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MovedBy.com.au

MovedBy:

Prepared by:

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REAL
ESTATE



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Property:

**1/487 IPSWICH ROAD,
ANNERLEY**

Presented:

Monday, 20 March 2023

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RENTAL PROPOSAL

We focus on utilising market leading systems in conjunction with our personalised service, and less properties per manager to deliver the best local professional service.

You will see all of your properties in our consolidated 24/7 live property dashboard. From there at any time you can drill down to your full transactional ledger, maintenance tasks, bills, and very detailed condition reports with lots of photos.

And here's what really sets us apart from other agencies, our system disburses all money in full instantly. As soon as rent is paid by the tenant its immediately disbursed. No more waiting for end of month to be paid freeing up your cashflow and putting your money into your account where it can work for you sooner.

Heres a link with some further details around how we work:

<https://www.movedby.com.au/movedby-the-future-of-your-property-management/>

Please see below a summary of the fees we can offer:

- We limit the number of properties our managers handle to only 100 properties. This is much less than other agencies and ensures we know your property better, and keep a much closer eye on it's condition.
- No hidden fees - We keep things simple and easy for you to calculate without hiding other fees into the agreement.
- Quarterly Routine inspections conducted in-house by us
- We don't outsource, we personally handle all aspects of managing your property
- The person that you sign with is your manager (you won't be passed off to a junior)
- Our communication is second to none. You won't be left wondering what is happening at your property
- Benefit from our relationship with the very best trades in the area, with discounted rates and priority service.
- Your property dashboard gives you absolute and easy access to all aspects of your property 24/7

If there is anything I can do to help further in the interim or further information you require, I am very much at your service in any way that I can.

We look forward to hopefully having the opportunity to work with you.





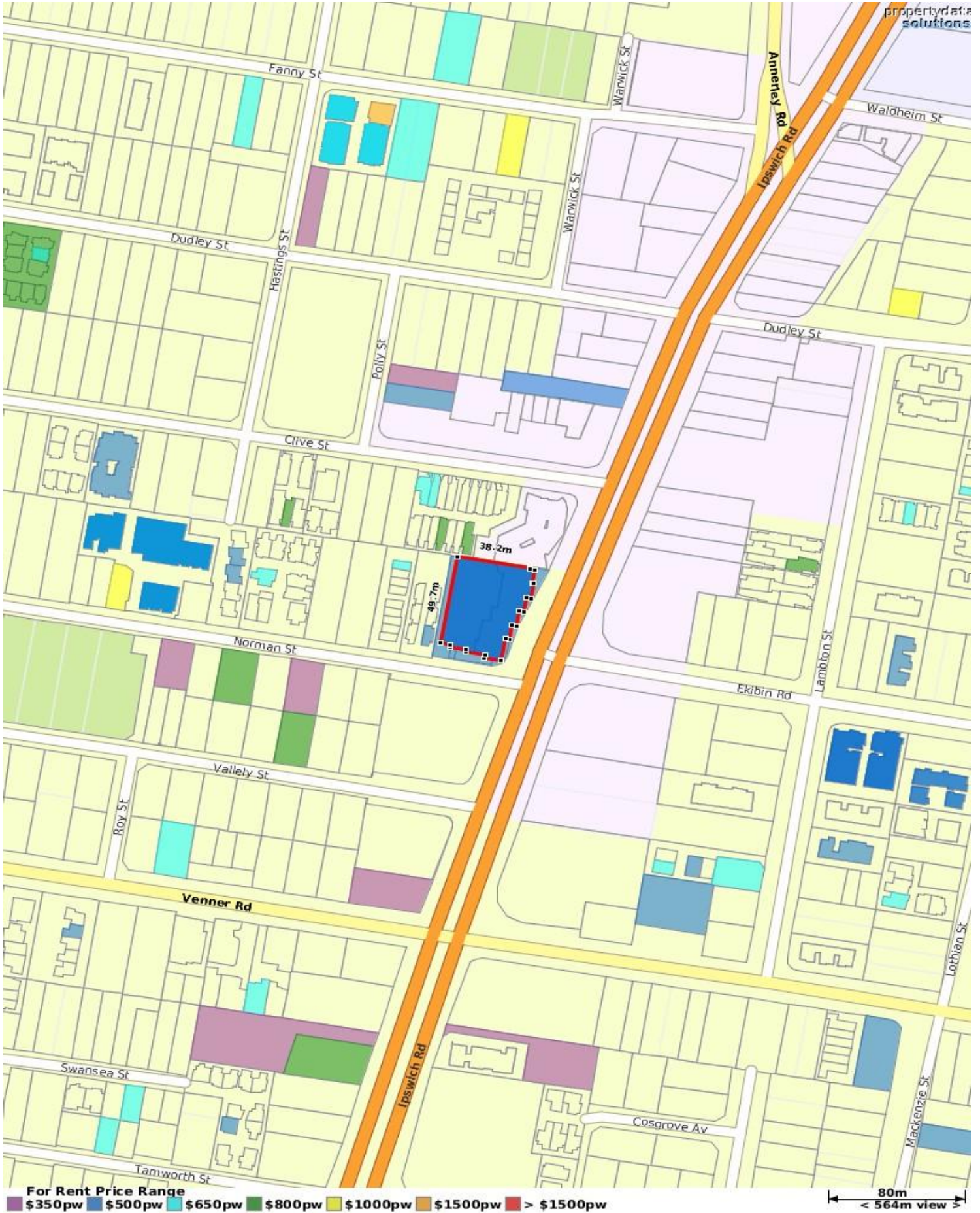
COMPARATIVE MARKET ANALYSIS

1/487 IPSWICH ROAD, ANNERLEY, QLD 4103

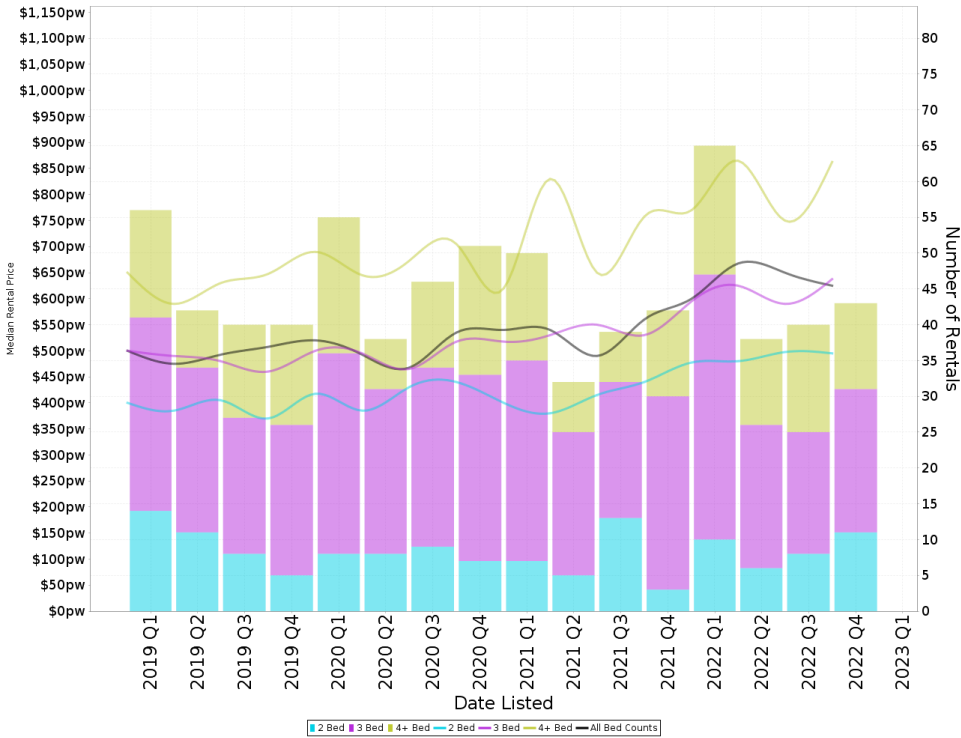
PREPARED BY MOVEDBY REAL ESTATE, 8 MCILWRAITH STREET EVERTON PARK



Nearby Properties For Rent



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.6%

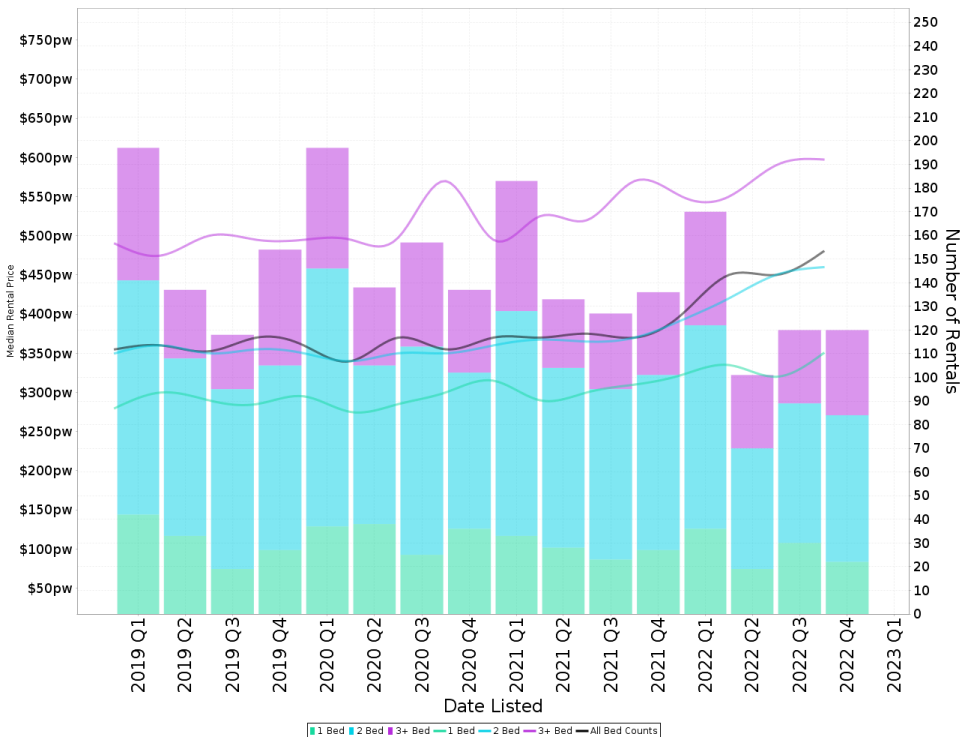
Current Median Price: \$1,132,500
Previous Median Price: \$971,000
Based on 233 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,132,500
Current Median Rent: \$615
Based on 186 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.2%

Current Median Price: \$485,000
Previous Median Price: \$465,250
Based on 347 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$485,000
Current Median Rent: \$450
Based on 511 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 13 rental properties selected within the suburb of ANNERLEY. The lowest for rent price is \$500 and the highest for rent price is \$680 with a median rental price of \$560. Days listed ranges from 4 to 28 days with the average currently at 13 days for these selected properties.

3106/88 WALDHEIM ST, ANNERLEY 4103

UBD Ref: Brisbane - 180 C9  2  2  1



Property Type: Unit
Area: 83 m²
RPD: L3106 SP277768

Features:

Current Rent Price: **\$560 per week**
First Rent Price: **\$560 per week**
Month Listed: **March 2023**
Days on Market: **5 Days**

14/62 WALDHEIM ST, ANNERLEY 4103

UBD Ref: Brisbane - 180 B9  2  2  1



Property Type: Unit
Area: 149 m²
RPD: L14 SP237929

Features:

Current Rent Price: **\$560 Weekly**
First Rent Price: **\$560 Weekly**
Month Listed: **March 2023**
Days on Market: **6 Days**

ID:21109097/88 WALDHEIM ST, ANNERLEY 410

UBD Ref: Brisbane - 180 C9  2  2  1



Property Type: Unit
Area: 78 m² (78 m²)
RPD: L1101 SP277768

Features:

Current Rent Price: **\$680**
First Rent Price: **\$680**
Month Listed: **March 2023**
Days on Market: **14 Days**

14/68 LAGONDA ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 Q10  2  2  1



Property Type: Unit
Area: 88 m²
RPD: L14 SP295601

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **March 2023**
Days on Market: **15 Days**

ID:21097719/88 WALDHEIM ST, ANNERLEY 410

UBD Ref: Brisbane - 180 C9  2  2  1



Property Type: Unit
Area: 78 m² (78 m²)
RPD: L1101 SP277768

Features:

Current Rent Price: **\$565**
First Rent Price: **\$565**
Month Listed: **February 2023**
Days on Market: **24 Days**

Prepared on 20/03/2023 by MovedBy Real Estate. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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1/5 IVANHOE ST, ANNERLEY 4103

UBD Ref: Brisbane - 180 A8

 2  2  1



Property Type: Unit
Area: 127 m²
RPD: L1 SP215628

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **February 2023* (Rented)**
Days on Market: **4 Days**

Features: DECK, BUILT IN ROBES, AIR CONDITIONED, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: INTERNAL LAUNDRY, CLOSE TO SHOPS,

3/32 PALMERSTON ST, ANNERLEY 4103

UBD Ref: Brisbane - 180 A6

 2  2  1



Property Type: Unit
Area: 850 m² (1,532 m²)
RPD: L204-205 RP37992

Current Rent Price: **\$650**
First Rent Price: **\$650**
Month Listed: **February 2023* (Rented)**
Days on Market: **8 Days**

Features:

9/65 FRANKLIN RD, ANNERLEY 4103

UBD Ref: Brisbane - 179 Q14

 2  2  1



Property Type: Unit
Area: 82 m²
RPD: L9 SP260956

Current Rent Price: **\$520.00**
First Rent Price: **\$520.00**
Month Listed: **January 2023* (Rented)**
Days on Market: **13 Days**

Features:

4/5 IVANHOE ST, ANNERLEY 4103

UBD Ref: Brisbane - 180 A8

 2  2  1



Property Type: Unit
Area: 124 m² (113 m²)
RPD: L4 SP215628

Current Rent Price: **\$530 Per Week**
First Rent Price: **\$500 Per Week**
Month Listed: **January 2023* (Rented)**
Days on Market: **28 Days**

Features:

2/6 KING ST, ANNERLEY 4103

UBD Ref: Brisbane - 180 C5

 2  2  1



Property Type: Unit
Area: 103 m²
RPD: L2 BUP106729

Current Rent Price: **\$600 per week**
First Rent Price: **\$600 per week**
Month Listed: **January 2023* (Rented)**
Days on Market: **9 Days**

Features:

19/75 WAVERLEY ST, ANNERLEY 4103

UBD Ref: Brisbane - 179 Q12



Property Type: Unit
Area: 90 m²
RPD: L19 SP280654

Features:

Current Rent Price: **\$500**
First Rent Price: **\$500**
Month Listed: **January 2023* (Rented)**
Days on Market: **10 Days**

4/68 WALDHEIM ST, ANNERLEY 4103

UBD Ref: Brisbane - 180 B9



Property Type: Unit
Area: 2.34 ha
RPD: L1051 SL9736 & L1 SP107273

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$520 per week**
Month Listed: **January 2023* (Rented)**
Days on Market: **13 Days**

4/736 IPSWICH RD, ANNERLEY 4103

UBD Ref: Brisbane - 179 Q14



Property Type: Unit
Area: 184 m²
RPD: L4 SP240468

Features:

Current Rent Price: **\$500 per week**
First Rent Price: **\$500 per week**
Month Listed: **December 2022* (Rented)**
Days on Market: **21 Days**

1/487 IPSWICH ROAD, ANNERLEY, QLD 4103



Appraisal Price

This market analysis has been prepared on 20/03/2023 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:

\$520pw to \$580pw

Contact your agent for further information:

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