

Section I. Property and Market Analysis

Land, Property and Ownership Information

Owner's Name	GREGORY STEPHEN & JEANETTE GEORGINA LEWIS
Owner's Mailing Address	
Local Authority	BCC-BALMORAL
Land use	SINGLE UNIT DWELLING
Zoning	RESIDENTIAL B R3
Attributes	
Land Area (m2)	546
Property Description	L71 RP12508:PAR BULIMBA
Certificate Title	

Valuation Information

Date of Valuation	30 Jun 2005
Unimproved Capital Value	\$335,000

Property Images



**Sales History**

Sale Date	Sale Code	Sale Price
23 Jan 1996	NORMAL SALE	\$210,000
24 Jul 1992	NORMAL SALE	\$175,500
15 Oct 1990	NORMAL SALE	\$135,000

Rental Market Analysis

Property Type	Median Rent	Bonds Lodged
2 Bedroom House	\$250	25
3 Bedroom House	\$280	100
4 Bedroom House	\$350	25
1 Bedroom Flat	\$155	20
2 Bedroom Flat	\$230	94
3 Bedroom Flat	\$285	18

Comparable Sales

Address: 49 AGNEW ST, NORMAN PARK 4170 (RESIDENTIAL B R3)
 Area (m2) 506
 Sale Details : NORMAL SALE on the 24 Jun 2006 for \$660,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$360,000



Address: 130 BENNETTS RD, NORMAN PARK 4170 (INNER RESIDENTIAL)
 Area (m2) 607
 Sale Details : PART SALE on the 19 Jul 2006 for \$265,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$230,000



Address: 298 BENNETTS RD, NORMAN PARK 4170 (RESIDENTIAL A)
 Area (m2) 536
 Sale Details : NORMAL SALE on the 15 May 2006 for \$430,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$175,000



Address: 10 DICKENS ST, NORMAN PARK 4170 (RESIDENTIAL B R3)
 Area (m2) 506
 Sale Details : NORMAL SALE on the 02 Jun 2006 for \$498,500
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$335,000



Address: 43 LONGFELLOW ST, NORMAN PARK 4170 (RESIDENTIAL B R3)
 Area (m2) 607
 Sale Details : NORMAL SALE on the 06 May 2006 for \$470,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$270,000



Address: 72 POWER ST, NORMAN PARK 4170 (RESIDENTIAL B R3)
 Area (m2) 491
 Sale Details : NORMAL SALE on the 21 Apr 2006 for \$935,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$345,000



Address: 364 FERGUSON RD, NORMAN PARK 4170 (RESIDENTIAL A)
 Area (m2) 603
 Sale Details : NORMAL SALE on the 04 Jun 2006 for \$491,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$255,000



Address: 23 MACROSSAN AV, NORMAN PARK 4170 (RESIDENTIAL A)
 Area (m2) 607
 Sale Details : NORMAL SALE on the 30 Jun 2006 for \$335,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$315,000



Address: 78 OVEREND ST, NORMAN PARK 4170 (RESIDENTIAL B R3)
 Area (m2) 539
 Sale Details : NORMAL SALE on the 26 Oct 2005 for \$335,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$260,000



Address: 13 DONALDSON ST, NORMAN PARK 4170 (RESIDENTIAL A)
 Area (m2) 607
 Sale Details : NORMAL SALE on the 10 Jan 2006 for \$370,000
 Valuation Details : Valuation on 01 Oct 2004 listed an unimproved value \$222,500

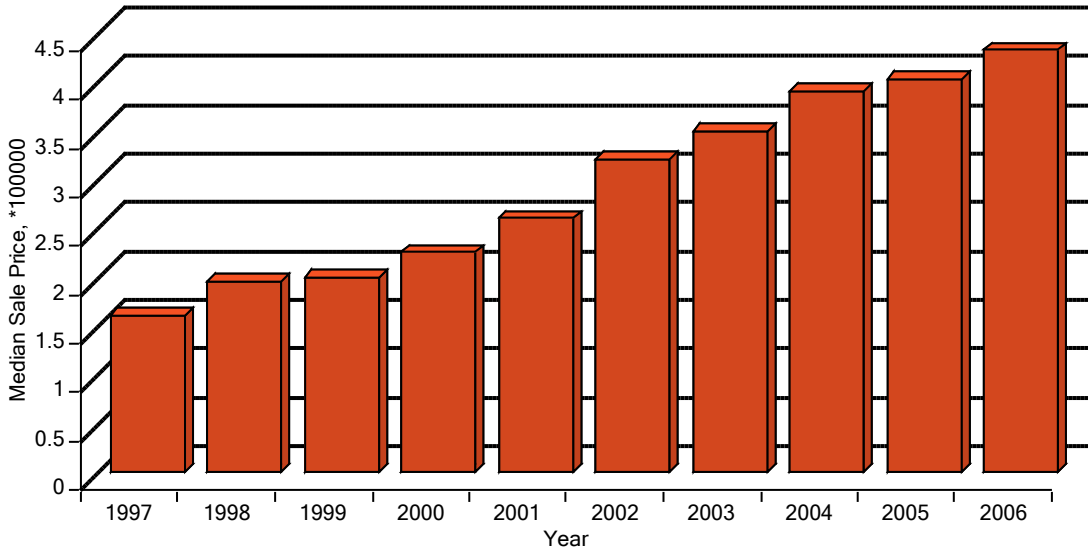


Comparable Advertising

Address / Advertisement Details	Publication Date	Price	
42 GILLAN ST NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by PLACE ESTATE AGENTS, agent JAMES CURTAIN 2BED, 1BATH	30 Jun 2006	\$695K - \$720K	
22 JUDGE ST NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by GOGECKO MOUNT GRAVATT - MOUNT GRAVATT, agent LOUISE CARR 3BED, 1BATH, 1CAR	30 Jun 2006	\$465,000	
56 AGNEW ST NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by RAY WHITE BULIMBA, agent AMARLEE POWELL 405 M2 LAND	30 Jun 2006	\$595,000	
62 / 96 RAILWAY PDE NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by P R D NATIONWIDE PADDINGTON, agent PHIL BURLEY 3BED, 2BATH, 1CAR	30 Jun 2006	For Sale Now	
51 RAILWAY PDE NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by RAY WHITE BULIMBA, agent BEN PRICE	30 Jun 2006	\$850,000	
62 RAILWAY PDE NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by DAVIDKDIFFERENCE REAL ESTATE - EAST BRISBANE, agent DAVID KRATOCHVIL 4BED, 3BATH, 2CAR, 1ENS	30 Jun 2006	Buyers in the mid \$600k's	
47 RUSSELL AV NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by PLACE ESTATE AGENTS, agent ADAM DJORDJEVIC	30 Jun 2006	\$230K+	
3 / 21 DICKENS ST NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by RAY WHITE BULIMBA, agent BEN PRICE 3BED, 2BATH, 1CAR	30 Jun 2006	\$365,000	
320 WYNNUM RD NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by RAY WHITE BULIMBA, agent GARRY PRICE 3BED, 1BATH	30 Jun 2006	\$550,000	
296 WYNNUM RD NORMAN PARK, QLD 4170 Normal Sale listing in Realestate.com.au by ACPS RESIDENTIAL - UNDERWOOD, agent STEPHEN JOSEPH 4BED, 2BATH, 2CAR	30 Jun 2006	\$686,000	

Section II. Capital Growth Analysis

Median Sale Price by Year: All properties in NORMAN PARK



Median Sale Price by Year

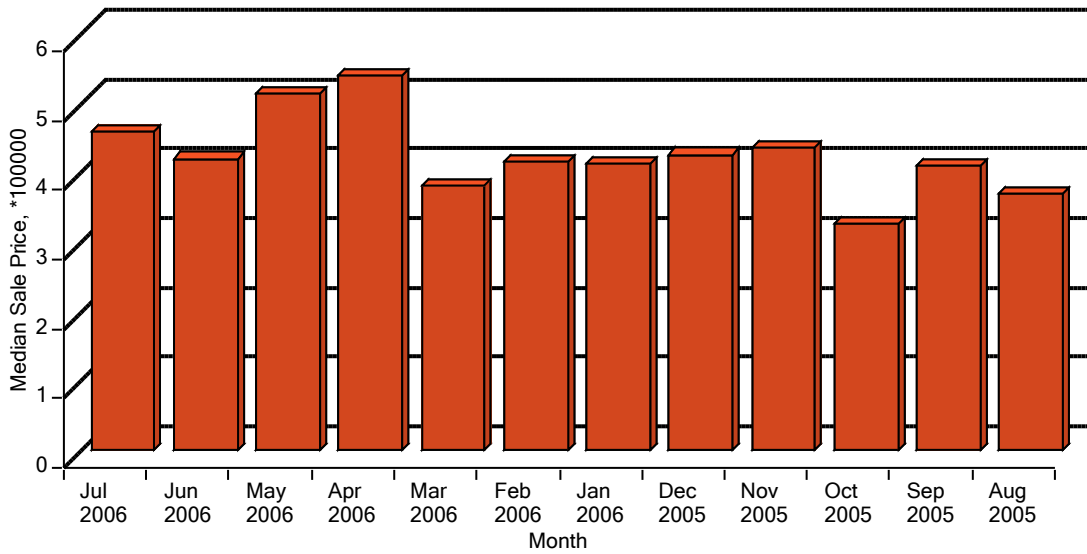
Year	Median Price	No. sold	Capital Growth
2006	\$432,500	136	7.45%
2005	\$402,500	148	3.21%
2004	\$390,000	141	11.43%
2003	\$350,000	243	9.38%
2002	\$320,000	243	23.08%
2001	\$260,000	357	15.56%
2000	\$225,000	291	12.50%
1999	\$200,000	291	2.56%
1998	\$195,000	239	21.88%
1997	\$160,000	198	

Capital Growth Summary

Last 3 Years	Last 5 Years	Last 10 Years
5.31%	7.82%	11.68%



Median Sale Price by Month: All properties in NORMAN PARK



Median Sale Price by Month

Year	Median Sale Price
Aug 2005	\$370,000
Sep 2005	\$409,533
Oct 2005	\$326,500
Nov 2005	\$436,250
Dec 2005	\$426,000
Jan 2006	\$412,000
Feb 2006	\$415,000
Mar 2006	\$380,000
Apr 2006	\$540,000
May 2006	\$513,500
Jun 2006	\$420,000
Jul 2006	\$460,000

Section III. NORMAN PARK : Demographic Profile

Area Profile

The size of NORMAN PARK is approximately 2 km. It has 6 parks covering nearly 7% of the total area. There are 1 schools located in NORMAN PARK.

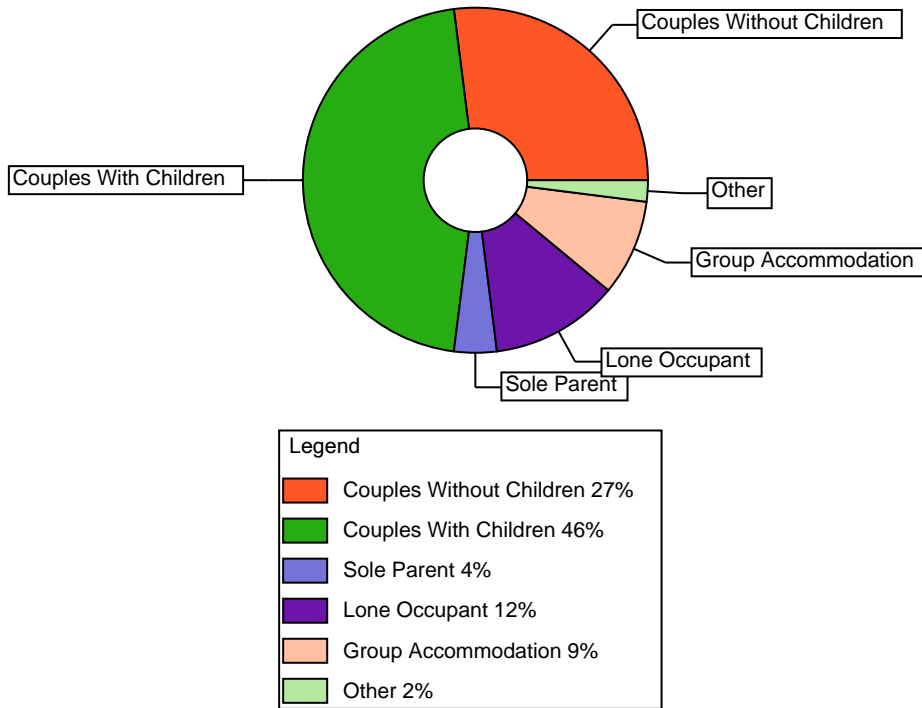
The population of NORMAN PARK, as at 2001 was 6291 people.

The predominant age group in NORMAN PARK is 30 - 39 years. Households in NORMAN PARK are primarily couples with children and are likely to be repaying between between \$1000.00 - \$1200.00 on mortgage repayments.

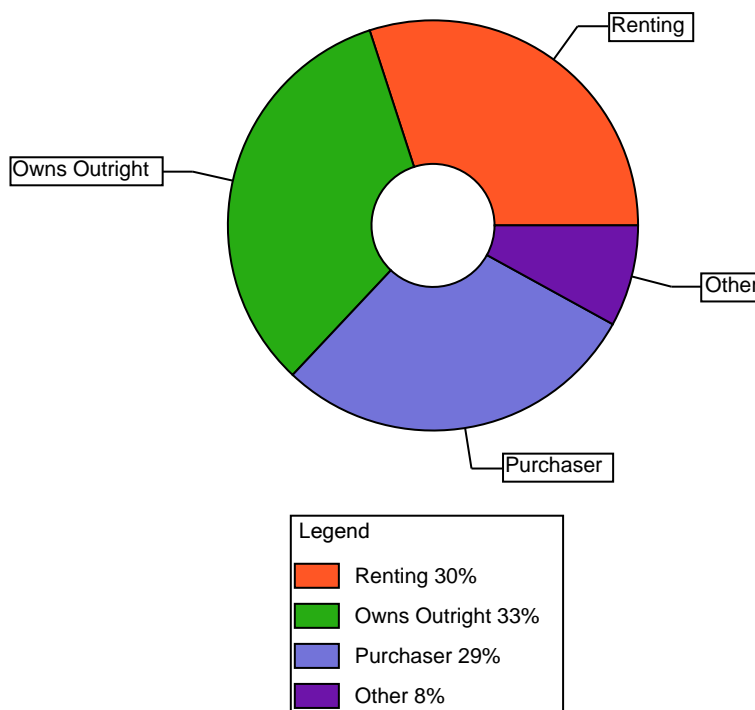
In general, people in NORMAN PARK work in a professional occupation. As at 2001, 63% of the homes in NORMAN PARK were owner-occupied.



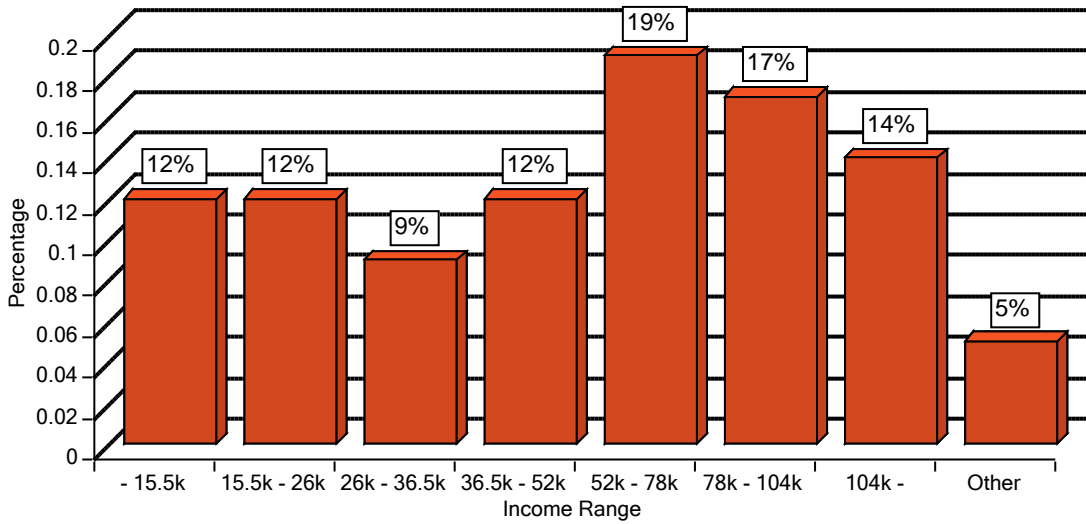
Household Structure



Household Occupancy



Household Income



Conditions of Use

(c)2006 Copyright RP Data Ltd, Local, State, Commonwealth Govt. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted. The information provided is deemed reliable but not guaranteed.

(c)The State of Queensland (Department of Natural Resources and Mines) 2006. Based on data provided with the permission of the Department of Natural Resources and Mines: [QVAS - (Sep/2006)]. The Department of Natural Resources and Mines makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses and damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.