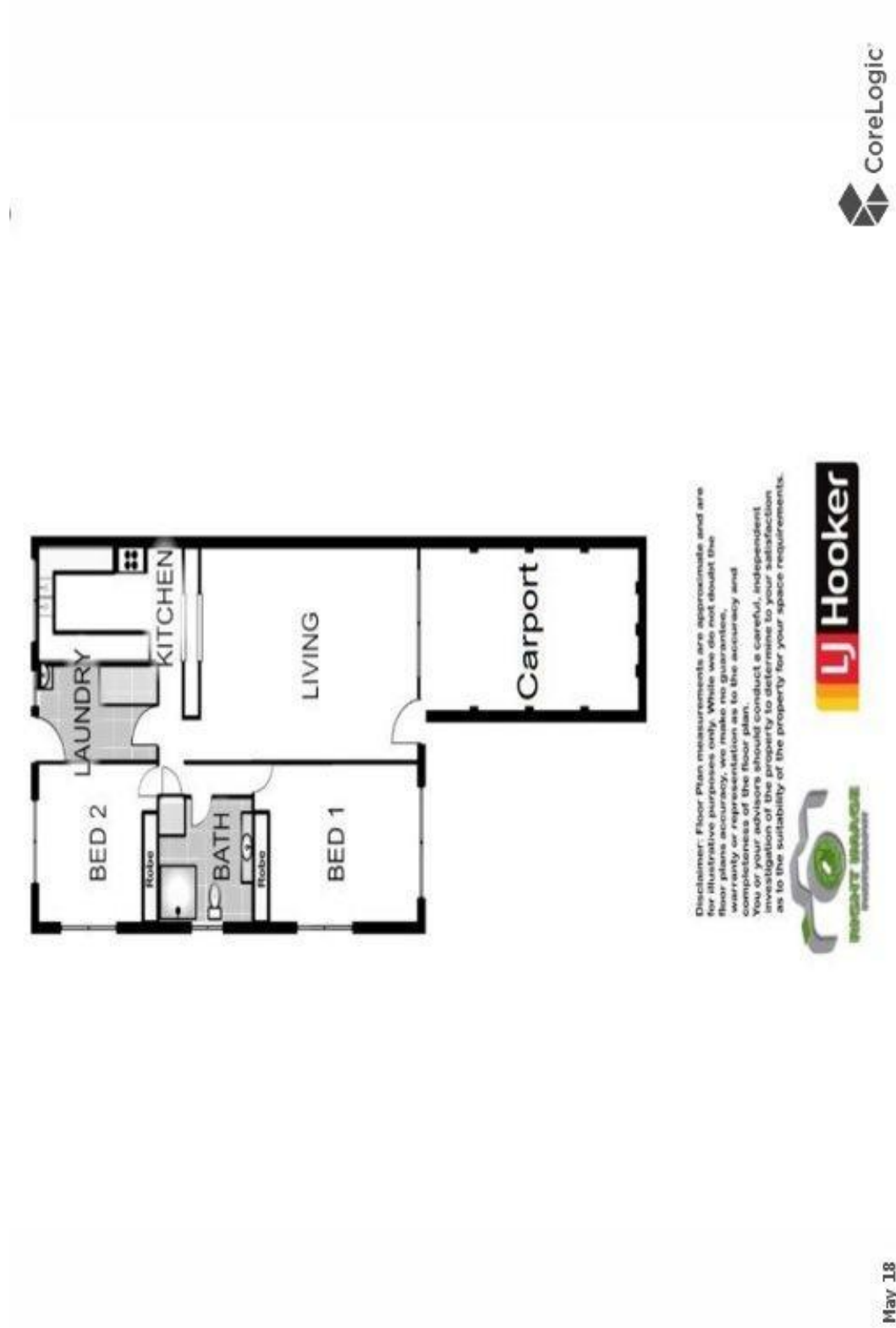
- 



## Your Property History

- 1 Nov, 2019 - Listed for rent at \$240 / week
- 26 Oct, 2018 - Listed for rent at \$240 / week
- 3 May, 2018 - Listed for rent at \$240 / week
- 13 Apr, 2018 - Sold for \$154,500
- 31 Oct, 2017 - Listed for sale at \$189,000
- 15 Feb, 2000 - Sold for \$60,000

## Floor Plan



**Disclaimer:** Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the accuracy of the measurements, we do not warrant the accuracy, completeness or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

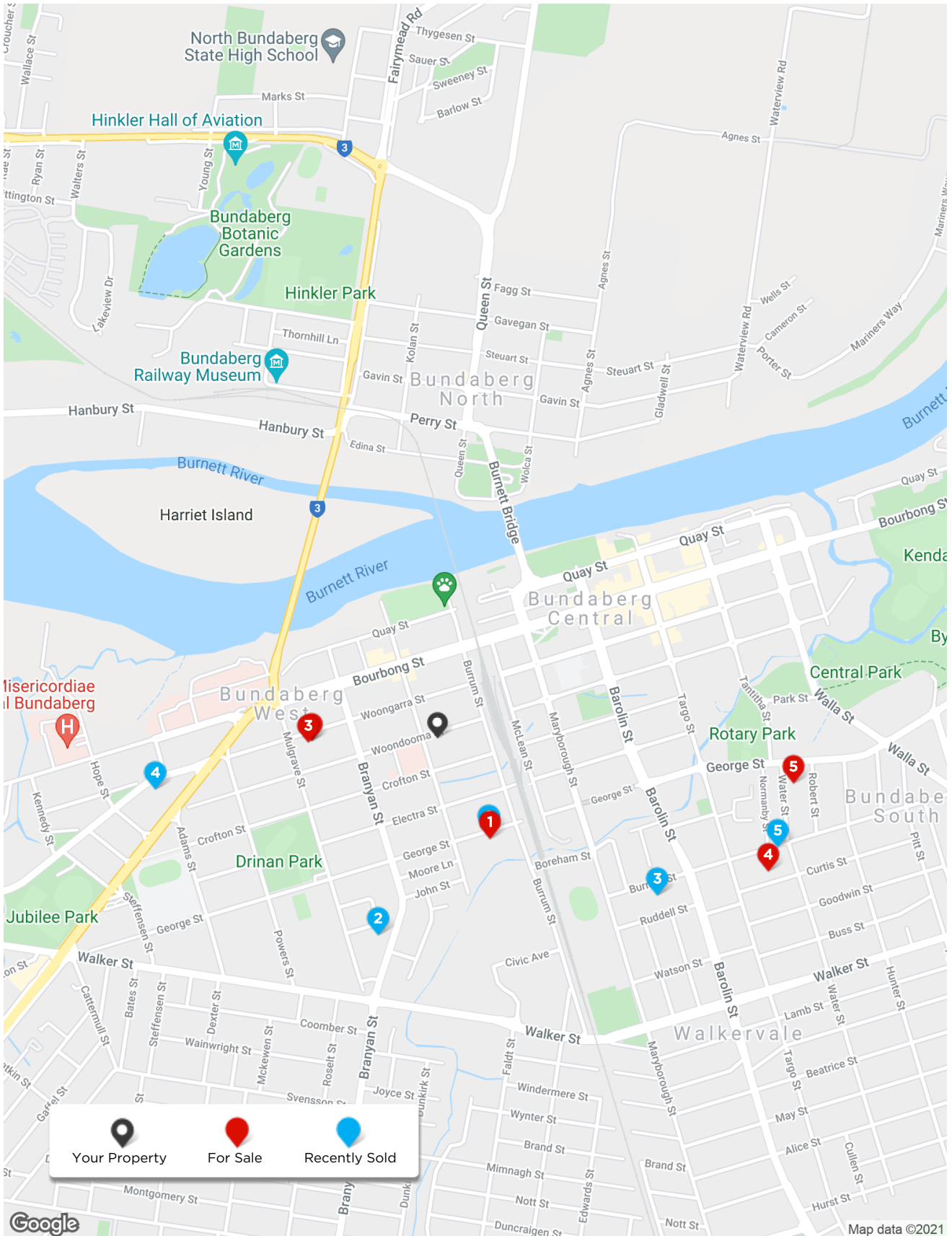
**CoreLogic**

**LJ Hooker**

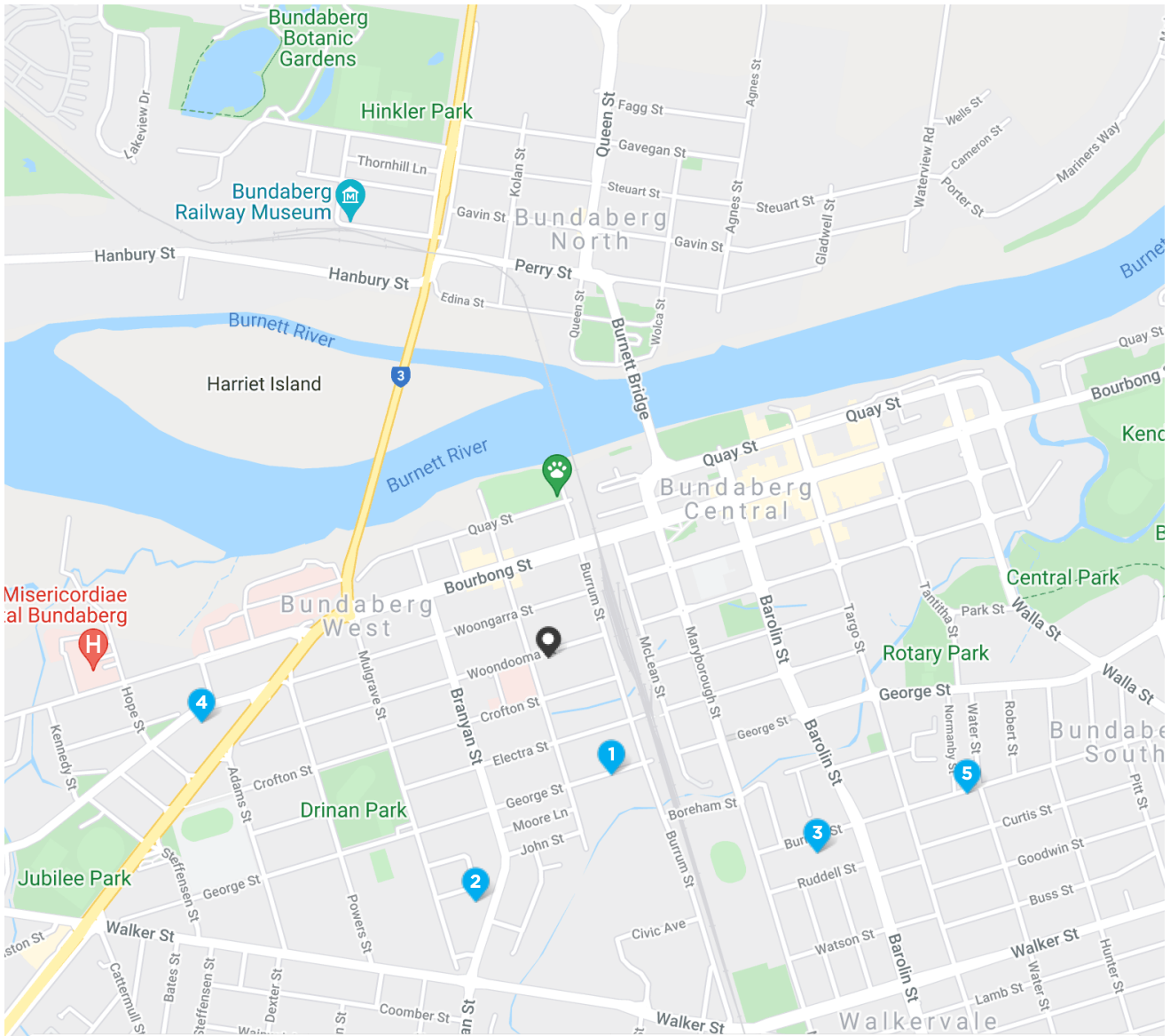
**REACT REALTY**




May 18







# Comparables Map: Sales & Listings



# Comparables Map: Sales



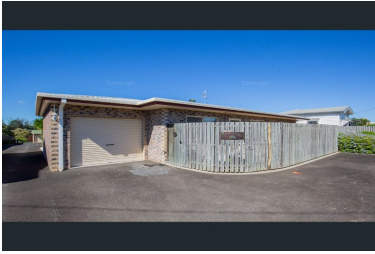




				
1 5/130 George Street Bundaberg West QLD 4670	2	1	1	\$219,000
2 3/59 Branyan Street Bundaberg West QLD 4670	2	1	1	\$220,000
3 3/59 Ruddell Street Bundaberg South QLD 4670	2	1	1	\$190,000
4 4/4 Avoca Street Bundaberg West QLD 4670	2	1	1	\$225,000
5 2/72 Burnett Street Bundaberg South QLD 4670	2	1	1	\$199,000

Google  Enterprise  Filzge  Black St  Garland St  Heights  Map data ©2021

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

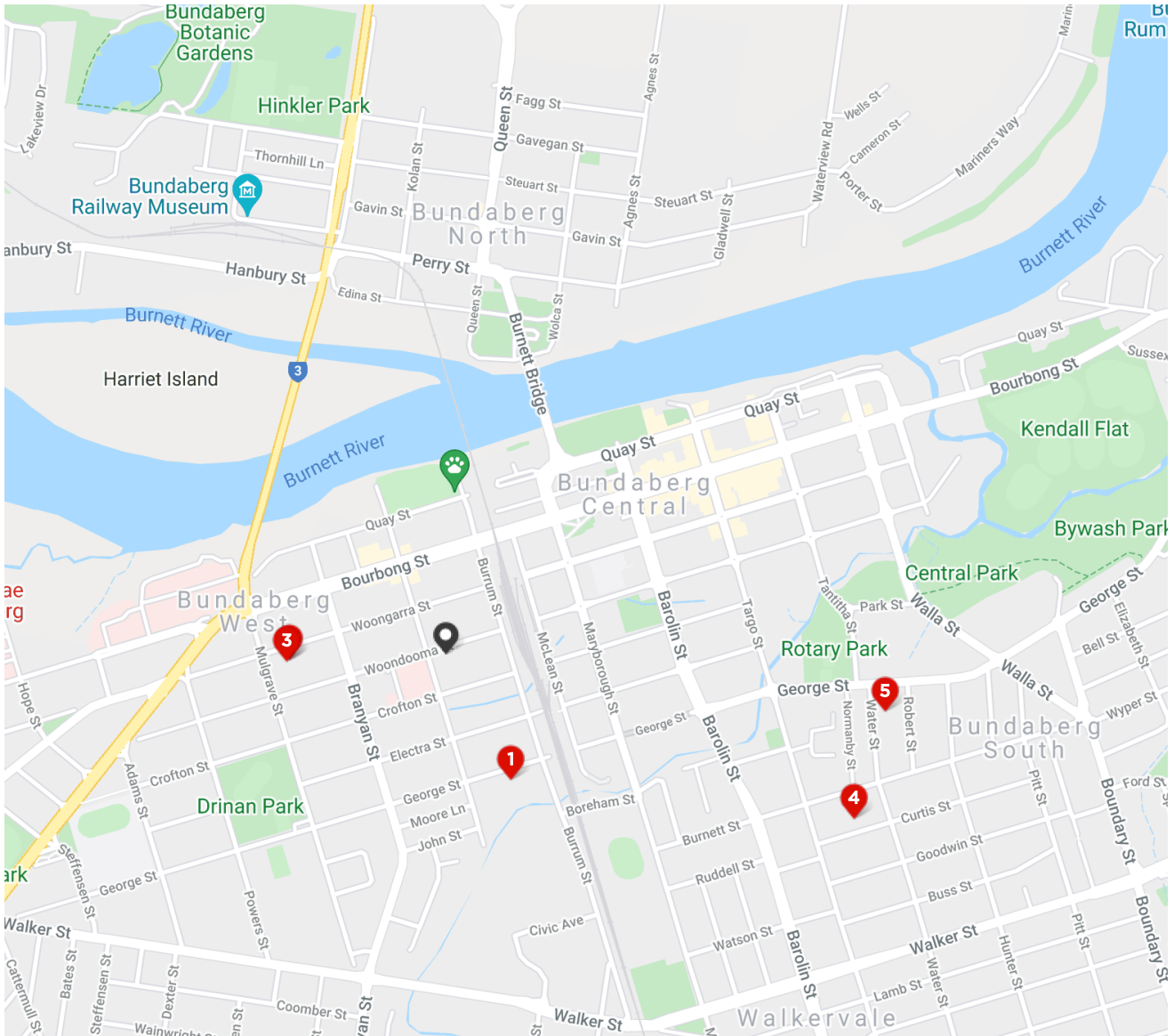





## Comparable Sales

1	5/130 George Street Bundaberg West QLD 4670	<b>Sold Price</b> <b>\$219,000</b>
	2 1 1 149m <sup>2</sup> 129m <sup>2</sup> Year Built 1998 DOM 56 Sold Date 03-Jun-21 Distance 0.4km First Listing \$219,000 Last Listing \$219,000	
2	3/59 Branyan Street Bundaberg West QLD 4670	<b>Sold Price</b> <b>\$220,000</b>
	2 1 1 114m <sup>2</sup> 85m <sup>2</sup> Year Built 2010 DOM - Sold Date 31-Jul-21 Distance 0.75km First Listing - Last Listing -	
3	3/59 Ruddell Street Bundaberg South QLD 4670	<b>Sold Price</b> <b>\$190,000</b>
	2 1 1 102m <sup>2</sup> 80m <sup>2</sup> Year Built 1994 DOM 21 Sold Date 17-Jun-21 Distance 0.98km First Listing \$219,000 Last Listing Offers Over \$205,000	
4	4/4 Avoca Street Bundaberg West QLD 4670	<b>Sold Price</b> <b>\$225,000</b>
	2 1 1 140m <sup>2</sup> 107m <sup>2</sup> Year Built 1995 DOM 23 Sold Date 24-Mar-21 Distance 1.03km First Listing O/A \$229,000 Last Listing O/A \$229,000	
5	2/72 Burnett Street Bundaberg South QLD 4670	<b>Sold Price</b> <b>\$199,000</b>
	2 1 1 82m <sup>2</sup> 82m <sup>2</sup> Year Built 1994 DOM 8 Sold Date 14-Jul-21 Distance 1.29km First Listing \$199,000 Last Listing \$199,000	

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparables Map: Listings



				DOM	
<b>1</b> 3/130 George Street Bundaberg West QLD 4670	2	1	1	61	\$225,000
<b>2</b> 2/128 Woongarra Street Bundaberg West QLD 4670	2	1	1	33	Lot 1 - \$219,000 Lot 2 - \$219,000
<b>3</b> 1/128 Woongarra Street Bundaberg West QLD 4670	2	1	1	23	Unit 1 - \$219,000 Unit 2 - \$219,000
<b>4</b> 1/41 Curtis Street Bundaberg South QLD 4670	2	1	2	107	O/A \$180,000
<b>5</b> 3/6 Water Street Bundaberg South QLD 4670	2	1	1	77	\$199,000+






 Map data ©2021  
 \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



## Comparable Listings






1 3/130 George Street Bundaberg West QLD 4670



 2  1  1  138m<sup>2</sup>  90m<sup>2</sup>  
 Year Built 1998 DOM 61 days  
 Listing Date 23-Jul-21 Distance 0.42km  
 Listing Price \$225,000






2 2/128 Woongarra Street Bundaberg West QLD 4670



 2  1  1  215m<sup>2</sup>  -  
 Year Built 2013 DOM 33 days  
 Listing Date 20-Aug-21 Distance 0.45km  
 Listing Price Lot 1 - \$219,000 Lot 2 - \$219,000






3 1/128 Woongarra Street Bundaberg West QLD 4670



 2  1  1  216m<sup>2</sup>  -  
 Year Built 2013 DOM 23 days  
 Listing Date 30-Aug-21 Distance 0.46km  
 Listing Price Unit 1 - \$219,000 Unit 2 - \$219,000






4 1/41 Curtis Street Bundaberg South QLD 4670



 2  1  2  68m<sup>2</sup>  78m<sup>2</sup>  
 Year Built 1987 DOM 107 days  
 Listing Date 22-Dec-20 Distance 1.29km  
 Listing Price O/A \$180,000

5 3/6 Water Street Bundaberg South QLD 4670

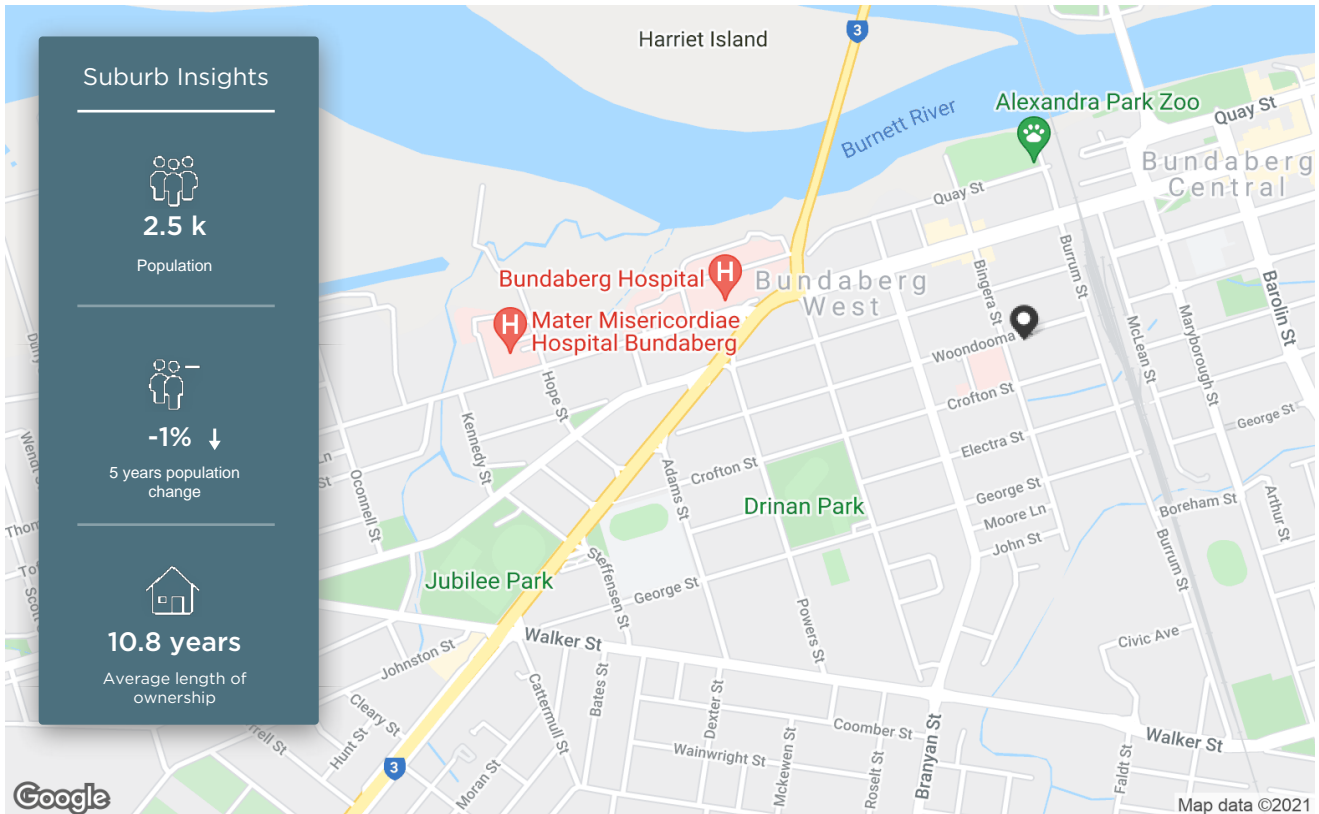


 2  1  1  100m<sup>2</sup>  -  
 Year Built 2007 DOM 77 days  
 Listing Date 07-Jul-21 Distance 1.3km  
 Listing Price \$199,000+

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Bundaberg West

## Demographic








The size of Bundaberg West is approximately 2.6 square kilometres. It has 5 parks covering nearly 15.1% of total area. The population of Bundaberg West in 2011 was 2,530 people. By 2016 the population was 2,497 showing a population decline of 1.3% in the area during that time. The predominant age group in Bundaberg West is 20-29 years. Households in Bundaberg West are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Bundaberg West work in a professional occupation. In 2011, 34.7% of the homes in Bundaberg West were owner-occupied compared with 32.7% in 2016. Currently the median sales price of houses in the area is \$255,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.6	Owns Outright	18.7	0-15.6K	8.7	0-9	10.5
Couples with Children	29.8	Purchaser	14.0	15.6-33.8K	28.4	10-19	11.4
Single Parents	26.8	Renting	61.9	33.8-52K	17.2	20-29	16.3
Other	2.8	Other	0.8	52-78K	14.0	30-39	12.9
		Not Stated	3.9	78-130K	15.4	40-49	10.9
				130-182K	5.8	50-59	12.5
				182K+	2.8	60-69	12.3
						70-79	8.6
						80-89	3.1
						90-99	1.3

# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Bundaberg Central State School</b> 13 Crofton Street Bundaberg Central QLD 4670	0.52km	Primary	Mixed	Government	0-6
 <b>St Joseph's Catholic Primary School</b> 22 Barolin Street Bundaberg Central QLD 4670	0.74km	Primary	Mixed	Non-Government	0-6
 <b>St Joseph's Catholic Primary School</b>	0.74km	Primary	Mixed	Non-Government	0-0
 <b>Bundaberg State High School</b> 37A Maryborough Street Bundaberg South QLD 4670	0.85km	Secondary	Mixed	Government	7-12
 <b>Bundaberg West State School</b> 185B George Street Bundaberg West QLD 4670	1.11km	Primary	Mixed	Government	0-6

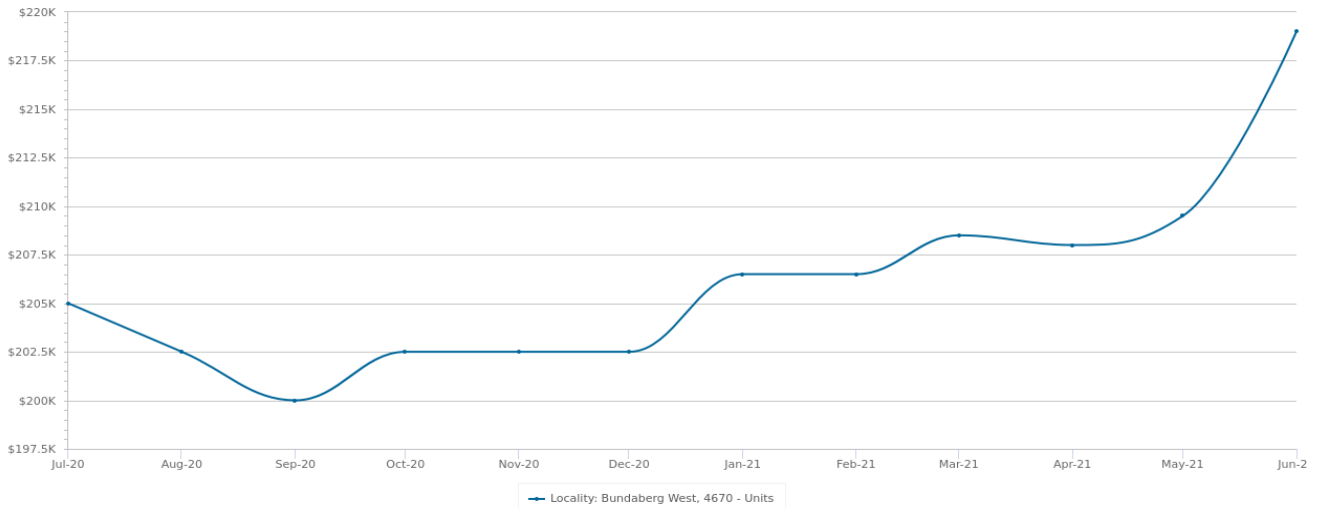
 Property is within school catchment area

 Property is outside school catchment area



# Recent Market Trends

Median Sale Price - 12 months (Unit)

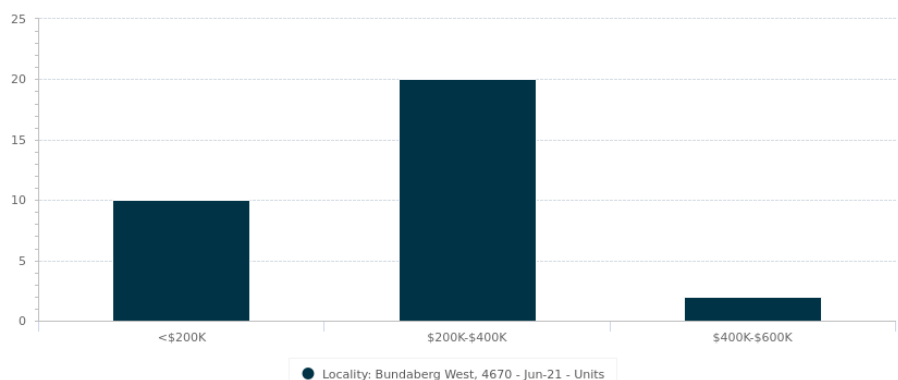


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2021	5	\$219,000	4.5% ▲	70	13	\$250
May 2021	3	\$209,500	0.7% ▲	84	14	\$250
Apr 2021	-	\$208,000	-0.2% ▼	123	10	\$250
Mar 2021	1	\$208,500	1.0% ▲	123	14	\$250
Feb 2021	7	\$206,500	0.0%	169	10	\$250
Jan 2021	1	\$206,500	2.0% ▲	176	11	\$250
Dec 2020	2	\$202,500	0.0%	169	16	\$257
Nov 2020	5	\$202,500	0.0%	161	17	\$250
Oct 2020	3	\$202,500	1.2% ▲	-	17	\$250
Sep 2020	1	\$200,000	-1.2% ▼	-	17	\$250
Aug 2020	2	\$202,500	-1.2% ▼	-	16	\$250
Jul 2020	2	\$205,000	-11.8% ▼	-	15	\$240

Sales by Price - 12 months (Unit)

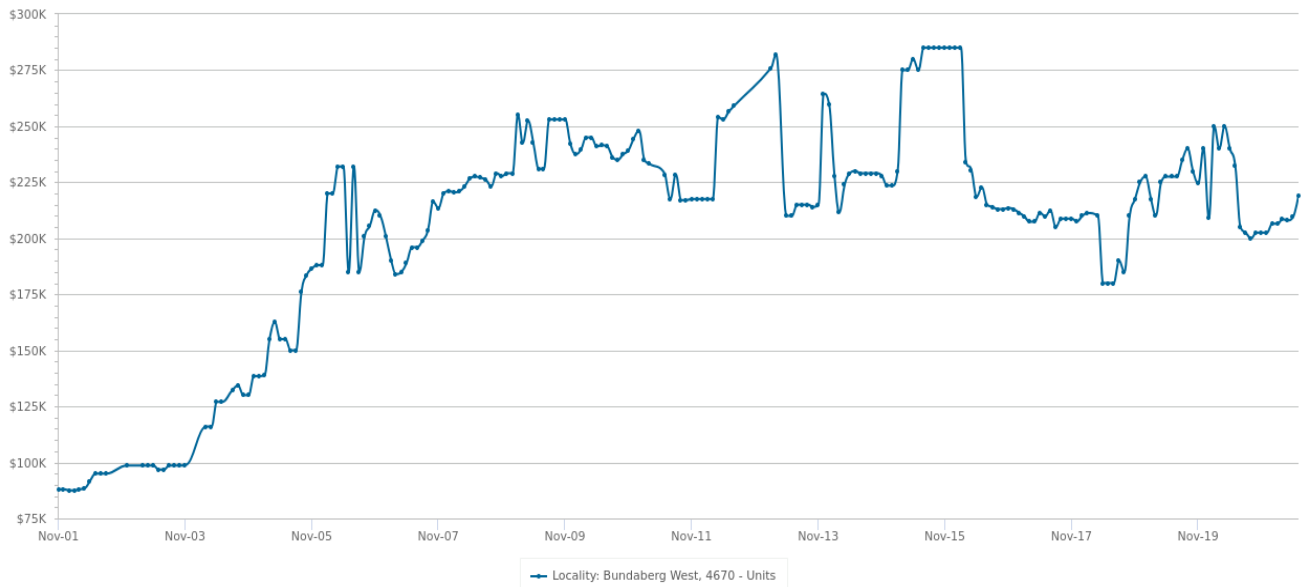
PRICE	NUMBER
<\$200K	10
\$200K-\$400K	20
\$400K-\$600K	2
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2021	32	\$219,000	-5.8% ▼	70	38	\$255
2020	14	\$232,500	2.2% ▲	-	32	\$250
2019	16	\$227,500	26.4% ▲	68	45	\$250
2018	13	\$180,000	-14.2% ▼	-	42	\$240
2017	13	\$209,760	-5.8% ▼	94	37	\$235
2016	16	\$222,750	-19.0% ▼	94	32	\$250
2015	15	\$275,000	19.6% ▲	-	35	\$275
2014	25	\$230,000	9.5% ▲	103	41	\$260
2013	12	\$210,000	-18.1% ▼	-	34	\$250
2012	14	\$256,500	12.3% ▲	163	21	\$250
2011	11	\$228,500	-5.4% ▼	-	36	\$242
2010	28	\$241,500	4.5% ▲	31	28	\$232
2009	34	\$231,000	1.5% ▲	78	43	\$260
2008	36	\$227,500	16.1% ▲	33	37	\$250
2007	48	\$196,000	5.9% ▲	30	23	-
2006	19	\$185,000	19.4% ▲	-	14	-
2005	13	\$155,000	22.0% ▲	-	13	-
2004	11	\$127,000	31.2% ▲	-	8	-
2003	10	\$96,800	1.9% ▲	-	-	-
2002	11	\$95,000	-	-	-	-

## Summary

4/92A Woondooma Street Bundaberg West QLD 4670



### Appraisal price range

\$195,000 - \$225,000 \$210,000 Average.

### Notes from your agent

It should be noted this is a desktop appraisal only - the purpose of this CMA is to give a broad idea of recent sales and current listings in the area (some properties maybe comparable some not). To get a more realistic CMA it is recommended a quick 15 minute inspection be conducted.

At the end of the day this is only an opinion of price. When it does come time to sell, we come up with the best strategy to maximize the price from the current market. Agents can never guarantee a price but what we do guarantee here at LJ Hooker, is to do everything to ensure we get the best results for our clients.



## Testimonials

“ All the things you might be worried about when selecting a real estate agent, Nathan Powell is none of that. Don't go about trying to sell the house yourself, give it to Nathan straight away. He's enthusiastic and eager to achieve good outcomes, not only to satisfy the seller and the buyer but also his own ambition to do well. Nathan is an excellent communicator, very good listener and takes his client's concerns seriously. Respectful, polite and very discrete, you as a human being will be in very good hands. No arrogance to be found here, no inflation of own ego, just a really nice person who also happens to be a damn fine sales agent and negotiator. My #1 real estate agent recommendation for Bundaberg. ”

Alexandra

“ RELATABLE & HONEST  
Nathan was a terrific agent to work with. He is genuine and down to Earth which made it very easy to feel comfortable putting my biggest asset in his hands. Nathan always kept me informed throughout the process from contract date till settlement date. I would not hesitate to recommend Nathan as a real estate agent. ”

Roz

“ Amazing from start to finish!  
Nathan recently sold my property for me & was amazing from start to finish. Nathan kept me informed every step of the way & nothing was ever too much trouble. I would highly recommend Nathan to anyone wishing to buy or sell a property ”

Kristy

## Disclaimer

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Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2021. 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](http://www.propertydatacodeofconduct.com.au)

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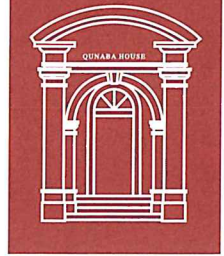
All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Contact : Courtney Green  
 Phone : 07 41328959  
 Email : cgreen@pblaw.com  
 Our Ref : GE020127M:20180542:GPC:CG

Contract Price \$154,500.00  
 Add:  
 Legals 2,454.11  
 Stamp Duty 3,832.50  
 -----  
 \$160,786.61



8 May 2018

Mr G M & Mr P Lewis  
 PO Box 5154  
 BUNDABERG WEST QLD 4670

Dear Mr G M & Mrs P Lewis,

**Re: G.M. & P. Lewis Superfund Pty Ltd A.C.N. 096 541 838 as Trustee for G. M. & P. L purchase from R S & A D Schuurs**  
**Property - 4/92A Woondooma Street, Bundaberg West QLD 4670**

We are pleased to confirm that settlement of this matter was effected on 27 April, 2018.

Settlement

On settlement, the Seller received the sum of \$150,248.59, made up as follows:-

<b>Contract Price</b>		\$	154,500.00	
<b>Less</b>	<u>Deposit</u>	\$	<u>5,000.00</u>	\$
				\$
				149,500.00
<b>Plus</b>	<u>Rates Adjustment</u>			
	(\$1,359.45 / 181 days x 64 days)	\$	480.69	
	<u>Body Corporate</u>			
	(01/04/2018 to 30/06/2018)			
	Sinking Fund:			
	(\$40.50 / 91 days x 64 days)	\$	28.48	
	Administration Fund:			
	(\$340.42 / 91 days x 64 days)	\$	<u>239.42</u>	\$
				<u>748.59</u>
				<b><u>\$ 150,248.59</u></b>

Paid \$156,535.20 = \$150,248.59 + S/D \$3,832.50 + Legals & Costs \$2,454.11

CHEQUES:-

1.	Finemore Walters & Story	\$	1,045.00
2.	R S & A D Schuurs ( <b>Bank Cheque</b> )	\$	<u>149,203.59</u>
		\$	<u>150,248.59</u>

As rates and fire service levy in respect of the subject property were paid for the current rate period, an adjustment was made in the Seller's favour.

Although the Seller has paid the full amount owing to the Council for both rates and water consumption charges, only the rates are adjusted for in the settlement figures and the amount for the rates adjustment does not include the water consumption, as this water consumption relates to the period before settlement and is therefore solely the liability of the Seller.

An adjustment was also made in your favour in respect of the water meter reading on the property. The adjustment represents the unpaid water usage on the Property.

\*Liability limited by a scheme approved under professional standards legislation. Personal Injury work exempted.\*

A copy of the scheme is available at the Queensland Law Society website: www.qls.com.au

ESTABLISHED 1887

PAYNE  
 BUTLER  
 LANG

SOLICITORS &  
 NOTARY PUBLIC

**Partners**

**Anthony Ryan**  
 Notary Public  
**Bruce Dalton**  
**Glen Krebs**  
**Geoffrey Cunningham**  
**Jason Greig**

**Consultants**

**Edward Donegan**  
**John Grose**

**Senior Associates**

**Amanda Weier**  
**Nicole McEldowney**

**QUNABA HOUSE**  
 2 Targo St  
 Bundaberg Q 4670

PO Box 649  
 Bundaberg Q 4670

**Telephone**  
**(07) 4132 8900**  
**Facsimile**  
**(07) 4152 2383**  
**info@pblaw.com**  
**www.pblaw.com**

Your Legal Partner



Duty Imprint		Page 1 of 1
Client No:	1051019	Duties Act 2001
Transaction No:	515-740-868	
Duty Paid \$:	3,832.50	<input type="checkbox"/> Exempt
UTI \$:	0.00	
Date:	1-3 MAY 2018	Signed: <i>[Signature]</i>

Dealing Number

**OFFICE USE ONLY**

**Privacy Statement**  
Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information, see the Department's website.

Print one-sided only

**1. Interest being transferred** (if shares show as a fraction)  
FEE SIMPLE

**Lodger** (Name, address, E-mail & phone number) **Lodger Code**  
Finemore Walters & Story  
51 Woongarra St  
Bundaberg Qld 4670  
Tel: 07 4153 0000  
Ref: HWI:CRD:20181275  
Email: enquiries@fws.com.au  
BG915

Note: A Form 24 - Property Information (Transfer) must be attached to this Form where interest being transferred is "fee simple" (Land Title Act 1994), "State leasehold" (Land Act 1994) or "Water Allocation" (Water Act 2000).

**2. Lot on Plan Description**  
LOT 4 ON GTP659

**Title Reference**  
16131094

**3. Transferor**  
ROY STANLEY SCHUURS AND AMELIA DARLING SCHUURS

**4. Consideration**  
\$154,500.00

5. Transferee	Given names	Surname/Company name and number	(include tenancy if more than one)
		G.M & P LEWIS SUPERFUND PTY LTD A.C.N. 096 541 838 <i>ml</i>	AS TRUSTEE Deed of Trust Deposited with 716054440 <i>gpc</i>

**6. Transfer/Execution** The Transferor transfers to the Transferee the estate and interest described in item 1 for the consideration and in the case of monetary consideration acknowledges receipt thereof. The Transferor declares that the information contained in items 3 to 6 on the attached Form 24 is true and correct. The Transferee states the information contained in items 1, 2, 4 to 6(h) on the attached Form 24 is true and correct. Where a solicitor signs on behalf of the Transferee the information in items 1, 2, 4 to 6(h) on the Form 24 is based on information supplied by the Transferee.

**NOTE: Witnessing officer must be aware of their obligations under section 162 of the Land Title Act 1994.**

Separate executions are required for each transferor and transferee. Signatories are to provide to the witness, evidence that they are the person entitled to sign the instrument (including proof of identity).

*[Signature]* C. Dec 117311  
MARIAN SUSAN CARMAN  
Witnessing Officer (signature, full name & qualification)

23/04/18  
Execution Date

*[Signature]*  
Transferor's Signature

*[Signature]* C. Dec 117311  
MARIAN SUSAN CARMAN  
Witnessing Officer (signature, full name & qualification)

23/04/18  
Execution Date

*[Signature]*  
Transferor's Signature

.....  
Witnessing Officer (signature, full name & qualification)

26/4/18  
Execution Date

*[Signature]*  
\*Transferee's or Solicitor's Signature  
GEOFFREY PAUL CUMMINGHAM  
SOLICITOR

.....  
Witnessing Officer (signature, full name & qualification)  
(Witnessing officer must be in accordance with Schedule 1 of the Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....  
Execution Date

.....  
\*Transferee's or Solicitor's Signature

\*Note: A Solicitor is required to print full name if signing on behalf of the Transferee and no witness is required in this instance

# Property History for 4/92a Woondooma St, Bundaberg West

A timeline of how this property has performed in the market

[See the full listing history at](#)  realestate.com.au

Last Sold

## \$154,500

27 APR 2018 - Government



04 MAY 2018 - **Listed for Rent \$240 Per Week**

Rented for 7 weeks = \$1,680 ✓



27 APR 2018 - **Sold \$154,500**



31 OCT 2017 - **Listed for Sale Sold**



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