

## 18 MONTROSE ST, TARINGA – SALES COMPARISON

### SOLD PROPERTY

Address	Bed/Bath/Car	Last Sale	Description	Comparison to Subject
Type A, 18 Montrose St, Taringa (end TH)	3/2/1	N/A	Fully renovated, rendered exterior, new fencing, high end kitchen, large living area, separate dining room, single lock up garage, massive courtyard, built in in all bedrooms, new window coverings, new light fittings, new doors and handles, internal laundry.	Subject Property
Type B, 18 Montrose St, Taringa (middle TH)	3/2/1	N/A	Fully renovated, rendered exterior, new fencing, high end kitchen, large living area, separate dining room, single lock up garage, large courtyard, built in in all bedrooms, new window coverings, new light fittings, new doors and handles, internal laundry.	Subject Property
1/37 Broomfield St, Taringa	2/2/1	\$450,000 8/2/14	<a href="http://www.realestate.com.au/property-townhouse-qld-taringa-116033251">http://www.realestate.com.au/property-townhouse-qld-taringa-116033251</a> comparable location, neat but dated condition, large courtyard, additional multi-purpose area	<ul style="list-style-type: none"> <li>• Comparable as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
2/126 Clarence Rd, Indooroopilly	2/2/1	\$455,500 7/2/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115903899">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115903899</a> superior location, semi-modern rendered exterior, neat but dated interior,	<ul style="list-style-type: none"> <li>• Superior as is.</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
1/37 Alexandra Ave, Taringa	2/2/2	\$455,750 22/8/14	<a href="http://www.realestate.com.au/property-unit-qld-taringa-117320611">http://www.realestate.com.au/property-unit-qld-taringa-117320611</a> Similar age, neat condition, comparable as is, inferior once subject is renovated, comparable to marginally superior location.	<ul style="list-style-type: none"> <li>• Marginally superior as is.</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
7/19 Stanley Terrace, Taringa	3/2/1	\$460,000 29/2/14	<a href="http://www.realestate.com.au/property-apartment-qld-taringa-115984711">http://www.realestate.com.au/property-apartment-qld-taringa-115984711</a> average internal condition, ugly exterior, comparable location,	<ul style="list-style-type: none"> <li>• Marginally superior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
4/12 Priory St, Indooroopilly	2/2/1	\$465,000 3/3/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116652627">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116652627</a> superior location, dated but neat condition, marginally smaller size	<ul style="list-style-type: none"> <li>• Marginally superior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
1/2 Queens Rd, Taringa	3/2/2	\$470,000 5/5/14	<a href="http://www.realestate.com.au/property-townhouse-qld-taringa-116683603">http://www.realestate.com.au/property-townhouse-qld-taringa-116683603</a> very basic finish, adjacent to train line, tri-level, inferior location	Not a good comparison
8/16 Foxton St, Indooroopilly (unhelpful sale)	3/2/1	\$475,000 18/4/14 (Bargain!)	<a href="http://www.realestate.com.au/property-unit-qld-indooroopilly-116496607">http://www.realestate.com.au/property-unit-qld-indooroopilly-116496607</a> superior location, mega courtyard, semi-modern building, comparable size, inferior level of finish	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Superior to Type A</li> <li>• Superior to Type B</li> </ul> (this is a very unhelpful sale)

5/56 Nelson Pde, Indooroopilly	2/1/1	\$476,000 27/1/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115797047">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115797047</a> inferior level of finish, courtyard comparable to Type B, inferior size, 1 bathroom only, comparable location	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
4/291 Moggill Rd, Indooroopilly	3/2/2	\$490,000 21/3/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116011819">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116011819</a> inferior level of finish, comparable size, additional car space, tri-level, inferior location, inferior outdoor space	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
4/47 Bent Street, Toowong	2/2/1	\$492,500 8/3/14	<a href="http://www.realestate.com.au/property-townhouse-qld-toowong-115521287">http://www.realestate.com.au/property-townhouse-qld-toowong-115521287</a> tri-level, inferior level of finish, inferior external presentation, superior outdoor areas, inferior location, inferior number of bedrooms	<ul style="list-style-type: none"> <li>• Inferior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
4/7 Woodstock Ave, Taringa	2/2/2	\$500,000 30/3/14	<a href="http://www.realestate.com.au/property-townhouse-qld-taringa-116266111">http://www.realestate.com.au/property-townhouse-qld-taringa-116266111</a> pool in complex, comparable location, comparable external presentation, marginally inferior internal finish, inferior size, inferior number of bedrooms, tri-level	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Inferior to Type A</li> <li>• inferior to Type B</li> </ul>
8/122 Central Ave, Indooroopilly (unhelpful sale)	3/2/2	\$500,000 14/7/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116473127">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116473127</a> superior location, inferior level of finish, comparable size, inferior outdoor areas, additional garage.	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Marginally inferior to Type A</li> <li>• Comparable to Type B</li> </ul>
2/82 Manchester Tce, Indooroopilly	3/2/2	\$510,000 29/5/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116310467">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116310467</a> superior location, comparable external presentation, inferior internal finish, marginally smaller, additional car space	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Marginally inferior to Type A</li> <li>• Marginally inferior to Type B</li> </ul>
3/10 Greenlaw St, Indooroopilly	3/2/1	\$511,000 21/7/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-117088939">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-117088939</a> marginally smaller, marginally inferior internal condition, comparable external appearance, courtyard comparable to Type B, superior location.	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Marginally inferior to Type A</li> <li>• Comparable to Type B</li> </ul>
5/122 Central Ave, Indooroopilly	3/2/2	\$514,000 25/2/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115948195">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115948195</a> superior location, inferior level of finish, comparable size, inferior outdoor areas, additional garage.	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Marginally inferior to Type A</li> <li>• Comparable to Type B</li> </ul>

5/30 Central Ave, Indooroopilly	3/2/2	\$535,000 30/4/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115964611">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-115964611</a> comparable to marginally superior location, comparable external appearance, inferior internal condition, comparable size, extra garage, inferior outdoor areas.	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Comparable to Type A</li> <li>• Marginally superior to Type B</li> </ul>
4/46 Cunningham St, Taringa	3/2/2	\$535,000 9/6/14	<a href="http://www.realestate.com.au/property-townhouse-qld-taringa-116307715">http://www.realestate.com.au/property-townhouse-qld-taringa-116307715</a> comparable location, comparable finish, comparable size, tri-level, pool in complex,	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Comparable to Type A</li> <li>• Marginally superior to Type B</li> </ul>
2/23 Musgrave Rd, Indooroopilly	2/2/2	\$550,000 25/3/14	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116015047">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-116015047</a> busy but ultra-convenient location, comparable size, superior outdoor areas, additional garage, funky layout	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Marginally superior to Type A</li> <li>• Superior to Type B</li> </ul>
3/60 Stanley Tce, Taringa (helpful sale)	3/2/2	\$557,500 1/5/14	<a href="http://www.realestate.com.au/property-townhouse-qld-taringa-116706871">http://www.realestate.com.au/property-townhouse-qld-taringa-116706871</a> comparable courtyard, tri-level, comparable size, comparable location, limited photos available	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Marginally superior to Type A</li> <li>• Superior to Type B</li> </ul>
2/51 Rennie St, Indooroopilly	3/2/2	\$558,000 21/3/14	<a href="http://www.realestate.com.au/property-unit-qld-indooroopilly-116093759">http://www.realestate.com.au/property-unit-qld-indooroopilly-116093759</a> large kitchen and courtyard, comparable level of finish, comparable location, comparable size, additional garage	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Marginally superior to Type A</li> <li>• Superior to Type B</li> </ul>
3/33 Broomfield St, Taringa	3/2/2	\$565,000 18/7/14	<a href="http://www.realestate.com.au/property-townhouse-qld-taringa-117354783">http://www.realestate.com.au/property-townhouse-qld-taringa-117354783</a> comparable location, tri-level, superior external presentation, comparable size, superior courtyard, comparable to marginally inferior level of finish, additional garage	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Superior to Type A</li> <li>• Superior to Type B</li> </ul>
1/5 Sovereign St, Indooroopilly	3/2/2	\$585,000 28/4/14	High ceilings, modern finish, modern exterior, comparable location.	<ul style="list-style-type: none"> <li>• Superior as is</li> <li>• Superior to Type A</li> <li>• Superior to Type B</li> </ul>

#### ASSESSED VALUES

- AS IS        \$450,000
- TYPE A      \$520,000 - \$540,000
- TYPE B      \$510,000 - \$530,000

## FOR SALE PROPERTY

Address	Bed/Bath/Car	Price	Description	Comparison to Subject
Type A, 18 Montrose St, Taringa (end TH)	3/2/1	N/A	Fully renovated, rendered exterior, new fencing, high end kitchen, large living area, separate dining room, single lock up garage, massive courtyard, built in in all bedrooms, new window coverings, new light fittings, new doors and handles, internal laundry.	Subject Property
Type B, 18 Montrose St, Taringa (middle TH)	3/2/1	N/A	Fully renovated, rendered exterior, new fencing, high end kitchen, large living area, separate dining room, single lock up garage, large courtyard, built in in all bedrooms, new window coverings, new light fittings, new doors and handles, internal laundry.	Subject Property
2/23 Marmion Pde, Taringa	2/2/1	\$380,000 +	<a href="http://www.realestate.com.au/property-townhouse-qld-taringa-117758039">http://www.realestate.com.au/property-townhouse-qld-taringa-117758039</a> Slightly flood affected, marginally smaller, comparable internal condition, inferior external presentation, marginally inferior location, slightly smaller. We expect this to sell quickly as it is priced quite a bit lower than surrounding properties.	<ul style="list-style-type: none"> <li>• Inferior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
14/87 Russell Tce, Indooroopilly	3/2/1	\$420,000 (under contract)	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-117204543">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-117204543</a> Backs onto Western Freeway, inferior location, inferior internal condition, comparable size, inferior outdoor area.	<ul style="list-style-type: none"> <li>• Inferior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
1/82 Russell Tce, Indooroopilly	3/2/1	\$470,000	<a href="http://www.realestate.com.au/property-townhouse-qld-indooroopilly-117298827">http://www.realestate.com.au/property-townhouse-qld-indooroopilly-117298827</a> Backs onto Western Freeway, inferior location, inferior outdoor area, comparable to marginally superior internal condition, marginally larger	<ul style="list-style-type: none"> <li>• Marginally superior as is</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B</li> </ul>
17/19 Holmes St, Toowong	3/1/1	\$495,000 (property is over priced)	<a href="http://www.realestate.com.au/property-townhouse-qld-toowong-117698191">http://www.realestate.com.au/property-townhouse-qld-toowong-117698191</a> Inferior internal condition, slightly smaller, inferior car parking, comparable to marginally superior location.	<ul style="list-style-type: none"> <li>• Comparable to marginally inferior as is.</li> <li>• Inferior to Type A</li> <li>• Inferior to Type B (property is over priced)</li> </ul>
2/20 Dean St, Toowong	3/2/2	\$549,000 +	<a href="http://www.realestate.com.au/property-townhouse-qld-toowong-117437455">http://www.realestate.com.au/property-townhouse-qld-toowong-117437455</a> Inferior location, comparable outdoor area, comparable size, inferior internal condition once renovated,	

<http://www.realestate.com.au/property-townhouse-qld-indooroopilly-117382871> SOLD 515k

<http://www.realestate.com.au/property-townhouse-qld-taringa-116266111> Left message

<http://www.realestate.com.au/property-townhouse-qld-taringa-117807007> low 600k

<http://www.realestate.com.au/property-townhouse-qld-taringa-117378071> SOLD 680k