

# Comparative Market Analysis

Prepared on 26th April 2019



**43 Pinecroft Street Camp Hill QLD 4152**



**Victor Kalinowski**  
Blackk Finance

Shop 3 105 Seville Road  
HOLLAND PARK QLD 4121

m: 0421 385 986

w: 07 3122 3628

[vkalinowski@blackk.com.au](mailto:vkalinowski@blackk.com.au)

The Proprietor  
43 Pinecroft Street  
Camp Hill QLD 4152

26th April 2019

Dear Reader,

Thank you for the opportunity to appraise your property at 43 Pinecroft Street Camp Hill QLD 4152

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Victor Kalinowski  
Blackk Finance  
Shop 3 105 Seville Road  
HOLLAND PARK QLD 4121  
m: 0421 385 986

# Your Property

43 Pinecroft Street Camp Hill QLD 4152

2 

1 

1 

810m<sup>2</sup> 

- 



## Your Property History

11 May, 2018 - Sold for \$910,000

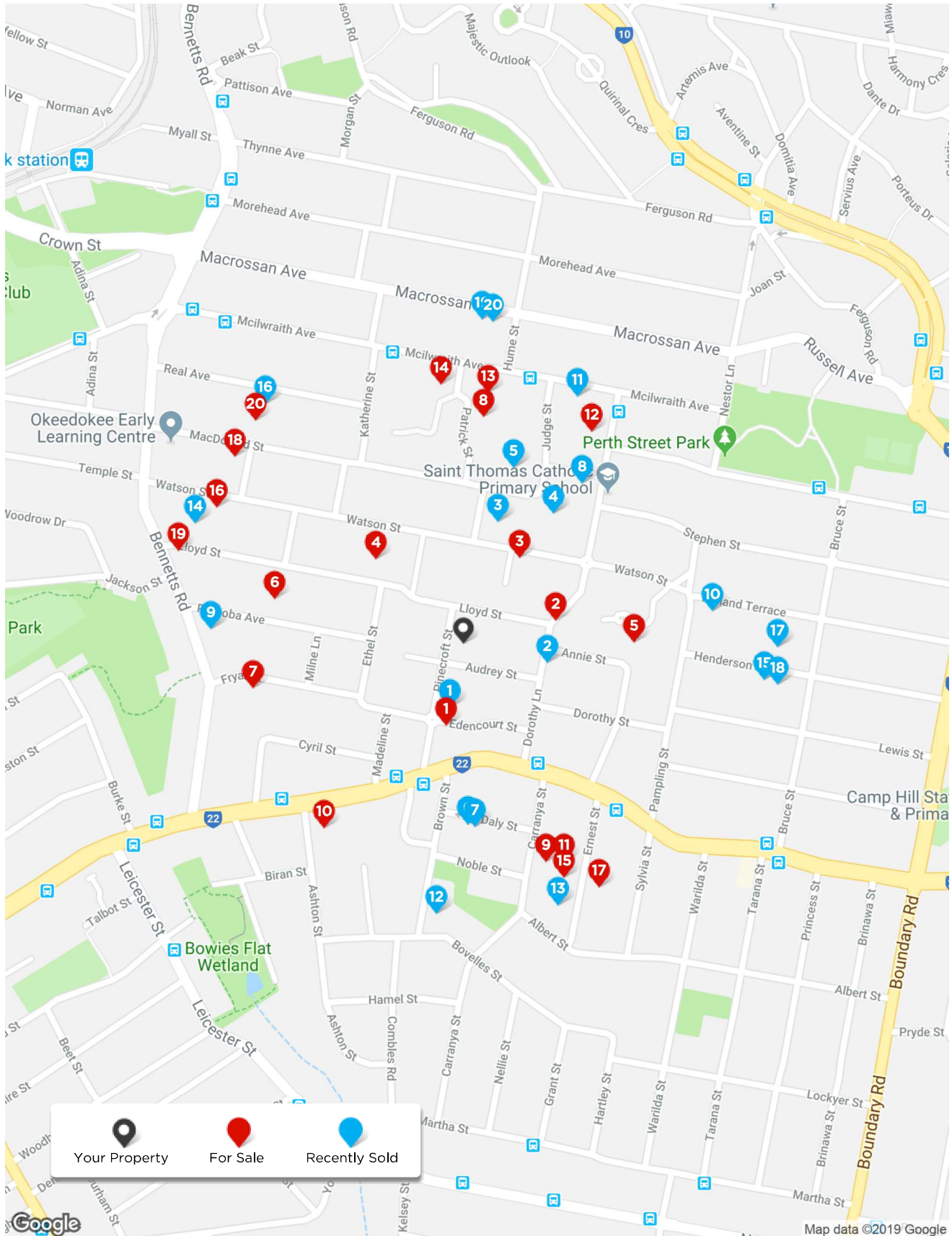
25 Apr, 2018 - Listed for sale at By Negotiation



Introducing Victor Kalinowski

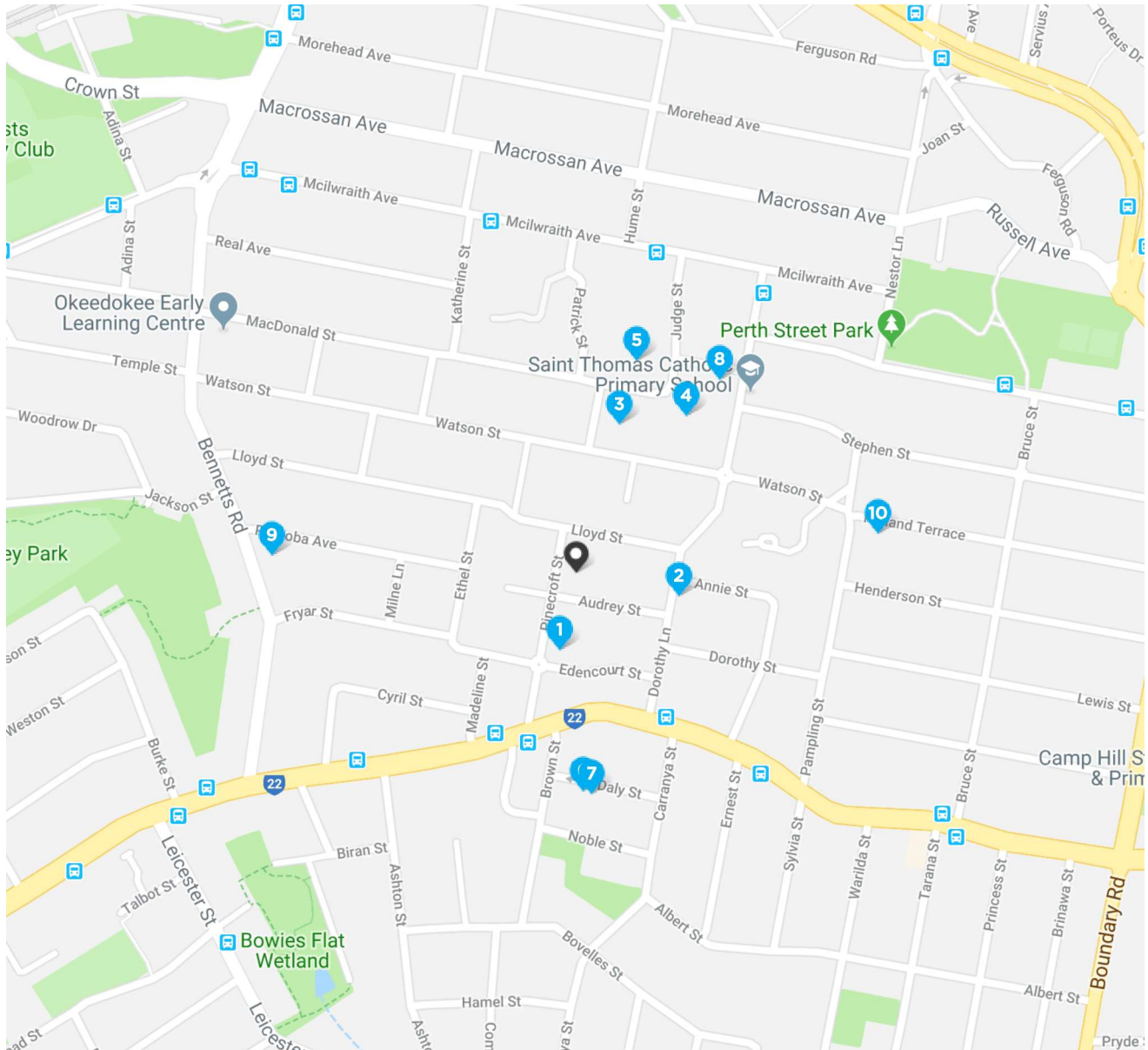


# Comparables Map: Sales & Listings





# Comparables Map: Sales



1	19 Pinecroft Street Camp Hill QLD 4152	4	3	2	\$1,115,000
2	1 Annie Street Camp Hill QLD 4152	3	1	1	\$743,000
3	106 Watson Street Camp Hill QLD 4152	4	2	2	\$1,040,000
4	113 Macdonald Street Norman Park QLD 4170	4	1	3	\$1,120,000
5	112 Macdonald Street Norman Park QLD 4170	3	2	2	-
6	7 Daly Street Camp Hill QLD 4152	4	2	2	\$1,282,000
7	7A Daly Street Camp Hill QLD 4152	3	1	-	\$1,282,000
8	44 Joseph Street Camp Hill QLD 4152	2	1	2	\$750,000
9	59 Bennetts Road Camp Hill QLD 4152	5	2	2	\$830,000
10	7 Halland Terrace Camp Hill QLD 4152	4	3	2	-

# Comparable Sales



19 Pinecroft Street Camp Hill QLD 4152

**Sold Price** \$1,115,000

 4
  3
  2
  541m<sup>2</sup>
 149m<sup>2</sup>

Sold Date 18-Nov-18 Price Change - Year Built 1930  
 DOM 138 First Listing -  
 Distance 0.12km Last Listing -

1



1 Annie Street Camp Hill QLD 4152

**Sold Price** \$743,000

 3
  1
  1
  405m<sup>2</sup>
 101.65




Sold Date 28-Jan-19 Price Change ▲ 6.1% Year Built 1940  
 DOM 61 First Listing \$700,000  
 Distance 0.16km Last Listing \$700,000

2



106 Watson Street Camp Hill QLD 4152

**Sold Price** \$1,040,000

 4
  2
  2
  534m<sup>2</sup>
 240m<sup>2</sup>






Sold Date 28-Oct-18 Price Change - Year Built 1955  
 DOM 47 First Listing -  
 Distance 0.22km Last Listing \$1,050,000

3



113 Macdonald Street Norman Park QLD 4170

**Sold Price** \$1,120,000

 4
  1
  3
  1,657m<sup>2</sup>
 -

Sold Date 27-Oct-18 Price Change - Year Built -  
 DOM 25 First Listing -  
 Distance 0.27km Last Listing -

4



112 Macdonald Street Norman Park QLD 4170

**Sold Price** <sup>RS</sup> <sup>UN</sup> -

 3
  2
  2
  759m<sup>2</sup>
 141m<sup>2</sup>

Sold Date 16-Apr-19 Price Change - Year Built 1950  
 DOM 189 First Listing -  
 Distance 0.32km Last Listing \$799,000

5

# Comparable Sales



7 Daly Street Camp Hill QLD 4152

**Sold Price** <sup>RS</sup> \$1,282,000

🛏️ 4 🚿 2 🚗 2 📏 405m<sup>2</sup> 🏠 254m<sup>2</sup>

Sold Date 27-Feb-19 Price Change ▼ -11% Year Built 2018  
 DOM 94 First Listing \$1,440,000  
 Distance 0.32km Last Listing \$1,290,000



7A Daly Street Camp Hill QLD 4152

**Sold Price** \$1,282,000

🛏️ 3 🚿 1 🚗 - 📏 405m<sup>2</sup> 🏠 -

Sold Date 22-Jan-19 Price Change - Year Built 1930  
 DOM - First Listing -  
 Distance 0.33km Last Listing -



44 Joseph Street Camp Hill QLD 4152

**Sold Price** \$750,000

🛏️ 2 🚿 1 🚗 2 📏 541m<sup>2</sup> 🏠 116m<sup>2</sup>

Sold Date 05-Dec-18 Price Change - Year Built 1940  
 DOM 22 First Listing -  
 Distance 0.35km Last Listing -



59 Bennetts Road Camp Hill QLD 4152

**Sold Price** \$830,000

🛏️ 5 🚿 2 🚗 2 📏 607m<sup>2</sup> 🏠 206m<sup>2</sup>

Sold Date 27-Oct-18 Price Change - Year Built 1935  
 DOM 26 First Listing -  
 Distance 0.44km Last Listing -



7 Halland Terrace Camp Hill QLD 4152

**Sold Price** <sup>RS UN</sup> -

🛏️ 4 🚿 3 🚗 2 📏 405m<sup>2</sup> 🏠 188m<sup>2</sup>

Sold Date 15-Apr-19 Price Change - Year Built 2007  
 DOM 88 First Listing -  
 Distance 0.44km Last Listing \$1,000,000





# Comparable Sales



145 McIlwraith Avenue Norman Park  
QLD 4170

**Sold Price** <sup>RS</sup> **\$1,190,000**

 2  1  1  810m<sup>2</sup>  124m<sup>2</sup>






Sold Date **01-Apr-19** Price Change - Year Built **1910**  
DOM **27** First Listing -  
Distance **0.47km** Last Listing -

11



26 Bovelles Street Camp Hill QLD 4152

**Sold Price** <sup>RS</sup> **\$1,290,000**

 5  3  1  579m<sup>2</sup>  242m<sup>2</sup>





Sold Date **08-Mar-19** Price Change - Year Built **1930**  
DOM **138** First Listing -  
Distance **0.48km** Last Listing **\$1,350,000**

12



39 Ernest Street Camp Hill QLD 4152

**Sold Price** **\$1,270,000**

 5  3  2  405m<sup>2</sup>  296m<sup>2</sup>






Sold Date **02-Feb-19** Price Change **▼ -18.1%** Year Built **2005**  
DOM **304** First Listing **\$1,550,000**  
Distance **0.49km** Last Listing -

13



10 Lloyd Street Camp Hill QLD 4152

**Sold Price** **\$760,000**

 3  1  1  506m<sup>2</sup>  -





Sold Date **16-Feb-19** Price Change - Year Built -  
DOM **24** First Listing -  
Distance **0.51km** Last Listing -

14



25 Henderson Street Camp Hill QLD 4152

**Sold Price** **\$1,480,000**

 4  2  2  405m<sup>2</sup>  -

Sold Date **24-Nov-18** Price Change **▼ -7.5%** Year Built -  
DOM **103** First Listing **\$1,600,000**  
Distance **0.54km** Last Listing **\$1,489,000**


15

# Comparable Sales



43 Real Avenue Norman Park QLD 4170

**Sold Price** <sup>RS</sup> \$1,077,500

 4  2  1  807m<sup>2</sup>  191m<sup>2</sup>

Sold Date 18-Apr-19 Price Change - Year Built 1920  
 DOM 74 First Listing -  
 Distance 0.54km Last Listing \$1,100,000

16



26 Henderson Street Camp Hill QLD 4152

**Sold Price** \$2,106,000

 5  3  2  607m<sup>2</sup>  361m<sup>2</sup>

Sold Date 23-Feb-19 Price Change - Year Built 2016  
 DOM 30 First Listing -  
 Distance 0.56km Last Listing -

17



29 Henderson Street Camp Hill QLD 4152

**Sold Price** \$720,000

 -  -  -  539m<sup>2</sup>  -

Sold Date 21-Dec-18 Price Change - Year Built -  
 DOM - First Listing -  
 Distance 0.56km Last Listing -

18



89 Macrossan Avenue Norman Park QLD 4170

**Sold Price** \$645,000

 3  1  2  405m<sup>2</sup>  87m<sup>2</sup>




Sold Date 28-Oct-18 Price Change ▼ -7.2% Year Built 1965  
 DOM 60 First Listing \$695,000  
 Distance 0.56km Last Listing \$600,000

19



93 Macrossan Avenue Norman Park QLD 4170

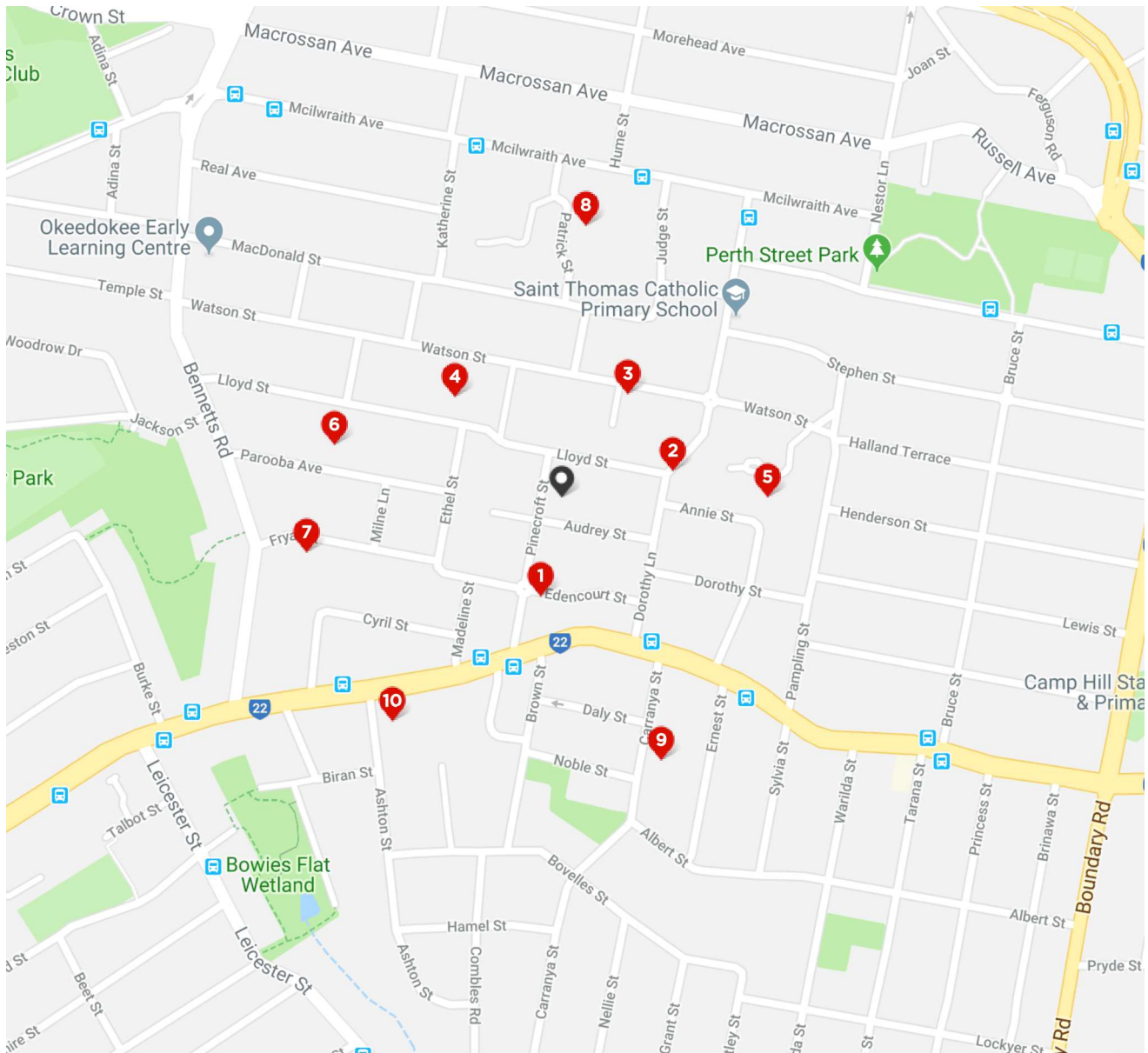
**Sold Price** <sup>RS UN</sup> -

 2  2  2  810m<sup>2</sup>  -

Sold Date 09-Apr-19 Price Change - Year Built 1930  
 DOM 51 First Listing -  
 Distance 0.56km Last Listing -

20

# Comparables Map: Listings



1	15 Pinecroft Street Camp Hill QLD 4152	4	4	5	DOM: 299	\$1350000
2	29 Dorothy Lane Camp Hill QLD 4152	4	3	2	DOM: 192	Not Disclosed
3	123 Watson Street Camp Hill QLD 4152	3	1	2	DOM: 149	Not Disclosed
4	70 Lloyd Street Camp Hill QLD 4152	5	3	2	DOM: 198	\$1,150,000
5	26 Annie Street Camp Hill QLD 4152	5	4	2	DOM: 36	Not Disclosed
6	28 Parooba Avenue Camp Hill QLD 4152	6	2	1	DOM: 1068	\$1,600,000
7	13 Fryar Street Camp Hill QLD 4152	4	2	2	DOM: 36	Not Disclosed
8	19 Patrick Street Norman Park QLD 4170	3	1	1	DOM: 17	Not Disclosed
9	20 Carranya Street Camp Hill QLD 4152	3	2	4	DOM: 65	\$769,000
10	8 Ashton Street Camp Hill QLD 4152	3	1	2	DOM: 24	Not Disclosed



# Comparable Listings



15 Pinecroft Street Camp Hill QLD 4152

🛏️ 4 🚿 4 🚗 5 📏 827m<sup>2</sup> 🏠 -

Listing Price	Listed Date	02-Jul-18	Year Built	-
Offers over \$1350000	DOM	299 days	Distance	0.15km

1



29 Dorothy Lane Camp Hill QLD 4152

🛏️ 4 🚿 3 🚗 2 📏 260m<sup>2</sup> 🏠 -

Listing Price	Listed Date	17-Oct-18	Year Built	-
Price Reduction Must Sell!!	DOM	192 days	Distance	0.17km

2



123 Watson Street Camp Hill QLD 4152

🛏️ 3 🚿 1 🚗 2 📏 567m<sup>2</sup> 🏠 146m<sup>2</sup>

Listing Price	Listed Date	29-Nov-18	Year Built	1950
Auction	DOM	149 days	Distance	0.18km

3



70 Lloyd Street Camp Hill QLD 4152

🛏️ 5 🚿 3 🚗 2 📏 607m<sup>2</sup> 🏠 -

Listing Price	Listed Date	11-Oct-18	Year Built	-
Offers Over \$1,150,000	DOM	198 days	Distance	0.21km

4



26 Annie Street Camp Hill QLD 4152

🛏️ 5 🚿 4 🚗 2 📏 607m<sup>2</sup> 🏠 84m<sup>2</sup>

Listing Price	Listed Date	22-Mar-19	Year Built	1920
Best Offers By 3pm Monday April 22nd	DOM	36 days	Distance	0.3km

5

# Comparable Listings




## 28 Parooba Avenue Camp Hill QLD 4152

 6
  2
  1
  810m<sup>2</sup>
 -

Listing Price	Listed Date	24-May-16	Year Built	-
\$1,600,000	DOM	1068 days	Distance	0.34km









## 13 Fryar Street Camp Hill QLD 4152

 4
  2
  2
  405m<sup>2</sup>
 -

Listing Price	Listed Date	22-Mar-19	Year Built	-
Auction	DOM	36 days	Distance	0.38km




## 19 Patrick Street Norman Park QLD 4170

 3
  1
  1
  637m<sup>2</sup>
 -

Listing Price	Listed Date	10-Apr-19	Year Built	-
For Sale by Negotiation	DOM	17 days	Distance	0.39km




## 20 Carranya Street Camp Hill QLD 4152

 3
  2
  4
  607m<sup>2</sup>
 -

Listing Price	Listed Date	21-Feb-19	Year Built	-
\$769,000	DOM	65 days	Distance	0.41km




## 8 Ashton Street Camp Hill QLD 4152

 3
  1
  2
  531m<sup>2</sup>
 127m<sup>2</sup>

Listing Price	Listed Date	03-Apr-19	Year Built	1940
AUCTION	DOM	24 days	Distance	0.41km



# Comparable Listings



## 27 Ernest Street Camp Hill QLD 4152

 2
  2
  2
  607m<sup>2</sup>
 219m<sup>2</sup>

Listing Price	Listed Date	02-Oct-18	Year Built	1950
FOR SALE	DOM	207 days	Distance	0.43km








## 60 Joseph Street Camp Hill QLD 4152

 5
  3
  2
  409m<sup>2</sup>
 296m<sup>2</sup>

Listing Price	Listed Date	27-Jul-18	Year Built	2015
\$1.365M	DOM	274 days	Distance	0.43km




## 25 Patrick Street Norman Park QLD 4170

 3
  2
  1
  799m<sup>2</sup>
 -

Listing Price	Listed Date	27-Nov-18	Year Built	-
Offers over \$699,000	DOM	151 days	Distance	0.44km




## 22 Patrick Street Norman Park QLD 4170

 4
  2
  2
  555m<sup>2</sup>
 240m<sup>2</sup>

Listing Price	Listed Date	22-Nov-18	Year Built	2005
Offers Over \$1,290,000	DOM	156 days	Distance	0.45km




## 31 Ernest Street Camp Hill QLD 4152

 4
  2
  2
  405m<sup>2</sup>
 234.51

Listing Price	Listed Date	07-Nov-18	Year Built	1950
Under Contract	DOM	171 days	Distance	0.45km







# Comparable Listings




23 Watson Street Camp Hill QLD 4152

 3  1  2  622m<sup>2</sup>  -

Listing Price	Listed Date	22-Feb-19	Year Built	-
Auction	DOM	64 days	Distance	0.49km




30 Ernest Street Camp Hill QLD 4152

 4  2  2  607m<sup>2</sup>  195m<sup>2</sup>

Listing Price	Listed Date	04-Apr-19	Year Built	2019
Auction	DOM	23 days	Distance	0.5km




25 Macdonald Street Norman Park QLD 4170

 3  1  2  810m<sup>2</sup>  125m<sup>2</sup>

Listing Price	Listed Date	-	Year Built	1920
	DOM	-	Distance	0.51km






87 Bennetts Road Camp Hill QLD 4152

 4  2  2  500m<sup>2</sup>  -

Listing Price	Listed Date	01-Feb-19	Year Built	1910
Offers above \$799,000	DOM	85 days	Distance	0.52km




30 Macdonald Street Norman Park QLD 4170

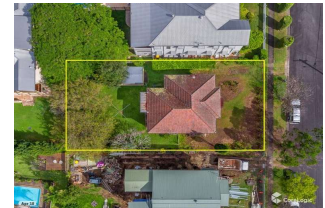
 4  3  3  607m<sup>2</sup>  206m<sup>2</sup>

Listing Price	Listed Date	09-Mar-19	Year Built	1935
over \$1,175,000	DOM	49 days	Distance	0.53km



# Summary

43 Pinecroft Street Camp Hill QLD 4152

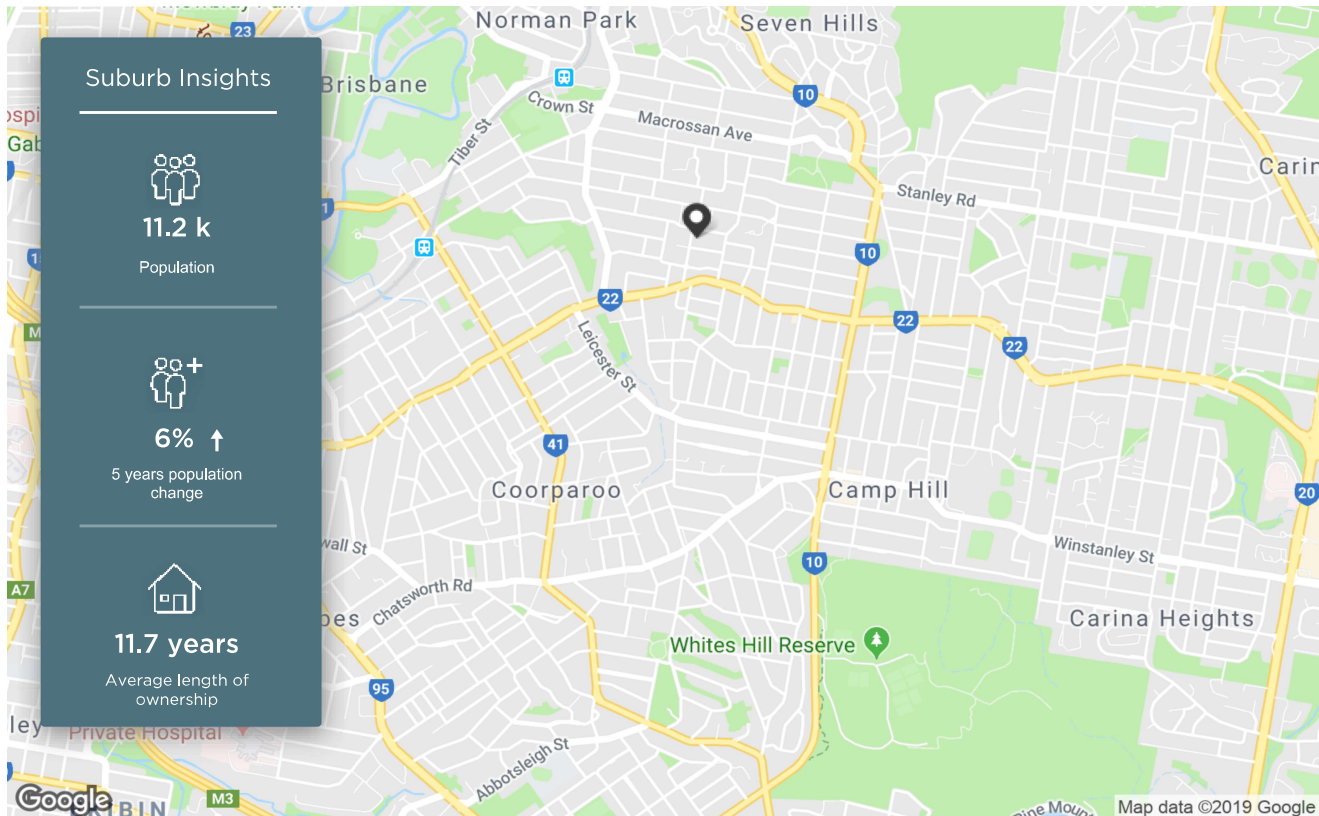


Appraisal price range

Notes from your agent

# Camp Hill

## Demographic

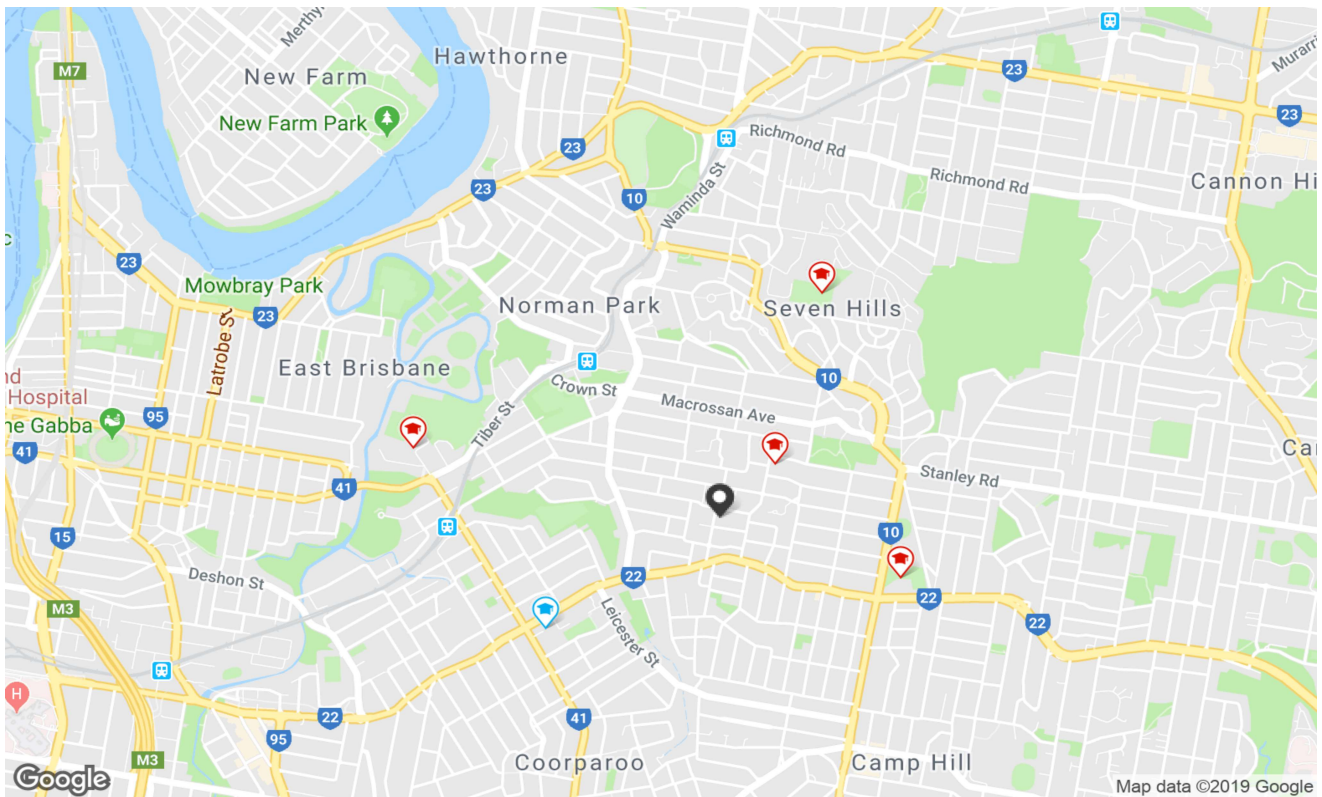







The size of Camp Hill is approximately 4.8 square kilometres. It has 12 parks covering nearly 18% of total area. The population of Camp Hill in 2011 was 10,533 people. By 2016 the population was 11,191 showing a population growth of 6.2% in the area during that time. The predominant age group in Camp Hill is 40-49 years. Households in Camp Hill are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Camp Hill work in a professional occupation. In 2011, 68.5% of the homes in Camp Hill were owner-occupied compared with 69.4% in 2016. Currently the median sales price of houses in the area is \$910,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	30.7	Owens Outright	26.8	0-15.6K	2.2	0-9	15.9
Couples with Children	56.0	Purchaser	42.6	15.6-33.8K	8.9	10-19	13.7
Single Parents	11.5	Renting	28.4	33.8-52K	7.6	20-29	12.4
Other	1.8	Other	0.3	52-78K	10.9	30-39	16.0
		Not Stated	1.7	78-130K	20.2	40-49	18.1
				130-182K	14.3	50-59	11.0
				182K+	26.5	60-69	6.4
						70-79	3.4
						80-89	2.4
						90-99	0.6



# Local Schools



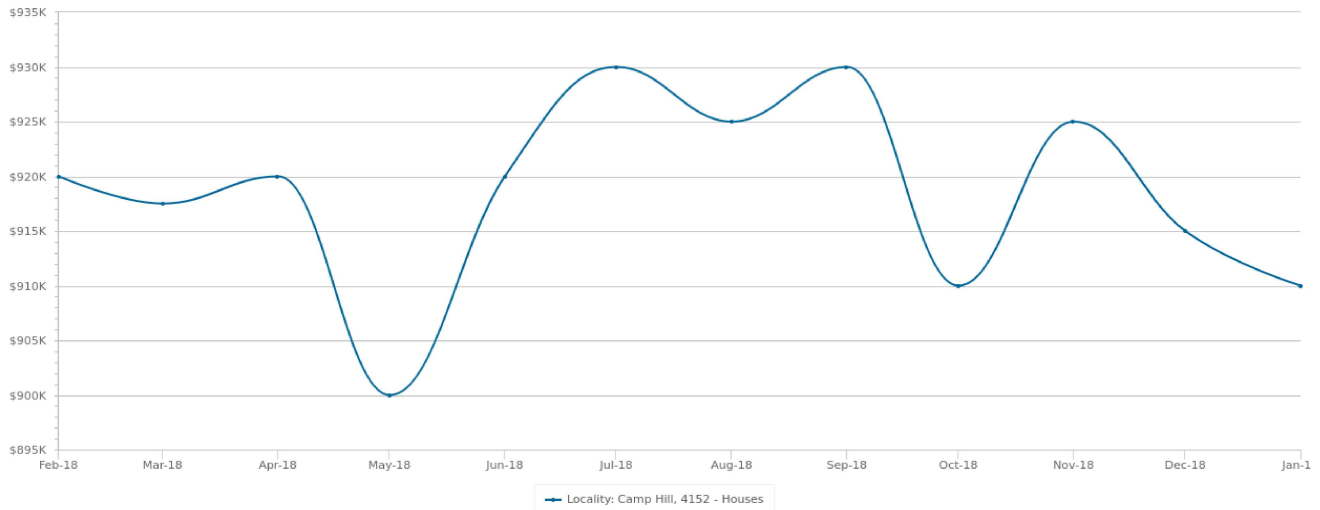
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>St Thomas' School</b> 51 Joseph Street Camp Hill QLD 4152	0.41km	Primary	Mixed	Non-Government	0-6
 <b>Camp Hill State Infants and Primary School</b> 676 Old Cleveland Road Camp Hill QLD 4152	0.99km	Primary	Mixed	Government	0-6
 <b>Coorparoo State School</b> 327 Old Cleveland Road Coorparoo QLD 4151	1.04km	Primary	Mixed	Government	0-6
 <b>Seven Hills State School</b> 152 D'Arcy Road Seven Hills QLD 4170	1.29km	Primary	Mixed	Government	0-6
 <b>Coorparoo Centre for Continuing Secondary Education</b> 4 Cavendish Road Coorparoo QLD 4151	1.56km	Secondary	-	Government	0-0

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (House)

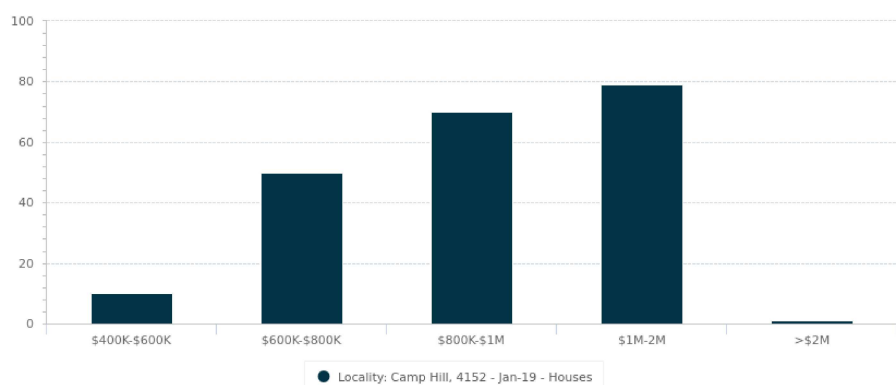


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2019	11	\$910,000	-0.5% ▼	34	91	\$542
Dec 2018	12	\$915,000	-1.1% ▼	35	93	\$527
Nov 2018	19	\$925,000	1.6% ▲	36	117	\$530
Oct 2018	21	\$910,000	-2.2% ▼	34	106	\$530
Sep 2018	16	\$930,000	0.5% ▲	34	76	\$525
Aug 2018	13	\$925,000	-0.5% ▼	34	77	\$522
Jul 2018	21	\$930,000	1.1% ▲	34	79	\$520
Jun 2018	18	\$920,000	2.2% ▲	31	86	\$520
May 2018	24	\$900,000	-2.2% ▼	31	80	\$520
Apr 2018	13	\$920,000	0.3% ▲	29	83	\$520
Mar 2018	20	\$917,500	-0.3% ▼	27	79	\$515
Feb 2018	22	\$920,000	-0.5% ▼	26	72	\$510

Sales by Price - 12 months (House)

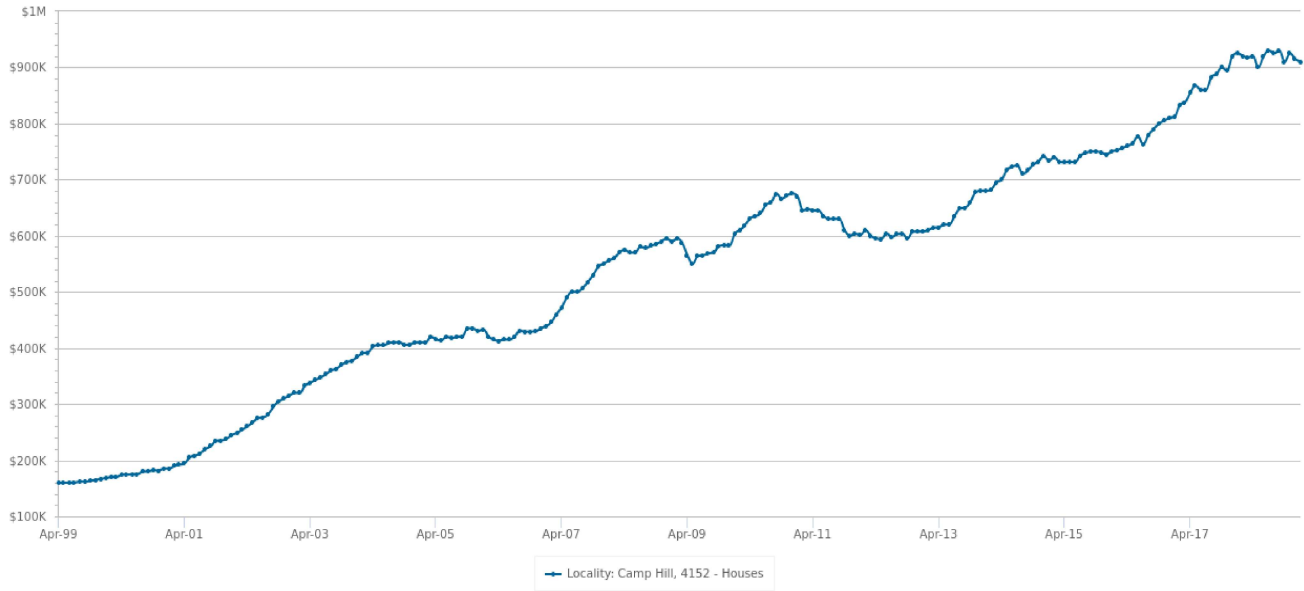
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	10
\$600K-\$800K	50
\$800K-\$1M	70
\$1M-\$2M	79
>\$2M	1



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2019	210	\$910,000	-1.6% ▼	34	293	\$550
2018	225	\$925,000	13.8% ▲	26	274	\$515
2017	233	\$813,000	8.3% ▲	34	240	\$500
2016	232	\$750,500	2.3% ▲	21	230	\$500
2015	240	\$733,750	7.9% ▲	23	217	\$495
2014	226	\$680,000	11.9% ▲	22	204	\$470
2013	201	\$607,500	1.0% ▲	36	200	\$460
2012	178	\$601,750	-10.2% ▼	41	218	\$440
2011	173	\$670,000	11.0% ▲	32	221	\$410
2010	210	\$603,500	2.3% ▲	27	212	\$400
2009	172	\$590,000	6.1% ▲	35	225	\$400
2008	280	\$556,250	26.7% ▲	18	230	\$365
2007	254	\$439,000	1.4% ▲	33	226	\$320
2006	261	\$433,000	5.6% ▲	49	255	\$290
2005	195	\$410,000	6.7% ▲	45	237	-
2004	308	\$384,250	20.1% ▲	34	220	-
2003	322	\$320,000	30.6% ▲	25	159	\$250
2002	327	\$245,000	32.4% ▲	20	166	\$230
2001	359	\$185,000	10.1% ▲	-	66	-
2000	285	\$168,000	5.0% ▲	-	-	-



## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2019. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see [www.corelogic.com.au/aboutus/thirdpartyrestrictions.html](http://www.corelogic.com.au/aboutus/thirdpartyrestrictions.html)

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.