



COMPARATIVE MARKET ANALYSIS

30 BIRCH STREET, AMITY, QLD 4183

PREPARED BY OLIVIA COLE, DOLPHIN PROPERTY SALES





Horton Supertee Pty Ltd (tte)
30 Birch Street
Amity, QLD, 4183

15.02.2021

Dear Desley

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 me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Olivia Cole
Dolphin Property Sales
Phone: 0418 752 766
Office Phone: 07 3409 8777
Email: sales@dolphinpropertysales.com.au
Web: www.dolphinpropertysales.com.au



30 BIRCH STREET, AMITY, QLD 4183



Owner Details

Owner Name(s): HORTON SUPERTREE PTY LTD (TTE)
Owner Address: PO BOX 591, CAPALABA QLD 4157
Phone(s): ^0407 315 411 (VAN...)

Owner Type: Owner Occupied

Property Details

2 1 1

Property Type: House - Freehold [Issuing]
RPD: L55 A3399
Valuation Amount: \$290,000 - Site Value on 30/06/2019
Valuation Amount: \$290,000 - Site Value on 30/06/2016
Land Use: SINGLE UNIT DWELLING
Zoning:
Council: REDLAND
Features:

Area: 865 m²
Area \$/m2: \$442
Water/Sewerage:
Property ID: 1632431 / QLD176799
UBD Ref: UBD Ref: 333 G4

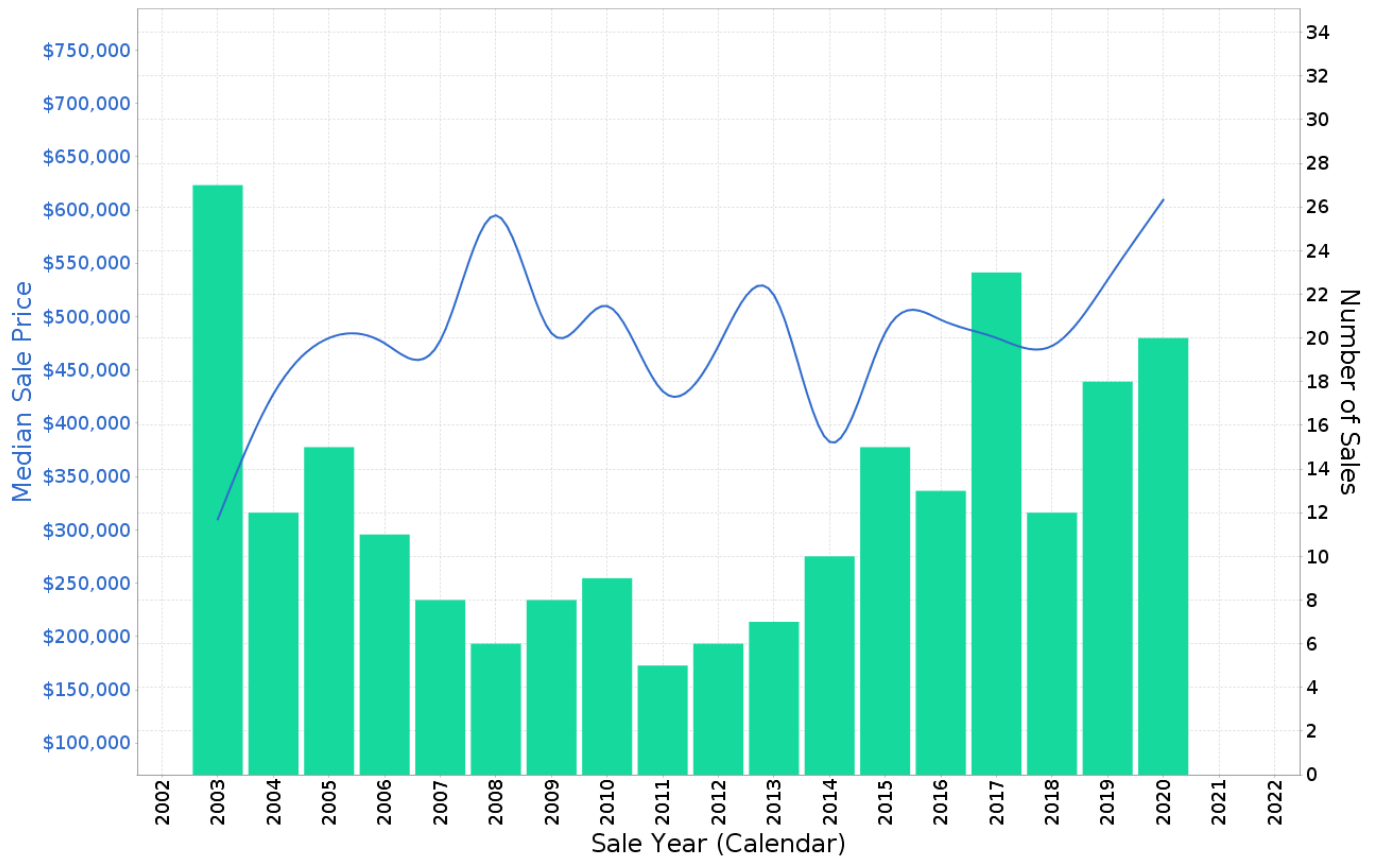
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 382,000	05/05/2011	ROZENTALS	865 m²	Normal Sale	No



Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2003	27	\$ 360,537	\$ 310,000		\$ 70,000	\$ 950,000
2004	12	\$ 426,875	\$ 427,500	37.9 %	\$ 330,000	\$ 600,000
2005	15	\$ 486,300	\$ 480,000	12.3 %	\$ 350,000	\$ 820,000
2006	11	\$ 610,727	\$ 475,000	-1.0 %	\$ 392,000	\$ 1,400,000
2007	8	\$ 551,250	\$ 477,500	0.5 %	\$ 390,000	\$ 1,100,000
2008	6	\$ 977,333	\$ 595,000	24.6 %	\$ 414,000	\$ 2,500,000
2009	8	\$ 490,375	\$ 484,250	-18.6 %	\$ 405,000	\$ 572,000
2010	9	\$ 556,111	\$ 510,000	5.3 %	\$ 425,000	\$ 700,000
2011	5	\$ 413,400	\$ 430,000	-15.7 %	\$ 350,000	\$ 460,000
2012	6	\$ 454,250	\$ 472,500	9.9 %	\$ 335,000	\$ 550,000
2013	7	\$ 593,000	\$ 520,000	10.1 %	\$ 346,000	\$ 1,400,000
2014	10	\$ 396,000	\$ 382,500	-26.4 %	\$ 300,000	\$ 580,000
2015	15	\$ 512,067	\$ 485,000	26.8 %	\$ 350,000	\$ 850,000
2016	13	\$ 577,846	\$ 497,000	2.5 %	\$ 280,000	\$ 1,200,000
2017	23	\$ 603,891	\$ 480,000	-3.4 %	\$ 301,000	\$ 1,528,000
2018	12	\$ 550,333	\$ 472,500	-1.6 %	\$ 394,000	\$ 920,000
2019	18	\$ 572,000	\$ 534,500	13.1 %	\$ 414,500	\$ 1,200,000
2020	20	\$ 782,675	\$ 609,500	14.0 %	\$ 295,000	\$ 1,650,000
2021	0					

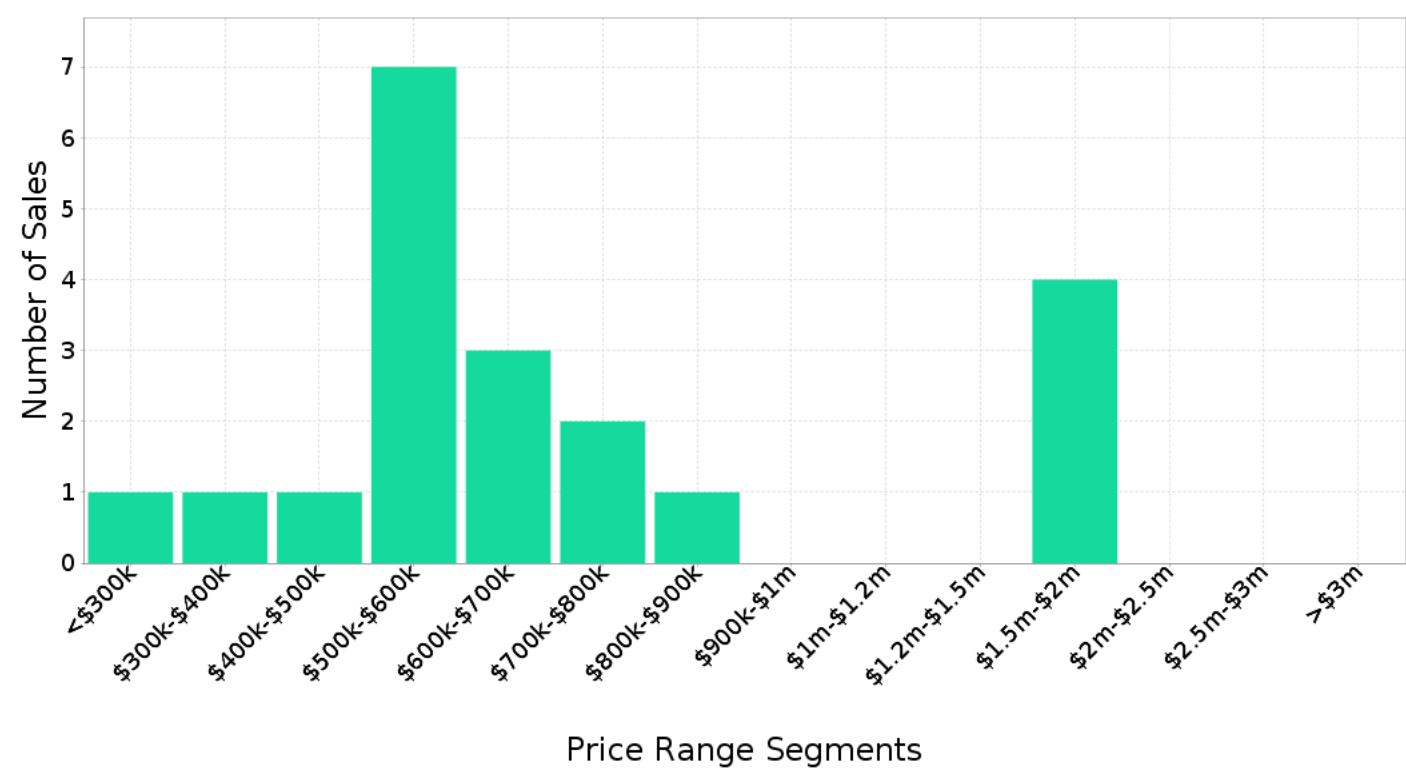


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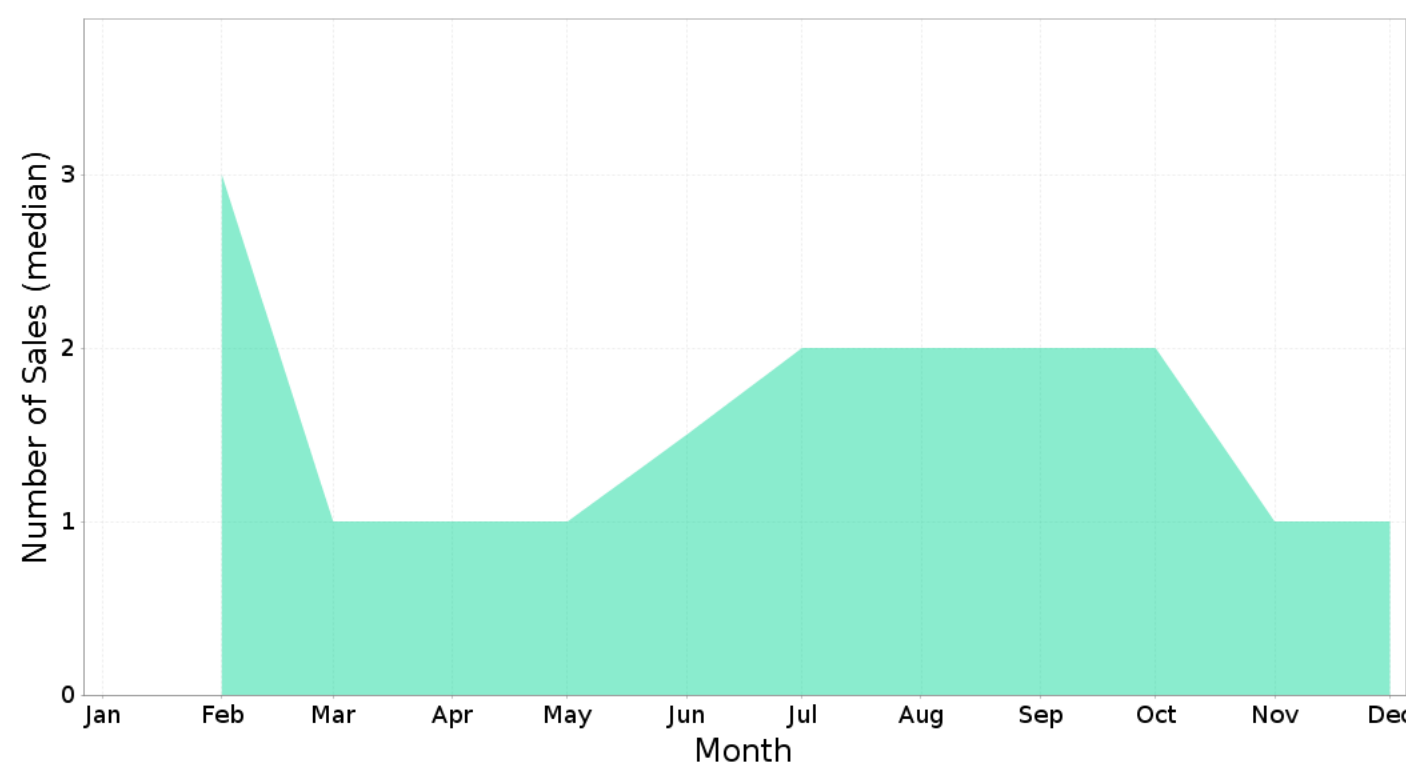
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Price Segmentation



Peak Selling Periods





Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$295,000 and the highest sale price is \$550,000 with a median sale price of \$510,000. Days listed ranges from 6 to 163 days with the average currently at 62 days for these selected properties.

28 BIRCH ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 F4
Distance from Property: 19m  2  1  -



Property Type: House
Area: 865 m²
Area \$/m²: \$439
RPD: L54 A3399

Features:

Sale Price: **\$380,000 (Normal Sale)**
Sale Date: 19/11/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

16 GONZALES ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 G3
Distance from Property: 269m  2  1  2



Property Type: House
Area: 670 m²
Area \$/m²: \$799
RPD: L12 A33911

Features:

Sale Price: **\$535,000 (Normal Sale)**
Sale Date: 15/09/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

8 GONZALES ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 G3
Distance from Property: 242m  2  1  2



Property Type: House
Area: 655 m²
Area \$/m²: \$637
RPD: L16 A33911

Features:

Sale Price: **\$417,500 (Normal Sale)**
Sale Date: 06/03/2020 Days to Sell: **6 Days**
Last Price: \$435,000 Neg Chg %:
First Price: \$435,000 Neg (Under Chg %: **-4.0%**)

56 KINDARA ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 G4
Distance from Property: 299m  3  2  2



Property Type: House
Area: 700 m²
Area \$/m²: \$786
RPD: L17 SL810057

Features:

Sale Price: **\$550,000 (Normal Sale)**
Sale Date: 20/08/2020 Days to Sell: **163 Days**
Last Price: \$569,000 (Under Offer) Chg %: **-3.3%**
First Price: \$570,000 Chg %:

14 KAWANA ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 G3
Distance from Property: 117m  3  1  2



Property Type: House
Area: 607 m²
Area \$/m²: \$840
RPD: L15 A3399

Features: LOWSET

Sale Price: **\$510,000 (Normal Sale)**
Sale Date: 07/08/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

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26 GONZALES ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 G3
Distance from Property: 336m

1 1 1



Property Type: House
Area: 668 m²
Area \$/m²: \$442
RPD: L36 A33911

Features:

Sale Price: **\$295,000 (Normal Sale)**
Sale Date: 28/09/2020 Days to Sell: **16 Days**
Last Price: Offers Over Chg %: **-1.7%**
First Price: OPEN TO OFFERS Chg %:

18 KINDARA ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 F4
Distance from Property: 223m

- - -



Property Type: House
Area: 612 m²
Area \$/m²: \$853
RPD: L1 A33918

Features:

Sale Price: **\$522,000 (Normal Sale)**
Sale Date: 24/09/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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Appraisal Price

This market analysis has been prepared on 16/02/2021 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:

\$435,000 to \$455,000

Median - \$445,000

Contact your agent for further information:



Agent Name: Olivia Cole
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