



COORPAROO - Nearby Sold Properties (Price Range)



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COORPAROO - Nearby Sold Properties (Sale Date)

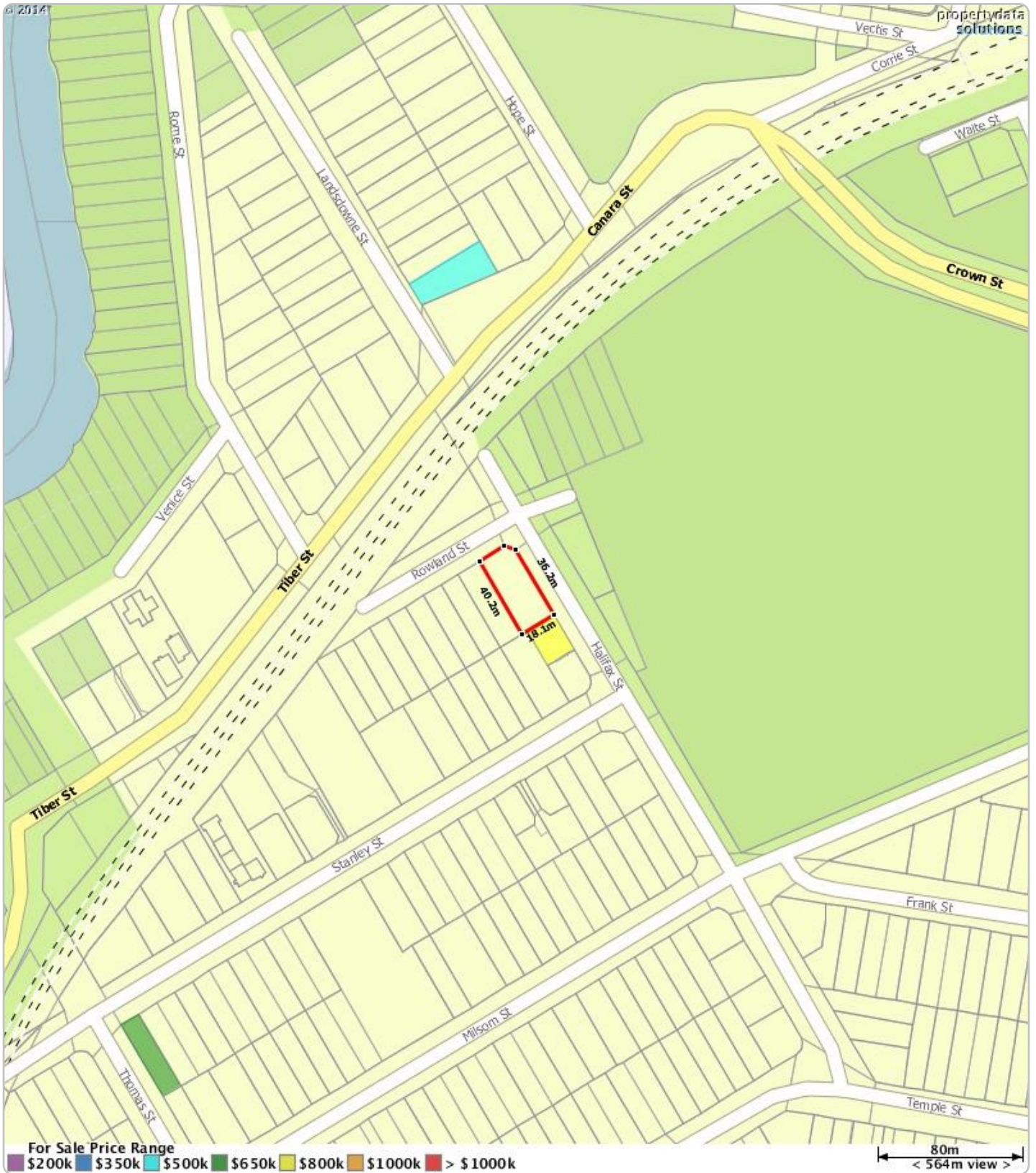


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COORPAROO - Nearby Properties For Sale

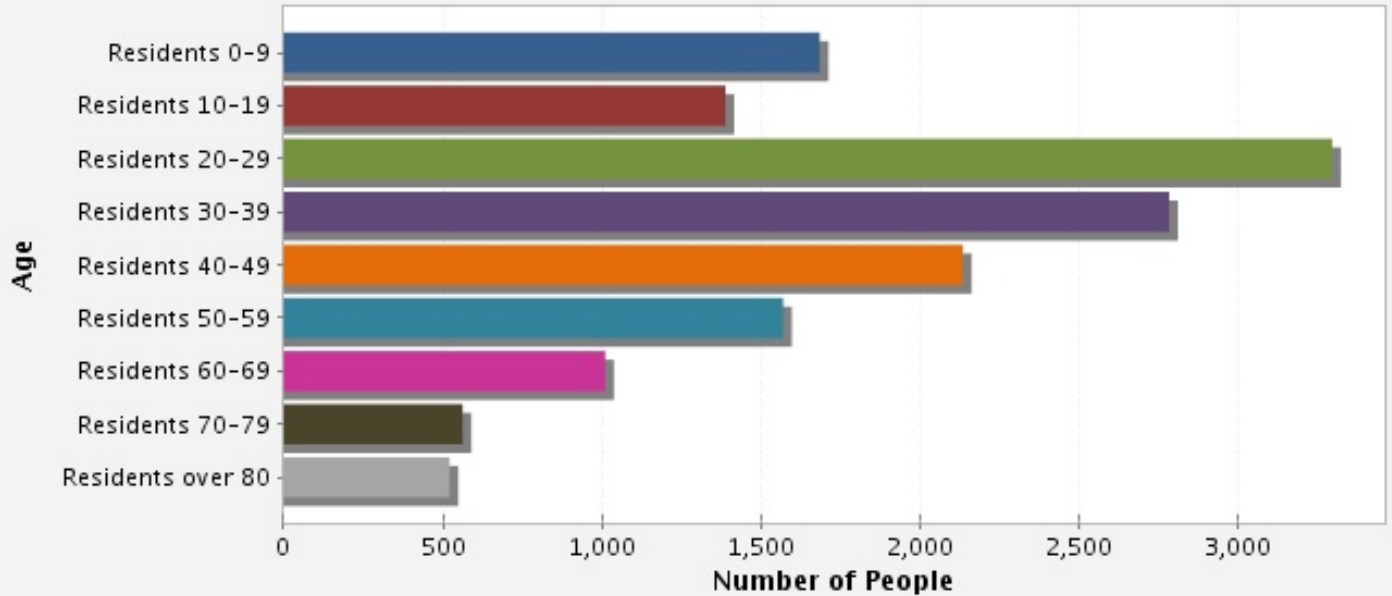


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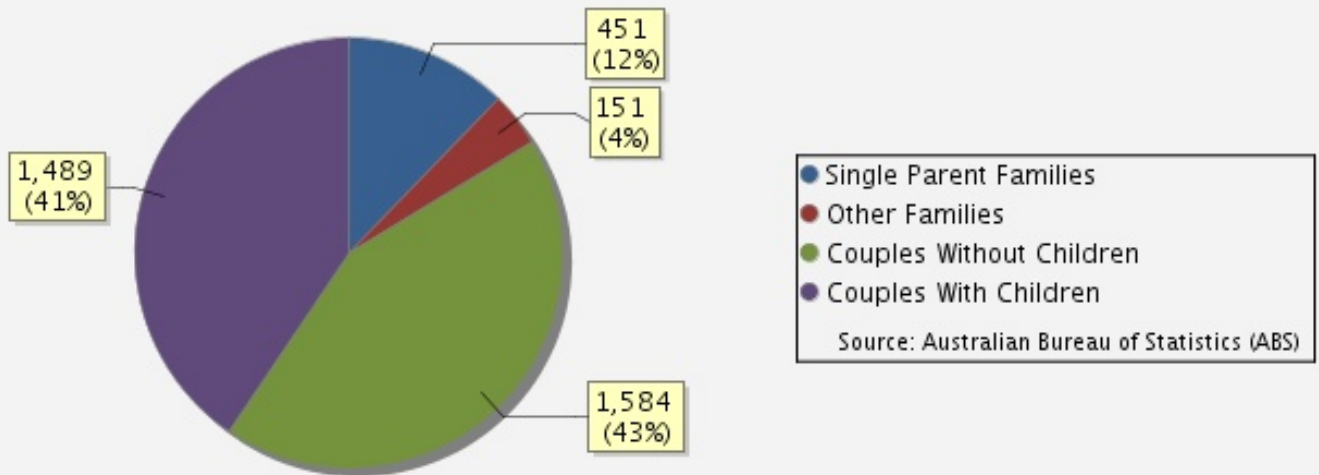
Demographics - Age of Population (2011)

Coorparoo



Demographics - Family Composition (2011)

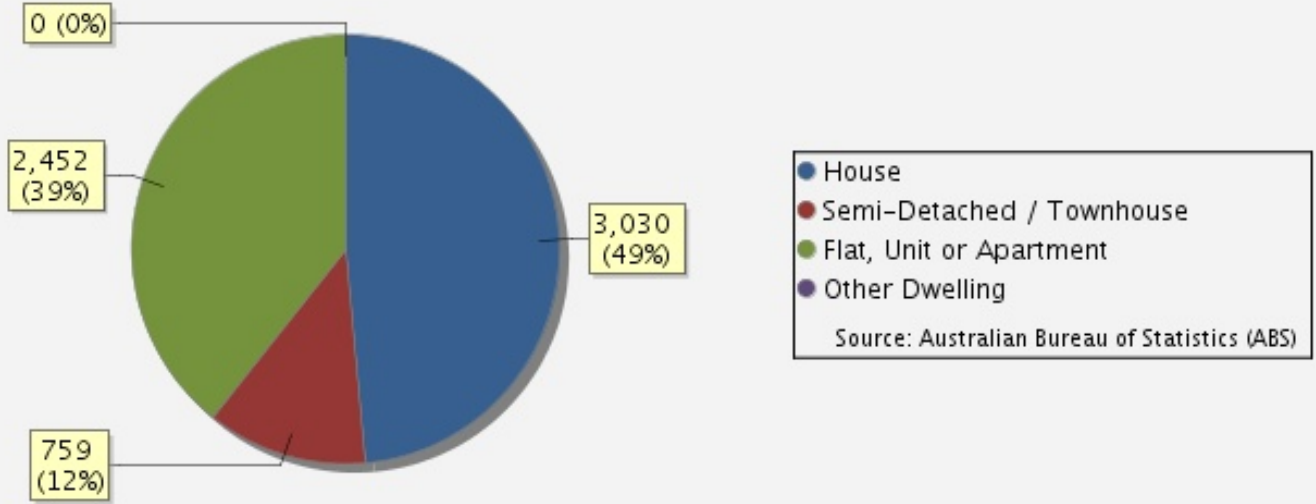
Coorparoo





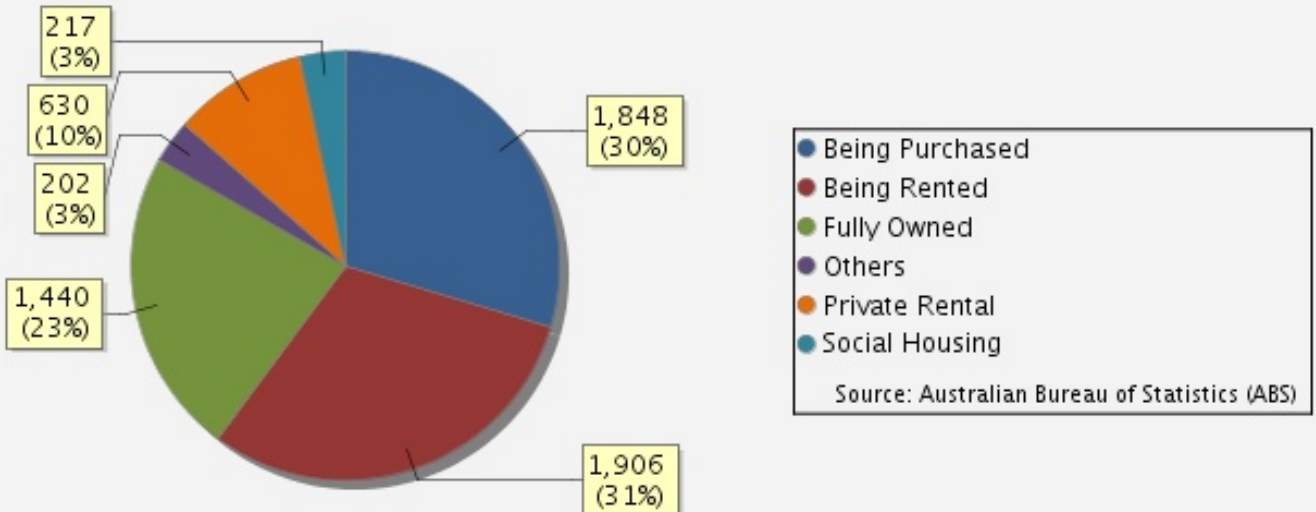
Housing - Dwelling Structure (2011)

Coorparoo



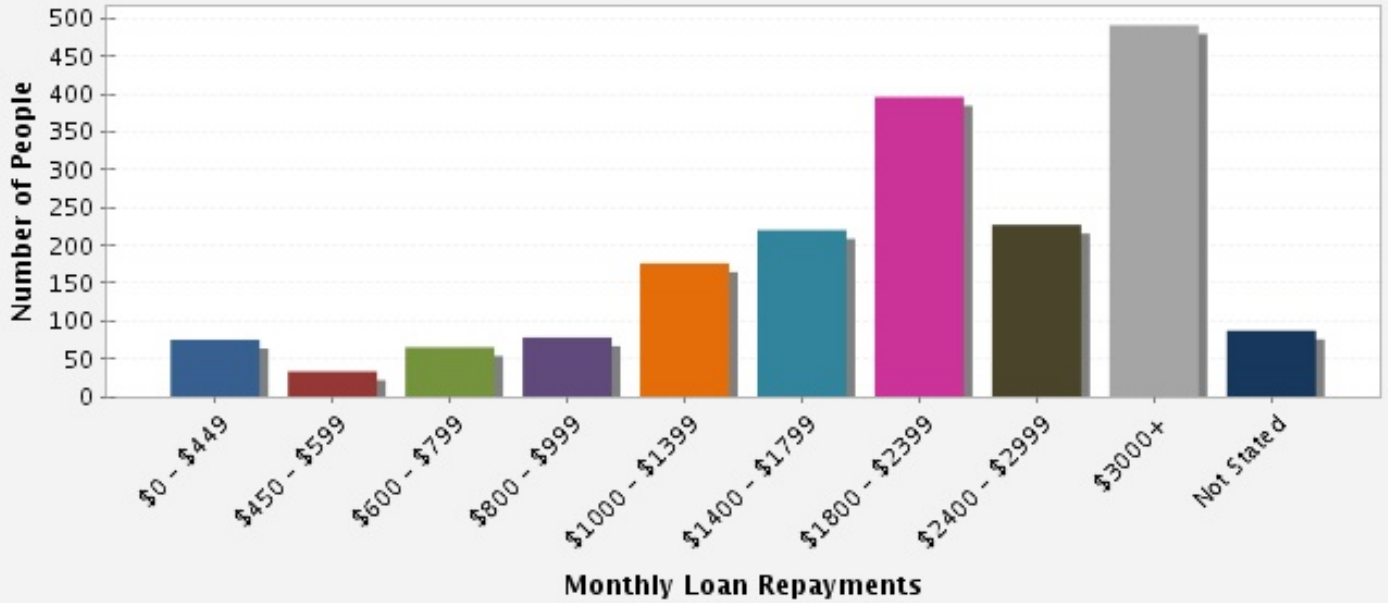
Housing - Home Ownership (2011)

Coorparoo



Housing - Home Loan Repayments - Monthly (2011)

Coorparoo



Housing - Rent Payments - Weekly (2011)

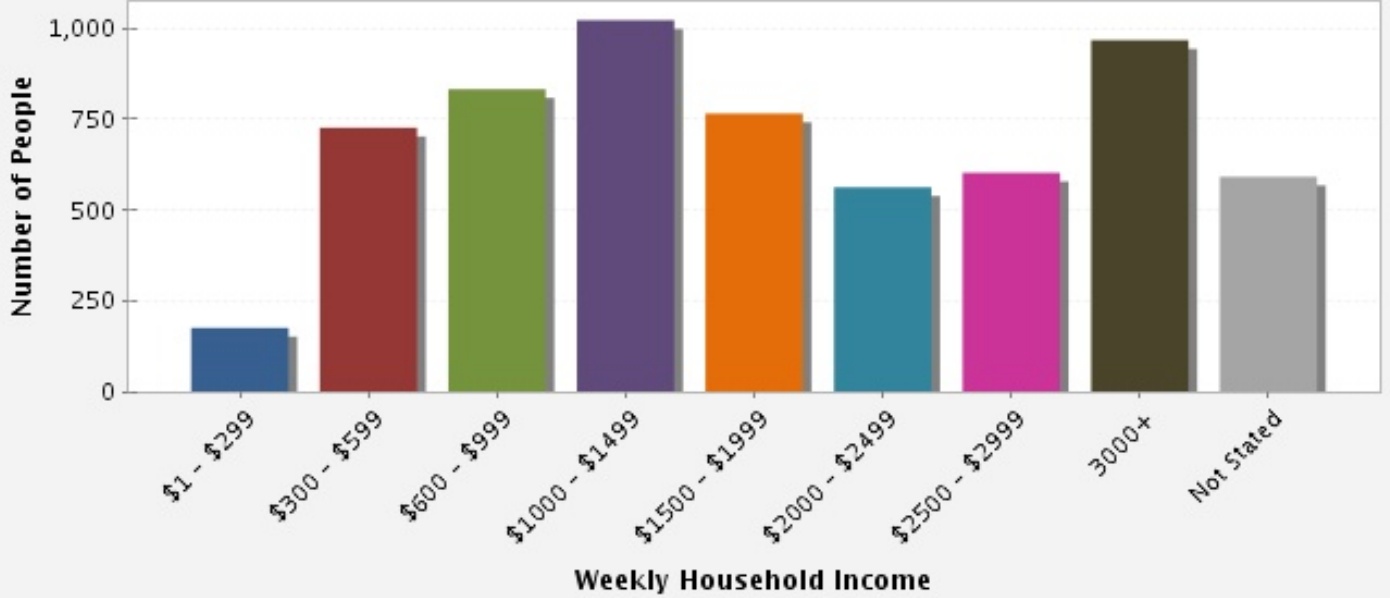
Coorparoo





Housing - Household Income - Weekly (2011)

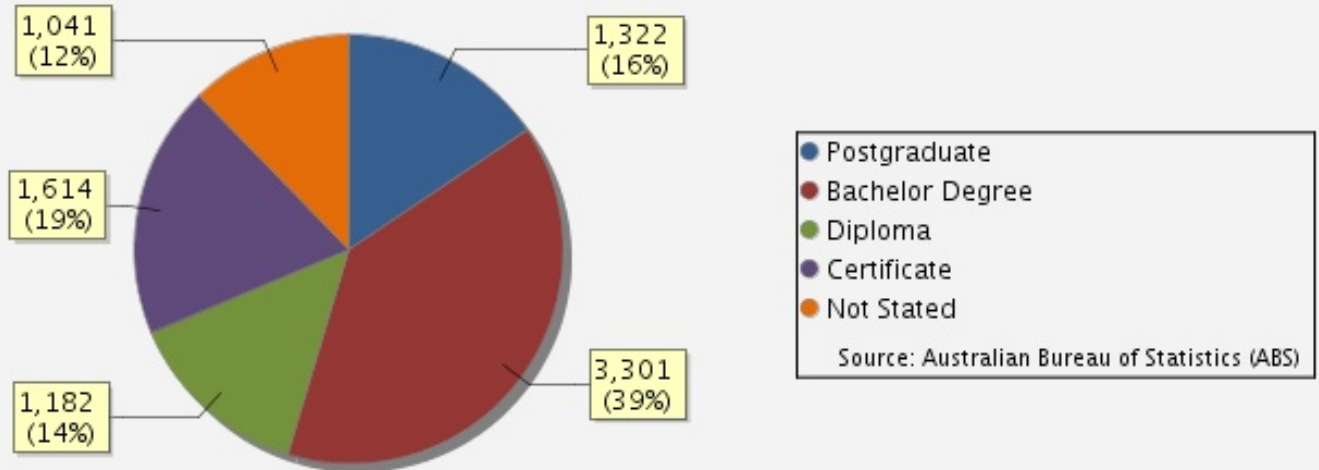
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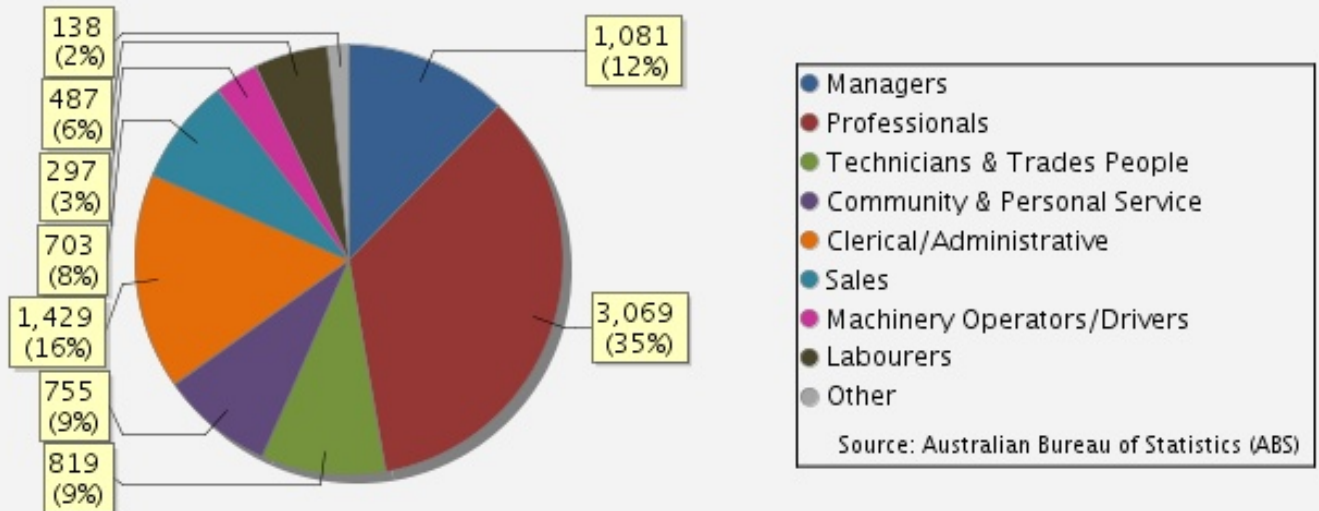
Other Statistics - Non-School Qualification: Level of Education (2011)

Coorparoo



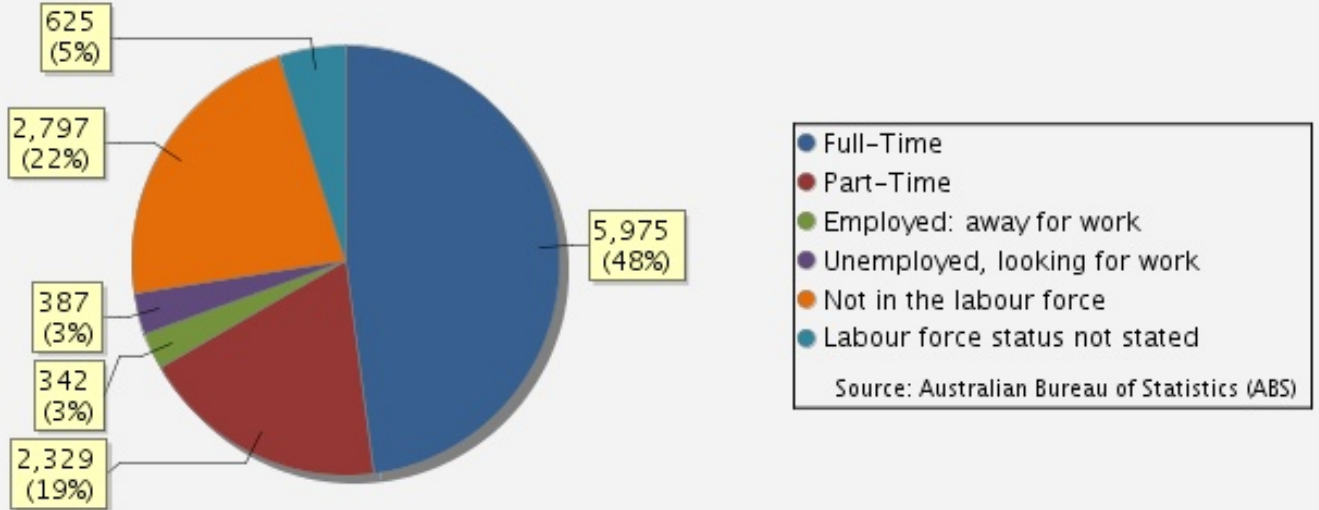
Other Statistics - Occupation (2011)

Coorparoo



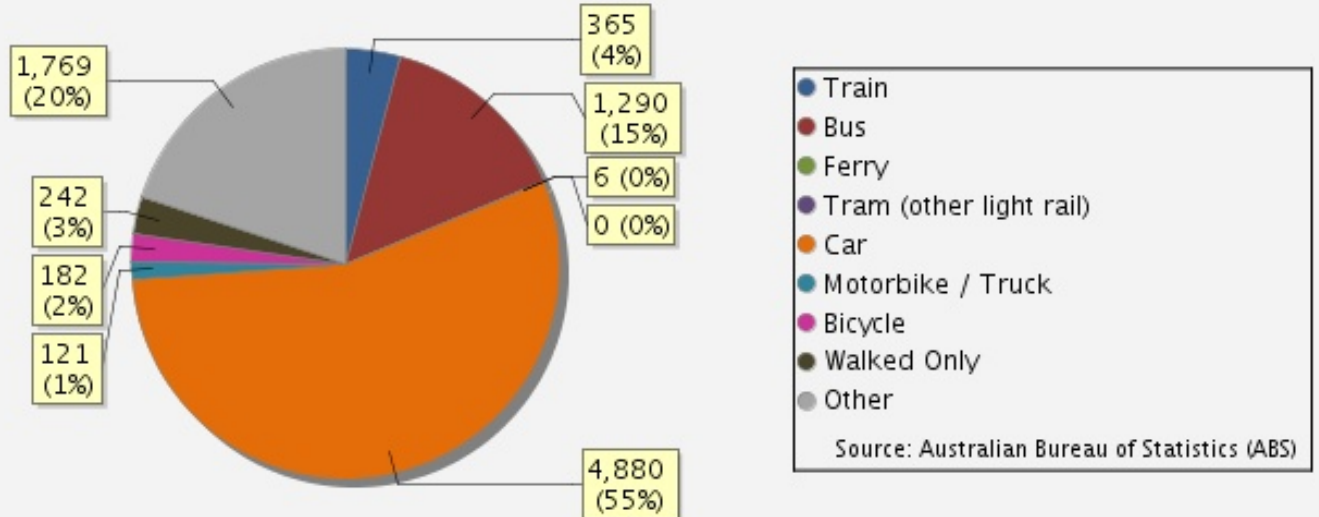
Other Statistics - Employment (2011)

Coorparoo



Other Statistics - Method of Travel to Work (2011)

Coorparoo

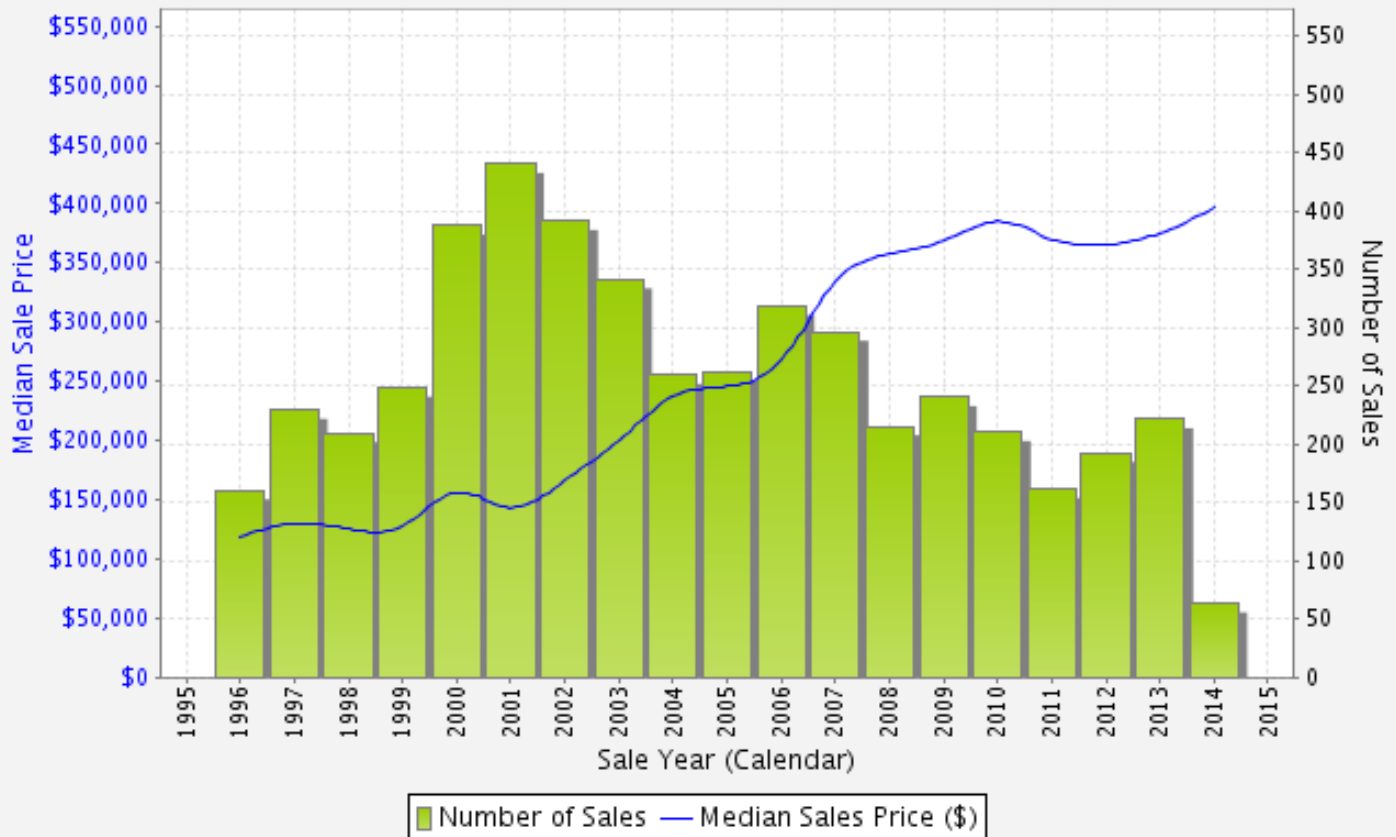




COORPAROO - Sales & Growth Chart (Unit)

| Year | No. of Sales | Average | Median | Growth | Low | High |
|------|--------------|------------|------------|--------|------------|--------------|
| 1996 | 160 | \$ 128,731 | \$ 118,250 | | \$ 30,000 | \$ 870,000 |
| 1997 | 229 | \$ 135,781 | \$ 130,000 | 9.9 % | \$ 5,300 | \$ 331,372 |
| 1998 | 209 | \$ 140,742 | \$ 125,000 | -3.8 % | \$ 10,000 | \$ 1,100,000 |
| 1999 | 248 | \$ 147,642 | \$ 128,000 | 2.4 % | \$ 63,000 | \$ 850,000 |
| 2000 | 387 | \$ 169,279 | \$ 156,000 | 21.9 % | \$ 58,000 | \$ 760,000 |
| 2001 | 440 | \$ 181,141 | \$ 143,250 | -8.2 % | \$ 26,500 | \$ 1,500,000 |
| 2002 | 391 | \$ 190,000 | \$ 166,000 | 15.9 % | \$ 40,000 | \$ 662,500 |
| 2003 | 341 | \$ 225,943 | \$ 200,000 | 20.5 % | \$ 95,000 | \$ 2,177,899 |
| 2004 | 259 | \$ 267,334 | \$ 237,000 | 18.5 % | \$ 130,000 | \$ 1,400,000 |
| 2005 | 262 | \$ 273,042 | \$ 245,500 | 3.6 % | \$ 61,500 | \$ 1,370,000 |
| 2006 | 318 | \$ 305,938 | \$ 268,000 | 9.2 % | \$ 100,000 | \$ 2,000,000 |
| 2007 | 296 | \$ 365,515 | \$ 333,875 | 24.6 % | \$ 195,000 | \$ 1,452,500 |
| 2008 | 215 | \$ 394,061 | \$ 357,500 | 7.1 % | \$ 226,500 | \$ 1,420,000 |
| 2009 | 240 | \$ 406,941 | \$ 368,500 | 3.1 % | \$ 245,000 | \$ 1,230,000 |
| 2010 | 210 | \$ 411,760 | \$ 385,000 | 4.5 % | \$ 268,250 | \$ 1,175,000 |
| 2011 | 161 | \$ 384,999 | \$ 370,000 | -3.9 % | \$ 236,500 | \$ 1,080,000 |
| 2012 | 192 | \$ 389,873 | \$ 365,000 | -1.4 % | \$ 241,000 | \$ 1,150,000 |
| 2013 | 221 | \$ 415,625 | \$ 375,000 | 2.7 % | \$ 242,500 | \$ 2,850,000 |
| 2014 | 63 | \$ 423,168 | \$ 396,500 | 5.7 % | \$ 252,000 | \$ 1,150,000 |

Sales & Growth Chart for COORPAROO



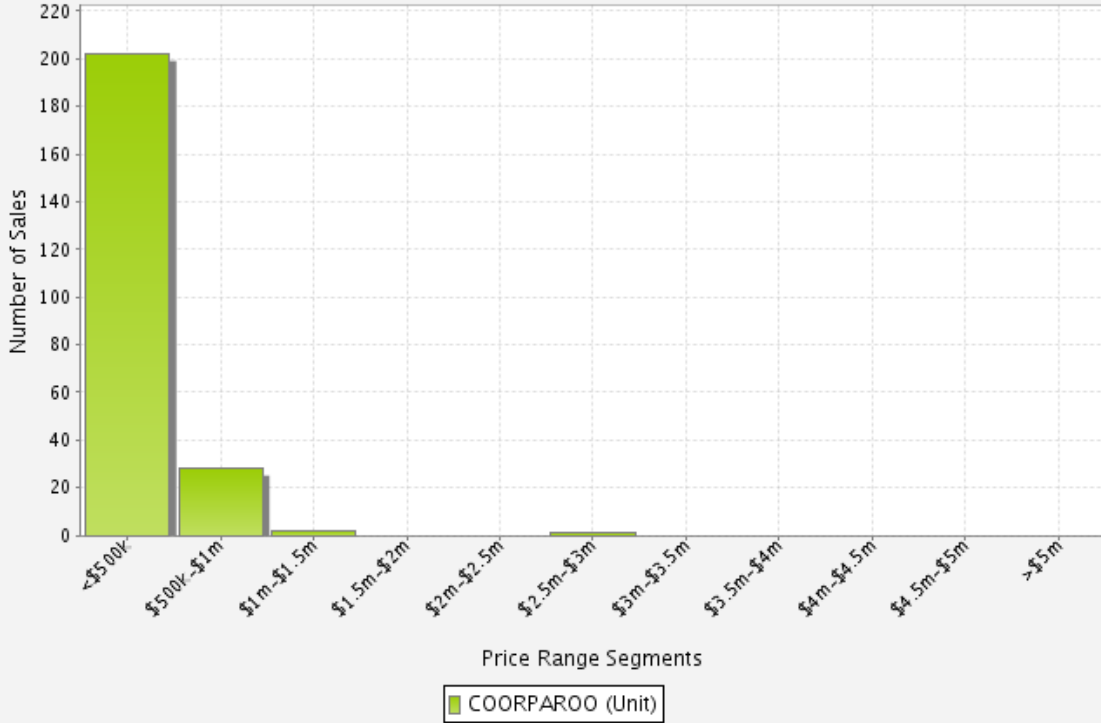
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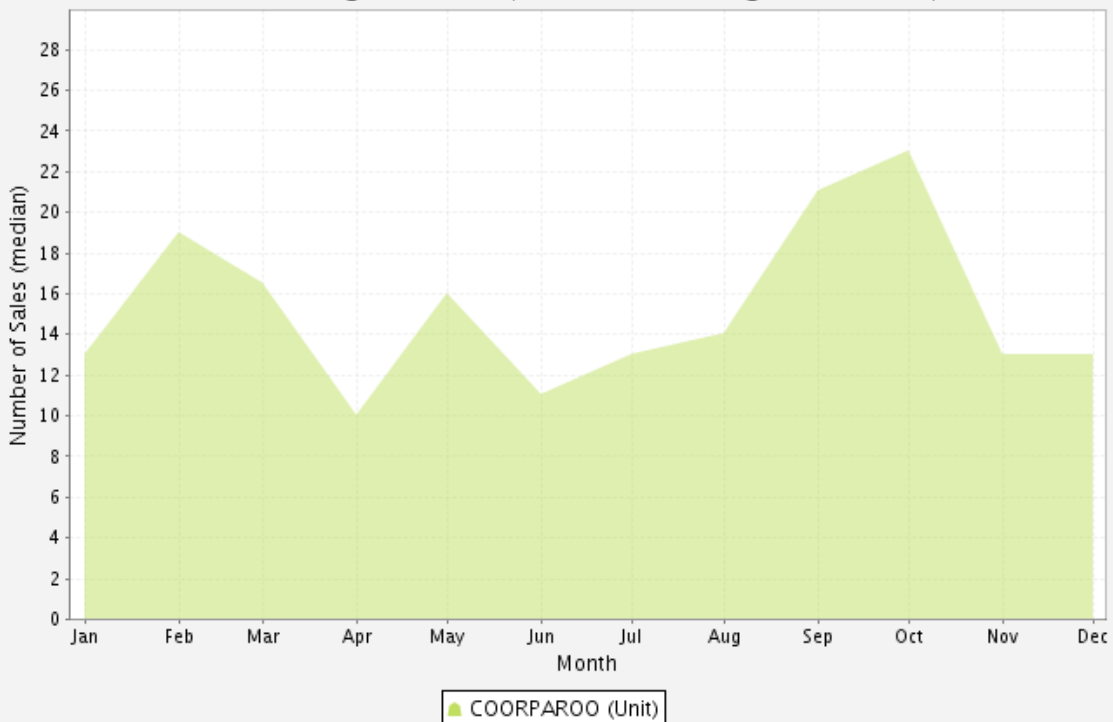
COORPAROO - Price Segmentation

Price Range Segmentation (12 Months ending Mar '14)



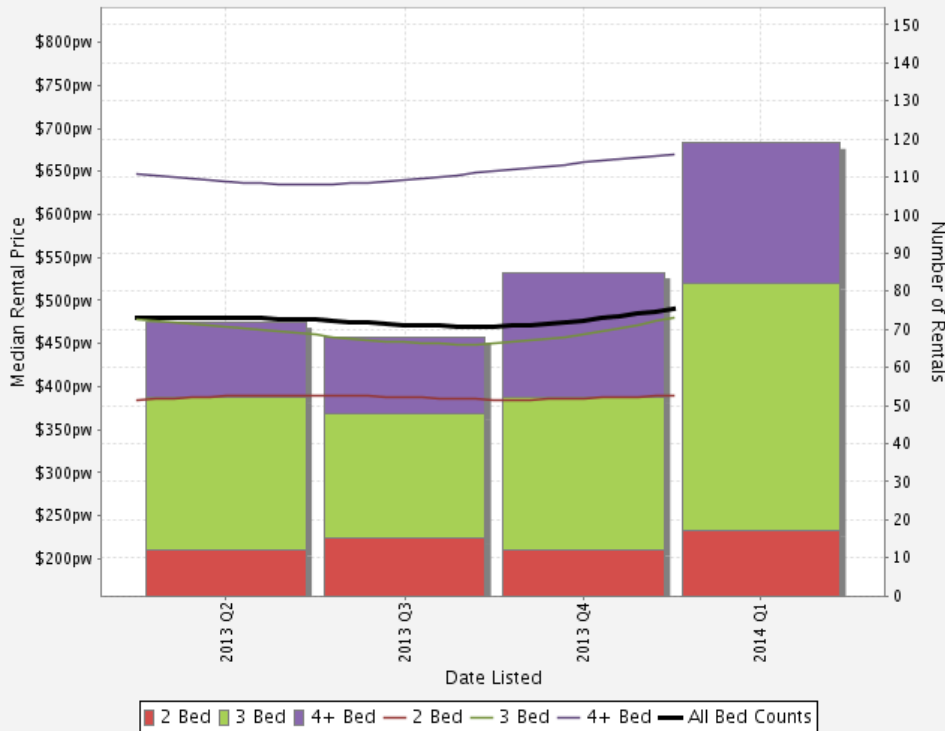
COORPAROO - Peak Selling Periods

Peak Selling Periods (3 Years ending Mar 2014)





COORPAROO - Median Weekly Rents (Houses)

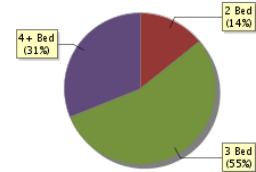


Suburb Sale Price Growth

+8.3%

Current Median Price: \$677,000
Previous Median Price: \$625,000
Based on 354 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



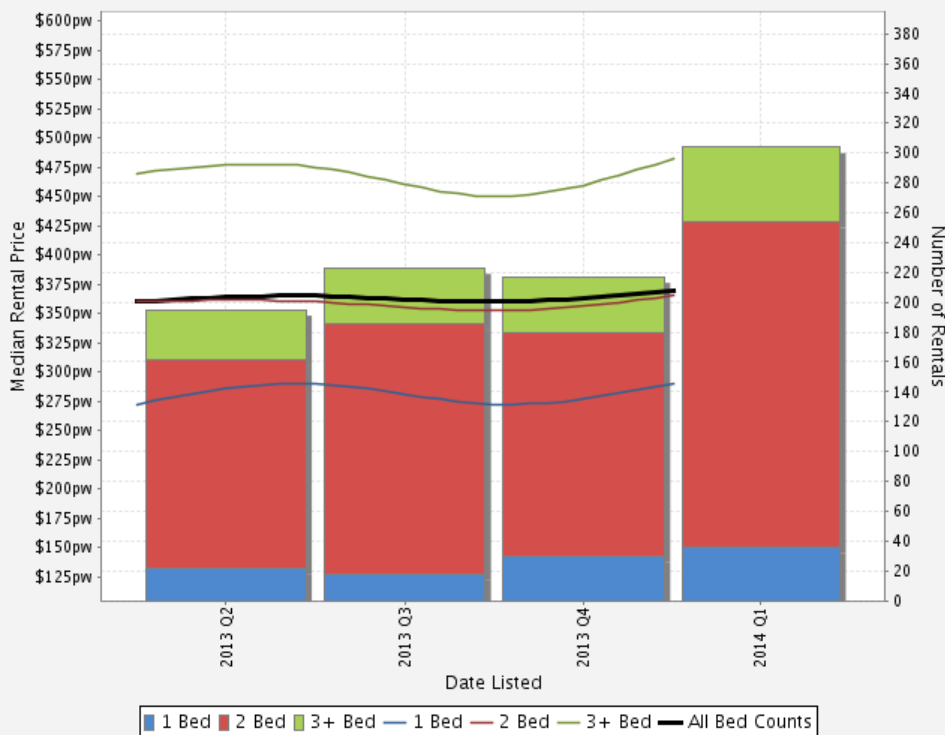
Suburb Rental Yield

+3.7%

Current Median Price: \$677,000
Current Median Rent: \$480
Based on 344 registered House sales compared over the last 12 months.



COORPAROO - Median Weekly Rents (Units)

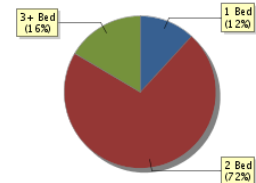


Suburb Sale Price Growth

+5.5%

Current Median Price: \$386,500
Previous Median Price: \$366,500
Based on 409 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+4.8%

Current Median Price: \$386,500
Current Median Rent: \$360
Based on 939 registered Unit sales compared over the last 12 months.



Nearby Comparable Rental Properties

Search Criteria

Focus 15 ROWLAND ST, COORPAROO, QLD 4151

Radius: 1000 m

Search Summary

| | Price | Days | Area |
|----------------|----------|------|----------------------|
| Lowest | \$ 650 | 24 | 405 m ² |
| Highest | \$ 725 | 77 | 405 m ² |
| Average | \$ 685 | 51 | 428 m ² |
| Median | \$ 692 | 50 | 405 m ² |
| Total | \$ 4,110 | 307 | 2,570 m ² |



11 BURKE ST, COORPAROO 4151

UBD Ref: Brisbane - 180 N1
Distance from Property: 935m

 4  2  2



Property Type: House
Area: 405 m²
RPD: L27 RP12730:PAR BULIMBA

Features:

Current Rental Price: \$650 / Wk
Month Listed: May 2014



ARC ST, COORPAROO 4151

 4  3  2



Property Type: House
Area: 450 m²
RPD:

Features:

Current Rental Price: \$700 Weekly
Month Listed: May 2014



42 GEERA ST, COORPAROO 4151

UBD Ref: Brisbane - 180 P5
Distance from Property: 2.1km

 4  2  2



Property Type: House
Area: 405 m²
RPD: L98 RP13071:PAR BULIMBA

Features:

Current Rental Price: \$725 Weekly
Month Listed: April 2014



29 AMELIA ST, COORPAROO 4151

UBD Ref: Brisbane - 180 L3
Distance from Property: 1.4km

 4  2  2



Property Type: House
Area: 607 m²
RPD: L17 RP45708:PAR BULIMBA

Features:

Current Rental Price: \$695 Weekly
Month Listed: April 2014



36 HALIFAX ST, COORPAROO 4151

UBD Ref: Brisbane - 024 G15
Distance from Property: 39m



Property Type: House
Area: 298 m²
RPD: L2 SP229387:PAR BULIMBA

Current Rental Price: **\$690pw**
Month Listed: **March 2014**

Features:



108 TEMPLE ST, COORPAROO 4151

UBD Ref: Brisbane - 024 G16
Distance from Property: 244m



Property Type: House
Area: 405 m²
RPD: L59 RP12690:PAR BULIMBA

Current Rental Price: **\$650 per week**
Month Listed: **March 2014**

Features:



Nearby Comparable For Sale Properties

Search Criteria

Locality: COORPAROO
Postcode: 4151

Search Summary

| | Price | Days | Area |
|----------------|--------------|------|--------------------|
| Lowest | \$ 680,000 | 22 | 399 m ² |
| Highest | \$ 699,000 | 105 | 298 m ² |
| Average | \$ 689,500 | 63 | 348 m ² |
| Median | \$ 689,500 | 63 | 348 m ² |
| Total | \$ 1,379,000 | 127 | 697 m ² |



36 HALIFAX ST, COORPAROO 4151

UBD Ref: Brisbane - 024 G15
Distance from Property: 39m



Property Type: House
Area: 298 m²
RPD: L2 SP229387:PAR BULIMBA

Features:

Current List Price: **\$699,000+**
First List Price: \$699,000+
Date Listed: **05/06/2014** Days Listed: 22 Days
Listed Price Change:



25 MARIAN ST, COORPAROO 4151

UBD Ref: Brisbane - 180 K7
Distance from Property: 2.3km



Property Type: Unit
Area: 399 m²
RPD: L1 SP179644:PAR BULIMBA

Features:

Current List Price: **From \$680,000**
First List Price: From \$680,000
Date Listed: **14/03/2014** Days Listed: 105 Days
Listed Price Change:



Nearby Comparable Sold Properties

Search Criteria

Locality: COORPAROO
Postcode: 4151

Sale Date: 26/12/2013 to 26/06/2014
Sale Price: \$620,000.00 to \$750,000.00
Land Size: Any
Property: House, Unit

Search Summary

| | Sale Price | Area |
|----------------|--------------|----------------------|
| Lowest | \$ 650,000 | 400 m ² |
| Highest | \$ 725,000 | 409 m ² |
| Average | \$ 693,333 | 370 m ² |
| Median | \$ 705,000 | 400 m ² |
| Total | \$ 2,080,000 | 1,109 m ² |



23 JACKMAN ST, COORPAROO, QLD 4151

UBD Ref: Brisbane - 180 Q5
 Distance from Property: 2.2km



Property Type: House
Area: 409 m²
Area \$/m2: \$1,773
RPD: L1 SP168427:PAR BULIMBA

Sale Price: \$725,000 (Normal Sale)
Sale Date: 24/03/2014 **Days to Sell:** 172 Days
Last Listed Price: For Sale Now
% Change: +0.0%

Features: POST WAR, ENSUITE, VERANDAH/DECK, BUILT IN/WIR, MODERN KITCHEN, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



429 CHATSWORTH RD, COORPAROO, QLD 4151

Also known as: 435 CHATSWORTH ROAD

UBD Ref: Brisbane - 181 B5
 Distance from Property: 2.4km



Property Type: House
Area: 400 m²
Area \$/m2: \$1,625
RPD: L2 SP155285:PAR BULIMBA

Sale Price: \$650,000 (Normal Sale)
Sale Date: 16/03/2014 **Days to Sell:** 38 Days
Last Listed Price: Offers over \$650,000
% Change: +0.0% **Total:** +18.2%

Features:



36 HALIFAX ST, COORPAROO, QLD 4151





UBD Ref: Brisbane - 024 G15
 Distance from Property: 39m



Property Type: House
Area: 300 m²
Area \$/m2: \$2,350
RPD: L1 SP229387:PAR BULIMBA

Sale Price: \$705,000 (Normal Sale)
Sale Date: 20/01/2014 **Days to Sell:** 18 Days
Last Listed Price: For Sale
% Change: +0.0% **Total:** +17.5%

Features:

 15 ROWLAND ST, COORPAROO, QLD 4151  4  2  1



Appraisal Price Range:

This market analysis has been prepared on 26/06/2014 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:

\$660,000 to \$670,000

\$660pw to \$695pw

Yield Estimate: 5.2% to 5.4%

Property Summary:

Land: 693 m²

Features:

Contact your agent for further information:

Agent Name: Just Property Investments Pty Ltd

Mobile:

Office:

Office Phone:

Email:

Website: