

COMPARATIVE MARKET ANALYSIS

121 Northmore Street Mitchelton QLD 4053

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► YOUR PROFESSIONAL AGENT

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► ABOUT ME

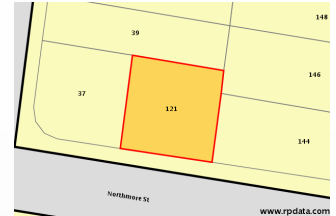
► MY SALES SUCCESS

► YOUR PROPERTY

121 Northmore Street Mitchelton QLD 4053



405m²



► KEY SELLING POINTS

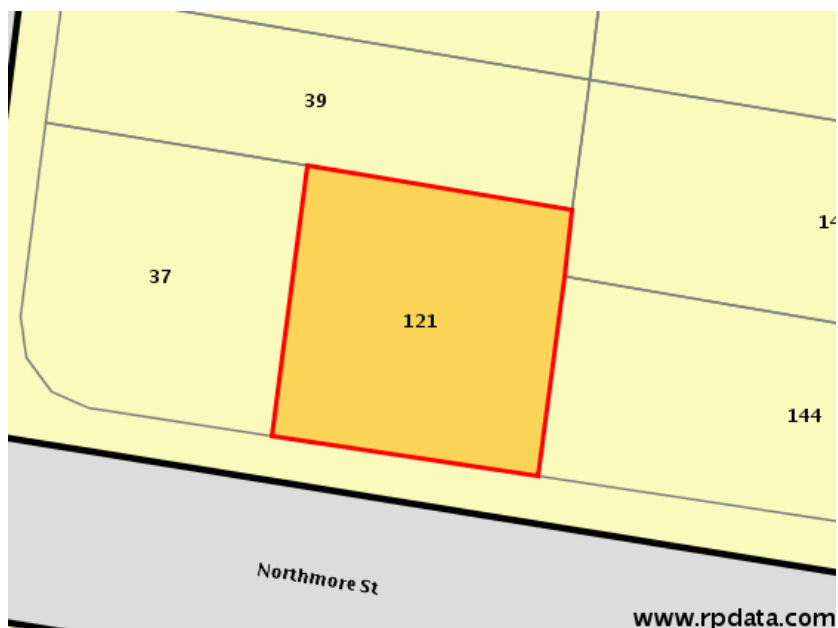
► THINGS TO CONSIDER

► SINGLE PROPERTY MAPPING

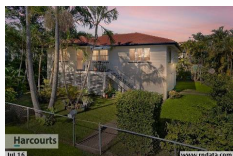
Aerial View



Cadastral View



► SOLD PROPERTIES



46 Grovely Terrace Mitchelton QLD 4053

| | |
|-------------|--------------------------|
| Sold Price: | \$515,000 |
| Sold Date: | 24 Aug 2016 |
| Category: | House |
| Lot Plan: | 1/RP97589 MITCHELTON QLD |



Distance: 0.67km



8 Hoben Street Mitchelton QLD 4053

| | |
|-------------|---------------------------|
| Sold Price: | \$560,000 |
| Sold Date: | 4 Jun 2016 |
| Category: | House |
| Lot Plan: | 1/RP891740 MITCHELTON QLD |



Distance: 0.95km

► ON THE MARKET



30 Chewton Street Mitchelton QLD 4053

Listing Price: Offers over \$490,000
 Listing Date: 1 Nov 2016
 Agency: Professionals Priority - Ferny Hills
 Lot Plan: 14/RP88284 MITCHELTON QLD



Listing Type: Normal Sale
 Distance: 0.50km



56 Essex Street Mitchelton QLD 4053

Listing Price: Price By Neg.
 Listing Date: 5 Nov 2016
 Agency: Harcourts Solutions - Mitchelton
 Lot Plan: 7/RP42982 MITCHELTON QLD



Listing Type: Normal Sale
 Distance: 0.80km



58 Essex Street Mitchelton QLD 4053

Listing Price: \$595,000+
 Listing Date: 1 Nov 2016
 Agency: Watt Realty
 Lot Plan: 6/RP42982 MITCHELTON QLD



Listing Type: Normal Sale
 Distance: 0.81km



158 McConaghy Street Mitchelton QLD 4053

Listing Price: Neg. Over \$669,000
 Listing Date: 2 Nov 2016
 Agency: Harcourts Solutions - Mitchelton
 Lot Plan: 190/RP18902 MITCHELTON QLD



Listing Type: Normal Sale
 Distance: 0.45km



86 Osborne Road Mitchelton QLD 4053

Listing Price: Offers Over \$460,000
 Listing Date: 2 Nov 2016
 Agency: L J Hooker Toowong
 Lot Plan: 432/RP18795 MITCHELTON QLD



Listing Type: Normal Sale
 Distance: 0.80km



110 Pascoe Street Mitchelton QLD 4053

Listing Price: Price By Neg.
 Listing Date: 2 Nov 2016
 Agency: Harcourts Solutions - Mitchelton
 Lot Plan: 1/SP180386 MITCHELTON QLD



Listing Type: Normal Sale
 Distance: 0.29km



17 Wye Street Mitchelton QLD 4053

Listing Price: Offers Over \$485,000

Listing Date: 1 Nov 2016

Agency: Ray White - Alderley

Lot Plan: 40/RP42982 MITCHELTON QLD



3



1



1



405m²

Listing Type: Normal Sale

Distance: 0.74km

▶ MARKET COMPARISON



58 Essex Street Mitchelton QLD 4053

| | | | |
|-------------------------------------|-----------|----------------|-----------|
| First Ad Price: | \$595,000 | Last Ad Price: | \$595,000 |
| Actual Sale Price: | | | |
| % Change First to Last Ad Price: 0% | | | |
| % Total Change: | | | |


3


1


1


405m²

Days On Market: 79

Distance: 0.81km



8 Hoben Street Mitchelton QLD 4053

| | | | |
|---|-----------|----------------|-----------|
| First Ad Price: | \$565,000 | Last Ad Price: | \$549,000 |
| Actual Sale Price: \$560,000 | | | |
| % Change First to Last Ad Price: -2.83% | | | |
| % Total Change: -0.88% | | | |


3


1



1


456m²

Days On Market: 44

Distance: 0.95km





► COMPARATIVE RENTAL PROPERTY



Aug 15

19 Hudson Avenue Mitchelton QLD 4053

| | |
|-----------------------|-------------|
| First Rental Price: | \$465/W |
| Current Rental Price: | \$450/W |
| First Listed Date: | 21 Jul 2016 |
| Current Listed Date: | 24 Aug 2016 |

 3
  1
  2
  405m²

Category: House

Distance: 0.62km



Jun 15

24 Fiat Avenue Mitchelton QLD 4053

| | |
|-----------------------|-------------|
| First Rental Price: | \$450/W |
| Current Rental Price: | \$450/W |
| First Listed Date: | 22 Jun 2016 |
| Current Listed Date: | 29 Jun 2016 |

 3
  1
  1
  405m²

Category: House

Distance: 0.62km

► AREA PROFILE

The size of Mitchelton is approximately 4 square kilometres. It has 2 parks covering nearly 2% of total area.

The population of Mitchelton in 2006 was 7,027 people. By 2011 the population was 8,002 showing a population growth of 13% in the area during that time.

The predominant age group in Mitchelton is 0-14 years.

Households in Mitchelton are primarily couples with children and are likely to be repaying between \$1800 - \$2400 per month on mortgage repayments.

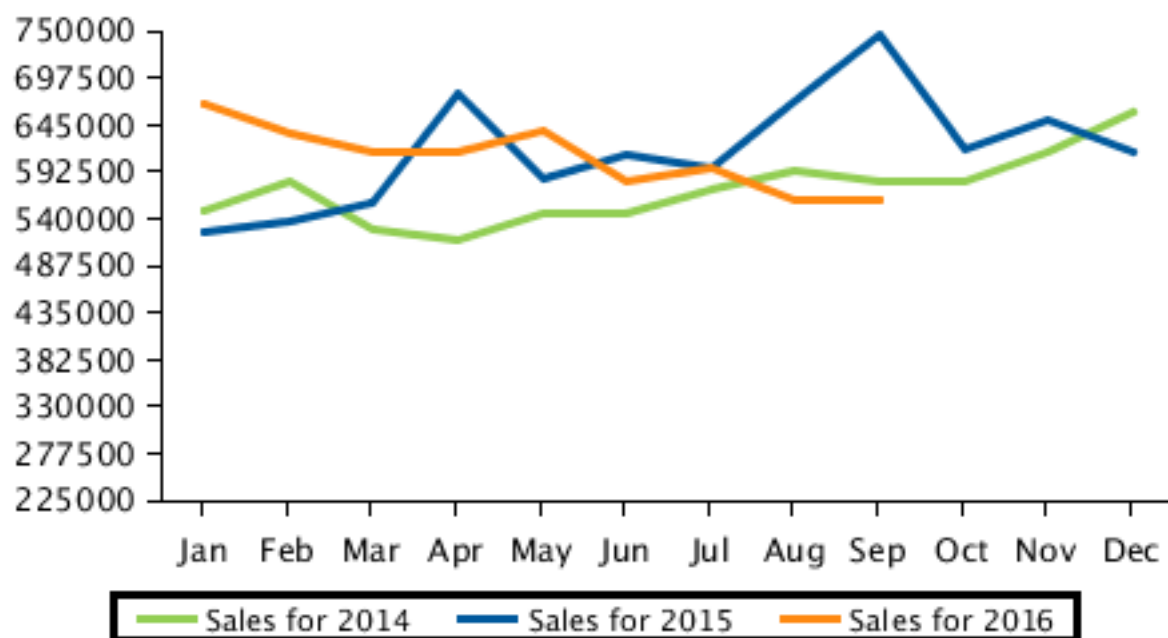
In general, people in Mitchelton work in a Professional occupation.

In 2006, 65.5% of the homes in Mitchelton were owner-occupied compared with 64.6% in 2011.

Currently the median sales price of houses in the area is 560,000.

Median Sale Price

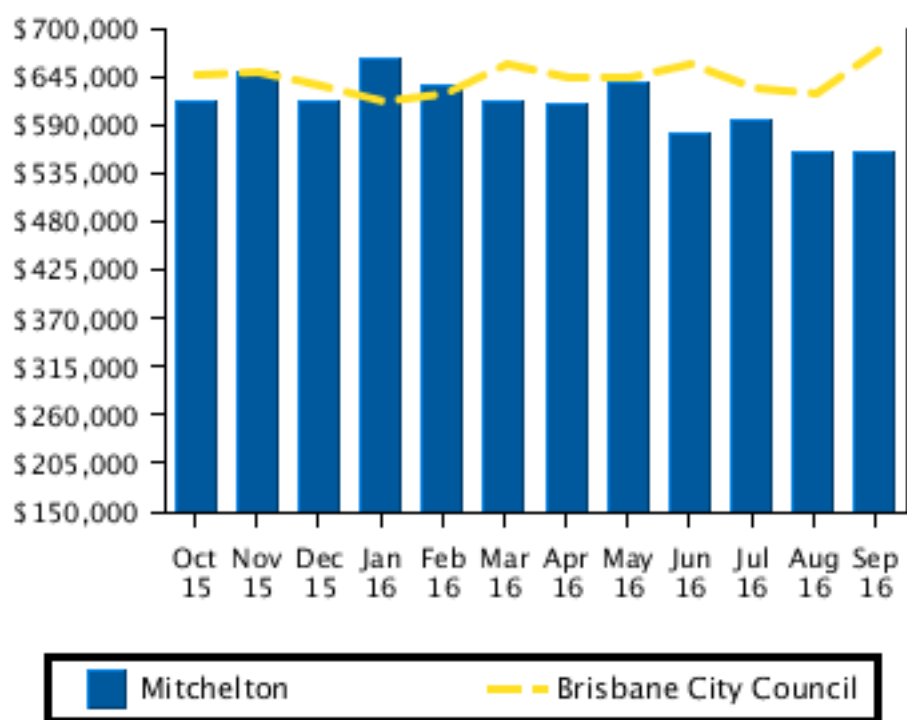
| | YEAR 2014 | YEAR 2015 | YEAR 2016 |
|-----------|--------------|--------------|--------------|
| Period | Median Price | Median Price | Median Price |
| January | \$550,000 | \$526,250 | \$666,500 |
| February | \$582,000 | \$538,200 | \$634,250 |
| March | \$528,500 | \$557,500 | \$615,000 |
| April | \$516,000 | \$681,000 | \$614,500 |
| May | \$545,000 | \$585,000 | \$638,000 |
| June | \$545,000 | \$610,000 | \$580,000 |
| July | \$571,750 | \$595,000 | \$595,000 |
| August | \$592,500 | \$671,000 | \$560,000 |
| September | \$580,075 | \$747,000 | \$560,000 |
| October | \$580,000 | \$617,500 | \$0 |
| November | \$615,000 | \$650,500 | \$0 |
| December | \$660,000 | \$615,000 | \$0 |



► RECENT MEDIAN SALE PRICES

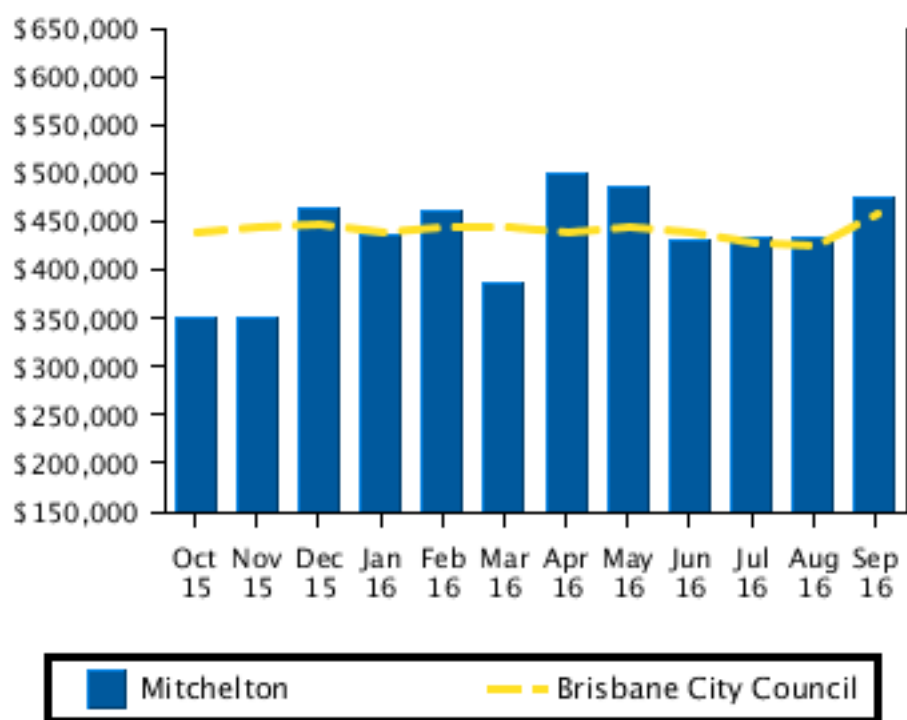
Recent Median House Sale Prices

| Period | MITCHELTON | BRISBANE CITY COUNCIL |
|----------------|--------------|-----------------------|
| | Median Price | Median Price |
| September 2016 | \$560,000 | \$675,000 |
| August 2016 | \$560,000 | \$625,000 |
| July 2016 | \$595,000 | \$632,500 |
| June 2016 | \$580,000 | \$660,000 |
| May 2016 | \$638,000 | \$645,000 |
| April 2016 | \$614,500 | \$645,000 |
| March 2016 | \$615,000 | \$660,000 |
| February 2016 | \$634,250 | \$627,000 |
| January 2016 | \$666,500 | \$616,000 |
| December 2015 | \$615,000 | \$635,000 |
| November 2015 | \$650,500 | \$650,000 |
| October 2015 | \$617,500 | \$646,750 |



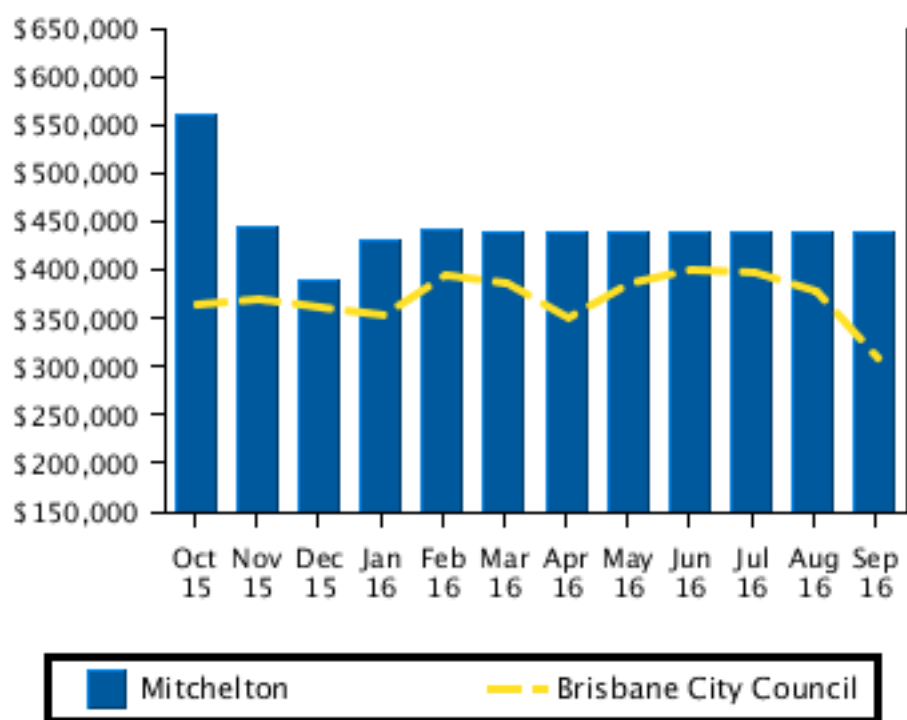
Recent Median Unit Sale Prices

| Period | MITCHELTON | BRISBANE CITY COUNCIL |
|----------------|--------------|-----------------------|
| | Median Price | Median Price |
| September 2016 | \$474,000 | \$457,500 |
| August 2016 | \$432,500 | \$425,000 |
| July 2016 | \$433,500 | \$429,000 |
| June 2016 | \$430,000 | \$440,000 |
| May 2016 | \$485,000 | \$444,000 |
| April 2016 | \$500,000 | \$440,000 |
| March 2016 | \$385,000 | \$445,151 |
| February 2016 | \$460,000 | \$444,500 |
| January 2016 | \$435,000 | \$440,000 |
| December 2015 | \$462,500 | \$447,500 |
| November 2015 | \$350,000 | \$445,000 |
| October 2015 | \$350,000 | \$439,000 |



Recent Median Land Sale Prices

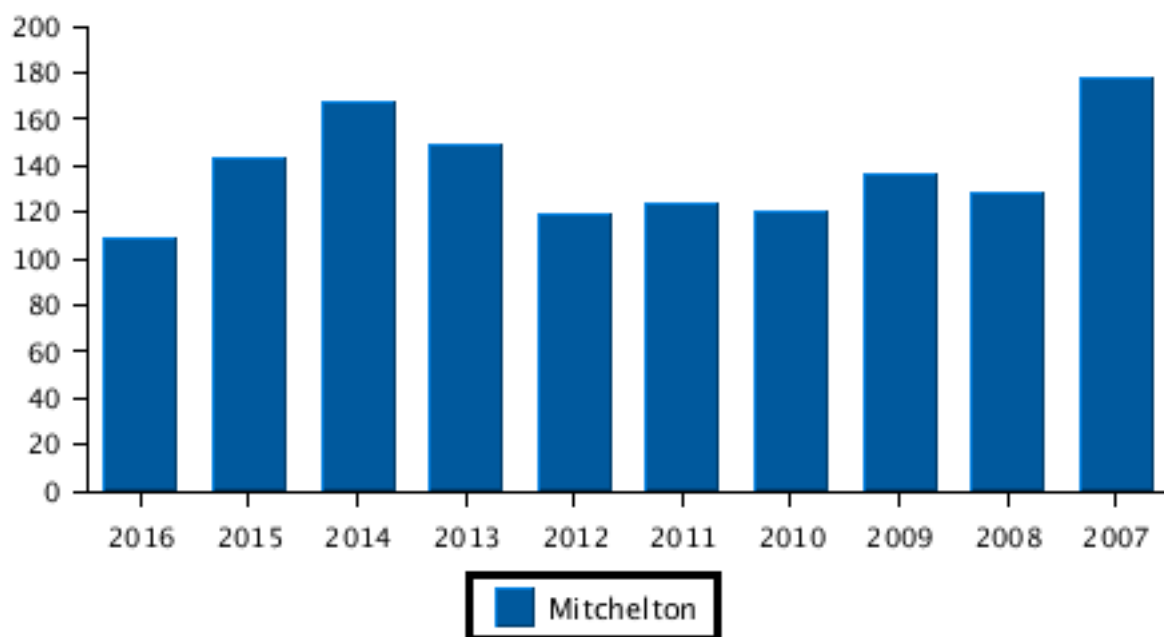
| Period | MITCHELTON | BRISBANE CITY COUNCIL |
|----------------|--------------|-----------------------|
| | Median Price | Median Price |
| September 2016 | \$437,500 | \$307,500 |
| August 2016 | \$437,500 | \$377,500 |
| July 2016 | \$437,500 | \$396,245 |
| June 2016 | \$437,500 | \$400,000 |
| May 2016 | \$437,500 | \$386,000 |
| April 2016 | \$437,500 | \$350,000 |
| March 2016 | \$437,500 | \$385,000 |
| February 2016 | \$442,500 | \$395,000 |
| January 2016 | \$431,250 | \$352,500 |
| December 2015 | \$390,000 | \$360,600 |
| November 2015 | \$443,000 | \$370,000 |
| October 2015 | \$560,000 | \$363,000 |



► SALES PER ANNUM

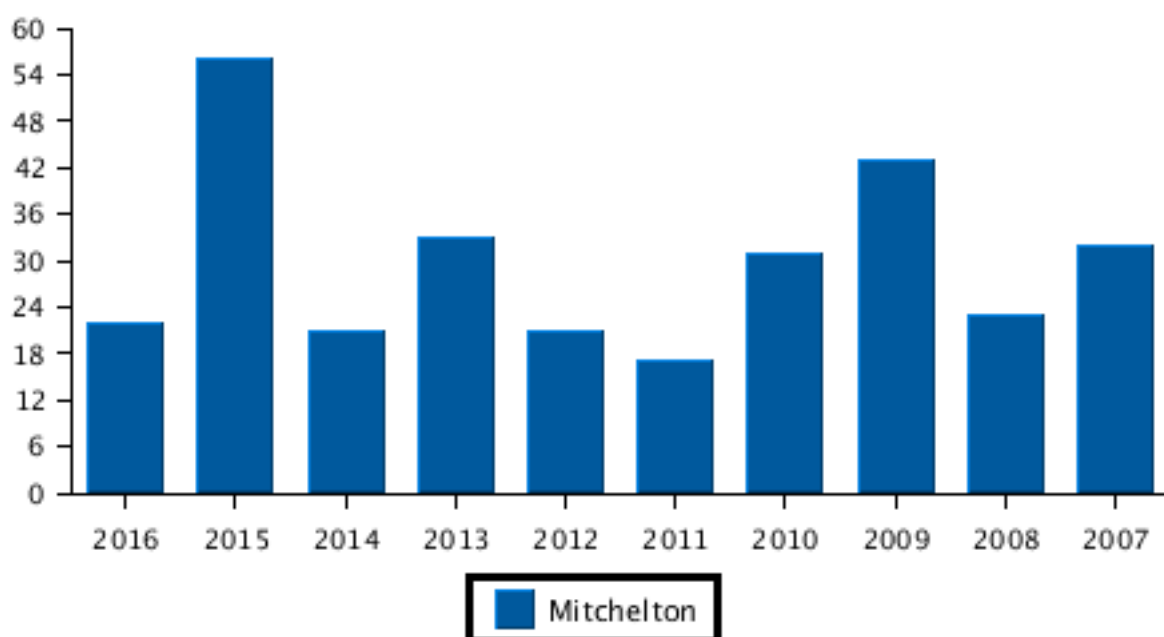
House Sales Per Annum

| | | MITCHELTON |
|--------|--|------------|
| Period | | Number |
| 2016 | | 109 |
| 2015 | | 143 |
| 2014 | | 167 |
| 2013 | | 149 |
| 2012 | | 119 |
| 2011 | | 124 |
| 2010 | | 120 |
| 2009 | | 136 |
| 2008 | | 128 |
| 2007 | | 178 |



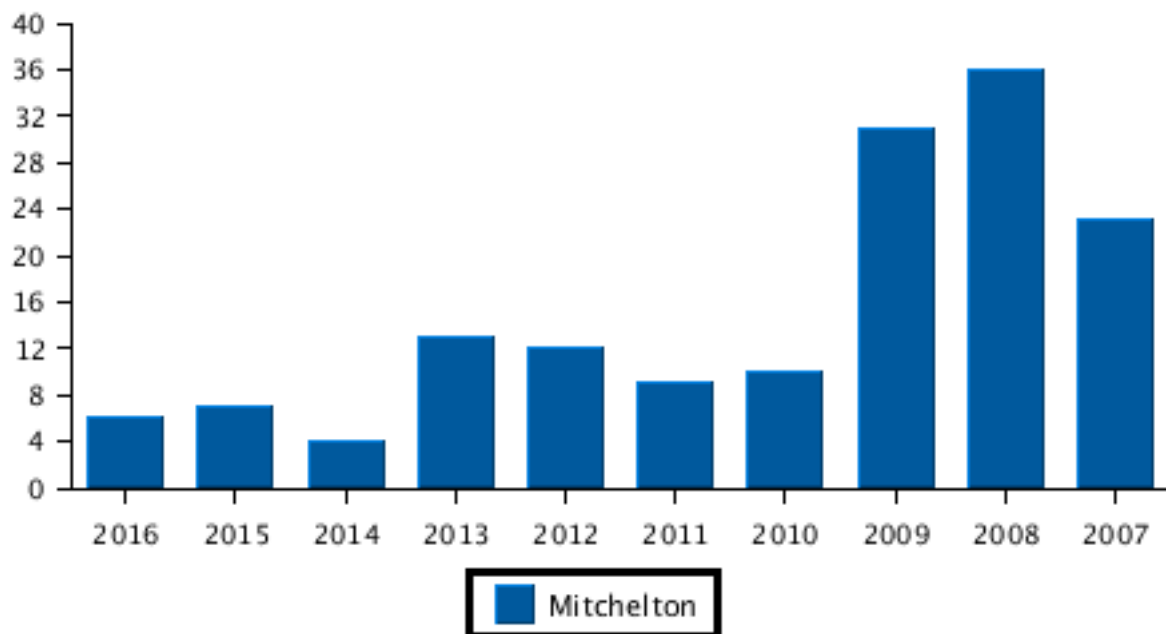
Unit Sales Per Annum

| | | MITCHELTON |
|--------|--|------------|
| Period | | Number |
| 2016 | | 22 |
| 2015 | | 56 |
| 2014 | | 21 |
| 2013 | | 33 |
| 2012 | | 21 |
| 2011 | | 17 |
| 2010 | | 31 |
| 2009 | | 43 |
| 2008 | | 23 |
| 2007 | | 32 |



Land Sales Per Annum

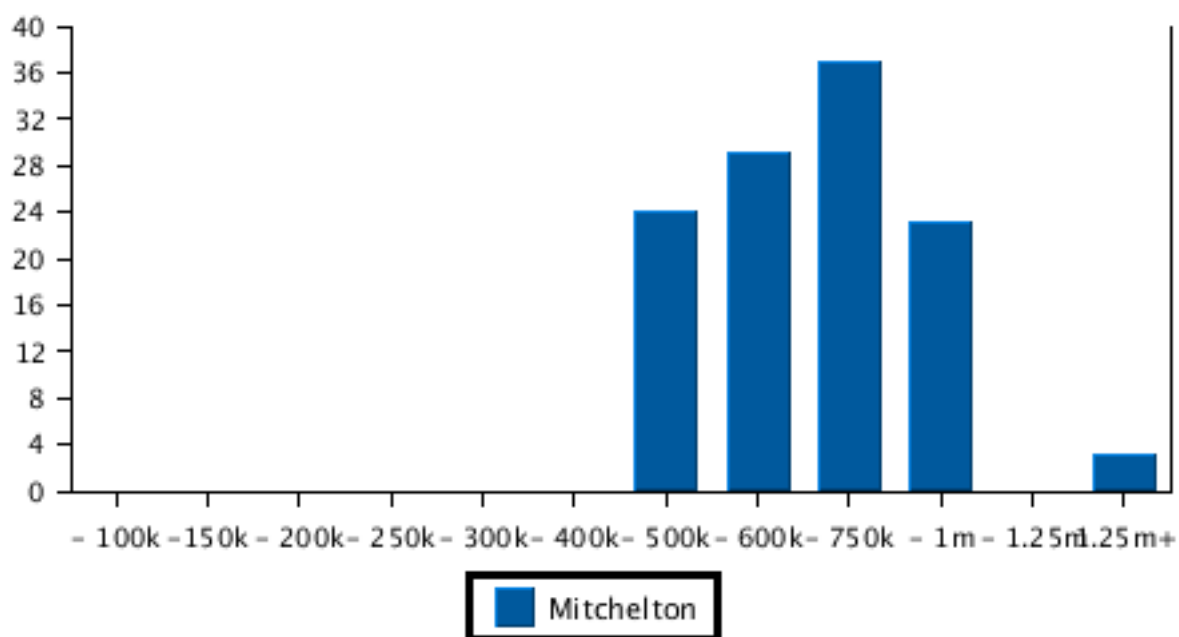
| MITCHELTON | |
|------------|--------|
| Period | Number |
| 2016 | 6 |
| 2015 | 7 |
| 2014 | 4 |
| 2013 | 13 |
| 2012 | 12 |
| 2011 | 9 |
| 2010 | 10 |
| 2009 | 31 |
| 2008 | 36 |
| 2007 | 23 |



► SALES BY PRICE

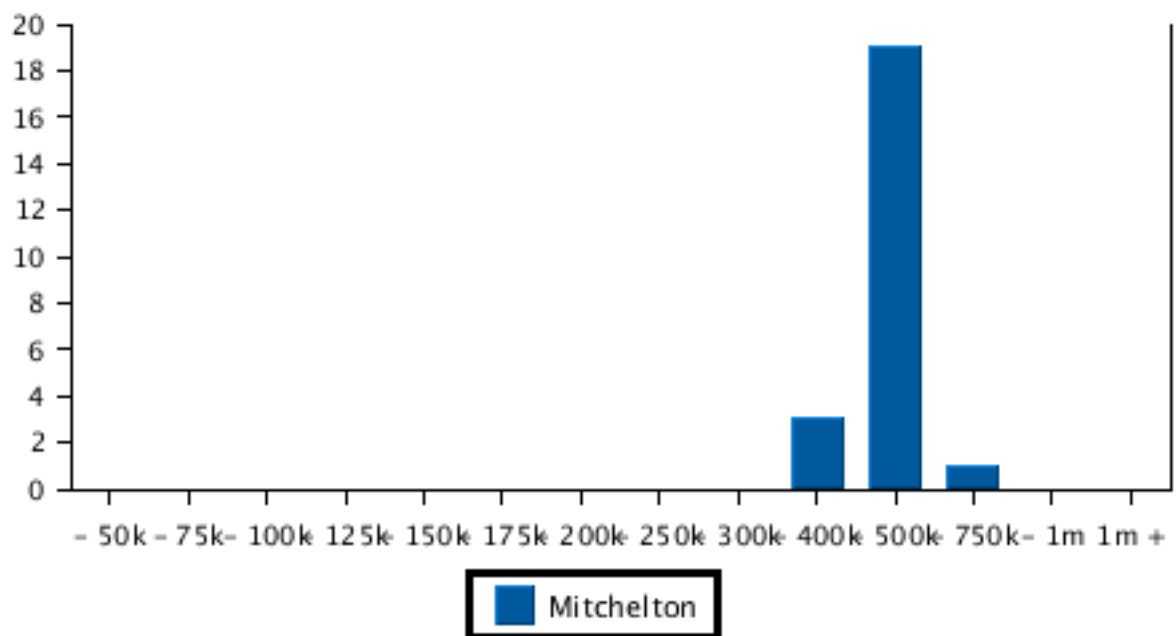
House Sale by Price (12 months)

| MITCHELTON | |
|--------------|--------|
| Price | Number |
| 0 - 100k | 0 |
| 101 - 150k | 0 |
| 151 - 200k | 0 |
| 201 - 250k | 0 |
| 251 - 300k | 0 |
| 301 - 400k | 0 |
| 401 - 500k | 24 |
| 501 - 600k | 29 |
| 601 - 750k | 37 |
| 751 - 1m | 23 |
| > 1m - 1.25m | 0 |
| 1.25m+ | 3 |



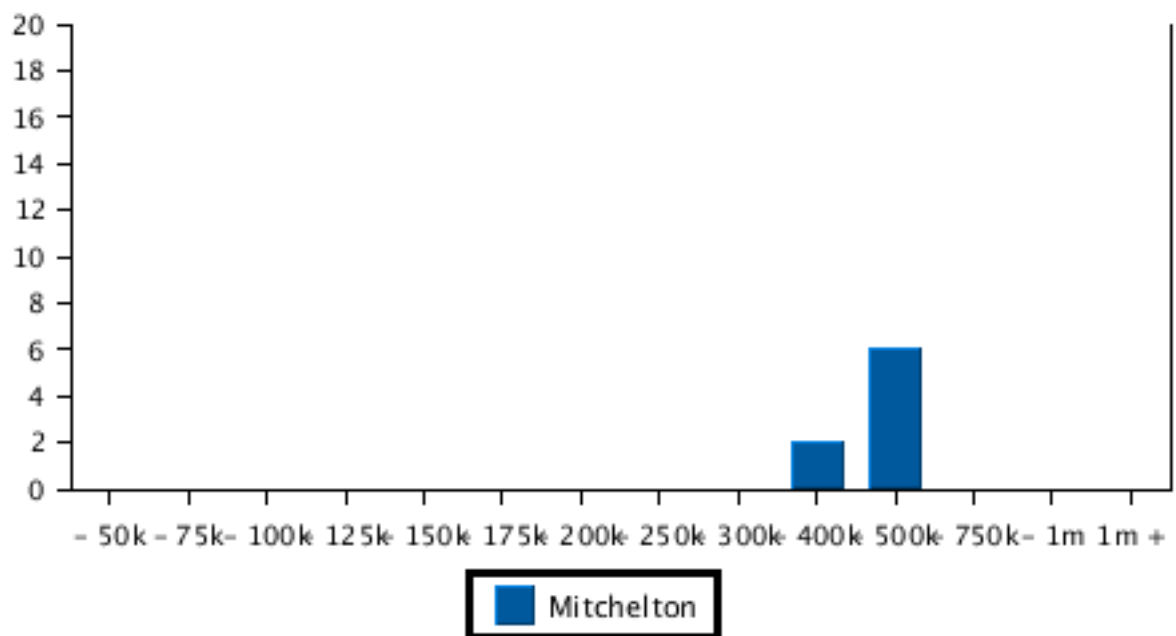
Unit Sale by Price (12 months)

| MITCHELTON | |
|------------|--------|
| Price | Number |
| 0 - 50k | 0 |
| 51 - 75k | 0 |
| 76 - 100k | 0 |
| 101 - 125k | 0 |
| 126 - 150k | 0 |
| 151 - 175k | 0 |
| 176 - 200k | 0 |
| 201 - 250k | 0 |
| 251 - 300k | 0 |
| 301 - 400k | 3 |
| 401 - 500k | 19 |
| 501 - 750k | 1 |
| 751 - 1m | 0 |
| 1m + | 0 |



Land Sale by Price (12 months)

| | | MITCHELTON |
|------------|--|------------|
| Price | | Number |
| 0 - 50k | | 0 |
| 51 - 75k | | 0 |
| 76 - 100k | | 0 |
| 101 - 125k | | 0 |
| 126 - 150k | | 0 |
| 151 - 175k | | 0 |
| 176 - 200k | | 0 |
| 201 - 250k | | 0 |
| 251 - 300k | | 0 |
| 301 - 400k | | 2 |
| 401 - 500k | | 6 |
| 501 - 750k | | 0 |
| 751 - 1m | | 0 |
| 1m + | | 0 |



► RENTAL STATISTICS SUMMARY

Suburb Rental Statistics

| Category | Indicated Gross Rental Yield | Median Asking Rental Price |
|----------|------------------------------|----------------------------|
| House | 3.6% | \$435 |
| Unit | 4.8% | \$398 |

* Statistics are based on a rolling 12 month period

Rents By Property Type - Houses and Units

| | | Quantity | Lowest Rent / Week | Highest Rent / Week | Median Rent / Week | Average Rent / Week |
|-------------|------------|----------|-----------------------|------------------------|-----------------------|------------------------|
| HOUSE | 3 bedrooms | 2 | \$450 | \$450 | \$450 | \$450 |
| TOTAL HOUSE | | 2 | | | \$450 | \$450 |
| GRAND TOTAL | | 2 | | | \$450 | \$450 |

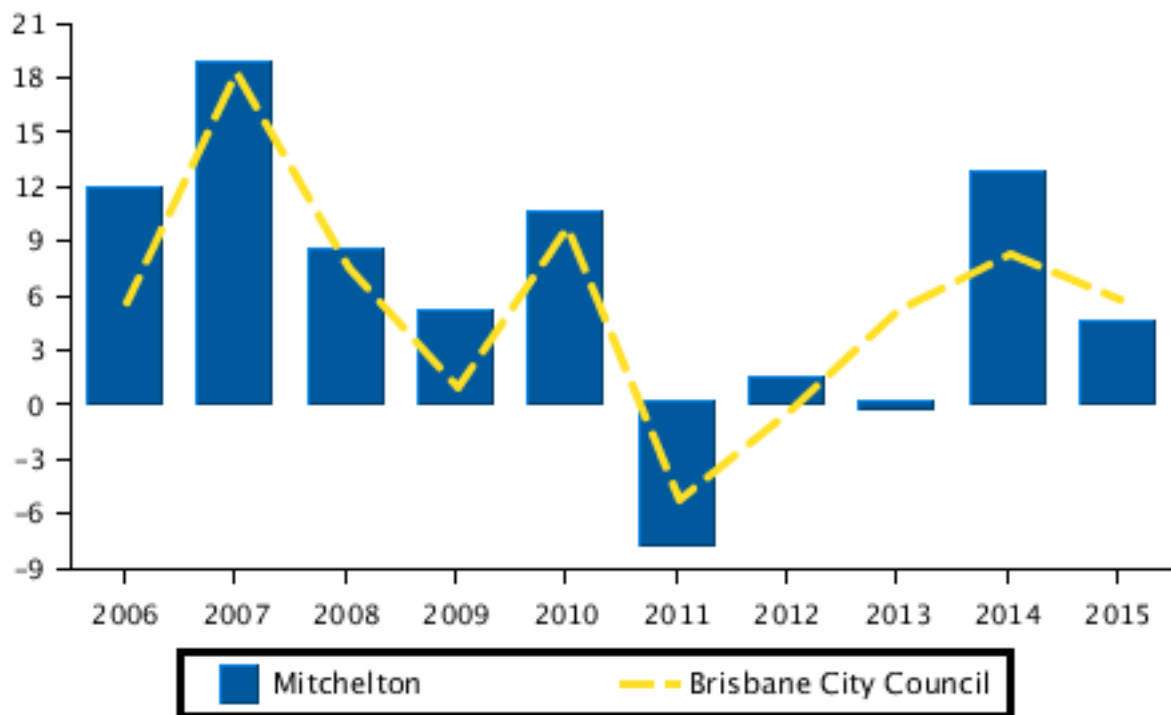
Average Number Of Days Advertised

| | | Quantity | Average Number Of Days Advertised |
|-------|---------------|----------|-----------------------------------|
| HOUSE | \$400 - \$499 | 2 | 21 |

► CAPITAL GROWTH MEDIAN PRICES

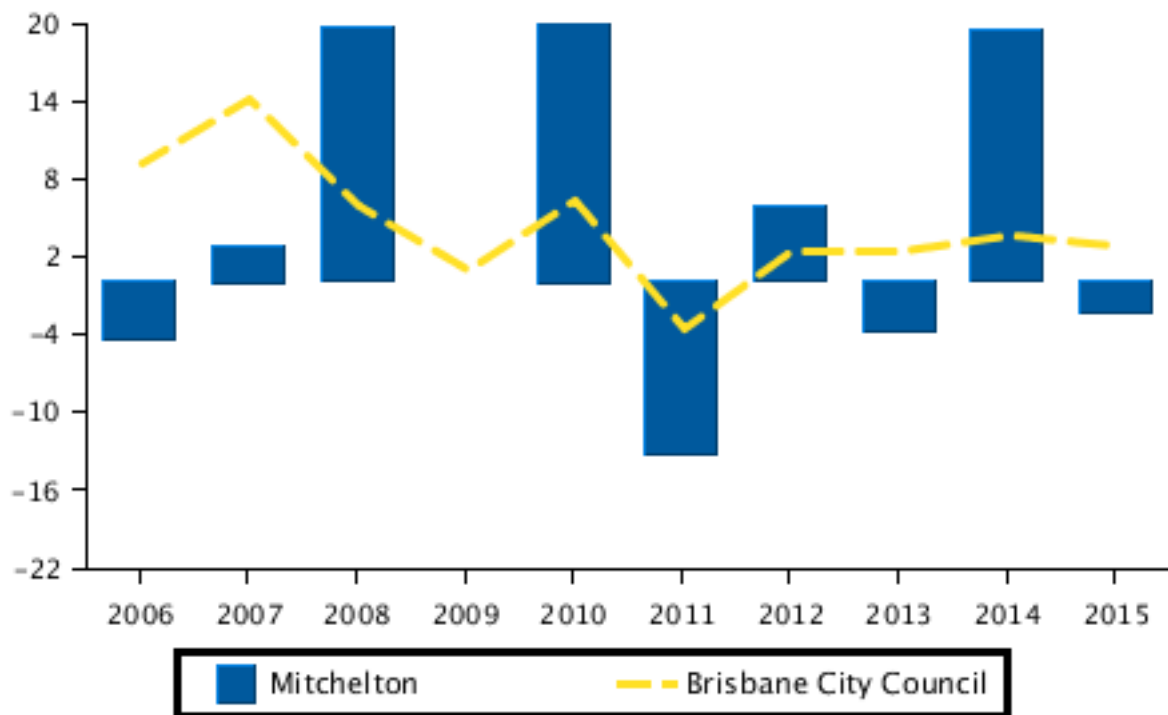
Capital Growth in Median Prices (Houses)

| Period | MITCHELTON | BRISBANE CITY COUNCIL |
|--------|------------|-----------------------|
| | % Change | % Change |
| 2015 | 4.6% | 5.8% |
| 2014 | 12.9% | 8.3% |
| 2013 | -0.5% | 5.2% |
| 2012 | 1.5% | -0.4% |
| 2011 | -8% | -5.3% |
| 2010 | 10.6% | 9.8% |
| 2009 | 5.2% | 1% |
| 2008 | 8.6% | 7.6% |
| 2007 | 18.9% | 18.3% |
| 2006 | 12% | 5.7% |



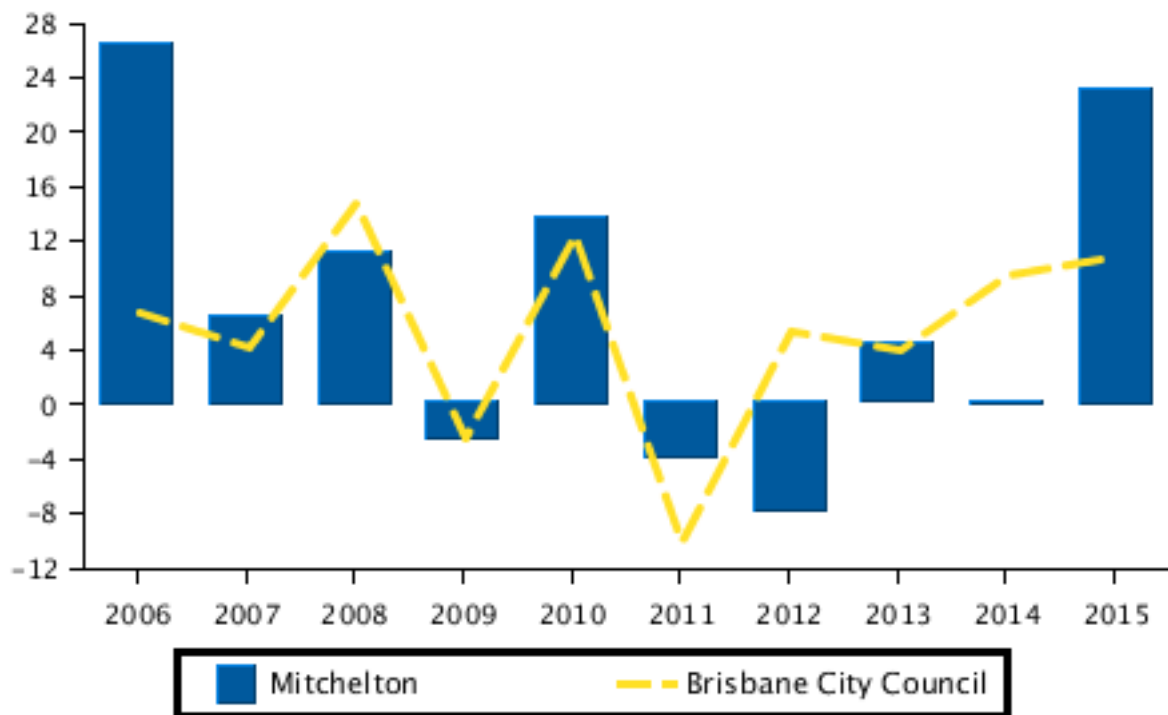
Capital Growth in Median Prices (Unit)

| Period | MITCHELTON | BRISBANE CITY COUNCIL |
|--------|------------|-----------------------|
| | % Change | % Change |
| 2015 | -2.6% | 2.8% |
| 2014 | 19.4% | 3.6% |
| 2013 | -4.1% | 2.4% |
| 2012 | 5.8% | 2.5% |
| 2011 | -13.5% | -3.6% |
| 2010 | 35.3% | 6.4% |
| 2009 | -22.8% | 1% |
| 2008 | 19.7% | 5.8% |
| 2007 | 2.9% | 14.1% |
| 2006 | -4.6% | 9.2% |

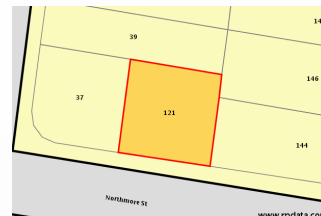


Capital Growth in Median Prices (Land)

| Period | MITCHELTON | BRISBANE CITY COUNCIL |
|--------|------------|-----------------------|
| | % Change | % Change |
| 2015 | 23.2% | 10.9% |
| 2014 | -0.3% | 9.4% |
| 2013 | 4.5% | 4% |
| 2012 | -8.2% | 5.3% |
| 2011 | -4.3% | -10.2% |
| 2010 | 13.8% | 12.5% |
| 2009 | -2.9% | -2.4% |
| 2008 | 11.3% | 14.8% |
| 2007 | 6.5% | 4.2% |
| 2006 | 26.5% | 6.7% |



121 Northmore Street Mitchelton QLD 4053



► APPRAISAL PRICE

Appraisal Price Range: \$550,000 - \$580,000

► DISCLAIMER

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