

# COMPARATIVE MARKET ANALYSIS

22-24 GLADSTONE ROAD, BILOELA, QLD 4715

PREPARED BY FIRST NATIONAL REAL ESTATE BILOELA



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## 22-24 GLADSTONE ROAD, BILOELA, QLD 4715



### Property Details



Property Type: Commercial - Freehold [Issuing]  
 RPD: L77 SP125766  
 Valuation Amount: \$255,000 - Site Value on 30/06/2020  
 Valuation Amount: \$255,000 - Site Value on 30/06/2018  
 Land Use: SALES AREA OUTDOORS (DEALERS, CAR, BOATS, ETC.)  
 Zoning: BUSINESS  
 Council: BANANA SHIRE  
 Features:

Area: 1,918 m<sup>2</sup> (775 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$287 (\$710)  
 Water/Sewerage:  
 Property ID: 1057784 / QLD40019378  
 UBD Ref: UBD Ref:

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 550,000	30/08/1999	BILOELA SQUARE PTY LTD	1,918 m <sup>2</sup>	Normal Sale	No

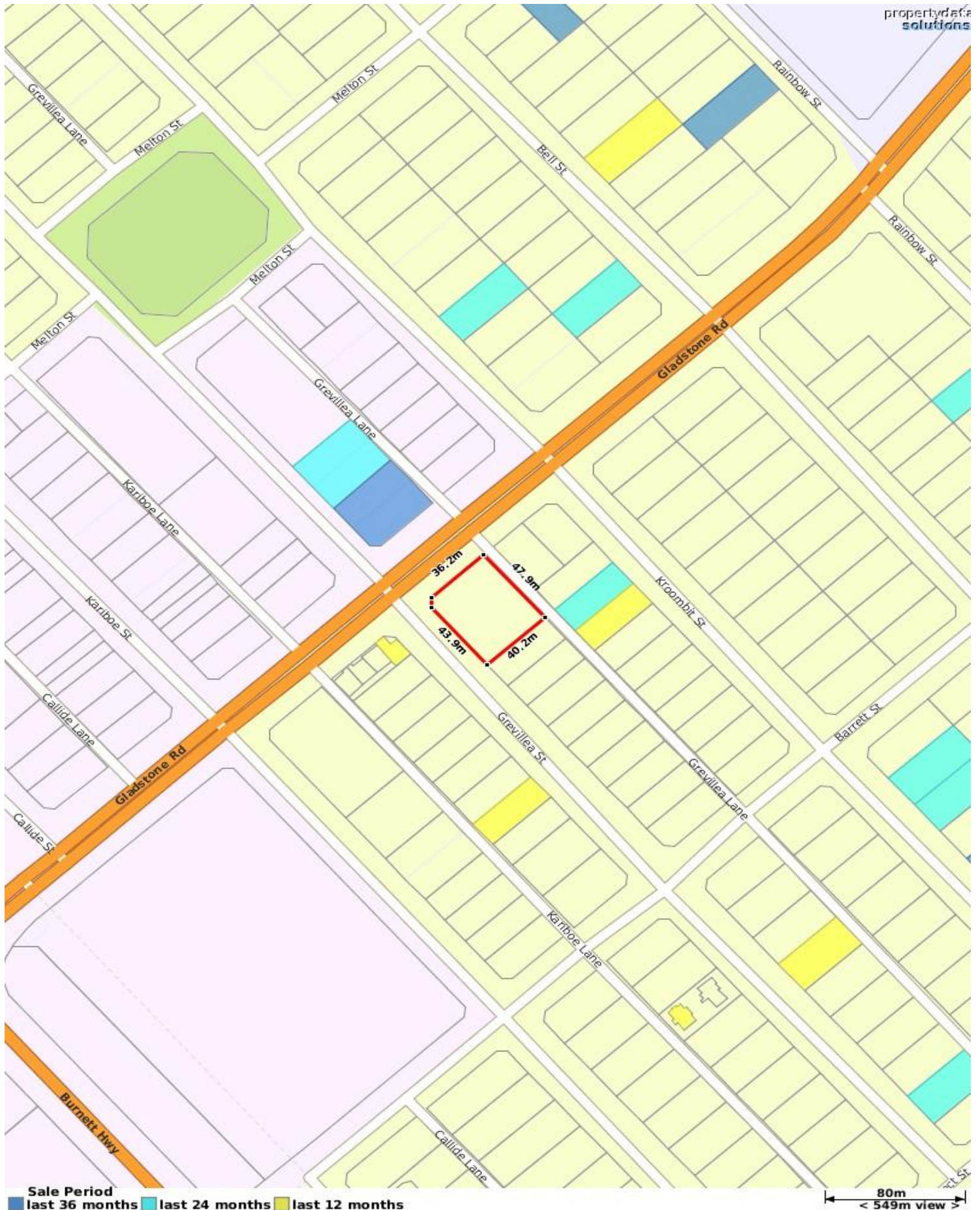


## Nearby Sold Properties (Price Range)



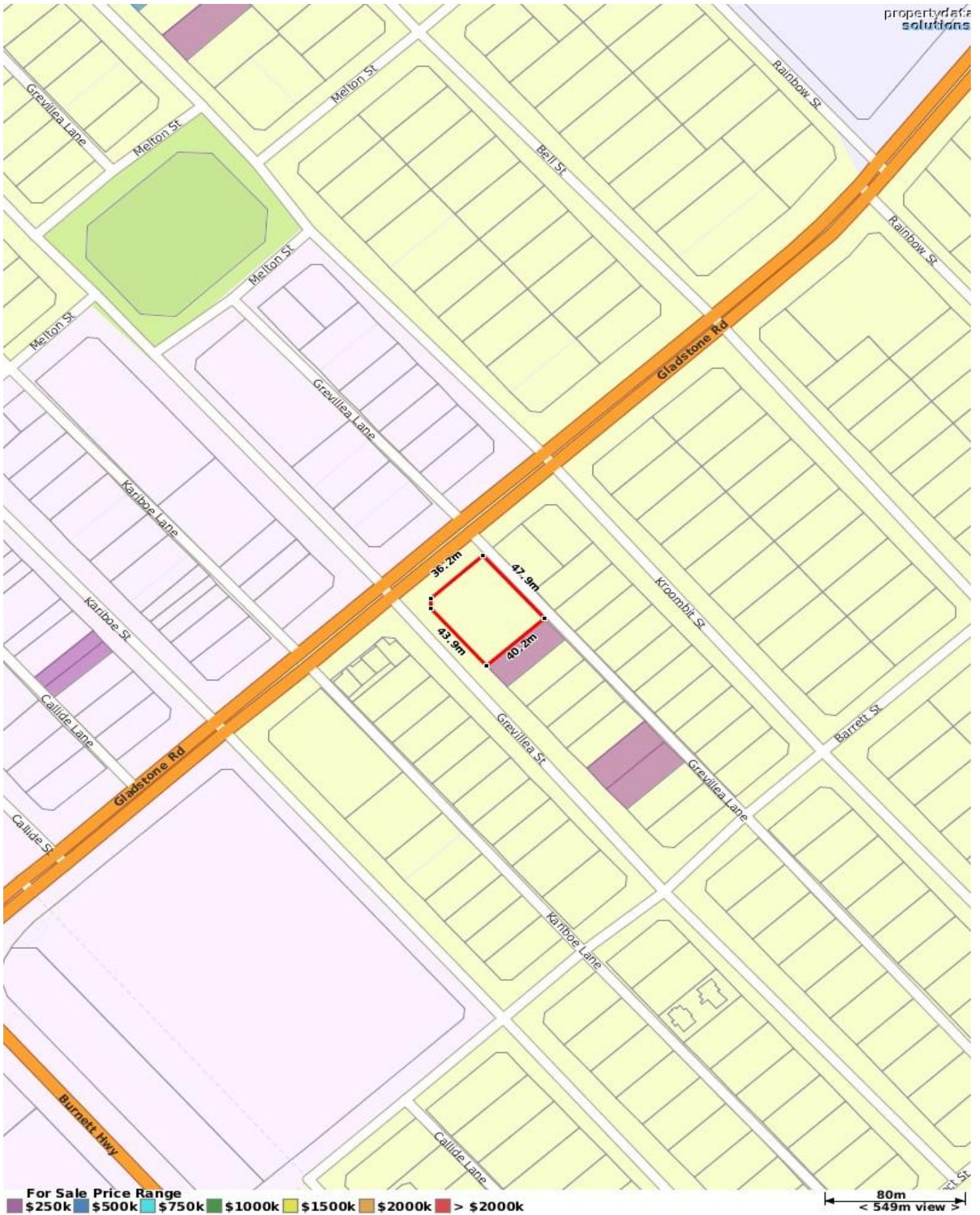


## Nearby Sold Properties (Sale Date)





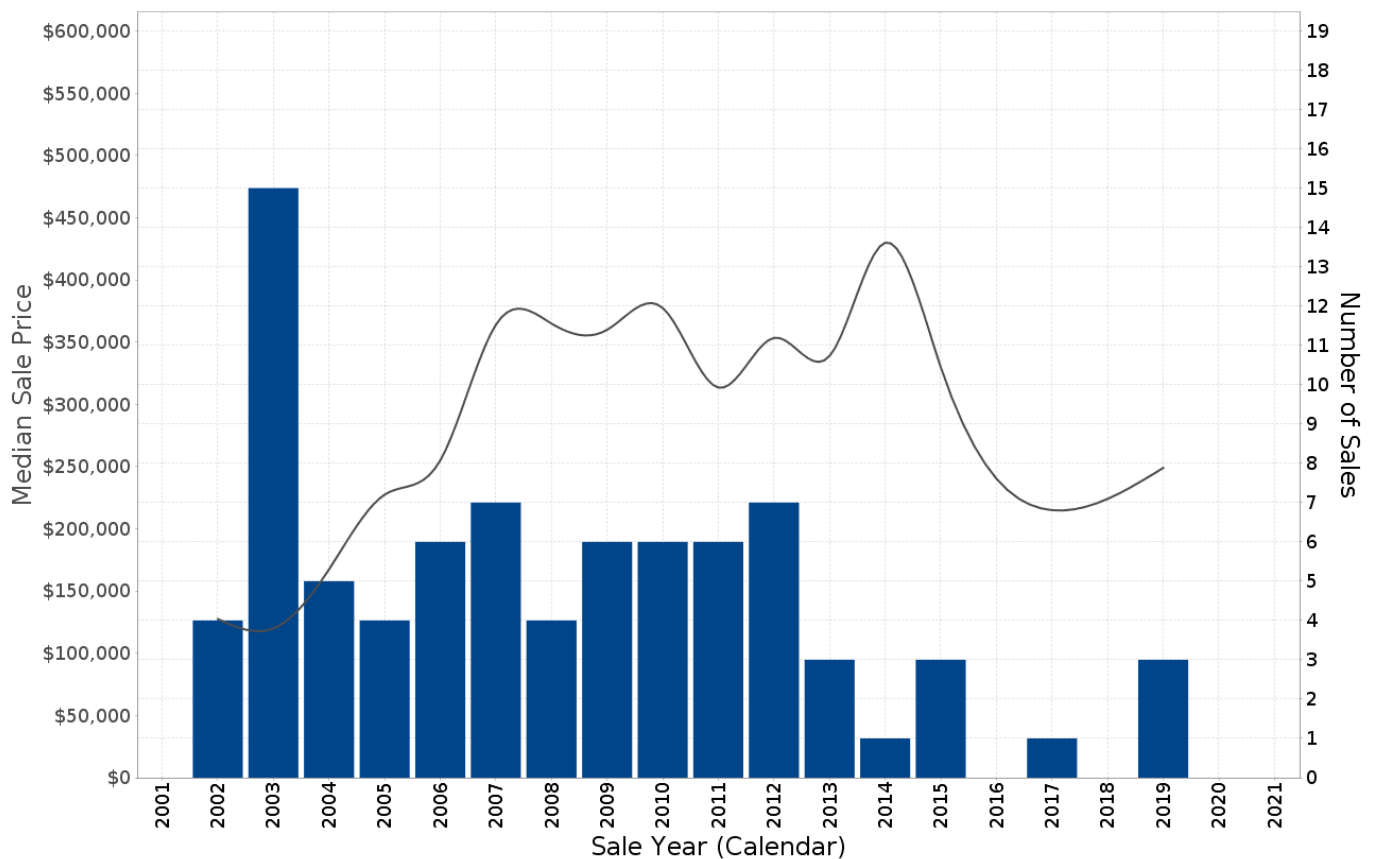
## Nearby Properties For Sale





## Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2002	4	\$ 117,250	\$ 127,500		\$ 69,000	\$ 145,000
2003	15	\$ 134,533	\$ 120,000	-5.9 %	\$ 79,000	\$ 260,000
2004	5	\$ 222,900	\$ 167,500	39.6 %	\$ 99,000	\$ 530,000
2005	4	\$ 233,375	\$ 227,500	35.8 %	\$ 181,000	\$ 297,500
2006	6	\$ 254,167	\$ 255,000	12.1 %	\$ 150,000	\$ 360,000
2007	7	\$ 332,857	\$ 364,000	42.7 %	\$ 250,000	\$ 390,000
2008	4	\$ 360,000	\$ 365,000	0.3 %	\$ 290,000	\$ 420,000
2009	6	\$ 345,000	\$ 360,000	-1.4 %	\$ 280,000	\$ 390,000
2010	6	\$ 360,250	\$ 377,500	4.9 %	\$ 296,500	\$ 420,000
2011	6	\$ 310,500	\$ 313,500	-17.0 %	\$ 27,000	\$ 514,000
2012	7	\$ 325,786	\$ 353,500	12.8 %	\$ 220,000	\$ 400,000
2013	3	\$ 328,333	\$ 339,000	-4.1 %	\$ 265,000	\$ 381,000
2014	1	\$ 430,000	\$ 430,000	26.8 %	\$ 430,000	\$ 430,000
2015	3	\$ 343,333	\$ 330,000	-23.3 %	\$ 190,000	\$ 510,000
2016	0					
2017	1	\$ 215,000	\$ 215,000		\$ 215,000	\$ 215,000
2018	0					
2019	3	\$ 254,667	\$ 249,000		\$ 215,000	\$ 300,000
2020	0					



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## Nearby Comparable For Sale Properties

There are 6 properties selected within the radius of 3000.0m from the focus property. The lowest for sale price is \$40,000 and the highest for sale price is \$640,000 with a median sale price of \$245,000. Days listed ranges from 502 to 630 days with the average currently at 566 days for these selected properties.

### 51B KARIBOE ST, BILOELA 4715

Distance from Property: 216m - - -



Property Type: Commercial  
Area: 311 m<sup>2</sup> (113 m<sup>2</sup>)  
RPD: L9 B74480

Features:

Current List Price: **Contact Agent**  
First List Price: \$345,000  
Date Listed: Days Listed: **1000+ Days**  
Listed Price Change: **-36.2%**

### 51A KARIBOE ST, BILOELA 4715

Distance from Property: 212m - - -



Property Type: Commercial  
Area: 311 m<sup>2</sup>  
RPD: L229 B74480

Features:

Current List Price: **Offers Above \$160,000**  
First List Price: \$290,000  
Date Listed: Days Listed: **1000+ Days**  
Listed Price Change: **-44.8%**

### 62/76 DAWSON HWY, BILOELA 4715

Distance from Property: 1.5km - - -



Property Type: Commercial  
Area: 3.38 ha  
RPD: L1 RP613646: PAR PRAIRIE

Features:

Current List Price: **Contact Agent for Details**  
First List Price: \$800,000  
Date Listed: Days Listed: **1000+ Days**  
Listed Price Change: **-25.0%**

### 73 DAWSON HWY, BILOELA 4715

Distance from Property: 1.3km - - -



Property Type: Commercial  
Area: 2,384 m<sup>2</sup>  
RPD: L14 RP886646

Features:

Current List Price: **\$270,000**  
First List Price: \$  
Date Listed: Days Listed: **1000+ Days**  
Listed Price Change:

### 60 KARIBOE ST, BILOELA 4715

Distance from Property: 187m - - -



Property Type: Commercial  
Area: 610 m<sup>2</sup>  
RPD: L1 RP608118

Features:

Current List Price: **Contact Agent**  
First List Price: \$40,000/annum plus GST and  
Date Listed: 23/01/2019 Days Listed: **630 Days**  
Listed Price Change:

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**44 DAWSON HWY, BILOELA 4715**

Distance from Property: 1km



-



-



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Property Type: Industrial  
Area: 2,816 m<sup>2</sup>  
RPD: L2 RP614693

Features:

Current List Price: **\$640,000**

First List Price: \$640,000

Date Listed: 30/05/2019

Days Listed: **502 Days**

Listed Price Change:





## Nearby Comparable Sold Properties

There are 9 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$300,000 and the highest sale price is \$3,500,000 with a median sale price of \$605,000. Days listed ranges from 6 to 221 days with the average currently at 102 days for these selected properties.

### 158 CALLIDE ST, BILOELA, QLD 4715

Distance from Property: 1.2km - 1 -



Property Type: Industrial  
Area: 1,331 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$308  
RPD: L13 RP612749

Features:

Sale Price: **\$410,000 (Normal Sale)**  
Sale Date: 12/06/2019 Days to Sell: **6 Days**  
Last Price: \$456,000 Chg %: **-10.1**  
First Price: \$456,000 Chg %: **-10.1**

### 36 DAWSON HWY, BILOELA, QLD 4715

Distance from Property: 871m - - -



Property Type: Industrial  
Area: 1.93 ha  
Area \$/m<sup>2</sup>: \$181  
RPD: L2 SP216321

Features:

Sale Price: **\$3,500,000 (Normal Sale)**  
Sale Date: 12/06/2019 Days to Sell: **221 Days**  
Last Price: Contact Agent Chg %:  
First Price: Price on Request Chg %: **-0.4%**

### 36 RAEDON ST, BILOELA, QLD 4715

Distance from Property: 1.1km - - -



Property Type: Industrial  
Area: 3,872 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$106  
RPD: L26 B744113

Features:

Sale Price: **\$410,000 (Normal Sale)**  
Sale Date: 18/09/2017 Days to Sell: **128 Days**  
Last Price: \$450,000 GST Chg %: **-8.9%**  
First Price: \$450,000 + GST Chg %: **-8.9%**

### 82 CALLIDE ST, BILOELA, QLD 4715

Distance from Property: 447m - - -



Property Type: Industrial  
Area: 1,248 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$601  
RPD: L1 SP101811

Features:

Sale Price: **\$750,000 (Normal Sale)**  
Sale Date: 12/10/2017 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 37 DAWSON HWY, BILOELA, QLD 4715

Distance from Property: 839m - - -



Property Type: Industrial  
Area: 4,047 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$173  
RPD: L16 B74447

Features:

Sale Price: **\$700,000 (Normal Sale)**  
Sale Date: 30/01/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

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### 5 DUNN ST, BILOELA, QLD 4715

Distance from Property: 547m - - -



Property Type: Industrial  
Area: 1,326 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$226  
RPD: L1 RP616493

Features:

Sale Price: **\$300,000 (Normal Sale)**  
Sale Date: 05/10/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 48 GREVILLEA ST, BILOELA, QLD 4715

Distance from Property: 79m - - -



Property Type: Commercial  
Area: 1,292 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$468  
RPD: L610-611 B7448

Features:

Sale Price: **\$605,000 (Normal Sale)**  
Sale Date: 13/10/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 58 CALLIDE ST, BILOELA, QLD 4715

Distance from Property: 289m 7 2 4



Property Type: Commercial  
Area: 1,874 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$232  
RPD: L219-220 B7442 & L21 B74423

Features:

Sale Price: **\$434,500 (Normal Sale)**  
Sale Date: 09/11/2018 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

### 50 DAWSON HWY, BILOELA, QLD 4715

Distance from Property: 1.1km - - -



Property Type: Industrial  
Area: 2,816 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$233  
RPD: L5 RP614693

Features:

Sale Price: **\$655,000 (Normal Sale)**  
Sale Date: 26/11/2018 Days to Sell: **52 Days**  
Last Price: \$675,000 Chg %: **-3.0%**  
First Price: \$ Chg %:



## 22-24 GLADSTONE ROAD, BILOELA, QLD 4715



### Appraisal Price

This market analysis has been prepared on 13/10/2020 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:

**\$800,000**

Please note; this appraisal is based on a gross return of \$83,760/annum 10.47% received 2018-2019.

### Contact your agent for further information:

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