



RayWhite.



**Comparative
market
analysis**

38/8 HUNT STREET, HAMILTON, QLD 4007

PREPARED BY BEN OSBORNE, RAY WHITE ASCOT, PHONE: +61 419 752 008



Norman O`reilly Hamilton Pty Ltd (tte)
38/8 Hunt Street
Hamilton, QLD, 4007

Dear Mark,

I have conducted an analysis in the area for properties with comparable attributes to yours.

A realistic and obtainable valuation of 407/8 Hunt Street when well marketed to create competition between buyers would be between \$450,000 - \$475,000. This figure is based on recent sales of properties comparable to yours, anticipated interest generated from a full marketing campaign, and my understanding of the current market.

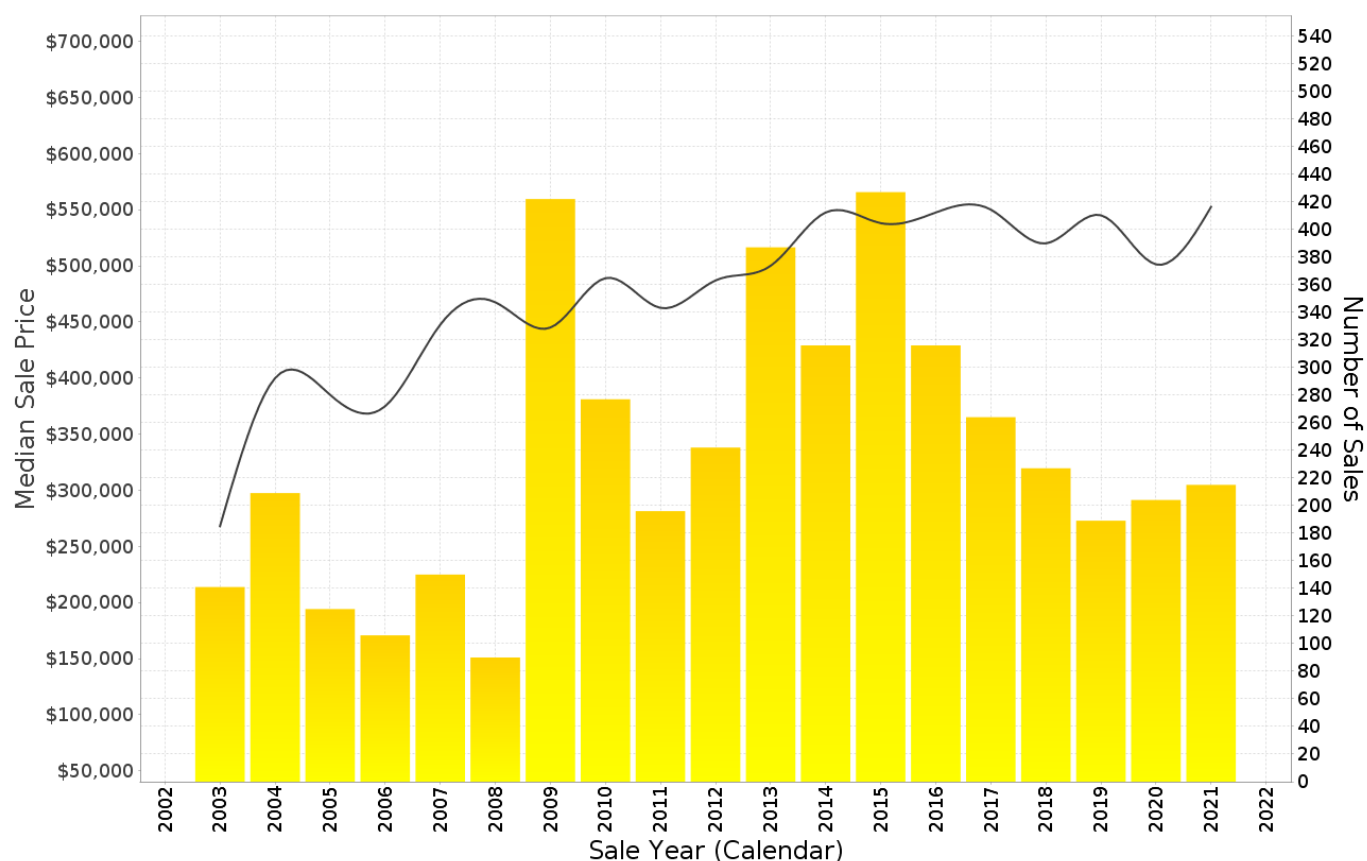
IT SHOULD BE NOTED THAT:

1. This appraisal is an opinion only of the value of the property as at the date the appraisal is made.
2. This appraisal is not a sworn valuation nor can it be relied on as such.
3. This appraisal of value is only an indication of market value, which can only be determined by the amount a willing purchaser is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the appraisal of value cannot be guaranteed.
5. There are a number of imponderable and variable facts and matters which can affect the accuracy of the appraisal of value given including, but not limited to the following:
 - a) interest rates;
 - b) changes in zoning and planning classifications;
 - c) changes in Government policy and legislation;
 - d) general state of the economy;
 - e) local market fluctuations;
 - f) amount of exposure of the property by advertising and inspection;
 - g) changes to amenities in the area;
 - h) changes to the property itself or neighbouring properties.
6. This appraisal has been prepared solely for the information of the vendor and no responsibility is accepted should the appraisal or any part thereof be incorrect or incomplete in any way.

Ben Osborne
Ray White Ascot
Phone: +61 419 752 008
Office Phone: +61 (07) 3868 7500
Email: ben.osborne@raywhite.com

Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2003	141	\$ 1,396,142	\$ 268,000		\$ 85,000	\$ 25,000,000
2004	209	\$ 634,754	\$ 399,950	49.2 %	\$ 125,000	\$ 5,447,858
2005	125	\$ 560,201	\$ 385,000	-3.7 %	\$ 140,000	\$ 5,000,000
2006	106	\$ 480,500	\$ 375,000	-2.6 %	\$ 140,000	\$ 2,709,900
2007	150	\$ 639,569	\$ 447,500	19.3 %	\$ 150,000	\$ 3,200,000
2008	90	\$ 635,347	\$ 467,500	4.5 %	\$ 165,000	\$ 2,310,000
2009	422	\$ 529,161	\$ 445,000	-4.8 %	\$ 170,000	\$ 4,100,000
2010	277	\$ 644,686	\$ 489,000	9.9 %	\$ 270,000	\$ 11,064,000
2011	196	\$ 560,131	\$ 462,500	-5.4 %	\$ 250,000	\$ 2,500,000
2012	242	\$ 576,404	\$ 487,000	5.3 %	\$ 100,000	\$ 2,700,000
2013	387	\$ 600,592	\$ 500,000	2.7 %	\$ 145,000	\$ 2,550,000
2014	316	\$ 677,602	\$ 547,500	9.5 %	\$ 190,000	\$ 2,870,000
2015	427	\$ 646,038	\$ 538,000	-1.7 %	\$ 212,000	\$ 12,763,181
2016	316	\$ 627,413	\$ 547,500	1.8 %	\$ 100,000	\$ 2,750,000
2017	264	\$ 638,094	\$ 550,000	0.5 %	\$ 212,000	\$ 2,945,757
2018	227	\$ 638,253	\$ 520,000	-5.5 %	\$ 180,000	\$ 2,155,794
2019	189	\$ 826,208	\$ 545,000	4.8 %	\$ 185,000	\$ 19,735,602
2020	204	\$ 626,681	\$ 501,250	-8.0 %	\$ 203,000	\$ 3,800,000
2021	215	\$ 660,990	\$ 552,500	10.2 %	\$ 216,000	\$ 2,350,000



Prepared on 13/10/2021 by Ben Osborne , +61 419 752 008 at Ray White Ascot. © Property Data Solutions Pty Ltd 2021 (pricfinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) October/2021. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2021. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$432,000 and the highest sale price is \$595,000 with a median sale price of \$470,000. Days listed ranges from 41 to 1539 days with the average currently at 550 days for these selected properties.

8 HUNT ST, HAMILTON, QLD 4007

UBD Ref: Brisbane - 140 G18
Distance from Property: 0m  -  -  -



Property Type: Unit
Area: 104 m²
Area \$/m²: \$5,721
RPD: L82 SP272420

Features:

Sale Price: **\$595,000 (Normal Sale)**
Sale Date: 18/08/2021 Days to Sell: **1000+ Days**
Last Price: Under Contract Chg %:
First Price: \$415,000 Chg %:

13/31 AGNES ST, ALBION, QLD 4010

UBD Ref: Brisbane - 140 G18
Distance from Property: 68m  2  2  1



Property Type: Unit
Area: 102 m²
Area \$/m²: \$4,314
RPD: L13 SP259277

Features:

Sale Price: **\$440,000 (Normal Sale)**
Sale Date: 08/03/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

73/32 AGNES ST, ALBION, QLD 4010

UBD Ref: Brisbane - 140 G18
Distance from Property: 94m  2  2  1



Property Type: Unit
Area: 106 m²
Area \$/m²: \$4,599
RPD: L73 SP243186

Features:

Sale Price: **\$487,500 (Normal Sale)**
Sale Date: 25/05/2021 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

9/31 AGNES ST, ALBION, QLD 4010

UBD Ref: Brisbane - 140 G18
Distance from Property: 68m  2  2  1



Property Type: Unit
Area: 99 m²
Area \$/m²: \$4,364
RPD: L9 SP259277

Features:

Sale Price: **\$432,000 (Normal Sale)**
Sale Date: 17/06/2021 Days to Sell: **41 Days**
Last Price: Offers Over \$440,000 Chg %: **-1.8%**
First Price: By Negotiation Chg %:

27/32 AGNES ST, ALBION, QLD 4010

UBD Ref: Brisbane - 140 G18
Distance from Property: 98m  2  2  1



Property Type: Unit
Area: 142 m²
Area \$/m²: \$3,310
RPD: L27 SP243186

Features:

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 10/07/2021 Days to Sell: **71 Days**
Last Price: Offers Over \$465,000 Chg %:
First Price: Offers over \$495,000 Chg %:

Prepared on 13/10/2021 by Ben Osborne , +61 419 752 008 at Ray White Ascot. © Property Data Solutions Pty Ltd 2021 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) October/2021. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2021. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

38/8 HUNT STREET, HAMILTON, QLD 4007



Appraisal Price

This market analysis has been prepared on 13/10/2021 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:

\$450,000 to \$475,000

Contact your agent for further information:



Agent Name: Ben Osborne
 Mobile: +61 419 752 008
 Office: Ray White Ascot
 Office Phone: +61 (07) 3868 7500
 Email: ben.osborne@raywhite.com