

## COMPARATIVE MARKET ANALYSIS

THE WATERMARK TOWNSVILLE, 72 to 74 THE STRAND, NORTH WARD, QLD 4810

18 June 2013

**CMA NORTH WARD**



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### Agent Comments:

Hi Mr Owner,

This marketing analysis is a comparison of what is available in your direct area with the same specifications as yours. Would love to discuss this further.

### Property Summary:

**Bedrooms:** 3  
**Bathrooms:** 2  
**Carparks:** 2  
**Land:** 224 m<sup>2</sup>  
**Features:**

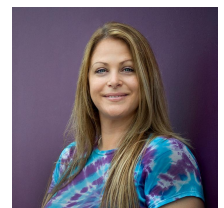
Built In/WIR, Modern Kitchen, Air Conditioned, Pool, Scenic Views, Water Frontage, Close to Schools, Close to Transport

### This report prepared for:

**Name:** Mr Owner

### Contact your agent for further information:

**Agent:** Angelique Hendriks  
**Office:** Coral Sea Property Management  
**Mobile:** 0426 828 289  
**Office Phone:** 07 4724 1723  
**Email:** angelique.hendriks@coralseaproperty.  
**Website:** www.coralseaproperty.com.au





## NORTH WARD - Properties For Rent

### Search Criteria

**Focus** 72 to 74 THE STRAND, NORTH WARD, QLD 4810

**Radius:** 500 m

### Search Summary

	Price	Days	Area
<b>Lowest</b>	\$ 540	12	250 m <sup>2</sup>
<b>Highest</b>	\$ 600	89	193 m <sup>2</sup>
<b>Average</b>	\$ 572	49	988 m <sup>2</sup>
<b>Median</b>	\$ 560	56	192 m <sup>2</sup>
<b>Total</b>	\$ 5,145	444	6,914 m <sup>2</sup>



### 96 TO 98 MITCHELL ST, NORTH WARD 4810

UBD Ref: Townsville - 035 R6  
Distance from Property: 301m



**Property Type:** Unit  
**Area:** 192 m<sup>2</sup> (154 m<sup>2</sup>)  
**RPD:** L23 SP193059:PAR COONAMBELAH

**Features:**

**Current Rental Price: \$600 Weekly**  
**Month Listed: June 2013**



### 13/88 MITCHELL ST, NORTH WARD 4810

UBD Ref: Townsville - 035 R6  
Distance from Property: 223m



**Property Type:** Unit  
**Area:** 166 m<sup>2</sup>  
**RPD:** L13 SP169643:PAR COONAMBELAH

**Features:**

**Current Rental Price: \$560 Weekly**  
**Month Listed: May 2013**



### 45 GREGORY ST, NORTH WARD 4810



**Property Type:** Unit  
**Area:**  
**RPD:**

**Features:**

**Current Rental Price: \$600 Weekly**  
**Month Listed: May 2013**



### 9/92 - 94 MITCHELL ST, NORTH WARD 4810

UBD Ref: Townsville - 035 R6  
Distance from Property: 250m



**Property Type:** Unit  
**Area:** 177 m<sup>2</sup>  
**RPD:** L9 SP141064:PAR COONAMBELAH

**Features:**

**Current Rental Price: 550.00**  
**Month Listed: May 2013**



**MITCHELL ST, NORTH WARD 4810**

3 2 2



Property Type: Unit  
Area: 250 m<sup>2</sup>  
RPD:

Current Rental Price: **\$540 Weekly**  
Month Listed: **April 2013**

Features:



**6/60 MITCHELL ST, NORTH WARD 4810**

UBD Ref: Townsville - 001 B4 3 2 1  
Distance from Property: 196m



Property Type: Unit  
Area: 193 m<sup>2</sup> (193 m<sup>2</sup>)  
RPD: L6 SP151309:PAR COONAMBELAH

Current Rental Price: **\$600**  
Month Listed: **April 2013**

Features:



**THE STRA, NORTH WARD 4810**

3 2 2



Property Type: Unit  
Area: 5,749 m<sup>2</sup> (225 m<sup>2</sup>)  
RPD:

Current Rental Price: **\$550 Weekly**  
Month Listed: **April 2013**

Features:



**96 TO 98 MITCHELL ST, NORTH WARD 4810**

UBD Ref: Townsville - 035 R6 3 2 2  
Distance from Property: 301m



Property Type: Unit  
Area: 187 m<sup>2</sup>  
RPD: L19 SP193059:PAR COONAMBELAH

Current Rental Price: **\$595 Weekly**  
Month Listed: **April 2013**

Features:



**45 GREGORY ST, NORTH WARD 4810**

3 2 2



Property Type: Unit  
Area:  
RPD:

Current Rental Price: **\$550 Weekly**  
Month Listed: **March 2013**

Features: