



COMPARATIVE MARKET ANALYSIS

45 SYMPHONY AVENUE, STRATHPINE, QLD 4500

PREPARED BY MOVEDBY REAL ESTATE, MOVEDBY REAL ESTATE



Better:

- Systems**
- Service**
- Results**

MovedBy.com.au

MovedBy:

Prepared by:

Mike Rooney

REAL
ESTATE



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Why Choose Us:

Dedicated Attention Every Step of the Way

Personal Touch:

At our agency, we prioritise the personal touch, ensuring your investment property receives the dedicated attention it deserves. Unlike many agencies, we maintain a low ratio of properties per property manager, guaranteeing that every aspect of your property is managed in-house, including routine inspections.

Hands-On Approach:

Expect a hands-on approach with our team. We personally conduct comprehensive inspections every three months, providing you with detailed condition reports accompanied by numerous photos. From handling routine maintenance to addressing tenancy matters, we're committed to overseeing every aspect of your property's management firsthand.

Meticulous Tenant Selection

Thorough Screening Process:

When it comes to tenant selection, we leave no stone unturned. Our meticulous screening process involves cross-referencing and double-checking applications to secure only the most reliable tenants for your property. You can rest assured that your investment is in safe hands with us.

Seamless Integration of Technology

Innovative Systems:

What truly sets us apart is our innovative use of market-leading systems, seamlessly integrated with our personalized service. With our consolidated 24/7 live property dashboard, you'll have real-time access to every detail of your property's performance. From financial transactions to maintenance tasks and condition reports, you'll stay informed every step of the way.

Instant Disbursement: Maximising Your Cash Flow

Immediate Payouts:

But here's the game-changer: our instant disbursement system. Say goodbye to waiting for monthly payouts. The moment your tenant pays rent, your money is swiftly disbursed into your account, maximising your cash flow and allowing your investment to start working for you immediately. Experience the difference with our agency – where personalised service meets cutting-edge technology for unparalleled property management.

Here's a link with some further details about how we work:

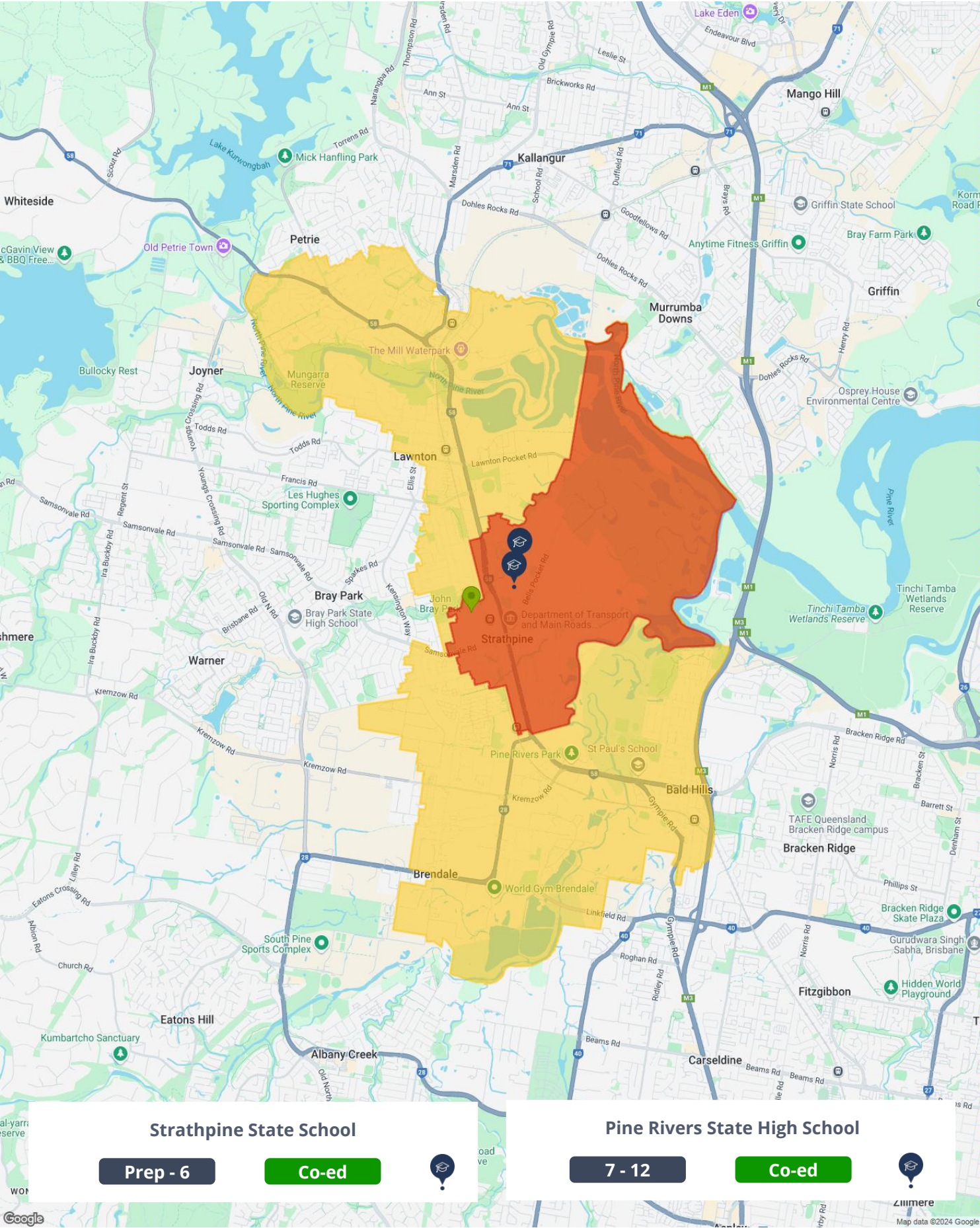
<https://www.movedby.com.au/movedby-the-future-of-your-property-management/>

Please see below a summary of our services:

- Professional photography and advertising on all major websites, including realestate.com.au & domain, plus many others.
- 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 closely monitor its condition.
- No surprise hidden fees - We keep things simple and easy to calculate without hiding other fees in the agreement.
- Quarterly Routine inspections conducted in-house by us
- Assistance to meet your legislative & legal compliance obligations, including the raft of new laws impacting rental properties.
- We don't outsource; we 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 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



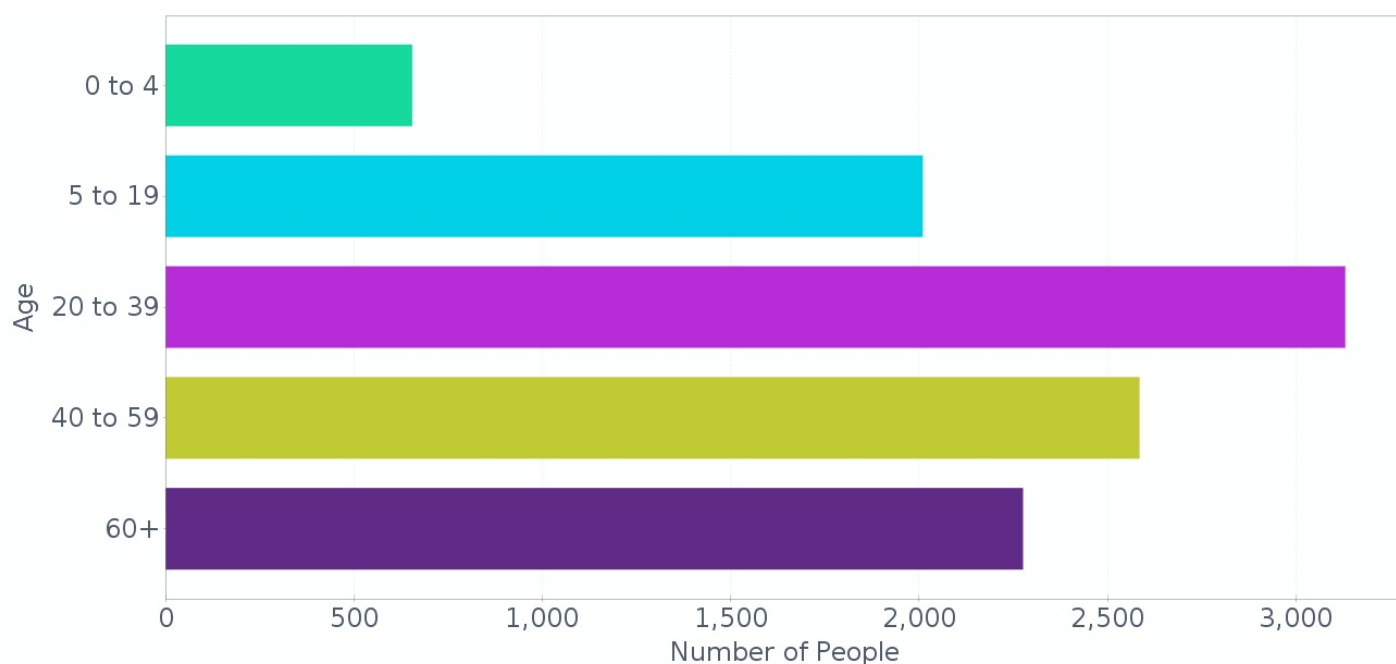
School Catchment Areas



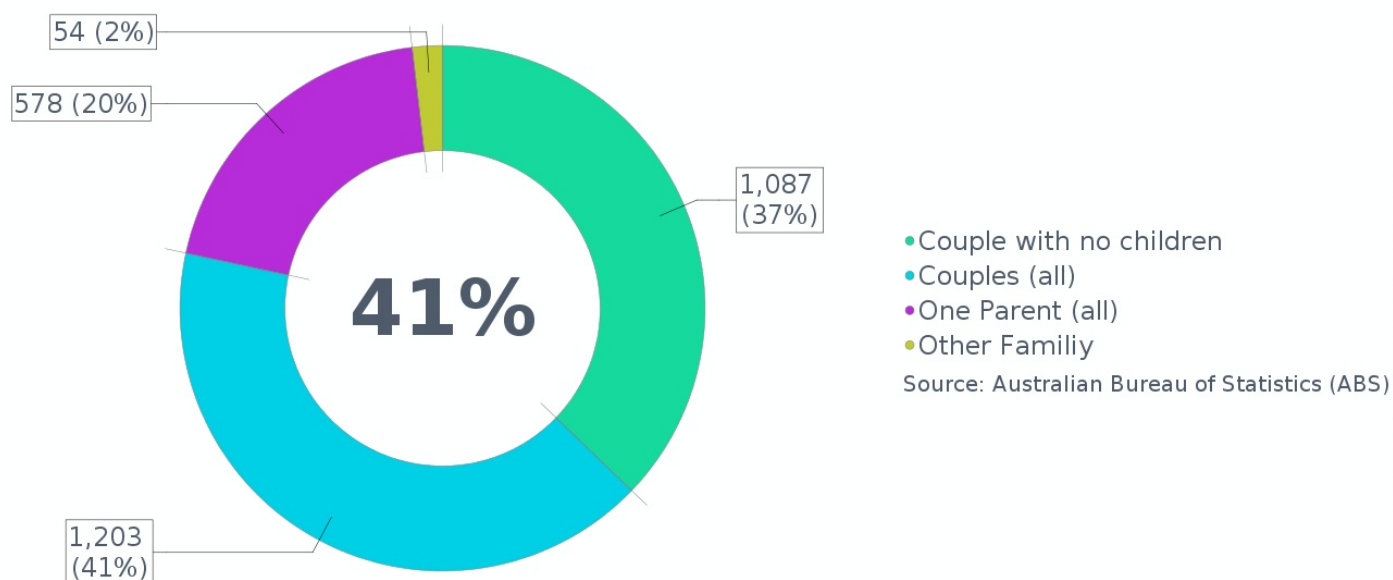
Nearby Properties For Rent



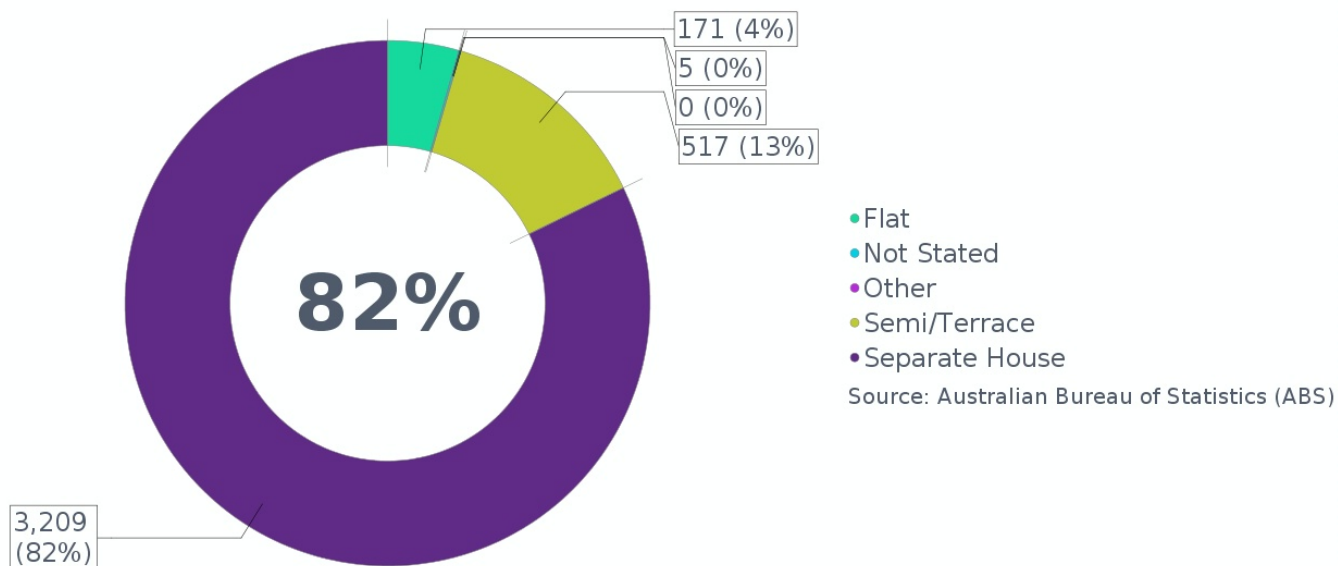
Age of Population (2021)



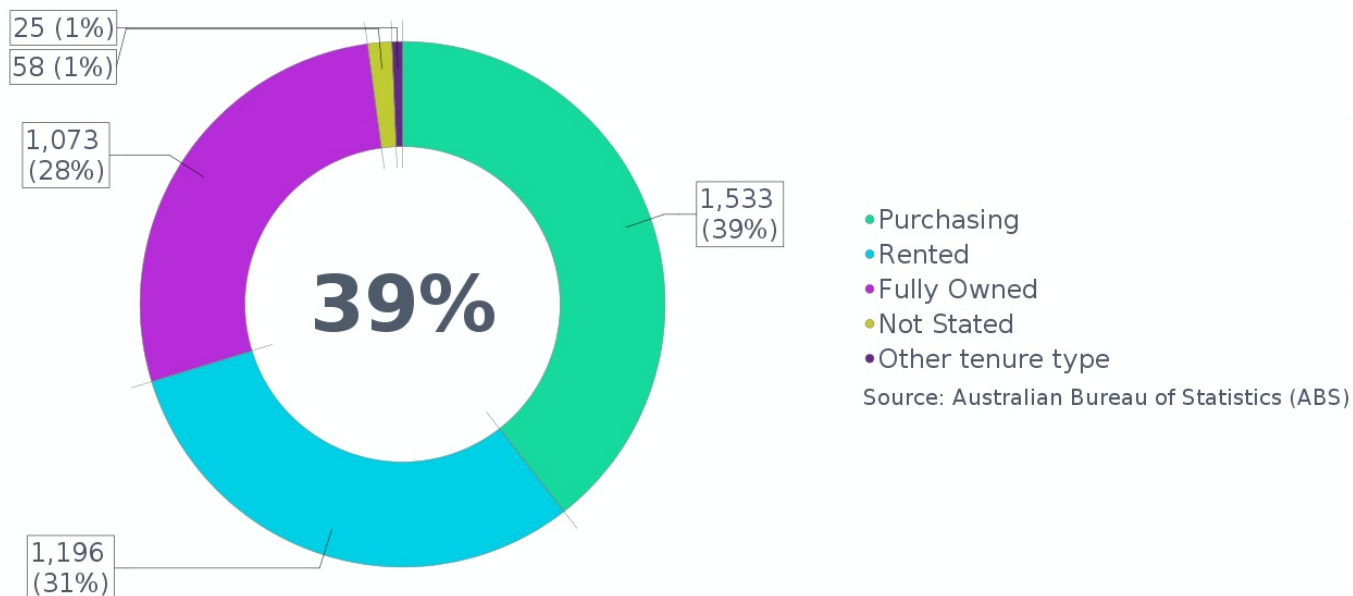
Family Composition (2021)



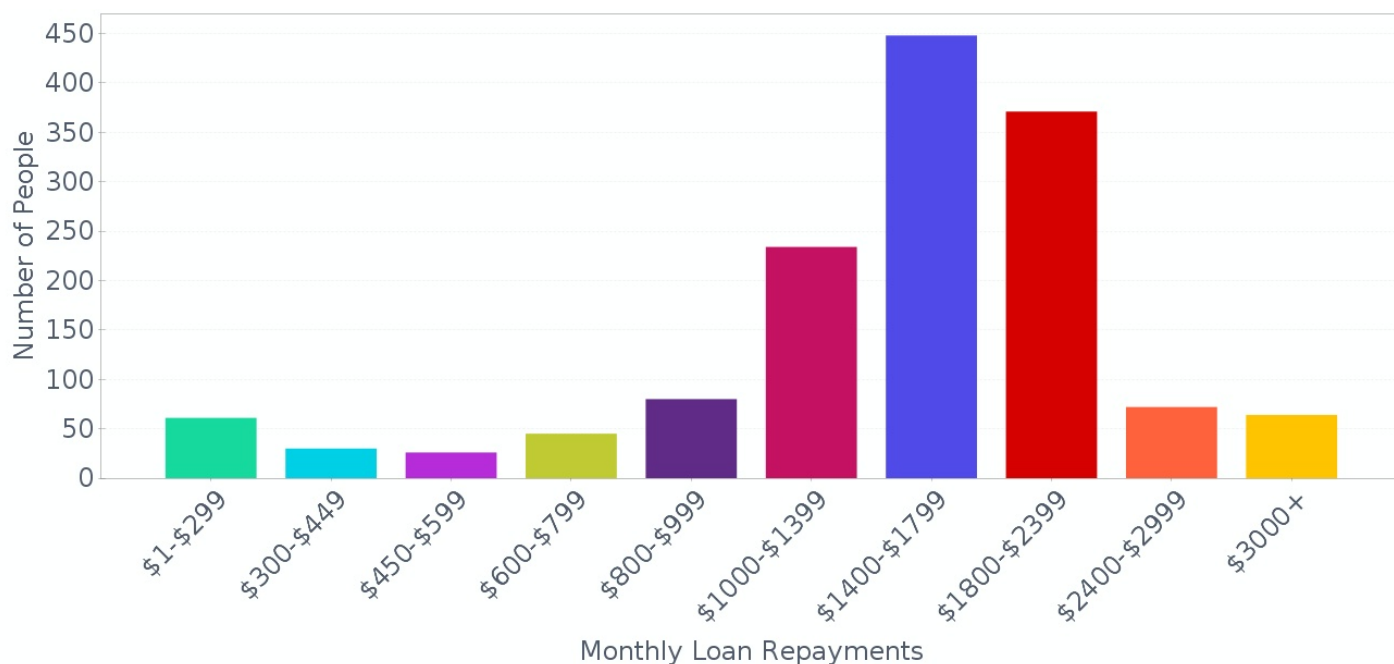
Dwelling Structure (2021)



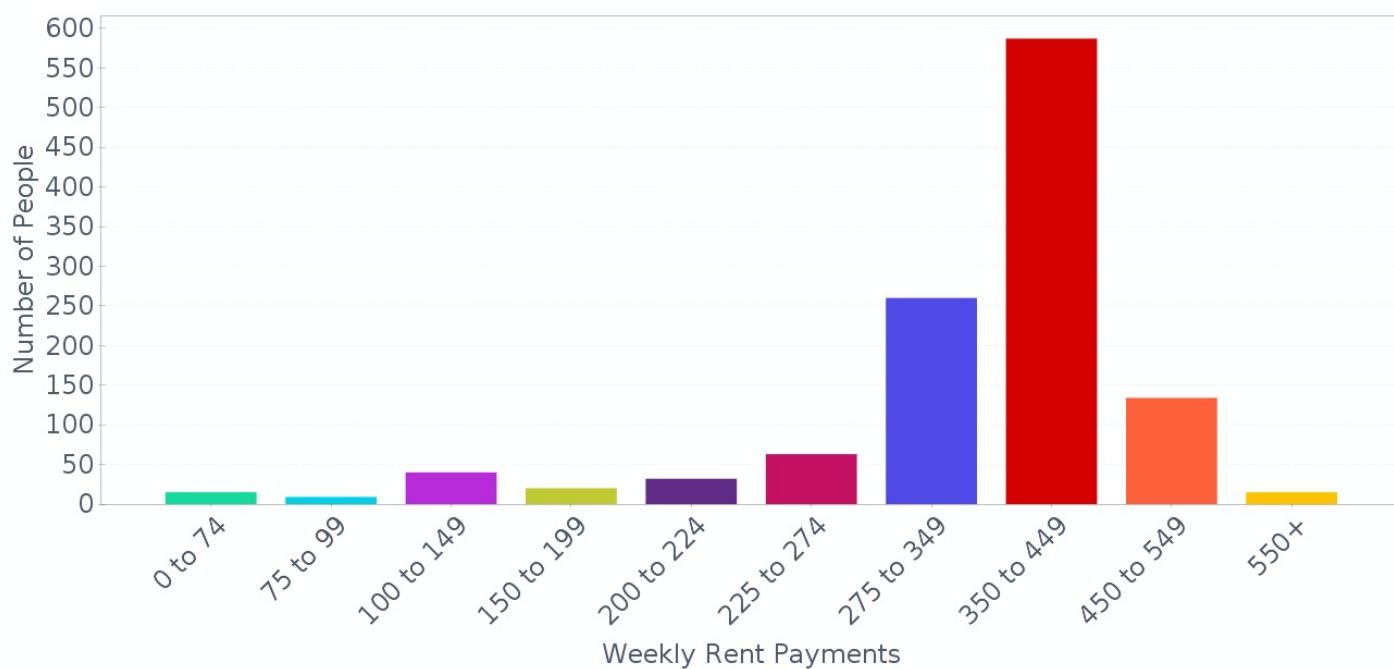
Home Ownership (2021)



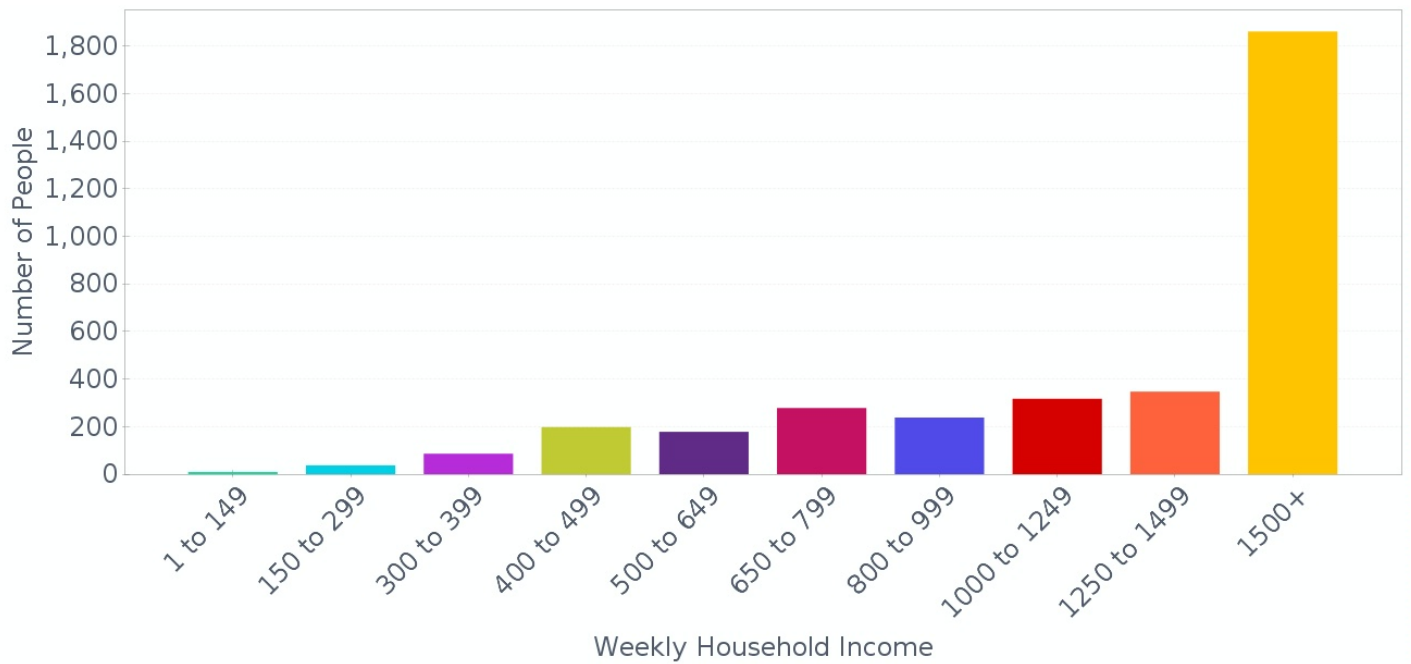
Home Loan Repayments - Monthly (2021)



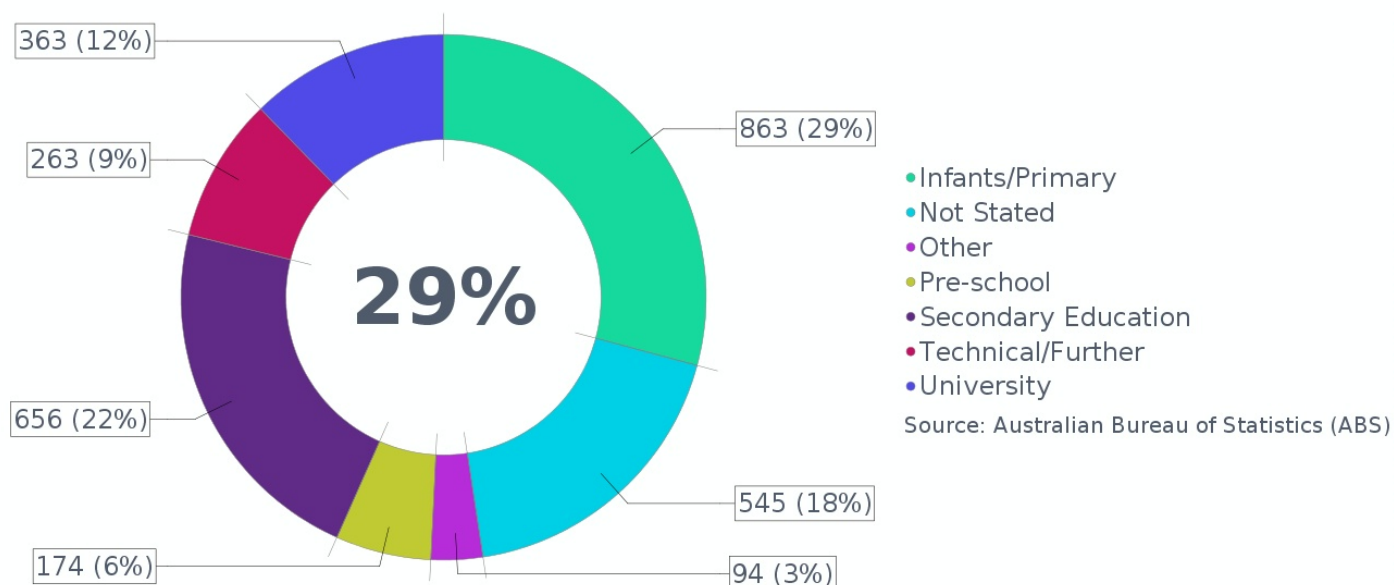
Rent Payments - Weekly (2021)



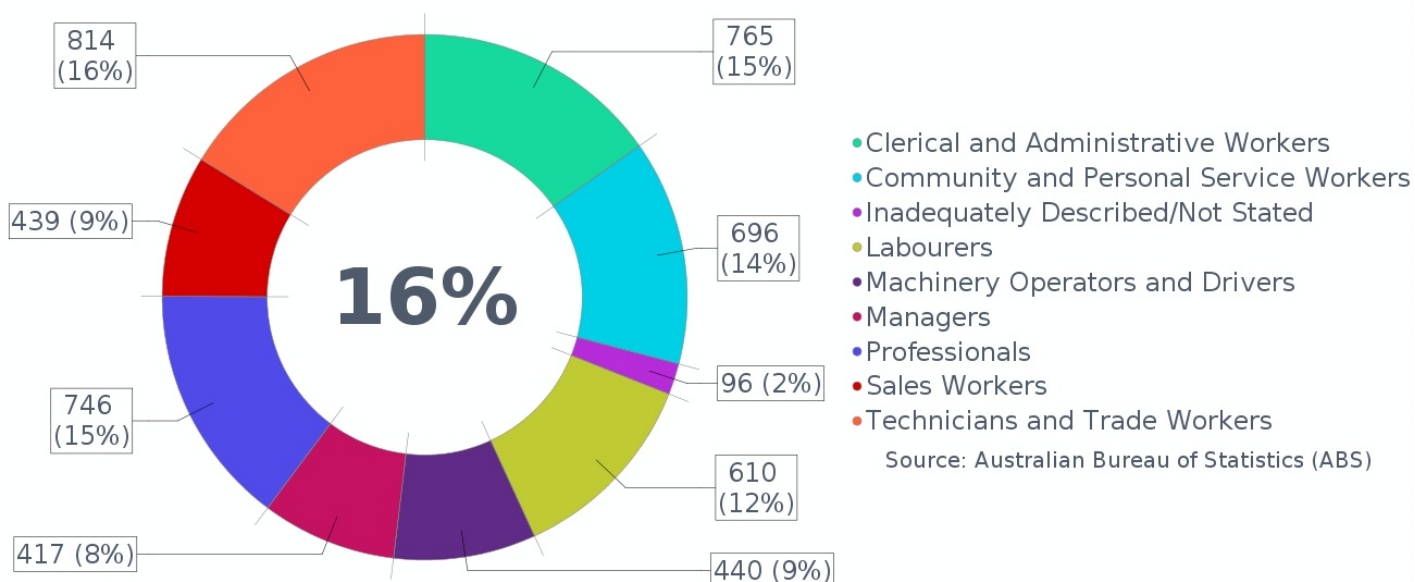
Household Income - Weekly (2021)



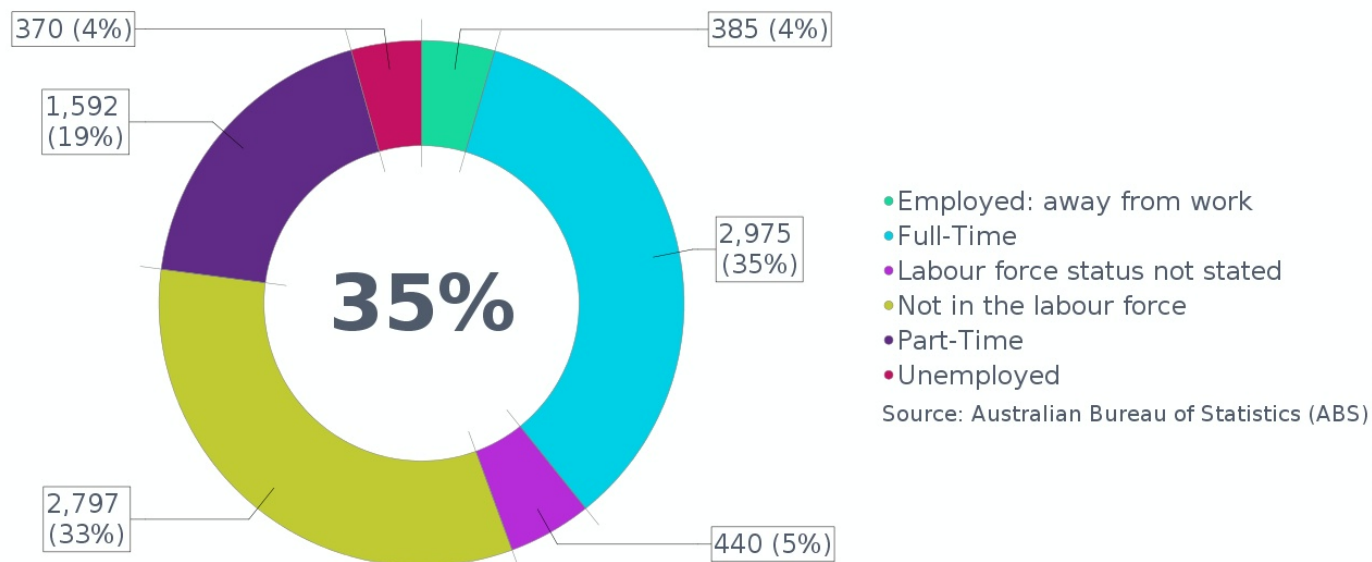
Non-School Qualification: Level of Education (2021)



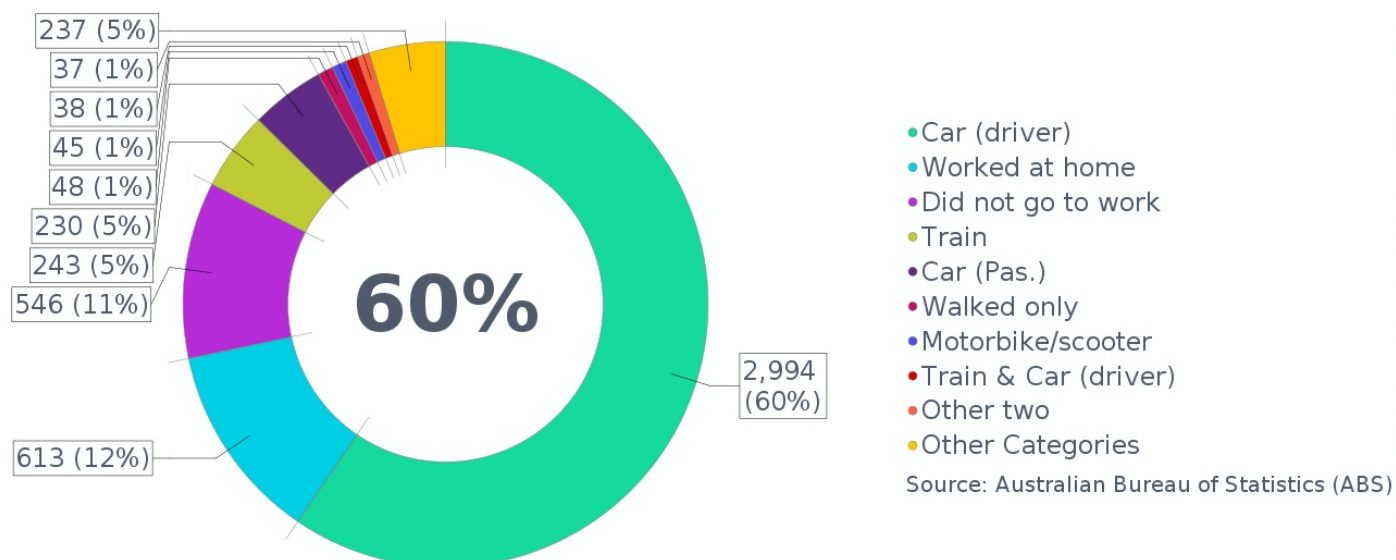
Occupation (2021)



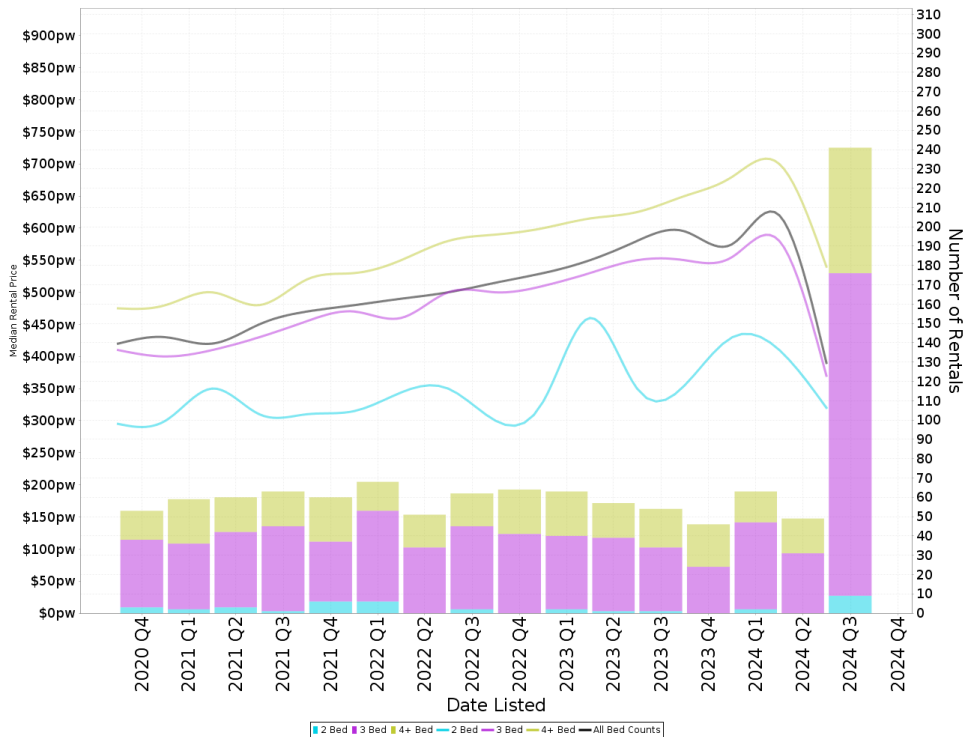
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.4%

Current Median Price: \$750,000
Previous Median Price: \$650,000

Based on 305 registered House sales compared over the last two rolling 12 month periods.

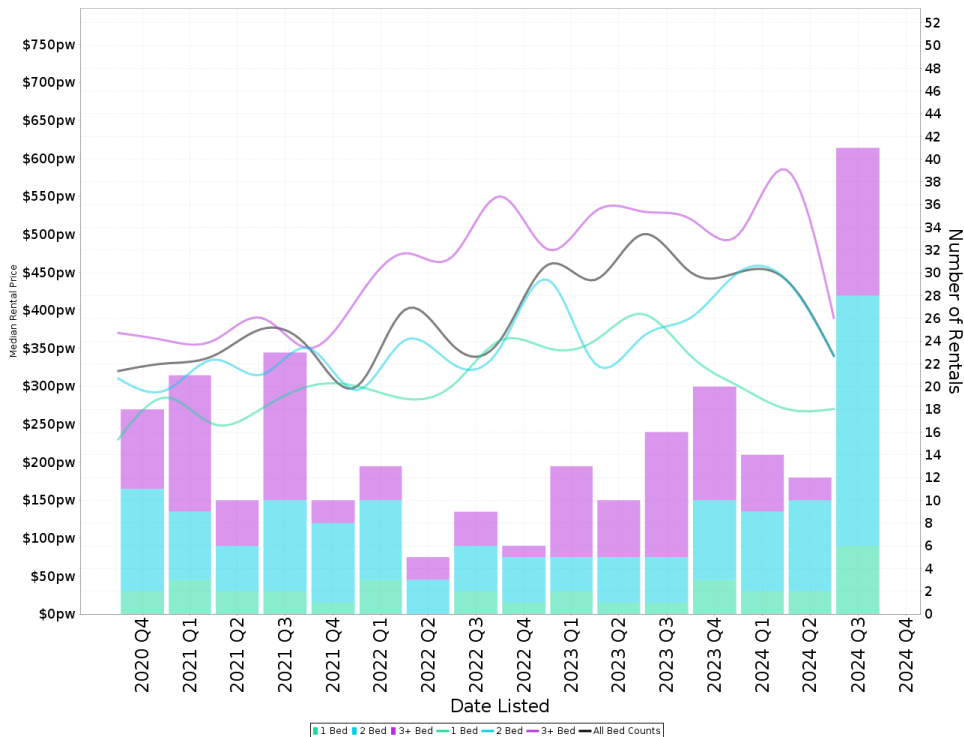
Suburb Rental Yield

+3.7%

Current Median Price: \$750,000
Current Median Rent: \$530

Based on 399 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.0%

Current Median Price: \$487,000
Previous Median Price: \$420,000

Based on 94 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$487,000
Current Median Rent: \$415

Based on 87 registered Unit rentals compared over the last 12 months.

Nearby Comparable Rental Properties

There are 13 rental properties selected within the suburb of STRATHPINE. The lowest for rent price is \$600 and the highest for rent price is \$680 with a median rental price of \$650. Days listed ranges from 3 to 32 days with the average currently at 16 days for these selected properties.

29 SYMPHONY AVE, STRATHPINE 4500

UBD Ref: Brisbane - 098 P16

 3  1  1



Property Type: House
Area: 701 m²
RPD: L19 RP113279

Current Rent Price: **\$600 Per week**
First Rent Price: **\$600 Per week**
Month Listed: **November 2024**
Days on Market: **3 Days**

Features: QUEENSLANDER, DECK, AIR CONDITIONED, IMPROVEMENTS: FLOORBOARDS, SECURE PARKING

10 PATMAR ST, STRATHPINE 4500

UBD Ref: Brisbane - 098 R16

 3  2  1



Property Type: House
Area: 726 m²
RPD: L251 RP116598

Current Rent Price: **\$680 / wk**
First Rent Price: **\$680 / wk**
Month Listed: **October 2024**
Days on Market: **15 Days**

Features:

25 SYMPHONY AVE, STRATHPINE 4500

UBD Ref: Brisbane - 098 P16

 3  1  2



Property Type: House
Area: 701 m²
RPD: L17 RP113279

Current Rent Price: **\$640**
First Rent Price: **\$655**
Month Listed: **October 2024* (Rented)**
Days on Market: **10 Days**

Features:

30 DUNSTAN CRES, STRATHPINE 4500

UBD Ref: Brisbane - 099 C15

 3  2  2



Property Type: House
Area: 294 m²
RPD: L328 SP311469

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **October 2024* (Rented)**
Days on Market: **9 Days**

Features:

42 GILVEAR CRES, STRATHPINE 4500

UBD Ref: Brisbane - 099 E15

 3  2  2



Property Type: House
Area: 294 m² (181 m²)
RPD: L179 SP303170

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **October 2024**
Days on Market: **22 Days**

Features:

Prepared on 15/11/2024 by MovedBy Real Estate, 1300 166822 at MovedBy Real Estate. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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31 WINDREST ST, STRATHPINE 4500

UBD Ref: Brisbane - 098 H17

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



Property Type: House
Area: 610 m²
RPD: L4 RP142164

Current Rent Price: **\$600**
First Rent Price: **\$600**
Month Listed: **October 2024* (Rented)**
Days on Market: **12 Days**

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

13 BATEMAN ST, STRATHPINE 4500

UBD Ref: Brisbane - 099 A15

 **3**  **2**  **6**



Property Type: House
Area: 607 m²
RPD: L34 RP109776

Current Rent Price: **\$650**
First Rent Price: **\$650**
Month Listed: **October 2024**
Days on Market: **30 Days**

Features:

34 MEADOWS BVD, STRATHPINE 4500

UBD Ref: Brisbane - 099 D15

 **3**  **2**  **2**



Property Type: House
Area: 294 m²
RPD: L26 SP296727

Current Rent Price: **\$650**
First Rent Price: **\$700**
Month Listed: **October 2024* (Rented)**
Days on Market: **14 Days**

Features:

17 DANUBE DR, STRATHPINE 4500

UBD Ref: Brisbane - 098 P16

 **3**  **2**  **4**



Property Type: House
Area: 604 m²
RPD: L79 RP127441

Current Rent Price: **\$650 p/w**
First Rent Price: **\$650 p/w**
Month Listed: **October 2024**
Days on Market: **32 Days**

Features: DECK, STUDY, IMPROVEMENTS: DISHWASHER

102 BELLS POCKET RD, STRATHPINE 4500

UBD Ref: Brisbane - 099 A14

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



Property Type: House
Area: 804 m²
RPD: L2 RP90898

Current Rent Price: **\$600**
First Rent Price: **\$620**
Month Listed: **October 2024* (Rented)**
Days on Market: **19 Days**

Features:

31 KEATS AVE, STRATHPINE 4500

UBD Ref: Brisbane - 099 B12



3



2



3



Property Type: House
Area: 612 m²
RPD: L562 RP114526

Features:

Current Rent Price: **\$680.00 per week**
First Rent Price: **\$680.00 per week**
Month Listed: **October 2024* (Rented)**
Days on Market: **8 Days**

19 LORD BYRON PDE, STRATHPINE 4500

UBD Ref: Brisbane - 099 D13



3



1



3



Property Type: House
Area: 635 m²
RPD: L116 RP122469

Features:

Current Rent Price: **\$650 p/w**
First Rent Price: **\$650 p/w**
Month Listed: **September 2024* (Rented)**
Days on Market: **11 Days**

68 SAMSONVALE RD, STRATHPINE 4500

UBD Ref: Brisbane - 098 N17



3



2



2



Property Type: House
Area: 809 m²
RPD: L1 RP112212

Features: DECK, GARAGE, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, PETS ALLOWED

Current Rent Price: **\$650**
First Rent Price: **\$650**
Month Listed: **August 2024* (Rented)**
Days on Market: **24 Days**

45 SYMPHONY AVENUE, STRATHPINE, QLD 4500



Appraisal Price

This market analysis has been prepared on 15/11/2024 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:

\$610pw to \$670pw

Yield Estimate: 4.5% to 5.0%

Contact your agent for further information:

Agent Name: MovedBy Real Estate

Mobile:

Office: MovedBy Real Estate

Office Phone: 1300 166822

Email: info@movedby.com.au