

Comparative Market Analysis

Prepared on 2nd July 2020



3/83 Beatrice Street Taringa QLD 4068

Graeme Sharp
Agency HQ

52 Mc Dougall Street
Milton QLD 4064


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w: 1300418193

graeme.sharp@agencyhq.net.au

Your Property

3/83 Beatrice Street Taringa QLD 4068

2  1  1  104m²  104m² 



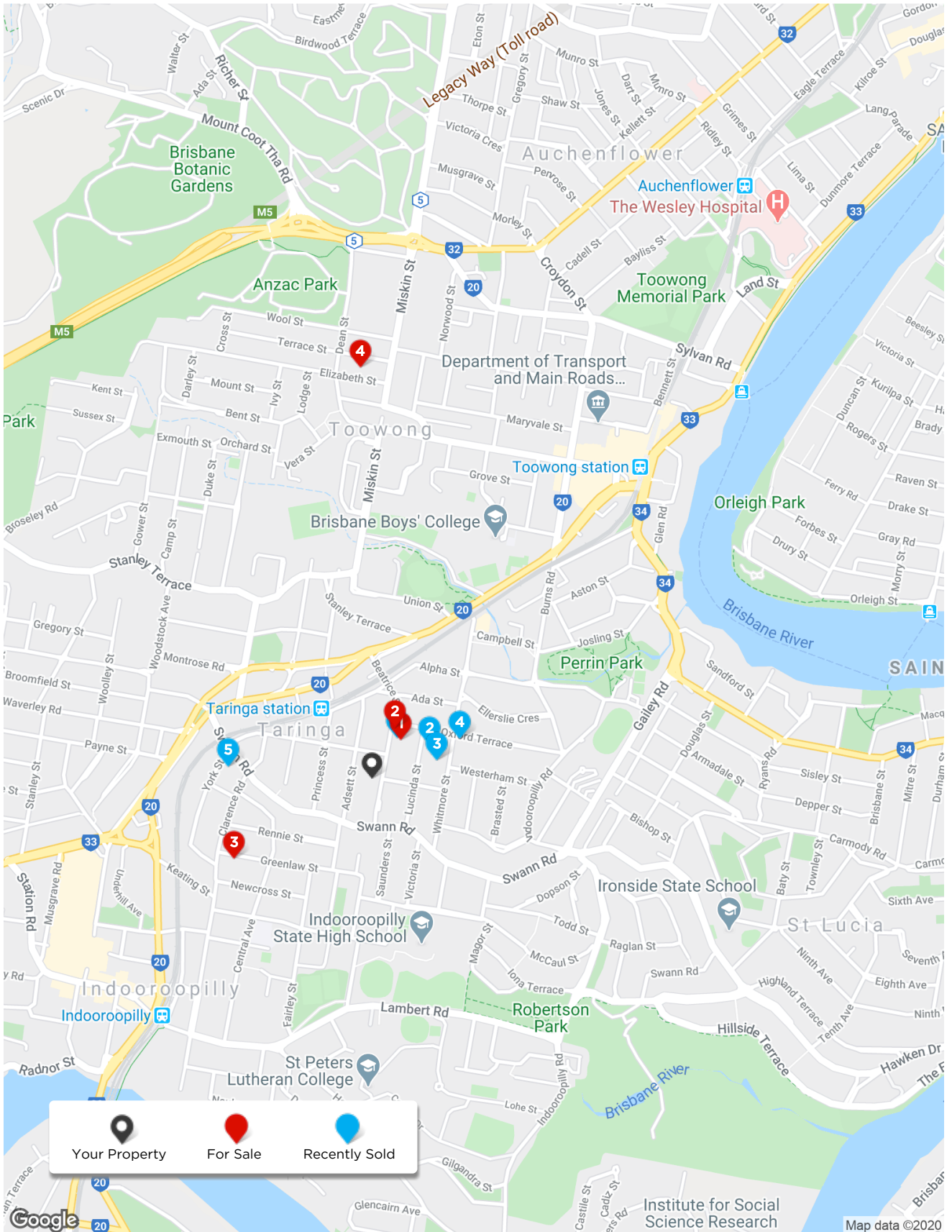
Your Property History

- 16 Apr, 2019** - Listed for rent at \$340 / week
- 16 Apr, 2018** - Listed for rent at \$370 / week
- 24 Aug, 2015** - Listed for rent at \$360 / week
- 9 May, 2013** - Listed for rent at \$360 / week
- 24 Dec, 2011** - Listed for rent at \$350 / week
- 1 Mar, 2011** - Listed for rent at \$350 / week

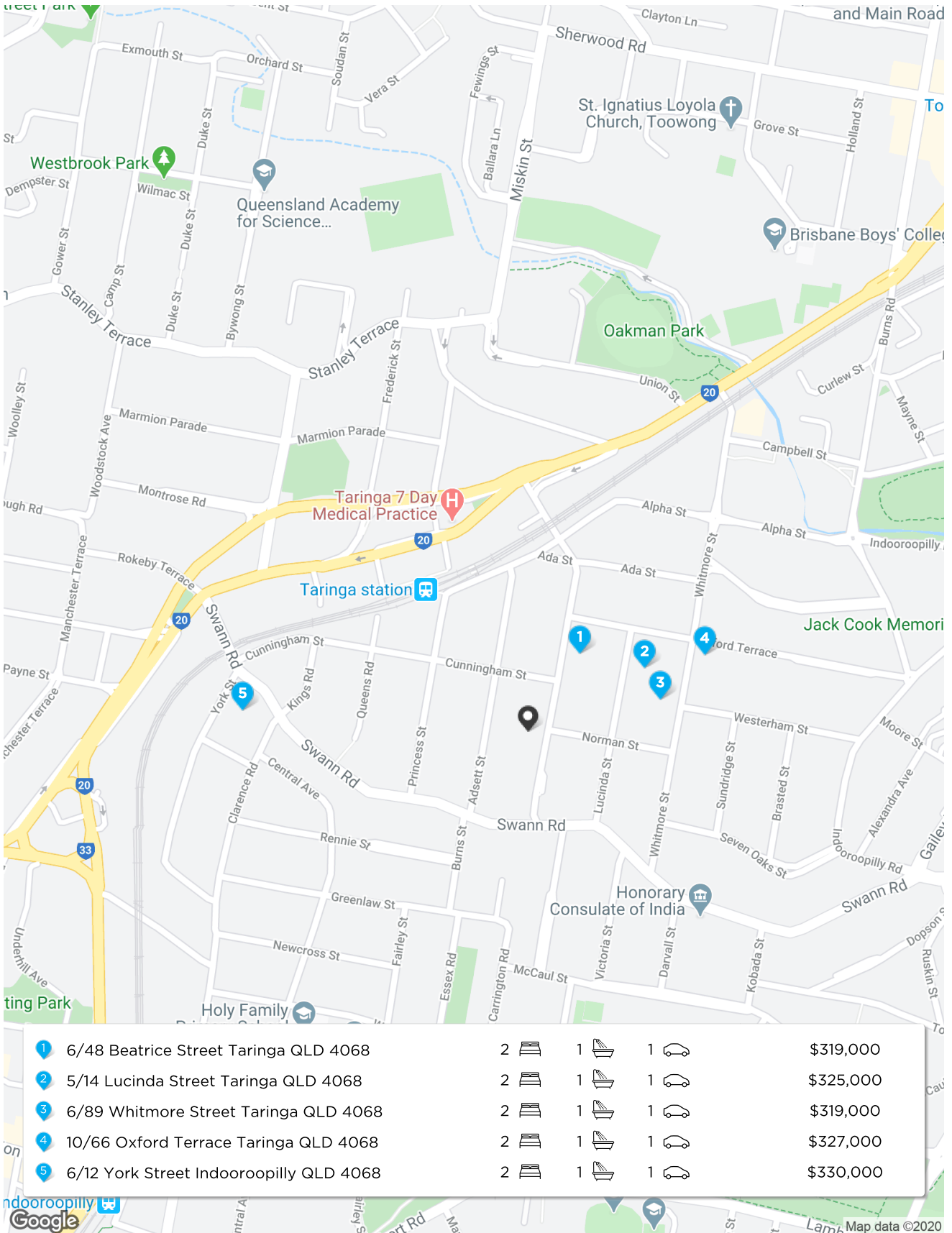
Introducing Graeme Sharp

Graeme Sharp is the principal of the office and has been an active award winning sales person since 1990. Now he concentrates on looking after Rental HQ's landlords to make sure the best possible outcome is achieved in the sale of these properties.

Comparables Map: Sales & Listings



Comparables Map: Sales



Comparable Sales



6/48 Beatrice Street Taringa QLD 4068

Sold Price \$319,000

🛏️ 2 🚿 1 🚗 1 📏 120m² 🏠 120m²

Sold Date 21-Oct-19 First Listing - Year Built 1980
 DOM - Last Listing -
 Distance 0.16km

1



5/14 Lucinda Street Taringa QLD 4068

Sold Price \$325,000

🛏️ 2 🚿 1 🚗 1 📏 113m² 🏠 77m²

Sold Date 16-Jan-20 First Listing \$325,000 Year Built 1982
 DOM 4 Last Listing \$325,000
 Distance 0.23km Price Change 0%

2



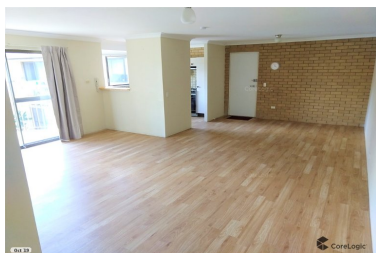
6/89 Whitmore Street Taringa QLD 4068

Sold Price \$319,000

🛏️ 2 🚿 1 🚗 1 📏 96m² 🏠 62.13m²

Sold Date 17-Oct-19 First Listing \$315,000 Year Built 1975
 DOM 22 Last Listing \$325,000
 Distance 0.24km Price Change ▲1.3%

3



10/66 Oxford Terrace Taringa QLD 4068

Sold Price \$327,000

🛏️ 2 🚿 1 🚗 1 📏 102m² 🏠 85m²

Sold Date 15-Nov-19 First Listing \$329,000 Year Built 1984
 DOM 16 Last Listing \$329,000
 Distance 0.34km Price Change ▼-0.6%

4



6/12 York Street Indooroopilly QLD 4068

Sold Price \$330,000

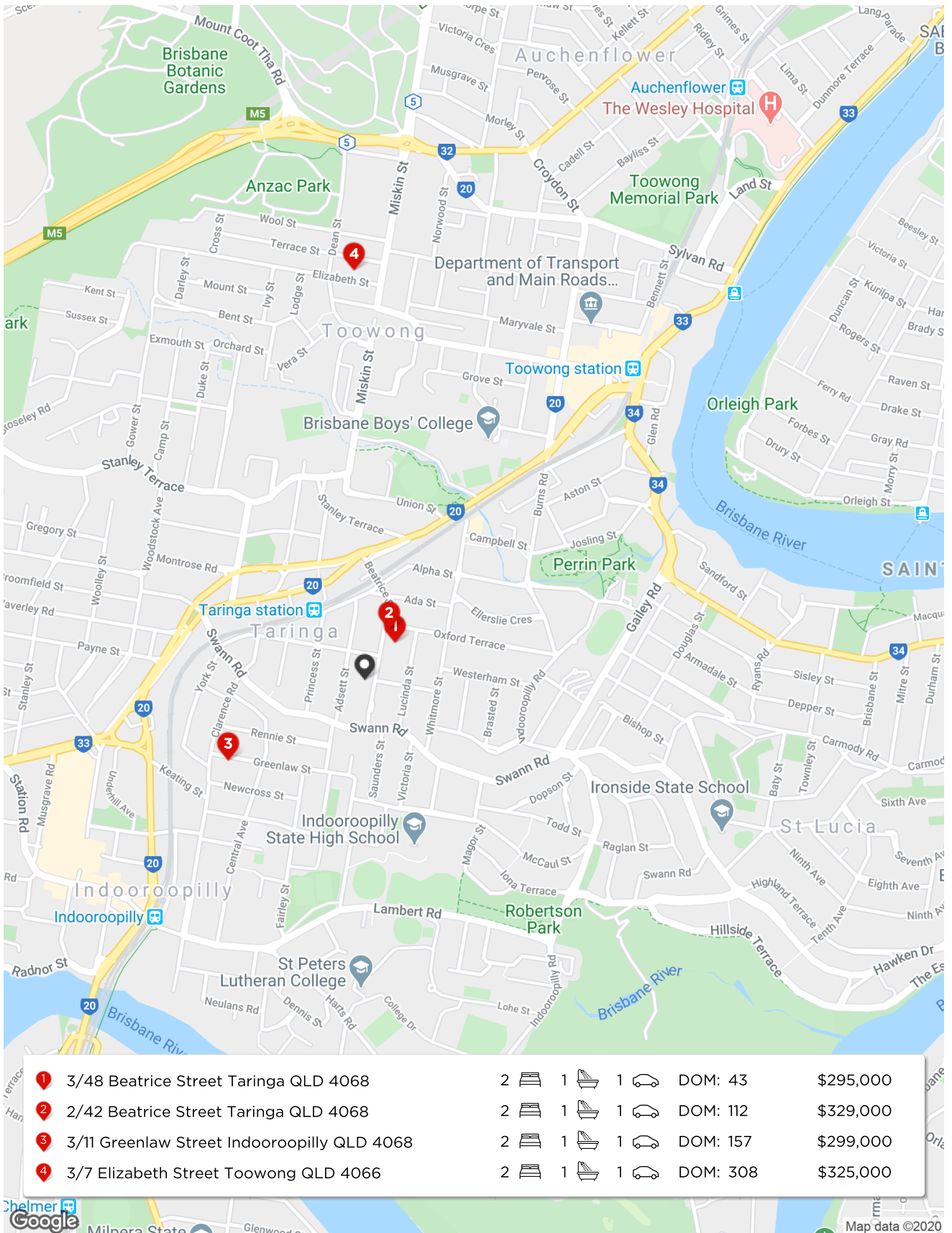
🛏️ 2 🚿 1 🚗 1 📏 106m² 🏠 78m²

Sold Date 10-Mar-20 First Listing - Year Built 1978
 DOM 28 Last Listing -
 Distance 0.5km

5

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparables Map: Listings



Comparable Listings



3/48 Beatrice Street Taringa QLD 4068

🛏️ 2 🚿 1 🚗 1 📏 103m² 📐 103m²

Listing Price
Offers Over
\$295,000

Listed Date 21-May-20
DOM 43 days

Year Built 1972
Distance 0.16km



How to purchase your next home

- Step 1** View property listing online including virtual tour.
- Step 2** Schedule and attend your private inspection with the agent. Alternatively attend one of our Scheduled Open Homes *Subject to availability
- Step 3** Speak to a Mortgage Broker for finance approval, then make an offer.
- Step 4** Utilise Coronis' end-to-end service including digital conveyancing and Building and Pest Inspections.

*Open Homes will be conducted with a maximum of 6 people including the real estate agent inside the property at any one time with no more than one person per 4 square metres.

2/42 Beatrice Street Taringa QLD 4068

🛏️ 2 🚿 1 🚗 1 📏 97m² 📐 97m²

Listing Price
Offers Over
\$329,000

Listed Date 13-Mar-20
DOM 112 days

Year Built 1980
Distance 0.19km



3/11 Greenlaw Street Indooroopilly QLD 4068

🛏️ 2 🚿 1 🚗 1 📏 74m² 📐 -

Listing Price
\$299,000 plus offers

Listed Date 28-Jan-20
DOM 157 days

Year Built 1970
Distance 0.56km



3/7 Elizabeth Street Toowong QLD 4066

🛏️ 2 🚿 1 🚗 1 📏 107m² 📐 63m²

Listing Price
Offers over \$325,000

Listed Date 30-Aug-19
DOM 308 days

Year Built 1972
Distance 1.43km



DOM = Days on market

Summary

3/83 Beatrice Street Taringa QLD 4068



Appraisal price range
\$325000 to \$335000

Notes from your agent

The Proprietor
3/83 Beatrice Street
Taringa QLD 4068

18th May 2020

Dear Rebecca and John,

Thank you for the opportunity to appraise your property at 3/83 Beatrice Street Taringa.

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.

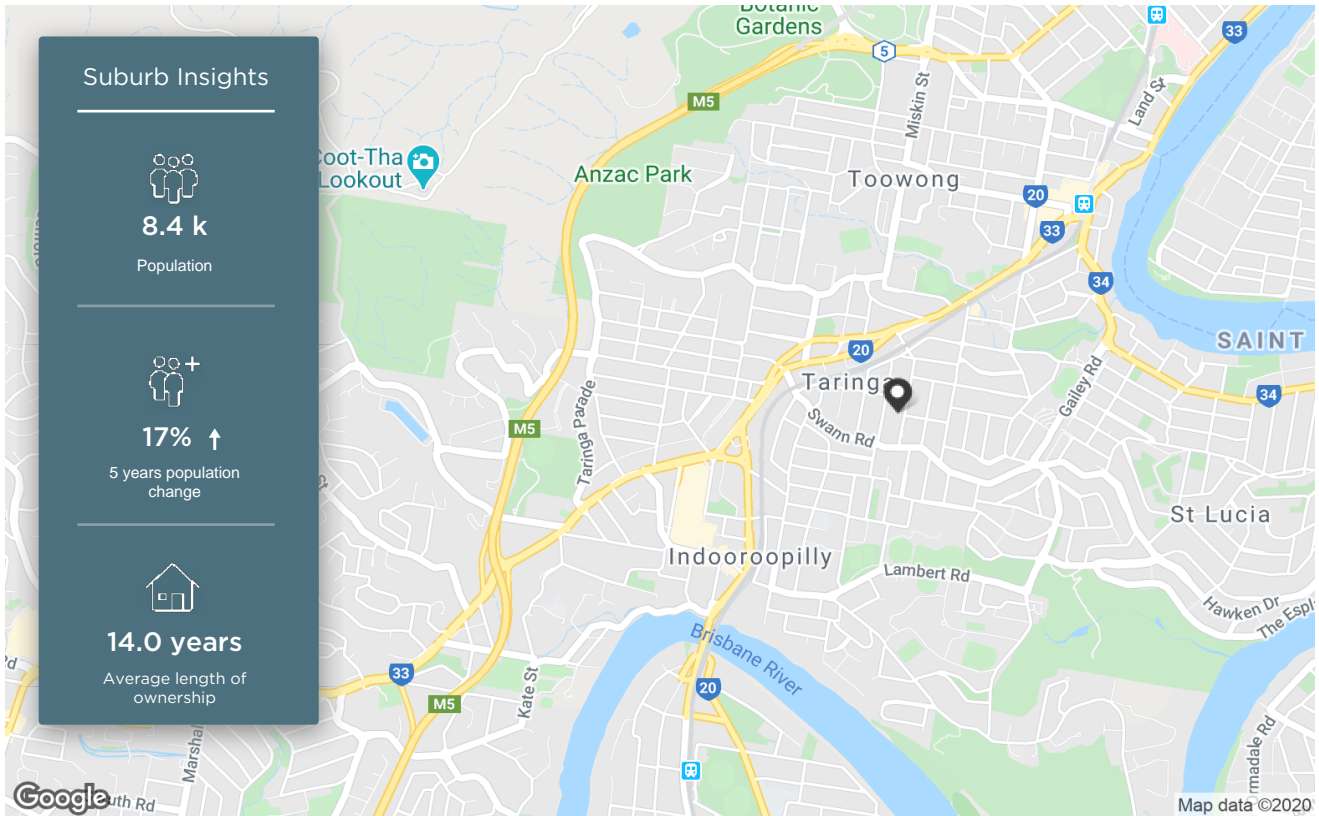
Yours Sincerely,

Graeme Sharp
Agency HQ
52 Mc Dougall Street

Milton 4064
m: 0412743671

Taringa

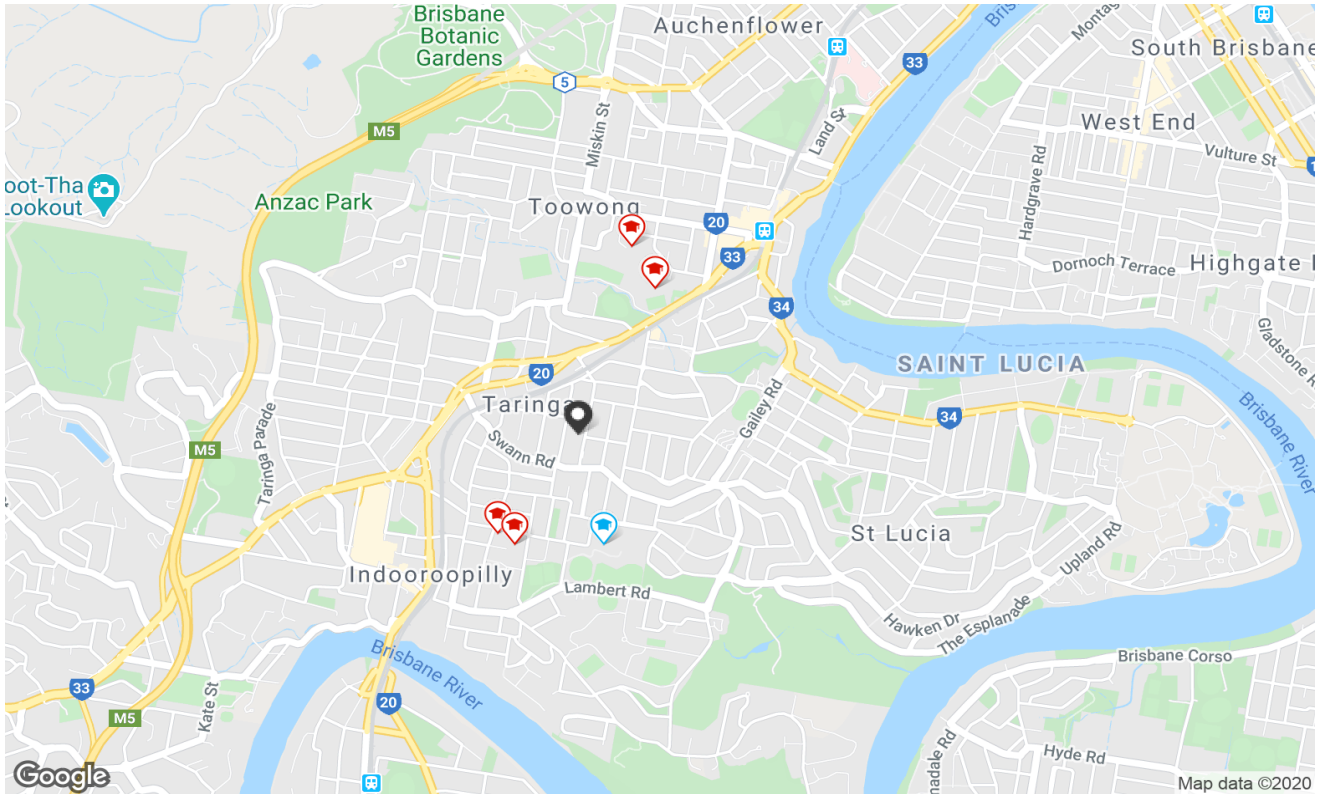
Demographic








The size of Taringa is approximately 2.1 square kilometres. It has 8 parks covering nearly 7.9% of total area. The population of Taringa in 2011 was 7,175 people. By 2016 the population was 8,386 showing a population growth of 16.9% in the area during that time. The predominant age group in Taringa is 20-29 years. Households in Taringa are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Taringa work in a professional occupation. In 2011, 46.1% of the homes in Taringa were owner-occupied compared with 43.6% in 2016. Currently the median sales price of houses in the area is \$1,000,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	51.0	Owns Outright	23.1	0-15.6K	6.5	0-9	7.9
Couples with Children	34.2	Purchaser	20.5	15.6-33.8K	10.2	10-19	8.9
Single Parents	10.4	Renting	51.9	33.8-52K	10.4	20-29	31.1
Other	4.4	Other	1.4	52-78K	15.5	30-39	17.0
		Not Stated	2.9	78-130K	23.8	40-49	10.4
				130-182K	9.9	50-59	8.2
				182K+	13.7	60-69	7.5
						70-79	5.1
						80-89	3.1
						90-99	0.8

Local Schools



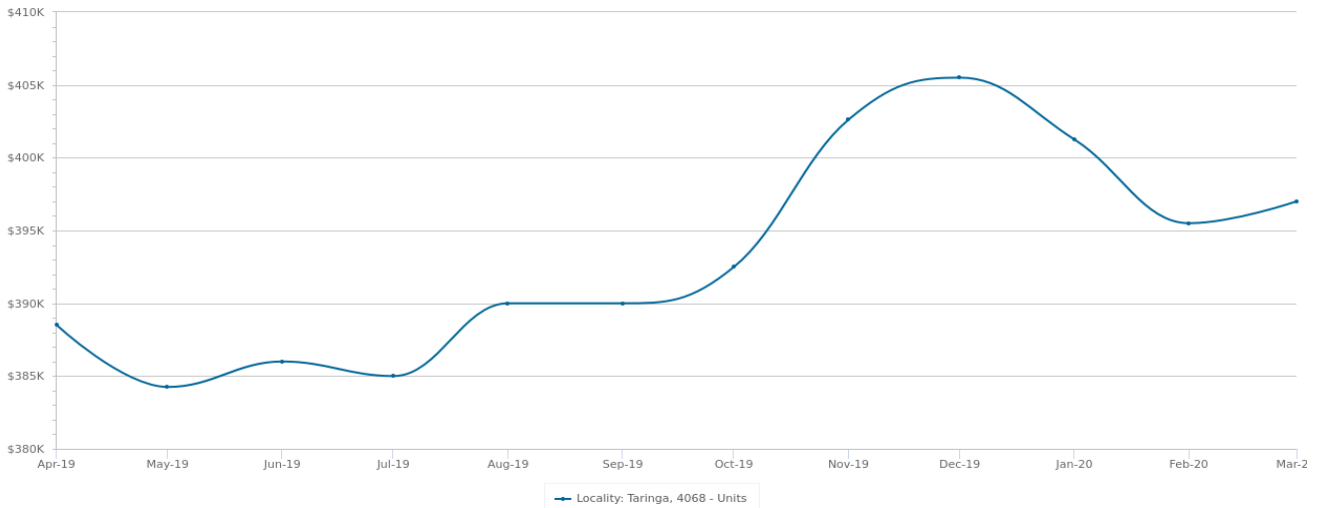
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Indooroopilly State High School 111 Ward Street Indooroopilly QLD 4068	0.6km	Secondary	Mixed	Government	7-12
 Holy Family Primary School 37 Ward Street Indooroopilly QLD 4068	0.65km	Primary	Mixed	Non-Government	0-6
 Brigidine College 53 Ward Street Indooroopilly QLD 4068	0.65km	Secondary	-	Non-Government	7-12
 Brisbane Boys' College 55 Kensington Terrace Toowong QLD 4066	0.87km	Combined	-	Non-Government	0-12
 St Ignatius School 65 Grove Crescent Toowong QLD 4066	1.04km	Primary	Mixed	Non-Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

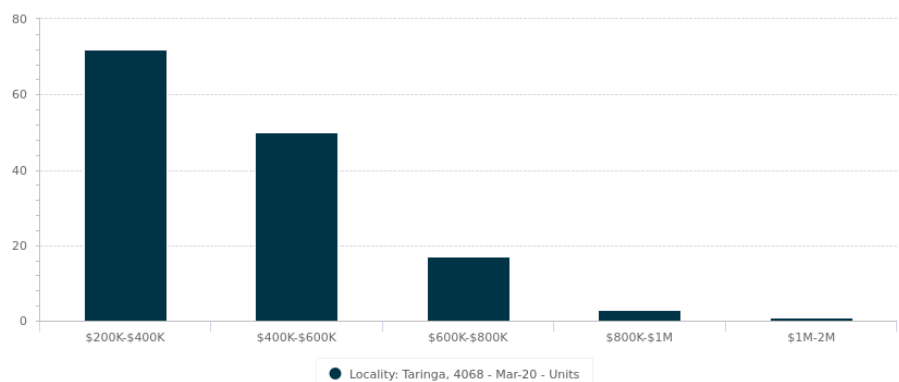


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2020	12	\$397,000	0.4% ▲	36	49	\$395
Feb 2020	6	\$395,500	-1.4% ▼	36	52	\$390
Jan 2020	18	\$401,250	-1.0% ▼	37	60	\$395
Dec 2019	17	\$405,500	0.7% ▲	40	60	\$385
Nov 2019	18	\$402,625	2.6% ▲	37	74	\$385
Oct 2019	16	\$392,500	0.6% ▲	37	75	\$385
Sep 2019	6	\$390,000	0.0%	40	67	\$380
Aug 2019	12	\$390,000	1.3% ▲	36	62	\$385
Jul 2019	9	\$385,000	-0.3% ▼	41	62	\$390
Jun 2019	7	\$386,000	0.5% ▲	37	67	\$385
May 2019	15	\$384,250	-1.1% ▼	36	78	\$380
Apr 2019	12	\$388,500	0.0%	35	79	\$385

Sales by Price - 12 months (Unit)

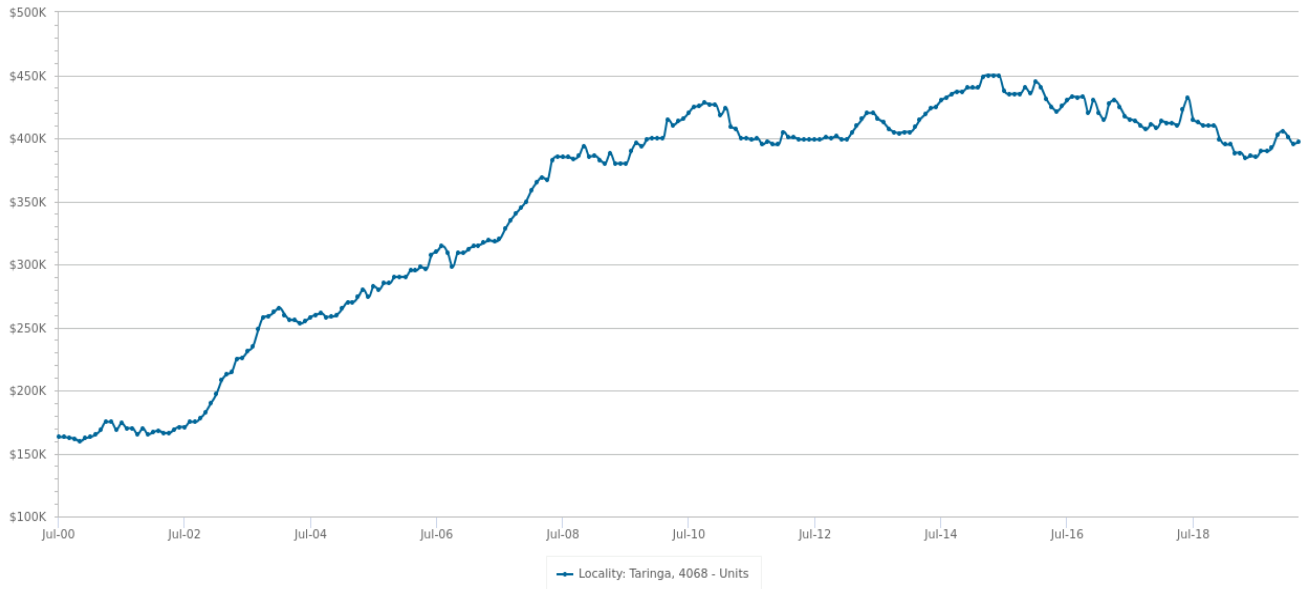
PRICE	NUMBER
<200K	0
\$200K-\$400K	72
\$400K-\$600K	50
\$600K-\$800K	17
\$800K-\$1M	3
\$1M-\$2M	1
>2M	0



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
2020	148	\$397,000	2.2% ▲	36	181	\$395
2019	116	\$388,500	-5.7% ▼	36	231	\$380
2018	145	\$412,000	-3.6% ▼	54	239	\$390
2017	164	\$427,500	-0.8% ▼	43	271	\$395
2016	193	\$431,000	-4.0% ▼	34	258	\$400
2015	197	\$449,000	8.2% ▲	25	187	\$400
2014	195	\$415,000	1.2% ▲	36	151	\$400
2013	131	\$410,000	2.4% ▲	47	148	\$399
2012	128	\$400,500	-2.2% ▼	48	161	\$380
2011	138	\$409,500	-1.3% ▼	29	160	\$370
2010	179	\$415,000	9.2% ▲	22	171	\$370
2009	154	\$380,000	3.0% ▲	43	150	\$360
2008	199	\$369,000	17.1% ▲	18	151	\$320
2007	191	\$315,000	6.8% ▲	22	139	\$280
2006	209	\$295,000	9.3% ▲	35	128	\$260
2005	190	\$270,000	5.5% ▲	37	120	\$250
2004	252	\$256,000	20.5% ▲	17	122	-
2003	333	\$212,500	27.9% ▲	24	83	-
2002	354	\$166,125	-1.4% ▼	28	152	-
2001	198	\$168,500	-0.9% ▼	30	85	-

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