



MARKETING KIT
*LOT 19 New Road,
Redbank Plains*

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ADDRESS:	LOT 19 New Road, Redbank Plains
PACKAGE PRICE:	\$580,990
HOUSE SIZE:	208.30m ²
LAND SIZE:	472m ²
BEDROOMS:	3 + 1
BATHROOMS:	2 + 1
CAR ACCOM:	1 + 1
RENTAL RETURN:	Anticipated rent (as per rental appraisals) \$540 - \$610 per 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 _____

3. LAND PLAN

LEGEND

Denotes Earthwork Pad

Approximate Fill Area

24 Design Contours

Contours (interval 0.1m) based on the Australian Height Datum (AHD) as shown on engineering plan B17080 C-0010 C200 Rev C provided by BG & E.

H=0.77m Denotes retaining wall height

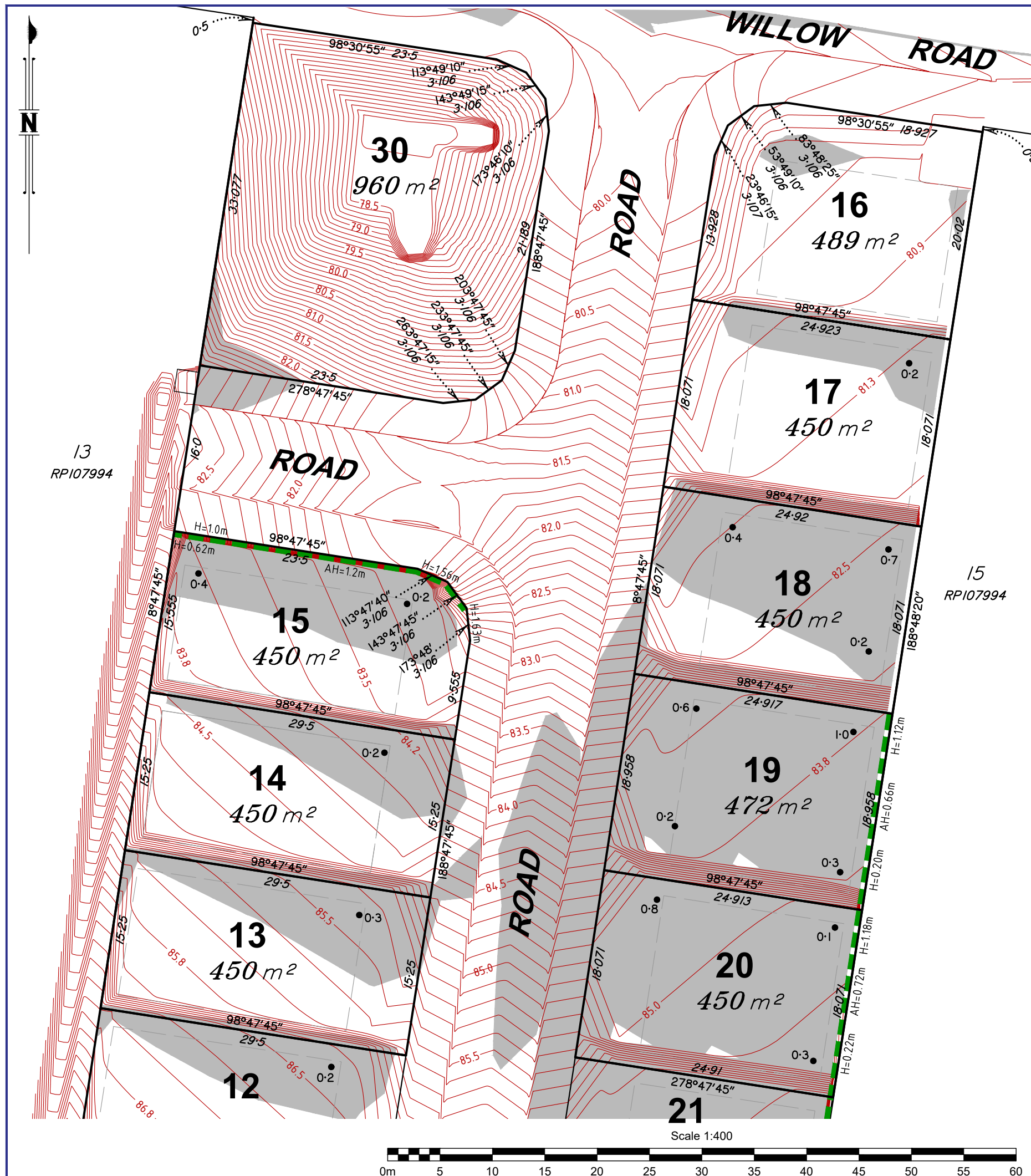
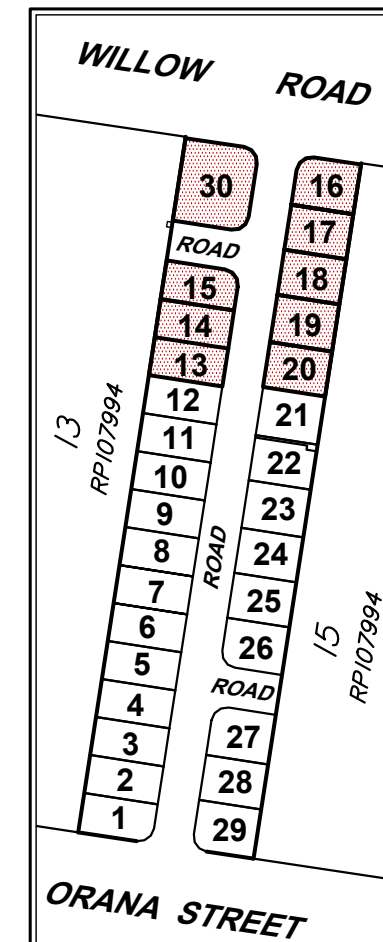
AH=0.77m Denotes retaining wall average height

1.0 Denotes depth of fill

Notes:

1. Drawn to Scale on A3 sheet.
2. All levels are in metres on Australian Height Datum as determined by PM13306, RL 99.950m AHD.
3. Contour Interval 0.1m
4. All dimensions and areas are subject to final survey and approval by ICC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for Qartaba Homes for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Allotment 1-30 on proposal plan SK002 C which accompanied the Subdivision Application and was approved by the Ipswich City Council.
8. The compaction of earth fill will be undertaken as advised by BG & E and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

LOCALITY
SCALE 1:3000



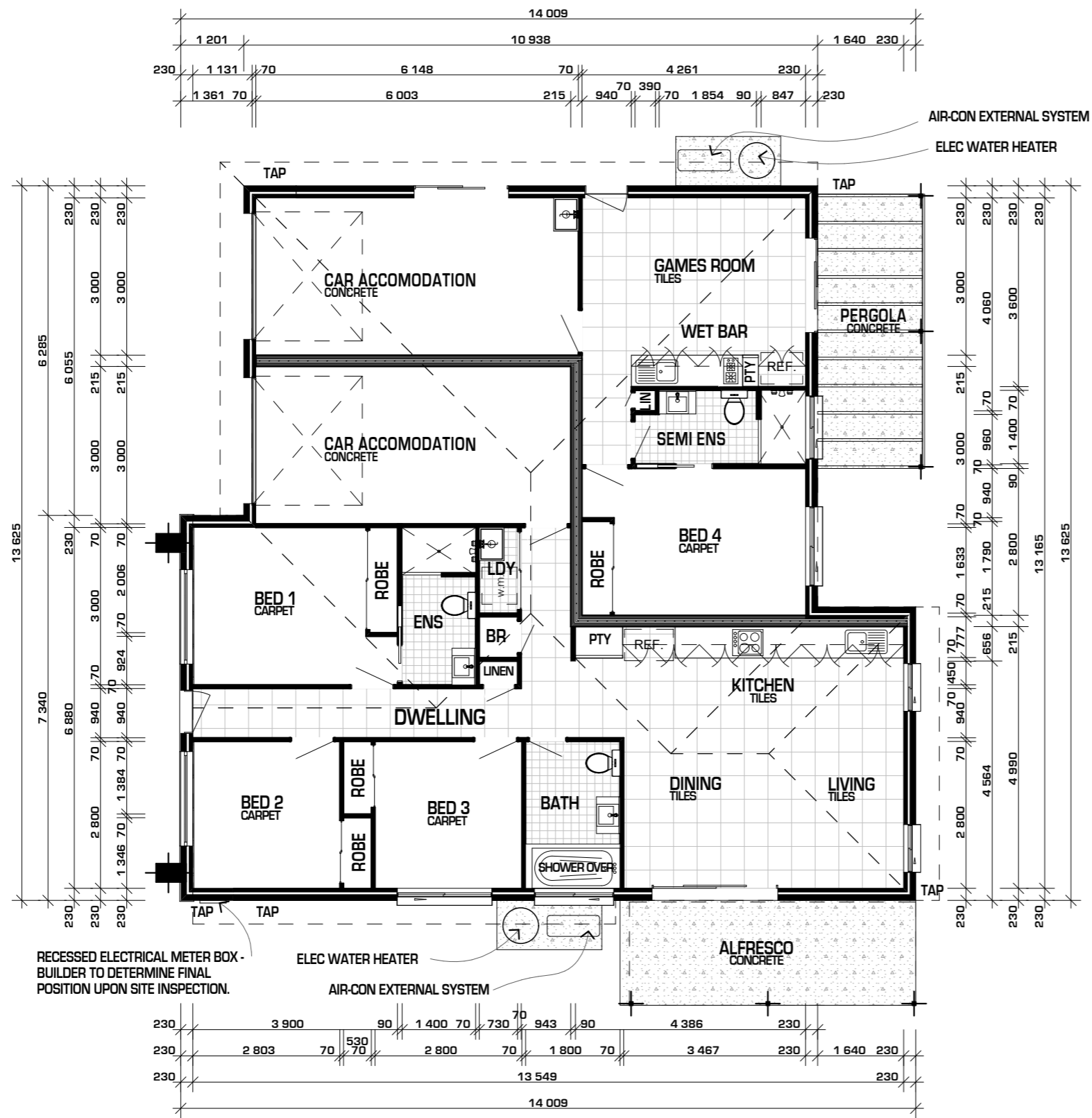
A	Original Issue	BRJ	9/04/2021
Issue	Revision	Int	Date

Title:
Disclosure Plan for Lots 1-30 on SP321379
Cancelling Lot 14 on RP107994 (109 Willow Road, Redbank Plains)

Client: **BG & E ENGINEERS**

Locality:	REDBANK PLAINS
Local Gov:	ICC
Prepared By:	SDS
Surveyed By:	JTT
Approved:	JJH
Date Created:	16/11/2018
Scale:	1:250
Comp File:	171181.Project
Plan No:	181376_001_DIS

4. FLOOR PLAN



DWELLING	
HABITABLE AREA:	145.62m ²
GARAGE AREA:	40.95m ²
ALFRESCO AREA:	11.27m ²
PERGOLA AREA:	10.46m ²
TOTAL AREA	208.30m²

FLOOR PLAN

1:100

RECESSED ELECTRICAL METER BOX -
BUILDER TO DETERMINE FINAL
POSITION UPON SITE INSPECTION.

ELEC WATER HEATER

AIR-CON EXTERNAL SYSTEM

OWNER: _____
 OWNER: _____
 BUILDER: _____
 DATE: ___ / ___ / 2021

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.



Client
 Project Name
CUSTOM
 Facade
CUBE FACADE
 Version
V
 Revision
R
 Lot Designation
LOT 19
 LOT 19 NEW ROAD REDBANK PLAINS

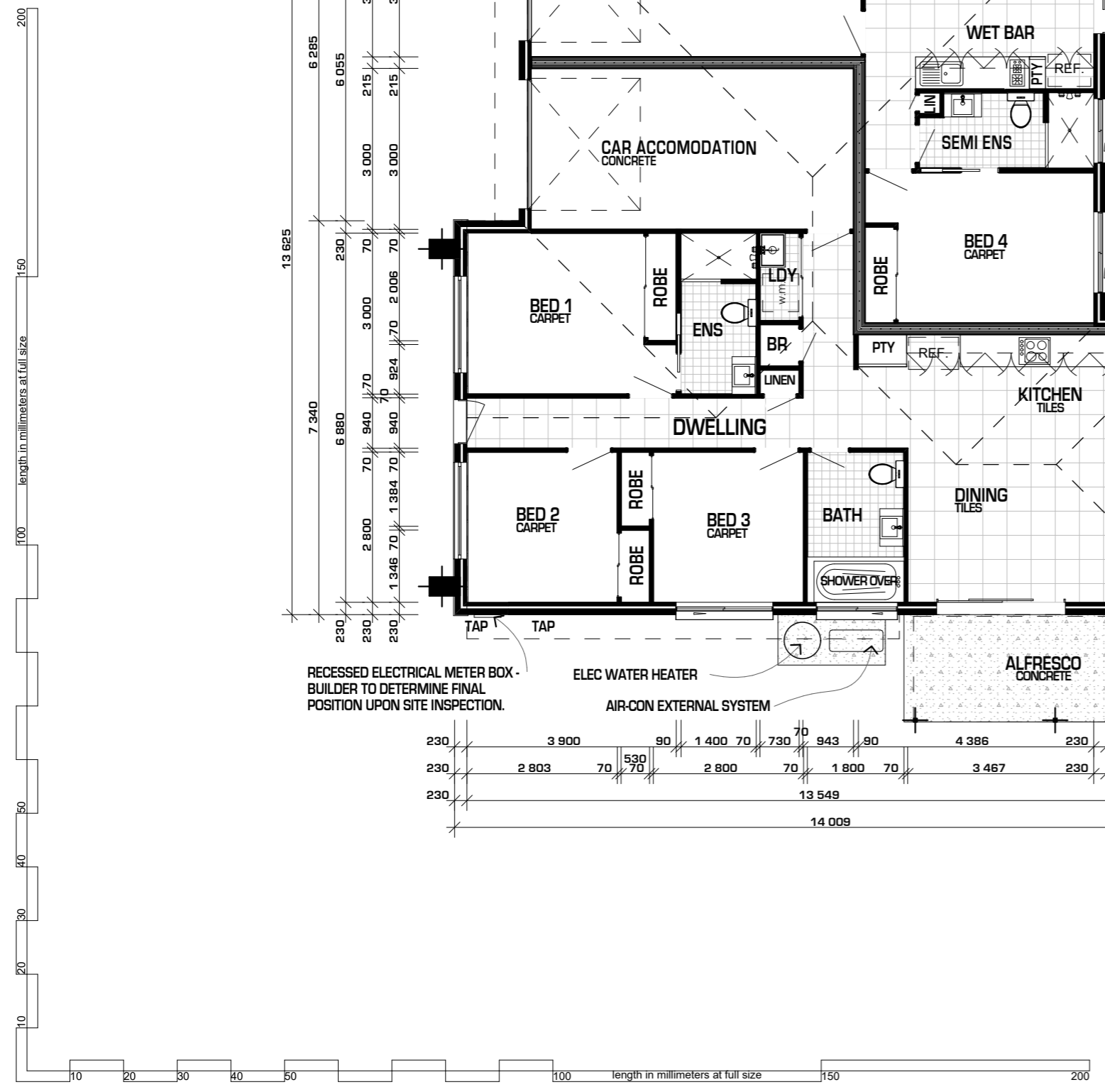
Drawing Title:
FLOOR PLAN

Scale: as noted Date: 13/05/2021

Status: SALES PLAN Drawn By: NRG

Project No: _____ Drawing No.:
2 OF 3

Plot Date: 13/05/2021



5. ESTATE INFORMATION



ORANA STREET

LOT 1
454 m²

LOT 2
450 m²

LOT 3
450 m²

LOT 4
450 m²

LOT 5
450 m²

LOT 6
450 m²

LOT 7
450 m²

LOT 8
450 m²

LOT 9
450 m²

LOT 10
450 m²

LOT 11
450 m²

LOT 12
450 m²

LOT 13
450 m²

LOT 14
450 m²

LOT 15
450 m²

LOT 16
450 m²

LOT 17
450 m²

LOT 18
450 m²

LOT 19
450 m²

LOT 20
450 m²

LOT 21
450 m²

LOT 22
450 m²

LOT 23
450 m²

LOT 24
450 m²

LOT 25
450 m²

LOT 26
450 m²

LOT 27
450 m²

LOT 28
487 m²

LOT 29
483 m²

DRAINAGE RESERVE
150 m²

WILLOW ROAD



6. SUBURB REPORTS

Suburb Profile Report
Redbank Plains QLD 4301

Prepared on 23 February 2021



CoreLogic®





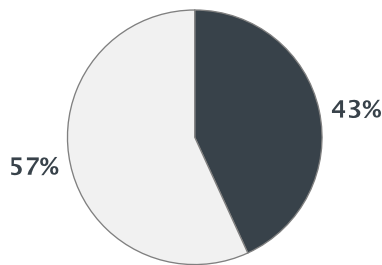
26km
Distance from GPO



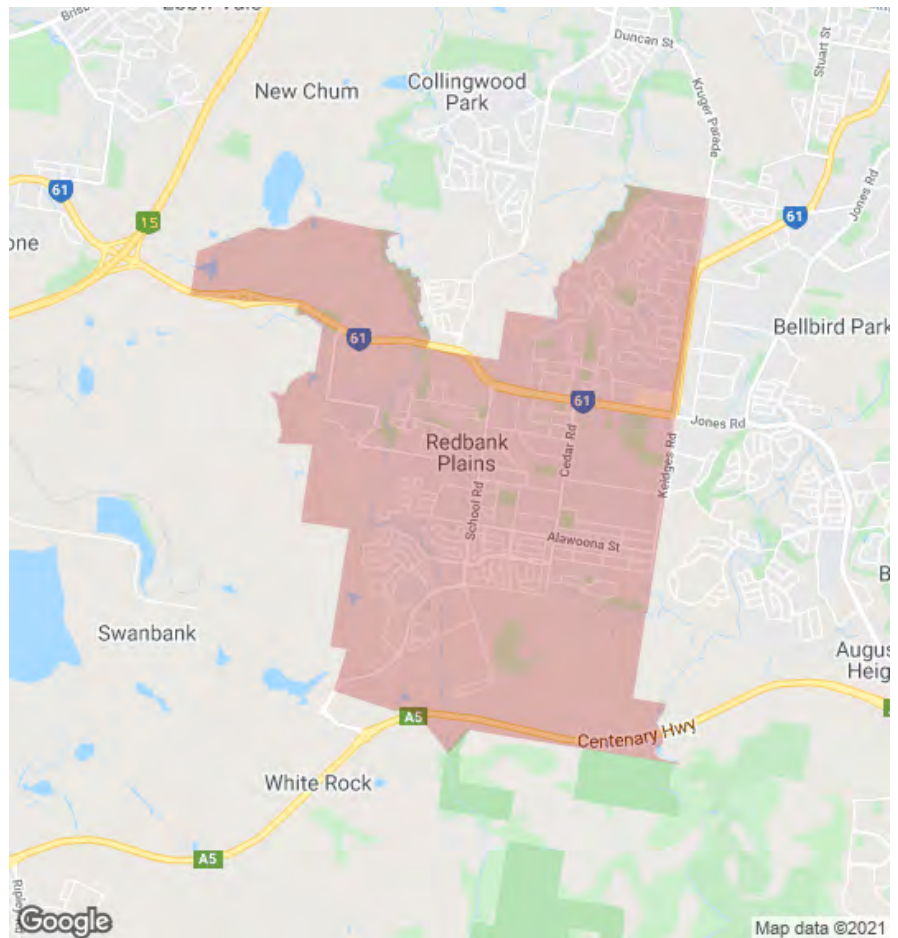
19.3k
Population
↑ 28.8%
5 year population change



10 years
Average length of ownership



■ Owner Occupiers □ Renters



The size of Redbank Plains is approximately 18 square kilometres. It has 37 parks covering nearly 7.2% of total area. The population of Redbank Plains in 2011 was 14,976 people. By 2016 the population was 19,285 showing a population growth of 28.8% in the area during that time. The predominant age group in Redbank Plains is 0-9 years. Households in Redbank Plains are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Redbank Plains work in a labourer occupation. In 2011, 47.5% of the homes in Redbank Plains were owner-occupied compared with 42.2% in 2016. Currently the median sales price of houses in the area is \$320,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	6,859	343	\$335,413	157
	884	27	\$262,882	22

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

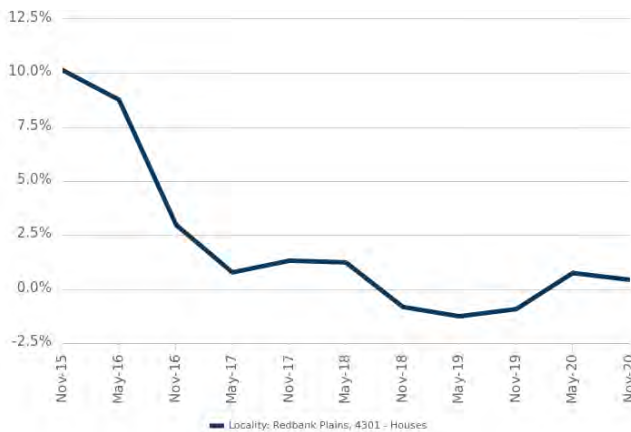


Houses: For Sale

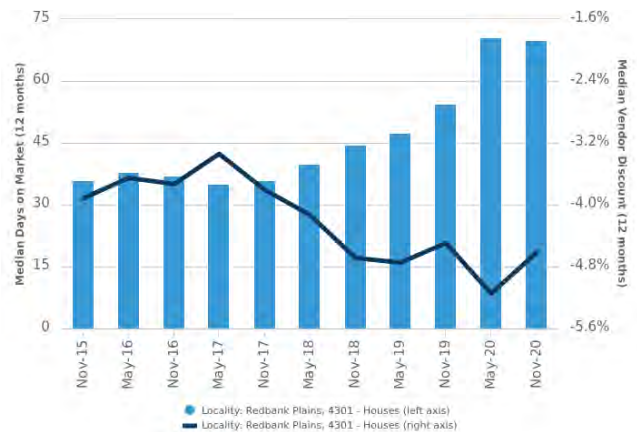
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$355,750

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

\$\$

Median Price*

\$320,000

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*

\$295,000

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

*Statistics are calculated over a rolling 12 month period

Houses: Market Activity Snapshot

On The Market

Recently Sold

4

2
BEDROOMS

1



2/47 Henty Drive Redbank Plains QLD

Listed on 19 Feb 2021
\$225,000 - \$230,000
Negotiable

1
 1
 108m²



31/8 Rosegum Place Redbank Plains QLD

Sold on 21 Sep 2020
\$170,000

1
 1
 97m²



16/4 Lillian Street Redbank Plains QLD

Listed on 19 Feb 2021
\$174,000

1
 1
 114m²

51

3
BEDROOMS

56



21 Olive Smith Street Redbank Plains QLD

Listed on 21 Feb 2021
\$320,000

2
 2
 450m²



15 Flinders Street Redbank Plains QLD

Sold on 03 Feb 2021
Not Disclosed

2
 1
 818m²



38 Kennedy Drive Redbank Plains QLD

Listed on 20 Feb 2021
\$220,000

1
 1
 751m²



4 Small Close Redbank Plains QLD 4301

Sold on 02 Feb 2021
\$265,000*

4
 1
 756m²

90

4
BEDROOMS

101



14 Renee Street Redbank Plains QLD 4301

Listed on 22 Feb 2021
All Offers Considered

2
 2
 678m²



11 Shelley Street Redbank Plains QLD

Sold on 17 Feb 2021
\$385,000*

2
 2
 624m²



12 Wandera Court Redbank Plains QLD

Listed on 21 Feb 2021
\$369,000 negotiable

2
 2
 673m²



25 Stirling Circuit Redbank Plains QLD

Sold on 16 Feb 2021
Not Disclosed

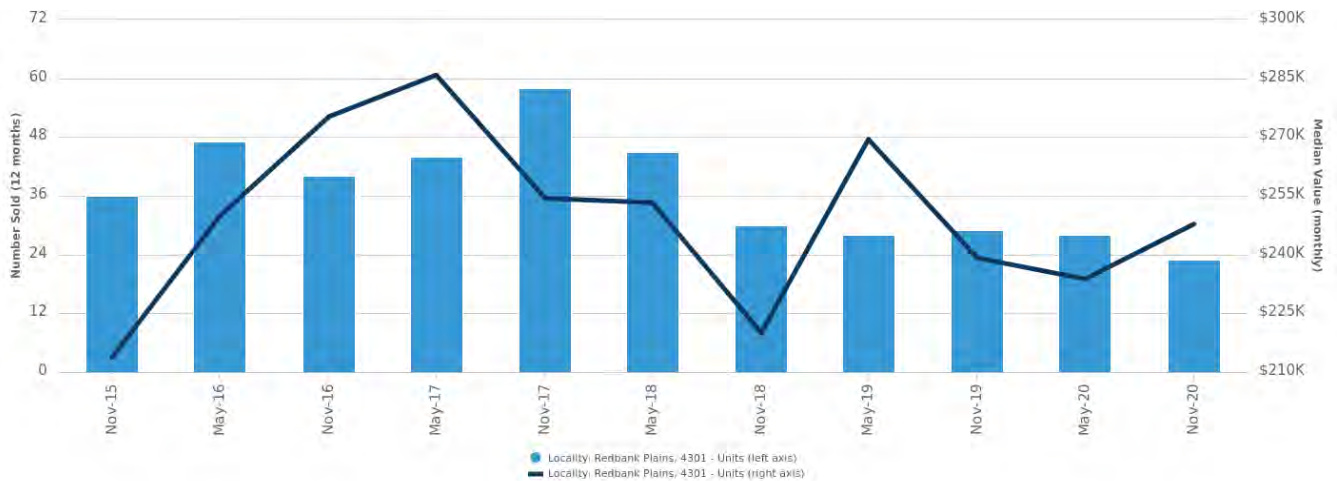
2
 2
 516m²

= 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*

\$327,500

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

\$\$

Median Price*

\$211,000

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*

\$182,500

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

*Statistics are calculated over a rolling 12 month period

Units: Market Activity Snapshot

On The Market

0

1
BEDROOMS

Recently Sold

0

There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb

13

2
BEDROOMS

3



**1/61 Glorious Promenade
Redbank Plains QLD**

Listed on 19 Feb 2021
\$275,000

-
 1
 95m²



**1/64 Glorious Promenade
Redbank**

Sold on 21 Dec 2020
\$225,000*

1
 1
 98m²



**4/66 Glorious Promenade
Redbank**

Listed on 19 Feb 2021
Mid \$200,000s

1
 1
 99m²



**12 Greenhill Street Redbank
Plains QLD**

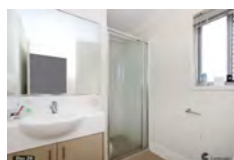
Sold on 11 Dec 2020
\$249,000*

1
 2
 155m²

8

3
BEDROOMS

6



**10/45 Blaxland Crescent
Redbank Plains QLD**

Listed on 19 Feb 2021
Offers over \$299,000

1
 2
 148m²



**266-284 Henty Drive
Redbank Plains QLD**

Sold on 14 Dec 2020
Not Disclosed

2
 2
 2.64Ha



**12 Kimberley Close
Redbank Plains QLD**

Listed on 19 Feb 2021
\$335,000

1
 2
 2.29Ha



**78/32 Warrill Street
Redbank Plains QLD**

Sold on 25 Nov 2020
\$356,900

1
 2
 142m²



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

*Agent advised

Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

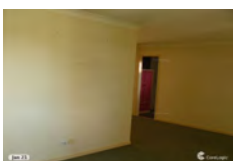
0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

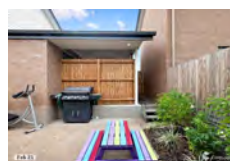
30

3
BEDROOMS



7 Henry Samuel Drive
Redbank Plains QLD

Listed on 22 Feb 2021
\$330/W



98 Lamington Drive
Redbank Plains QLD

Listed on 21 Feb 2021
\$350/W



42

4
BEDROOMS



4 Waxberry Court Redbank
Plains QLD

Listed on 22 Feb 2021
\$340/W



105 Nectar Circuit Redbank
Plains QLD

Listed on 20 Feb 2021
\$420/W



= 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

5

1
BEDROOMS



2/35 Locke Crescent
Redbank Plains QLD

Listed on 18 Feb 2021
\$240/W



1/8 Ironpot Street
Redbank Plains QLD

Listed on 17 Feb 2021
\$250/W



7

2
BEDROOMS



2/267 Cedar Road
Redbank Plains QLD

Listed on 18 Feb 2021
\$280/W



52/8 Rosegum Place
Redbank Plains QLD

Listed on 10 Feb 2021
\$290/W



12

3
BEDROOMS



1/80 Lamington Drive
Redbank Plains QLD

Listed on 18 Feb 2021
\$310/W



51/70 Willow Road
Redbank Plains QLD

Listed on 18 Feb 2021
\$330/W



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

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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.

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7. RENTAL APPRAISAL

Appraised on: 14 May 2021

Dual Living – Lot 19 New Road, Redbank Plains

 3  2  1

 1  1  1

Rental Estimate Vicinity: Unit A: \$300 - \$330pw Unit B: \$240 - \$280pw

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.

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Email: melissa@eleverpropertygroup.com