



COMPARATIVE MARKET ANALYSIS

30 GREGORY STREET, BOWEN, QLD 4805

PREPARED BY BRIAN SELLARS, PROFESSIONALS - FRANK SELLARS & CO



Bowen Hire & Sales Pty Ltd (tte)
P.O. Box 260
Bowen, QLD, 4805

TO WHOM IT MAY CONCERN:

The following appraisal is prepared on 02/11/2022. It is a guide to the current market using sales of other properties as comparison and relying on our long experience in the market.

The property is fenced land comprising three lots totalling 2,552 square metres at cnr Gregory Street and Gordon Street, Bowen. Is is zoned Major Centre and is located at the edge of the CBD. Its current use is as a holding yard.

Bowen's Commercial market has shown some improvement associated with the changes Covid 19 has brought to markets but for commercial the change has been primarily in the level of demand without appreciable effect on price.

Improvements comprise shed, fixed racking, fencing and driveways and serve as timber/hardware/recycling depot at the date of this inspection. Improvements are well maintained.

The list of sales in the latter part of this document are ones that have occurred in the past 12 months to the present date. Sales in the past 6 months have been scarce and I have extended the comparison period to 12 months.

I have compared these sales to the subject property and conclude that based on comparison and having regard to the size and corner position of the site the likely sale price for 30 Gregory Street, Bowen is now likely to be \$460,000.

Regards

Brian Sellars

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30 GREGORY STREET, BOWEN, QLD 4805



Owner Details

Owner Name(s): **BOWEN HIRE & SALES PTY LTD (TTE)**
 Owner Address: **PO BOX 260, BOWEN QLD 4805**
 Phone(s):

Owner Type: **Owner Occupied**

Property Details

Property Type: **Commercial - Freehold [Issuing]**
 RPD: **L1-2 RP712543 & L1 RP717067**
 Valuation Amount: **\$210,000 - Site Value on 30/06/2021**
 Valuation Amount: **\$300,000 - Site Value on 30/06/2017**
 Land Use: **SHOPS - SECONDARY RETAIL (FRINGE CBD)**
 Zoning:
 Council: **WHITSUNDAY REGIONAL**
 Features:



Area: **2,552 m²**
 Area \$/m²: **\$176**
 Water/Sewerage:
 Property ID: **22464341 /**
 UBD Ref: **UBD Ref:**

Sales History

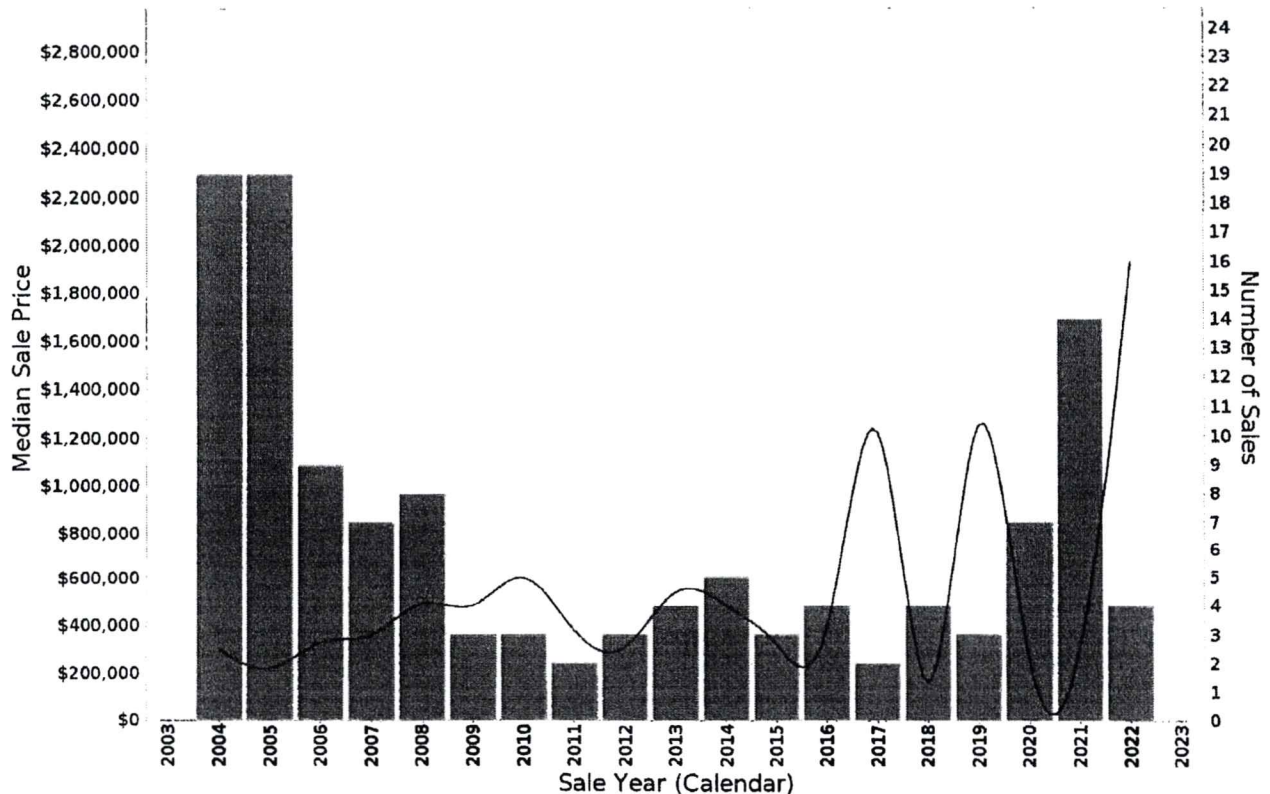
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 450,000	16/12/2013	PAT PILCHER INVESTMENTS PTY LTD	2,552 m²	Normal Sale	Yes
\$ 1,400,000	01/09/2011	PILCHER INDUSTRIES NO 1 PTY LTD; PILCHER...	5,289 m²	Normal Sale	No
\$ 120,000	07/02/1997	ELSIE D SOROHAN	714 m²	Normal Sale	No

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Sales & Growth Chart (Commercial)

Year	No. of Sales	Average	Median	Growth	Low	High
2004	19	\$ 364,398	\$ 300,000		\$ 73,000	\$ 1,325,000
2005	19	\$ 295,579	\$ 220,000	-26.7%	\$ 130,000	\$ 1,050,000
2006	9	\$ 488,778	\$ 330,000	50.0%	\$ 200,000	\$ 1,260,000
2007	7	\$ 380,429	\$ 360,000	9.1%	\$ 220,000	\$ 600,000
2008	8	\$ 466,375	\$ 492,500	36.5%	\$ 300,000	\$ 620,000
2009	3	\$ 545,000	\$ 485,000	-1.5%	\$ 300,000	\$ 850,000
2010	3	\$ 591,667	\$ 600,000	23.7%	\$ 575,000	\$ 600,000
2011	2	\$ 380,000	\$ 380,000	-36.7%	\$ 360,000	\$ 400,000
2012	3	\$ 316,333	\$ 310,000	-18.4%	\$ 209,000	\$ 430,000
2013	4	\$ 509,500	\$ 539,000	73.9%	\$ 300,000	\$ 660,000
2014	5	\$ 406,800	\$ 484,000	-10.2%	\$ 250,000	\$ 550,000
2015	3	\$ 542,333	\$ 320,000	-33.9%	\$ 307,000	\$ 1,000,000
2016	4	\$ 436,788	\$ 396,500	23.9%	\$ 331,650	\$ 622,500
2017	2	\$ 1,220,000	\$ 1,220,000	207.7%	\$ 940,000	\$ 1,500,000
2018	4	\$ 176,250	\$ 162,500	-86.7%	\$ 80,000	\$ 300,000
2019	3	\$ 846,667	\$ 1,250,000	669.2%	\$ 40,000	\$ 1,250,000
2020	7	\$ 414,143	\$ 260,000	-79.2%	\$ 209,000	\$ 1,250,000
2021	14	\$ 370,182	\$ 312,525	20.2%	\$ 105,000	\$ 962,500
2022	4	\$ 2,343,750	\$ 1,925,000	515.0%	\$ 475,000	\$ 5,050,000






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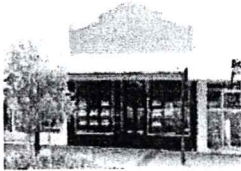
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Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$105,000 and the highest sale price is \$638,000 with a median sale price of \$127,500.

30 HERBERT ST, BOWEN, QLD 4805

Distance from Property: 407m  1  1  2






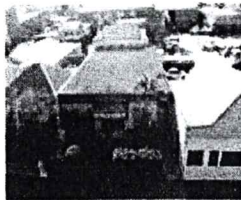
Property Type: Commercial
Area: 167 m²
Area \$/m²: \$629
RPD: L7 RP700099 & L3 RP710860

Features:

Sale Price: \$105,000 (Normal Sale)	
Sale Date: 13/12/2021	Days to Sell: N/A
Last Price: SOLD	Chg %: -30.0%
First Price: SOLD	Chg %: -30.0%

28 GEORGE ST, BOWEN, QLD 4805

Distance from Property: 463m  -  -  -






Property Type: Industrial
Area: 1,233 m²
Area \$/m²: \$517
RPD: L28 RP854036

Features:

Sale Price: \$638,000 (Normal Sale)	
Sale Date: 12/01/2022	Days to Sell: N/A
Last Price:	Chg %:
First Price:	Chg %:

31 DALRYMPLE ST, BOWEN, QLD 4805

Distance from Property: 820m  -  -  -



Property Type: Vacant Land
Area: 1,683 m²
Area \$/m²: \$76
RPD: L1 B66166

Features:

Sale Price: \$127,500 (Normal Sale)	
Sale Date: 07/04/2022	Days to Sell: N/A
Last Price:	Chg %:
First Price:	Chg %:

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Appraisal Price

This market analysis has been prepared on 02/11/2022 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:

\$460,000

Contact your agent for further information:

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