

Comparative Market Analysis

Prepared for **Venanzio & Flavia PIETROGRAZIA** on **11th June 2020**



52 Rankin Street Mareeba QLD 4880

Lynette E Tahir
Mareeba Real Estate Agencies

7 Hort St
MAREEBA QLD 4880

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Your Property

52 Rankin Street Mareeba QLD 4880

-  1  -  1,332m²  - 



Your Property History

- 8 Oct, 2018 - Listed for rent at Not Disclosed
- 23 Jul, 2018 - Listed for rent at Not Disclosed
- 3 Apr, 2018 - Listed for rent at Not Disclosed
- 16 Jan, 2018 - Listed for rent at Not Disclosed
- 31 Oct, 2017 - Listed for rent at Not Disclosed
- 30 Aug, 2016 - Sold for \$657,405

Lynette E Tahir

Real Estate Agent.

Comparables Map: Listings



Comparable Listings



6 Gibbins Lane Mareeba QLD 4880

 -  -  -  1,802m²  -

Listing Price
\$450,000 NEG

Listed Date 06-Aug-18
DOM 676 days

Year Built -
Distance 1.53km



49 Chewko Road Mareeba QLD 4880

 -  -  -  1,926m²  -

Listing Price
\$450,000 NEG

Listed Date 04-Jun-19
DOM 374 days

Year Built -
Distance 1.56km



8 Wallace Drive Mareeba QLD 4880

 -  -  10  1,800m²  -

Listing Price
\$490,000

Listed Date 12-Jun-19
DOM 366 days

Year Built -
Distance 1.68km



DOM = Days on market

Summary

52 Rankin Street Mareeba QLD 4880



See Notes from your agent.

Appraisal price \$800,000.00

Notes from your agent

This property is located in the CBD and there is another property located at 50 Rankin Street, Mareeba with a building area including awning of 746m² and currently on the market for sale at \$875,000. Also in the CBD area is a property situated at 61 Byrnes Street, Mareeba with 2 retail shops on 1012m² for sale at \$900,000. Therefore in my opinion the current market Appraisal for 50 Rankin Street, Mareeba property is \$800,000.00

The Proprietor
52 Rankin Street
Mareeba QLD 4880

11th June 2020

Dear Reader,
Thank you for the opportunity to appraise your property at 52 Rankin Street Mareeba QLD 4880

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.

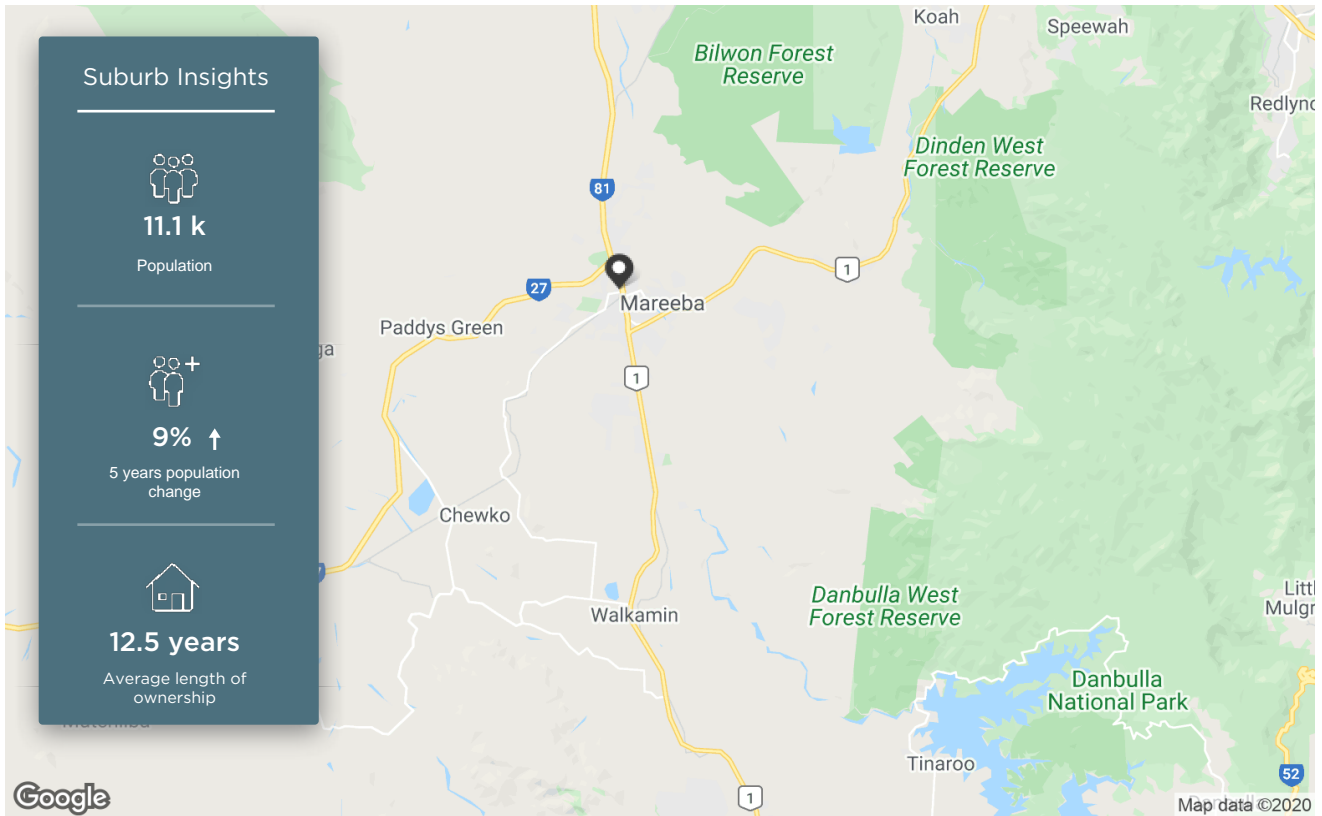
Yours Sincerely,

Lynette E Tahir
Mareeba Real Estate Agencies
7 Hort St

MAREEBA QLD 4880
m: 0427153868

Mareeba

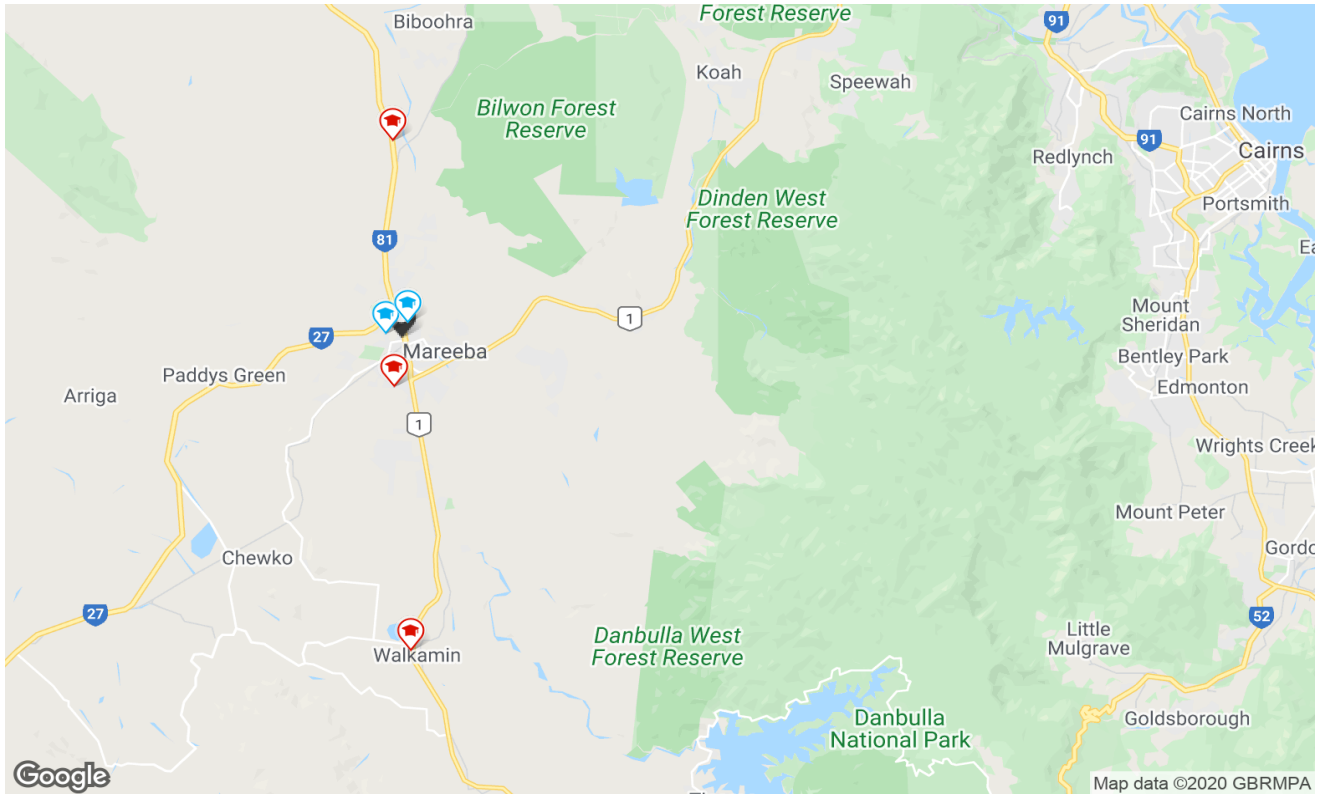
Demographic








The size of Mareeba is approximately 480.2 square kilometres. It has 60 parks covering nearly 28.4% of total area. The population of Mareeba in 2011 was 10,181 people. By 2016 the population was 11,091 showing a population growth of 8.9% in the area during that time. The predominant age group in Mareeba is 0-9 years. Households in Mareeba are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Mareeba work in a labourer occupation. In 2011, 62.2% of the homes in Mareeba were owner-occupied compared with 63.4% in 2016. Currently the median sales price of houses in the area is \$330,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.0	Owns Outright	38.0	0-15.6K	4.6	0-9	12.8
Couples with Children	37.7	Purchaser	25.4	15.6-33.8K	19.8	10-19	12.7
Single Parents	18.5	Renting	32.5	33.8-52K	18.2	20-29	12.1
Other	1.6	Other	0.5	52-78K	16.2	30-39	10.4
		Not Stated	3.5	78-130K	18.0	40-49	12.7
				130-182K	8.2	50-59	12.1
				182K+	3.3	60-69	12.0
						70-79	10.0
						80-89	4.9
						90-99	0.6

Local Schools



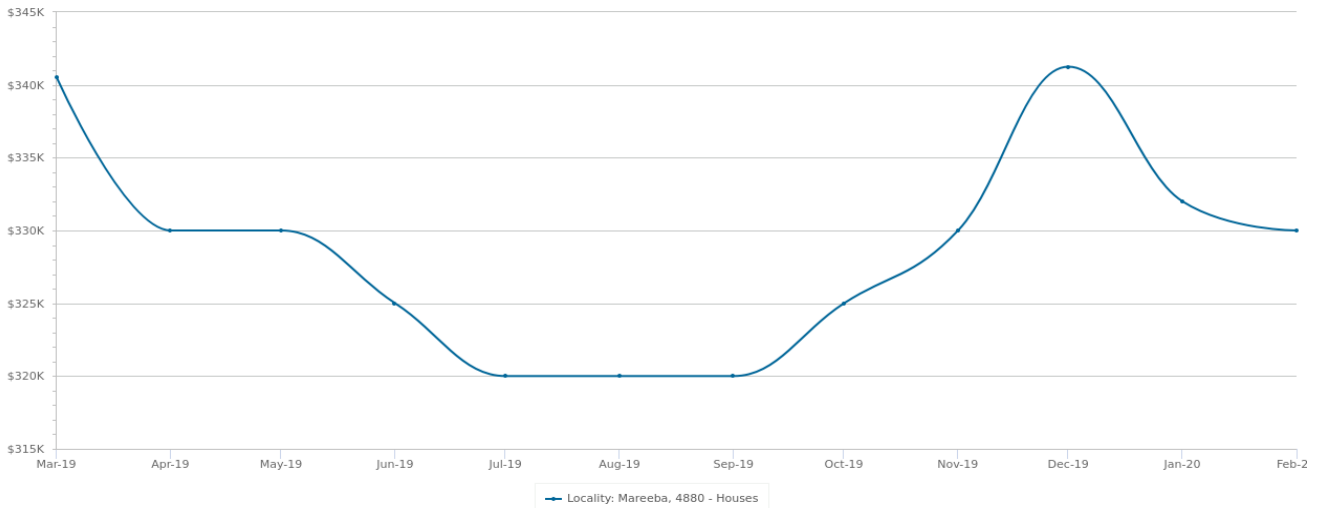
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Mareeba State High School 17-37 Jasper Street Mareeba QLD 4880	0.5km	Secondary	Mixed	Government	7-12
 Mareeba State School 19-37 Constance Street Mareeba QLD 4880	0.82km	Primary	Mixed	Government	0-6
 St Stephen's Catholic College LOT 3 Mclver Road Mareeba QLD 4880	2.26km	Secondary	Mixed	Non-Government	7-12
 Biboohra State School 2 Petersen Street Biboohra QLD 4880	9.06km	Primary	Mixed	Government	0-6
 Walkamin State School 28-44 Wattle Street Walkamin QLD 4872	14.46km	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)

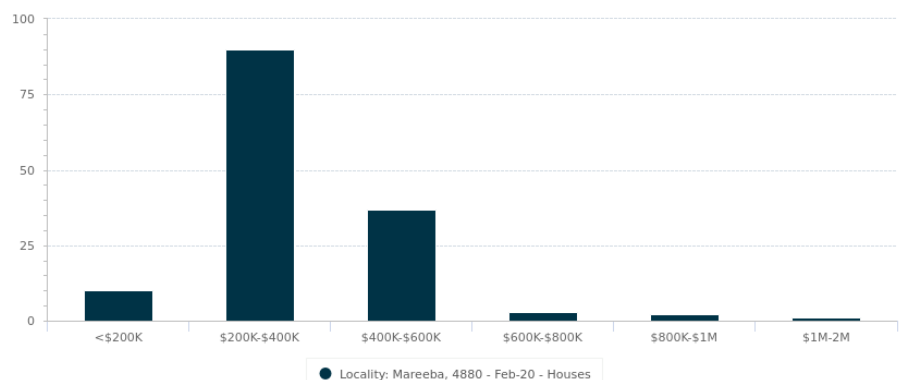


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2020	12	\$330,000	-0.6% ▼	95	140	\$320
Jan 2020	14	\$332,000	-2.7% ▼	100	136	\$320
Dec 2019	11	\$341,250	3.4% ▲	101	141	\$320
Nov 2019	10	\$330,000	1.5% ▲	98	141	\$320
Oct 2019	10	\$325,000	1.6% ▲	94	131	\$320
Sep 2019	8	\$320,000	0.0%	84	127	\$320
Aug 2019	16	\$320,000	0.0%	92	122	\$320
Jul 2019	16	\$320,000	-1.5% ▼	92	131	\$320
Jun 2019	18	\$325,000	-1.5% ▼	92	127	\$320
May 2019	11	\$330,000	0.0%	91	139	\$320
Apr 2019	8	\$330,000	-3.1% ▼	91	139	\$320
Mar 2019	9	\$340,500	4.8% ▲	90	145	\$320

Sales by Price - 12 months (Commercial)

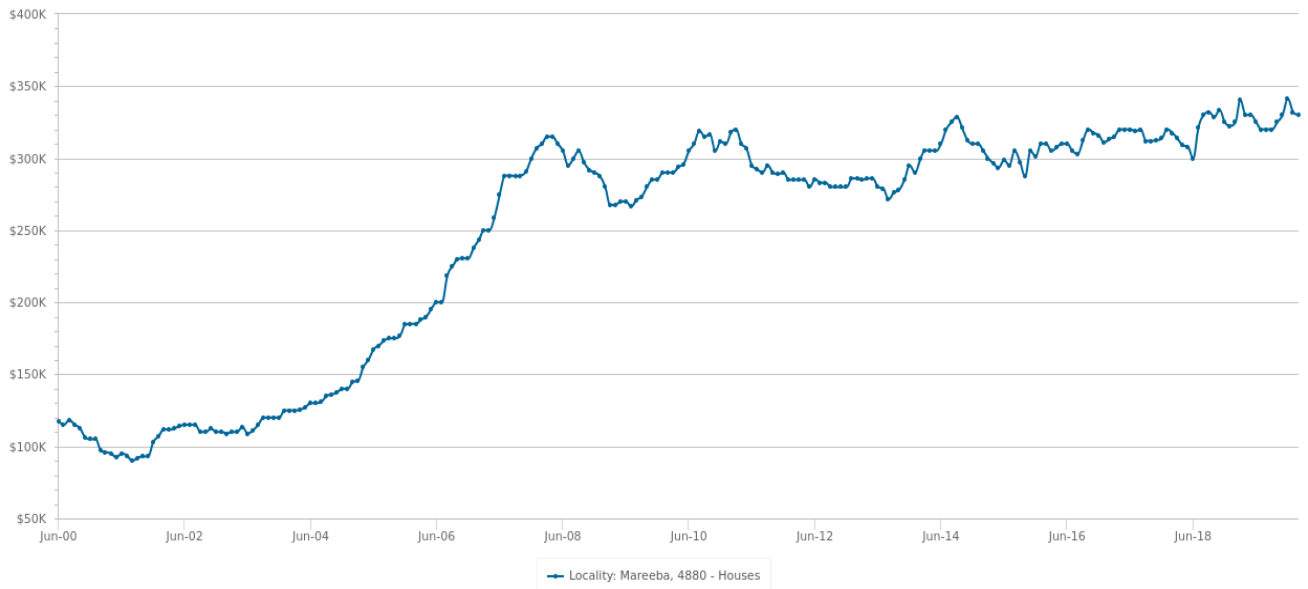
PRICE	NUMBER
<\$200K	10
\$200K-\$400K	90
\$400K-\$600K	37
\$600K-\$800K	3
\$800K-\$1M	2
\$1M-\$2M	1
>2M	0



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
2020	143	\$330,000	1.5% ▲	95	287	\$320
2019	135	\$325,000	2.4% ▲	92	297	\$320
2018	166	\$317,500	1.3% ▲	83	374	\$330
2017	122	\$313,500	1.1% ▲	88	383	\$320
2016	142	\$310,000	1.6% ▲	91	415	\$337
2015	147	\$305,000	1.8% ▲	83	365	\$350
2014	148	\$299,500	4.7% ▲	99	357	-
2013	111	\$286,000	0.4% ▲	139	368	-
2012	97	\$285,000	-10.4% ▼	130	388	\$290
2011	99	\$318,000	9.7% ▲	96	348	\$280
2010	118	\$290,000	3.6% ▲	86	285	\$270
2009	122	\$280,000	-9.7% ▼	77	237	\$280
2008	174	\$310,000	27.3% ▲	29	149	-
2007	210	\$243,500	31.6% ▲	82	29	-
2006	184	\$185,000	27.6% ▲	-	14	-
2005	235	\$145,000	16.0% ▲	112	6	-
2004	210	\$125,000	14.7% ▲	39	27	-
2003	134	\$109,000	-2.7% ▼	-	-	-
2002	110	\$112,000	15.5% ▲	-	-	-
2001	87	\$97,000	-19.2% ▼	-	-	-

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