

Personalised Property Report



PROSPA REALTY

“Your Key to Property Success”

Feige & Cassar Property Group Pty Ltd
7/26-28 Nestor Dr, Meadowbrook Qld 4131
www.prosparealty.com.au

Residential & Commercial Agency

Inspired - Unique - Dedicated

~ Dear Client 95G4051 ~

Meet Your Team @Prospa Realty

Family Owned & Operated - Team Prospa Realty have seen, experienced, advised, maintained, renovated, sold, leased and managed properties for clients since 2001. Our Unique understanding of the Real Estate Industry and being a member of REIQ- attending industry seminars and engaging with Real Estate Influencers elevates our Team to the next level! The Prospa Realty Team are local professionals committed to providing First Class, Full Service Sales & Property Management Services!

MEET ANGELA CASSAR –

Principal Agent



"I Love all aspects of Real Estate! I have personally worked for nationally recognised franchises & boutique agencies as Property Manager, Sales Agent, BDM, Asset Manager & Buyers Agent in Logan City since 2001 - with my vast knowledge, wealth of experience & passion for property - I look forward to assisting you on making Your Property Journey a Success!"

MEET STEVE CASSAR –

Executive Agent & Wealth Strategist



"I help Clients – Home Owners & Investors alike see, acquire & release the "potential" in their property portfolio. Working with Owners, Tenants, Building Developers & Insurance Companies since 2003 - with my knowledge of Properties & Asset Wealth Strategies I can advise & assist you on your journey today & into the future!"

M: Angela – 0484 2883 247

E: angela@prosparealty.com.au

M: Steve – 0429 009 887

E: teamprospa@prosparealty.com.au

Sales – Leasing – Buyers Agent

Recommended Sales Price / Strategy

We would be glad to bring your property to the market & showcase it to prospective purchasers with expressions of interest over \$990,000.00

~ Comparable Sale Properties ~

1 91 GRANGE ROAD GRANGE QLD 4051



3 1 1 589m² 101m²
 Year Built 1960 DOM 19
 Sold Date 03-Mar-23 Distance 0.02km
 First Listing For Sale
 Last Listing Offers Over \$850,000

Sold Price \$870,000

2 38 HOWARD STREET GRANGE QLD 4051



3 1 2 420m² 108m²
 Year Built 1947 DOM -
 Sold Date 24-May-23 Distance 0.11km
 First Listing -
 Last Listing -

Sold Price \$955,000

3 106 RAYMONT ROAD GRANGE QLD 4051

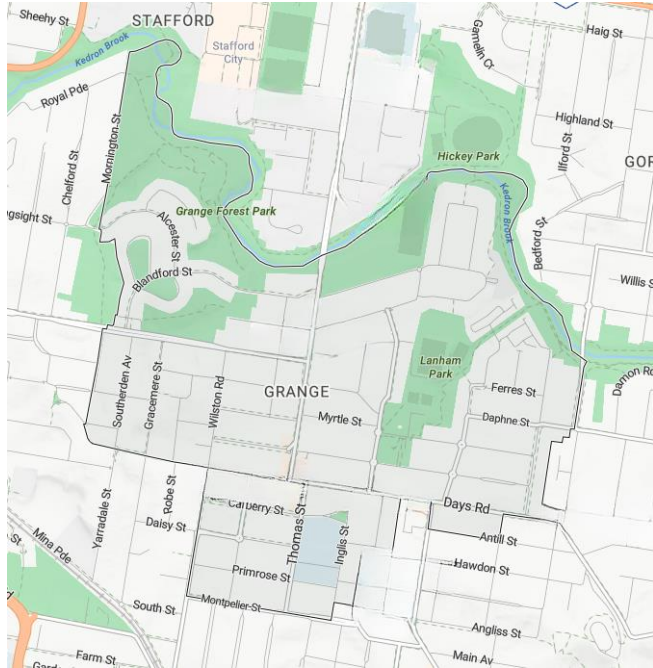


3 2 1 640m² -
 Year Built - DOM 24
 Sold Date 22-Feb-23 Distance 0.69km
 First Listing In Room Auction
 Last Listing Under Contract

Sold Price \$910,000

Grange

Demographic



The size of Grange is approximately 1.8 square kilometres. It has 8 parks covering nearly 24.4% of total area. The population of Grange in 2011 was 4,163 people. By 2016 the population was 4,296 showing a population growth of 3.2% in the area during that time. The predominant age group in Grange is 40-49 years. Households in Grange are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Grange work in a professional occupation. In 2011, 70.9% of the homes in Grange were owner-occupied compared with 74.1% in 2016. Currently the median sales price of houses in the area is \$1,575,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	28.7	Owns Outright	30.4	0-15.6K	1.7	0-9	16.9
Couples with Children	58.4	Purchaser	43.7	15.6-33.8K	8.4	10-19	14.3
Single Parents	11.0	Renting	23.5	33.8-52K	8.0	20-29	10.5
Other	1.9	Other	0.8	52-78K	9.9	30-39	13.6
		Not Stated	2.0	78-130K	18.9	40-49	20.1
				130-182K	13.2	50-59	11.5
				182K+	30.9	60-69	6.4
						70-79	3.2
						80-89	2.4
						90-99	0.4

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Prospa Realty Sales Commission Offer – 2.5% Inc GST of actual sale price.

Below advertising costs included in commission:

Advertising on Domain.com.au – Platinum Edge Listing –

Platinum Edge is Domain's top performing listing product, combined with even more features giving your listing the edge!

What do you get with a Platinum Edge Listing?

All the benefits of our top performing placement, for the highest exposure and maximum impact.

Leading search position
#1 ranked subscription product*

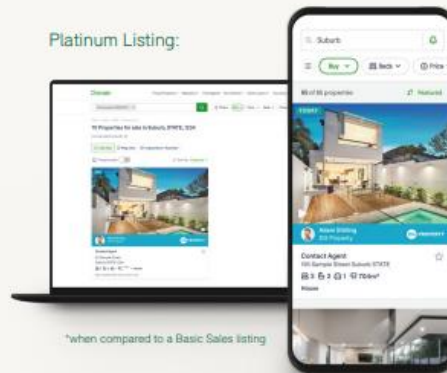
Greater exposure
301% more views*

Greater interest
306% more engagement*

Greater opportunities
322% more enquiries*

Greater performance
45% less time in market on average*

Platinum Listing:



*when compared to a Basic Sales listing

Plus some exclusive features

Gain the competitive edge with access to extra features throughout your campaign

Pre-Campaign

Early Access lets you alert high-intent buyers, promoting your property and gaining interest before your property is even listed.



e-brochure send

Unlimited listing duration

Campaign

Get a listing bump which allows your listing to move up the search results.



Re-engage your audience and help keep your listing top of mind with a second eBrochure send



T&Cs Source: 1. Residential Sale listings only, sourced via Internal Domain Group data, uplift compares Total Views per Sale Platinum Listing vs Total Views per Sale Basic Listing, Jan22-Dec22; 2. Residential Sale listings only, sourced via Internal Domain Group data, uplift compares Engagements per Sale Platinum Listing vs Total Engagements per Sale Basic Listing, Jan22-Dec22; 3. Residential Sale listings only, sourced via Internal Domain Group data, uplift compares Total Enquiries per Sale Platinum Listing vs Total Enquiries per Sale Basic Listing, Jan22-Dec22; 4. Residential Sale listings only, sourced via Internal Domain Group data, uplift compares average time on Domain per Platinum listing vs Basic listing, sold listings only, Jan22-Dec22; *Additional fees apply; *When compared to a Gold, Silver, Branded or Basic.

Give your listing the Platinum Edge.

domain.com.au

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For Sale Sign - Prospa Realty In House Signage on Site.

Professional Photography Package

Minimum of 16 Daytime Images.

Floorplan.

Drone Shoot x3 Images.

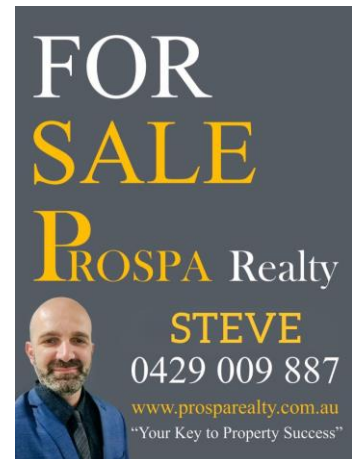
30 Second Slideshow.

Up to 5 Edited / Virtually Staged Images.

Print Media – Brochures & Flyers.

Prospa Realty Website & Social Media Marketing

Buyer Database - Email, Text & Calls to Alert of New Listing to Prospa Realty's Buyer Database.



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