

# Comparative Market Analysis



## 22-24 GLADSTONE ROAD BILOELA QLD 4715

Prepared on 21st March 2023



**Ross Munroe**  
First National Real Estate Biloea

5 Gladstone Rd  
BILOELA QLD 4715

m: 0488923367  
w: 0749923366  
ross@firstnationalbiloea.com.au

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

-  -  -  1,918m<sup>2</sup>  775m<sup>2</sup> 



## Your Property History

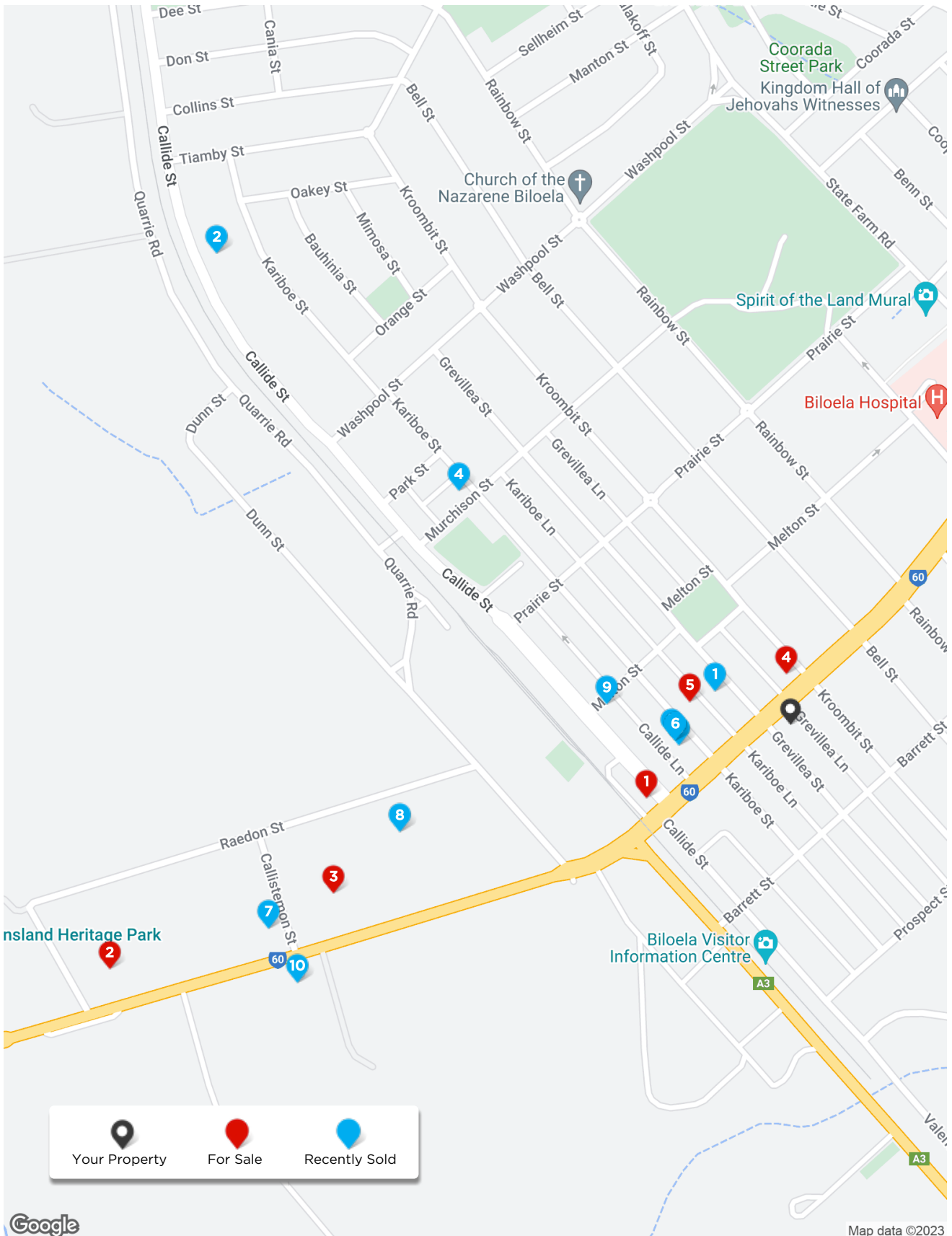
- 8 Feb, 2018 - Listed for rent as Not Disclosed
- 24 Feb, 2016 - Listed for rent as PRICE ON APPLICATION
- 13 Oct, 2015 - Listed for rent as PRICE ON APPLICATION
- 28 Jul, 2015 - Listed for rent as PRICE ON APPLICATION
- 23 Oct, 2013 - Listed for rent at \$70,000 / year
- 8 May, 2013 - Listed for rent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



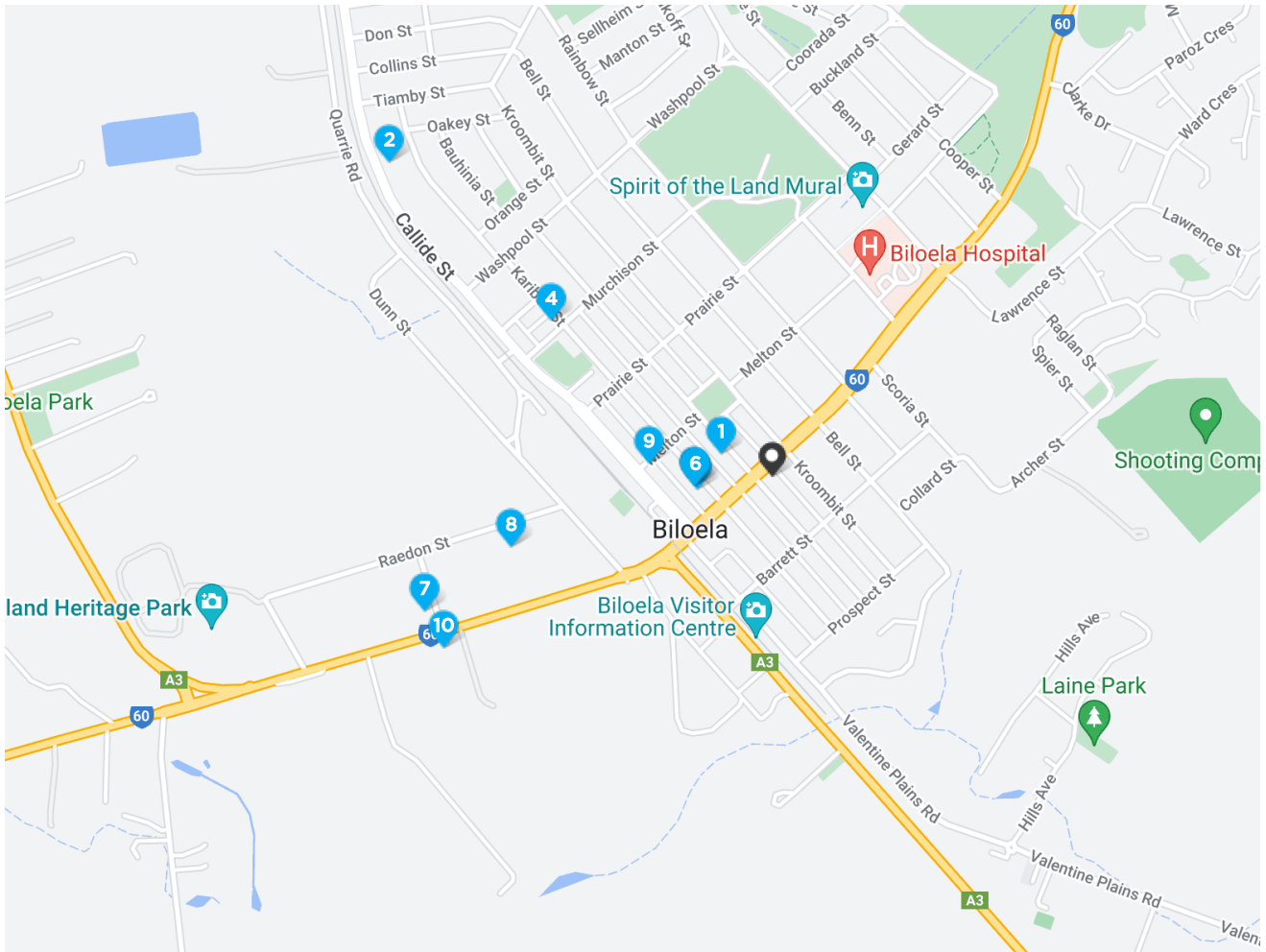
## Introducing Ross Munroe



Serving Biloea property owners since 1993.

# Comparables Map: Sales & Listings

































# Comparables Map: Sales








				
1 53-57 GREVILLEA STREET BILOELA QLD 4715	-	-	-	\$650,000
2 174-176 CALLIDE STREET BILOELA QLD 4715	-	-	-	\$320,000
3 49 KARIBOE STREET BILOELA QLD 4715	-	-	-	\$330,000
4 113 KARIBOE STREET BILOELA QLD 4715	-	-	-	\$154,000
5 51B KARIBOE STREET BILOELA QLD 4715	-	-	-	\$162,000
6 51A KARIBOE STREET BILOELA QLD 4715	-	-	-	\$162,000
7 49-51 DAWSON HIGHWAY BILOELA QLD 4715	-	-	-	\$750,000
8 10-12 RAEDON STREET BILOELA QLD 4715	-	-	-	\$665,706
9 68 CALLIDE STREET BILOELA QLD 4715	-	-	-	\$550,000
10 44 DAWSON HIGHWAY BILOELA QLD 4715	-	-	-	\$550,000

# Comparable Sales

1	53-57 GREVILLEA STREET BILOELA QLD 4715	<b>Sold Price</b> <b>\$650,000</b>
	<p>  -  -  -  1,870m<sup>2</sup>  -            Year Built - DOM -            Sold Date 25-May-22 Distance 0.14km            First Listing -            Last Listing -         </p>	
2	174-176 CALLIDE STREET BILOELA QLD 4715	<b>Sold Price</b> <b>\$320,000</b>
	<p>  -  -  -  1,636m<sup>2</sup>  200m<sup>2</sup>            Year Built - DOM 58            Sold Date 27-Aug-21 Distance 1.33km            First Listing \$330,000            Last Listing \$330,000         </p>	
3	49 KARIBOE STREET BILOELA QLD 4715	<b>Sold Price</b> <b>\$330,000</b>
	<p>  -  -  -  622m<sup>2</sup>  350m<sup>2</sup>            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>	
4	113 KARIBOE STREET BILOELA QLD 4715	<b>Sold Price</b> <b>\$154,000</b>
	<p>  -  -  -  653m<sup>2</sup>  -            Year Built - DOM -            Sold Date 11-Apr-22 Distance 0.73km            First Listing -            Last Listing -         </p>	
5	51B KARIBOE STREET BILOELA QLD 4715	<b>Sold Price</b> <b>\$162,000</b>
	<p>  -  -  -  311m<sup>2</sup>  -            Year Built - DOM 606            Sold Date 05-Aug-21 Distance 0.21km            First Listing Contact Agent            Last Listing Contact Agent         </p>	

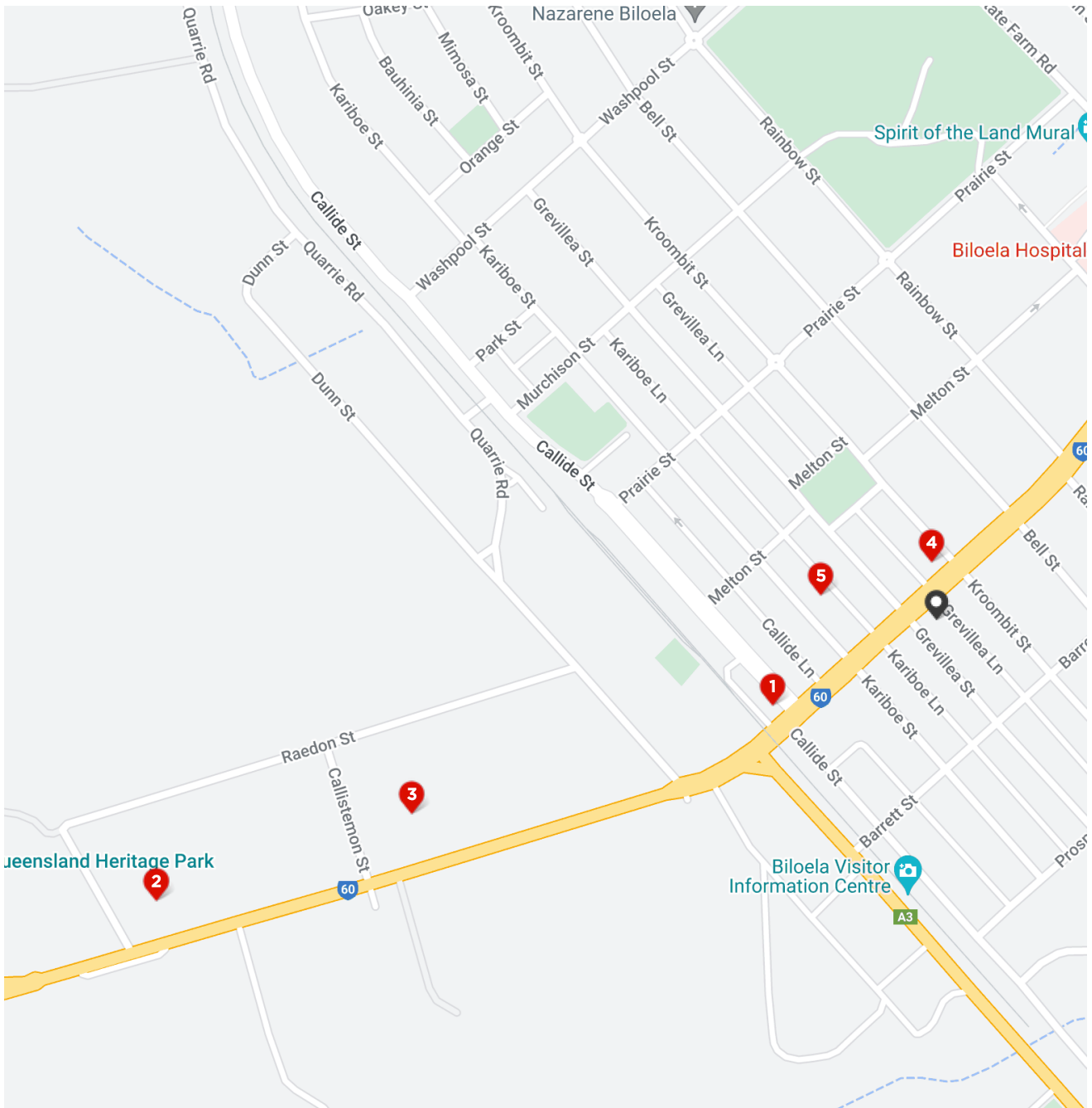
DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales

6	51A KARIBOE STREET BILOELA QLD 4715	<table border="1"> <tr> <td>Sold Price</td> <td>\$162,000</td> </tr> </table>	Sold Price	\$162,000
Sold Price	\$162,000			
	<p>  -  -  -  311m<sup>2</sup>  -            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>			
7	49-51 DAWSON HIGHWAY BILOELA QLD 4715	<table border="1"> <tr> <td>Sold Price</td> <td>\$750,000</td> </tr> </table>	Sold Price	\$750,000
Sold Price	\$750,000			
	<p>  -  -  -  3,946m<sup>2</sup>  -            Year Built - DOM -            Sold Date 27-Apr-22 Distance 1.01km            First Listing -            Last Listing -         </p>			
8	10-12 RAEDON STREET BILOELA QLD 4715	<table border="1"> <tr> <td>Sold Price</td> <td>\$665,706</td> </tr> </table>	Sold Price	\$665,706
Sold Price	\$665,706			
	<p>  -  -  -  5,564m<sup>2</sup>  -            Year Built - DOM -            Sold Date 25-Aug-21 Distance 0.73km            First Listing -            Last Listing -         </p>			
9	68 CALLIDE STREET BILOELA QLD 4715	<table border="1"> <tr> <td>Sold Price</td> <td>\$550,000</td> </tr> </table>	Sold Price	\$550,000
Sold Price	\$550,000			
	<p>  -  -  -  660m<sup>2</sup>  -            Year Built - DOM -            Sold Date 25-Jan-22 Distance 0.33km            First Listing -            Last Listing -         </p>			
10	44 DAWSON HIGHWAY BILOELA QLD 4715	<table border="1"> <tr> <td>Sold Price</td> <td>\$550,000</td> </tr> </table>	Sold Price	\$550,000
Sold Price	\$550,000			
	<p>  -  -  -  2,816m<sup>2</sup>  -            Year Built - DOM 1,178            Sold Date 06-Sep-21 Distance 1.01km            First Listing REDUCED \$210,000            Last Listing \$550,000 NEG         </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

# Comparables Map: Listings








				DOM	
<b>1</b> 1 CALLIDE STREET BILOELA QLD 4715	-	-	-	246	\$290,000 + GST
<b>2</b> 73 DAWSON HIGHWAY BILOELA QLD 4715	-	-	-	1166	\$270,000
<b>3</b> 41-43 DAWSON HIGHWAY BILOELA QLD 4715	-	-	-	974	\$800,000.00
<b>4</b> 23 GLADSTONE ROAD BILOELA QLD 4715	-	-	-	246	\$270,000
<b>5</b> 60 KARIBOE STREET BILOELA QLD 4715	-	-	-	1093	Contact Agent



# Comparable Listings






## 1 1 CALLIDE STREET BILOELA QLD 4715



 -  -  -  267m<sup>2</sup>      265m<sup>2</sup>  
 Year Built -     DOM 246 days  
 Listing Date 06-Apr-22     Distance 0.29km  
 Listing Price \$290,000 + GST






## 2 73 DAWSON HIGHWAY BILOELA QLD 4715



 -  -  -  2,384m<sup>2</sup>      -  
 Year Built -     DOM 1166 days  
 Listing Date 30-Sep-19     Distance 1.31km  
 Listing Price \$270,000






## 3 41-43 DAWSON HIGHWAY BILOELA QLD 4715



 -  -  -  4,806m<sup>2</sup>      4,806m<sup>2</sup>  
 Year Built -     DOM 974 days  
 Listing Date 28-Nov-19     Distance 0.88km  
 Listing Price \$800,000.00






## 4 23 GLADSTONE ROAD BILOELA QLD 4715



 -  -  -  670m<sup>2</sup>      -  
 Year Built -     DOM 246 days  
 Listing Date 06-Apr-22     Distance 0.09km  
 Listing Price \$270,000

## 5 60 KARIBOE STREET BILOELA QLD 4715

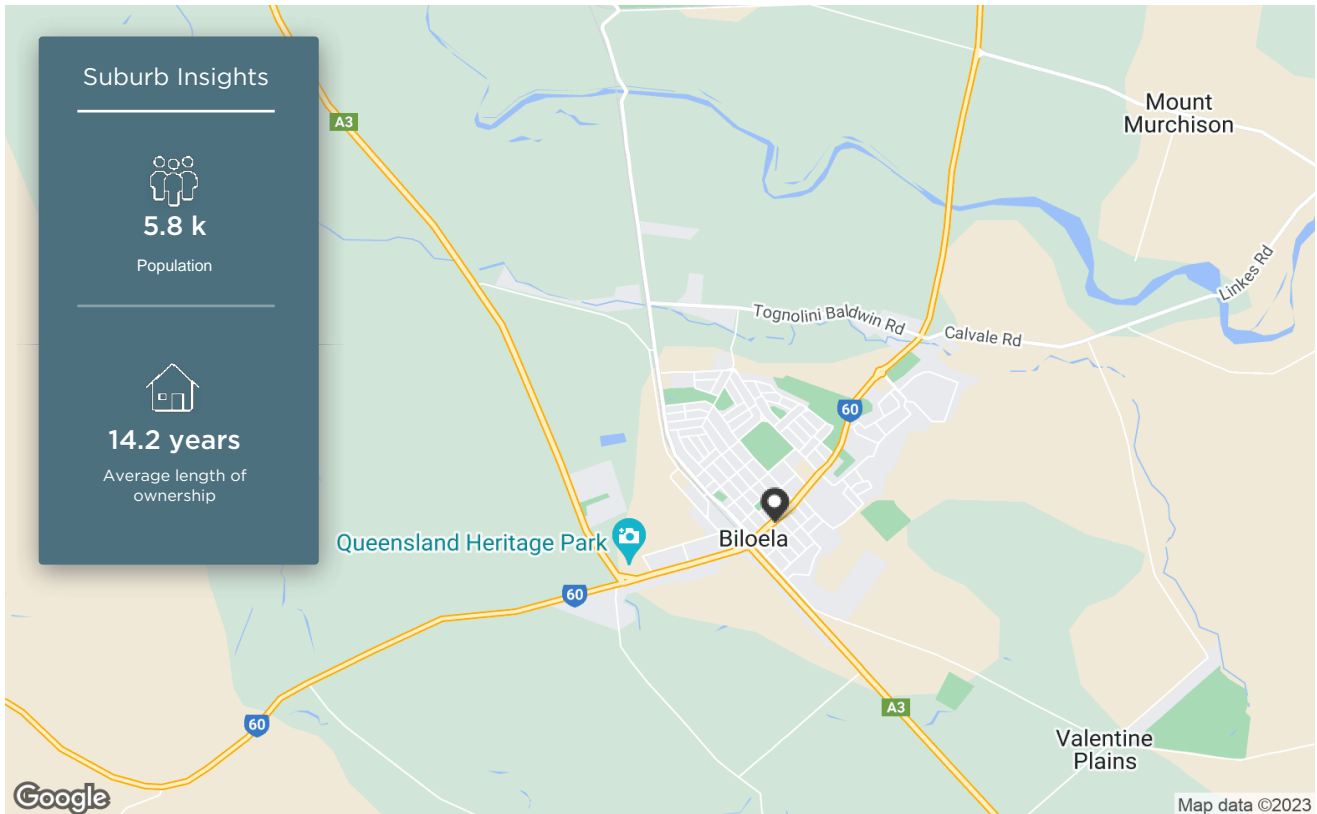


 -  -  -  610m<sup>2</sup>      -  
 Year Built -     DOM 1093 days  
 Listing Date 15-Nov-19     Distance 0.18km  
 Listing Price Contact Agent

DOM = Days on market \* 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 \$276,000.

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



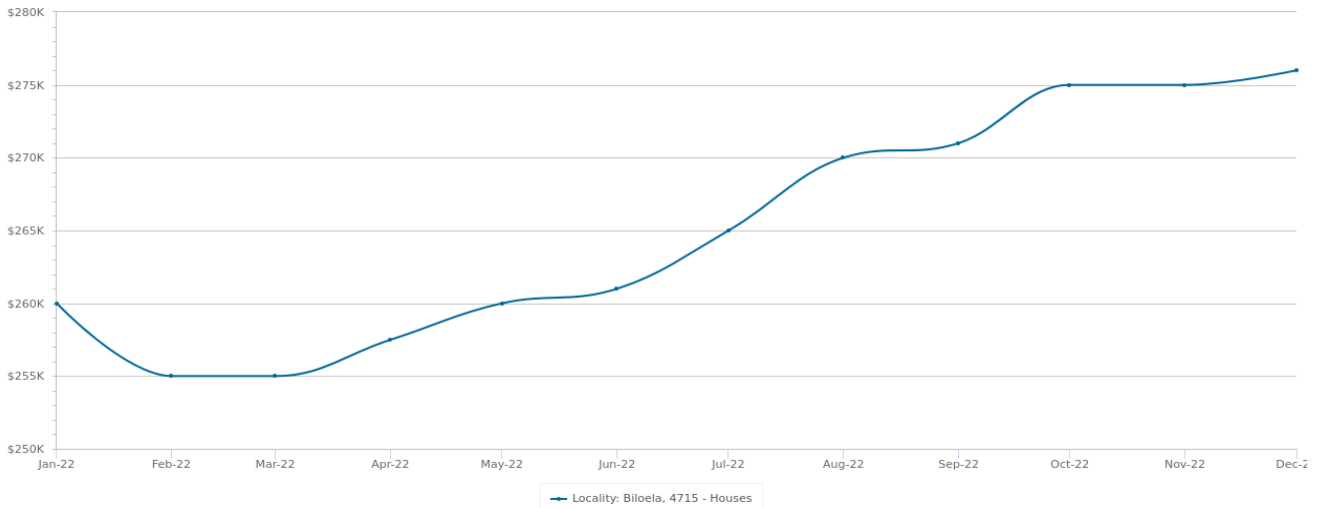
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Biloea State School</b> 45 Gladstone Road Biloea QLD 4715	0.45km	Primary	Mixed	Government	0-6
 <b>Biloea State High School</b> 232 Gladstone Road Biloea QLD 4715	0.51km	Secondary	Mixed	Government	7-12
 <b>Redeemer Lutheran College, Biloea</b>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

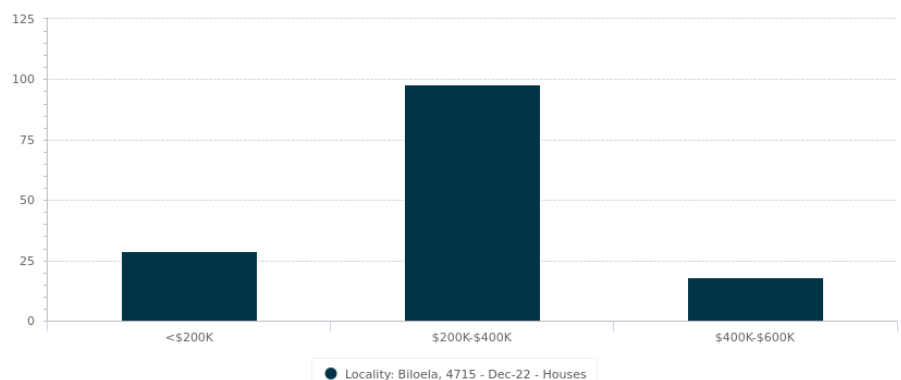


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2022	8	\$276,000	0.4% ▲	37	57	\$350
Nov 2022	18	\$275,000	0.0%	38	64	\$345
Oct 2022	7	\$275,000	1.5% ▲	39	60	\$350
Sep 2022	11	\$271,000	0.4% ▲	42	58	\$340
Aug 2022	11	\$270,000	1.9% ▲	47	64	\$340
Jul 2022	18	\$265,000	1.5% ▲	56	68	\$340
Jun 2022	9	\$261,000	0.4% ▲	56	69	\$345
May 2022	10	\$260,000	1.0% ▲	57	74	\$350
Apr 2022	14	\$257,500	1.0% ▲	69	77	\$340
Mar 2022	16	\$255,000	0.0%	69	91	\$340
Feb 2022	17	\$255,000	-1.9% ▼	70	88	\$340
Jan 2022	6	\$260,000	2.0% ▲	69	84	\$340

Sales by Price - 12 months (Commercial)

PRICE	NUMBER
<\$200K	29
\$200K-\$400K	98
\$400K-\$600K	18
600K-800K	0
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
2023	-	-	-	-	193	\$350
2022	145	\$276,000	8.2% ▲	37	238	\$340
2021	133	\$255,000	9.0% ▲	70	199	\$330
2020	80	\$234,000	-6.0% ▼	81	200	\$330
2019	59	\$249,000	-6.0% ▼	61	197	\$340
2018	55	\$265,000	1.9% ▲	96	196	\$310
2017	46	\$260,000	6.1% ▲	94	230	\$310
2016	56	\$245,000	-21.0% ▼	141	238	\$360
2015	49	\$310,000	-4.6% ▼	66	193	\$360
2014	77	\$325,000	14.0% ▲	72	149	\$390
2013	85	\$285,000	0.0%	47	161	\$390
2012	128	\$285,000	-6.6% ▼	90	154	\$360
2011	93	\$305,000	5.2% ▲	86	153	\$310
2010	89	\$290,000	-1.7% ▼	79	151	\$312
2009	130	\$295,000	1.9% ▲	59	148	\$295
2008	108	\$289,500	-1.0% ▼	64	150	\$312
2007	170	\$292,500	18.1% ▲	47	67	\$300
2006	164	\$247,750	27.1% ▲	-	47	-
2005	188	\$195,000	50.0% ▲	-	1	-
2004	199	\$130,000	30.0% ▲	-	35	-

# 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%.

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## Disclaimer

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