



MARKETING KIT
*LOT 7 Andrew Street,
Bundamba*

Index

- ✓ Property Summary *Item - 1*
- ✓ Inclusions *Item - 2*
- ✓ Land Plan *Item - 3*
- ✓ Floor Plan *Item - 4*
- ✓ Suburb Report *Item - 5*
- ✓ Rental Appraisal *Item - 6*

Summary

ADDRESS:	LOT 7 Andrew Street, Bundamba
PACKAGE PRICE:	\$579,990
HOUSE SIZE:	191.68m ²
LAND SIZE:	679m ²
BEDROOMS:	3 + 1
BATHROOMS:	2 + 1
CAR ACCOM:	1 + 1
RENTAL RETURN:	Anticipated rent (as per rental appraisals)\$550 - \$620per week
INCLUSIONS:	Three air conditioning units Modern Kitchen Stainless steel appliances Carpet in bedrooms and tiles throughout Ceiling fans and LED down-lights throughout Window furnishing to sliding windows and doors Landscape allowance Subject to site conditions

2. INCLUSIONS

Site Works



- Survey, soil test and site inspections
- Building permit application fees
- External Sewer drainage and connection to existing junction, storm-water drainage of roof water to street or easement in block
- Water service connection
- Obtain council building approval
- Prepare full working drawings

External Works

- Connections to power, water, sewer, and roof storm water
- Site is cleared of builder's waste materials
- Exposed concrete driveway & pathway to porch
- Front landscaping garden with drought tolerant planting to suit local environments with turf to balance
- Timber paling fencing (as per subdivision covenants) to rear and partial side boundaries, returning to side of home with one hinged gate (where fencing is not existing already)
- Letterbox with house number



- Flush panel internal doors painted with full gloss quality paints
- Skirting and architrave painted with full gloss quality paints
- Cove cornice throughout
- Chrome/satin/stainless steel/satin chrome/brushed aluminium/polished chrome internal door handles
- Walk in robe or built in robes to bedroom one, robe to other bedrooms
- Melamine Sliding doors to all bedroom robes, doors to Linen
- Ceramic floor tiles to main floor areas & wet area
- Carpet to non-tiled areas (ref drawings)



- Earth leakage electrical safety switch to lights and power points
- Smoke detectors as required by authorities
- Combination heat lamp/light/exhaust fans to bathroom and ensuite
- LED Downlight Fittings to all internal light points, down light fittings to front of house, downlight to porch, floodlight to rear garage door/external laundry
- 2 x Split System air conditioning units
- Electric Hot Water System
- NBN provision and lead in



- Termite treatment system to the perimeter of the concrete slab and all penetrations
- Engineer designed slab up to “M” class depending on site conditions
- 70mm pine wall frames
- 10mm plasterboard to all internal walls
- Metal Colorbond® sheet roofing (ref drawings)
- Metal Colorbond® fascia and slotted guttering
- Hebel rendered and painted high performance external cladding system



- Sectional garage door with remote
- Minimum 6-star energy rating
- Energy efficient gas continuous flow hot water system unless covenant states otherwise
- Extended maintenance warranty period
- Blinds to windows & sliding glass doors (excludes front entry side lights if applicable)
- Fly screen to all windows and glass sliding doors
- Security screen to 2 x external doors
- Fans to living room and bedrooms

Kitchen, Bathrooms & Laundry



- Reconstituted stone to kitchen bench tops
- Acrylic bathtub (refer to drawing)
- Framed clear safety glass 'pivot' shower screen
- Chrome towel rails, toilet roll holders to all bathrooms and toilets
- Chrome tap ware to bathroom, ensuite & laundry with fixed shower rose to showers
- Stainless steel fan forced oven, rangehood, dishwasher & ceramic cooktop (dishwasher including single power point & cold-water point)



Client _____

Client _____

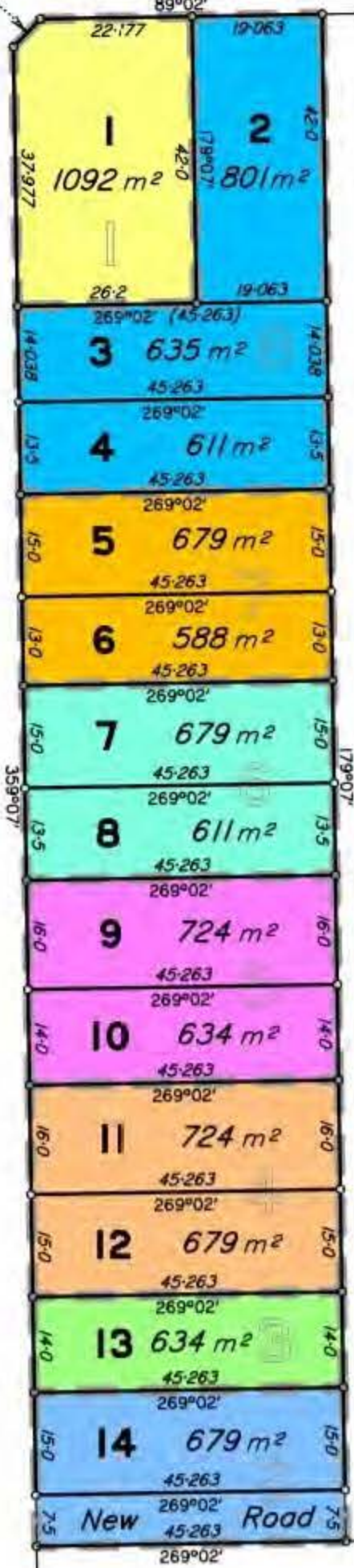
Builder _____

Date _____

NELSON STREET

44°04'30"
5-694

ANDREW



Pursuant to Section 336(b) of the Sustainable Planning Act 2009, this plan forms part of Council's approval for

Approval No: 7906/09/MA/A

Date: 16 December 2013

Signed: *[Signature]*

Date: 21 February 2014

STAGING

Stage Boundary

Stage 1

Lot 1 (& Balance)
Number of Lots: 1
Balance Area: 9167m²

Stage 2

Lot 14 & Road (& Balance)
Number of Lots: 1
Balance Area: 7999m²

Stage 3

Lot 13 (& Balance)
Number of Lots: 1
Balance Area: 7365m²

Stage 4

Lots 11 & 12 (& Balance)
Number of Lots: 2
Balance Area: 5962m²

Stage 5

Lots 9 & 10 (& Balance)
Number of Lots: 2
Balance Area: 4604m²

Stage 6

Lots 7 & 8 (& Balance)
Number of Lots: 2
Balance Area: 3314m²

Stage 7

Lots 5 & 6 (& Balance)
Number of Lots: 2
Balance Area: 2047m²

Stage 8

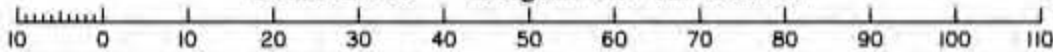
Lots 2, 3 & 4
Number of Lots: 3
Balance Area: NIL

2
RP87451

8
RP87451

TOTAL AREA 1.011 ha
Area of New Road 339m²
No. of Lots 14

Scale 1:800 - Lengths are in Metres.



E	STAGING BOUNDARIES	10/12/13
A	ORIGINAL ISSUE	09/11/09
ISSUE	AMENDMENTS	DATE

NOTE:

This plan is of a Proposed Subdivision to accompany a Subdivision Application and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land.

PROPOSED STAGED SUBDIVISION

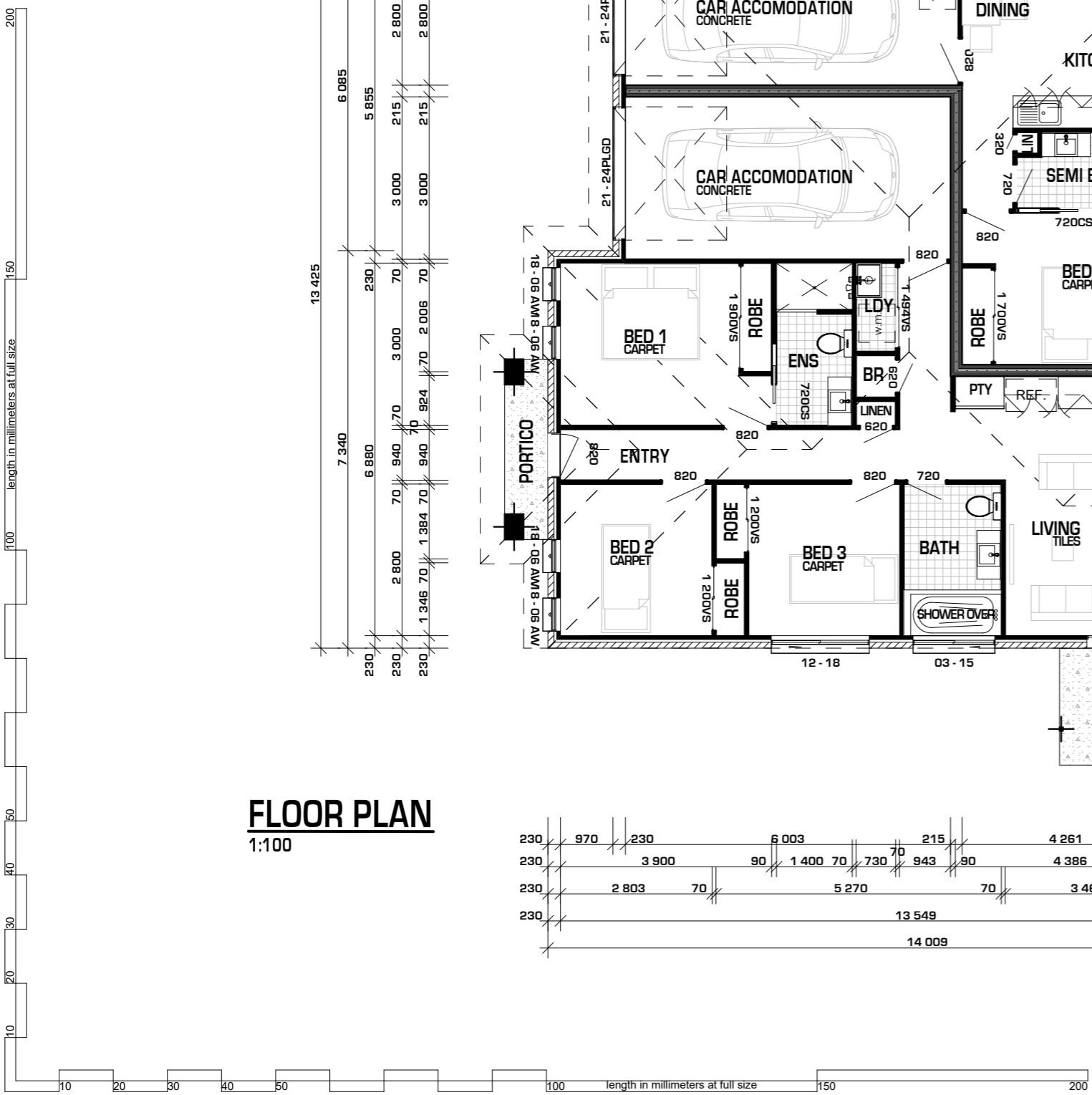
Description
LOTS 1 to 14
Cancelling Lot 1 on RP87451
Parish of GOODNA
County of Stanley
72 Nelson Street, Bundamba

Scale in Metres
1:800 at A3

Norris Clarke & O'Brien Pty Ltd
Licensed Surveyors
Town Planners
Development Consultants



4. FLOOR PLAN



DWELLING	
HABITABLE AREA:	125.8m ²
CAR ACCOM AREA:	39.66m ²
PORTICO AREA:	2.66m ²
PERGOLA AREA:	13.9m ²
UNDER ROOF AREA:	9.66m²
TOTAL AREA	191.68m²

OWNER: _____
 OWNER: _____
 BUILDER: _____
 DATE: ____ / ____ / 2020

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

NOTES:

BE AWARE:
 SUBSTITUTION OF ANY STRUCTURAL MEMBERS, & OR VARIATIONS TO ANY PART OF THE DESIGN, WILL VOID ANY RESPONSIBILITIES OF THE BUILDING DESIGNER FOR THE STRUCTURAL INTEGRITY & PERFORMANCE OF THE BUILDING.

NRG
 DEVELOPMENTS

Client
 Project Name
CUSTOM DWELLING HOME
 Facade
STANDARD
 Version
V
 Revision
R1 11-3-20
 Lot Designation

Drawing Title:
SALES PLAN

Scale: as noted	Date:
Status: SALES PLAN	Drawn By: NRG
Project No:	Drawing No:
---	2 OF 2 OF 2

Plot Date: 11/03/2020

5. SUBURB REPORTS

Suburb Profile Report
Bundamba QLD 4304

Prepared on 14 April 2021



CoreLogic®





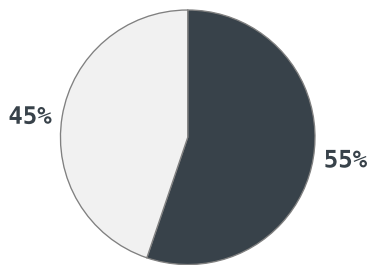
26km
Distance from GPO



6.5k
Population
↑20.4%
5 year population change



11 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Bundamba is approximately 11 square kilometres. It has 15 parks covering nearly 2% of total area. The population of Bundamba in 2011 was 5,402 people. By 2016 the population was 6,503 showing a population growth of 20.4% in the area during that time. The predominant age group in Bundamba is 20-29 years. Households in Bundamba are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Bundamba work in a labourer occupation. In 2011, 62.7% of the homes in Bundamba were owner-occupied compared with 53.3% in 2016. Currently the median sales price of houses in the area is \$309,000.

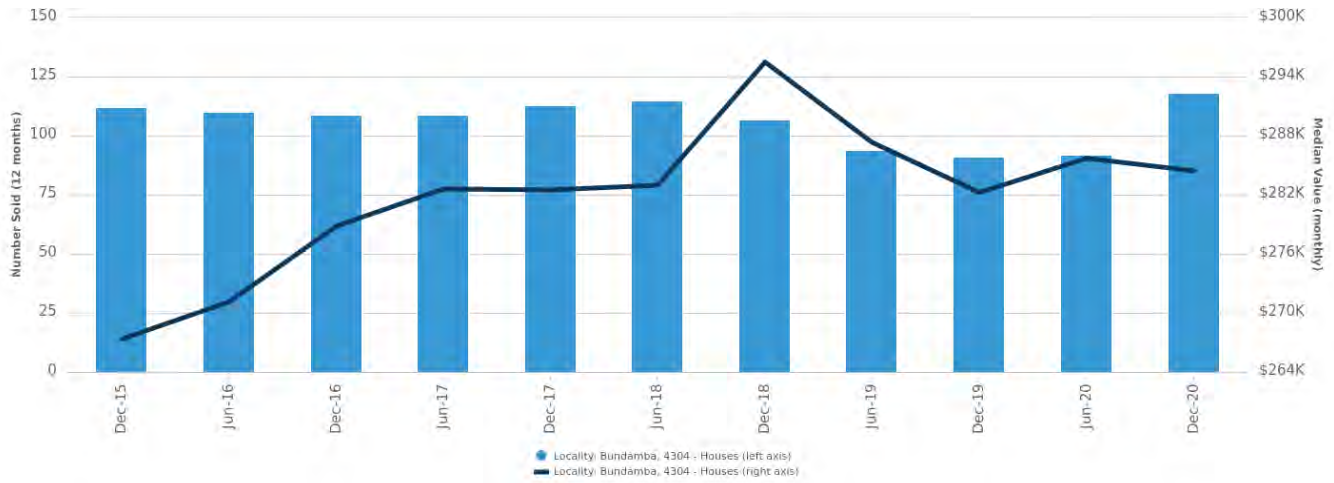
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,307	144	\$296,610	46
	368	15	\$223,625	5

*Total number of unique properties listed for sale over the past 12 months.

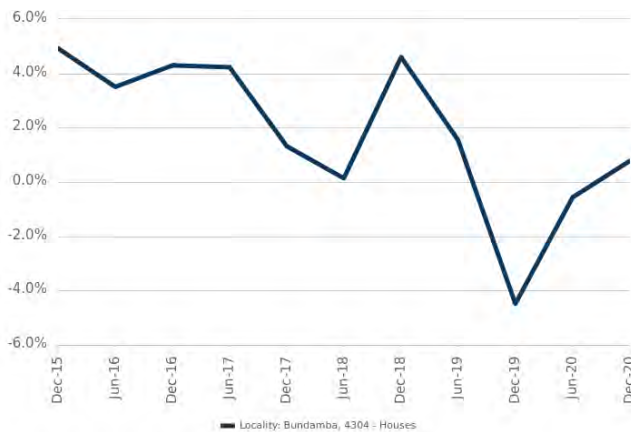


Houses: For Sale

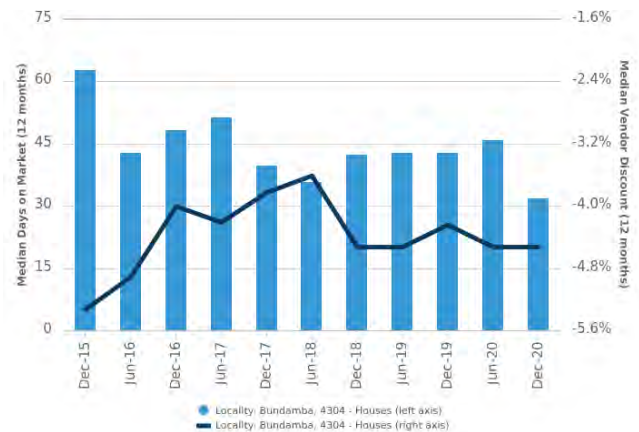
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$345,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$309,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$258,500

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

4

2
BEDROOMS

3



**35 Videroni Street
Bundamba QLD 4304**

Listed on 10 Apr 2021
SOLD BY LYN SILLS @REALTY

3
 1
 607m²



**23 Creek Street Bundamba
QLD 4304**

Sold on 26 Feb 2021
\$265,000*

2
 1
 809m²



**26 Videroni Street
Bundamba QLD 4304**

Listed on 08 Apr 2021
OFFERS OVER \$199,000

1
 1
 607m²



**1/22A Lindsay Street
Bundamba QLD 4304**

Sold on 02 Feb 2021
\$160,000

1
 1
 76m²

23

3
BEDROOMS

36



**2 Lower McCormack Street
Bundamba QLD**

Listed on 12 Apr 2021
\$249,000 negotiable

1
 1
 428m²



**14 Bellhaven Drive
Bundamba QLD 4304**

Sold on 12 Apr 2021
\$347,500*

2
 2
 615m²



**81 Brisbane Road
Bundamba QLD 4304**

Listed on 11 Apr 2021
\$339,000.

8
 2
 827m²



**15 Foxtton Street
Bundamba QLD 4304**

Sold on 08 Apr 2021
\$285,000*

1
 1
 624m²

14

4
BEDROOMS

33



**LOT 1 Brentwood Drive
Bundamba QLD 4304**

Listed on 09 Apr 2021
\$360,000

1
 2
 632m²



**19 Rule Drive Bundamba
QLD 4304**

Sold on 29 Mar 2021
\$344,000*

2
 2
 718m²



**20 Currawong Street
Bundamba QLD 4304**

Listed on 09 Apr 2021
SUBMIT OFFERS

2
 3
 1,837m²



**88 Littleford Circuit
Bundamba QLD 4304**

Sold on 29 Mar 2021
Not Disclosed

2
 2
 600m²

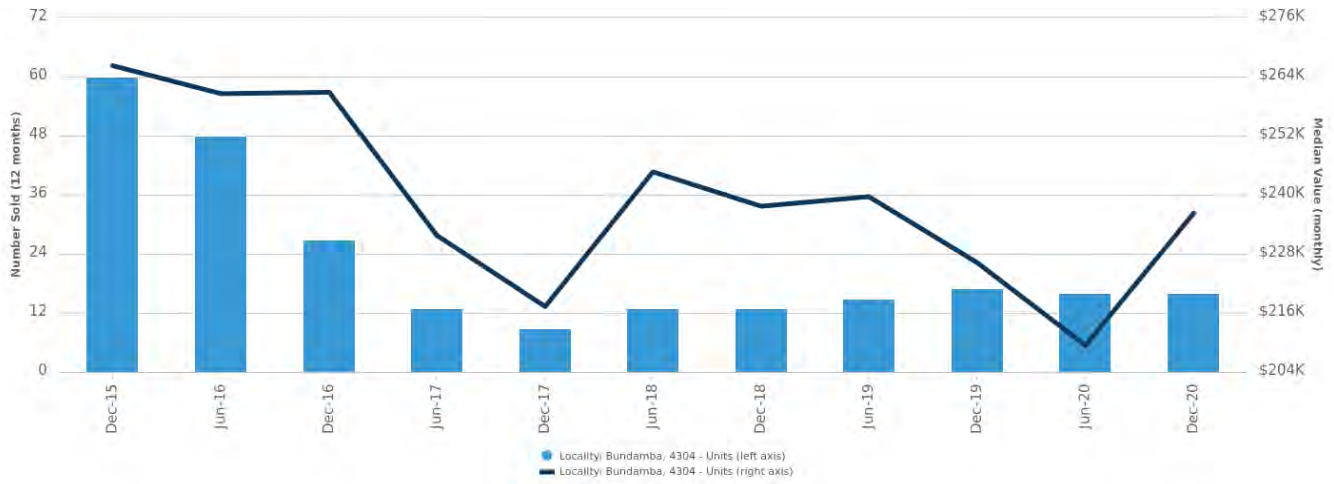


= number of houses currently On the Market or Sold within the last 6 months

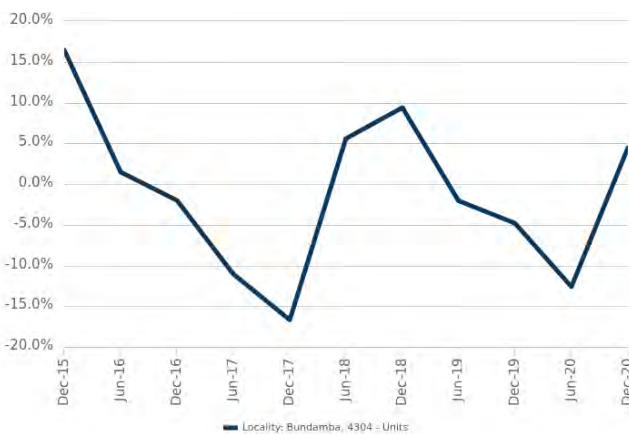
*Agent advised

Units: For Sale

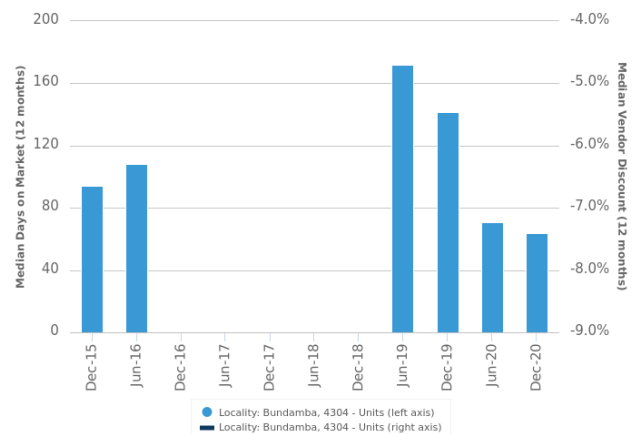
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$214,875

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$202,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$166,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

Recently Sold

3

1
BEDROOMS

0



9 Lindsay Street
Bundamba QLD 4304

Listed on 09 Apr 2021
\$75,000



There are no recently sold 1 bedroom Units in this suburb



34/9 Lindsay Street
Bundamba QLD 4304

Listed on 09 Apr 2021
Buyers From \$70,000.



1

2
BEDROOMS

2



5/32 Lindsay Street
Bundamba QLD 4304

Listed on 09 Apr 2021
Buyers From \$169,000



4/2 Elms Street Bundamba
QLD 4304

Sold on 04 Jan 2021
\$229,000



12/2 Elms Street
Bundamba QLD 4304

Sold on 20 Nov 2020
\$226,500



1

3
BEDROOMS

3



3/39 River Road
Bundamba QLD 4304

Listed on 09 Apr 2021
\$279,000 Negotiable



10/39 River Road
Bundamba QLD 4304

Sold on 08 Dec 2020
\$201,000



18/10 Creek Street
Bundamba QLD 4304

Sold on 20 Nov 2020
\$211,000



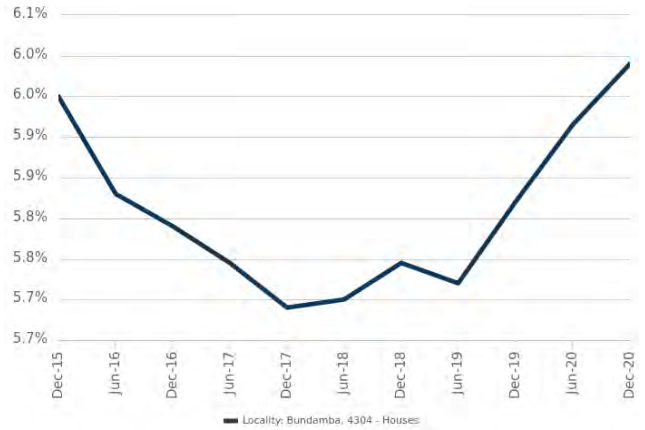
= number of units currently On the Market or Sold within the last 6 months

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1

2
BEDROOMS



**14 Oak Street Bundamba
QLD 4304**

Listed on 08 Apr 2021
\$275/W



1



1



809m²

8

3
BEDROOMS



**14 Egerton Street
Bundamba QLD 4304**

Listed on 08 Apr 2021
\$450/W



5



1



1.01Ha



**4 Wren Court Bundamba
QLD 4304**

Listed on 08 Apr 2021
\$310/W



2



1



804m²

4

4
BEDROOMS



**8 Sugars Place Bundamba
QLD 4304**

Listed on 12 Apr 2021
\$350/W



2



2



654m²



**3 Ann Street Bundamba
QLD 4304**

Listed on 29 Mar 2021
\$465/W



2



2



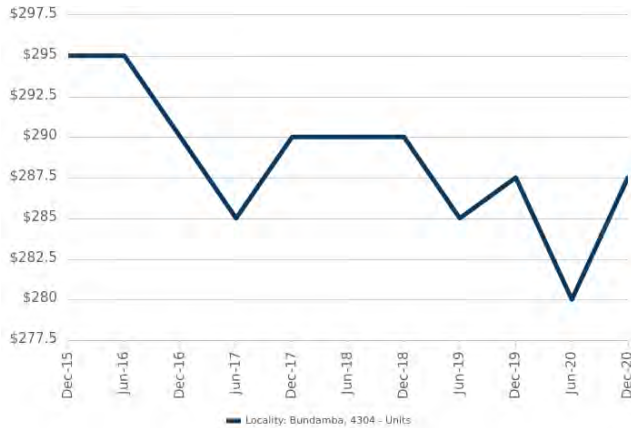
1,410m²



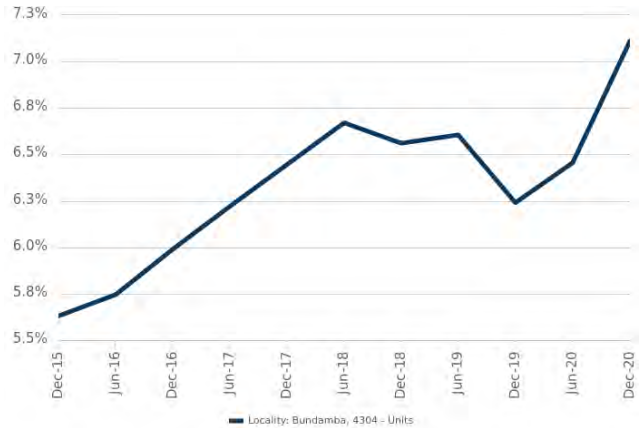
= number of houses observed as On the Market for Rent within the last month

Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

1

2
BEDROOMS



**6/32 Lindsay Street
Bundamba QLD 4304**

Listed on 29 Mar 2021
\$275/W



98m²

8

3
BEDROOMS



**57/51 River Road
Bundamba QLD 4304**

Listed on 12 Apr 2021
\$285/W



143m²



**96/51 River Road
Bundamba QLD 4304**

Listed on 08 Apr 2021
\$300/W



143m²



= number of units observed as On the Market for Rent within the last month

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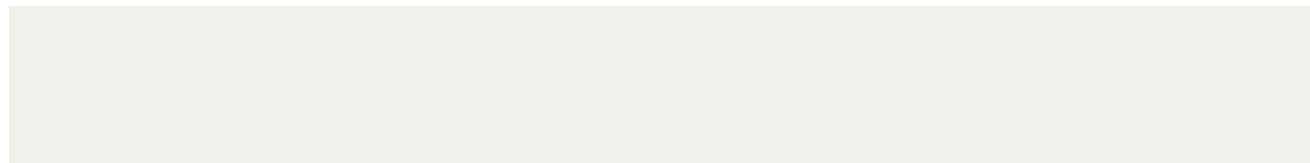
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Mapping Data

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

State and Territory Data

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6. RENTAL APPRAISAL

Appraised on: 14 April 2021

Dual Key – Lot 7 Andrew Street, Bundamba

 3  1  1

 1  1  1

Rental Estimate Vicinity: Unit A: \$300 - \$330pw Unit B: \$250 - \$290pw

At Elever Property Group we believe you deserve a property management team who values your investment and gives you first class service. Everything we do is designed to make the whole process as smooth and affordable as possible. From strategic property pricing to finding the perfect tenant, we take care of everything.

We offer this exclusive Guarantee to our clients to protect your financial interest into your investment. We Understand the importance of having a successful investment property from the beginning. Our outstanding service and our exclusive rental guarantee show our commitment to our investors.

Our team is looking forward to managing your investment property and together creating a successful financial investment. If we can answer any further questions, please do not hesitate to contact us. We look forward to working with you in the near future.

Melissa Badenoch
Senior Property Manager

Phone: 07 3040 9949
Email: melissa@eleverpropertygroup.com