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- **Systems**
- **Service**
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MovedBy.com.au

MovedBy:

Prepared by:

Mike Rooney

REAL
ESTATE



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Property:

**32/78 Brookes St,
Bowen Hills**

Presented:

Monday, 12 February 2024

MovedBy:

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RENTAL PROPOSAL

We focus on a personal touch. We have much less properties per property manager and as a result we personally handle everything including routine inspections (outsourcing inspections has now become common practice within the industry).

We will personally attend your property every 3 months and provide you a detailed routine condition report with many photos. And personally handle any maintenance to tenancy matters. If we process new tenant applications we go to great lengths to cross reference and double check applications to make sure we secure only the very best tenants possible.

This makes the experience of dealing with our team very different from other agencies you may have recently interacted with.

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.

Here's 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 (industry average is now above 250) so 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

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





COMPARATIVE MARKET ANALYSIS

32/78 BROOKES STREET, BOWEN HILLS, QLD 4006

PREPARED BY MOVEDBY REAL ESTATE, MOVEDBY REAL ESTATE

Nearby Comparable Rental Properties

There are 3 rental properties selected within the suburb of BOWEN HILLS. The lowest for rent price is \$650 and the highest for rent price is \$690 with a median rental price of \$670. Days listed ranges from 5 to 13 days with the average currently at 9 days for these selected properties.

40/72-78 BROOKES ST, BOWEN HILLS 4006

 2  2  1



Property Type: Unit
Area: 2,696 m²
RPD:

Features:

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **December 2023* (Rented)**
Days on Market: **9 Days**

31/78 BROOKES ST, BOWEN HILLS 4006

UBD Ref: Brisbane - 019 E6  2  2  1



Property Type: Unit
Area: 204 m²
RPD: L31 SP192507

Features: DECK, STUDY, IMPROVEMENTS: DISHWASHER, SECURE PARKING, INTERCOM, GYM

Current Rent Price: **\$690 per week, Furnished**
First Rent Price: **\$690 per week, Furnished**
Month Listed: **December 2023* (Rented)**
Days on Market: **13 Days**

47/78 BROOKES ST, BOWEN HILLS 4006

UBD Ref: Brisbane - 019 E6  2  2  1



Property Type: Unit
Area: 108 m² (108 m²)
RPD: L47 SP192507

Features: HIGHSET, CONTEMPORARY, DECK, MODERN KITCHEN, POOL

Current Rent Price: **\$670 weekly**
First Rent Price: **\$670 weekly**
Month Listed: **November 2023* (Rented)**
Days on Market: **5 Days**

32/78 BROOKES STREET, BOWEN HILLS, QLD 4006



Appraisal Price

This market analysis has been prepared on 12/02/2024 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:

\$670pw to \$700pw

Contact your agent for further information:

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