

IMAGE.
PROPERTY

IMAGE PROPERTY



602/56
PROSPECT
STREET,
FORTITUDE
VALLEY

Tim Davis



Welcome

Dear Tim,

Thank you for the opportunity to appraise your property today.

A property appraisal is a great way to determine what the local property market is doing at a particular moment in time and is a crucial step to fully understanding what you are sitting on.

Whether you are looking for insight into market fluctuation, the value of recent renovations, or you're interested in investing or looking to upsize or downsize; an up-to-date appraisal is a great starting point.

Knowing the facts about one of your most significant assets will help to affect your current and future financial well-being.

Yours sincerely

Steven Webster



Steven Webster

Professional and thorough!

0433 984 117

steven.webster@imageproperty.com.au

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About Steven Webster

Over the past six years, Steven has built an enviable and trustworthy reputation within the local market. His proud affinity with our neighbourhood allows him to share his local area expertise to drive best-in-market outcomes. With a tertiary education spanning across business, real estate and property development, Steven's commercial nous is second to none. Coupling this with his warm smile and exceptional customer service, Steven is regarded as one of the best Agents servicing our peninsula area.

Entrusting Steven with properties ranging from apartments to prestige homes, vendors have consistently attested to Steven's down-to-earth approach throughout the selling journey. His outstanding negotiation skills have allowed Steven to exceed expectations time and time again whilst building trusted relationships with his valued clientele.

Powered by Image Property, Steven has a highly specialised team in customer service, marketing strategy and database management. This allows him to dedicate his time to the critical areas of buyer management and negotiation for his clients.

Testimonials

Professional And thorough. Steve was very professional and thorough in handling the sale of my house. The marketing was enticing and attractive, Steve paid attention to detail and put in a good amount of time communicating during the whole process. He achieved an amazing high price at the auction, together with his team. I highly recommend Steve for your next purchase or sale.

S Watson

NUDGEE

His knowledge in market was exceptional. - Steven sold my apartment in Fortitude Valley for me and I must say his knowledge of the market was exceptional. The initial assessment of value was spot on and realistic which was a refreshing change compared to others that try and promise a better outcome but then can't deliver. The process throughout was structured, clear and professional. His communication throughout the selling period was top notch and he left no stone unturned to get the best outcome for me. I highly recommend Steven.

D Bartlett

FORTITUDE VALLEY

Absolute pleasure to work with, true professional in his trade. - We selected Image Property after talking to Steve and he shared with us his awesome knowledge of the local market and his genuine insights and pragmatic tips. Steven has been an absolute pleasure to work with and he is a true professional in his trade. I have worked with many agents and Steven is a standout. Would 100% work with him again. Thank you for selling the townhouse Steven!

D Gussinklo

EVERTON PARK



Comparable Market Analysis

Included here are the recent sales that have been achieved in your area for your information

Recent Sales



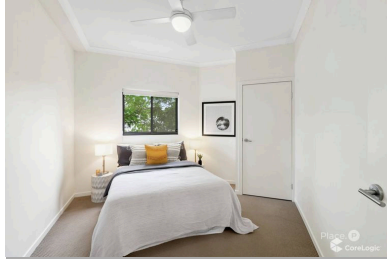
401/56 Prospect Street, Fortitude Valley

🛏️ 2 🍽️ 2 🚗 1

Land size: 82 m²

Sold on: Jun 07, 2023

Sold for: \$475,000



301/56 Prospect Street, Fortitude Valley

🛏️ 2 🍽️ 2 🚗 1

Land size: 110 m²

Sold on: Mar 04, 2023

Sold for: \$487,500



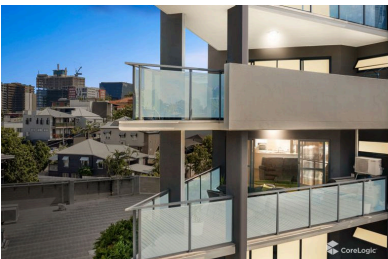
701/56 Prospect Street, Fortitude Valley

🛏️ 2 🍽️ 2 🚗 1

Land size: 82 m²

Sold on: Feb 26, 2023

Sold for: \$455,000



406/56 Prospect Street, Fortitude Valley

🛏️ 2 🍽️ 2 🚗 2

Land size: 121 m²

Sold on: Feb 09, 2023

Sold for: \$510,000



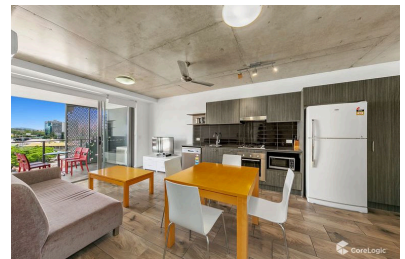
42/6 Primrose Street, Bowen Hills

🛏️ 2 🍽️ 2 🚗 1

Land size: 95 m²

Sold on: May 22, 2023

Sold for: \$465,000



25/24 Brookes Street, Bowen Hills

🛏️ 2 🍽️ 2 🚗 1

Land size: 83 m²

Sold on: Mar 23, 2023

Sold for: \$480,000

Pricing

We understand every property is different and price is only a matter of opinion. In our experience, there is always two prices, one based on historical data and the second, what a buyer that loves the property might pay.

At Image Property we aim to provide the most accurate and realistic market estimate possible. We examine every comparable sale to provide you with factual information before recommending a price guide to competitively market your property.

Since exact comparisons are often hard to find we also take into consideration the following.

- Condition
- Construction
- Configuration
- Size
- Age
- Market Indicators

Before arriving at our best and most accurate market estimate we look at current market indicators;

- State of the market
- Stock levels
- Current level of buyer activity
- Social and political trends

Based upon our all of the above we believe your property falls in a price range below and we stress this is only an opinion of value.

\$475,000 - \$505,000



In Closing

Thank you again for the opportunity to appraise your property.

Property appraisals are an excellent way of understanding your properties potential market value at a point in time and the best starting point for your next move.

If there is anything further that I can assist with, please don't hesitate to get in touch.

