



Comparative Market Analysis

Friday, 26 May 2023

281- 295 Handford Rd – TAIGUM QLD 4018

Property Appraisal

Thank you for inviting us to appraise your property and provide you with an estimate of its current market value. We have conducted a thorough assessment considering the prevailing market conditions and drawing upon our extensive knowledge of the local property market. It's important to note that the appraisal may vary depending on the time of year when you decide to put the property on the market. In Queensland, we observe fluctuations in demand during different seasons, with peak and low periods of interest.

If you have any inquiries or require further clarification regarding the information presented in this report, please don't hesitate to reach out to me using the contact details provided below. Once again, I appreciate the opportunity to evaluate your property and the consideration given to our office's services. I eagerly anticipate the prospect of working with you in the near future.

Kind Regards

Travis Lowry

Travis Lowry – Managing Director
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281- 295 Handford Rd – TAIGUM QLD 4018



EastPort



Coolangatta



Noosa



Ashmore

- | | | |
|---------------|-----|--------------------------------------|
| 3 plus Study | 2.5 | 1 approx \$560 - \$590 |
| 4 | 2.5 | 1 + 1 carspace approx \$600 - \$650 |
| 4 plus Study | 2.5 | 2 approx \$600 - \$650 |

Handford Heights is a recently developed location offering brand-new units characterized by a contemporary design. Each unit boasts spacious bedrooms, with the Master bedroom featuring an ensuite bathroom, and there is an additional powder room for convenience. Select units include a balcony or patio, and some even come with a study or study nook. For optimal comfort, the units are equipped with air conditioning, complemented by ceiling fans in all bedrooms. The well-appointed kitchen features a cooktop, electric oven, and a dishwasher for added convenience.

Residents of Handford Heights can enjoy the amenities provided within the complex, including a refreshing in-ground swimming pool and a large garden/ BBQ area. Notably, Taigum currently has limited availability of three and four-bedroom rentals, allowing for higher-than-usual pricing in this sought-after area.

