



1113/128 BROOKES STREET FORTITUDE VALLEY QLD 4006

Prepared on 29th March 2023

Valmai Ryman
Little Real Estate

m: 0411264856
w: 07 3037 0223
val.ryman@little.com.au



The Proprietor
Brookes Street
Fortitude Valley QLD 4006

29th March 2023

Dear Reader,
Thank you for the opportunity to appraise your property at 1113/128 BROOKES STREET FORTITUDE VALLEY QLD 4006

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,

Valmai Ryman
Little Real Estate
0411 264 856
50 Leichhardt Street.
Spring Hill, Qld 4000


Your Property


1113/128 BROOKES STREET FORTITUDE VALLEY QLD 4006

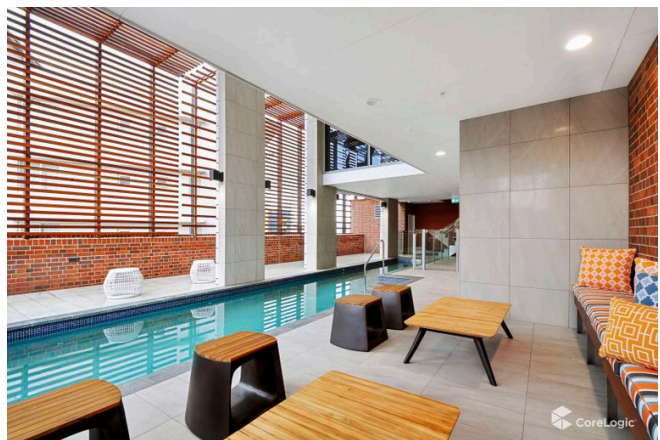
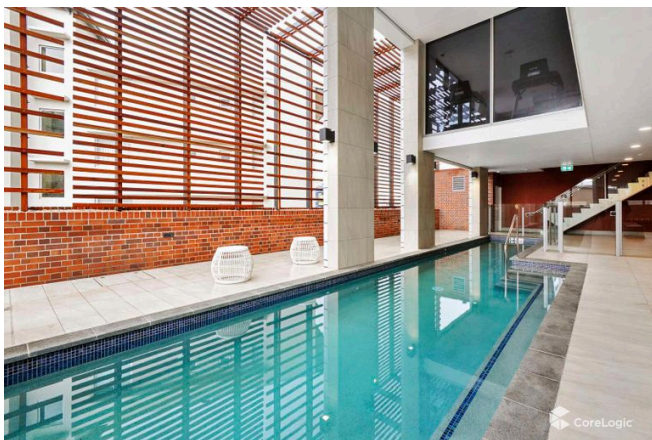
1 

1 

1 

51m² 

56m² 



Your Property History

- 21 Jun, 2018 - Listed for rent at \$350 / week
- 24 Nov, 2017 - Listed for rent at \$380 / week
- 27 Jun, 2016 - Listed for rent at \$420 / week
- 20 Dec, 2014 - Listed for rent at \$415 / week
- 4 Apr, 2012 - Sold for \$409,755

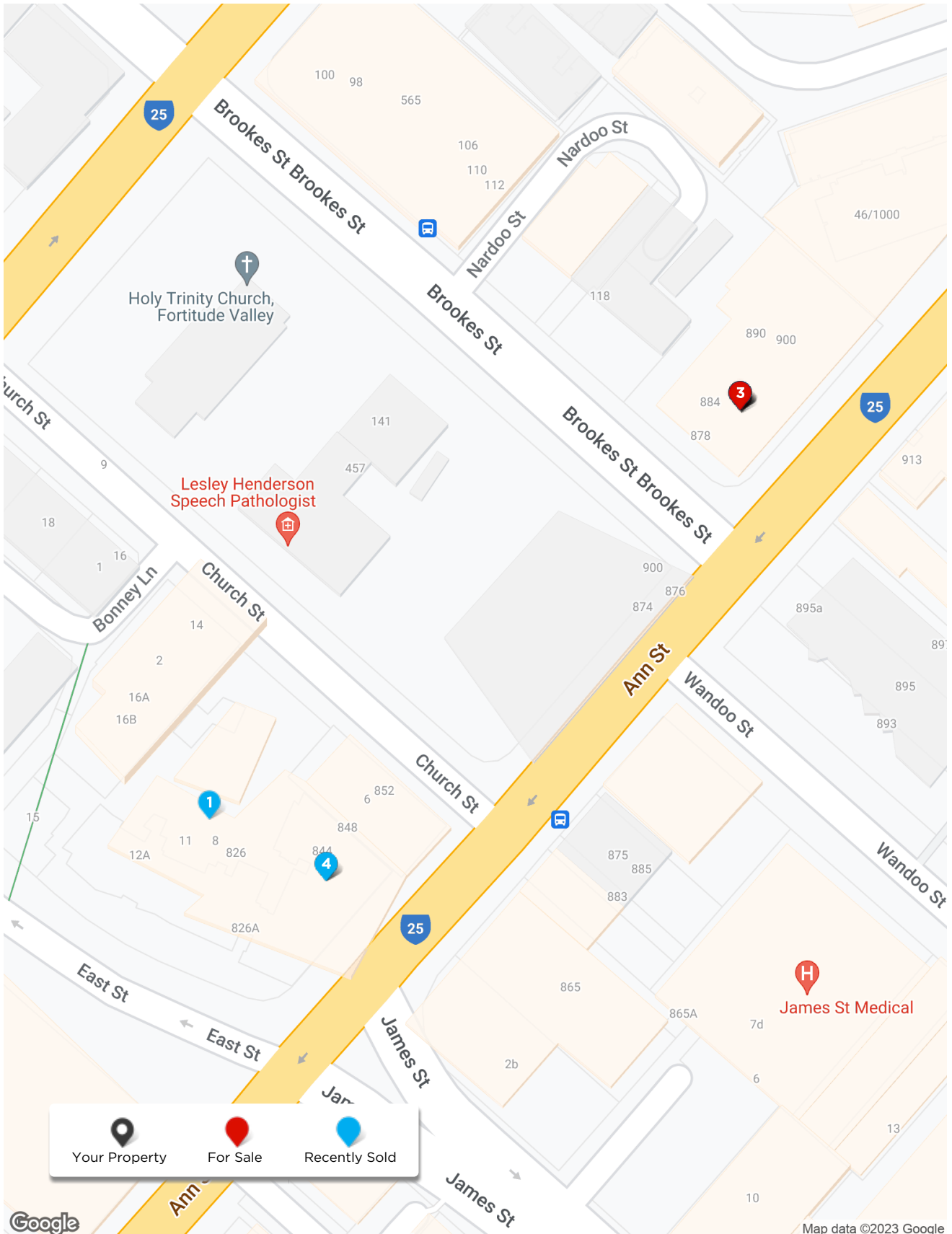
Introducing Valmai Ryman

Introducing Val Ryman

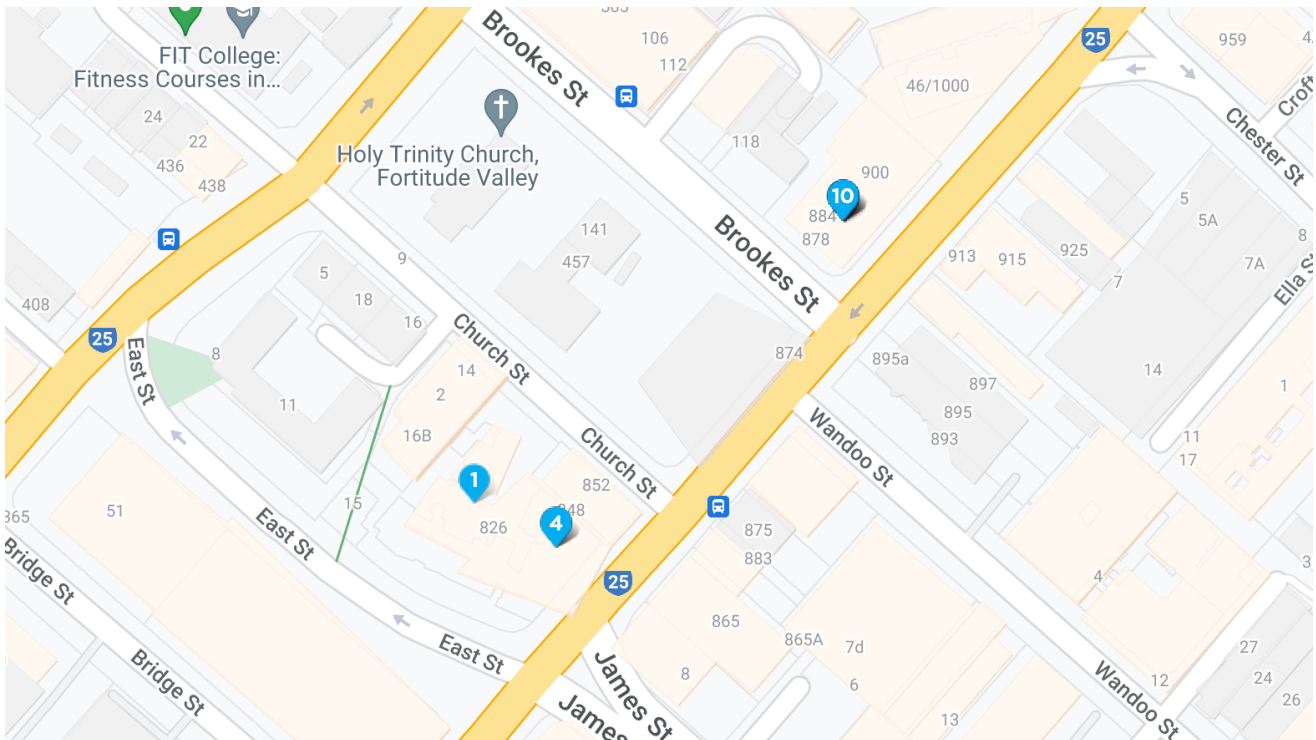
From selling inner-city apartments to multi-acreage properties, Canal & Golf course properties, Queenslanders, Prestige homes and Development sites Val's aim is to achieve exceptional results supported by values of excellence, professionalism, persistence and ethical behavior.

"I have a wealth of experience and knowledge when it comes to marketing and negotiating the sale of property in Brisbane." "My goal is to be a

Comparables Map: Sales & Listings



Comparables Map: Sales

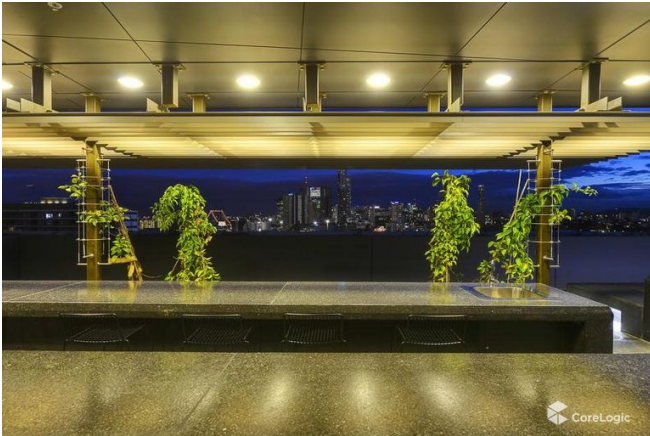


1 1209/8 CHURCH STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$340,000
2 1410/8 CHURCH STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$340,000
3 815/8 CHURCH STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$313,000
4 805/8 CHURCH STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$345,000
5 1313/128 BROOKES STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$340,000
6 1015/128 BROOKES STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$360,000
7 1013/128 BROOKES STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$335,000
8 608/128 BROOKES STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$316,000
9 412/128 BROOKES STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$330,000
10 306/128 BROOKES STREET FORTITUDE VALLEY QLD 4006	1	1	1	\$315,000

Comparable Sales

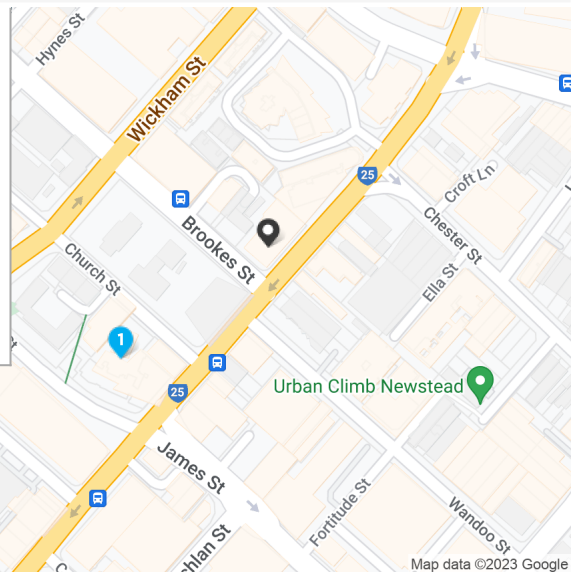
1 1209/8 CHURCH STREET FORTITUDE VALLEY QLD 4006 **Sold Price** **\$340,000**

1 1 1 52m² 52m²



Property Insights

Sold Date	13-Jan-22	Distance	0.15km
DOM	-	Year Built	2014
First Listing	-		
Last Listing	-		



Home to CrossFit Slade

Urban Climb Newstead

Google

Map data ©2023 Google

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

2 1410/8 CHURCH STREET FORTITUDE VALLEY QLD 4006

Sold Price

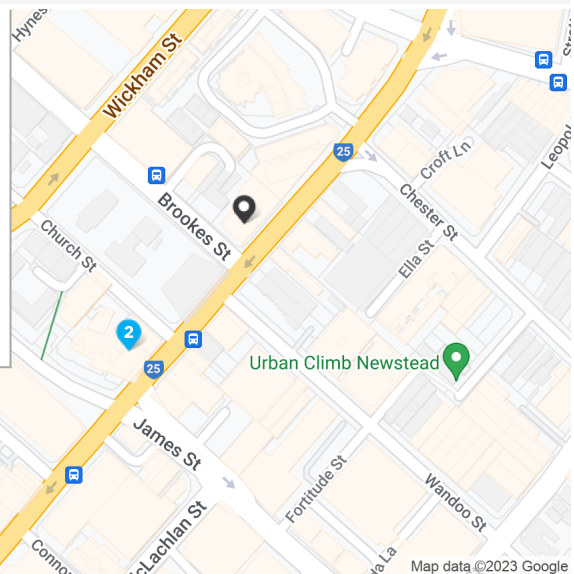
\$340,000

1 1 1 52m² 52m²



Property Insights

Sold Date	12-Jan-22	Distance	0.14km
DOM	43 days	Year Built	2014
First Listing	Early \$300,000's		
Last Listing	Offers Over \$339,000		



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

3 815/8 CHURCH STREET FORTITUDE VALLEY QLD 4006

Sold Price

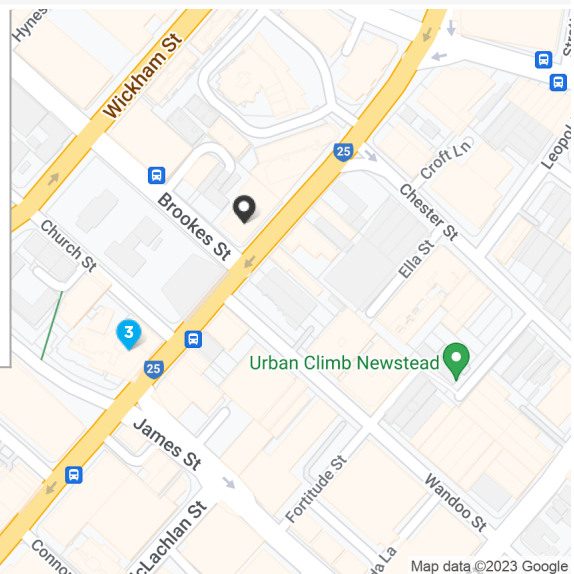
\$313,000

1
 1
 1
 51m²
 51m²



Property Insights

Sold Date	01-Sep-21	Distance	0.14km
DOM	-	Year Built	2014
First Listing	-		
Last Listing	-		



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

4 805/8 CHURCH STREET FORTITUDE VALLEY QLD 4006

Sold Price

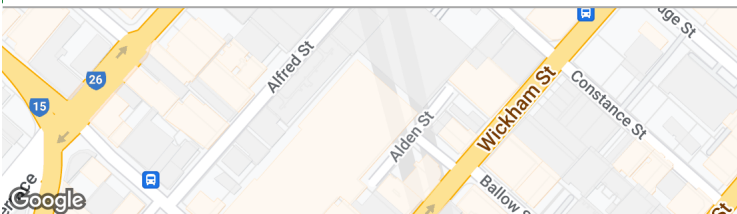
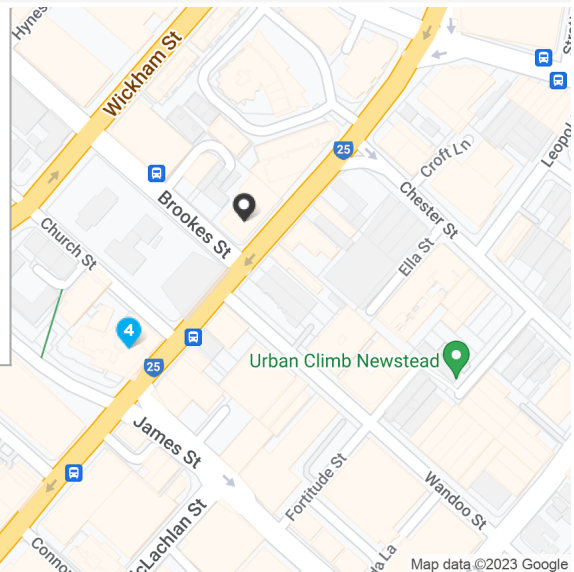
\$345,000

1 1 1 57m² 57m²



Property Insights

Sold Date	12-Oct-21	Distance	0.14km
DOM	20 days	Year Built	2014
First Listing			
Contact Agent			
Last Listing			
Contact Agent			



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

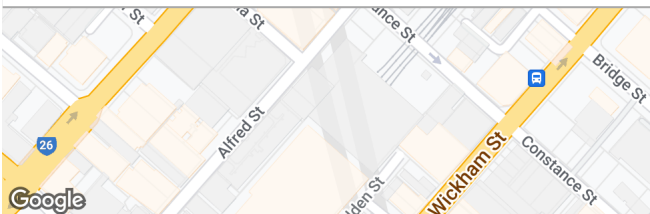
5 1313/128 BROOKES STREET FORTITUDE VALLEY QLD 4006 Sold Price **\$340,000**

1
 1
 1
 51m²
 51m²



Property Insights

Sold Date	30-Mar-22	Distance	0km
DOM	16 days	Year Built	2014
First Listing			
For Sale Now			
Last Listing			
Under Contract			

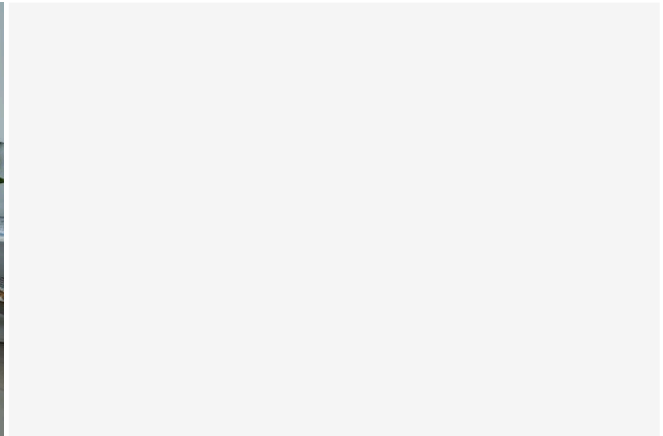


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

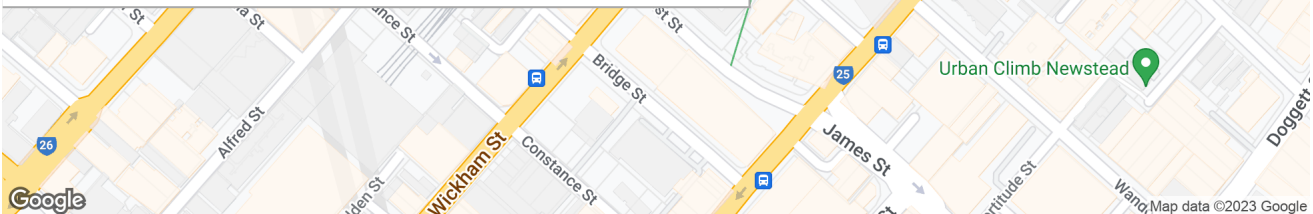
6 1015/128 BROOKES STREET FORTITUDE VALLEY QLD 4006 **Sold Price** **\$360,000**

1
 1
 1
 51m²
 51m²



Property Insights

Sold Date	03-May-22	Distance	0km
DOM	30 days	Year Built	2014
First Listing			
Offers Above	\$385,000		
Last Listing			
Offers Above	\$355,000		

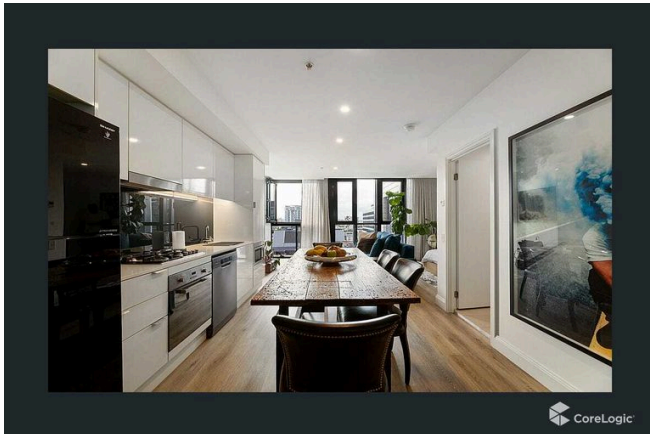


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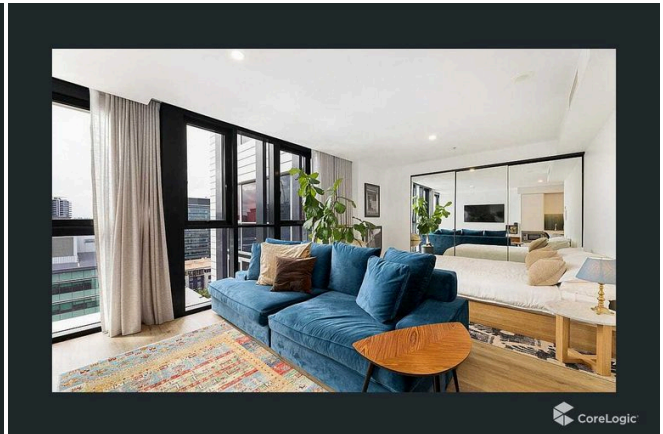
Comparable Sales

7 1013/128 BROOKES STREET FORTITUDE VALLEY QLD 4006 **Sold Price** **\$335,000**

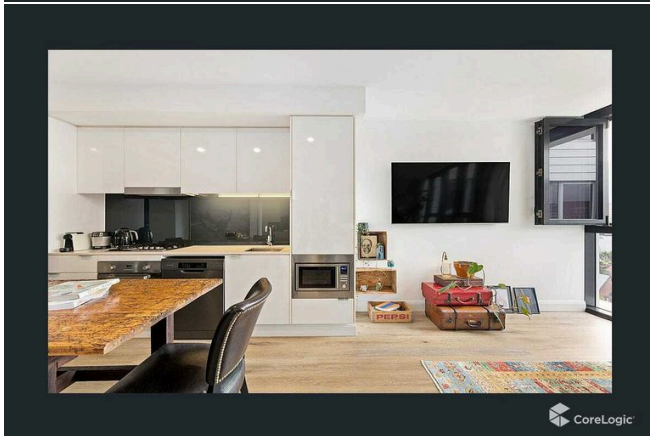
1
 1
 1
 51m²
 51m²



CoreLogic



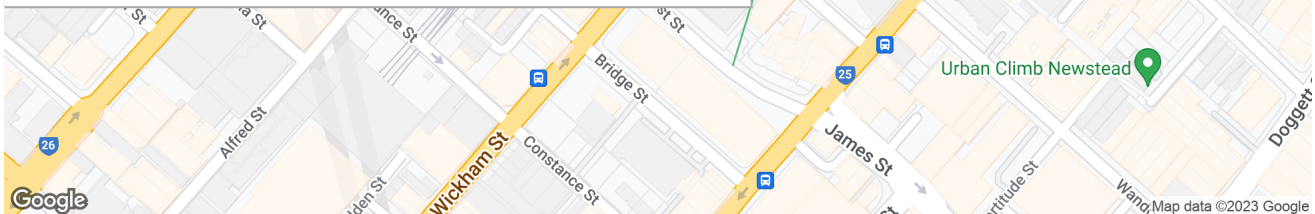
CoreLogic



CoreLogic

Property Insights

Sold Date 04-Jan-22 Distance 0km
 DOM 37 days Year Built 2014
 First Listing
 Best Offer By Friday the 17th of December at 3pm
 Last Listing
 Contact Agent

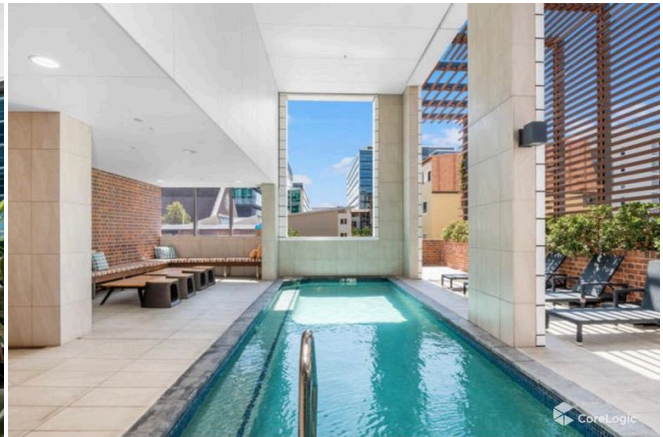


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

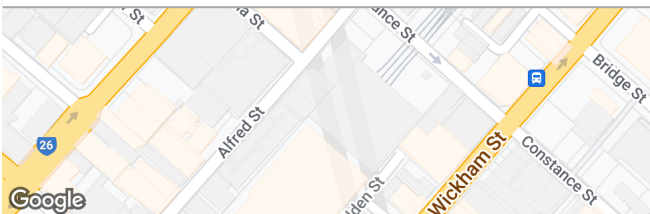
8 608/128 BROOKES STREET FORTITUDE VALLEY QLD 4006 **Sold Price** **\$316,000**

1
 1
 1
 50m²
 50m²



Property Insights

Sold Date	09-Nov-21	Distance	0km
DOM	76 days	Year Built	2014
First Listing	Not Disclosed		
Last Listing	Under Contract		

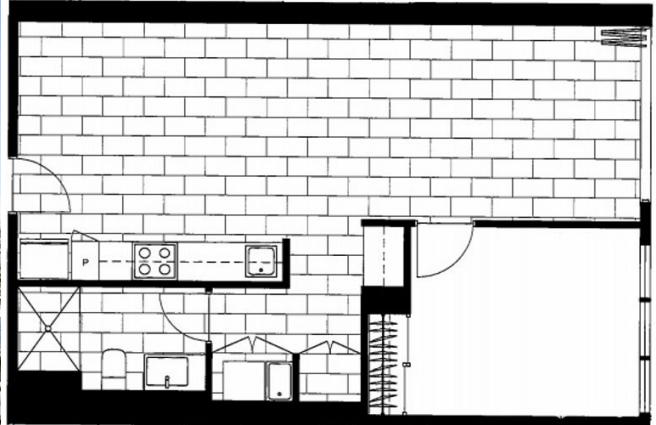


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

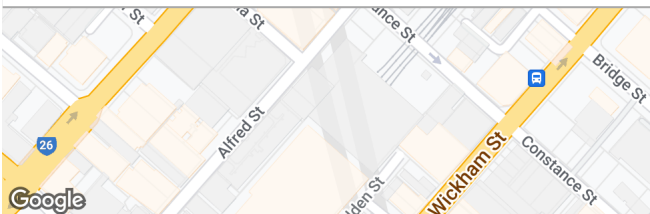
9 412/128 BROOKES STREET FORTITUDE VALLEY QLD 4006 **Sold Price** **\$330,000**

1
 1
 1
 56m²
 56m²



Property Insights

Sold Date	17-Jan-22	Distance	0km
DOM	-	Year Built	2014
First Listing	-		
Last Listing	-		

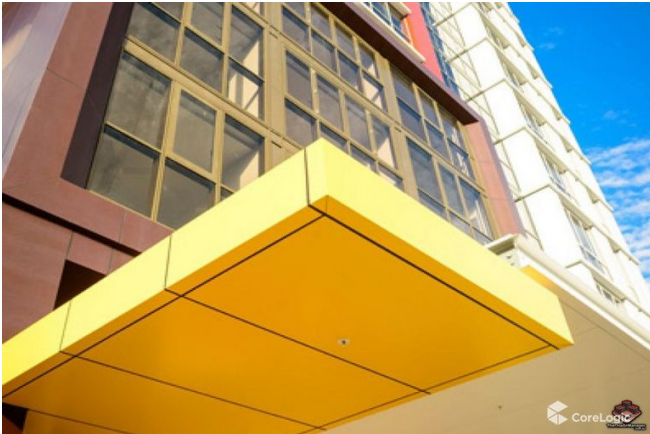


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

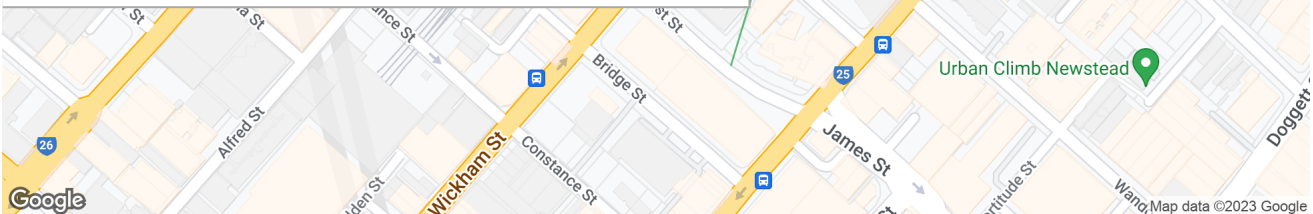
10 306/128 BROOKES STREET FORTITUDE VALLEY QLD 4006 **Sold Price** **\$315,000**

1
 1
 1
 56m²
 56m²



Property Insights

Sold Date	29-Jun-22	Distance	0km
DOM	211 days	Year Built	2014
First Listing	\$445,000		
Last Listing	\$445,000		



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

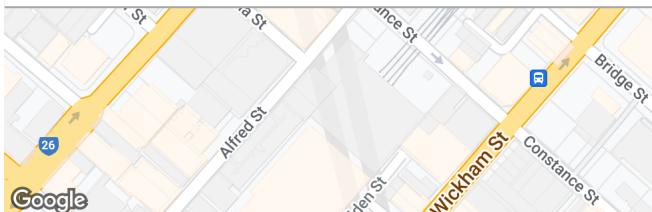
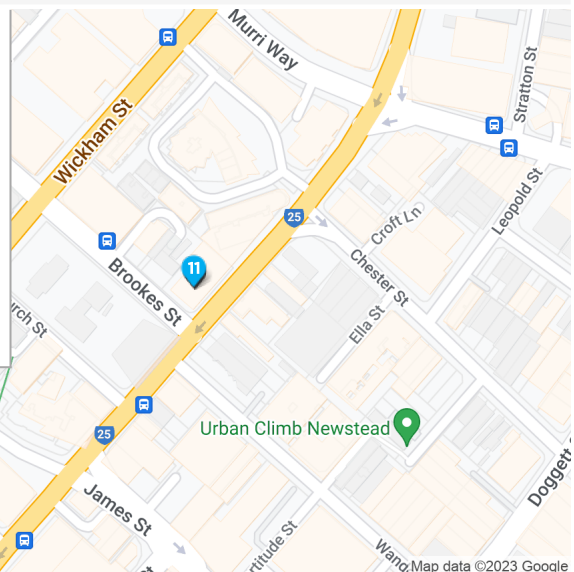
11 105/128 BROOKES STREET FORTITUDE VALLEY QLD 4006 **Sold Price** **\$385,000**

1
 1
 1
 76m²
 56m²



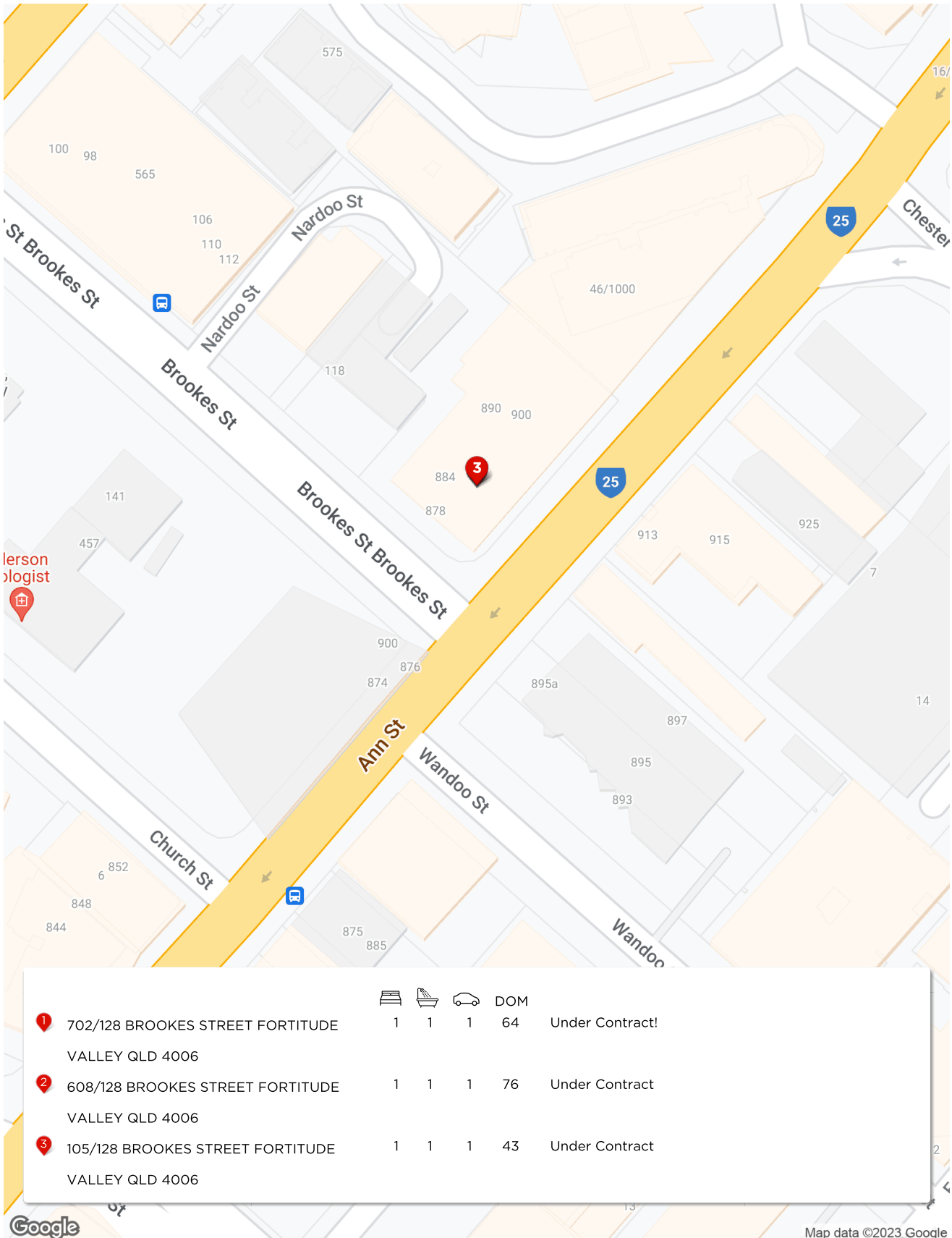
Property Insights

Sold Date	11-May-22	Distance	0km
DOM	43 days	Year Built	2014
First Listing			
For Sale Now			
Last Listing			
Under Contract			



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



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

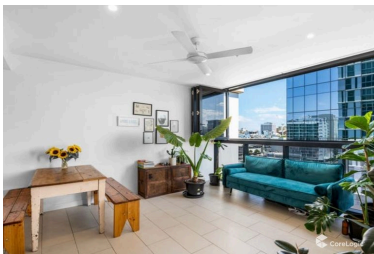
Comparable Listings

1 702/128 BROOKES STREET FORTITUDE VALLEY QLD 4006



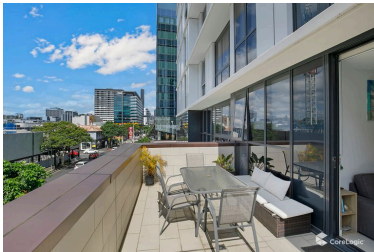
1 1 1 57m² 57m²
 Year Built 2014 DOM 64 days
 Listing Date 07-Apr-21 Distance 0km
 Listing Price Under Contract!

2 608/128 BROOKES STREET FORTITUDE VALLEY QLD 4006



1 1 1 50m² 50m²
 Year Built 2014 DOM 76 days
 Listing Date 26-Aug-21 Distance 0km
 Listing Price Under Contract

3 105/128 BROOKES STREET FORTITUDE VALLEY QLD 4006

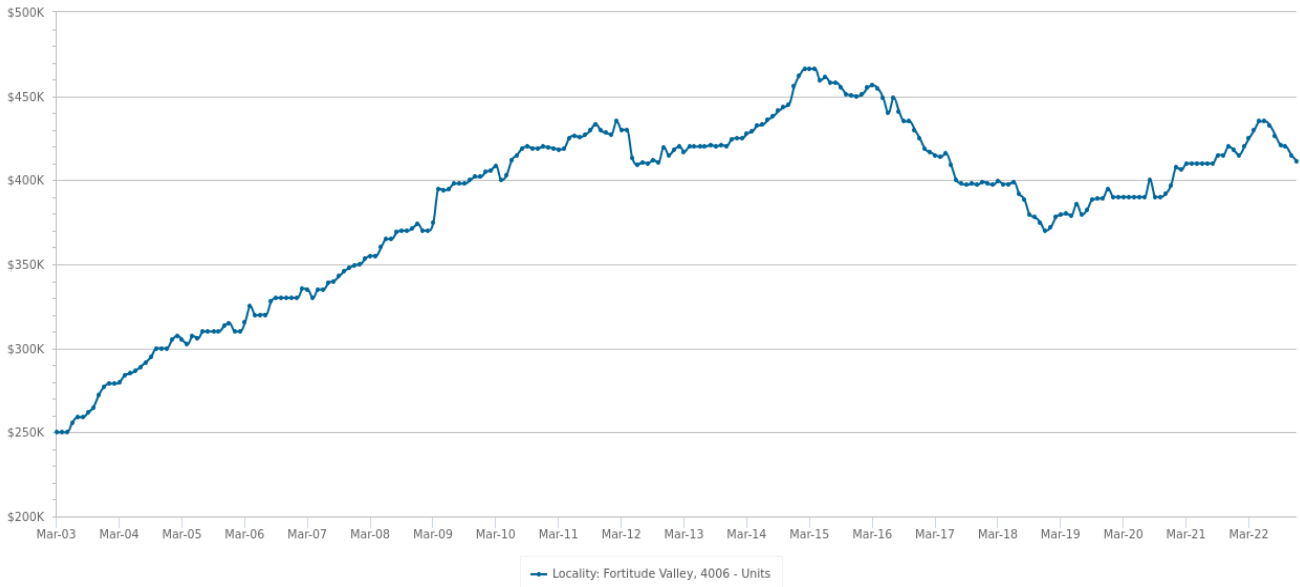


1 1 1 76m² 56m²
 Year Built 2014 DOM 43 days
 Listing Date 30-Mar-22 Distance 0km
 Listing Price Under Contract

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Long Term Market Trends

Median Sale Price - 20 years (Unit)

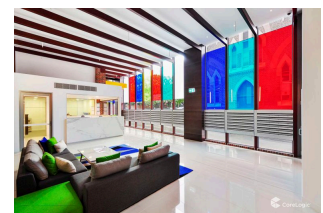
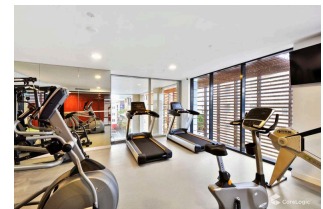
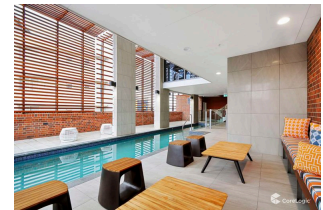


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	-	-	-	-	412	\$490
2022	431	\$411,500	-1.6% ▼	30	386	\$430
2021	406	\$418,000	5.3% ▲	47	306	\$400
2020	176	\$397,000	0.5% ▲	46	270	\$420
2019	150	\$395,000	6.8% ▲	63	235	\$410
2018	133	\$370,000	-7.3% ▼	53	255	\$400
2017	146	\$399,000	-6.1% ▼	70	372	\$420
2016	190	\$424,750	-5.6% ▼	53	332	\$450
2015	323	\$450,000	-1.3% ▼	48	201	\$470
2014	484	\$456,000	7.5% ▲	34	151	\$460
2013	622	\$424,250	2.2% ▲	39	177	\$475
2012	274	\$415,000	-3.1% ▼	53	195	\$475
2011	276	\$428,250	2.0% ▲	70	189	\$420
2010	283	\$420,000	4.5% ▲	53	169	\$400
2009	259	\$402,000	7.5% ▲	44	191	\$420
2008	234	\$374,000	7.0% ▲	43	161	\$380
2007	392	\$349,500	5.9% ▲	63	186	\$350
2006	382	\$330,000	4.8% ▲	53	191	\$340
2005	361	\$315,000	5.0% ▲	59	151	-
2004	409	\$300,000	8.3% ▲	47	102	-

Summary

1113/128 BROOKES STREET FORTITUDE VALLEY QLD 4006



Appraisal price range

\$340,000 - \$350,000

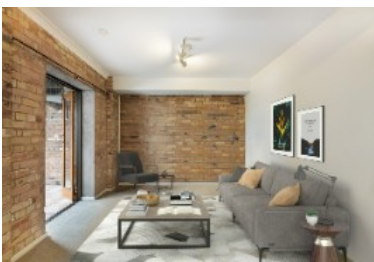
Notes from your agent

This has been completed within your tax year July 2021 - 30th June 2022. to comply with the legislation

Testimonials



“ Very kind and responsive
Val helped guide the purchase of my first home. She was very kind, supportive and responsive to my questions. I appreciated Val's efforts to make me comfortable and confident in the process. ”



“ Highly recommended
Val Ryman is an excellent agent. She knows the market, understands people and is very timely in her dealings. She is reliable and is a strong negotiator. ”

Review submitted by David Scott & Melissa Scott (Vendor)
on 21 Jul 2022

David & Melissa

July 2022

“ 5
Dauntless and Indefatigable
This sale was beset by problems, including an intractable tenant, COVID . A lesser agent might have put the property on her backburner or "crunched" the vendor to try to get a fire sale. But Val kept the faith and worked the market under trying circumstances, ”

Review submitted by Mark (Vendor) on 23 Nov 2022

Disclaimer

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The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.



2022 Statement of Completion Annual CPD Program

This statement verifies that

Valmai Ryman

has completed all the requirements
of the annual REIQ CPD program

26/05/2022

Date

A handwritten signature in black ink, appearing to read "AM", written over a white background.

Antonia Mercorella, Chief Executive Officer





Quarter 1 FY21/22 Sales Awards

Sales Agent of the Quarter

Proudly awarded to

Val Ryman

07 October 2021

A handwritten signature in black ink, appearing to read "Andy Gooden".

Andy Gooden
Chief Executive Officer

A handwritten signature in black ink, appearing to read "Aaron Del Monte".

Aaron Del Monte
Executive General Manager, Sales



Quarter 1 FY21/22 Sales Awards

Sales Agent of the Quarter

Proudly awarded to

Val Ryman

07 October 2021

A handwritten signature in black ink, appearing to read "Andy Gooden".

Andy Gooden
Chief Executive Officer

A handwritten signature in black ink, appearing to read "Aaron Del Monte".

Aaron Del Monte
Executive General Manager, Sales

Member No: 369

8 February 2016

Mrs Valmai Ryman
Little Real Estate - Toowong

Email: val.ryman@little.com.au

Dear Val

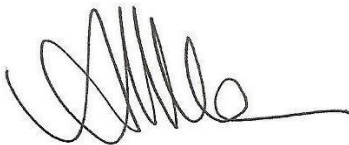
On behalf of the REIQ Board of Directors, I am thrilled to confirm that the Board has approved your elevation to Fellow Member status within the Institute. This decision recognises your long period of membership, professional conduct, professional development and contribution to the profession during that time.

A membership certificate recognising your elevation to Fellow has been prepared and will be presented to you at the next Western Suburbs Zone Breakfast which will be held at **The Nook, 235 Sinnamon Road, Jindalee** on **Wednesday, 13 April 2016**. I am pleased to offer you complimentary attendance to this event. Could you please confirm your attendance at this event?

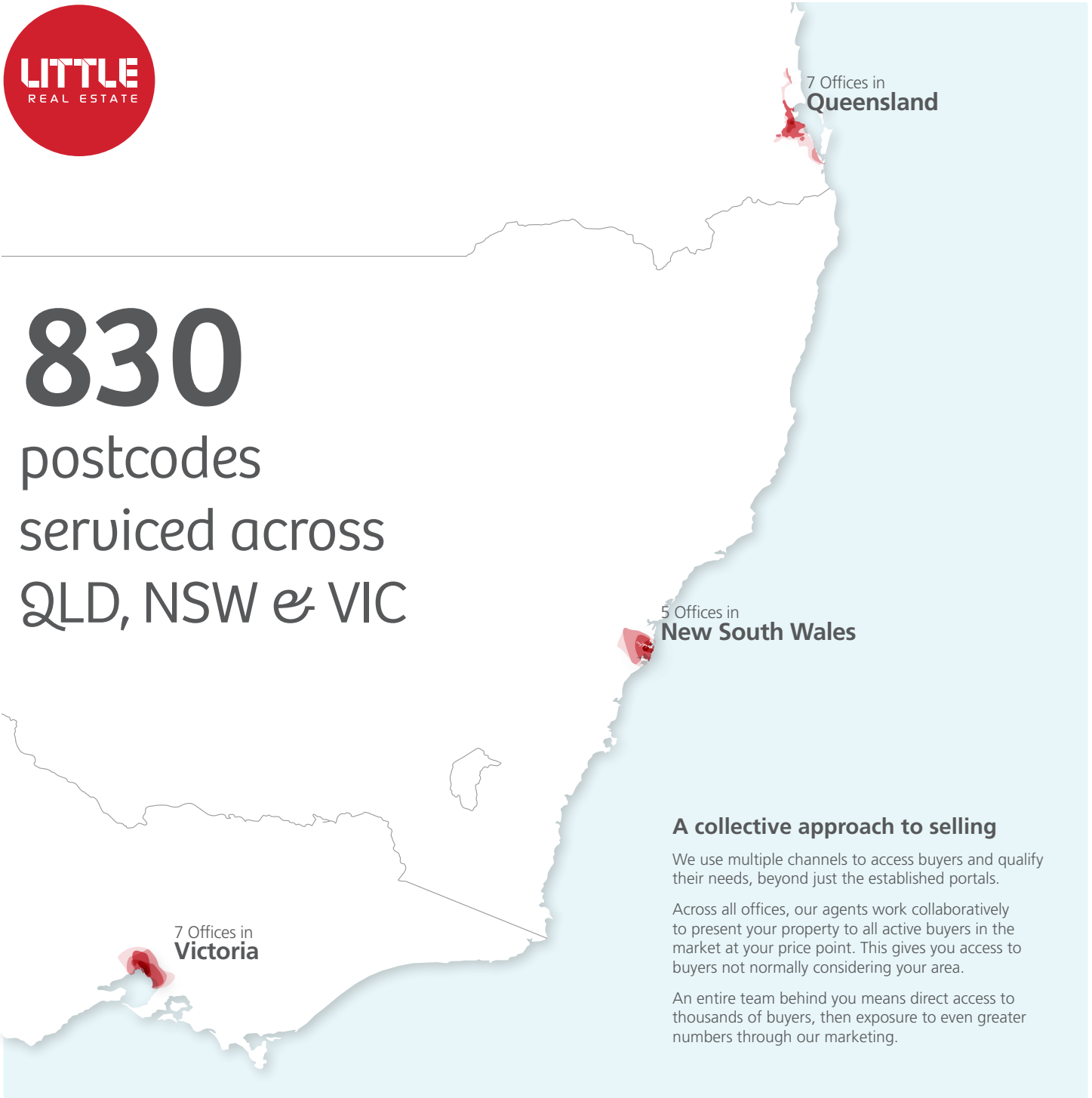
Fellows may use the post-nominal of **FREIQ**.

I take the opportunity to congratulate you on this achievement and wish you well in your future endeavours and look forward to your continued association with, and input to, the Institute.

Yours sincerely



Antonia Mercorella
CHIEF EXECUTIVE OFFICER



830
postcodes
serviced across
QLD, NSW & VIC

A collective approach to selling

We use multiple channels to access buyers and qualify their needs, beyond just the established portals.

Across all offices, our agents work collaboratively to present your property to all active buyers in the market at your price point. This gives you access to buyers not normally considering your area.

An entire team behind you means direct access to thousands of buyers, then exposure to even greater numbers through our marketing.

Our office network

Victoria

Port Melbourne

103 Bay St, Port Melbourne VIC 3207

Point Cook

Suite 8, 114/22-30 Wallace Ave, Point Cook VIC 3030

Mount Waverley

541 Blackburn Rd, Mount Waverley VIC 3149

Hawthorn

41 Burwood Rd, Hawthorn VIC 3122

Carlton

98 Rathdowne St, Carlton VIC 3053

South Yarra

235 Toorak Rd, South Yarra VIC 3141

Preston

622 Bell St, Preston VIC 3072

New South Wales

Central

300 Elizabeth St, Ground Floor, Centennial Plaza Tower C, Surry Hills NSW 2010

Ryde

97 Blaxland Rd, Ryde NSW 2112

Hurstville

293 Forest Rd, Hurstville NSW 2220

St Leonards

33 Chandos St, St Leonards NSW 2065

Bondi Beach

70 Campbell Parade, Bondi Beach NSW 2026

Queensland

Spring Hill

50 Leichhardt St, Spring Hill QLD 4000

Maroochydore

5-17 Ocean St, Maroochydore QLD 4558

Upper Mount Gravatt

1/46 Mount Gravatt Capalaba Rd, Upper Mount Gravatt QLD 4122

Forest Lake

255 Forest Lake Blvd, Forest Lake QLD 4078

Kallangur

4/1455 Anzac Ave, Kallangur QLD 4503

Helensvale

116 Siganto Drive, Helensvale QLD 4212

Springwood

2 Murrarjong Rd, Springwood QLD 4127



Val Ryman

Senior Sales Consultant

With a wealth of experience and knowledge, licensed real estate agent Val Ryman helps her clients achieve their dreams.

“My goal is to be a professional agent who you can trust to sell your property as if it were my own,” she says.

From selling inner-city apartments to multi-acreage properties, Val’s understanding of the Brisbane property market delivers results.

“There is a great diversity of property and price range in our area,” Val explains. “This gives the opportunity to help first home buyers and also market prestige property.”

Since beginning with Little Real Estate in 2010, Val has been awarded top sales person five times.

She has also extended her professional qualifications through a range of training programs, including a Diploma in Advanced Real Estate Sales and the Australian Institute of Management Sales Leadership program.

Val enjoys diversity of people she meets through her work, industry association memberships and community involvement through Justice of the Peace, Lady Musgrave Trust, Fellow Member of the REIQ and Anglican Aged Care.

M 0411 264 856
T 07 3833 6944
val.ryman@little.com.au

littlerealestate.com.au



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