

# COMPARATIVE MARKET ANALYSIS

533 ALICE STREET, MARYBOROUGH, QLD 4650

PREPARED BY TONY NIOA, PRINCIPAL, PRD COMMERCIAL WIDE BAY



Joseph Dean & John Ray & Hilary Ann & Alvin  
Charles Rowland (tte)  
533 Alice Street  
Maryborough, QLD, 4650

Date = 30/0/2023 see page 18

Dear Owner

RE: Property Appraisal

Further to our recent discussion regarding the above property we are pleased to provide you with an appraisal.

This appraisal has been prepared with current market conditions and the most recent sales in mind, and is provided to give you a snapshot of the current market and to assist you in determining how you wish to deal with the property.

Please note this recommendation is meant as a guide only and in no way should be construed as a formal valuation.

We recommend you obtain the services of a licensed and registered valuer should you require a more detailed valuation.

We trust this information is of assistance to you and if you require any further information regarding this report please contact me on the details below.

Tony Nioa, Principal  
PRD Commercial Wide Bay  
Phone: 0418 741544  
Office Phone: 07 41210616  
Email: [tony@prdmaryborough.com.au](mailto:tony@prdmaryborough.com.au)  
Web: [www.prdmaryborough.com.au](http://www.prdmaryborough.com.au)

## 533 ALICE STREET, MARYBOROUGH, QLD 4650



### Owner Details

**Owner Name(s):** JOSEPH DEAN & JOHN RAY & HILARY ANN & ALVIN CHARLES ROWLAND (TTE)  
**Owner Address:** N/A  
**Phone(s):** ^0417 896 240 (WARNER) ^0407 136 231 (WHITE) **Owner Type:** Owner Occupied

### Property Details

<b>Property Type:</b> Industrial - Freehold [Issuing] <b>RPD:</b> L4 RP96218 <b>Valuation Amount:</b> \$149,000 - Site Value on 30/06/2022 <b>Valuation Amount:</b> \$119,000 - Site Value on 30/06/2020 <b>Land Use:</b> LIGHT INDUSTRY <b>Zoning:</b> <b>Council:</b> FRASER COAST REGIONAL <b>Features:</b>	-  -  -
<b>Area:</b> 792 m <sup>2</sup> <b>Area \$/m<sup>2</sup>:</b> \$316 <b>Water/Sewerage:</b> <b>Property ID:</b> 1425532 / QLD621021 <b>UBD Ref:</b> UBD Ref:	

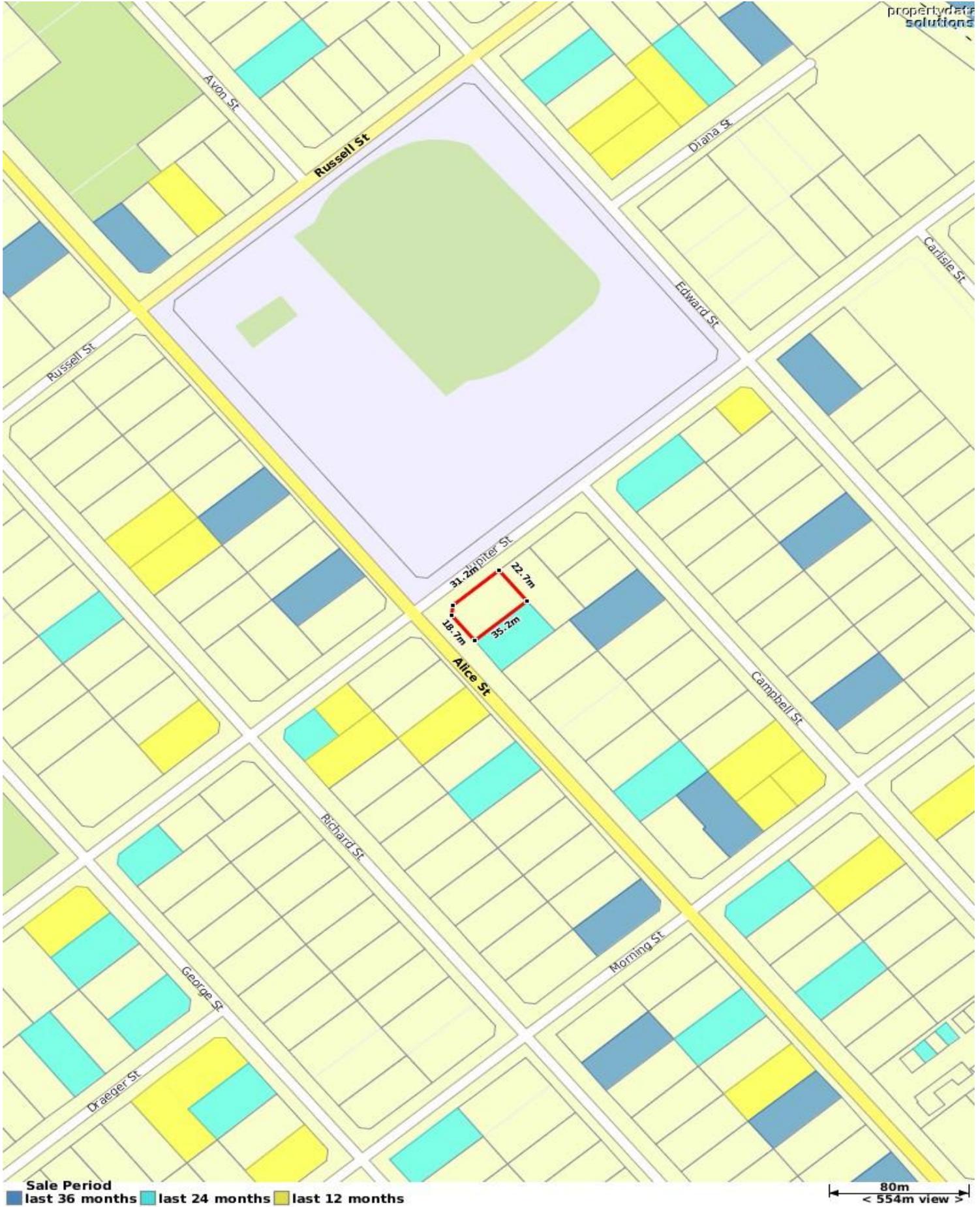
### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 250,000	02/07/2018	PETERSEN; PETERSEN	792 m <sup>2</sup>	Normal Sale	No
\$ 52,000	16/01/1995	TIMBER CITY MOTORS	792 m <sup>2</sup>	Normal Sale	No

## Nearby Sold Properties (Price Range)



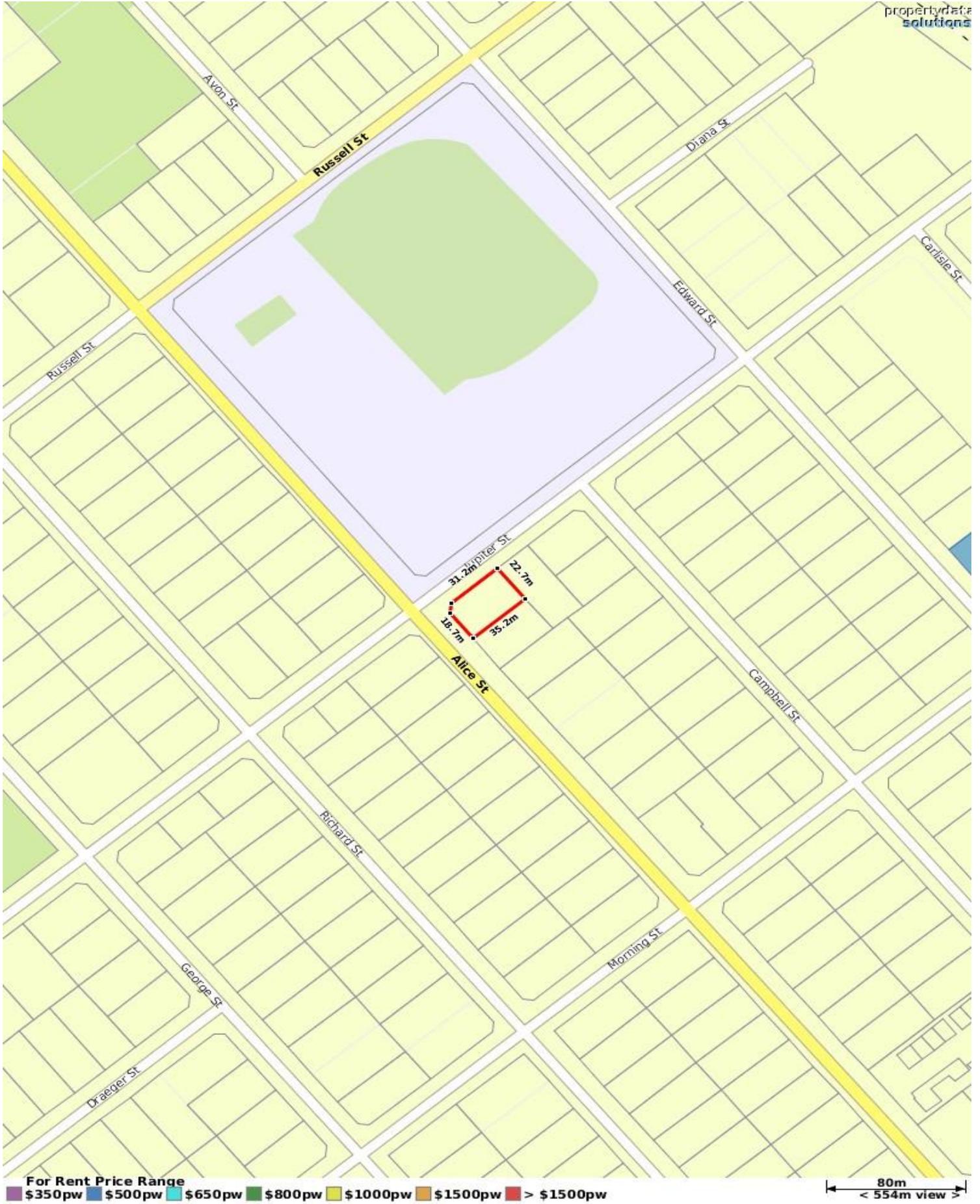
## Nearby Sold Properties (Sale Date)



## Nearby Properties For Sale

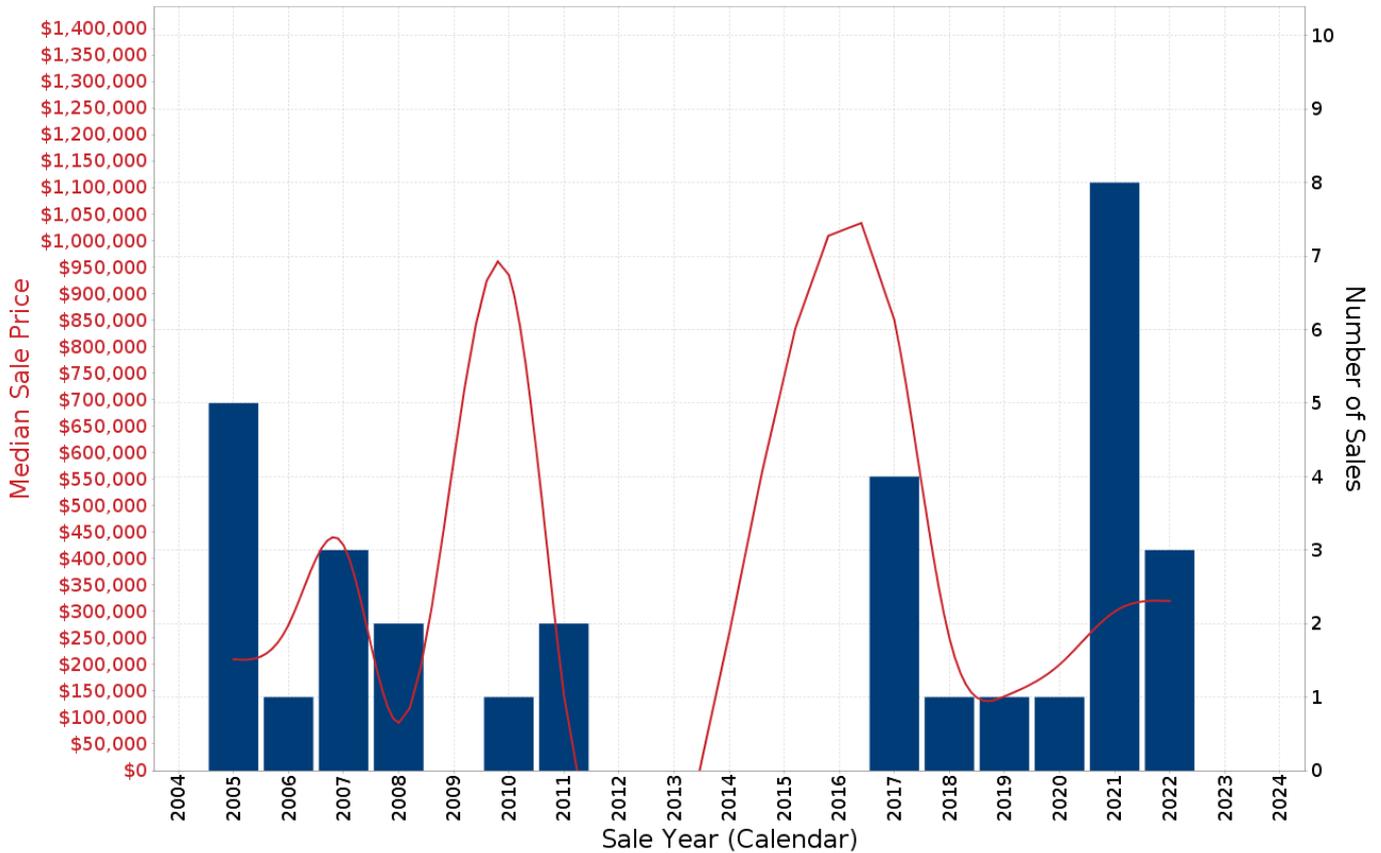


## Nearby Properties For Rent



## Sales & Growth Chart (Industrial)

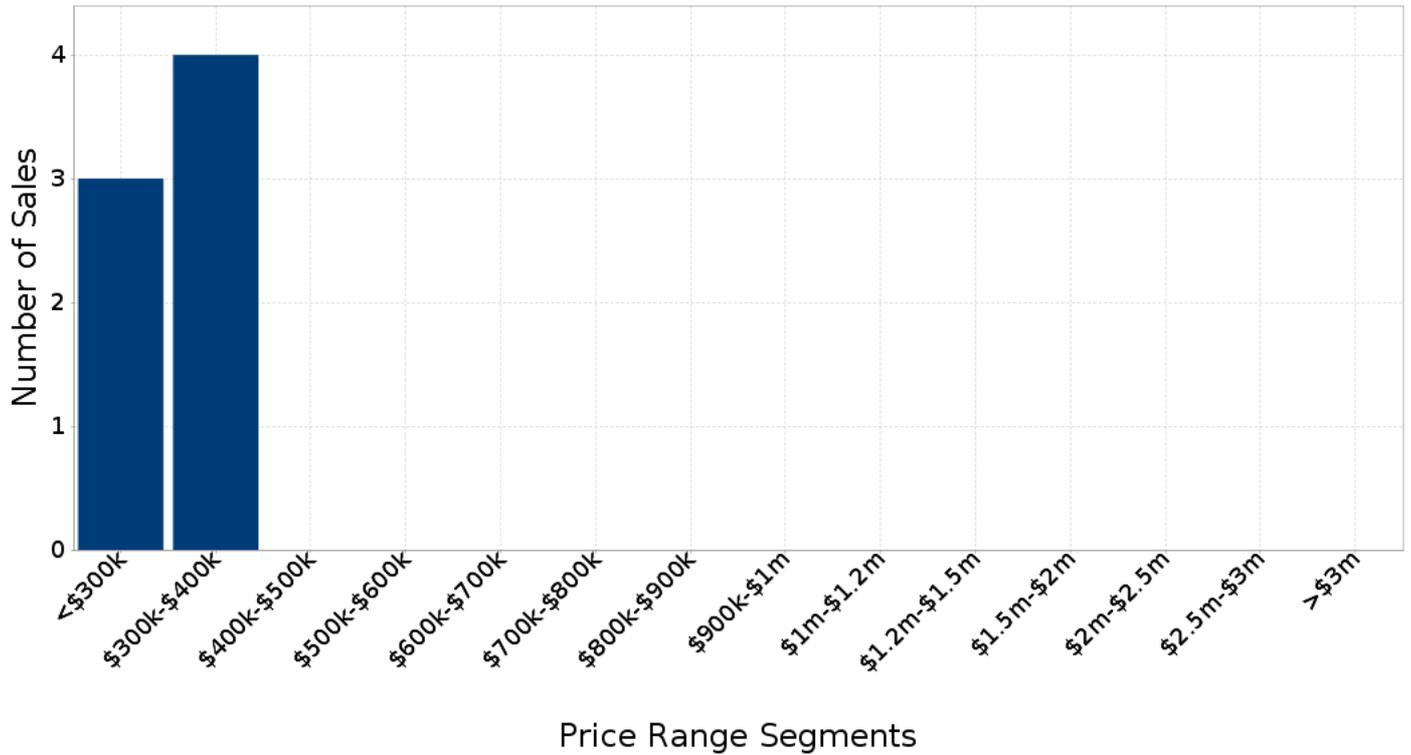
Year	No. of Sales	Average	Median	Growth	Low	High
2005	5	\$ 224,620	\$ 210,000		\$ 23,100	\$ 570,000
2006	1	\$ 275,000	\$ 275,000	31.0 %	\$ 275,000	\$ 275,000
2007	3	\$ 440,333	\$ 425,000	54.5 %	\$ 396,000	\$ 500,000
2008	2	\$ 90,000	\$ 90,000	-78.8 %	\$ 50,000	\$ 130,000
2009	0					
2010	1	\$ 935,000	\$ 935,000		\$ 935,000	\$ 935,000
2011	2	\$ 142,500	\$ 142,500	-84.8 %	\$ 135,000	\$ 150,000
2012	0					
2013	0					
2014	0					
2015	0					
2016	0					
2017	4	\$ 1,578,750	\$ 850,000		\$ 525,000	\$ 4,090,000
2018	1	\$ 250,000	\$ 250,000	-70.6 %	\$ 250,000	\$ 250,000
2019	1	\$ 140,000	\$ 140,000	-44.0 %	\$ 140,000	\$ 140,000
2020	1	\$ 200,000	\$ 200,000	42.9 %	\$ 200,000	\$ 200,000
2021	8	\$ 281,250	\$ 300,000	50.0 %	\$ 110,000	\$ 360,000
2022	3	\$ 263,333	\$ 320,000	6.7 %	\$ 110,000	\$ 360,000
2023	0					



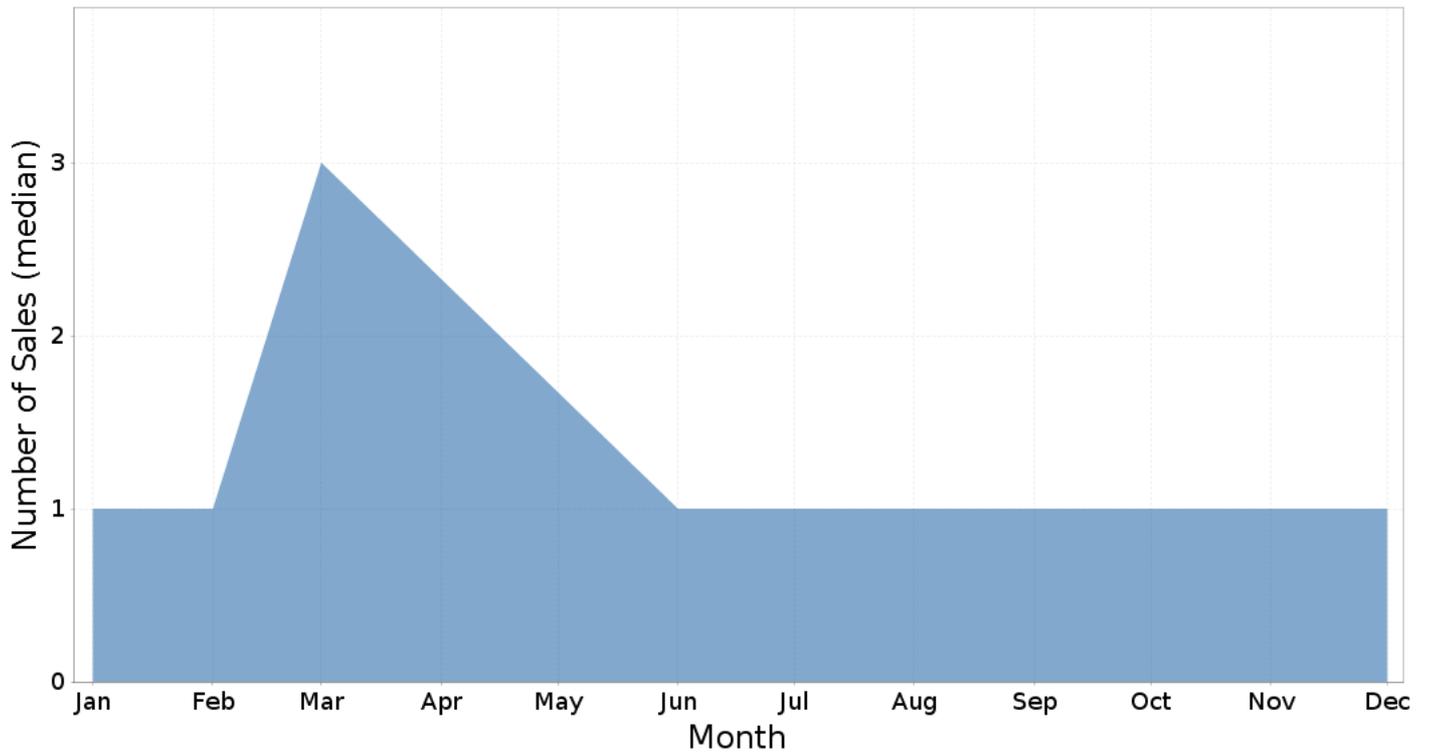
Prepared on 30/08/2023 by Tony Nioa, 0418 741 544 at PRD Maryborough. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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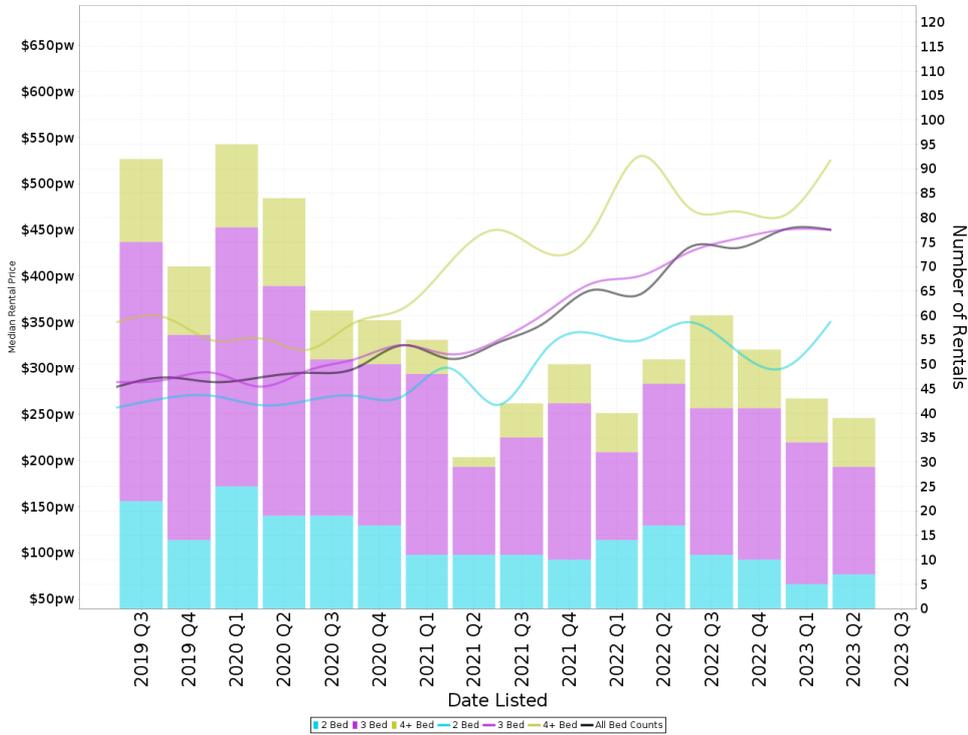
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.9%**

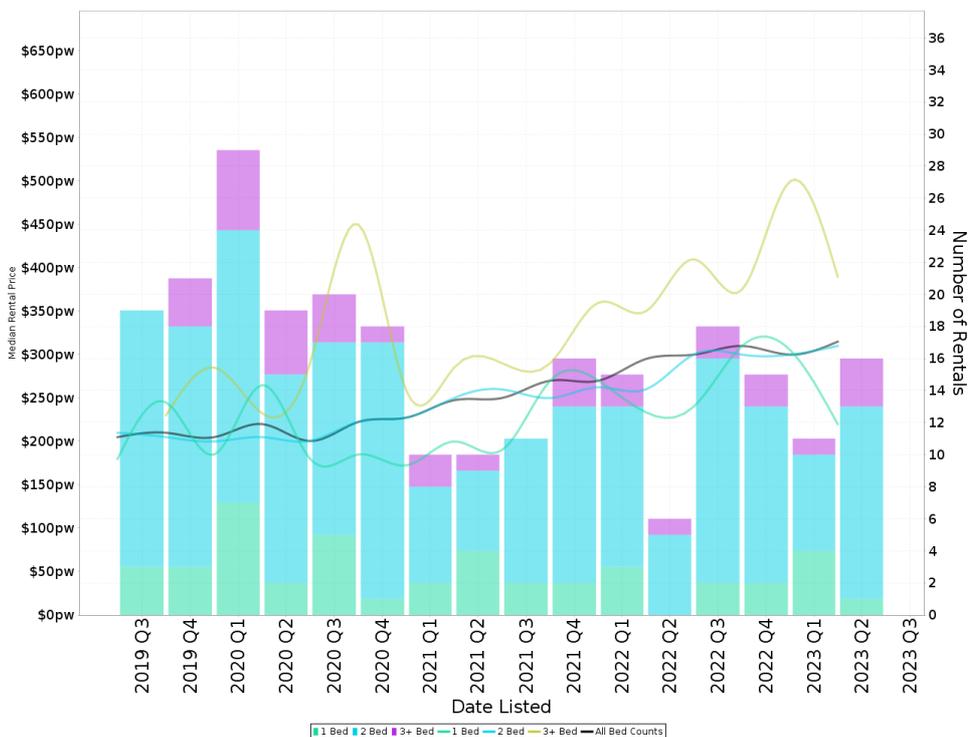
Current Median Price: \$355,000  
Previous Median Price: \$320,000  
Based on 1027 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.4%**

Current Median Price: \$355,000  
Current Median Rent: \$440  
Based on 195 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.2%**

Current Median Price: \$249,000  
Previous Median Price: \$260,000  
Based on 87 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.5%**

Current Median Price: \$249,000  
Current Median Rent: \$310  
Based on 60 registered Unit rentals compared over the last 12 months.



## Nearby Comparable Rental Properties

There are 7 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$3,750 and the highest for rent price is \$38,475 with a median rental price of \$33,600. Days listed ranges from 37 to 140 days with the average currently at 89 days for these selected properties.

### 11 TANNER ST, MARYBOROUGH 4650



Property Type: Industrial  
Area: 1,591 m<sup>2</sup> (405 m<sup>2</sup>)  
RPD: L7 SP144375

Features:

Current Rent Price: **Contact Agent**  
First Rent Price: **Contact Agent**  
Month Listed: **March 2023\* (Rented)**  
Days on Market: **117 Days**



### 140 WHARF ST, MARYBOROUGH 4650



Property Type: Commercial  
Area: 435 m<sup>2</sup> (160 m<sup>2</sup>)  
RPD: L2-3 RP91613

Features:

Current Rent Price: **For Lease from \$550.00 per**  
First Rent Price: **For Lease from \$250 /m2 pa**  
Month Listed: **April 2023**  
Days on Market: **140 Days**



### 10 /11/371 KENT ST, MARYBOROUGH 4650



Property Type: Commercial  
Area: (100 m<sup>2</sup>)  
RPD:

Features:

Current Rent Price: **Contact Agent**  
First Rent Price: **Contact Agent**  
Month Listed: **April 2023**  
Days on Market: **125 Days**

### 24 IINDAH RD, TINANA 4650



Property Type: Industrial  
Area: 7,258 m<sup>2</sup> (2,500 m<sup>2</sup>)  
RPD: L5 SP278725

Features:

Current Rent Price: **\$100-\$120 m2\* plus GST**  
First Rent Price: **CONTACT AGENT**  
Month Listed: **May 2023**  
Days on Market: **98 Days**



### 275 KENT ST, MARYBOROUGH 4650



Property Type: Commercial  
Area: 298 m<sup>2</sup> (240 m<sup>2</sup>)  
RPD: L3 GTP2458

Features:

Current Rent Price: **Sale:\$395,000+GST**  
First Rent Price: **Sale:\$395,000 Leasing:\$2,800**  
Month Listed: **June 2023**  
Days on Market: **71 Days**



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## 4 A&B/165 PALLAS ST, MARYBOROUGH 4650



Property Type: Industrial  
Area: 380 m<sup>2</sup> (640 m<sup>2</sup>)  
RPD:

Features:

Current Rent Price: 4A \$2,500 + GST | 4B \$2,000 +  
First Rent Price: 4A \$2,500 + GST | 4B \$2,000 + GST  
Month Listed: **July 2023**  
Days on Market: **41 Days**

## 229 ADELAIDE ST, MARYBOROUGH 4650



Property Type: Commercial  
Area: 441 m<sup>2</sup> (250 m<sup>2</sup>)  
RPD: L5 RP53500 & L2 SP105962

Features:

Current Rent Price: **\$3,750.00 plus GST and**  
First Rent Price: **\$3,750.00 plus GST and**  
Month Listed: **July 2023**  
Days on Market: **37 Days**



## Nearby Comparable For Sale Properties

There are 8 properties selected within the radius of 5000.0m from the focus property. The lowest for sale price is \$180,000 and the highest for sale price is \$800,000 with a median sale price of \$412,500. Days listed ranges from 62 to 643 days with the average currently at 210 days for these selected properties.

### 283 ADELAIDE ST, MARYBOROUGH 4650

Distance from Property: 2.8km



Property Type: Commercial  
Area: 1,364 m<sup>2</sup> (450 m<sup>2</sup>)  
RPD: L1 RP165720

Features:

Current List Price: **For Sale by Expression of Interest**  
First List Price: For Sale by Expression of Interest  
Date Listed: 12/04/2023 Days Listed: **140 Days**  
Listed Price Change:



### 23 ROCKY ST, MARYBOROUGH 4650

Distance from Property: 1.3km



Property Type: Industrial  
Area: 3,477 m<sup>2</sup> (1,350 m<sup>2</sup>)  
RPD: L3 SP307224

Features:

Current List Price: **\$650,000**  
First List Price: \$650,000  
Date Listed: 04/04/2023 Days Listed: **148 Days**  
Listed Price Change:



### 200 WALKER ST, MARYBOROUGH 4650

Distance from Property: 1km



Property Type: Commercial  
Area: 1,002 m<sup>2</sup>  
RPD: L15 RP72960

Features:

Current List Price: **\$460,000**  
First List Price: \$460,000  
Date Listed: 28/04/2023 Days Listed: **124 Days**  
Listed Price Change:



### 11 TANNER ST, MARYBOROUGH 4650

Distance from Property: 680m



Property Type: Industrial  
Area: 1,591 m<sup>2</sup> (405 m<sup>2</sup>)  
RPD: L7 SP144375

Features:

Current List Price: **Offers over \$400,000 (Under \$450,000)**  
First List Price: \$348,000 - Going Concern  
Date Listed: 25/11/2021 Days Listed: **643 Days**  
Listed Price Change:



### 275 KENT ST, MARYBOROUGH 4650

Distance from Property: 3.1km



Property Type: Commercial  
Area: 298 m<sup>2</sup> (240 m<sup>2</sup>)  
RPD: L3 GTP2458

Features:

Current List Price: **Sale: \$395,000+GST**  
First List Price: Sale: \$395,000 Leasing: \$2,800  
Date Listed: 20/06/2023 Days Listed: **71 Days**  
Listed Price Change:



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## 94 WALKER ST, MARYBOROUGH 4650

Distance from Property: 1.9km



Property Type: Commercial  
Area: 809 m<sup>2</sup> (104 m<sup>2</sup>)  
RPD: L9 RP3467

Features:

Current List Price: **\$375,000**

First List Price: \$395,000

Date Listed: 29/06/2023 Days Listed: 62 Days

Listed Price Change: **-5.1%**



## 21 ROCKY ST, MARYBOROUGH 4650

Distance from Property: 1.2km



Property Type: Industrial  
Area: 836 m<sup>2</sup>  
RPD: L2 SP307224

Features:

Current List Price: **\$350,000**

First List Price: \$350,000

Date Listed: 04/04/2023 Days Listed: 148 Days

Listed Price Change:



## 159 ADELAIDE ST, MARYBOROUGH 4650

Distance from Property: 2.7km



Property Type: Commercial  
Area: 207 m<sup>2</sup> (128 m<sup>2</sup>)  
RPD: L9 RP91505

Features:

Current List Price: **EXPRESSIONS OF INTEREST**

First List Price: EXPRESSION OF INTEREST

Date Listed: 17/09/2022 Days Listed: 347 Days

Listed Price Change:



## Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 5000.0m from the focus property. The lowest sale price is \$165,000 and the highest sale price is \$747,000 with a median sale price of \$374,000. Days listed ranges from 27 to 126 days with the average currently at 77 days for these selected properties.

### 35-37 ENTERPRISE CRCT, MARYBOROUGH WEST, QLD

Distance from Property: 4.9km  -  -  -



Property Type: Industrial  
Area: 2,005 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$309  
RPD: L38 SP220088

Features:

Sale Price: **\$620,000 (Normal Sale)**  
Sale Date: 05/10/2022 Days to Sell: **48 Days**  
Last Price: Offers Over \$600,000 Chg %:  
First Price: \$575,000 Chg %:



### 32 GEORGE ST, MARYBOROUGH, QLD 4650

Distance from Property: 320m  -  -  -



Property Type: Industrial  
Area: 1,813 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$221  
RPD: L23-24 RP72316

Features:

Sale Price: **\$400,000 (Extraordinary)**  
Sale Date: 21/10/2022 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 26 GEORGE ST, MARYBOROUGH, QLD 4650

Distance from Property: 333m  -  -  -



Property Type: Industrial  
Area: 900 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$400  
RPD: L27 RP72316

Features:

Sale Price: **\$360,000 (Normal Sale)**  
Sale Date: 11/11/2022 Days to Sell: **27 Days**  
Last Price: Offers Over \$350,000 Chg %:  
First Price: Offers Over \$350,000 Chg %:



### HARWOOD HARWOOD ST, MARYBOROUGH, QLD 4650

Distance from Property: 968m  -  -  -



Property Type: Commercial  
Area: 4,937 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$151  
RPD: L185 MCH2701

Features:

Sale Price: **\$747,000 (Normal Sale)**  
Sale Date: 14/12/2022 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 99 BAZAAR ST, MARYBOROUGH, QLD 4650

Distance from Property: 2.8km  -  -  -



Property Type: Commercial  
Area: 988 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$679  
RPD: L1 RP3772

Features:

Sale Price: **\$671,000 (Normal Sale)**  
Sale Date: 23/12/2022 Days to Sell: **45 Days**  
Last Price: \$650,000 plus GST Chg %:  
First Price: \$650,000 plus GST Chg %:



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## 47 FERRY ST, MARYBOROUGH, QLD 4650

Distance from Property: 2.1km  1  1  -



Property Type: Commercial  
Area: 678 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$568  
RPD: L3 RP3577

Features:

Sale Price: **\$385,000 (Normal Sale)**  
Sale Date: 27/01/2023 Days to Sell: **105 Days**  
Last Price: \$399,000 Chg %: **-3.7%**  
First Price: \$399,000 Chg %: **-3.7%**



## 77 ADELAIDE ST, MARYBOROUGH, QLD 4650

Distance from Property: 2.7km  -  -  -



Property Type: Commercial  
Area: 1,062 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$301  
RPD: L37 M140952

Features:

Sale Price: **\$320,000 (Normal Sale)**  
Sale Date: 21/03/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 58 FERRY ST, MARYBOROUGH, QLD 4650

Distance from Property: 2km  -  -  -



Property Type: Commercial  
Area: 607 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$494  
RPD: L39 RP3490

Features: DOUBLE STOREY, BRICK AND TILE, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT

Sale Price: **\$300,000 (Normal Sale)**  
Sale Date: 17/05/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



## 94-96 WHARF ST, MARYBOROUGH, QLD 4650

Distance from Property: 3.1km  -  -  -



Property Type: Industrial  
Area: 801 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$206  
RPD: L1-2 RP3865 & L1 SP173308

Features:

Sale Price: **\$165,000 (Agents Advice - Sale)**  
Sale Date: 03/08/2023 Days to Sell: **112 Days**  
Last Price: For Sale by Expression Chg %: **-34.0%**  
First Price: For Sale by Expression Chg %: **-34.0%**



## 119 MARCH ST, MARYBOROUGH, QLD 4650

Distance from Property: 3.2km  3  1  1



Property Type: Industrial  
Area: 4,022 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$90  
RPD: L1 RP880004

Features:

Sale Price: **\$363,000 (Agents Advice - Sale)**  
Sale Date: 17/08/2023 Days to Sell: **126 Days**  
Last Price: For Sale by Expression Chg %: **-27.4%**  
First Price: For Sale by Expression Chg %: **-27.4%**



## 533 ALICE STREET, MARYBOROUGH, QLD 4650



### Appraisal Price

This market analysis has been prepared on 30/08/2023 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:

**\$365,000 to \$375,000**

\$28 500 per annum

To be conservative and take into consideration selling costs

### Contact your agent for further information:



Agent Name: Tony Nioa, Principal  
Mobile: 0418 741 544  
Office: PRD Maryborough  
Office Phone: 07 41210616  
Email: [tony@prdmaryborough.com.au](mailto:tony@prdmaryborough.com.au)  
Website: <https://www.prd.com.au/maryborough/>

CURRENT TITLE SEARCH  
QUEENSLAND TITLES REGISTRY PTY LTD

Request No: 44952323  
Search Date: 05/07/2023 09:23

Title Reference: 16378003  
Date Created: 09/11/1982

Previous Title: 13492029

REGISTERED OWNER

Dealing No: 718921478 09/08/2018

JOHN RAY ROWLAND  
ALVIN CHARLES ROWLAND  
JOSEPH DEAN ROWLAND  
HILARY ANN ROWLAND TRUSTEE  
UNDER INSTRUMENT 718921478

ESTATE AND LAND

Estate in Fee Simple

LOT 4 REGISTERED PLAN 96218  
Local Government: FRASER COAST

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 11113228 (SEC 2)

ADMINISTRATIVE ADVICES - NIL  
UNREGISTERED DEALINGS - NIL

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBALX