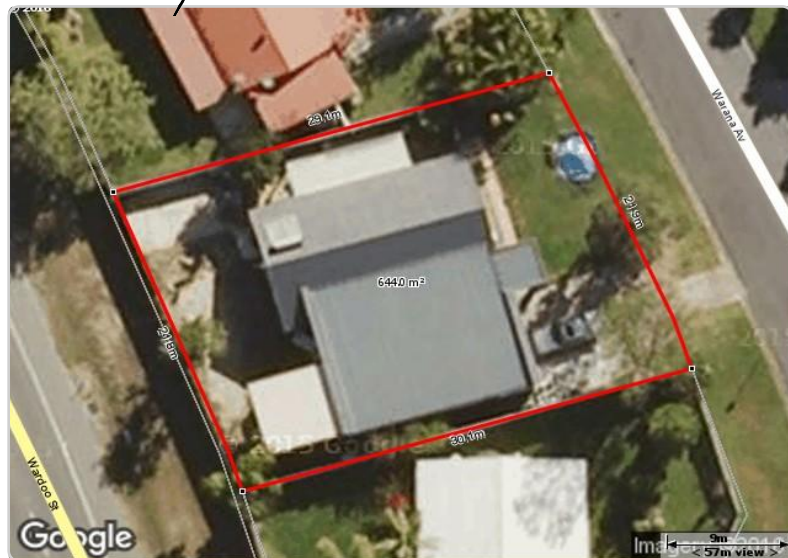




QLD 4215

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%

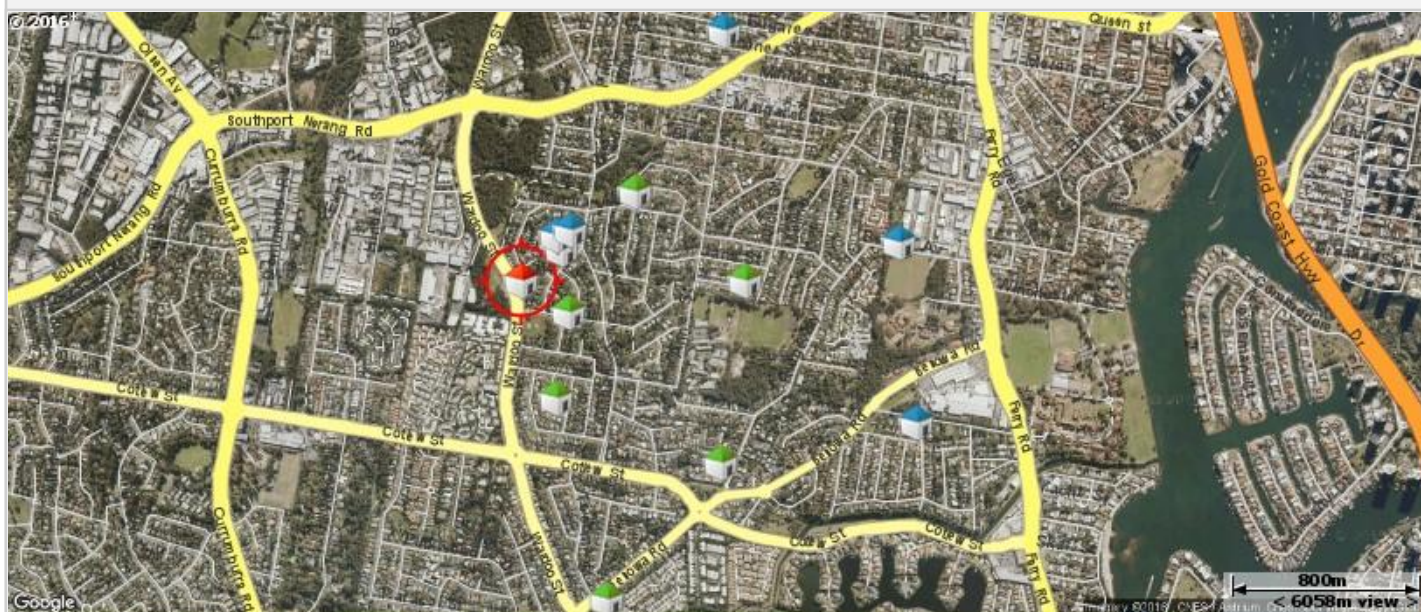
Pricefinder Details




Estimate Risk	Low (+/- 11%)			
Property Area:	644 m²			
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

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Comparable Sales - How do these recent sales compare?



42 COOLEROO CRES, SOUTHPORT, QLD 4215

Distance from Property: 192m

 3  1  4



Area: 506 m²
Area \$/m²: \$889
RPD: L337 RP91982

Features:

Sale Price: **\$450,000**
Sale Date: **21/01/2016**
Comparison:

Worse  Better



12 COOLEROO CRES, SOUTHPORT, QLD 4215

Distance from Property: 215m

 3  2  2



Area: 506 m²
Area \$/m²: \$860
RPD: L344 RP91982:PAR NERANG

Features:

Sale Price: **\$435,000**
Sale Date: **08/09/2015**
Comparison:

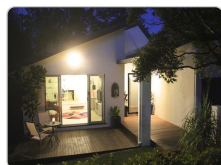
Worse  Better



7 COOLEROO CRES, SOUTHPORT, QLD 4215

Distance from Property: 267m

 3  2  1



Area: 506 m²
Area \$/m²: \$929
RPD: L353 RP91982:PAR NERANG

Features:

Sale Price: **\$470,000**
Sale Date: **13/11/2015**
Comparison:

Worse  Better



106 EUGAREE ST, SOUTHPORT, QLD 4215

Distance from Property: 1.2km

 3  1  1



Area: 708 m²
Area \$/m²: \$723
RPD: L94 RP28683:PAR NERANG

Features:

Sale Price: **\$512,000**
Sale Date: **14/11/2015**
Comparison:

Worse  Better



37 BROLGA AVE, SOUTHPORT, QLD 4215

Distance from Property: 1.4km

 3  1  1



Area: 531 m²
Area \$/m²: \$866
RPD: L21 RP90749:PAR NERANG

Features:

Sale Price: **\$460,000**
Sale Date: **18/09/2015**
Comparison:

Worse  Better



1 WALLACE ST, SOUTHPORT, QLD 4215

Distance from Property: 1.6km

 3  1  2



Area: 647 m²
Area \$/m²: \$955
RPD: L1 RP89226

Features:

Sale Price: **\$618,000**
Sale Date: **22/10/2015**
Comparison:

Worse  Better

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