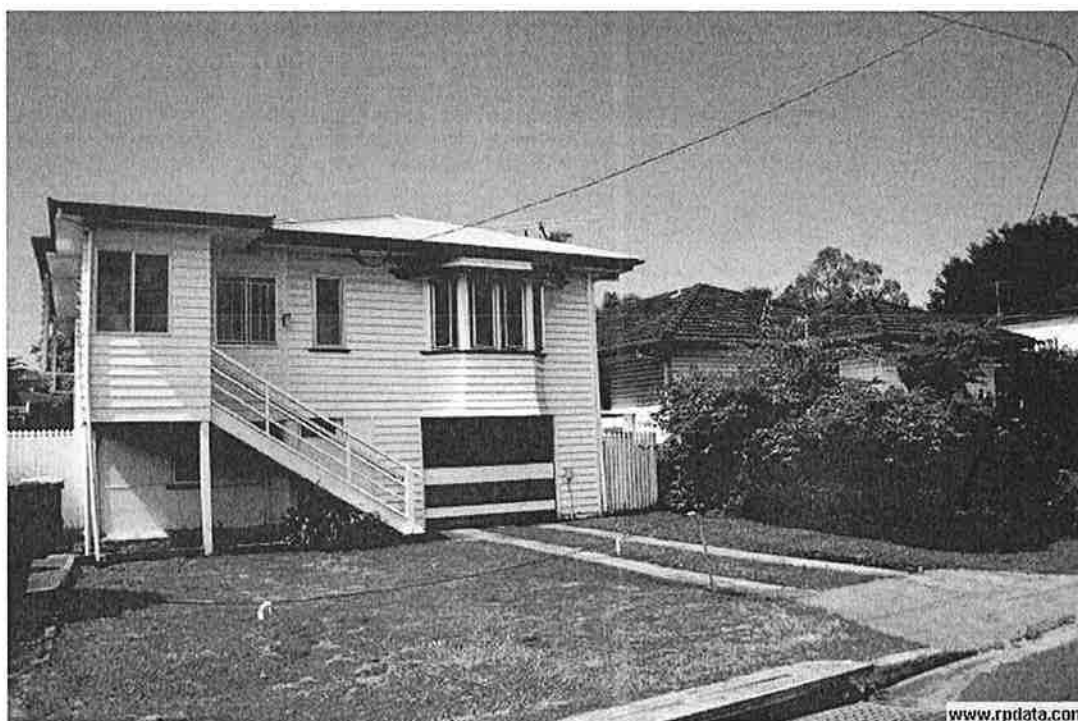


MIL185
Permanent

**40 Sparkes St, Chermside
Queensland 4032 Bcc-Kedron**



Appraisal Price: \$425,000 \$450,000



Prepared by: Mr Allan Brookes

Office: 0733501900 Mobile: 0403866999 Email: abrookes.chermside@ljh.com.au
Principal of LJHooker Chermside

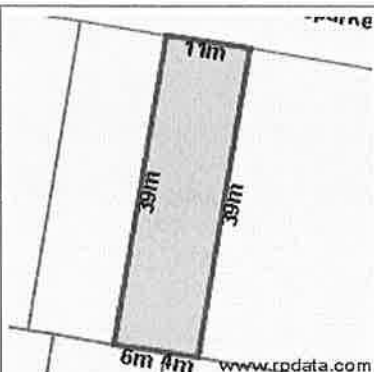
40 Sparkes St, Chermside

Prepared on 22 July 2011

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Property Description

Property Type:	HOUSE		
UBD:	BNE119, Q14	Lot Plan:	L20/RP26298
Zoning:	Residential B R3		
Land Use:	Single Unit Dwelling		
Area:	405 m ²	SV:	\$270,000 30/06/11



Attributes:			
Bedrooms:	2	Bathrooms:	1
Car Spaces:	1	Lockup Garages:	1

Sales History:			
	NORMAL SALE	14/02/07	335,000

Area Map



Shopping Centres: - Regional	Public Toilet	Bowling Centre	Special School	Fire Station
- Sub-regional	Sport Facility	Swimming Centre	University	Post Office
- Neighbourhood	Tennis Courts	Boat Ramp	Library	Rifle Range
Mine Or Quarry	Cricket	Recreation/Entertainment	Place Of Worship	Ambulance Station
Caravan Park / Camping	Soccer Field	Pre-school	Health Service	Nursing/Retire. Home
Power Station	Hockey	Primary School	Hospital	Police Station
Tourism	Basketball / Netball	Combined School	Zoo / Nature Reserve	Government Admin.
Museum	Golf Course	High School	Beach	Foreign Gov. Represent.
SES Unit	Bus Depot / Train Station	Technical/Business / Trade College	Racecourse	Defence
Airport	Helipad	Waste Disposal	Cemetery / Crematorium	Ferry Terminal

Cadastral View



Aerial View



Area Profile

The size of Chermside is approximately 4 km². It has 3 parks covering nearly 21% of the total area. There is 1 childcare centre located in Chermside.

The population of Chermside in 2001 was 7,193 people. By 2006 the population was 7,151 showing a population decline of 1% in the area during that time.

The predominant age group in Chermside is 20 - 29 years.

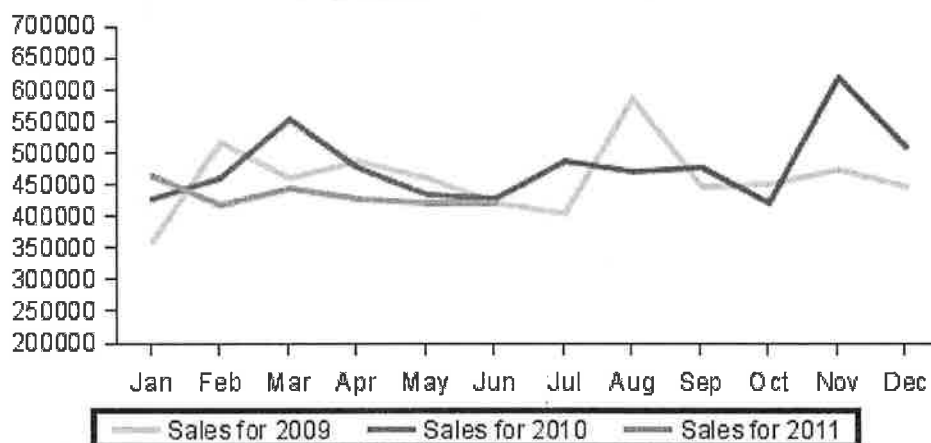
Households in Chermside are primarily sole parent and are likely to be repaying between \$600.00 - \$800.00 per month on mortgage repayments.

In general, people in Chermside work in a non-specific occupation.

In 2001, 43% of the homes in Chermside were owner-occupied compared with 40% in 2006.

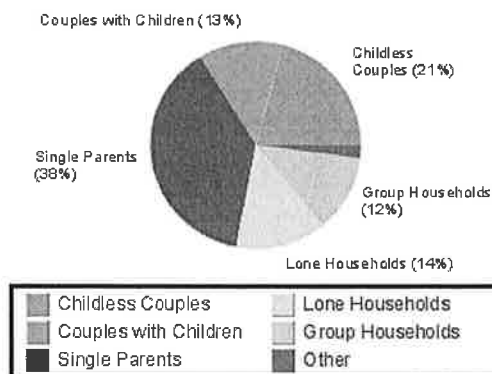
Currently the median sale price of houses in the area is \$420,000.

Median Sale Price

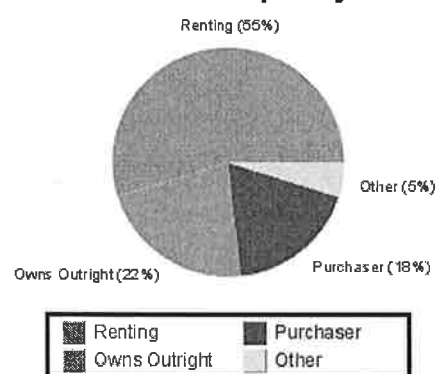


Demographics

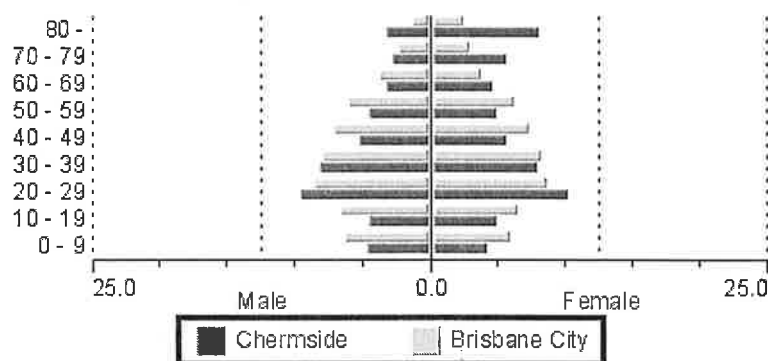
Household Structure



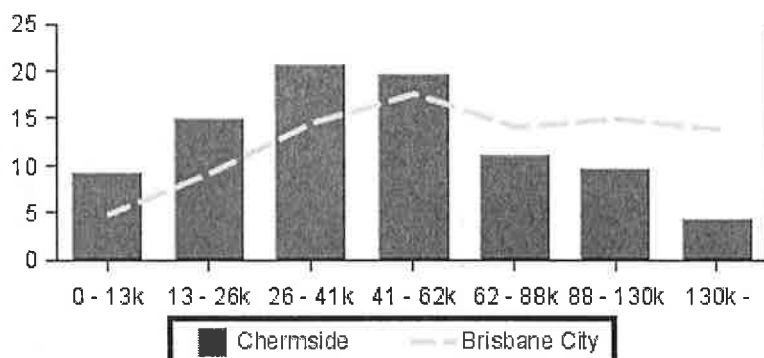
Household Occupancy - 2006



Age Sex Ratio - 2006

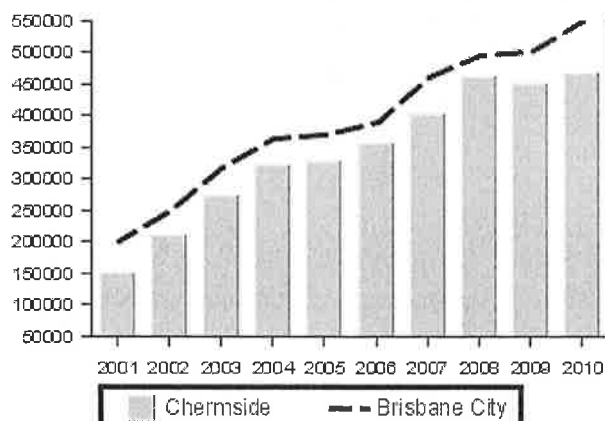


Household Income

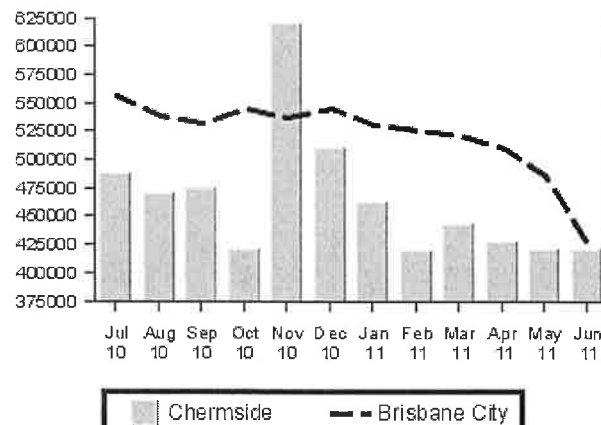


All House Statistics

Median Prices (past 10 years)



Recent Median Sale Prices



Capital Growth in Median Prices

	Chermide	Brisbane City
Period	% Period	% Change
2011	-8.6%	-5.0%
2010	3.3%	9.5%
2009	-2.0%	1.0%
2008	14.5%	7.6%
2007	13.0%	18.3%

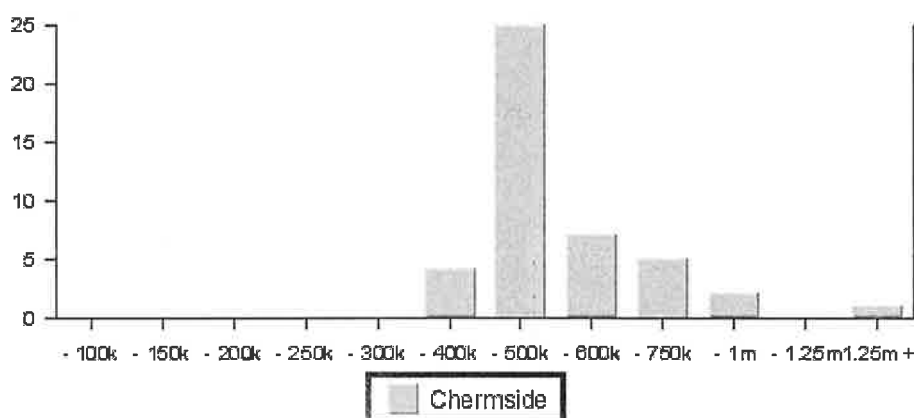
Recent Median Sale Prices

	Chermide	Brisbane City
Period	Median Price	Median Price
June 2011	\$ 420,000	\$ 425,000
May 2011	\$ 420,000	\$ 485,000
April 2011	\$ 427,250	\$ 510,000
March 2011	\$ 442,500	\$ 520,000
February 2011	\$ 418,000	\$ 525,000
January 2011	\$ 462,500	\$ 530,000
December 2010	\$ 509,999	\$ 545,000
November 2010	\$ 620,000	\$ 536,000
October 2010	\$ 420,000	\$ 545,000
September 2010	\$ 475,000	\$ 532,500
August 2010	\$ 469,125	\$ 539,000
July 2010	\$ 486,500	\$ 555,000

Number of House Sales Per Annum

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011 (ytd)
165	170	128	96	115	114	99	69	66	73	15

House Sales by Price (12 months)



Rental Market

2 Bedroom House		3 Bedroom House		4 Bedroom House	
Median Rent	Bond Lodged	Median Rent	Bond Lodged	Median Rent	Bond Lodged
\$ 320	13	\$ 360	49	\$ 440	11







40 Sparkes St, Chermside

Prepared on 22 July 2011

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Past Sales Evidence

denotes Agents Advice.

\$370,000 #	25 HALL ST CHERMSIDE, QLD 4032
	Map Ref: BNE120, A15 Attributes: 3BED, 1BATH, 2CAR, 1LUG Area: 465 M Sale Date: 06/04/11
\$430,000	25 MYLNE ST CHERMSIDE, QLD 4032
	Map Ref: BNE120, C14 Attributes: 3BED, 1BATH, 1950YR BUILT Area: 658 M Sale Date: 29/03/11
\$455,000	97 MEEMAR ST CHERMSIDE, QLD 4032
	Map Ref: BNE120, B15 Attributes: 3BED, 1BATH, PLSH FL, 2CAR, 2LUG Area: 647 M Sale Date: 07/03/11
\$375,000	25 HALL ST CHERMSIDE, QLD 4032
	Map Ref: BNE120, A15 Attributes: 3BED, 1BATH, 2CAR, 1LUG Area: 465 M Sale Date: 14/01/11
\$550,000	21 BURUDA ST CHERMSIDE, QLD 4032
	Map Ref: BNE120, A17 Attributes: 3BED, 1BATH, 1LUG Area: 607 M Sale Date: 14/01/11
\$377,500	51 ETHEL ST CHERMSIDE, QLD 4032
	Map Ref: BNE119, Q16 Attributes: 3BED, 1BATH, 1RUMP, PLSH FL, 1CAR, 1LUG, 1950YR BUILT Area: 405 M Sale Date: 09/09/10

Past Sales Evidence

\$415,000

75 ETHEL ST CHERMSIDE, QLD 4032



Map Ref: BNE119, Q16
Attributes: 3BED, 1BATH, 1WC, 1LNG, 1DIN, 1CAR, T/PORT
Area: 405 M

Sale Date: 08/06/10