



COMPARATIVE MARKET ANALYSIS

13 BOTHWELL STREET, NEWTOWN, QLD 4350

PREPARED BY TRACEY STEWART, REALWAY TOOWOOMBA, PHONE: 0484 958 182



Chloe Gilbert Gedmintas
13 Bothwell Street
Newtown, QLD, 4350

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

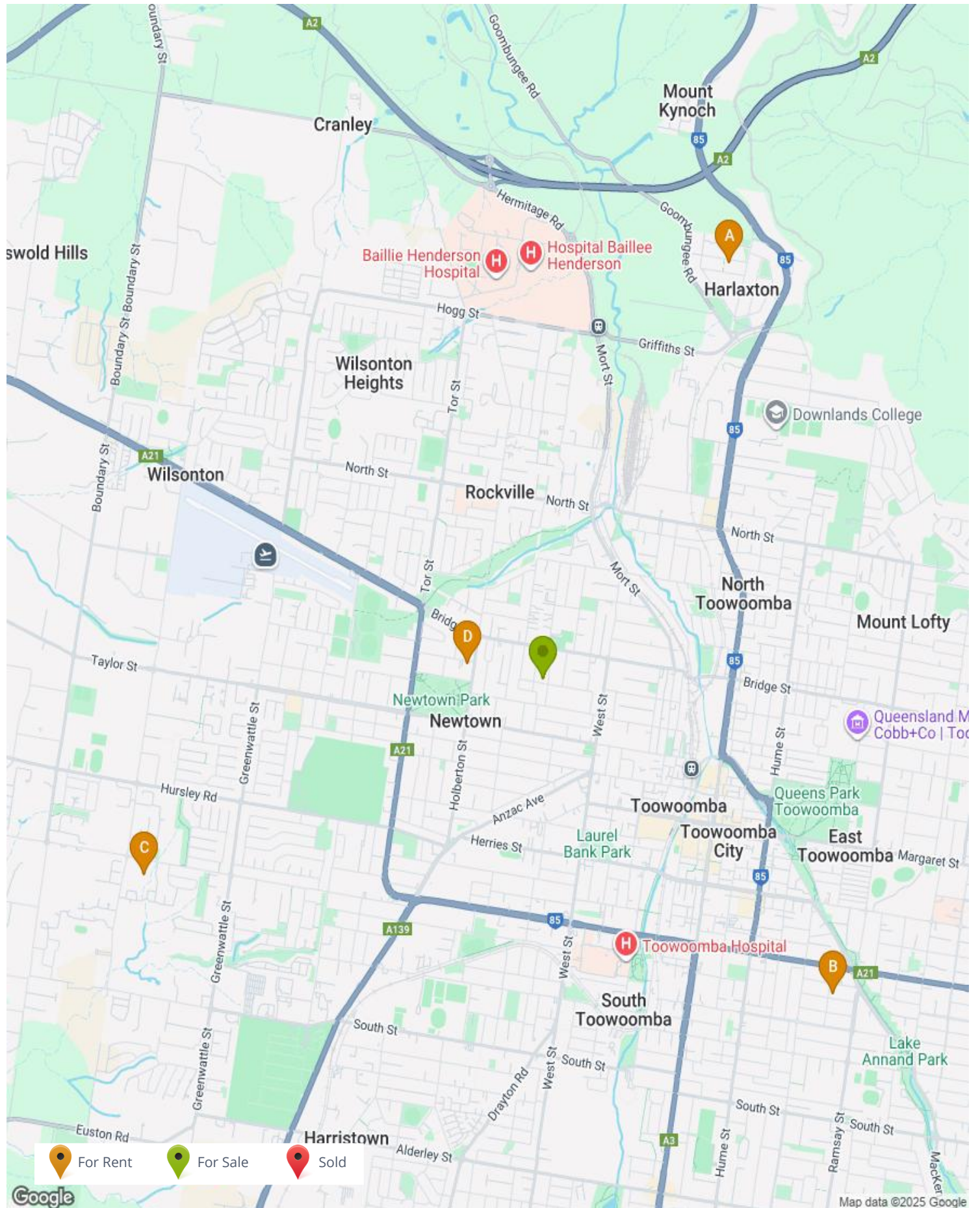
Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Tracey Stewart
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Comparable Properties Map



Nearby Comparable Rental Properties

There are 4 rental properties selected within the radius of 5000.0m from the focus property. The lowest for rent price is \$650 and the highest for rent price is \$780 with a median rental price of \$675. Days listed ranges from 6 to 29 days with the average currently at 18 days for these selected properties.

12 KELLY ST, HARLAXTON 4350

 3  2  1



Property Type: House
Area: 562 m²
RPD: L77 RP78721

Current Rent Price: **\$670 pw**
First Rent Price: **\$670 pw**
Month Listed: **October 2025**
Days on Market: **18 Days**

Features: BUILD YR: 1975, WALL TYPE: TIMBER, ROOF TYPE: IRON , STOREYS: 1, HIGHSET, POST WAR, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



15 SEATON ST, SOUTH TOOWOOMBA 4350

 3  2  1



Property Type: House
Area: 830 m²
RPD: L1 RP61913

Current Rent Price: **\$780 Per Week**
First Rent Price: **\$780 Per Week**
Month Listed: **September 2025* (Rented)**
Days on Market: **20 Days**

Features: WALL TYPE: PLASTER BOARD, TIMBER, ROOF TYPE: IRON, STOREYS: 1, HIGHSET, POST WAR, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN



172-174 GLENVALE RD, GLENVALE 4350

 3  2  4



Property Type: House
Area: 2.02 ha
RPD: L1 RP196540

Current Rent Price: **\$650**
First Rent Price: **\$650**
Month Listed: **August 2025* (Rented)**
Days on Market: **29 Days**

Features:



2A VICTORY ST, NEWTOWN 4350

 3  2  2



Property Type: House
Area: 700 m²
RPD: L1 RP849241

Current Rent Price: **\$680 per week**
First Rent Price: **\$650 per week**
Month Listed: **May 2025* (Rented)**
Days on Market: **6 Days**

Features: DECK, STUDY, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, INTERNAL LAUNDRY, DISHWASHER, GARDEN / COURTYARD, FLOORBOARDS,



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Appraisal Price

This market analysis has been prepared on 04/11/2025 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$690pw to \$730pw

Contact your agent for further information:



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