

IMAGE.

PROPERTY

# COMPARATIVE MARKET ANALYSIS

1/16 TAHR PLACE, DAKABIN, QLD 4503

PREPARED BY BEN HYRAPIETIAN, IMAGE PROPERTY NORTH SIDE

## 1/16 TAHR PLACE, DAKABIN, QLD 4503



### Owner Details

Owner Name(s): LISMAN CUSTODIAN PTY LTD  
 Owner Address: 49 FARRY RD, BURPENGARY EAST QLD 4505  
 Phone(s):

Owner Type: Owner Occupied

### Property Details

Property Type: House - Freehold [Issuing]  
 RPD: L144 SP270690  
 Valuation Amount: \$250,000 - Site Value on 30/06/2022  
 Valuation Amount: \$207,500 - Site Value on 30/06/2019  
 Land Use: SINGLE UNIT DWELLING  
 Zoning  
 Council: MORETON BAY (SOUTH)  
 Features:

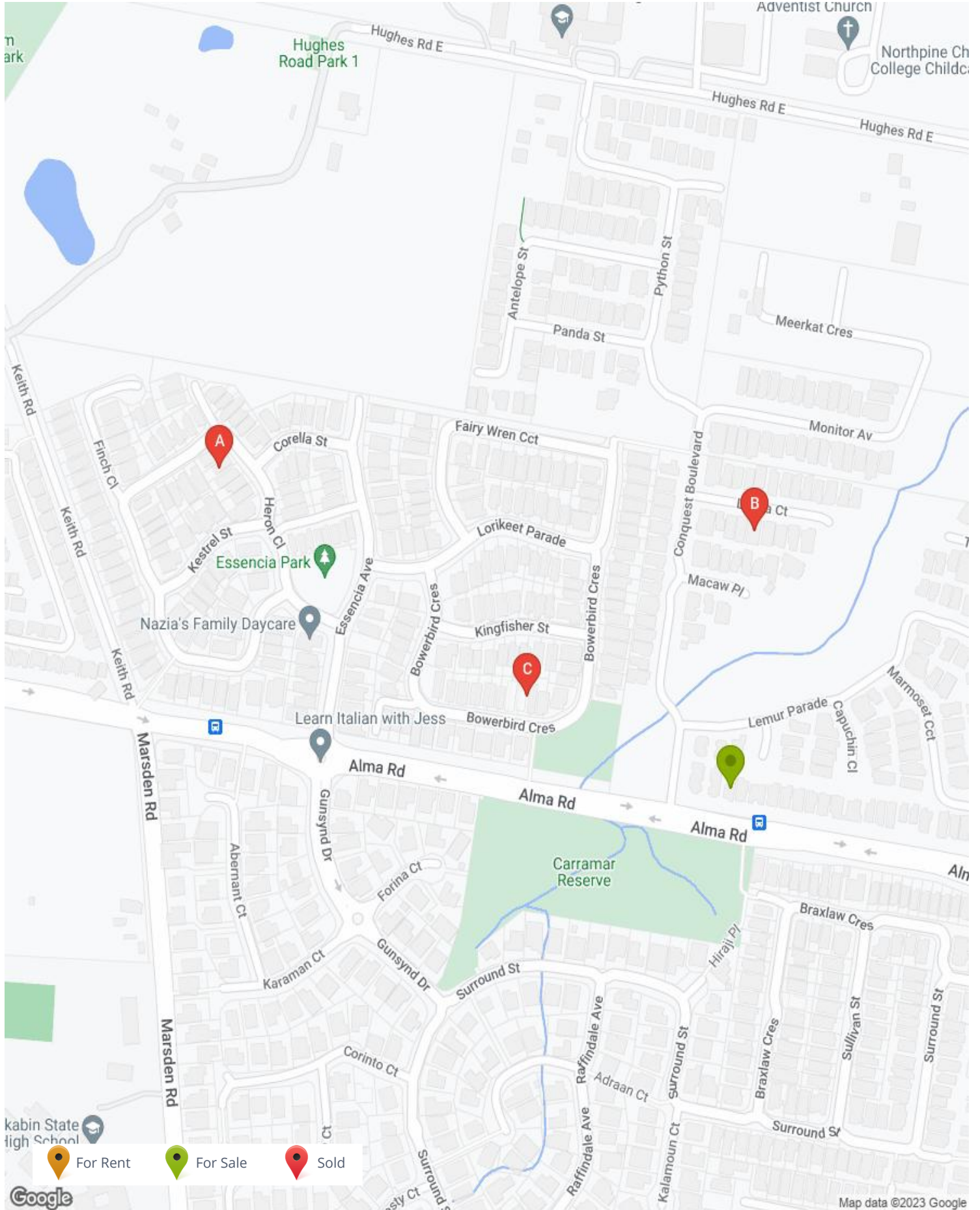
Area: 320 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$1,648  
 Water/Sewerage:  
 Property ID: 23769451 /  
 UBD Ref: UBD Ref: 088 Q4



### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 527,320	25/02/2015	TRASPUNT NO. 12 PTY LTD	320 m <sup>2</sup>	Normal Sale	No

## Comparable Properties Map



## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 1500.0m from the focus property. The lowest sale price is \$750,000 and the highest sale price is \$785,000 with a median sale price of \$750,000. Days listed ranges from 3 to 3 days with the average currently at 3 days for these selected properties.

### 25 HERON CL, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 N2  
Distance from Property: 577m



5



3



2



Property Type: House  
Area: 351 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,137  
RPD: L623 SP256123

Sale Price: **\$750,000 (Normal Sale)**  
Sale Date: 04/07/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: IMPROVEMENTS: DISHWASHER



### 10 LLAMA CT, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 Q3  
Distance from Property: 231m



5



2



2



Property Type: House  
Area: 450 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,667  
RPD: L34 SP269164

Sale Price: **\$750,000 (Normal Sale)**  
Sale Date: 05/08/2023 Days to Sell: **3 Days**  
Last Price: FOR SALE (Under Offer) Chg %:  
First Price: FOR SALE Chg %:

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: COURTYARD, GARDEN / COURTYARD, SECURE PARKING, DISHWASHER



### 23 BOWERBIRD CRES, DAKABIN, QLD 4503

UBD Ref: Brisbane - 088 P3  
Distance from Property: 216m



5



3



2



Property Type: House  
Area: 432 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,817  
RPD: L125 SP214404

Sale Price: **\$785,000 (Normal Sale)**  
Sale Date: 30/10/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: DECK, BUILT IN ROBES, AIR CONDITIONED, IMPROVEMENTS: DISHWASHER, SECURE PARKING, INTERNAL LAUNDRY



## 1/16 TAHR PLACE, DAKABIN, QLD 4503



### Appraisal Price

This market analysis has been prepared on 22/12/2023 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:

**\$730,000 to \$760,000**

### Contact your agent for further information:



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