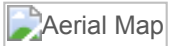




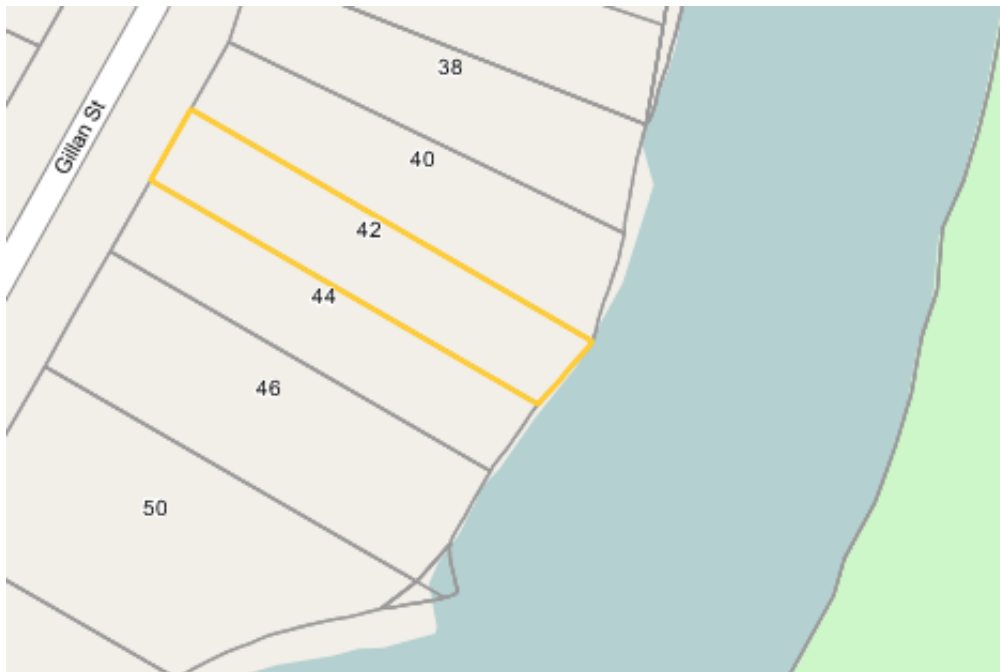
42 Gillan Street Norman Park, QLD, 4170 (UBD QLD: BNE23, Q10)

Mapping

Aerial Map



Road Map



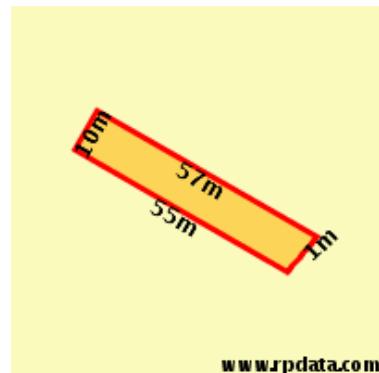
Property Photo



Aug 14

www.rpdata.com

Property Dimensions



Property Detail

Map Reference: UBD QLD: BNE23, Q10

Property Type: House

2 1 2 567m²

Year Built: 1950

Last Sale Details

Sale Price: \$700,000
 Sale Date: 18 Mar 2006
 Settlement Date: 14 Jul 2006
 Sale Type: Normal Sale
 Sold By: Place Estate Agents

Land Use 1: Single Unit Dwelling
 Land Use 2: None
 Zoning: Residential A

Legal Description

RPD: L37 RP12574:PAR BULIMBA
 LA: Brisbane - Balmoral
 Issue Date: Aug 06
 VG Number: 00005570000000
 Fee Code: Freehold
 Owner Code: Private Person

Land Values

Valuation Date	Site Value	Valuation Number
30 Jun 2014	\$520,000	00005570000000

Ownership

PRETAR CAROLINE HARRIS	PAUL SIMON FRASER
23 OAKWAL TCE	23 OAKWAL TCE
WINDSOR QLD 4030	WINDSOR QLD 4030

Suburb Snapshot

The following statistics apply to Houses in NORMAN PARK*

- Change in Median Price (5yrs) is 19.7%
- Annual Change in Median Price (10yrs) is 6.3%
- Median Asking Rent for NORMAN PARK is \$528 per week
- Average Days on Market is 53 days

*Based on Suburb Scorecard updated monthly. Statistics based on Nov 2014.

Property Features

External Features

- **Lockup Garages:** 2
- **Boat, Ramp/Mooring/Space**
- **Water Feature**
- **Materials in External Walls:** Fibrous Cement

- **Materials in Roof:** Corrugated Galvanised Iron

Other Features

- **Water:** Yes
- **Sewage:** Yes
- **M2 Total In Floor Area:** 73.00
- **Year Building Refurbished:** 2010
- **Quality of Building:** 567

Listing Description - For Sale

An Enchanting Waterside Lifestyle just Minutes to the CBD

Enjoy the idyllic waterside lifestyle offered by this quaint cottage positioned on a sprawling 567m2.

Direct waterfront access, a deepwater mooring, registered jetty and quick access to the Brisbane River ensure boating and water sports from your own back yard will become a reality.

A cosy and relaxed home boasting an open plan layout with living and the kitchen flowing seamlessly outdoors to the rear entertainers deck and well maintained garden.

Ideal to reside in whilst you plan your new waterside home, a new development would benefit from changes to planning laws which will allow greater height and enhance development options and the water views.

Retreat here or take advantage of the close proximity to the spoils of the Bulimba cafe precinct, along with easy access to the City Cat for travel to the CBD or further afar, the home is also well positioned just minutes from well-regarded private schools including Churchie and Lourdes Hill.

Additional feature/s - 5kms to CBD.

Advert Date: 22 Sep 2012

Sales History

Transfer Date	Sale Type	Sale Price	Vendor Name	Vendor Relationship	Sold By
18 Mar 2006	Normal Sale	\$700,000	Austin Ward Angela Topatig		Place Estate Agents
17 Sep 2005	Normal Sale	\$620,000	Gordon Crookes		Ray White Bulimba
18 May 1997	Normal Sale	\$165,000	Frank Jeffrey Shipman		
6 Feb 1997	Normal Sale	\$143,500	Estate Of (Decd) Frances R Hopkins		

Property Listings - Summary

Start	End	Last Listed Price	Days On Market
30 Apr 2011	13 Mar 2013	\$725K - \$775K	684
11 Feb 2006	30 Jun 2006	\$695K - \$720K	140
30 Sep 2005	12 Nov 2005	\$750,000	1

Property Listings - All Detail

Published Date	Sale Type	Listed Price	Agency	Agent
13 Mar 2013	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
27 Feb 2013	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
13 Feb 2013	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
30 Jan 2013	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
16 Jan 2013	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
02 Jan 2013	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
19 Dec 2012	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
05 Dec 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
21 Nov 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
07 Nov 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
24 Oct 2012	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
10 Oct 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
22 Sep 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
08 Sep 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
29 Aug 2012	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
15 Aug 2012	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
11 Aug 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
08 Aug 2012	Normal Sale	\$725K - \$775K	Place Estate Agents	James Curtain
04 Aug 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
21 Jul 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
30 Jun 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain

09 Jun 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
19 May 2012	Normal Sale	\$725K - \$775K	Place Estate Agents - Bulimba	James Curtain
05 May 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
21 Apr 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
07 Apr 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
17 Mar 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
03 Mar 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
18 Feb 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
04 Feb 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
21 Jan 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
07 Jan 2012	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
24 Dec 2011	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
10 Dec 2011	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
26 Nov 2011	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
01 Nov 2011	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
16 Oct 2011	Normal Sale	FOR SALE	Place Estate Agents - Bulimba	James Curtain
02 Oct 2011	Normal Sale	OFFERS OVER \$750K	Place Estate Agents - Bulimba	James Curtain
17 Sep 2011	Normal Sale	OFFERS OVER \$750K	Place Estate Agents - Bulimba	James Curtain
03 Sep 2011	Normal Sale	OFFERS OVER \$750K	Place Estate Agents - Bulimba	James Curtain
10 Aug 2011	Normal Sale	OFFERS OVER \$750K	Place Estate Agents - Bulimba	James Curtain
24 Jul 2011	Normal Sale	OFFERS OVER \$750K	Place Estate Agents - Bulimba	James Curtain
25 Jun 2011	Normal Sale	OFFERS OVER \$750K	Place Estate Agents - Bulimba	James Curtain

11 Jun 2011	Normal Sale	OFFERS OVER \$750K	Place Estate Agents - Bulimba	James Curtain
29 May 2011	Normal Sale	FOR SALE BY NEGOTIATION	Place Estate Agents - Bulimba	James Curtain
15 May 2011	Normal Sale	FOR SALE BY NEGOTIATION	Place Estate Agents - Bulimba	James Curtain
30 Apr 2011	Normal Sale	FOR SALE BY NEGOTIATION	Place Estate Agents - Bulimba	James Curtain
30 Jun 2006	Normal Sale	\$695K - \$720K	Place Estate Agents	James Curtain
09 Jun 2006	Normal Sale	\$695K - \$720K	Place Estate Agents	James Curtain
19 May 2006	Normal Sale	\$695K - \$720K	Place Estate Agents	James Curtain
28 Apr 2006	Normal Sale	\$695K - \$720K	Place Estate Agents	James Curtain
07 Apr 2006	Normal Sale	\$695K - \$720K	Place Estate Agents	James Curtain
11 Feb 2006	Normal Sale		Place Estate Agents	James Curtain
12 Nov 2005	Normal Sale		Place Estate Agents	James Curtain
29 Oct 2005	Auction	620000	Place Estate Agents	James Curtain
22 Oct 2005	Auction	620000	Place Estate Agents	James Curtain
15 Oct 2005	Auction	620000	Place Estate Agents	James Curtain
30 Sep 2005	Normal Sale	620000	Ray White Bulimba	Diana Zulueta

Agency Campaigns - Summary

Start	End	Agency	Days On Market
08 Aug 2012	13 Mar 2013	Place Estate Agents	218
30 Apr 2011	13 Feb 2013	Place Estate Agents - Bulimba	656
11 Feb 2006	30 Jun 2006	Place Estate Agents	140
15 Oct 2005	12 Nov 2005	Place Estate Agents	1
30 Sep 2005	30 Sep 2005	Ray White Bulimba	1

Agency Campaigns - All Detail

Published Date	Sale Type	Listed Price	Agent	Phone
13 Mar 13	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564

27 Feb 13	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
13 Feb 13	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
30 Jan 13	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
16 Jan 13	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
02 Jan 13	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
19 Dec 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
05 Dec 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
21 Nov 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
07 Nov 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
24 Oct 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
10 Oct 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
22 Sep 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
08 Sep 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
29 Aug 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
15 Aug 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
11 Aug 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
08 Aug 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
04 Aug 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
21 Jul 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
30 Jun 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
09 Jun 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
19 May 12	Normal Sale	\$725K - \$775K	James Curtain	0404 056 564
05 May 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
21 Apr 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
07 Apr 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
17 Mar 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
03 Mar 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
18 Feb 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
04 Feb 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
21 Jan 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
07 Jan 12	Normal Sale	FOR SALE	James Curtain	0404 056 564
24 Dec 11	Normal Sale	FOR SALE	James Curtain	0404 056 564
10 Dec 11	Normal Sale	FOR SALE	James Curtain	0404 056 564
26 Nov 11	Normal Sale	FOR SALE	James Curtain	0404 056 564
01 Nov 11	Normal Sale	FOR SALE	James Curtain	0404 056 564
16 Oct 11	Normal Sale	FOR SALE	James Curtain	0404 056 564
02 Oct 11	Normal Sale	OFFERS OVER \$750K	James Curtain	0404 056 564
17 Sep 11	Normal Sale	OFFERS OVER \$750K	James Curtain	0404 056 564
03 Sep 11	Normal Sale	OFFERS OVER \$750K	James Curtain	0404 056 564

10 Aug 11	Normal Sale	OFFERS OVER \$750K	James Curtain	0404 056 564
24 Jul 11	Normal Sale	OFFERS OVER \$750K	James Curtain	0404 056 564
25 Jun 11	Normal Sale	OFFERS OVER \$750K	James Curtain	0404 056 564
11 Jun 11	Normal Sale	OFFERS OVER \$750K	James Curtain	0404 056 564
29 May 11	Normal Sale	FOR SALE BY NEGOTIATION	James Curtain	0404 056 564
15 May 11	Normal Sale	FOR SALE BY NEGOTIATION	James Curtain	0404 056 564
30 Apr 11	Normal Sale	FOR SALE BY NEGOTIATION	James Curtain	0404 056 564
30 Jun 06	Normal Sale	\$695K - \$720K	James Curtain	0404 056 564
09 Jun 06	Normal Sale	\$695K - \$720K	James Curtain	0404 056 564
19 May 06	Normal Sale	\$695K - \$720K	James Curtain	0404 056 564
28 Apr 06	Normal Sale	\$695K - \$720K	James Curtain	0404 056 564
07 Apr 06	Normal Sale	\$695K - \$720K	James Curtain	0404 056 564
11 Feb 06	Normal Sale		James Curtain	0404 056 564
12 Nov 05	Normal Sale		James Curtain	0404 056 564
29 Oct 05	Auction	620000	James Curtain	0404 056 564
22 Oct 05	Auction	620000	James Curtain	0404 056 564
15 Oct 05	Auction	620000	James Curtain	0404 056 564
30 Sep 05	Normal Sale	620000	Diana Zulueta	

On The Market History - For Rent

Last Listed Date	Last Listed Price	Agency	Agent
6 Sep 2014	\$500 PER WEEK/W	Place - Coorparoo	Hayley Enders
26 Aug 2014	\$500 PER WEEK/W	Place 152 Pty Ltd	Hayley Enders
30 Aug 2013	\$490 PER WEEK/W	Place - Coorparoo	Hayley Enders
13 Jul 2012	\$480 per week/W	Place Estate Agents - Coorparoo	Hayley Enders
7 Jul 2011	\$480/W	Place Estate Agents - Bulimba	Hayley Enders
4 Jan 2007	\$280		
5 May 2006	\$250		

Phone Records

Name	Address	Phone
B MULLINS	42 Gillan St Norman Park Qld 4170	^(07) 3161 6273
N BULL	42 Gillan St Norman Park Qld 4170	(07) 3904 2344

^ indicates a Do Not Call listing

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