

## Comparative Market Analysis



**604/45-51 LATHAM STREET CHERMSIDE QLD 4032**

**Kristy Kelly**  
**Image Property**

57 Kirby Road  
ASPLEY QLD 4034

m: 0439704343

[kristy@imageproperty.com.au](mailto:kristy@imageproperty.com.au)

The Proprietor  
Latham Street  
Chermside QLD 4032

28th March 2023

Dear Reader,  
Thank you for the opportunity to appraise your property at 604/45-51 LATHAM STREET CHERMSIDE QLD 4032

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Kristy Kelly  
Image Property  
57 Kirby Road

ASPLEY QLD 4034  
m: 0439704343


# Your Property


604/45-51 LATHAM STREET CHERMSIDE QLD 4032

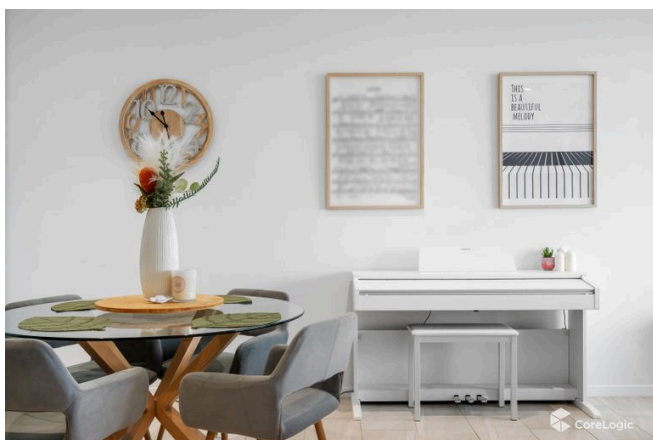
2 

2 

1 

103m<sup>2</sup> 

81m<sup>2</sup> 



## Your Property History

13 Mar, 2023 - Listed for sale at Offers Over \$599,000

30 Aug, 2021 - Sold for \$465,000

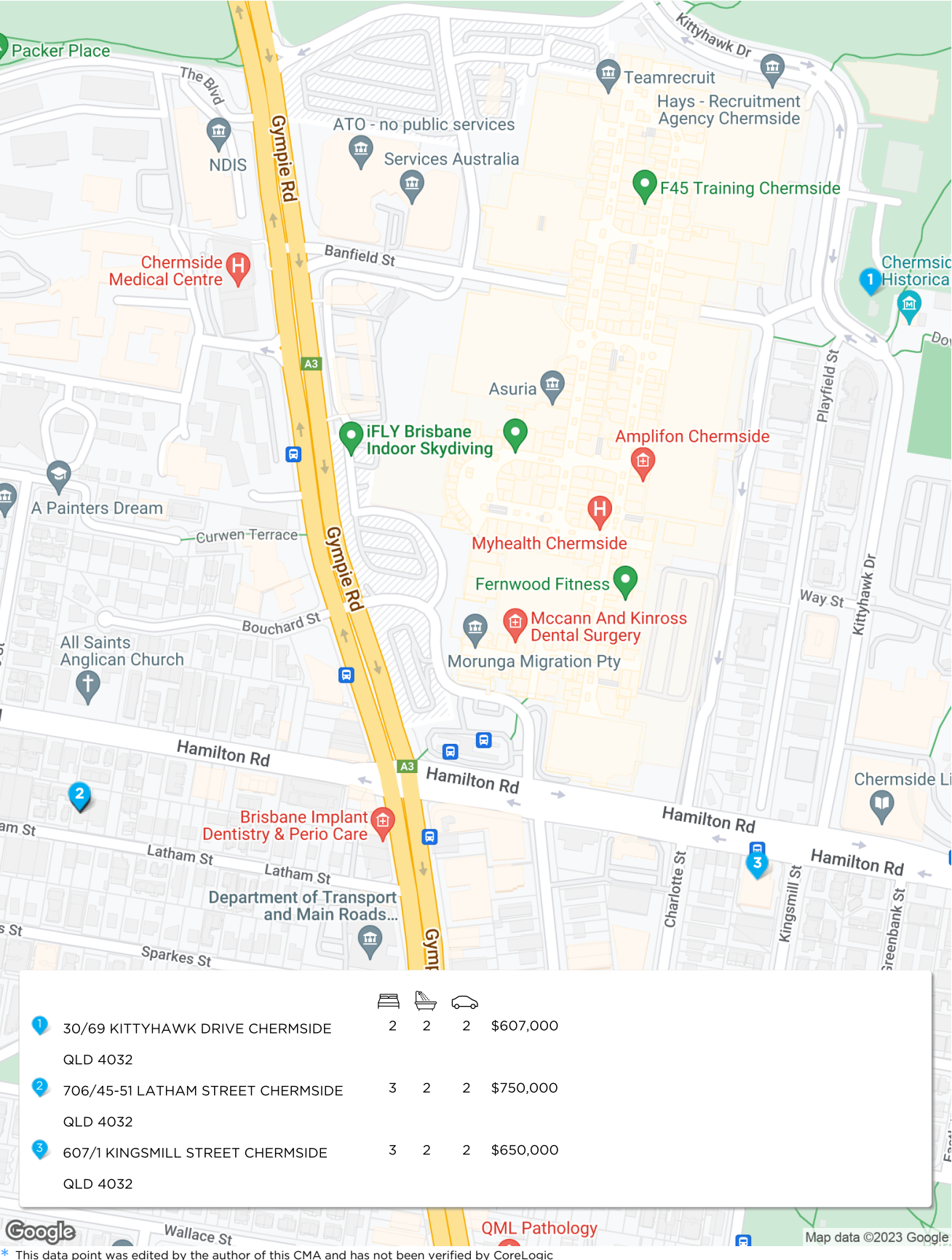
Introducing Kristy Kelly

# Floor Plan





# Comparables Map: Sales








## Comparable Sales

30/69 KITTYHAWK DRIVE CHERMSIDE QLD 4032

Sold Price	\$607,000
------------	-----------








 2	 2	 2	 164m <sup>2</sup>	 97m <sup>2</sup>	
Year Built	2020			DOM	37
Sold Date	06-Aug-22			Distance	0.82km
First Listing	FOR SALE				
Last Listing	Offers over \$599,000				

2 706/45-51 LATHAM STREET CHERMSIDE QLD 4032

Sold Price	\$750,000
------------	-----------








 3  2  2  122m <sup>2</sup>  97m <sup>2</sup>			
Year Built	-	DOM	205
Sold Date	11-Jul-22	Distance	0km
First Listing	Brand New, 9km to CBD, \$615,000, valuation backed		
Last Listing	Brand New, 9km to CBD, \$615,000, valuation backed		

3 607/1 KINGSMILL STREET CHERMSIDE QLD 4032

**Sold Price** <sup>RS</sup> **\$650,000**



 3	 2	 2	 176m <sup>2</sup>	 111m <sup>2</sup>
Year Built	2011		DOM	86
Sold Date	07-Mar-23		Distance	0.59km
First Listing	For Sale			
Last Listing	For Sale			

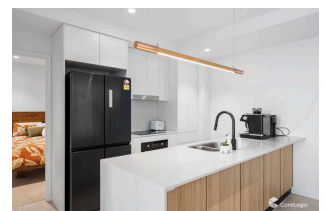
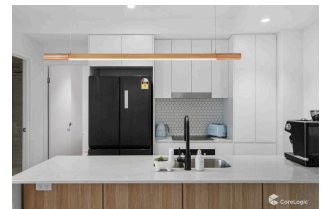
DOM = Days on market      RS = Recent sale

UN = Undisclosed Sale

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Summary

604/45-51 LATHAM STREET CHERMSIDE QLD 4032



Appraisal price range

Notes from your agent

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

A floor plan of a property is indicative only and may not be complete or accurate. Any floor plan that is produced is not intended or designed to replace the certificate of title or land survey.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.