



# COMPARATIVE MARKET ANALYSIS

30 BIRCH STREET, AMITY, QLD 4183

PREPARED BY DOLPHIN PROPERTY SALES, 1 MINTEE STREET POINT LOOKOUT





Horton Supertee Pty Ltd (tte)  
30 Birch Street  
Amity, QLD, 4183

05.05.2023

Dear Desley

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

Dolphin Property Sales  
1 Mintee Street POINT LOOKOUT  
Email: [sales@dolphinpropertysales.com.au](mailto:sales@dolphinpropertysales.com.au)  
Phone: 07 3409 8777





## 30 BIRCH STREET, AMITY, QLD 4183



### Owner Details

Owner Name(s): HORTON SUPERTREE PTY LTD (TTE)  
Owner Address: PO BOX 591, CAPALABA QLD 4157  
Phone(s): ^0407 315 411 (VAN...)

Owner Type: Owner Occupied

### Property Details

 2  1  1

Property Type: House - Freehold [Issuing]  
RPD: L55 A3399  
Valuation Amount: \$365,000 - Site Value on 30/06/2022  
Valuation Amount: \$290,000 - Site Value on 30/06/2019  
Land Use: SINGLE UNIT DWELLING  
Zoning: Low Density Residential  
Council: REDLAND  
Features:

Area: 865 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$442  
Water/Sewerage:  
Property ID: 1632431 / QLD176799  
UBD Ref: UBD Ref: 333 G4

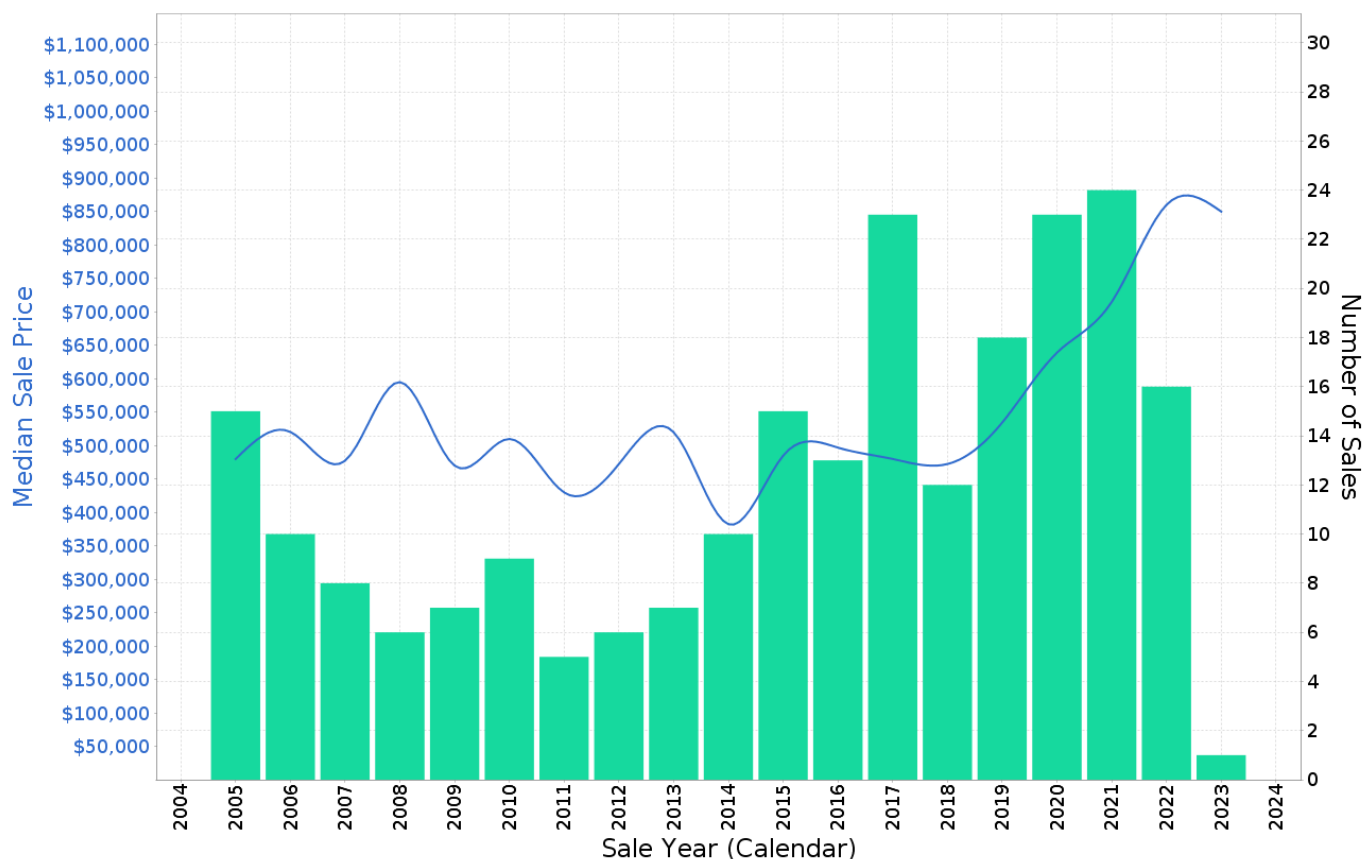
### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 382,000	05/05/2011	ROZENTALS	865 m <sup>2</sup>	Normal Sale	No



## Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2005	15	\$ 486,300	\$ 480,000		\$ 350,000	\$ 820,000
2006	10	\$ 628,800	\$ 520,500	8.4 %	\$ 392,000	\$ 1,400,000
2007	8	\$ 551,250	\$ 477,500	-8.3 %	\$ 390,000	\$ 1,100,000
2008	6	\$ 977,333	\$ 595,000	24.6 %	\$ 414,000	\$ 2,500,000
2009	7	\$ 486,143	\$ 470,000	-21.0 %	\$ 405,000	\$ 572,000
2010	9	\$ 556,111	\$ 510,000	8.5 %	\$ 425,000	\$ 700,000
2011	5	\$ 413,400	\$ 430,000	-15.7 %	\$ 350,000	\$ 460,000
2012	6	\$ 454,250	\$ 472,500	9.9 %	\$ 335,000	\$ 550,000
2013	7	\$ 593,000	\$ 520,000	10.1 %	\$ 346,000	\$ 1,400,000
2014	10	\$ 396,000	\$ 382,500	-26.4 %	\$ 300,000	\$ 580,000
2015	15	\$ 512,067	\$ 485,000	26.8 %	\$ 350,000	\$ 850,000
2016	13	\$ 577,846	\$ 497,000	2.5 %	\$ 280,000	\$ 1,200,000
2017	23	\$ 603,891	\$ 480,000	-3.4 %	\$ 301,000	\$ 1,528,000
2018	12	\$ 550,333	\$ 472,500	-1.6 %	\$ 394,000	\$ 920,000
2019	18	\$ 572,000	\$ 534,500	13.1 %	\$ 414,500	\$ 1,200,000
2020	23	\$ 812,022	\$ 639,000	19.6 %	\$ 295,000	\$ 1,650,000
2021	24	\$ 799,792	\$ 715,000	11.9 %	\$ 318,000	\$ 1,675,000
2022	16	\$ 957,625	\$ 860,000	20.3 %	\$ 450,000	\$ 2,150,000
2023	1	\$ 850,000	\$ 850,000	-1.2 %	\$ 850,000	\$ 850,000

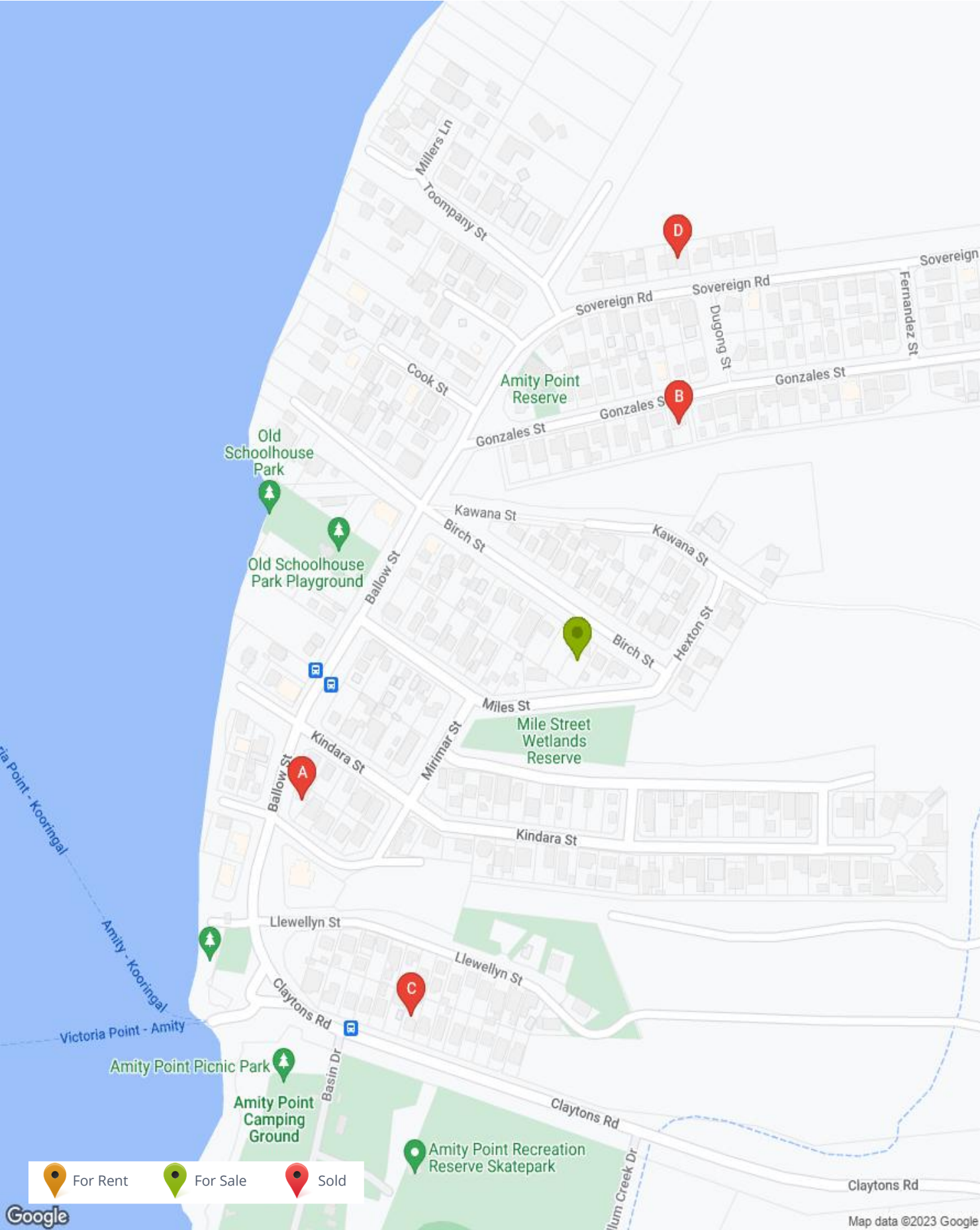


Prepared on 05/05/2023 by Dolphin Property Sales. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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# Comparable Properties Map







## Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 2000.0m from the focus property. The lowest sale price is \$450,000 and the highest sale price is \$860,000 with a median sale price of \$735,000. Days listed ranges from 8 to 143 days with the average currently at 76 days for these selected properties.

### 4 BALLOW ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 F4  
Distance from Property: 291m



2



1



2



Property Type: House  
Area: 443 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,456  
RPD: L10 A3398

Features:

Sale Price: **\$645,000 (Normal Sale)**  
Sale Date: 08/02/2022 Days to Sell: N/A  
Last Price: Chg %:  
First Price: Chg %:



### 17 GONZALES ST, AMITY, QLD 4183

UBD Ref: Brisbane - 333 G3  
Distance from Property: 230m



3



2



2



Property Type: House  
Area: 700 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,229  
RPD: L9 SL12799

Features:

Sale Price: **\$860,000 (Normal Sale)**  
Sale Date: 03/04/2022 Days to Sell: **8 Days**  
Last Price: Offers over \$890,000 Chg %: **-3.4%**  
First Price: Offers over \$890,000 Chg %: **-3.4%**



### 15 CLAYTON RD, AMITY, QLD 4183

UBD Ref: Brisbane - 333 F4  
Distance from Property: 352m



4



1



2



Property Type: House  
Area: 607 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,359  
RPD: L8 A33913

Features: GARAGE

Sale Price: **\$825,000 (Normal Sale)**  
Sale Date: 11/10/2022 Days to Sell: **143 Days**  
Last Price: Offers over \$850,000 Chg %: **-0.6%**  
First Price: Offers over \$850,000 Chg %: **-2.9%**



### 9 SOVEREIGN RD, AMITY, QLD 4183

UBD Ref: Brisbane - 333 G3  
Distance from Property: 367m



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Property Type: House  
Area: 637 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$706  
RPD: L5 A33919

Features:

Sale Price: **\$450,000 (Normal Sale)**  
Sale Date: 04/08/2022 Days to Sell: N/A  
Last Price: Chg %:  
First Price: Chg %:





## 30 BIRCH STREET, AMITY, QLD 4183



### Appraisal Price

This market analysis has been prepared on 05/05/2023 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:

**\$625,000 to \$695,000**

### Contact your agent for further information:

Name: Dolphin Property Sales  
Mobile: 0418752766  
Office: Dolphin Property Sales  
Office Phone: 07 3409 8777  
Email: [sales@dolphinpropertysales.com.au](mailto:sales@dolphinpropertysales.com.au)