Comparative Market Analysis

512/1 Wilson Street West Mackay QLD 4740

Prepared on **12th January 2021**

Sarah Coles
Gardian Real Estate

73 Wood Street
MACKAY QLD 4740

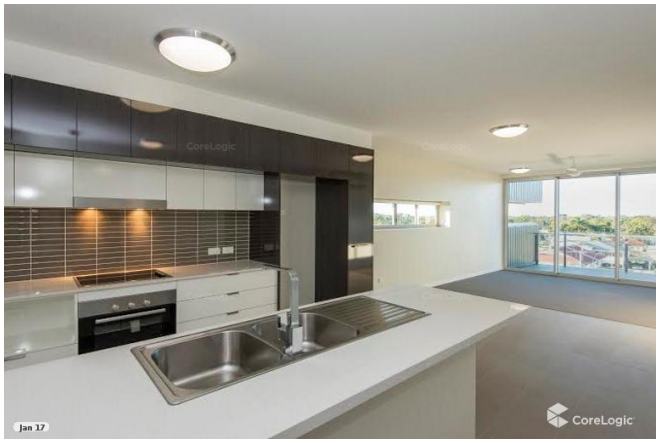
m: 0428398444

sarahc@gardian.com.au

Your Property

512/1 Wilson Street West Mackay QLD 4740

1 1 1 92m² 60m²



Your Property History

27 Feb, 2017 - Listed for rent at $260 / week

27 Aug, 2013 - Sold for $320,000

2014 - Property Built

Introducing Sarah Coles

Sarah's enthusiasm for helping others, excellent customer service and friendly approach helps her connect with clients and provide them with great outcomes.

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Jason Greenhalgh
512/1 Wilson Street
West Mackay QLD 4740

12th January 2021

Dear Jason,
Thank you for the opportunity to do an appraisal for your property at 512/1 Wilson Street, West Mackay QLD 4740.

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 and similar properties recently sold or currently on the market.

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.

Thank you,

Sarah Coles
Gardian Real Estate
73 Wood Street

MACKAY QLD 4740
m: 0428398444

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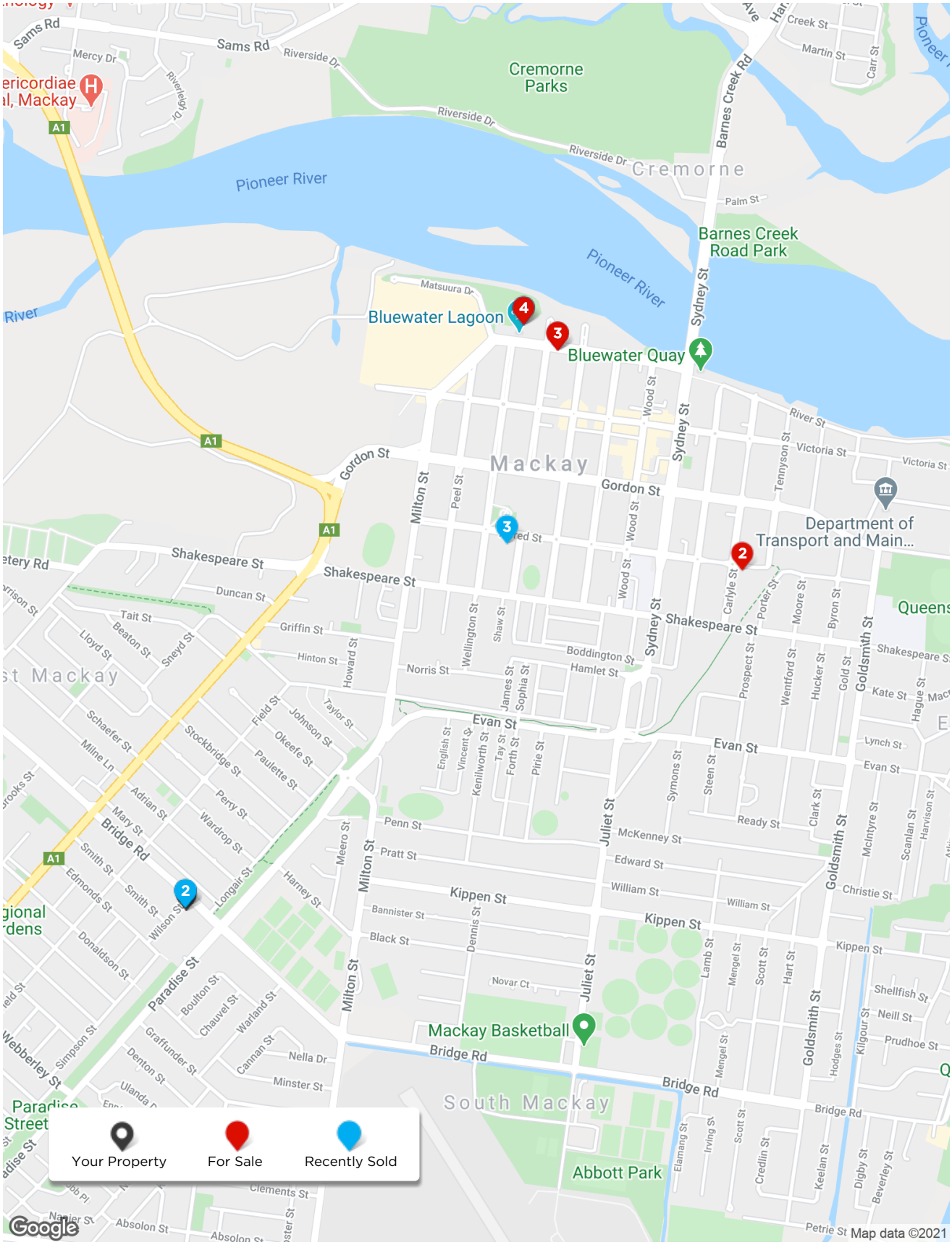
Comparables Map: Sales & Listings



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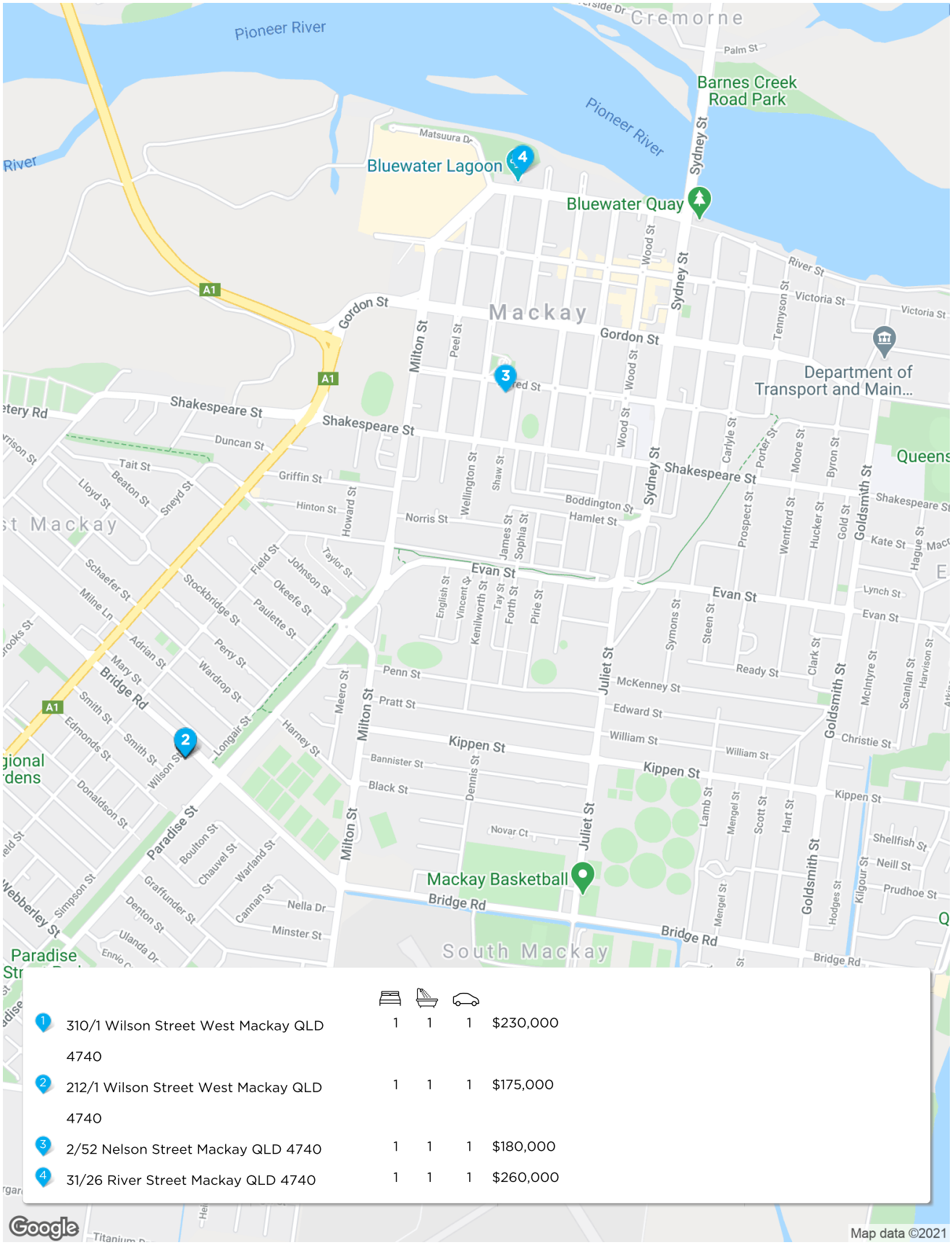
Comparables Map: Sales



1 310/1 Wilson Street West Mackay QLD 4740	1	1	1	$230,000
2 212/1 Wilson Street West Mackay QLD 4740	1	1	1	$175,000
3 2/52 Nelson Street Mackay QLD 4740	1	1	1	$180,000
4 31/26 River Street Mackay QLD 4740	1	1	1	$260,000

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Comparable Sales

1 310/1 Wilson Street West Mackay QLD 4740

Sold Price **$230,000**

1 | 1 | 1 | 94m² | 65m²

Notes from your agent

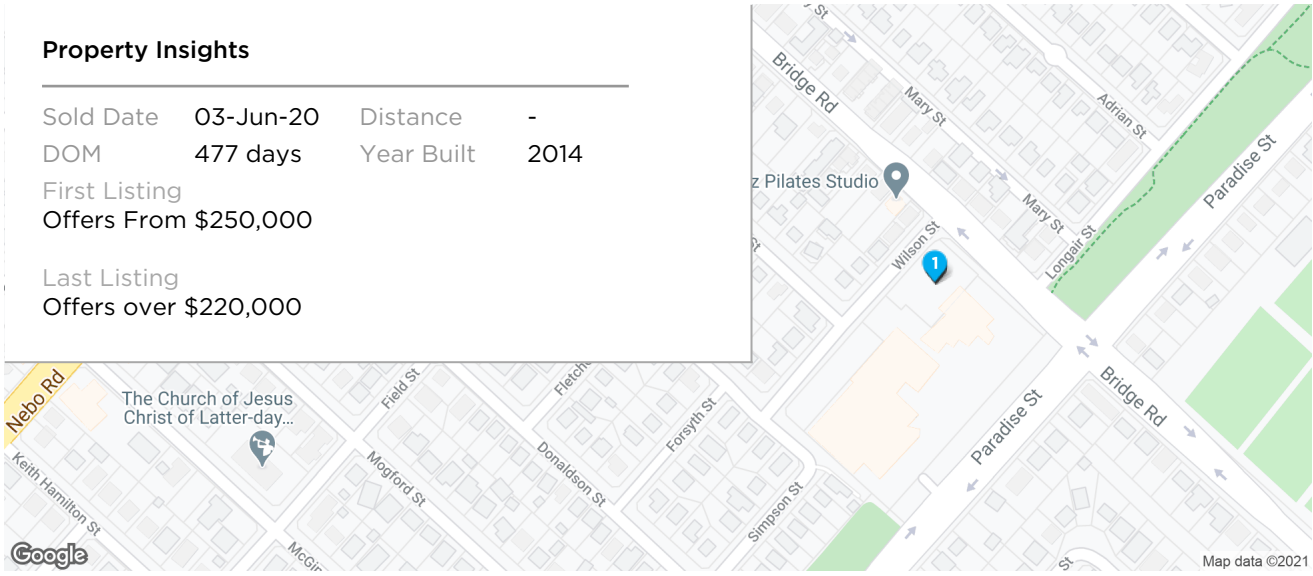
Unit was for sale since 2017, Listing price started at $315,000, Days on Market 199 Day, not sold. Listed at $250,000 Feb 2019, reduced price to Offers over $220,000. Days on Market - 477 Days.

Property Insights

Sold Date	03-Jun-20	Distance	-
DOM	477 days	Year Built	2014

First Listing
Offers From $250,000

Last Listing
Offers over $220,000



RS = Recent sale UN = Undisclosed Sale

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Comparable Sales

2 212/1 Wilson Street West Mackay QLD 4740

Sold Price **$175,000**

1 | 1 | 1 | 92m² | 64m²

Year Built	2014	DOM	26
Sold Date	02-Dec-19	Distance	-
First Listing	Auction		
Last Listing	Not Disclosed		

3 2/52 Nelson Street Mackay QLD 4740

Sold Price **$180,000**

1 | 1 | 1 | 72m² | 69m²

Year Built	1975	DOM	-
Sold Date	18-Aug-20	Distance	1.79km
First Listing	-		
Last Listing	-		

4 31/26 River Street Mackay QLD 4740

Sold Price RS **$260,000**

1 | 1 | 1 | 72m² | 60m²

Year Built	2008	DOM	219
Sold Date	26-Nov-20	Distance	2.48km
First Listing	Offers From $289,000		
Last Listing	Offers From $289,000		

Notes from your agent

Gardian Listing: Rivage Building with gym, pool & spa in the complex on the river front. Property was leased for $400per week.

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

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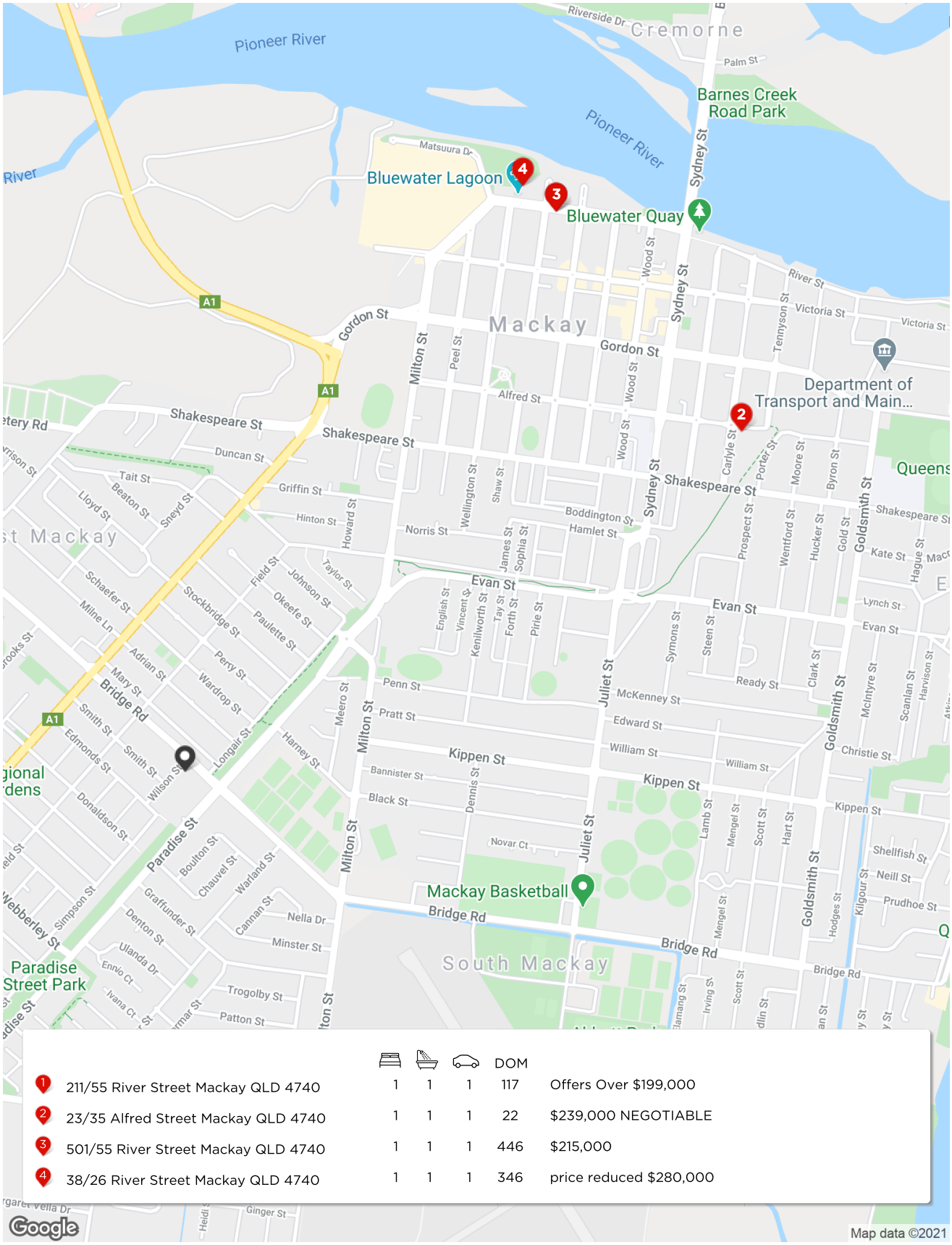
Comparables Map: Listings



				DOM	
1 211/55 River Street Mackay QLD 4740	1	1	1	117	Offers Over $199,000
2 23/35 Alfred Street Mackay QLD 4740	1	1	1	22	$239,000 NEGOTIABLE
3 501/55 River Street Mackay QLD 4740	1	1	1	446	$215,000
4 38/26 River Street Mackay QLD 4740	1	1	1	346	price reduced $280,000

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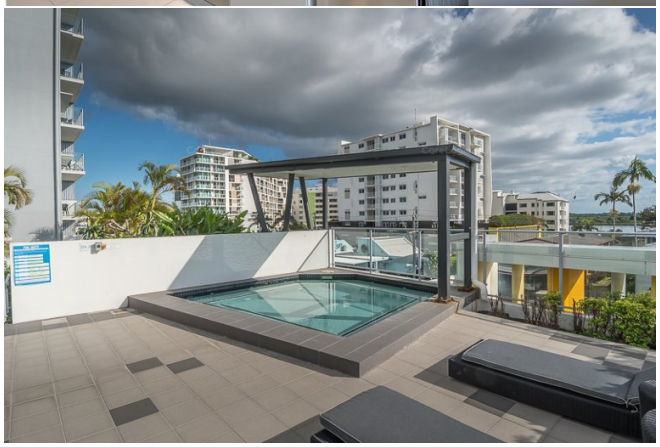
Comparable Listings

1 211/55 River Street Mackay QLD 4740

Listing Price **Offers Over $199,000**

1 | 1 | 1 | 50m² | -

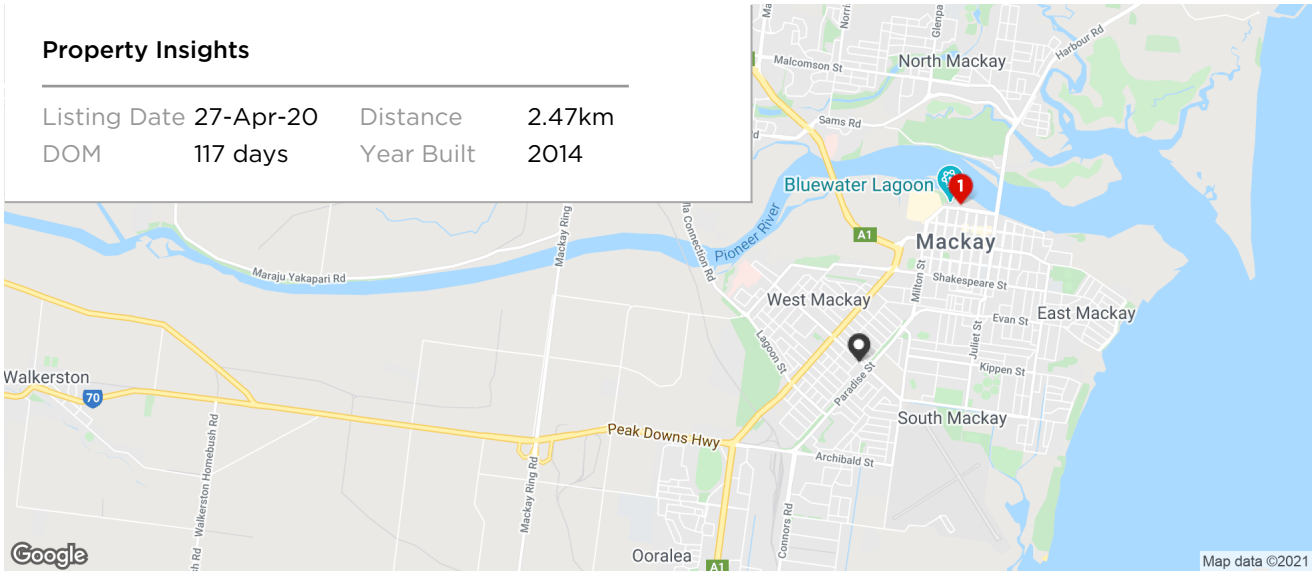


Notes from your agent

Rivermarque Building - 5yrs old, with pool and gym facilities in the complex, inner city very close to Canelands central and CBD.

Property Insights

Listing Date	27-Apr-20	Distance	2.47km
DOM	117 days	Year Built	2014



RS = Recent sale UN = Undisclosed Sale

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Comparable Listings

2 23/35 Alfred Street Mackay QLD 4740

1 | 1 | 1 | 62m² | 56m²

Year Built	2015	DOM	22 days
Listing Date	22-Dec-20	Distance	2.4km
Listing Price	$239,000 NEGOTIABLE		

Notes from your agent

Building is 5yrs old. Pool and Gym in the complex.

3 501/55 River Street Mackay QLD 4740

1 | 1 | 1 | 52m² | -

Year Built	2014	DOM	446 days
Listing Date	25-Oct-19	Distance	2.47km
Listing Price	$215,000		

4 38/26 River Street Mackay QLD 4740

1 | 1 | 1 | 77m² | 68m²

Year Built	2006	DOM	346 days
Listing Date	02-Feb-20	Distance	2.48km
Listing Price	price reduced $280,000		

DOM = Days on market

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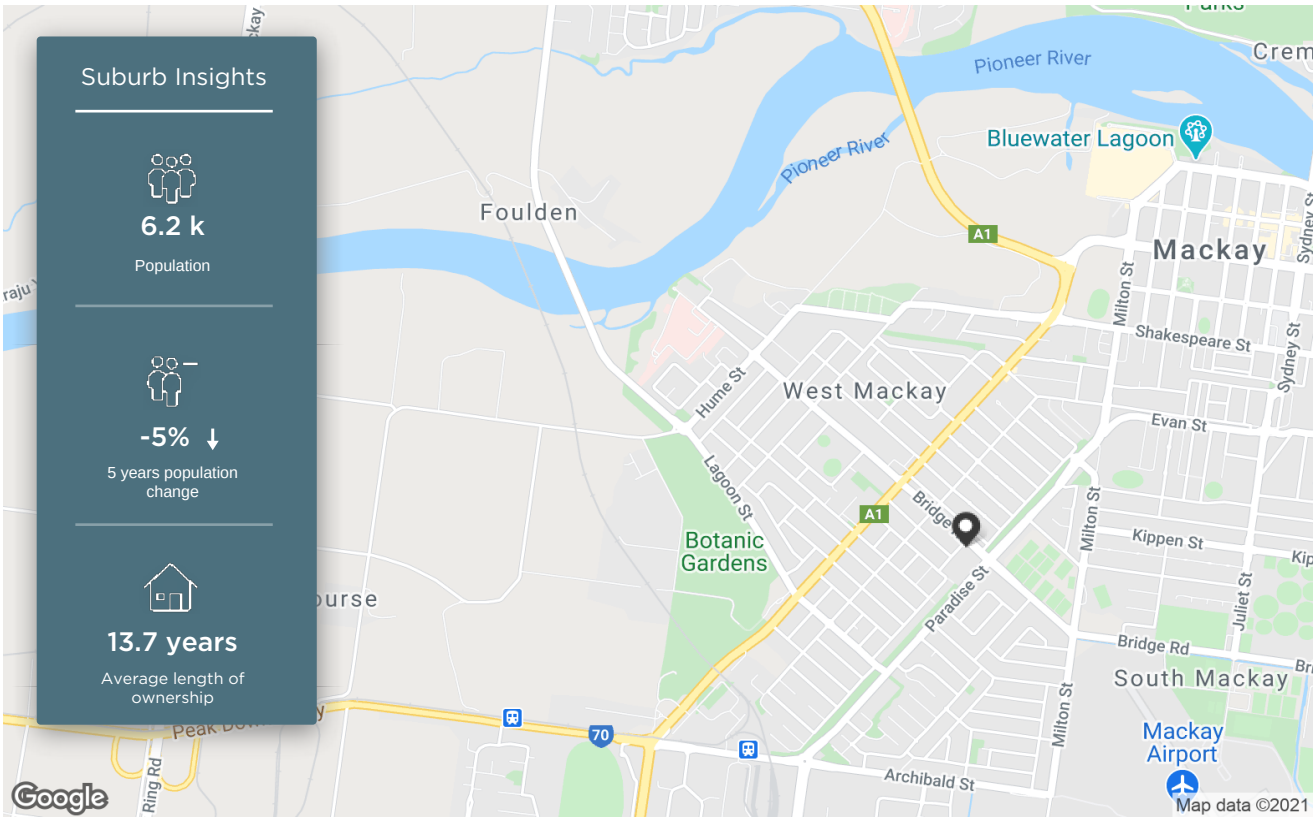
West Mackay

Demographic



The size of West Mackay is approximately 6.5 square kilometres. It has 12 parks covering nearly 14.5% of total area. The population of West Mackay in 2011 was 6,506 people. By 2016 the population was 6,209 showing a population decline of 4.6% in the area during that time. The predominant age group in West Mackay is 40-49 years. Households in West Mackay are primarily childless couples and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in West Mackay work in a professional occupation. In 2011, 60.1% of the homes in West Mackay were owner-occupied compared with 60.8% in 2016. Currently the median sales price of houses in the area is $355,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	41.9	Owns Outright	30.0	0-15.6K	5.3	0-9	12.7
Couples with Children	40.9	Purchaser	30.8	15.6-33.8K	17.2	10-19	10.5
Single Parents	15.5	Renting	35.9	33.8-52K	13.7	20-29	11.8
Other	1.0	Other	0.4	52-78K	14.4	30-39	13.0
		Not Stated	2.6	78-130K	21.0	40-49	13.6
				130-182K	10.5	50-59	13.2
				182K+	6.4	60-69	10.8
						70-79	7.1
						80-89	5.9
						90-99	1.4

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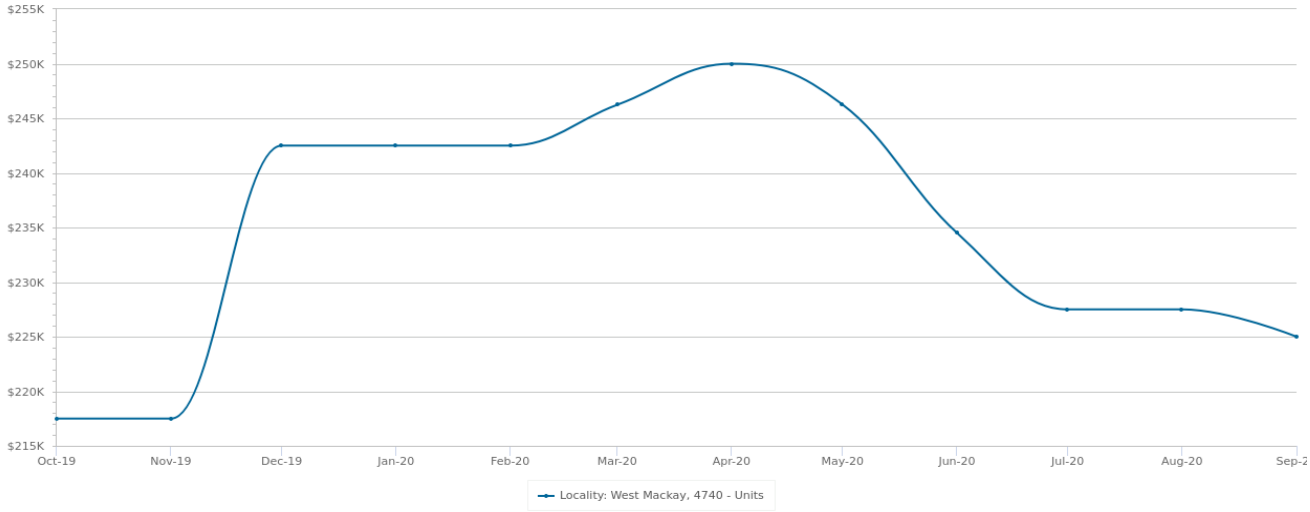
Recent Market Trends

Median Sale Price - 12 months (Unit)

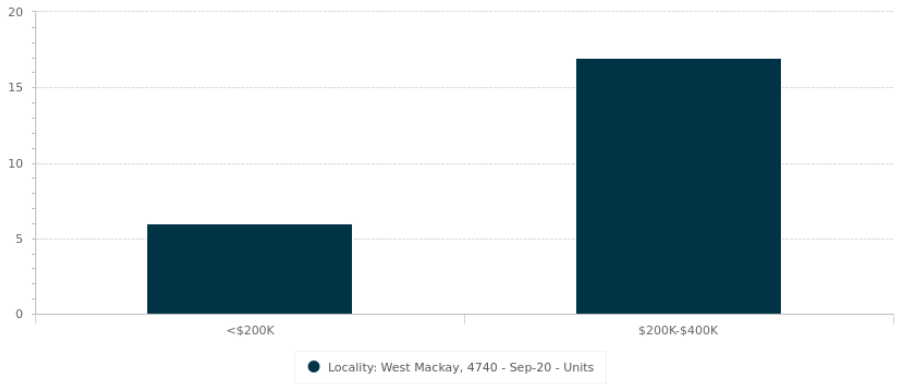


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Sep 2020	2	$225,000	-1.1% ▼	65	10	$310
Aug 2020	3	$227,500	0.0%	41	14	$320
Jul 2020	4	$227,500	-3.0% ▼	31	16	$320
Jun 2020	3	$234,500	-4.8% ▼	71	16	$320
May 2020	2	$246,250	-1.5% ▼	71	17	$320
Apr 2020	1	$250,000	1.5% ▲	41	14	$320
Mar 2020	-	$246,250	1.5% ▲	41	13	$320
Feb 2020	1	$242,500	0.0%	41	14	$320
Jan 2020	4	$242,500	0.0%	43	14	$320
Dec 2019	1	$242,500	11.5% ▲	33	16	$320
Nov 2019	2	$217,500	0.0%	72	14	$320
Oct 2019	-	$217,500	0.0%	-	10	$320

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<$200K	6
$200K-$400K	17
400K-600K	0
600K-800K	0
800K-1M	0
1M-2M	0
>2M	0



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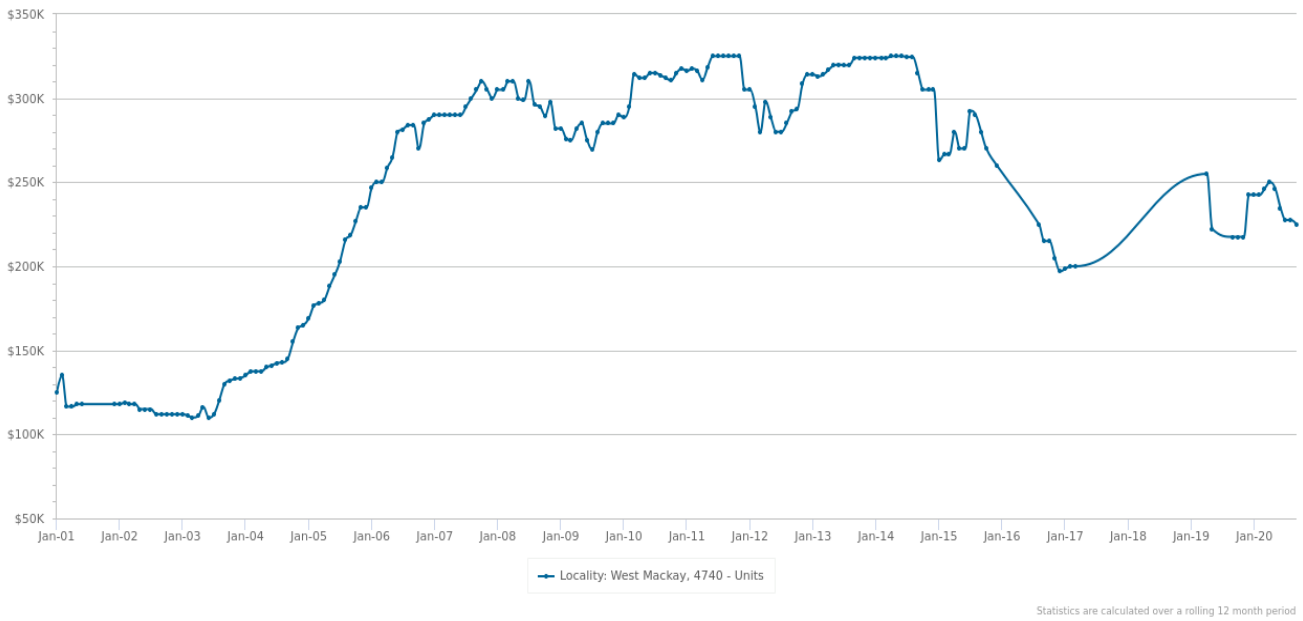
Long Term Market Trends

Median Sale Price - 20 years (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	23	$225,000	3.4% ▲	65	31	$320
2019	12	$217,500	-	-	29	$320
2018	7	-	-	-	15	$290
2017	6	-	-	-	21	$250
2016	12	$215,000	-23.2% ▼	40	32	$260
2015	10	$280,000	-11.1% ▼	-	32	$280
2014	19	$315,000	-2.8% ▼	-	36	$320
2013	57	$324,000	11.0% ▲	39	26	$360
2012	25	$292,000	-10.2% ▼	41	29	$400
2011	27	$325,000	4.2% ▲	109	24	$350
2010	25	$312,000	9.5% ▲	33	29	$340
2009	22	$285,000	-3.4% ▼	34	19	$340
2008	19	$295,000	-3.3% ▼	77	29	-
2007	30	$305,000	7.4% ▲	40	28	$250
2006	32	$284,000	29.9% ▲	25	25	-
2005	33	$218,650	50.8% ▲	-	11	-
2004	51	$145,000	11.5% ▲	-	3	-
2003	38	$130,000	16.1% ▲	-	7	-
2002	18	$112,000	-	-	-	-
2001	9	-	-	-	-	-

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Summary

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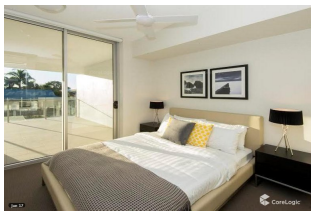

Appraisal price range
$195,000 to $230,000

Median - $212,500

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