

10/10/2020

Dear JENWARD PTY LTD,

Re: 156 Garry Owen Rd Redridge 4660

Thank you for the opportunity to carry out a Market Appraisal of your property at 156 Garry Owen Rd Redridge 4660. It's a lovely property and the market will snap it up reasonably quickly. It will appeal to most buyers looking for a a bit of size in a home, separate living, large shed & large block

Both the Sales Team & Myself have analysed recent sales in the area and current properties on the market.

I have attached a CMA (Comparative Market Analysis) it has lots of information in it, including actual sales & current homes on the market that are direct competition right now. Although your home is very nice so I believe you would have strong interest.

**Our Appraisal we believe you would reach a realization of between \$330,000-\$360,000**

We would recommend marketing at is dependent upon your motivation and time-frame for the sale. Should you have two to three months to sell your property, we recommend pricing it at the higher level. If, however, you would like to secure a sale in the shortest possible time, we suggest you market closer to the lower level.

We feel sure that your particular property has the necessary appeal to capture the imagination of the market and generate an exciting result if you come on the market. Should you have any questions, or wish to discuss further any of the points raised above, please feel free to call at any time.

Should you have any queries regarding this matter please do not hesitate to contact me anytime.

Kind regards,

**JAMES SCARBOROUGH**

0414 415 699 or 1300 889 382

Australian National Properties

[property@anpbundaberg.com.au](mailto:property@anpbundaberg.com.au)







# COMPARATIVE MARKET ANALYSIS

156 GARRYOWEN ROAD, REDRIDGE, QLD 4660

PREPARED BY JAMES SCARBOROUGH, AUSTRALIAN NATIONAL PROPERTIES





Jenward Pty Ltd (tte)  
156 Garryowen Road  
Redridge, QLD, 4660

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

James

James Scarborough  
Australian National Properties  
Phone: 0414415699  
Office Phone: 07 41525244  
Email: [james.scarborough@anpbundaberg.com.au](mailto:james.scarborough@anpbundaberg.com.au)

# 156 GARRYOWEN ROAD, REDRIDGE, QLD 4660



## Owner Details

Owner Name(s): JENWARD PTY LTD (TTE)  
 Owner Address: N/A  
 Phone(s): \*(07) 4126 8254 (COOPER)

Owner Type: Owner Occupied

## Property Details

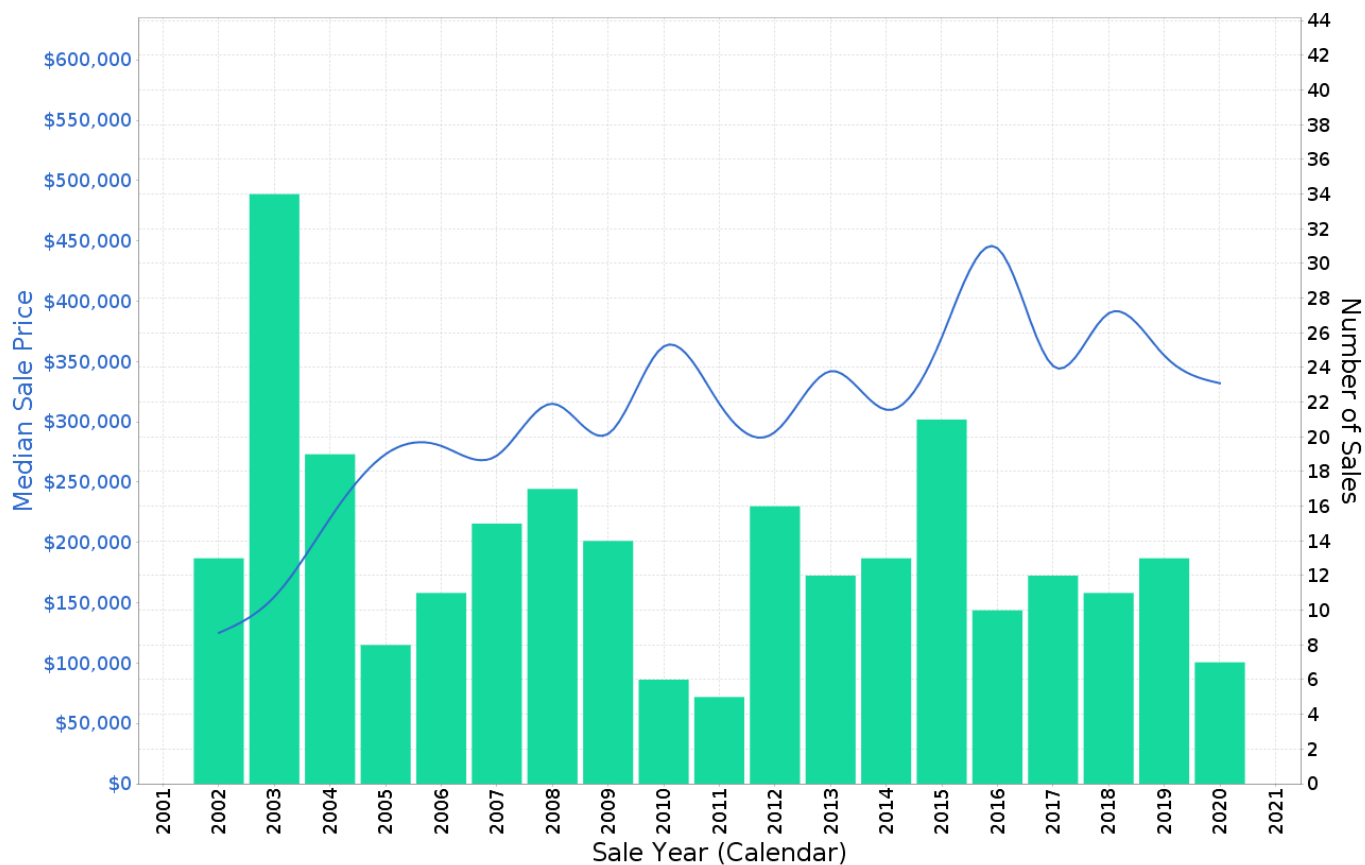
 4  1  6

Property Type: House - Freehold [Issuing]  
 RPD: L3 RP222314  
 Valuation Amount: \$106,000 - Unimproved on 30/06/2020  
 Valuation Amount: \$106,000 - Unimproved on 30/06/2017  
 Land Use: DWELLING - LARGE HOUSESITE  
 Zoning: Rural and Rural Activity  
 Council: BUNDABERG REGIONAL  
 Features:

Area: 7.16 ha  
 Area \$/m2: \$40,000  
 Water/Sewerage:  
 Property ID: 1169953 / QLD738235  
 UBD Ref: UBD Ref:

## Sales & Growth Chart (House)

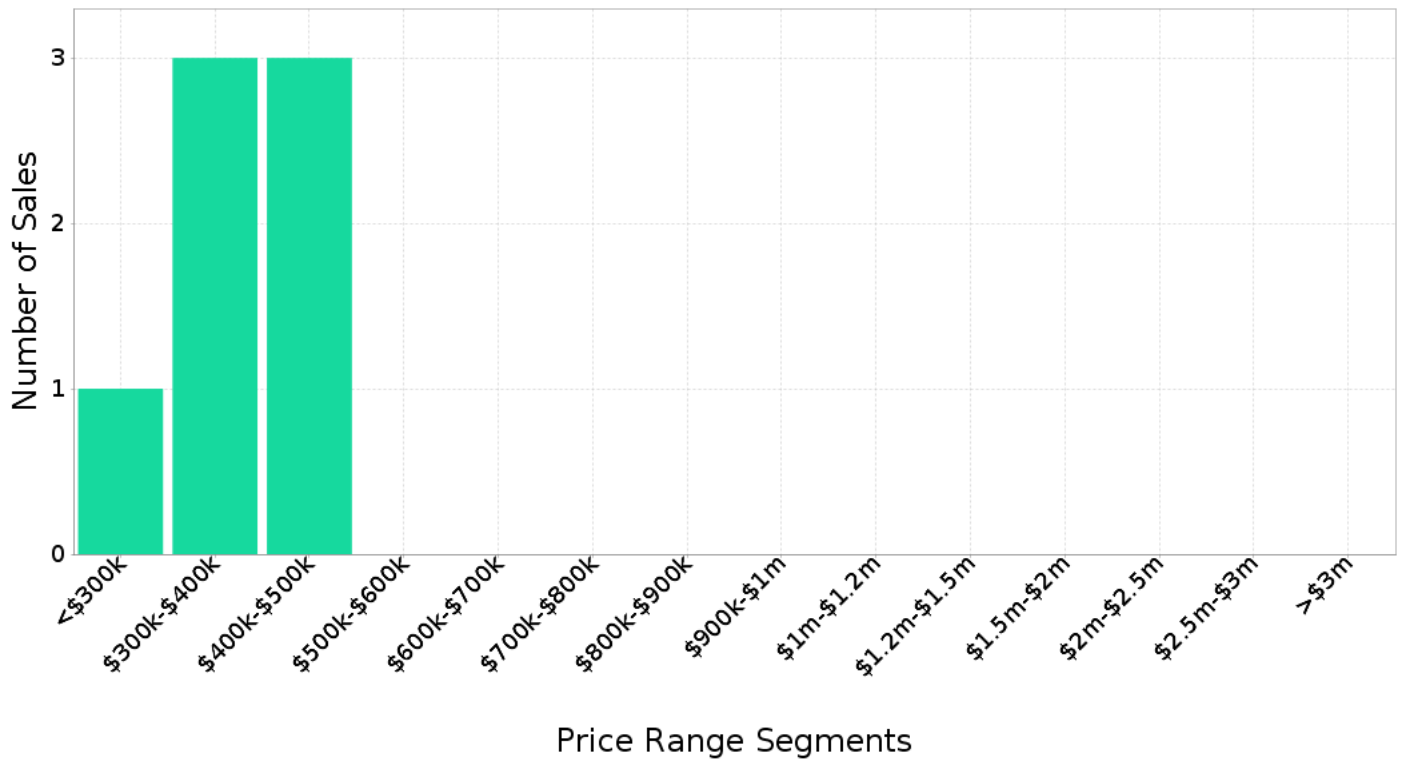
Year	No. of Sales	Average	Median	Growth	Low	High
2002	13	\$ 119,538	\$ 125,000		\$ 62,000	\$ 166,500
2003	34	\$ 157,912	\$ 155,000	24.0 %	\$ 59,500	\$ 313,000
2004	19	\$ 241,105	\$ 220,000	41.9 %	\$ 82,000	\$ 900,000
2005	8	\$ 269,812	\$ 273,250	24.2 %	\$ 210,000	\$ 325,000
2006	11	\$ 290,955	\$ 280,000	2.5 %	\$ 195,000	\$ 419,000
2007	15	\$ 267,933	\$ 272,000	-2.9 %	\$ 80,000	\$ 370,000
2008	17	\$ 286,618	\$ 315,000	15.8 %	\$ 140,000	\$ 392,000
2009	14	\$ 324,643	\$ 290,000	-7.9 %	\$ 170,000	\$ 480,000
2010	6	\$ 340,000	\$ 362,500	25.0 %	\$ 180,000	\$ 415,000
2011	5	\$ 321,200	\$ 315,000	-13.1 %	\$ 206,000	\$ 435,000
2012	16	\$ 416,438	\$ 291,500	-7.5 %	\$ 150,000	\$ 1,280,000
2013	12	\$ 361,417	\$ 342,000	17.3 %	\$ 245,000	\$ 530,000
2014	13	\$ 352,962	\$ 310,000	-9.4 %	\$ 120,000	\$ 700,000
2015	21	\$ 612,333	\$ 370,000	19.4 %	\$ 55,000	\$ 1,670,000
2016	10	\$ 819,000	\$ 444,000	20.0 %	\$ 290,000	\$ 1,600,000
2017	12	\$ 349,167	\$ 346,250	-22.0 %	\$ 272,000	\$ 455,000
2018	11	\$ 384,091	\$ 390,000	12.6 %	\$ 280,000	\$ 505,000
2019	13	\$ 354,769	\$ 355,000	-9.0 %	\$ 220,000	\$ 440,000
2020	7	\$ 361,786	\$ 332,000	-6.5 %	\$ 272,500	\$ 450,000



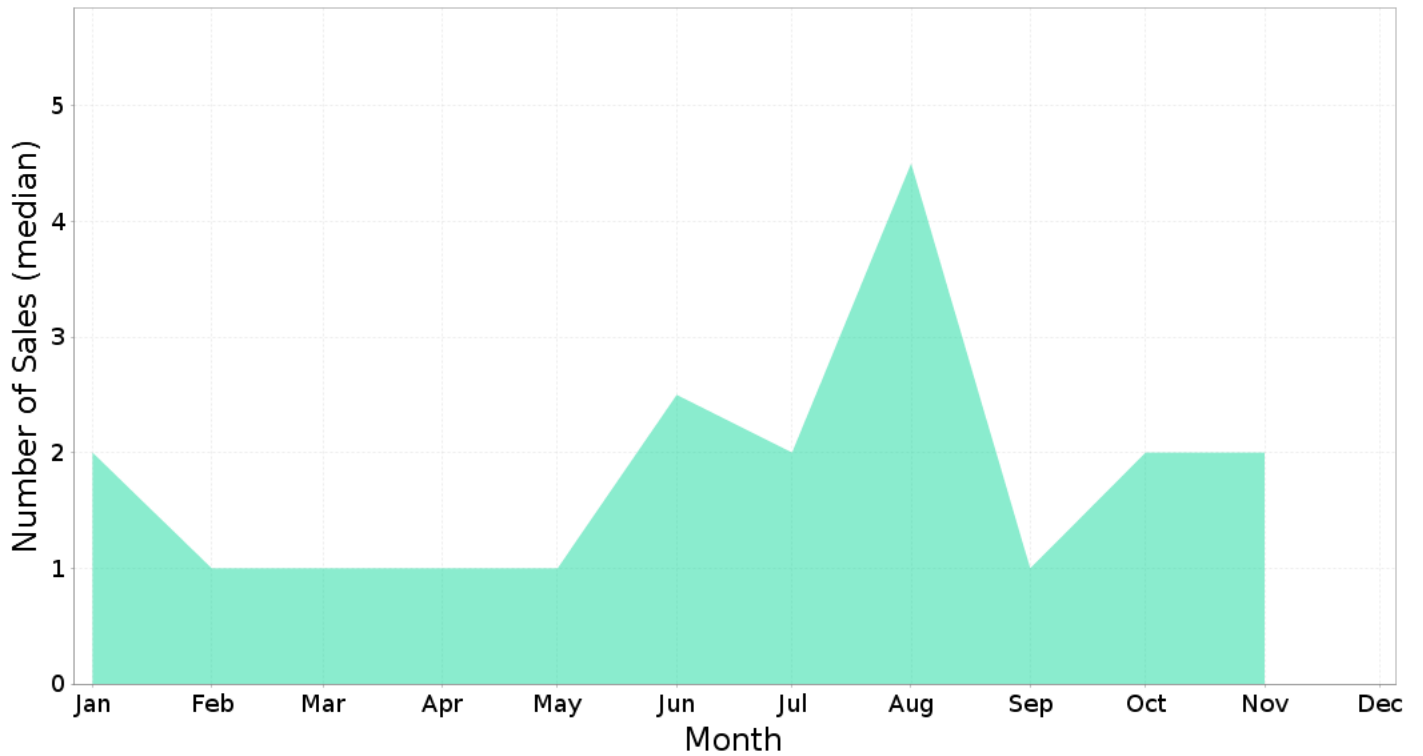
Prepared on 01/10/2020 by James Scarborough, 0414415699 at Australian National Properties. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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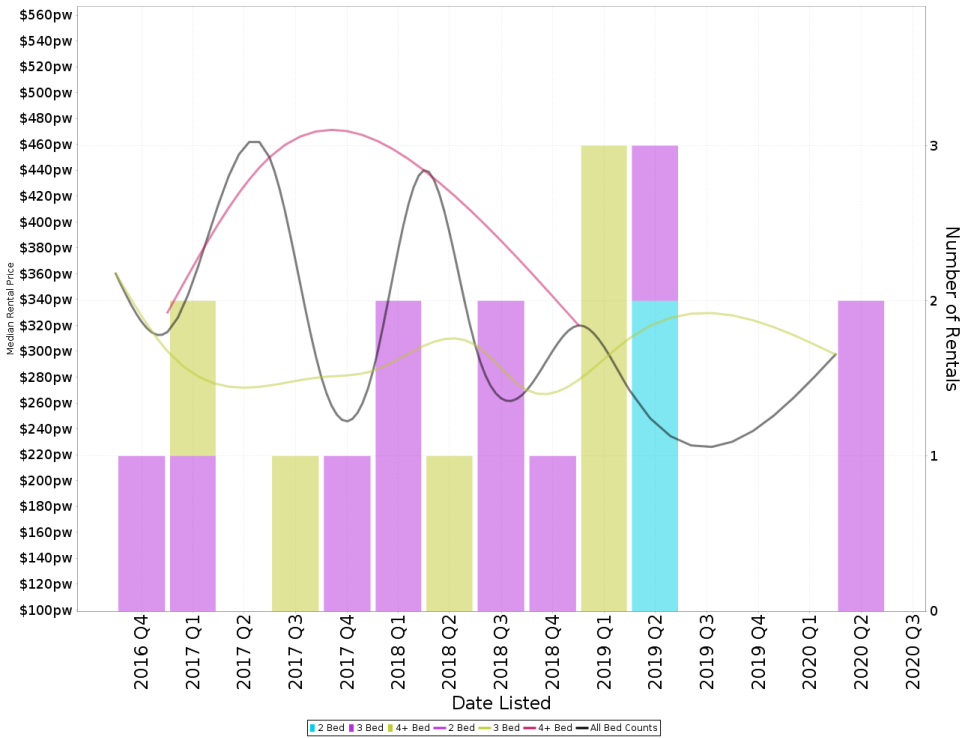
## Price Segmentation



## Peak Selling Periods



# Median Weekly Rents (Houses)



Suburb Sale Price Growth

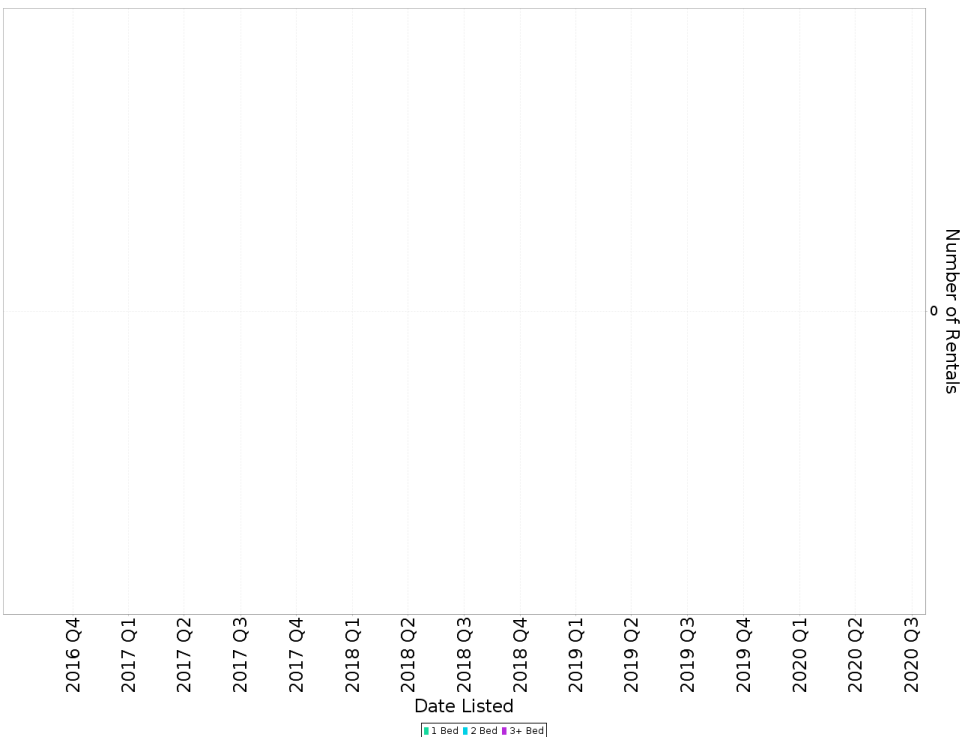
**-5.1%**

Current Median Price: \$332,000  
 Previous Median Price: \$350,000  
 Based on 23 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

N/A

# Median Weekly Rents (Units)



Suburb Sale Price Growth

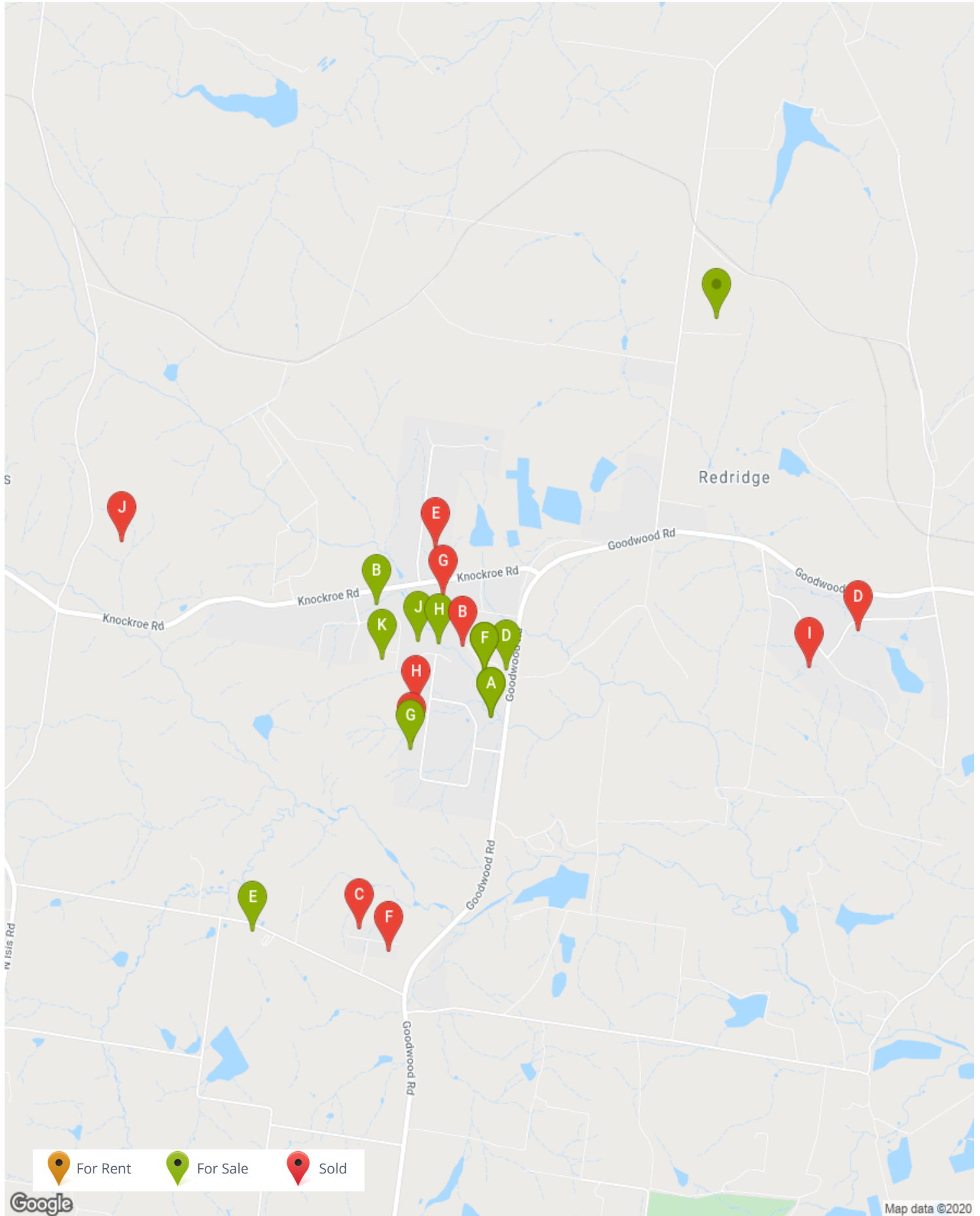
N/A

Suburb Rental Yield

N/A



# Comparable Properties Map





## Nearby Comparable For Sale Properties

There are 14 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$330,000 and the highest for sale price is \$575,000 with a median sale price of \$387,500. Days listed ranges from 12 to 640 days with the average currently at 291 days for these selected properties.

### 181 SUNNYBRAE CCT, REDRIDGE 4660

Distance from Property: 3.4km

 4  2  5



Property Type: House  
Area: 2.33 ha  
RPD: L34 RP854534

Current List Price: **\$499,000**

First List Price: \$499,000

Date Listed: 05/07/2020 Days Listed: **88 Days**

Listed Price Change: **-10.9%**

Features: WALL TYPE: BRICK, ROOF TYPE: COLORBOND, STOREYS: 1, LOWSET, CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN,



### 15 YALLA LANE, REDRIDGE 4660

Distance from Property: 3.4km

 4  2  3



Property Type: House  
Area: 6,863 m<sup>2</sup>  
RPD: L4 SP192993

Current List Price: **\$350,000**

First List Price: \$359,000 \$359,000

Date Listed: 07/08/2019 Days Listed: **421 Days**

Listed Price Change: **-2.5%**

Features:



### 2 MELALUECA CRT, REDRIDGE 4660

 4  2  4



Property Type: House  
Area: 6,000 m<sup>2</sup>  
RPD:

Current List Price: **\$575,000 NEG**

First List Price: \$575,000 NEG

Date Listed: 27/02/2020 Days Listed: **217 Days**

Listed Price Change:

Features:

### REDRIDGE 4660

 4  2  4



Property Type: House  
Area: 1.49 ha (198 m<sup>2</sup>)  
RPD:

Current List Price: **\$430,000**

First List Price: \$430,000

Date Listed: 01/01/2019 Days Listed: **640 Days**

Listed Price Change:

Features:

### 181 SUNNYBRAE CCT, REDRIDGE 4660

Distance from Property: 3.4km

 4  2  3



Property Type: House  
Area: 2.33 ha  
RPD: L34 RP854534

Current List Price: **\$499,000**

First List Price: \$499,000

Date Listed: Days Listed: **1000+ Days**

Listed Price Change:

Features: WALL TYPE: BRICK, ROOF TYPE: COLORBOND, STOREYS: 1, LOWSET, CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN,



### 8 BLUE GUM DR, REDRIDGE 4660

Distance from Property: 3km  5  3  6



Property Type: House  
Area: 6,000 m<sup>2</sup>  
RPD: L14 SP185452

Features:

Current List Price: **\$505,000**  
First List Price: \$540,000 \$540,000  
Date Listed: 20/02/2020 Days Listed: 224 Days  
Listed Price Change: **-6.5%**



### 127 STOCKYARD RD, NORTH ISIS 4660

Distance from Property: 5.8km  5  1  3



Property Type: House  
Area: 4,775 m<sup>2</sup>  
RPD: L5 RP220545

Features:

Current List Price: **\$380,000**  
First List Price: \$390,000 \$390,000  
Date Listed: 29/07/2019 Days Listed: 430 Days  
Listed Price Change: **-2.6%**



### 3 TALINGA CRT, REDRIDGE 4660

 3  1  3



Property Type: House  
Area: 1.06 ha  
RPD:

Features:

Current List Price: **\$425,000**  
First List Price: \$425,000  
Date Listed: 19/09/2020 Days Listed: 12 Days  
Listed Price Change:

### 23 BLUE GUM DR, REDRIDGE 4660

Distance from Property: 3.2km  3  1  4



Property Type: House  
Area: 6,000 m<sup>2</sup> (220 m<sup>2</sup>)  
RPD: L3 SP185452

Features:

Current List Price: **\$365,000**  
First List Price: \$365,000  
Date Listed: 07/08/2020 Days Listed: 55 Days  
Listed Price Change:



### 97 SUNNYBRAE CCT, REDRIDGE 4660

Distance from Property: 4km  3  2  6



Property Type: House  
Area: 1.08 ha  
RPD: L17 RP854533

Features:

Current List Price: **\$389,000**  
First List Price: \$389,000  
Date Listed: 16/06/2020 Days Listed: 107 Days  
Listed Price Change:



### 5 MELALEUCA CRT, REDRIDGE 4660

Distance from Property: 3.2km

 3  2  3



Property Type:House  
Area: 1.42 ha  
RPD: L21-22 SP200535

Features:

Current List Price:**\$395,000**

First List Price:\$395,000

Date Listed: 29/05/2020 Days Listed: **125 Days**

Listed Price Change:



### 23 BLUE GUM DR, REDRIDGE 4660

Distance from Property: 3.2km

 3  1  4



Property Type:House  
Area: 6,000 m<sup>2</sup> (220 m<sup>2</sup>)  
RPD: L3 SP185452

Features:

Current List Price:**\$365,000**

First List Price:\$330,000 \$330,000

Date Listed: 25/10/2019 Days Listed: **342 Days**

Listed Price Change:



### 1 MELALEUCA CRT, REDRIDGE 4660

Distance from Property: 3.3km

 3  2  2



Property Type:House  
Area: 6,000 m<sup>2</sup> (6,000 m<sup>2</sup>)  
RPD: L19 SP200535

Features:

Current List Price:**\$330,000**

First List Price:\$330,000 \$330,000

Date Listed: 10/05/2019 Days Listed: **510 Days**

Listed Price Change:



### 9 RHYTHM RISE, REDRIDGE 4660

Distance from Property: 3.6km

 3  2  2



Property Type:House  
Area: 6,669 m<sup>2</sup>  
RPD: L15 SP192993

Features:

Current List Price:**\$350,000**

First List Price:\$350,000

Date Listed: 17/01/2019 Days Listed: **623 Days**

Listed Price Change:





## Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$260,000 and the highest sale price is \$450,000 with a median sale price of \$368,500. Days listed ranges from 68 to 172 days with the average currently at 103 days for these selected properties.

### 107 SUNNYBRAE CRCT, REDRIDGE, QLD 4660

Distance from Property: 3.9km  4  2  -



Property Type: House  
Area: 1.08 ha  
Area \$/m2: \$31  
RPD: L18 RP854533

Features:

Sale Price: **\$332,000 (Normal Sale)**  
Sale Date: 25/06/2020 Days to Sell: **120 Days**  
Last Price: \$350,000 Chg %: **-5.1%**  
First Price: \$365,000 Chg %: **-9.0%**



### 38 BLUE GUM DR, REDRIDGE, QLD 4660

Distance from Property: 3.1km  4  2  5



Property Type: House  
Area: 1.02 ha  
Area \$/m2: \$44  
RPD: L7 SP198434

Features:

Sale Price: **\$450,000 (Normal Sale)**  
Sale Date: 24/03/2020 Days to Sell: **172 Days**  
Last Price: \$465,000 Chg %: **-2.2%**  
First Price: \$495,000 Chg %: **-9.1%**



### 142 PARK AVE, NORTH ISIS, QLD 4660

Distance from Property: 5.3km  4  2  2



Property Type: House  
Area: 5,000 m<sup>2</sup>  
Area \$/m2: \$83  
RPD: L72 SP214511

Features:

Sale Price: **\$415,000 (Normal Sale)**  
Sale Date: 05/02/2020 Days to Sell: **68 Days**  
Last Price: \$430,000 Chg %:  
First Price: \$430,000 (Under Offer) Chg %: **-3.5%**



### 71 REDRIDGE CRES, REDRIDGE, QLD 4660

Distance from Property: 2.5km  4  1  2



Property Type: House  
Area: 5,245 m<sup>2</sup>  
Area \$/m2: \$59  
RPD: L4 RP881824

Features:

Sale Price: **\$308,000 (Normal Sale)**  
Sale Date: 19/01/2020 Days to Sell: **87 Days**  
Last Price: \$319,000 Chg %:  
First Price: \$319,000 (Under Offer) Chg %: **-3.4%**



### 32 OAKVIEW DR, REDRIDGE, QLD 4660

Distance from Property: 2.8km  4  2  2



Property Type: House  
Area: 2 ha  
Area \$/m2: \$21  
RPD: L6 SP258947

Features:

Sale Price: **\$415,000 (Normal Sale)**  
Sale Date: 17/01/2020 Days to Sell: **77 Days**  
Last Price: \$415,000 Chg %:  
First Price: \$415,000 Chg %:



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### 113 PARK AVE, NORTH ISIS, QLD 4660

Distance from Property: 5.3km  4  2  4



Property Type: House  
Area: 5,011 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$81  
RPD: L4 SP214511

Features:

Sale Price: **\$405,000 (Normal Sale)**  
Sale Date: 06/11/2019 Days to Sell: **109 Days**  
Last Price: \$425,000 Chg %: **-3.6%**  
First Price: \$449,000 \$449,000 Chg %: **-5.1%**



### 48 GREVILLEA DR, REDRIDGE, QLD 4660

Distance from Property: 3km  5  2  4



Property Type: House  
Area: 2.24 ha  
Area \$/m<sup>2</sup>: \$19  
RPD: L2 RP228991

Features:

Sale Price: **\$425,000 (Normal Sale)**  
Sale Date: 16/06/2020 Days to Sell: **89 Days**  
Last Price: \$425,000 (Under Offer) Chg %:  
First Price: \$485,000 Chg %: **-12.4%**



### 131 SUNNYBRAE CRCT, REDRIDGE, QLD 4660

Distance from Property: 3.7km  3  2  4



Property Type: House  
Area: 1.06 ha  
Area \$/m<sup>2</sup>: \$31  
RPD: L22 RP884082

Features:

Sale Price: **\$330,000 (Normal Sale)**  
Sale Date: 13/07/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 60 GREGORY DR, REDRIDGE, QLD 4660

Distance from Property: 2.6km  3  1  4



Property Type: House  
Area: 2.32 ha  
Area \$/m<sup>2</sup>: \$12  
RPD: L56 RP806094

Features:

Sale Price: **\$272,500 (Normal Sale)**  
Sale Date: 01/06/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 633 MCDONALDS RD, NORTH ISIS, QLD 4660

Distance from Property: 5km  3  1  3



Property Type: House  
Area: 16.75 ha  
Area \$/m<sup>2</sup>: \$2  
RPD: L29 RP800144

Features:

Sale Price: **\$260,000 (Normal Sale)**  
Sale Date: 02/04/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 156 GARRYOWEN ROAD, REDRIDGE, QLD 4660



### Appraisal Price

This market analysis has been prepared on 01/10/2020 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:

**\$330,000 to \$360,000**

### Contact your agent for further information:

Agent Name: James Scarborough  
Mobile: 0414415699  
Office: Australian National Properties  
Office Phone: 07 41525244  
Email: james.scarborough@anpbundaberg.com.au