

# Information Memorandum



**Raffles St Apartments  
Mt Gravatt, Brisbane**



# INVESTMENT PROPERTY CHECKLIST

**1. Location** (Commuting Distance to Employment Hubs)



**6. Capital Growth Prospects**



**2. Population Growth**



**7. Market Cycle**  
(Is this a rising market?)



**3. Infrastructure Projects**



**8. Rental Demand & Yield**



**4. Economic Drivers** (Ideally several different industries)



**9. Local Amenities**  
(Proximity to Schools, Shopping, Hospitals)



**5. New Job Creation**



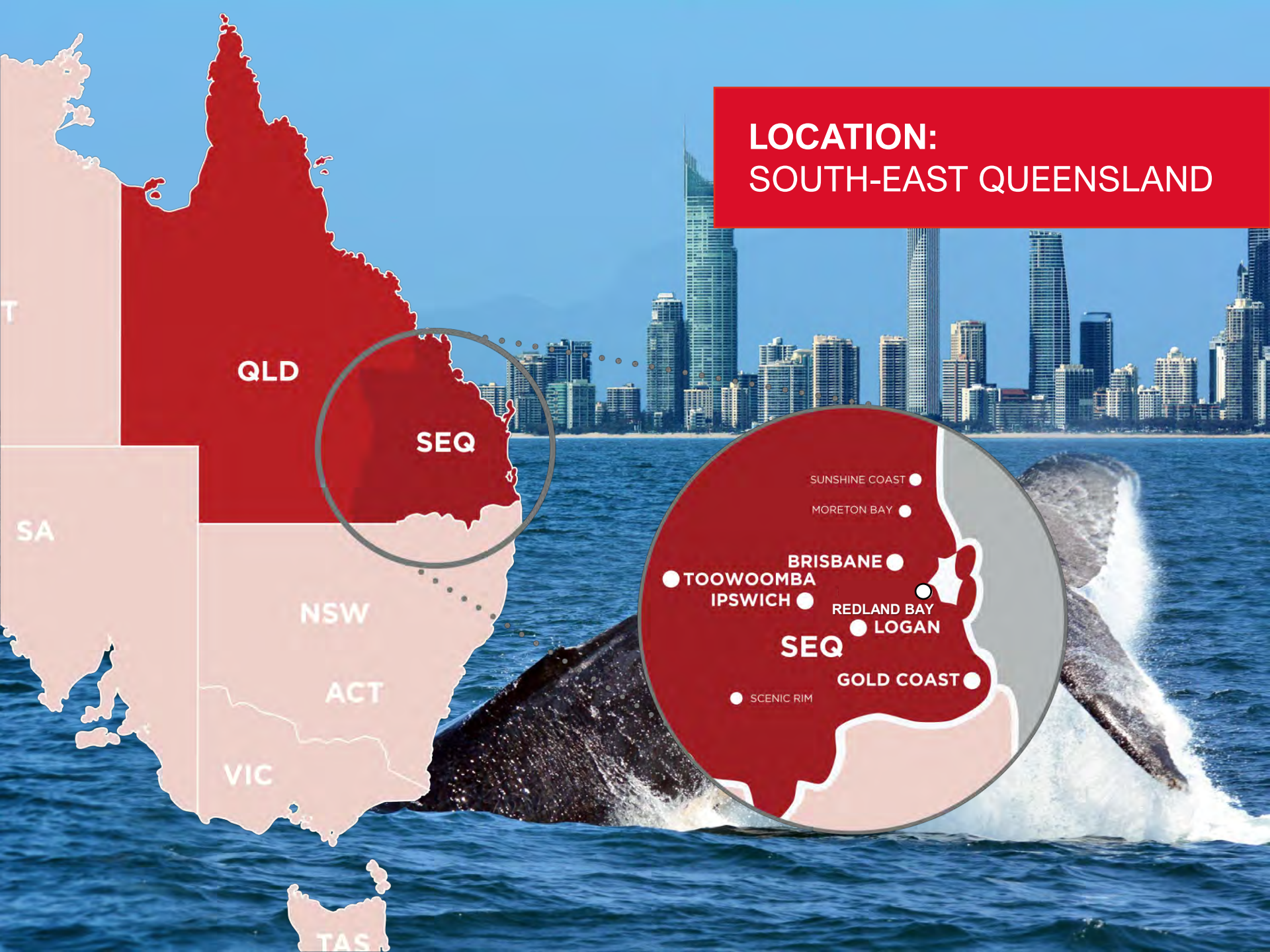
**10. Public Transport**  
(Proximity to Bus, Train)



*Let's tick the boxes...*



# LOCATION: SOUTH-EAST QUEENSLAND



QLD

SEQ

SA

NSW

ACT

VIC

TAS

SUNSHINE COAST ●

MORETON BAY ●

BRISBANE ●

● TOOWOOMBA

IPSWICH ●

REDLAND BAY ●

LOGAN ●

SEQ

GOLD COAST ●

● SCENIC RIM

## “The Golden Triangle” Australia’s investment hotspot

“SOUTHEAST Queensland’s property market offers a “golden triangle of opportunity”, with **the region tipped to have the best capital growth in the country.**

- Realestate.com.au





# QUEENSLAND ECONOMY TOPS THE STATES

## State of the States January 2023



**1. QLD**  
*Strength*  
Relative population growth  
*Weakness*  
Construction work done

**2. TAS**  
*Strength*  
Equipment investment  
*Weakness*  
Retail trade

**3. SA**  
*Strength*  
Construction work done  
*Weakness*  
Relative economic growth

**=4. NSW**  
*Strength*  
Equipment investment  
*Weakness*  
Housing finance

**=4. VIC**  
*Strength*  
Retail spending  
*Weakness*  
Relative population growth

**6. ACT**  
*Strength*  
Housing finance  
*Weakness*  
Relative population growth

**7. WA**  
*Strength*  
Relative economic growth  
*Weakness*  
Construction work done

**8. NT**  
*Strength*  
Relative economic growth  
*Weakness*  
Retail trade

**NEWS**

Queensland's economy now the best-performing in the country, CommSec's State of the States report reveals

By [Matt Eaton](#) Mon 23 Jan 2023

Strong interstate migration and jobs growth has lifted Queensland to its first top ranking on CommSec's quarterly State of the States economic report.

# NO. 1 DRIVER OF CAPITAL GROWTH IS POPULATION GROWTH

**“Over the three years to June 2023, Queensland’s population grew by nearly 300,000, the largest swell in the country, and of those, 120,000 people came from interstate – making us the number one destination for migration in Australia,” [Antonia Mercorella](#), CEO, Real Estate Institute of Qld**





# INTERSTATE MIGRATION 90% ABOVE DECADE AVERAGE

## MASS MIGRATION TO QLD

### EST. 220,000 MORE WITHIN 5 YEARS

#### Population growth since start of pandemic

Source: Australian Bureau of Statistics

MACRO BUSINESS



www.macrobusiness.com.au

That's around double second-placed New South Wales (96,700).

This surge in Queensland's population growth has been driven by record high interstate migration, primarily from Sydney and Melbourne:

#### Net Internal Migration since start of pandemic

Source: Australian Bureau of Statistics

MACRO BUSINESS



www.macrobusiness.com.au

MACRO BUSINESS

### Southerners flee to QLD in record numbers

Leith van Onselen 20 March 2023

Last week's population data from the Australian Bureau of Statistics (ABS) showed that Australia's population surged by nearly 500,000 over the 2022 calendar year off record net overseas migration: Interestingly, the breakdown of population growth by jurisdiction to Q3 2022 shows that Queensland has led the nation's population increase since the start of the pandemic (March 2020), growing by 192,300 over that period:

NEWS

### More than 220,000 people could move to Queensland over the next five years

By Lillian Rangiah Thu 8 Sep 2023

About 220,000 people are tipped to leave the southern states for Queensland over the next five years, a survey from the Property Council of Australia (PCA) has revealed.

The potential influx has the industry body so alarmed they are calling on the state government to take urgent action to combat Queensland's housing shortage.

The Courier Mail

### New figures predict another 2.2m people will make south-east Qld home

Tony Moore July 30, 2023

An extra 2.2 million will call south-east Queensland home by 2046, as the population in the region swells to 6 million people. Almost 500,000 people are projected to move into the Brisbane City Council area alone, increasing the population to 1,721,000 by 2046.

The Courier Mail

### 54,000 interstaters moved to Queensland in one year

Leisa Scott January 14, 2023

The great post-pandemic migration boom is on with more young families are moving to Queensland than ever before - who can blame them?

Australian Bureau of Statistics figures show that to the years ending March 2019 and 2020, net interstate migration was steady around 23,000 to 24,000. By March 2021, it had bounced to 31,000.

By this March, 54,000 people had packed up, waved goodbye and teemed across the Queensland border.

# BOOMING

## SOUTH EAST QUEENSLAND

- The ABS projects there will be an additional **1.5 Million residents in SEQ between 2020 and 2041 to reach 5.3 Million**<sup>(1)</sup>
- That is **75,000 new residents every year for 20 years**<sup>(1)</sup>
- The QLD Government estimates **630,000 new dwellings will be needed in the next 20 years** to accommodate this population growth<sup>(1)</sup>
- That is **577 new homes required every week for the next 20 years** to meet the housing demand.<sup>(1)</sup>
- The QLD government has allocated **\$134 Billion in infrastructure investment** to support this massive population boom.<sup>(3)</sup>
- The **major infrastructure projects** are expected to support about **930,000 jobs through to 2031**.<sup>(3)</sup>





# SOUTH EAST QUEENSLAND \$134 BILLION INFRASTRUCTURE PLAN

## SUNSHINE COAST ●

AURA ◆

NORTH LAKES ◆

## BRISBANE ●

MOUNT GRAVATT ◆

REDLAND BAY ◆

SPRINGFIELD ◆

## ● LOGAN

PIMPAMA ◆

SOUTHPORT ◆

## GOLD COAST ●

ROBINA ◆

## ● TOOWOOMBA

## IPSWICH ●

YARRABILBA ◆

FLAGSTONE ◆

The QLD Government has allocated **\$134 Billion** in infrastructure investment to support the massive population boom. The 350 plus major projects are expected to support about **930,000 jobs through to 2031.** <sup>(1)(3)</sup>

10 NEW CITIES are underway to house the extra 1.4m residents coming in the next 15 years.<sup>(2)</sup>

● ESTABLISHED CITIES

● PRINCIPAL REGIONAL  
ACTIVITY CENTRES

# QLD RENTAL CRISIS – FAMILIES FORCED TO LIVE IN TENTS / CARS



**9NEWS**

## Surge in tent cities as Qld rental prices continue to skyrocket

Elena Cooper March 21, 2023

Heartbreaking photos have confirmed fears of a deepening housing crisis, with more and more Queenslanders forced to live in cars and “tent cities”.

Calls for more short-term and crisis accommodation come ahead of the state government’s housing summit on Tuesday, as advocacy groups reach “their wits’ end”.

Queensland Council of Social Service chief executive Aimee McVeigh said on Monday morning the situation had deteriorated into “an absolute crisis”.

 realestate.com.au

## QUEENSLAND HOUSING CRISIS: Queensland faces steepest rent increase costs 26th October 2023

New data has revealed Queenslanders are facing the steepest rental increases in Australia, and the highest increase in rental costs in 14 years.

In the past year, the cost to rent a home in Queensland has skyrocketed a staggering 9.5 per cent, putting more pressure on already-stretched families according to figures just released by the Australian Bureau of Statistics.



## 43,000 on housing waitlist amid QLD’s crippling housing crisis

Stephanie Bennett January 13, 2024

The true extent of Queensland’s social housing crisis has stretched to “more like 100,000 households” with many families not bothering with “years-long” waiting lists, the state’s peak body has warned. The Queensland Council of Social Service chief executive Aimee McVeigh said shock data reveals the number of people on the state’s social housing register had climbed by almost 1600 to 43,074 by the end of September.



# QLD RENTAL CRISIS – A GREAT TIME TO BE A LANDLORD

 realestate.com.au

## Rents surge 14.9pc as quarterly inflation hits Brisbane hardest

Sophie Foster Updated 27 Jul 2023

Brisbane rents jumped 14.9 per cent in the past year, with quarterly inflation now hitting the River City harder than all other capitals. Brisbane's vacancy rate was still "extremely tight" at 1.1 per cent in June, said PropTrack economic research director Cameron Kusher, which forced the median rent rise to 14.9 per cent over the past year.

 NEWS

## 100 people per rental: Queensland vacancy rate hits new record low

Sophie Foster September 9, 2023

Queensland's rental vacancy rate has hit its lowest level ever, dropping below 1 per cent, with the hardest hit area in Brisbane falling to a shocking half a per cent. Every region in Queensland except four were now showing vacancy rates below 1 per cent. PropTrack economist Anne Flaherty warned there was worse to come for renters across the entire state, with the vacancy rate expected to be squeezed further cementing in rent increases for the next few years.

 IN QUEENSLAND

## Brisbane rents hit all-time high: \$627 per week to put roof over your head

Tess Ikonomou Jan 23, 2024

Australians are paying a new weekly record of \$601 in rent, amid an alarming surge in demand for homelessness services. Shocking data released by CoreLogic has revealed the soaring cost of housing across the country, as renters faced a median cost of \$31,252 a year to keep a roof over their heads. Rent has jumped by a median of \$164 to \$601 per week in December 2023, from \$437 per week in August 2020.

# **BRISBANE** QUEENSLAND'S CAPITAL CITY





# BRISBANE FAST FACTS



## Land area

Brisbane covers **1342.7 km<sup>2</sup>** across 190 mainland suburbs, plus additional islands and localities in Moreton Bay.



## Resident population

**1.32 million** people called Brisbane home as of June 2023.



## Average household size

According to the 2021 Census, the average household in Brisbane is made up of **2.5 persons**.



## Gross Regional Product

Brisbane region's Gross Regional Product (GRP) was estimated at **\$181 billion** in 2020-21.



## Registered businesses

There were approximately **139,000 registered businesses** within Brisbane in 2022-23.



## Labour force

As of June 2023, Brisbane had a labour force of **more than 761,000 people**.



## Local employment

According to the 2021 Census, **68% of people** work and live within Brisbane LGA.



## Working age population

As of June 2022, **69% of Brisbane's population** were working age (between 15-64 years).

# BRISBANE'S POPULATION EXPLOSION

## Brisbane's resident population

How many people call Brisbane home?



Source: Australian Bureau of Statistics, Regional Population Growth, Queensland Government population projections, 2023 edition (medium series).



# BRISBANE MAJOR INDUSTRIES BASED ON EMPLOYMENT



Health care and  
social assistance  
121,574 jobs



Professional, scientific,  
and technical services  
89,605 jobs



Education and  
training  
70,042 jobs



75%  
Female  
employees



25%  
Male  
employees



57%  
Male  
employees



43%  
Female  
employees



69%  
Female  
employees



31%  
Male  
employees



Registered businesses\*  
12,918



Registered businesses\*  
24,766



Registered businesses\*  
2,491

## Key employment locations include:

- South Brisbane
- Kelvin Grove-Herston
- Woolloongabba
- Chermside
- Spring Hill.

## Key employment locations include:

- City centre
- Fortitude Valley
- Paddington-Milton
- Newstead-Bowen Hills
- South Brisbane.

## Key employment locations include:

- St Lucia
- City centre
- Kelvin Grove-Herston
- South Brisbane
- Salisbury-Nathan.

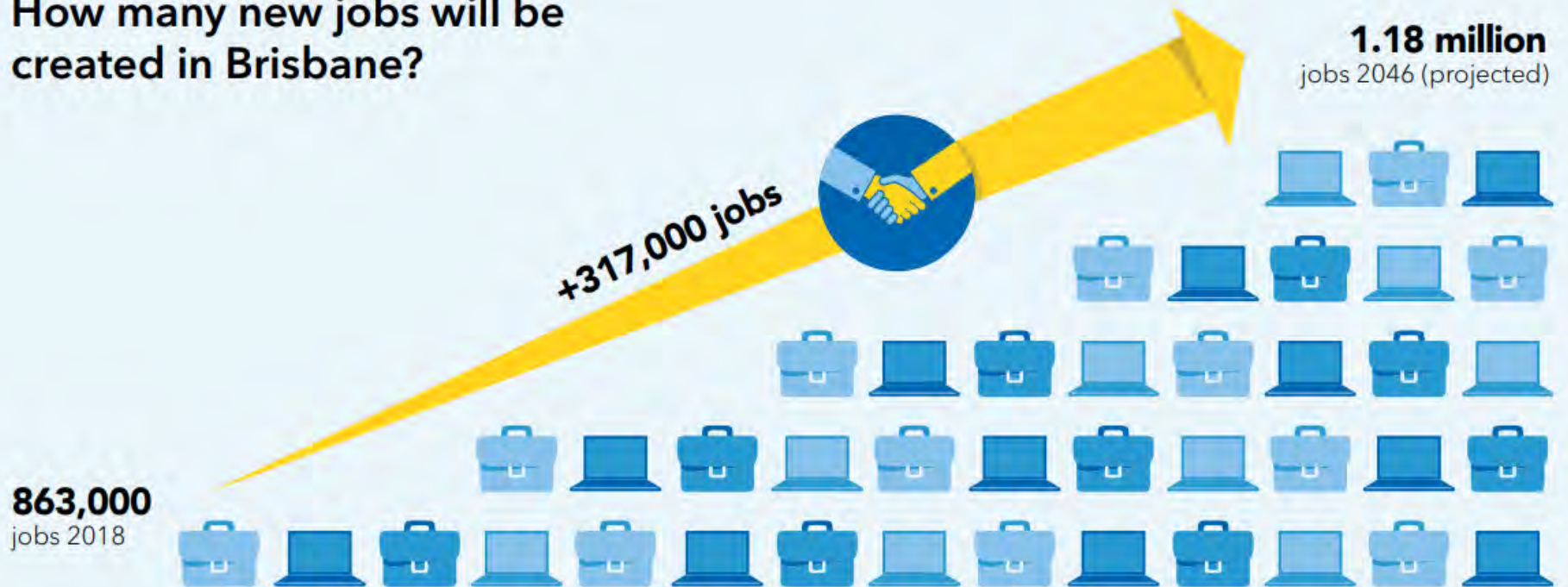


# BRISBANE'S MASSIVE JOBS BOOM



## Brisbane's projected jobs growth

How many new jobs will be created in Brisbane?



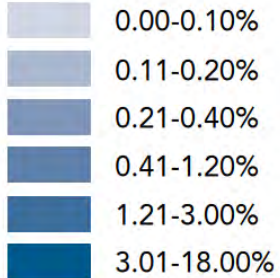


# BRISBANE'S MAJOR JOBS LOCATIONS

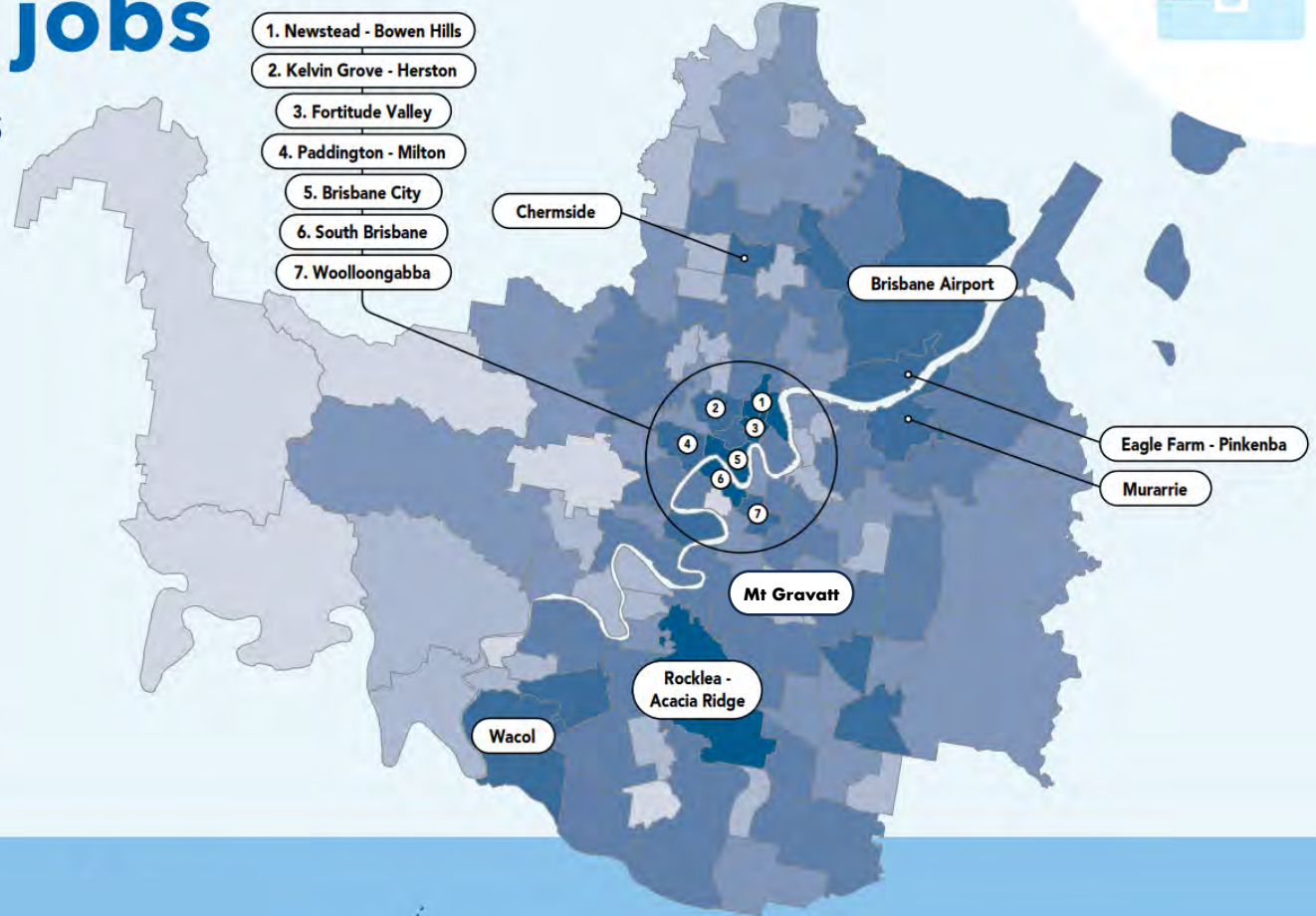
## Brisbane's jobs

Where are Brisbane's jobs concentrated?

### Percent of workers



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021, Table Builder based on Place of Work.





# QLD construction pipeline grows to \$71 billion post-pandemic

Stephanie Nestor January 8, 2023

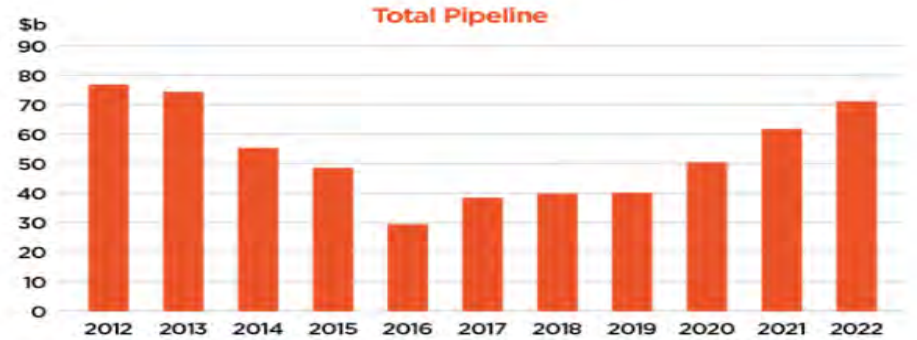
\$71 billion worth of rail, road, energy and water projects are expected to be delivered in Queensland over the next five years, according to the latest Queensland Major Projects Pipeline report. The new report released by Queensland Major Contractors Association (QMCA) and Construction Skills Queensland (CSQ), expects a growing pipeline of works for Queensland.

The report evaluates the current market outlook and medium-term major project construction pipeline across the state. QMCA CEO, Andrew Chapman, said 2022's major project pipeline has returned to levels not seen since the resources boom in 2012, but this one is more balanced with various projects across diverse industries and locations, minimising the risk of another boom-and-bust period.

"And that is before we factor in projects that urgently need fast-tracking to support the 2032 Olympic and Paralympic Games.

Regionally, Cairns (\$1.2 billion), Townsville (\$1.3 billion), Mackay-Isaac (\$3.3 billion), Wide Bay (\$1.1 billion), Darling Downs-Maranoa (\$2.1 billion) have strong funded pipelines, benefiting from increased activity, particularly in resources, renewables, and future minerals projects

# \$71 BILLION IN PIPELINE FOR QLD INFRASTRUCTURE



Bar graph showing growing Queensland pipeline. Image courtesy of QMCA.







# QUEENSLAND PROPERTY MARKET HAS 'WON' GOLD WITH THE 2032 OLYMPICS

Brisbane officially announced as 2032 Olympic Games host city

NT

**9 NEWS**

## PRD chief economist says Brisbane 2032 Olympics could more than double house prices

Kenji Sato Thu 8 Feb 2024

New PRD research shows there have historically been sharp increases in house prices near Olympic venues, particularly in a 5 to 10-kilometre radius of stadiums and venues. The paper analysed other Olympic cities such as Tokyo, Sydney and London, which saw significant house price hikes in the 12 months after the games.

The paper's authors said there was an average 14.3 per cent price spike in the year following major events, generally clustering around Olympic venues. Based on these historical trends, the authors predicted today's median house price in Brisbane's Olympic suburbs could **more than double by 2033**.

# BRISBANE PROPERTY MARKET 2024

## CONTINUED GROWTH PREDICTED BY EXPERTS



### Brisbane, Perth and Adelaide set to lead the charge in 2024

Shannan Molloy January 1, 2024

Perth is likely to lead the charge at a capital city level, with projected home price growth of between five per cent and eight per cent, Mr Kusher said.

Adelaide is also set to see strong increases of between four and seven per cent, while Brisbane's forecasted growth is three to six per cent.



### Brisbane home values tipped to go through the roof in 2024

Samantha Healy 1 Jan 2024

Brisbane house values could soar by up to 6 per cent next year, with the capital tipped to record some of the strongest growth in the nation.

Exclusive new research from PropTrack shows that home values in Brisbane increased 8.9 per cent in the 12 months to the end of November this year to reach a new record high, defying interest rate hike pressures and even initial forecasts of a downturn.



### Brisbane property boom likely to push into 2024

By Melinda Jennison, 4-01-2024

Since January, Brisbane property prices have surged by an impressive 9.1 per cent, even in the face of high inflation and interest rates, and the capital growth looks set to continue. Heading into 2024, buyers should anticipate fierce competition and be prepared to act swiftly, as desirable properties are once again selling quickly.

For sellers, this may be an opportune time to list your property, as a multitude of eager buyers and intense competition are exerting upward pressure on prices.



# BRISBANE PROPERTY MARKET 2024

## RECORD PRICES FOR HOUSES AND UNITS



**Australian**  
**PropertyInvestor**  
FOR HOMEOWNERS, INVESTORS & PROPERTY PROFESSIONALS

Brisbane now second priciest property market with boom to continue

By **Melinda Jennison**, 5-6-2024

In May, according to new CoreLogic data, Brisbane's median house values surpassed Melbourne's for the first time since June 2008, moving Brisbane from fourth to third place among Australia's most expensive capital city housing markets, behind only Sydney and Canberra.

 **realestate.com.au**  
Australia's No.1 property site™

Brisbane's bursting population shaping the property market

By **Ev Foley** | 28-2-2024

Brisbane's property market continues to be among the fastest growing in the country and with the population swelling and the city bursting at the seams, there's little sign of that real estate market cooling.

**Australian**  
**PropertyInvestor**  
FOR HOMEOWNERS, INVESTORS & PROPERTY PROFESSIONALS

Units lead the way as Brisbane clocks up 13 mths of record capital growth

By **Melinda Jennison** | 4-4-2024

Brisbane median house prices have surpassed \$900,000 for the first time, while unit values in Brisbane are showing three to four times better performance compared to the national average.

# BRISBANE'S DEEPENING RENTAL CRISIS



## Domain

**Brisbane a 'landlord's market' as rents hit record high after fastest rise in 15 years**

**Sarah Webb** April 11, 2024

Rent for a typical Brisbane unit now costs just a few mangoes shy of \$600 a week after climbing \$30 in just three months to hit a record high. The rise makes Brisbane the second most expensive capital in Australia to rent a unit at \$590 per week as of the March quarter – yet five years ago the city was the fourth most affordable.

## realestate.com.au

**Rental Crisis: Brisbane rental vacancies remain below 1%**

**David Bonaddio** 9 Apr 2024

RENTERS across Brisbane are still struggling to find a place to live despite a slight easing of market conditions in March, with the city remaining one of the tightest rental markets in the country. According to the new PropTrack Market Insight Report Brisbane continues to experience extremely tight rental market conditions at 0.98 per cent – a rise of 0.03 percentage points from February.

## The Courier Mail

**100 people per rental: Queensland vacancy rate hits new record low**

**Sophie Foster** 09 Jan 2024

The rental vacancy rate in Queensland has hit its lowest ever, falling below 1%, with the worst affected region being Brisbane, falling by up to half a per cent. Cashflow Properties founder Bharat Patel, who owns 30 properties, most of them rentals, in Queensland, warned the era of low rents could end as up to 100 people applied to buy some properties.



# GREATER BRISBANE

# MARKET STATISTICS

## SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$1,018,000	\$650,000	\$550,000
Median Price Change – Last Quarter	4.169%	4.16%	6.49%
Median Price Change – 1 Year	7.15%	14.23%	12.47%
Median Price Change – 2 Years	19.76%	31.31%	19.56%

## SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$660	\$600	\$550
Median Yield %	3.37%	4.80%	5.25%
Median Rent Change – 1 Year	10.00%	9.09%	15.78%

1.47%

Current Vacancy Rate



8,059

Rental Stock Available



1,131,159

Population



32.91%

Rental Population

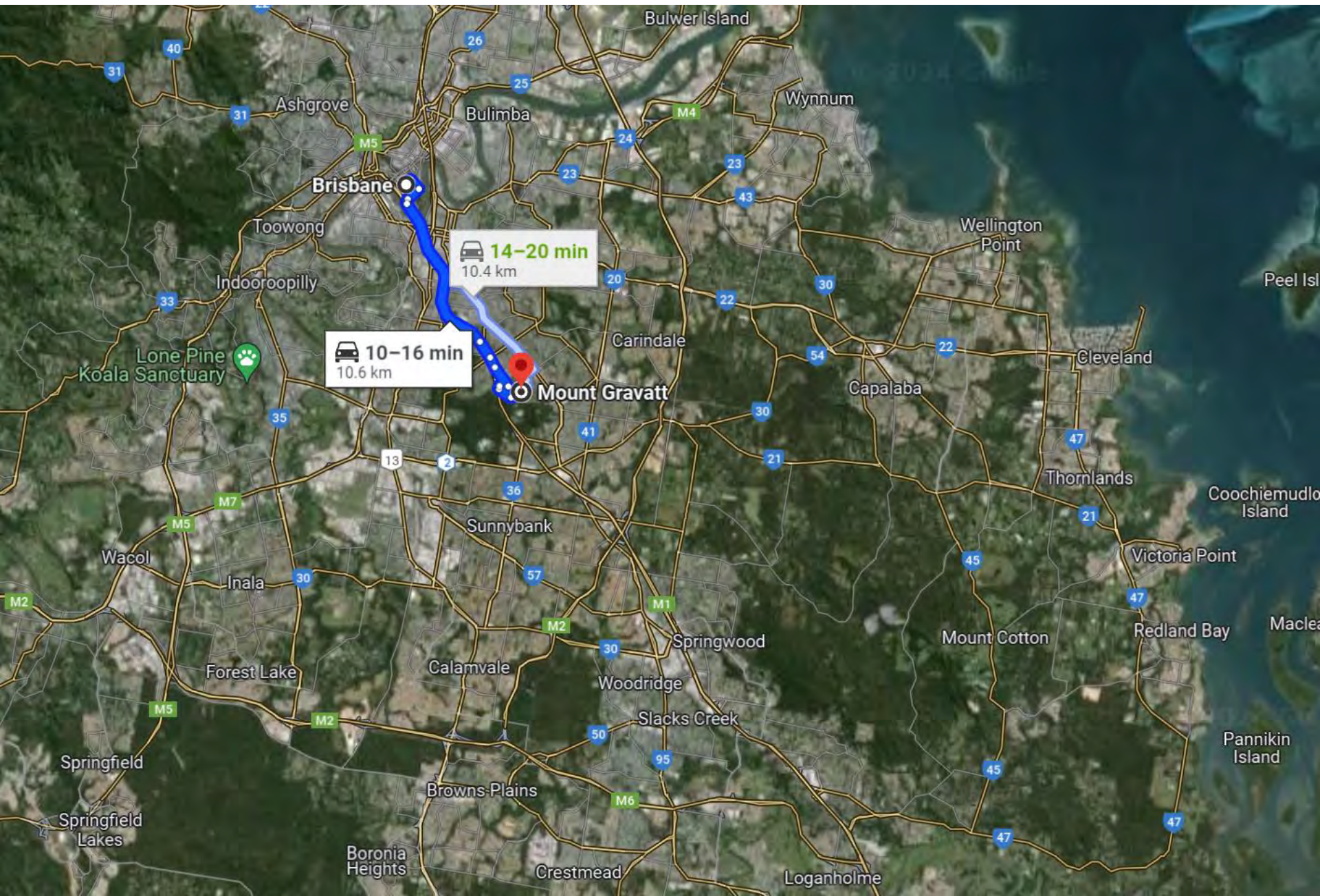


# SUBURB OF MT GRAVATT BRISBANE QLD





# MT GRAVATT LOCATION & DISTANCE TO CBD





# 29 RAFFLES STREET MT GRAVATT EAST



Building was completed in April 2017

**CLEARANCE OF DEVELOPER HELD STOCK**



# 29 RAFFLES STREET WHAT'S NEARBY

Mount Gravatt State High School

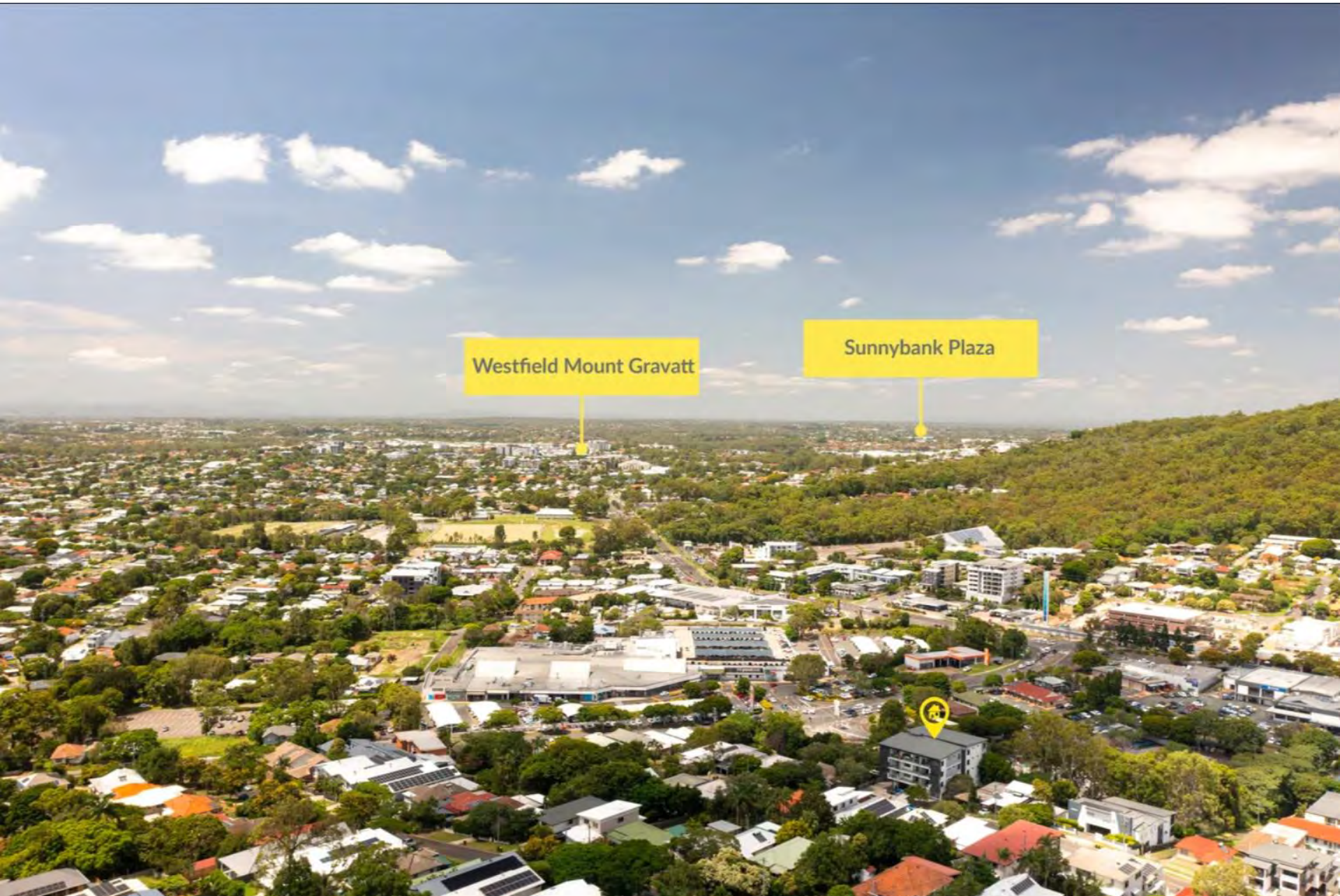
St. Agnes Primary School

Brisbane CBD





# 29 RAFFLES STREET WHAT'S NEARBY



Westfield Mount Gravatt

Sunnybank Plaza



# 29 RAFFLES STREET WHAT'S NEARBY



Westfield Mount Gravatt

Clairvaux MacKillop College

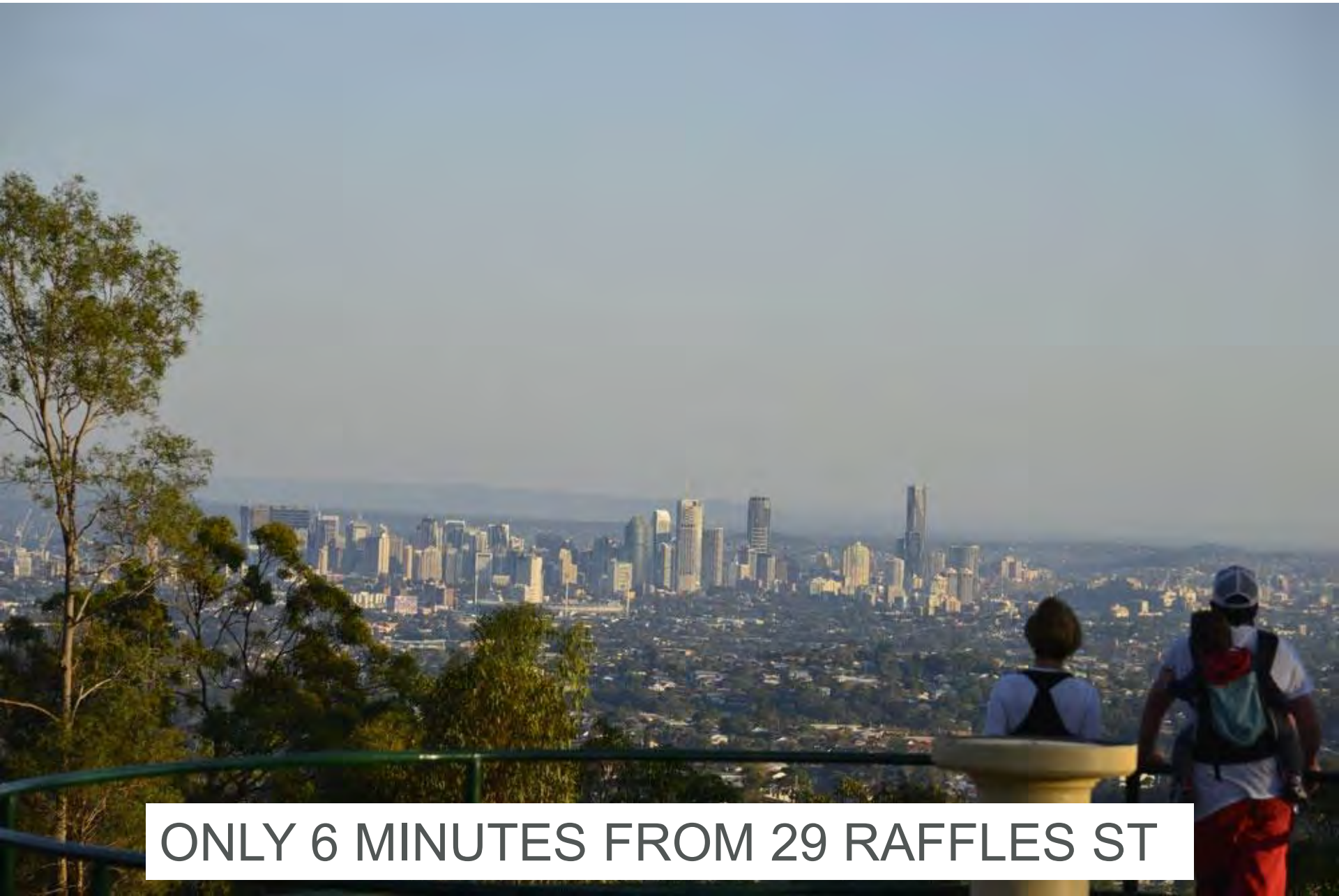
Griffith University Nathan Campus

Mount Gravatt Plaza





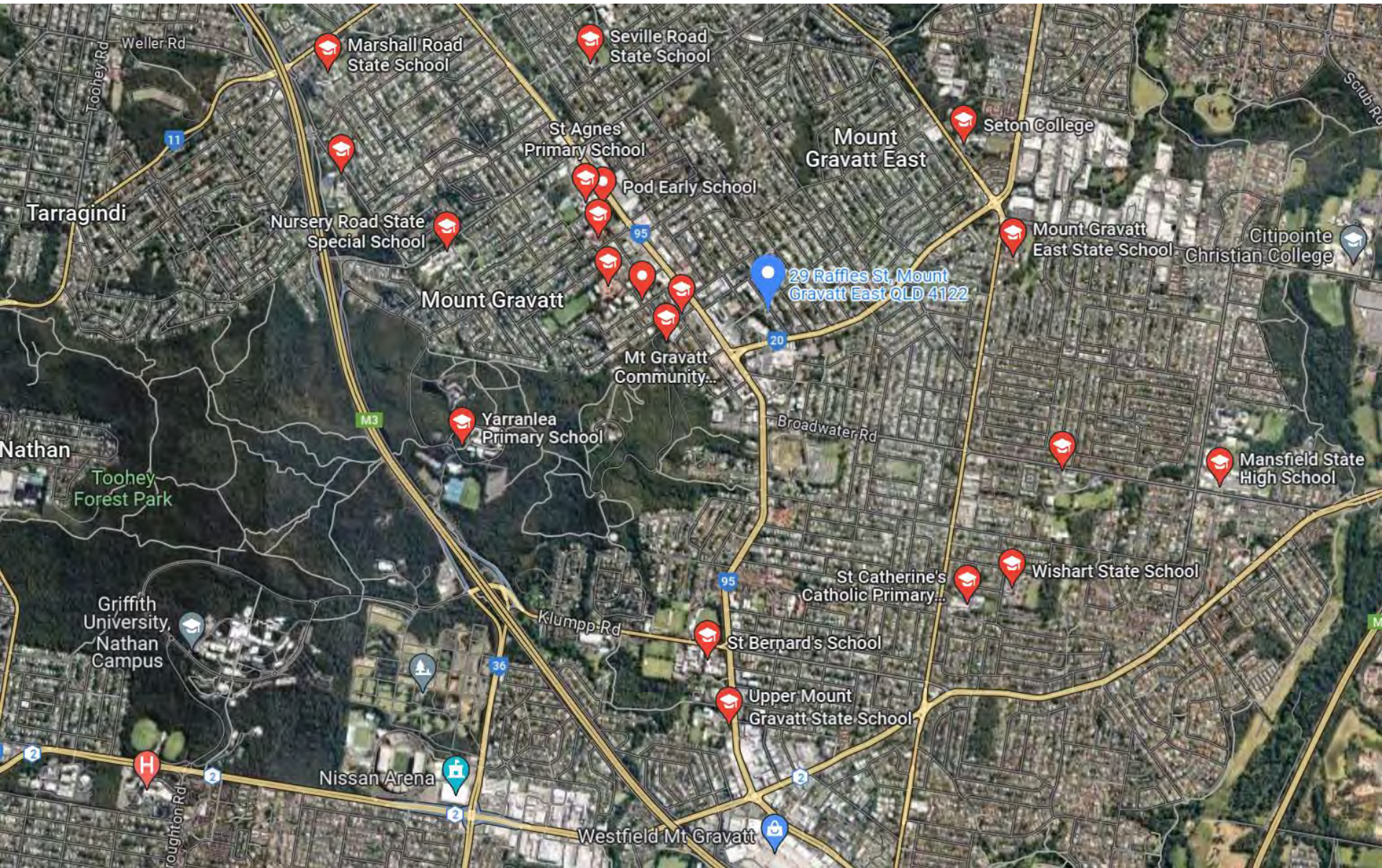
# **MOUNT GRAVATT** LOOKOUT OVER CBD



ONLY 6 MINUTES FROM 29 RAFFLES ST



# 29 RAFFLES STREET LOCAL SCHOOLS





# GRIFFITH UNIVERSITY BRISBANE



2 CAMPUSES WITHIN 8 MINS OF RAFFLES ST



# GRIFFITH UNIVERSITY MT GRAVATT CAMPUS



ONLY 6 MINUTES FROM 29 RAFFLES ST



# GRIFFITH UNIVERSITY NATHAN CAMPUS

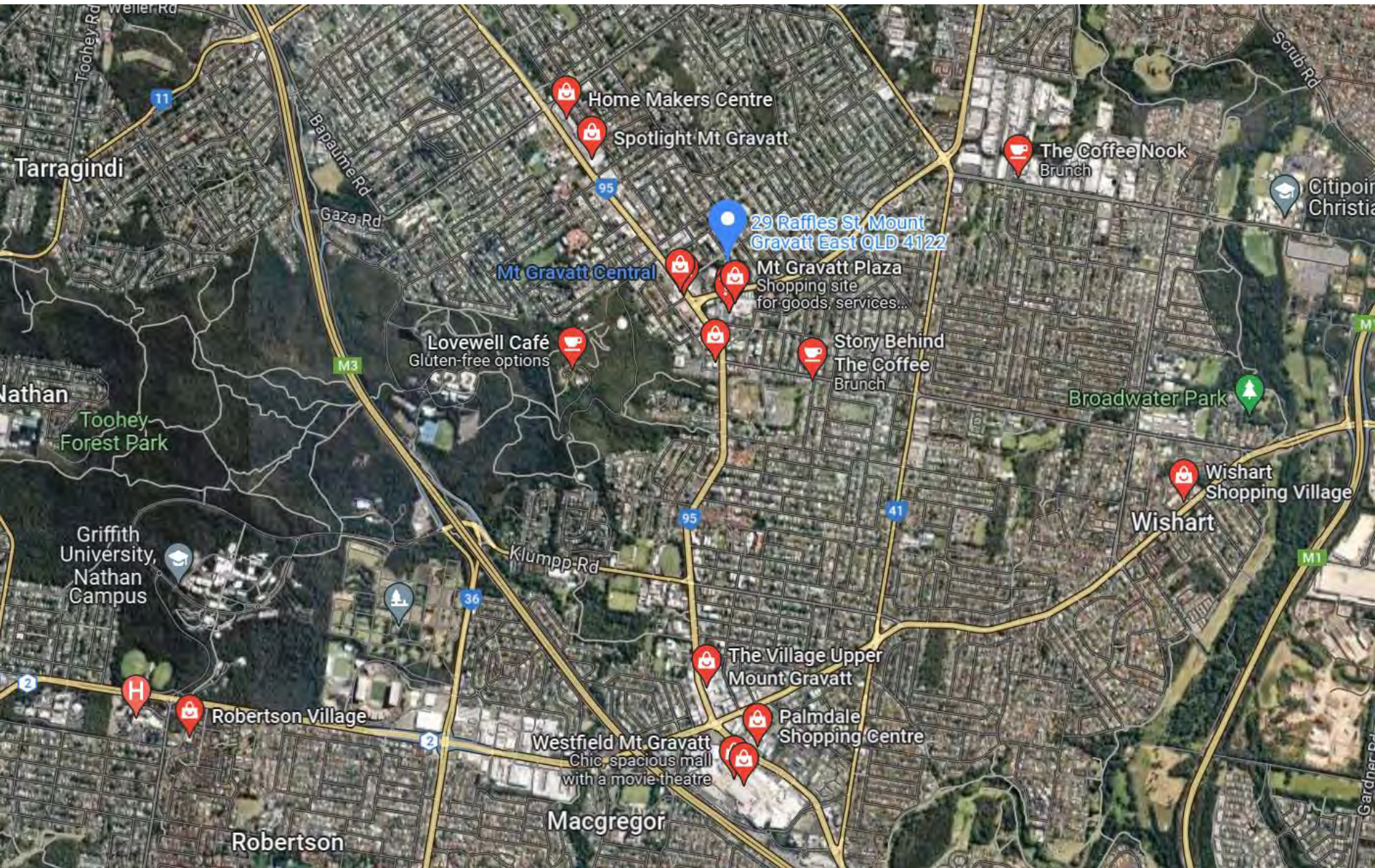


13014-03

ONLY 8 MINUTES FROM 29 RAFFLES ST



# 29 RAFFLES STREET NEARBY SHOPPING





# 29 RAFFLES STREET LOCAL SHOPPING



**2 SHOPPING CENTRES WITHIN 1 MINUTE**



An aerial photograph of the Westfield Mt Gravatt shopping center. The image shows a large, modern retail complex with multiple buildings and a large parking lot. The text 'Westfield' is written in a large, red, cursive font across the center of the image. Below it, 'MT GRAVATT' is written in a white, bold, sans-serif font with a black outline. The surrounding area includes residential housing and a major road with traffic.

*Westfield*

**MT GRAVATT**

**ONLY 7 MINUTES FROM 29 RAFFLES ST**



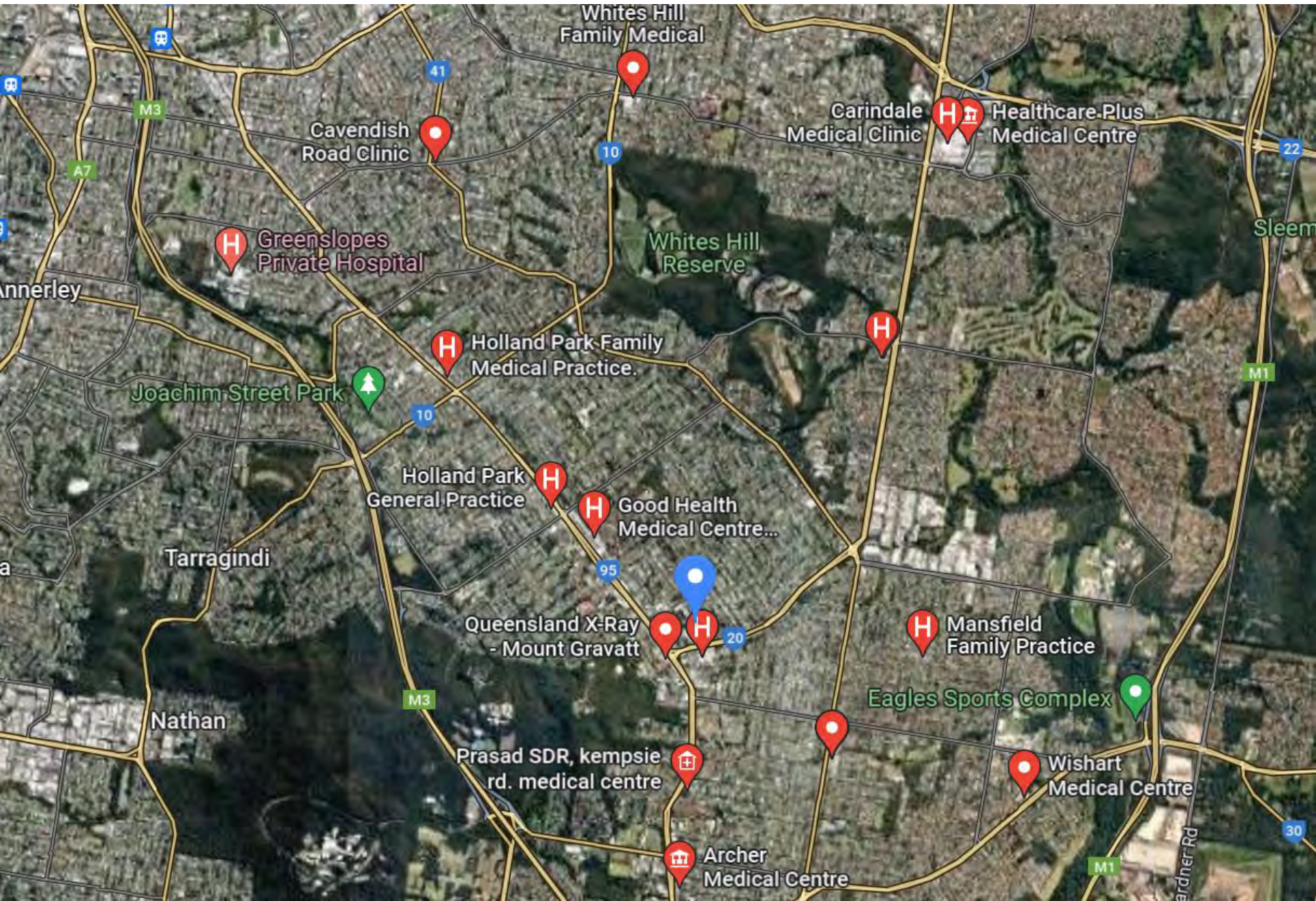
# MT GRAVATT PLAZA SHOPPING CENTRE



ONLY 1 MINUTE FROM 29 RAFFLES ST



# 29 RAFFLES STREET NEARBY MEDICAL





# QEII JUBILEE HOSPITAL \$465M UPGRADE



ONLY 11 MINUTES FROM 29 RAFFLES ST



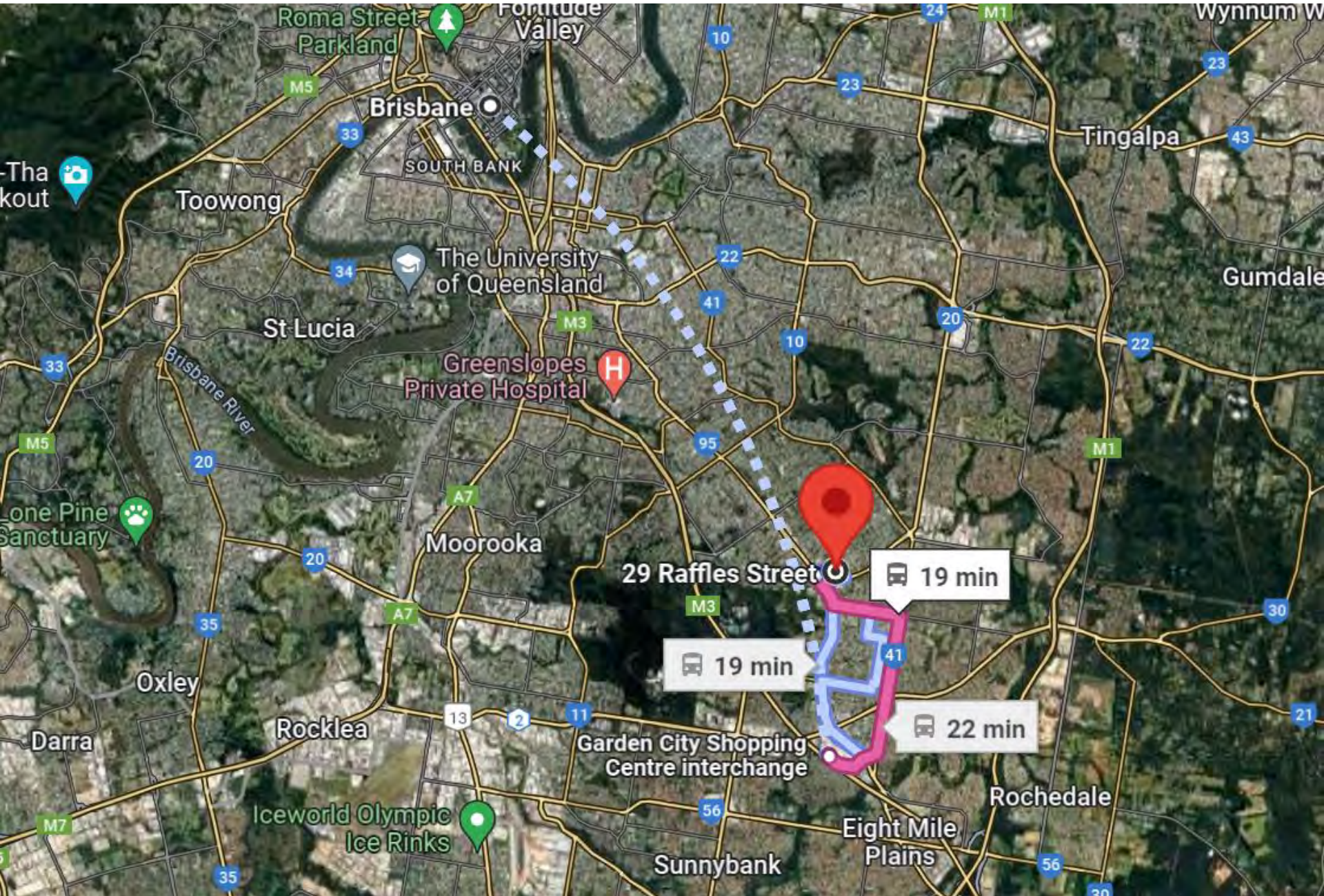
# **GREENSLOPES** PRIVATE HOSPITAL



**ONLY 10 MINUTES FROM 29 RAFFLES ST**



# RAFFLES ST BUS TO CBD EVERY 7-15 MINS





# 29 RAFFLES STREET OPEN PLAN LIVING





# 29 RAFFLES STREET OPEN PLAN LIVING





# 29 RAFFLES STREET OPEN PLAN LIVING





# 29 RAFFLES STREET OPEN PLAN LIVING





# 29 RAFFLES STREET OPEN PLAN LIVING





# 29 RAFFLES STREET STUNNING KITCHENS





# 29 RAFFLES STREET STUNNING KITCHENS





# 29 RAFFLES STREET GREAT VISTA VIEWS





# 29 RAFFLES STREET LIGHT BRIGHT BRMS





# 29 RAFFLES STREET GREAT STORAGE





# 29 RAFFLES STREET LIGHT BRIGHT BRMS





# 29 RAFFLES ST ELEGANT BATHROOMS





# 29 RAFFLES ST ELEGANT BATHROOMS





# 29 RAFFLES ST ELEGANT BATHROOMS





# 29 RAFFLES STREET 2 BRM PLAN A



(Not In Position)





# 29 RAFFLES STREET 2 BRM PLAN B

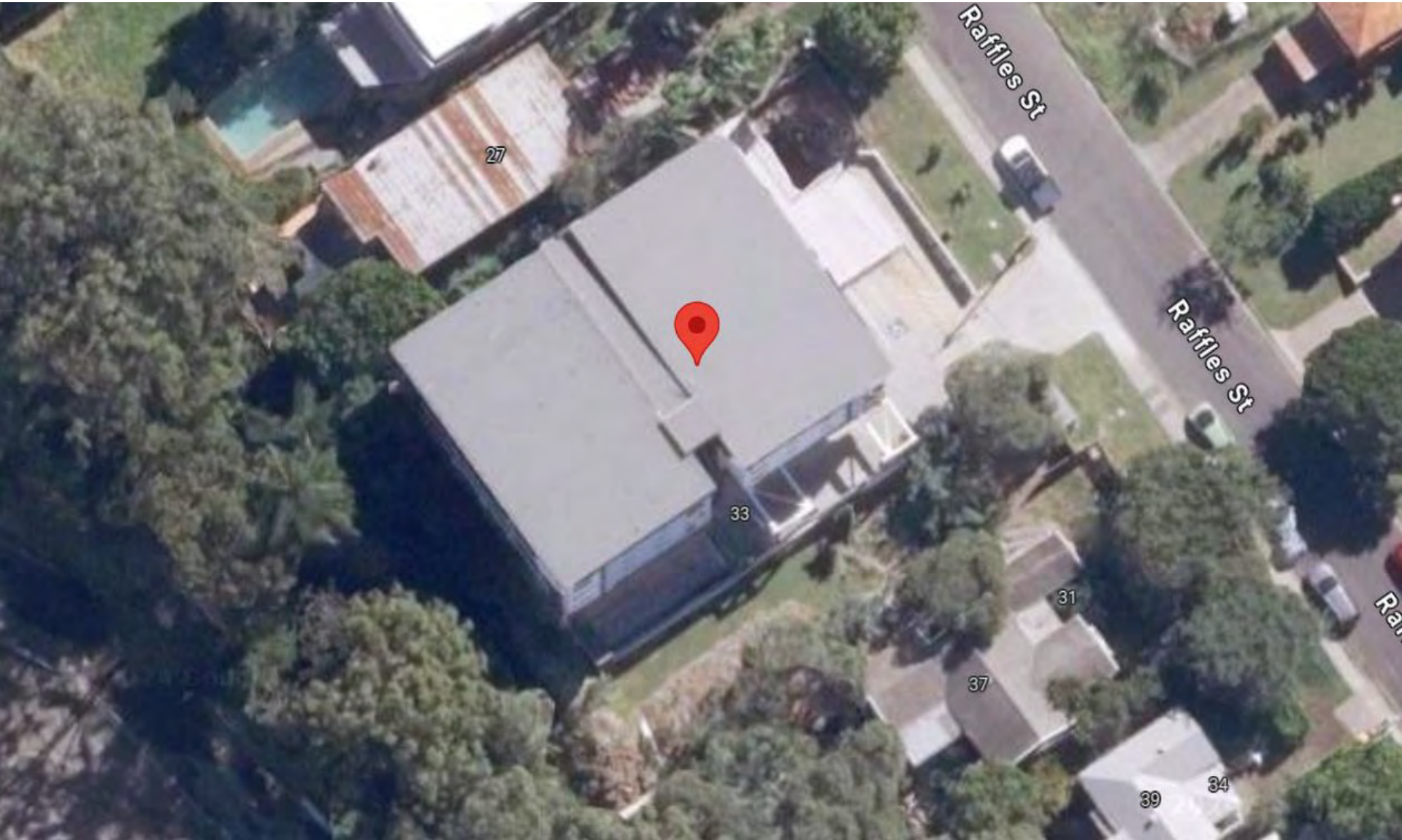


(Not In Position)





# 29 RAFFLES STREET APARTMENT ASPECT



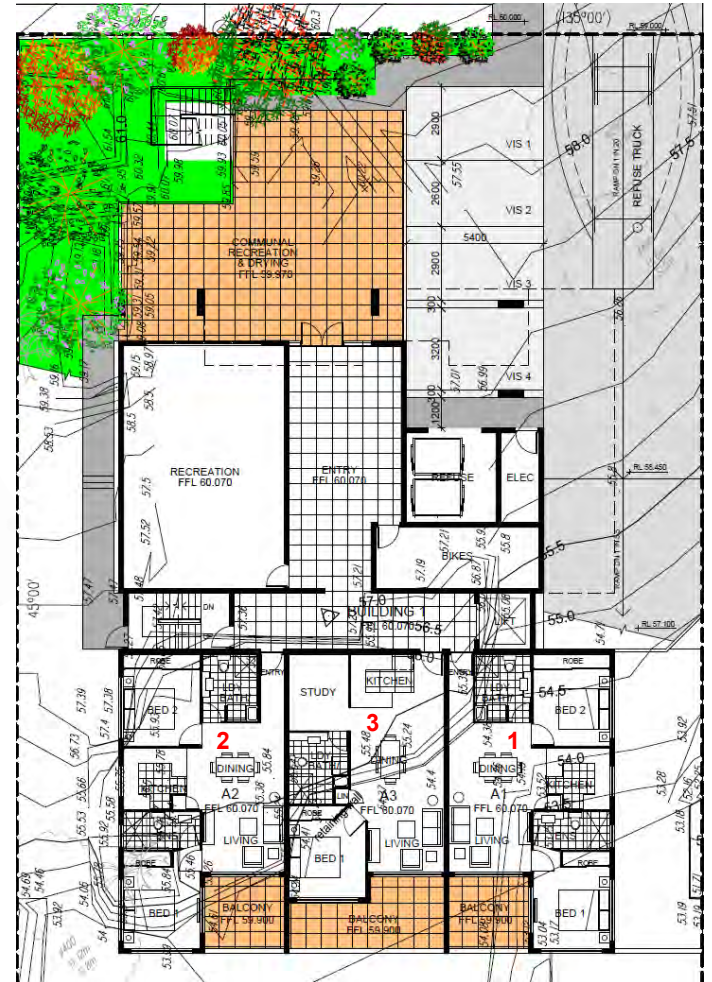
PROJECT SITE VIEW FROM ABOVE



# 29 RAFFLES STREET APARTMENT ASPECT



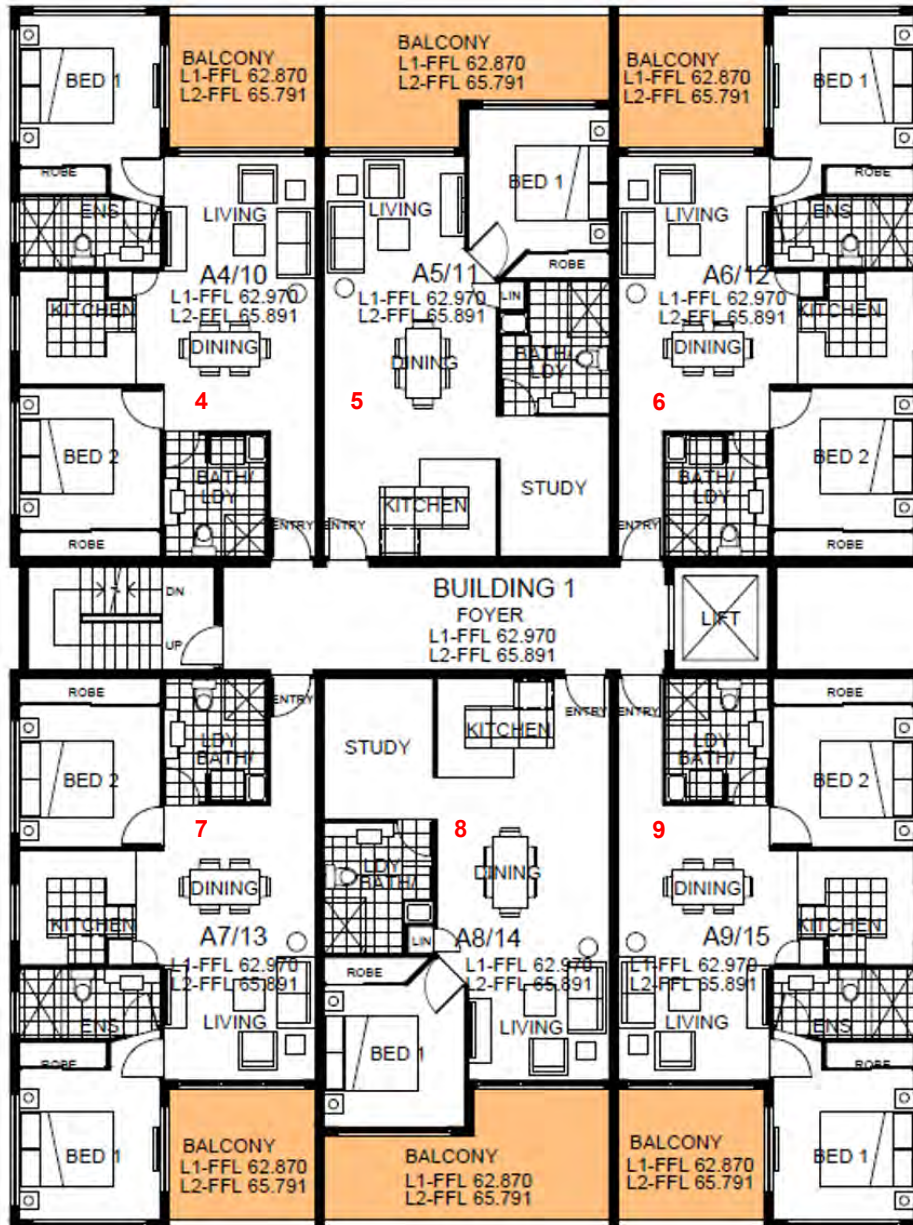
**GROUND FLOOR**



**FIRST FLOOR**



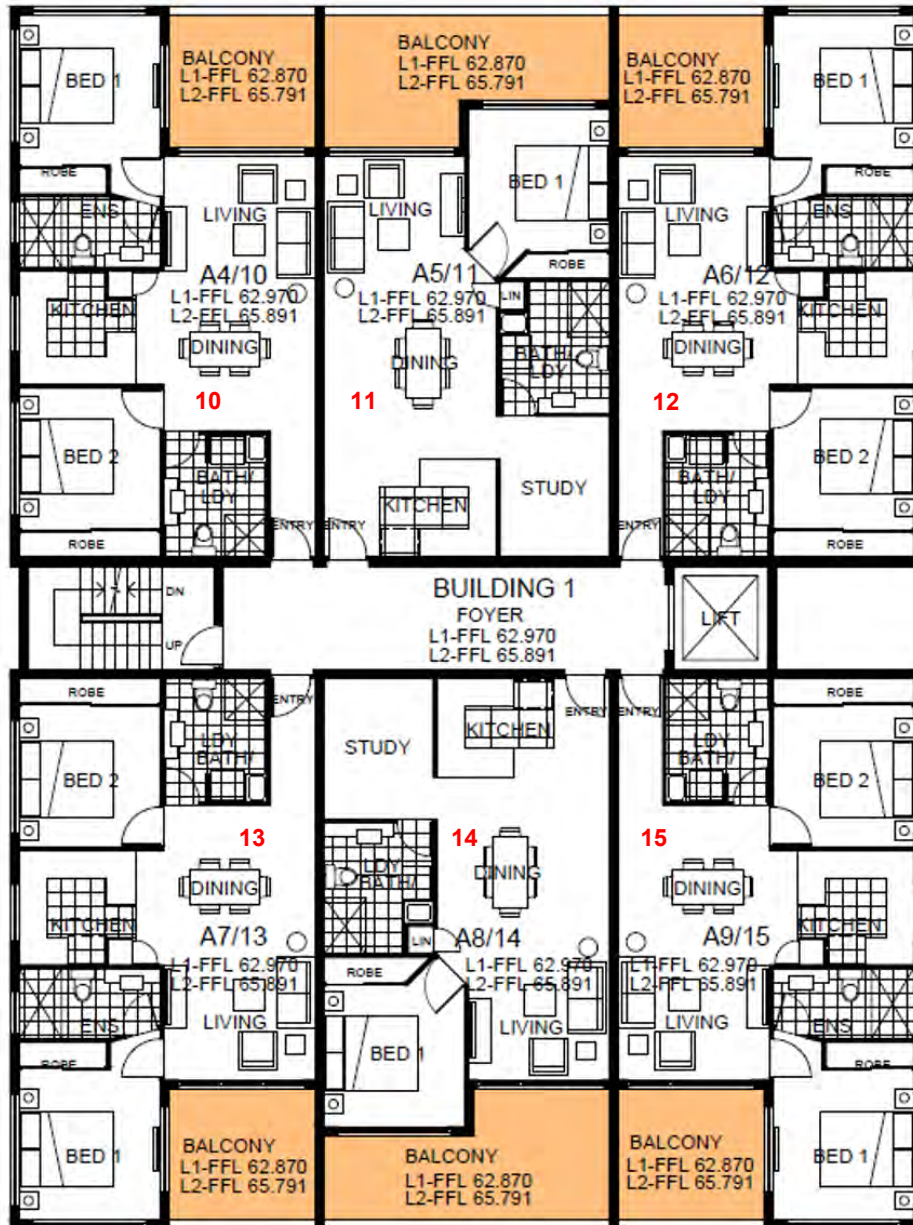
# 29 RAFFLES STREET APARTMENT ASPECT



**SECOND FLOOR**



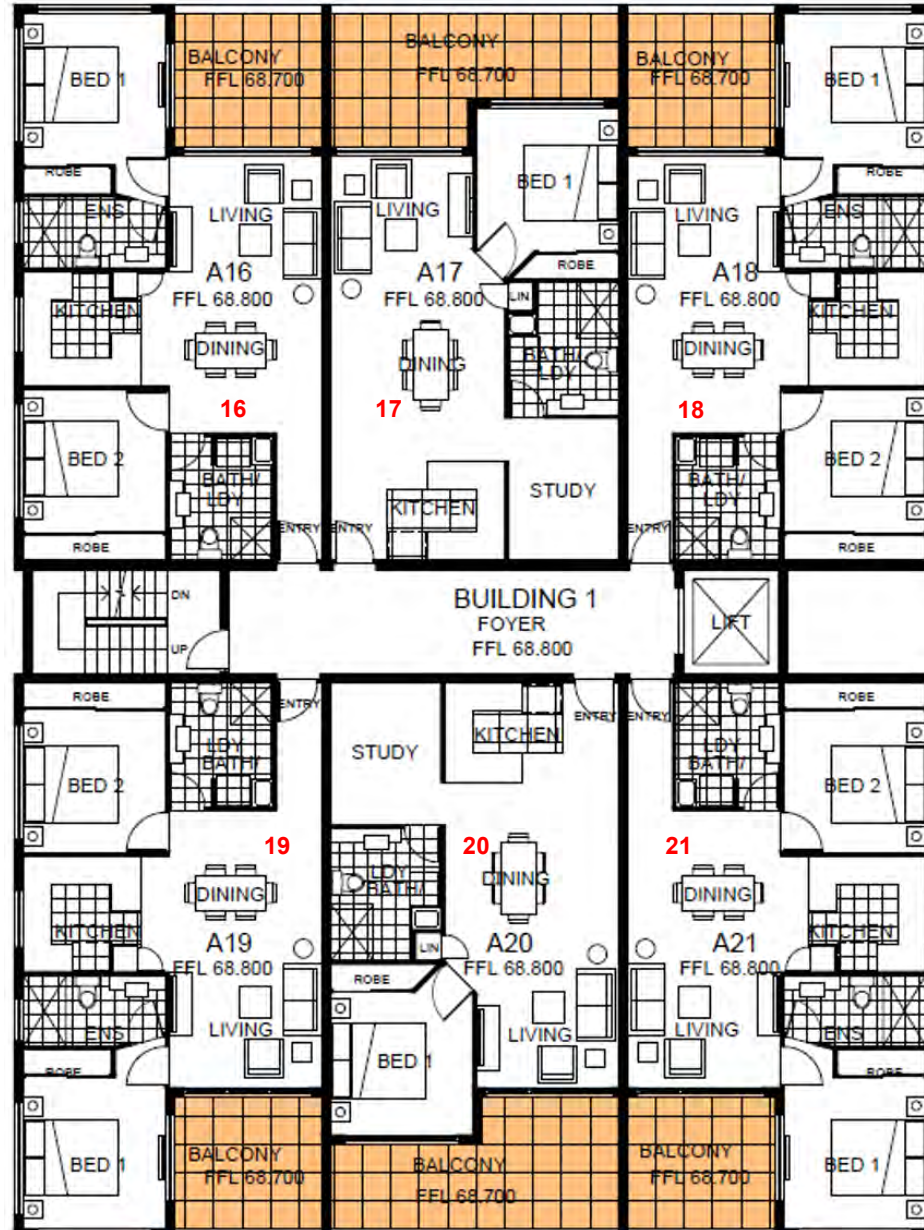
# 29 RAFFLES STREET APARTMENT ASPECT



**THIRD FLOOR**



# 29 RAFFLES STREET APARTMENT ASPECT



TOP (4th) FLOOR



# MT GRAVATT EAST

# BRISBANE

# MARKET STATISTICS

## SUBURB MEDIAN STATISTICS

	House	Townhouses	Units
Median Listing Price	\$1,100,000	\$677,500	\$550,000
Median Price Change – Last Quarter	2.08%	8.33%	3.80%
Median Price Change – 1 Year	4.78%	17.82%	12.47%
Median Price Change – 2 Years	22.22%	23.18%	22.22%

## SUBURB RENTAL STATISTICS

	House	Townhouses	Units
Median Weekly Rent	\$625	\$620	\$575
Median Yield %	2.97%	4.75%	4.77%
Median Rent Change – 1 Year	6.83%	12.72%	12.22%

0.94%

Current Vacancy Rate



51

Rental Stock Available



11,840

Population




33.28%


Rental Population






# COMPARABLE SALES LISTINGS – AUG 2024


**AIRTRIP** Madison Logan 



**\$690,000.00** ☆


103/20 Grout Street, MacGregor  
2 2 1 | Unit


**LJ Hooker** Gary Liu 



**Under Contract | \$599,500** ☆


508/300 Turton Street, Coopers Plains  
2 2 1 | Apartment

**firstnational** Frances Fernandez 




**Late \$600,000's** ☆

1/46 Lani Street, Wishart  
3 2 1 | Apartment  
Inspection Sat 6 Jul 1:00 pm




**\$769,000** ☆

1409/110 Klumpp Road, Upper Mount Gravatt  
2 2 1 96m<sup>2</sup>  
Apartment  
Inspection today 1:00 pm



**Offers over \$680,000** ☆

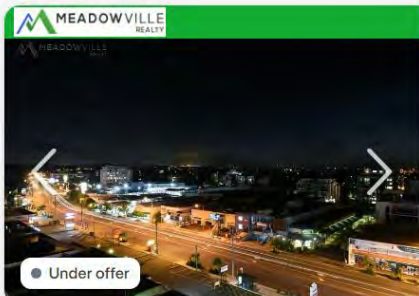
3/3 Grout Street, MacGregor  
2 2 1 100m<sup>2</sup>  
Apartment



**\$759,000** ☆

1209/110 Klumpp Road, Upper Mount Gravatt  
2 2 1 96m<sup>2</sup>  
Apartment  
Inspection today 1:00 pm

**MEADOWVILLE REALTY**





**Mid to High \$600k** ☆

1850/5 Cremin Street, Upper Mount Gravatt  
2 2 1 | Apartment  
**Under offer**




# COMPARABLE RECENT SALES EVIDENCE


**RayWhite** Matt Campbell 



**\$631,000** ☆


17/37 Creighton Street, Mount Gravatt  
 2 2 1 Apartment  
 Sold on 15 May 2024


**BRENLEY** Brenton Hebrard 



**\$707,000** ☆

8/37 Creighton Street, Mount Gravatt  
 2 2 1 Apartment  
 Sold on 27 May 2024

**RayWhite** Sim Gill 



**\$720,000** ☆

311/17 VIEW STREET, Mount Gravatt East  
 2 2 1 108m<sup>2</sup> Apartment  
 Sold on 01 Jul 2024

## Recently sold properties

**LJ Hooker** 



**Sold 25 May 2024**

**\$655,000**

21/90 Norton Street, Upper Mount Gravatt, Qld 4122

2 2 2

**TORRES PROPERTY** 



**Sold 17 May 2024**

**\$600,000**

50/2242 Logan Road, Upper Mount Gravatt, Qld 4122

2 2 1

**ARENA** Property Agents 





**Sold 21 M** >

**\$740,000**

609/35 Kelburn Street, Mount Gravatt, Qld

2 2 2

**MORGAN** Wayne Morgan 



**\$652,000** ☆

7/37 Creighton Street, Mount Gravatt  
 2 2 1 84m<sup>2</sup> Unit  
 Sold on 14 Jun 2024



# COMPARABLE RENTAL LISTINGS – AUG 2024



**\$670 weekly rent i...** ☆ ...

8 Archer Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Unit



**\$800 Fully furnish...** ☆ ...

22/12 Sanders St, Upper Mount Gravatt

🏠 2 🚗 2 🚶 2 Apartment



**\$620 Unfurnished** ☆ ...

304/16-20 Sanders St, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Apartment



**\$630 Per Week** ☆ ...

1425/5 Cremin Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Apartment

Added 12 hours ago



**\$700 pw** ☆ ...

31/12 Sanders Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Apartment



**\$630 per week** ☆ ...

8 Mascar Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Apartment



**\$750pw** ☆ ...

9/12 Sanders St, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Apartment



**\$650 per week** ☆ ...

41/2242 Logan Road, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Unit



**\$700 per week** ☆ ...

502/65 Tryon Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 2 🏠 128m<sup>2</sup> | Apartment



RayWhite

KIRA SYMPHOR



**\$650 Per Week** ☆ ...

28/40 Tryon Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 Unit



RayWhite

Agent: Michelle Graham

**\$640.00 Per Week** ☆ ...

8/22 Hertford Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 2 Unit



mosaic

PROPERTY CARE

Josh Braidwood



**\$660 per week** ☆ ...

505/16-26 Archer Street, Upper Mount Gravatt

🏠 2 🚗 2 🚶 1 🏠 118m<sup>2</sup> | Unit



# WERE ALL THE BOXES TICKED?

**1. Location** (Commuting Distance to Employment Hubs)



**6. Capital Growth Prospects**



**2. Population Growth**



**7. Market Cycle**  
(Is this a rising market?)



**3. Infrastructure Projects**



**8. Rental Demand & Yield**



**4. Economic Drivers** (Ideally several different industries)



**9. Local Amenities**  
(Proximity to Schools, Shopping, Hospitals)



**5. New Job Creation**



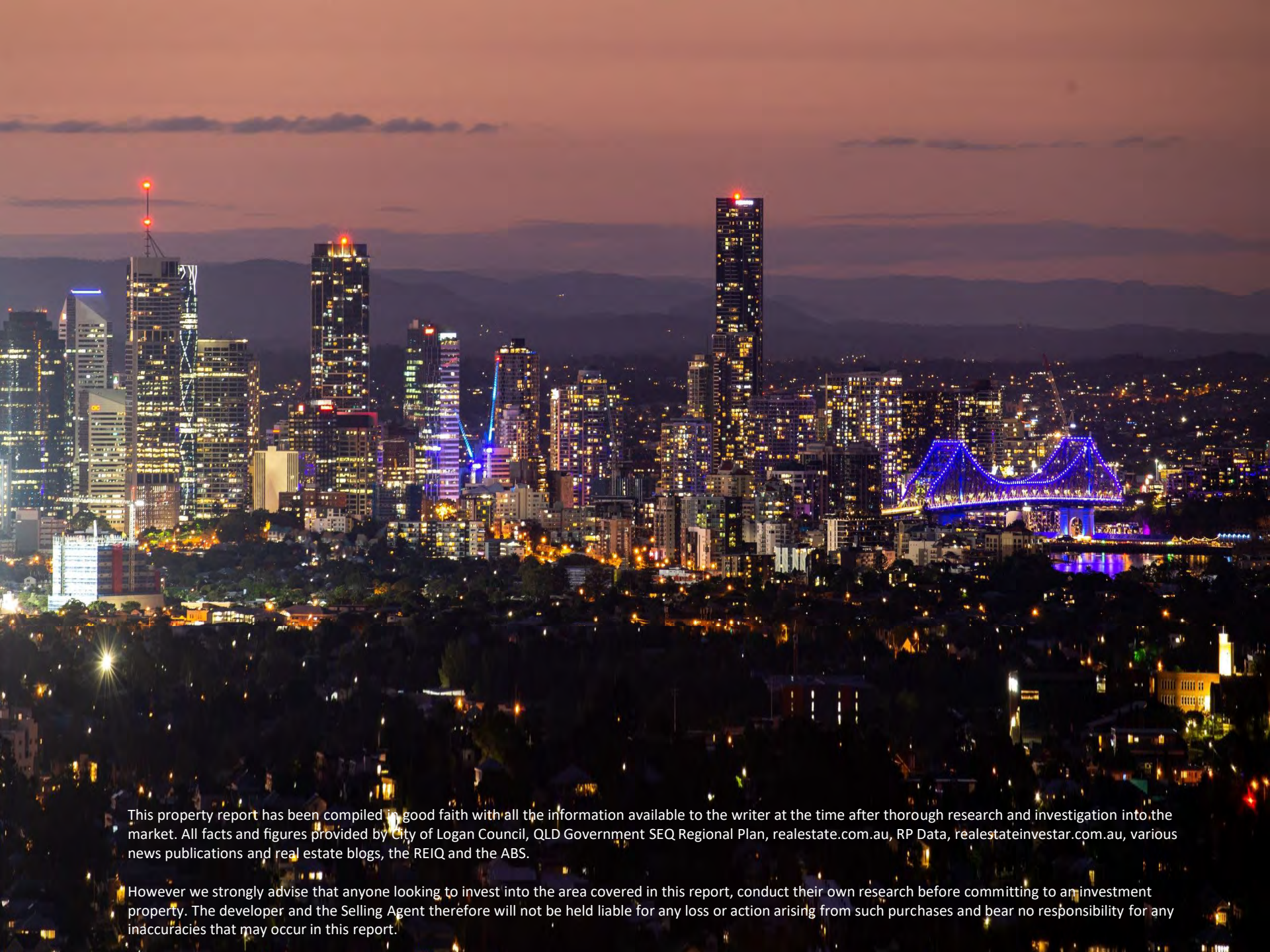
**10. Public Transport**  
(Proximity to Bus, Train)



*...If so, then this property stacks up!*







This property report has been compiled in good faith with all the information available to the writer at the time after thorough research and investigation into the market. All facts and figures provided by City of Logan Council, QLD Government SEQ Regional Plan, realestate.com.au, RP Data, realestateinvestar.com.au, various news publications and real estate blogs, the REIQ and the ABS.

However we strongly advise that anyone looking to invest into the area covered in this report, conduct their own research before committing to an investment property. The developer and the Selling Agent therefore will not be held liable for any loss or action arising from such purchases and bear no responsibility for any inaccuracies that may occur in this report.