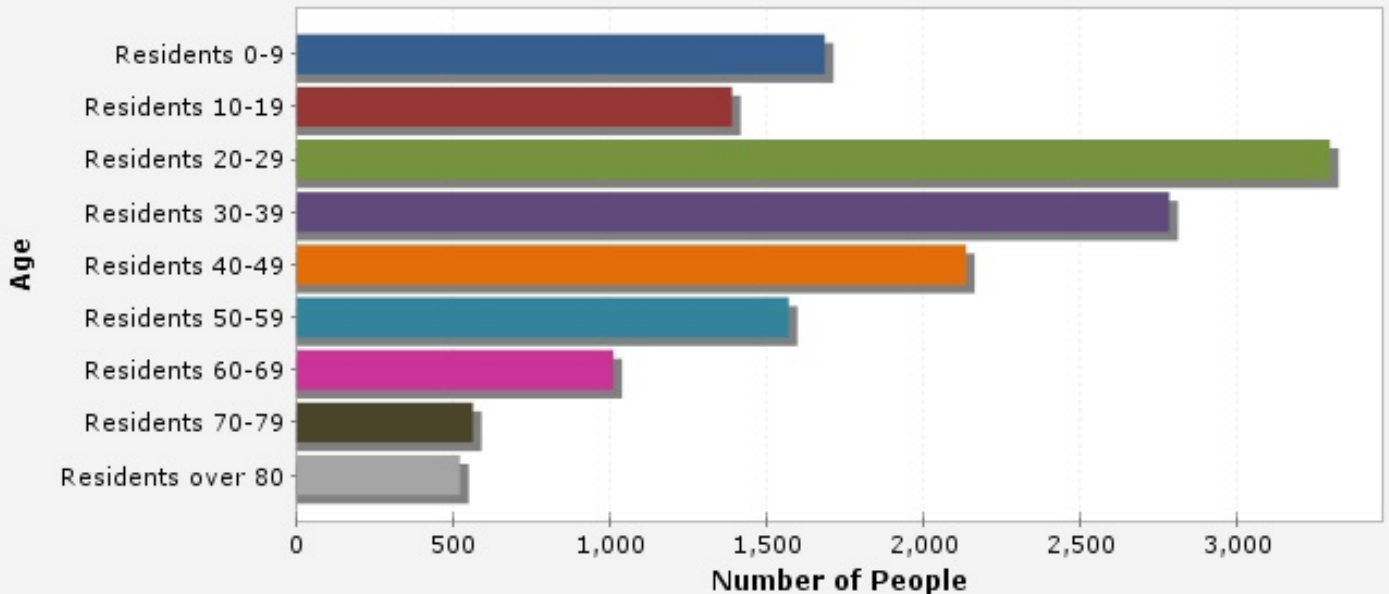




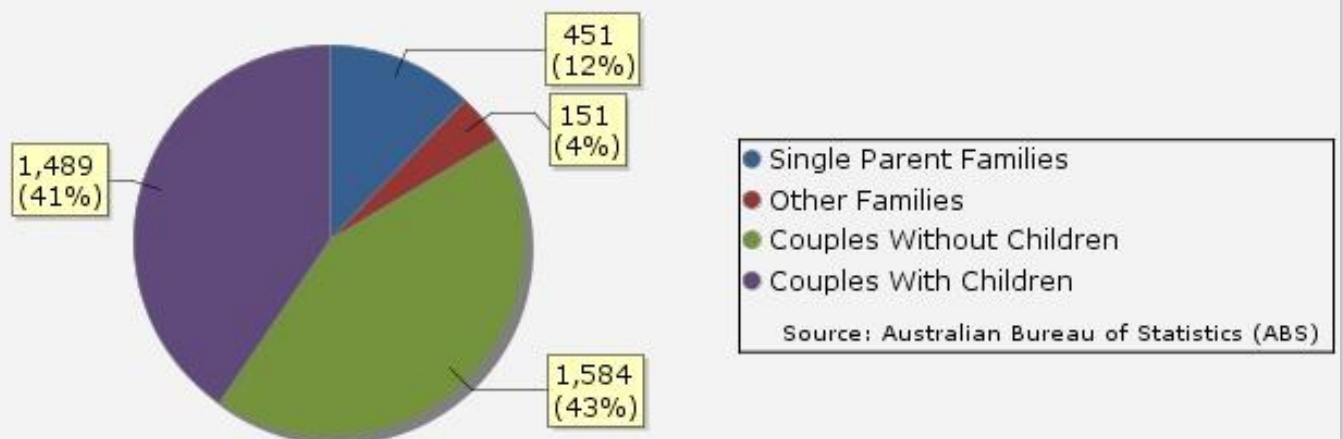
Demographics - Age of Population (2011)

Coorparoo



Demographics - Family Composition (2011)

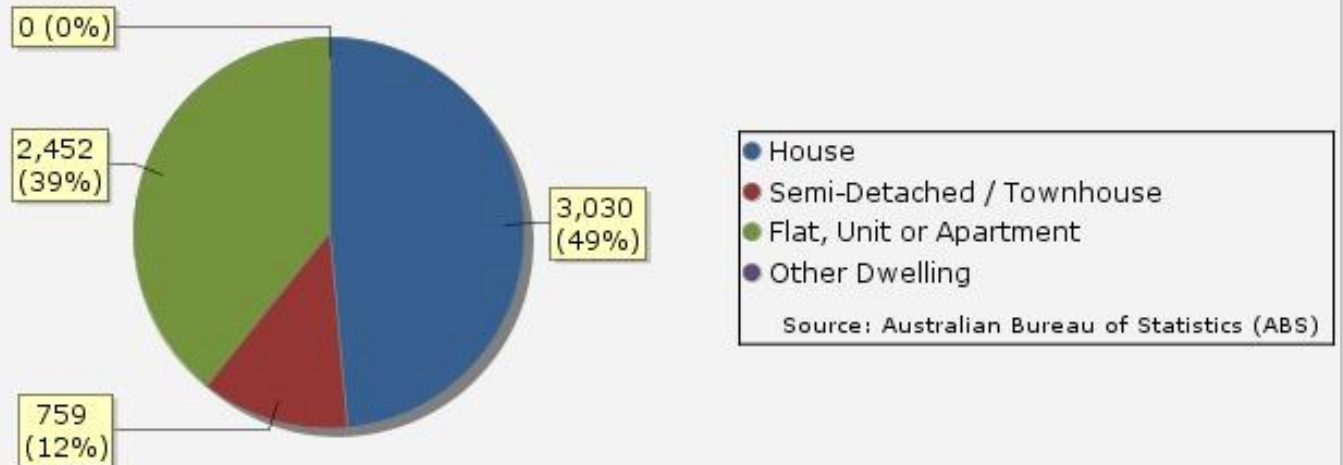
Coorparoo





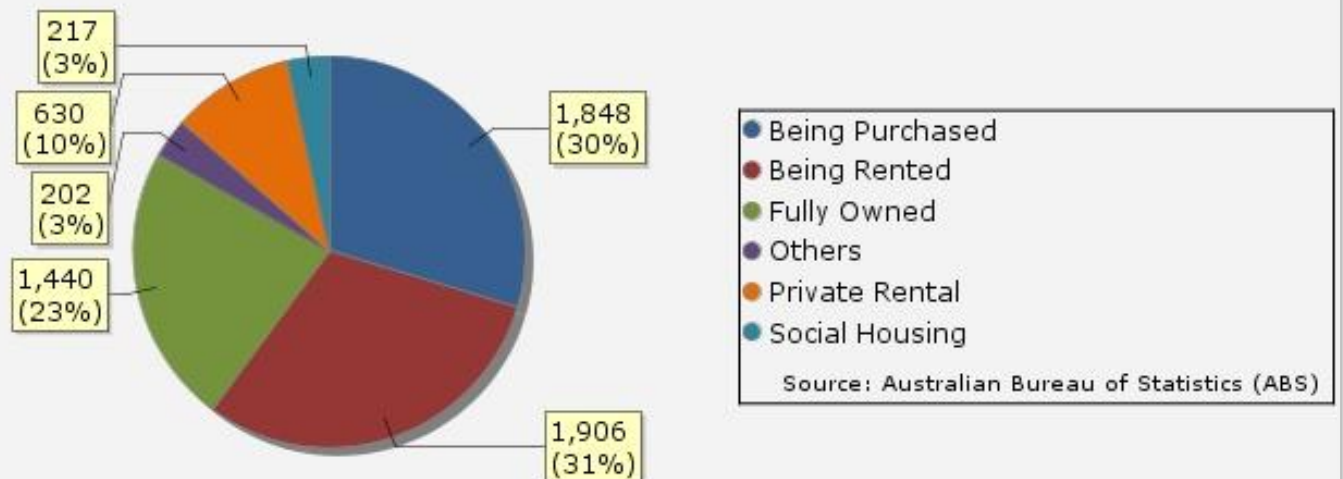
Housing - Dwelling Structure (2011)

Coorparoo



Housing - Home Ownership (2011)

Coorparoo





Housing - Home Loan Repayments - Monthly (2011)

Coorparoo



Housing - Rent Payments - Weekly (2011)

Coorparoo





Housing - Household Income - Weekly (2011)

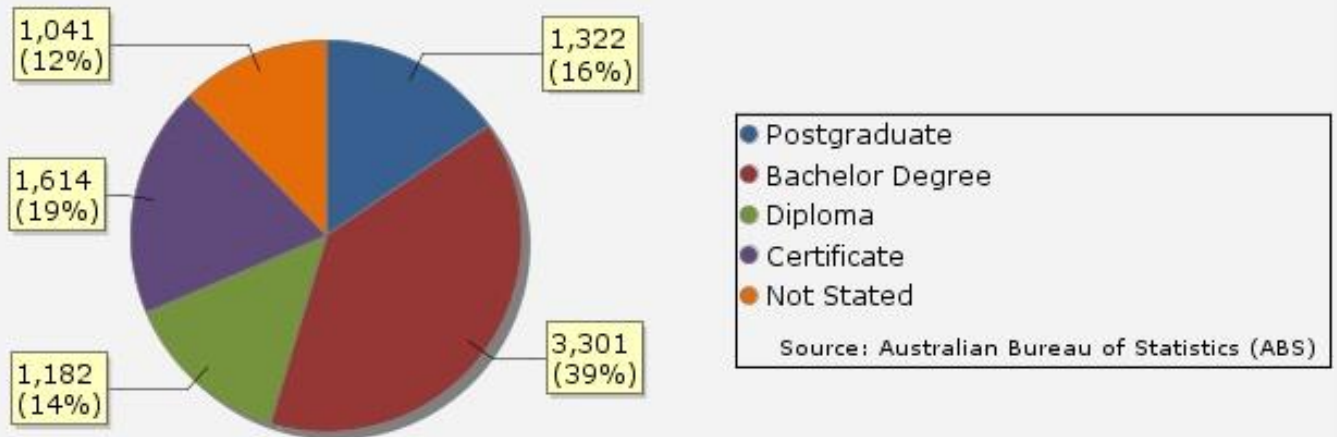
Coorparoo





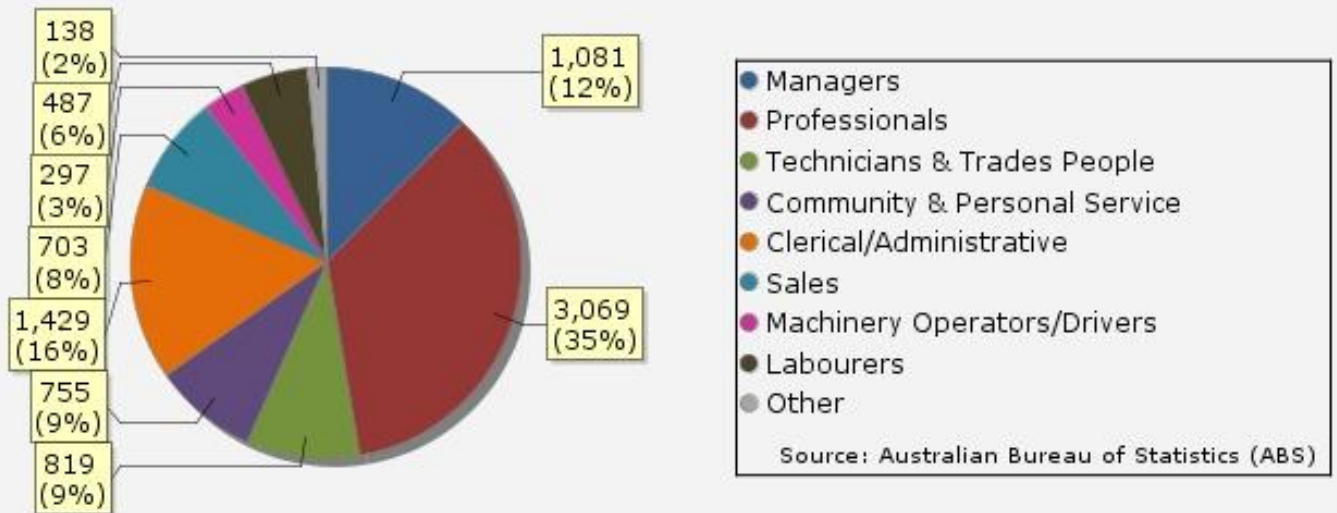
Other Statistics - Non-School Qualification: Level of Education (2011)

Coorparoo



Other Statistics - Occupation (2011)

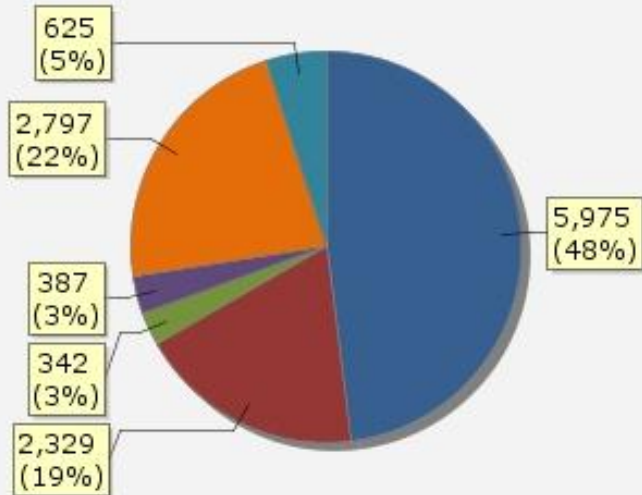
Coorparoo





Other Statistics - Employment (2011)

Coorparoo



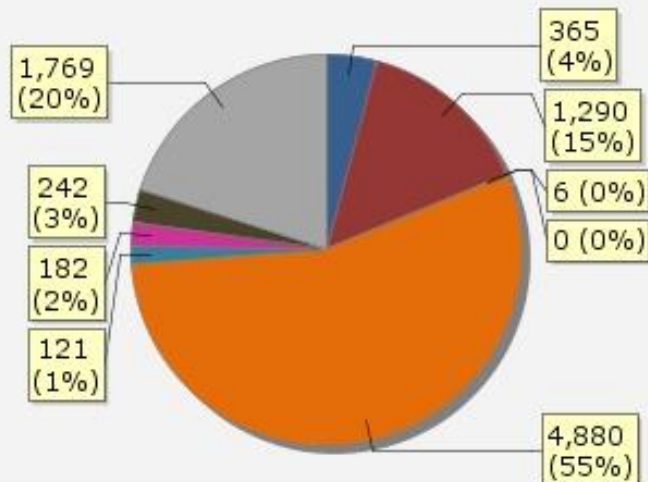
- Full-Time
- Part-Time
- Employed: away for work
- Unemployed, looking for work
- Not in the labour force
- Labour force status not stated

Source: Australian Bureau of Statistics (ABS)



Other Statistics - Method of Travel to Work (2011)

Coorparoo



- Train
- Bus
- Ferry
- Tram (other light rail)
- Car
- Motorbike / Truck
- Bicyycle
- Walked Only
- Other

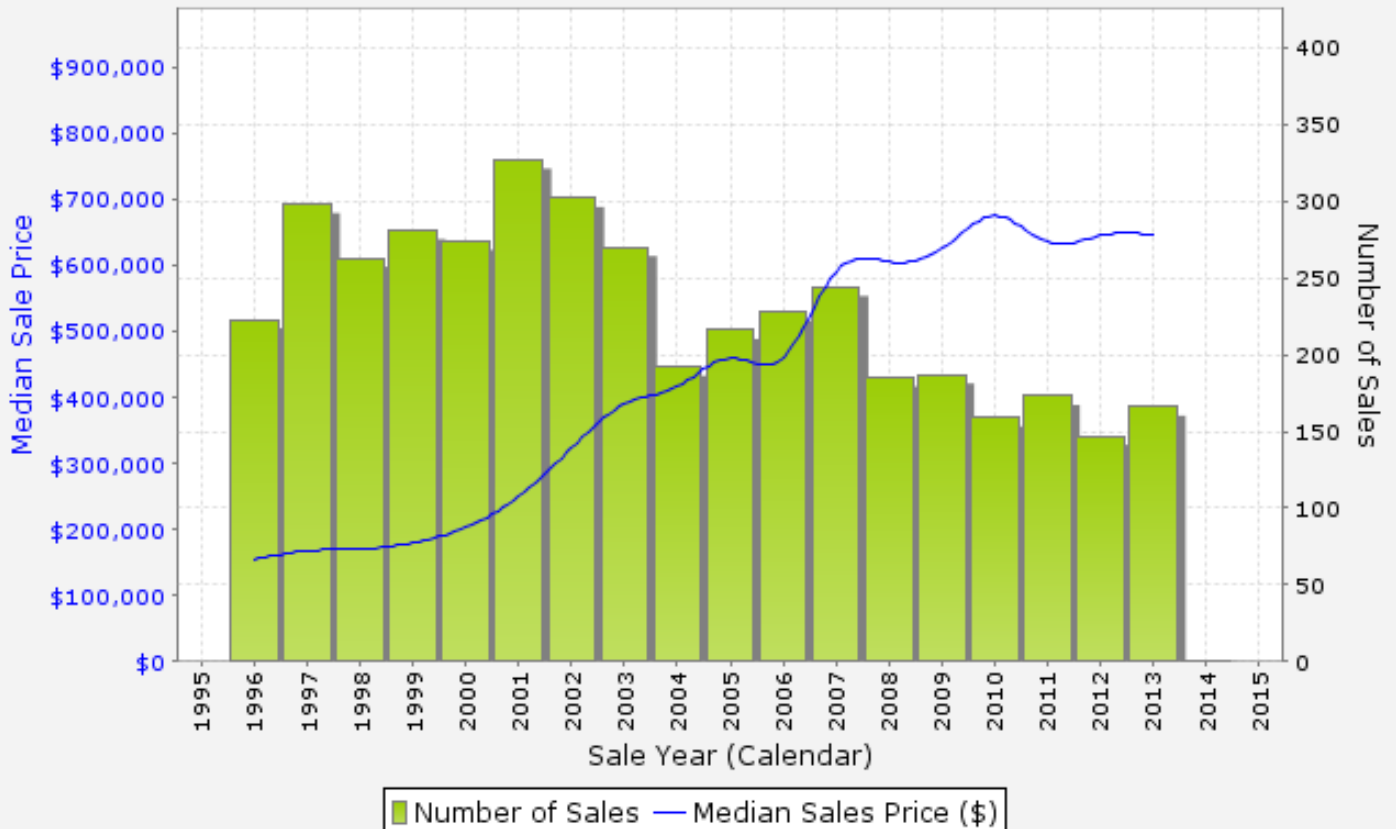
Source: Australian Bureau of Statistics (ABS)



COORPAROO - Sales & Growth Chart (House)

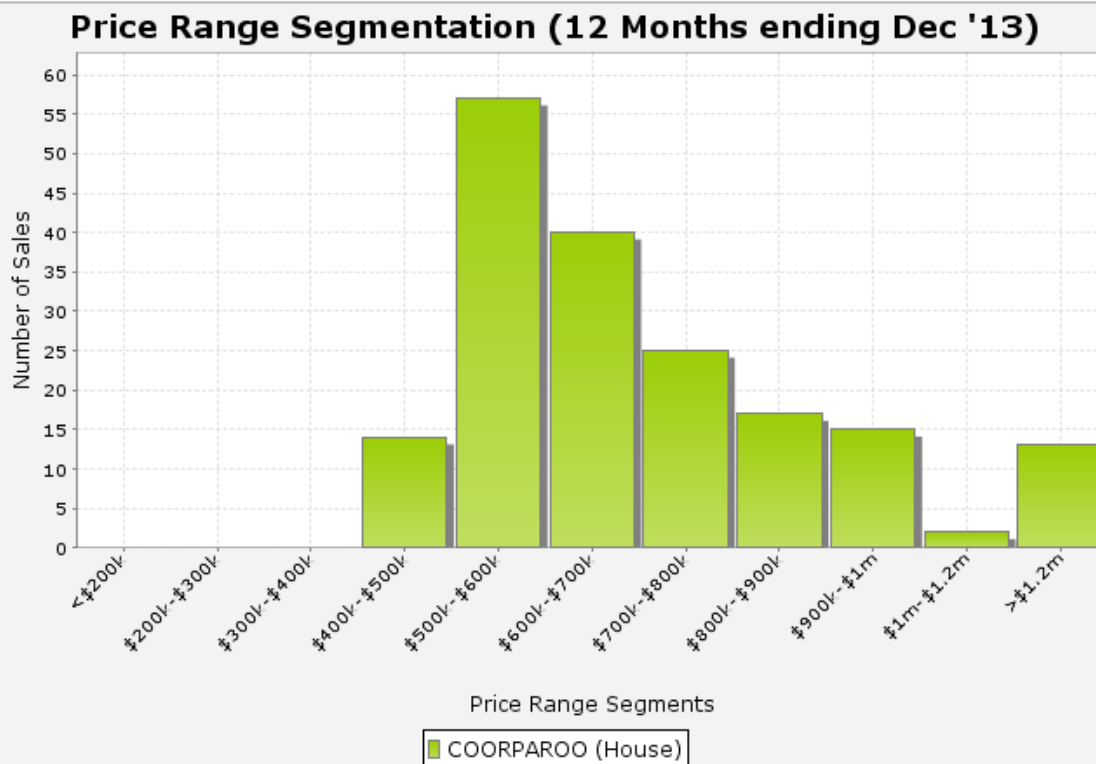
Year	No. of Sales	Average	Median	Growth	Low	High
1996	223	\$ 163,858	\$ 154,000		\$ 12,500	\$ 665,000
1997	298	\$ 184,553	\$ 168,000	9.1 %	\$ 10,000	\$ 750,000
1998	263	\$ 190,652	\$ 170,000	1.2 %	\$ 9,700	\$ 1,020,000
1999	281	\$ 211,295	\$ 180,000	5.9 %	\$ 30,000	\$ 1,225,000
2000	274	\$ 230,407	\$ 203,000	12.8 %	\$ 85,000	\$ 825,000
2001	327	\$ 277,625	\$ 250,000	23.2 %	\$ 38,950	\$ 930,000
2002	302	\$ 361,082	\$ 323,750	29.5 %	\$ 179,000	\$ 1,500,000
2003	270	\$ 447,848	\$ 390,000	20.5 %	\$ 237,500	\$ 1,300,000
2004	192	\$ 489,642	\$ 416,250	6.7 %	\$ 30,200	\$ 2,450,000
2005	216	\$ 535,426	\$ 459,500	10.4 %	\$ 3,200	\$ 2,990,000
2006	228	\$ 514,326	\$ 460,000	0.1 %	\$ 290,000	\$ 1,588,000
2007	244	\$ 635,791	\$ 590,000	28.3 %	\$ 285,000	\$ 2,910,000
2008	185	\$ 671,362	\$ 605,500	2.6 %	\$ 320,000	\$ 1,977,500
2009	187	\$ 686,899	\$ 625,000	3.2 %	\$ 1,111	\$ 2,500,000
2010	159	\$ 778,740	\$ 675,000	8.0 %	\$ 405,000	\$ 3,550,000
2011	173	\$ 732,745	\$ 635,000	-5.9 %	\$ 295,000	\$ 3,465,000
2012	147	\$ 707,691	\$ 645,000	1.6 %	\$ 350,000	\$ 2,250,000
2013	166	\$ 717,905	\$ 646,500	0.2 %	\$ 400,000	\$ 2,400,000
2014	0					

Sales & Growth Chart for COORPAROO

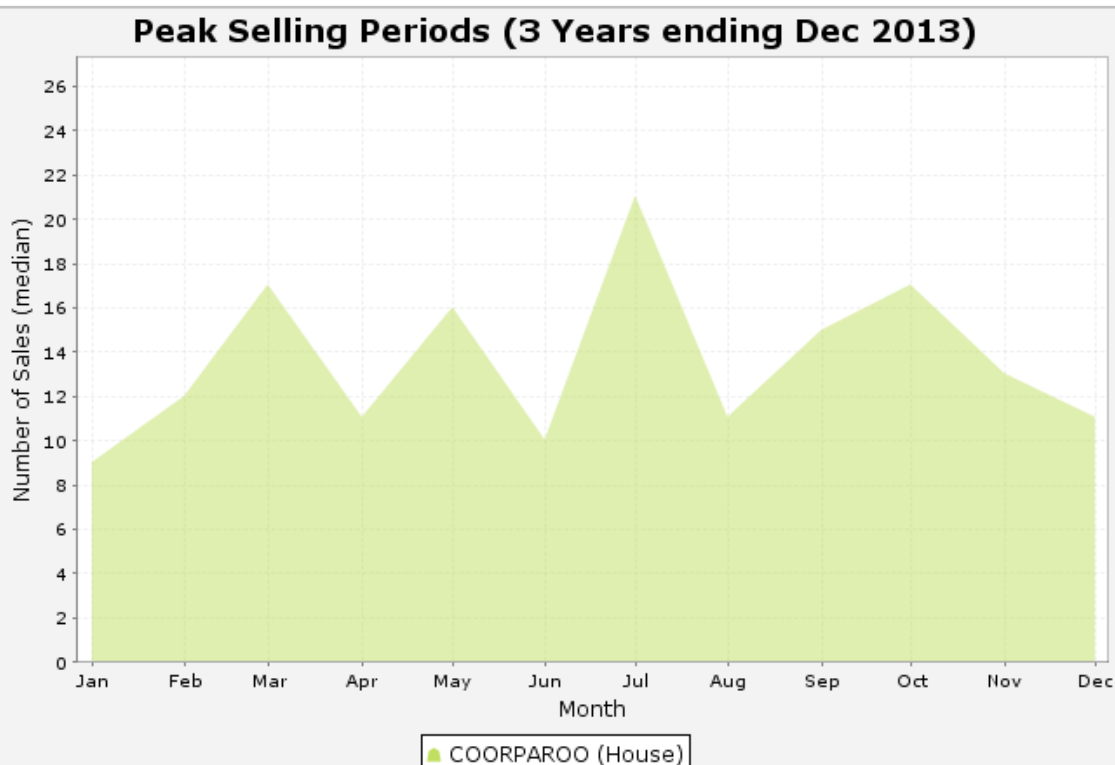




COORPAROO - Price Segmentation

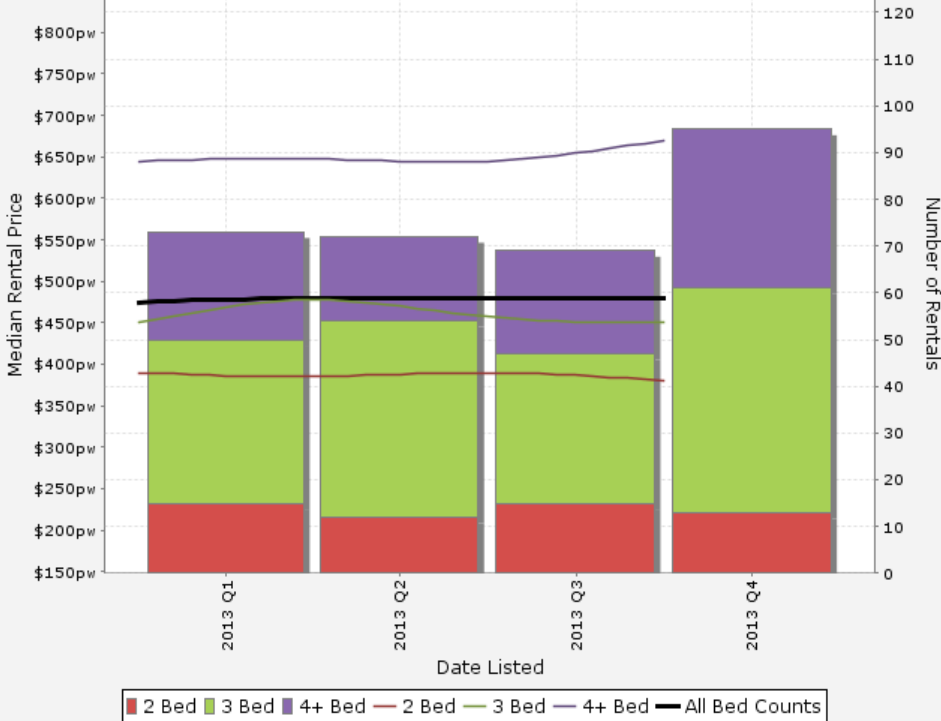


COORPAROO - Peak Selling Periods





COORPAROO - Median Weekly Rents (House)



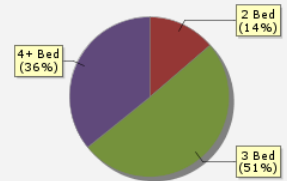
Suburb Sale Price Growth

+0.2%

Current Median Price: \$646,500
Previous Median Price: \$645,000

Based on 166 registered house sales compared over their last 24 months.

Bedroom Breakdown



Suburb Rental Yield

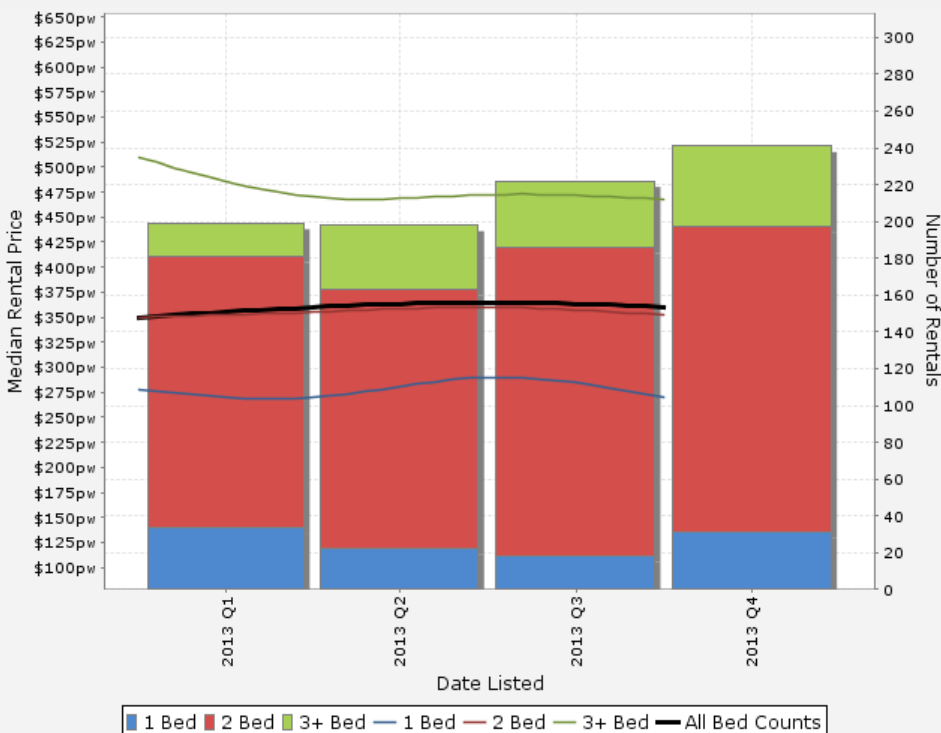
3.9%

Current Median Price: \$646,500
Current Median Rent: \$480 p.w.

Based on 309 recorded house rentals over the last 12 months.



COORPAROO - Median Weekly Rents (Unit)



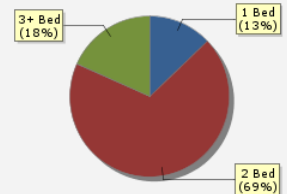
Suburb Sale Price Growth

+1.6%

Current Median Price: \$371,500
Previous Median Price: \$365,500

Based on 188 registered unit sales compared over the last 24 months.

Bedroom Breakdown



Suburb Rental Yield

5.0%


Current Median Price: \$371,500
Current Median Rent: \$360 p.w.


Based on 860 recorded unit rentals over the last 12 months.





COORPAROO - Properties For Rent

Search Criteria		Search Summary			
			Price	Days	Area
Focus	16 HARWILL ST, COORPAROO, QLD 4151	Lowest	\$ 600	20	303 m²
		Highest	\$ 650	34	173 m²
Radius:	500 m	Average	\$ 624	26	508 m²
		Median	\$ 622	26	303 m²
		Total	\$ 2,495	107	1,523 m²

CAMP HILL, CAMP HILL 4152		4	2	2
	Property Type: House Area: RPD:	Current Rental Price: \$620 per week Month Listed: January 2014		
	Features:			

1/16 DERBY ST, COORPAROO 4151		UBD Ref: Brisbane - 180 N3 Distance from Property: 643m	3	2	2
	Property Type: House	Current Rental Price: \$650 p.w. Month Listed: December 2013			
	Area: 173 m ²				
	RPD: L1 SP219690:PAR BULIMBA				
	Features:				


20 HOUTHEM ST, CAMP HILL 4152		UBD Ref: Brisbane - 180 Q1 Distance from Property: 196m	4	2	1
	Property Type: House Area: 1,047 m² RPD: L62 RP44460:PAR BULIMBA	Current Rental Price: \$625 Weekly Month Listed: December 2013			
	Features:				




67 WOODHILL AVE, COORPAROO 4151		UBD Ref: Brisbane - 180 N3 Distance from Property: 395m	4	2	2
	Property Type: House				
	Area: 303 m²				
	RPD: L9 SP149964:PAR BULIMBA				
	Features:	Current Rental Price: \$600 Weekly Month Listed: October 2013			




Recent Comparables Sales

Search Criteria		Search Summary		
Focus	16 HARWILL ST, COORPAROO, QLD 4151	Sale Price	Area	
Radius:	1000 m	Lowest	\$ 575,000	526 m ²
Sale	06/08/2013 to 06/02/2014	Highest	\$ 630,000	405 m ²
Sale	\$550,000.00 to \$650,000.00	Average	\$ 602,500	517 m ²
Land	Any	Median	\$ 602,500	526 m ²
Property	House	Total	\$ 2,410,000	2,069 m ²


240 CAVENDISH RD, COORPAROO, QLD 4151


UBD Ref: Brisbane - 180 M4
 Distance from Property: 688m
  3
  1
  1







Property Type: House
Area: 612 m²
Area \$/m2: \$964
RPD: L1 RP53434:PAR BULIMBA

Features:

Sale Price: \$590,000 (Normal Sale)
Sale Date: 29/11/2013
Last Listed Price: \$600,000
Days to Sell: 15 Days


28 HARTLEY ST, CAMP HILL, QLD 4152


UBD Ref: Brisbane - 181 A3
 Distance from Property: 744m
  3
  1
  1







Property Type: House
Area: 526 m²
Area \$/m2: \$1,169
RPD: L306 RP40830:PAR BULIMBA

Features:

Sale Price: \$615,000 (Normal Sale)
Sale Date: 24/10/2013
Last Listed Price: Under Offer (Under Offer)
Days to Sell: 7 Days


20 HARTLEY ST, CAMP HILL, QLD 4152


UBD Ref: Brisbane - 181 A3
 Distance from Property: 727m
  3
  1
  1







Property Type: House
Area: 526 m²
Area \$/m2: \$1,093
RPD: L309 RP40830:PAR BULIMBA

Features:

Sale Price: \$575,000 (Normal Sale)
Sale Date: 14/09/2013
Last Listed Price: Under Offer (Under Offer)
Days to Sell:


44 MCILWRAITH AVE, NORMAN PARK, QLD

UBD Ref: Brisbane - 024 M15
 Distance from Property: 967m
  3
  1
  2



Property Type: House
Area: 405 m²
Area \$/m2: \$1,556
RPD: L474 RP13150:PAR BULIMBA

Features:

Sale Price: \$630,000 (Normal Sale)
Sale Date: 11/09/2013
Last Listed Price: Under Offer (Under Offer)
Days to Sell: 7 Days

COMPARATIVE MARKET ANALYSIS SUMMARY

16 HARWILL ST, COORPAROO, QLD 4151

06 February 2014



COORPAROO



3



2



2

Estimate Price Range:

\$600,000 to \$630,000

This market appraisal has been prepared 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:

Property Summary:

Land: 610 m²

Features:

Contact your agent for further information:

Agent Name: Just Property Investments Pty Ltd

Office:

Mobile:

Office Phone:

Email:

Website: