



Marketing Co-Ordination Australia
www.mcoaustralia.com Pty Ltd

ABN 460 681 64723



Comparative Market Analysis

Thursday, 30 July 2020

55 Francis Ave – ROCHDALE QLD 4123

Property Appraisal

Thank you for your invitation to appraise the above property and provide you with an appraisal as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area, however please note that this appraisal may vary with the time of year that the property comes onto the market. In Queensland, we experience peak and low enquiry's during the different seasons.

Should you have any questions relating to the information contained within this document please feel free to contact me on the details below.

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

Kind Regards

Travis Lowry

Travis Lowry – Managing Director
Marketing Co-Ordination Australia Pty Ltd
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55 Francis Ave – ROCHDALE QLD 4123



STAGE 2

STAGE 3

STAGE 4 B
STAGE 4 A



Coolangatta



Northport



Gardner Vogue A1



Gardner Vogue A1



Gardner Modern C



Gardner Modern C1



Eastport



Lennox



Ashmore

Coolangatta

3 plus Study 2.5 1 + carspace approx \$470 - \$510

Northport	3 	2.5 	2  approx \$510 - \$540
Gardner Vogue A, B	3  plus Study	2.5 	2  approx \$510 - \$540
Gardner Vogue A1, B1	3  plus Study	2.5 	2  approx \$510 - \$540
Gardner Modern C, C1, D	3  plus Study	2.5 	2  approx \$510 - \$540
Eastport A, B C	4 	2.5 	2  approx \$550 - \$625
Lennox	4 	2.5 	2  approx \$550 - \$625
Ashmore	3 	2.5 	1  approx \$470 - \$510

Rochdale Outlook is a brand new site, each unit is Modern styled, with large bedrooms, two bathrooms including ensuite to Master bedroom plus one powder room, Balcony and in some cases a Study or study nook. Air condition ducted and ceiling fans, cook top, Electric oven, plus Dishwasher.

The complex also includes an in-ground Swimming pool, BBQ area.

Rochdale does not have many rentals available so higher than normal pricing can be achieved in this area. Average rentals for a three bedroom are approx. \$540/week, whereas a four bedroom is approx. \$620/week

