



25 SAMPLE ST, PADDINGTON, QLD 4064



Owner Details

Owner Name: MR & MRS OWNER
Owner Address: 25 SAMPLE ST, PADDINGTON QLD 4064
Owner Type:

Property Details

UBD Ref: 027 J20



RPD: L1 RP12345:PAR ENOGERA

Valuation: \$ 350,000 (Unimproved)

Date: 30/06/2008

Property Type: House

Valuation: \$ 290,000 (Unimproved)

Date: 30/06/2007

Area: 513 m²

Pri Land Use: SINGLE UNIT DWELLING

2nd Land Use: NONE

Tenure Type: Freehold [Issuing]

Local Authority: BCC - brisbane

Water/Sewerage: Yes / Yes

Zoning

Plan #	LG Zoning	Parish
RP12345	RESIDENTIAL B R3	BRISBANE

Sales History

Last Sale Amount	Last Sale Date	Sale Type	Parties Related
\$ 725,000	26/02/2000	Normal Sale	No
\$ 640,000	15/12/2000	Normal Sale	No
\$ 82,500	29/10/1999	Normal Sale	No



PADDINGTON - Locality Image - Price Range



PADDINGTON - Locality Image - Sale Date

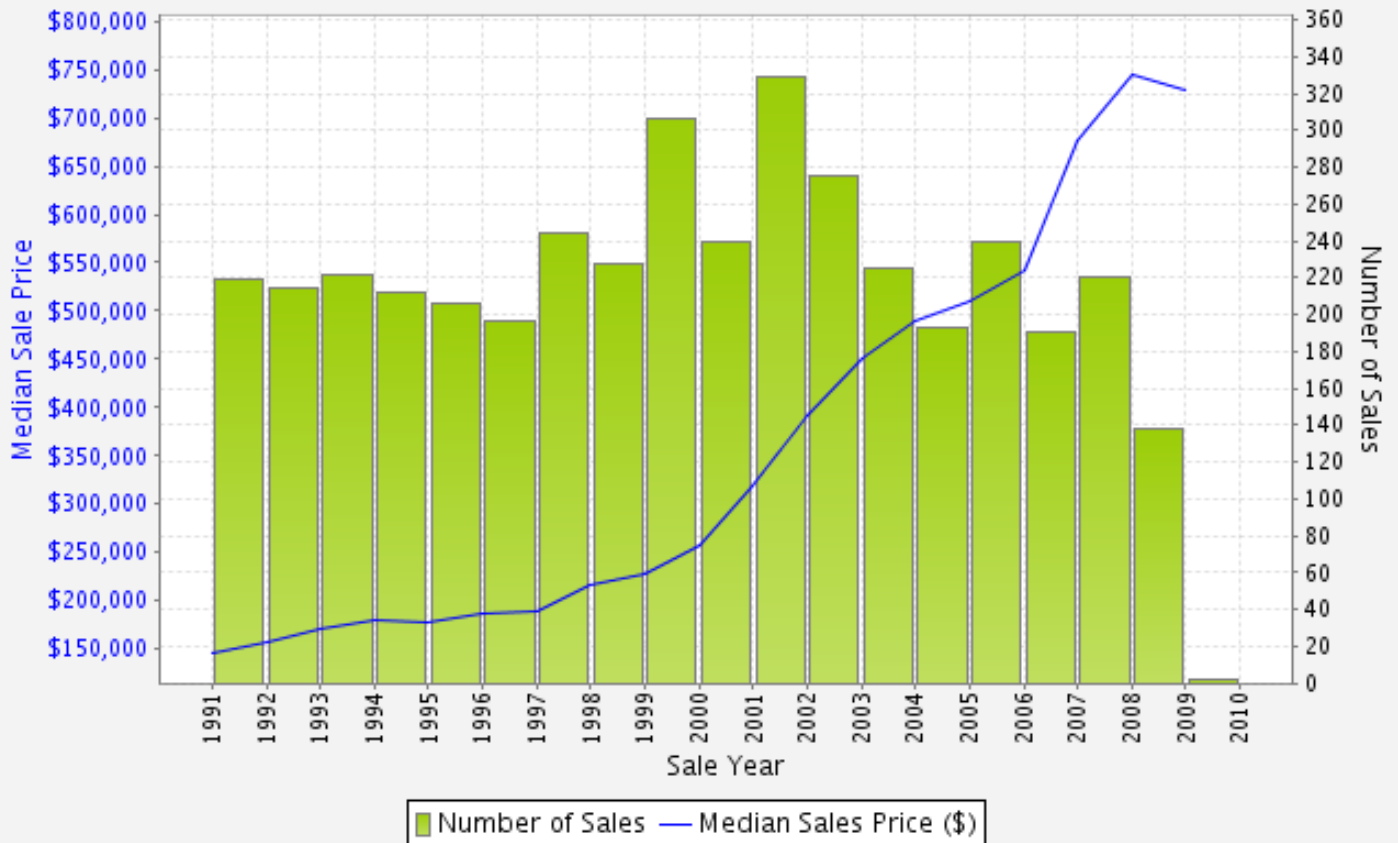




PADDINGTON - Sales & Growth Chart (House)

Year	No. of Sales	Average	Moving Median	Growth	Low	High
1991	219	\$ 158,566	\$ 145,000		\$ 25,000	\$ 387,500
1992	214	\$ 175,273	\$ 157,250	8.4 %	\$ 75,000	\$ 506,475
1993	222	\$ 189,396	\$ 172,000	9.4 %	\$ 37,000	\$ 560,000
1994	212	\$ 199,917	\$ 180,500	4.9 %	\$ 27,000	\$ 470,000
1995	206	\$ 193,983	\$ 177,250	-1.8 %	\$ 24,000	\$ 470,000
1996	196	\$ 214,208	\$ 187,250	5.6 %	\$ 18,800	\$ 1,700,000
1997	244	\$ 221,037	\$ 190,000	1.5 %	\$ 41,100	\$ 770,000
1998	227	\$ 245,301	\$ 217,000	14.2 %	\$ 11,000	\$ 750,000
1999	306	\$ 244,850	\$ 228,250	5.2 %	\$ 10,000	\$ 980,000
2000	239	\$ 293,397	\$ 257,500	12.8 %	\$ 23,500	\$ 955,000
2001	329	\$ 354,822	\$ 320,000	24.3 %	\$ 87,500	\$ 1,300,000
2002	275	\$ 424,936	\$ 392,000	22.5 %	\$ 1,900	\$ 1,100,000
2003	225	\$ 504,392	\$ 450,000	14.8 %	\$ 25,000	\$ 2,700,000
2004	193	\$ 569,470	\$ 490,000	8.9 %	\$ 7,000	\$ 3,500,000
2005	239	\$ 607,997	\$ 509,000	3.9 %	\$ 265,000	\$ 2,510,000
2006	190	\$ 619,202	\$ 541,000	6.3 %	\$ 50,000	\$ 2,200,000
2007	220	\$ 825,736	\$ 676,250	25.0 %	\$ 10,160	\$ 3,000,000
2008	138	\$ 899,365	\$ 745,000	10.2 %	\$ 450,000	\$ 3,500,000
2009	2	\$ 728,500	\$ 728,500	-2.2 %	\$ 627,000	\$ 830,000

Sales & Growth Chart for PADDINGTON





PADDINGTON - Properties For Rent

Search Criteria		Search Summary			
Focus	25 SAMPLE ST, PADDINGTON, QLD 4064	Lowest	\$ 290	4	410 m ²
Radius:	1000 m	Highest	\$ 550	38	476 m ²
		Average	\$ 441	17	447 m ²
		Median	\$ 420	19	455 m ²
		Total	\$ 3,965	156	1,341 m ²



PADDINGTON



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Commercial Space For Lease 	43 SAMPLE TCE, PADDINGTON L2 SP12345:PAR ENOGERA Distance from Property: 487m	\$550 Weekly	Apr 2009	476 m²
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PADDINGTON



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	11 SAMPLE STREET, PADDINGTON L21 RP12345:PAR ENOGERA Distance from Property: 769m	\$540 Weekly	Mar 2009	455 m²
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RED HILL



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	30 SAMPLE STREET, RED HILL L36 RP12345:PAR ENOGERA Distance from Property: 1166m	\$550 Weekly	Mar 2009	N/A
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PADDINGTON



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	196 SAMPLE ROAD, PADDINGTON L33 RP12345:PAR ENOGERA Distance from Property: 818m	\$595 Weekly	Feb 2009	405 m²
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PADDINGTON - Properties For Sale

Search Criteria		Search Summary			
Focus	25 SAMPLE ST, PADDINGTON, QLD 4064	Lowest	\$ 0	4	246 m ²
Radius:	500 m	Highest	\$ 589,000	132	5,000 m ²
		Average	\$ 238,444	72	2,204 m ²
		Median	\$ 0	74	1,086 m ²
		Total	\$ 2,146,000	651	13,227 m ²



PADDINGTON

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91 Sample Street, PADDINGTON

Price by Negotiation

First listed at: \$ 0

4 Days

Date listed: 03/04/2009

246 m²



PADDINGTON

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1 SAMPLE STREET, PADDINGTON

L1 GTP1234:PAR ENOGERA

Distance from Property: 360m

\$519,000

First listed at: \$ 519,000

18 Days

Date listed: 20/03/2009

N/A



MILTON

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19 SAMPLE STREET, MILTON

L27 RP12345:PAR ENOGERA

Distance from Property: 245m

\$589,000

First listed at: \$ 589,000

133 Days

Date listed: 26/11/2008

N/A



PADDINGTON

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20 SAMPLE STREET, PADDINGTON

L50 RP12345:PAR ENOGERA

Distance from Property: 471m

\$725,000

First listed at: \$ 725,000

235 Days

Date listed: 15/08/2008

455 m²



Recent Comparables Sales

Search Criteria		Search Summary		
Focus	25 SAMPLE ST, PADDINGTON, QLD 4064	Sale Price	Area	
Radius:	500 m	Lowest	\$ 555,000	405 m ²
Sale Date:	07/10/2008 to 07/04/2009	Highest	\$ 685,000	539 m ²
Sale Price:		Average	\$ 616,250	478 m ²
Land Size:	Any	Median	\$ 612,500	484 m ²
Property	House	Total	\$ 2,465,000	1,912 m ²



PADDINGTON

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74 Sample Street, PADDINGTON

L3 RP12345:PAR ENOGERA
Distance from Property: 81m
UBD Ref: Brisbane - 017 J16

\$ 555,000

23/03/2009

513 m²

Agents Advice - Sale



MILTON

3 2 2



10 SAMPLE ST, MILTON

L20 RP12345:PAR ENOGERA
Distance from Property: 318m
UBD Ref: Brisbane - 017 J18

\$ 600,000

13/01/2009

405 m²



PADDINGTON

3 2 1



42 SAMPLE ST, PADDINGTON

L2 RP12345:PAR ENOGERA
Distance from Property: 489m
UBD Ref: Brisbane - 017 N14

\$ 685,000

18/12/2008

539 m²



PADDINGTON

2 1 1



29 SAMPLE ST, PADDINGTON

L29 RP12345:PAR ENOGERA
Distance from Property: 398m
UBD Ref: Brisbane - 017 N16

\$ 625,000

12/12/2008

455 m²