

COMPARATIVE MARKET ANALYSIS

7 MARDAY STREET, SLACKS CREEK, QLD 4127

PREPARED BY ANDREW SMITH, 1 ACE REALTY QLD





7 Marday Street
Slacks Creek, QLD, 4127

Dear Elena,

I hope this letter finds you well. As you consider entrusting the sale of your cherished property, allow me to introduce myself—I am a seasoned second generation, real estate professional with a heart for understanding your unique needs and aspirations.

A Journey of Expertise: With over 25 years of experience in various leadership roles, including business management, I have cultivated a deep understanding of the real estate landscape. My journey began as a business manager, where I learned the art of negotiation, financial acumen, and strategic planning. These skills, combined with my entrepreneurial spirit, have guided me through countless successful transactions.

I look forward to meeting you in person and discussing how I can serve you best. Your

Andrew Smith

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7 MARDAY STREET, SLACKS CREEK, QLD 4127



Owner Details

Owner Name(s): Elena Brown
Owner Address: 7 MARDAY ST, SLACKS CREEK QLD 4127
Phone(s): * **** ** 2650 (Brown) ^ (07) 3100 000 (Brown) **Owner Type:** Owner Occupied

Property Details

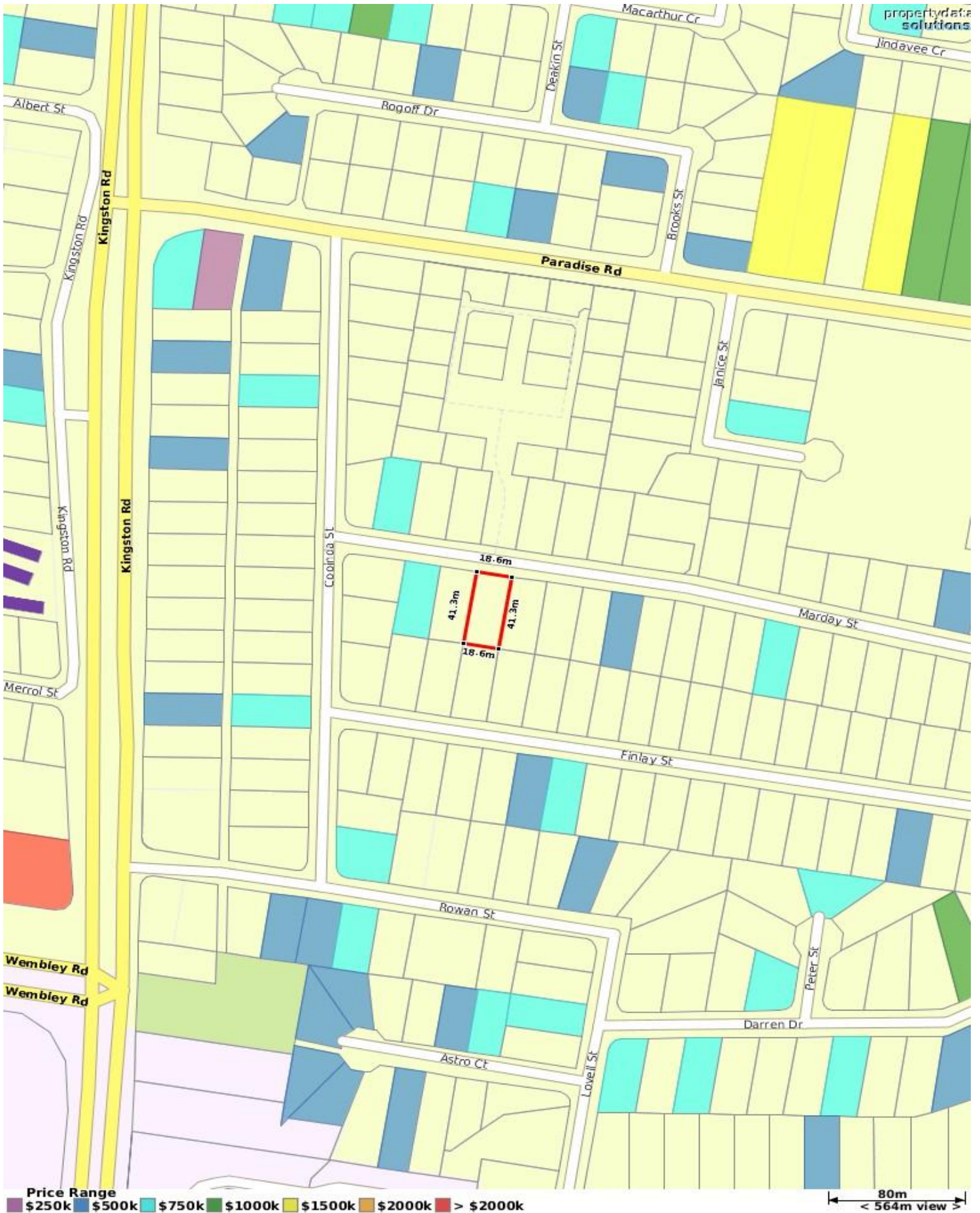
 **5**  **2**  **2**

Property Type: House - Freehold [Issuing]
RPD: L53 RP108434
Valuation Amount: \$330,000 - Site Value on 30/06/2023 **Area:** 766 m²
Valuation Amount: \$275,000 - Site Value on 30/06/2022 **Area \$/m²:** \$111
Land Use: SINGLE UNIT DWELLING **Water/Sewerage:**
Zoning: RESIDENTIAL A **Property ID:** 1243845 / QLD114912
Council: LOGAN CITY **UBD Ref:** UBD Ref: 242 D7
Features: Storeys: 2, Highset, Brick and Tile, Solar Panels, Deck, Garage, Family/Rumpus Room, Study, Built in Robes, Modern Kitchen, Air Conditioned, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced, Shed/s, Improvements: Dishwasher,

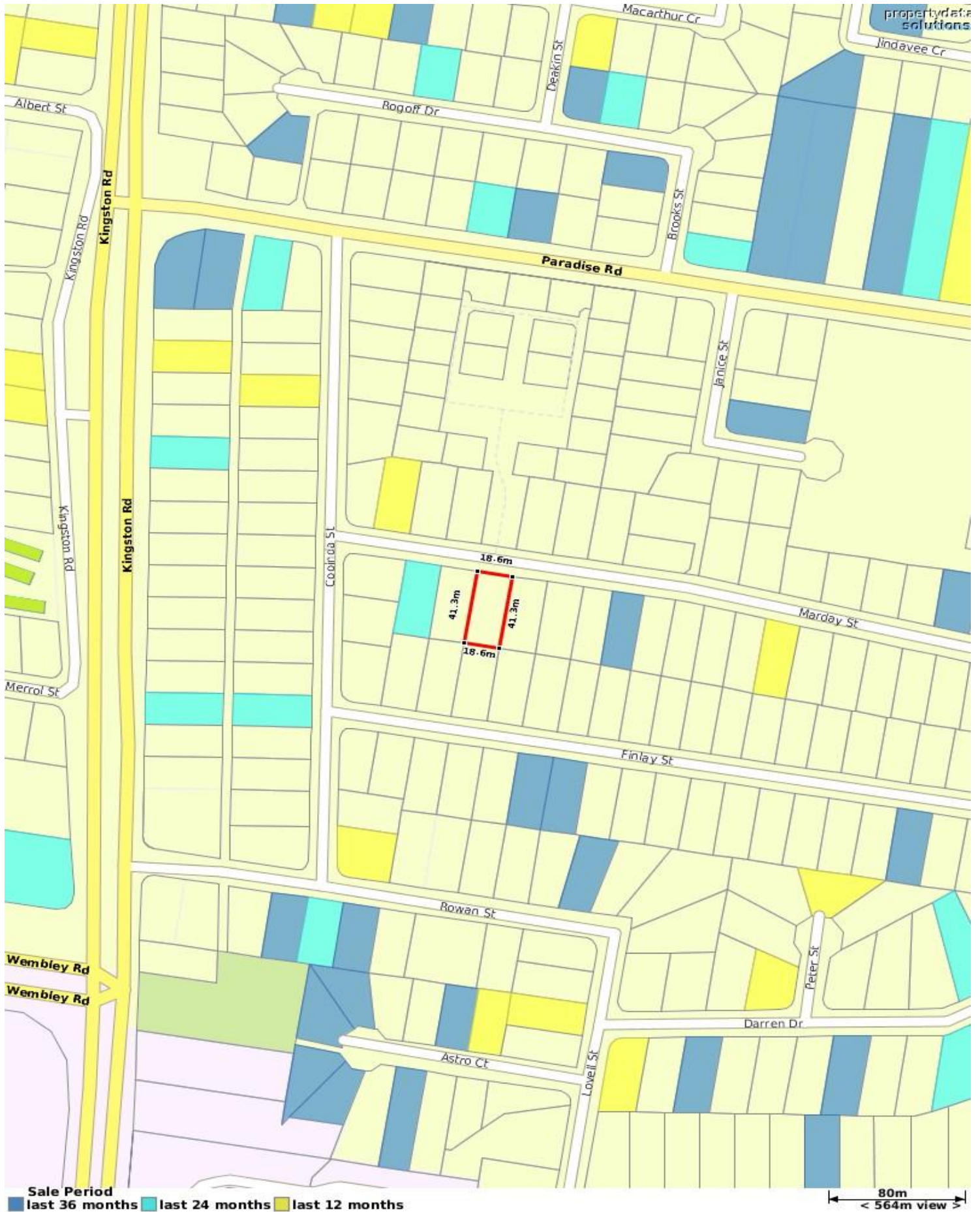
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 85,000	23/11/1989	VENDOR NOT RECORDED	766 m ²	Normal Sale	No

Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)

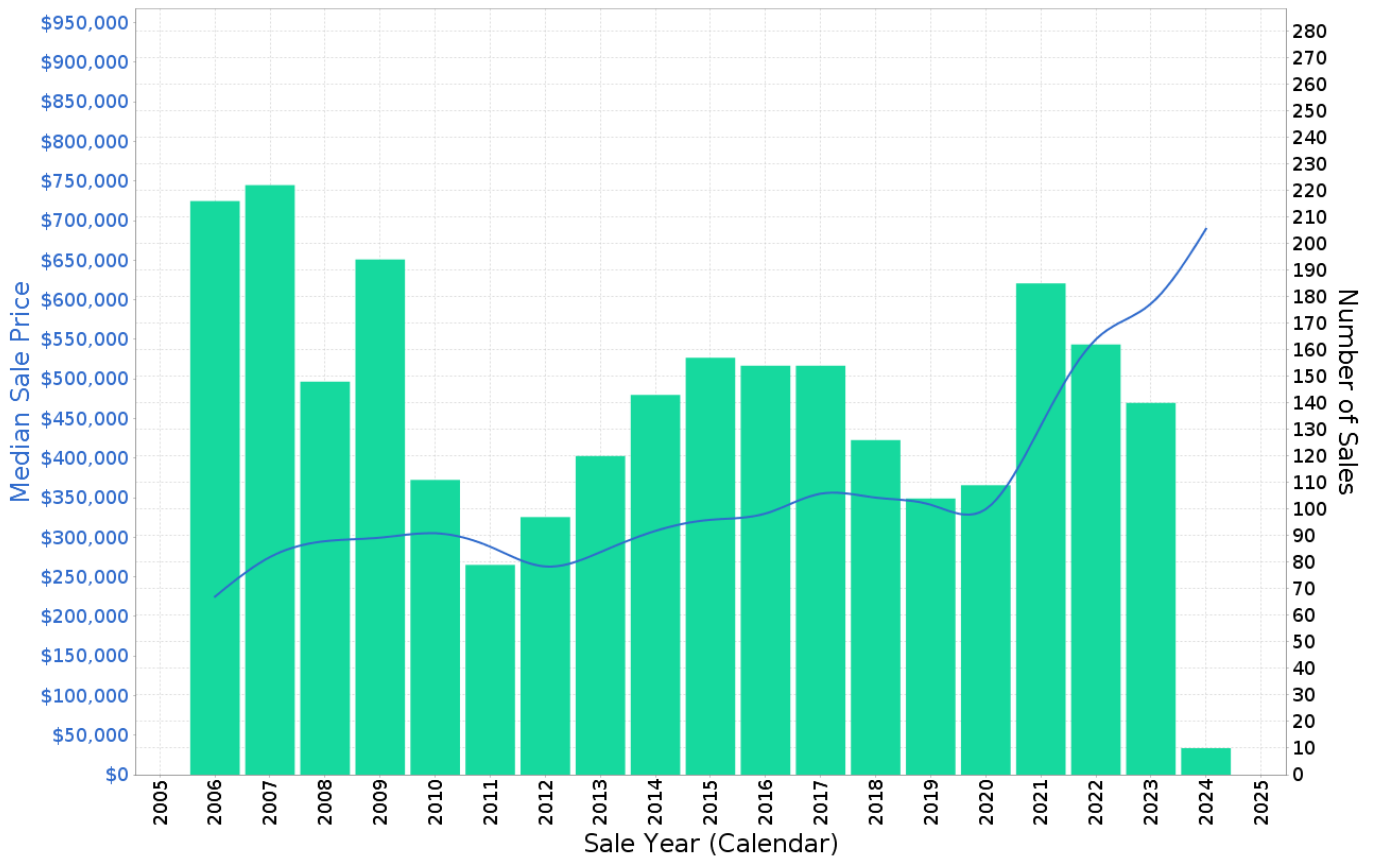


Nearby Properties For Sale

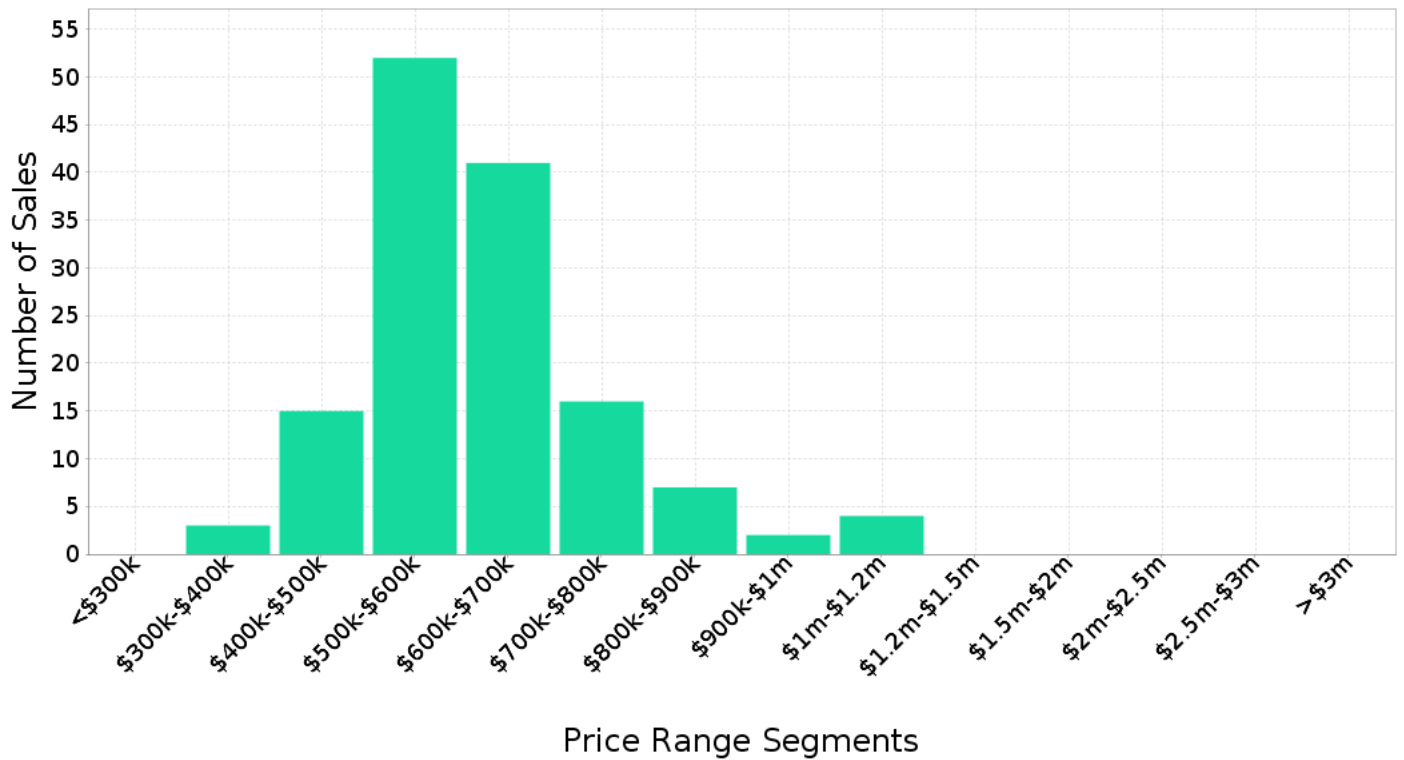


Sales & Growth Chart (House)

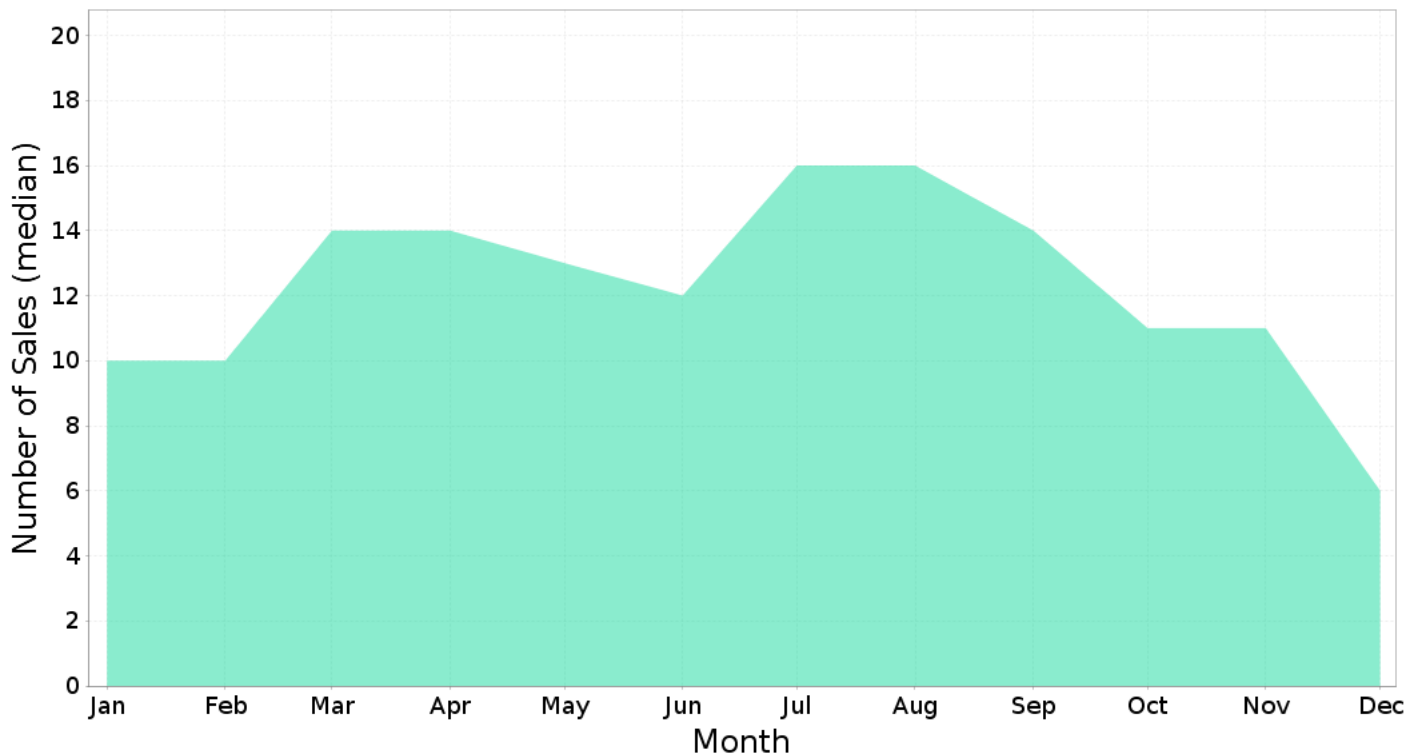
Year	No. of Sales	Average	Median	Growth	Low	High
2006	216	\$ 232,827	\$ 225,000		\$ 140,000	\$ 480,000
2007	222	\$ 283,229	\$ 275,000	22.2 %	\$ 142,000	\$ 1,000,000
2008	148	\$ 303,250	\$ 295,000	7.3 %	\$ 215,000	\$ 580,000
2009	194	\$ 310,828	\$ 299,500	1.5 %	\$ 100,000	\$ 681,500
2010	111	\$ 316,789	\$ 305,000	1.8 %	\$ 170,000	\$ 512,000
2011	79	\$ 293,450	\$ 288,000	-5.6 %	\$ 134,000	\$ 470,000
2012	97	\$ 281,072	\$ 263,000	-8.7 %	\$ 190,000	\$ 599,000
2013	120	\$ 297,143	\$ 281,250	6.9 %	\$ 210,000	\$ 568,000
2014	143	\$ 312,794	\$ 308,000	9.5 %	\$ 185,000	\$ 595,050
2015	157	\$ 335,919	\$ 322,000	4.5 %	\$ 119,375	\$ 720,000
2016	154	\$ 342,034	\$ 330,000	2.5 %	\$ 200,000	\$ 680,000
2017	154	\$ 369,580	\$ 355,000	7.6 %	\$ 240,000	\$ 595,000
2018	126	\$ 364,835	\$ 350,000	-1.4 %	\$ 235,000	\$ 670,000
2019	104	\$ 361,622	\$ 341,000	-2.6 %	\$ 210,000	\$ 820,000
2020	109	\$ 368,656	\$ 335,500	-1.6 %	\$ 210,000	\$ 1,880,000
2021	185	\$ 457,926	\$ 441,000	31.4 %	\$ 235,000	\$ 1,400,000
2022	162	\$ 576,813	\$ 550,000	24.7 %	\$ 355,000	\$ 1,200,000
2023	140	\$ 620,730	\$ 595,000	8.2 %	\$ 370,000	\$ 1,165,000
2024	10	\$ 718,100	\$ 689,500	15.9 %	\$ 545,000	\$ 1,050,000



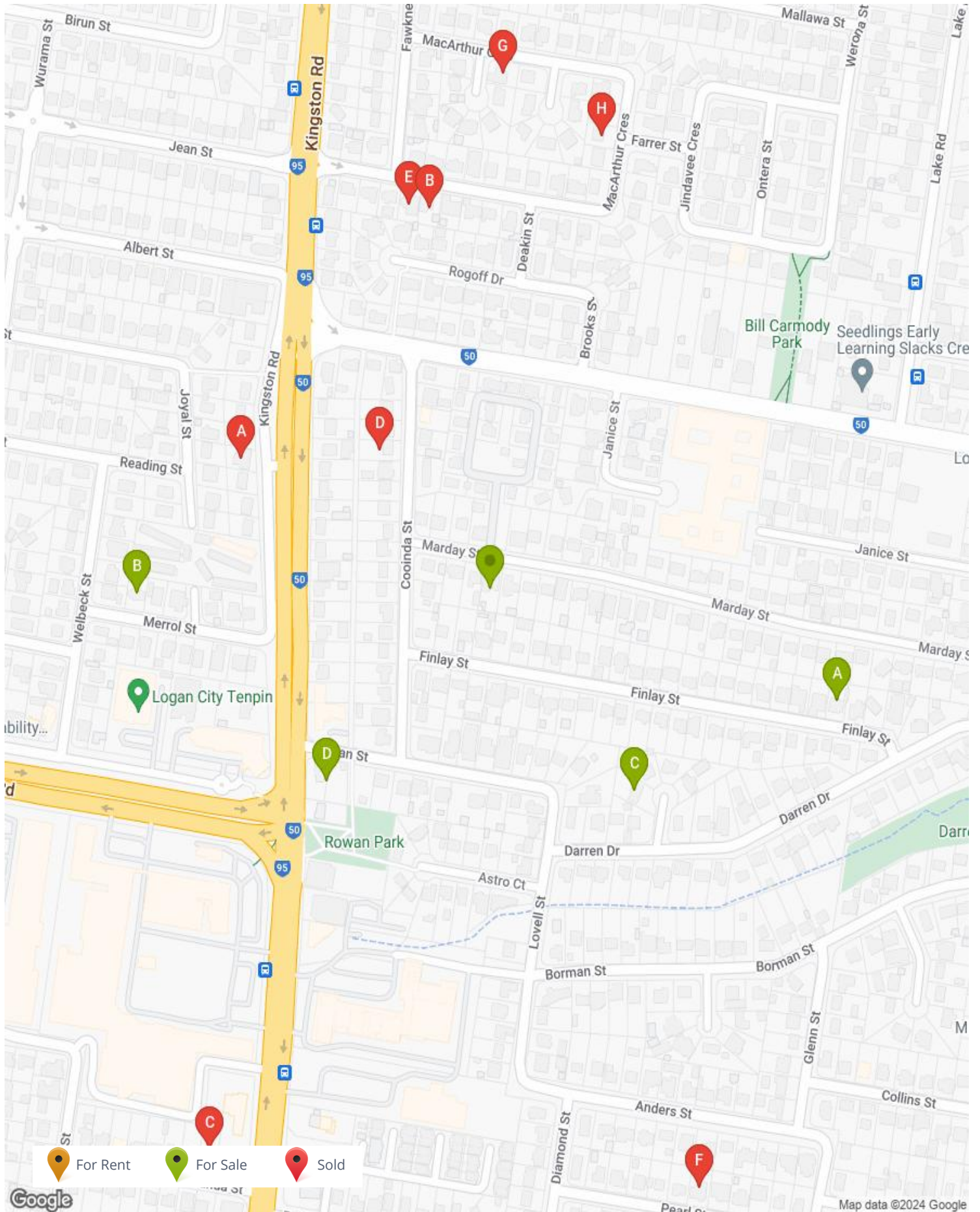
Price Segmentation



Peak Selling Periods



Comparable Properties Map



Nearby Comparable For Sale Properties

There are 12 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$550,000 and the highest for sale price is \$1,890,000 with a median sale price of \$745,000. Days listed ranges from 10 to 802 days with the average currently at 225 days for these selected properties.

WOODRIDGE 4114

 5  3  2



Property Type: House
Area: 517 m² (207 m²)
RPD:

Features:

Current List Price: **\$845,418**
First List Price: \$845,418
Date Listed: 08/09/2023 Days Listed: **199 Days**
Listed Price Change:

WOODRIDGE 4114

 5  3  2



Property Type: House
Area: 517 m²
RPD:

Features:

Current List Price: **\$817,000**
First List Price: \$817,000
Date Listed: 30/05/2023 Days Listed: **300 Days**
Listed Price Change:

29 ELLEN ST, LOGAN CENTRAL 4114

 4  1  1



Property Type: House
Area: 926 m²
RPD:

Features:

Current List Price: **Auction**
First List Price: Auction
Date Listed: 15/03/2024 Days Listed: **10 Days**
Listed Price Change:

45 ATKINSON ST, SLACKS CREEK 4127

 4  2  2



Property Type: House
Area: 607 m²
RPD:

Features:

Current List Price: **UNDER CONTRACT!! (Under**
First List Price: BEST OFFER BY 5PM MONDAY 26TH
Date Listed: 20/02/2024 Days Listed: **34 Days**
Listed Price Change:

48 FINLAY ST, SLACKS CREEK 4127

UBD Ref: Brisbane - 242 E7
Distance from Property: 352m

 4  2  2



Property Type: House
Area: 625 m²
RPD: L66 RP118299

Features: BUILT IN ROBES

Current List Price: **Contact Agent**
First List Price: Contact Agent
Date Listed: 21/01/2024 Days Listed: **64 Days**
Listed Price Change:



55 PARADISE RD, SLACKS CREEK 4127

 4  2  2



Property Type:House
Area:
RPD:

Features:

Current List Price:**Starts from 750,000**
First List Price:Starts from 750,000
Date Listed: 13/11/2023 Days Listed: **133 Days**
Listed Price Change:

11 MERROL ST, LOGAN CENTRAL 4114

UBD Ref: Brisbane - 242 B7
Distance from Property: 345m

 3  1  1



Property Type:House
Area: 607 m²
RPD: L1 RP110130

Features:BUILD YR: 1981, LOWSET, BRICK AND TILE, GARAGE, VERANDAH/DECK, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, SHED/S



Current List Price:**Best Offers**
First List Price:Best Offers
Date Listed: 13/03/2024 Days Listed: **13 Days**
Listed Price Change:

25 MAYES AVE, LOGAN CENTRAL 4114

 3  2  3



Property Type:House
Area: 617 m²
RPD:

Features:

Current List Price:**Over \$680,000**
First List Price:Contact Agent
Date Listed: 03/01/2024 Days Listed: **82 Days**
Listed Price Change:

LOGAN CENTRAL 4114

 3  2  2



Property Type:House
Area: 264 m² (167 m²)
RPD:

Features:

Current List Price:**\$622,900**
First List Price:\$622,900
Date Listed: 24/12/2023 Days Listed: **92 Days**
Listed Price Change:

7/ MCKENZIE STREET, WOODRIDGE, THREDBO 2625

 3  2  1



Property Type:House
Area:
RPD:

Features:

Current List Price:**Price Reduced! \$1,985,000**
First List Price:\$2,200,000
Date Listed: 05/07/2023 Days Listed: **264 Days**
Listed Price Change: **-5.5%**

4 PETER ST, SLACKS CREEK 4127

UBD Ref: Brisbane - 242 D8
Distance from Property: 228m

 **3**  **1**  **1**



Property Type: House
Area: 948 m²
RPD: L94 RP119706

Current List Price: **O/A \$675,000**
First List Price: SUBMIT ALL OFFERS
Date Listed: 11/04/2022 Days Listed: **714 Days**
Listed Price Change:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS, GARDEN, FLOORBOARDS, SEPARATE DINING ROOM



1 ROWAN ST, SLACKS CREEK 4127

UBD Ref: Brisbane - 242 C8
Distance from Property: 234m

 **3**  **1**  **2**



Property Type: House
Area: 1,482 m²
RPD: L85 RP105630 & L84 RP107191

Current List Price: **MASSIVE LAND! HUGE**
First List Price: MASSIVE LAND! HUGE EXPOSURE!
Date Listed: 13/01/2022 Days Listed: **802 Days**
Listed Price Change:

Features: STUDY, FULLY FENCED



Nearby Comparable Sold Properties

There are 8 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$590,000 and the highest sale price is \$872,500 with a median sale price of \$680,000. Days listed ranges from 4 to 27 days with the average currently at 14 days for these selected properties.

271 KINGSTON RD, LOGAN CENTRAL, QLD 4114

UBD Ref: Brisbane - 242 C6
Distance from Property: 269m  4  1  1



Property Type: House
Area: 607 m²
Area \$/m²: \$988
RPD: L6 RP114091

Sale Price: **\$599,990 (Normal Sale)**
Sale Date: 21/12/2023 Days to Sell: **15 Days**
Last Price: \$599,990 Chg %:
First Price: \$629,000 Chg %: **-4.6%**

Features:



11 MACARTHUR CRES, SLACKS CREEK, QLD 4127

UBD Ref: Brisbane - 242 C5
Distance from Property: 345m  7  3  2



Property Type: House
Area: 607 m²
Area \$/m²: \$1,437
RPD: L77 RP111872

Sale Price: **\$872,500 (Normal Sale)**
Sale Date: 21/12/2023 Days to Sell: **27 Days**
Last Price: Submit All Offers! Chg %:
First Price: Fresh to Market! Chg %: **-3.1%**

Features: DECK, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: GARDEN, CLOSE TO SHOPS, SECURE PARKING, FLOORBOARDS



3 WANDA ST, LOGAN CENTRAL, QLD 4114

UBD Ref: Brisbane - 242 C9
Distance from Property: 571m  3  1  2



Property Type: House
Area: 756 m²
Area \$/m²: \$873
RPD: L23 RP109493

Sale Price: **\$660,000 (Agents Advice - Sale)**
Sale Date: 18/03/2024 Days to Sell: **19 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:

Features:



7 COOINDA ST, SLACKS CREEK, QLD 4127

UBD Ref: Brisbane - 242 C6
Distance from Property: 164m  3  1  2



Property Type: House
Area: 728 m²
Area \$/m²: \$941
RPD: L34 RP107191

Sale Price: **\$685,000 (Normal Sale)**
Sale Date: 17/01/2024 Days to Sell: **7 Days**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features:



9 MACARTHUR CRES, SLACKS CREEK, QLD 4127

UBD Ref: Brisbane - 242 C5
Distance from Property: 352m  3  1  1



Property Type: House
Area: 607 m²
Area \$/m²: \$972
RPD: L78 RP111872

Sale Price: **\$590,000 (Normal Sale)**
Sale Date: 12/12/2023 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features:



14 PEARL ST, SLACKS CREEK, QLD 4127

UBD Ref: Brisbane - 242 D9  3  1  1
Distance from Property: 572m



Property Type: House
Area: 687 m²
Area \$/m²: \$1,055
RPD: L57 RP135716

Sale Price: **\$725,000 (Normal Sale)**
Sale Date: 28/11/2023 Days to Sell: **4 Days**
Last Price: REBECCA SHORTALL - Chg %:
First Price: SUBMIT OFFERS! Chg %:

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING,



2 FLYNN CT, SLACKS CREEK, QLD 4127

UBD Ref: Brisbane - 242 D5  3  2  4
Distance from Property: 460m



Property Type: House
Area: 599 m²
Area \$/m²: \$1,127
RPD: L41 RP111872

Sale Price: **\$675,000 (Normal Sale)**
Sale Date: 05/11/2023 Days to Sell:
Last Price: MID \$600,000'S TO Chg %:
First Price: MID \$600,000'S TO Chg %:

Features:



30 MACARTHUR CRES, SLACKS CREEK, QLD 4127

UBD Ref: Brisbane - 242 D5  3  1  1
Distance from Property: 419m



Property Type: House
Area: 607 m²
Area \$/m²: \$1,129
RPD: L63 RP117795

Sale Price: **\$685,000 (Normal Sale)**
Sale Date: 30/10/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



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7 MARDAY STREET, SLACKS CREEK, QLD 4127



Appraisal Price

This market analysis has been prepared on 25/03/2024 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:

\$652,000 to \$717,000

Contact your agent for further information:



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Mobile:
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Website: www.1acerealtyqld.com.au