



22-24 GLADSTONE ROAD BILOELA QLD 4715

Prepared on 8th June 2022



Ross Munroe
First National Real Estate Biloea

5 Gladstone Rd
BILOELA QLD 4715

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The Proprietor
Gladstone Road
Biloela QLD 4715

8th June 2022

Dear Janine,

Thank you for the opportunity to appraise your property at 22-24 GLADSTONE ROAD BILOELA QLD 4715

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.

Yours Sincerely,

Ross Munroe
First National Real Estate Biloela
5 Gladstone Rd
BILOELA QLD 4715
m: 0488 923 367

Your Property

22-24 GLADSTONE ROAD BILOELA QLD 4715

-  -  -  1,918m²  775m² 



Your Property History































- 8 Feb, 2018 - Listed for rent as Not Disclosed
- 24 Feb, 2016 - Listed for rent as PRICE ON APPLICATION
- 13 Oct, 2015 - Listed for rent as PRICE ON APPLICATION
- 28 Jul, 2015 - Listed for rent as PRICE ON APPLICATION
- 23 Oct, 2013 - Listed for rent at \$70,000 / year
- 8 May, 2013 - Listed for rent as CONTACT AGENT FOR DETAILS



Introducing Ross Munroe

Serving Biloea property owners since 1993.


Comparable Sales






1	53-57 GREVILLEA STREET BILOELA QLD 4715	Sold Price \$650,000
	<p>  -  -  -  1,870m²  - Year Built - DOM - Sold Date 25-May-22 Distance 0.14km First Listing - Last Listing - </p>	
2	49 KARIBOE STREET BILOELA QLD 4715	Sold Price \$330,000
	<p>  -  -  -  622m²  350m² Year Built - DOM 1 Sold Date 05-Jul-21 Distance 0.2km First Listing \$369,000 plus GST Last Listing \$369,000 plus GST </p>	
3	51A KARIBOE STREET BILOELA QLD 4715	Sold Price \$162,000
	<p>  -  -  -  311m²  - Year Built - DOM 603 Sold Date 20-Jul-21 Distance 0.21km First Listing Offers Above \$160,000 Last Listing Offers Above \$160,000 </p>	
4	51B KARIBOE STREET BILOELA QLD 4715	Sold Price \$162,000
	<p>  -  -  -  311m²  - Year Built - DOM 606 Sold Date 05-Aug-21 Distance 0.21km First Listing Contact Agent Last Listing Contact Agent </p>	
5	68 CALLIDE STREET BILOELA QLD 4715	Sold Price \$550,000
	<p>  -  -  -  660m²  - Year Built - DOM - Sold Date 25-Jan-22 Distance 0.33km First Listing - Last Listing - </p>	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic


Comparable Sales






6 44 DAWSON HIGHWAY BILOELA QLD 4715 **Sold Price \$550,000**



 -  -  -  2,816m²  -
 Year Built - DOM 1,028
 Sold Date 06-Sep-21 Distance 1.01km
 First Listing REDUCED \$210,000
 Last Listing \$550,000 NEG

7 174-176 CALLIDE STREET BILOELA QLD 4715 **Sold Price \$320,000**

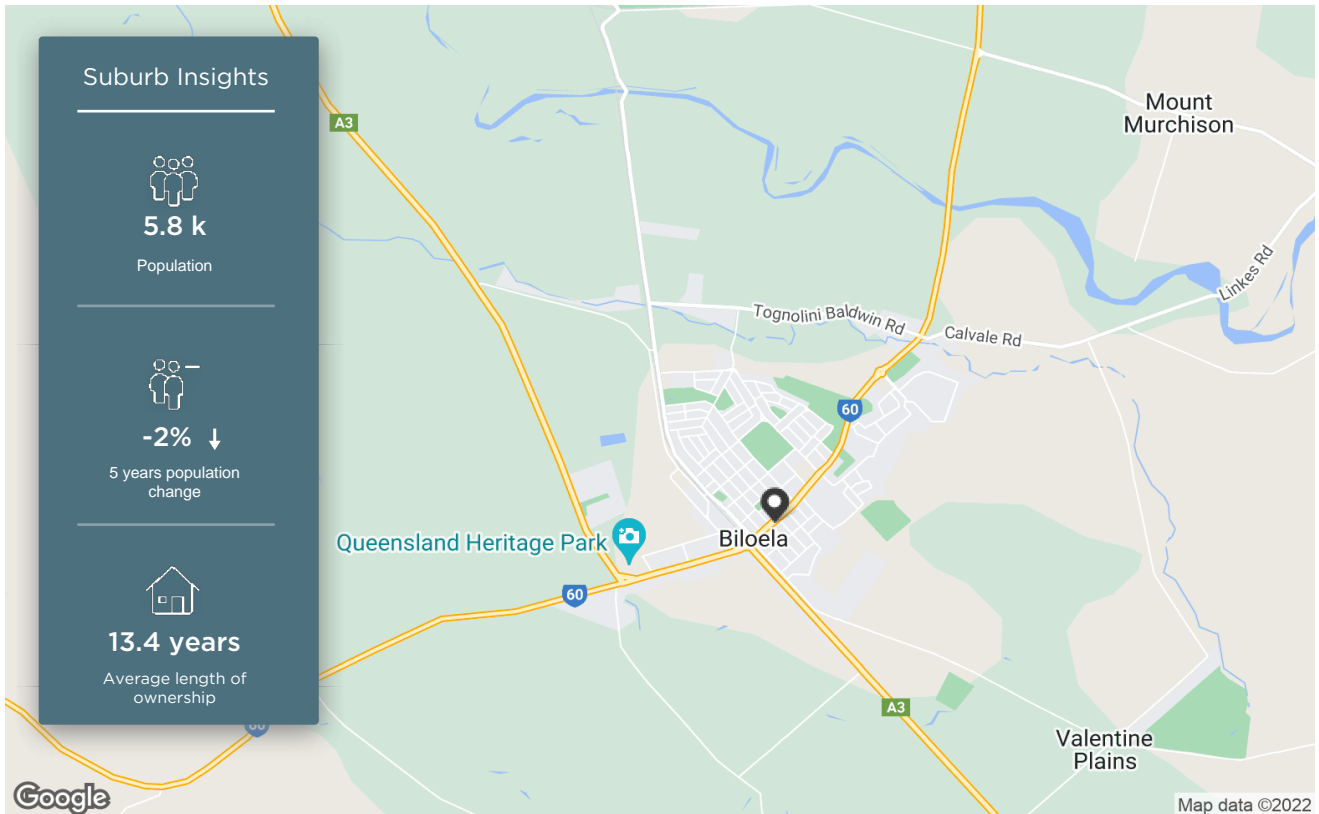


 -  -  -  1,636m²  200m²
 Year Built - DOM 58
 Sold Date 27-Aug-21 Distance 1.33km
 First Listing \$330,000
 Last Listing \$330,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Biloela

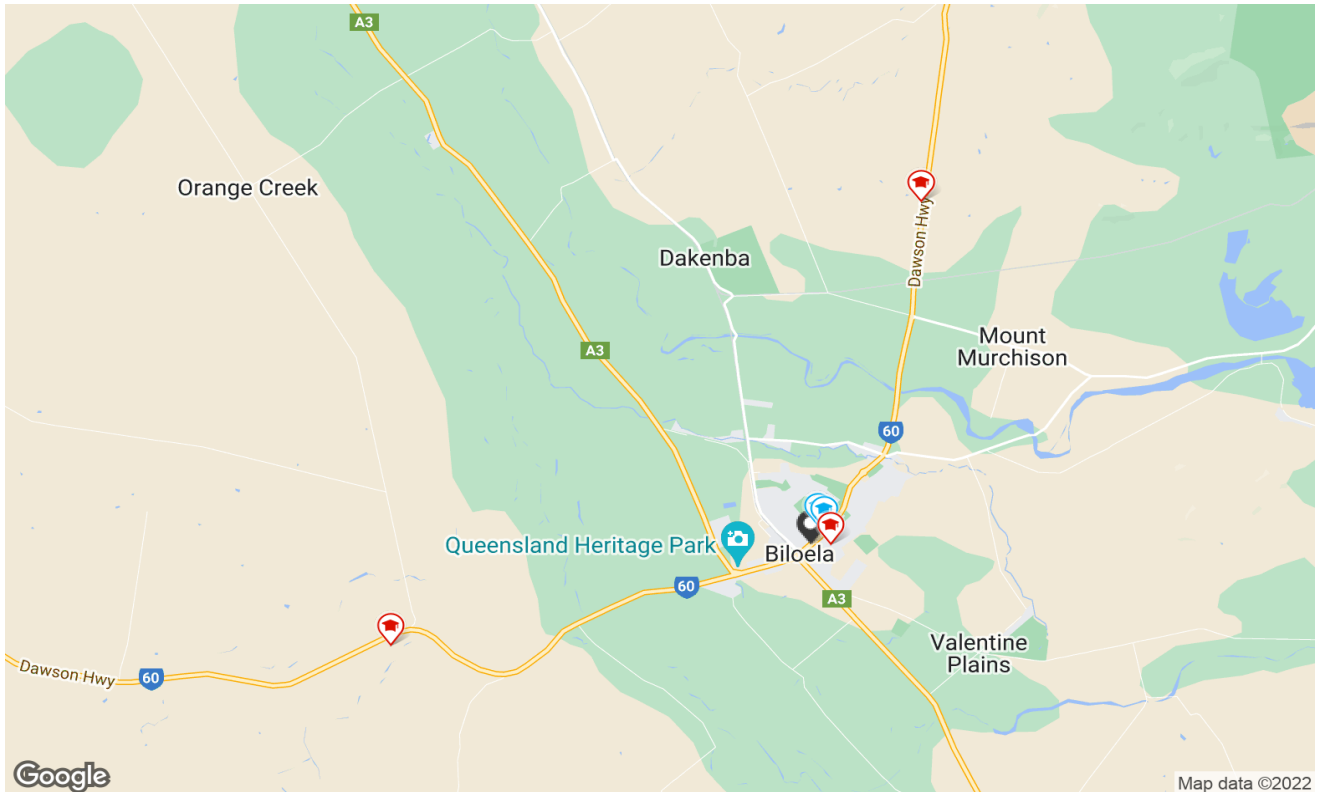
Demographic








The size of Biloela is approximately 17.6 square kilometres. It has 20 parks covering nearly 3.8% of total area. The population of Biloela in 2011 was 5,884 people. By 2016 the population was 5,770 showing a population decline of 1.9% in the area during that time. The predominant age group in Biloela is 0-9 years. Households in Biloela are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Biloela work in a trades occupation. In 2011, 57.3% of the homes in Biloela were owner-occupied compared with 57.5% in 2016. Currently the median sales price of houses in the area is \$255,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.3	Owns Outright	24.7	0-15.6K	2.9	0-9	16.6
Couples with Children	48.2	Purchaser	32.8	15.6-33.8K	10.6	10-19	13.0
Single Parents	13.7	Renting	38.1	33.8-52K	10.8	20-29	13.2
Other	1.5	Other	0.6	52-78K	12.9	30-39	16.4
		Not Stated	3.7	78-130K	26.5	40-49	13.2
				130-182K	13.9	50-59	12.4
				182K+	12.5	60-69	7.6
						70-79	4.4
						80-89	2.9
						90-99	0.5

Local Schools



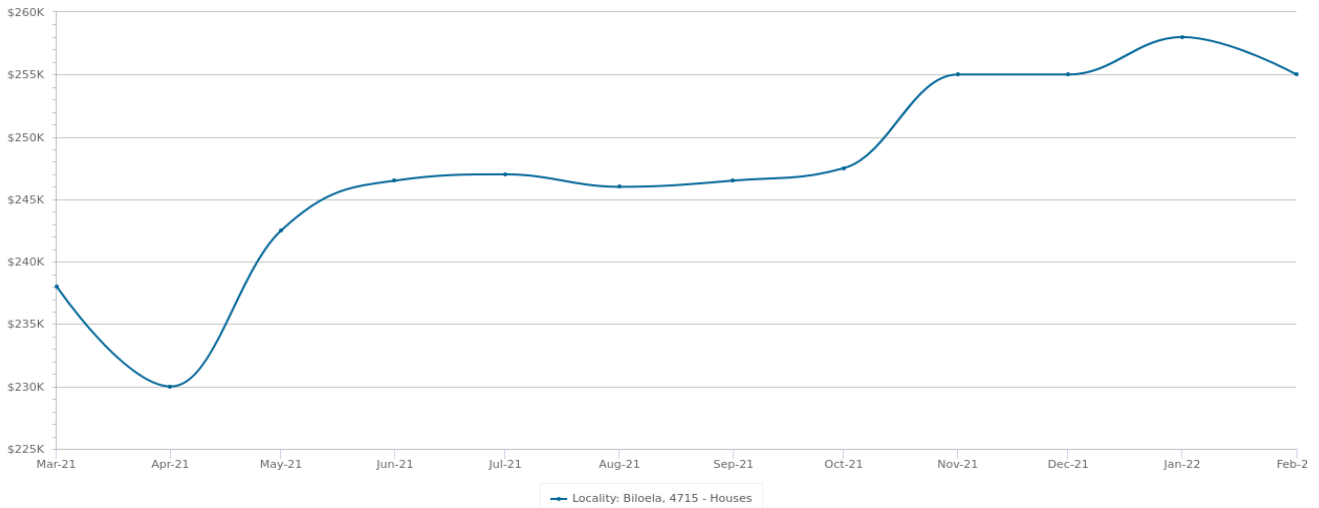
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Biloela State School 45 Gladstone Road Biloela QLD 4715	0.45km	Primary	Mixed	Government	0-6
 Biloela State High School 232 Gladstone Road Biloela QLD 4715	0.51km	Secondary	Mixed	Government	7-12
 Redeemer Lutheran College, Biloela 2 Collard Street Biloela QLD 4715	0.54km	Combined	Mixed	Non-Government	0-10
 Mount Murchison State School LOT 137 Dawson Highway Mount Murchison QLD 4715	7.78km	Primary	Mixed	Government	0-6
 Prospect Creek State School 12935 Dawson Highway Prospect QLD 4715	8.84km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Commercial)

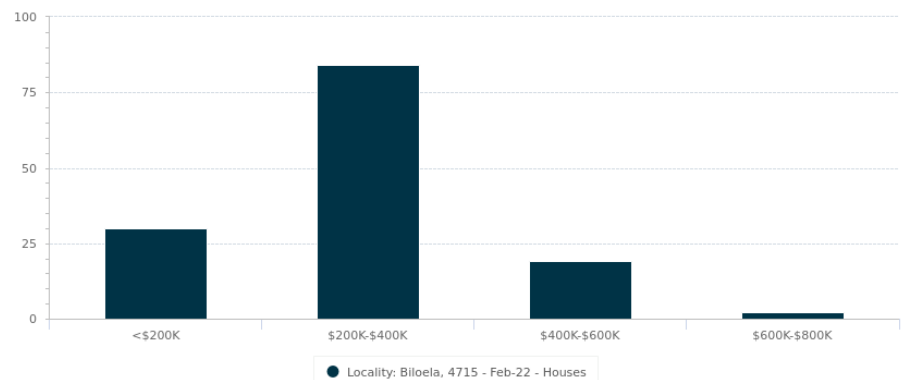


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2022	15	\$255,000	-1.2% ▼	70	93	\$340
Jan 2022	5	\$258,000	1.2% ▲	69	88	\$340
Dec 2021	4	\$255,000	0.0%	70	85	\$330
Nov 2021	13	\$255,000	3.0% ▲	73	104	\$330
Oct 2021	20	\$247,500	0.4% ▲	75	110	\$330
Sep 2021	12	\$246,500	0.2% ▲	75	115	\$330
Aug 2021	27	\$246,000	-0.4% ▼	70	115	\$340
Jul 2021	8	\$247,000	0.2% ▲	75	124	\$340
Jun 2021	6	\$246,500	1.6% ▲	78	119	\$335
May 2021	11	\$242,500	5.4% ▲	88	110	\$330
Apr 2021	5	\$230,000	-3.4% ▼	88	111	\$335
Mar 2021	9	\$238,000	-0.4% ▼	78	116	\$340

Sales by Price - 12 months (Commercial)

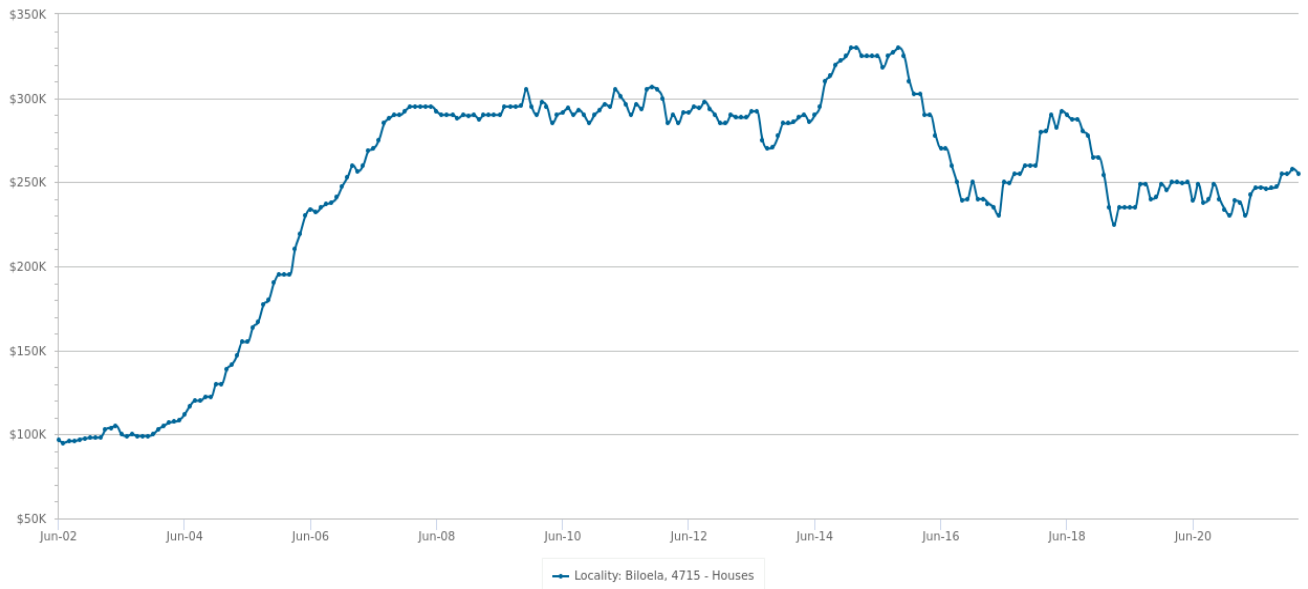
PRICE	NUMBER
<\$200K	30
\$200K-\$400K	84
\$400K-\$600K	19
\$600K-\$800K	2
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Commercial)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	135	\$255,000	6.7% ▲	70	242	\$340
2021	86	\$239,000	-4.4% ▼	92	209	\$335
2020	55	\$250,000	6.4% ▲	66	194	\$330
2019	59	\$235,000	-16.1% ▼	101	206	\$330
2018	50	\$280,250	16.8% ▲	85	191	\$320
2017	57	\$240,000	-20.7% ▼	148	219	\$300
2016	52	\$302,500	-8.3% ▼	82	240	\$350
2015	66	\$330,000	15.4% ▲	87	202	\$360
2014	80	\$286,000	-1.4% ▼	47	165	\$380
2013	125	\$290,000	1.8% ▲	88	151	\$390
2012	99	\$285,000	-3.9% ▼	94	162	\$355
2011	85	\$296,500	-0.3% ▼	62	141	\$325
2010	130	\$297,500	3.5% ▲	66	154	\$310
2009	116	\$287,500	-2.5% ▼	62	151	\$297
2008	160	\$295,000	13.5% ▲	47	164	\$310
2007	167	\$260,000	33.3% ▲	-	81	\$300
2006	177	\$195,000	40.3% ▲	-	49	\$230
2005	195	\$139,000	32.4% ▲	-	9	-
2004	243	\$105,000	6.6% ▲	46	36	-
2003	146	\$98,500	3.7% ▲	-	-	-

Summary

22-24 GLADSTONE ROAD BILOELA QLD 4715



Appraisal price range

\$830,000

Notes from your agent

This appraisal is based on return to investors of above 10%.

Disclaimer

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