

# Comparative Market Analysis



**7/109 Musgrave Road Red Hill QLD 4059**

Prepared on 7th September 2020

**Josh Smith**  
**Harcourts Solutions Group**

562 Samford Road  
MITCHELTON QLD 4053  
m: 0412518782

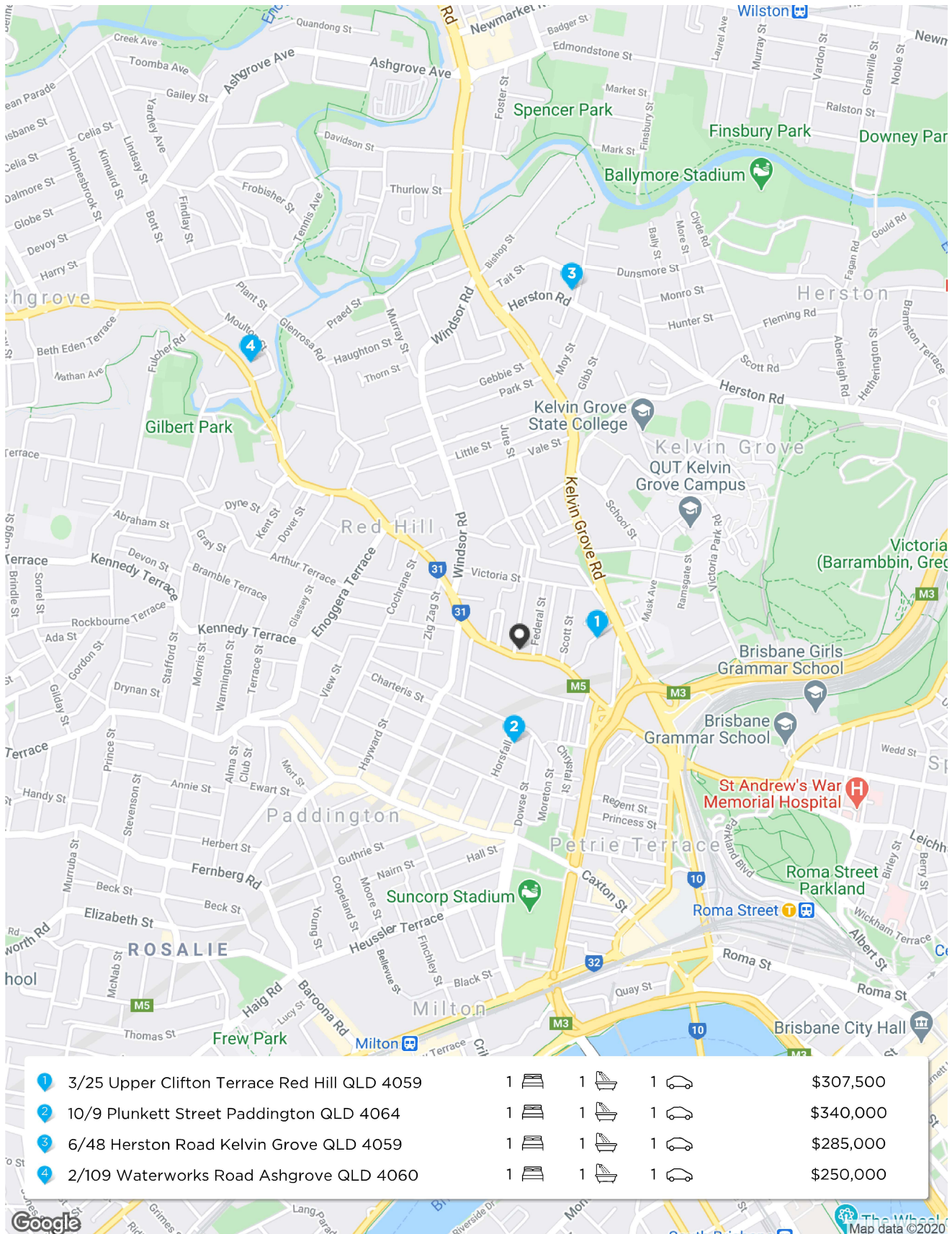
josh.smith@harcourtsolutions.com.au

See L1a - valuation part 2 for later value  
L1aa

Used \$290k as new valuation from July 2023  
bottom range is \$293k



## Comparables Map: Sales



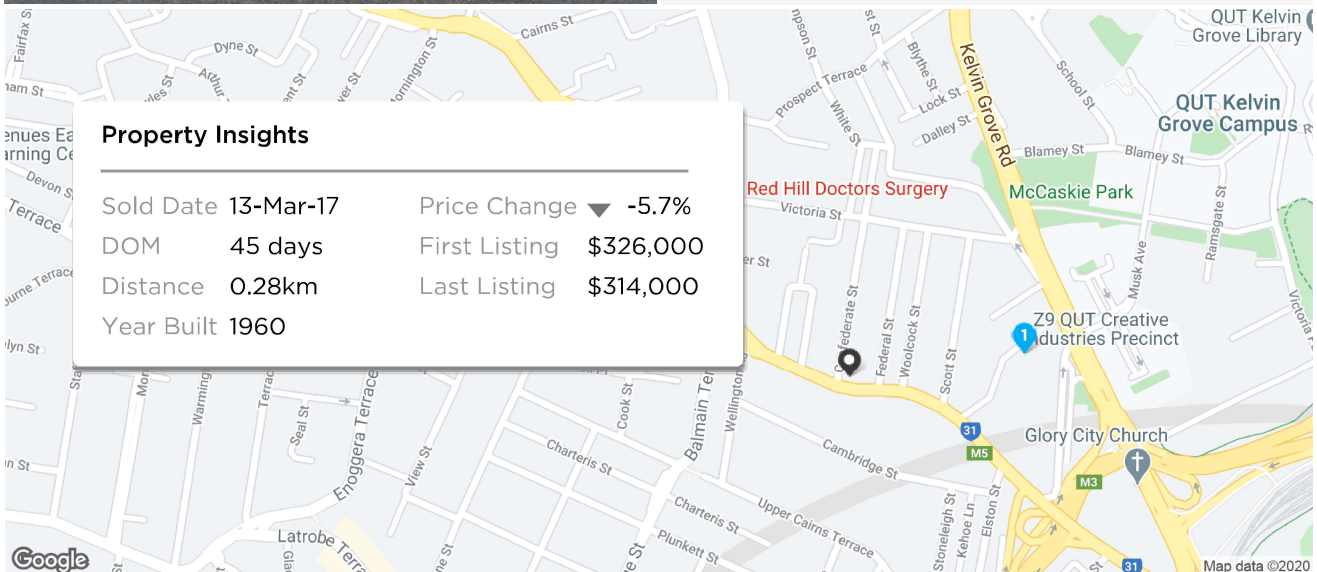
## Comparable Sales

1 3/25 Upper Clifton Terrace Red Hill QLD 4059

Sold Price

\$307,500

1 1 1 50m<sup>2</sup> 46.5m<sup>2</sup>



RS = Recent sale UN = Undisclosed Sale



## Comparable Sales

2 10/9 Plunkett Street Paddington QLD 4064

Sold Price

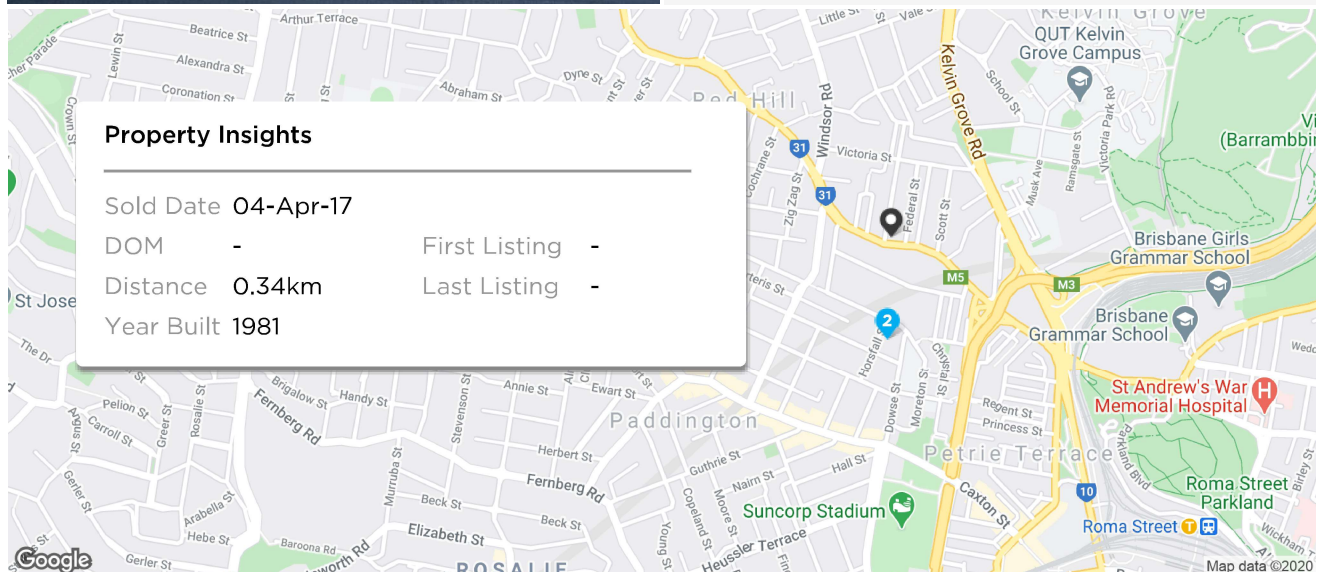
\$340,000

1 1 1 78m<sup>2</sup> 49m<sup>2</sup>



### Notes from your agent

Superior location



RS = Recent sale UN = Undisclosed Sale

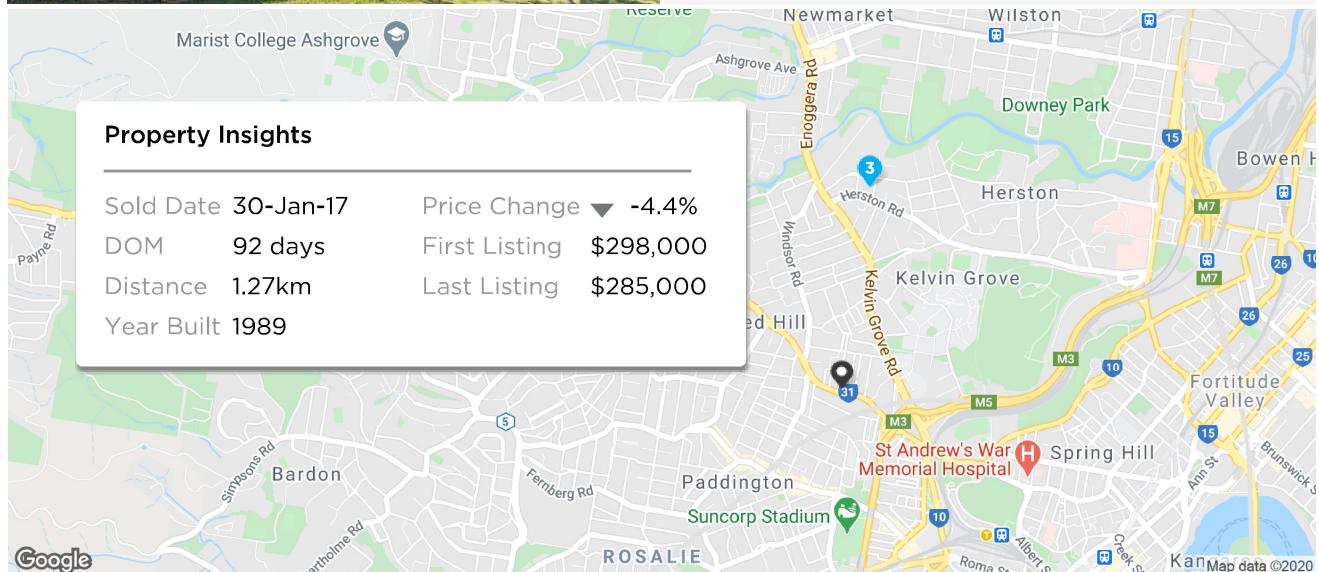
## Comparable Sales

3 6/48 Herston Road Kelvin Grove QLD 4059

Sold Price

\$285,000

1 1 1 83m<sup>2</sup> 83m<sup>2</sup>



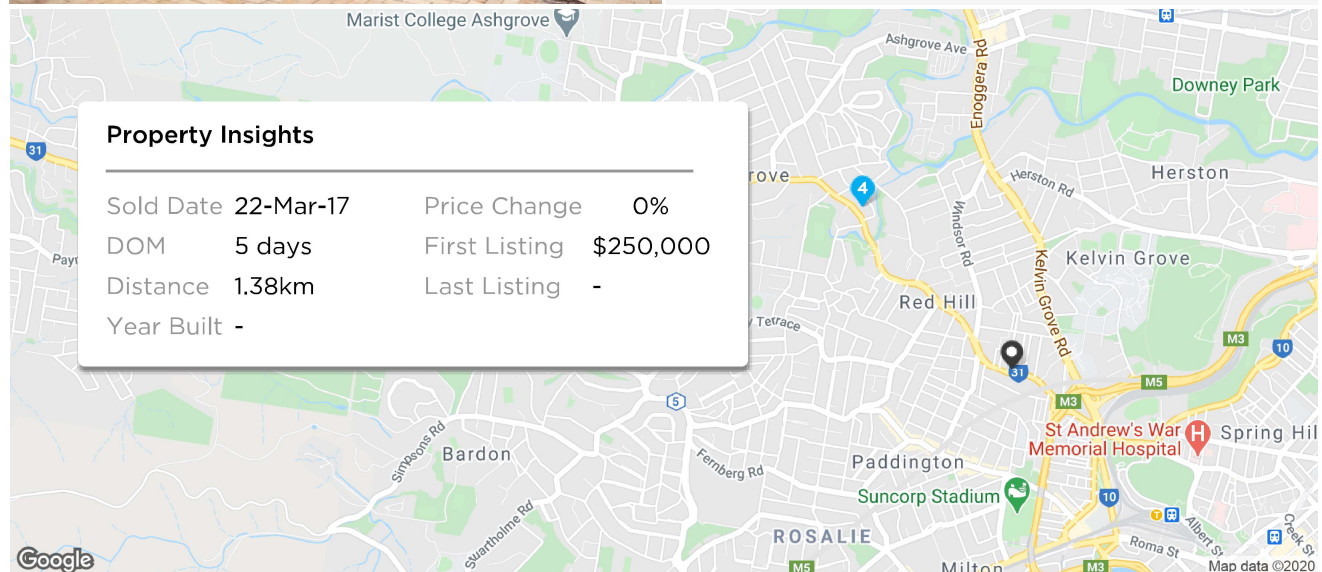
RS = Recent sale UN = Undisclosed Sale



## Comparable Sales

4 2/109 Waterworks Road Ashgrove QLD 4060 Sold Price \$250,000

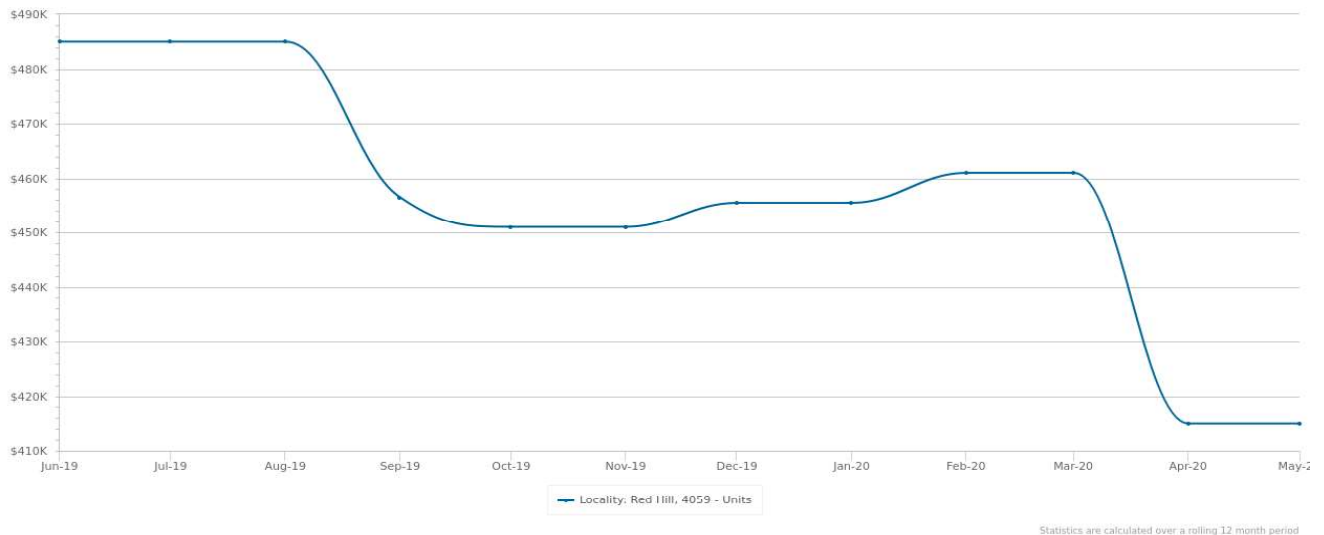
1 1 1 57m<sup>2</sup> 46m<sup>2</sup>



RS = Recent sale UN = Undisclosed Sale

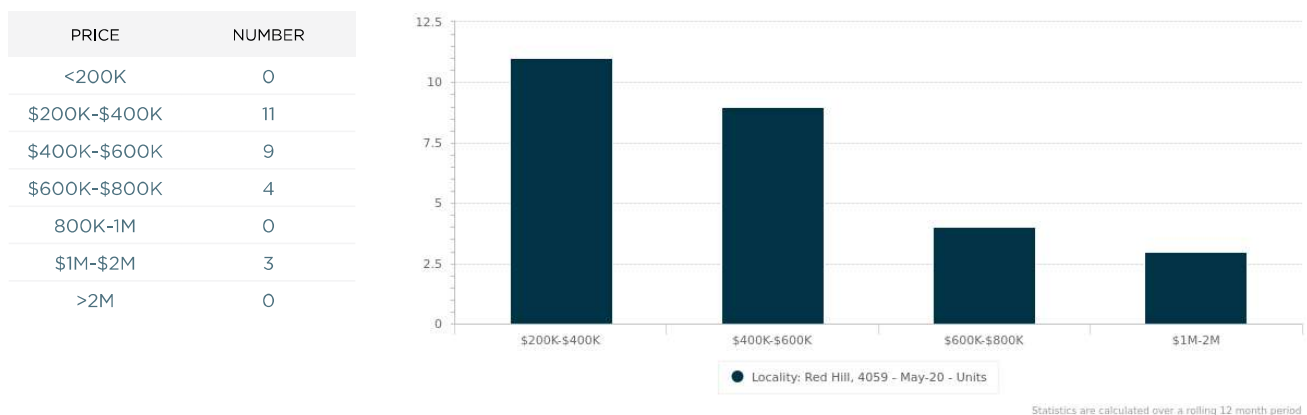
## Recent Market Trends

Median Sale Price - 12 months (Unit)



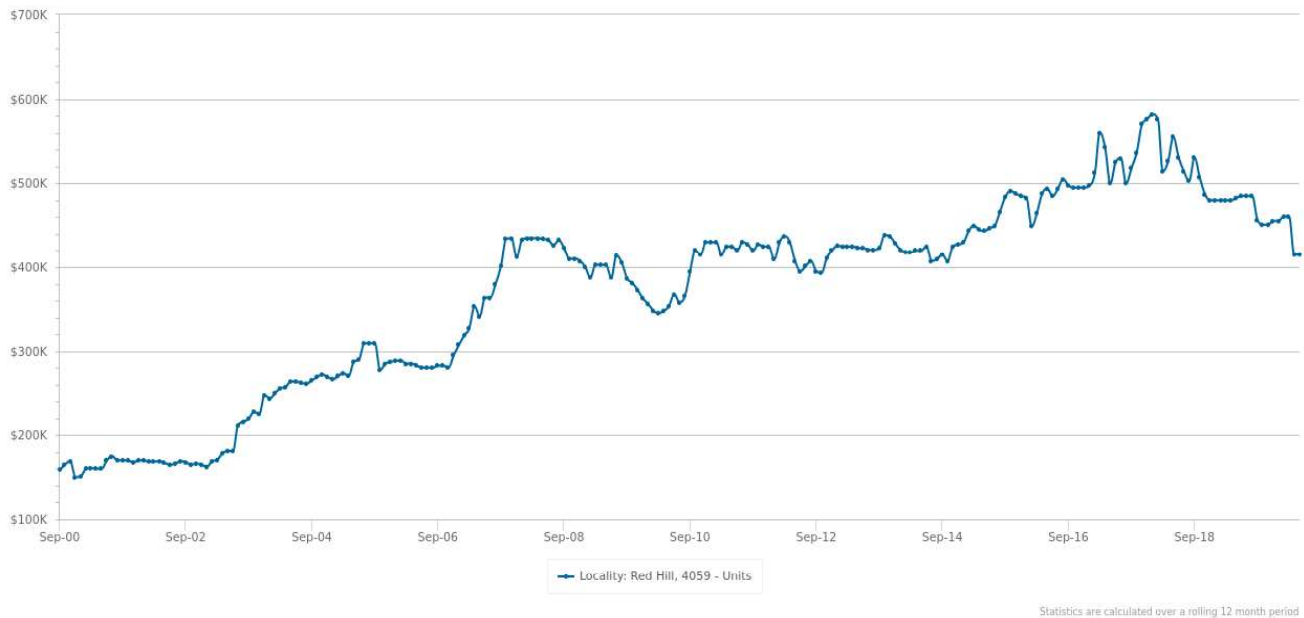
PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2020	2	\$415,000	0.0%	48	7	\$360
Apr 2020	-	\$415,000	-10.0% ▼	42	4	\$335
Mar 2020	3	\$461,000	0.0%	32	10	\$345
Feb 2020	4	\$461,000	1.2% ▲	42	8	\$337
Jan 2020	1	\$455,500	0.0%	55	8	\$342
Dec 2019	8	\$455,500	1.0% ▲	48	11	\$350
Nov 2019	3	\$451,000	0.0%	52	10	\$350
Oct 2019	3	\$451,000	-1.2% ▼	35	10	\$350
Sep 2019	1	\$456,500	-5.9% ▼	21	8	\$350
Aug 2019	-	\$485,000	0.0%	23	9	\$360
Jul 2019	1	\$485,000	0.0%	23	10	\$355
Jun 2019	1	\$485,000	0.5% ▲	28	10	\$350

Sales by Price - 12 months (Unit)



## Long Term Market Trends

Median Sale Price - 20 years (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	27	\$415,000	-14.0% ▼	48	31	\$345
2019	28	\$482,500	-13.1% ▼	23	41	\$355
2018	23	\$555,000	11.0% ▲	57	36	\$330
2017	37	\$500,000	1.3% ▲	43	44	\$360
2016	38	\$493,500	11.3% ▲	31	48	\$350
2015	44	\$443,500	5.6% ▲	38	40	\$362
2014	35	\$420,000	-0.7% ▼	24	45	\$370
2013	22	\$423,000	3.9% ▲	28	27	\$362
2012	27	\$407,000	-4.2% ▼	44	45	\$350
2011	25	\$425,000	20.3% ▲	32	50	\$330
2010	28	\$353,250	-12.2% ▼	20	30	\$310
2009	38	\$402,500	-7.3% ▼	35	40	\$300
2008	54	\$434,000	27.1% ▲	23	44	\$295
2007	46	\$341,500	20.8% ▲	16	39	\$250
2006	38	\$282,625	-1.5% ▼	18	43	\$220
2005	31	\$287,000	8.9% ▲	29	34	\$212
2004	38	\$263,650	45.7% ▲	21	32	-
2003	43	\$181,000	8.4% ▲	28	19	-
2002	89	\$167,000	4.4% ▲	19	32	-
2001	42	\$160,000	-22.1% ▼	-	19	-



## Summary

7/109 Musgrave Road Red Hill QLD 4059



### Appraisal price range

\$280,000-\$290,000

Notes from your agent

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