

COMPARATIVE MARKET ANALYSIS

2 SHELTER POINT COURT, BOAT HARBOUR BEACH, TAS 7321

PREPARED BY RICHARD JACKSON, RICHARD JACKSON @REALTY



Richard Jackson @realty

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2 Shelter Point Court
Boat Harbour Beach, TAS, 7321

Good afternoon Ethan and Bianca

RE: 32 Mary Street, East Devonport

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

Your property is well presented with some great improvements and in a great location with the advantage of sea views. The home is ideal for growing families, families with older children and in law accommodation

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

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

Thank you again for the opportunity and for considering the services of @ Realty. I look forward to working with you soon.

We understand that selling your home is a big deal!

Marketing

realestate.com.au premier Plus with Audience maximiser listing \$1,048.00

domain.com.au Gold listing \$199.00

Professional photography package \$352.00

total \$1,599

suggested selling fees 1.98% GST inclusive

Kind Regards

Richard Jackson
Richard Jackson @realty
Phone: 0403 711 289
Email: richardjackson@atrealty.com.au

2 SHELTER POINT COURT, BOAT HARBOUR BEACH, TAS

7224



Owner Details

Owner Name(s):

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

Property Type: Vacant Land - N/A

RPD: 1//177861

Land Use: VACANT-RESIDENTIAL

Zoning

Council: WARATAH-WYNYARD COUNCIL

Features:



Area: 782 m²

Area \$/m2: \$243

Water/Sewerage:

Property ID: 1512672451 /

UBD Ref: UBD Ref:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 190,000 15/01/2021

Area:

782 m²

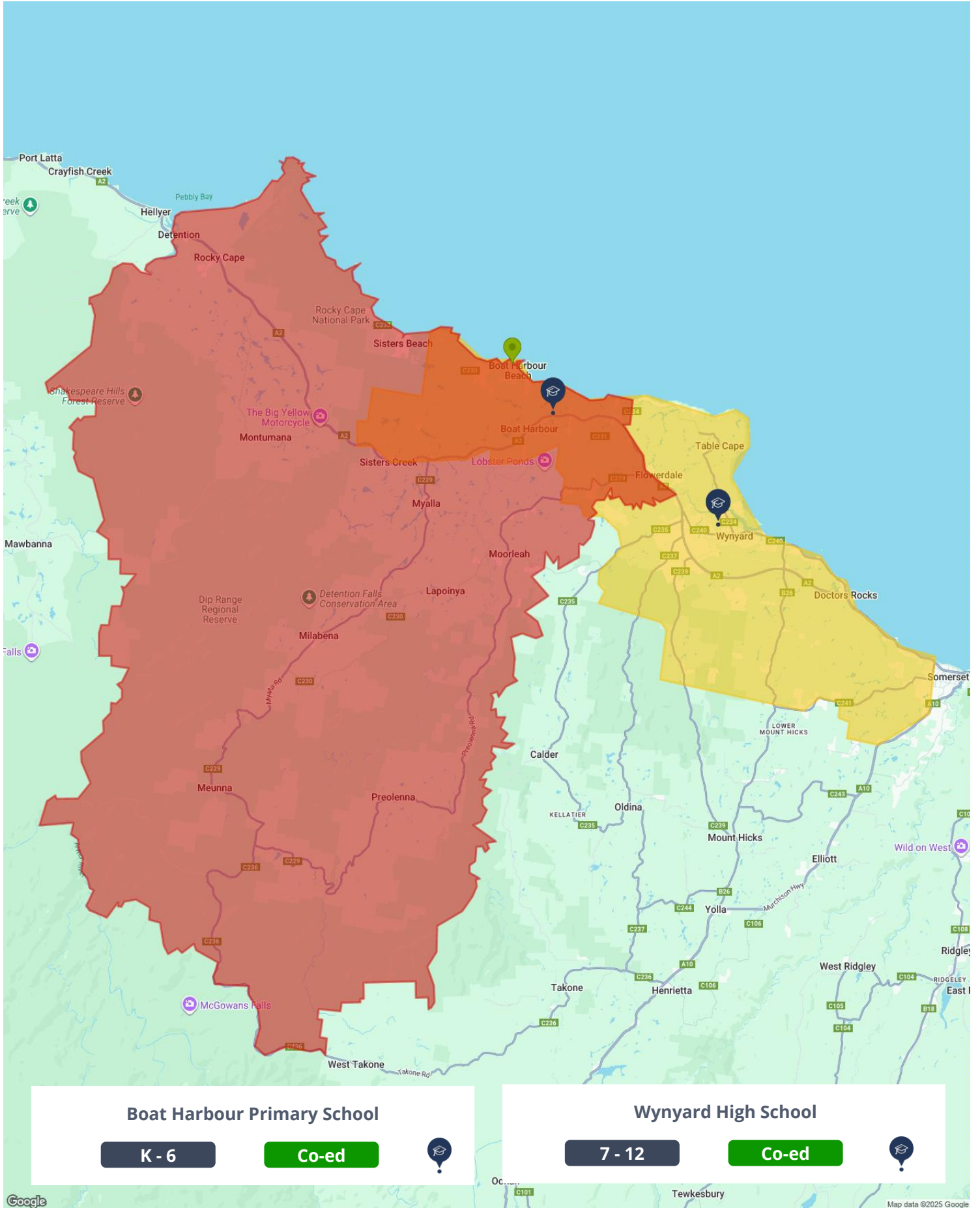
Sale Type:

Normal Sale

Related:

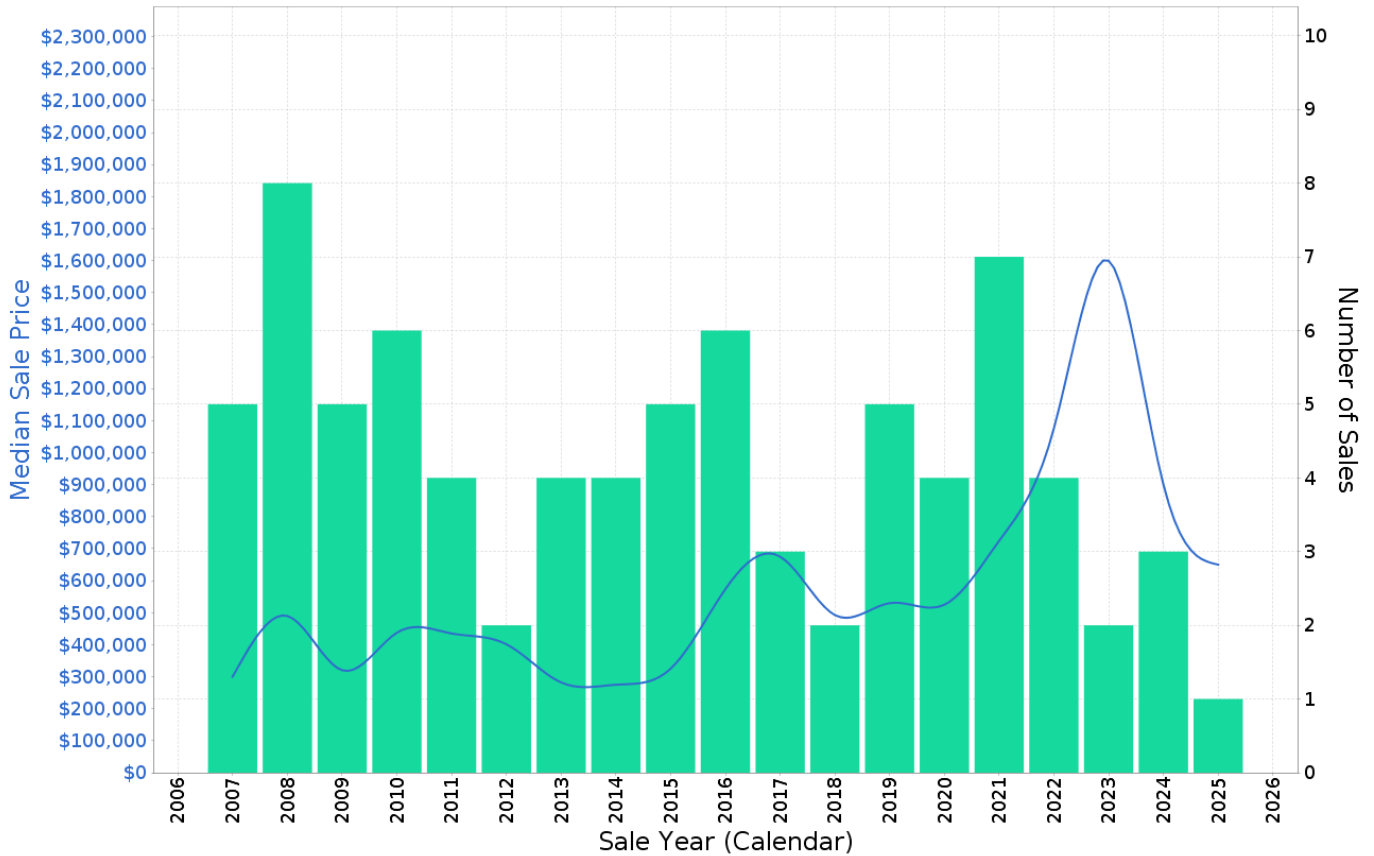
No

School Catchment Areas

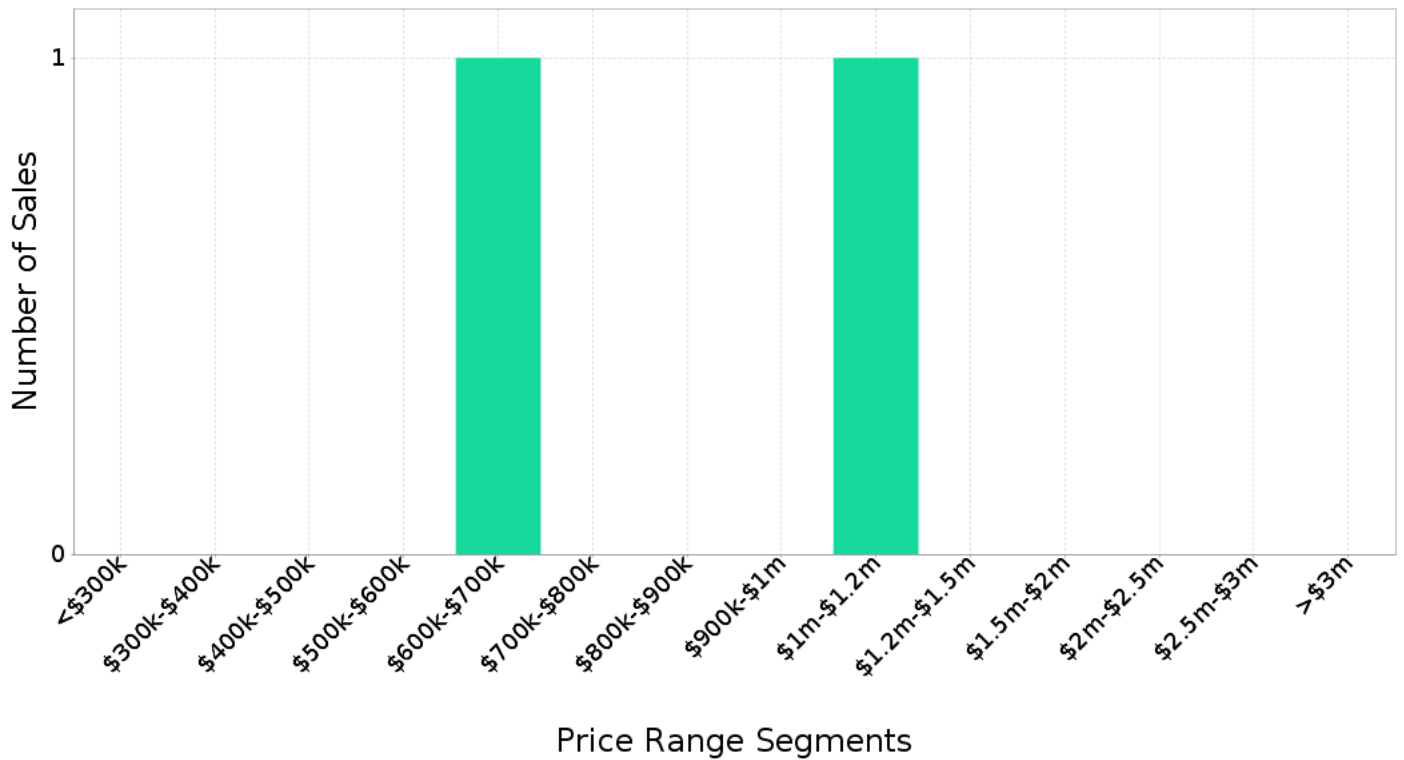


Sales & Growth Chart (House)

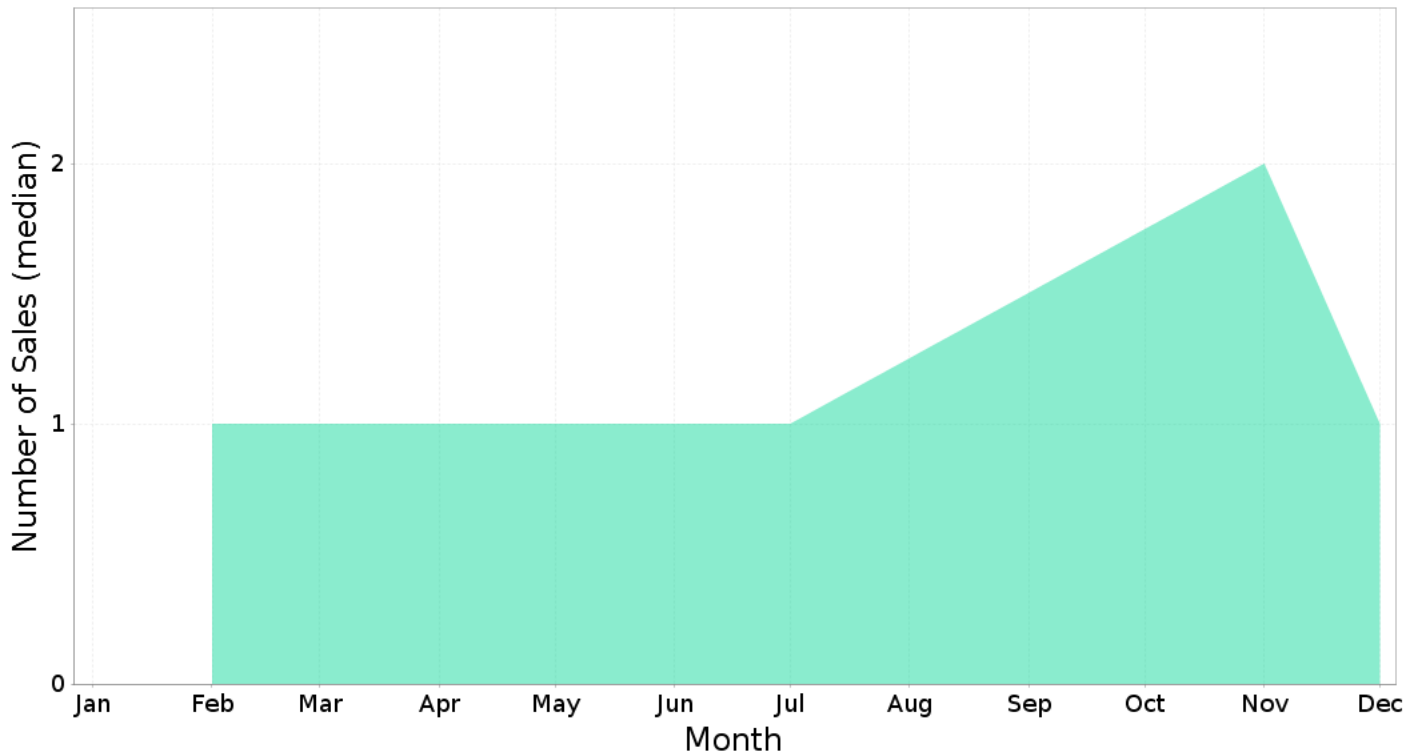
Year	No. of Sales	Average	Median	Growth	Low	High
2007	5	\$ 233,893	\$ 300,000		\$ 3,000	\$ 420,000
2008	8	\$ 472,121	\$ 489,750	63.2 %	\$ 130,465	\$ 750,000
2009	5	\$ 309,054	\$ 320,000	-34.7 %	\$ 6,893	\$ 750,000
2010	6	\$ 440,333	\$ 437,500	36.7 %	\$ 295,000	\$ 620,000
2011	4	\$ 421,250	\$ 435,000	-0.6 %	\$ 365,000	\$ 450,000
2012	2	\$ 401,344	\$ 401,344	-7.7 %	\$ 107,689	\$ 695,000
2013	4	\$ 294,750	\$ 282,000	-29.7 %	\$ 200,000	\$ 415,000
2014	4	\$ 277,500	\$ 275,000	-2.5 %	\$ 210,000	\$ 350,000
2015	5	\$ 358,740	\$ 325,000	18.2 %	\$ 7,700	\$ 695,000
2016	6	\$ 525,883	\$ 573,900	76.6 %	\$ 275,000	\$ 607,500
2017	3	\$ 665,000	\$ 675,000	17.6 %	\$ 515,000	\$ 805,000
2018	2	\$ 492,500	\$ 492,500	-27.0 %	\$ 465,000	\$ 520,000
2019	5	\$ 567,100	\$ 530,000	7.6 %	\$ 431,000	\$ 685,000
2020	4	\$ 562,500	\$ 525,000	-0.9 %	\$ 325,000	\$ 875,000
2021	7	\$ 747,143	\$ 725,000	38.1 %	\$ 240,000	\$ 1,150,000
2022	4	\$ 958,250	\$ 1,076,000	48.4 %	\$ 380,000	\$ 1,301,000
2023	2	\$ 1,600,000	\$ 1,600,000	48.7 %	\$ 1,250,000	\$ 1,950,000
2024	3	\$ 883,333	\$ 900,000	-43.8 %	\$ 650,000	\$ 1,100,000
2025	1	\$ 650,000	\$ 650,000	-27.8 %	\$ 650,000	\$ 650,000



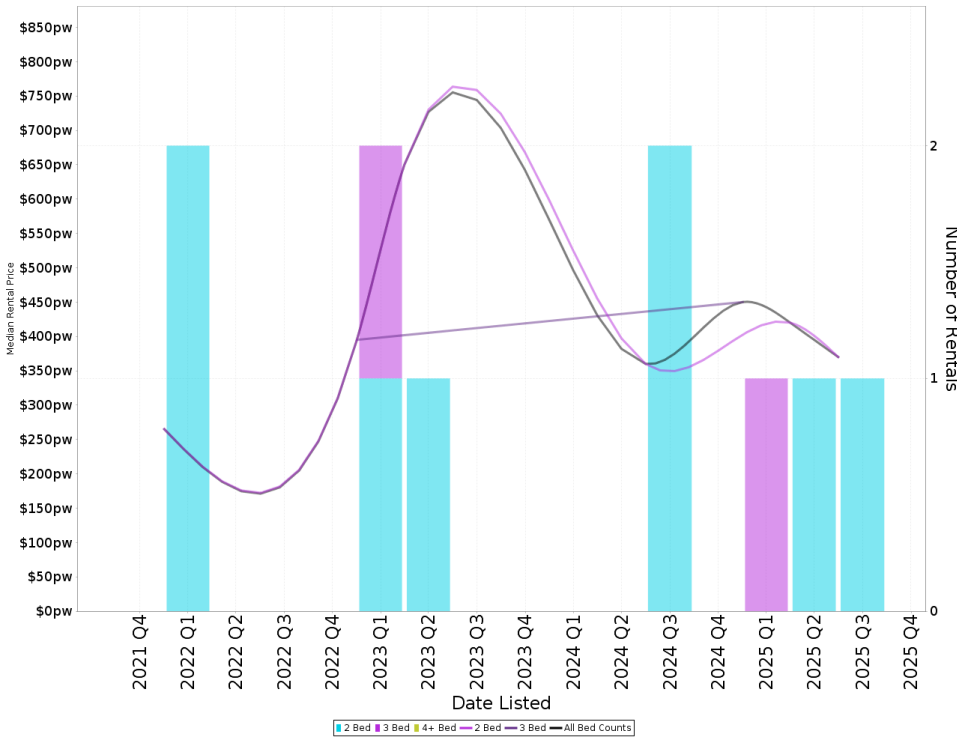
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.8%

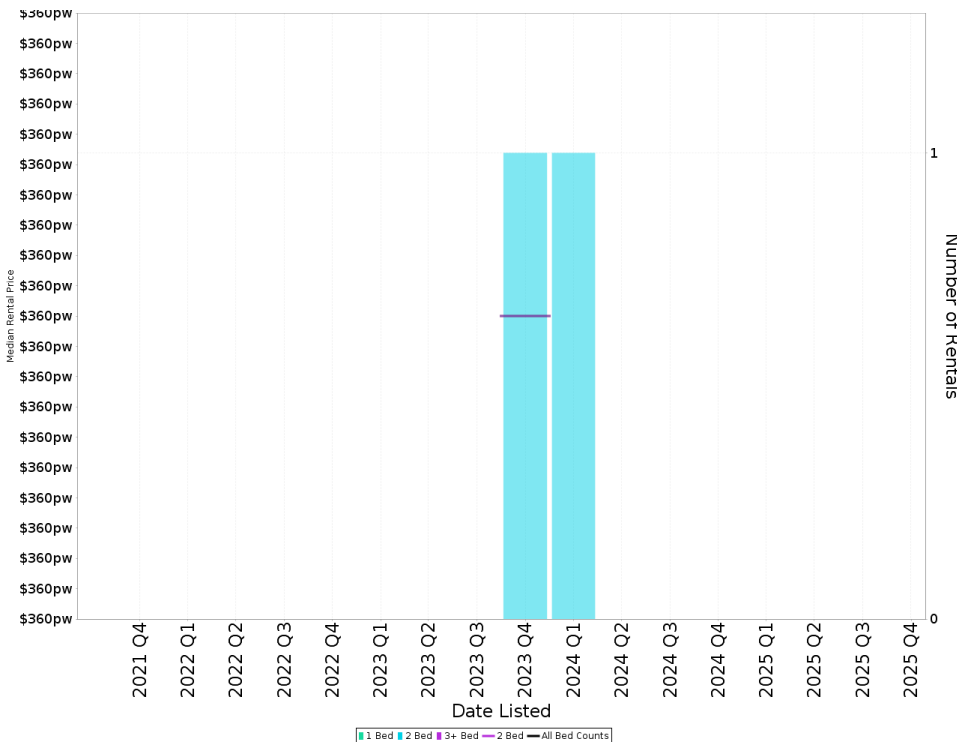
Current Median Price: \$875,000
Previous Median Price: \$900,000
Based on 5 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.5%

Current Median Price: \$875,000
Current Median Rent: \$420
Based on 3 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Sold Properties

There are 1 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$298,000 and the highest sale price is \$298,000 with a median sale price of \$298,000.

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Distance from Property: 69m  -  -  -



Property Type: Vacant Land
Area: 588 m²
Area \$/m²: \$507
RPD: 8//177861

Features:

Sale Price: **\$298,000 (Recent Advice - Sale)**
Sale Date: 23/06/2025 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



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Contact your agent for further information:



Agent Name: Richard Jackson
Mobile: 0403 711 289
Office: Richard Jackson @realty
Office Phone:
Email: richardjackson@atrealty.com.au