

Comparative Market Analysis

Prepared for **Venanzio & Flavia PIETROGRAZIA** on **9th June 2020**



1 McDowall Street Mareeba QLD 4880

Lynette E Tahir
Mareeba Real Estate Agencies

7 Hort St
MAREEBA QLD 4880


m: 0427 153 868

w: 0740921556

mrea4880@qld.chariot.net.au

Your Property

1 McDowall Street Mareeba QLD 4880

3  1  2  841m²  - 



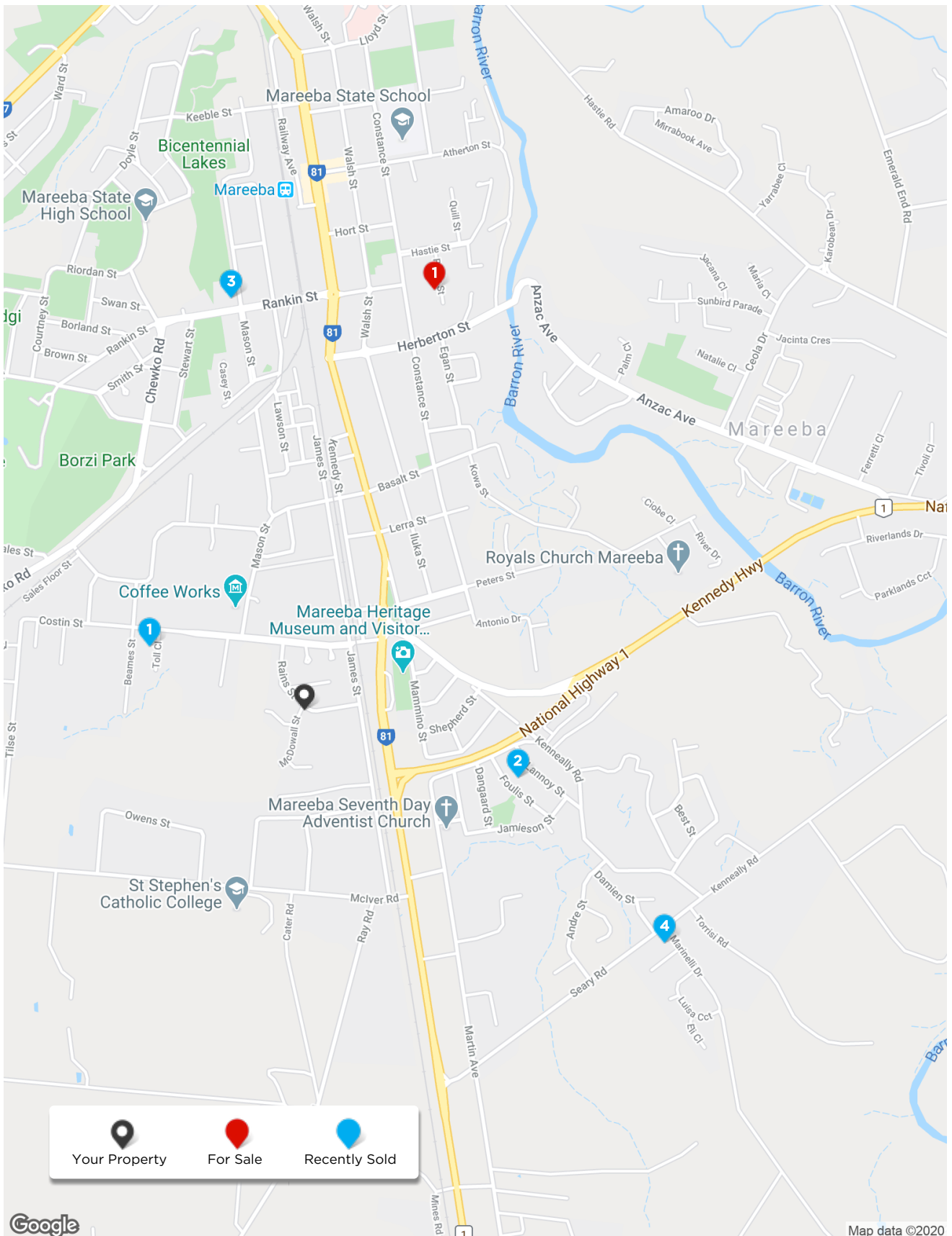
Your Property History

- 22 Jul, 2019 - Listed for rent at \$310 / week
- 16 May, 2018 - Listed for rent at \$310 / week
- 25 Jul, 2007 - Sold for \$280,000
- 20 Jul, 2007 - Listed for sale at \$285,000
- 15 Mar, 1995 - Sold for \$32,000

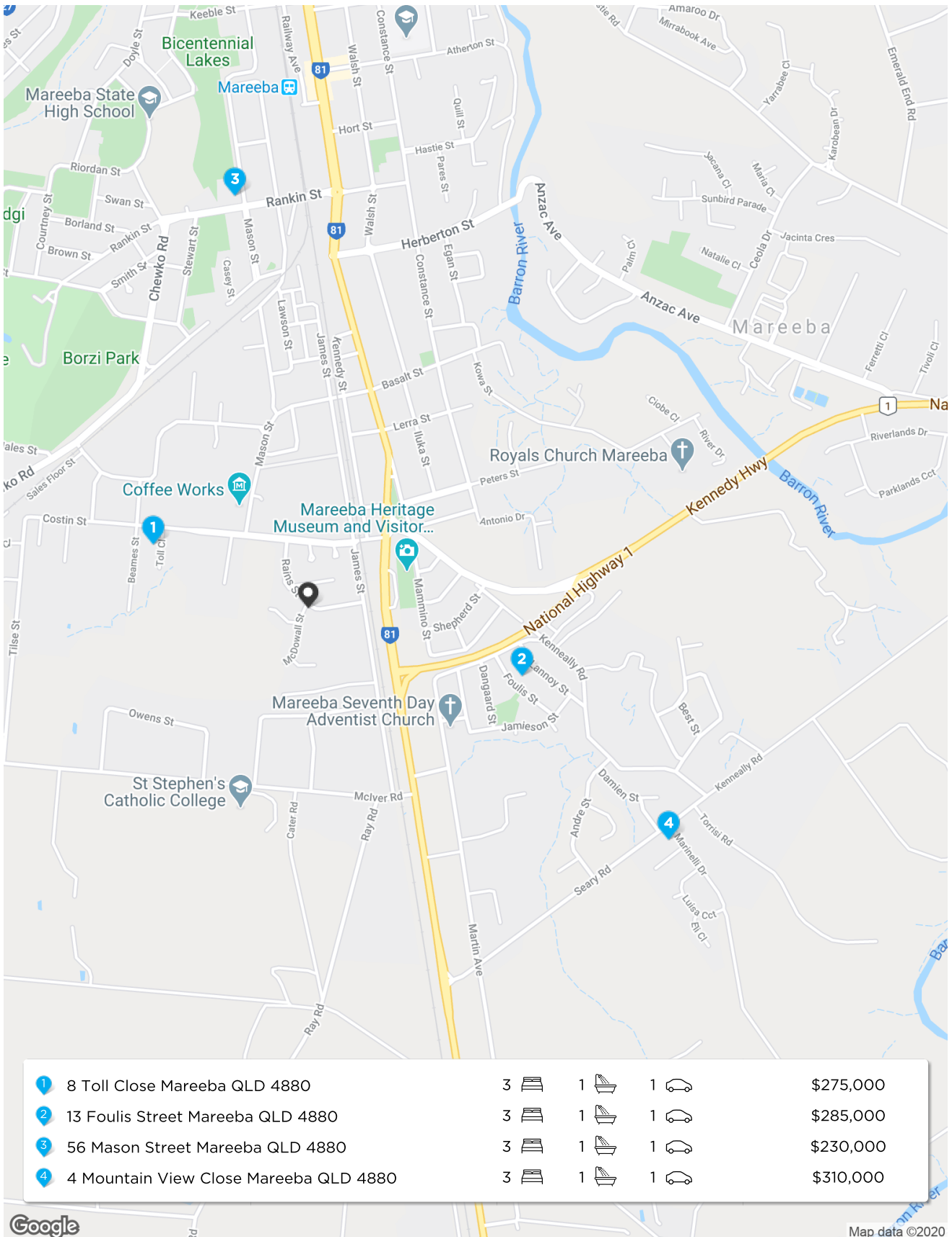
Lynette E Tahir

Real Estate Agent.

Comparables Map: Sales & Listings



Comparables Map: Sales




Comparable Sales



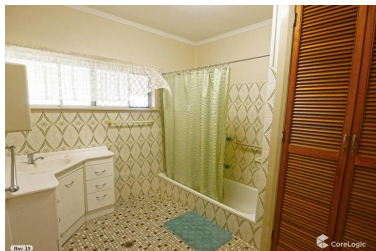
8 Toll Close Mareeba QLD 4880

Sold Price \$275,000

 3
  1
  1
  805m²
 94m²





Sold Date 22-Jun-19 First Listing \$295,000 Year Built 2005
 DOM 185 Last Listing \$285,000
 Distance 0.63km Price Change ▼ -6.8%

1



13 Foulis Street Mareeba QLD 4880

Sold Price \$285,000

 3
  1
  1
  810m²
 -


Sold Date 13-Sep-18 First Listing \$312,000 Year Built -
 DOM 122 Last Listing \$300,000
 Distance 0.85km Price Change ▼ -8.7%

2



56 Mason Street Mareeba QLD 4880

Sold Price \$230,000

 3
  1
  1
  880m²
 100m²



Sold Date 30-Jan-19 First Listing \$259,000 Year Built 1996
 DOM 240 Last Listing \$239,000
 Distance 1.57km Price Change ▼ -11.2%

3



4 Mountain View Close Mareeba QLD 4880

Sold Price \$310,000

 3
  1
  1
  1,000m²
 -

Sold Date 17-Jul-18 First Listing \$325,000 Year Built -
 DOM 57 Last Listing \$325,000
 Distance 1.63km Price Change ▼ -4.6%

4

DOM = Days on market RS = Recent sale UN = Undisclosed Sale

Comparables Map: Listings



Comparable Listings



14 Pares Street Mareeba QLD 4880

 3  1  1  1,004m²  97m²

Listing Price
\$305,000

Listed Date 14-Jun-19
DOM 362 days

Year Built 1983
Distance 1.65km



DOM = Days on market

Summary

1 McDowall Street Mareeba QLD 4880



See Notes from your agent.

APPRAISAL \$290,000.00

Notes from your agent

The Proprietor
1 McDowall Street
Mareeba QLD 4880

9th June 2020

Dear Reader,
Thank you for the opportunity to appraise your property at 1 McDowall 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.

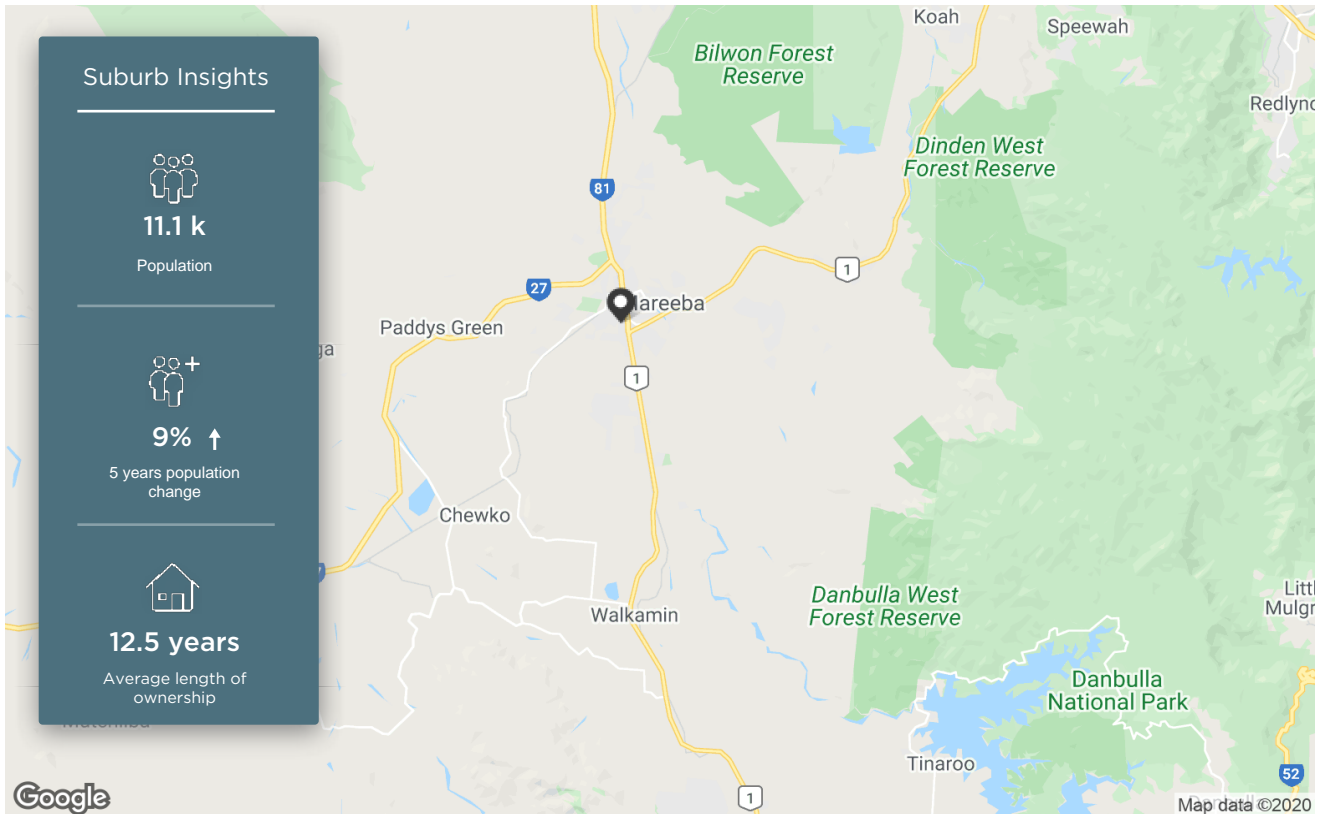
Yours Sincerely,

LYNETTE E TAHIR
Mareeba Real Estate Agencies
7 Hort St

MAREEBA QLD 4880
m: 0427153 868

Mareeba

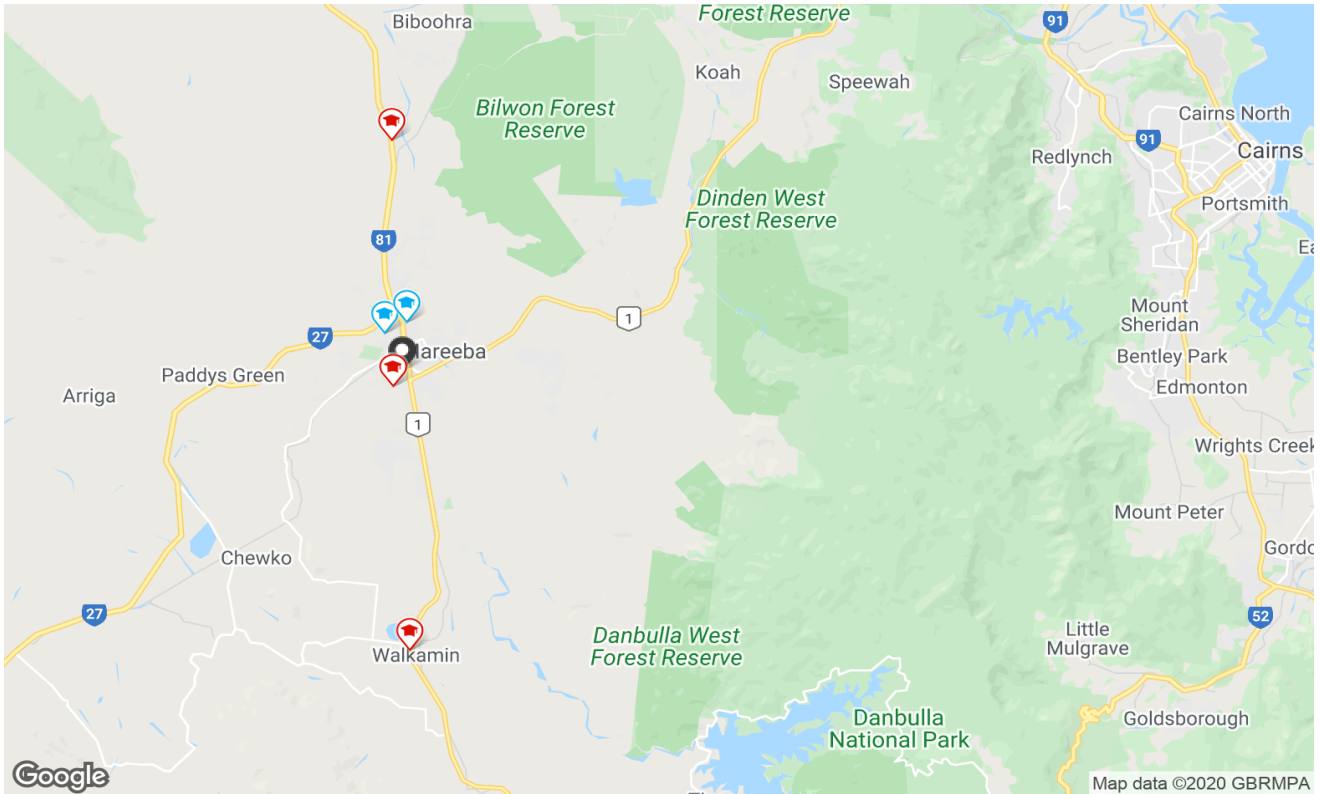
Demographic








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



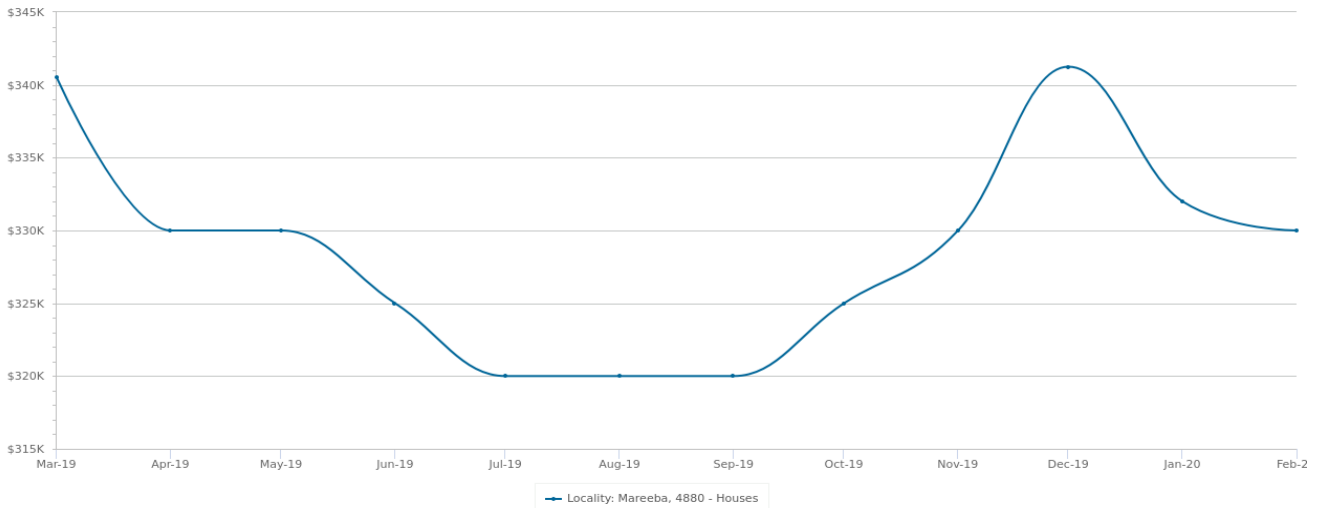
| SCHOOL ADDRESS | DISTANCE | SCHOOL TYPE | GENDER | SECTOR | YEARS |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|--------|----------------|-------|
|  St Stephen's Catholic College LOT 3 McIver Road Mareeba QLD 4880 | 0.76km | Secondary | Mixed | Non-Government | 7-12 |
|  Mareeba State High School 17-37 Jasper Street Mareeba QLD 4880 | 1.81km | Secondary | Mixed | Government | 7-12 |
|  Mareeba State School 19-37 Constance Street Mareeba QLD 4880 | 2.25km | Primary | Mixed | Government | 0-6 |
|  Biboohra State School 2 Petersen Street Biboohra QLD 4880 | 10.59km | Primary | Mixed | Government | 0-6 |
|  Walkamin State School 28-44 Wattle Street Walkamin QLD 4872 | 12.93km | 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 (House)

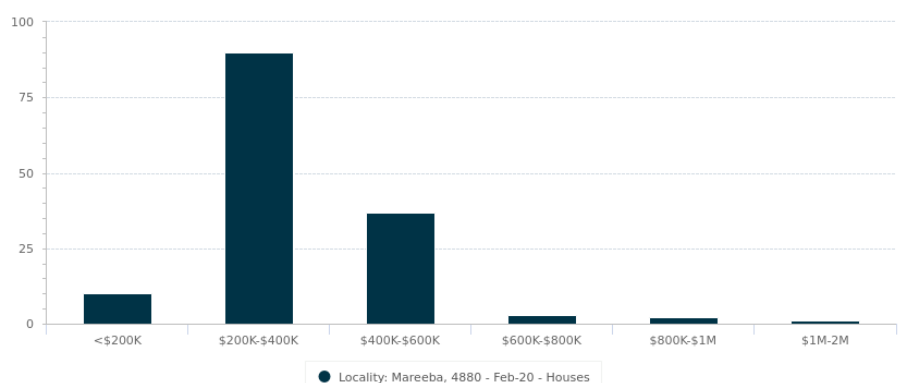


Statistics are calculated over a rolling 12 month period

| 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 (House)

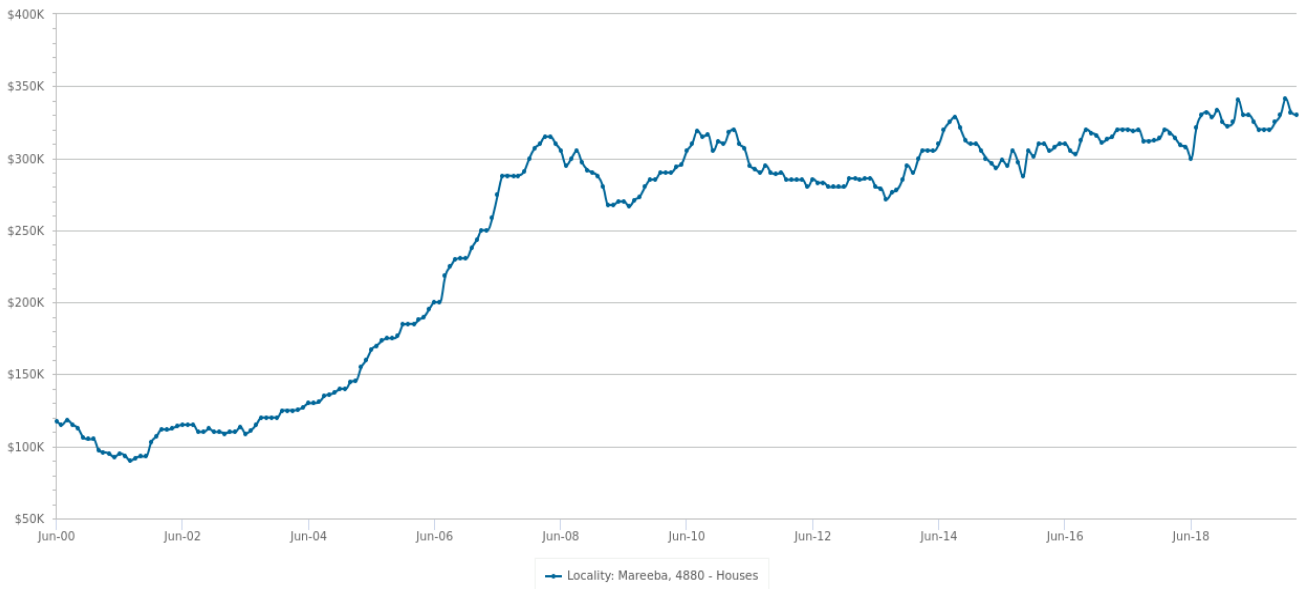
| PRICE | NUMBER |
|---------------|--------|
| <\$200K | 10 |
| \$200K-\$400K | 90 |
| \$400K-\$600K | 37 |
| \$600K-\$800K | 3 |
| \$800K-\$1M | 2 |
| \$1M-\$2M | 1 |
| >2M | 0 |



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (House)



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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