

COMPARATIVE MARKET ANALYSIS

"BULIMBA SKY" 11 WAMBOOL ST, BULIMBA, QLD 4171

21 November 2013



BULIMBA



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Agent Comments:

Unit 2 and Unit 5/ 11 Wambool St are for sale. The units are completed and brand new, they include professional finishes and quality appliances. They are located just 30m from Oxford St Bulimba. These are very good quality units in the perfect location. Body corporates for the complex are at a minimum. If you know Bulimba you will know that Oxford St is the central hub and real estate this close is very rare.

Property Summary:

Bedrooms: 2
Bathrooms: 2
Carparks: 2
Land: 607 m²
Features:

This report prepared for:

Name: Just Property Investments

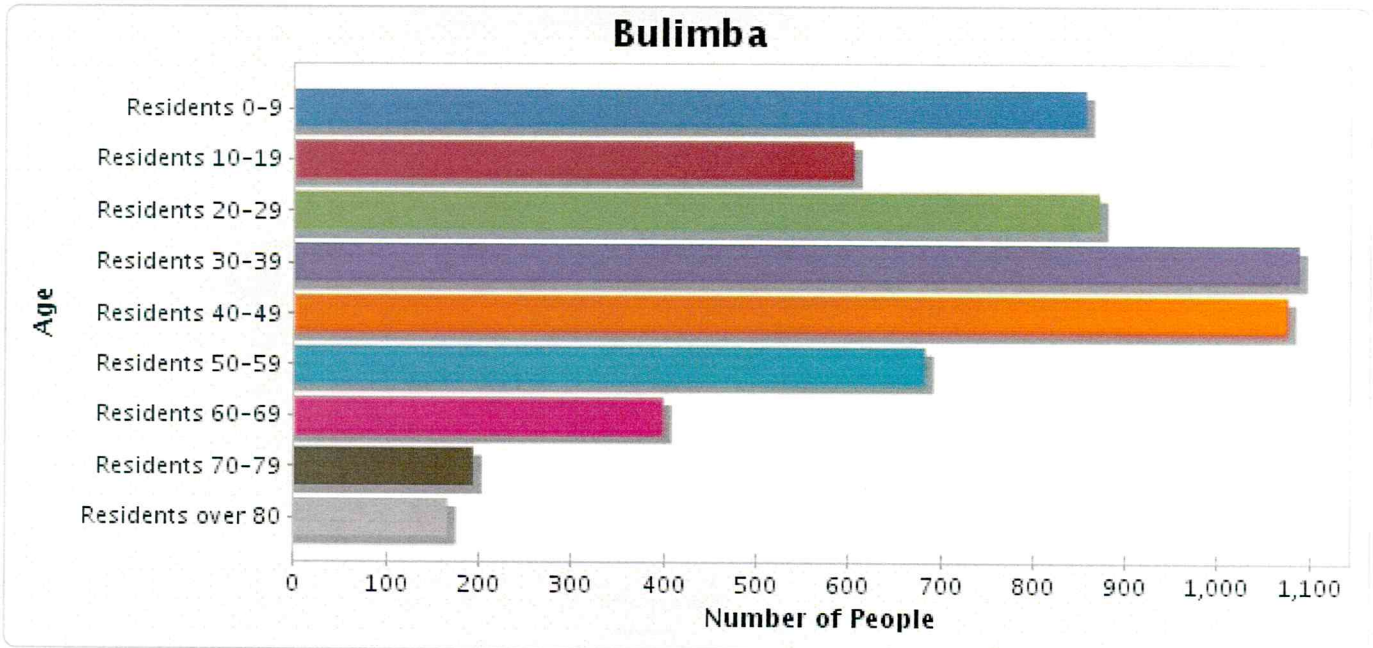
Contact your agent for further information:

Agent
Office:
Mobile:
Office Phone:
Email:
Website:

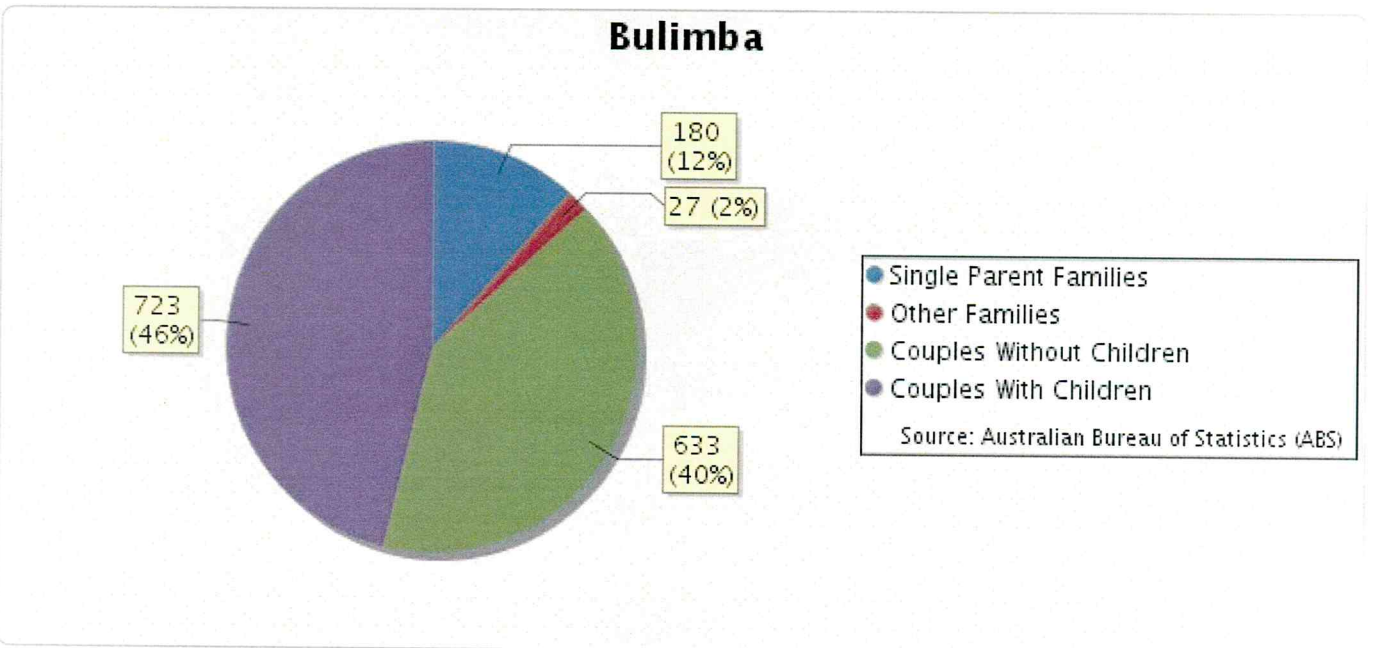
Prepared on 21/11/2013 by Just Property Investments Pty Ltd. © Property Data Solutions Pty Ltd 2013 (pricefinder.com.au)

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Demographics - Age of Population (2011)

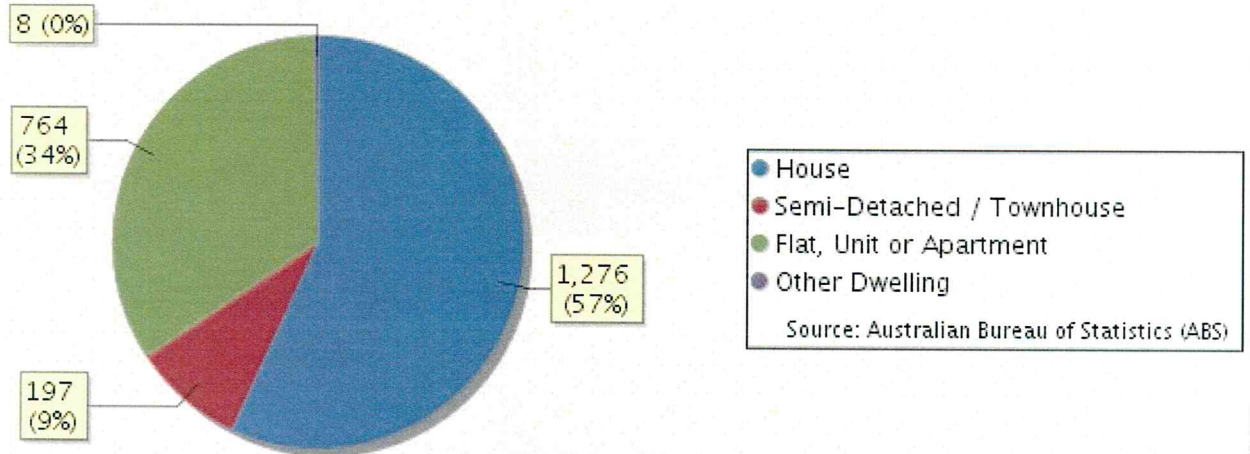



Demographics - Family Composition (2011)



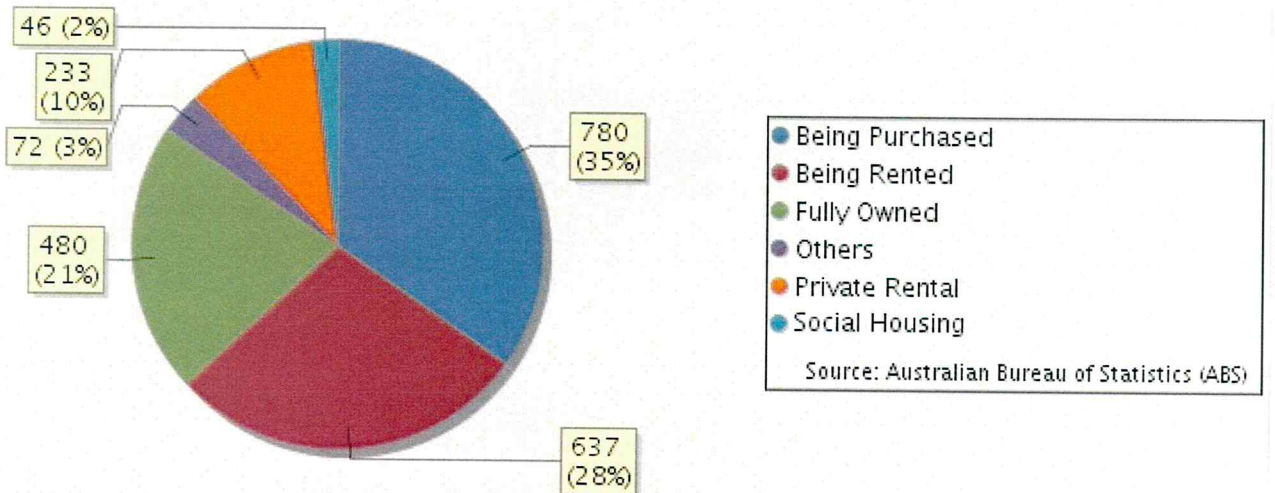
 **Housing - Dwelling Structure (2011)**

Bulimba

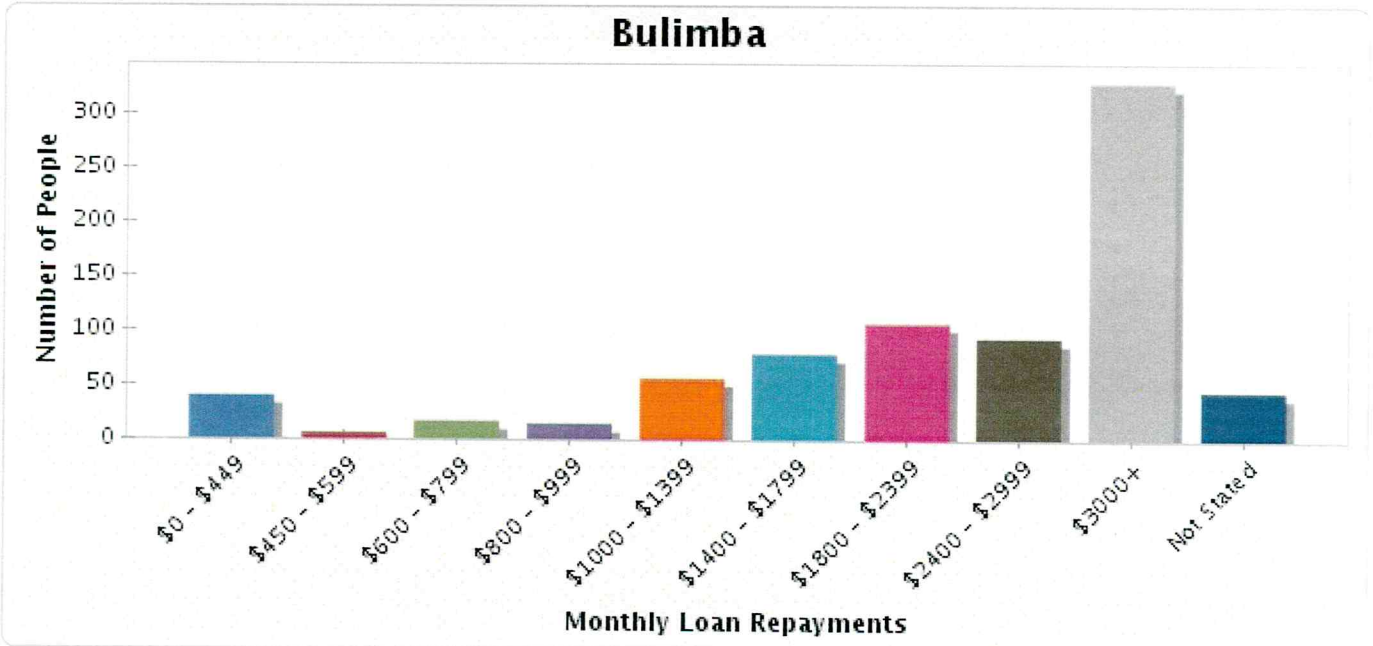


 **Housing - Home Ownership (2011)**

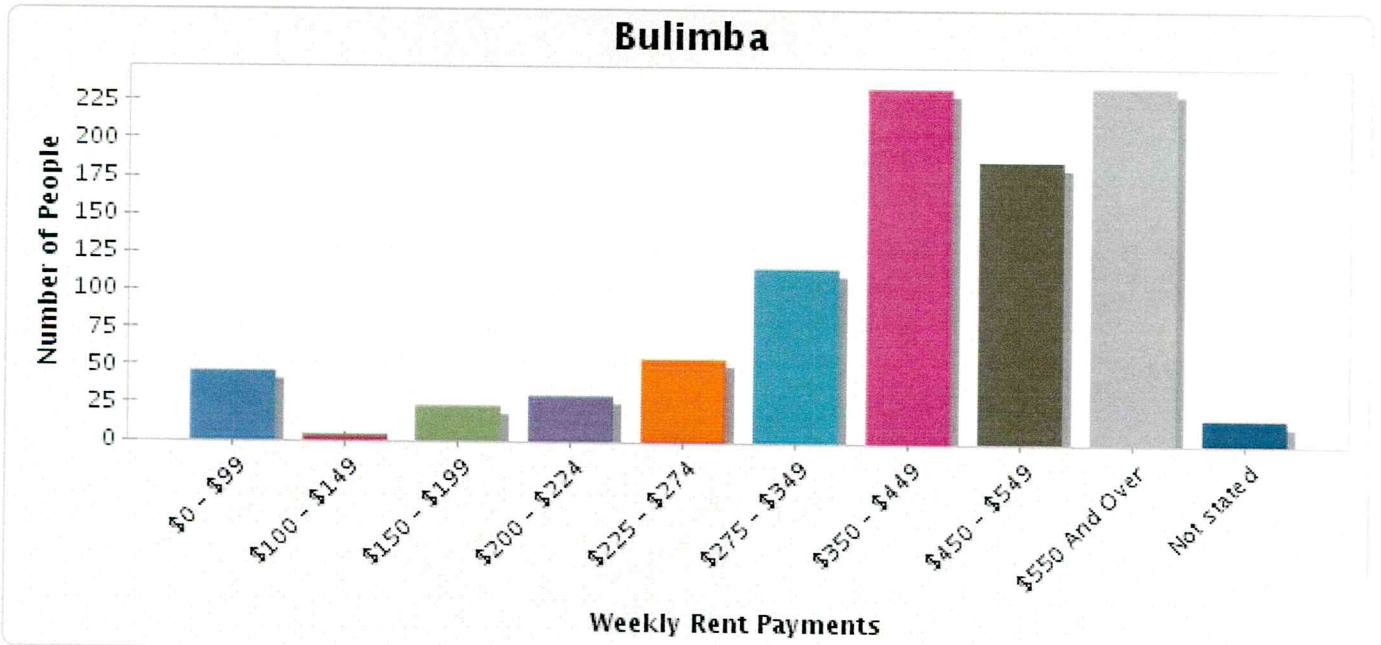
Bulimba



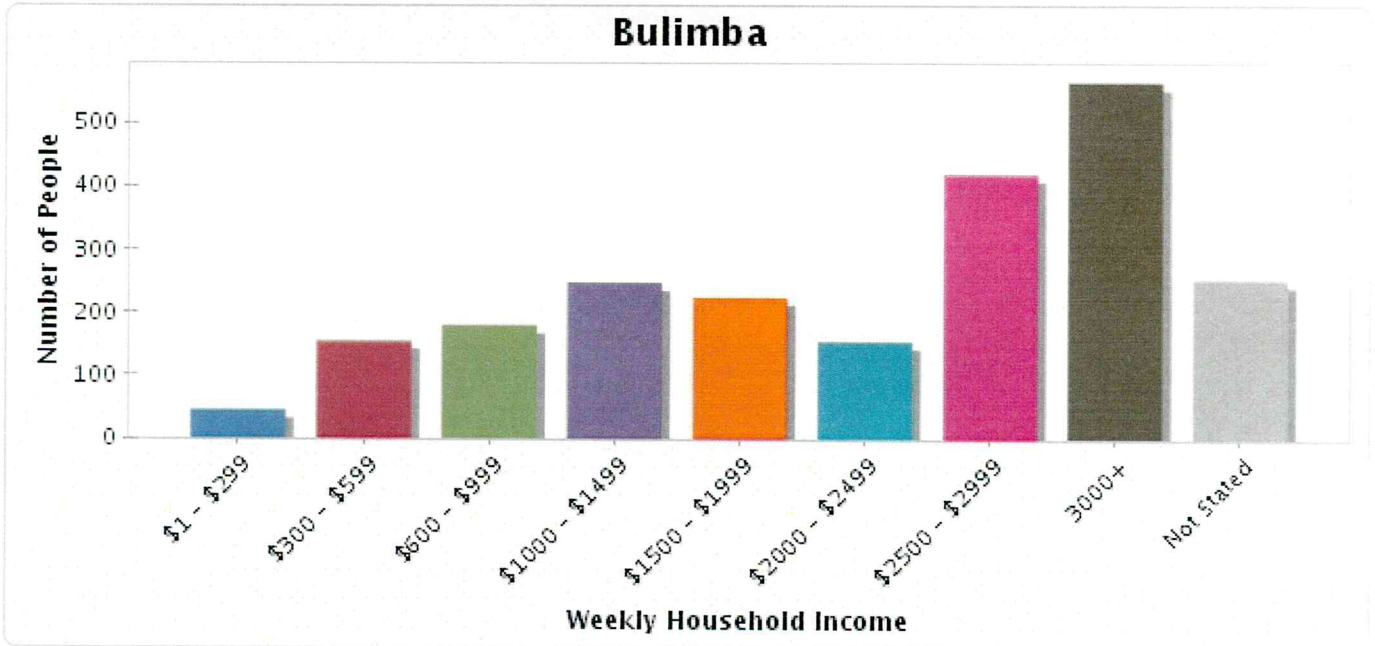
Housing - Home Loan Repayments - Monthly (2011)



Housing - Rent Payments - Weekly (2011)

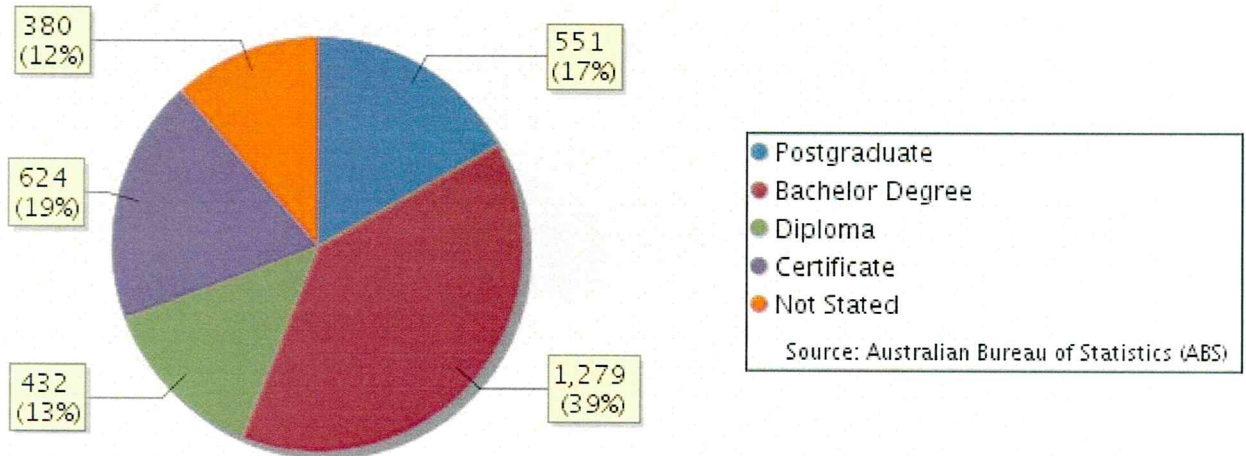


 Housing - Household Income - Weekly (2011)



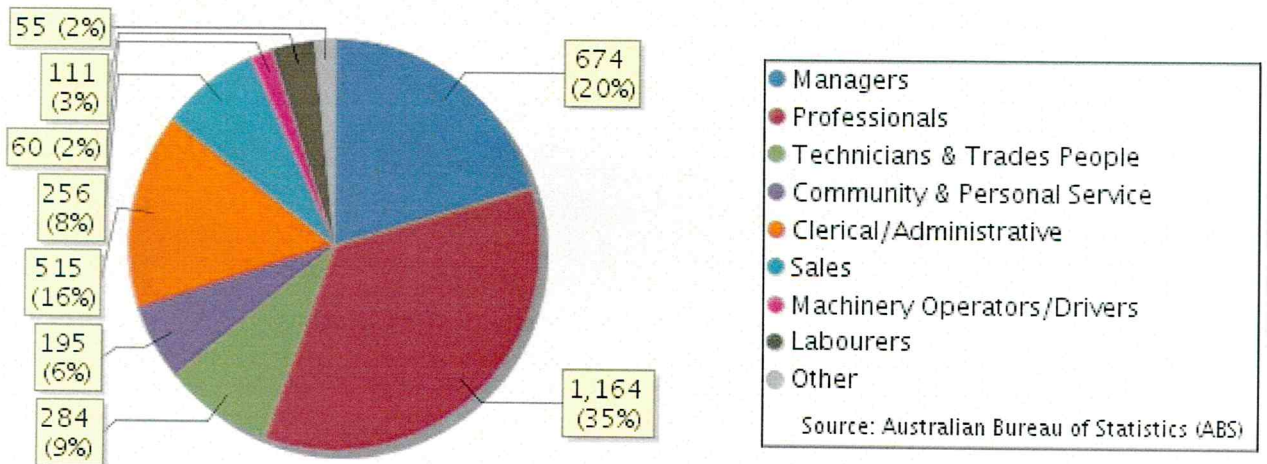
Other Statistics - Non-School Qualification: Level of Education (2011)

Bulimba



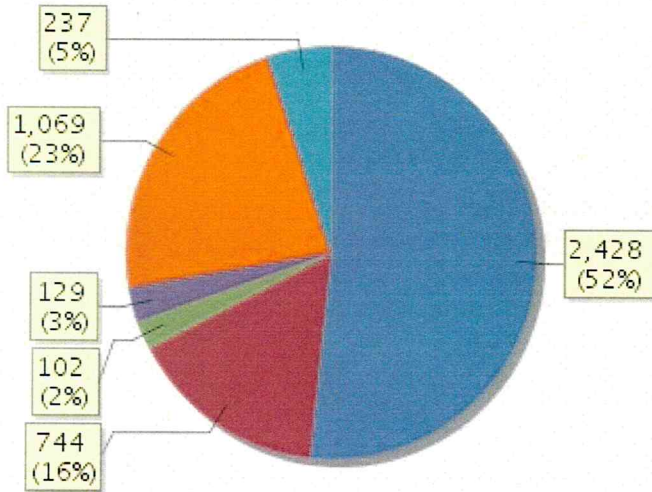
Other Statistics - Occupation (2011)

Bulimba



Other Statistics - Employment (2011)

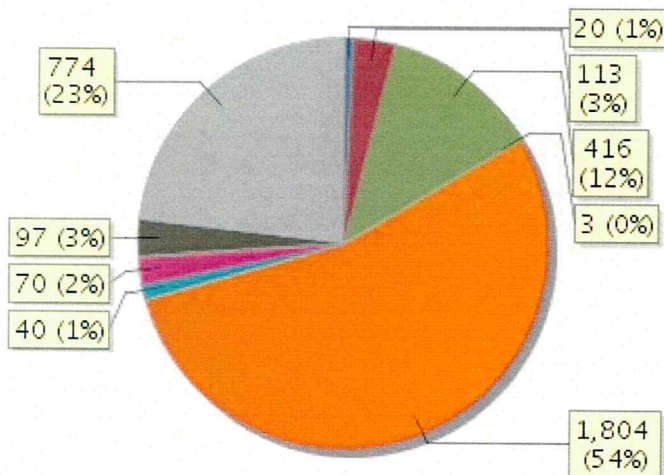
Bulimba



- 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)

Bulimba



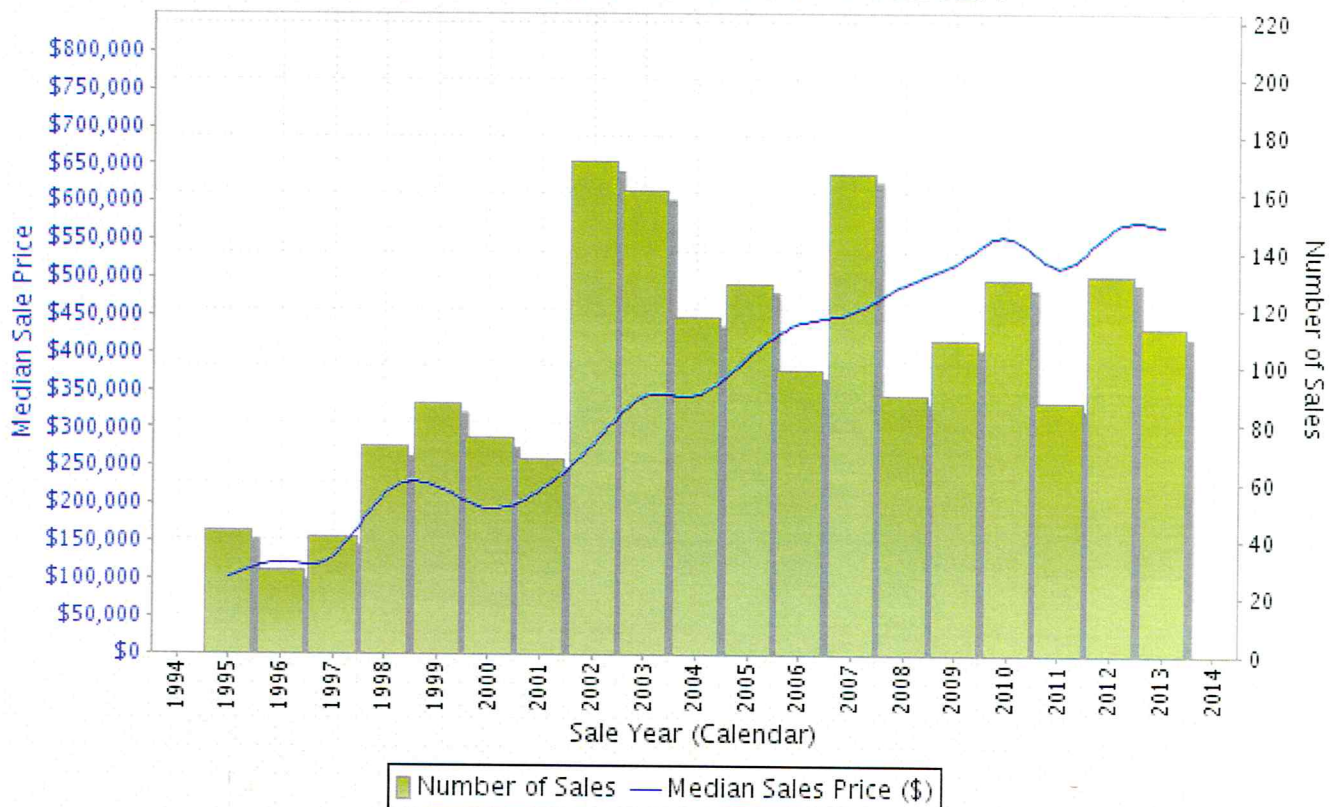
- Train
 - Bus
 - Ferry
 - Tram (other light rail)
 - Car
 - Motorbike / Truck
 - Bicycle
 - Walked Only
 - Other
- Source: Australian Bureau of Statistics (ABS)



BULIMBA - Sales & Growth Chart (Unit)

Year	No. of Sales	Average	Median	Growth	Low	High
1995	43	\$ 106,970	\$ 103,000		\$ 45,000	\$ 285,000
1996	29	\$ 124,521	\$ 122,500	18.9 %	\$ 76,000	\$ 185,000
1997	41	\$ 179,925	\$ 130,000	6.1 %	\$ 60,500	\$ 1,900,000
1998	72	\$ 185,697	\$ 214,000	64.6 %	\$ 63,000	\$ 259,500
1999	87	\$ 205,345	\$ 223,000	4.2 %	\$ 70,000	\$ 495,000
2000	75	\$ 201,431	\$ 195,000	-12.6 %	\$ 62,000	\$ 1,192,150
2001	68	\$ 208,417	\$ 219,500	12.6 %	\$ 13,500	\$ 675,000
2002	171	\$ 297,131	\$ 280,000	27.6 %	\$ 85,000	\$ 1,070,000
2003	161	\$ 322,355	\$ 343,000	22.5 %	\$ 93,000	\$ 775,000
2004	117	\$ 394,320	\$ 345,000	0.6 %	\$ 97,000	\$ 2,800,000
2005	129	\$ 433,712	\$ 395,000	14.5 %	\$ 121,275	\$ 1,300,118
2006	99	\$ 486,116	\$ 440,000	11.4 %	\$ 225,000	\$ 1,536,548
2007	167	\$ 488,376	\$ 455,000	3.4 %	\$ 169,500	\$ 1,775,000
2008	90	\$ 569,756	\$ 492,500	8.2 %	\$ 150,000	\$ 2,175,000
2009	109	\$ 570,835	\$ 520,000	5.6 %	\$ 310,000	\$ 1,500,000
2010	130	\$ 592,925	\$ 554,500	6.6 %	\$ 270,000	\$ 1,800,000
2011	88	\$ 548,296	\$ 515,000	-7.1 %	\$ 294,000	\$ 1,187,500
2012	132	\$ 579,212	\$ 565,000	9.7 %	\$ 195,000	\$ 1,340,000
2013	113	\$ 581,997	\$ 569,000	0.7 %	\$ 300,000	\$ 1,350,000

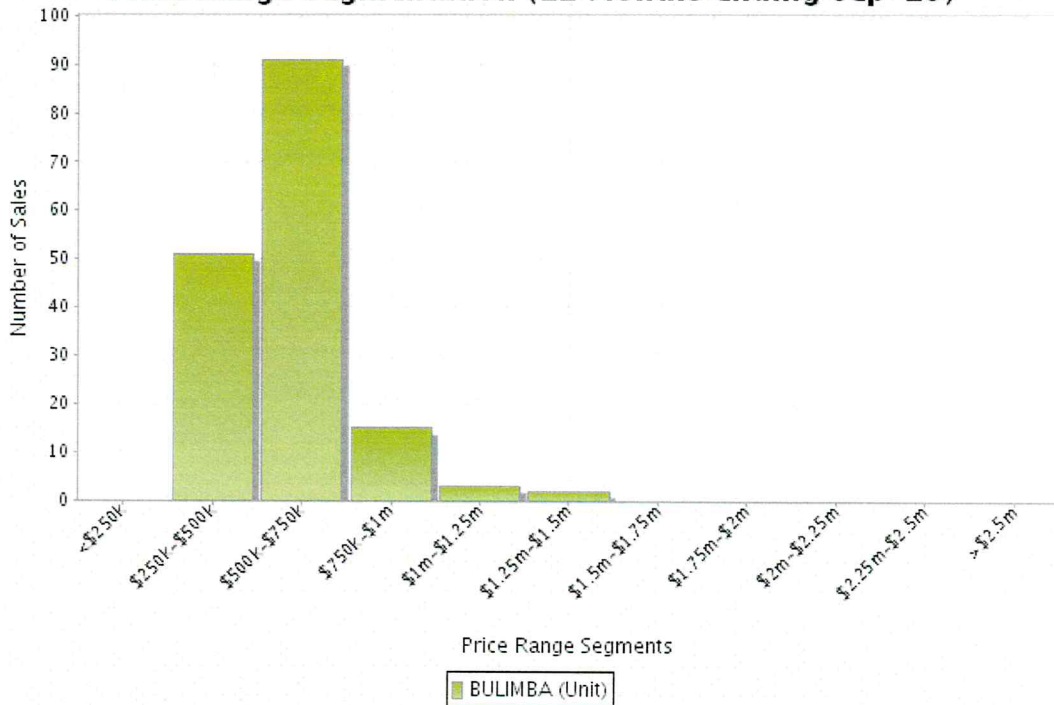
Sales & Growth Chart for BULIMBA





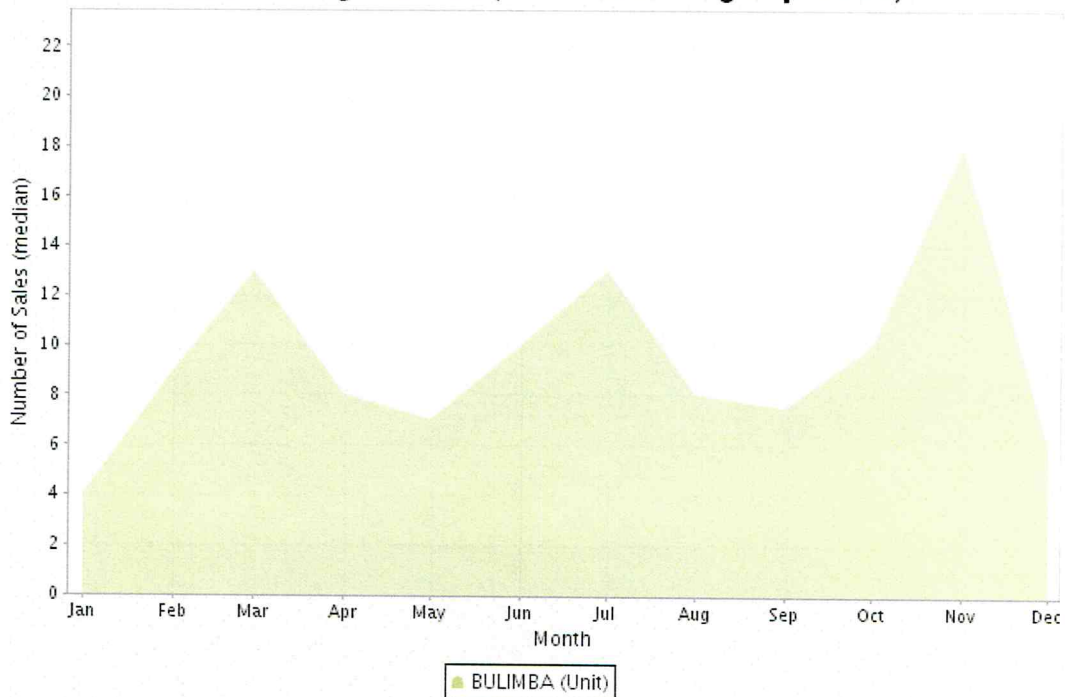
BULIMBA - Price Segmentation

Price Range Segmentation (12 Months ending Sep '13)



BULIMBA - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2013)





BULIMBA - Properties For Rent

Search Criteria

Focus 11 WAMBOOL ST, BULIMBA, QLD 4171

Radius: 500 m

Search Summary

	Price	Days	Area
Lowest	\$ 600	1	141 m ²
Highest	\$ 650	73	178 m ²
Average	\$ 620	34	556 m ²
Median	\$ 620	26	390 m ²
Total	\$ 4,340	240	3,335 m ²



WATERLINE CRES, BULIMBA 4171



Property Type: Unit
Area: 141 m²
RPD:

Features:

Current Rental Price: **\$600 Weekly**
Month Listed: **November 2013**



WAMBOOL ST, BULIMBA 4171



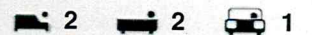
Property Type: Unit
Area: 607 m²
RPD:

Features: null

Current Rental Price: **\$600 Weekly**
Month Listed: **November 2013**



BULIMBA, BULIMBA 4171



Property Type: Unit
Area:
RPD:

Features:

Current Rental Price: **\$600 / Wk**
Month Listed: **October 2013**



335 RIDING RD, BALMORAL 4171

UBD Ref: Brisbane - 020 K7
Distance from Property: 490m



Property Type: Unit
Area: 601 m²
RPD: 8//RP63350

Features:

Current Rental Price: **\$620 Weekly**
Month Listed: **October 2013**



12 BARRAMUL ST, BULIMBA 4171

UBD Ref: Brisbane - 020 E8
Distance from Property: 442m



Property Type: Unit
Area: 116 m²
RPD: L6 SP247882:PAR BULIMBA

Features:

Current Rental Price: **\$650**
Month Listed: **September 2013**



15/18 BARRAMUL ST, BULIMBA 4171

Distance from Property: 442m



Property Type: Unit
Area: 178 m²
RPD: L15 SP244140:PAR BULIMBA

Features:

Current Rental Price: **\$650**
Month Listed: **September 2013**



12 BARRAMUL ST, BULIMBA 4171

Distance from Property: 450m



Property Type: Unit
Area: 1,692 m² (166 m²)
RPD: L201 SP223850:PAR BULIMBA

Features:

Current Rental Price: **\$620 Weekly**
Month Listed: **May 2013**



Recent Comparables Sales

Search Criteria

Focus	11 WAMBOOL ST, BULIMBA, QLD 4171
Radius:	1000 m
Sale Date:	21/05/2013 to 21/11/2013
Sale Price:	\$500,000.00 to \$650,000.00
Land Size:	Any
Property	Unit

Search Summary

	Sale Price	Area
Lowest	\$ 585,000	1 m ²
Highest	\$ 617,000	145 m ²
Average	\$ 604,750	96 m ²
Median	\$ 608,500	120 m ²
Total	\$ 2,419,000	385 m ²



18 RIVERBEND PL, BULIMBA, QLD 4171

 UBD Ref: Brisbane - 020 C8
 Distance from Property: 605m


Property Type: Unit
Area: 129 m²
Area \$/m2: \$4,744
RPD: L3 SP174203:PAR BULIMBA

Features:

Sale Price: \$612,000 (Agents Advice - Sale)
Sale Date: 06/11/2013



11 WAMBOOL ST, BULIMBA, QLD 4171

Distance from Property: 0m



Property Type: Unit
Area: 145 m²
Area \$/m2: \$4,255
RPD: L3 SP264019:PAR BULIMBA

Features:

Sale Price: \$617,000 (Normal Sale)
Sale Date: 17/09/2013



18 RIVERBEND PL, BULIMBA, QLD 4171

 UBD Ref: Brisbane - 020 C8
 Distance from Property: 605m


Property Type: Unit
Area: 110 m²
Area \$/m2: \$5,500
RPD: L36 SP174203:PAR BULIMBA

Features:

Sale Price: \$605,000 (Normal Sale)
Sale Date: 05/06/2013



101 COUTTS ST, BULIMBA, QLD 4171

 UBD Ref: Brisbane - 140 K20
 Distance from Property: 638m


Property Type: Unit
Area:
Area \$/m2:
RPD: L36 SP110586:PAR BULIMBA

Features:

Sale Price: \$585,000 (Normal Sale)
Sale Date: 24/05/2013

COMPARATIVE MARKET ANALYSIS SUMMARY

"BULIMBA SKY" 11 WAMBOOL ST, BULIMBA, QLD 4171

21 November 2013



BULIMBA



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Estimate Price Range:

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:

600,000 to 610,000

Property Summary:

Bedrooms: 2
Bathrooms: 2
Carports: 2
Land: 607 m²
Features:

This report prepared for:

Name: Just Property Investments

Contact your agent for further information:

Agent Name:
Office:
Mobile:
Office Phone:
Email:
Website: