



RayWhite.

Comparative market analysis

10 CLARENCE STREET, MURRUMBA DOWNS, QLD 4503
PREPARED BY JASON SMITH, RAY WHITE MURRUMBA DOWNS

10 CLARENCE STREET, MURRUMBA DOWNS, QLD 4503



Owner Details

Owner Name(s): LONGDEN FINANCE PTY LTD (TTE)
 Owner Address: 10 ANDREW CLARKE RD, WHITESIDE QLD 4503
 Phone(s):

Owner Type: Rental

Property Details

4 2 2

Property Type: House - Freehold [Issuing]
 RPD: L308 SP174496
 Valuation Amount: \$265,000 - Site Value on 30/06/2022
 Valuation Amount: \$210,000 - Site Value on 30/06/2019
 Land Use: SINGLE UNIT DWELLING

Zoning
 Council: MORETON BAY (SOUTH)

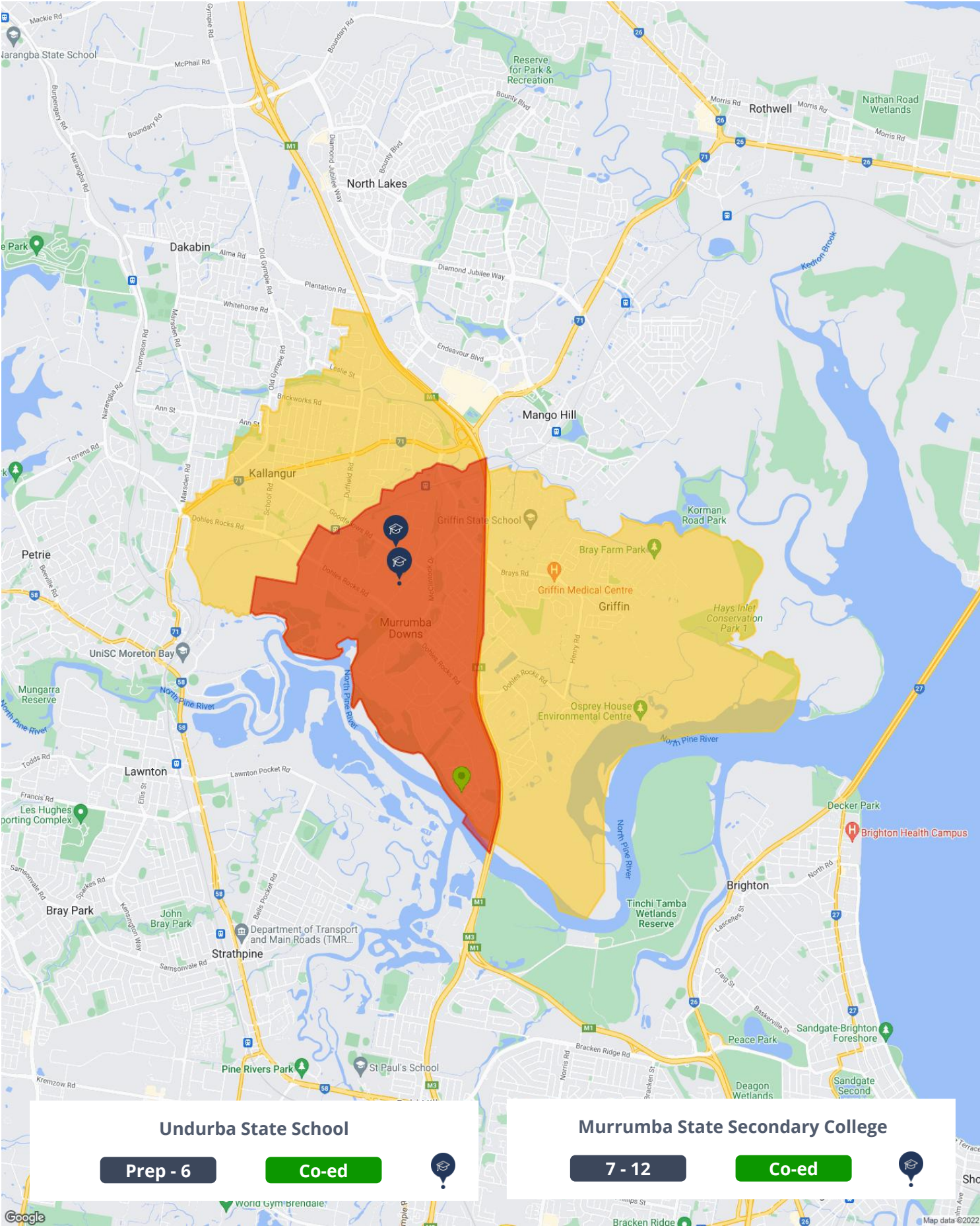
Features: Lowset, Brick and Tile, Ensuite, Built in Robes, Air Conditioned, Close to Schools, Entertainment Area, Fully Fenced,
 Improvements: Secure Parking, Dishwasher, Garden, Gas, Courtyard, Internal Laundry

Area: 407 m²
 Area \$/m²: \$971
 Water/Sewerage:
 Property ID: 1593880 / QLD40618300
 UBD Ref: UBD Ref: 099 K9

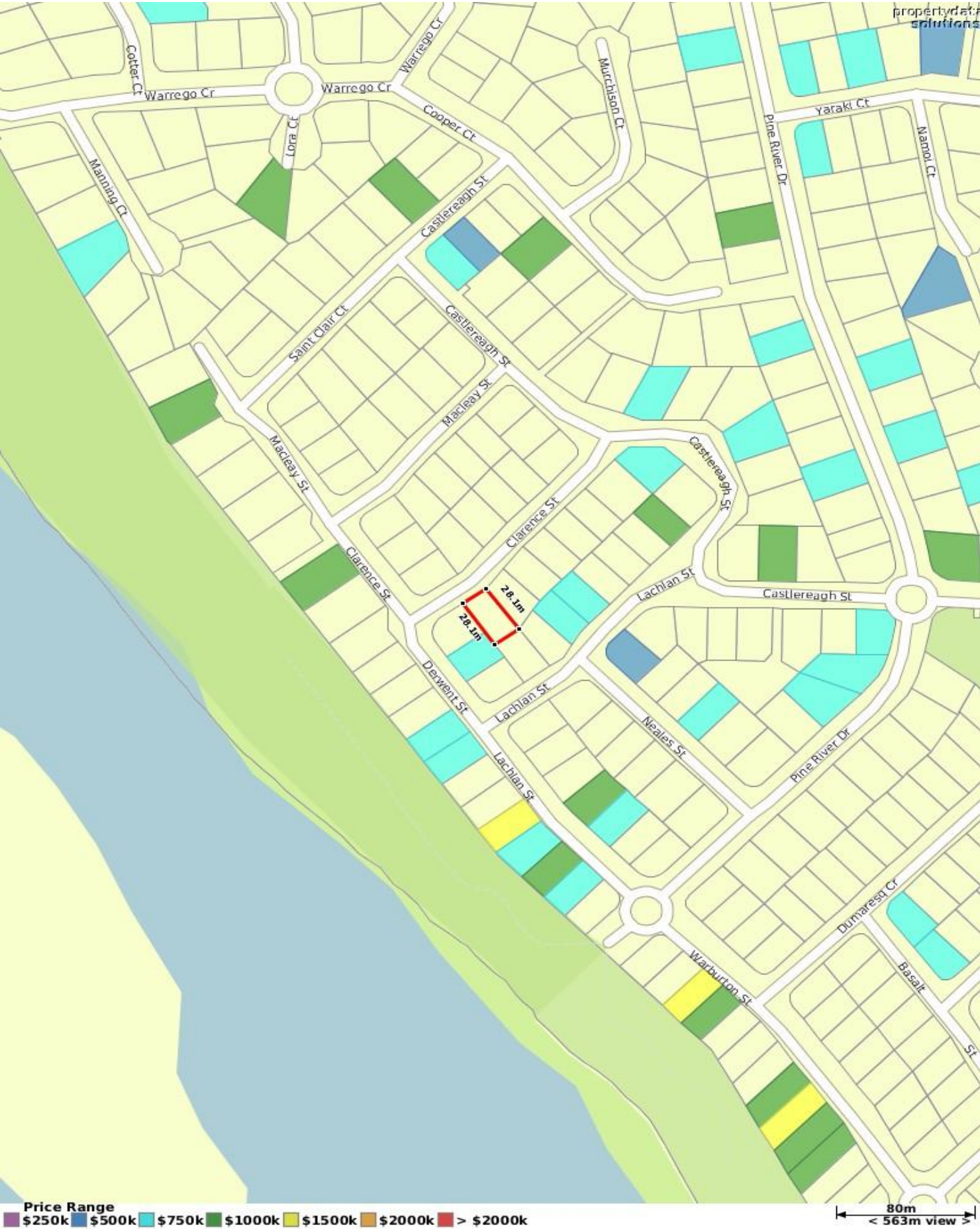
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 395,000	28/04/2015	CAVANAGH	407 m ²	Normal Sale	No
\$ 372,000	16/07/2009	DUNDON; BLACKSHAW	407 m ²	Normal Sale	No
\$ 299,900	14/06/2005	BRISBANE LAND PTY LTD	407 m ²	Normal Sale	No

School Catchment Areas



Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)



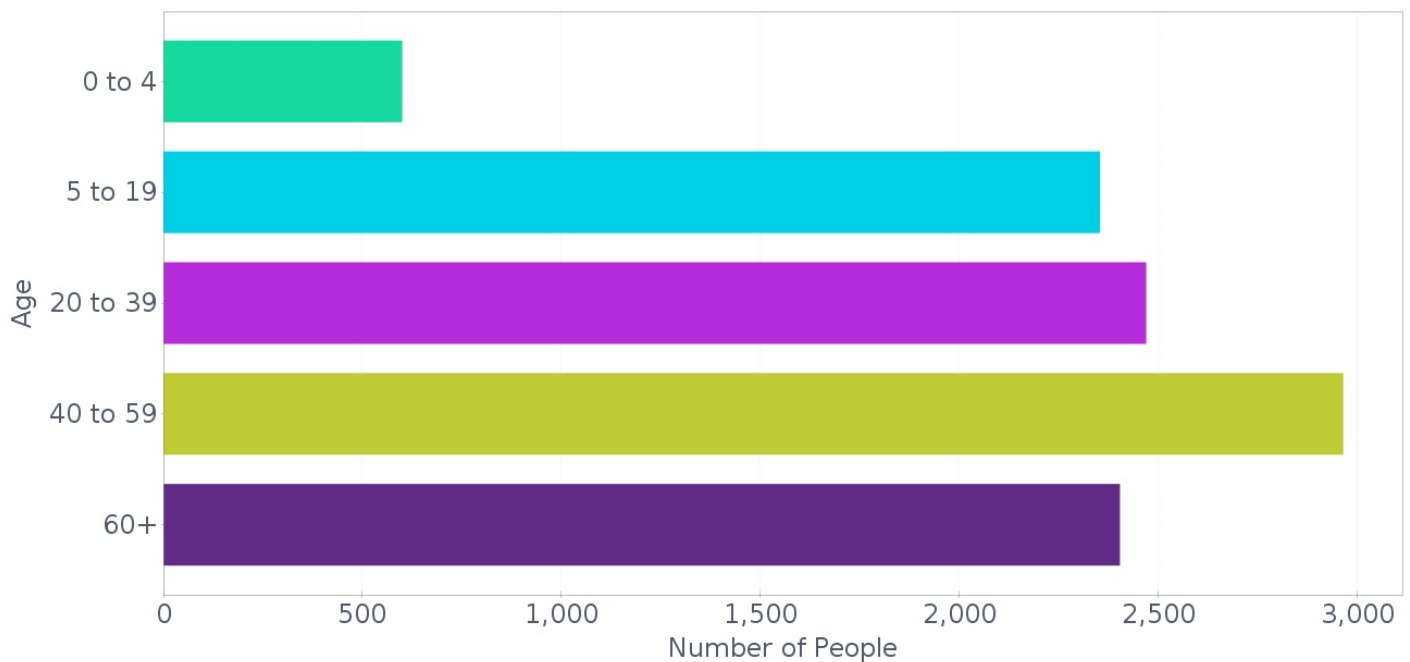
Nearby Properties For Sale



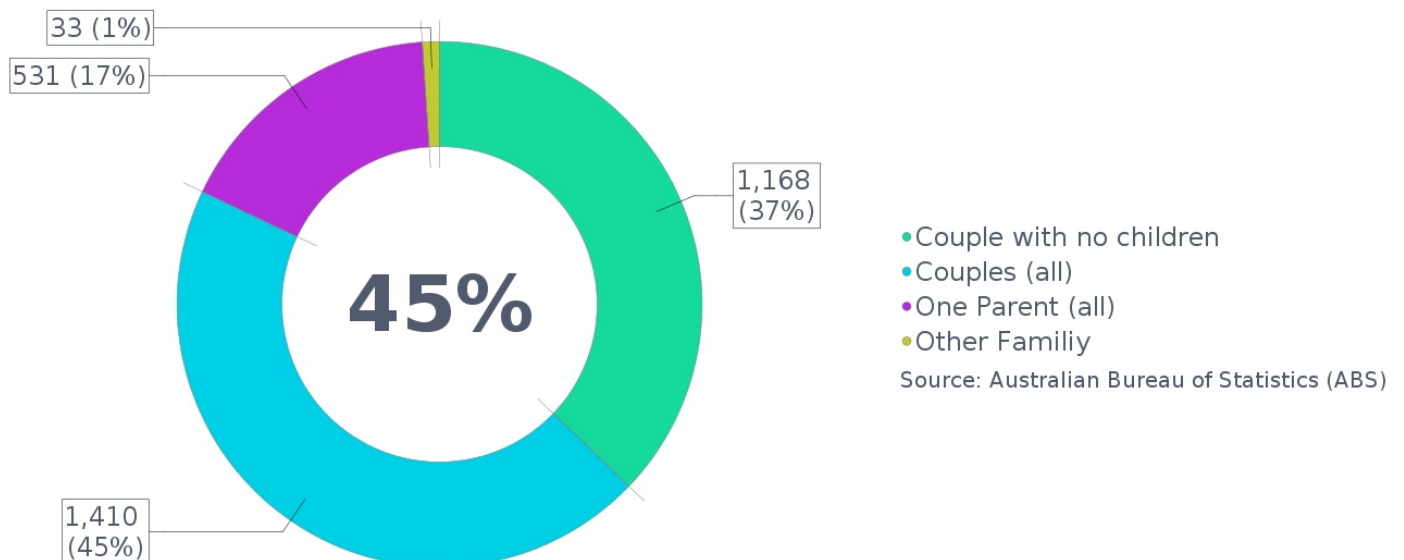
Nearby Properties For Rent



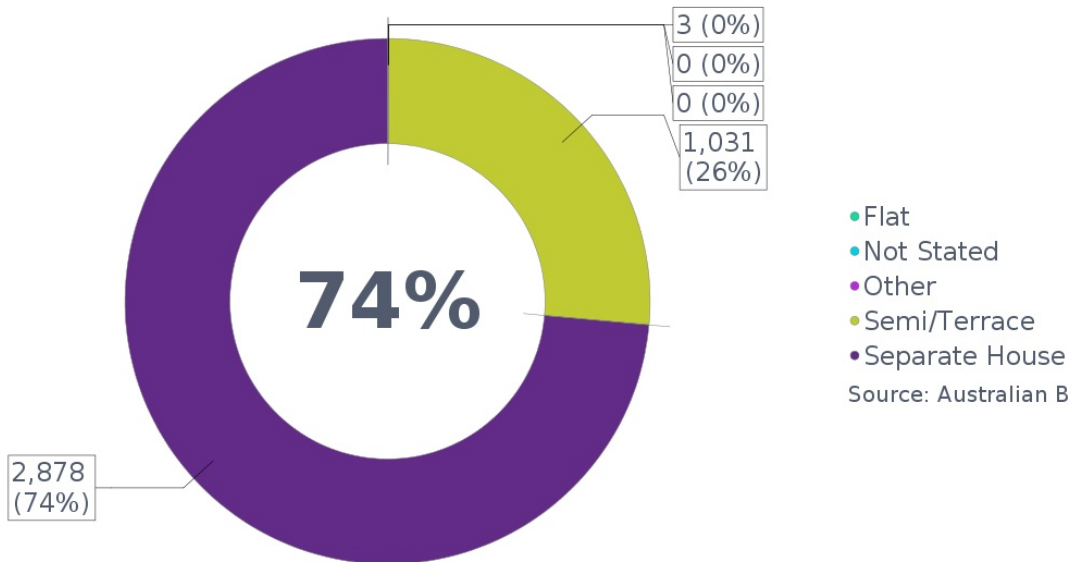
Age of Population (2021)



Family Composition (2021)

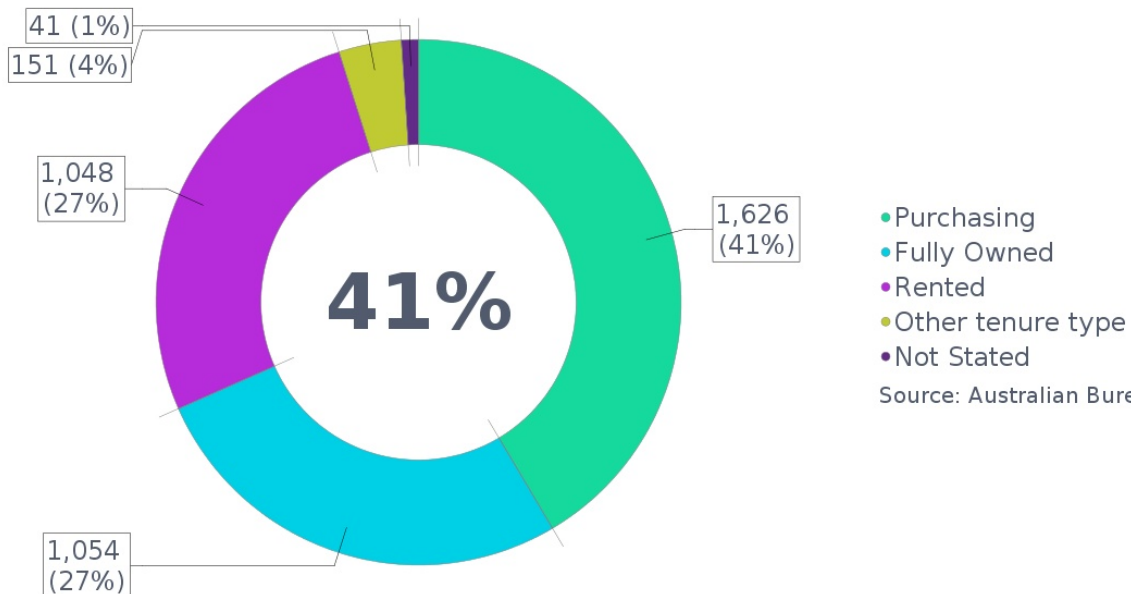


Dwelling Structure (2021)



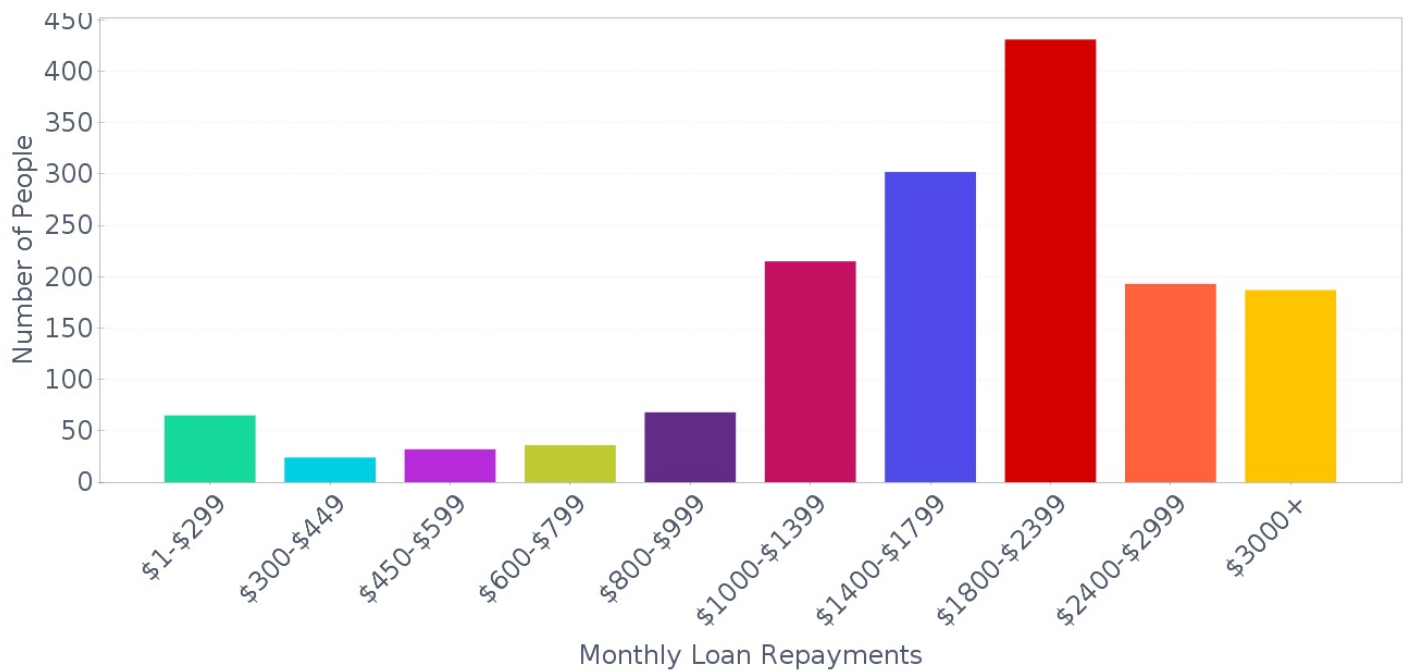
Source: Australian Bureau of Statistics (ABS)

Home Ownership (2021)

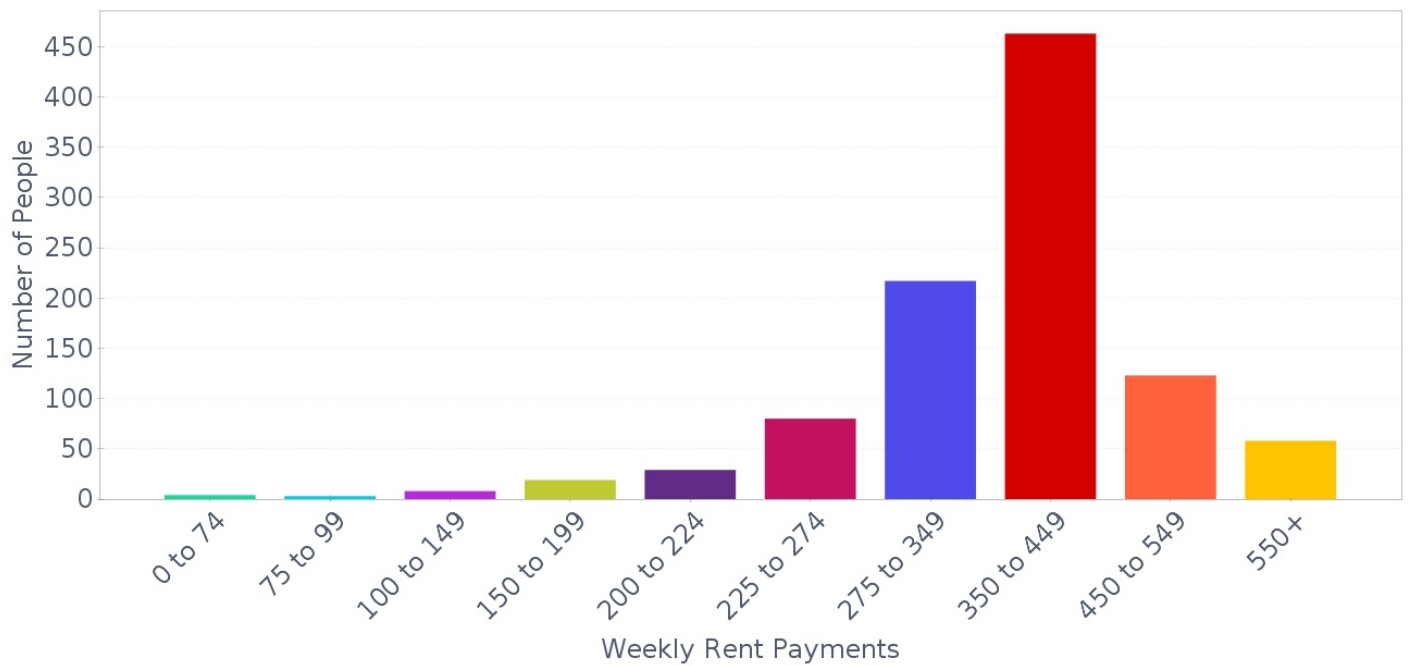


Source: Australian Bureau of Statistics (ABS)

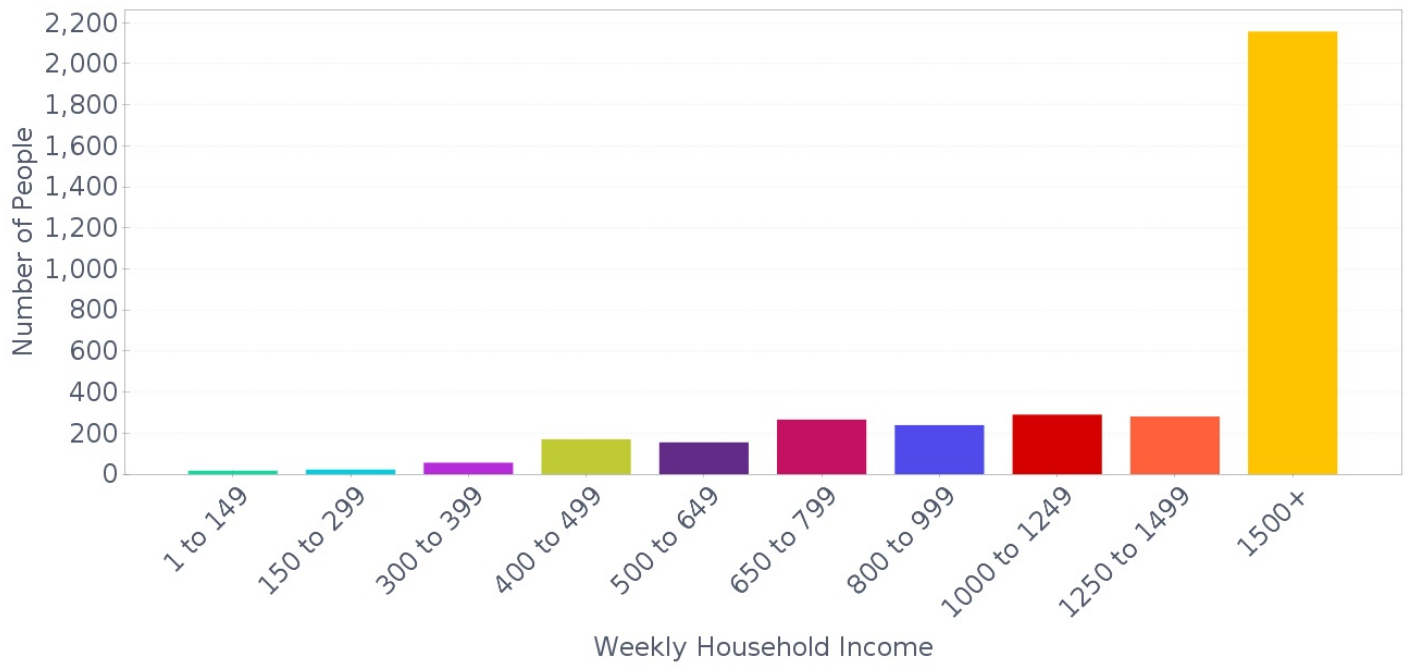
Home Loan Repayments - Monthly (2021)



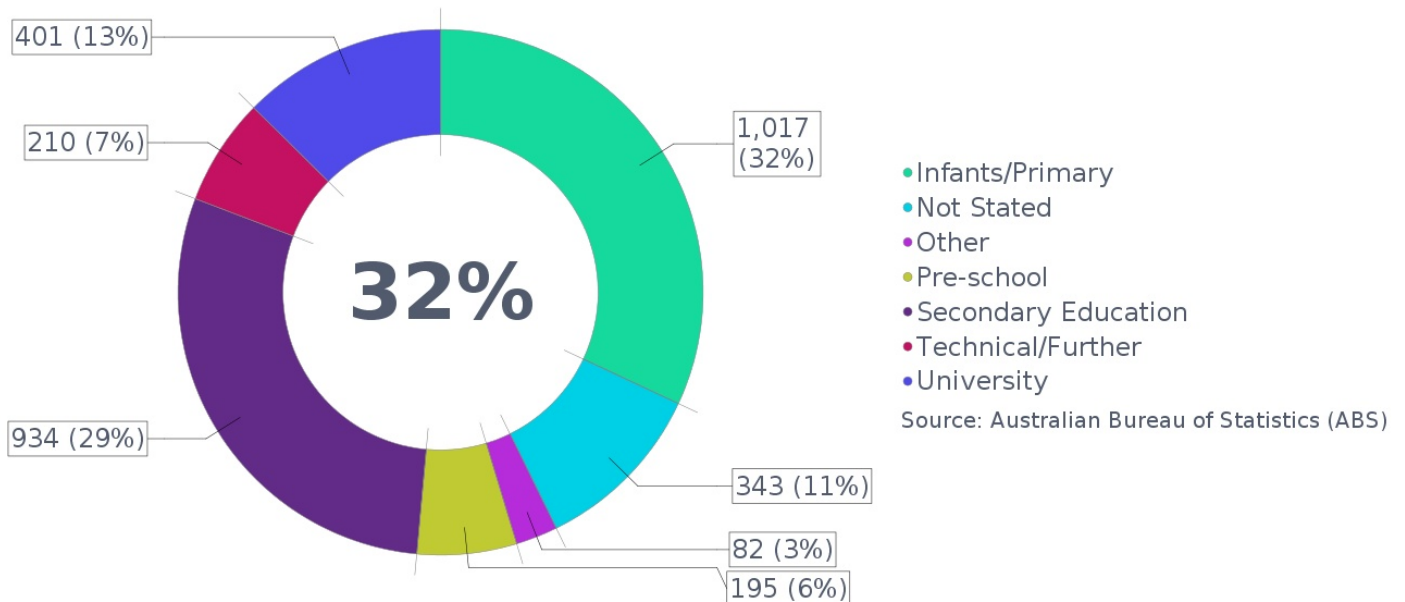
Rent Payments - Weekly (2021)



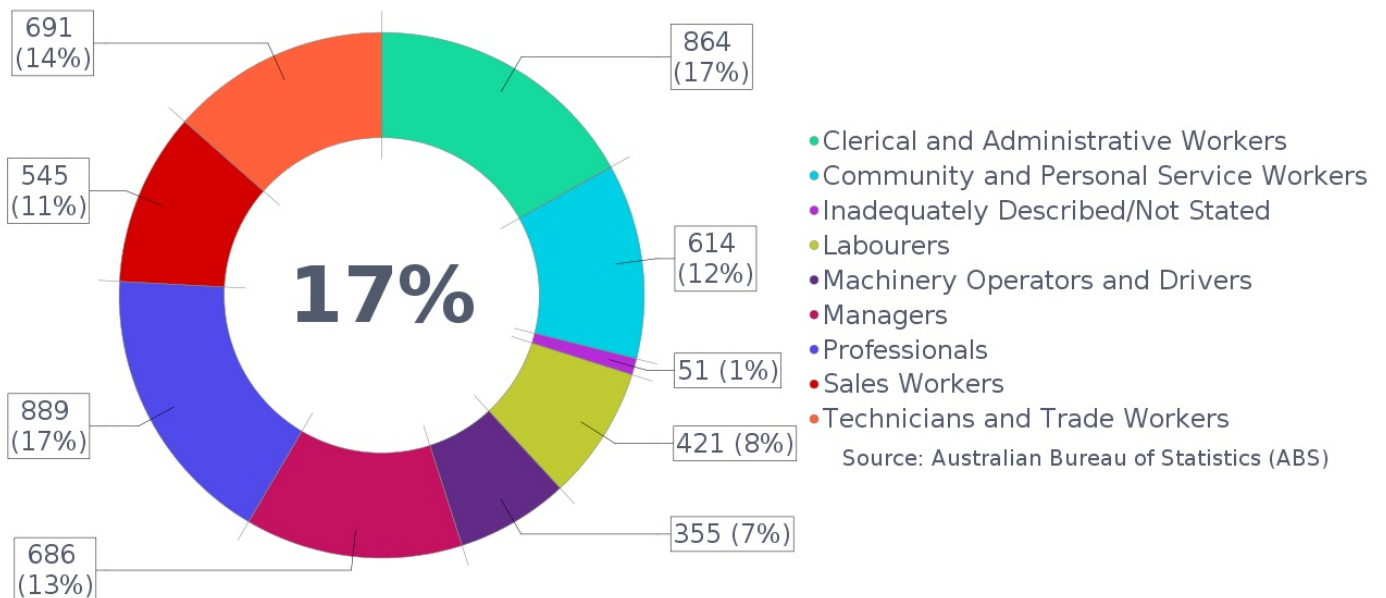
Household Income - Weekly (2021)



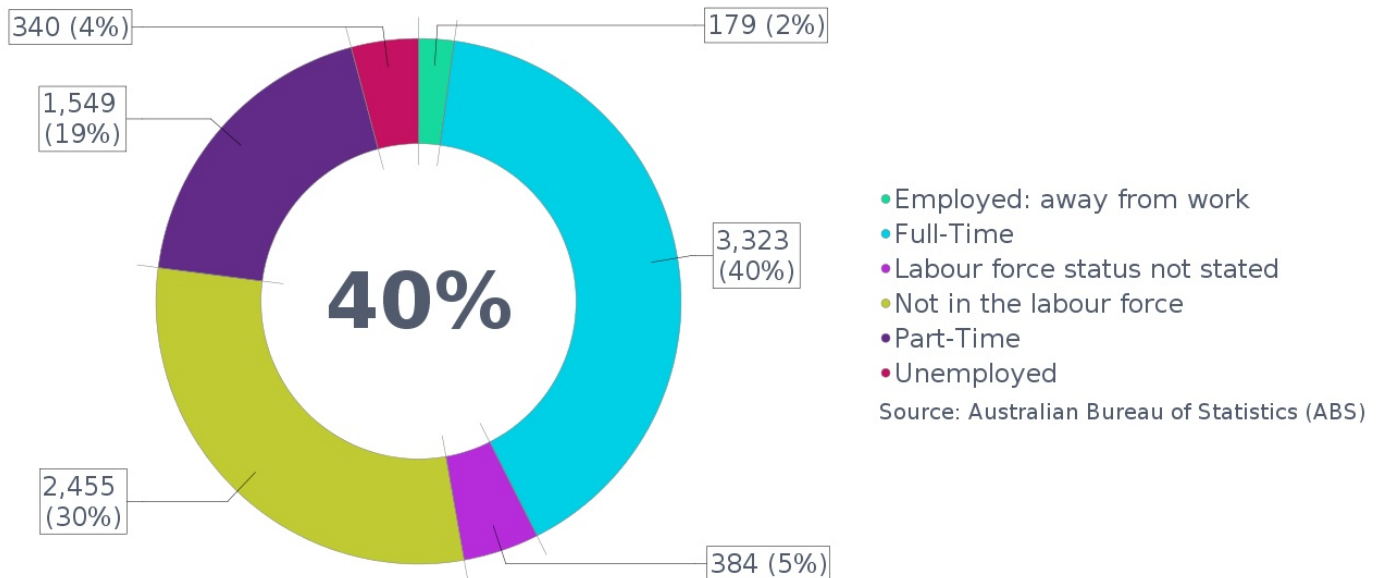
Non-School Qualification: Level of Education (2021)



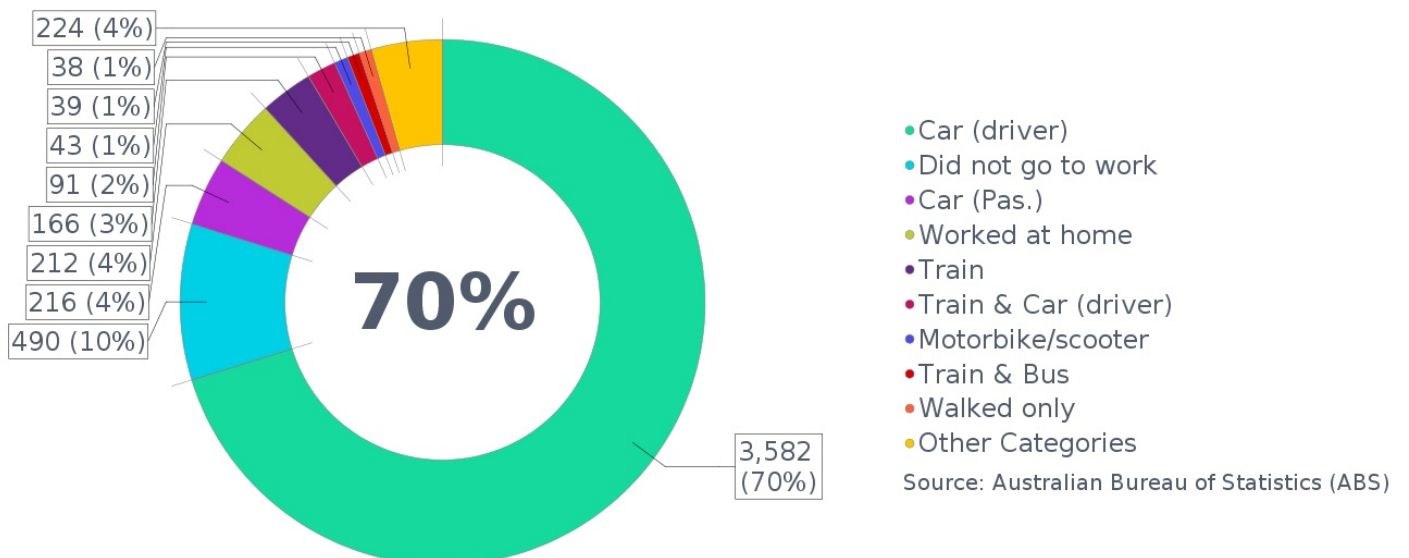
Occupation (2021)



Employment (2021)

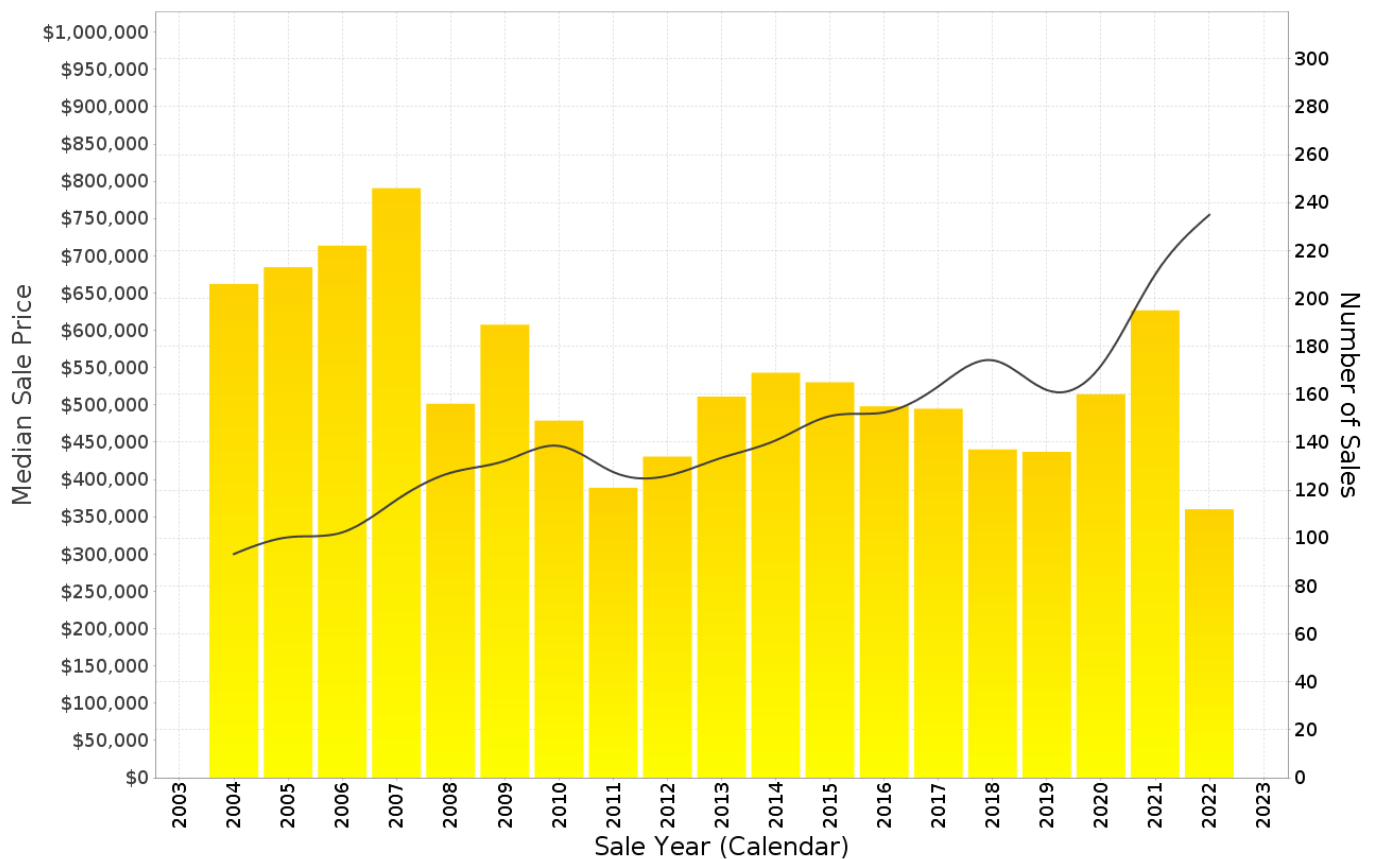


Method of Travel to Work (2021)



Sales & Growth Chart (House)

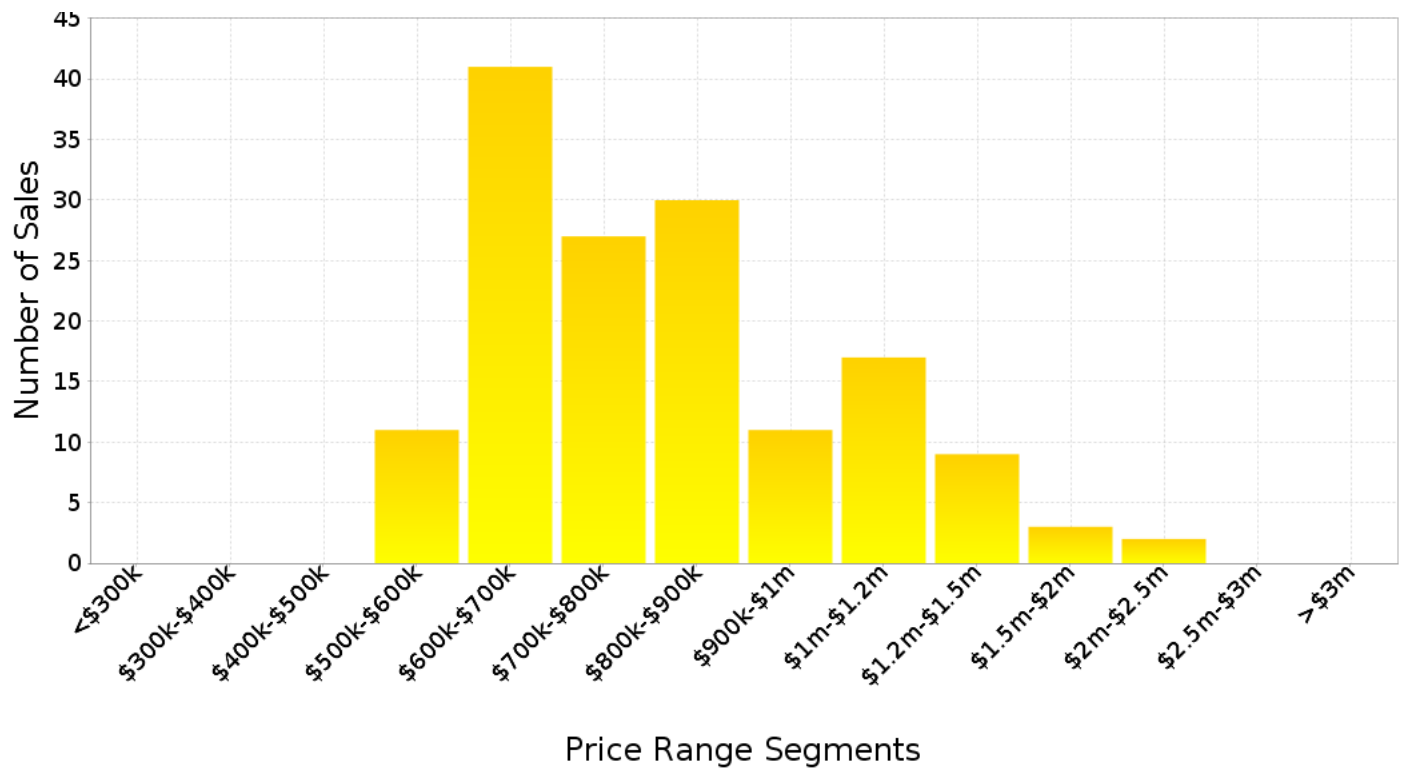
Year	No. of Sales	Average	Median	Growth	Low	High
2004	206	\$ 326,906	\$ 300,000		\$ 34,000	\$ 587,500
2005	213	\$ 348,100	\$ 322,500	7.5 %	\$ 170,000	\$ 700,000
2006	222	\$ 359,343	\$ 329,000	2.0 %	\$ 144,000	\$ 785,000
2007	246	\$ 401,621	\$ 372,500	13.2 %	\$ 158,000	\$ 835,000
2008	156	\$ 443,078	\$ 409,000	9.8 %	\$ 220,000	\$ 815,000
2009	189	\$ 453,643	\$ 425,000	3.9 %	\$ 215,000	\$ 769,000
2010	149	\$ 467,101	\$ 445,000	4.7 %	\$ 300,000	\$ 882,500
2011	121	\$ 445,529	\$ 410,000	-7.9 %	\$ 248,000	\$ 875,000
2012	134	\$ 434,630	\$ 405,000	-1.2 %	\$ 260,000	\$ 825,000
2013	159	\$ 463,961	\$ 429,130	6.0 %	\$ 280,000	\$ 980,000
2014	169	\$ 478,726	\$ 452,500	5.4 %	\$ 295,000	\$ 845,000
2015	165	\$ 540,201	\$ 485,000	7.2 %	\$ 289,000	\$ 2,500,000
2016	155	\$ 526,920	\$ 490,000	1.0 %	\$ 322,000	\$ 1,300,000
2017	154	\$ 544,911	\$ 525,000	7.1 %	\$ 345,000	\$ 1,250,000
2018	137	\$ 580,104	\$ 560,000	6.7 %	\$ 360,000	\$ 1,105,000
2019	136	\$ 563,510	\$ 520,000	-7.1 %	\$ 335,000	\$ 2,060,000
2020	160	\$ 573,796	\$ 552,500	6.2 %	\$ 335,000	\$ 1,170,000
2021	195	\$ 729,799	\$ 675,000	22.2 %	\$ 400,000	\$ 2,250,000
2022	112	\$ 831,638	\$ 755,000	11.9 %	\$ 520,000	\$ 2,300,000



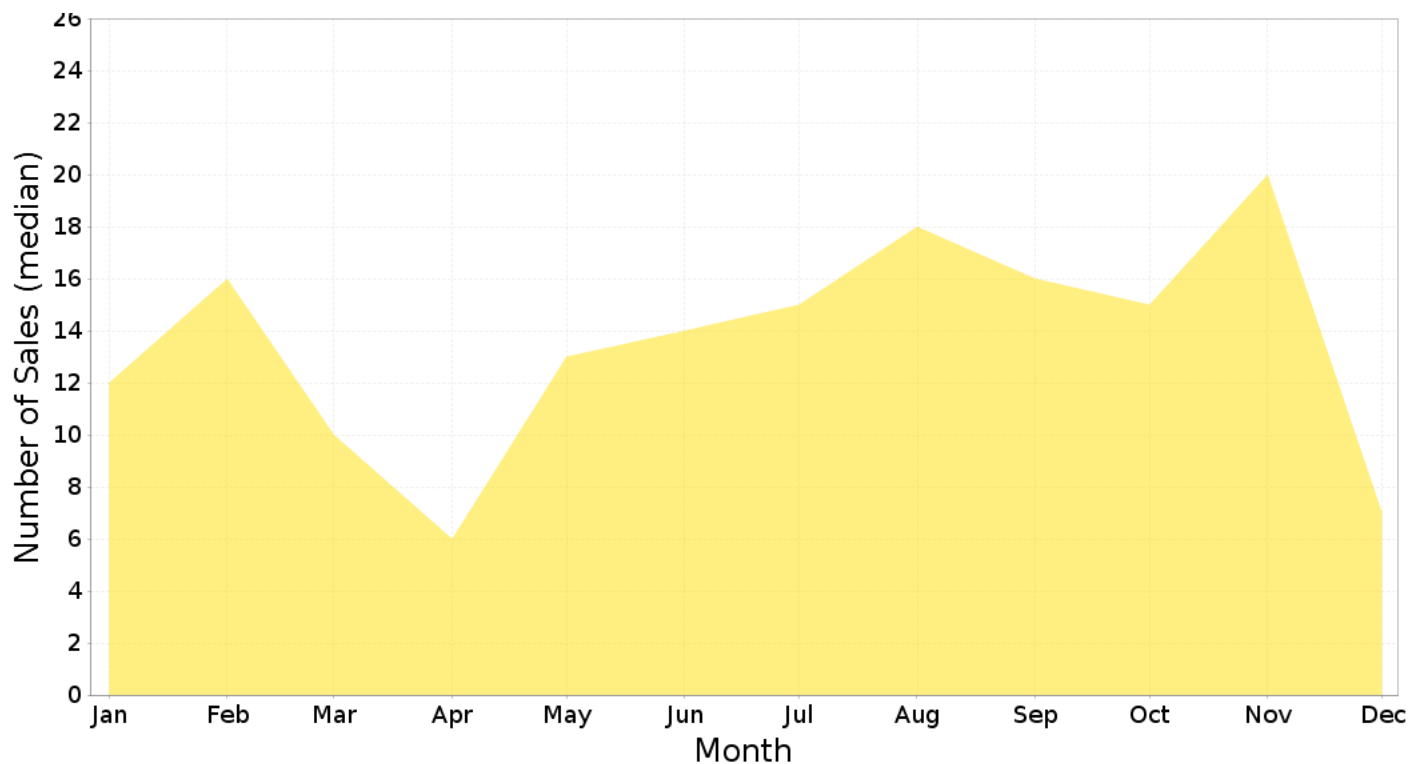
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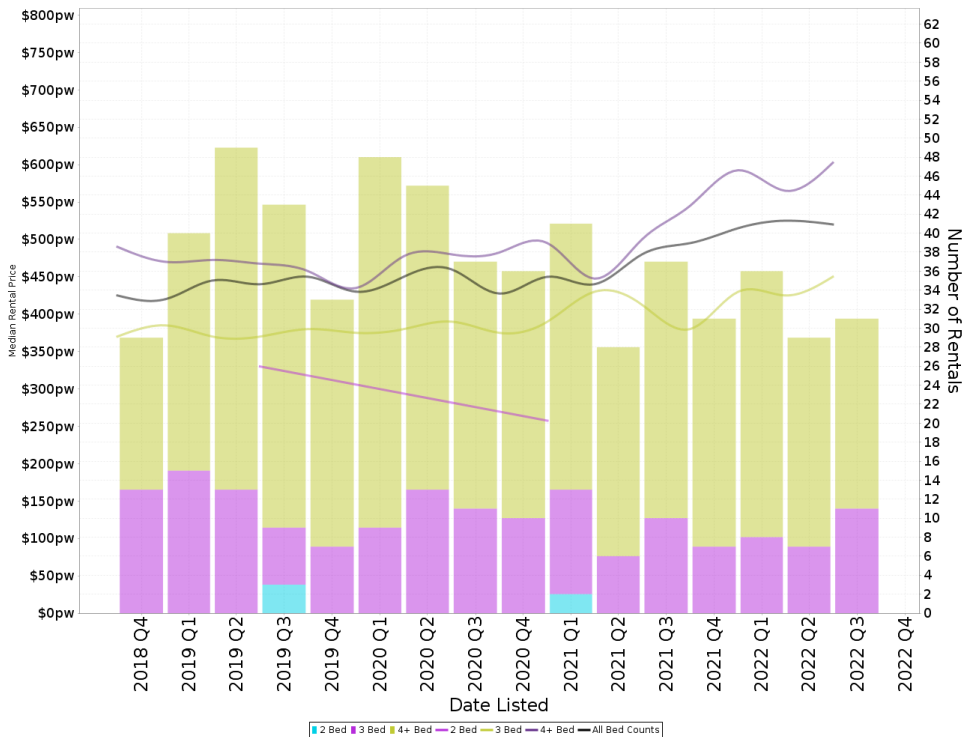
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+24.3%

Current Median Price: \$777,000
Previous Median Price: \$625,000

Based on 348 registered House sales compared over the last two rolling 12 month periods.

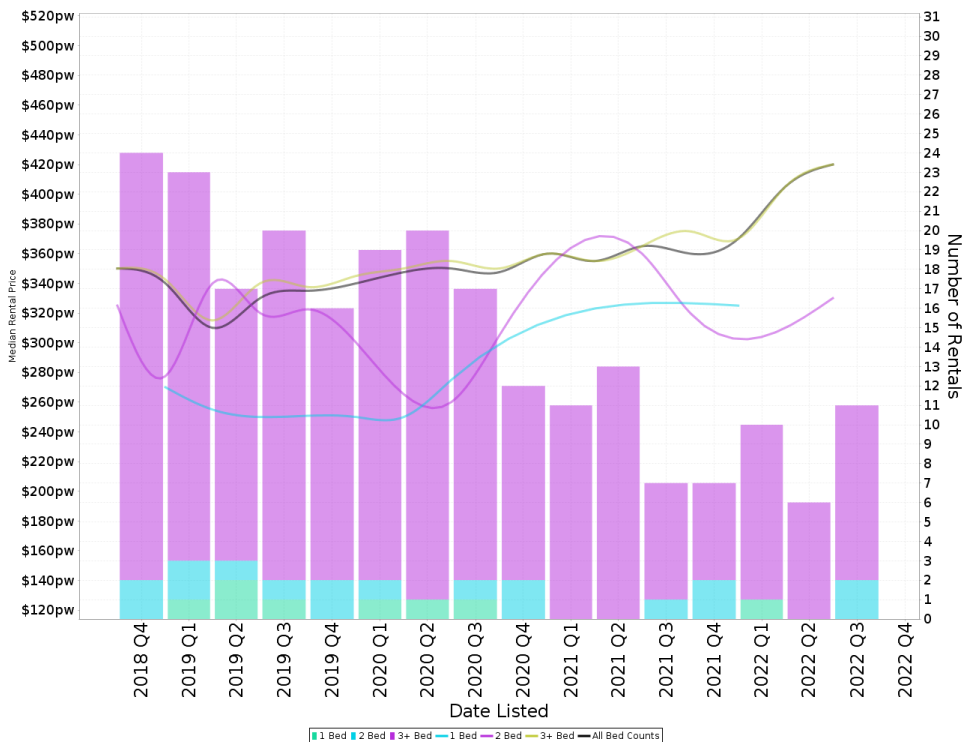
Suburb Rental Yield

+2.9%

Current Median Price: \$777,000
Current Median Rent: \$435

Based on 161 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+23.8%

Current Median Price: \$375,000
Previous Median Price: \$303,000

Based on 229 registered Unit sales compared over the last two rolling 12 month periods.

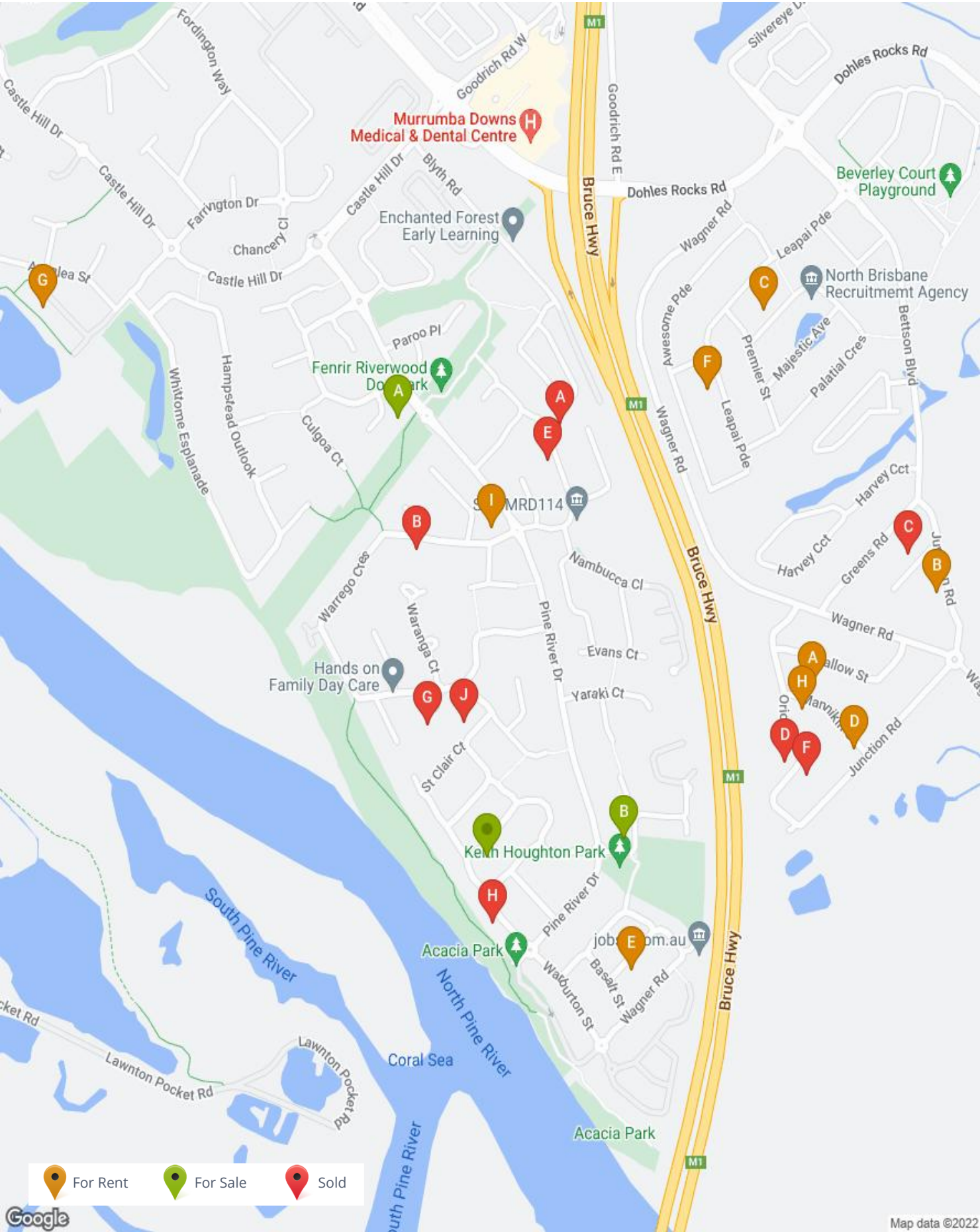
Suburb Rental Yield

+4.6%

Current Median Price: \$375,000
Current Median Rent: \$330

Based on 84 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 1000.0m from the focus property. The lowest for rent price is \$500 and the highest for rent price is \$650 with a median rental price of \$585. Days listed ranges from 3 to 207 days with the average currently at 35 days for these selected properties.

7 MANNIKIN ST, GRIFFIN 4503

UBD Ref: Brisbane - 099 N8



4



2



2



Property Type: House
Area: 380 m²
RPD: L63 SP257073

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$610 per week**
Month Listed: **December 2022**
Days on Market: **18 Days**



16 JUNCTION RD, GRIFFIN 4503

UBD Ref: Brisbane - 099 P7



4



2



2



Property Type: House
Area: 430 m²
RPD: L52 SP257076

Features:

Current Rent Price: **\$520**
First Rent Price: **\$520**
Month Listed: **November 2022* (Rented)**
Days on Market: **3 Days**



58 VERMILLION AVE, GRIFFIN 4503



4



2



2



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$610 per week**
First Rent Price: **\$610.00**
Month Listed: **May 2022* (Rented)**
Days on Market: **207 Days**

7 PALATIAL CRES, GRIFFIN 4503

UBD Ref: Brisbane - 099 M5



4



2



2



Property Type: House
Area: 375 m²
RPD: L48 SP300999

Features:

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **November 2022**
Days on Market: **22 Days**



24 MANNIKIN ST, GRIFFIN 4503

UBD Ref: Brisbane - 099 N8



4



2



2



Property Type: House
Area: 450 m²
RPD: L78 SP257073

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED, CLOSE TO SHOPS

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **November 2022* (Rented)**
Days on Market: **12 Days**



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6 MCKINLAY CRES, MURRUMBA DOWNS 4503

UBD Ref: Brisbane - 099 L10

 **4**
 **2**
 **2**


Property Type: House
Area: 400 m²
RPD: L268 SP157415

Current Rent Price: **\$545**
First Rent Price: **\$545**
Month Listed: **November 2022* (Rented)**
Days on Market: **8 Days**

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED,

**66 LEAPAI PDE, GRIFFIN 4503**

UBD Ref: Brisbane - 099 M6

 **4**
 **2**
 **2**


Property Type: House
Area: 375 m² (180 m²)
RPD: L174 SP304601

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **November 2022* (Rented)**
Days on Market: **23 Days**

Features: BUILD YR: 2021, SOLAR PANELS, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO

**31 NOTTINGHILL RD, MURRUMBA DOWNS 4503**

UBD Ref: Brisbane - 099 G5

 **4**
 **2**
 **2**


Property Type: House
Area: 331 m²
RPD: L27 SP253438

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **November 2022* (Rented)**
Days on Market: **12 Days**

Features:

**6 MANNIKIN ST, GRIFFIN 4503**

UBD Ref: Brisbane - 099 N8

 **4**
 **2**
 **2**


Property Type: House
Area: 375 m²
RPD: L69 SP257073

Current Rent Price: **\$570**
First Rent Price: **\$570**
Month Listed: **October 2022* (Rented)**
Days on Market: **24 Days**

Features:

**4 WARREGO CRES, MURRUMBA DOWNS 4503**

UBD Ref: Brisbane - 099 K7

 **4**
 **2**
 **2**


Property Type: House
Area: 620 m²
RPD: L2 RP908991

Current Rent Price: **\$600 Per Week**
First Rent Price: **\$600 Per Week**
Month Listed: **October 2022* (Rented)**
Days on Market: **21 Days**

Features:



Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 1000.0m from the focus property. The lowest for sale price is \$670,000 and the highest for sale price is \$914,000 with a median sale price of \$767,064. Days listed ranges from 8 to 19 days with the average currently at 16 days for these selected properties.

5 WENLOCK CRT, MURRUMBA DOWNS 4503

UBD Ref: Brisbane - 099 K6
Distance from Property: 792m

 4  2  3



Property Type: House
Area: 890 m² (186 m²)
RPD: L99 RP904273

Current List Price: **"Suit Buyers Over \$670,000"**
First List Price: "Suit Buyers Over \$670,000"
Date Listed: 12/12/2022 Days Listed: 8 Days
Listed Price Change:

Features: LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY



LAWNTON 4501

 4  2  2



Property Type: House
Area: 384 m²
RPD:

Current List Price: **Walk to lake! \$817K High End!**
First List Price: Walk to lake! \$817K High End!
Date Listed: 08/12/2022 Days Listed: 12 Days
Listed Price Change:

Features:

RIVER COVE CCT, MURRUMBA DOWNS 4503

 4  2  2



Property Type: House
Area: 181 m² (174 m²)
RPD:

Current List Price: **House and land \$704,800**
First List Price: House and land \$704,800
Date Listed: 02/12/2022 Days Listed: 17 Days
Listed Price Change:

Features:

RIVER COVE CCT, MURRUMBA DOWNS 4503

 4  2  2



Property Type: House
Area: 143 m² (174 m²)
RPD:

Current List Price: **House and land \$680,000**
First List Price: House and land \$680,000
Date Listed: 02/12/2022 Days Listed: 17 Days
Listed Price Change:

Features:

RIVER COVE CCT, MURRUMBA DOWNS 4503

 4  3  2



Property Type: House
Area: 204 m² (214 m²)
RPD:

Current List Price: **Home and Land - \$806,300**
First List Price: Home and Land - \$806,300
Date Listed: 02/12/2022 Days Listed: 17 Days
Listed Price Change:

Features:

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RIVER COVE CCT, MURRUMBA DOWNS 4503

 4
  2
  2


Property Type: House
 Area: 240 m² (218 m²)
 RPD:

Features:

Current List Price: **House and Land \$914,000**
 First List Price: House and Land \$914,000
 Date Listed: 02/12/2022 Days Listed: 17 Days
 Listed Price Change:

LAWNTON 4501

 4
  2
  2


Property Type: House
 Area:
 RPD:

Features:

Current List Price: **FOR SALE**
 First List Price: FOR SALE
 Date Listed: 01/12/2022 Days Listed: 18 Days
 Listed Price Change:

GRIFFIN 4503

 4
  2
  2


Property Type: House
 Area: 420 m²
 RPD:

Features:

Current List Price: **\$878,500**
 First List Price: \$878,500
 Date Listed: 01/12/2022 Days Listed: 18 Days
 Listed Price Change:

BALD HILLS 4036

 4
  2
  2


Property Type: House
 Area: 505 m² (175 m²)
 RPD:

Features:

Current List Price: **\$813,250 Ready to Build!**
 First List Price: \$813,250 Ready to Build!
 Date Listed: 01/12/2022 Days Listed: 18 Days
 Listed Price Change:

3 BARWON ST, MURRUMBA DOWNS 4503

UBD Ref: Brisbane - 099 L9
 Distance from Property: 263m

 4
  2
  3


Property Type: House
 Area: 676 m²
 RPD: L881 SP148166

Features:

Current List Price: **FOR SALE**
 First List Price: Offers Over \$729,000
 Date Listed: 30/11/2022 Days Listed: 19 Days
 Listed Price Change: **-1.4%**



Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 1000.0m from the focus property. The lowest sale price is \$420,000 and the highest sale price is \$1,020,000 with a median sale price of \$759,125.

12 BALLARD COURT CRT, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 L6
Distance from Property: 777m



Property Type: House
Area: 743 m²
Area \$/m²: \$1,021
RPD: L467 SP112806

Sale Price: **\$758,250 (Agents Advice - Sale)**
Sale Date: 14/12/2022 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, CLOSE TO TRANSPORT, IMPROVEMENTS: COURTYARD, INTERNAL LAUNDRY



15 WARREGO CRES, MURRUMBA DOWNS, QLD 4503

UBD Ref: Brisbane - 099 K7
Distance from Property: 560m



Property Type: House
Area: 800 m²
Area \$/m²: \$950
RPD: L55 RP911361

Sale Price: **\$760,000 (Agents Advice - Sale)**
Sale Date: 09/12/2022 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1998, LOWSET, BRICK AND TILE, BUILT IN ROBES, AIR CONDITIONED, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



8 WEDGE TAIL CRT, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 099 P7
Distance from Property: 970m



Property Type: House
Area: 420 m²
Area \$/m²: \$1,524
RPD: L31 SP257076

Sale Price: **\$640,000 (Agents Advice - Sale)**
Sale Date: 29/11/2022 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



44 ORIOLE ST, GRIFFIN, QLD 4503

UBD Ref: Brisbane - 099 N8
Distance from Property: 596m



Property Type: House
Area: 394 m²
Area \$/m²: \$1,066
RPD: L113 SP257074

Sale Price: **\$420,000 (Normal Sale)**
Sale Date: 11/11/2022 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



9 BALLARD CT, MURRUMBA DOWNS, QLD 4503

UBD Ref: Brisbane - 099 L6
Distance from Property: 708m



Property Type: House
Area: 600 m²
Area \$/m²: \$1,433
RPD: L472 SP112806

Sale Price: **\$860,000 (Normal Sale)**
Sale Date: 07/11/2022 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



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37 ORIOLE ST, GRIFFIN, QLD 4503
 UBD Ref: Brisbane - 099 N8
 Distance from Property: 630m

 4  2  2

 Property Type: House
 Area: 300 m²
 Area \$/m²: \$2,067
 RPD: L97 SP257074

Features:

 Sale Price: **\$620,000 (Normal Sale)**
 Sale Date: 01/11/2022 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:
**6 LORA CT, MURRUMBA DOWNS, QLD 4503**
 UBD Ref: Brisbane - 099 K8
 Distance from Property: 260m

 4  2  2

 Property Type: House
 Area: 710 m²
 Area \$/m²: \$1,134
 RPD: L108 SP112813

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY

 Sale Price: **\$805,000 (Normal Sale)**
 Sale Date: 18/10/2022 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:
**9 LACHLAN ST, MURRUMBA DOWNS, QLD 4503**
 UBD Ref: Brisbane - 099 K10
 Distance from Property: 117m

 4  2  2

 Property Type: House
 Area: 450 m²
 Area \$/m²: \$2,267
 RPD: L203 SP174494

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY

 Sale Price: **\$1,020,000 (Normal Sale)**
 Sale Date: 15/10/2022 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:
**66 LEAPAI PDE, GRIFFIN, QLD 4503**
 UBD Ref: Brisbane - 099 M6
 Distance from Property: 927m

 4  2  2

 Property Type: House
 Area: 375 m²
 Area \$/m²: \$1,947
 RPD: L174 SP304601

Features: BUILD YR: 2021, SOLAR PANELS, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO

 Sale Price: **\$730,000 (Normal Sale)**
 Sale Date: 07/10/2022 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:
**4 CASTLEREAGH ST, MURRUMBA DOWNS, QLD 4503**
 UBD Ref: Brisbane - 099 K8
 Distance from Property: 242m

 4  2  2

 Property Type: House
 Area: 611 m²
 Area \$/m²: \$1,357
 RPD: L679 SP113831

Features: LOWSET, BRICK AND TILE, ENSUITE, STUDY, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS:

 Sale Price: **\$829,000 (Normal Sale)**
 Sale Date: 05/10/2022 Days to Sell:
 Last Price: Chg %:
 First Price: Chg %:


10 CLARENCE STREET, MURRUMBA DOWNS, QLD 4503



Appraisal Price

This market analysis has been prepared on 19/12/2022 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:

\$685,000 to \$715,000

Contact your agent for further information:



Agent Name: Jason Smith
Mobile: +61 400 389 116
Office: Ray White Murrumba Downs
Office Phone: +61 (07) 3491 8850
Email: j.smith@raywhite.com