

COMPARATIVE MARKET ANALYSIS

363 ALICE STREET, MARYBOROUGH, QLD 4650

PREPARED BY TONY NIOA, PRDNATIONWIDE MARYBOROUGH



Rainy Day Super Bare Pty Ltd (tte)
363 Alice Street
Maryborough, QLD, 4650

To Dale Bennett

RE: Property Appraisal- 363 Ferry Street, Maryborough.

Further to our recent discussion regarding the above property we are pleased to provide you with an appraisal.

This appraisal has been prepared with current market conditions and the most recent sales in mind, and is provided to give you a snap shot of the current market and to assist you in determining how you wish to deal with the property.

Please note this recommendation is meant as a guide only and in no way should be construed as a formal valuation.

We recommend you obtain the services of a licensed and registered valuer should you require a more detailed valuation.

Based on the sales and leasing activity, and properties on the market, as shown in this report we have reached the following conclusions.

We have assessed the leasing at rate between \$3,250 and \$3750 per month plus GST based current market evidence, the condition and position of the property.

This is a quality site in a high profile location and we therefore consider current rental of \$3545.41 per month excluding GST to be at market.

The sale value of this property is estimated to be between \$430 000 and \$470 000 with a mid point of \$450 000 being appropriate, showing an 8% net yield

We trust this information is of assistance to you and if you require any further information regarding this report please contact me on the details below.

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PRDnationwide Maryborough
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Web: www.prdmaryborough.com.au

363 ALICE STREET, MARYBOROUGH, QLD 4650



Owner Details

Owner Name(s): RAINY DAY SUPER BARE PTY LTD (TTE)
 Owner Address: N/A
 Phone(s): (07) 4122 2911 (BOB...)

Owner Type: Owner Occupied

Property Details

Property Type: Commercial - Freehold [Issuing]
 RPD: L3 RP3500
 Valuation Amount: \$167,500 - Site Value on 30/06/2020
 Valuation Amount: \$167,500 - Site Value on 30/06/2018
 Land Use: SHOP-SINGLE
 Zoning: Business or Centre
 Council: FRASER COAST REGIONAL
 Features:

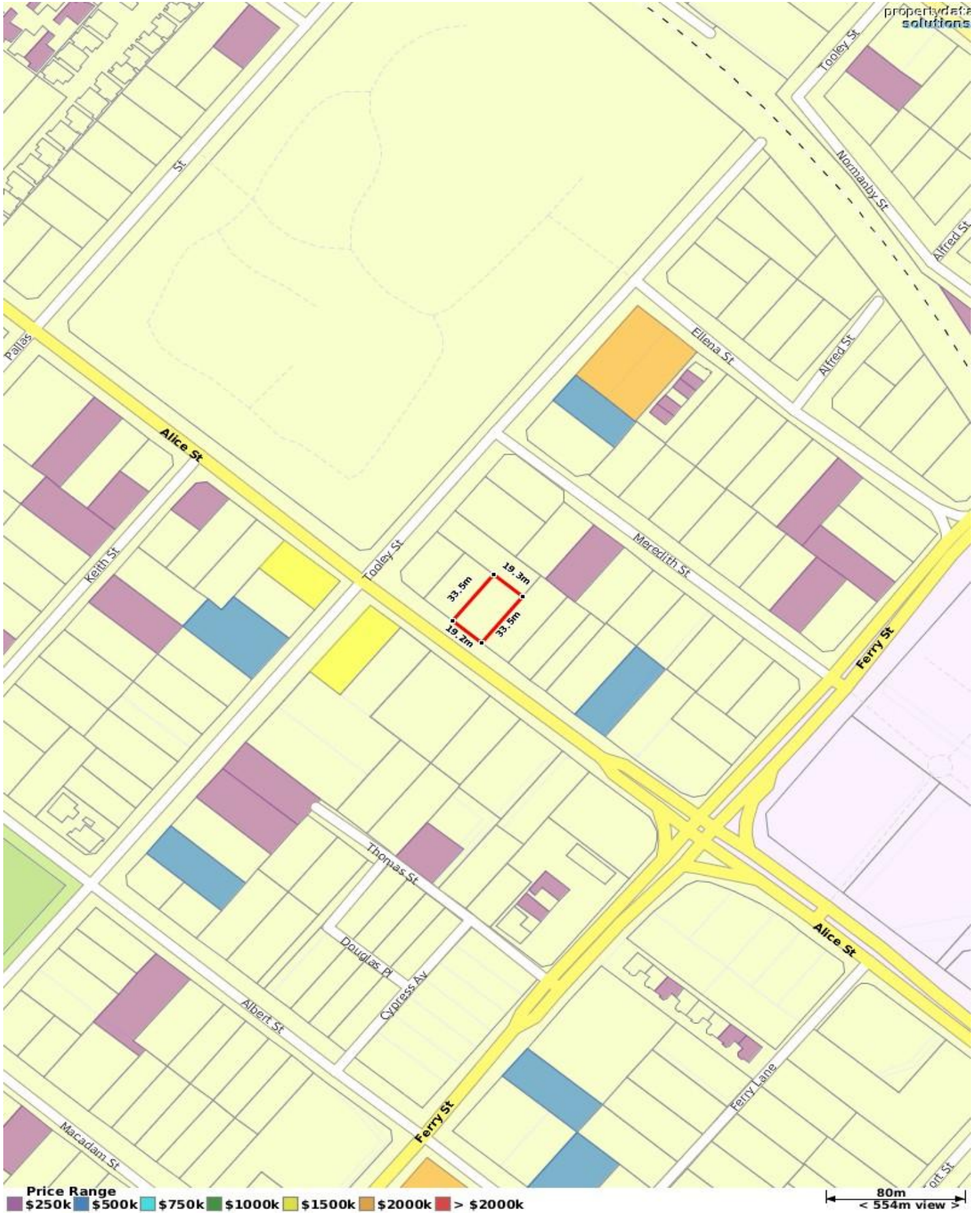
Area: 642 m²
 Area \$/m²: \$576
 Water/Sewerage:
 Property ID: 1425569 / QLD621066
 UBD Ref: UBD Ref:



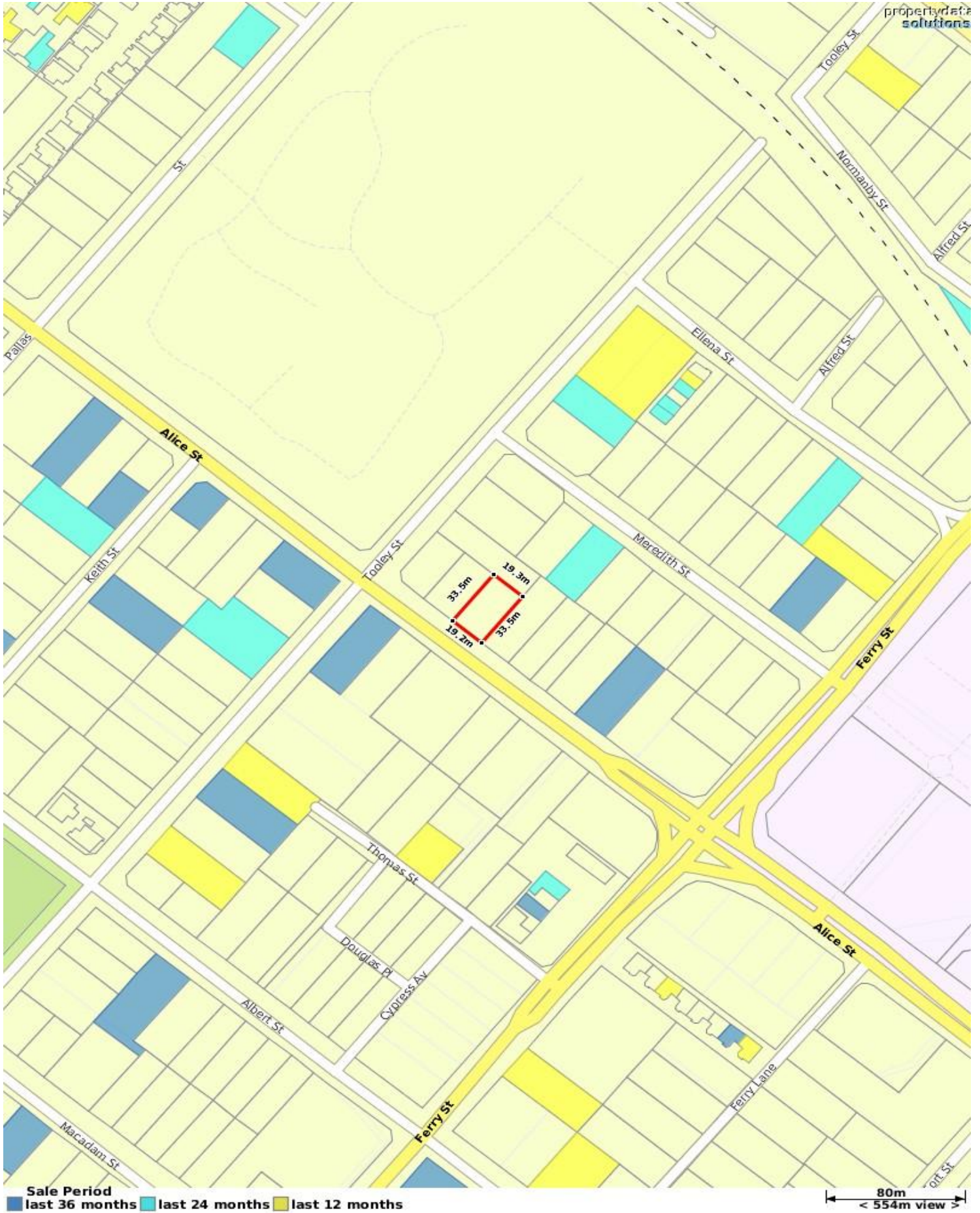
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 370,000	04/05/2017	BATTEN; BATTEN	642 m ²	Normal Sale	No
\$ 82,750	30/04/2004	BAXTER; BAXTER	642 m ²	Normal Sale	No
\$ 65,000	28/10/1995	LEASK; LEASK	642 m ²	Normal Sale	No
\$ 67,000	16/06/1993	DAY	642 m ²	Normal Sale	No

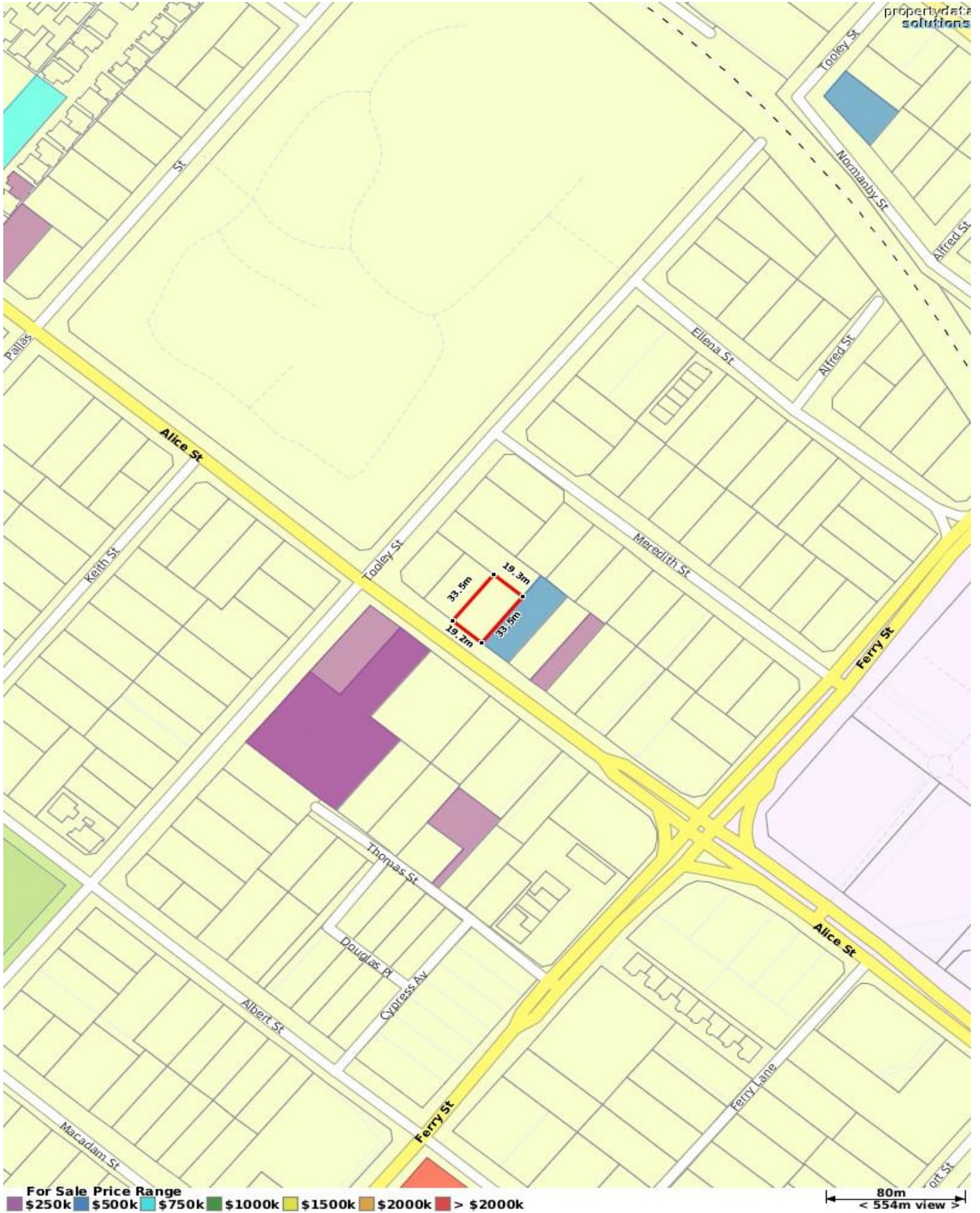
Nearby Sold Properties (Price Range)



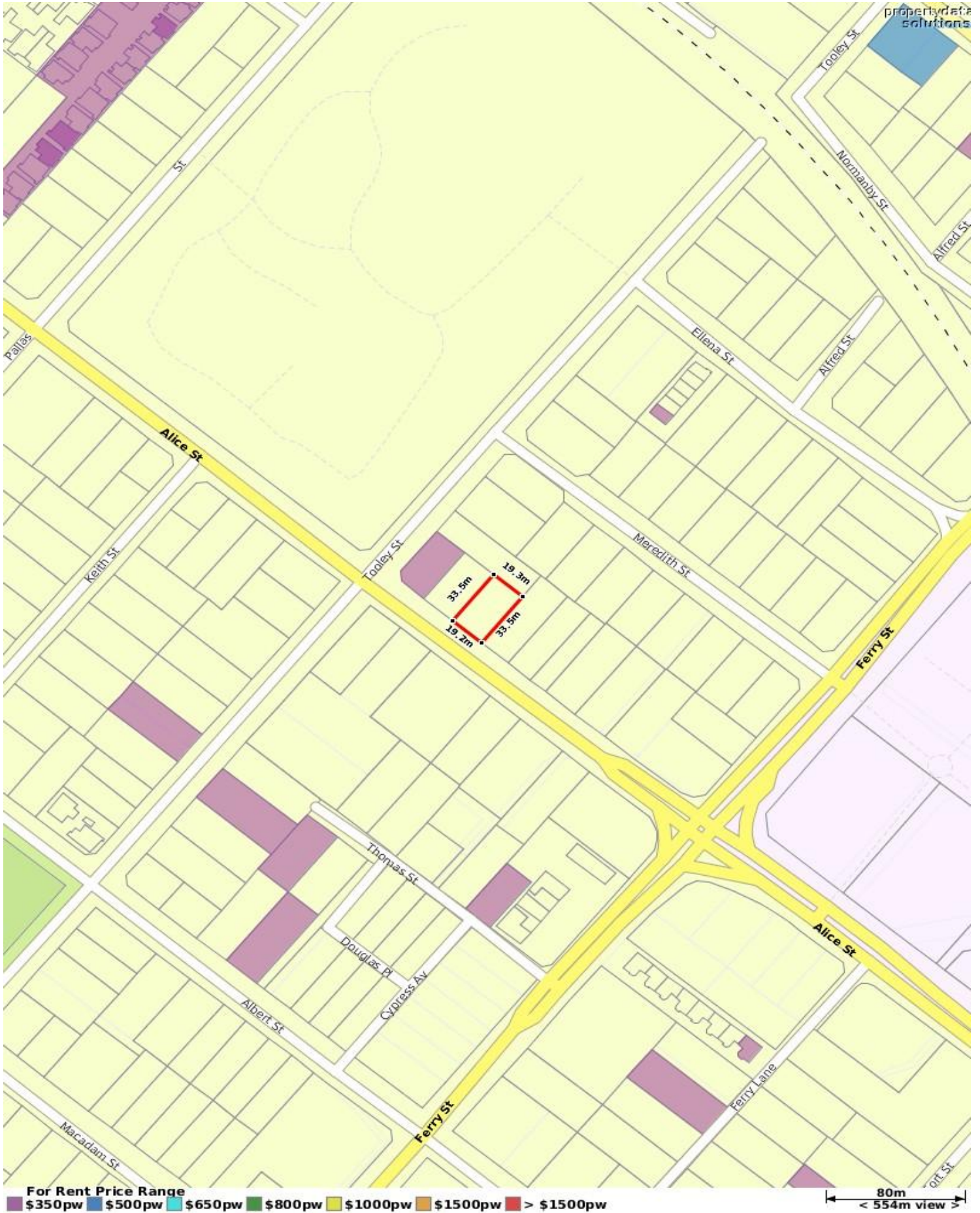
Nearby Sold Properties (Sale Date)



Nearby Properties For Sale

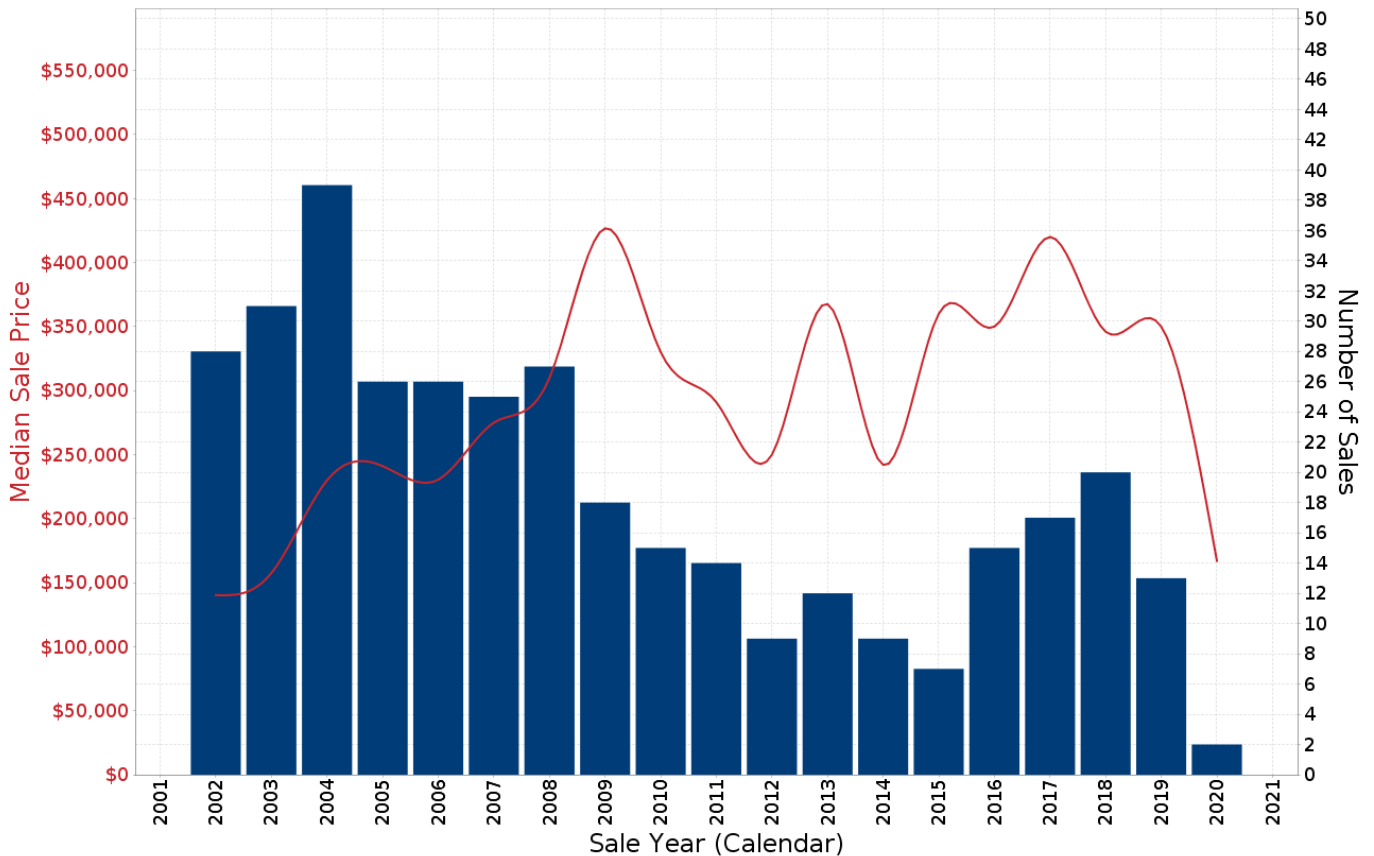


Nearby Properties For Rent



Sales & Growth Chart (Commercial)

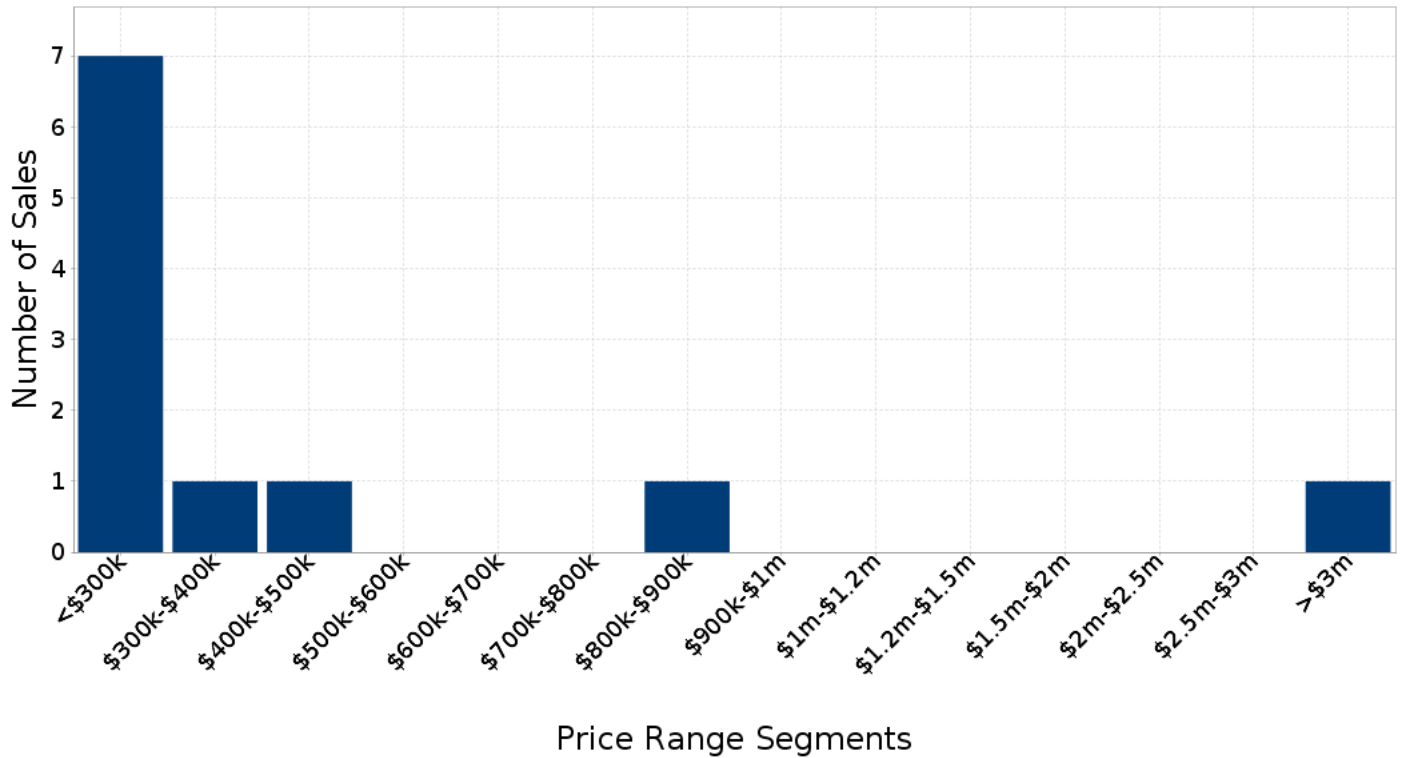
Year	No. of Sales	Average	Median	Growth	Low	High
2002	28	\$ 301,771	\$ 140,250		\$ 38,000	\$ 2,050,000
2003	31	\$ 787,839	\$ 157,500	12.3 %	\$ 65,000	\$ 16,550,000
2004	39	\$ 415,372	\$ 230,000	46.0 %	\$ 80,000	\$ 1,800,000
2005	26	\$ 277,500	\$ 241,000	4.8 %	\$ 66,000	\$ 825,000
2006	26	\$ 483,038	\$ 230,500	-4.4 %	\$ 79,000	\$ 3,300,000
2007	25	\$ 555,454	\$ 275,000	19.3 %	\$ 135,000	\$ 3,000,000
2008	27	\$ 610,270	\$ 310,000	12.7 %	\$ 85,000	\$ 2,700,000
2009	18	\$ 558,473	\$ 426,750	37.7 %	\$ 165,000	\$ 2,326,500
2010	15	\$ 827,933	\$ 330,000	-22.7 %	\$ 182,000	\$ 3,600,000
2011	14	\$ 397,286	\$ 291,000	-11.8 %	\$ 140,000	\$ 855,000
2012	9	\$ 313,556	\$ 250,000	-14.1 %	\$ 150,000	\$ 627,000
2013	12	\$ 408,833	\$ 367,500	47.0 %	\$ 160,000	\$ 1,100,000
2014	9	\$ 369,111	\$ 242,000	-34.1 %	\$ 100,000	\$ 990,000
2015	7	\$ 552,896	\$ 360,000	48.8 %	\$ 198,669	\$ 1,068,000
2016	15	\$ 373,967	\$ 350,000	-2.8 %	\$ 102,500	\$ 1,085,000
2017	17	\$ 1,854,512	\$ 420,000	20.0 %	\$ 105,000	\$ 13,000,000
2018	20	\$ 607,369	\$ 346,000	-17.6 %	\$ 75,000	\$ 4,075,000
2019	13	\$ 643,885	\$ 350,000	1.2 %	\$ 100,000	\$ 3,600,000
2020	2	\$ 167,000	\$ 167,000	-52.3 %	\$ 144,000	\$ 190,000



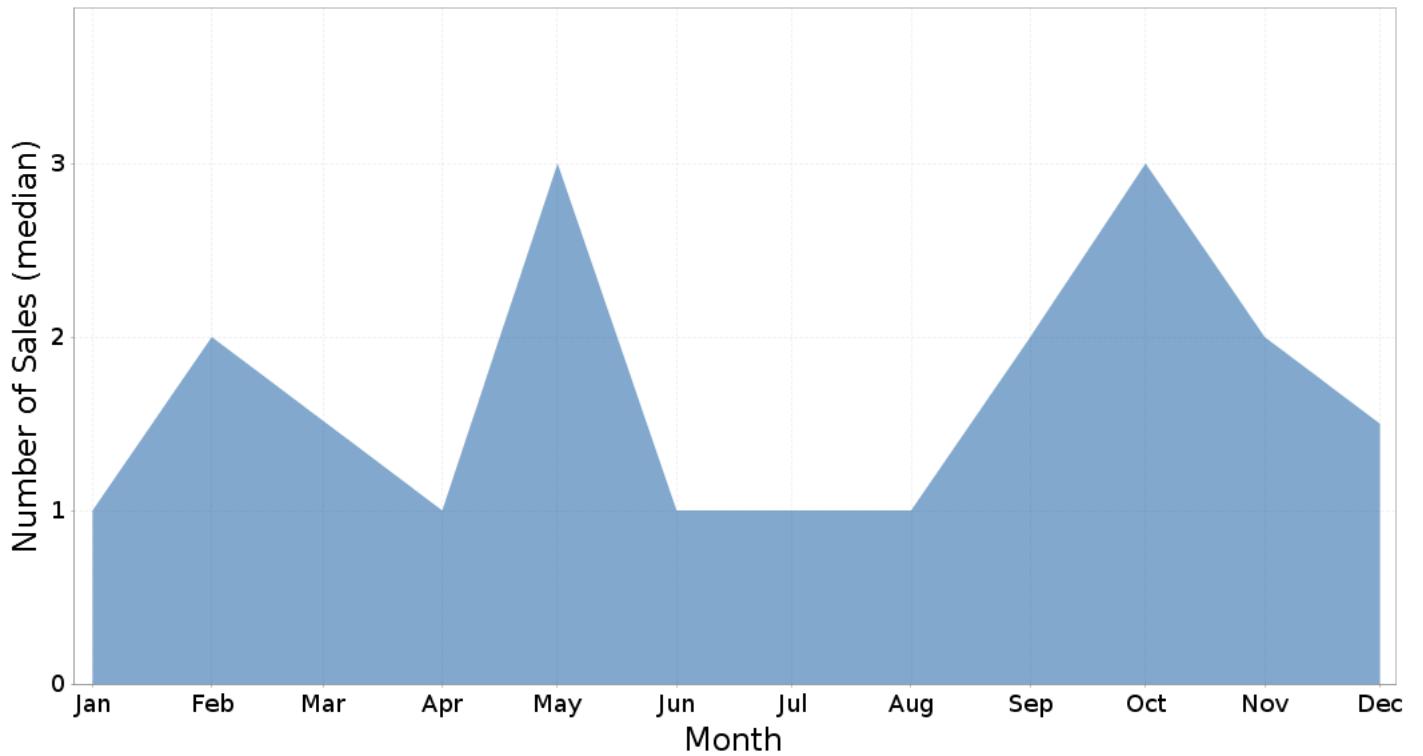
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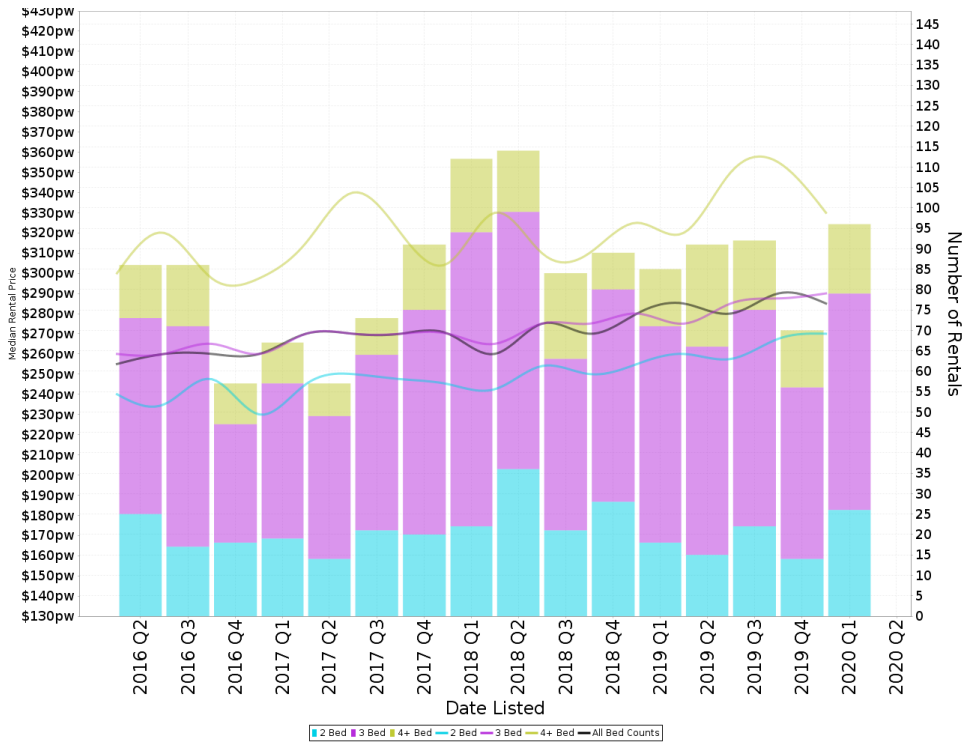
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.0%

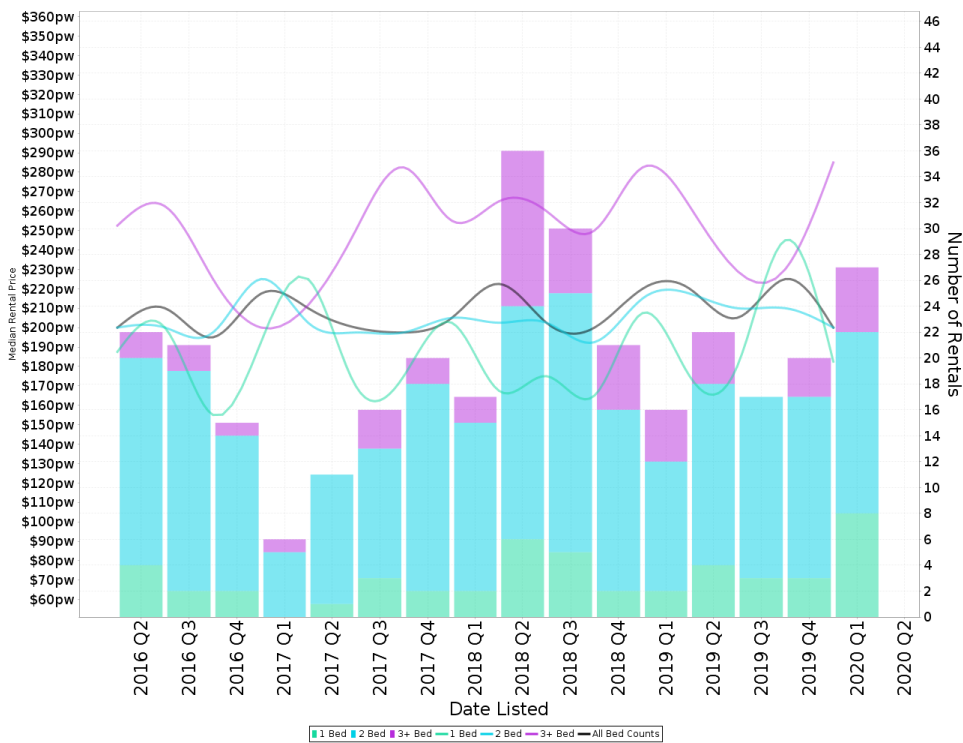
Current Median Price: \$208,000
Previous Median Price: \$200,000
Based on 636 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.5%

Current Median Price: \$208,000
Current Median Rent: \$260
Based on 296 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.8%

Current Median Price: \$175,000
Previous Median Price: \$189,750
Based on 56 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%






Current Median Price: \$175,000
Current Median Rent: \$200
Based on 64 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 5 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$3 and the highest for rent price is \$200,000 with a median rental price of \$27,500. Days listed ranges from 8 to 122 days with the average currently at 81 days for these selected properties.

<p>SHOP 1/266 ALICE ST, MARYBOROUGH 4650</p> 	<p>Property Type: Commercial Area: 2.01 ha RPD: L1 RP811109</p> <p>Features:</p>	<p>Icons: Bed - Bath - Car -</p> <p>Current Rent Price: Contact Agent First Rent Price: Contact Agent Month Listed: February 2020* (Rented) Days on Market: N/A</p> <p>Location: A</p>
<p>SHOP 2/266 ALICE ST, MARYBOROUGH 4650</p> 	<p>Property Type: Commercial Area: 2.01 ha RPD: L1 RP811109</p> <p>Features:</p>	<p>Icons: Bed - Bath - Car -</p> <p>Current Rent Price: Contact Agent First Rent Price: Contact Agent Month Listed: February 2020* (Rented) Days on Market: N/A</p> <p>Location: B</p>
<p>166-168 BAZAAR ST, MARYBOROUGH 4650</p> 	<p>Property Type: Commercial Area: 372 m² RPD: L7 RP53500</p> <p>Features:</p>	<p>Icons: Bed - Bath - Car -</p> <p>Current Rent Price: \$3,334 per month plus GST, First Rent Price: \$3,334 per month plus GST, Month Listed: February 2020 Days on Market: 122 Days</p> <p>Location: C</p>
<p>277-281 ADELAIDE STREET, MARYBOROUGH 465</p> 	<p>Property Type: Commercial Area: 1,651 m² (1,948 m²) RPD: L2 RP165720</p> <p>Features:</p>	<p>Icons: Bed - Bath - Car -</p> <p>Current Rent Price: Price on Application First Rent Price: Price on Application Month Listed: March 2020 Days on Market: 113 Days</p> <p>Location: D</p>
<p>232-244 ADELAIDE ST, MARYBOROUGH 4650</p> 	<p>Property Type: Commercial Area: 961 m² (1,052 m²) RPD: L21 M20203 & L7 M2092</p> <p>Features:</p>	<p>Icons: Bed - Bath - Car - 2</p> <p>Current Rent Price: CONTACT AGENT First Rent Price: CONTACT AGENT Month Listed: June 2020* (Rented) Days on Market: 8 Days</p> <p>Location: E</p>

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Nearby Comparable For Sale Properties

There are 13 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$200,000 and the highest for sale price is \$1,250,000 with a median sale price of \$476,191. Days listed ranges from 135 to 956 days with the average currently at 625 days for these selected properties.

108 BAZAAR ST, MARYBOROUGH 4650

Distance from Property: 971m - - -



Property Type: Commercial
Area: 286 m²
RPD: L1 RP89628

Current List Price: **Offers over \$200,000 plus GST**
First List Price: Offers over \$200,000 (plus GST is
Date Listed: 13/11/2017 Days Listed: **956 Days**
Listed Price Change:

Features:



129 ADELAIDE ST, MARYBOROUGH 4650

Distance from Property: 929m - - **15**



Property Type: Commercial
Area: 1,970 m² (1,499 m²)
RPD: L1 RP895417

Current List Price: **1250000 PLUS gst**
First List Price: \$1,250,000
Date Listed: 16/11/2017 Days Listed: **953 Days**
Listed Price Change:

Features:



88 FERRY ST, MARYBOROUGH 4650

Distance from Property: 165m - - -



Property Type: Commercial
Area: 3,068 m²
RPD: L1-6 GTP1901

Current List Price: **\$235,000**
First List Price: \$285000
Date Listed: 06/12/2017 Days Listed: **933 Days**
Listed Price Change: **-17.5%**

Features:



411 KENT ST, MARYBOROUGH 4650

Distance from Property: 1km - - -



Property Type: Commercial
Area: 1,332 m²
RPD: L1,12 SP105959

Current List Price: **OFFERS OVER \$500,000**
First List Price: Offers over \$750,000
Date Listed: 06/12/2017 Days Listed: **933 Days**
Listed Price Change: **-33.3%**

Features:



187 CAMBRIDGE ST, GRANVILLE 4650

Distance from Property: 3.2km - - -



Property Type: Commercial
Area: 2.49 ha
RPD: L1 RP99376

Current List Price: **\$750,000 plus GST**
First List Price: Contact Agent
Date Listed: 05/02/2018 Days Listed: **872 Days**
Listed Price Change:

Features:



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83 GYMPIE RD, TINANA 4650

Distance from Property: 1.9km



Property Type: Commercial
Area: 2,024 m²
RPD: L9-10 RP32908

Features:

Current List Price: **\$650,000 plus GST if applicable**
First List Price: \$650,000
Date Listed: 16/03/2018 Days Listed: **833 Days**
Listed Price Change:



209 PALLAS ST, MARYBOROUGH 4650

Distance from Property: 1.4km



Property Type: Commercial
Area: 2,567 m² (1,000 m²)
RPD: L178 RP4007 & L2,19 RP79188

Features:

Current List Price: **\$450,000 plus GST**
First List Price: \$450,000 plus GST
Date Listed: 26/04/2018 Days Listed: **792 Days**
Listed Price Change:



208 LENNOX ST, MARYBOROUGH 4650

Distance from Property: 799m



Property Type: Commercial
Area: 133 m²
RPD: L1 SP128560:PAR MARYBOROUGH

Features:

Current List Price: **\$500,000**
First List Price: \$500,000
Date Listed: 13/05/2019 Days Listed: **410 Days**
Listed Price Change:



216 ALICE ST, MARYBOROUGH 4650

Distance from Property: 1.7km



Property Type: Commercial
Area: 751 m²
RPD: L6 RP3917

Features:

Current List Price: **\$399,000 plus GST (if applicable)**
First List Price: Price Upon Application
Date Listed: 26/06/2019 Days Listed: **366 Days**
Listed Price Change:



218-220 ALICE ST, MARYBOROUGH 4650

Distance from Property: 1.6km



Property Type: Commercial
Area: 744 m²
RPD: L1-2 RP3918

Features:

Current List Price: **\$375,000**
First List Price: \$375,000
Date Listed: 03/07/2019 Days Listed: **359 Days**
Listed Price Change:



384 KENT ST, MARYBOROUGH 4650

Distance from Property: 969m  -  -  -



Property Type: Commercial
Area: 465 m²
RPD: L1 RP108304

Features:

Current List Price: **980,000**
First List Price: \$1.1 Million
Date Listed: 05/07/2019 Days Listed: **357 Days**
Listed Price Change: **-18.3%**



125 BAZAAR ST, MARYBOROUGH 4650

Distance from Property: 1km  -  -  **3**



Property Type: Commercial
Area: 500 m²
RPD: L2 RP3767

Features:

Current List Price: **\$350,000 plus gst if applicable**
First List Price: Price on Application
Date Listed: 07/11/2019 Days Listed: **233 Days**
Listed Price Change: **-76.7%**



303 KENT ST, MARYBOROUGH 4650

Distance from Property: 1.3km  -  -  **4**



Property Type: Commercial
Area: 504 m²
RPD: L1 RP3863

Features:

Current List Price: **\$700,000**
First List Price: \$700,000 \$700,000
Date Listed: 12/02/2020 Days Listed: **135 Days**
Listed Price Change:



Nearby Comparable Sold Properties

There are 16 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$270,000 and the highest sale price is \$1,450,000 with a median sale price of \$444,000. Days listed ranges from 19 to 488 days with the average currently at 237 days for these selected properties.

88 WHARF ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.3km  8  4  2



Property Type: Commercial
Area: 1,060 m²
Area \$/m²: \$405
RPD: L4-8 RP3865

Sale Price: **\$429,000 (Normal Sale)**
Sale Date: 14/07/2018 Days to Sell: **488 Days**
Last Price: \$449,000 (Under Offer) Chg %: **-4.5%**
First Price: \$550,000 (Under Offer) Chg %: **-22.0%**

Features:



2 SORRENSEN ST, TINANA, QLD 4650

Distance from Property: 3.1km  -  -  -



Property Type: Commercial
Area: 4,042 m²
Area \$/m²: \$99
RPD: L30 RP854542

Sale Price: **\$400,000 (Normal Sale)**
Sale Date: 07/08/2018 Days to Sell: **328 Days**
Last Price: Offers over \$400,000 Chg %:
First Price: \$675,000 wi/wo Chg %: **-52.9%**

Features:



297 KENT ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.3km  -  -  -



Property Type: Commercial
Area: 1,016 m²
Area \$/m²: \$1,132
RPD: L6 M140914 & L27 RP3865

Sale Price: **\$1,150,000 (Normal Sale)**
Sale Date: 03/09/2018 Days to Sell: **80 Days**
Last Price: \$1,175,000 + GST IF Chg %: **-2.1%**
First Price: Expression of Interest Chg %: **-4.2%**

Features:



179 ADELAIDE ST, MARYBOROUGH, QLD 4650

Distance from Property: 925m  4  2  2



Property Type: Commercial
Area: 928 m²
Area \$/m²: \$1,562
RPD: L5 RP903258

Sale Price: **\$1,450,000 (Normal Sale)**
Sale Date: 24/10/2018 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



212 ADELAIDE ST, MARYBOROUGH, QLD 4650

Distance from Property: 882m  -  -  1



Property Type: Commercial
Area: 337 m²
Area \$/m²: \$1,009
RPD: L5 RP223636 & L4 RP3700

Sale Price: **\$340,000 (Normal Sale)**
Sale Date: 26/10/2018 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



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150 BAZAAR ST, MARYBOROUGH, QLD 4650

Distance from Property: 994m - - -



Property Type: Commercial
 Area: 509 m²
 Area \$/m²: \$692
 RPD: L1 RP807507

Features:

Sale Price: **\$352,000 (Normal Sale)**
 Sale Date: 12/11/2018 Days to Sell: **145 Days**
 Last Price: 399000 plus GST Chg %: **-11.8%**
 First Price: Contact Agent Chg %: **-29.6%**



341 KENT ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.2km - - -



Property Type: Commercial
 Area: 411 m²
 Area \$/m²: \$1,156
 RPD: L1-2 RP3753

Features:

Sale Price: **\$475,000 (Normal Sale)**
 Sale Date: 13/11/2018 Days to Sell: **256 Days**
 Last Price: Good Returns Going Chg %:
 First Price: 9% Return Going Chg %:



5 MARCH LA, MARYBOROUGH, QLD 4650

Distance from Property: 1.5km 4 1 3



Property Type: Commercial
 Area: 996 m²
 Area \$/m²: \$271
 RPD: L1-2 RP3834

Features:

Sale Price: **\$270,000 (Normal Sale)**
 Sale Date: 03/12/2018 Days to Sell: **275 Days**
 Last Price: \$280,000 Chg %: **-3.6%**
 First Price: \$285000 Chg %: **-5.3%**



37 WALKER ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.1km - - -



Property Type: Commercial
 Area: 1,622 m²
 Area \$/m²: \$580
 RPD: L10 SP102664

Features:

Sale Price: **\$940,000 (Normal Sale)**
 Sale Date: 09/01/2019 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



176 ADELAIDE ST, MARYBOROUGH, QLD 4650

Distance from Property: 861m - - -



Property Type: Commercial
 Area: 655 m²
 Area \$/m²: \$701
 RPD: L1-2 RP3697 & L3 SP279698

Features:

Sale Price: **\$459,000 (Normal Sale)**
 Sale Date: 04/02/2019 Days to Sell: **19 Days**
 Last Price: Please contact agent Chg %:
 First Price: Please contact agent Chg %:



46 FERRY ST, MARYBOROUGH, QLD 4650

Distance from Property: 544m  -  -  35



Property Type: Commercial
 Area: 3,649 m²
 Area \$/m²: \$226
 RPD: L1 RP3488 & L10-11 RP68433

Features:

Sale Price: **\$825,000 (Normal Sale)**
 Sale Date: 27/06/2019 Days to Sell: **292 Days**
 Last Price: Expressions of Interest Chg %: **-17.5%**
 First Price: Offers Chg %: **-25.0%**



87 RICHMOND ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.1km  -  -  -



Property Type: Commercial
 Area: 951 m²
 Area \$/m²: \$368
 RPD: L3 RP211364

Features:

Sale Price: **\$350,000 (Normal Sale)**
 Sale Date: 22/07/2019 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:



134 FERRY ST, MARYBOROUGH, QLD 4650

Distance from Property: 456m  -  -  -



Property Type: Commercial
 Area: 1,224 m²
 Area \$/m²: \$233
 RPD: L1 RP121740 & L1 RP3516

Features:

Sale Price: **\$285,500 (Normal Sale)**
 Sale Date: 10/10/2019 Days to Sell: **246 Days**
 Last Price: \$299,500 Chg %: **-4.7%**
 First Price: \$380,000 Going Chg %: **-18.4%**



118 RICHMOND ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.1km  -  -  -



Property Type: Commercial
 Area: 2,526 m²
 Area \$/m²: \$196
 RPD: L3,8 RP73904 & L1-2 RP88166

Features:

Sale Price: **\$495,000 (Normal Sale)**
 Sale Date: 12/11/2019 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

5/326 KENT ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.1km  -  -  -



Property Type: Commercial
 Area:
 Area \$/m²:
 RPD: L5 BUP104614:PAR MARYBOROUGH

Features:

Sale Price: **\$725,000 (Agents Advice - Sale)**
 Sale Date: 14/02/2020 Days to Sell: **N/A**
 Last Price: Chg %:
 First Price: Chg %:

445 KENT ST, MARYBOROUGH, QLD 4650

Distance from Property: 881m  -  - 



Property Type: Commercial
Area: 480 m²
Area \$/m²: \$625
RPD: L9 SP280415

Features:

Sale Price: **\$300,000 (Agents Advice - Sale)**

Sale Date: 11/03/2020 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

363 ALICE STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 26/06/2020 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:

\$430 000 to \$470 000

1/2 way inbetween \$450,000

Contact your agent for further information:



Agent Name: Tony Nioa
Mobile: 0418 741544
Office: PRDnationwide Maryborough
Office Phone: 07 41210616
Email: tony@prdmaryborough.com.au
Website: www.prdmaryborough.com.au