



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
Phone: 07 3409 8777



30 BIRCH STREET, AMITY, QLD 4183



Owner Details

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

Owner Type: Owner Occupied

Property Details

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:

 2  1  1

Area: 865 m²
Area \$/m²: \$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 ²	Normal Sale	No

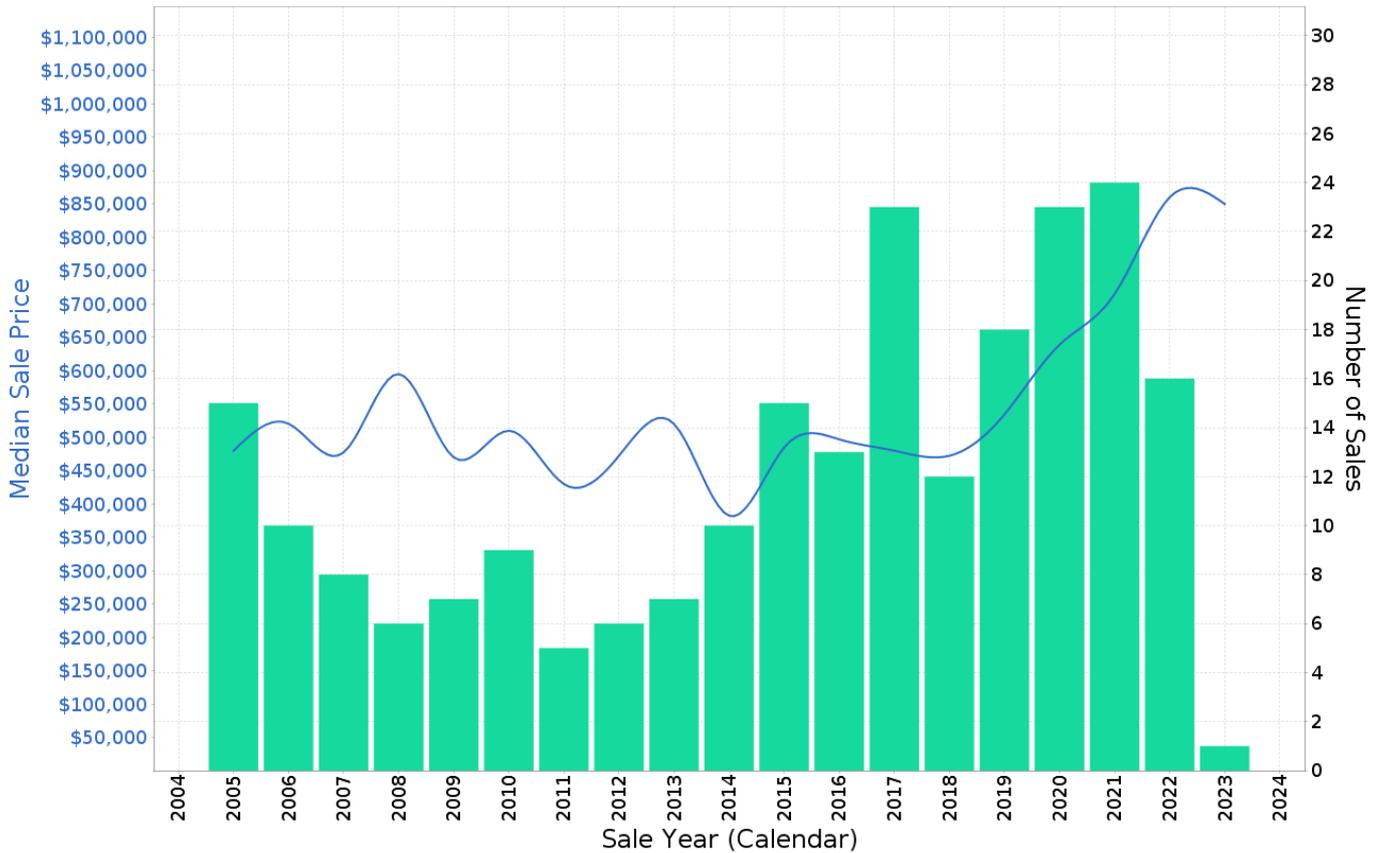
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Sales & Growth Chart (House)

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

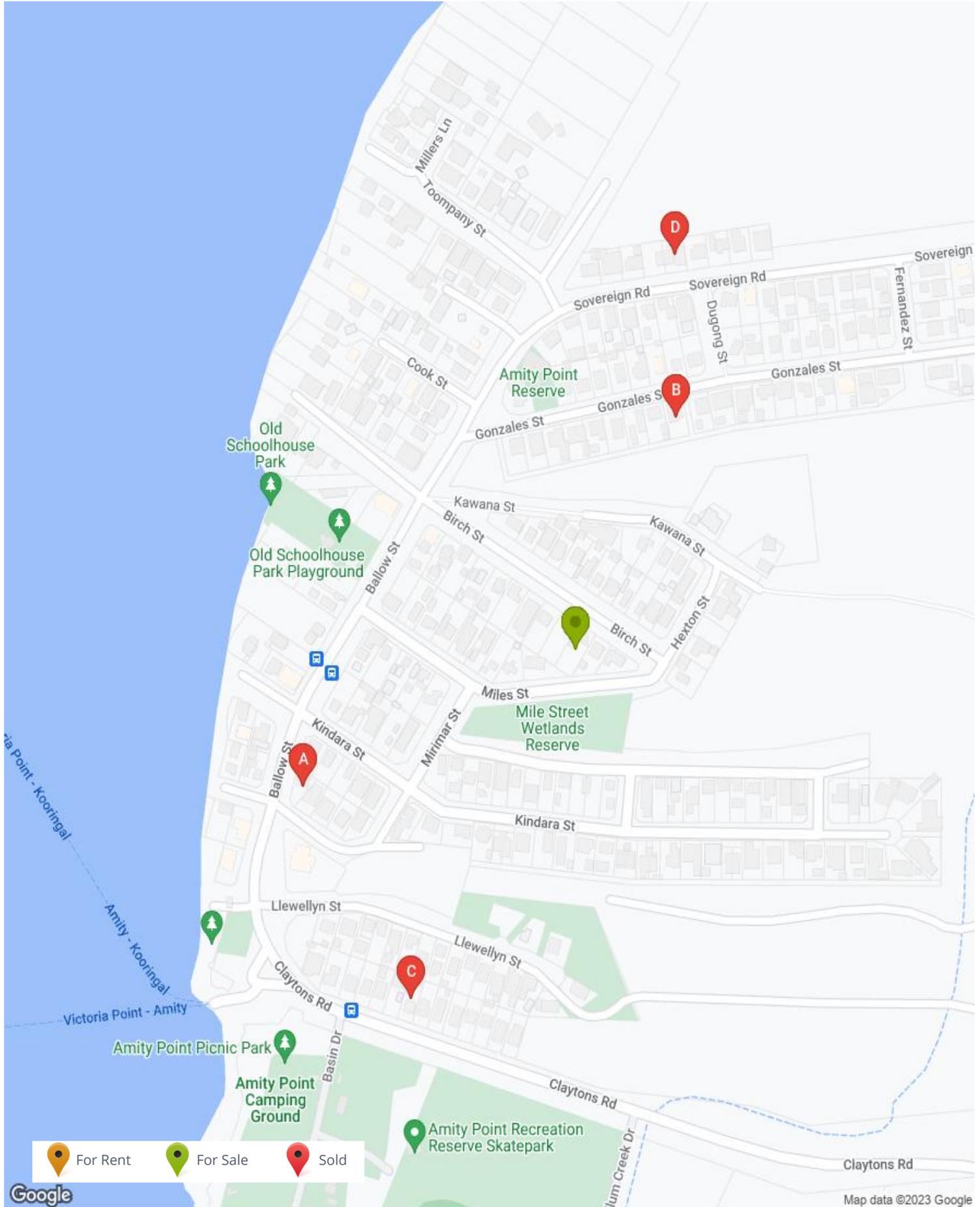


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Comparable Properties Map





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 m²
Area \$/m²: \$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 m²
Area \$/m²: \$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 m²
Area \$/m²: \$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 - - -



Property Type: House
Area: 637 m²
Area \$/m²: \$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 %:



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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:

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Email: sales@dolphinpropertysales.com.au