

A yellow bicycle with a brown leather saddle and handlebars is parked against a white picket fence. A wicker basket filled with pink flowers is attached to the front handlebars. The background shows a blurred street scene with trees and buildings.

**RayWhite.**

# Comparative market analysis

18 FRANCIS STREET, CABOOLTURE, QLD 4510  
PREPARED BY LEANNE CODY, LICENCED REAL ESTATE AGENT





Reif Superannuation Pty Ltd (tte)  
2/18 Francis Street  
Caboolture, QLD, 4510

Dear Len,

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

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

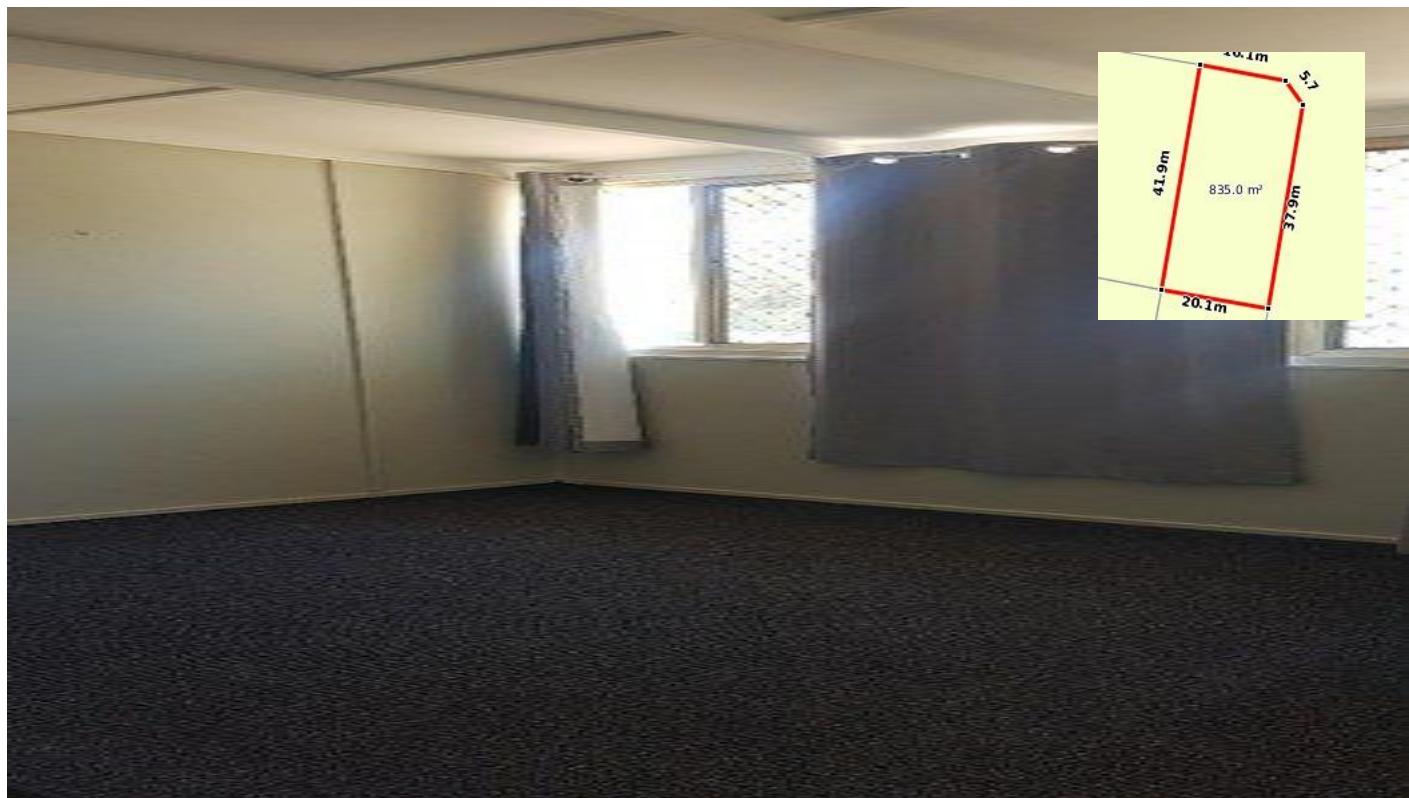
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Leanne Cody  
Licenced Real Estate Agent  
Ray White Caboolture QLD  
Phone: +61 407 071 357  
Office Phone: +61 (07) 5495 7337  
Email: [leanne.cody@raywhite.com](mailto:leanne.cody@raywhite.com)

# 18 FRANCIS STREET, CABOOLTURE, QLD 4510



## Owner Details

Owner Name(s): REIF SUPERANNUATION PTY LTD (TTE)  
 Owner Address: PO BOX 180, NORTHGATE QLD 4013  
 Phone(s): \*(07) 5495 4646 (STERN)

Owner Type: Rental

## Property Details

2 1 1

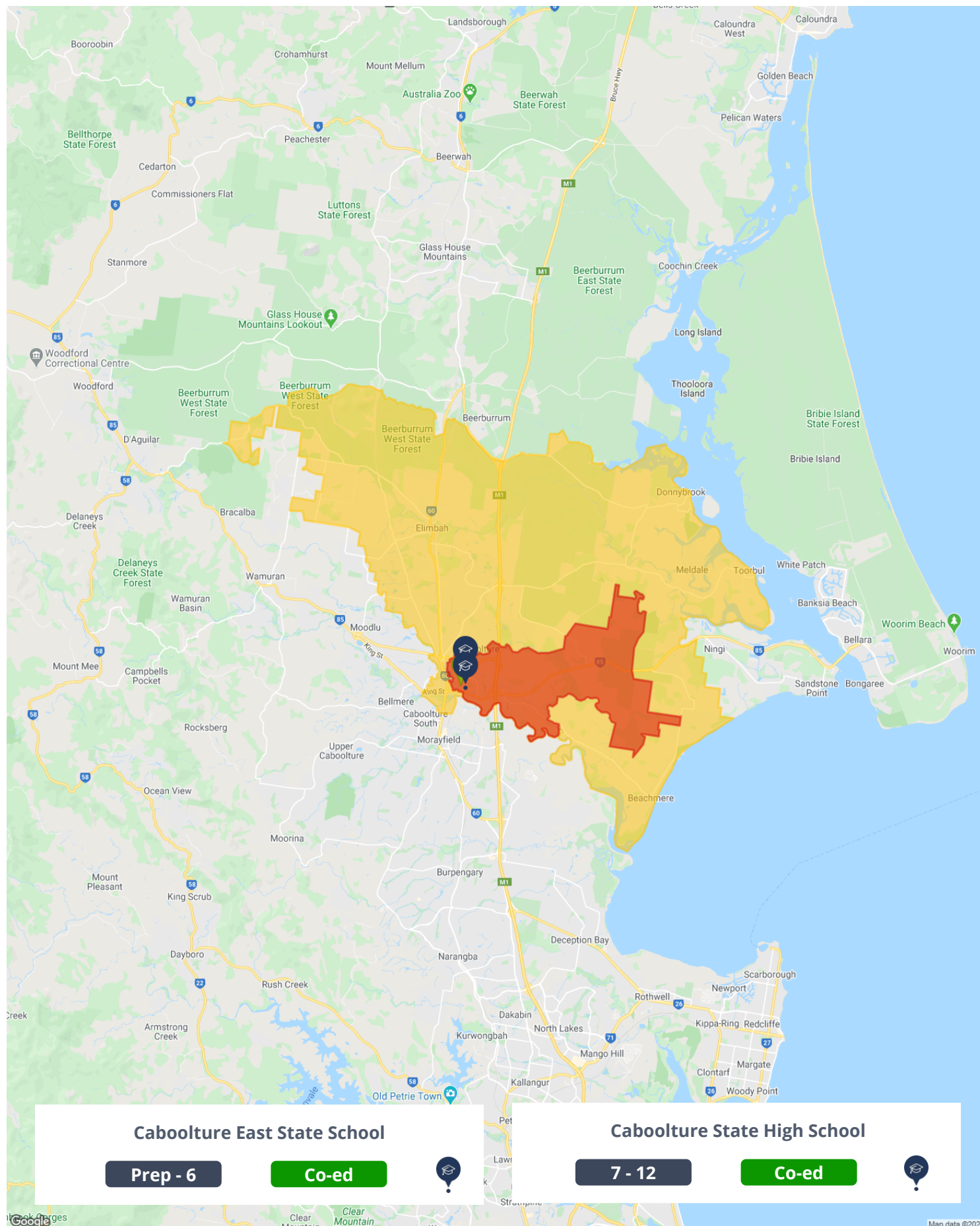
Property Type: House - Freehold [Issuing]  
 RPD: L14 RP43492  
 Valuation Amount: \$170,000 - Site Value on 30/06/2019  
 Valuation Amount: \$170,000 - Site Value on 30/06/2017  
 Land Use: MULTI UNIT DWELLING (FLATS)  
 Zoning: General residential  
 Council: MORETON BAY (NORTH)  
 Features: Build Yr: 1960, Lowset, Post War

Area: 835 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$338  
 Water/Sewerage:  
 Property ID: 495423 / QLD14777  
 UBD Ref: UBD Ref: 048 D19

## Sales History

| Sale Amount: | Sale Date: | Vendor:                               | Area:              | Sale Type:  | Related: |
|--------------|------------|---------------------------------------|--------------------|-------------|----------|
| \$ 282,000   | 12/07/2007 | LONG                                  | 835 m <sup>2</sup> | Normal Sale | No       |
| \$ 245,000   | 10/03/2005 | LABMAX ENTERPRISES PTY LTD; WALLCO... | 835 m <sup>2</sup> | Normal Sale | No       |
| \$ 130,000   | 31/01/2003 | KENNEDY; KENNEDY                      | 835 m <sup>2</sup> | Normal Sale | No       |
| \$ 100,000   | 17/11/1992 | R H POINTER NOMINEES PTY LTD          | 835 m <sup>2</sup> | Normal Sale | No       |

# School Catchment Areas





## Nearby Sold Properties (Price Range)





## Nearby Sold Properties (Sale Date)



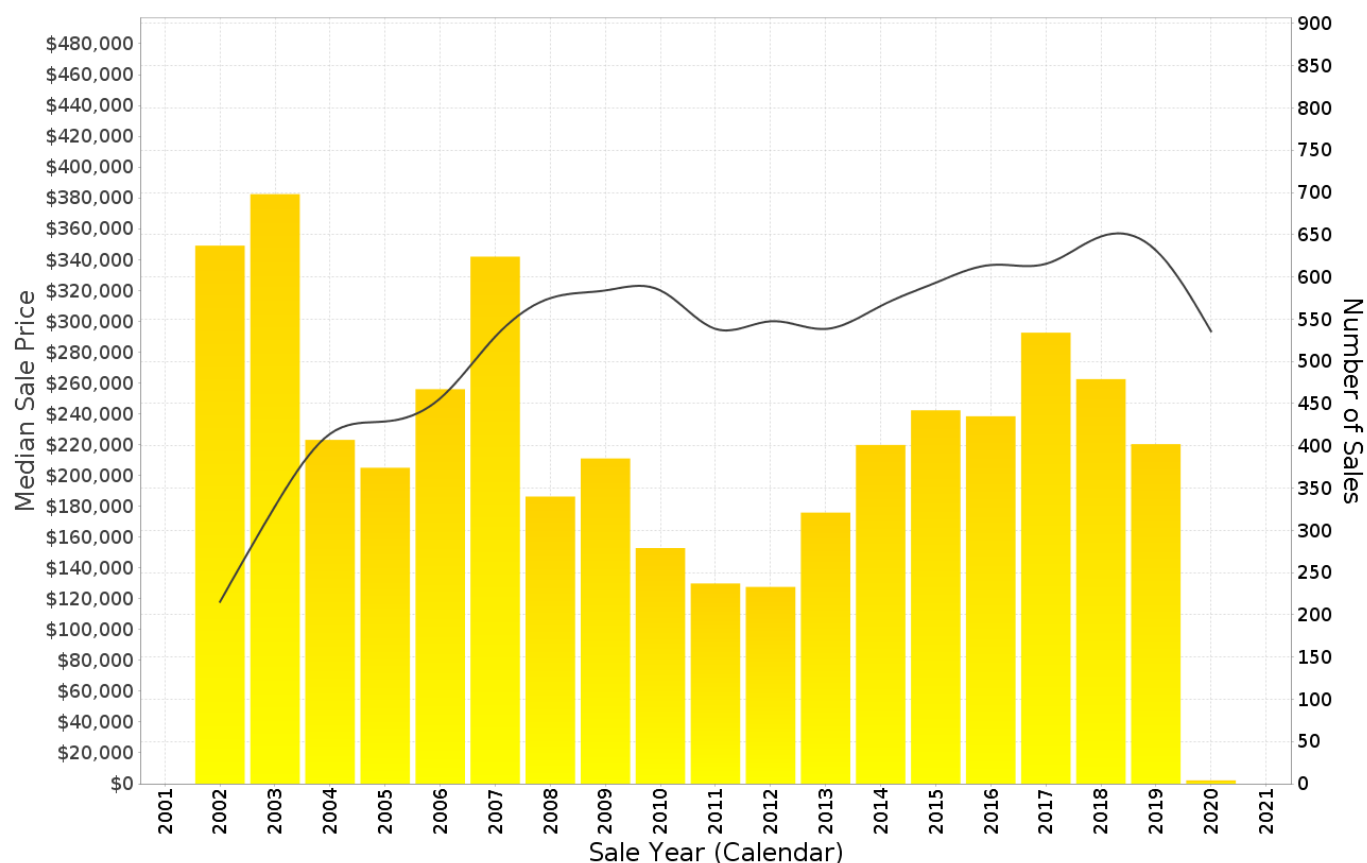


## Nearby Properties For Sale



## Sales & Growth Chart (House)

| Year | No. of Sales | Average    | Median     | Growth  | Low        | High         |
|------|--------------|------------|------------|---------|------------|--------------|
| 2002 | 637          | \$ 137,517 | \$ 118,000 |         | \$ 7,100   | \$ 980,000   |
| 2003 | 698          | \$ 209,017 | \$ 179,950 | 52.5 %  | \$ 77,500  | \$ 4,000,000 |
| 2004 | 407          | \$ 263,407 | \$ 227,000 | 26.1 %  | \$ 105,000 | \$ 1,360,000 |
| 2005 | 374          | \$ 265,589 | \$ 235,000 | 3.5 %   | \$ 123,000 | \$ 1,135,000 |
| 2006 | 467          | \$ 300,865 | \$ 250,000 | 6.4 %   | \$ 118,000 | \$ 1,680,000 |
| 2007 | 624          | \$ 333,201 | \$ 290,000 | 16.0 %  | \$ 140,000 | \$ 4,000,000 |
| 2008 | 340          | \$ 373,700 | \$ 315,000 | 8.6 %   | \$ 210,000 | \$ 4,700,000 |
| 2009 | 385          | \$ 363,884 | \$ 320,000 | 1.6 %   | \$ 167,665 | \$ 3,000,000 |
| 2010 | 279          | \$ 344,808 | \$ 320,000 |         | \$ 136,200 | \$ 1,050,000 |
| 2011 | 237          | \$ 349,522 | \$ 295,000 | -7.8 %  | \$ 95,000  | \$ 5,000,000 |
| 2012 | 233          | \$ 333,753 | \$ 300,000 | 1.7 %   | \$ 138,000 | \$ 950,000   |
| 2013 | 321          | \$ 323,726 | \$ 295,000 | -1.7 %  | \$ 165,000 | \$ 1,030,000 |
| 2014 | 401          | \$ 362,662 | \$ 309,900 | 5.1 %   | \$ 169,000 | \$ 5,300,000 |
| 2015 | 442          | \$ 367,923 | \$ 325,000 | 4.9 %   | \$ 160,000 | \$ 2,600,000 |
| 2016 | 435          | \$ 398,737 | \$ 336,500 | 3.5 %   | \$ 179,000 | \$ 3,304,000 |
| 2017 | 534          | \$ 377,793 | \$ 337,250 | 0.2 %   | \$ 175,000 | \$ 3,520,000 |
| 2018 | 479          | \$ 410,643 | \$ 355,000 | 5.3 %   | \$ 170,000 | \$ 3,675,500 |
| 2019 | 402          | \$ 408,936 | \$ 346,000 | -2.5 %  | \$ 177,500 | \$ 4,000,000 |
| 2020 | 4            | \$ 273,000 | \$ 293,500 | -15.2 % | \$ 180,000 | \$ 325,000   |

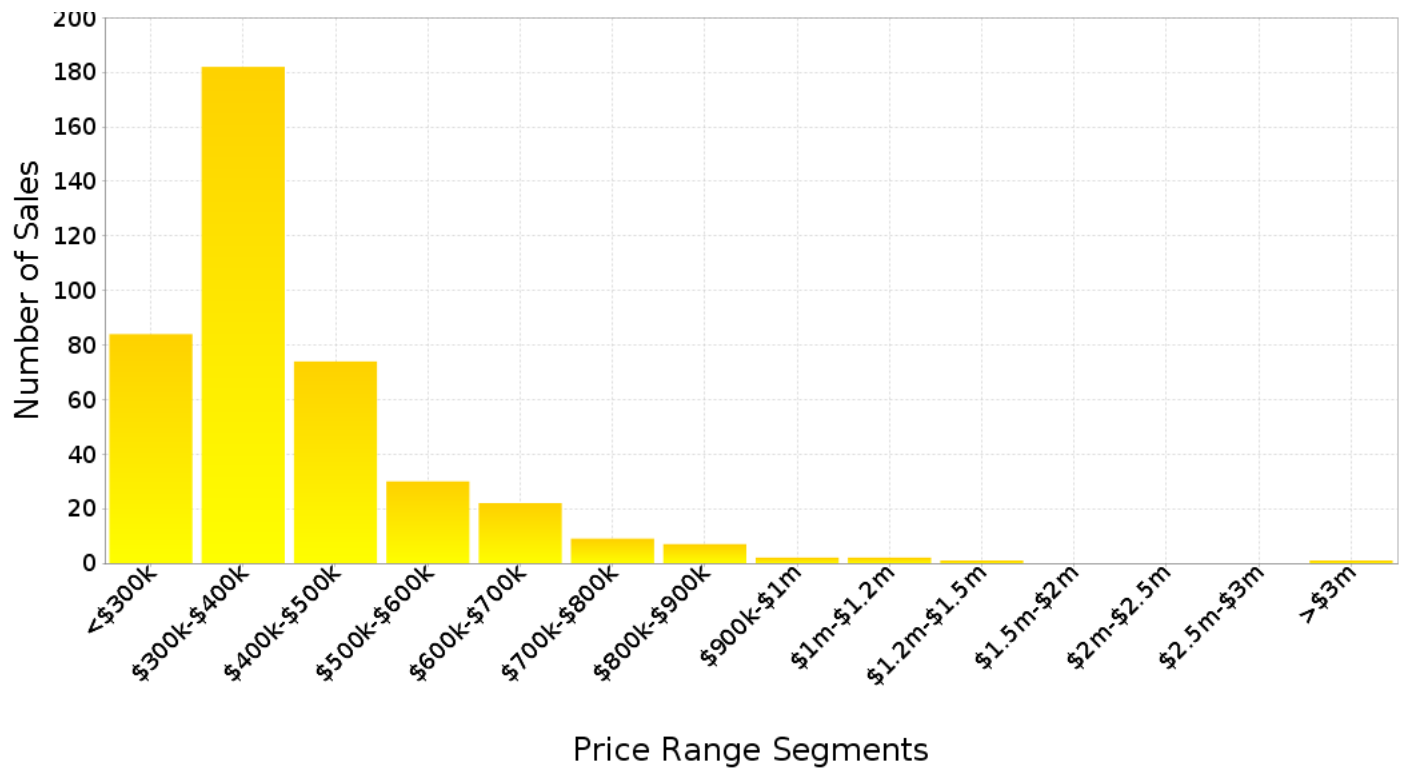


Prepared on 03/03/2020 by Leanne Cody , +61 407 071 357 at Ray White Caboolture QLD. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

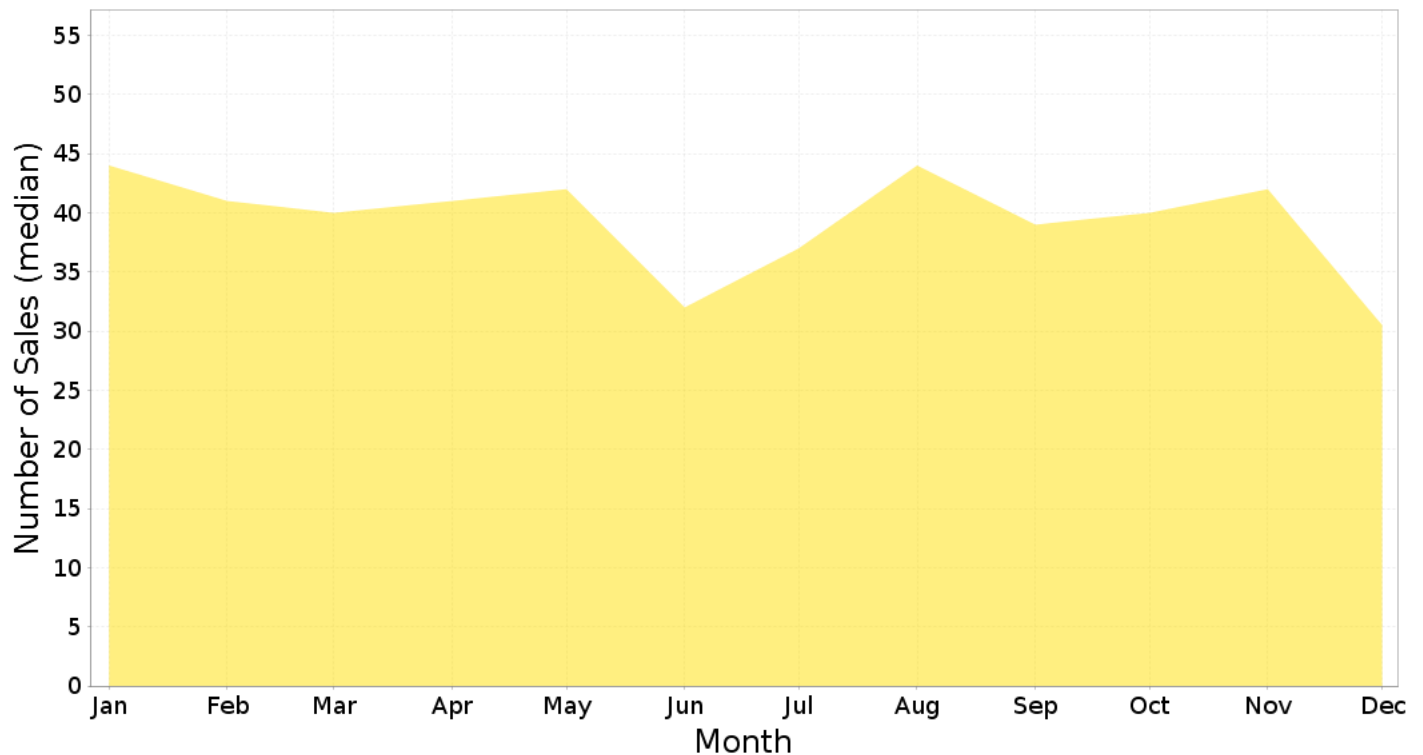
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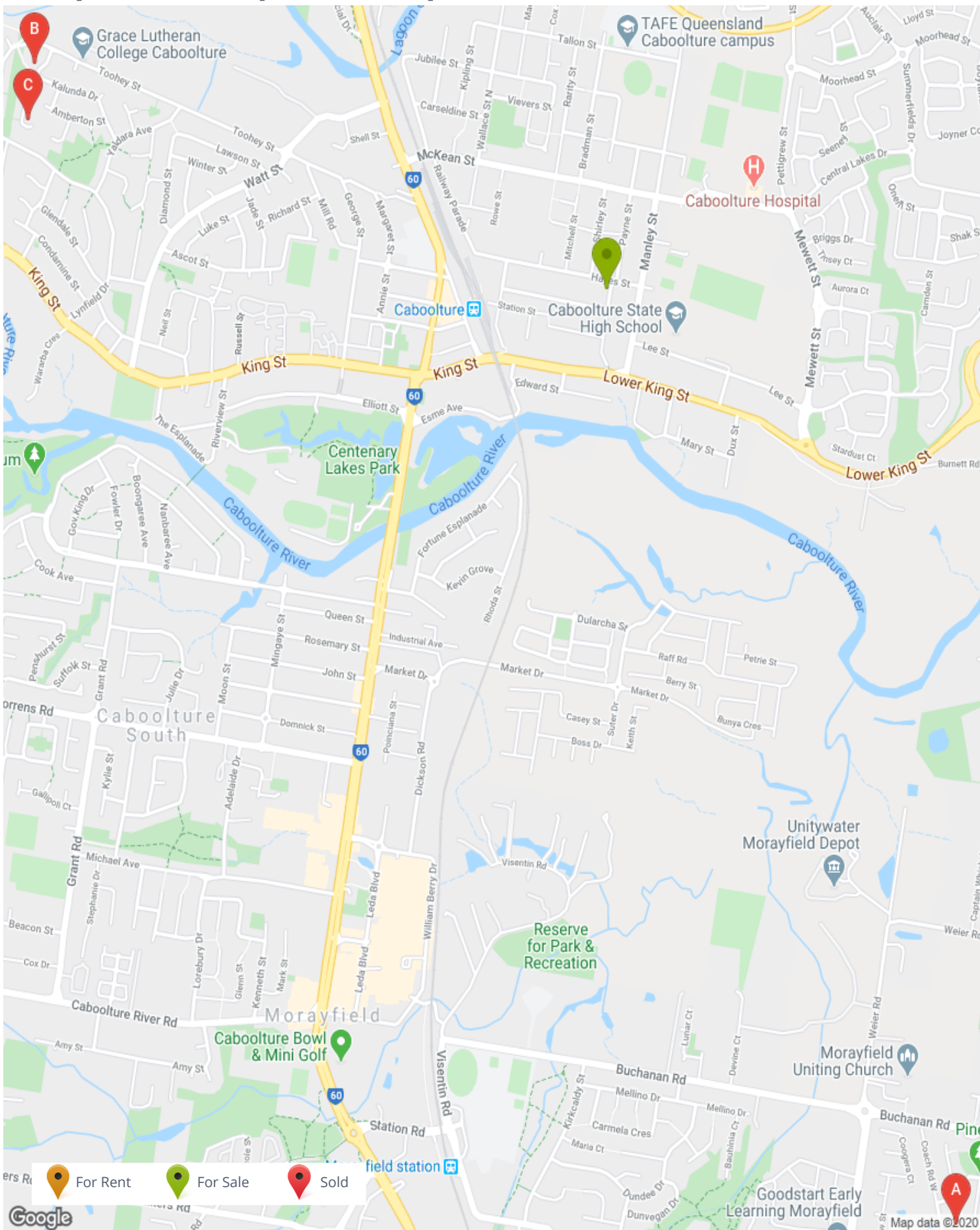
## Price Segmentation



## Peak Selling Periods



## Comparable Properties Map





## Nearby Comparable For Sale Properties

There are 2 properties selected within the radius of 3000.0m from the focus property. The lowest for sale price is \$358,000 and the highest for sale price is \$384,900 with a median sale price of \$371,450. Days listed ranges from 51 to 57 days with the average currently at 54 days for these selected properties.

### CABOOLTURE 4510

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current List Price: ~~\$358,000~~ **\$358,000**

First List Price: \$358,000 \$358,000

Date Listed: 13/01/2020 Days Listed: **51 Days**

Listed Price Change:

### CABOOLTURE 4510

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current List Price: **FHB'S \$384,900**

First List Price: \$399,900 \$399,900

Date Listed: 06/01/2020 Days Listed: **57 Days**

Listed Price Change: **-3.8%**

## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 3500.0m from the focus property. The lowest sale price is \$320,000 and the highest sale price is \$342,000 with a median sale price of \$325,000. Days listed ranges from 18 to 117 days with the average currently at 68 days for these selected properties.

### 23 RADIATA CRT, MORAYFIELD, QLD 4506

UBD Ref: Brisbane - 058 J13  
Distance from Property: 3.6km



4



2



2



Property Type: House  
Area: 725 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$472  
RPD: L46 SP188313

Features:

Sale Price: **\$342,000 (Agents Advice - Sale)**  
Sale Date: 18/02/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 43 KALUNDA DR, CABOOLTURE, QLD 4510

UBD Ref: Brisbane - 047 L16  
Distance from Property: 2.4km



4



2



2



Property Type: House  
Area: 723 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$450  
RPD: L42 SP158736

Features: LOWSET, BRICK AND TILE, ENSUITE, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS

Sale Price: **\$325,000 (Normal Sale)**  
Sale Date: 06/01/2020 Days to Sell: **18 Days**  
Last Price: Offers Over \$339,000 Chg %:  
First Price: Offers Over \$339,000 Chg %:



### 23 BROADWAY CT, CABOOLTURE, QLD 4510

UBD Ref: Brisbane - 047 L17  
Distance from Property: 2.3km



4



2



2



Property Type: House  
Area: 709 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$451  
RPD: L21 SP158736

Features:

Sale Price: **\$320,000 (Normal Sale)**  
Sale Date: 26/11/2019 Days to Sell: **117 Days**  
Last Price: \$335,000 Chg %:  
First Price: 339000 \$339,000 Chg %: **-5.6%**





## 18 FRANCIS STREET, CABOOLTURE, QLD 4510



### Appraisal Price

This market analysis has been prepared on 03/03/2020 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:

**\$290,000 to \$315,000**

### Contact your agent for further information:



Agent Name: Leanne Cody  
Mobile: +61 407 071 357  
Office: Ray White Caboolture QLD  
Office Phone: +61 (07) 5495 7337  
Email: [leanne.cody@raywhite.com](mailto:leanne.cody@raywhite.com)

| Property                    | Current Value     | Estimated Value |            | Fixed Assets | Net Value as at 30 June 2020 | +Increase/-Decrease |                                      |
|-----------------------------|-------------------|-----------------|------------|--------------|------------------------------|---------------------|--------------------------------------|
|                             |                   | Lower end       | Higher end |              |                              |                     |                                      |
| 88 Targo St Bundaberg       | 261,527.00        | 240,000.00      | 250,000.00 | 6,930.09     | 238,069.91                   | - 23,457.09         |                                      |
| 46 Cunningham St Burnie TAS | 227,381.00        | 208,000.00      | 288,000.00 | 2,970.00     | 245,030.00                   | 17,649.00           |                                      |
| 54 Hayes St Caboolture      | 385,127.00        | 290,000.00      | 315,000.00 | 1,815.00     | 300,685.00                   | - 84,442.00         |                                      |
|                             | <u>874,035.00</u> |                 |            |              | <u>783,784.91</u>            | <u>- 90,250.09</u>  | <24700> Changes in MV of investments |