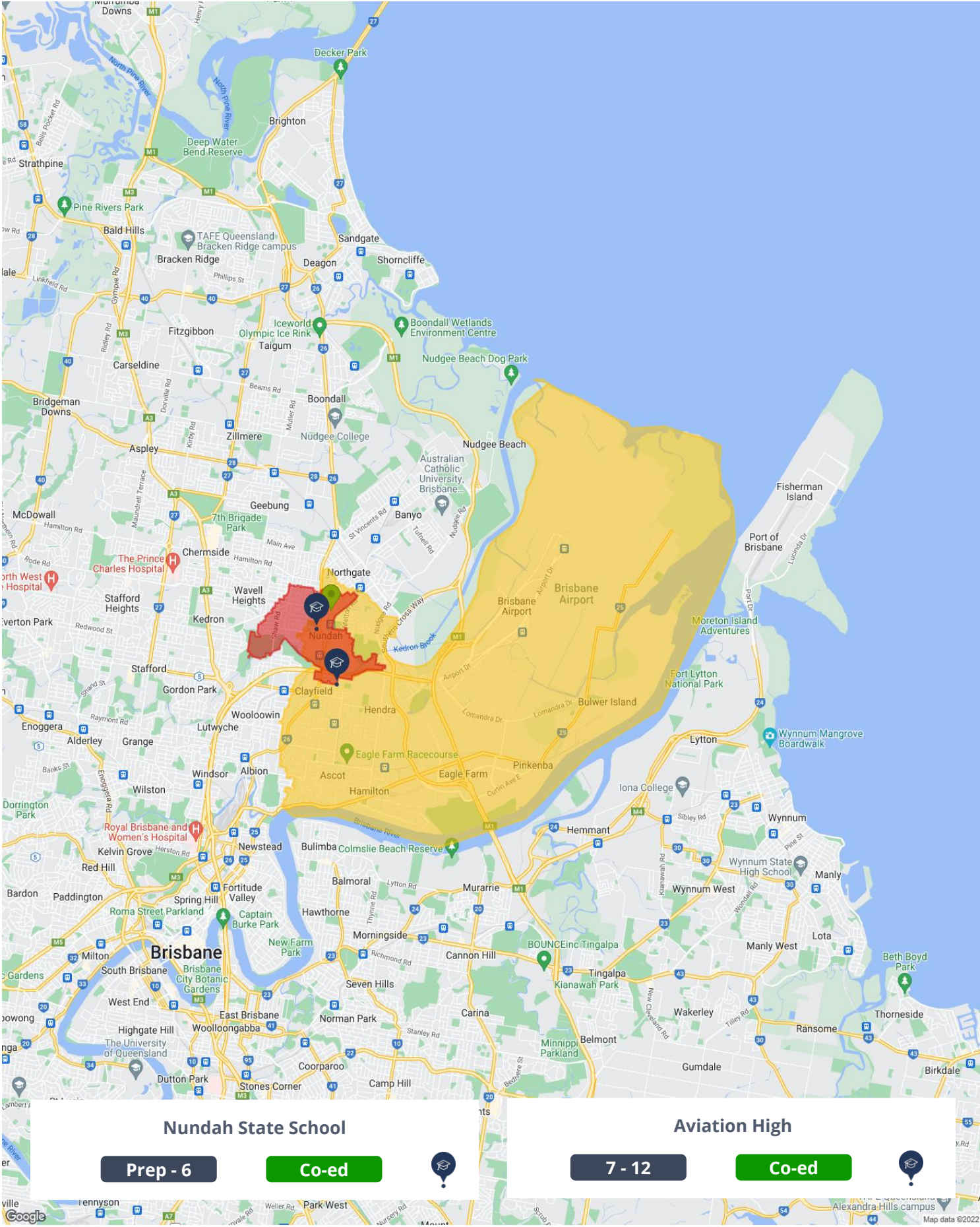




COMPARATIVE MARKET ANALYSIS

1/46 HENCHMAN STREET, NUNDAH, QLD 4012

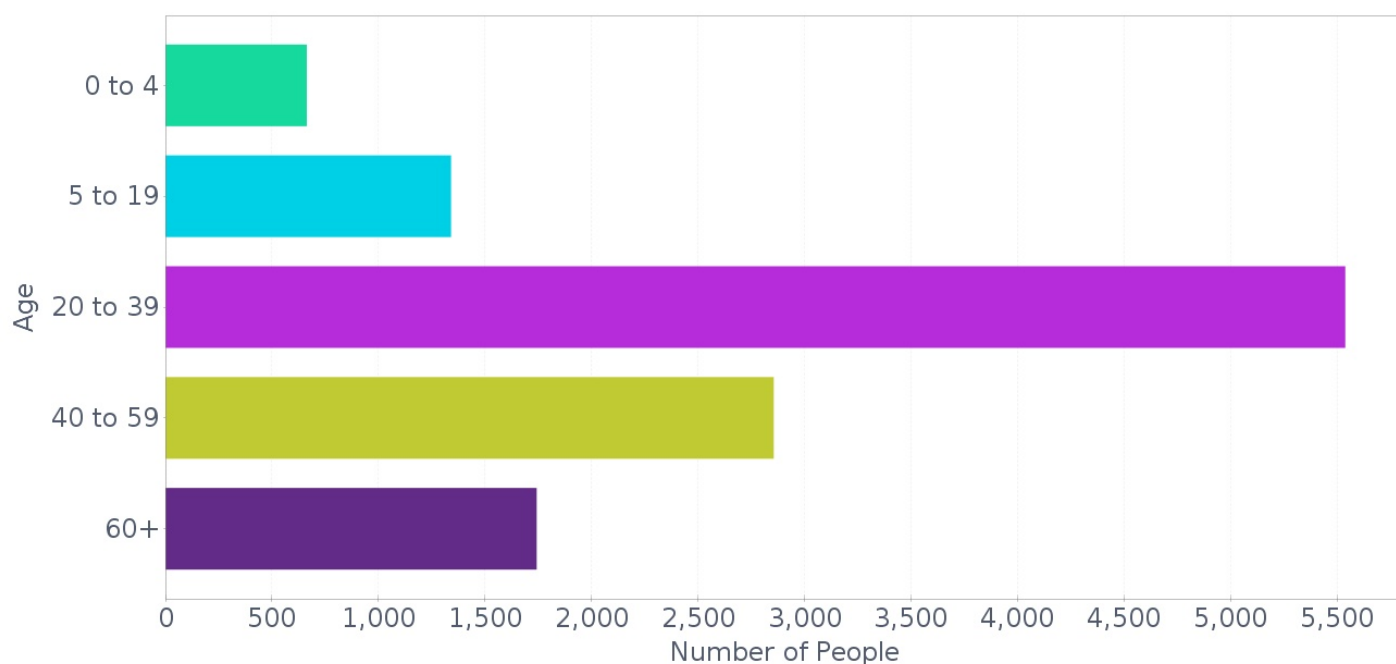
School Catchment Areas



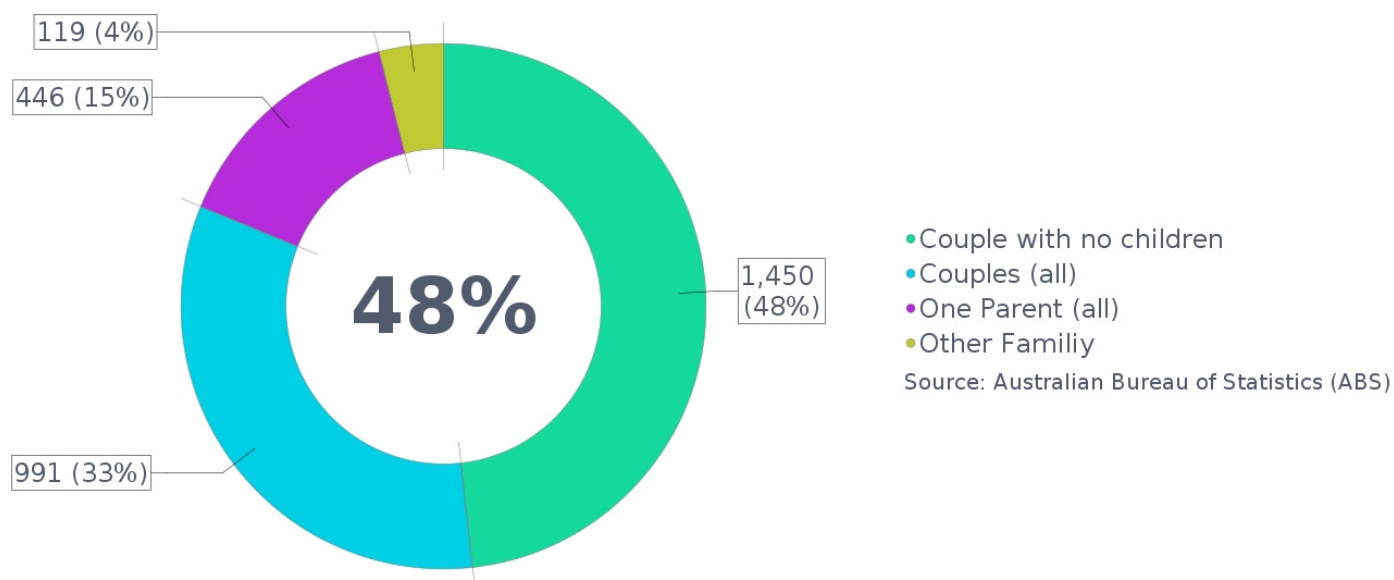
Nearby Properties For Rent



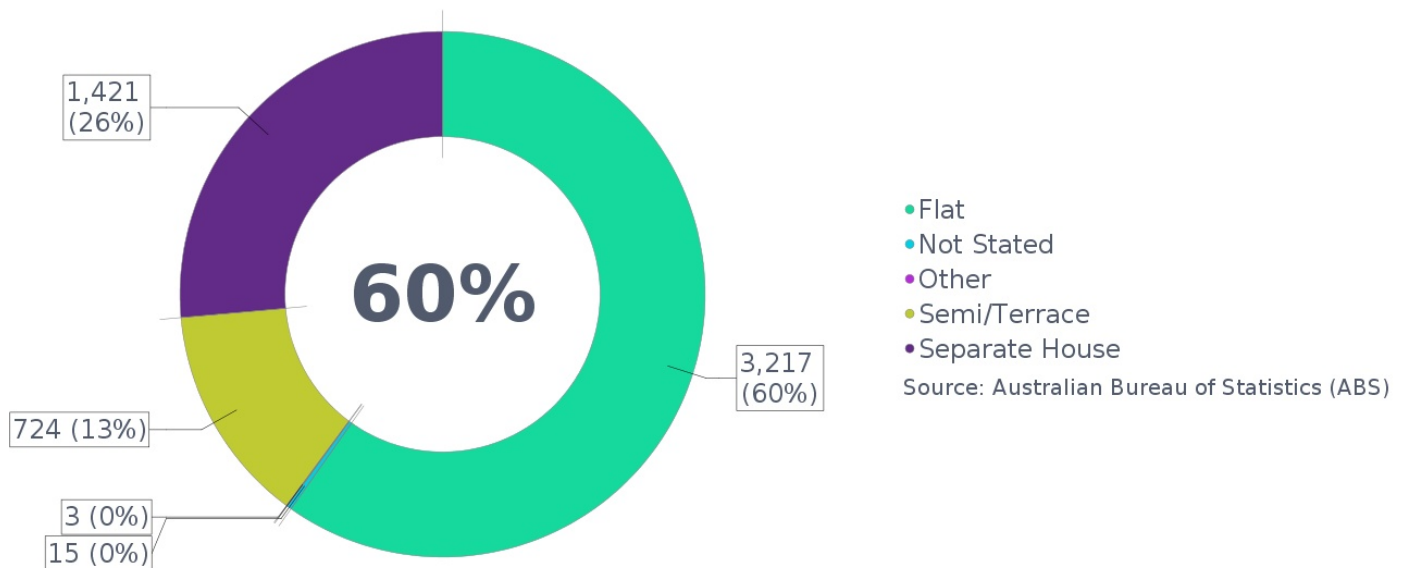
Age of Population (2016)



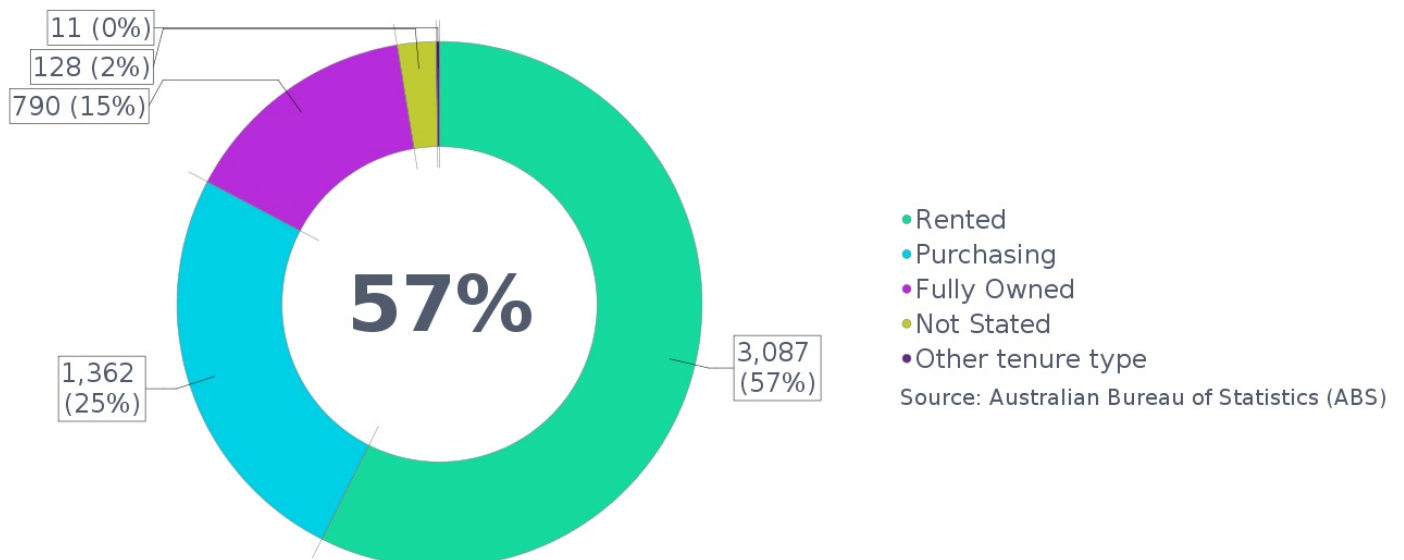
Family Composition (2016)



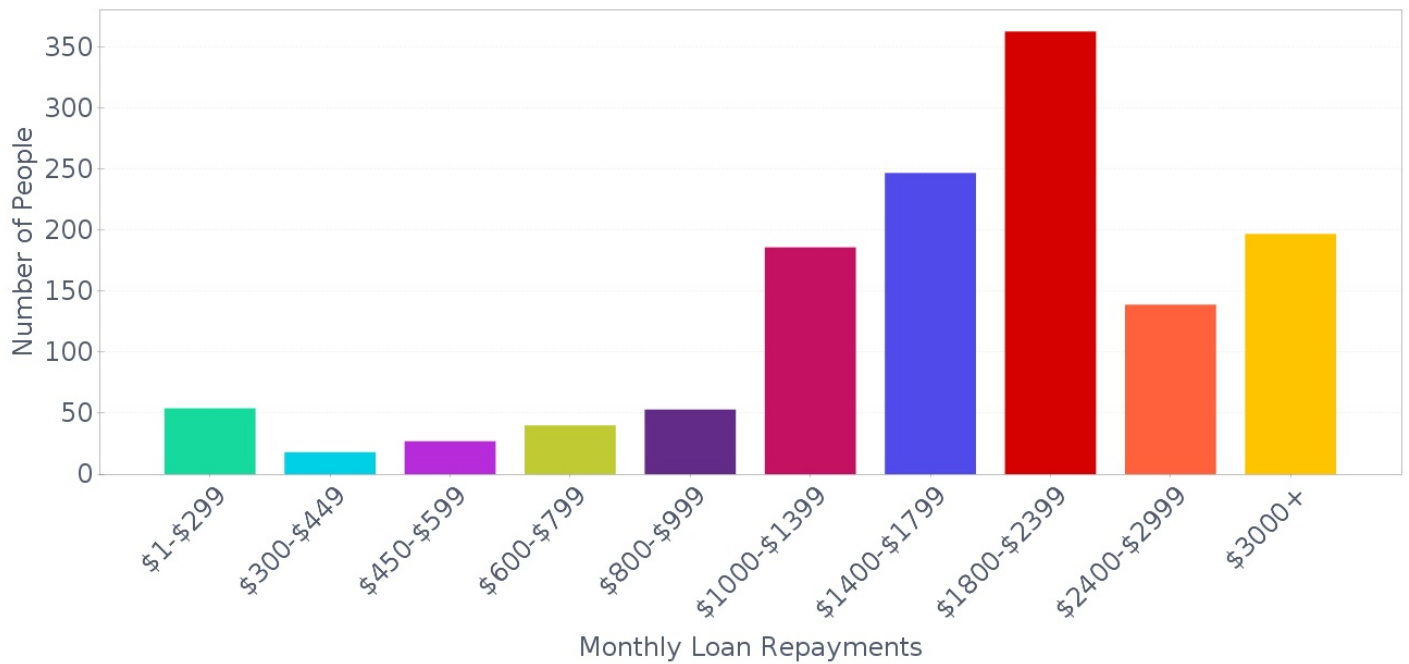
Dwelling Structure (2016)



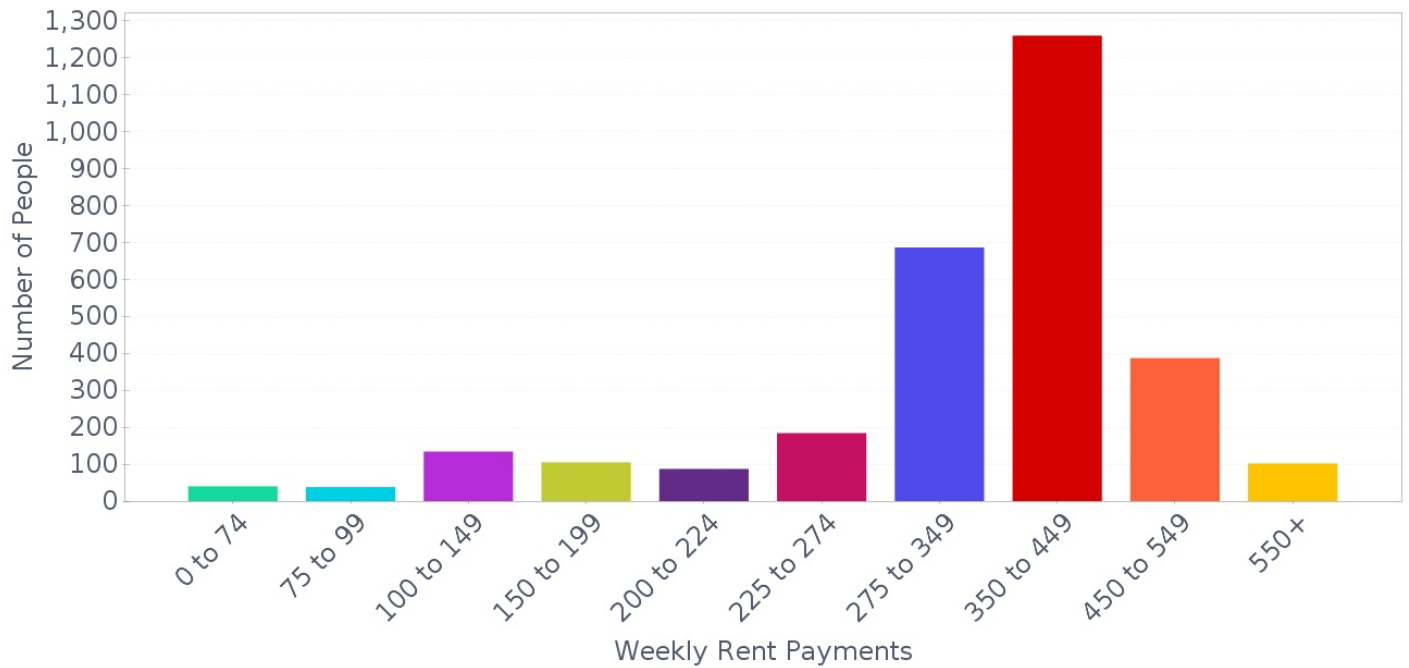
Home Ownership (2016)



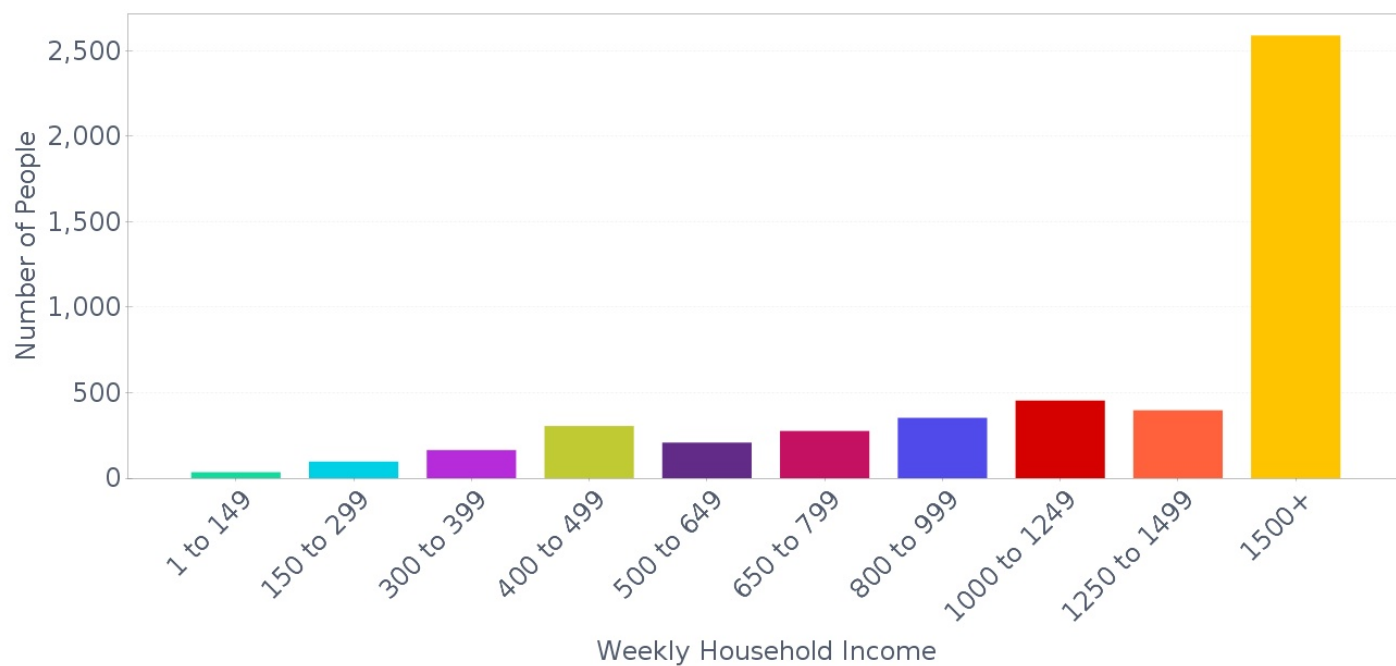
Home Loan Repayments - Monthly (2016)



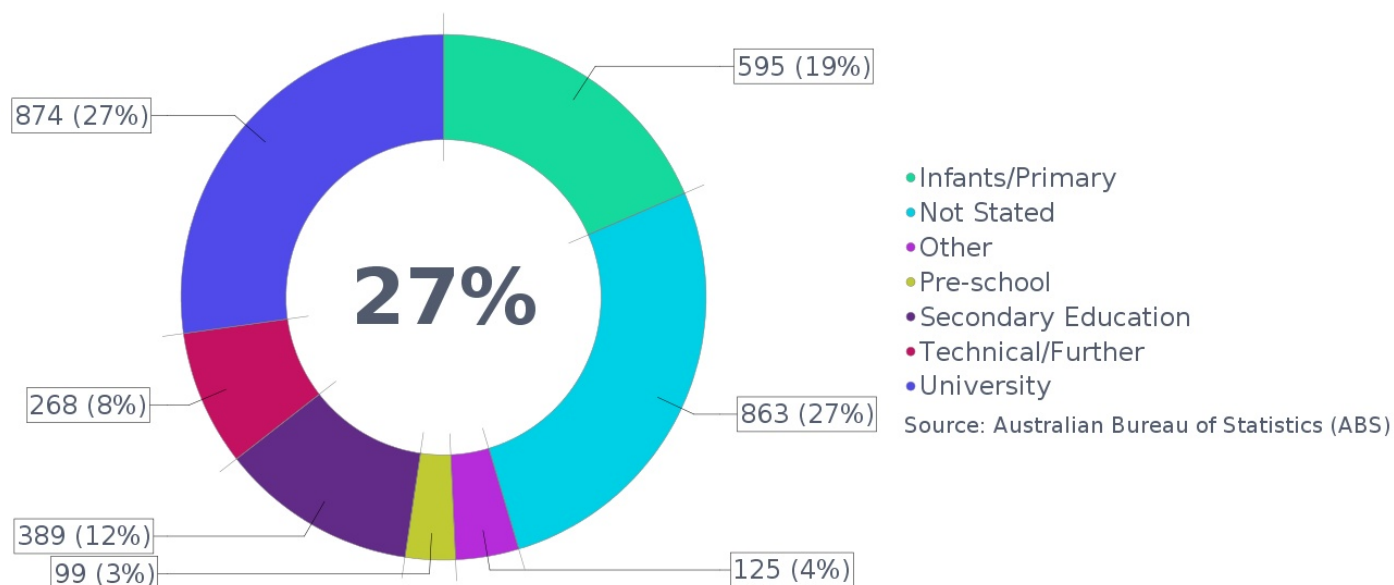
Rent Payments - Weekly (2016)



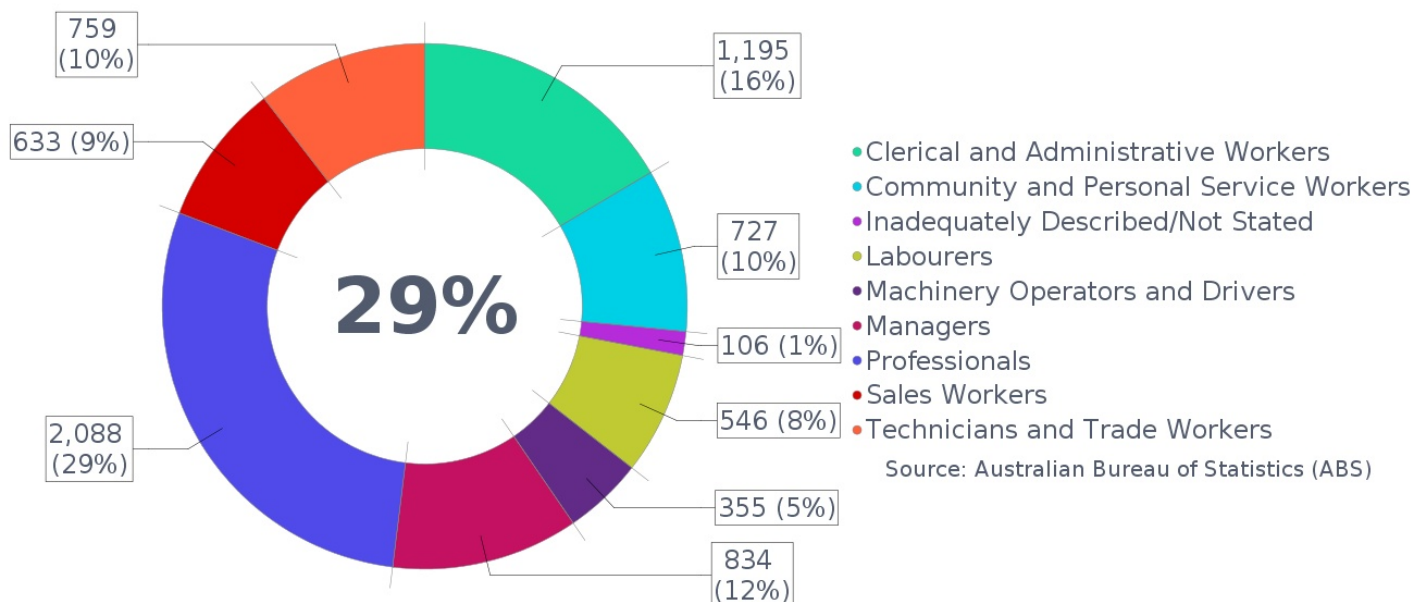
Household Income - Weekly (2016)



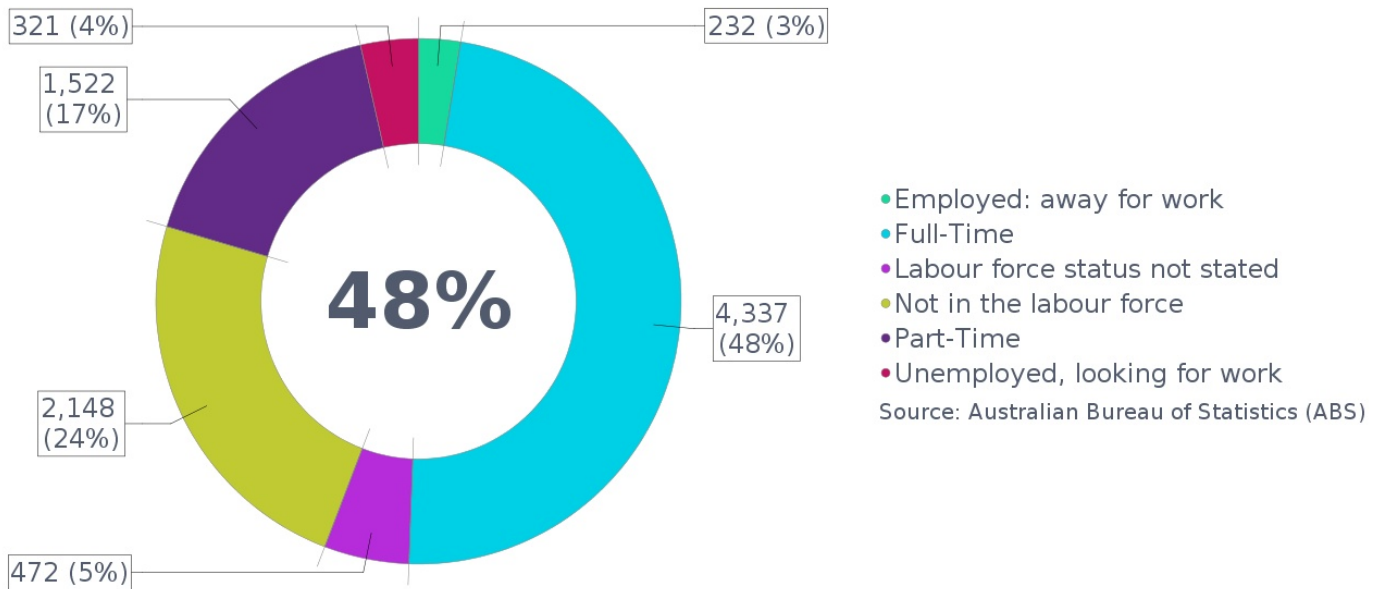
Non-School Qualification: Level of Education (2016)



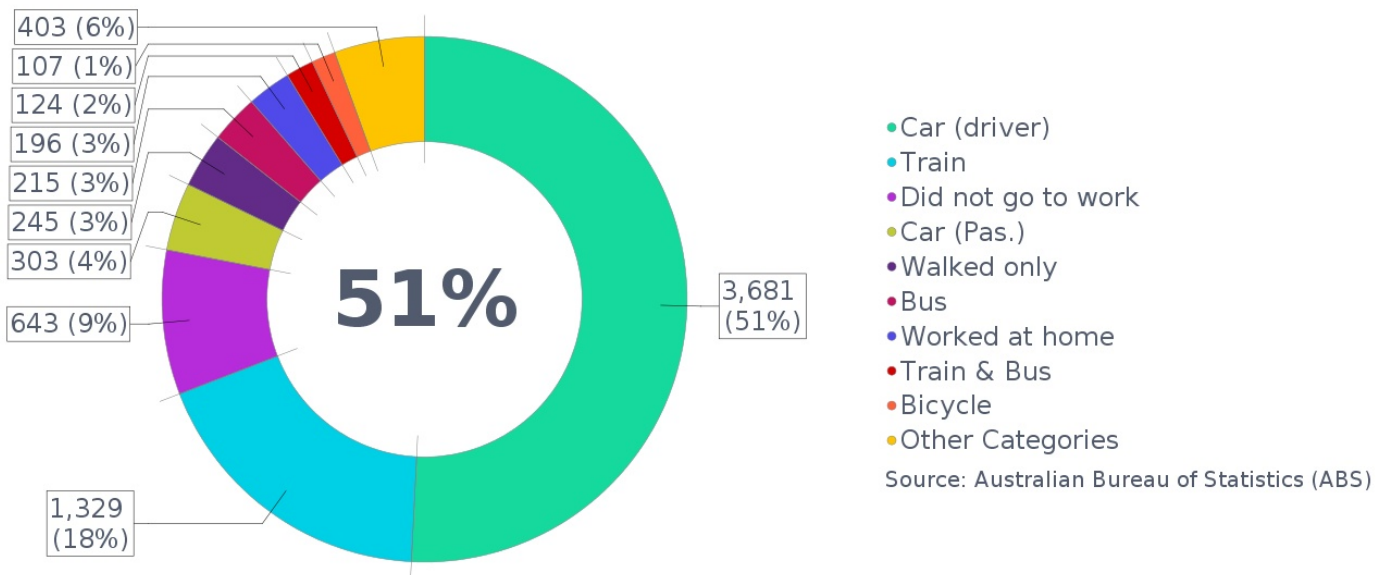
Occupation (2016)



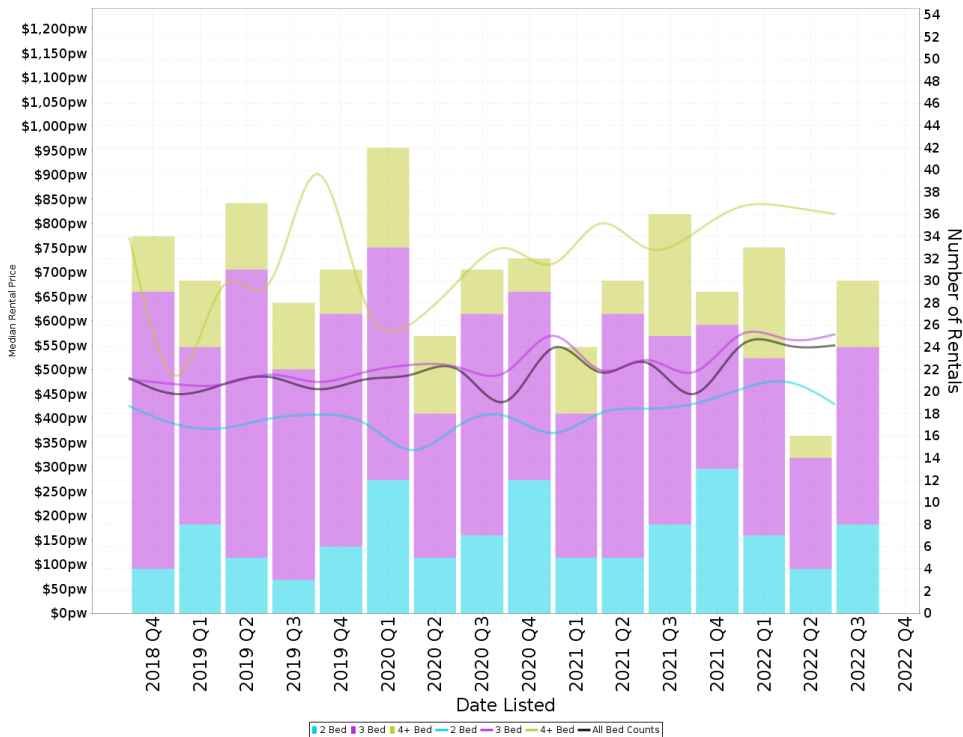
Employment (2011)



Method of Travel to Work (2016)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+39.4%

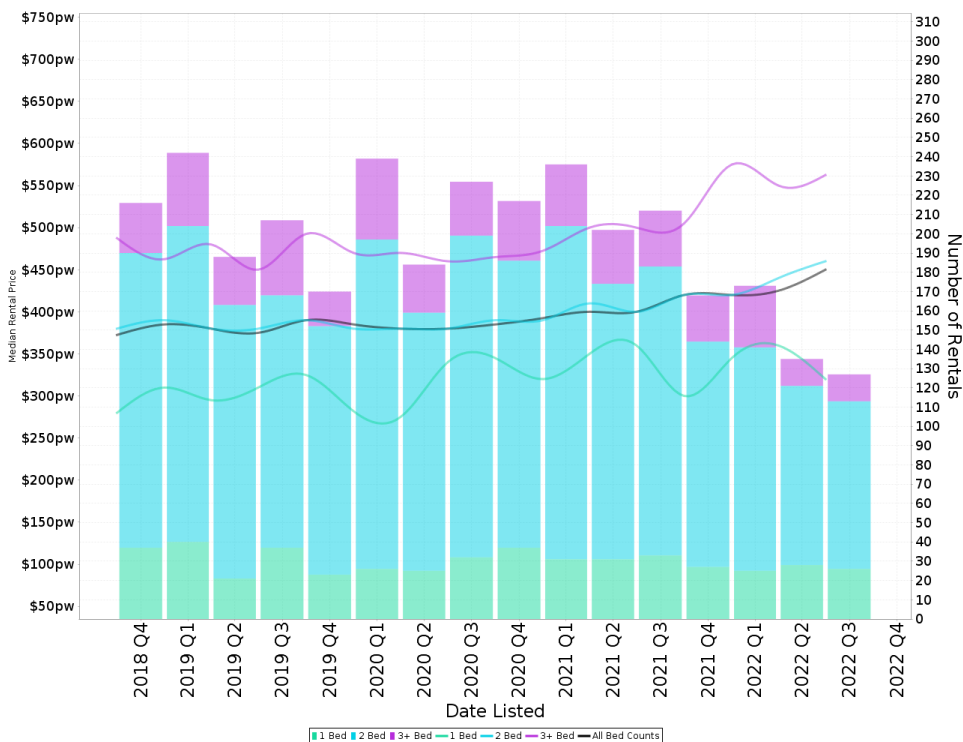
Current Median Price: \$1,200,000
Previous Median Price: \$861,000
 Based on 178 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.0%

Current Median Price: \$1,200,000
Current Median Rent: \$470
 Based on 129 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.2%

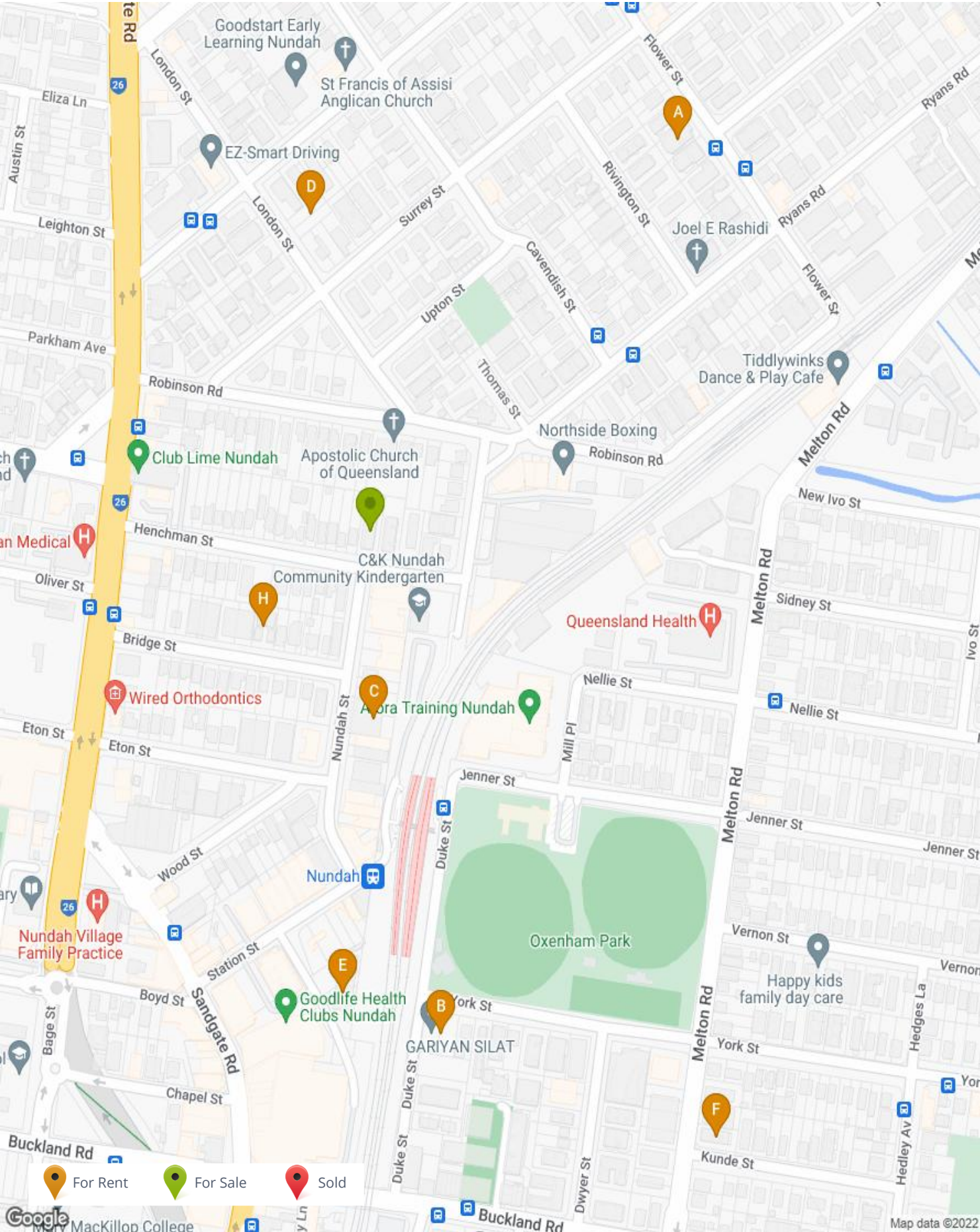
Current Median Price: \$440,000
Previous Median Price: \$418,100
 Based on 842 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$440,000
Current Median Rent: \$380
 Based on 853 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 500.0m from the focus property. The lowest for rent price is \$307 and the highest for rent price is \$520 with a median rental price of \$455. Days listed ranges from 2 to 15 days with the average currently at 9 days for these selected properties.

2/155 FLOWER ST, NORTHGATE 4013

UBD Ref: Brisbane - 120 P18



Property Type: Unit
Area: 116 m²
RPD: L2 SP130733

Features:

Current Rent Price: **\$420**
First Rent Price: **\$420**
Month Listed: **October 2022**
Days on Market: **2 Days**



ID:3906688/1 YORK ST, NUNDAH 4012

UBD Ref: Brisbane - 140 N1



Property Type: Unit
Area: 1,153 m² (78 m²)
RPD: L101-102,201-206,301-306,401-406,501

Features:

Current Rent Price: **\$520**
First Rent Price: **\$520**
Month Listed: **October 2022**
Days on Market: **2 Days**



804/27-33 NUNDAH ST, NUNDAH 4012

UBD Ref: Brisbane - 120 M20



Property Type: Unit
Area: 99 m² (84 m²)
RPD: L804 SP266511

Features:

Current Rent Price: **\$460**
First Rent Price: **\$460**
Month Listed: **September 2022* (Rented)**
Days on Market: **8 Days**



1/10 KUNDE ST, NUNDAH 4012



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$450 weekly**
First Rent Price: **\$450 weekly**
Month Listed: **September 2022**
Days on Market: **10 Days**

4/32 LONDON ST, NUNDAH 4012

UBD Ref: Brisbane - 120 M18



Property Type: Unit
Area: 155 m²
RPD: L4 SP299008

Features:

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



Prepared on 06/10/2022 by Brett Russo, 0414 500 500 at Coronis Inner North. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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613/16 ASPINALL ST, NUNDAH 4012

UBD Ref: Brisbane - 140 M1

 2  2  1



Property Type: Unit
Area: 78 m²
RPD: L613 SP253365

Features:

Current Rent Price: **\$490 per week**
First Rent Price: **\$490 per week**
Month Listed: **September 2022**
Days on Market: **13 Days**



4/121 MELTON RD, NUNDAH 4012

UBD Ref: Brisbane - 140 P2

 2  1  1



Property Type: Unit
Area: 117 m²
RPD: L4 BUP1813

Features:

Current Rent Price: **\$350 per week**
First Rent Price: **\$350 per week**
Month Listed: **September 2022**
Days on Market: **15 Days**



604/16 ASPINALL ST, NUNDAH 4012

UBD Ref: Brisbane - 140 M1

 2  1  1



Property Type: Unit
Area: 69 m²
RPD: L604 SP253365

Features:

Current Rent Price: **\$307 weekly**
First Rent Price: **\$307 weekly**
Month Listed: **September 2022**
Days on Market: **15 Days**



1/18 HEDLEY ST, NUNDAH 4012

 2  2  1



Photo not available

Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **September 2022* (Rented)**
Days on Market: **9 Days**

3/24 BRIDGE ST, NUNDAH 4012

UBD Ref: Brisbane - 120 M20

 2  1  1



Property Type: Unit
Area: 112 m² (100 m²)
RPD: L3 BUP13002

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,
IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING

Current Rent Price: **\$380**
First Rent Price: **\$380**
Month Listed: **September 2022* (Rented)**
Days on Market: **7 Days**



1/46 HENCHMAN STREET, NUNDAH, QLD 4012



Appraisal Price

This market analysis has been prepared on 06/10/2022 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:

\$400pw to \$450pw