

A yellow bicycle with a wicker basket of pink flowers parked in front of a white picket fence. The bicycle has a brown saddle and a rear rack. The basket is filled with pink flowers and greenery. The fence is white with decorative posts. The background shows a building with blue shutters and a tree.

RayWhite.

Comparative market analysis

50709/35 HARBOUR RD, HAMILTON, QLD 4007
PREPARED BY SHENAL YIGITBAS, RAY WHITE ASCOT



Alexkat Pty Ltd (tte)
50709/35 Harbour Rd
Hamilton, QLD, 4007

Dear Mark

RE: 50709/37B Harbour Road, Hamilton

Based off a desktop appraisal, in our opinion the sale price your property should achieve is approximately \$315,000 - \$365,000 based on recent sales in the area. Coupled with the correct marketing program I believe the premium price can be achieved.

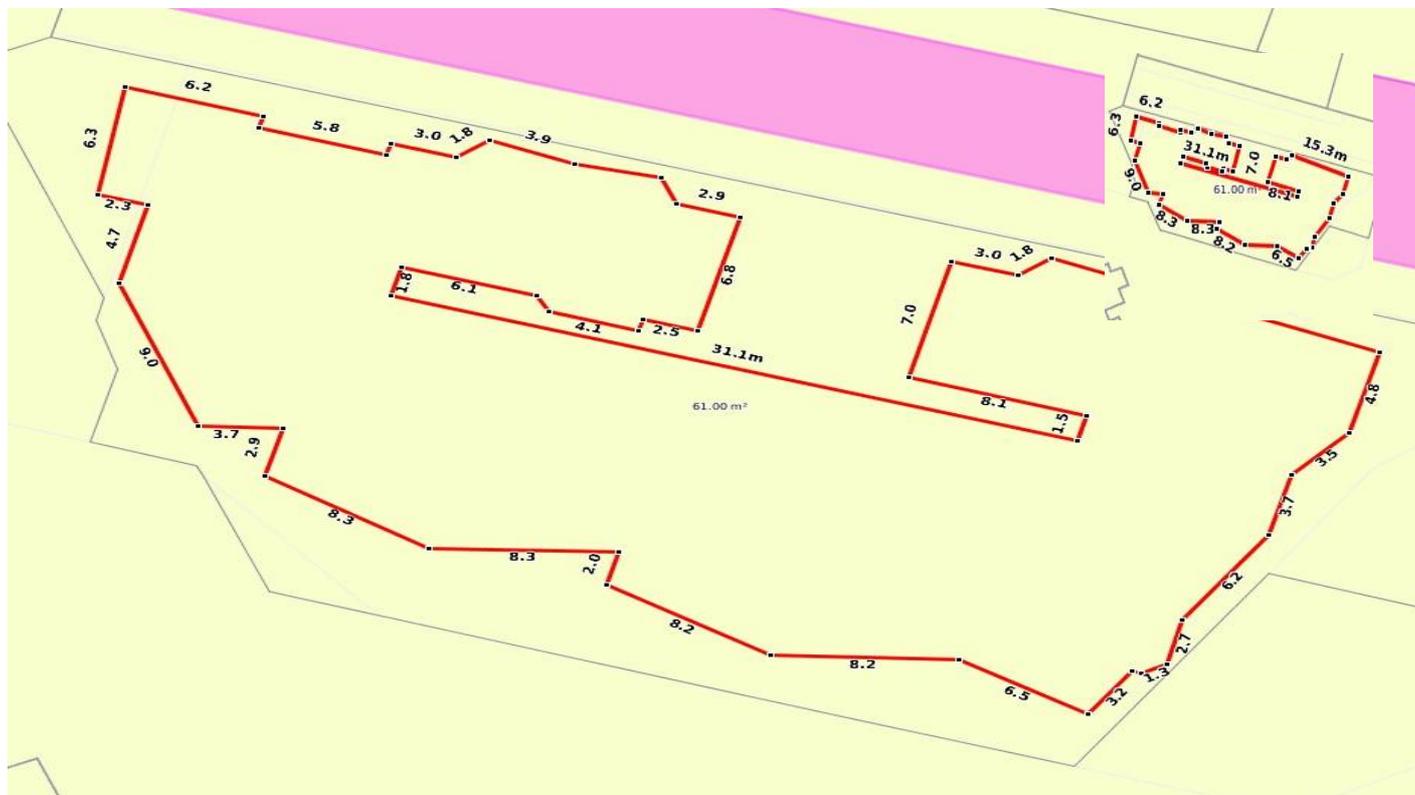
Should you require any further information, please do not hesitate to contact me directly.

IT SHOULD BE NOTED THAT:

1. This appraisal is an opinion only of the value of the property as at the date the appraisal is made.
2. This appraisal is not a sworn valuation nor can it be relied on as such.
3. This appraisal of value is only an indication of market value, which can only be determined by the amount a willing purchaser is actually prepared to pay for the property.
4. The accuracy of any information obtained from a third party and used in preparation of the appraisal of value cannot be guaranteed.
5. There are a number of imponderable and variable facts and matters which can affect the accuracy of the appraisal of value given including, but not limited to the following:
 - a) interest rates;
 - b) changes in zoning and planning classifications;
 - c) changes in Government policy and legislation;
 - d) general state of the economy;
 - e) local market fluctuations;
 - f) amount of exposure of the property by advertising and inspection;
 - g) changes to amenities in the area;
 - h) changes to the property itself or neighbouring properties.
6. This appraisal has been prepared solely for the information of the vendor and no responsibility is accepted should the appraisal or any part thereof be incorrect or incomplete in any way.

Shenal Yigitbas
Ray White Ascot
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Office Phone: +61 (07) 3868 7500
Email: shenal.yigitbas@raywhite.com

50709/35 HARBOUR RD, HAMILTON, QLD 4007



Owner Details

Owner Name(s): ALEXKAT PTY LTD (TTE)
 Owner Address: 5 MARINA ST, SHORNCLIFFE QLD 4017
 Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: Unit - Freehold [Unit]
 RPD: L50709 SP277728
 Valuation Amount:
 Valuation Amount:
 Land Use: BUILDING UNITS (PRIMARY USE ONLY)
 Zoning: Emerging community
 Council: BCC-HAMILTON
 Features:

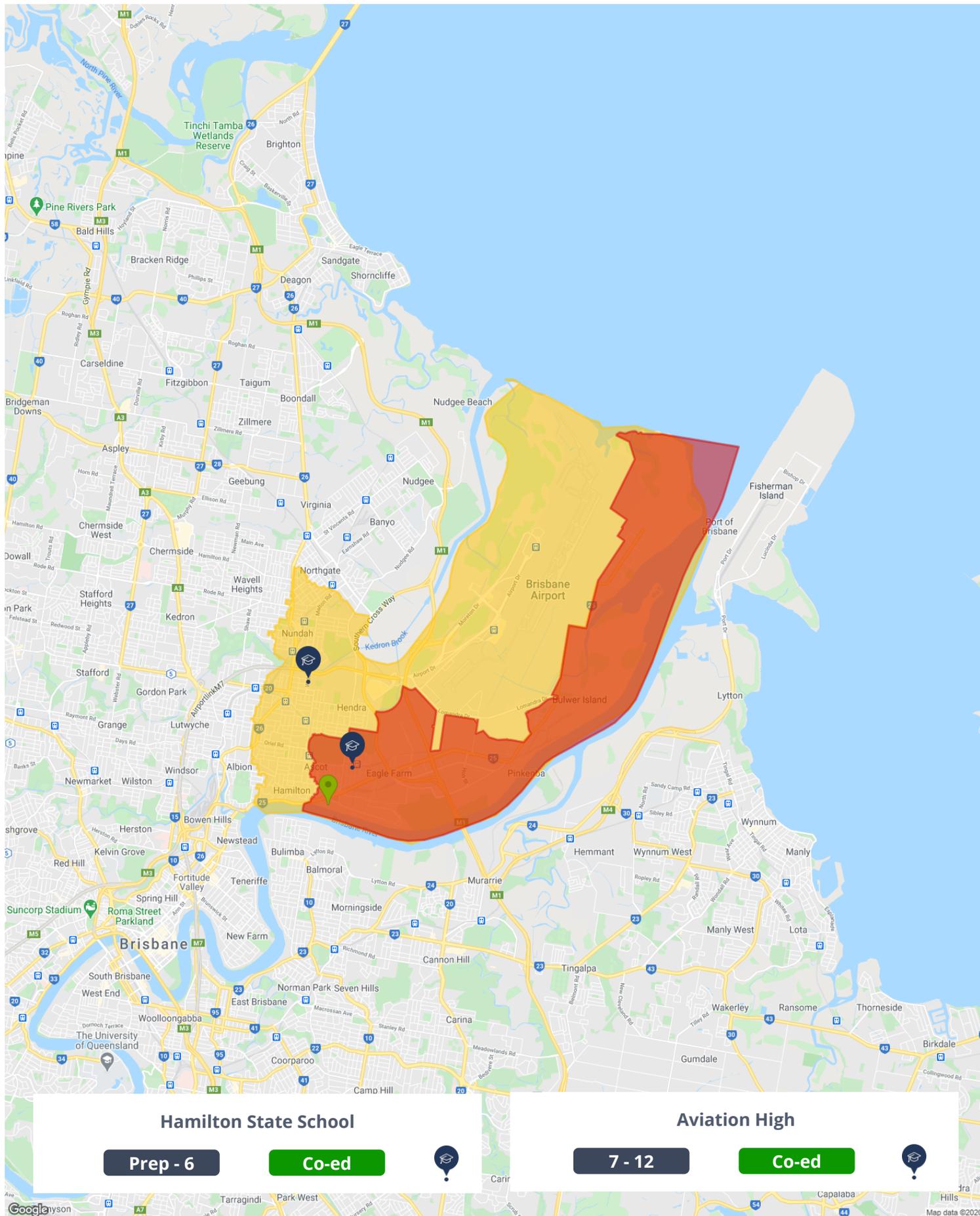


Area: 61 m²
 Area \$/m²: \$5,989
 Water/Sewerage:
 Property ID: 29905671 /
 UBD Ref: UBD Ref: 140 Q18

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 365,300	21/02/2014	OAKSTEAD HARBOUR PROJECT PTY LTD	0 m ²	Normal Sale	No

School Catchment Areas



Hamilton State School

Prep - 6

Co-ed



Aviation High

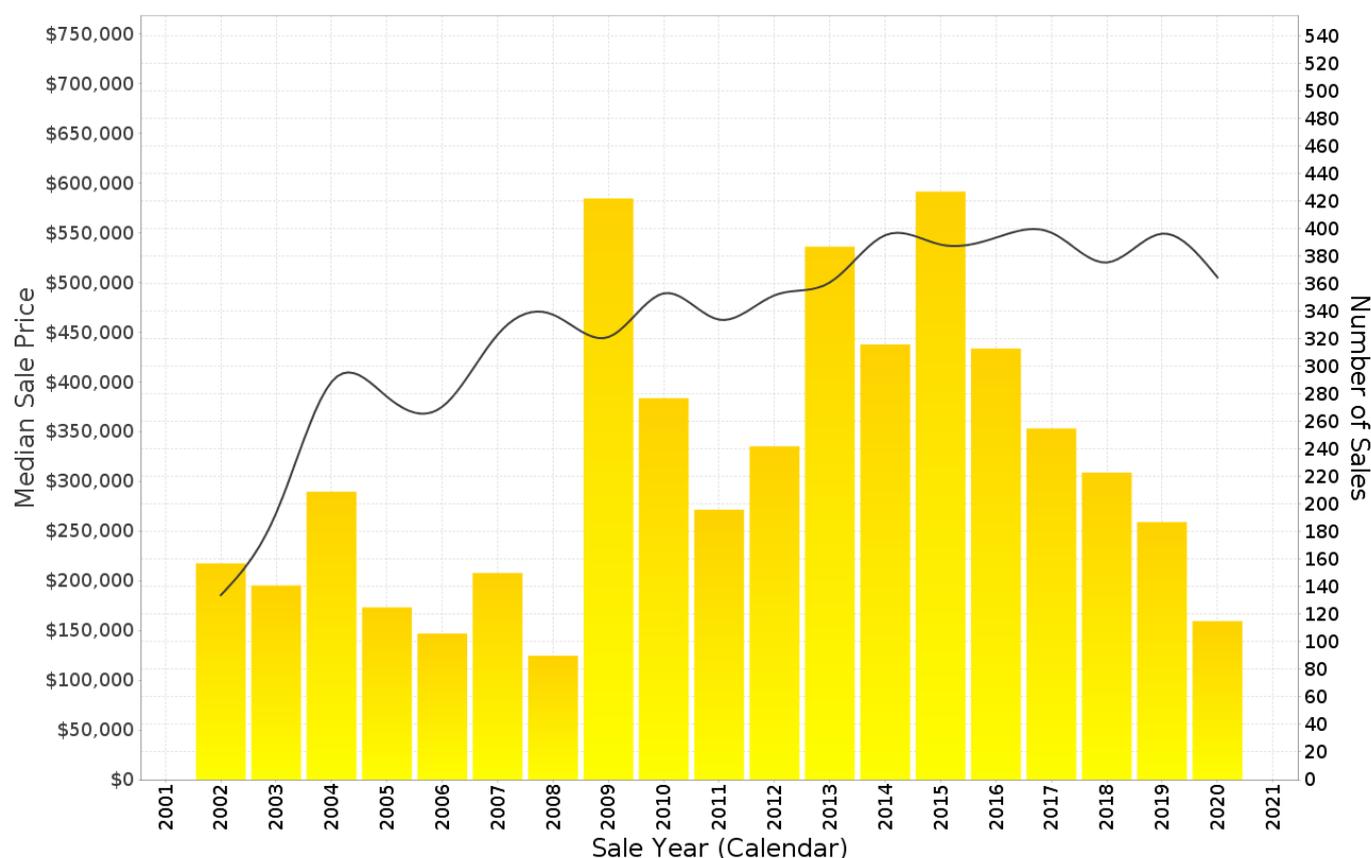
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Co-ed



Sales & Growth Chart (Unit)

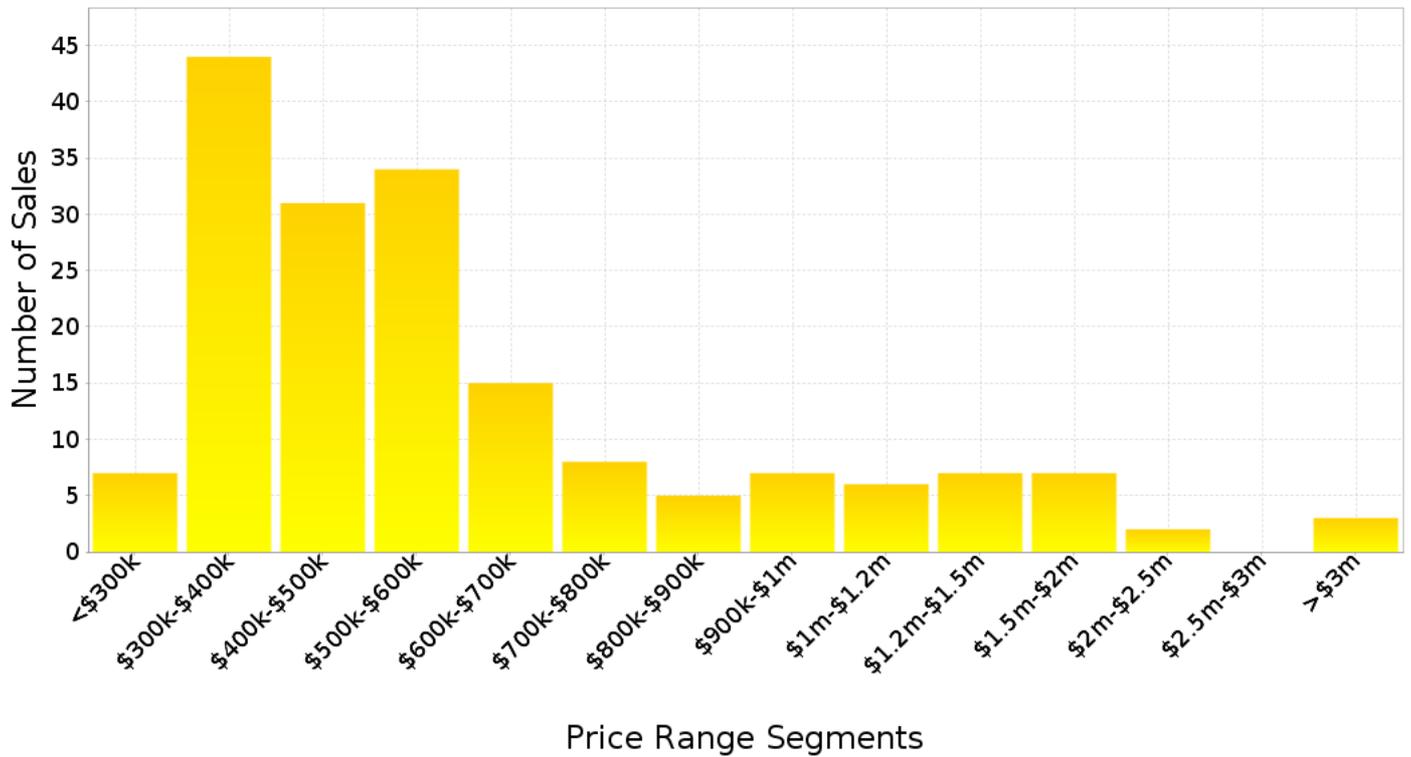
Year	No. of Sales	Average	Median	Growth	Low	High
2002	157	\$ 243,015	\$ 185,500		\$ 69,300	\$ 3,500,000
2003	141	\$ 1,396,142	\$ 268,000	44.5 %	\$ 85,000	\$ 25,000,000
2004	209	\$ 634,754	\$ 399,950	49.2 %	\$ 125,000	\$ 5,447,858
2005	125	\$ 560,201	\$ 385,000	-3.7 %	\$ 140,000	\$ 5,000,000
2006	106	\$ 480,500	\$ 375,000	-2.6 %	\$ 140,000	\$ 2,709,900
2007	150	\$ 639,569	\$ 447,500	19.3 %	\$ 150,000	\$ 3,200,000
2008	90	\$ 635,347	\$ 467,500	4.5 %	\$ 165,000	\$ 2,310,000
2009	422	\$ 529,161	\$ 445,000	-4.8 %	\$ 170,000	\$ 4,100,000
2010	277	\$ 644,686	\$ 489,000	9.9 %	\$ 270,000	\$ 11,064,000
2011	196	\$ 560,131	\$ 462,500	-5.4 %	\$ 250,000	\$ 2,500,000
2012	242	\$ 576,404	\$ 487,000	5.3 %	\$ 100,000	\$ 2,700,000
2013	387	\$ 600,592	\$ 500,000	2.7 %	\$ 145,000	\$ 2,550,000
2014	316	\$ 677,602	\$ 547,500	9.5 %	\$ 190,000	\$ 2,870,000
2015	427	\$ 646,038	\$ 538,000	-1.7 %	\$ 212,000	\$ 12,763,181
2016	313	\$ 628,291	\$ 545,000	1.3 %	\$ 100,000	\$ 2,750,000
2017	255	\$ 643,615	\$ 550,000	0.9 %	\$ 212,000	\$ 2,945,757
2018	223	\$ 640,800	\$ 520,000	-5.5 %	\$ 180,000	\$ 2,155,794
2019	187	\$ 830,312	\$ 549,000	5.6 %	\$ 185,000	\$ 19,735,602
2020	115	\$ 658,954	\$ 505,000	-8.0 %	\$ 225,000	\$ 3,350,000



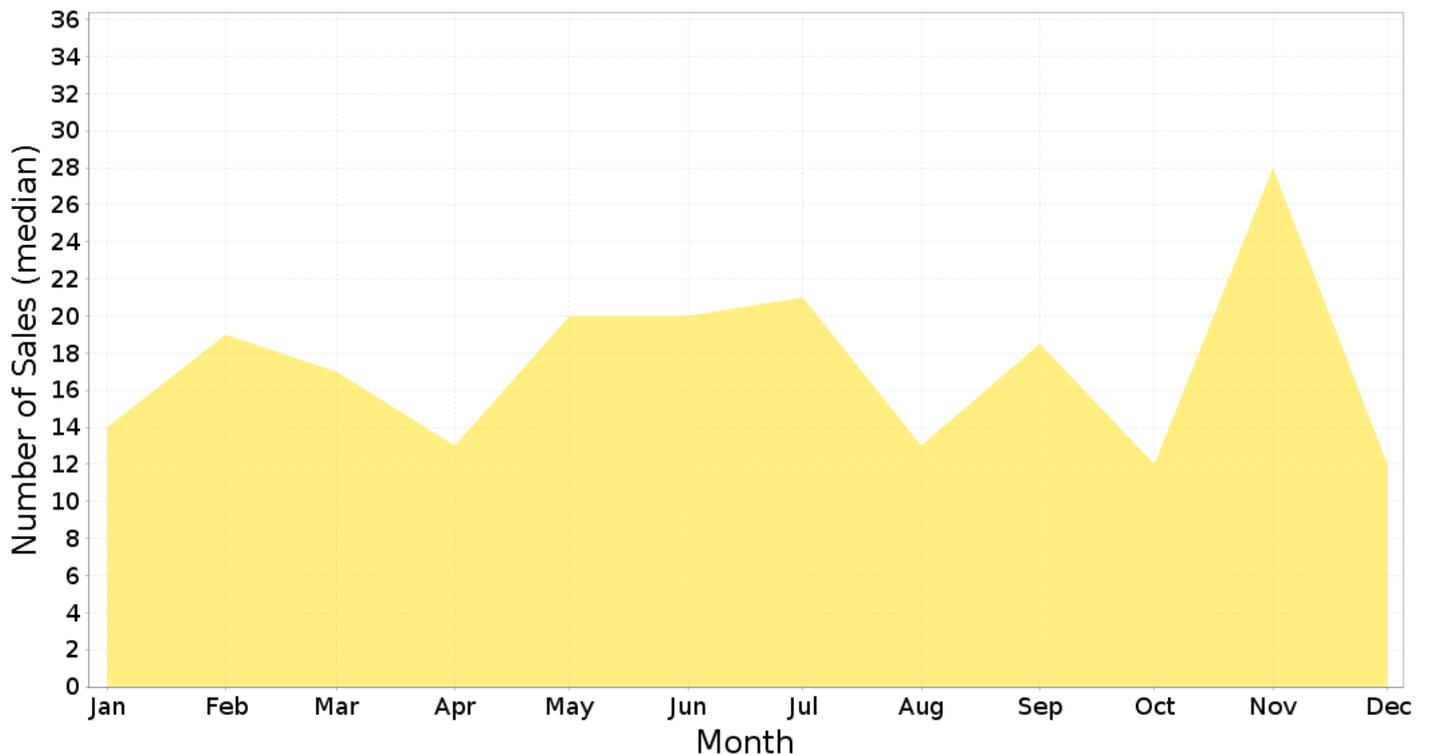
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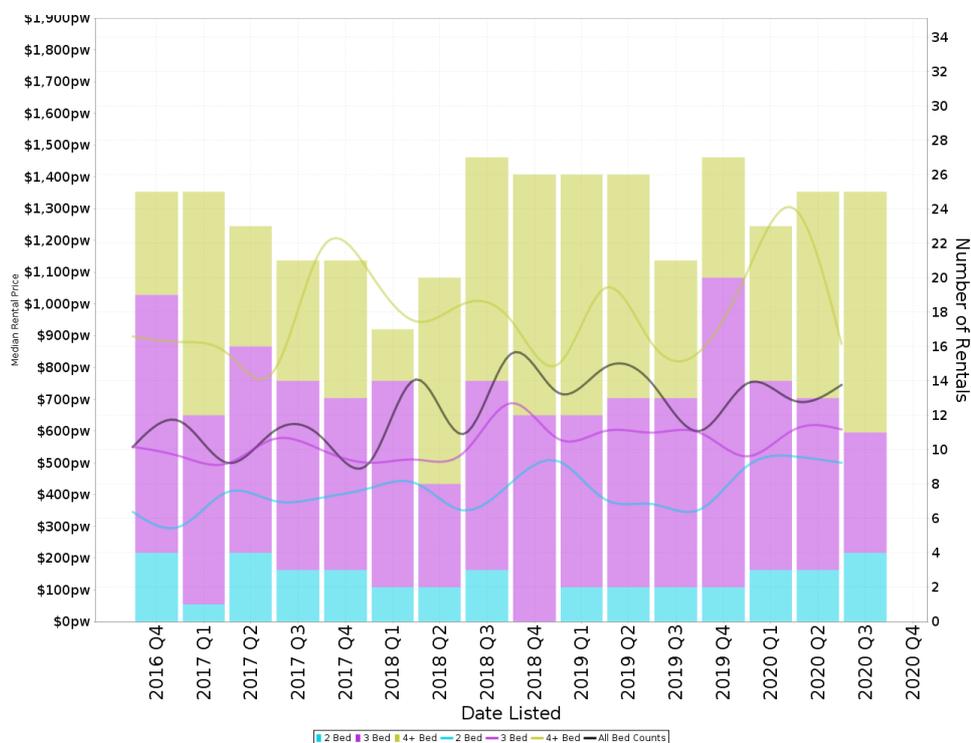
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.0%

Current Median Price: \$1,406,944
Previous Median Price: \$1,580,000

Based on 85 registered House sales compared over the last two rolling 12 month periods.

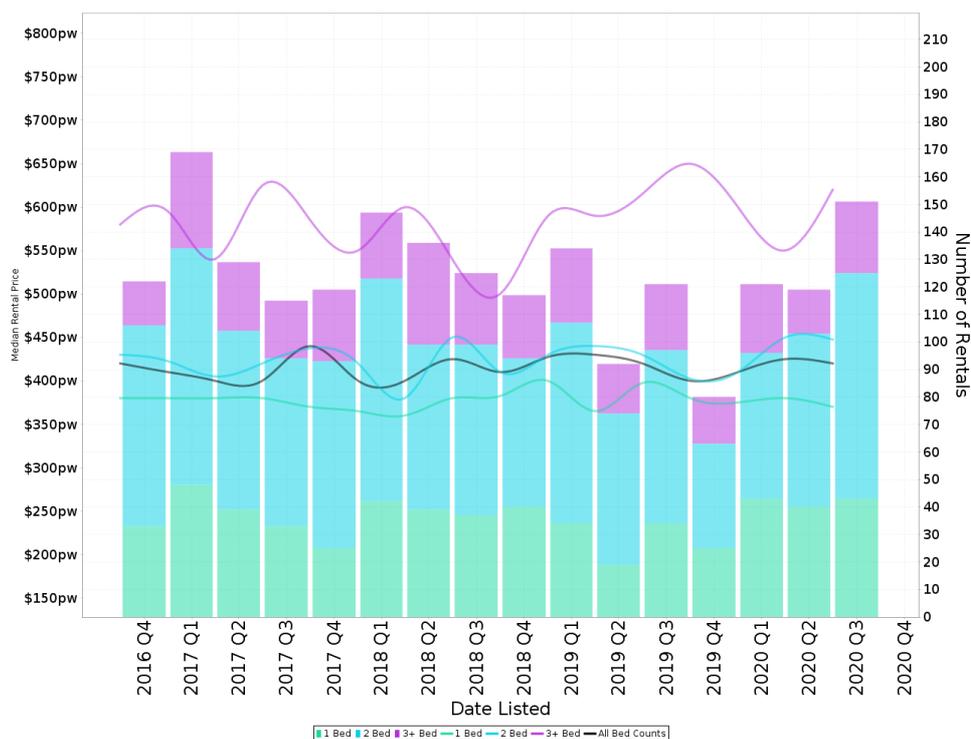
Suburb Rental Yield

+2.2%

Current Median Price: \$1,406,944
Current Median Rent: \$600

Based on 94 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.9%

Current Median Price: \$505,000
Previous Median Price: \$520,000

Based on 365 registered Unit sales compared over the last two rolling 12 month periods.

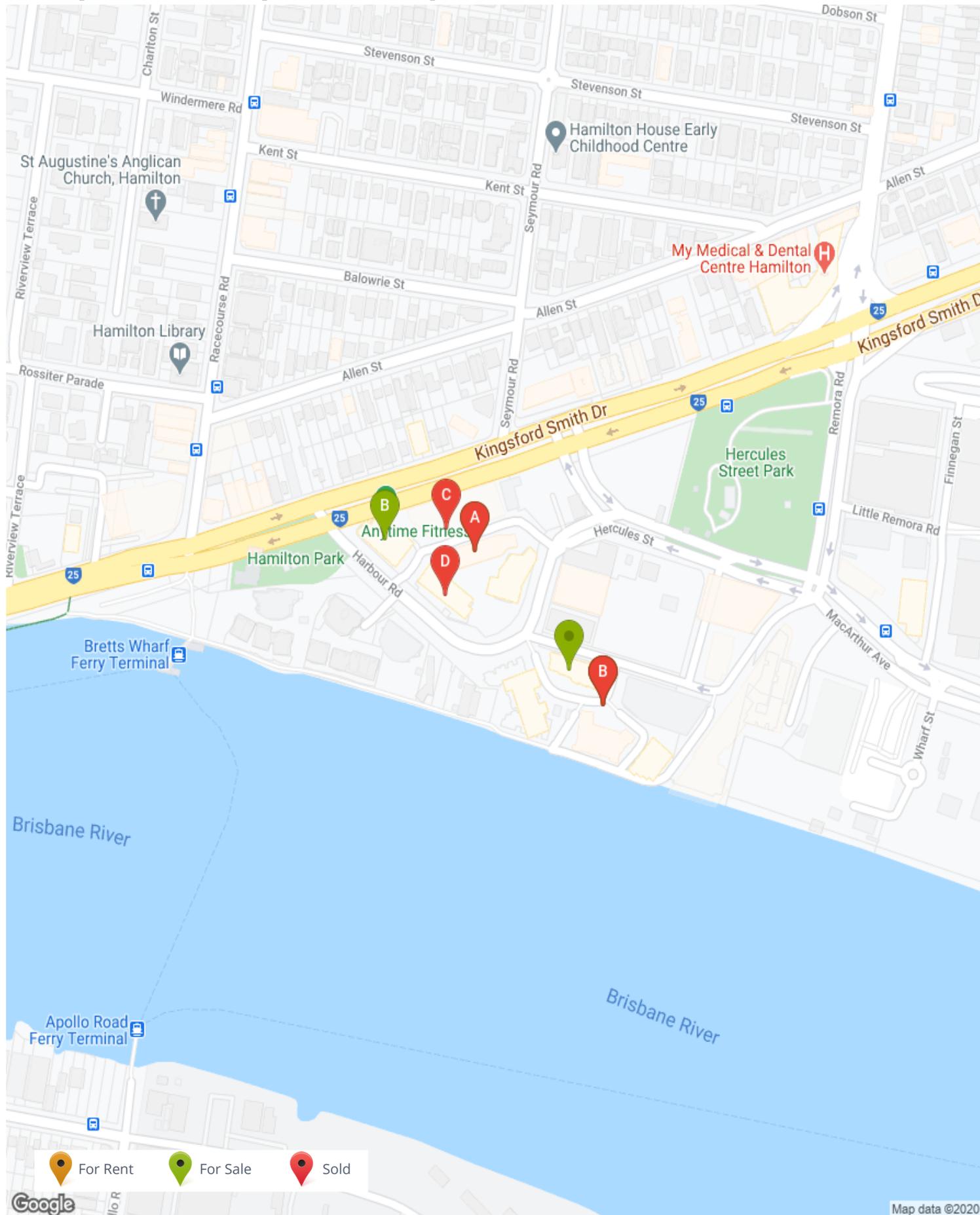
Suburb Rental Yield

+4.2%

Current Median Price: \$505,000
Current Median Rent: \$410

Based on 535 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 5 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$308,000 and the highest for sale price is \$350,000 with a median sale price of \$310,000. Days listed ranges from 91 to 382 days with the average currently at 224 days for these selected properties.

HARBOUR RD, HAMILTON 4007

 1  1  -



Property Type: Unit
Area: 83 m²
RPD:

Features:

Current List Price: **\$310,000**

First List Price: \$330,000

Date Listed:

Days Listed: **1000+ Days**

Listed Price Change: **-6.1%**

21204/8 HERCULES RD, HAMILTON 4007

UBD Ref: Brisbane - 140 Q18

Distance from Property: 139m

 1  1  -



Property Type: Unit
Area: 52 m²
RPD: L21204 SP224081

Features:

Current List Price: **\$310,000**

First List Price: \$310,000

Date Listed:

Days Listed: **1000+ Days**

Listed Price Change:



30902/2 HARBOUR RD, HAMILTON 4007

UBD Ref: Brisbane - 140 P18

Distance from Property: 213m

 1  1  1



Property Type: Unit
Area: 61 m² (60 m²)
RPD: L30902 SP224082

Features:

Current List Price: **Offers over \$308,000**

First List Price: Offers Over \$325,000

Date Listed: 24/10/2019

Days Listed: **382 Days**

Listed Price Change:



4138/37C HARBOUR RD, HAMILTON 4007

UBD Ref: Brisbane - 140 Q18

Distance from Property: 45m

 1  1  1



Property Type: Unit
Area: 72 m²
RPD: L4138 SP206823

Features:

Current List Price: **Over \$360,000**

First List Price: For sale

Date Listed: 24/04/2020

Days Listed: **199 Days**

Listed Price Change:



50710/37B HARBOUR RD, HAMILTON 4007

 1  1  1



Property Type: Unit
Area:
RPD:

Features:

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

First List Price: Price Range: \$350,000 - \$380,000

Date Listed: 11/08/2020

Days Listed: **91 Days**

Listed Price Change:

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Nearby Comparable Sold Properties

There are 5 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$285,000 and the highest sale price is \$360,000 with a median sale price of \$350,000. Days listed ranges from 191 to 642 days with the average currently at 417 days for these selected properties.

10111/8 HARBOUR RD, HAMILTON, QLD 4007

UBD Ref: Brisbane - 140 P18
Distance from Property: 139m



Property Type: Unit
Area: 96 m²
Area \$/m²: \$3,333
RPD: L10111 SP224043

Features:

Sale Price: **\$320,000 (Normal Sale)**
Sale Date: 19/05/2020 Days to Sell: **642 Days**
Last Price: Sold by Jason Isbester Chg %: **-7.0%**
First Price: \$344,000 - we invite all Chg %: **-14.7%**



4100/35 HARBOUR RD, HAMILTON, QLD 4007

UBD Ref: Brisbane - 140 Q18
Distance from Property: 45m



Property Type: Unit
Area: 74 m²
Area \$/m²: \$4,730
RPD: L4100 SP206823

Features:

Sale Price: **\$350,000 (Normal Sale)**
Sale Date: 25/05/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



30802/2 HARBOUR RD, HAMILTON, QLD 4007

UBD Ref: Brisbane - 140 P18
Distance from Property: 173m



Property Type: Unit
Area: 61 m²
Area \$/m²: \$4,672
RPD: L30802 SP224082

Features:

Sale Price: **\$285,000 (Normal Sale)**
Sale Date: 01/06/2020 Days to Sell: **191 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: \$325,000 + Chg %: **-1.7%**



11010/8 HARBOUR RD, HAMILTON, QLD 4007

UBD Ref: Brisbane - 140 P18
Distance from Property: 137m



Property Type: Unit
Area: 64 m²
Area \$/m²: \$5,469
RPD: L11010 SP224043

Features:

Sale Price: **\$350,000 (Normal Sale)**
Sale Date: 29/06/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



20708/35 HARBOUR RD, HAMILTON, QLD 4007

UBD Ref: Brisbane - 140 Q18
Distance from Property: 45m



Property Type: Unit
Area: 58 m²
Area \$/m²: \$6,207
RPD: L20708 SP213402

Features:

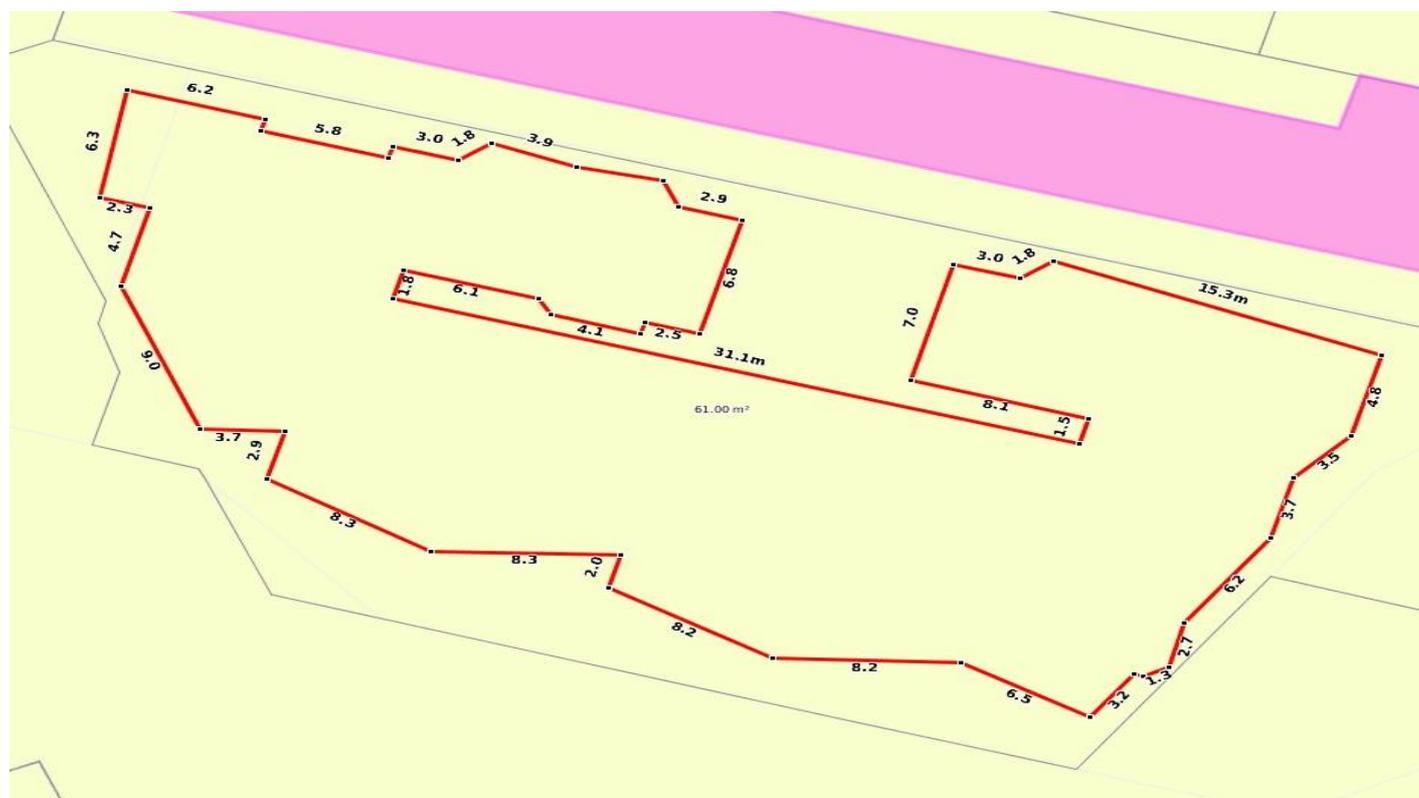
Sale Price: **\$360,000 (Normal Sale)**
Sale Date: 08/07/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:



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50709/35 HARBOUR RD, HAMILTON, QLD 4007

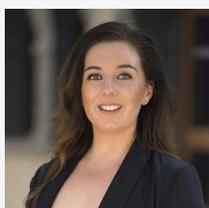


Appraisal Price

This market analysis has been prepared on 09/11/2020 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:

\$315,000 to \$365,000

Contact your agent for further information:



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