

## INSTRUCTION DETAILS

**Instructing party:** Otto Dargan - AMP Bank Limited

**Reference number:** 3051151

**Customer:** [REDACTED]

**Purpose of Report:** Refinance

## PROPERTY DETAILS



**Property Type:** HOUSE

**LGA:** Moreton Bay Regional - Redcliffe

**Title details:** LOT 15 R34310

**Zoning:** LOW DENSITY RESIDENTIAL

**Built about:** 1960

**Additions about:** -

**Car accommodation:** Single Garage

**Main wall:** Chamferboard

**Roof:** Tile

**Last sale date:** 22/10/2014

**Last sale price:** \$380,000

## ASSESSMENT DETAILS

**ASSESSED VALUE : \$400,000**

**Assessment Completed:** 01/02/2019

**Customer's Estimate:** \$450,000

## RISK ANALYSIS

**Market Risk Score: 190/ 1000**



A higher market score indicates an increased likelihood that there is over supply of properties for sale in the local area and downward pressure on property prices.

**Property Risk 408/ 1000**



A higher score indicates an increased difficulty in accurately determining a property's value due to its unique characteristics and a lack of comparable recent sales.

**COMPARABLE SALES DETAILS**

**61 Shields Street Redcliffe QLD 4020**



 3	 1	 1	 769 m2	 -
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**Sale Date / Price:** 13/11/2018 / \$370,000      **Lot/Plan:** L27 R3439

**Comparability to subject:** Comparable      **Zoning:** LOW DENSITY RESIDENTIAL(R)

**Distance:** 0.07 km

**Comments:**

**31 Longland Street Redcliffe QLD 4020**



 3	 1	 2	 602 m2	 93
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**Sale Date / Price:** 05/11/2018 / \$440,000      **Lot/Plan:** L15 RP93676

**Comparability to subject:** Superior      **Zoning:** LOW DENSITY RESIDENTIAL(R)

**Distance:** 0.33 km

**Comments:**

**6 Joyce Street Redcliffe QLD 4020**



 3	 2	 2	 673 m2	 184
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**Sale Date / Price:** 22/08/2018 / \$518,420      **Lot/Plan:** L15 R34317

**Comparability to subject:** Superior      **Zoning:** LOW DENSITY RESIDENTIAL(R)

**Distance:** 0.09 km

**Comments:**

**62 Sportsground Street Redcliffe QLD 4020**



 3	 1	 1	 409 m2	 80
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**Sale Date / Price:** 06/11/2018 / \$370,000      **Lot/Plan:** L7 RP141241

**Comparability to subject:** Inferior      **Zoning:** LOW DENSITY RESIDENTIAL(R)

**Distance:** 0.38 km

**Comments:**

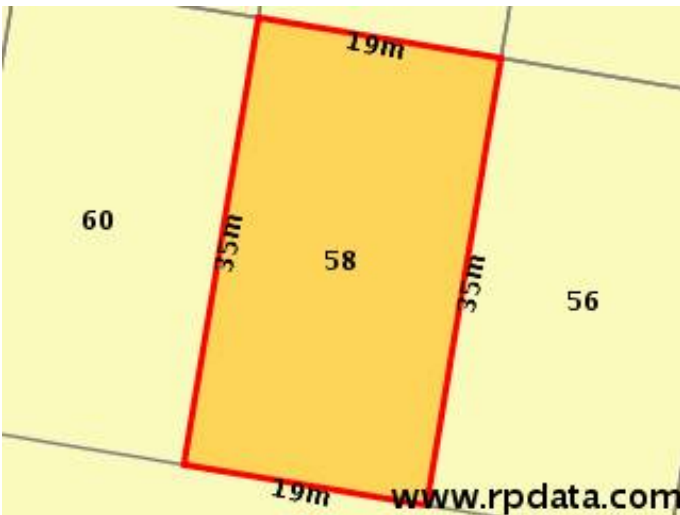
■ SITE PHOTO



■ AERIAL MAP



■ CADASTRAL MAP



■ STREET MAP



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