

MovedBy:

**REAL
ESTATE**

Prepared For:

Prospective Buyers

Property:

**97/170 LEICHHARDT ST,
SPRING HILL**

Presented:

Friday, 23 September 2022

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COMPARATIVE MARKET ANALYSIS

97/170 LEICHHARDT STREET, SPRING HILL, QLD 4000

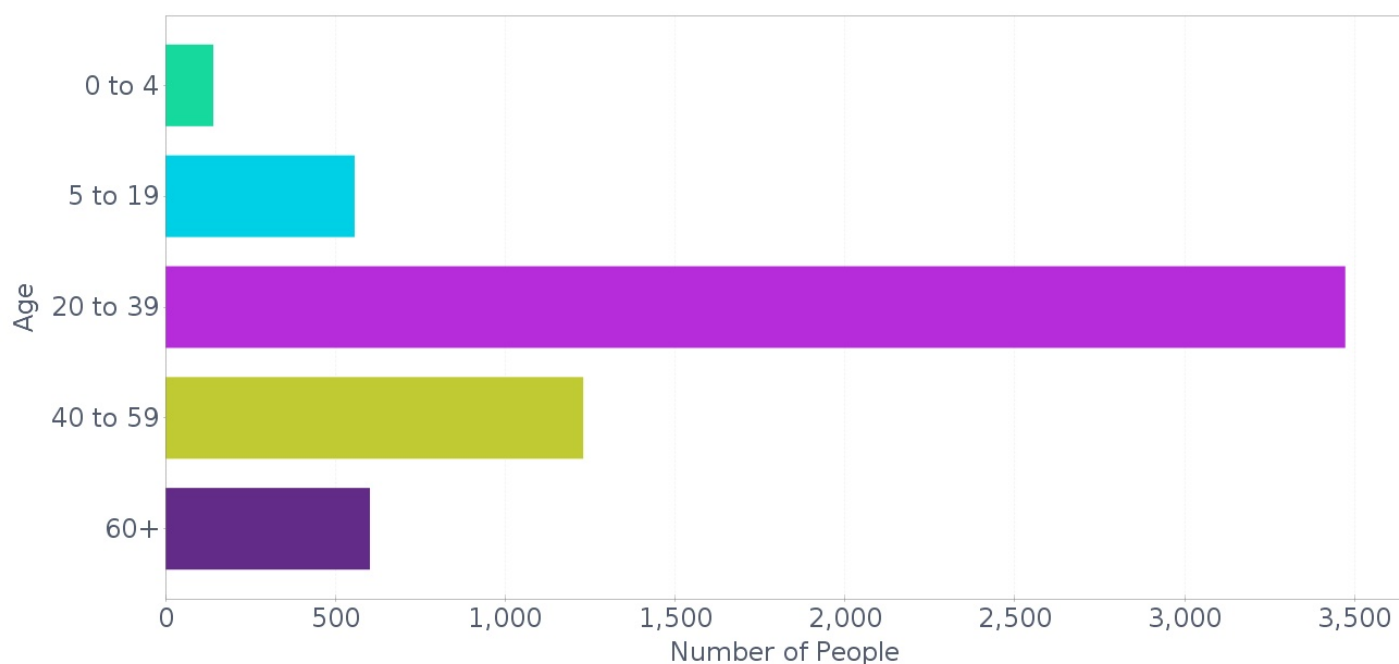
PREPARED BY MOVEDBY REAL ESTATE, SHOP 8, 2 CHINOOK ST EVERTON HILLS



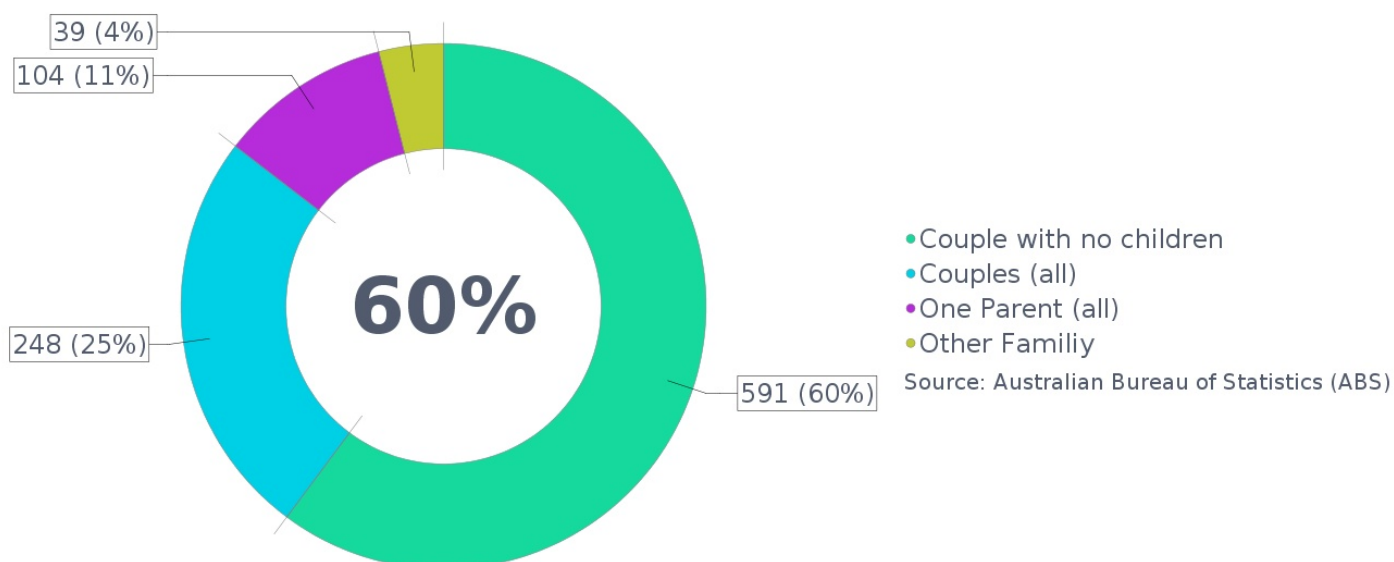
Nearby Properties For Rent



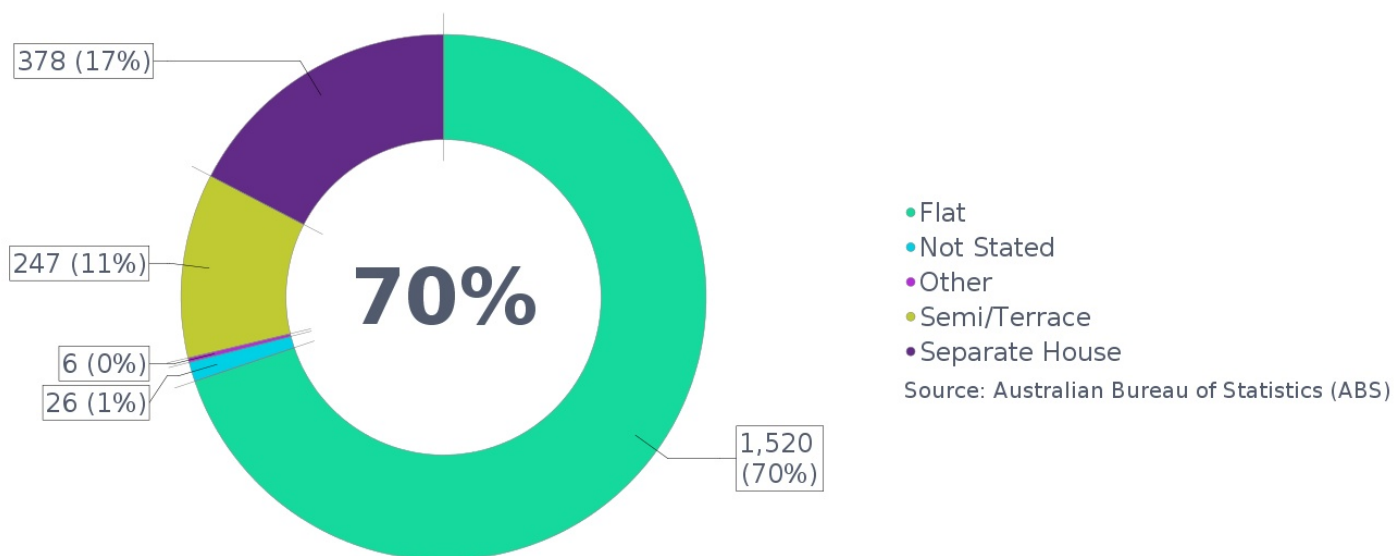
Age of Population (2016)



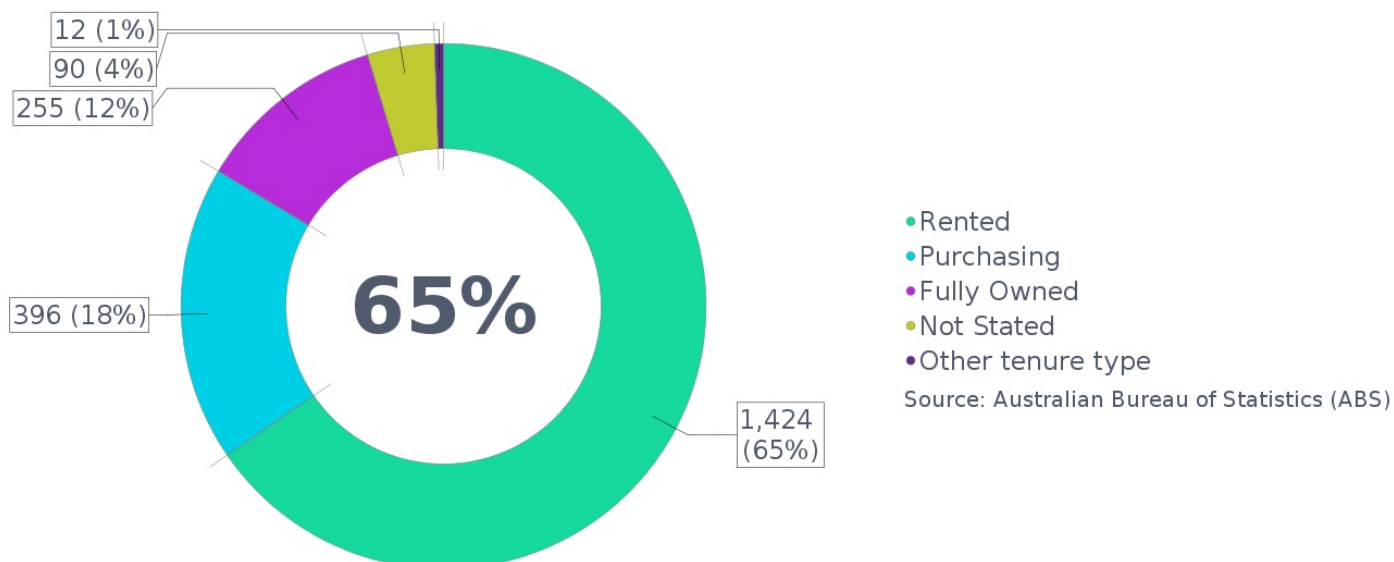
Family Composition (2016)



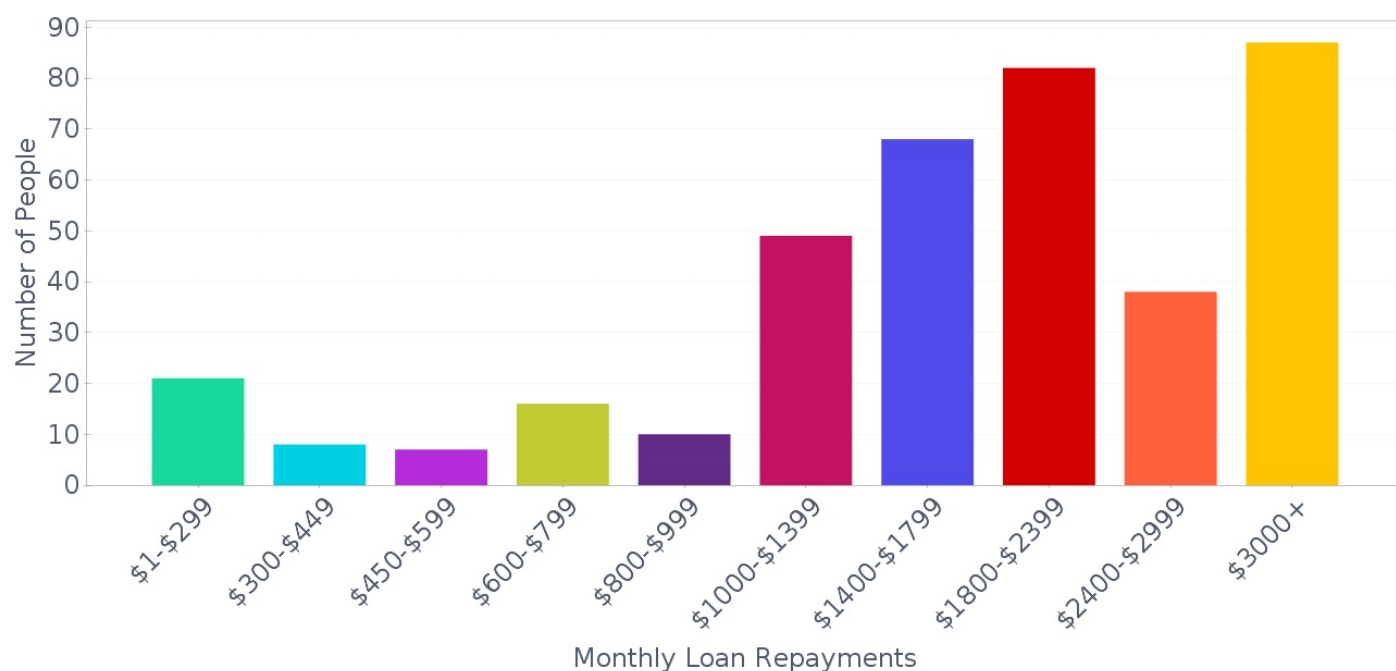
Dwelling Structure (2016)



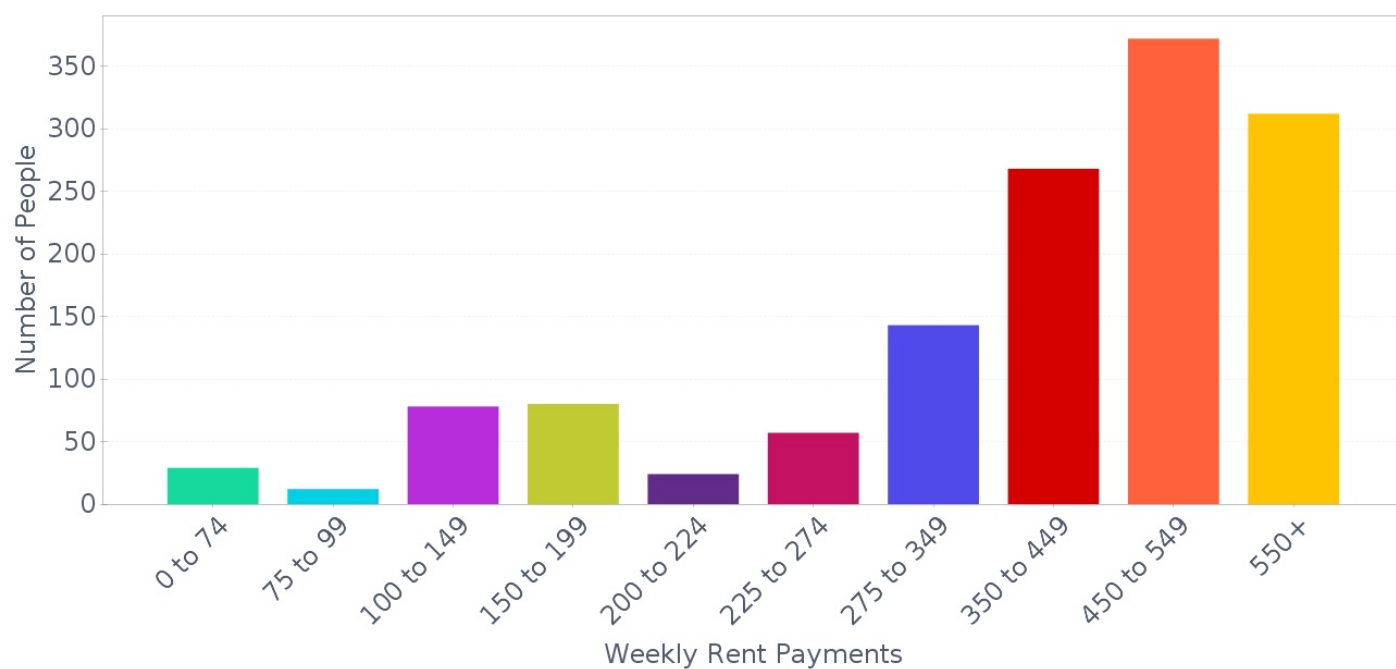
Home Ownership (2016)



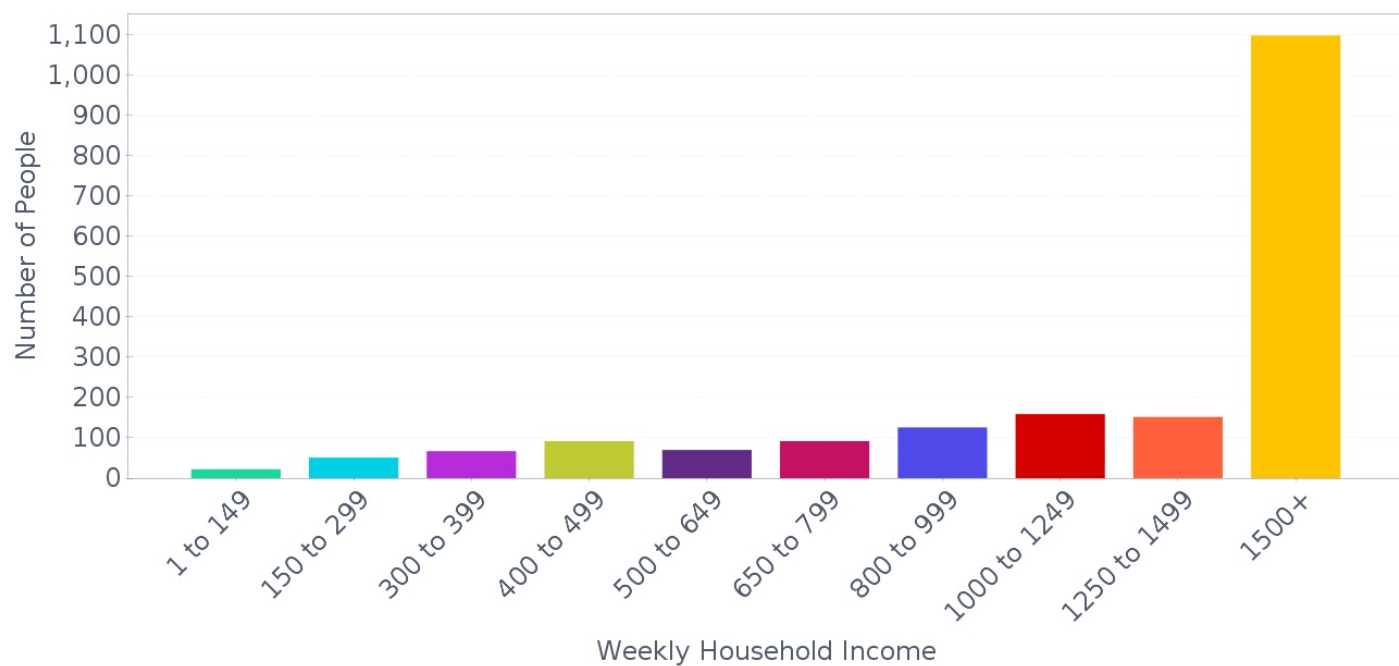
Home Loan Repayments - Monthly (2016)



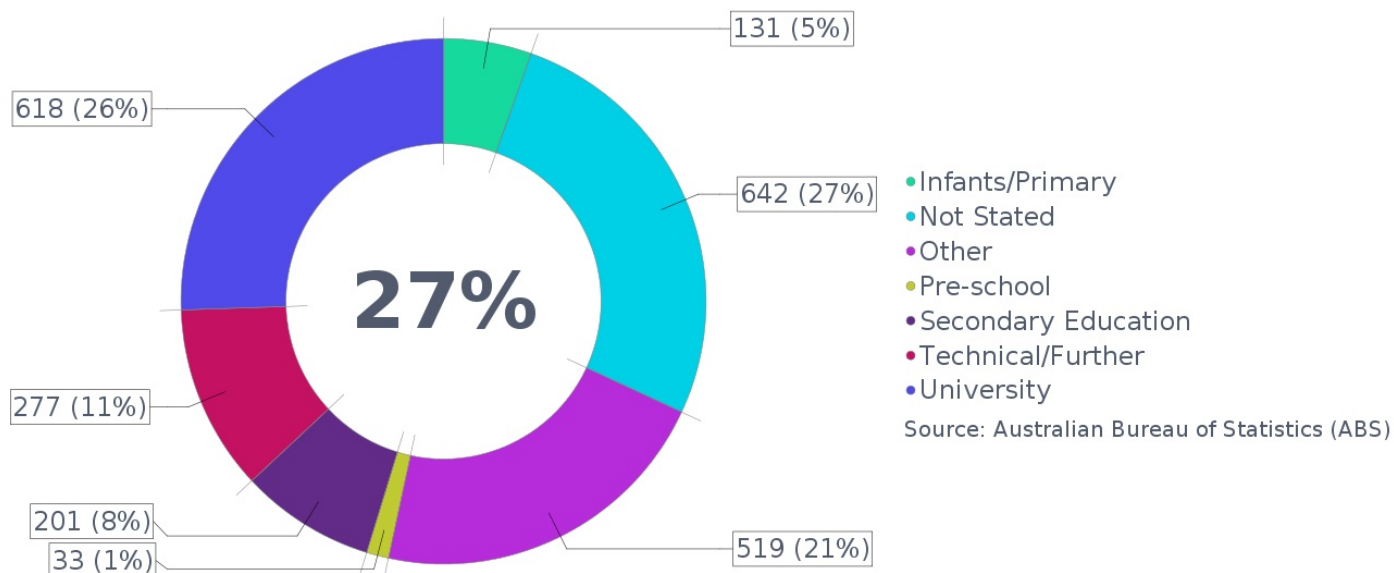
Rent Payments - Weekly (2016)



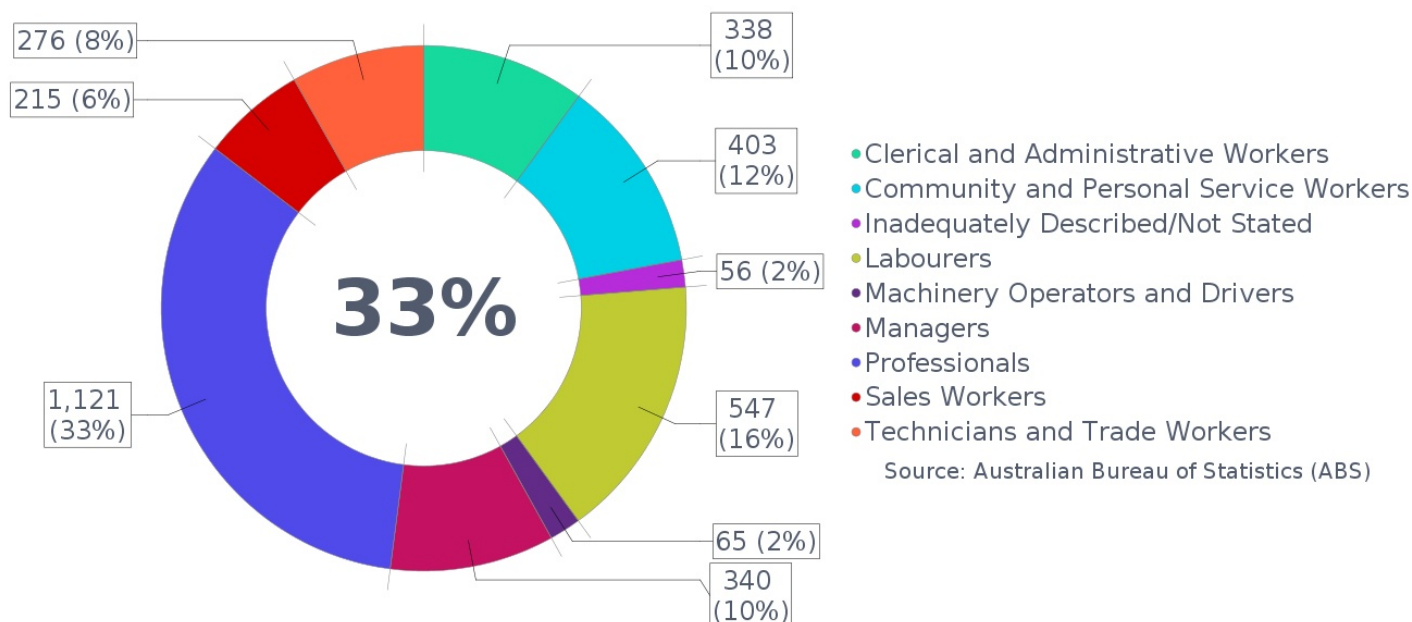
Household Income - Weekly (2016)



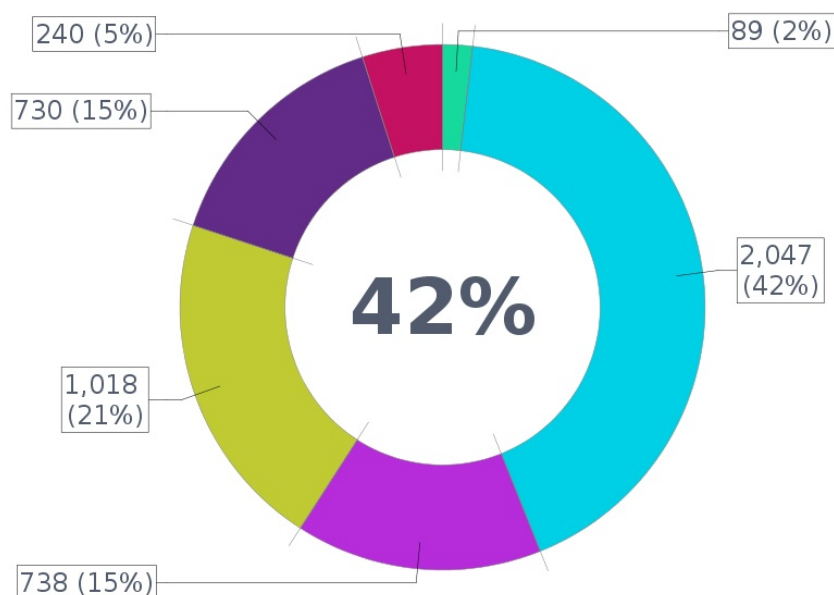
Non-School Qualification: Level of Education (2016)



Occupation (2016)



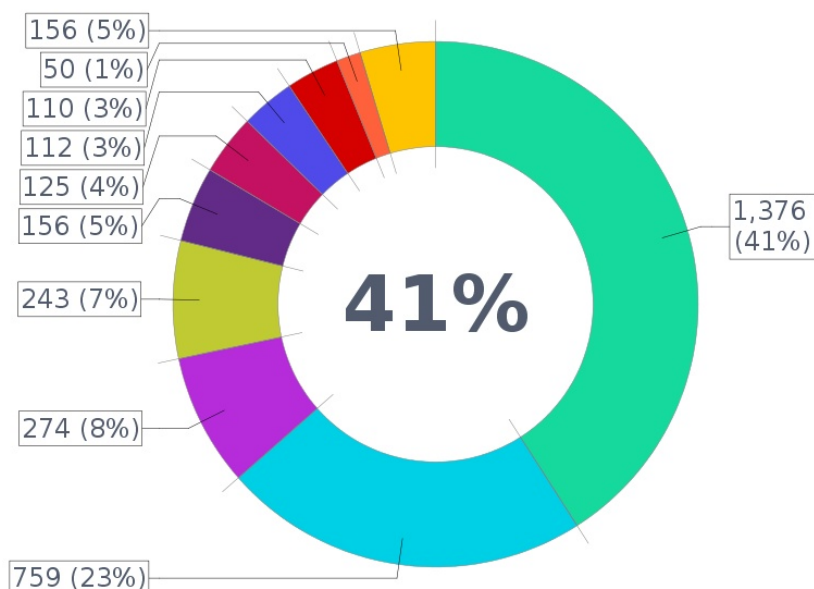
Employment (2011)



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

Source: Australian Bureau of Statistics (ABS)

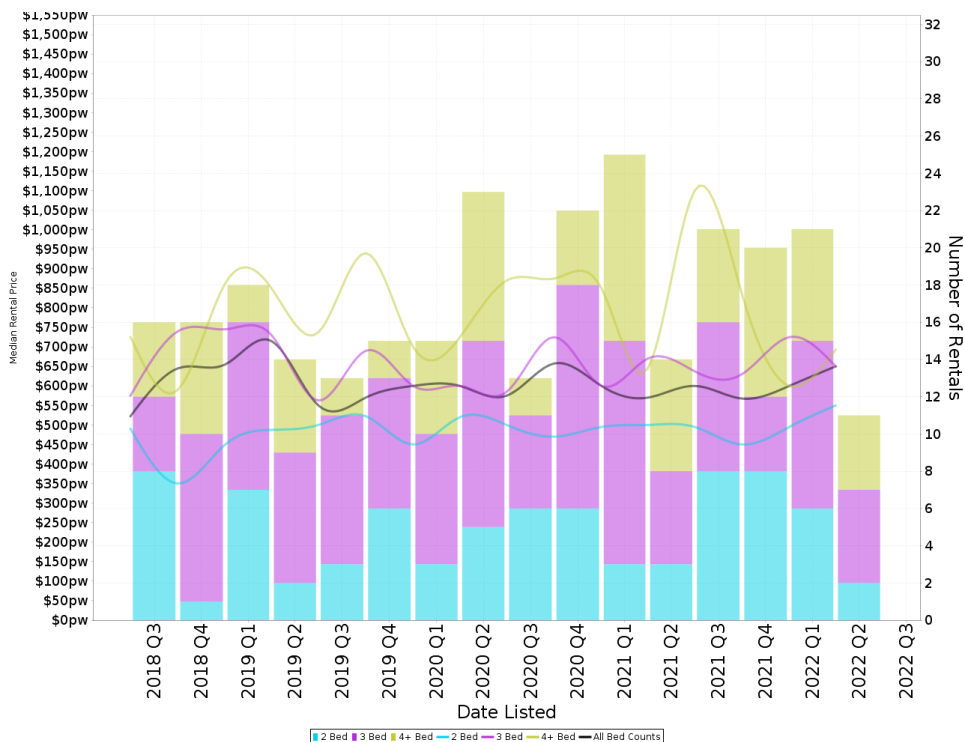
Method of Travel to Work (2016)



- Walked only
- Car (driver)
- Bus
- Did not go to work
- Train
- Worked at home
- Car (Pas.)
- Bicycle
- Motorbike/scooter
- Other Categories

Source: Australian Bureau of Statistics (ABS)

Median Weekly Rents (Houses)



Suburb Sale Price Growth

+21.2%

Current Median Price: \$1,400,000
Previous Median Price: \$1,155,000

Based on 47 registered House sales compared over the last two rolling 12 month periods.

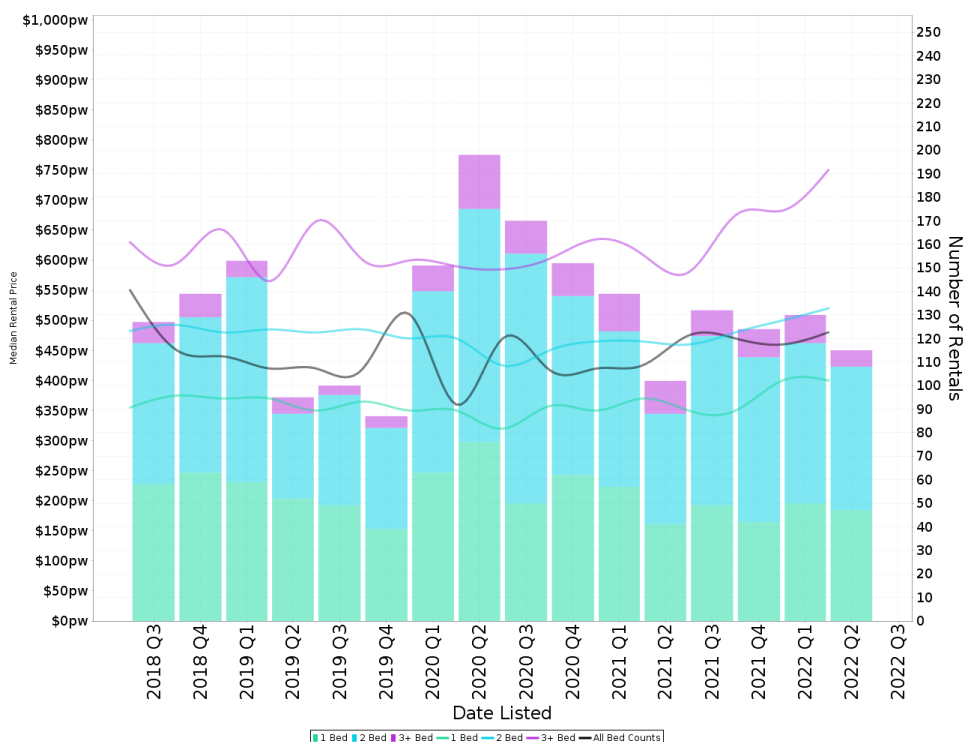
Suburb Rental Yield

+2.4%

Current Median Price: \$1,400,000
Current Median Rent: \$638

Based on 64 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.6%

Current Median Price: \$435,000
Previous Median Price: \$408,000

Based on 542 registered Unit sales compared over the last two rolling 12 month periods.

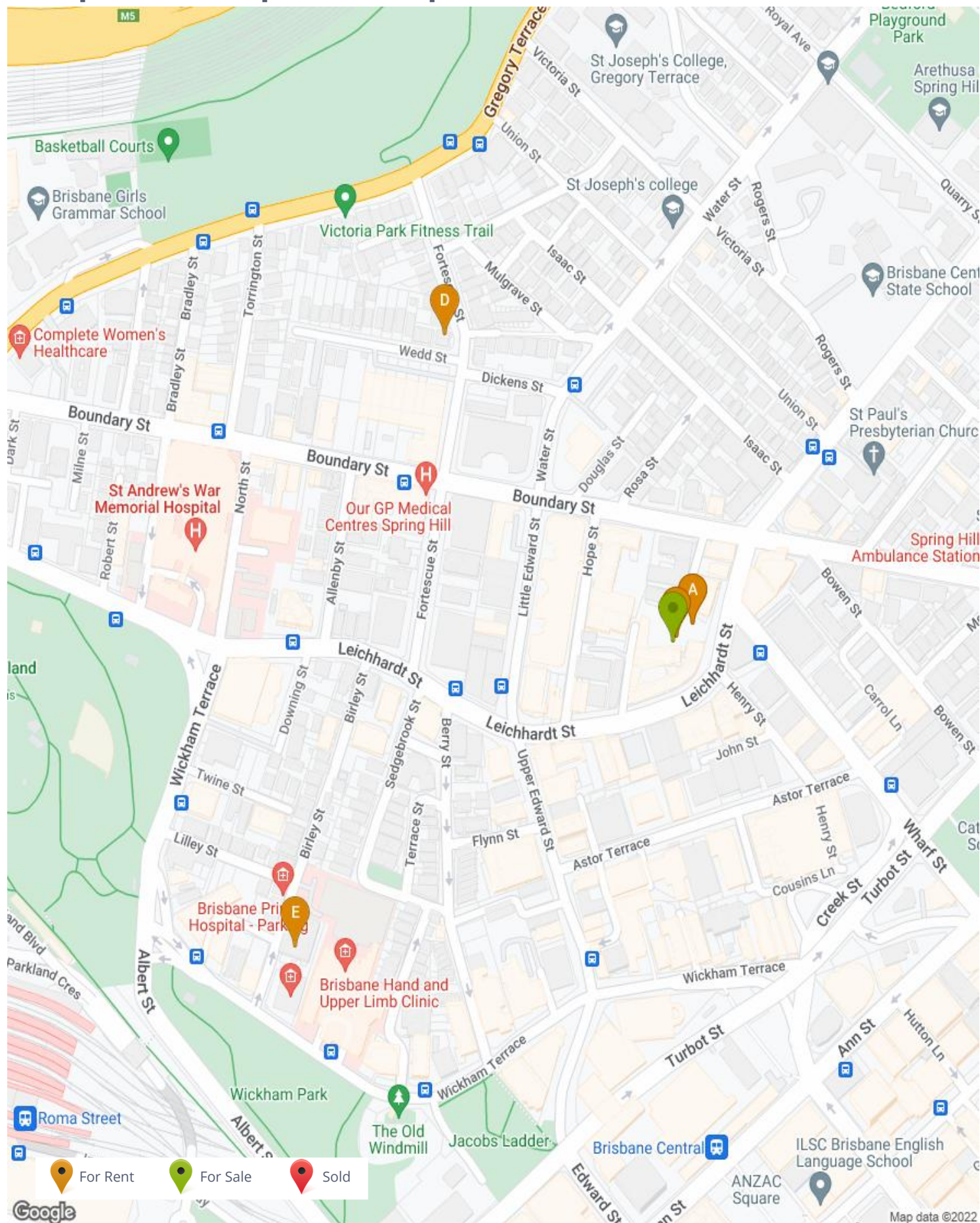
Suburb Rental Yield

+6.6%

Current Median Price: \$435,000
Current Median Rent: \$550
























Based on 1 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 8 rental properties selected within the suburb of SPRING HILL. The lowest for rent price is \$700 and the highest for rent price is \$925 with a median rental price of \$750. Days listed ranges from 4 to 77 days with the average currently at 20 days for these selected properties.

<p>4/26 PARISH ST, SPRING HILL 4000</p>  <p>Property Type: Unit Area: RPD:</p> <p>Features:</p>	<p>  3  2  2 </p> <p> Current Rent Price: \$700/week First Rent Price: \$700/week Month Listed: September 2022* (Rented) Days on Market: 9 Days </p>
<p>4B/26 PARISH ST, SPRING HILL 4000</p>  <p>Property Type: Unit Area: RPD:</p> <p>Features:</p>	<p>  3  2  2 </p> <p> Current Rent Price: \$700/week First Rent Price: \$700/week Month Listed: September 2022* (Rented) Days on Market: 8 Days </p>
<p>9/170 LEICHHARDT STREET, SPRING HILL 400</p>  <p>Property Type: Unit Area: 1,553 m² RPD: L9 SP236612</p> <p>Features:</p>	<p>UBD Ref: Brisbane - 002 H9</p> <p>  3  2  2 </p> <p> Current Rent Price: Fully Furnished apartment First Rent Price: Fully Furnished apartment \$775 Month Listed: August 2022* (Rented) Days on Market: 8 Days </p> <p></p>
<p>175/170 LEICHHARDT ST, SPRING HILL 4000</p>  <p>Property Type: Unit Area: 118 m² RPD: L175 SP181761</p> <p>Features:</p>	<p>UBD Ref: Brisbane - 002 H9</p> <p>  3  2  2 </p> <p> Current Rent Price: \$750 First Rent Price: \$750 Month Listed: August 2022* (Rented) Days on Market: 18 Days </p> <p></p>
<p>170 LEICHHARDT ST, SPRING HILL 4000</p>  <p>Property Type: Unit Area: 1,553 m² RPD: L9 SP236612</p> <p>Features:</p>	<p>UBD Ref: Brisbane - 002 H9</p> <p>  3  2  2 </p> <p> Current Rent Price: \$750 First Rent Price: \$750 Month Listed: July 2022* (Rented) Days on Market: 4 Days </p> <p></p>

Prepared on 23/09/2022 by MovedBy Real Estate. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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1/122 FORTESCUE ST, SPRING HILL 4000

UBD Ref: Brisbane - 002 D5



3



2



2



Property Type: Unit
Area: 164 m²
RPD: L1 SP166758

Features:

Current Rent Price: **\$925 per week**
First Rent Price: **\$975 per week**
Month Listed: **July 2022* (Rented)**
Days on Market: **28 Days**



287 WICKHAM TCE, SPRING HILL 4000

UBD Ref: Brisbane - 002 B13



3



2



2



Property Type: Unit
Area: 134 m² (157 m²)
RPD: L49 SP133310

Features:

Current Rent Price: **Leased**
First Rent Price: **\$850**
Month Listed: **July 2022**
Days on Market: **77 Days**



20/170 LEICHHARDT ST, SPRING HILL 4000

UBD Ref: Brisbane - 002 H9



3



2



2



Property Type: Unit
Area: 131 m²
RPD: L20 SP181761

Features:

Current Rent Price: **\$750**
First Rent Price: **\$800**
Month Listed: **July 2022* (Rented)**
Days on Market: **12 Days**



97/170 LEICHHARDT STREET, SPRING HILL, QLD 4000



Appraisal Price

This market analysis has been prepared on 23/09/2022 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:

\$750pw to \$800pw

Yield Estimate: 6.0% to 6.4%

Contact your agent for further information:

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