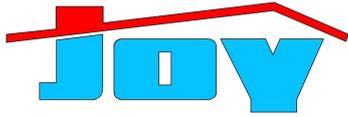


COMPARATIVE MARKET ANALYSIS

52/2 CAMPBELL STREET, TOOWONG, QLD 4066

PREPARED BY JOY REALTY, JOY REALTY, OFFICE PHONE: 07 3344 5858



Cartmill Investment Management Pty Limited
PO Box 377, Cleveland, QLD 4163
Mob: 0409 284 722

09/11/2022

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.

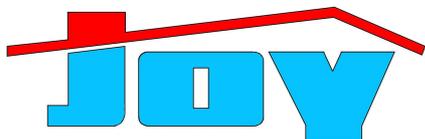
We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

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

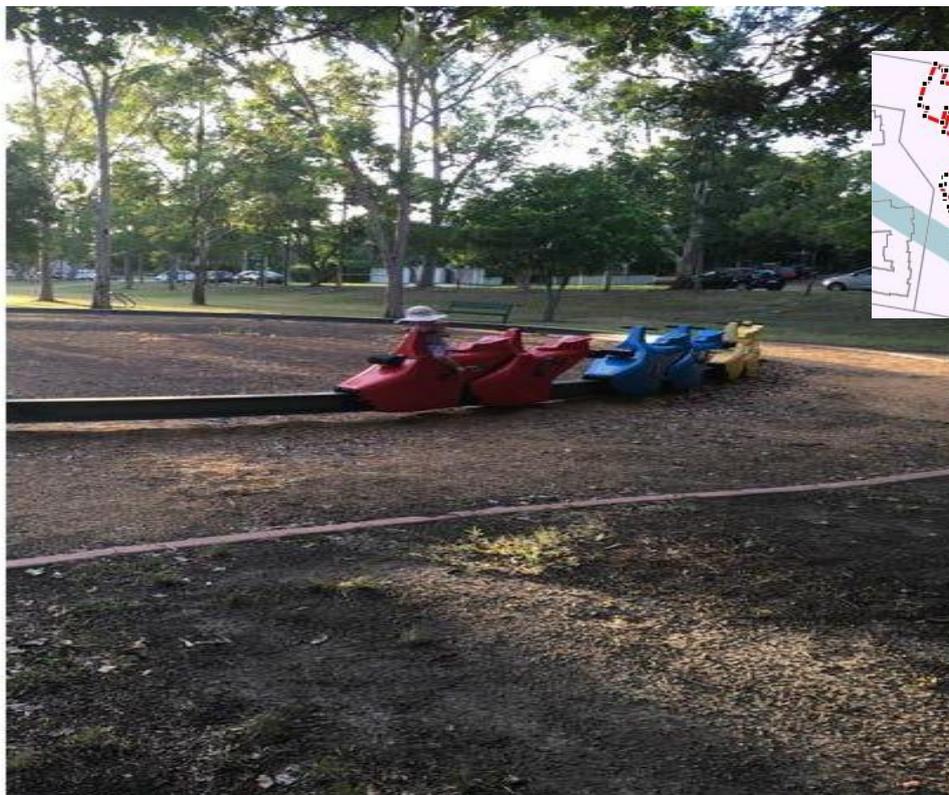
Kind Regards

Lee Shen
Onsite Property Manager.
0450 868 955
encoreonsitemanager@gmail.com

Joy Realty
Joy Realty
Office Phone: 07 3344 5858
Email: info@joyrealty.com.au



52/2 CAMPBELL STREET, TOOWONG, QLD 4066



Owner Details

Owner Name(s): CARTMILL INVESTMENT MANAGEMENT PTY LIMITED
 Owner Address: 34 RESERVE ST, KEIRAVILLE NSW 2500
 Phone(s): ^0421 525 632 (COTTRILL)

Owner Type: Rental

Property Details

2 2 1

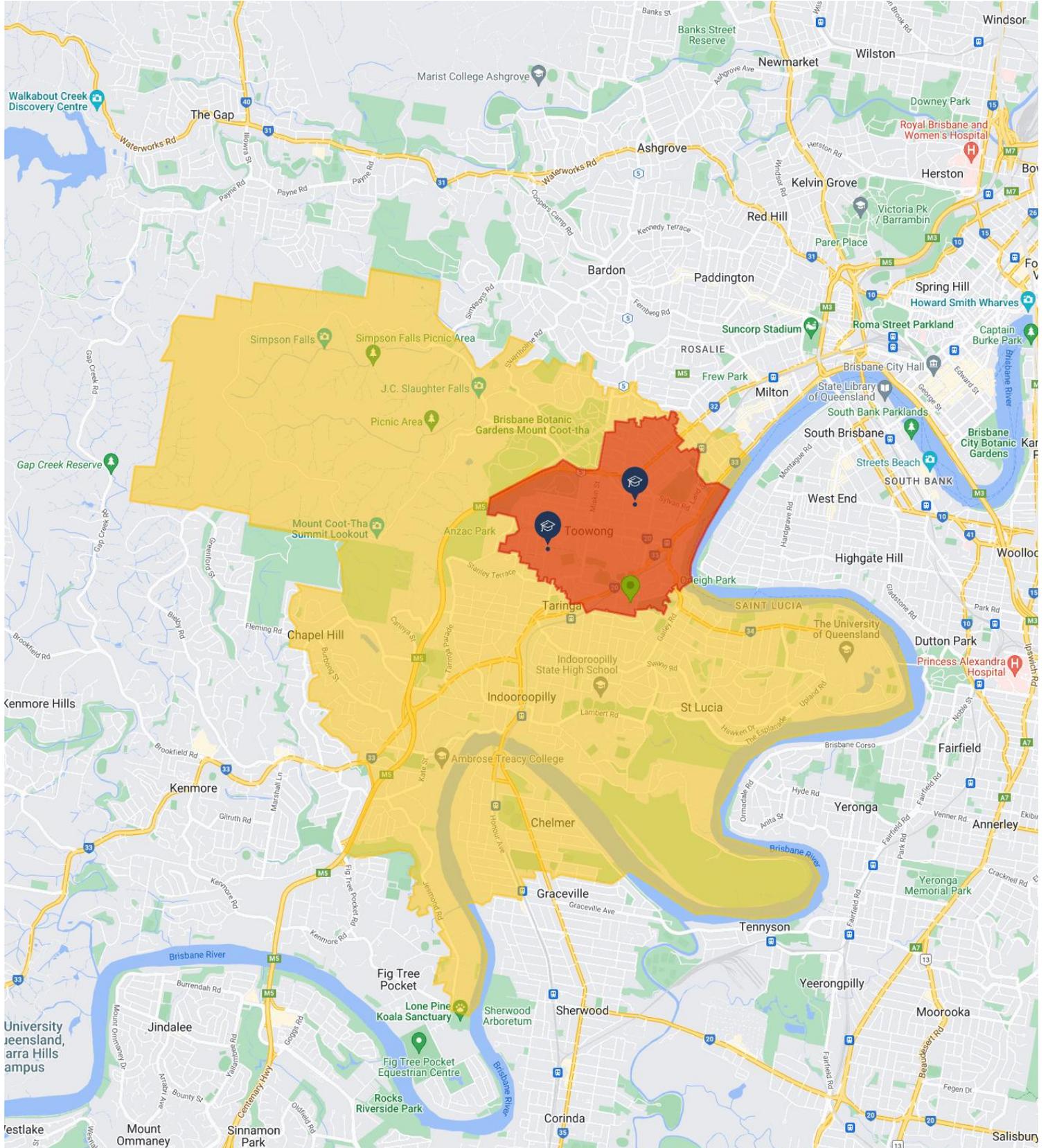
Property Type: Unit - Freehold [Unit]
 RPD: L52 SP154507
 Valuation Amount:
 Valuation Amount:
 Land Use: BUILDING UNITS (PRIMARY USE ONLY)
 Zoning: SPECIAL USES
 Council: BCC-TOOWONG
 Features: Deck, Ensuite, Study, Built in Robes, Air Conditioned, Pool, Improvements: Secure Parking

Area: 111 m²
 Area \$/m²: \$28
 Water/Sewerage:
 Property ID: 251579 / QLD40263592
 UBD Ref: UBD Ref: 178 R1

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 294,000	14/03/2002	VANTRO PTY LTD	0 m ²	Normal Sale	No

School Catchment Areas



Toowong State School

Prep - 6

Co-ed

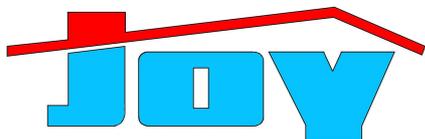


Queensland Academy for Science Mathematics

7 - 12

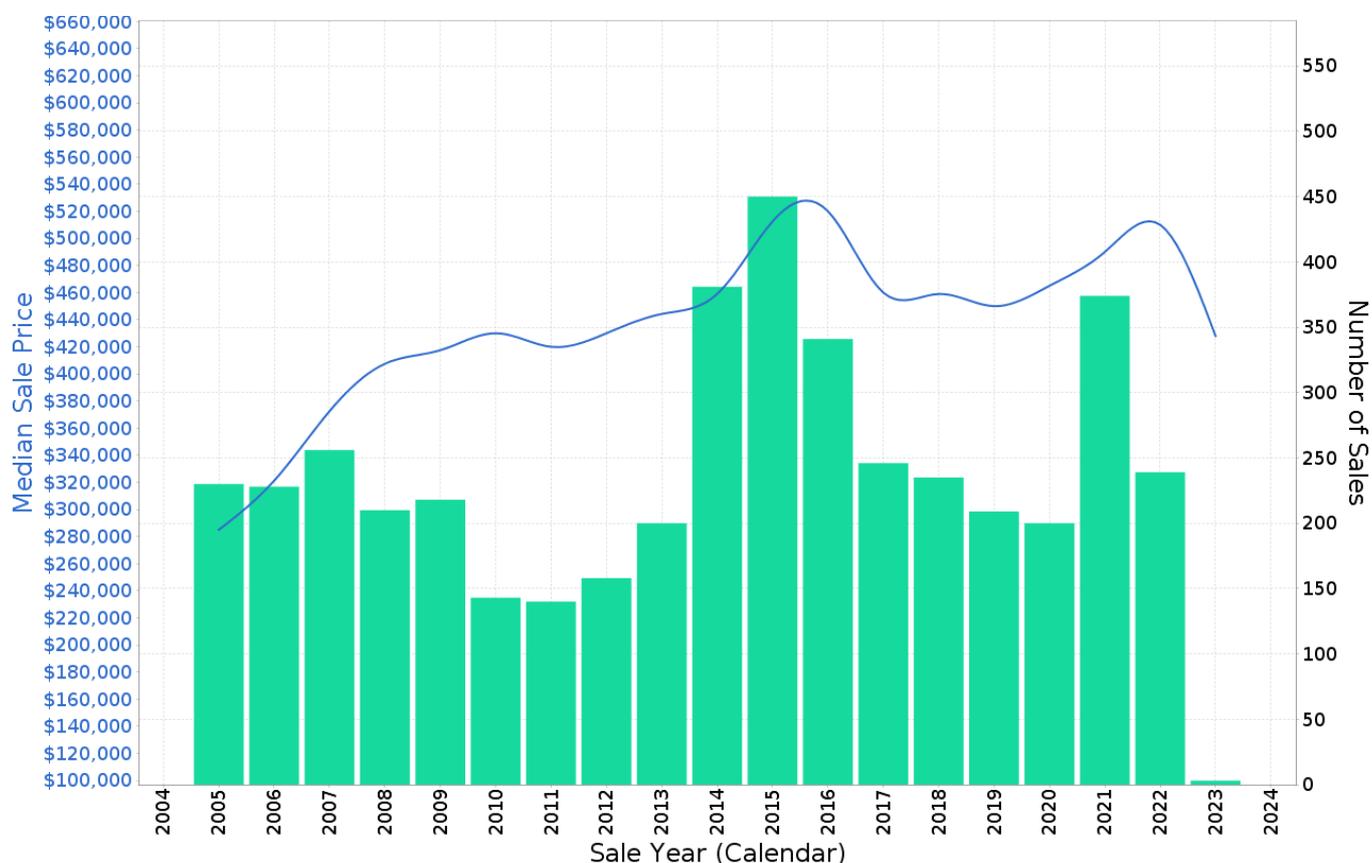
Co-ed





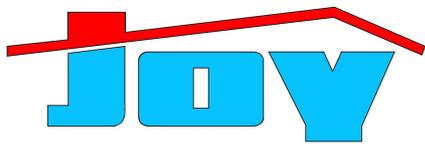
Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2005	230	\$ 337,578	\$ 285,000		\$ 72,000	\$ 2,850,000
2006	228	\$ 396,832	\$ 321,250	12.7 %	\$ 25,000	\$ 3,200,000
2007	256	\$ 406,851	\$ 372,500	16.0 %	\$ 85,000	\$ 4,300,000
2008	210	\$ 465,951	\$ 407,500	9.4 %	\$ 99,000	\$ 3,500,000
2009	218	\$ 449,818	\$ 417,500	2.5 %	\$ 89,000	\$ 1,831,500
2010	143	\$ 444,471	\$ 430,000	3.0 %	\$ 98,500	\$ 1,430,000
2011	140	\$ 458,113	\$ 420,000	-2.3 %	\$ 35,000	\$ 2,300,000
2012	158	\$ 454,271	\$ 430,000	2.4 %	\$ 5,000	\$ 2,475,000
2013	200	\$ 500,981	\$ 444,250	3.3 %	\$ 100,000	\$ 2,400,000
2014	381	\$ 518,053	\$ 459,000	3.3 %	\$ 10,000	\$ 3,800,000
2015	450	\$ 517,640	\$ 512,500	11.7 %	\$ 105,000	\$ 2,050,000
2016	341	\$ 592,626	\$ 520,000	1.5 %	\$ 129,000	\$ 2,662,780
2017	246	\$ 556,445	\$ 460,000	-11.5 %	\$ 187,000	\$ 3,400,000
2018	235	\$ 581,772	\$ 459,000	-0.2 %	\$ 11,241	\$ 3,300,000
2019	209	\$ 553,470	\$ 450,000	-2.0 %	\$ 107,500	\$ 3,100,000
2020	200	\$ 542,161	\$ 465,000	3.3 %	\$ 225,000	\$ 2,950,000
2021	374	\$ 567,267	\$ 490,000	5.4 %	\$ 122,500	\$ 3,100,000
2022	239	\$ 562,440	\$ 510,000	4.1 %	\$ 170,000	\$ 2,120,000
2023	3	\$ 429,333	\$ 428,000	-16.1 %	\$ 350,000	\$ 510,000

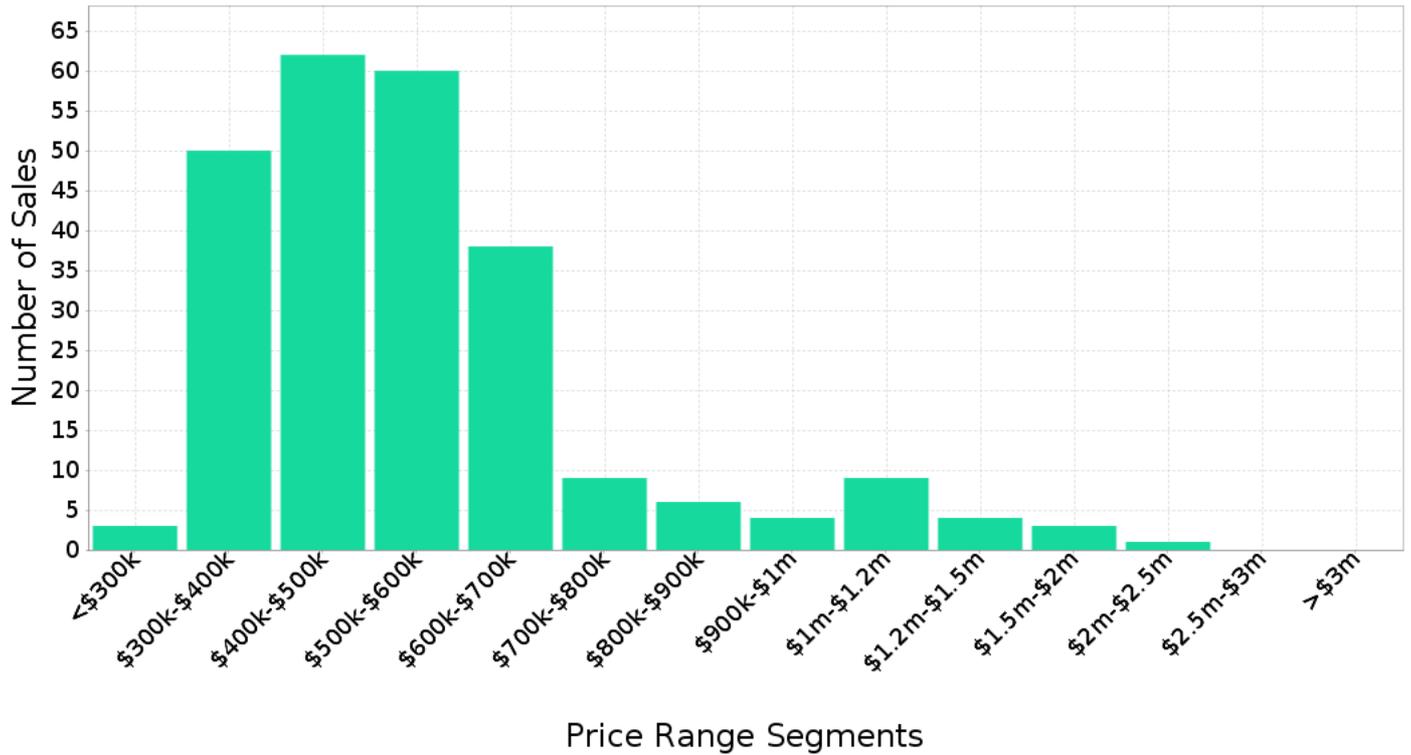


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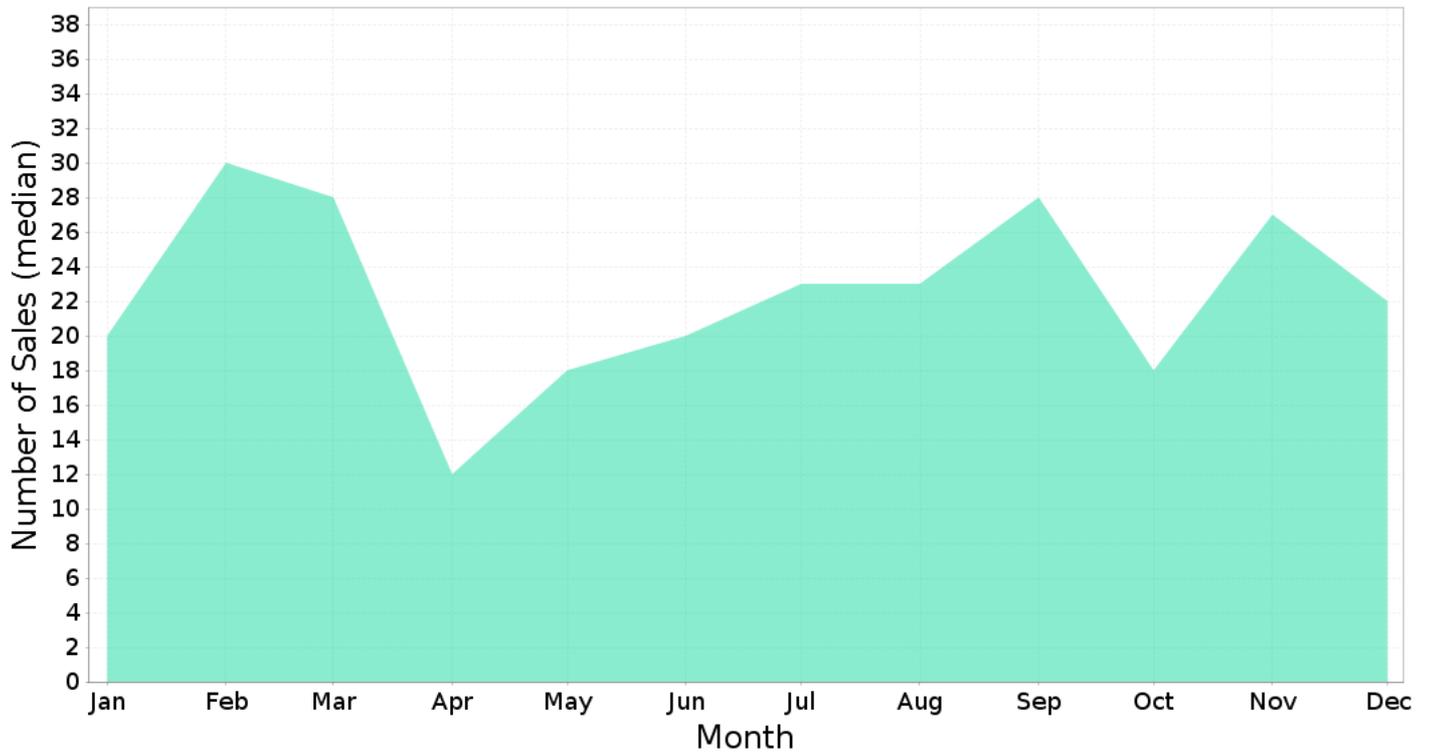
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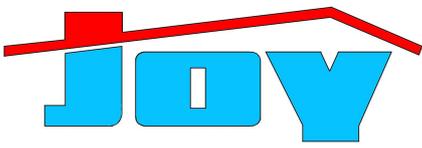


Price Segmentation

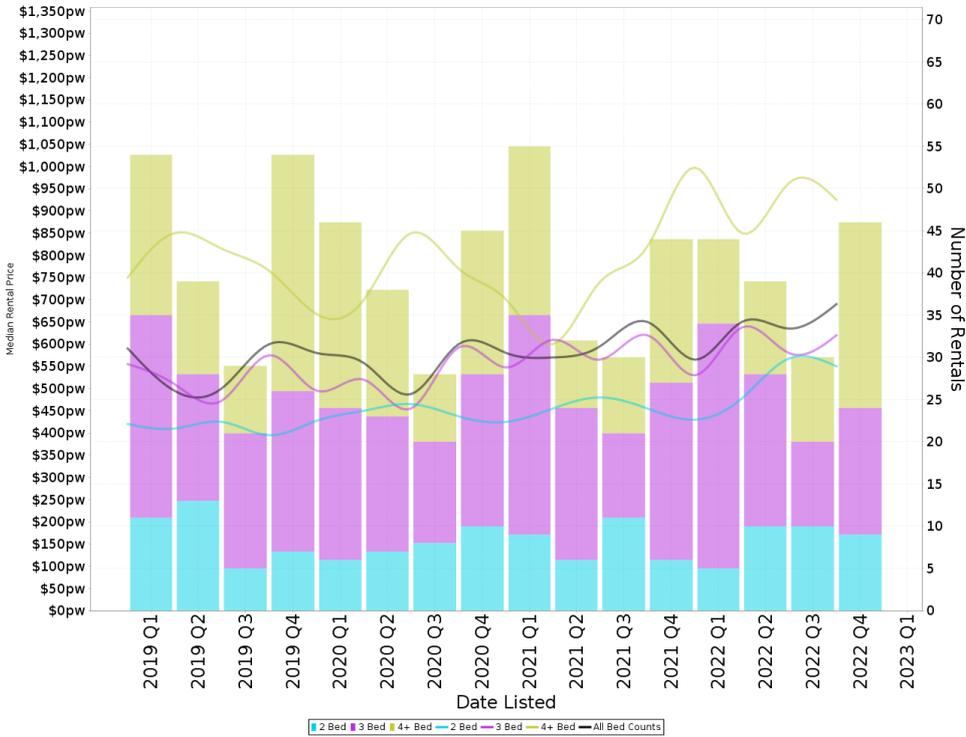


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

+21.8%

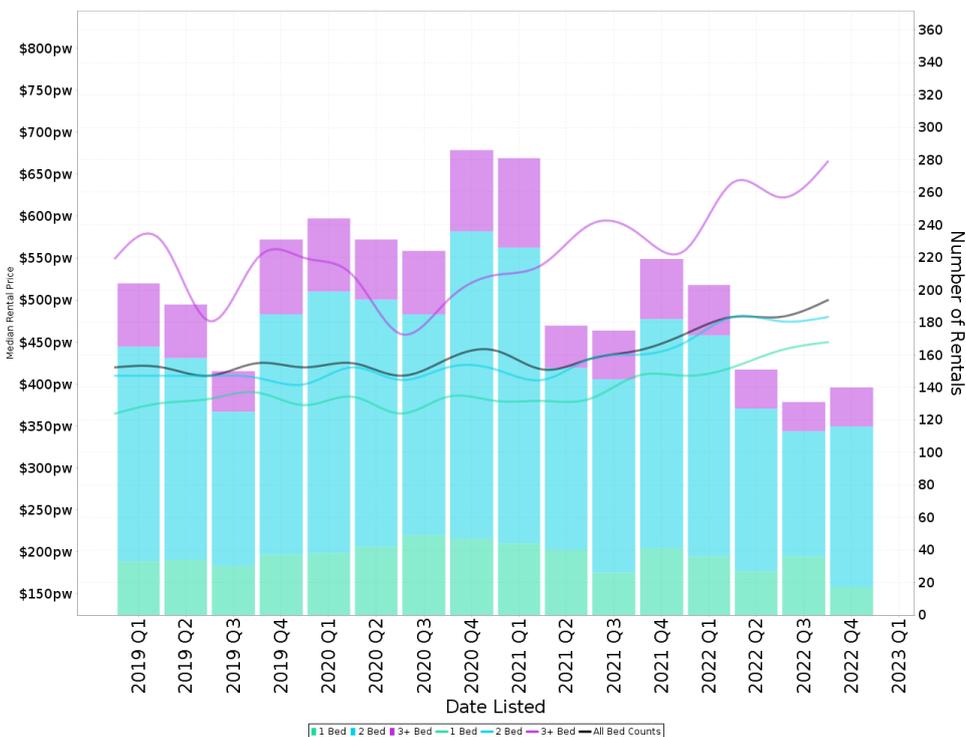
Current Median Price: \$1,584,000
 Previous Median Price: \$1,300,000
 Based on 170 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.9%

Current Median Price: \$1,584,000
 Current Median Rent: \$568
 Based on 176 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.1%

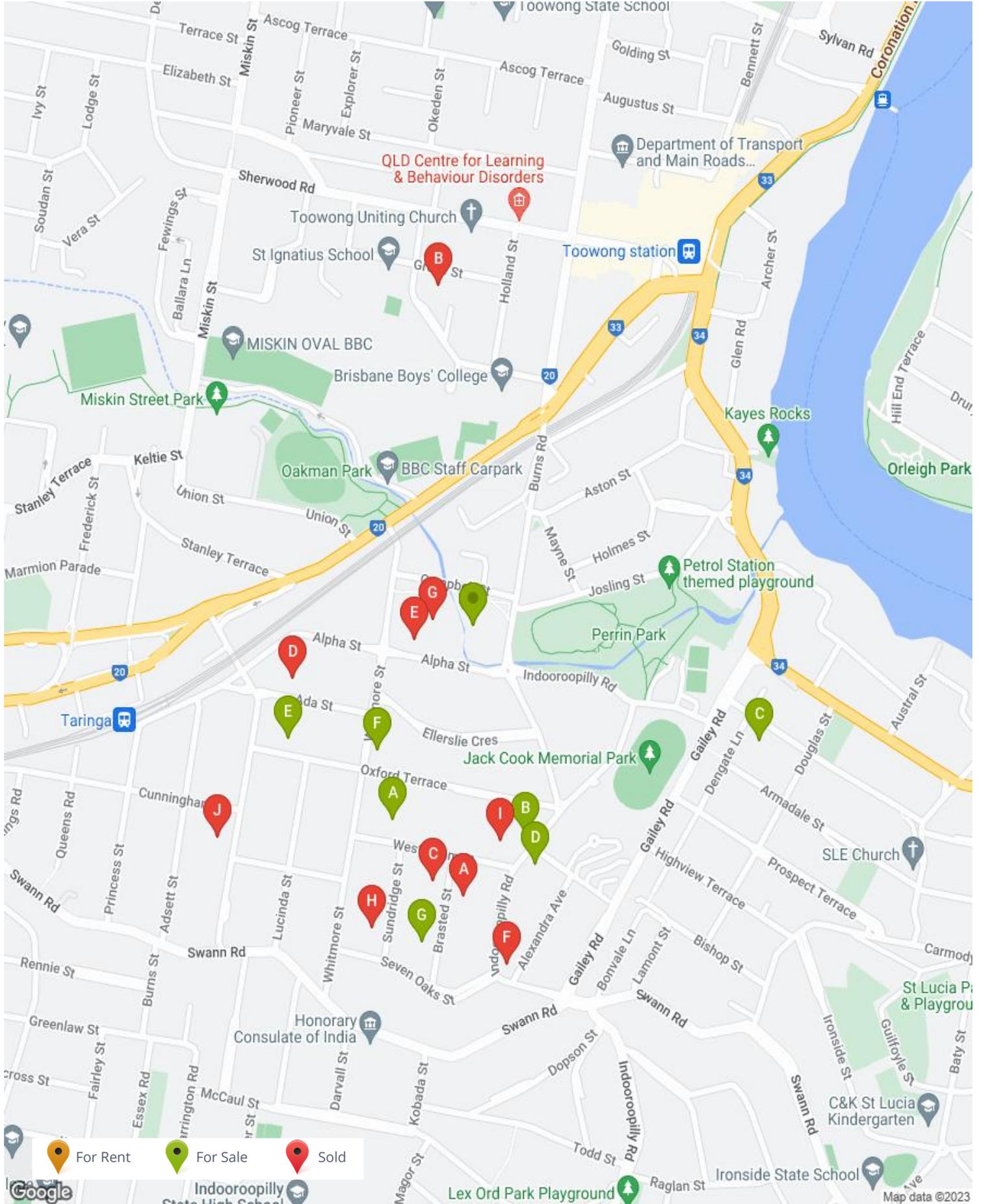
Current Median Price: \$510,000
 Previous Median Price: \$490,000
 Based on 613 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$510,000
 Current Median Rent: \$420
 Based on 776 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 500.0m from the focus property. The lowest for sale price is \$325,000 and the highest for sale price is \$625,000 with a median sale price of \$472,500. Days listed ranges from 1 to 27 days with the average currently at 12 days for these selected properties.

<p>6/61 WESTERHAM ST, TARINGA 4068</p>  <p>Property Type: Unit Area: 152 m² RPD: L6 SP120756</p> <p>Features:</p>	<p>UBD Ref: Brisbane - 178 Q2 Distance from Property: 382m</p> <p> 2  2  1</p> <p>Current List Price: For Sale First List Price: For Sale Date Listed: 08/02/2023 Days Listed: 1 Day Listed Price Change:</p> <p></p>
<p>1/83 INDOOROPILLY RD, TARINGA 4068</p>  <p>Property Type: Unit Area: 52 m² RPD: L1 BUP105777</p> <p>Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN</p>	<p>UBD Ref: Brisbane - 178 R2 Distance from Property: 389m</p> <p> 2  1  1</p> <p>Current List Price: FOR SALE First List Price: FOR SALE Date Listed: 06/02/2023 Days Listed: 3 Days Listed Price Change:</p> <p></p>
<p>16/15-19 BELLEVUE TCE, ST LUCIA 4067</p>  <p>Property Type: Unit Area: 109 m² (78 m²) RPD: L16 BUP1384</p> <p>Features:</p>	<p>UBD Ref: Brisbane - 179 B2 Distance from Property: 593m</p> <p> 2  1  1</p> <p>Current List Price: Offers Over \$480,000 First List Price: Offers Over \$480,000 Date Listed: 03/02/2023 Days Listed: 7 Days Listed Price Change:</p> <p></p>
<p>9/88 INDOOROPILLY RD, TARINGA 4068</p>  <p>Property Type: Unit Area: 110 m² (110 m²) RPD: L9 BUP13784</p> <p>Features: DECK, IMPROVEMENTS: INTERNAL LAUNDRY</p>	<p>UBD Ref: Brisbane - 178 R3 Distance from Property: 444m</p> <p> 2  2  1</p> <p>Current List Price: For Sale First List Price: For Sale Date Listed: 31/01/2023 Days Listed: 9 Days Listed Price Change: -1.1%</p> <p></p>
<p>6/99 OXFORD TCE, TARINGA 4068</p>  <p>Property Type: Unit Area: 136 m² RPD: L6 BUP9729</p> <p>Features: DECK, BUILT IN ROBES, IMPROVEMENTS: SECURE PARKING</p>	<p>UBD Ref: Brisbane - 178 P2 Distance from Property: 411m</p> <p> 2  1  1</p> <p>Current List Price: For Sale First List Price: For Sale Date Listed: 30/01/2023 Days Listed: 10 Days Listed Price Change:</p> <p></p>

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107/180 SWANN RD, TARINGA 4068

2 2 2



Property Type: Unit
Area: (119 m²)
RPD:

Features:

Current List Price: **Offers over \$625,000**
First List Price: Offers over \$625,000
Date Listed: 25/01/2023 Days Listed: 15 Days
Listed Price Change:

8/16 KINGS RD, TARINGA 4068

2 2 1



Property Type: Unit
Area:
RPD:

Features:

Current List Price: **For Sale**
First List Price: For Sale
Date Listed: 24/01/2023 Days Listed: 16 Days
Listed Price Change: **-3.8%**

4/69 OXFORD TCE, TARINGA 4068

UBD Ref: Brisbane - 178 Q2
Distance from Property: 291m 2 1 1



Property Type: Unit
Area: 113 m² (94 m²)
RPD: L4 BUP5617

Features: DECK

Current List Price: **Offers Over \$419,000**
First List Price: Offers Over \$419,000
Date Listed: 23/01/2023 Days Listed: 17 Days
Listed Price Change:



2/31 BRASTED ST, TARINGA 4068

UBD Ref: Brisbane - 178 Q3
Distance from Property: 577m 2 2 1



Property Type: Unit
Area: 90 m² (116 m²)
RPD: L2 SP281746

Features: SCENIC VIEWS

Current List Price: **Under Contract (Under Offer)**
First List Price: For Sale
Date Listed: 18/01/2023 Days Listed: 23 Days
Listed Price Change:



70/2 CAMPBELL ST, TOOWONG 4066

UBD Ref: Brisbane - 178 R1
Distance from Property: 0m 2 2 1



Property Type: Unit
Area: 92 m² (92 m²)
RPD: L70 SP154507

Features: DECK, STUDY, BUILT IN ROBES, POOL, IMPROVEMENTS: DISHWASHER, SECURE PARKING, GYM, INTERCOM

Current List Price: **\$519,000**
First List Price: \$519,000
Date Listed: 14/01/2023 Days Listed: 27 Days
Listed Price Change:



Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$325,000 and the highest sale price is \$525,000 with a median sale price of \$490,500. Days listed ranges from 1 to 39 days with the average currently at 18 days for these selected properties.

5/12 BRASTED ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 Q3
Distance from Property: 486m 2 2 1



Property Type: Unit
Area: 120 m²
Area \$/m²: \$3,708
RPD: L5 BUP7234

Features:

Sale Price: **\$445,000 (Agents Advice - Sale)**
Sale Date: 28/01/2023 Days to Sell: **39 Days**
Last Price: Auction 28/01/23 Chg %:
First Price: Auction (Under Offer) Chg %:



5/20 GROVE ST, TOOWONG, QLD 4066

UBD Ref: Brisbane - 158 Q18
Distance from Property: 615m 2 1 2



Property Type: Unit
Area: 126 m²
Area \$/m²: \$3,849
RPD: L5 BUP337

Features:

Sale Price: **\$485,000 (Agents Advice - Sale)**
Sale Date: 20/01/2023 Days to Sell: **1 Day**
Last Price: Offers over \$470,000 Chg %:
First Price: Offers over \$470,000 Chg %:



2/9 BRASTED ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 Q3
Distance from Property: 464m 2 2 1



Property Type: Unit
Area: 112 m²
Area \$/m²: \$4,330
RPD: L2 BUP6020

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS:
PETS ALLOWED, CLOSE TO SHOPS, COURTYARD

Sale Price: **\$485,000 (Agents Advice - Sale)**
Sale Date: 17/12/2022 Days to Sell: **30 Days**
Last Price: FOR SALE Chg %:
First Price: FOR SALE Chg %:



6/31 ADA ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 P1
Distance from Property: 363m 2 2 1



Property Type: Unit
Area: 132 m²
Area \$/m²: \$3,902
RPD: L6 BUP13255

Features: DECK, STUDY

Sale Price: **\$515,000 (Normal Sale)**
Sale Date: 15/12/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



5/37 ALPHA ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 Q1
Distance from Property: 117m 2 1 1



Property Type: Unit
Area: 105 m²
Area \$/m²: \$3,867
RPD: L5 BUP6403

Features: DECK, BUILT IN ROBES, CLOSE TO TRANSPORT, IMPROVEMENTS: INTERNAL
LAUNDRY, INTERCOM

Sale Price: **\$406,000 (Normal Sale)**
Sale Date: 13/12/2022 Days to Sell: **17 Days**
Last Price: Over \$400,000 Chg %:
First Price: Over \$400,000 Chg %:



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6/126 INDOOROOPILLY RD, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 R3
Distance from Property: 612m 2 1 1



Property Type: Unit
Area: 103 m²
Area \$/m²: \$4,816
RPD: L6 BUP12934

Sale Price: **\$496,000 (Normal Sale)**
Sale Date: 07/12/2022 Days to Sell: **6 Days**
Last Price: Under Contract (Under Chg %:
First Price: For Sale (Under Offer) Chg %:

Features: DECK, BUILT IN ROBES, IMPROVEMENTS: SECURE PARKING, DISHWASHER, INTERCOM



18/29 ALPHA ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 Q1
Distance from Property: 79m 2 2 1



Property Type: Unit
Area: 143 m²
Area \$/m²: \$3,573
RPD: L18 SP218471

Sale Price: **\$511,000 (Normal Sale)**
Sale Date: 25/11/2022 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



4/29 SUNDRIDGE ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 Q3
Distance from Property: 576m 2 2 1



Property Type: Unit
Area: 117 m²
Area \$/m²: \$4,487
RPD: L4 BUP8326

Sale Price: **\$525,000 (Normal Sale)**
Sale Date: 21/11/2022 Days to Sell: **3 Days**
Last Price: Under Contract (Under Chg %:
First Price: For Sale (Under Offer) Chg %:

Features:



7/5 WESTERHAM ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 R2
Distance from Property: 390m 2 1 1



Property Type: Unit
Area: 74 m²
Area \$/m²: \$4,392
RPD: L7 BUP102081

Sale Price: **\$325,000 (Normal Sale)**
Sale Date: 21/11/2022 Days to Sell: **39 Days**
Last Price: Under Contract (Under Chg %:
First Price: \$389,000 (Under Offer) Chg %: **-16.5%**

Features: DECK, BUILT IN ROBES



6/73 BEATRICE ST, TARINGA, QLD 4068

UBD Ref: Brisbane - 178 P2
Distance from Property: 626m 2 2 1

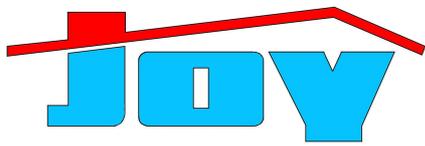


Property Type: Unit
Area: 104 m²
Area \$/m²: \$4,952
RPD: L6 BUP12512

Sale Price: **\$515,000 (Normal Sale)**
Sale Date: 19/11/2022 Days to Sell: **9 Days**
Last Price: For Sale Chg %:
First Price: Offers Over \$499,000 Chg %:

Features: DECK





52/2 CAMPBELL STREET, TOOWONG, QLD 4066



Appraisal Price

This market analysis has been prepared on 09/02/2023 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:

\$550,000 to \$625,000

Contact your agent for further information:

Agent Name: Joy Realty

Mobile:

Office: Joy Realty

Office Phone: 07 3344 5858

Email: info@joyrealty.com.au