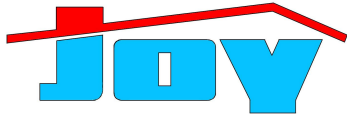


COMPARATIVE MARKET ANALYSIS

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

104/90 NORTHQUARTER DRIVE, MURRUMBA DOWNS, QLD 4503





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

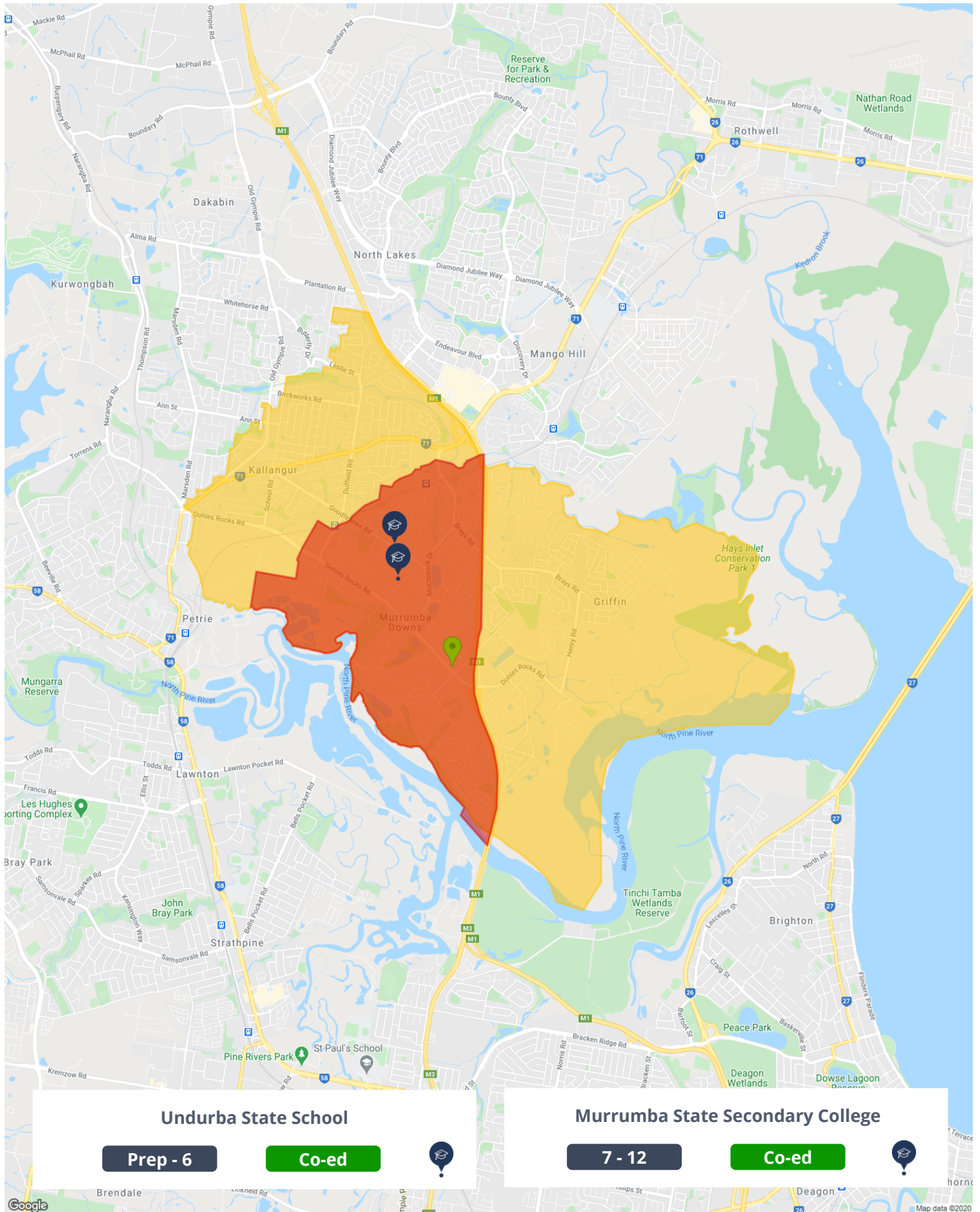
 3  2  2

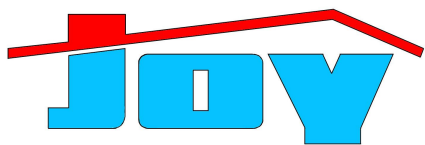
Property Type:	Unit - Freehold [Unit]	Area:	148 m ²
RPD:	L104 SP235919	Area \$/m ² :	\$2,297
Valuation Amount:		Water/Sewerage:	
Valuation Amount:		Property ID:	24496671 /
Land Use:	BUILDING UNITS (PRIMARY USE ONLY)	UBD Ref:	UBD Ref: 099 K3
Zoning:			
Council:	MORETON BAY (SOUTH)		
Features:	Build Yr: 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

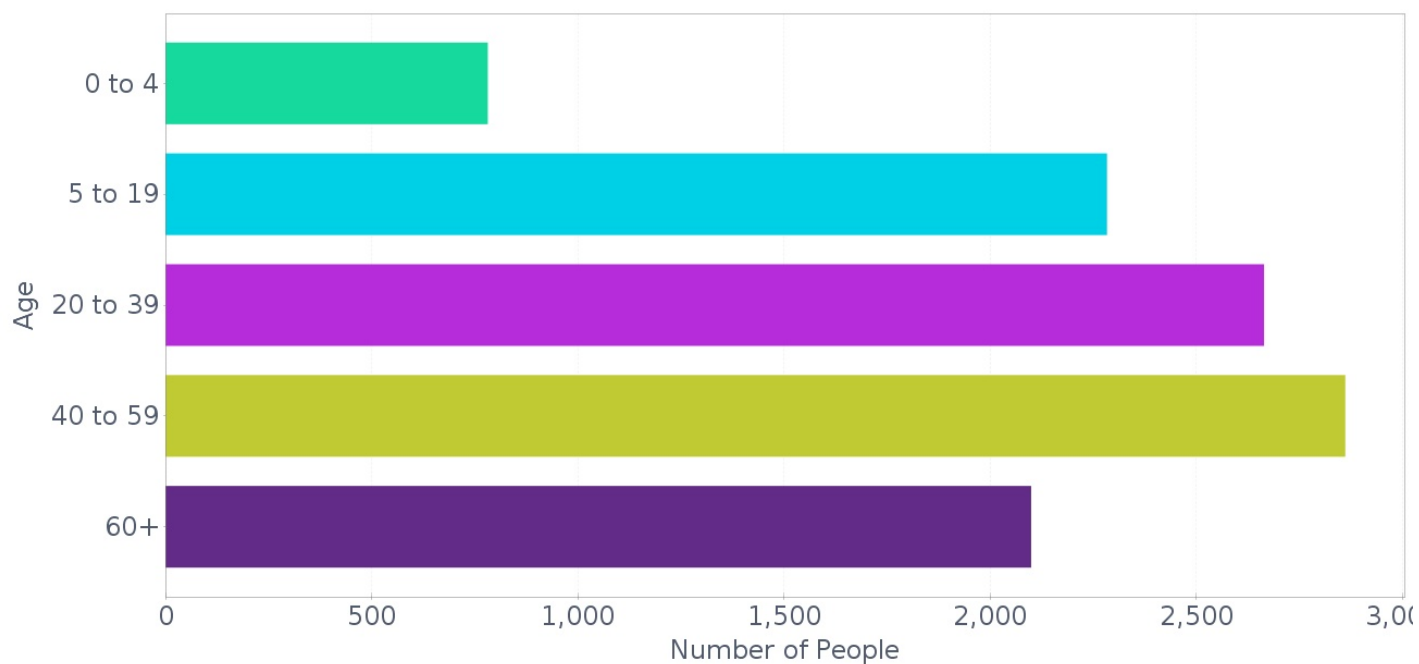
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 340,000	09/01/2015	PINEAPPLE FARM PTY LTD	148 m ²	Normal Sale	No

School Catchment Areas

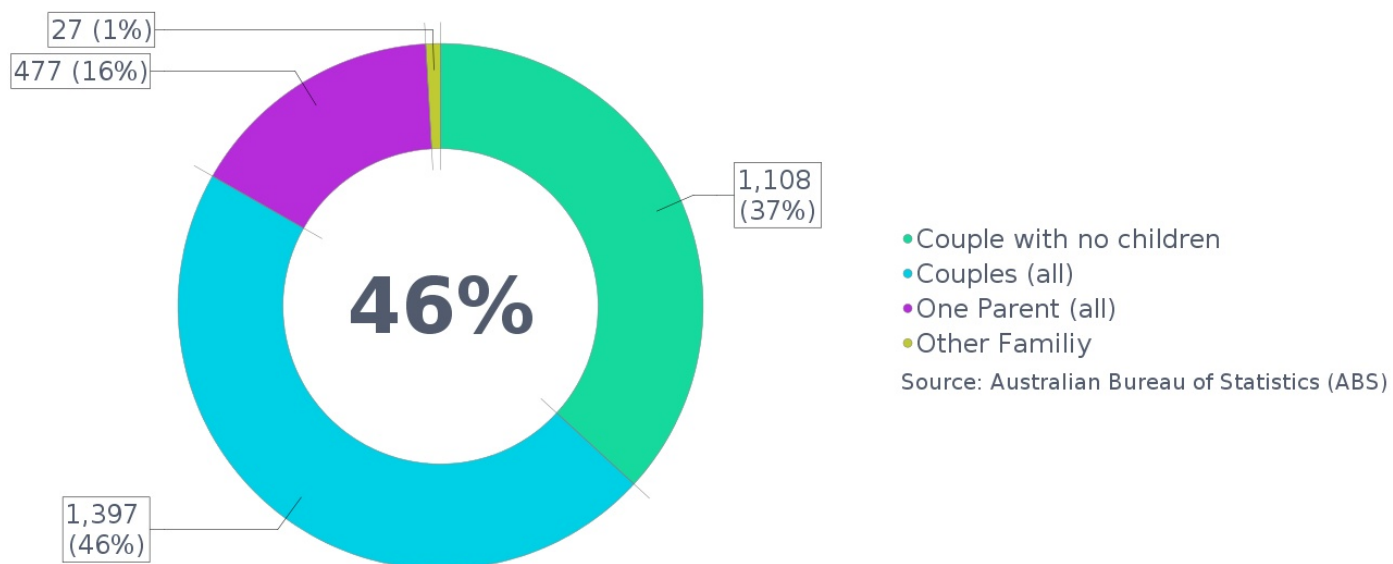


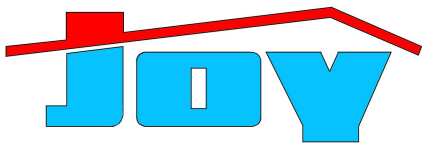


Age of Population (2016)

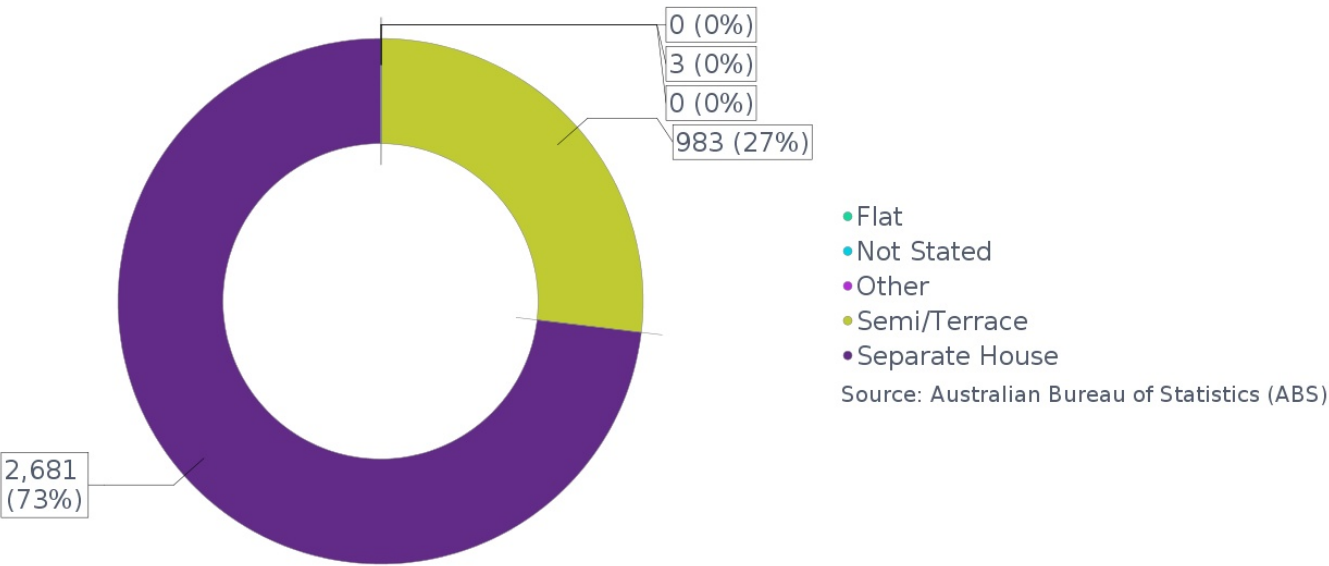


Family Composition (2016)

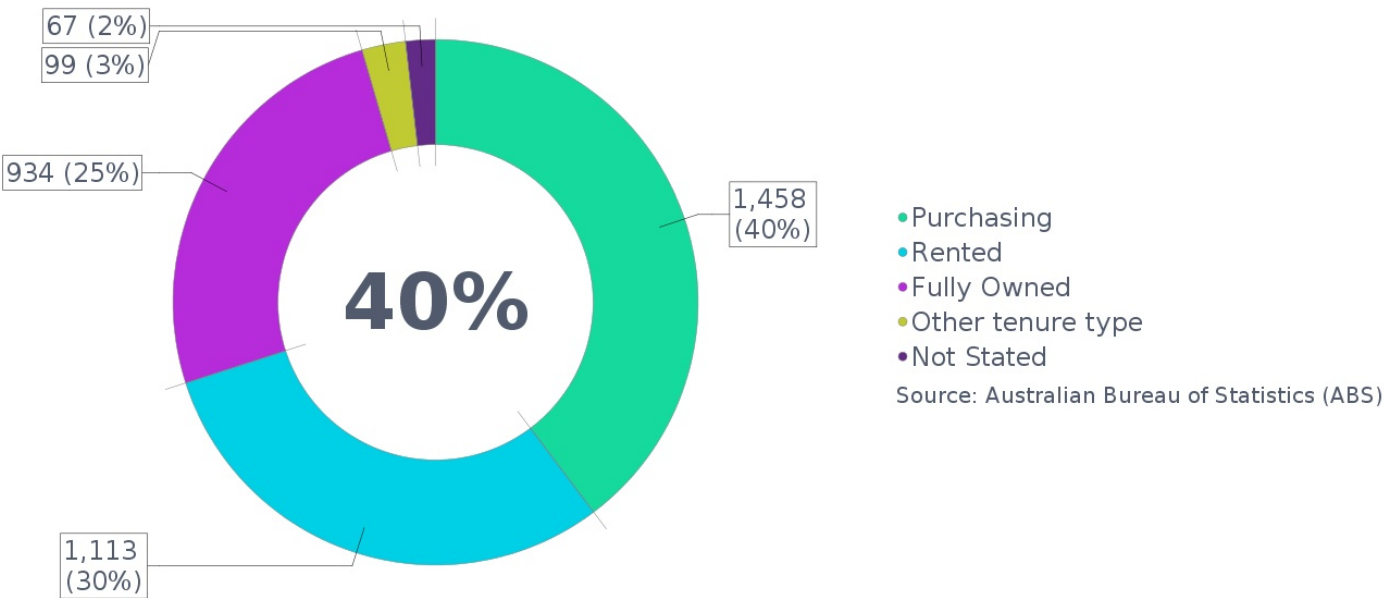


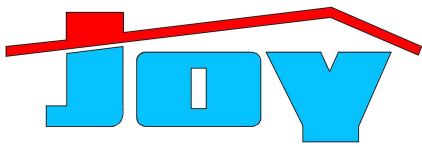


Dwelling Structure (2016)

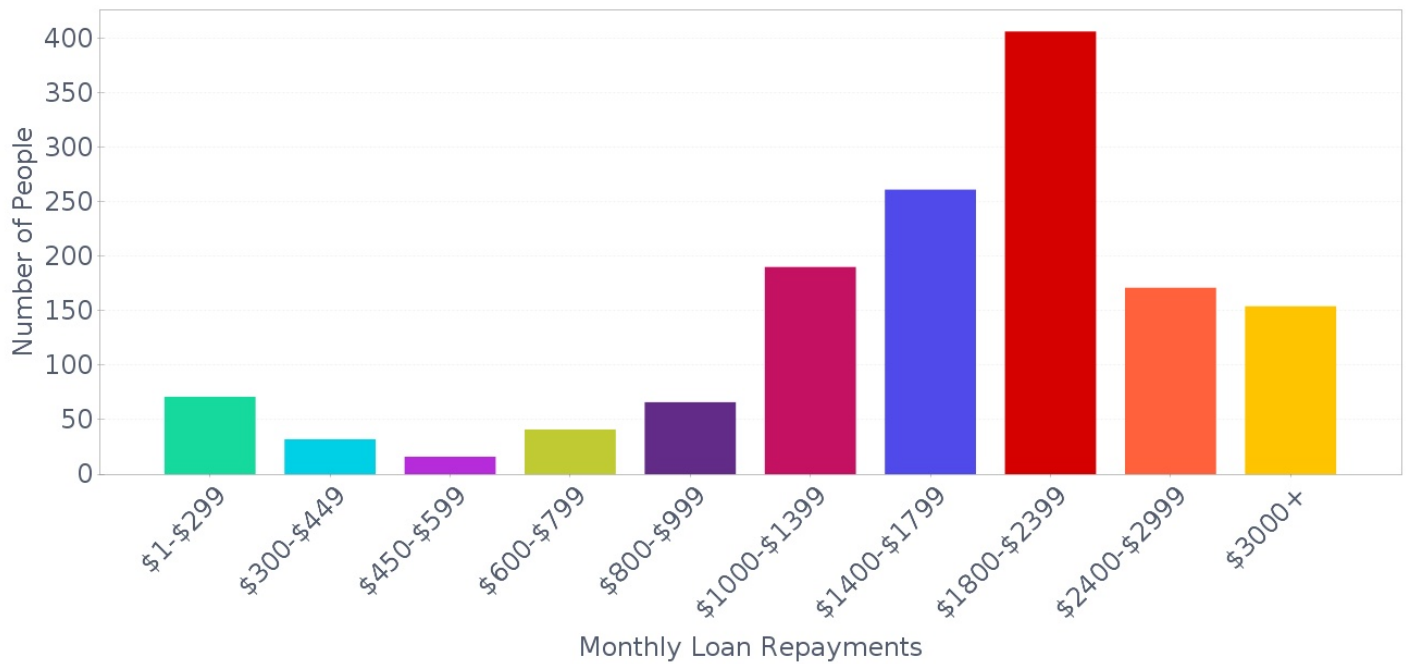


Home Ownership (2016)

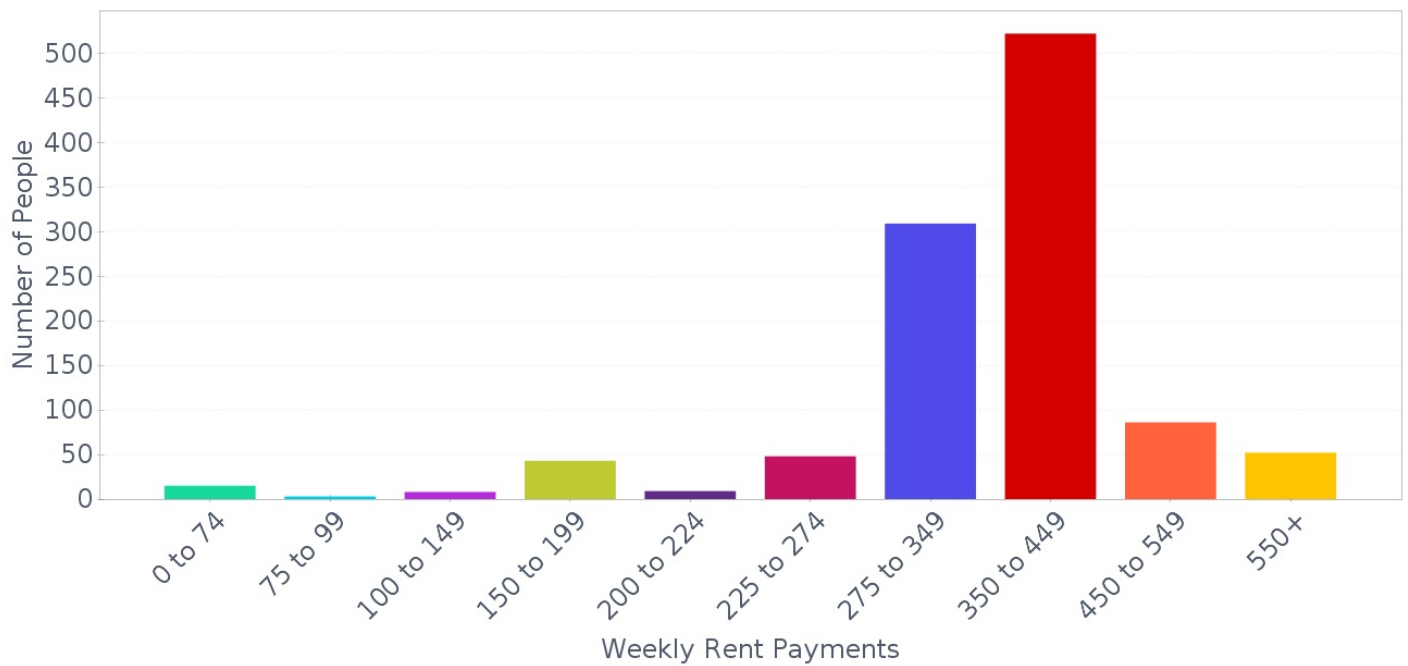


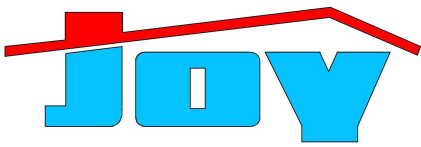


Home Loan Repayments - Monthly (2016)

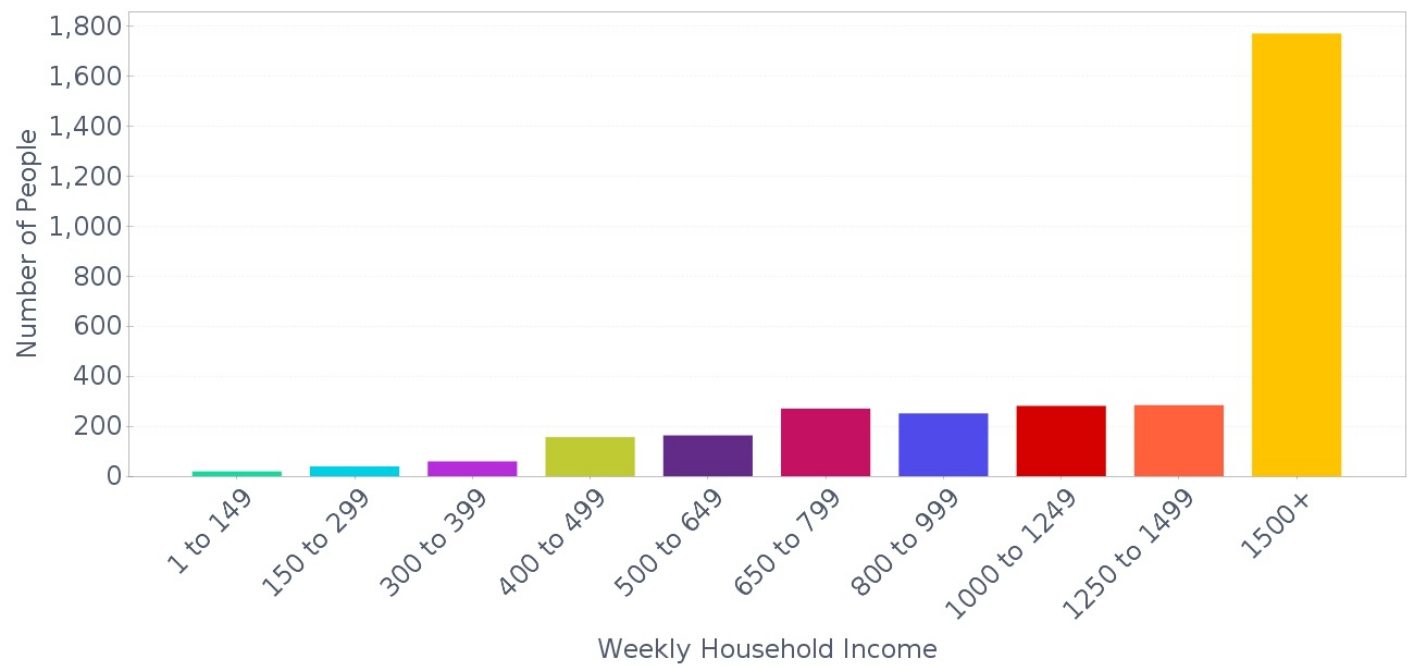


Rent Payments - Weekly (2016)

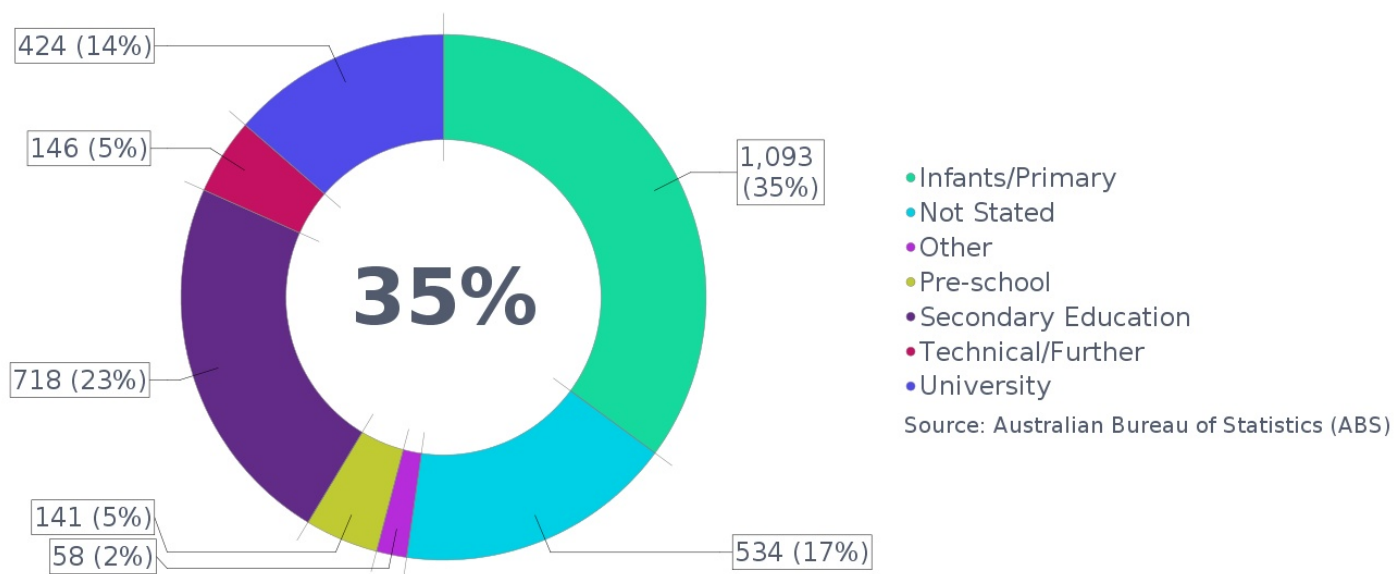




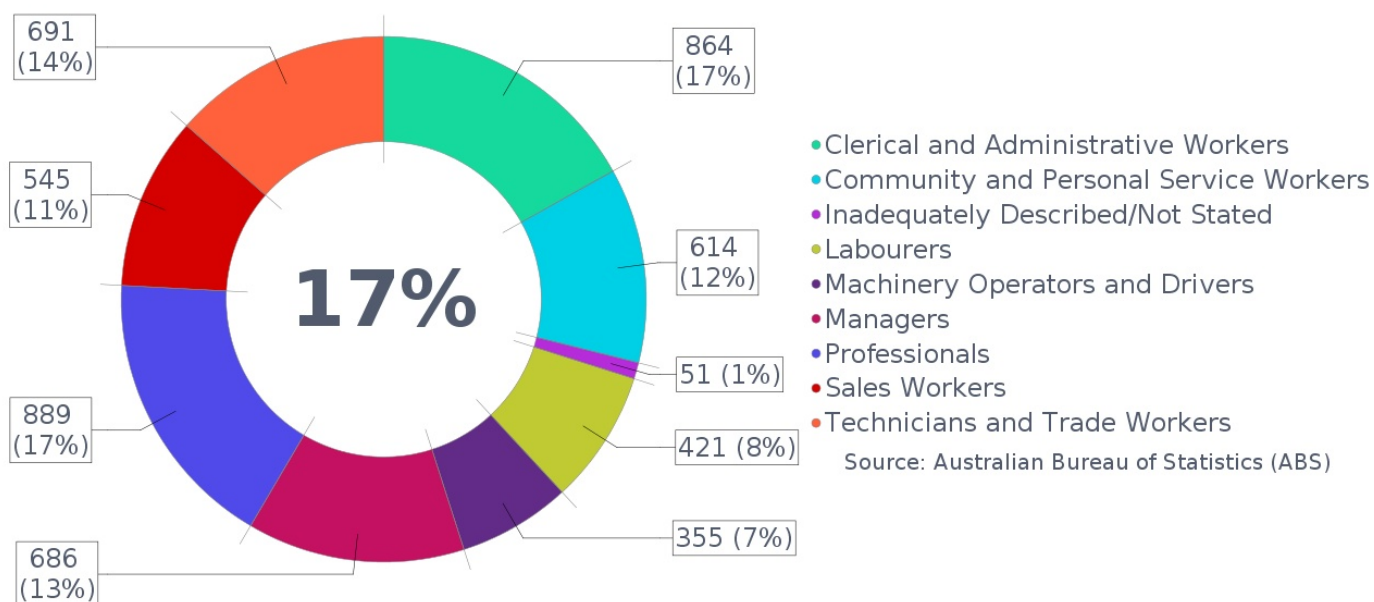
Household Income - Weekly (2016)



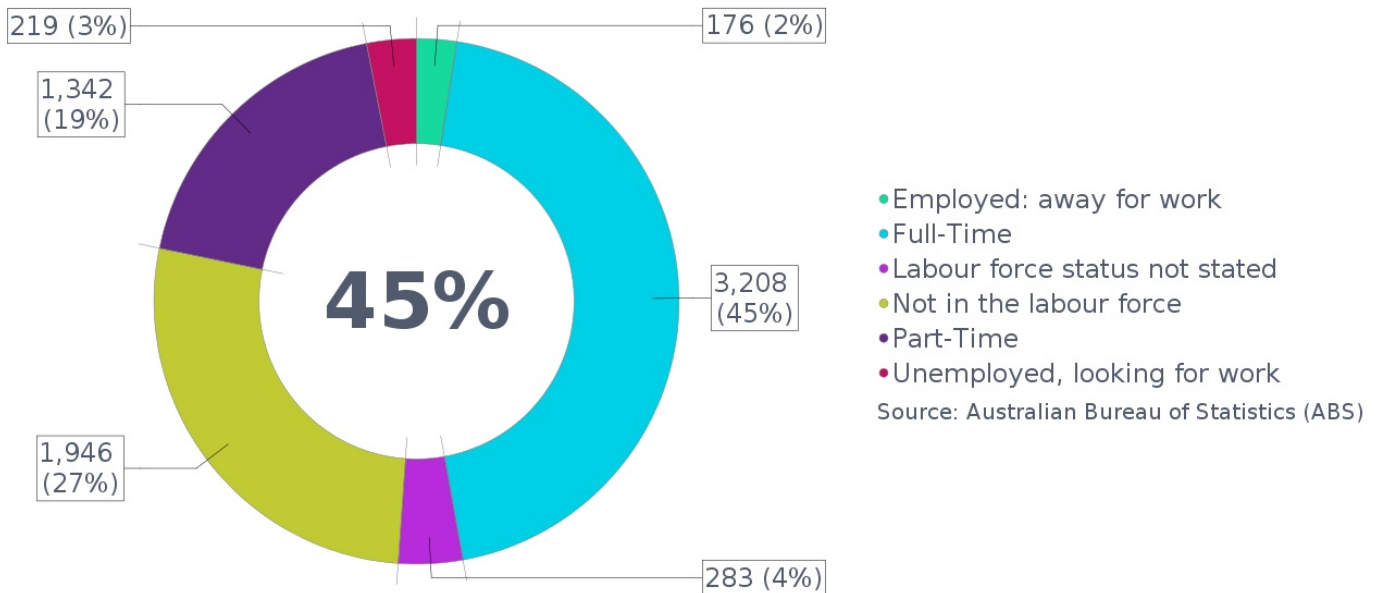
Non-School Qualification: Level of Education (2016)



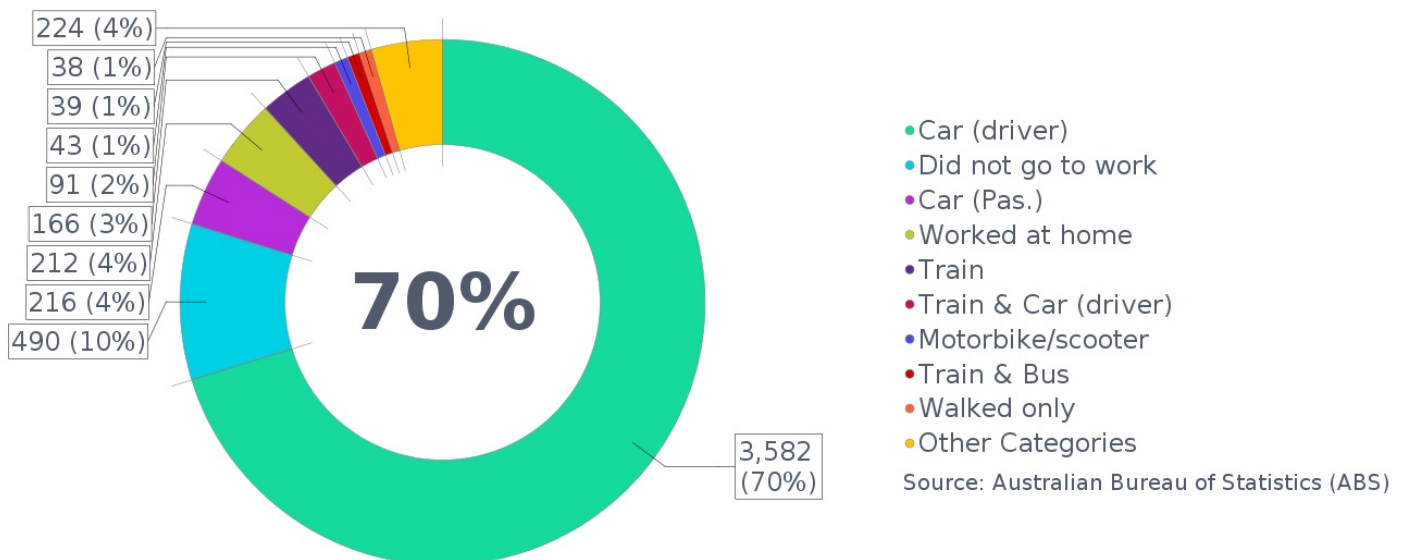
Occupation (2016)

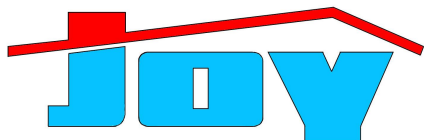


Employment (2011)



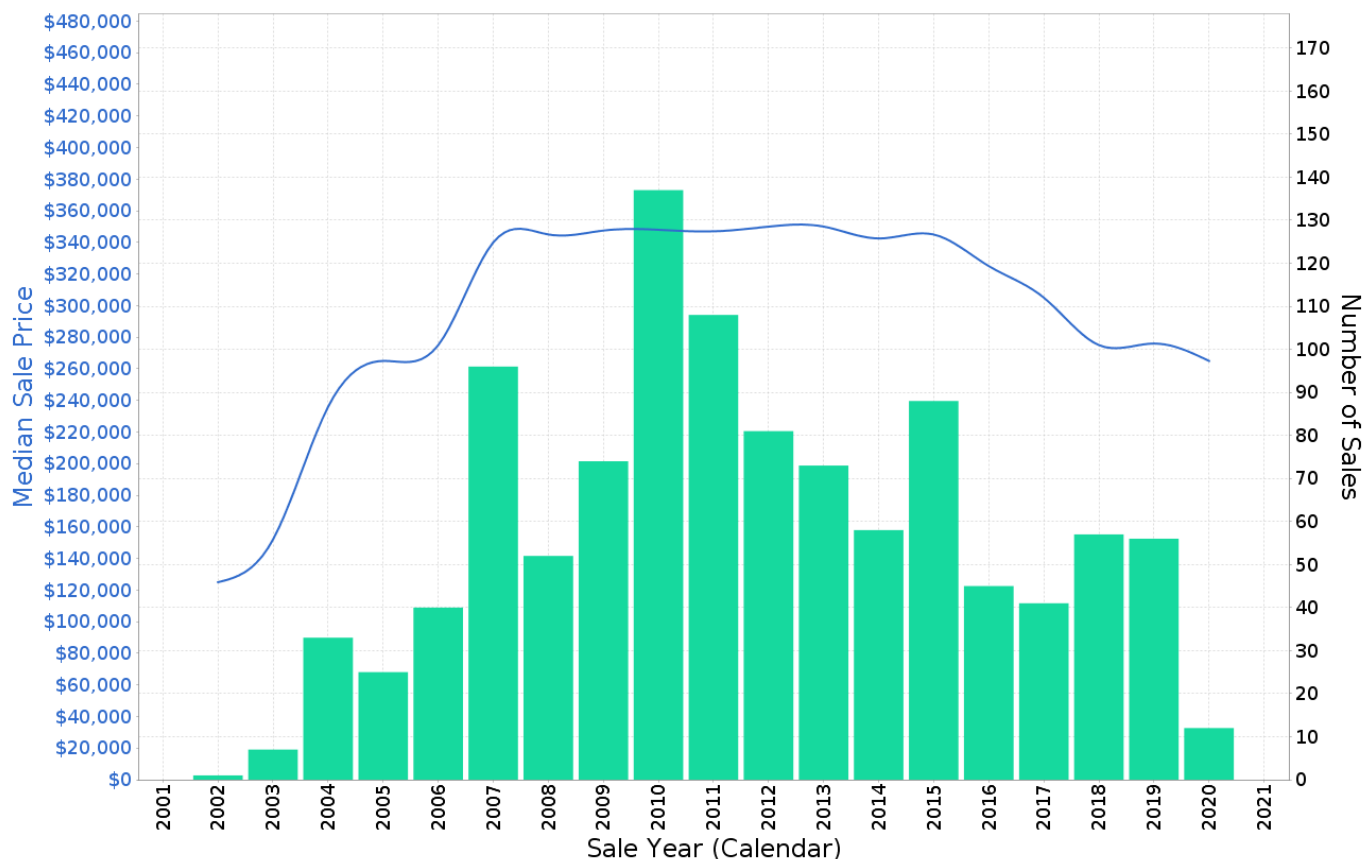
Method of Travel to Work (2016)





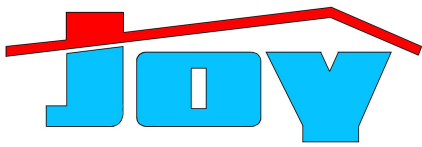
Sales & Growth Chart (Unit)

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

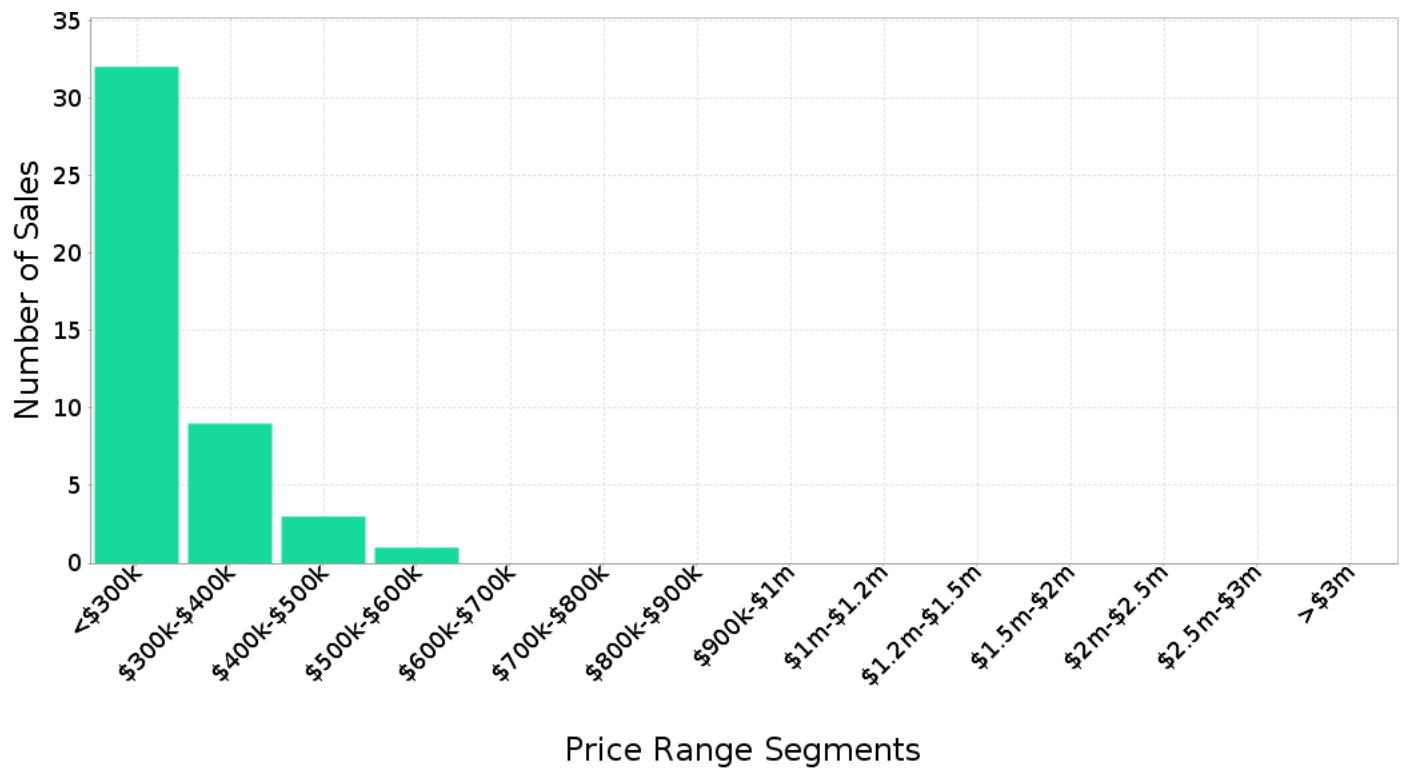


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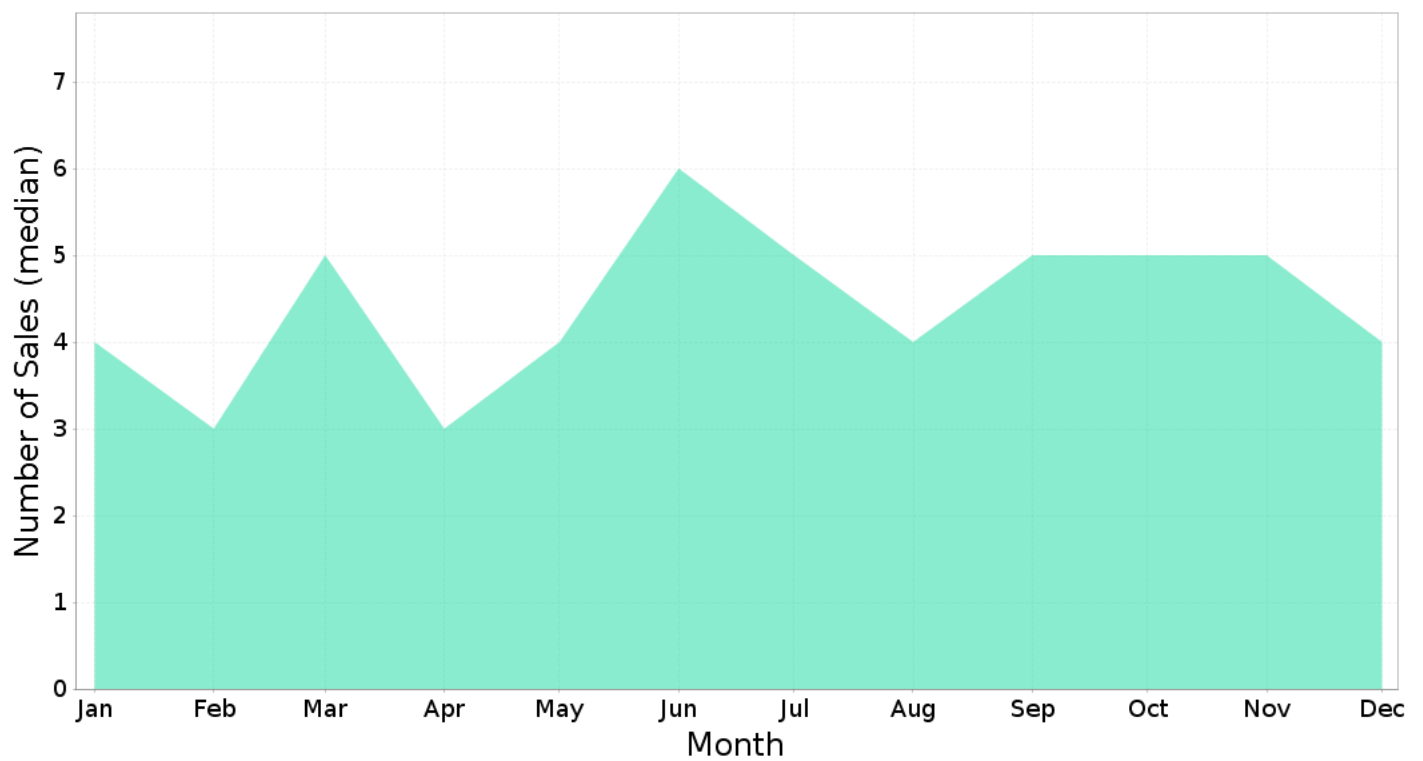
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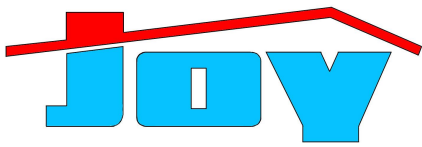


Price Segmentation

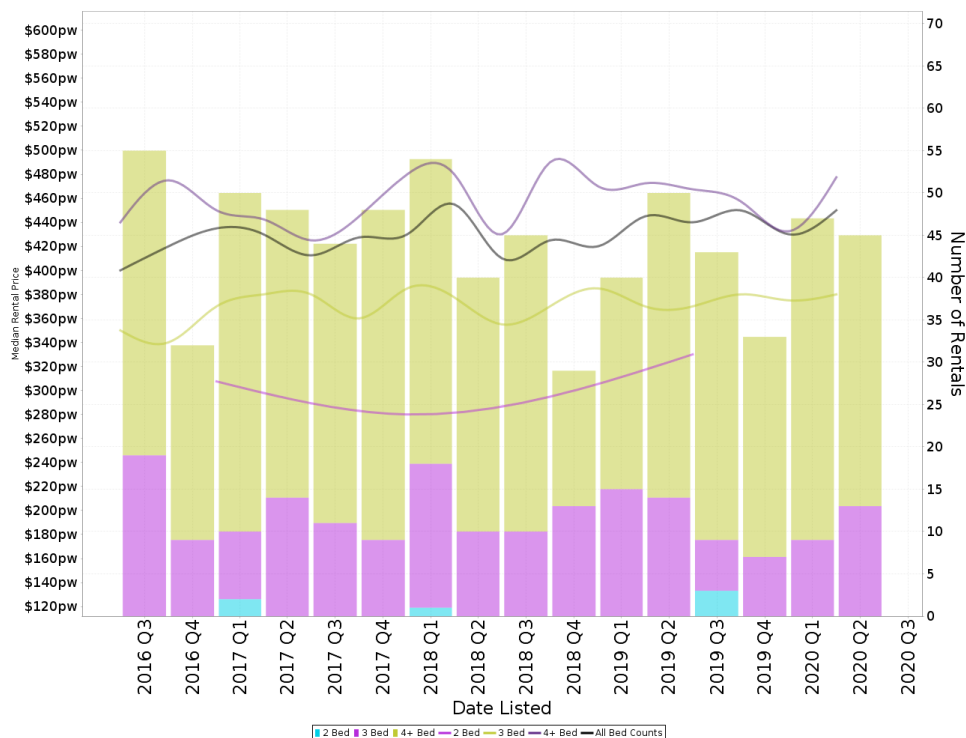


Peak Selling Periods





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.

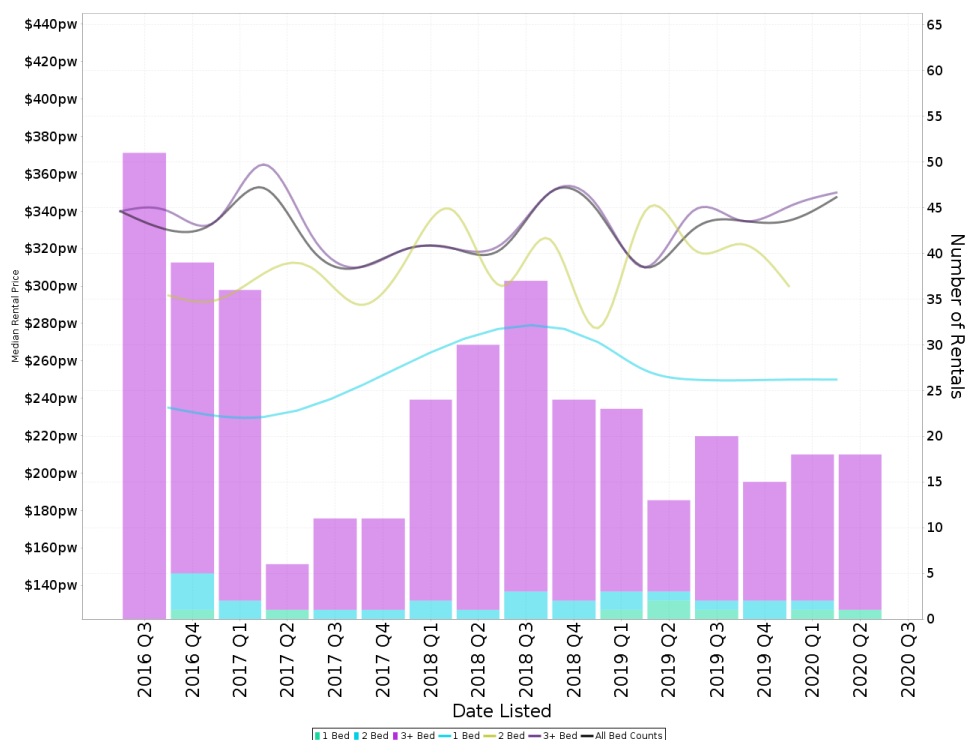
Suburb Rental Yield

+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

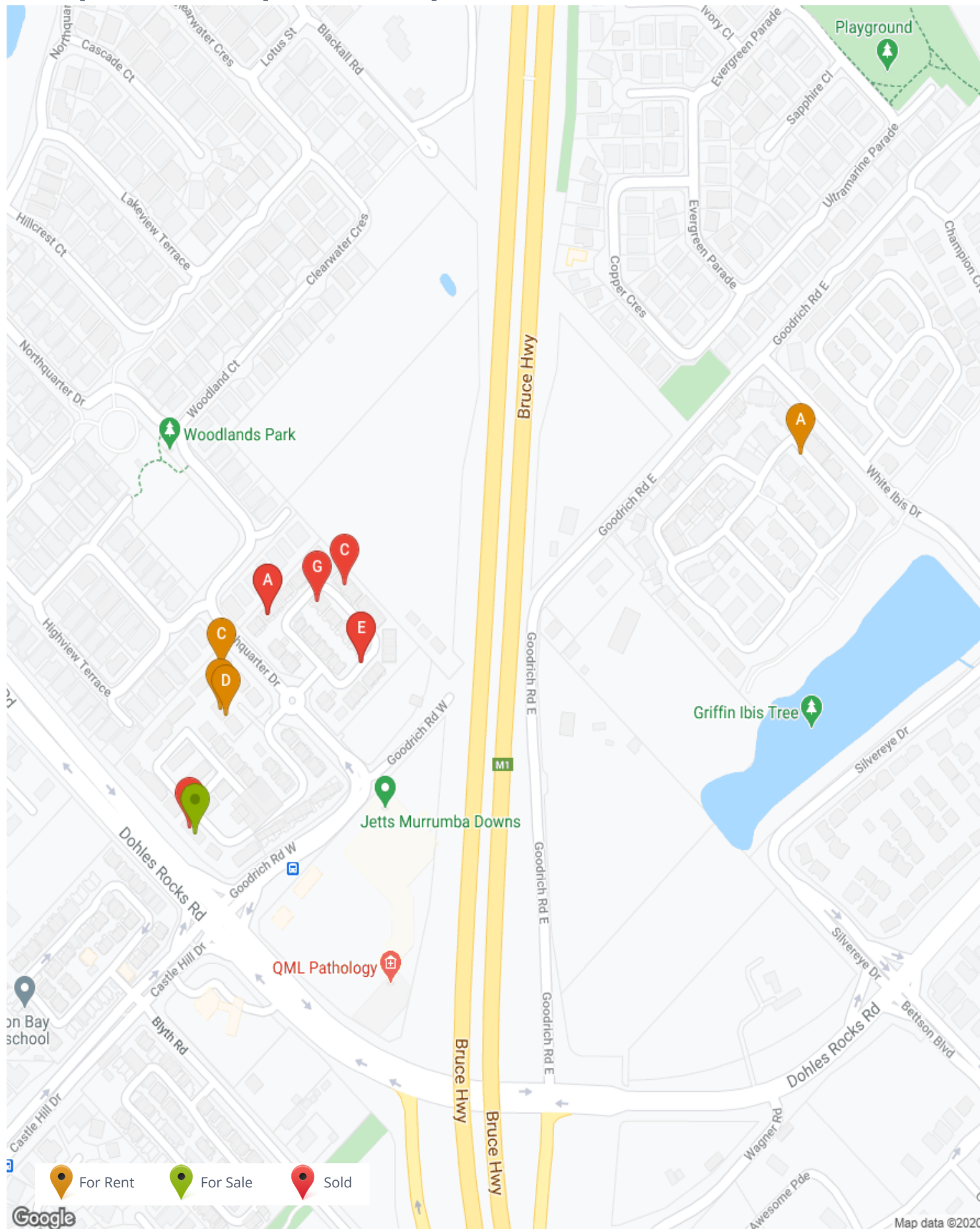
Based on 96 registered Unit sales compared over the last two rolling 12 month periods.

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



Property Type: Unit
Area: 6.38 ha (118 m²)
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



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



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



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



Property Type: Unit
Area: 148 m²
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 m²
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 m²
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 m²
Area \$/m²: \$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 m²
Area \$/m²: \$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 m²
Area \$/m²: \$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 m²
Area \$/m²: \$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 m²
Area \$/m²: \$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



Property Type: Unit
Area: 147 m²
Area \$/m²: \$1,905
RPD: L20 SP231554

Features:

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



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



Property Type: Unit
Area: 150 m²
Area \$/m²: \$1,873
RPD: L52 SP231555

Features:

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



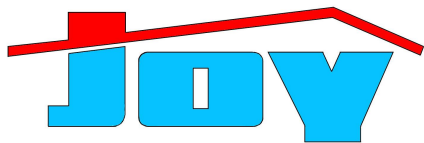
Sale Price: **\$281,000 (Normal Sale)**

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