Buyers Concierge
VALUER-LED BUYER'S AGENT

SAMPLE REPORT
7 November 2026

PROPERTY ACQUISITION ASSESSMENT

Detached residential property

Ferndale Ridge QLD



BEDROOMS	BATHROOMS	CAR SPACES	LAND AREA
3	1	2	552 m²

PREPARED FOR
Sample client
De-identified for this sample

INSPECTED & ASSESSED BY
Robert van Doornum
AAPI Certified Practising Valuer

REPORT DATE
7 November 2026
Preliminary assessment

This report is an independent property assessment and pricing appraisal. It is not a formal valuation report. Pre-purchase walk-through observations reflect visual appraisal experience and do not replace a licensed QBCC Building and Pest Inspection report. This is a sample only. We review and improve our reports over time, so the report you receive may differ in layout and content.

SUMMARY

Executive assessment

This illustrative property assessment considers the opportunity to acquire a detached three-bedroom house in an established, predominantly owner-occupied Brisbane north-western suburb. The dwelling appears serviceable and suitable for rental subject to normal building, pest, safety and tenancy checks. Its longer-term appeal is the landholding within an established residential neighbourhood, rather than reliance on substantial improvement value growth.

At an indicative acquisition level of $935,000–$945,000, the property would sit materially below both the suburb-wide house median and the three-bedroom house median. The price difference is attractive, but it must be considered alongside the smaller 552 m² site, the dated elements of the dwelling, the bushfire hazard buffer overlay and the characteristics of the selected sales.

An indicative price of $935,000–$945,000 is used to illustrate sales and yield analysis. It is not a formal valuation, a current quote or a negotiated offer.

PRELIMINARY RECOMMENDATION

Warrants further due diligence

A purchase at approximately $935,000–$945,000 may justify further due diligence against the selected local sales. Any decision requires verification of comparable settlement details, inspection findings, planning and title searches, rental evidence and purchaser-specific financial assumptions.

Buying level	Comparable sales	Indicative rent	Gross yield
$935k–$945k	$1.02m–$1.21m	$710–$770 /wk	3.9%–4.3%

At a glance

STRENGTHS

- Below the suburb and 3-bedroom house medians
- Established, owner-occupier family suburb
- Polished timber floors
- Covered rear outdoor area adds rental appeal

WEAKNESSES

- 552 m² site is smaller than all four comparable sales
- Kitchen and bathroom are functional but dated
- Older high-set dwelling

CHECK BEFORE YOU COMMIT

- Under-house area: approvals and clearances
- Bushfire hazard buffer overlay
- Building and pest: timber, termites, drainage

SECTION 1

Location, neighbourhood & buyer profile

Ferndale Ridge is an established residential suburb approximately 11 kilometres north-west of the Brisbane CBD. It sits west of Glenmara, with several other established suburbs close by. Ridgeline Road provides the principal road and bus connection towards Glenmara and the inner city, while the suburb also benefits from local schools, the Ferndale Village shopping precinct, sporting facilities and nearby bushland and walking trails.

The subject is located within an established residential area of Ferndale Ridge. The suburb is characterised by detached housing, established vegetation and proximity to parks and natural reserves. Site-specific location advantages and constraints require independent verification.

Who buys in Ferndale Ridge?

Demand is heavily influenced by owner-occupiers, particularly families seeking a detached dwelling, schools, local shopping and access to recreation. The census figures below help explain why established houses with usable land remain the dominant product in the suburb.

81%	90%	82%	41
Family households	Separate houses	Owned outright or with a mortgage	Median resident age

Illustrative figures for this sample.

Current market position

Market indicator	Published level	Reference period
Ferndale Ridge · all houses	**$1,410,000**	Nov 2025 – Oct 2026
Ferndale Ridge · 3-bedroom houses	**$1,245,000**	Nov 2025 – Oct 2026
Ferndale Ridge · units	**$1,060,000**	Latest snapshot
Glenmara · all houses	**$1,980,000**	Nov 2025 – Oct 2026
Glenmara · 3-bedroom houses	**$1,590,000**	Nov 2025 – Oct 2026
Subject · indicative buying level	**$935,000 – $945,000**	This assessment

The median is a suburb-wide statistic, not a valuation of this property. Differences in land size, condition, accommodation, sale mix and location explain why entry-level houses can trade well below the median.

SECTION 2

Comparable sales analysis

The four nominated sales provide a useful local cross-section of detached housing sold during 2026. They are not identical to the subject. The primary differences are land size, level of renovation, bathroom accommodation, aspect, traffic exposure and property-specific constraints. Prices have been checked against publicly available transaction records; individual contract terms and physical condition have not been independently verified.

SUBJECT 3 bed · 1 bath · 2 car 552 m² **Indicative $935,000 – $945,000**

Banksia Road

Sold 18 Sep 2026
3 bed · 1 bath · 2 car · 611 m²

$1,020,000

CLOSEST LOWER-END PRICE BENCHMARK

A three-bedroom, one-bathroom low-set brick dwelling on 611 m². The site is 59 m² larger than the subject, but the house was marketed as a renovation opportunity. Its main-road location should be considered. This is the most relevant lower price indicator, although it is not directly interchangeable with the subject.

Lomandra Street

Sold Sep 2026*
3 bed · 1 bath · 2 car · 598 m²

$1,142,000

COMPARABLE OLDER-STYLE ACCOMMODATION

Three bedrooms, one bathroom and two parking spaces on approximately 598 m². The elevated older dwelling, natural light and lower-level utility accommodation offer some similarities to the subject. The 46 m² larger site, outlook and presentation require consideration when comparing its $1.142 million sale.

Corella Road

Sold 17 May 2026
3 bed · 1 bath · 2 car · 615 m²

$1,185,000

LARGER SITE WITH DIFFERING CONSTRAINTS

A three-bedroom, one-bathroom house on approximately 615 m², a 63 m² larger parcel. Public sources identify additional bushfire and flood considerations for that property; road exposure and dwelling characteristics also differ. It is useful supporting evidence but not a direct one-for-one match.

Tallowwood Street

Sold 9 Jul 2026
3 bed · 2 bath · 2 car · 567 m²

$1,208,000

SUPERIOR RENOVATION BENCHMARK

A renovated three-bedroom, two-bathroom home on 567 m². Its additional bathroom and turn-key presentation are clearly superior to the subject. Although the allotment is only 15 m² larger, the higher price should not be attributed to land alone.

* Public records differ slightly on the exact date of the Lomandra Street sale. Confirm the settlement details against an official record before formal reliance.

SECTION 2 · CONTINUED

Sales reconciliation

Selected sales against the indicative buying level



Scale $900,000 to $1,250,000

$75k–$85k
below the lowest of the four selected sales

The selected sales range from $1.02 million to $1.208 million. That gap is material evidence of entry-level pricing, but differences in allotment area, layout, renovation standard, property constraints and sale dates prevent a mechanical dollar-for-dollar comparison.

Our preliminary assessment is that the property warrants consideration at the proposed buying level, subject to satisfactory inspection and confirmation of planning, structural and rental matters. A precise market valuation or adopted land value should not be inferred from this selected four-sale set alone.

SECTION 3

Rental assessment

Published rental indicators for Ferndale Ridge suggest a typical three-bedroom house rent of approximately $740 per week at the time of assessment. A preliminary rental range of $710–$770 per week has been used for sensitivity purposes only. A current written appraisal from a local property manager is required before reliance.

Weekly rent	Annual gross	Yield at $935,000	Yield at $945,000
$710	$36,920	3.95%	3.91%
$740	**$38,480**	**4.12%**	**4.07%**
$770	$40,040	4.28%	4.24%

Gross yields are before vacancy, management fees, council rates, insurance, maintenance, land tax (if applicable), borrowing costs and any capital expenditure. A prudent investor should budget separately for these items.

SECTION 4

Land & highest and best use

Landholding rationale

One acquisition strategy is to purchase a rentable house on its own allotment, derive income while the asset is held, and retain the flexibility to improve or replace the dwelling at a later date if that becomes economically and legally attractive. As existing improvements age, purchasers may increasingly focus on site characteristics: location, frontage, usable area, slope, access, easements, zoning and applicable overlays.

This strategy should be considered a longer-term option, rather than an assured redevelopment outcome. The property has been assessed on an approximately 552 m² allotment with an older high-set dwelling. Any proposal for renovation, replacement or redevelopment requires site-specific confirmation of zoning, bushfire and other overlays, easements, development controls and costs.

Renovation and replacement activity

Established Brisbane suburbs are seeing older housing stock renovated or replaced with new dwellings as land availability becomes more constrained. In Ferndale Ridge, recent marketing for a property on Grevillea Street expressly promoted renovation or knockdown-rebuild potential (subject to approval). This indicates a buyer segment interested in the future use of land, but it does not establish that demolition or a particular new build would be permissible or financially viable at the subject property.

Site factors

Factor	Finding	Status
Land area	Approx. 552 m², smaller than all four selected sales	Known
Dwelling	Older high-set house with dated elements	Known
Bushfire	Hazard buffer overlay. Confirm insurance and building implications	Confirm
Zoning & controls	Check current Brisbane City Plan mapping	To verify
Easements & title	Confirm by title search	To verify
Frontage, slope & access	Confirm on site and by survey	To verify

SECTION 5

Inspection findings & due diligence

What was seen on inspection, and what must be confirmed before you commit. Pre-purchase walk-through observations reflect visual appraisal experience and do not replace a licensed QBCC Building and Pest Inspection report.

General accommodation Observed	Three bedrooms, one bathroom and two car spaces are identified in the marketing. The kitchen and bathroom appear functional but dated; the timber floors appear to be in good condition. Covered rear outdoor space is a positive for rental appeal.
Under-house area Must confirm	Concrete slab flooring, exposed beams and enclosed undercroft and garage accommodation. This area should not be assumed to be lawful habitable accommodation without confirming clearances and approvals.
Building and pest Required	Commission an independent building and pest inspection, with particular attention to timber members, termite evidence, dampness, drainage, roof, retaining elements and the condition of the under-house enclosures.
Planning and overlays Required	Obtain current Brisbane City Council property and City Plan mapping. Verify zoning, bushfire and flood constraints, vegetation, easements, setbacks and the applicable approval history.
Holding costs and rent Required	Secure a local written rental appraisal and a current insurance quotation, including bushfire risk. Check smoke alarm and minimum housing standards before renting.

Before you commit

- [ ] Building and pest inspection
- [ ] Council property report and City Plan mapping
- [ ] Title and easement search
- [ ] Under-house approvals and clearances
- [ ] Written rental appraisal
- [ ] Insurance quote, including bushfire risk
- [ ] Comparable sale settlements confirmed
- [ ] Finance and purchaser assumptions reviewed

SECTION 6

Inspection photography

These images show the kind of photography included in a report. They are AI-generated for this sample and do not show a real property. Pre-purchase walk-through observations reflect visual appraisal experience and do not replace a licensed QBCC Building and Pest Inspection report.



Kitchen · serviceable, dated cabinetry



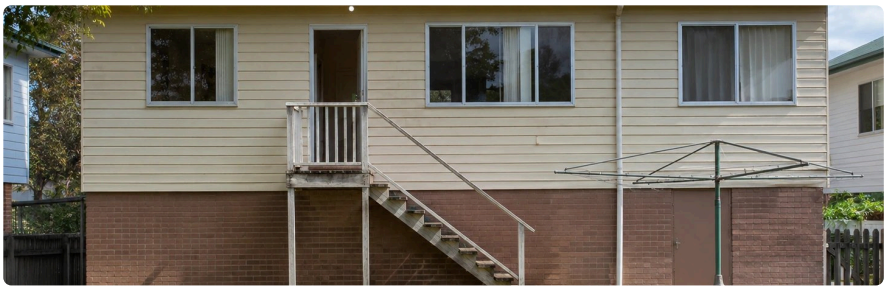
Bathroom · original tiling, separate shower and bath



Living room · polished timber floors, ceiling fan



Hallway to the bedrooms · polished timber floors



Rear elevation · brick base, rear stair access

Evidence and scope

This document is a de-identified, illustrative Buyers Concierge independent property assessment and pricing appraisal. It is not a formal valuation report, a certified or mortgage valuation, or a current offer recommendation. The suburb, addresses, sales and figures in this sample are fictional and the images are AI-generated; they illustrate the style and scope of analysis only. Figures must be independently checked before being used for a real acquisition. No real property or client is identified. This is a sample only. We review and improve our reports over time, so the report you receive may differ in layout and content.

SOURCES

1. Planning reference
2. Local market indicators
3. Adjacent suburb
4. Demographics
5. Banksia Road sale
6. Lomandra Street sale
7. Corella Road sale
8. Tallowwood Street sale
9. Rental evidence
10. Planning overlays

ASSESSED BY

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Signature and date