

Comparative Market Analysis

Prepared for **Diane & Stephen Flecknoe** on **29th June 2020**



16 Watson Street Laidley QLD 4341

John Rogers
Property Network Lockyer

1/235 Patrick Street
LAIDLEY QLD 4341

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Your Property

16 Watson Street Laidley QLD 4341

4  2  2  600m²  - 



Your Property History

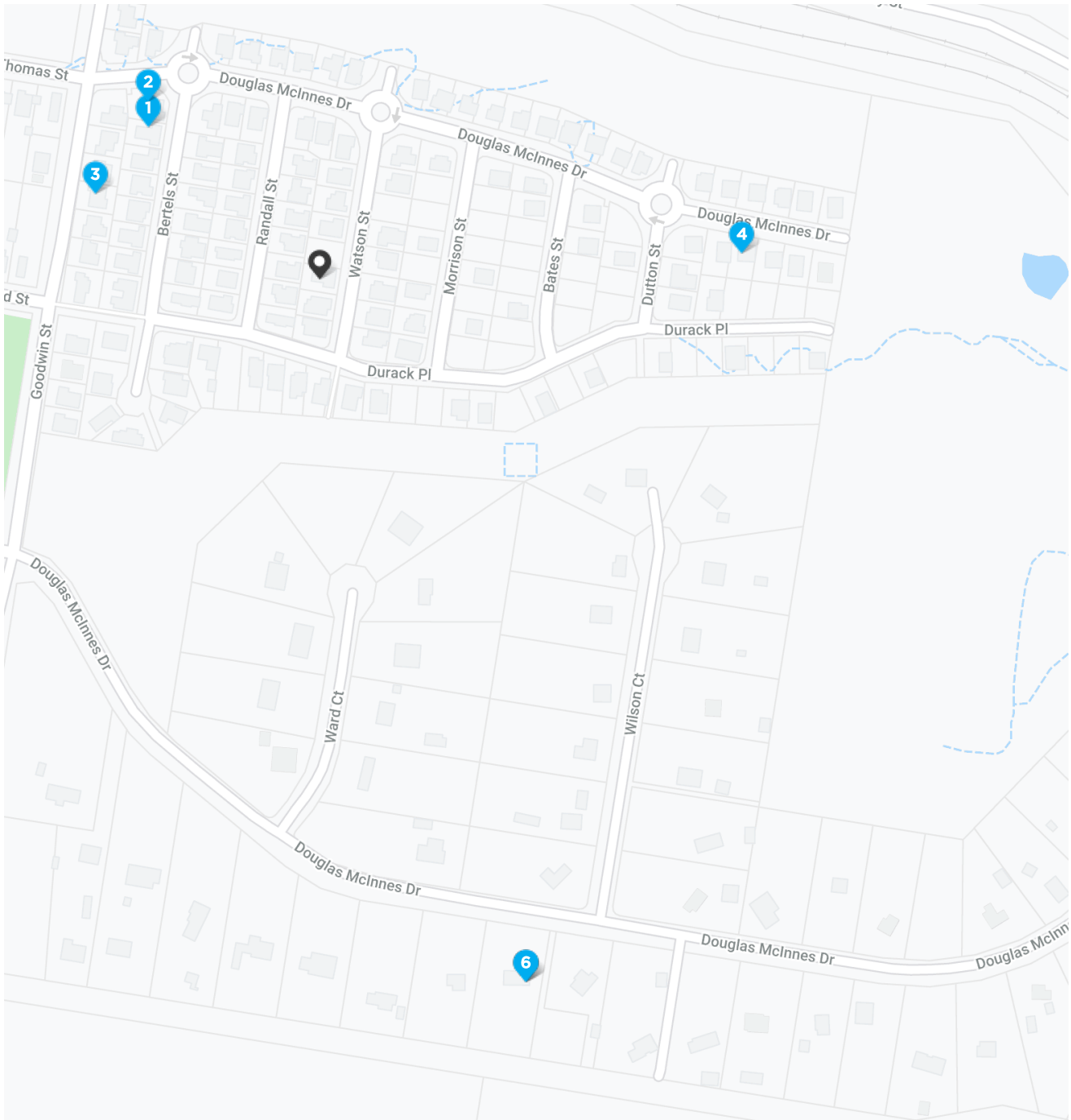
- 6 Jul, 2012 - Listed for rent at \$290 / week
- 14 Sep, 2011 - Sold for \$129,000



Introducing John Rogers

John Rogers is the Principal and Licensee at Property Network Lockyer. Originally from a background outside of real estate, John brings a fresh approach to the job of selling or leasing your home, or finding you a new one - drawing on sales experience from industries as diverse as mining etc.

Comparables Map: Sales



1	4 Bertels Street Laidley QLD 4341	4		2		2		\$237,000
2	121 Douglas McInnes Drive Laidley QLD 4341	4		2		3		\$237,000
3	18 Goodwin Street Laidley QLD 4341	4		2		2		\$245,000
4	91 Douglas McInnes Drive Laidley QLD 4341	4		2		2		\$240,000
5	39 Cooper Street Laidley QLD 4341	4		2		2		\$248,000
6	9 Randall Street Laidley QLD 4341	4		2		2		\$230,000

Comparable Sales



4 Bertels Street Laidley QLD 4341

Sold Price \$237,000

🛏️ 4 🚿 2 🚗 2 📏 600m² 🏠 -

Sold Date 25-Jul-18 First Listing \$265,000 Year Built -
 DOM 134 Last Listing \$259,000
 Distance 0.18km Price Change ▼ -10.6%



121 Douglas McInnes Drive Laidley QLD 4341

Sold Price \$237,000

🛏️ 4 🚿 2 🚗 3 📏 758m² 🏠 -

Sold Date 25-May-19 First Listing \$265,000 Year Built -
 DOM 375 Last Listing \$250,000
 Distance 0.19km Price Change ▼ -10.6%



18 Goodwin Street Laidley QLD 4341

Sold Price \$245,000

🛏️ 4 🚿 2 🚗 2 📏 660m² 🏠 145m²

Sold Date 01-Mar-19 First Listing \$249,000 Year Built 2009
 DOM 26 Last Listing \$249,000
 Distance 0.19km Price Change ▼ -1.6%



91 Douglas McInnes Drive Laidley QLD 4341

Sold Price \$240,000

🛏️ 4 🚿 2 🚗 2 📏 676m² 🏠 -

Sold Date 13-Jun-19 First Listing \$275,000 Year Built -
 DOM 120 Last Listing \$249,000
 Distance 0.33km Price Change ▼ -12.7%



39 Cooper Street Laidley QLD 4341

Sold Price \$248,000

🛏️ 4 🚿 2 🚗 2 📏 800m² 🏠 154m²

Sold Date 14-Mar-19 First Listing \$260,000 Year Built 2009
 DOM 1 Last Listing \$260,000
 Distance 0.57km Price Change ▼ -4.6%



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

Comparable Sales



9 Randall Street Laidley QLD 4341

Sold Price **\$230,000**

4
 2
 2
 600m²
 132.59

Sold Date	12-Mar-19	First Listing	\$245,000	Year Built	-
DOM	103	Last Listing	\$235,000		
Distance	0.57km	Price Change	▼ -6.1%		



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

Summary

16 Watson Street Laidley QLD 4341



Appraisal price range
\$230,000 - \$245,000

Notes from your agent

Diane & Stephen Flecknoe Via email flecks1@optusnet.com.au
16 Watson Street
Laidley QLD 4341

29 June 2020

Dear Diane & Stephen

Thank you for the opportunity to appraise your property at 16 Watson Street Laidley as at 30 June 2019

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 as at 30 June 2019 and similar properties recently sold. I have selected 6 properties that are similar to yours and have a medium of \$239,000. As such I would give you a range of \$230,000 - \$245,000 as at 30 June 2019 based on the previous 12 months sales.

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,

John Rogers
Property Network Lockyer
1/235 Patrick Street

LAIDLEY QLD 4341
m: 0407 780 063

Disclaimer

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