



[Redacted Address]

QLD 4215

3 1 1



Pricefinder Sale Estimate  
**\$ 490,317**  
 Probable Range \$439k - \$542k

Pricefinder Rent Estimate  
**\$ 436 p.w.**  
 Probable Range \$384 - \$489

Pricefinder Yield Estimate  
**Yield 4.6% p.a.**  
 Probable Range 3.7% - 5.8%

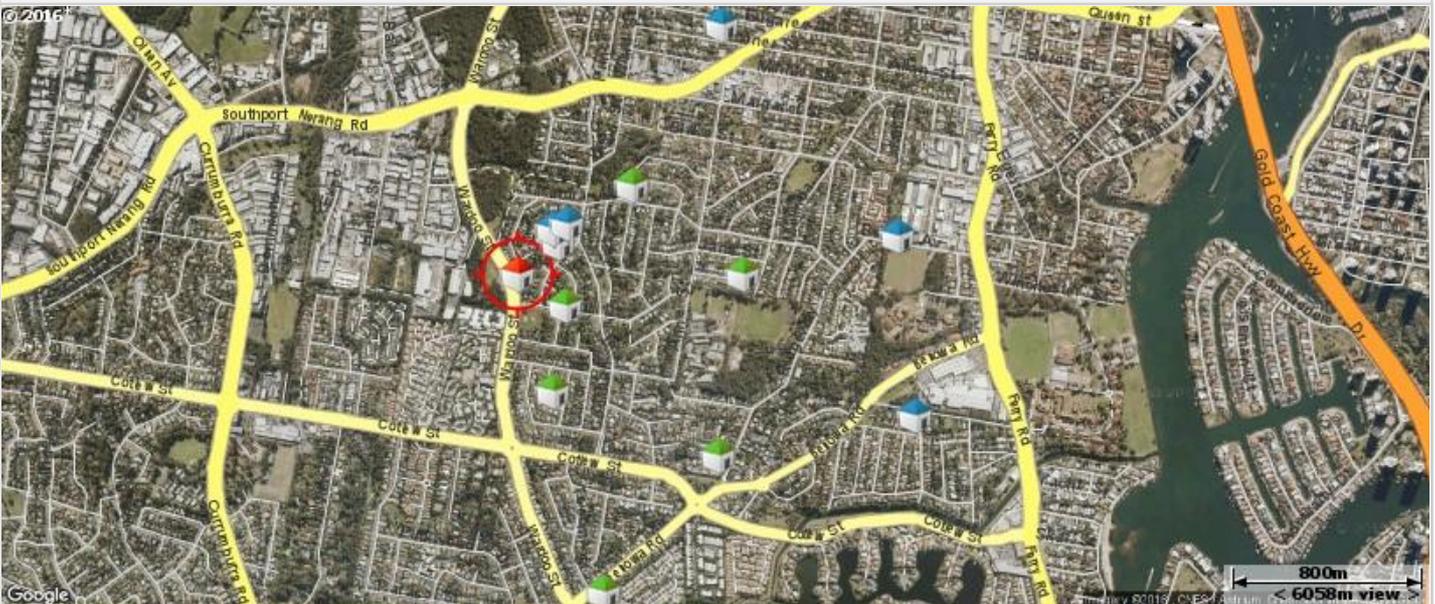
Pricefinder Details

Estimate Risk	Low (+/- 11%)	<span style="color: green;">●</span> <span style="color: yellow;">●</span> <span style="color: red;">●</span>
Property Area:	644 m <sup>2</sup>	
Last Known Sale	\$123,000 @ 10/07/1995	
Date of Estimation:	26/02/2016	
Estimation Method:	Automatic	

Property Details

Legal: L16 RP184844:PAR NERANG  
 Features:

Comparables



● Subject   
 ● Comparable   
 ● Comparable Rental

Comparable Properties

Comparable Sales

- 42 COOLEROO CRES, SOUTHPORT, QLD 4215
- 12 COOLEROO CRES, SOUTHPORT, QLD 4215
- 7 COOLEROO CRES, SOUTHPORT, QLD 4215
- 106 EUGAREE ST, SOUTHPORT, QLD 4215
- 37 BROLGA AVE, SOUTHPORT, QLD 4215
- 1 WALLACE ST, SOUTHPORT, QLD 4215

Comparable Rentals

- 31 LILLI PILLI DR, SOUTHPORT, QLD 4215
- 5 JARMO CRES, SOUTHPORT, QLD 4215
- 38 KURANGA AVE, SOUTHPORT, QLD 4215
- 5 SUSANNE ST, SOUTHPORT, QLD 4215
- 6 CANNON ST, SOUTHPORT, QLD 4215
- 158 BENOWA RD, SOUTHPORT, QLD 4215

This report has been compiled on 26/02/2016 by SQM - Garry Crole. Property Data Solutions Pty Ltd 2016 - www.pricefinder.com.au

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**Comparable Sales - How do these recent sales compare?**

**42 COOLEROO CRES, SOUTHPORT, QLD 4215** Distance from Property: 192m   



Area: 506 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$889  
 RPD: L337 RP91982  
 Features:

Sale Price: **\$450,000**  
 Sale Date: **21/01/2016**  
 Comparison:  (Worse to Same to Better)

**12 COOLEROO CRES, SOUTHPORT, QLD 4215** Distance from Property: 215m   



Area: 506 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$860  
 RPD: L344 RP91982:PAR NERANG  
 Features:

Sale Price: **\$435,000**  
 Sale Date: **08/09/2015**  
 Comparison:  (Worse to Same to Better)

**7 COOLEROO CRES, SOUTHPORT, QLD 4215** Distance from Property: 267m   



Area: 506 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$929  
 RPD: L353 RP91982:PAR NERANG  
 Features:

Sale Price: **\$470,000**  
 Sale Date: **13/11/2015**  
 Comparison:  (Worse to Same to Better)

**106 EUGAREE ST, SOUTHPORT, QLD 4215** Distance from Property: 1.2km   



Area: 708 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$723  
 RPD: L94 RP28683:PAR NERANG  
 Features:

Sale Price: **\$512,000**  
 Sale Date: **14/11/2015**  
 Comparison:  (Worse to Same to Better)

**37 BROLGA AVE, SOUTHPORT, QLD 4215** Distance from Property: 1.4km   



Area: 531 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$866  
 RPD: L21 RP90749:PAR NERANG  
 Features:

Sale Price: **\$460,000**  
 Sale Date: **18/09/2015**  
 Comparison:  (Worse to Same to Better)

**1 WALLACE ST, SOUTHPORT, QLD 4215** Distance from Property: 1.6km   



Area: 647 m<sup>2</sup>  
 Area \$/m<sup>2</sup>: \$955  
 RPD: L1 RP89226  
 Features:

Sale Price: **\$618,000**  
 Sale Date: **22/10/2015**  
 Comparison:  (Worse to Same to Better)