

10/10/2020

Dear JENWARD PTY LTD,

Re: 21 Water Street Bundaberg South 4670

Thank you for the opportunity to carry out a Market Appraisal of your property at 21 Water Street Bundaberg South 4670. 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 \$200,000-\$215,000

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





COMPARATIVE MARKET ANALYSIS

21 WATER STREET, BUNDABERG SOUTH, QLD 4670

PREPARED BY JAMES SCARBOROUGH, AUSTRALIAN NATIONAL PROPERTIES



Jenward Pty Ltd (tte)
21 Water Street
Bundaberg South, QLD, 4670

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

21 WATER STREET, BUNDABERG SOUTH, QLD 4670



Owner Details

Owner Name(s): JENWARD PTY LTD (TTE)

Owner Address: 6 POSSUM PL, GOOBURRUM QLD 4670

Phone(s):

Owner Type:

Rental

Property Details

 3  1  1

Property Type: House - Freehold [Issuing]

RPD: L76 RP13432

Valuation Amount: \$128,000 - Site Value on 30/06/2020

Valuation Amount: \$128,000 - Site Value on 30/06/2017

Land Use: SINGLE UNIT DWELLING

Zoning

Council: BUNDABERG REGIONAL

Features:

Area: 1,012 m²

Area \$/m²: \$172

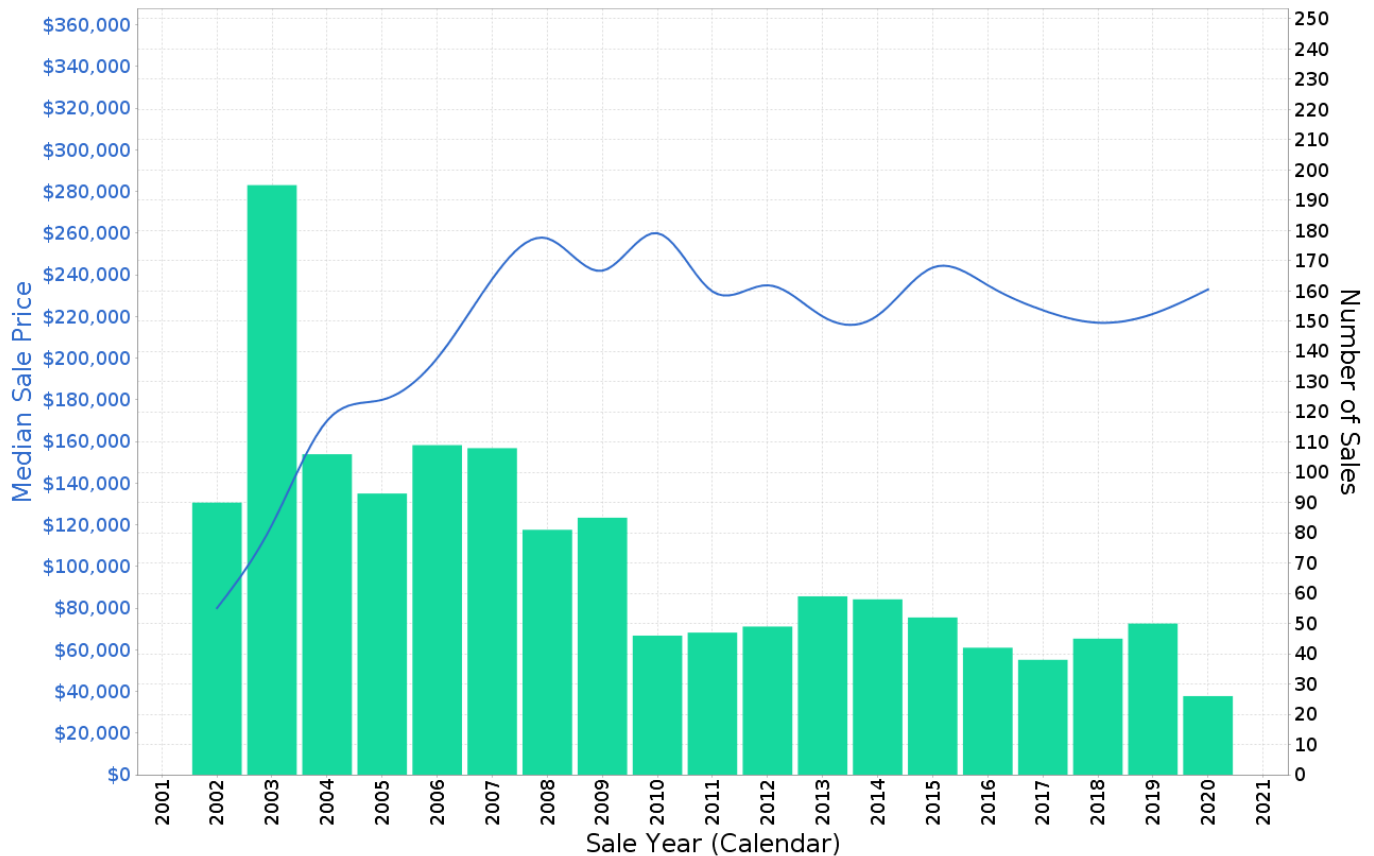
Water/Sewerage:

Property ID: 441774 / QLD715586

UBD Ref: UBD Ref:

Sales & Growth Chart (House)

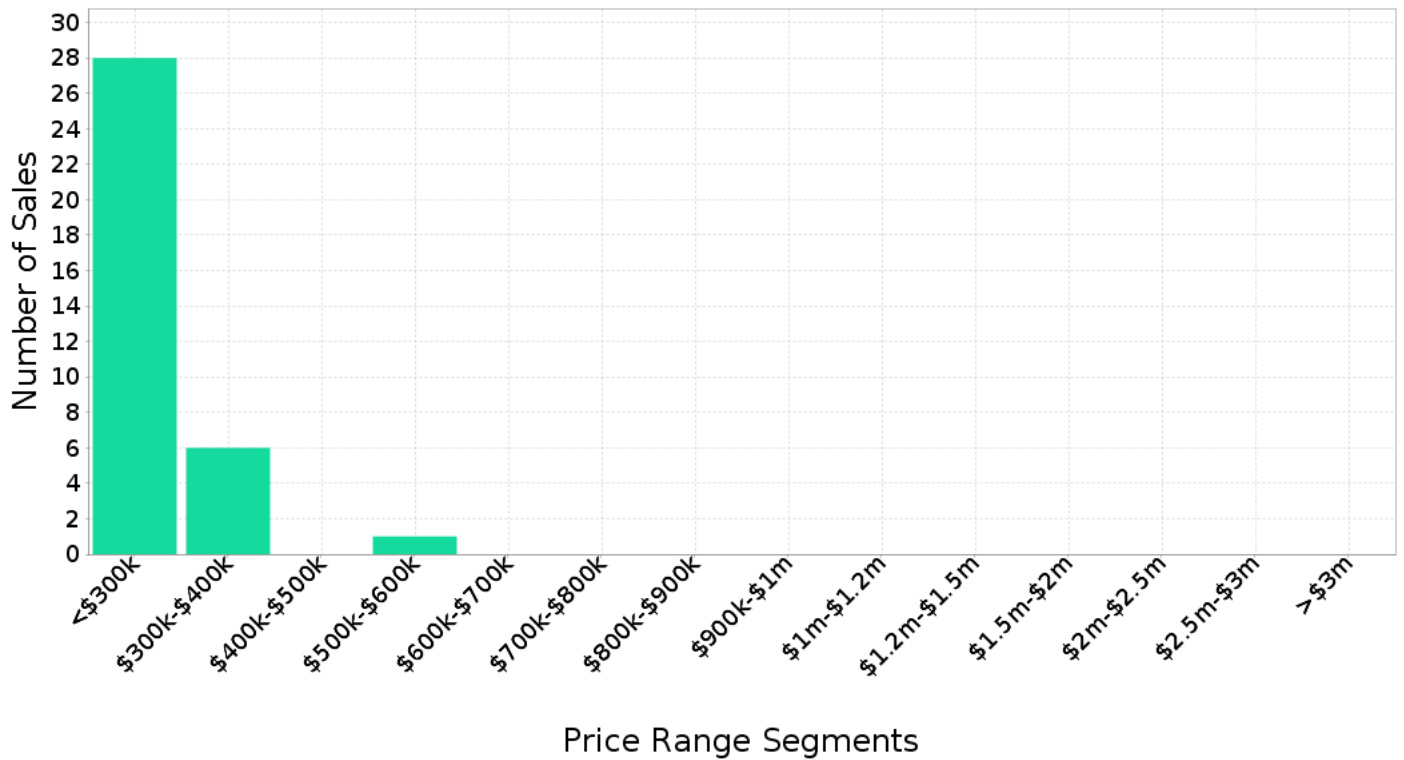
Year	No. of Sales	Average	Median	Growth	Low	High
2002	90	\$ 90,821	\$ 80,000		\$ 30,000	\$ 270,000
2003	195	\$ 130,159	\$ 120,000	50.0 %	\$ 7,500	\$ 435,000
2004	106	\$ 181,182	\$ 170,000	41.7 %	\$ 72,500	\$ 860,000
2005	93	\$ 192,139	\$ 180,000	5.9 %	\$ 120,000	\$ 425,000
2006	109	\$ 205,078	\$ 200,000	11.1 %	\$ 82,500	\$ 344,500
2007	108	\$ 250,437	\$ 238,000	19.0 %	\$ 146,000	\$ 625,000
2008	81	\$ 274,960	\$ 257,500	8.2 %	\$ 167,500	\$ 700,000
2009	85	\$ 263,104	\$ 242,000	-6.0 %	\$ 172,000	\$ 1,000,000
2010	46	\$ 266,678	\$ 260,000	7.4 %	\$ 162,000	\$ 417,000
2011	47	\$ 232,798	\$ 232,000	-10.8 %	\$ 110,000	\$ 507,500
2012	49	\$ 235,245	\$ 235,000	1.3 %	\$ 161,997	\$ 360,000
2013	59	\$ 224,555	\$ 220,000	-6.4 %	\$ 42,000	\$ 1,000,000
2014	58	\$ 218,669	\$ 220,500	0.2 %	\$ 8,000	\$ 381,000
2015	52	\$ 264,240	\$ 243,500	10.4 %	\$ 57,000	\$ 1,060,000
2016	42	\$ 249,679	\$ 235,000	-3.5 %	\$ 120,000	\$ 550,000
2017	38	\$ 235,434	\$ 223,000	-5.1 %	\$ 150,000	\$ 415,000
2018	45	\$ 226,244	\$ 217,000	-2.7 %	\$ 130,000	\$ 429,000
2019	50	\$ 243,490	\$ 221,250	2.0 %	\$ 125,000	\$ 530,000
2020	26	\$ 252,635	\$ 233,000	5.3 %	\$ 111,000	\$ 500,000



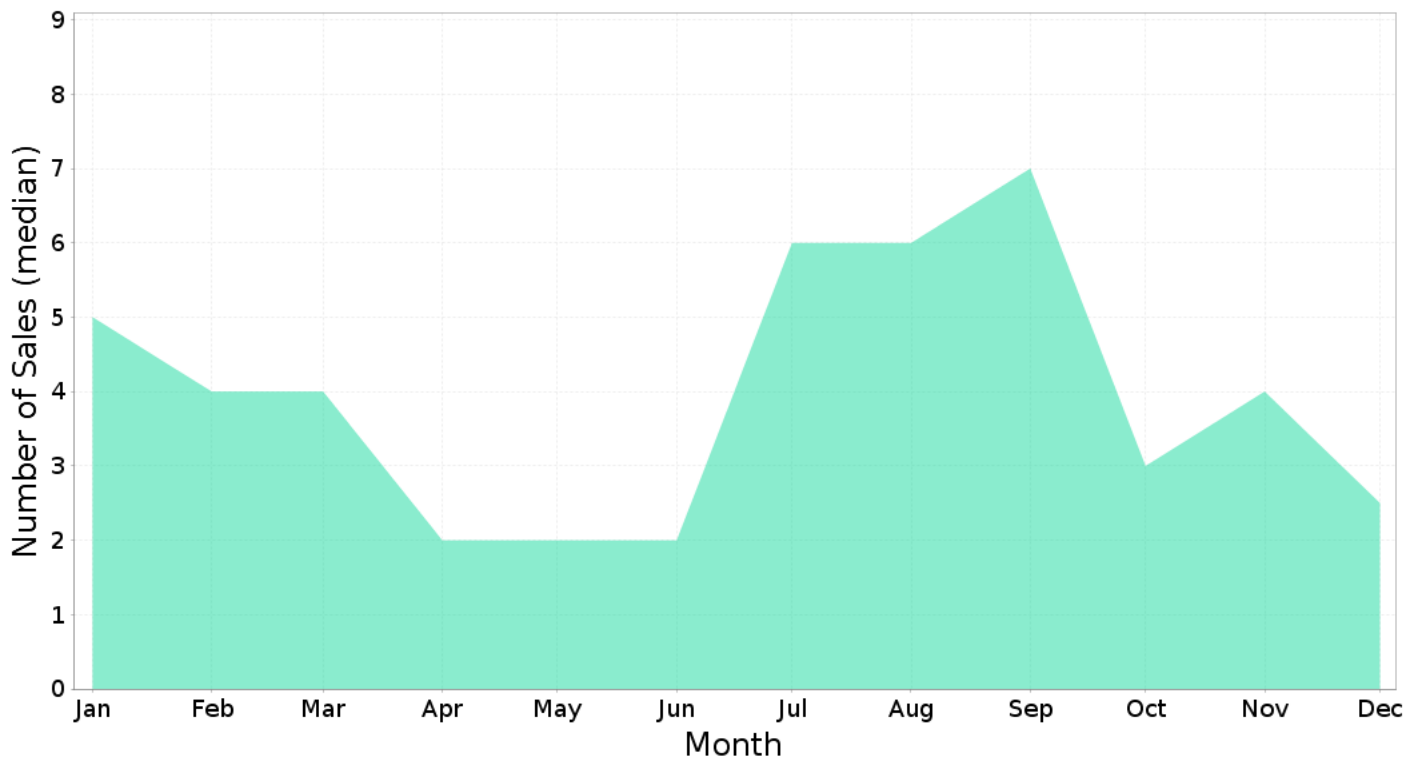
Prepared on 02/10/2020 by James Scarborough, 0414415699 at Australian National Properties. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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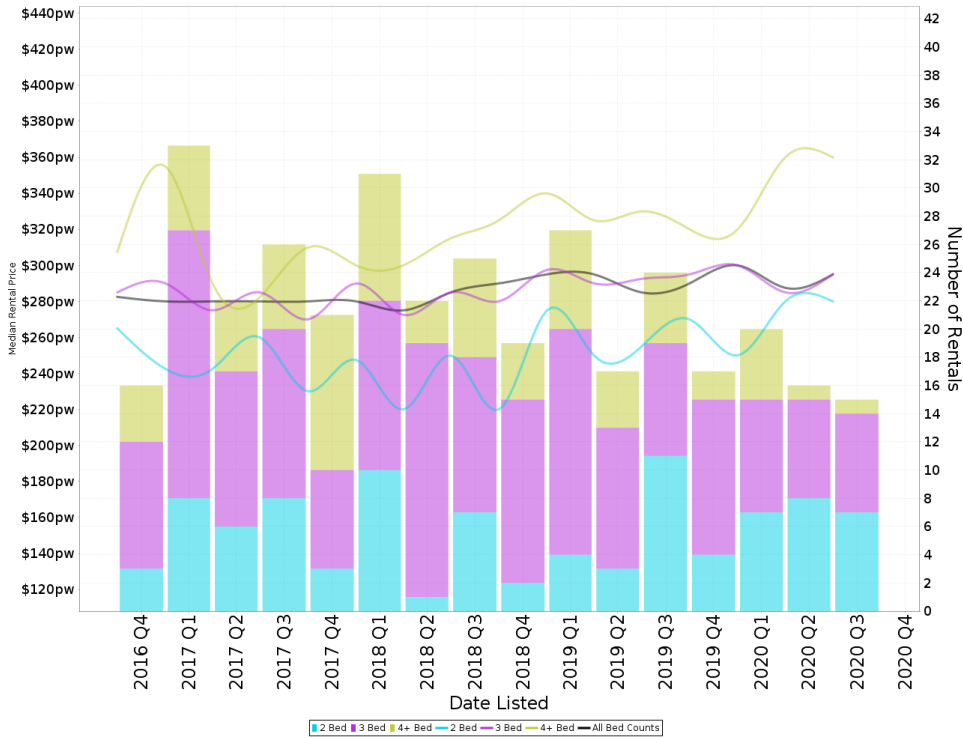
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.1%

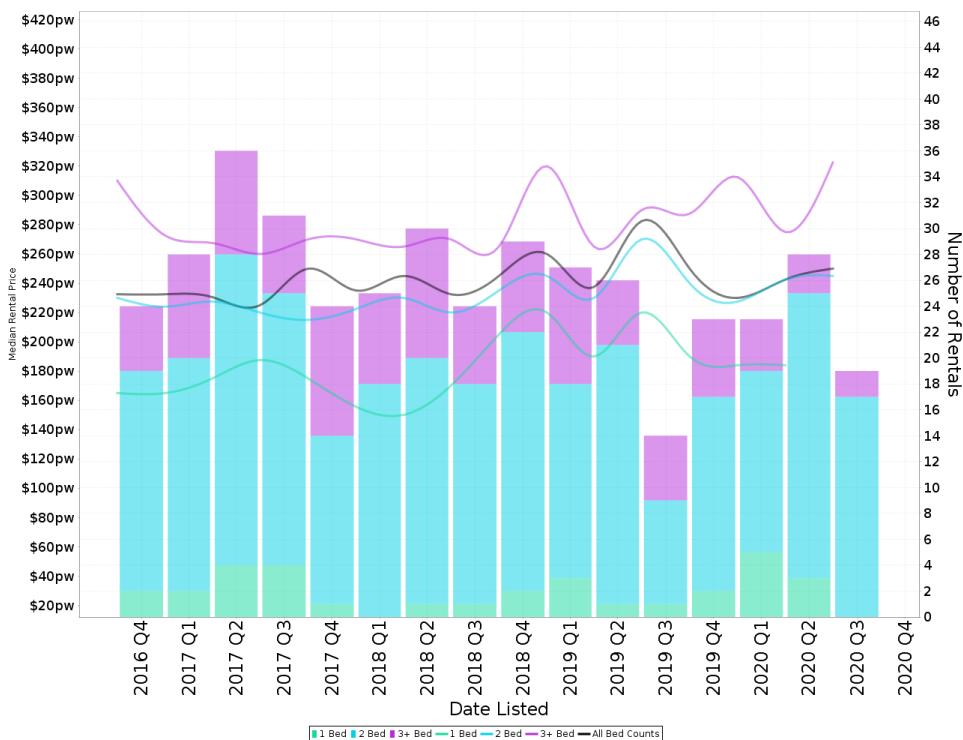
Current Median Price: \$233,000
Previous Median Price: \$217,500
Based on 85 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.2%

Current Median Price: \$233,000
Current Median Rent: \$280
Based on 97 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.4%

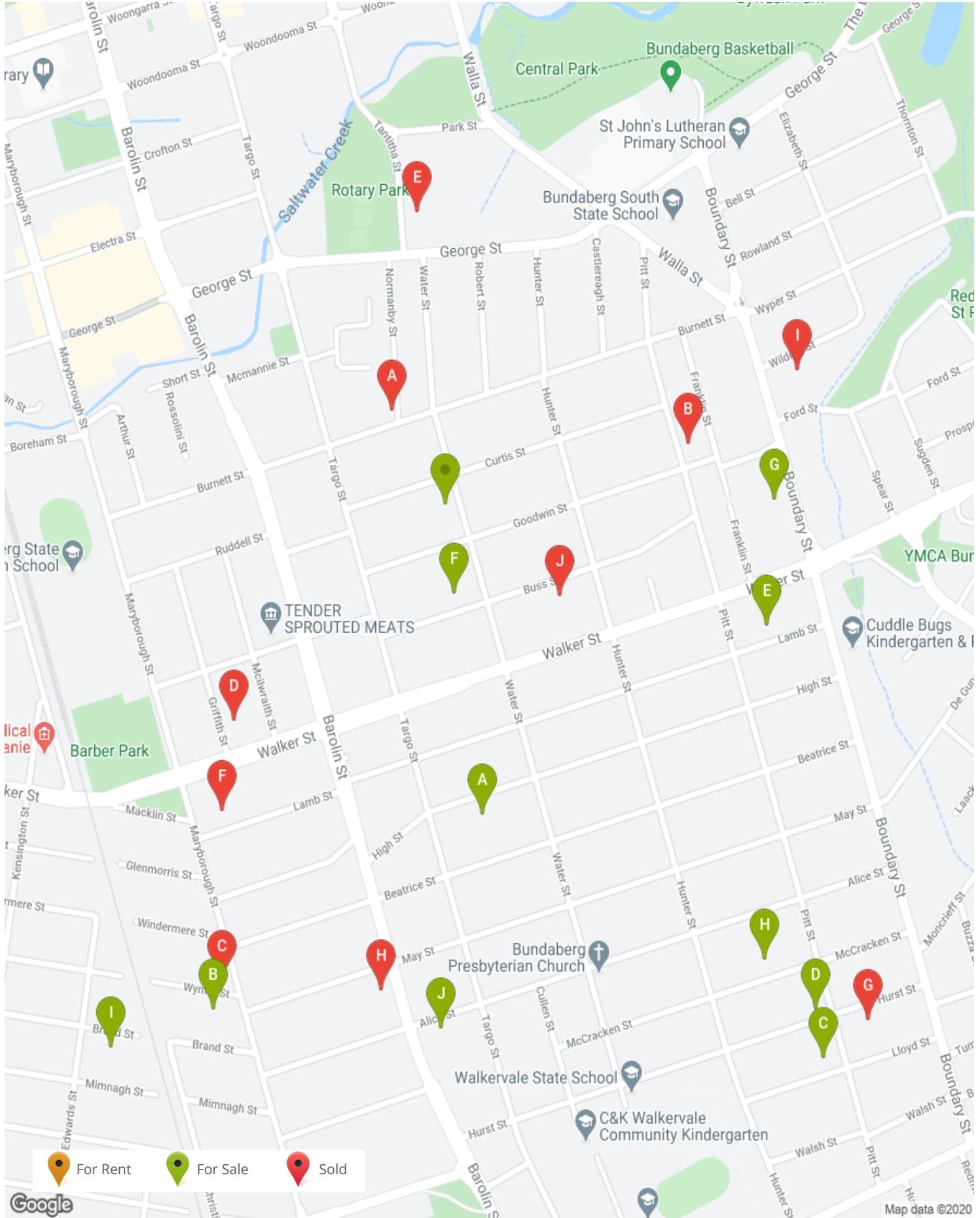
Current Median Price: \$175,000
Previous Median Price: \$160,000
Based on 19 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$175,000
Current Median Rent: \$230
Based on 119 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 1000.0m from the focus property. The lowest for sale price is \$195,000 and the highest for sale price is \$249,000 with a median sale price of \$230,000. Days listed ranges from 2 to 24 days with the average currently at 11 days for these selected properties.

42 HIGH ST, WALKERVALE 4670

Distance from Property: 570m  3  1  2



Property Type: House
Area: 1,012 m²
RPD: L39 RP47844

Features:

Current List Price: **\$215,000**
First List Price: \$215,000
Date Listed: 30/09/2020 Days Listed: **2 Days**
Listed Price Change:



2 WYNTER ST, WALKERVALE 4670

Distance from Property: 1km  3  1  2



Property Type: House
Area: 1,189 m²
RPD: L6 RP44442

Features:

Current List Price: **Offers Over \$249,000**
First List Price: Offers Over \$249,000
Date Listed: 30/09/2020 Days Listed: **2 Days**
Listed Price Change:



17 LLOYD ST, WALKERVALE 4670

Distance from Property: 1.3km  3  1  1



Property Type: House
Area: 802 m²
RPD: L2 RP88983

Features:

Current List Price: **\$229,000**
First List Price: \$229,000
Date Listed: 29/09/2020 Days Listed: **3 Days**
Listed Price Change:



75 PITT ST, WALKERVALE 4670

Distance from Property: 1.2km  3  1  2



Property Type: House
Area: 802 m²
RPD: L114 RP59321

Features:

Current List Price: **\$235,000**
First List Price: \$235,000
Date Listed: 25/09/2020 Days Listed: **7 Days**
Listed Price Change:



9 LAMB ST, WALKERVALE 4670

Distance from Property: 676m  3  1  1



Property Type: House
Area: 769 m²
RPD: L55 RP13453

Features:

Current List Price: **Offers Over \$219,000**
First List Price: Offers Over \$219,000
Date Listed: 22/09/2020 Days Listed: **10 Days**
Listed Price Change:



25 BUSS ST, BUNDABERG SOUTH 4670

Distance from Property: 161m  3  2  1



Property Type: House
Area: 1,012 m²
RPD: L18 RP13441

Features:

Current List Price: **\$245,000 (Under Offer)**
First List Price: \$245,000
Date Listed: 17/09/2020 Days Listed: 15 Days
Listed Price Change:



21 BOUNDARY ST, BUNDABERG SOUTH 4670

Distance from Property: 653m  3  1  1



Property Type: House
Area: 2,309 m²
RPD: L61 RP13448

Features:

Current List Price: **Offers Above \$205,000**
First List Price: \$215,000
Date Listed: 16/09/2020 Days Listed: 16 Days
Listed Price Change: **-4.9%**



15 MCCrackEN ST, WALKERVALE 4670

Distance from Property: 1km  3  1  4



Property Type: House
Area: 1,012 m²
RPD: L63 RP59321

Features:

Current List Price: **O/A \$199,000**
First List Price: O/A \$199,000
Date Listed: 16/09/2020 Days Listed: 16 Days
Listed Price Change:



18 BRAND ST, NORVILLE 4670

Distance from Property: 1.2km  3  2  2



Property Type: House
Area: 809 m²
RPD: L3 RP65210

Features:

Current List Price: **\$249,000**
First List Price: \$249,000
Date Listed: 11/09/2020 Days Listed: 21 Days
Listed Price Change:



46A ALICE ST, WALKERVALE 4670

Distance from Property: 954m  3  1  3



Property Type: House
Area: 589 m²
RPD: L2 RP805348

Features:

Current List Price: **\$249,000**
First List Price: \$249,000
Date Listed: 08/09/2020 Days Listed: 24 Days
Listed Price Change:



Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$180,000 and the highest sale price is \$235,000 with a median sale price of \$199,000. Days listed ranges from 1 to 200 days with the average currently at 80 days for these selected properties.

53 BURNETT ST, BUNDABERG SOUTH, QLD 4670

Distance from Property: 202m  3  1  2



Property Type: House
Area: 513 m²
Area \$/m²: \$361
RPD: L1 RP70010

Features:

Sale Price: **\$185,000 (Agents Advice - Sale)**
Sale Date: 23/09/2020 Days to Sell: **196 Days**
Last Price: \$205,000 negotiable Chg %: **-7.5%**
First Price: \$210,000 NEGOTIABLE Chg %: **-7.5%**



16 PITT ST, BUNDABERG SOUTH, QLD 4670

Distance from Property: 496m  3  1  1



Property Type: House
Area: 498 m²
Area \$/m²: \$371
RPD: L1 RP67777

Features:

Sale Price: **\$185,000 (Agents Advice - Sale)**
Sale Date: 21/09/2020 Days to Sell: **145 Days**
Last Price: Under Contract (Under Chg %:
First Price: \$195,000 (Under Offer) Chg %: **-5.1%**



55 MARYBOROUGH ST, WALKERVALE, QLD 4670

Distance from Property: 975m  3  1  1



Property Type: House
Area: 809 m²
Area \$/m²: \$290
RPD: L44 RP13494

Features:

Sale Price: **\$235,000 (Normal Sale)**
Sale Date: 30/07/2020 Days to Sell: **1 Day**
Last Price: Offers Over \$225,000 Chg %:
First Price: Offers Over \$225,000 Chg %:



16 GRIFFITH ST, BUNDABERG SOUTH, QLD 4670

Distance from Property: 575m  3  1  1



Property Type: House
Area: 801 m²
Area \$/m²: \$233
RPD: L23 RP13463

Features:

Sale Price: **\$187,000 (Normal Sale)**
Sale Date: 22/07/2020 Days to Sell: **29 Days**
Last Price: \$189,000 Chg %:
First Price: \$189,000 (Under Offer) Chg %: **-6.0%**



48 TANTITHA ST, BUNDABERG SOUTH, QLD 4670

Distance from Property: 535m  3  1  2



Property Type: House
Area: 607 m²
Area \$/m²: \$297
RPD: L3 RP68251

Features: LOWSET, POST WAR, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, SLEEPOUT, SHED/S

Sale Price: **\$180,000 (Normal Sale)**
Sale Date: 24/06/2020 Days to Sell: **12 Days**
Last Price: \$199,000 Chg %: **-5.8%**
First Price: \$199,000 Chg %: **-5.8%**



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103 LAMB ST, WALKERVALE, QLD 4670

Distance from Property: 713m  3  1  3



Property Type: House
Area: 955 m²
Area \$/m²: \$209
RPD: L17 RP13465

Features:

Sale Price: **\$200,000 (Normal Sale)**
Sale Date: 10/06/2020 Days to Sell: **200 Days**
Last Price: \$219,000 (Under Offer) Chg %: **-8.7%**
First Price: \$260,000 Chg %: **-16.7%**



8 HURST ST, WALKERVALE, QLD 4670

Distance from Property: 1.3km  3  1  4



Property Type: House
Area: 865 m²
Area \$/m²: \$266
RPD: L185 RP59321

Features:

Sale Price: **\$230,000 (Extraordinary)**
Sale Date: 27/05/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



121 BAROLIN ST, WALKERVALE, QLD 4670

Distance from Property: 893m  3  1  2



Property Type: House
Area: 809 m²
Area \$/m²: \$272
RPD: L2 RP55756

Features:

Sale Price: **\$220,000 (Normal Sale)**
Sale Date: 18/05/2020 Days to Sell: **N/A**
Last Price: \$229,000 Chg %: **-2.2%**
First Price: \$229,000 Chg %: **-2.2%**



16 WILDING ST, BUNDABERG SOUTH, QLD 4670

Distance from Property: 740m  3  1  2



Property Type: House
Area: 675 m²
Area \$/m²: \$293
RPD: L1 RP59785

Features:

Sale Price: **\$198,000 (Normal Sale)**
Sale Date: 14/01/2020 Days to Sell: **4 Days**
Last Price: SUBMIT ALL OFFERS!! Chg %:
First Price: SUBMIT ALL OFFERS!! Chg %:



12 BUSS ST, BUNDABERG SOUTH, QLD 4670

Distance from Property: 282m  3  1  1



Property Type: House
Area: 809 m²
Area \$/m²: \$262
RPD: L1 RP150958

Features:

Sale Price: **\$212,000 (Normal Sale)**
Sale Date: 19/11/2019 Days to Sell: **55 Days**
Last Price: SOLD Chg %:
First Price: \$239,000 Chg %: **-5.8%**



21 WATER STREET, BUNDABERG SOUTH, QLD 4670



Appraisal Price

This market analysis has been prepared on 02/10/2020 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:

\$195,000 to \$210,000

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