

COMPARATIVE MARKET ANALYSIS

299 PALLAS STREET, MARYBOROUGH, QLD 4650

PREPARED BY BLUE MOON PROPERTY MARYBOROUGH, PHONE: 04 3357321





Margaret Mary & Douglas Ian Manning as Trustee
299 Pallas Street
Maryborough, QLD, 4650

Dear Margaret & Douglas,

RE: Property Appraisal - 299 Pallas St Maryborough

Thank you for the opportunity to provide you with a current market analysis for your property and an estimate of what its value in the current market.

As you're no doubt aware the property market is experiencing strong demand for quality property right now so the time to sell has never been better.

Your property has some very attractive features both to owner occupiers as well as investors given its location, configuration and construction so I expect we could really test its value in the current market and chance our arm so to speak by pricing it on the higher end of the market to see what interest we can obtain at that level.

My recommendation is that the property's value is in the \$320,000 - \$340,000 bracket.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Kind Regards

Justen Tillman
Sales Manager

Blue Moon Property Maryborough
Phone: 0412262325
Office Phone: 07 4122 2233
Email: salesmb@bluemoonproperty.com.au

299 PALLAS STREET, MARYBOROUGH, QLD 4650



Owner Details

Owner Name(s): MARGARET MARY & DOUGLAS IAN MANNING (TTE)
 Owner Address: N/A
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - Freehold [issuing]
 RPD: L5 RP63648
 Valuation Amount: \$88,000 - Site Value on 30/06/2020
 Valuation Amount: \$88,000 - Site Value on 30/06/2018
 Land Use: SINGLE UNIT DWELLING
 Zoning
 Council: FRASER COAST REGIONAL
 Features:

 3  1  3

Area: 1,305 m²
 Area \$/m²: \$143
 Water/Sewerage:
 Property ID: 1428965 / QLD624685
 UBD Ref: UBD Ref:

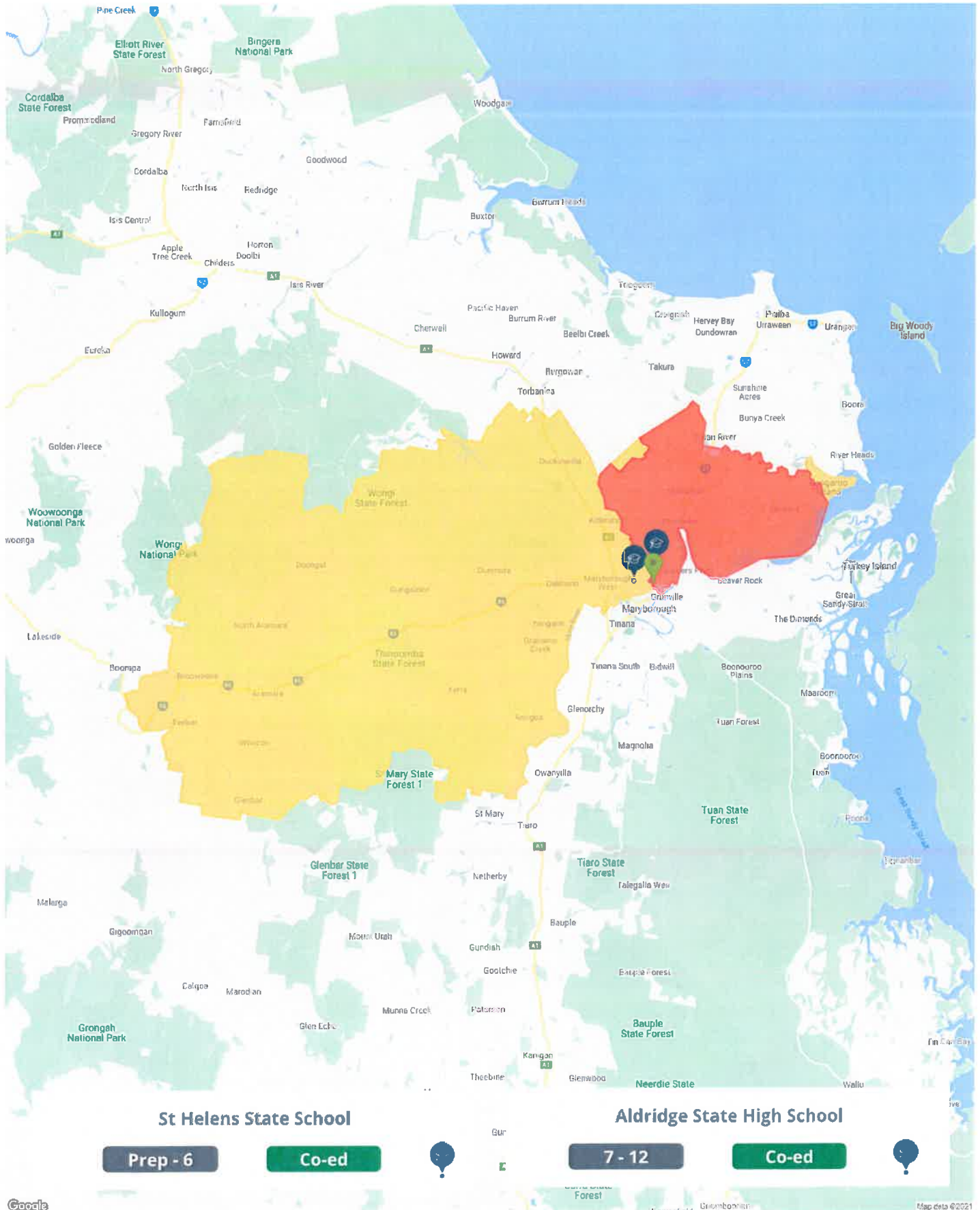
Sales History

| Sale Amount: | Sale Date: | Vendor: | Area: | Sale Type: | Related: |
|--------------|------------|------------------------------|----------------------|-------------|----------|
| \$ 186,000 | 05/06/2012 | HAMMOND | 1,305 m ² | Normal Sale | No |
| \$ 180,000 | 24/04/2012 | MANNING | 1,305 m ² | Normal Sale | No |
| \$ 230,000 | 22/12/2007 | ROCHFORD | 1,305 m ² | Normal Sale | No |
| \$ 66,000 | 17/05/1999 | PUBLIC TRUSTEE OF QUEENSLAND | 1,305 m ² | Normal Sale | No |

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School Catchment Areas



Nearby Sold Properties (Price Range)



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Nearby Sold Properties (Sale Date)



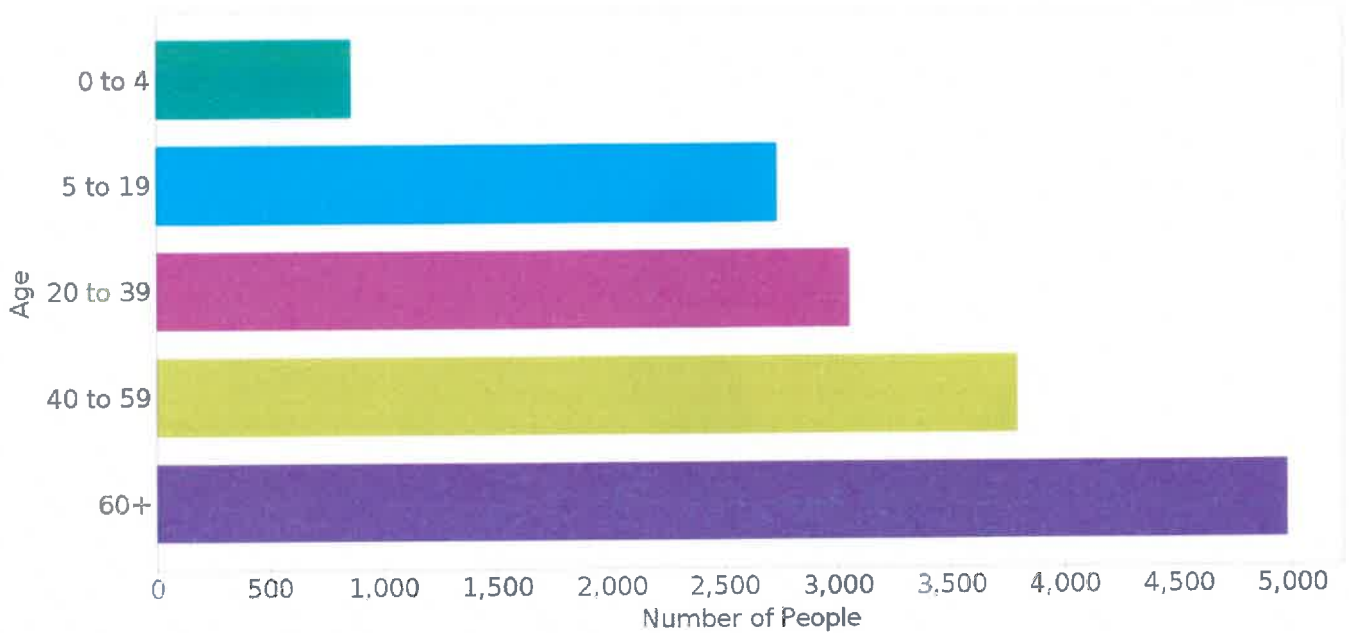
Sale Period
 ■ last 36 months ■ last 24 months ■ last 12 months

80m
 < 554m view

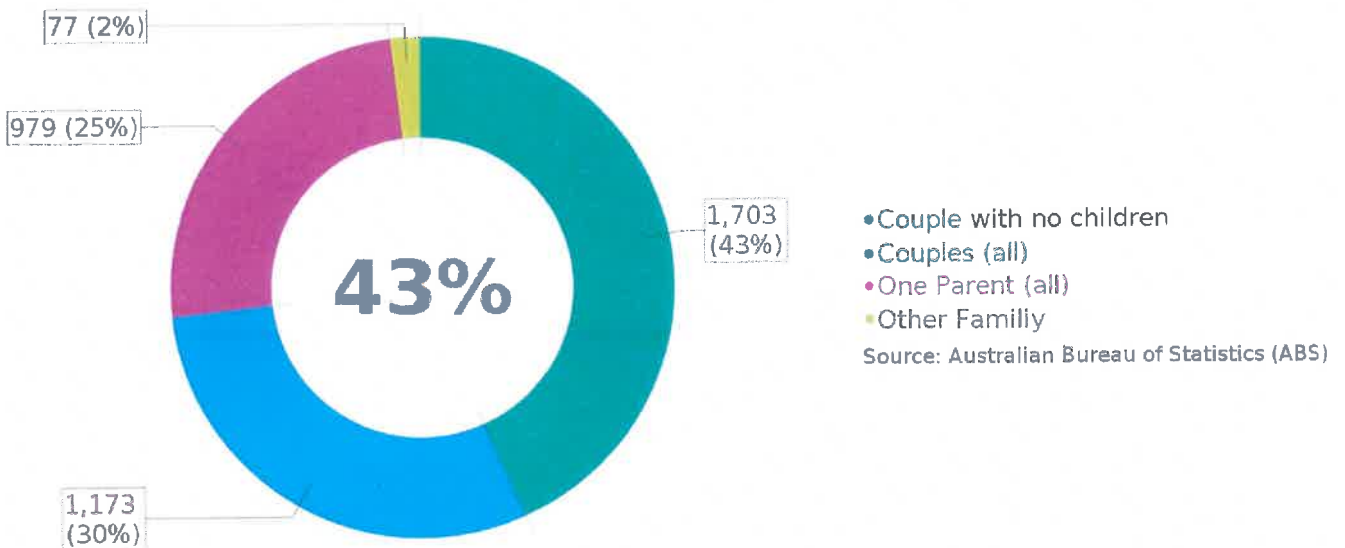
Nearby Properties For Sale



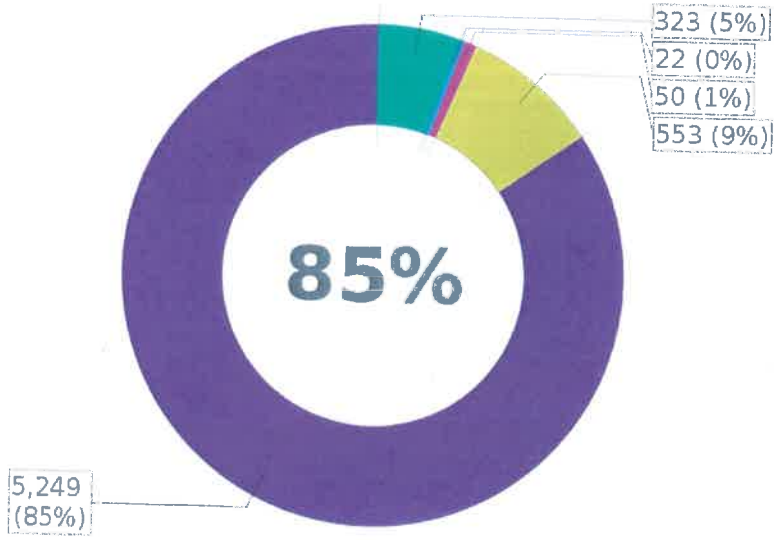
Age of Population (2016)



Family Composition (2016)



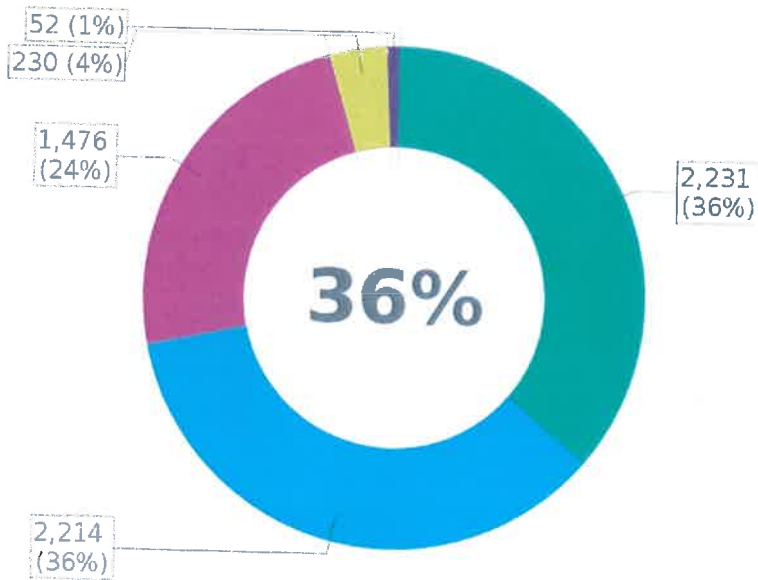
Dwelling Structure (2016)



- Flat
- Not Stated
- Other
- Semi/Terrace
- Separate House

Source: Australian Bureau of Statistics (ABS)

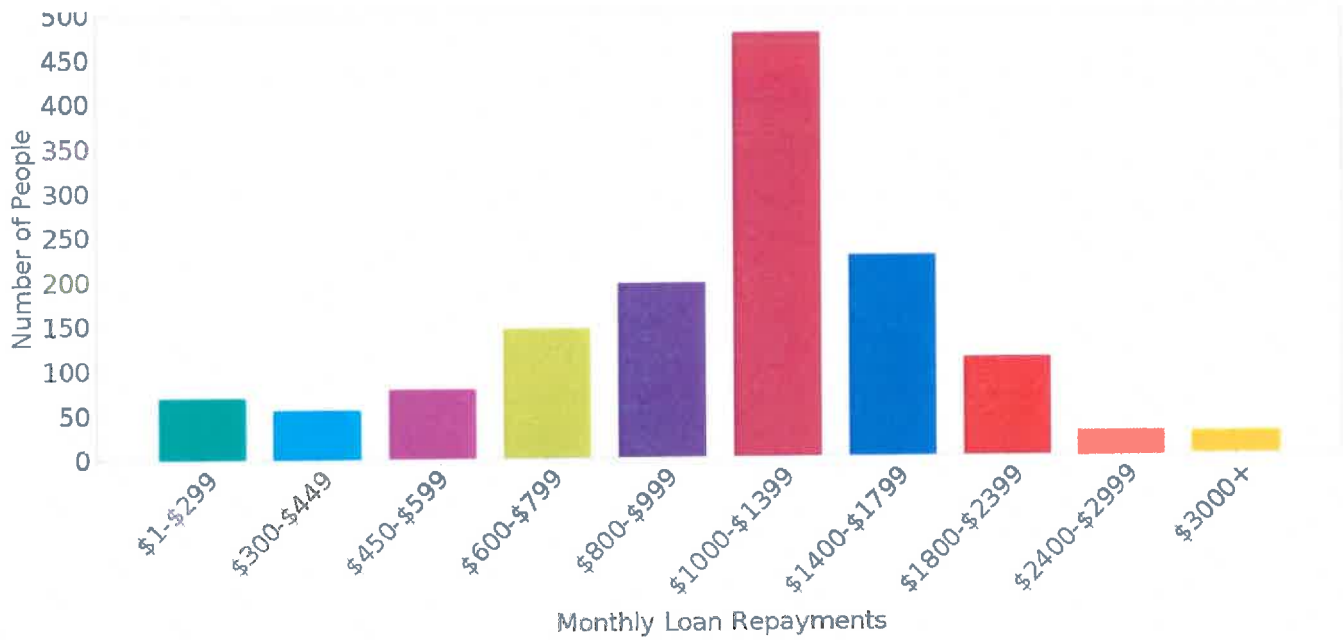
Home Ownership (2016)



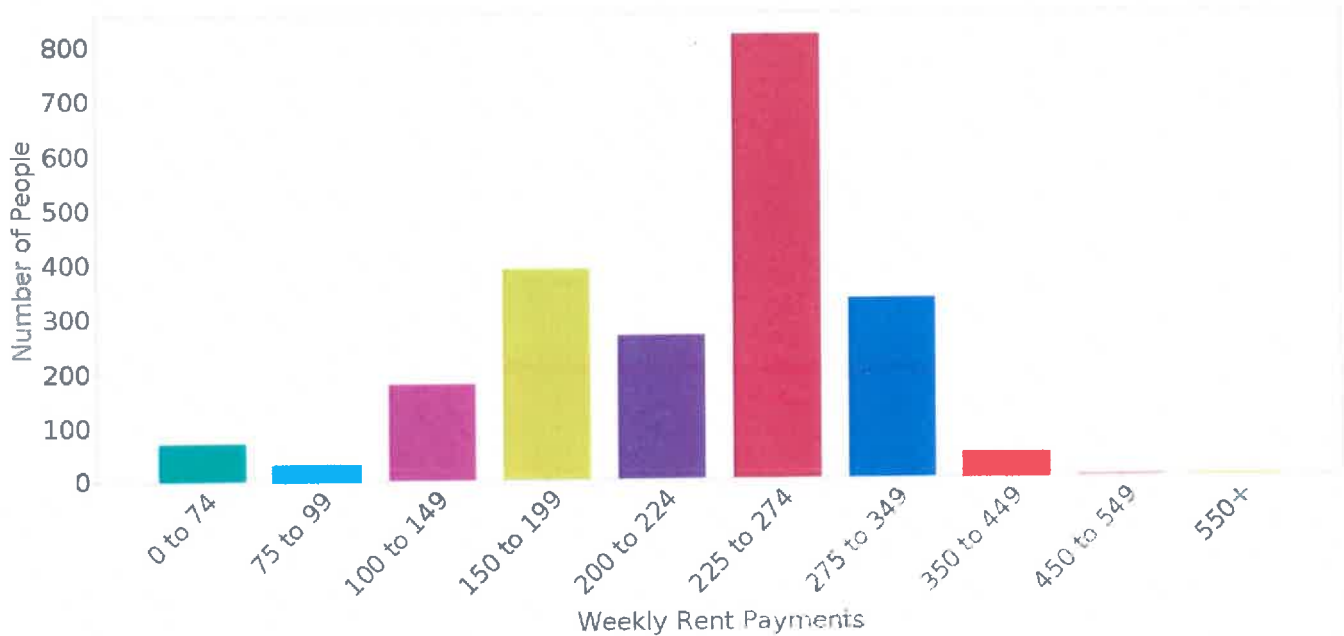
- Fully Owned
- Rented
- Purchasing
- Not Stated
- Other tenure type

Source: Australian Bureau of Statistics (ABS)

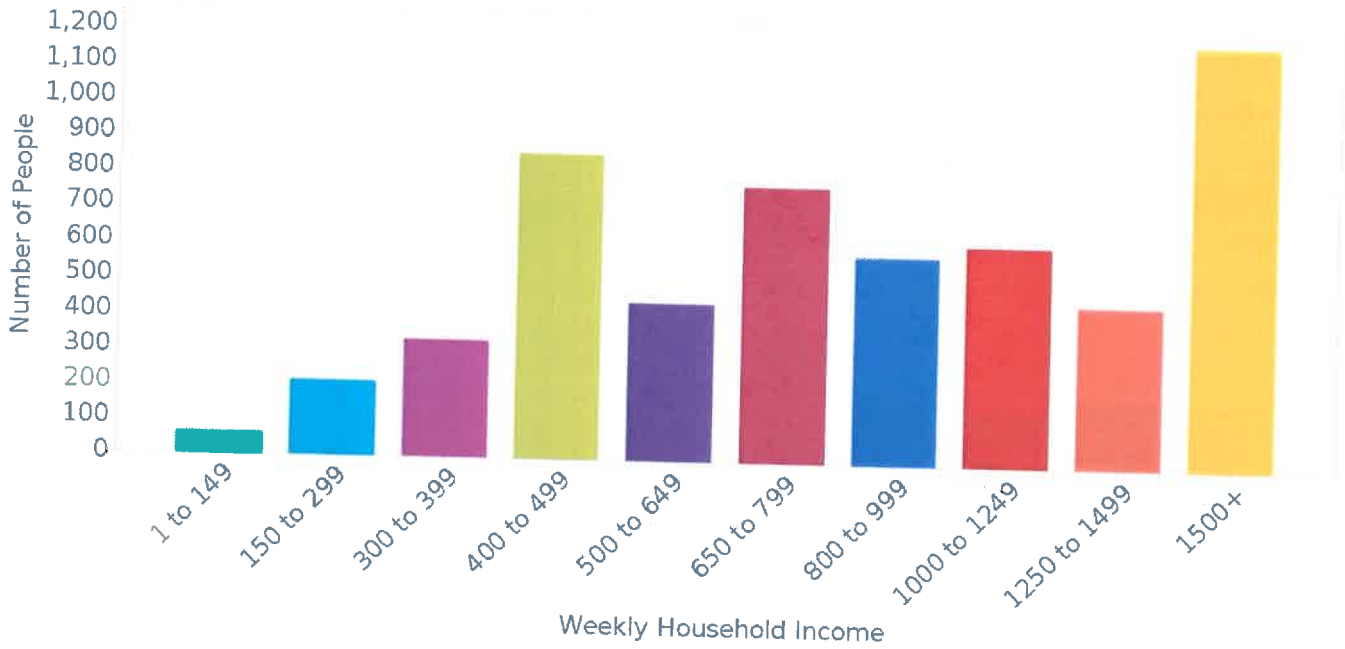
Home Loan Repayments - Monthly (2016)



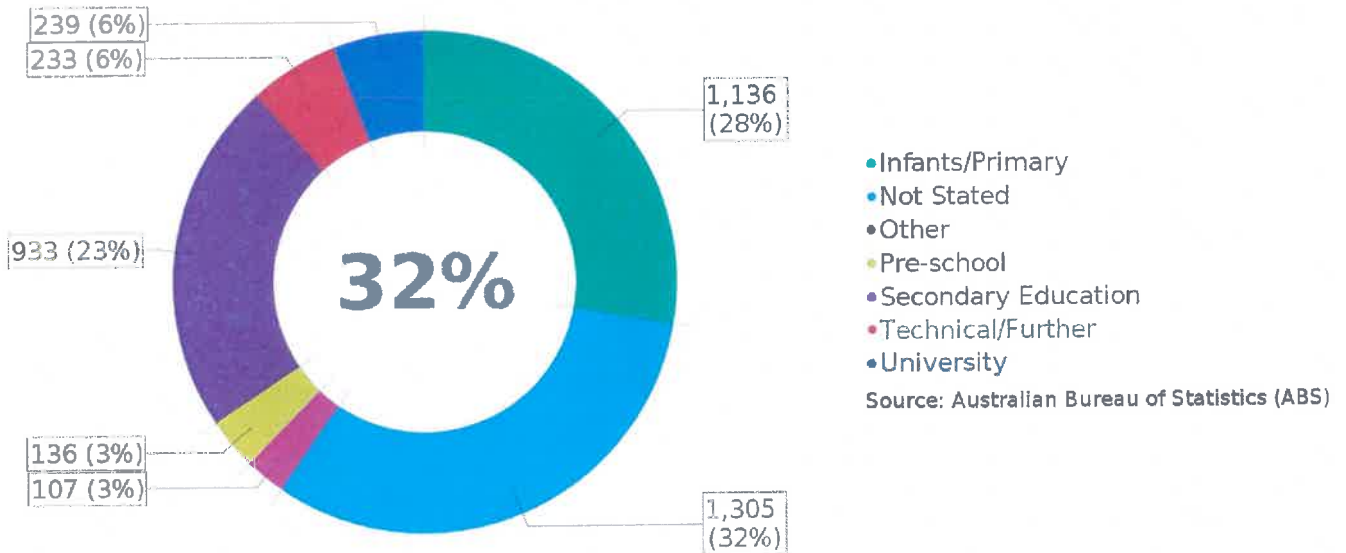
Rent Payments - Weekly (2016)



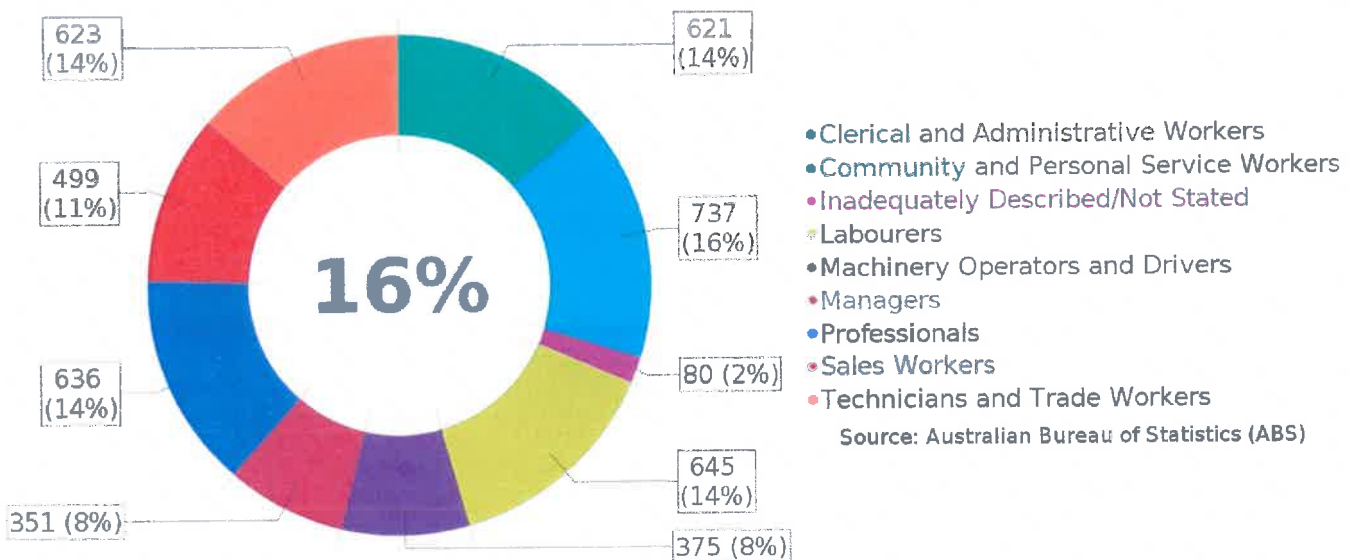
Household Income - Weekly (2016)



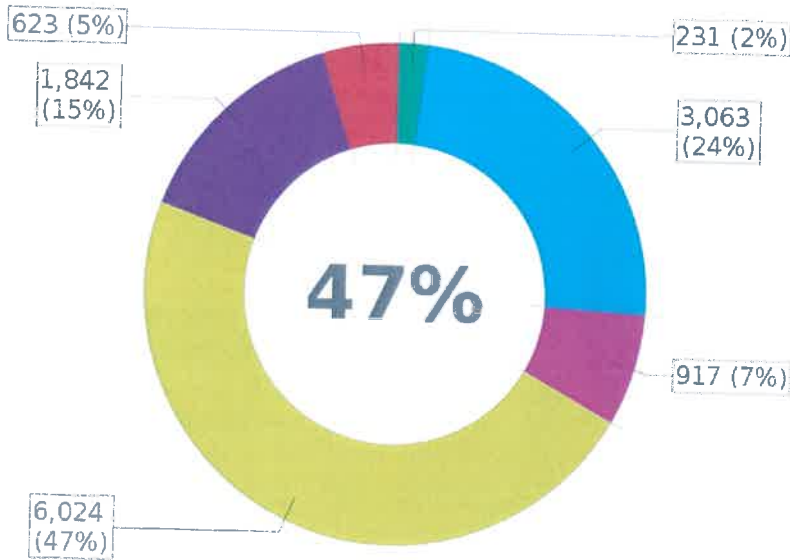
Non-School Qualification: Level of Education (2016)



Occupation (2016)

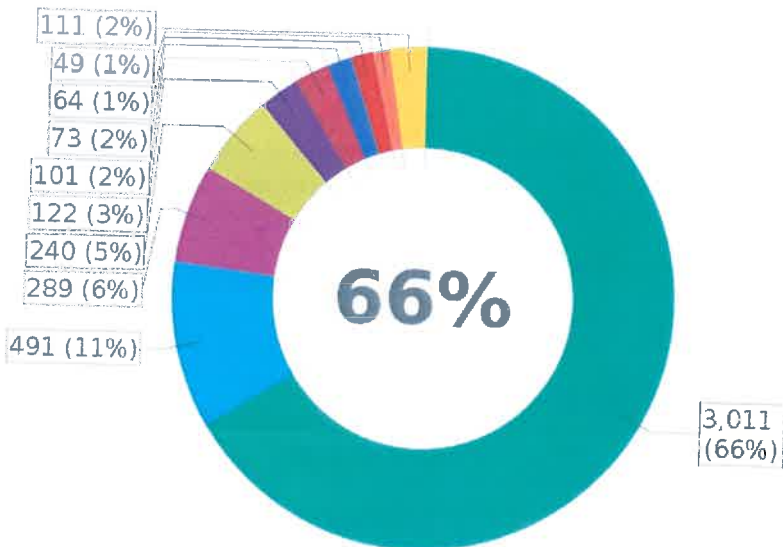


Employment (2011)



- Employed: away for work
 - Full-Time
 - Labour force status not stated
 - Not in the labour force
 - Part-Time
 - Unemployed, looking for work
- Source: Australian Bureau of Statistics (ABS)

Method of Travel to Work (2016)

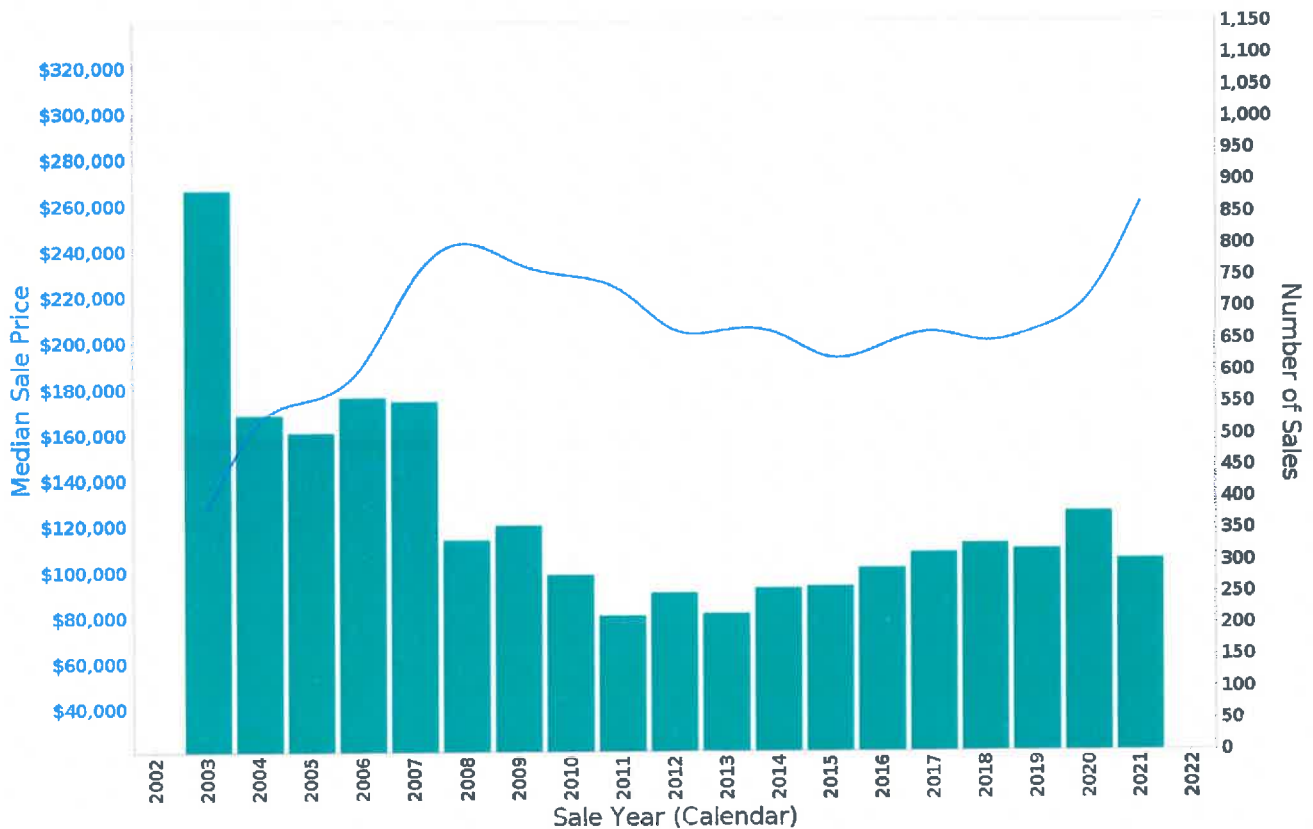


- Car (driver)
 - Did not go to work
 - Car (Pas.)
 - Walked only
 - Worked at home
 - Bicycle
 - Motorbike/scooter
 - Not Stated
 - Truck
 - Other Categories
- Source: Australian Bureau of Statistics (ABS)



Sales & Growth Chart (House)

| Year | No. of Sales | Average | Median | Growth | Low | High |
|------|--------------|------------|------------|--------|------------|--------------|
| 2003 | 888 | \$ 131,008 | \$ 127,000 | | \$ 27,000 | \$ 372,500 |
| 2004 | 533 | \$ 169,610 | \$ 165,000 | 29.9 % | \$ 10,000 | \$ 550,000 |
| 2005 | 505 | \$ 191,232 | \$ 175,000 | 6.1 % | \$ 55,000 | \$ 465,000 |
| 2006 | 561 | \$ 207,238 | \$ 190,000 | 8.6 % | \$ 55,000 | \$ 785,000 |
| 2007 | 555 | \$ 237,654 | \$ 228,000 | 20.0 % | \$ 114,000 | \$ 1,050,000 |
| 2008 | 335 | \$ 258,582 | \$ 243,000 | 6.6 % | \$ 100,000 | \$ 695,000 |
| 2009 | 358 | \$ 244,903 | \$ 234,000 | -3.7 % | \$ 85,000 | \$ 500,000 |
| 2010 | 280 | \$ 240,445 | \$ 228,750 | -2.2 % | \$ 63,000 | \$ 600,000 |
| 2011 | 215 | \$ 234,381 | \$ 222,000 | -3.0 % | \$ 90,000 | \$ 650,000 |
| 2012 | 251 | \$ 221,909 | \$ 205,000 | -7.7 % | \$ 57,000 | \$ 1,475,000 |
| 2013 | 218 | \$ 215,941 | \$ 205,000 | | \$ 80,000 | \$ 750,000 |
| 2014 | 258 | \$ 205,119 | \$ 203,250 | -0.9 % | \$ 50,000 | \$ 400,000 |
| 2015 | 261 | \$ 205,665 | \$ 193,000 | -5.0 % | \$ 55,000 | \$ 462,500 |
| 2016 | 290 | \$ 213,367 | \$ 198,150 | 2.7 % | \$ 75,000 | \$ 1,250,000 |
| 2017 | 314 | \$ 219,136 | \$ 204,000 | 3.0 % | \$ 70,000 | \$ 710,000 |
| 2018 | 328 | \$ 213,239 | \$ 200,000 | -2.0 % | \$ 70,000 | \$ 650,000 |
| 2019 | 319 | \$ 218,434 | \$ 205,000 | 2.5 % | \$ 85,000 | \$ 775,000 |
| 2020 | 378 | \$ 235,293 | \$ 219,500 | 7.1 % | \$ 50,000 | \$ 912,000 |
| 2021 | 303 | \$ 277,071 | \$ 260,000 | 18.5 % | \$ 94,000 | \$ 535,000 |

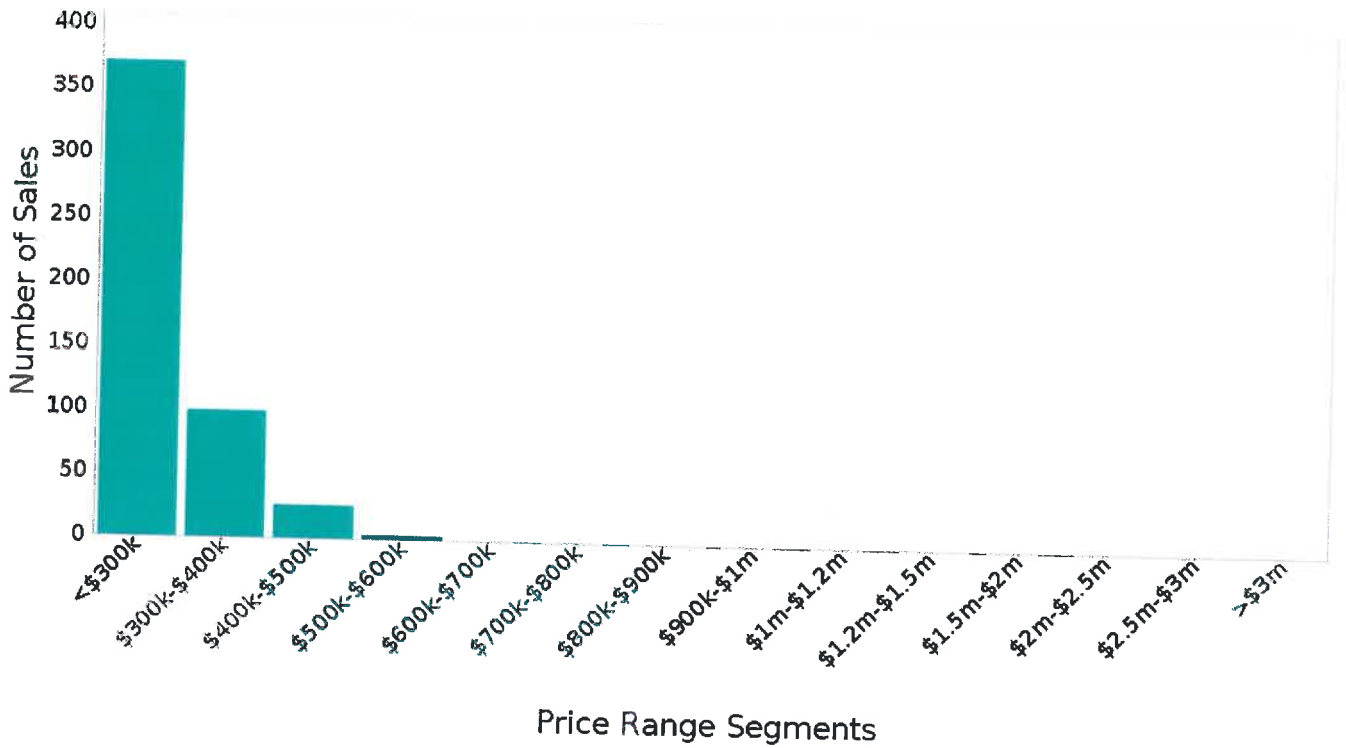


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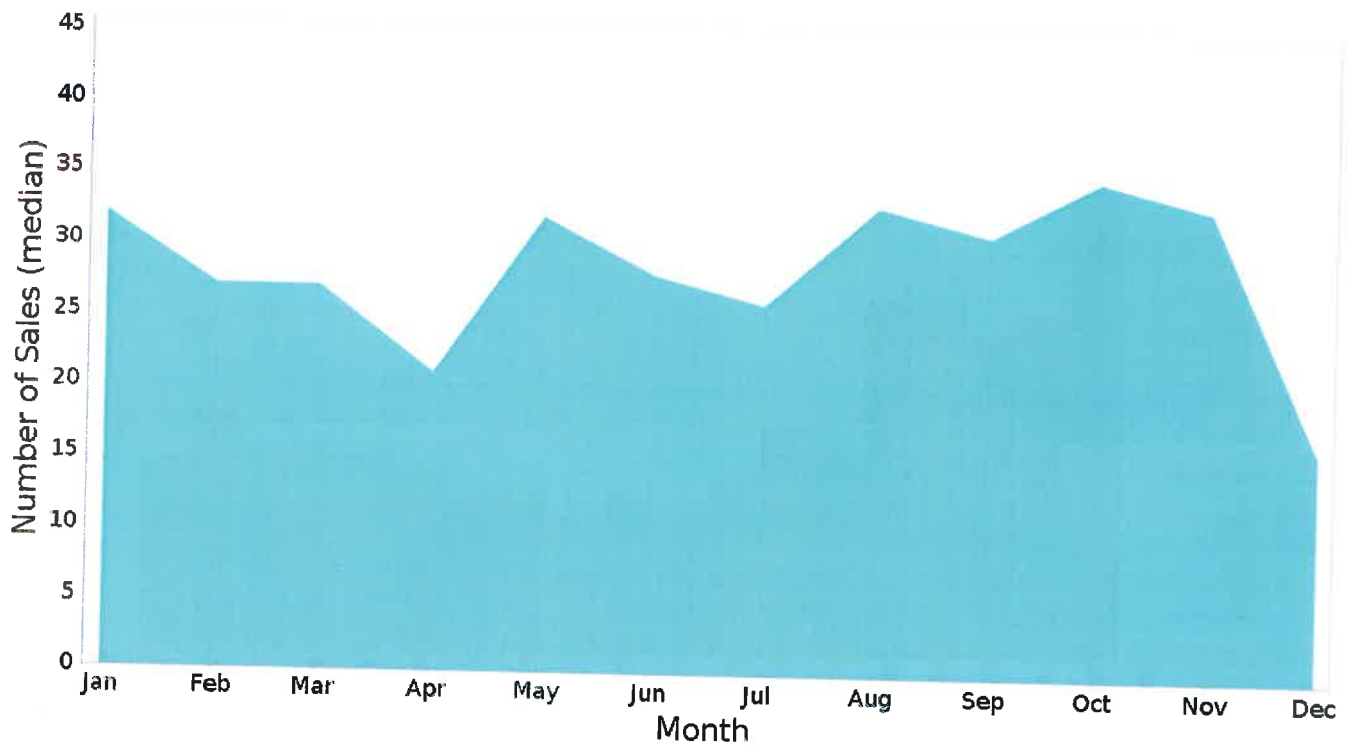
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Price Segmentation

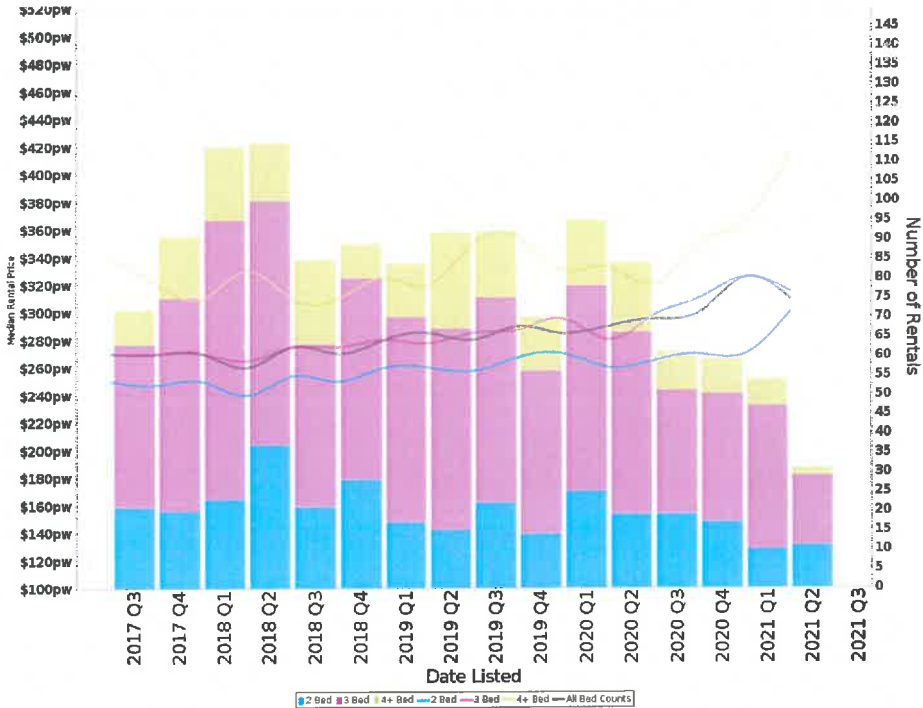


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.7%

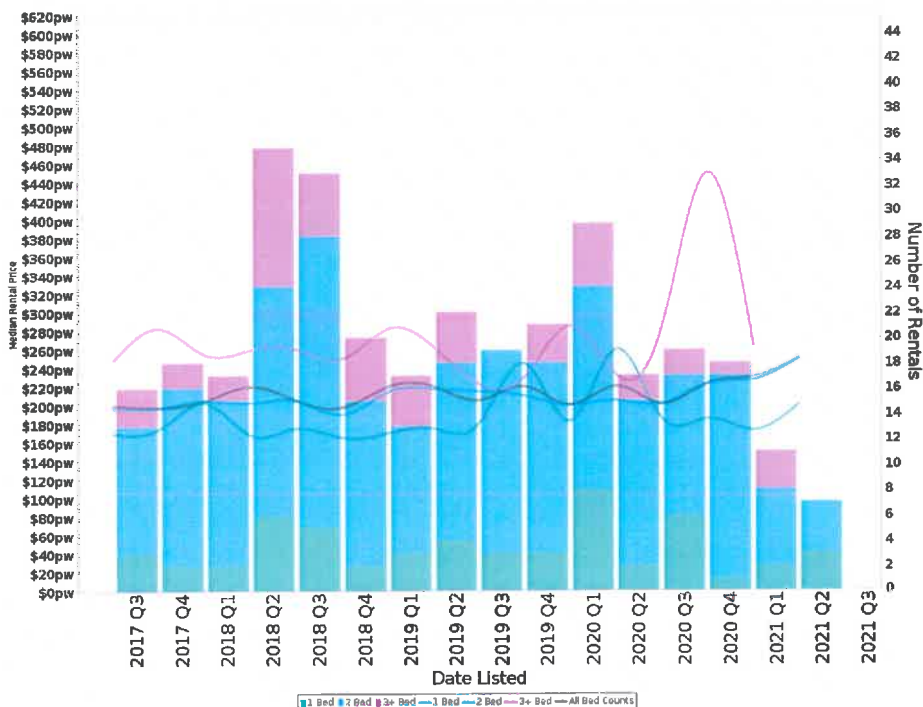
Current Median Price: \$245,000
Previous Median Price: \$210,000
Based on 834 registered House sales compared with the last twelve rolling 12 month period.

Suburb Rental Yield

+5.7%

Current Median Price: \$245,000
Current Median Rent: \$270
Based on 292 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.1%

Current Median Price: \$173,000
Previous Median Price: \$175,000
Based on 70 registered Unit sales compared with the last twelve rolling 12 month period.

Suburb Rental Yield

+6.2%

Current Median Price: \$173,000
Current Median Rent: \$205
Based on 66 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 7 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$255,000 and the highest for sale price is \$369,000 with a median sale price of \$300,000. Days listed ranges from 3 to 82 days with the average currently at 20 days for these selected properties.

13 CHARLEMONT ST, MARYBOROUGH 4650

Distance from Property: 3.2km



Property Type: House
Area: 615 m²
RPD: L4 RP93184

Current List Price: **\$305,000**
First List Price: \$305,000
Date Listed: 17/09/2021 Days Listed: 3 Days
Listed Price Change:

Features: LOWSET, COLONIAL, FULLY FENCED



37 BRYANT ST, MARYBOROUGH 4650

Distance from Property: 1.5km



Property Type: House
Area: 817 m²
RPD: L104 RP195475

Current List Price: **\$349,000**
First List Price: \$349,000
Date Listed: 17/09/2021 Days Listed: 3 Days
Listed Price Change:

Features:



26 REED AVE, MARYBOROUGH 4650

Distance from Property: 2km



Property Type: House
Area: 911 m²
RPD: L17 RP71266

Current List Price: **Offers over \$287,000**
First List Price: Offers over \$287,000
Date Listed: 14/09/2021 Days Listed: 6 Days
Listed Price Change:

Features: LOWSET, QUEENSLANDER, MODERN KITCHEN, ENTERTAINMENT AREA, FULLY FENCED



221 ELLENA ST, MARYBOROUGH 4650

Distance from Property: 2.3km



Property Type: House
Area: 819 m²
RPD: L30 RP3506

Current List Price: **Offers Over \$285,000**
First List Price: Offers Over \$285,000 Considered
Date Listed: 13/09/2021 Days Listed: 7 Days
Listed Price Change:

Features:



604 KENT ST, MARYBOROUGH 4650

Distance from Property: 2.2km



Property Type: House
Area: 1,267 m²
RPD: L28 M20192

Current List Price: **OFFERS OVER \$300,000**
First List Price: OFFERS OVER \$300,000
Date Listed: 06/09/2021 Days Listed: 14 Days
Listed Price Change:

Features: LOWSET, QUEENSLANDER, MODERN KITCHEN, FULLY FENCED



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68 PALLAS ST, MARYBOROUGH 4650



Property Type: House
Area: 1,012 m²
RPD: L32 RP3427

Features:

Distance from Property: 2.9km  3  1  1

Current List Price: **\$369,000**
First List Price: \$369,000
Date Listed: 24/08/2021 Days Listed: **27 Days**
Listed Price Change:



302 PALLAS ST, MARYBOROUGH 4650



Property Type: House
Area: 612 m²
RPD: L4 RP70505

Features:

Distance from Property: 103m  3  1  2

Current List Price: **\$255,000 (Under Offer)**
First List Price: Asking \$275,000
Date Listed: 30/06/2021 Days Listed: **82 Days**
Listed Price Change: **-7.3%**



Nearby Comparable Sold Properties

There are 11 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$262,000 and the highest sale price is \$315,000 with a median sale price of \$295,000. Days listed ranges from 3 to 77 days with the average currently at 37 days for these selected properties.

70 MILTON ST, MARYBOROUGH, QLD 4650

Distance from Property: 1.6km  3  1  6



Property Type: House
Area: 911 m²
Area \$/m²: \$329
RPD: L14 RP4005

Features:

Sale Price: \$300,000 (Agents Advice - Sale)
Sale Date: 14/09/2021 Days to Sell: **53 Days**
Last Price: \$320,000 (Under Offer) Chg %: **-6.3%**
First Price: \$345,000 (Under Offer) Chg %: **-13.0%**



49 GALLIPOLI ST, MARYBOROUGH, QLD 4650

Distance from Property: 289m  3  1  4



Property Type: House
Area: 911 m²
Area \$/m²: \$340
RPD: L23 RP4125

Features:

Sale Price: \$310,000 (Agents Advice - Sale)
Sale Date: 07/09/2021 Days to Sell: **31 Days**
Last Price: For Sale Chg %:
First Price: Offers over \$299,000 Chg %:



16 SCOTT ST, MARYBOROUGH, QLD 4650

Distance from Property: 3.4km  3  1  2



Property Type: House
Area: 546 m²
Area \$/m²: \$485
RPD: L2 RP3894

Features:

Sale Price: \$265,000 (Agents Advice - Sale)
Sale Date: 23/08/2021 Days to Sell: **61 Days**
Last Price: For Sale Chg %:
First Price: Offers over \$265,000 Chg %:



37 ABERDEEN AVE, MARYBOROUGH, QLD 4650

Distance from Property: 2.2km  3  1  2



Property Type: House
Area: 812 m²
Area \$/m²: \$333
RPD: L1 RP80275

Features:

Sale Price: \$270,000 (Normal Sale)
Sale Date: 05/08/2021 Days to Sell:
Last Price: Offers Over \$269,000 Chg %:
First Price: Offers Over \$269,000 Chg %:



9 WOODROW ST, MARYBOROUGH, QLD 4650

Distance from Property: 181m  3  1  2



Property Type: House
Area: 840 m²
Area \$/m²: \$312
RPD: L6 RP4134

Features:

Sale Price: \$262,000 (Normal Sale)
Sale Date: 26/07/2021 Days to Sell: **3 Days**
Last Price: \$262,000 (Under Offer) Chg %:
First Price: \$262,000 Chg %:



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308 JOHN ST, MARYBOROUGH, QLD 4650



Property Type: House
 Area: 1,153 m²
 Area \$/m²: \$252
 RPD: L3 RP78560

Features:

Distance from Property: 790m  3  1  2

Sale Price: **\$290,000 (Normal Sale)**
 Sale Date: 20/07/2021 Days to Sell: **6 Days**
 Last Price: \$299,000 (Under Offer) Chg %: **-3.0%**
 First Price: \$299,000 (Under Offer) Chg %: **-3.0%**



30 HILLCREST AVE, GRANVILLE, QLD 4650



Property Type: House
 Area: 813 m²
 Area \$/m²: \$363
 RPD: L39 RP143122

Features:

Distance from Property: 3.4km  3  1  2

Sale Price: **\$295,000 (Normal Sale)**
 Sale Date: 05/07/2021 Days to Sell: **16 Days**
 Last Price: Contact Agent Chg %:
 First Price: Contact Agent Chg %:



696 KENT ST, MARYBOROUGH, QLD 4650



Property Type: House
 Area: 1,265 m²
 Area \$/m²: \$235
 RPD: L8 RP62950

Features:

Distance from Property: 2.5km  3  1  2

Sale Price: **\$297,000 (Normal Sale)**
 Sale Date: 29/06/2021 Days to Sell: **47 Days**
 Last Price: Price By Negotiation Chg %:
 First Price: Price By Negotiation Chg %:



143 QUEEN ST, MARYBOROUGH, QLD 4650



Property Type: House
 Area: 911 m²
 Area \$/m²: \$324
 RPD: L7 RP44372

Features:

Distance from Property: 3.2km  3  1  2

Sale Price: **\$295,000 (Normal Sale)**
 Sale Date: 19/06/2021 Days to Sell: **77 Days**
 Last Price: Under Offer (Under Chg %:
 First Price: \$320,000 - \$330,000 Chg %: **-7.8%**



18 QUEEN ST, MARYBOROUGH, QLD 4650



Property Type: House
 Area: 637 m²
 Area \$/m²: \$495
 RPD: L4 RP58741

Features:

Distance from Property: 3.6km  3  1  2

Sale Price: **\$315,000 (Normal Sale)**
 Sale Date: 11/05/2021 Days to Sell: **24 Days**
 Last Price: \$319,000 Chg %: **-3.1%**
 First Price: \$319,000 Chg %: **-3.1%**





21 LENNOX ST, MARYBOROUGH, QLD 4650



Property Type: House
Area: 949 m²
Area \$/m²: \$304
RPD: L1 RP58020

Features:

Distance from Property: 3.4km 3 1 4

Sale Price: \$288,500 (Normal Sale)
Sale Date: 28/04/2021 Days to Sell: 55 Days
Last Price: \$279,000 Chg %:
First Price: Contact Agent Chg %:



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299 PALLAS STREET, MARYBOROUGH, QLD 4650



Appraisal Price

This market analysis has been prepared on 23/09/2021 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:

\$320,000 to \$340,000

Contact your agent for further information:

Agent Name: Blue Moon Property Maryborough
Mobile: 0412262325
Office: Blue Moon Property
Office Phone: 07 5445 6500
Email: maryborough@bluemoonproperty.com.au

