



## **COMPARATIVE MARKET ANALYSIS**

16 HAVANA KEY BROADBEACH WATERS QLD 4218

PREPARED BY SMSF VALUATION REPORTS PTY LTD





16 Havana Key  
Broadbeach Waters  
QLD 4218

Dear Owner

RE: Property Appraisal

Thank you for inviting us to appraise your property and provide an evaluation of its value as of April 29, 2024.

Our appraisal is based on the market conditions of April 2024 and our extensive knowledge of the local property market.

If you have any questions about the information in this document, please don't hesitate to contact me using the details below.

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

Kind Regards



Michael Wilczynski  
SMSF Valuation Reports Pty Ltd  
Level 2/70 Hindmarsh Square Adelaide  
Email: [hello@smsfpropertyvaluations.com.au](mailto:hello@smsfpropertyvaluations.com.au)  
Phone: 1300 728 157

---

## REPORT OVERVIEW

---

Instructed by & on behalf of	JOE BLOGS
Property address	16 HAVANA KEY BROADBEACH WATERS QLD 4218
Purpose of report	<p>Market Value Assessment for financial reporting, taxation and superannuation fund management purposes.</p> <p>This report has been prepared for the private and confidential use of our client, and/or the nominated authorised persons, for the specified purpose and it should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so.</p>
Date of valuation	29 APRIL 2024
Valuation amount	\$ 2,000,000 - \$ 2,600,000
Weekly rent	\$ 2,492 - \$ 3,587
This valuation is exclusive of GST	
Disclosure of Independence	<p>Unless otherwise disclosed, the valuer does not have any material connection or involvement with the subject property or the parties to the valuation that could limit the valuer's ability to provide an unbiased and objective valuation. The valuation has been assessed independently by the valuer without material assistance from others.</p>

---

## 1. VALUATION SUMMARY

---

1.1 Instructions	
Instructing party	JOE BLOGS
Client/Authorised party	JOE BLOGS
Other Authorisations	None
1.2 Property details	
Property address	16 HAVANA KEY BROADBEACH WATERS QLD 4218
Property description	House: One Storey / Lowset
1.3 Assumptions & recommendations	
Key assumptions	The instructions and the information supplied contain a full disclosure of all information that is relevant.
1.4 Valuation details	
Valuation amount	\$ 2,000,000 - \$ 2,600,000
Weekly rent	\$ 2,492 - \$ 3,587
This valuation is exclusive of GST	
Pecuniary interest	We confirm that we do not have any pecuniary interest that would conflict with the proper valuation of the property.
Market Value	The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

<p>Expiry of Valuation</p>	<p>This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.</p>
<p>Third party disclaimer</p>	<p>This report has been prepared for the private and confidential use of our client for the specified purpose. It should not be reproduced in whole or part without the express written authority of SMSF Property Valuers or relied upon any other party for any purpose and the valuer shall not have any liability to any party who does so. Our warning is registered here, that any party other than those specifically named in this report should obtain their own valuation before acting in any way in respect of the subject property.</p>
<p>Digital copies reports</p>	<p>Where a digital copy of the report has been provided and has not been received directly from us, the report contents, especially the valuation and critical assumption should be verified by contacting the using office to ensure contents are appropriate. In particular if this report appears to be suspicious - that the report is tampered or altered, we recommend to contact the office.</p>
<p>Reliance on whole report</p>	<p>This valuation should be read in its entirety, inclusive of any summary. The online valuation firm does not accept any responsibility where part of this report has been relied upon without reference to the full context of the valuation report.</p>

---

## 2. SITE

---

Site area	559 m <sup>2</sup>
Site description	Residential



### 3. SALES EVIDENCE

#### 1 18 FLAMINGO KEY BROADBEACH WATERS QLD 4218 Sold Price \$2,602,000



 4  3  2  556m<sup>2</sup>  -  
 Year Built - DOM 36  
 Sold Date 16-Feb-24 Distance 0.36km  
 First Listing Auction  
 Last Listing Auction

#### 2 42 T E PETERS DRIVE BROADBEACH WATERS QLD 4218 Sold Price \$3,200,000



 5  3  2  556m<sup>2</sup>  333m<sup>2</sup>  
 Year Built 2021 DOM 84  
 Sold Date 18-Jan-24 Distance 0.45km  
 First Listing AUCTION  
 Last Listing Offers Over \$2,950,000

#### 3 74 CLEAR ISLAND ROAD BROADBEACH WATERS QLD 4218 Sold Price \$2,050,000



 4  2  2  556m<sup>2</sup>  163m<sup>2</sup>  
 Year Built 1975 DOM 80  
 Sold Date 24-Jan-24 Distance 0.55km  
 First Listing Expressions Of Interest  
 Last Listing Interest From \$2,249,000

#### 4 32 VERONA AVENUE SURFERS PARADISE QLD 4217 Sold Price \$3,500,000



 5  4  3  569m<sup>2</sup>  463m<sup>2</sup>  
 Year Built 1970 DOM 26  
 Sold Date 02-Dec-23 Distance 1.78km  
 First Listing Auction On-Site Saturday 2 December at 12:00pm  
 Last Listing Auction On-Site Saturday 2 December at 12:00pm

#### 5 28 NARANGA AVENUE BROADBEACH WATERS QLD 4218 Sold Price \$3,100,000



 5  5  4  551m<sup>2</sup>  337m<sup>2</sup>  
 Year Built 2023 DOM 20  
 Sold Date 10-Dec-23 Distance 0.84km  
 First Listing Auction On Site, Sunday 10 December at 9:00am  
 Last Listing Auction On Site, Sunday 10 December at 9:00am



---

## 4. COMPARABLE RENTALS

---






1 CARMEL COURT BROADBEACH WATERS QLD 4218



 7  5  2  544m<sup>2</sup>  317m<sup>2</sup>  
 Year Built 1980 DOM 33 days  
 Listing Date 27-Mar-24 Distance 1.3km  
 Listing Price \$2,500 Per Week

2 10 RIO VISTA BOULEVARD BROADBEACH WATERS QLD 4218



 6  6  2  731m<sup>2</sup>  667m<sup>2</sup>  
 Year Built 2022 DOM 57 days  
 Listing Date 22-Aug-23 Distance 1.3km  
 Listing Price \$3,600

3 97 T E PETERS DRIVE BROADBEACH WATERS QLD 4218



 5  4  2  423m<sup>2</sup>  404m<sup>2</sup>  
 Year Built 2019 DOM 132 days  
 Listing Date 19-Dec-23 Distance 0.78km  
 Listing Price \$2,700 Per Week

4 29 FRANCIS STREET MERMAID BEACH QLD 4218



 4  2  4  405m<sup>2</sup>  230m<sup>2</sup>  
 Year Built 2015 DOM 63 days  
 Listing Date 22-Nov-23 Distance 1.78km  
 Listing Price \$2,500 per week

5 36A AVANTI STREET MERMAID WATERS QLD 4218



 5  5  2  382m<sup>2</sup>  382m<sup>2</sup>  
 Year Built 2019 DOM 27 days  
 Listing Date 28-Feb-24 Distance 1.92km  
 Listing Price \$2,500 Per Week

---

## 5. VALUATION METHODOLOGY

---

Primary methodology	<p>This report has been prepared at Market Value by a professional with knowledge in property and valuation methodologies.</p> <p>The extent of investigation undertaken in completing the valuation has included:</p> <ul style="list-style-type: none"><li>• collation of information from relevant parties regarding the subject property</li><li>• undertaking our own research regarding the subject property</li><li>• undertaking market research of similar properties and recent comparable sales results</li><li>• preparation of valuation calculations and report</li></ul> <p>Please note this report does not meet practice standard for mortgage purposes and is specifically not suitable for that purpose.</p>
---------------------	---

---

## 6. VALUATION REMARKS

---

We certify the following subject property:

16 HAVANA KEY BROADBEACH WATERS QLD 4218

This property is currently undeveloped.

We assess the subject property's Market Value in its present condition and on a vacant possession basis to be:

As at 29 APRIL 2024

Market Value - \$ 2,000,000 - \$ 2,600,000  
\$ 2,492 PW - \$ 3,587 PW

---

## 7. ASSUMPTIONS, CONDITIONS & LIMITATIONS

---

1. The valuation is made on the basis of "Market Value" as adopted by the Australian Property Institute from the International Assets Valuation Standards Committee definition. That is: "The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, Prudently, and without compulsion".
2. This valuation is for the use of the party or parties to whom it is addressed and is not to be used for any other purposes. The report is subject to the definitions, qualifiers and disclaimers contained herein and which form part of this report. No liability or responsibility is accepted or undertaken to any third party or parties which may use or rely on the whole or any part of this report or its conclusion. No liability or responsibility is accepted or undertaken in the event that the party or parties to which it is addressed use this report for any other purpose apart from that expressly outlined.
3. No part of this valuation or any reference to it may be included in any other document or reproduced or published in any way without written approval of the form and context in which it is to appear. Only a signed original of this valuation should be relied upon and no responsibility will be accepted for photocopies of the report. The Director, to the best of our knowledge, any member of this firm, has any conflict of interest; direct, indirect or financial interest pecuniary or otherwise in the said property that is not disclosed herein.
4. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period including as a result of general market movements or factors specific to the particular property. We do not accept liability for losses arising from such subsequent changes in value including consequential or economic loss. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.
5. Unless specifically stated, where the valuation relates to a Strata Titled property, all parties should be aware that the market value is assessed without knowledge of orders against the Strata Company and without the benefit of a search of the Strata Company's records, particularly relating to reserve funds. All parties should make their own enquiries in relation to this matter.

6. Plant and equipment and other items have not been individually tested or inspected to a standard other than that required by a prudent valuer in making this assessment. Sufficient enquiry has been made to enable the valuer to arrive at a fair assessment and the right to amend any valuation should an unknown condition or impediment be established by competent analysis is therefore reserved.

7. No soil tests or environmental studies have been made available for the valuer's perusal. Therefore, it should be noted that the valuation is subject to there being no surface or sub-surface soil problems including instability, toxic/ hazardous wastes, toxic mould, asbestos or building material hazards in or on the property that would adversely affect, its existing or potential use or reduce its marketability. Should a problem be known or arise the valuation should be referred to the valuer for comment and review as deemed appropriate. We are not experts in this regard and if more detailed advice is required, an environmental consultant should be retained. The client acknowledges and recognizes that the Valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The Valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the Valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value.

8. Unless stated as otherwise in this report we advise that a copy of the current Certificate of Title has not been provided or searched. This valuation assumes clear title. Should any encumbrances, easements, leases or other restrictions not mentioned in this report be known or discovered then the valuation should be referred to the Valuer for comment.