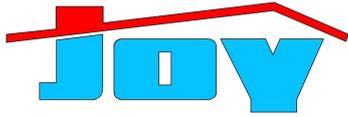


# COMPARATIVE MARKET ANALYSIS

104/90 NORTHQUARTER DRIVE, MURRUMBA DOWNS, QLD 4503

PREPARED BY NAOMI BELCZOWSKI, INVECH CORPORATION



Jsm Super Fund 2 Pty Ltd  
104/90 Northquarter Drive  
Murrumba Downs, QLD, 4503

Good afternoon Julian,

RE: Property Appraisal

Thank you for your invitation to appraise your property.

This appraisal is based on the current market sales and conditions of the property market in this local area.

Why use us?

Advertising fees are only \$500.

We market the property and can cater to viewings when other agents can't.

Our commission is 2.5% (+GST) - however, if you find another agent who will take less, we will match it.

A review of recent sales & comparison of the units currently on the sales market suggest that your Property has an estimated rental potential of between \$270,000 and \$285,000.

Should you have any questions relating to the information contained with this document please feel free to contact me.

Kind Regards

Sean Huang  
Sian Laenen  
Naomi Belczowski

Naomi Belczowski  
Invech Corporation  
Office Phone: 0410 530 516  
Email: [manager@northquarterplace.com.au](mailto:manager@northquarterplace.com.au)

# 104/90 NORTHQUARTER DRIVE, MURRUMBA DOWNS, QLD 4502



Northquarter Place

## Owner Details

**Owner Name(s):** JSM SUPER FUND 2 PTY LTD  
**Owner Address:** 113 KARAWATHA DVE, MOUNTAIN CREEK QLD 4557  
**Phone(s):** (07) 3886 3660 (ABUTO) **\*(07) 3886 3823** (ANNA) **Owner Type:** Rental

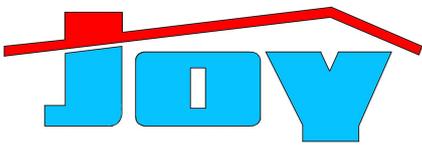
## Property Details

3 2 2

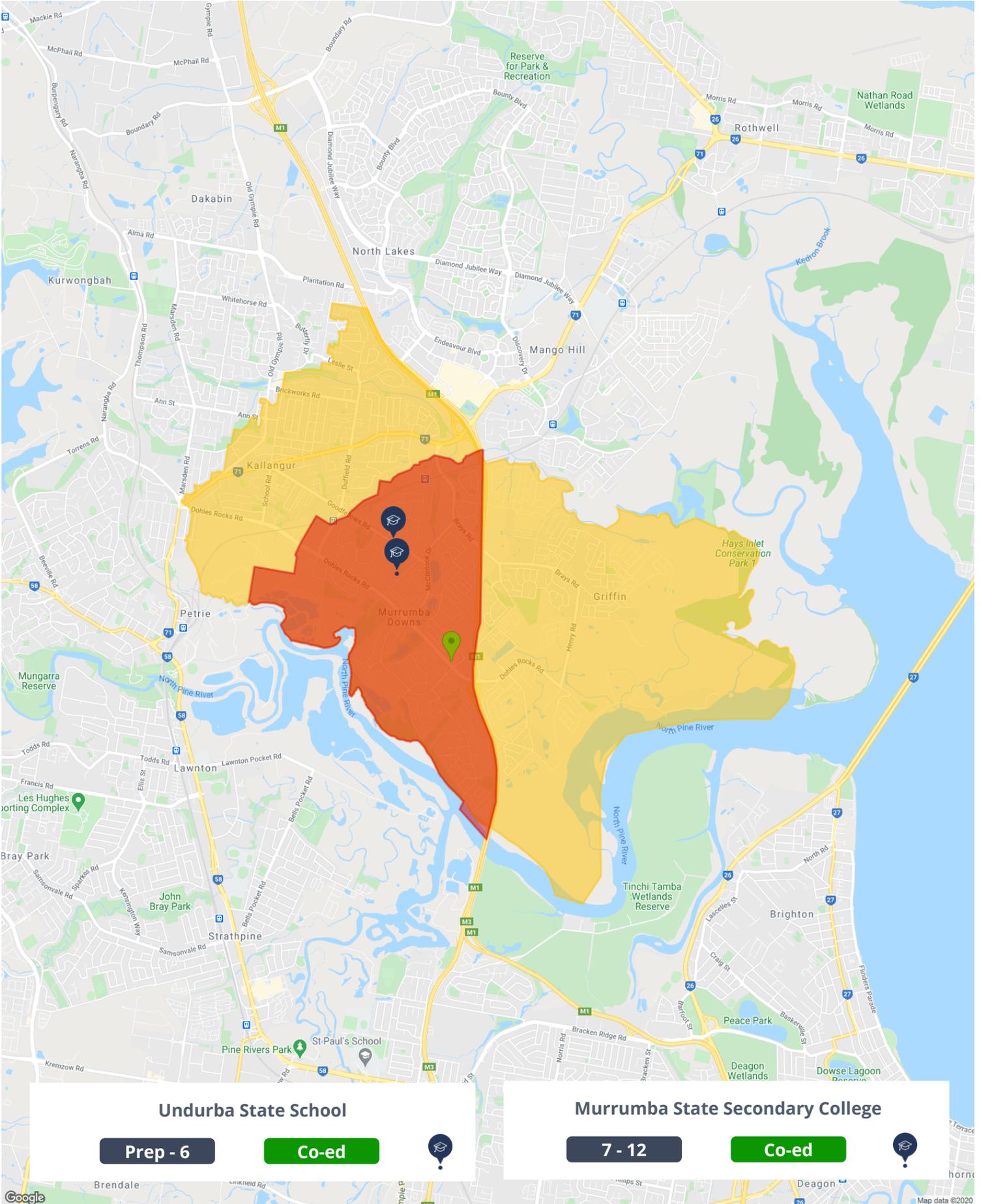
**Property Type:** Unit - Freehold [Unit]  
**RPD:** L104 SP235919  
**Valuation Amount:** Area: 148 m<sup>2</sup>  
**Valuation Amount:** Area \$/m<sup>2</sup>: \$2,297  
**Land Use:** BUILDING UNITS (PRIMARY USE ONLY) **Water/Sewerage:**  
**Zoning** **Property ID:** 24496671 /  
**Council:** MORETON BAY (SOUTH) **UBD Ref:** UBD Ref: 099 K3  
**Features:** Build Yr: 2015, Storeys: 2, Double Storey, Brick and Tile, Ensuite, Garage, Built in Robes, Modern Kitchen, Air Conditioned, Pool, Close to Schools, Close to Transport

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 340,000	09/01/2015	PINEAPPLE FARM PTY LTD	148 m <sup>2</sup>	Normal Sale	No



# School Catchment Areas



**Undurba State School**

**Prep - 6**

**Co-ed**

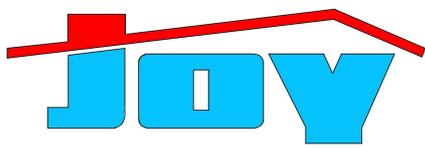


**Murrumba State Secondary College**

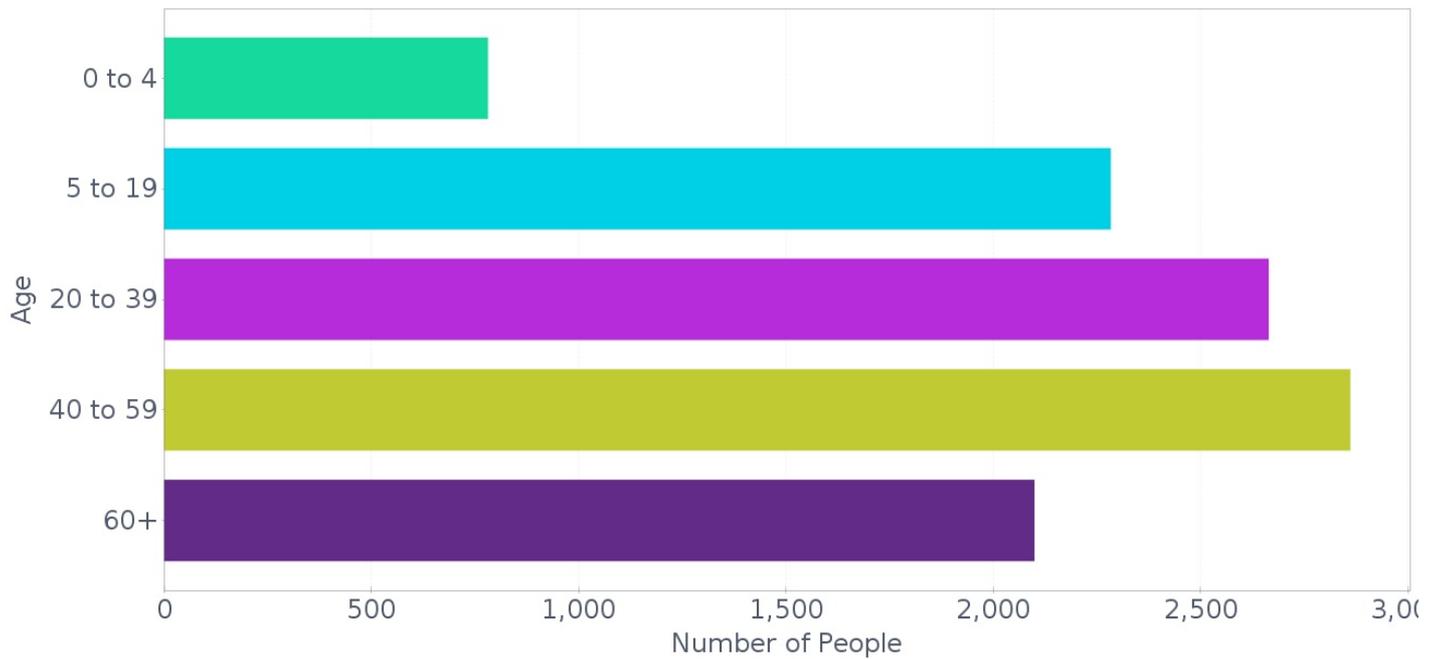
**7 - 12**

**Co-ed**

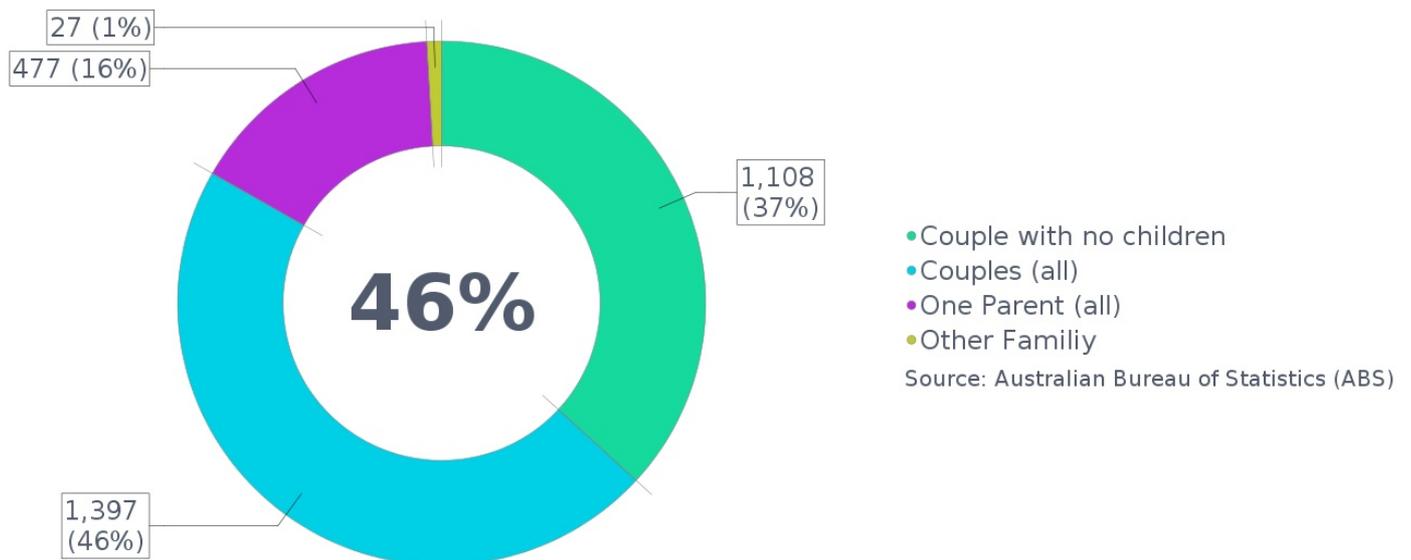




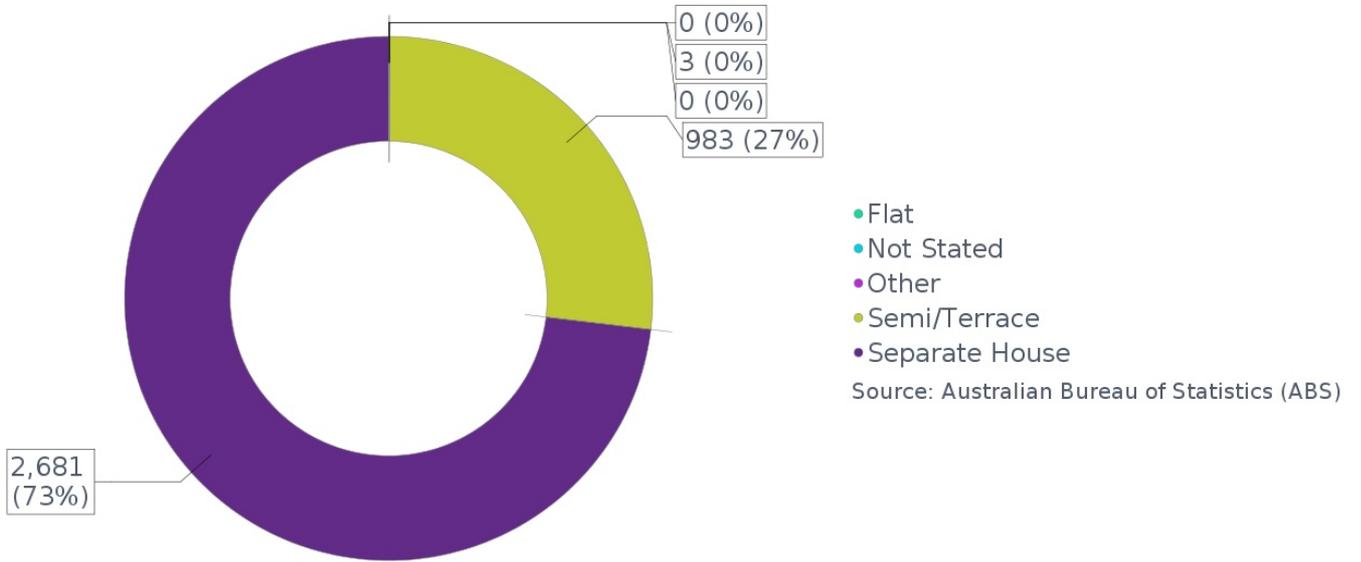
## Age of Population (2016)



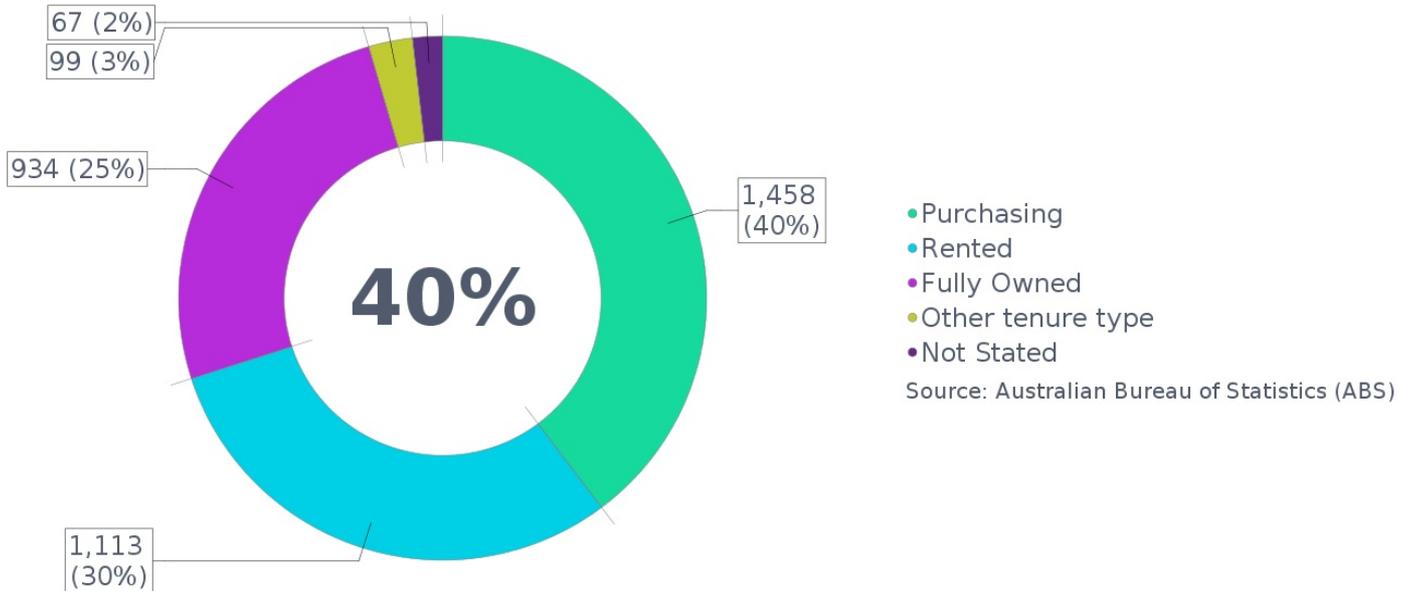
## Family Composition (2016)

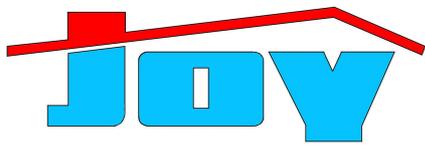


## Dwelling Structure (2016)

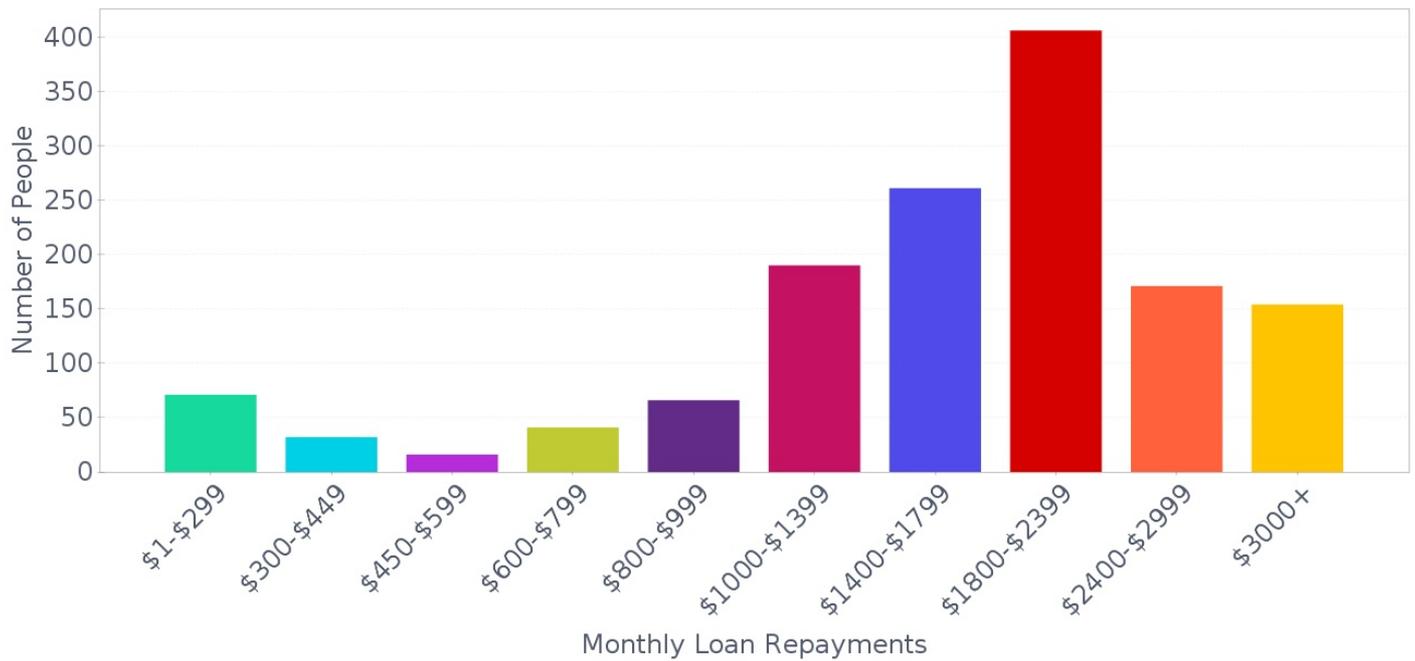


## Home Ownership (2016)

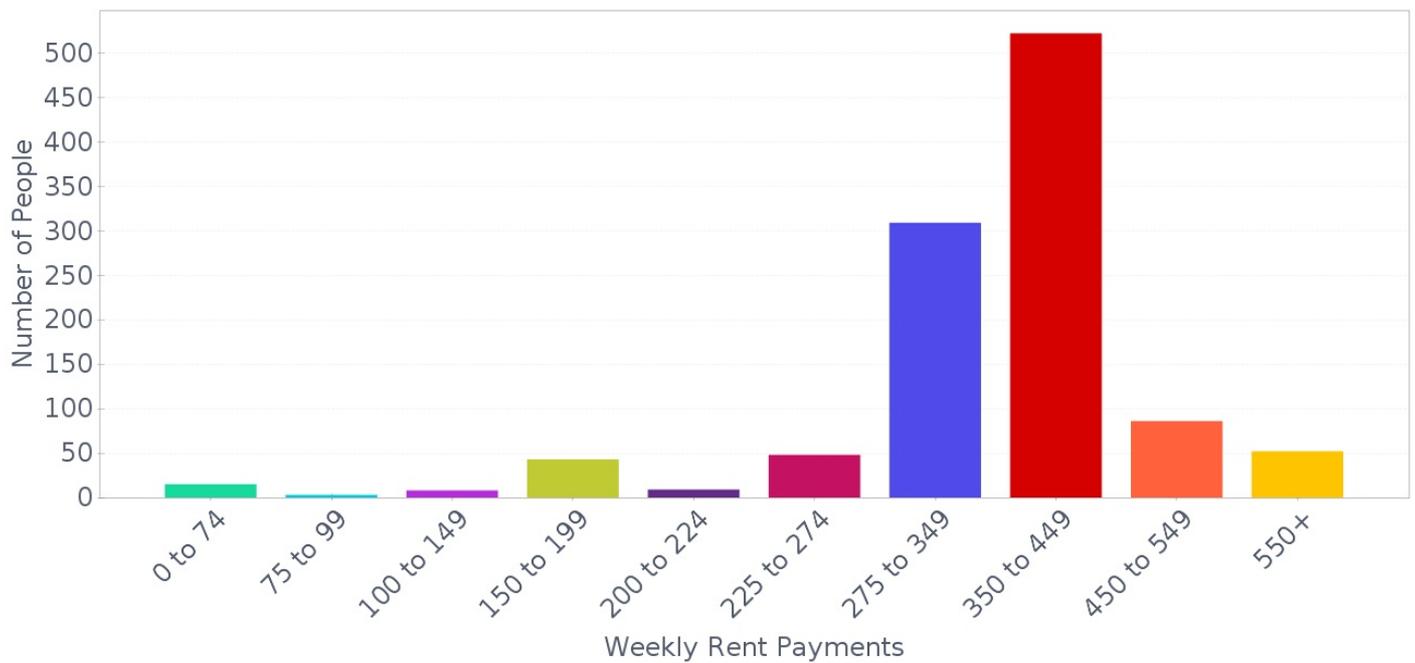


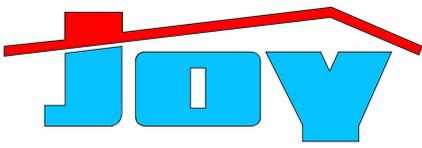


## Home Loan Repayments - Monthly (2016)

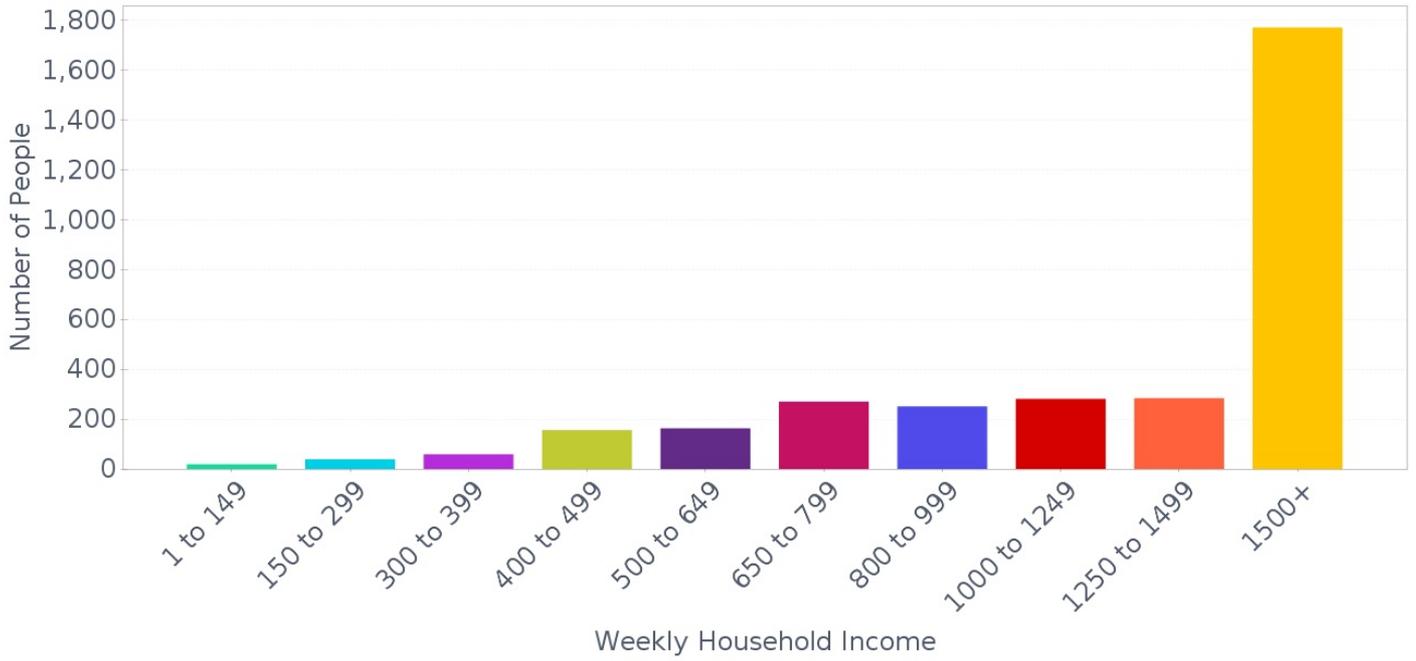


## Rent Payments - Weekly (2016)

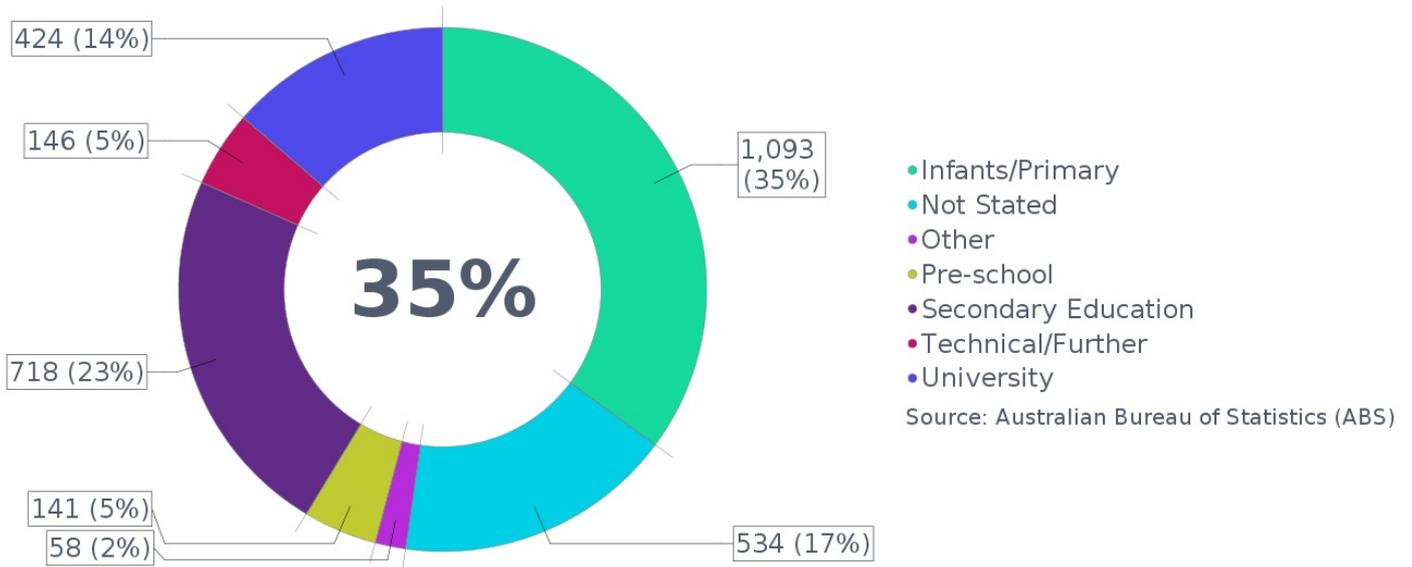




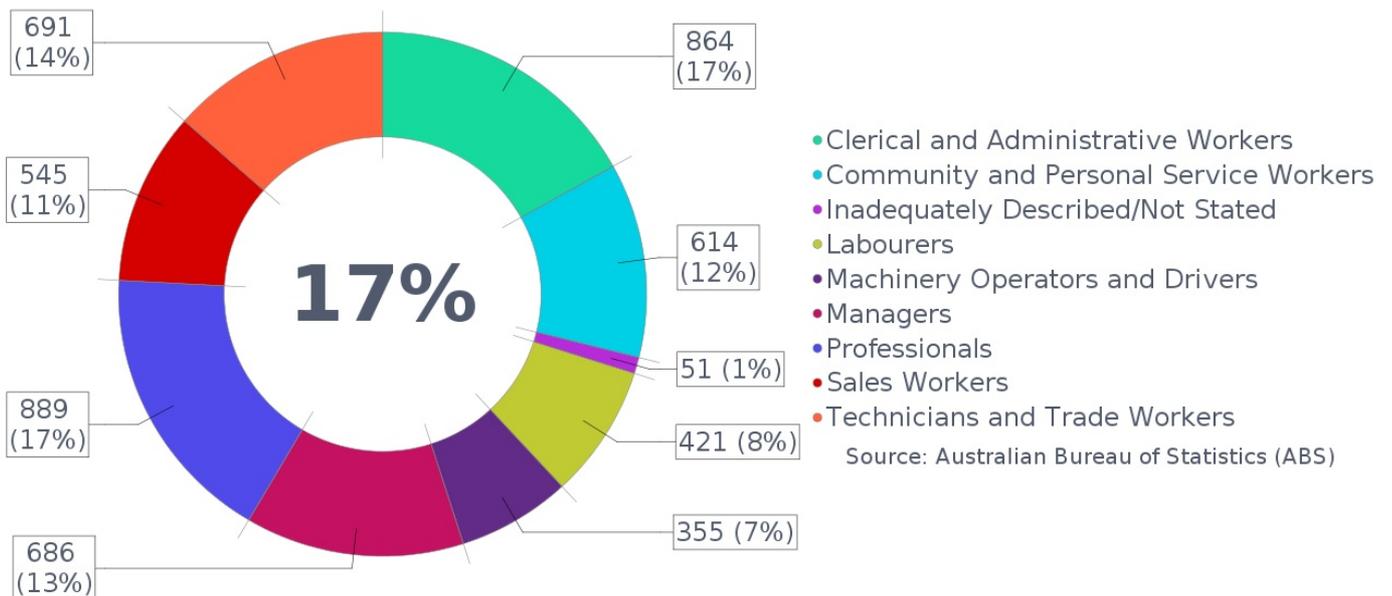
## Household Income - Weekly (2016)



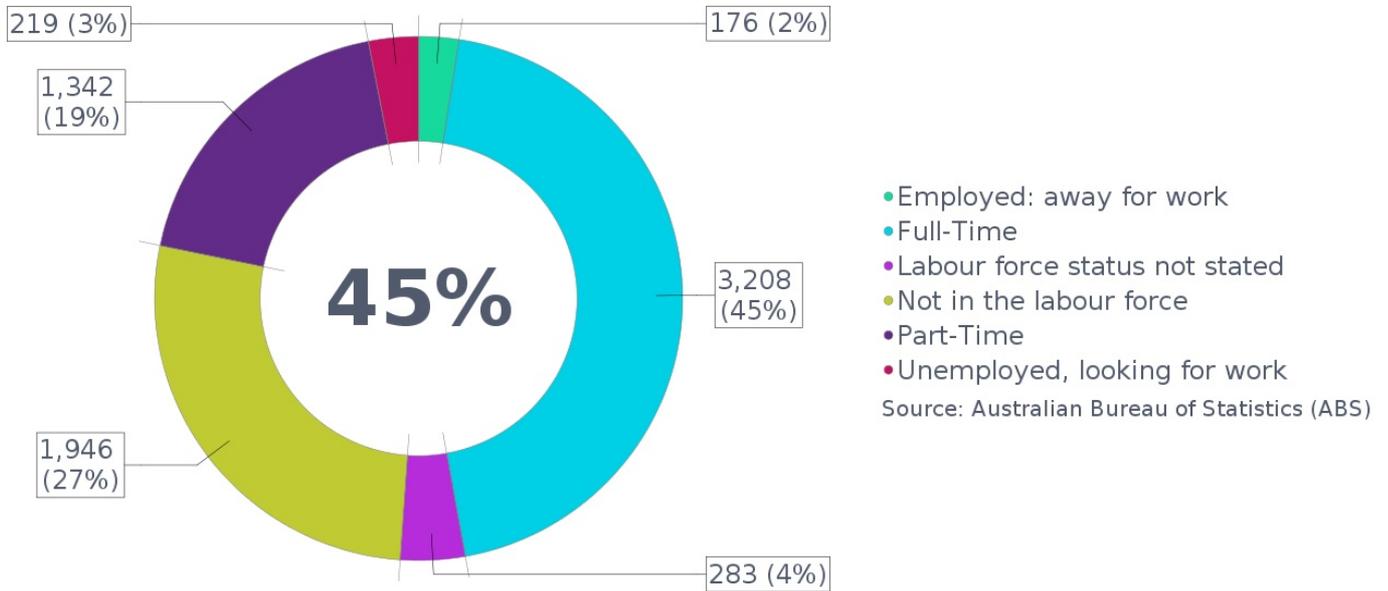
## Non-School Qualification: Level of Education (2016)



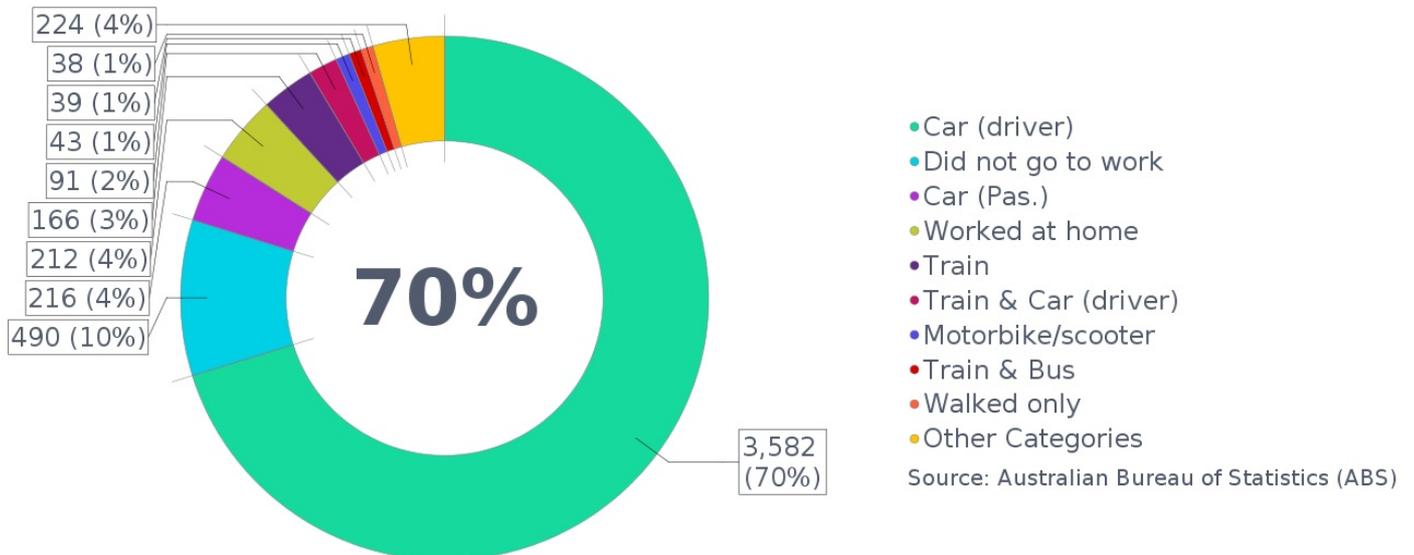
## Occupation (2016)

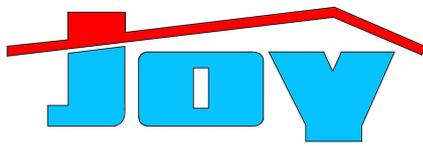


## Employment (2011)



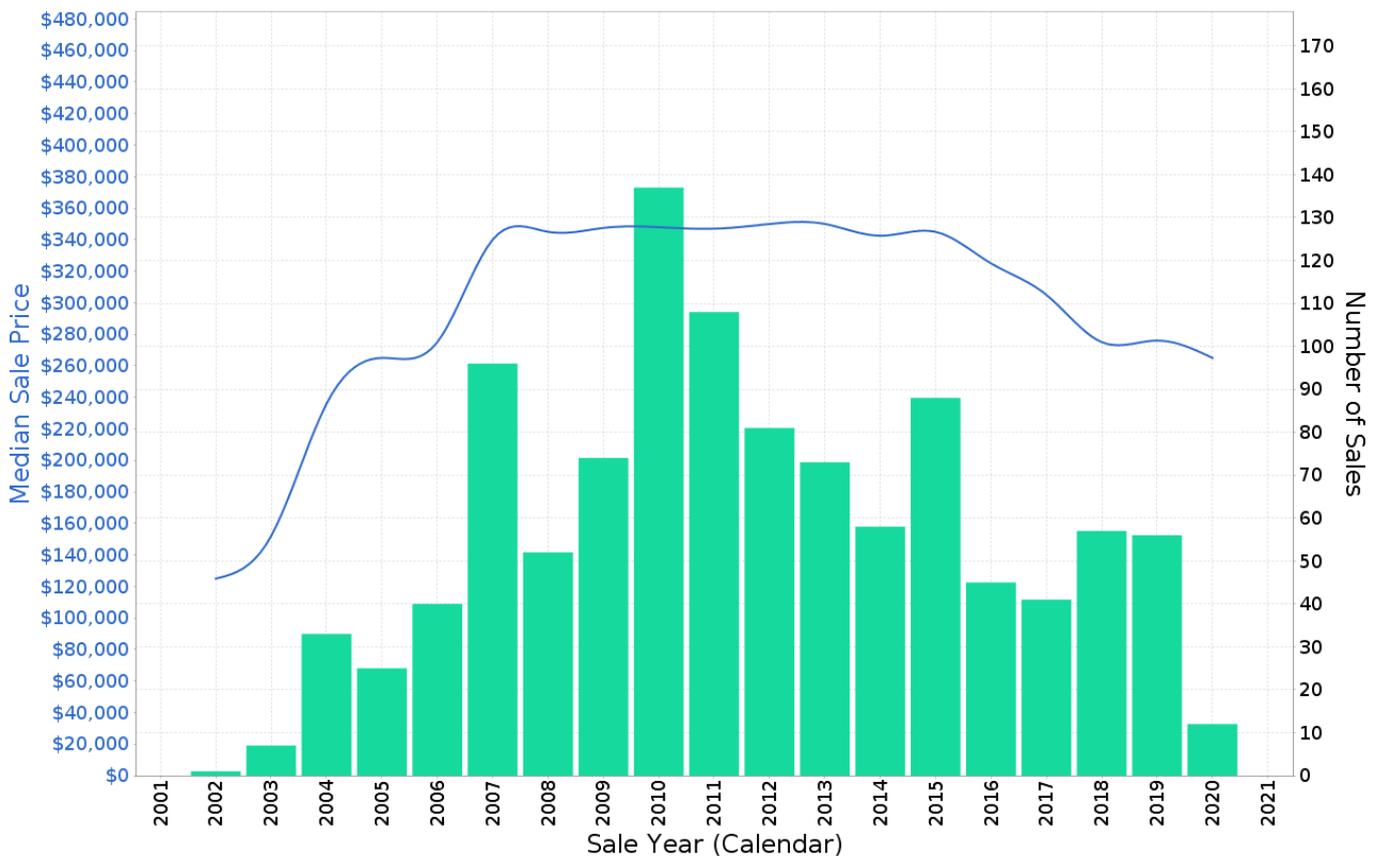
## Method of Travel to Work (2016)





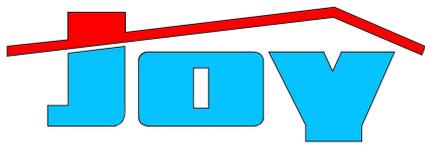
## Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
2002	1	\$ 125,000	\$ 125,000		\$ 125,000	\$ 125,000
2003	7	\$ 154,857	\$ 152,000	21.6 %	\$ 145,000	\$ 180,000
2004	33	\$ 240,773	\$ 235,950	55.2 %	\$ 200,000	\$ 339,000
2005	25	\$ 260,266	\$ 265,000	12.3 %	\$ 211,800	\$ 387,000
2006	40	\$ 295,025	\$ 275,000	3.8 %	\$ 230,000	\$ 450,000
2007	96	\$ 325,091	\$ 340,000	23.6 %	\$ 232,000	\$ 455,000
2008	52	\$ 328,967	\$ 345,000	1.5 %	\$ 267,000	\$ 450,000
2009	74	\$ 339,755	\$ 347,500	0.7 %	\$ 272,000	\$ 450,000
2010	137	\$ 344,602	\$ 348,000	0.1 %	\$ 290,000	\$ 450,000
2011	108	\$ 343,954	\$ 347,000	-0.3 %	\$ 270,000	\$ 380,500
2012	81	\$ 351,285	\$ 350,000	0.9 %	\$ 260,000	\$ 450,000
2013	73	\$ 345,532	\$ 350,000		\$ 256,000	\$ 450,000
2014	58	\$ 337,261	\$ 342,500	-2.1 %	\$ 255,000	\$ 428,000
2015	88	\$ 331,454	\$ 345,000	0.7 %	\$ 252,500	\$ 450,000
2016	45	\$ 333,122	\$ 325,000	-5.8 %	\$ 268,000	\$ 500,000
2017	41	\$ 319,910	\$ 305,000	-6.2 %	\$ 269,000	\$ 455,000
2018	57	\$ 283,961	\$ 275,000	-9.8 %	\$ 217,000	\$ 365,000
2019	56	\$ 294,938	\$ 276,000	0.4 %	\$ 233,000	\$ 510,000
2020	12	\$ 290,042	\$ 265,000	-4.0 %	\$ 243,000	\$ 429,000

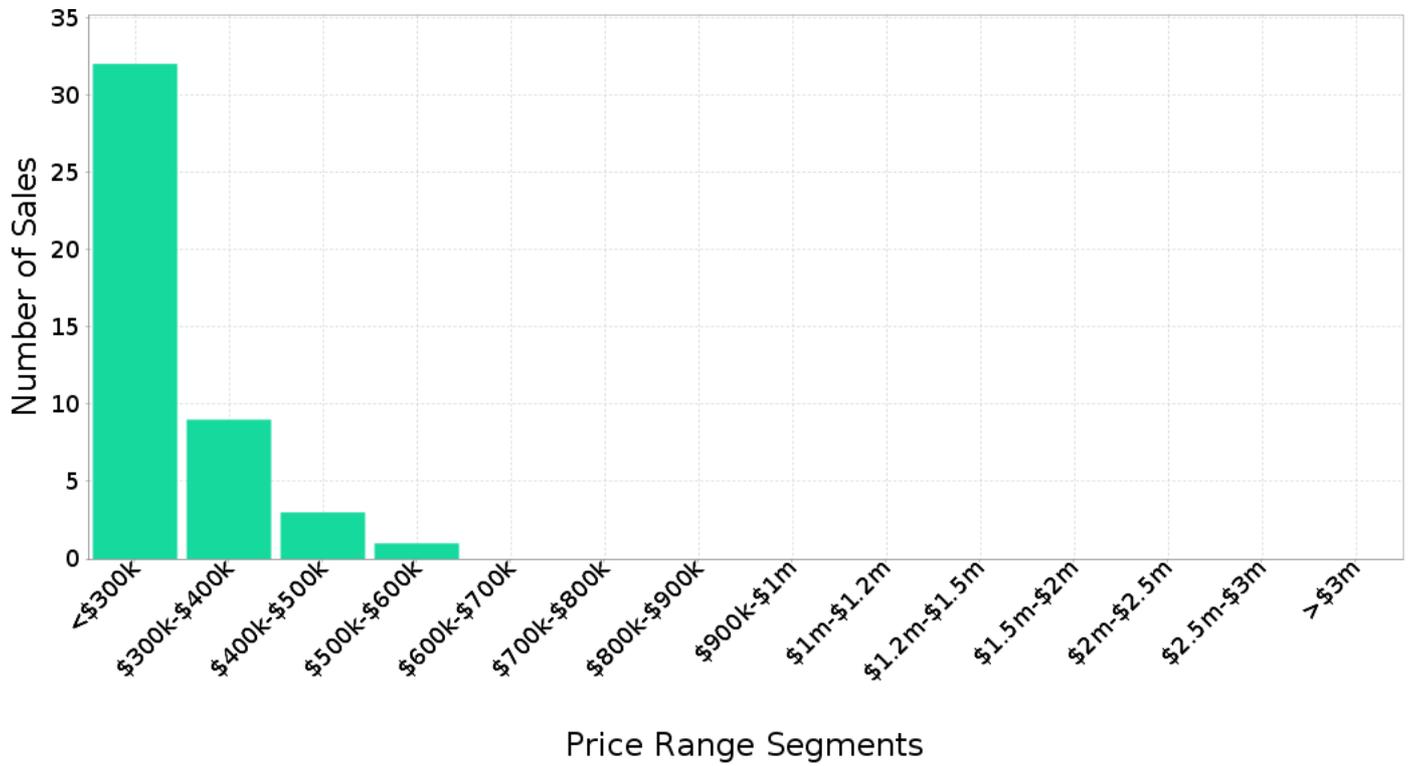


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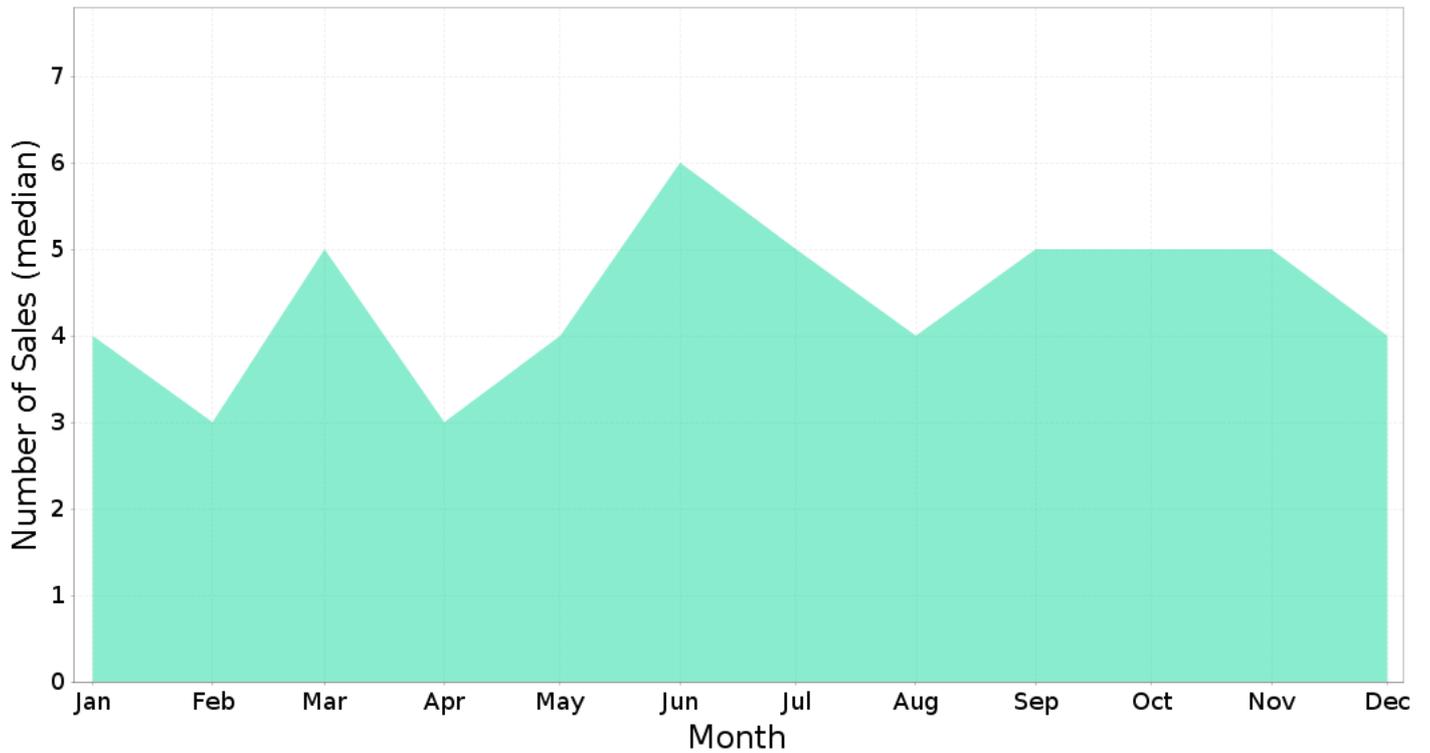
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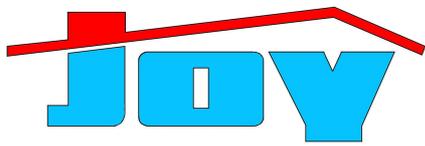


## Price Segmentation

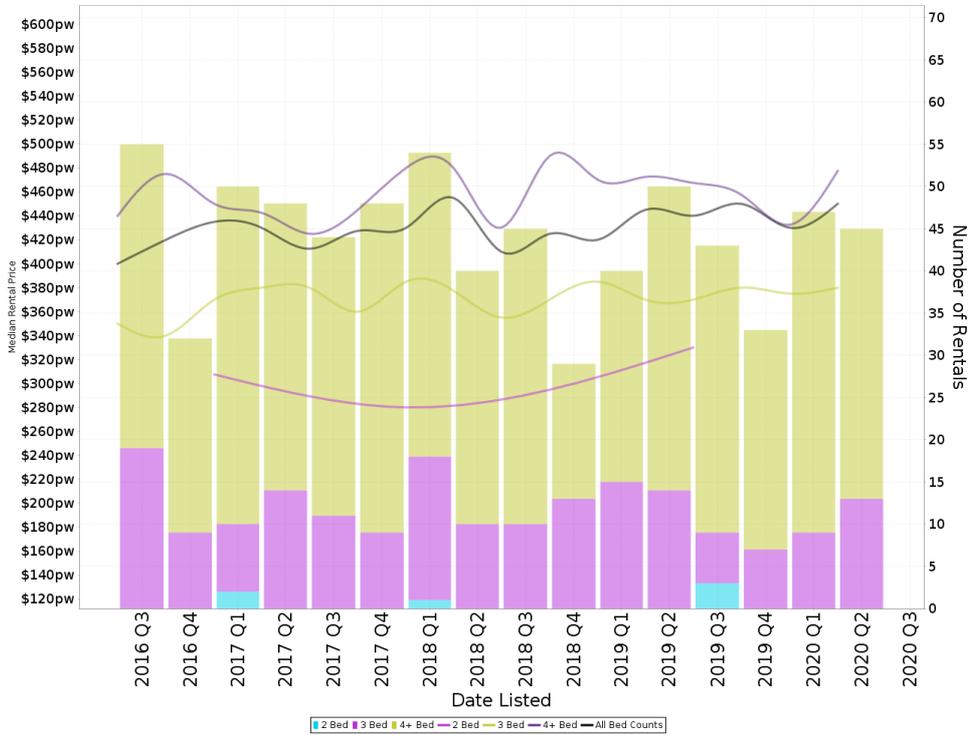


## Peak Selling Periods





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.6%**

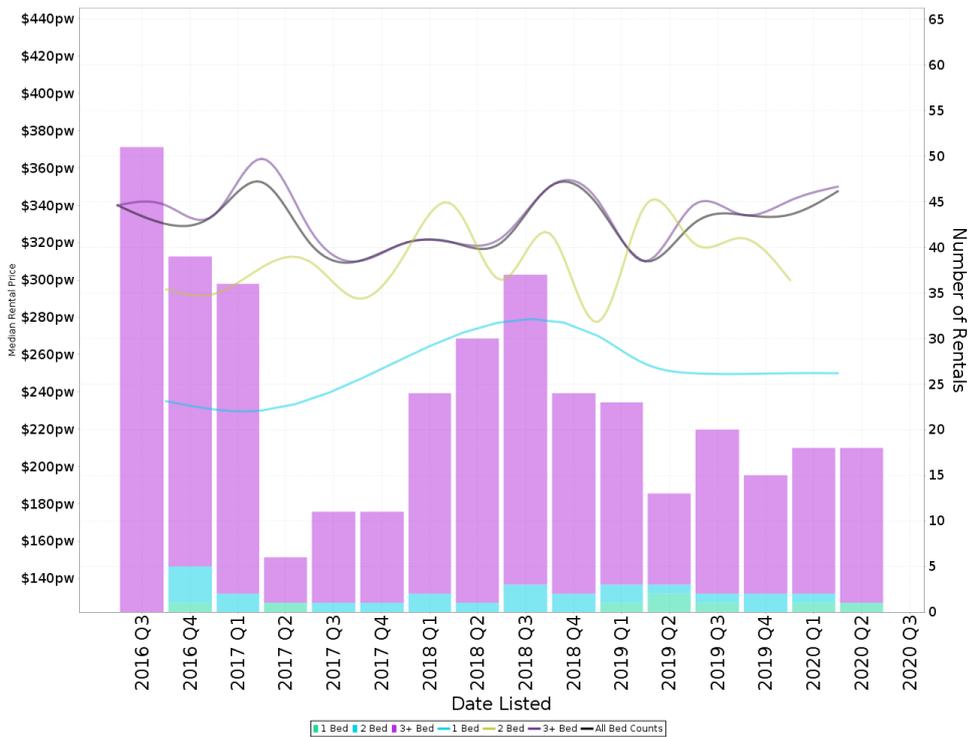
Current Median Price: \$530,000  
 Previous Median Price: \$550,000  
 Based on 259 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$530,000  
 Current Median Rent: \$420  
 Based on 185 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

Current Median Price: \$275,000  
 Previous Median Price: \$275,000  
 Based on 96 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.3%**

Current Median Price: \$275,000  
 Current Median Rent: \$335  
 Based on 132 registered Unit rentals compared over the last 12 months.



## Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$350 and the highest for rent price is \$365 with a median rental price of \$360. Days listed ranges from 5 to 23 days with the average currently at 13 days for these selected properties.

**ID:3869389/6 WHITE IBIS DR, GRIFFIN 4503** UBD Ref: Brisbane - 099 M2 3 2 1



Property Type: Unit  
Area: 6.38 ha (118 m<sup>2</sup>)  
RPD: L1-50 SP249240 & L51-101 SP249241 &

Features:

Current Rent Price: **\$350 per week**  
First Rent Price: **\$350 per week**  
Month Listed: **August 2020\* (Rented)**  
Days on **10 Days**

**ID:21064689/181 BRAYS RD, GRIFFIN 4503**  3 2 2



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **350**  
First Rent Price: **350**  
Month Listed: **August 2020\* (Rented)**  
Days on **6 Days**

**ID:3906195/6 WHITE IBIS DR, GRIFFIN 4503**  3 2 1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$360**  
First Rent Price: **\$360**  
Month Listed: **July 2020\* (Rented)**  
Days on **23 Days**

**ID:21064272/181 BRAYS RD, GRIFFIN 4503**  3 2 1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **A Class Above \$360.00PW**  
First Rent Price: **A Class Above \$360.00PW**  
Month Listed: **July 2020\* (Rented)**  
Days on **11 Days**

**136/90 NORTHQUARTER DR, MURRUMBA DOWNS 4** UBD Ref: Brisbane - 099 K3 3 2 1



Property Type: Unit  
Area: 148 m<sup>2</sup>  
RPD: L136 SP235920

Features:

Current Rent Price: **\$365 per week**  
First Rent Price: **\$365 per week**  
Month Listed: **July 2020\* (Rented)**  
Days on **21 Days**

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### 127/90 NORTHQUARTER DR, MURRUMBA DOWNS 4

UBD Ref: Brisbane - 099 K3

3 2 1



Property Type: Unit  
Area: 148 m<sup>2</sup>  
RPD: L127 SP235920

Features:

Current Rent Price: **\$365 per week**  
First Rent Price: **\$365 per week**  
Month Listed: **July 2020\* (Rented)**  
Days on **5 Days**



### 136/90 NORTHQUARTER DR, MURRUMBA DOWNS 4

UBD Ref: Brisbane - 099 K3

3 2 2



Property Type: Unit  
Area: 148 m<sup>2</sup>  
RPD: L135 SP235920

Features:

Current Rent Price: **\$365**  
First Rent Price: **\$365**  
Month Listed: **July 2020\* (Rented)**  
Days on **18 Days**



### 126/90 NORTHQUARTER DR, MURRUMBA DOWNS 4503

3 1 2



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$365**  
First Rent Price: **\$365**  
Month Listed: **July 2020\* (Rented)**  
Days on **18 Days**

### ID:3906620/9 WHITE IBIS DR, GRIFFIN 4503

3 2 1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **\$355**  
First Rent Price: **\$355**  
Month Listed: **June 2020\* (Rented)**  
Days on **13 Days**

### ID:3918539/181 BRAYS RD, GRIFFIN 4503

3 2 1



Property Type: Unit  
Area:  
RPD:

Features:

Current Rent Price: **A Class Above \$350.00PW**  
First Rent Price: **A Class Above \$360.00PW**  
Month Listed: **June 2020\* (Rented)**  
Days on **13 Days**

## Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$250,000 and the highest sale price is \$281,000 with a median sale price of \$275,000. Days listed ranges from 8 to 98 days with the average currently at 54 days for these selected properties.

### 3/89 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 K3  
Distance from Property: 206m 3 2 1



Property Type: Unit  
Area: 151 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,854  
RPD: L3 SP231555

Features:

Sale Price: **\$280,000 (Normal Sale)**  
Sale Date: 13/07/2020 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



### 105/90 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 K3  
Distance from Property: 6m 3 2 1



Property Type: Unit  
Area: 148 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,689  
RPD: L105 SP235919

Features:

Sale Price: **\$250,000 (Transfer by Third Party)**  
Sale Date: 21/05/2020 Days to Sell: **84 Days**  
Last Price: UNDER CONTRACT! Chg %:  
First Price: Auction Chg %: **-9.1%**



### 15/89 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 L3  
Distance from Property: 263m 3 2 1



Property Type: Unit  
Area: 162 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,679  
RPD: L15 SP231555

Features: BUILD YR: 2011, WALL TYPE: BRICK, ROOF TYPE: COLOURBOND, STOREYS: 2, VERANDAH/DECK

Sale Price: **\$272,000 (Normal Sale)**  
Sale Date: 21/11/2019 Days to Sell: **41 Days**  
Last Price: Present All Offers Chg %: **-2.5%**  
First Price: Present All Offers Chg %: **-2.5%**



### 3/89 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 K3  
Distance from Property: 206m 3 2 1



Property Type: Unit  
Area: 151 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,808  
RPD: L3 SP231555

Features:

Sale Price: **\$273,000 (Normal Sale)**  
Sale Date: 02/10/2019 Days to Sell: **39 Days**  
Last Price: Present all offers Chg %:  
First Price: Present all offers Chg %:



### 46/89 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 L3  
Distance from Property: 221m 3 2 1



Property Type: Unit  
Area: 151 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,821  
RPD: L46 SP231554

Features:

Sale Price: **\$275,000 (Normal Sale)**  
Sale Date: 02/09/2019 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:



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### 20/89 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 L3  3  2  2  
Distance from Property: 221m



Property Type: Unit  
Area: 147 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,905  
RPD: L20 SP231554

Features:

Sale Price: **\$280,000 (Normal Sale)**  
Sale Date: 27/08/2019 Days to Sell: **98 Days**  
Last Price: Offers Over \$279,000 Chg %:  
First Price: Offers Over \$279,000 Chg %:



### 52/89 NORTHQUARTER DR, MURRUMBA DOWNS, QLD

UBD Ref: Brisbane - 099 K3  3  2  1  
Distance from Property: 237m

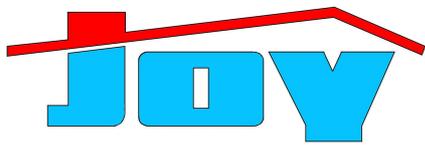


Property Type: Unit  
Area: 150 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,873  
RPD: L52 SP231555

Features:

Sale Price: **\$281,000 (Normal Sale)**  
Sale Date: 15/08/2019 Days to Sell: **8 Days**  
Last Price: \$279,000 + \$279,000 Chg %:  
First Price: \$279,000 + \$279,000 Chg %:





## 104/90 NORTHQUARTER DRIVE, MURRUMBA DOWNS, QLD



### Appraisal Price

This market analysis has been prepared on 25/08/2020 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:

**\$270,000 to \$285,000**

### Contact your agent for further information:

Agent Name: Naomi Belczowski  
Mobile:  
Office: Joy Realty  
Office Phone: 07 3344 5858  
Email: [support@joyrealty.com.au](mailto:support@joyrealty.com.au)