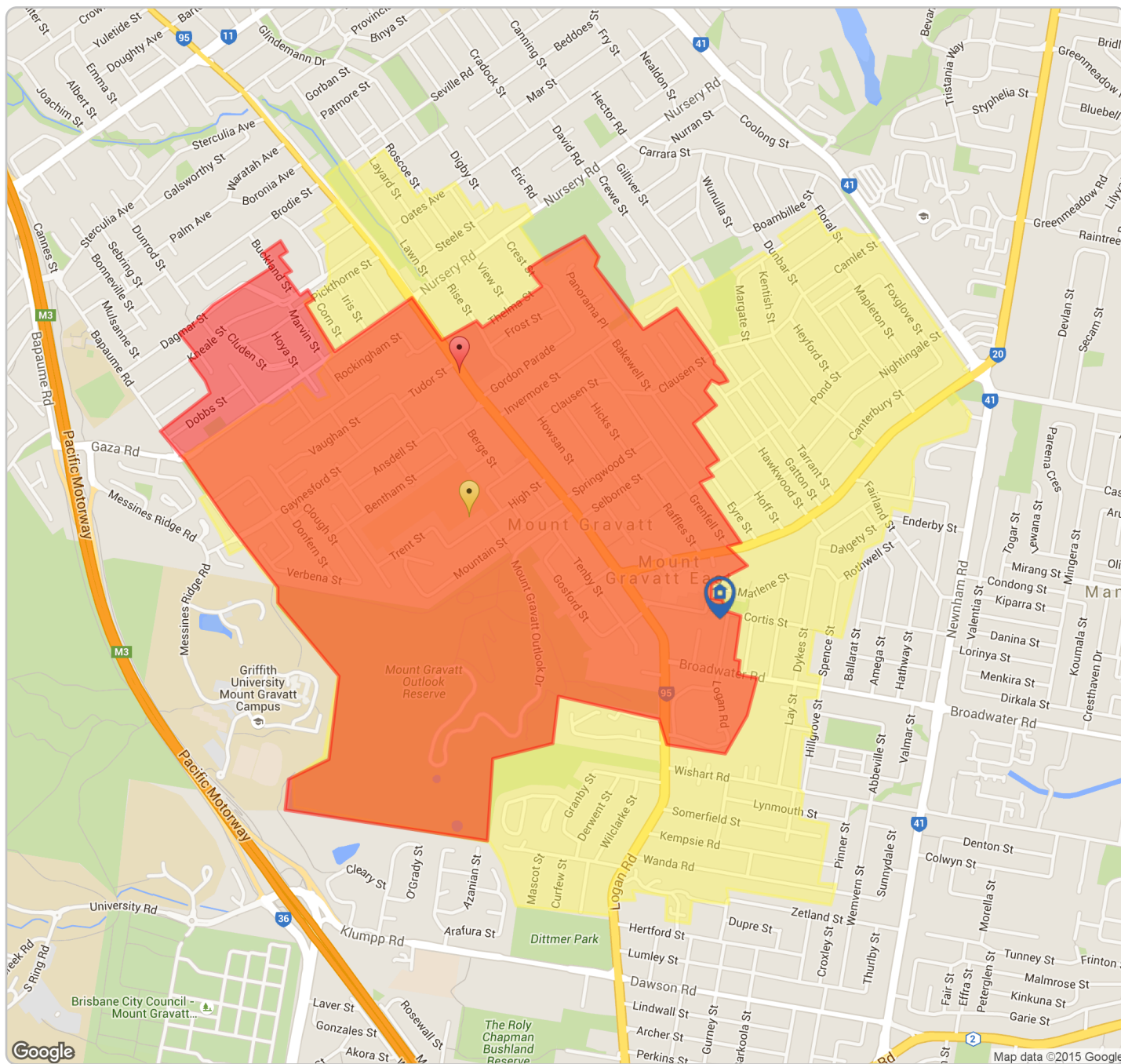




School Catchment areas



Nearby Primary School

Mt Gravatt State School

PY - 7

Co-ed



Nearby Secondary School

Mt Gravatt State High School

8 - 12

Co-ed



All data and information relating to local schools is provided by domain.com.au as a courtesy only. Users should check directly with the local schools to verify this data and/or information.

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MOUNT GRAVATT EAST - Nearby Sold Properties (Price Range)





MOUNT GRAVATT EAST - Nearby Sold Properties (Sale Date)





MOUNT GRAVATT EAST - Nearby Properties For Sale



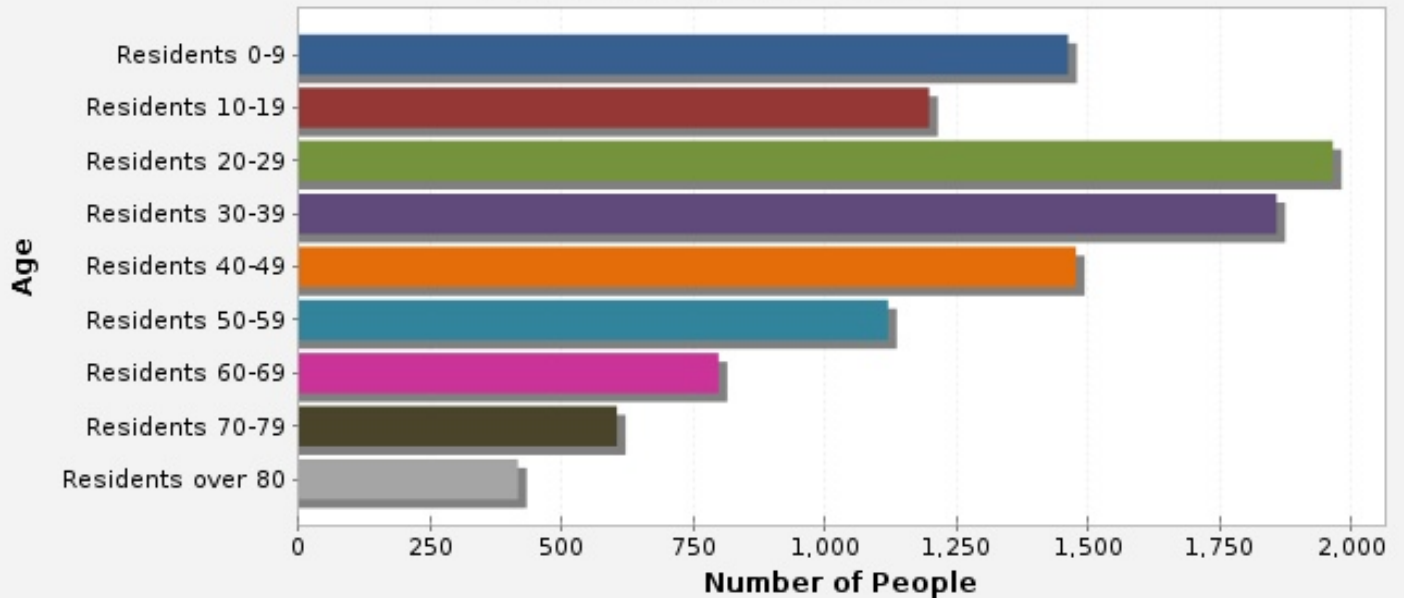
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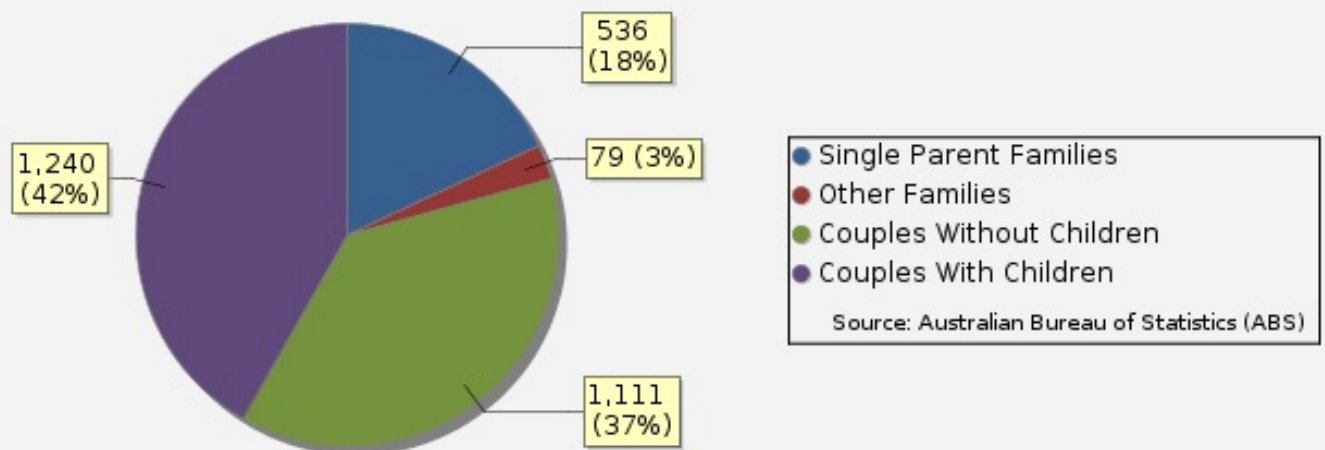
Demographics - Age of Population (2011)

Mount Gravatt East



Demographics - Family Composition (2011)

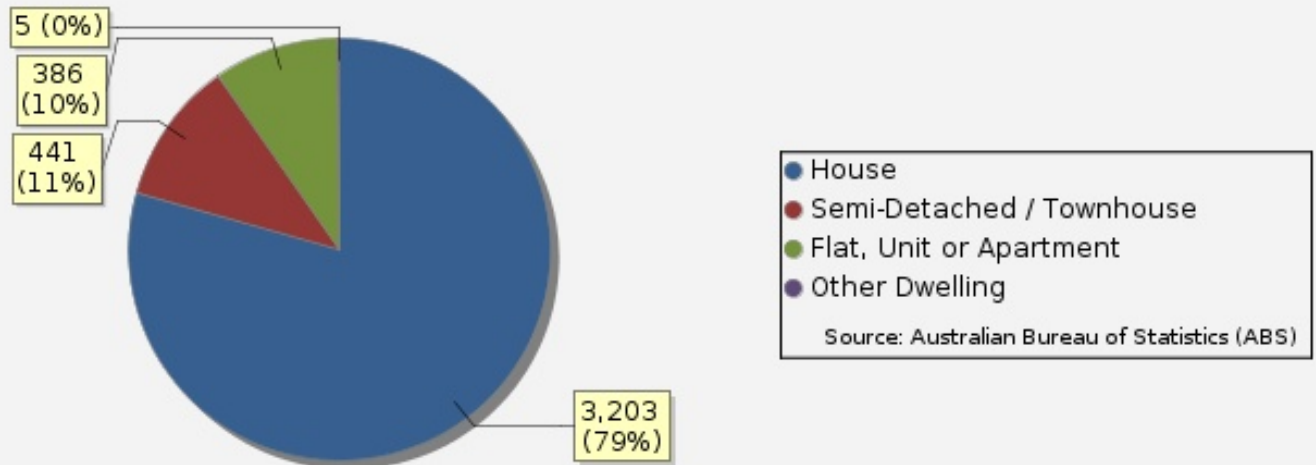
Mount Gravatt East





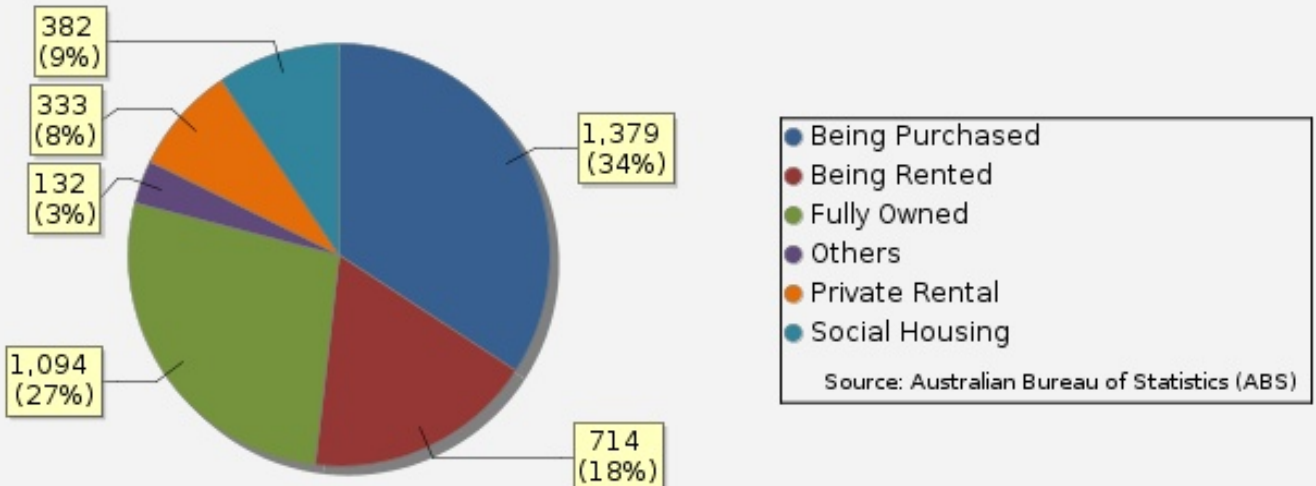
Housing - Dwelling Structure (2011)

Mount Gravatt East



Housing - Home Ownership (2011)

Mount Gravatt East





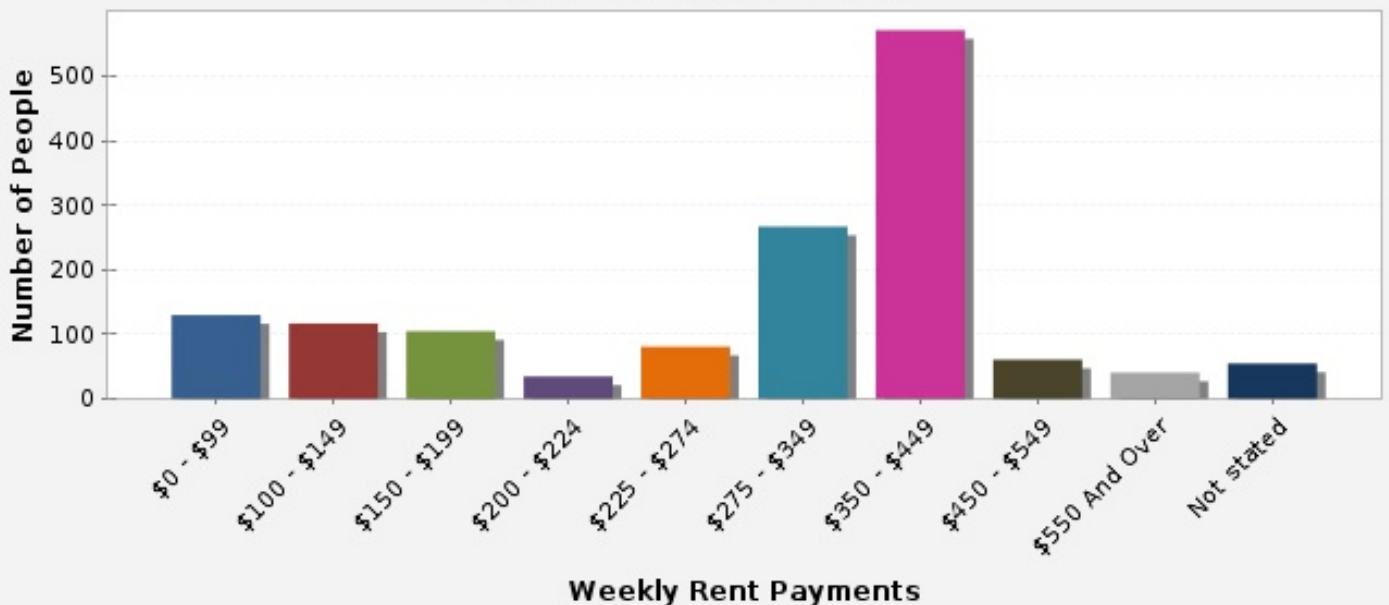
Housing - Home Loan Repayments - Monthly (2011)

Mount Gravatt East



Housing - Rent Payments - Weekly (2011)

Mount Gravatt East





Housing - Household Income - Weekly (2011)

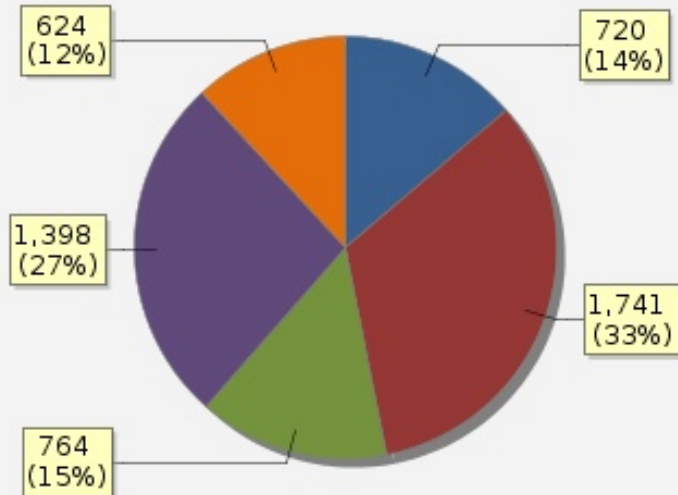
Mount Gravatt East





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

Mount Gravatt East



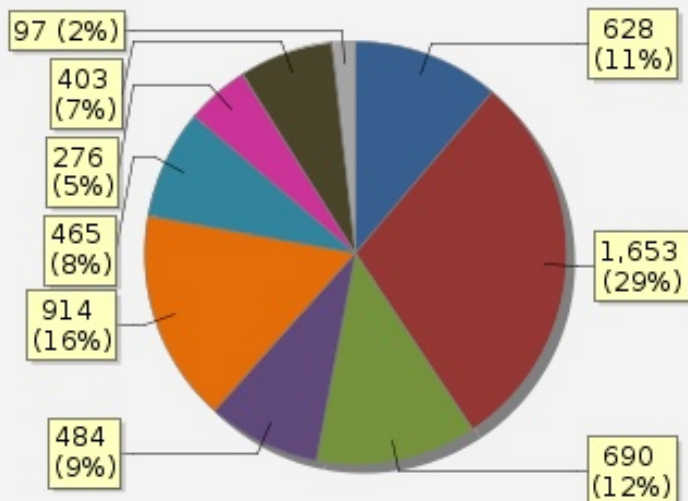
- Postgraduate
- Bachelor Degree
- Diploma
- Certificate
- Not Stated

Source: Australian Bureau of Statistics (ABS)



Other Statistics - Occupation (2011)

Mount Gravatt East



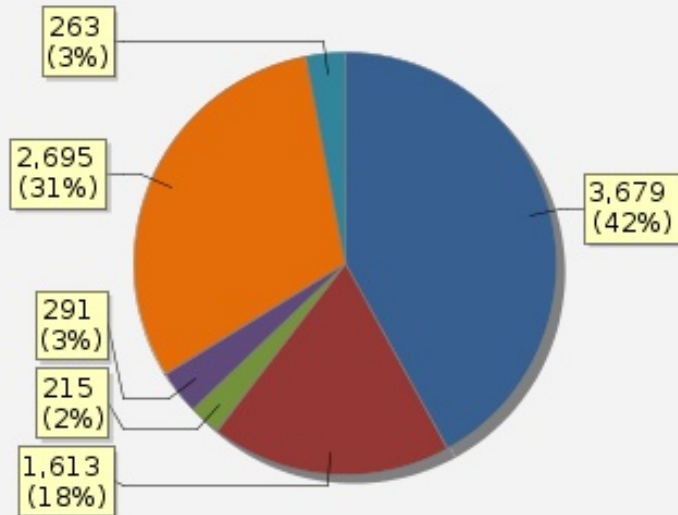
- Managers
- Professionals
- Technicians & Trades People
- Community & Personal Service
- Clerical/Administrative
- Sales
- Machinery Operators/Drivers
- Labourers
- Other

Source: Australian Bureau of Statistics (ABS)



Other Statistics - Employment (2011)

Mount Gravatt East

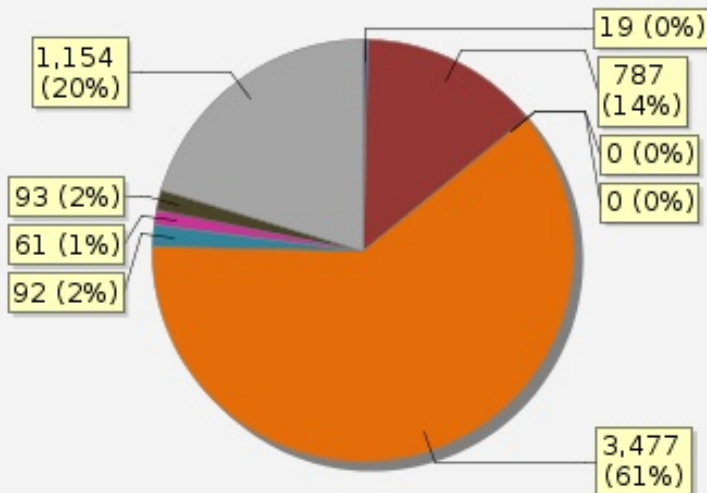


- Full-Time
 - Part-Time
 - Employed: away for work
 - Unemployed, looking for work
 - Not in the labour force
 - Labour force status not stated
- Source: Australian Bureau of Statistics (ABS)



Other Statistics - Method of Travel to Work (2011)

Mount Gravatt East



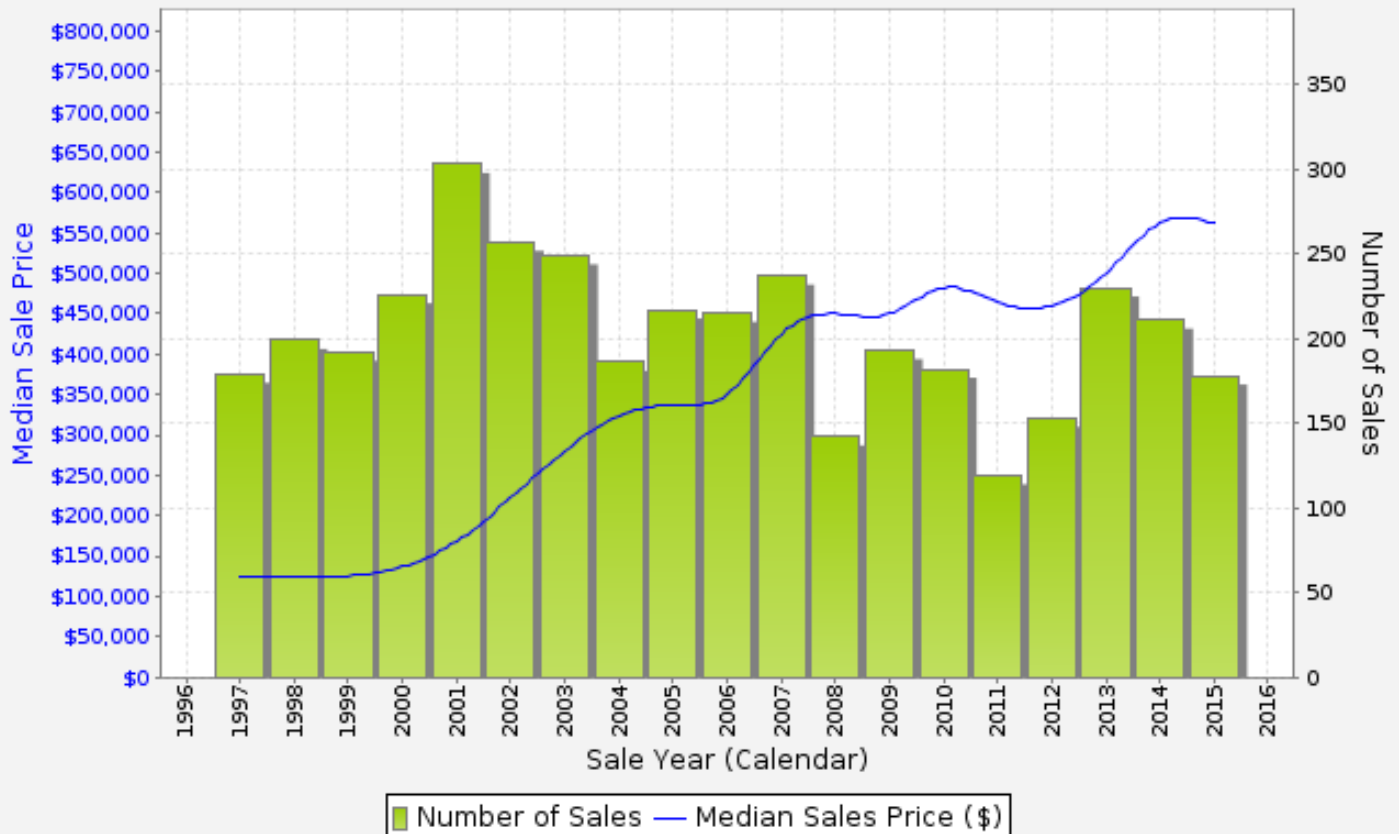
- Train
 - Bus
 - Ferry
 - Tram (other light rail)
 - Car
 - Motorbike / Truck
 - Bicycle
 - Walked Only
 - Other
- Source: Australian Bureau of Statistics (ABS)



MOUNT GRAVATT EAST - Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
1997	179	\$ 139,009	\$ 125,000		\$ 5,000	\$ 555,000
1998	199	\$ 140,268	\$ 123,000	-1.6 %	\$ 1,500	\$ 462,000
1999	192	\$ 133,936	\$ 125,000	1.6 %	\$ 10,700	\$ 450,000
2000	226	\$ 156,215	\$ 137,000	9.6 %	\$ 3,600	\$ 875,000
2001	303	\$ 195,106	\$ 168,000	22.6 %	\$ 14,950	\$ 1,200,000
2002	257	\$ 246,236	\$ 222,000	32.1 %	\$ 60,000	\$ 1,942,500
2003	249	\$ 302,243	\$ 280,000	26.1 %	\$ 100,000	\$ 640,000
2004	186	\$ 362,447	\$ 323,500	15.5 %	\$ 190,000	\$ 960,000
2005	217	\$ 373,458	\$ 337,000	4.2 %	\$ 70,000	\$ 830,000
2006	215	\$ 382,118	\$ 350,000	3.9 %	\$ 238,500	\$ 715,000
2007	237	\$ 453,477	\$ 425,000	21.4 %	\$ 160,000	\$ 1,300,000
2008	142	\$ 486,289	\$ 450,000	5.9 %	\$ 270,000	\$ 1,500,000
2009	193	\$ 488,588	\$ 450,000		\$ 310,000	\$ 1,340,000
2010	182	\$ 531,475	\$ 482,500	7.2 %	\$ 296,500	\$ 2,000,000
2011	119	\$ 506,031	\$ 464,000	-3.8 %	\$ 225,000	\$ 1,719,490
2012	153	\$ 487,076	\$ 460,000	-0.9 %	\$ 300,000	\$ 1,250,000
2013	230	\$ 532,899	\$ 500,000	8.7 %	\$ 271,000	\$ 2,910,000
2014	211	\$ 603,669	\$ 562,500	12.5 %	\$ 400,000	\$ 3,200,000
2015	178	\$ 614,650	\$ 562,500		\$ 408,000	\$ 2,200,000

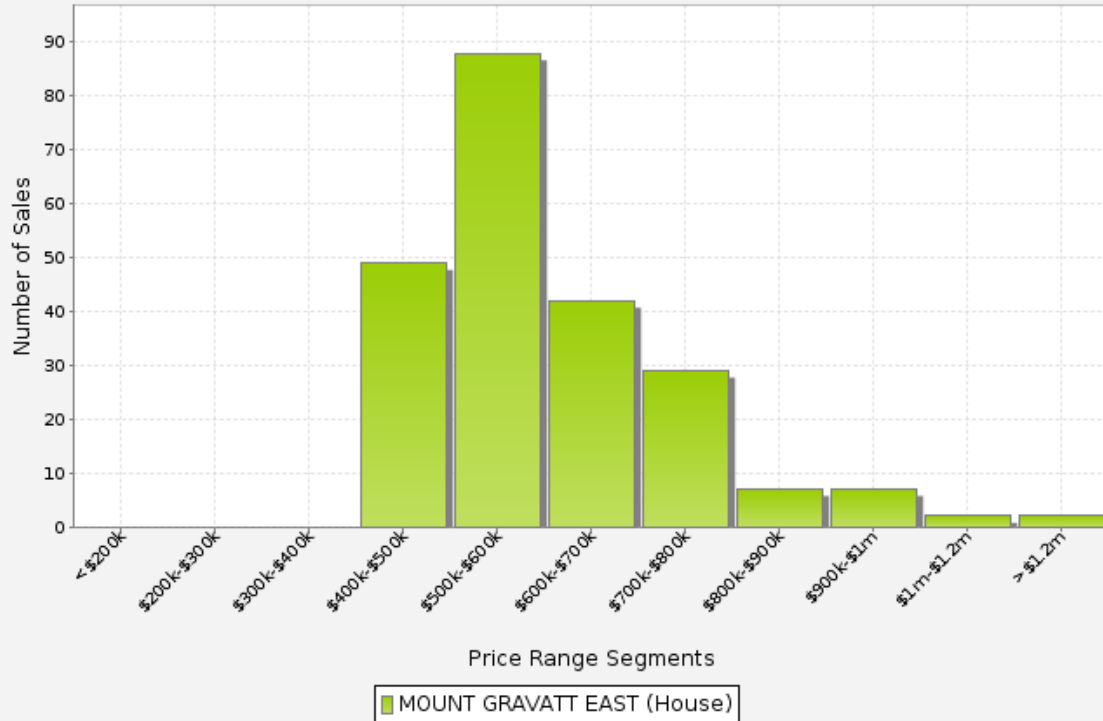
Sales & Growth Chart for MOUNT GRAVATT EAST





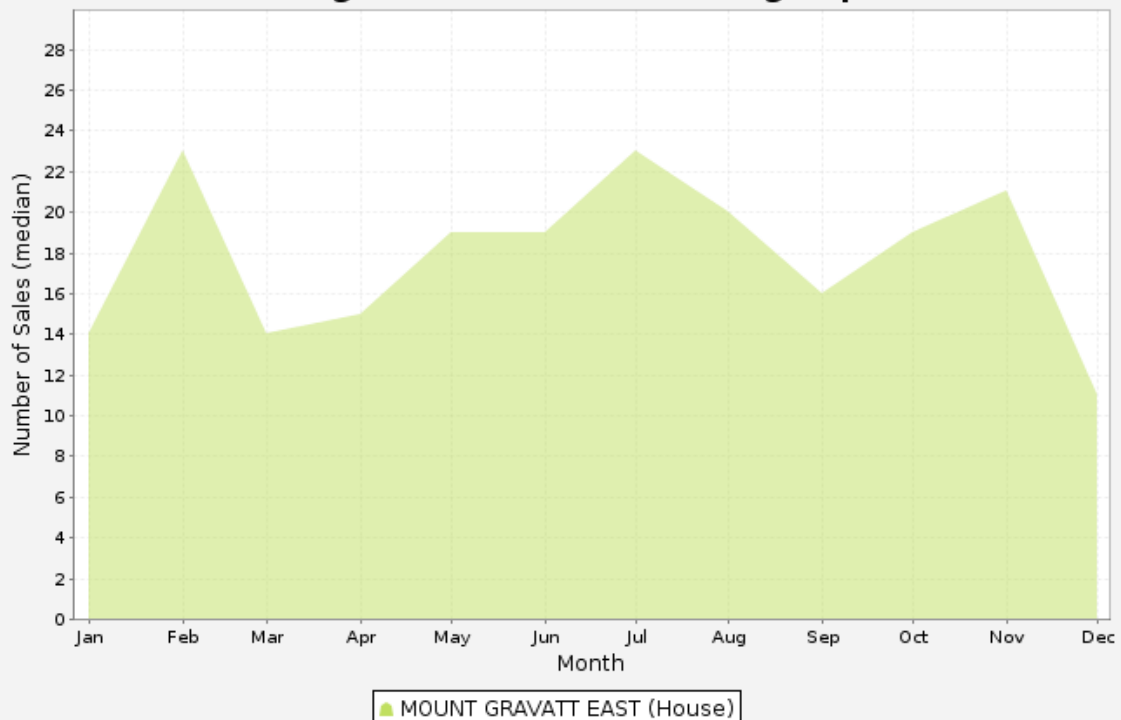
MOUNT GRAVATT EAST - Price Segmentation

Price Range Segmentation (12 Months ending Jun '15)



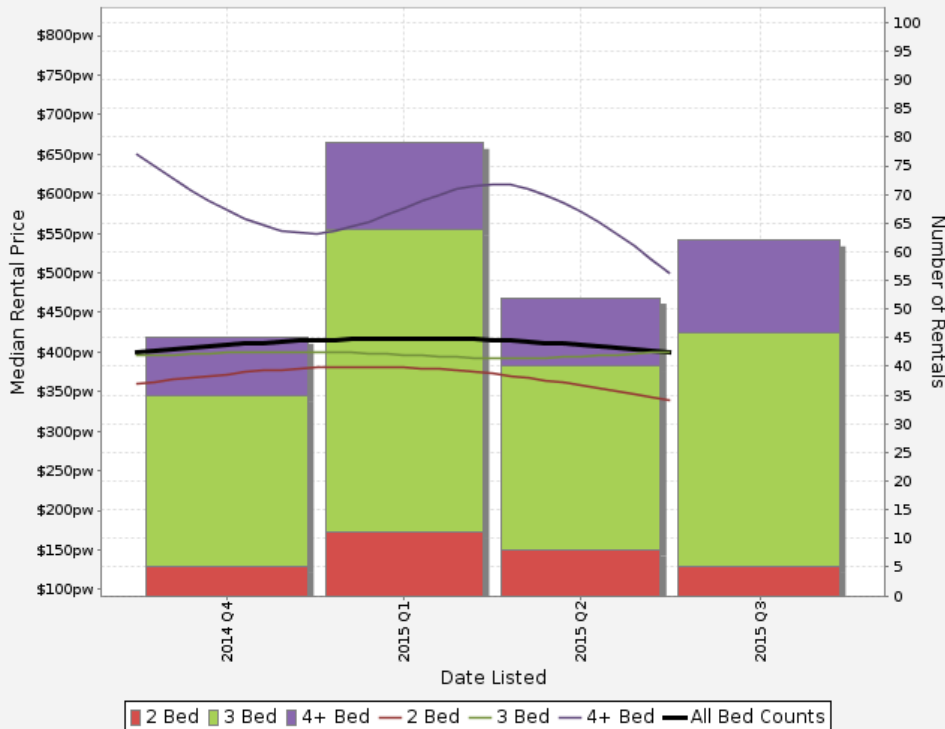
MOUNT GRAVATT EAST - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2015)





MOUNT GRAVATT EAST - Median Weekly Rents (Houses)



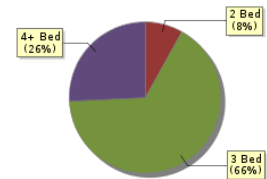
Suburb Sale Price Growth

+0.2%

Current Median Price: \$560,000
Previous Median Price: \$559,000

Based on 447 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

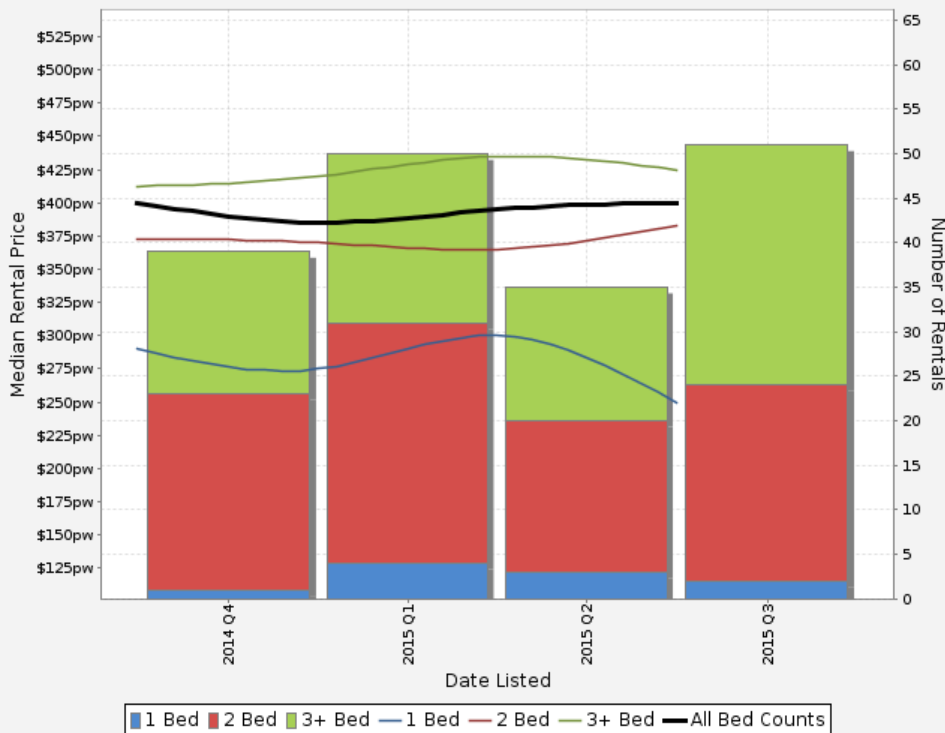
+3.7%

Current Median Price: \$560,000
Current Median Rent: \$403

Based on 238 registered House sales compared over the last 12 months.



MOUNT GRAVATT EAST - Median Weekly Rents (Units)



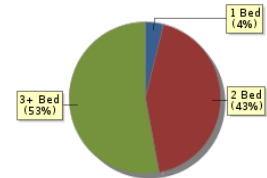
Suburb Sale Price Growth

+2.6%

Current Median Price: \$450,000
Previous Median Price: \$438,500

Based on 246 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

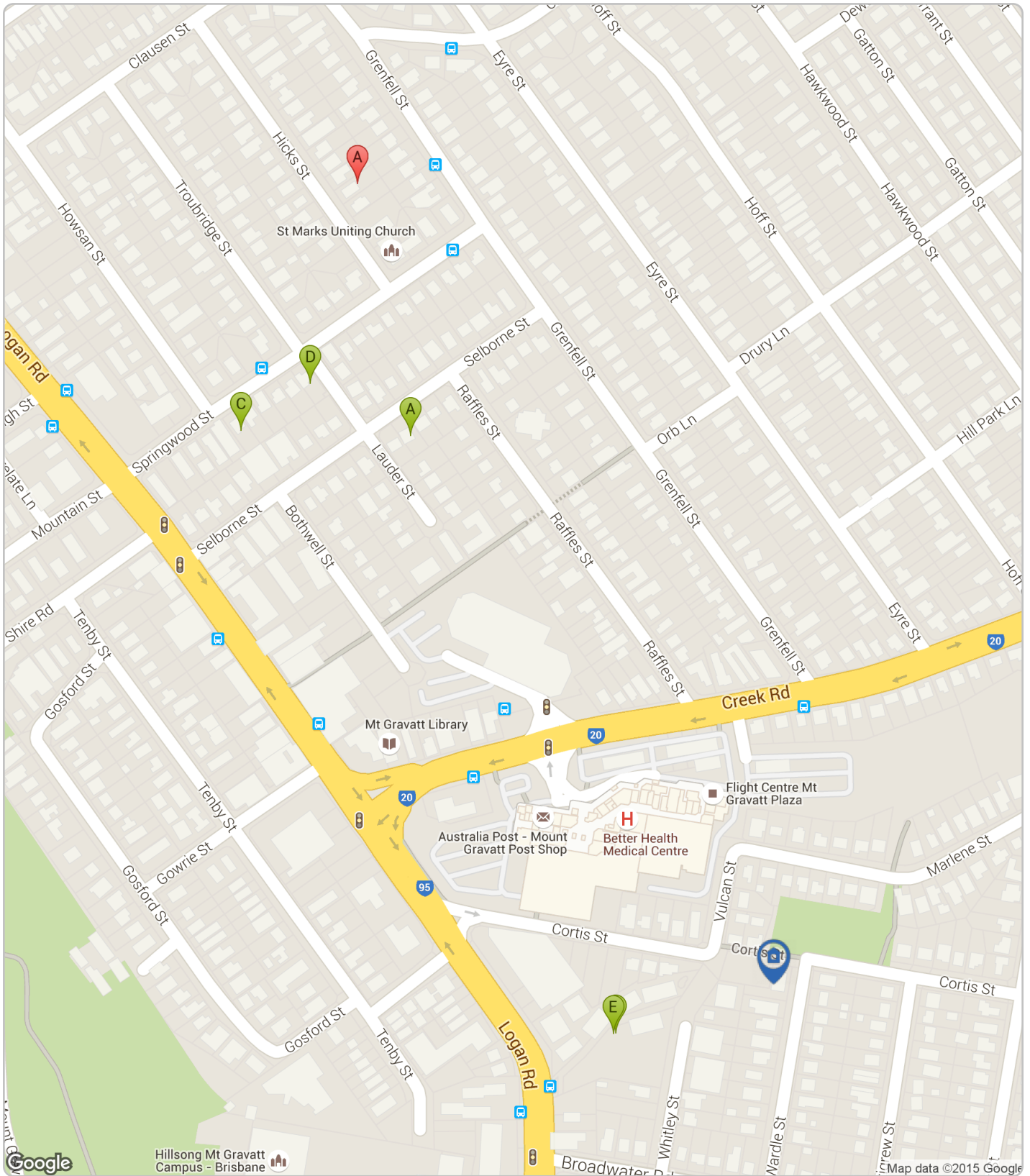
+4.6%

Current Median Price: \$450,000
Current Median Rent: \$400

Based on 175 registered Unit sales compared over the last 12 months.



Comparables Map for 38 WARDLE STREET, MOUNT GRAVATT EAST,



For Rent



For Sale



Sold

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Nearby Comparable For Sale Properties

Search Criteria

Focus Property: 38 WARDLE STREET, MOUNT GRAVATT EAST, QLD 4122

Radius: 1000 m

Listed Period: 29/05/2015 to 25/11/2015

Listing For Sale (Current)

Bedrooms: 3 to 4

Listing Price: \$500,000.00 to \$700,000.00

Property Type: Unit

Search Summary

Records 5

	Price	Days	Area
Lowest	\$ 519,000	8	148 m ²
Highest	\$ 575,000	105	9,847 m ²
Average	\$ 540,600	45	2,361 m ²
Median	\$ 525,000	44	608 m ²



27 SELBORNE ST, MOUNT GRAVATT EAST 4122

UBD Ref: Brisbane - 181 D20
Distance from Property: 606m

3 2 1



Property Type: Unit

Area: 608 m²

RPD: 63//RP66329

Features:

Current List Price: Offers Over \$525,000

First List Price: Offers Over \$525,000

Date Listed: 17/11/2015 **Days Listed:** 8 Days

Listed Price Change:



18 WHITLEY ST, MOUNT GRAVATT EAST 4122

UBD Ref: Brisbane - 201 E3
Distance from Property: 151m

3 2 1



Property Type: Unit

Area: 9,847 m² (152 m²)

RPD: L1-21 SP119379 & L22-39 SP242724 & L40-63 SP267417:PAR

Features:

Current List Price: From \$525,000

First List Price: From \$525,000

Date Listed: 12/11/2015 **Days Listed:** 14 Days

Listed Price Change:



15 SPRINGWOOD ST, MOUNT GRAVATT EAST...

UBD Ref: Brisbane - 181 C20
Distance from Property: 706m

3 3 2



Property Type: Unit

Area: 612 m² (202 m²)

RPD: L176 RP73681:PAR BULIMBA

Features:

Current List Price: From only \$559,000

First List Price: From only \$559,000

Date Listed: 13/10/2015 **Days Listed:** 44 Days

Listed Price Change:



25 SPRINGWOOD ST, MOUNT GRAVATT EAST...

UBD Ref: Brisbane - 181 C20
Distance from Property: 698m

3 2 2



Property Type: Unit

Area: 589 m²

RPD: L2 RP75398:PAR BULIMBA

Features:

Current List Price: From \$575,000

First List Price: From \$575,000

Date Listed: 02/10/2015 **Days Listed:** 55 Days

Listed Price Change:





WHITLEY ST, MOUNT GRAVATT EAST 4122

UBD Ref: Brisbane - 201 D3
Distance from Property: 153m



3



3



1



Property Type: Unit

Area: 148 m²

RPD: L28 SP242724:PAR BULIMBA

Current List Price: **\$519,000**

First List Price: \$519,000

Date Listed: 13/08/2015

Days Listed: **105 Days**

Listed Price Change:

Features: BUILD YR: 2013, DOUBLE STOREY, CONTEMPORARY, ENSUITE, BUILT IN/WIR, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE





Nearby Comparable Sold Properties

Search Criteria

Focus Property: 38 WARDLE STREET, MOUNT GRAVATT EAST, QLD 4122

Radius: 1000 m

Sale Date: 28/04/2014 to 26/10/2015

Sale Price: \$500,000.00 to \$650,000.00

Land Size: Any

Bedrooms: 3 to 4

Property Type: Unit

Search Summary

Records 4

	Price	Days	Area
Lowest	\$ 500,000	48	121 m ²
Highest	\$ 540,000	48	175 m ²
Average	\$ 523,750	48	161 m ²
Median	\$ 527,500	48	174 m ²



30 HICKS ST, MOUNT GRAVATT EAST, QLD

Distance from Property: 831m 3 2 1



Property Type: Unit
Area: 175 m²
Area \$/m2: \$3,057
RPD: L2 SP266849:PAR BULIMBA

Features:

Sale Price: \$535,000 (Normal Sale)
Sale Date: 13/11/2014 **Days to Sell:** N/A
Last Price: Chg %:
First Price: Chg %:



30 HICKS ST, MOUNT GRAVATT EAST, QLD

Distance from Property: 831m 3 2 1



Property Type: Unit
Area: 175 m²
Area \$/m2: \$2,971
RPD: L7 SP266849:PAR BULIMBA

Features:

Sale Price: \$520,000 (Normal Sale)
Sale Date: 02/10/2014 **Days to Sell:** N/A
Last Price: Chg %:
First Price: Chg %:



30 HICKS ST, MOUNT GRAVATT EAST, QLD

Distance from Property: 831m 3 2 1



Property Type: Unit
Area: 172 m²
Area \$/m2: \$3,140
RPD: L1 SP266849:PAR BULIMBA

Features:

Sale Price: \$540,000 (Normal Sale)
Sale Date: 18/07/2014 **Days to Sell:** 48 Days
Last Price: From \$515,000 Chg %:
First Price: From \$515,000 Chg %:



18 BERGE ST, MOUNT GRAVATT, QLD 4122

UBD Ref: Brisbane - 181 B20
Distance from Property: 1.2km 3 2 1



Property Type: Unit
Area: 121 m²
Area \$/m2: \$4,132
RPD: L4 SP269055:PAR YEERONGPILLY

Features:

Sale Price: \$500,000 (Normal Sale)
Sale Date: 14/05/2014 **Days to Sell:** N/A
Last Price: Chg %:
First Price: Chg %:



38 WARDLE STREET, MOUNT GRAVATT



3



2



2



Appraisal Price Range:

This market analysis has been prepared on 25/11/2015 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:

\$550,000 to \$570,000

\$540pw to \$580pw

Yield Estimate: 5.1% to 5.3%

Property Summary:

Land: 759 m²

Features:

Contact your agent for further information:

Name: Just Property Investments Pty Ltd

Mobile: 0420 596 066

Office: Just Property Investments Pty Ltd

Office Phone: 07 3221 8533

Email: patrick@justproperty.net.au