


# COMPARATIVE MARKET ANALYSIS

16 Havana Key, Broadbeach Waters, QLD, 4218

Prepared by Valuation Reports Pty Ltd

16 Havana Key,
Broadbeach Waters, QLD, 4218

**Dear Joe Blogs**

**RE: Property Valuation Report — 16 Havana Key, Broadbeach Waters, QLD, 4218**

Thank you for inviting us to provide an evaluation of your property as of 30th June 2026.

Our valuation is based on the market conditions at the time of assessment and our extensive knowledge of the local property market. If you have any questions about the information in this document, please don't hesitate to contact me using the details below.

Thank you again for the opportunity to assess your property and for considering our services. I look forward to working with you again soon.

Kind Regards



**Michael Wilczynski**
Certified Valuer, BCom (Fin/Acct/HR), GradDip CA, AdvDip Proj Man
Australian Valuer's Institute No. 20201
Level 2, 70 Hindmarsh Square, Adelaide SA 5000
Email: hello@smsfpropertyvaluations.com.au | Phone: 08 7087 2133

## REPORT OVERVIEW

| | |
|---|---|
| **Instructed by & on behalf of** | Joe Blogs |
| **Property address** | 16 Havana Key, Broadbeach Waters, QLD, 4218 |
| **Purpose of report** | Market Value Assessment for financial reporting, taxation and superannuation fund management purposes. This report has been prepared for the private and confidential use of our client, the trustee(s) of the fund and the fund's appointed SMSF auditor, for the specified purpose. It should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. |
| **Standard applied** | Market value as defined in section 10(1) of the Superannuation Industry (Supervision) Act 1993, assessed having regard to the ATO's valuation guidelines for self-managed superannuation funds and regulation 8.02B of the Superannuation Industry (Supervision) Regulations 1994, and to the International Valuation Standards definition of Market Value. |
| **Date of valuation** | 30th June 2026 |
| **Date of report** | 28th September 2026 |
| **Valuation amount** | $ 3,085,000 |
| **Rental value** | $ 3,651 - $ 3,745 p.w. |
| **GST treatment** | GST not applicable (residential premises) |
| **Expected selling period** | Up to 3 months, typical of the locality and market segment |

### Disclosure of Independence

Unless otherwise disclosed, the valuer does not have any material connection or involvement with the subject property or the parties to the valuation that could limit the valuer’s ability to provide an unbiased and objective valuation. The valuation has been assessed independently by the valuer without material assistance from others.

### Extent of Valuers’ Work and Limitations

The extent of investigation undertaken in completing the valuation has included:

- collation of information from relevant parties regarding the subject property
- undertaking our own research regarding the subject property
- undertaking market research of similar properties and recent comparable sales results
- preparation of valuation calculations and report

## INSTRUCTIONS

| | |
|---|---|
| **Instructing party** | Joe Blogs |
| **Client / Authorised party** | Joe Blogs |

## PROPERTY DETAILS

| | |
|---|---|
| **Property address** | 16 Havana Key, Broadbeach Waters, QLD, 4218 |
| **Property description** | Residential |

**MARKET VALUE**
**$ 3,085,000**

**RENTAL VALUE**
**$ 3,651 - $ 3,745 p.w.**

**DATE OF VALUATION**
**30th June 2026**

## ASSUMPTIONS & RECOMMENDATIONS

### Key assumptions

The instructions and the information supplied contain a full disclosure of all information that is relevant.

### Pecuniary interest

We confirm that we do not have any pecuniary interest that would conflict with the proper valuation of the property.

### Market Value

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

### Expiry of Valuation

This valuation is current as at the Date of Valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period. We do not accept liability for losses arising from such subsequent changes in value.

## SITE

| | |
|---|---|
| **Site area** | 559 sqm |
| **Site description** | Allotment of approximately 559 sqm. |
| **Quality of build** | Good quality construction with quality finishes consistent with the area. |
| **Services** | Electricity, water, sewerage and telecommunications are assumed to be connected and available to the property. |

## PROPERTY DETAILS

| | |
|---|---|
| **Property type** | Residential |
| **Bedrooms** | 5 |
| **Bathrooms** | 4 |
| **Car spaces** | 2 |
| **Land area** | 559 sqm |

# 16 HAVANA KEY, BROADBEACH WATERS, QLD, 4218





## OWNER DETAILS

| | |
|---|---|
| **Owner Name(s):** | Joe Blogs |
| **Owner Address:** | 16 Havana Key, Broadbeach Waters, QLD, 4218 |
| **Owner Type:** | SMSF Trustee |

## PROPERTY DETAILS 5 4 2

| | | | |
|---|---|---|---|
| **Property Type:** | Residential | **Land Area:** | 559 m² |
| | | **Property ID:** | 965521 |

| Photo | Property Details | Sale Information |
|---|---|---|



**68 WAITOMO STREET**
BROADBEACH WATERS, QLD, 4218
5 bed | 3 bath | 2 car
**Property Type:** House **Land Area:** 840
**$/m²: $3,809/m² (land)** **Distance:** 1.4km

*Sold within 3 months of the assessment date, reflecting a rate of $3,809/m² (land). A House sale, closely bracketing the assessed value (within 11%). Matching 5-bedroom accommodation.*

**$3,200,000**
Sold: 9th June 2026



**11 WARRINA CRESCENT**
BURLEIGH WATERS, QLD, 4220
5 bed | 3 bath | 2 car
**Property Type:** House **Land Area:** 607
**$/m²: $4,057/m² (land)** **Distance:** 5.7km

*Sold 6 months prior to the assessment date, reflecting a rate of $4,057/m² (land). A House sale, closely bracketing the assessed value (within 14%). Matching 5-bedroom accommodation, comparable land area (607m² vs 559m²).*

**$2,463,000**
Sold: 28th December 2025



**11 AVANTI STREET**
MERMAID WATERS, QLD, 4218
4 bed | 4 bath | 2 car
**Property Type:** House **Land Area:** 610
**$/m²: $5,327/m² (land)** **Distance:** 2.2km

*Sold within 3 months of the assessment date, reflecting a rate of $5,327/m² (land). A House sale, closely bracketing the assessed value (within 13%). Comparable land area (610m² vs 559m²).*

**$3,250,000**
Sold: 18th May 2026



**38 CAYMAN DRIVE**
CLEAR ISLAND WATERS, QLD, 4226
4 bed | 5 bath | 4 car
**Property Type:** House **Land Area:** 402
**$/m²: $6,997/m² (land)** **Distance:** 2.3km

*Sold within 3 months of the assessment date, reflecting a rate of $6,997/m² (land). A House sale, in line with the assessed value. Comparable land area (402m² vs 559m²).*

**$2,813,000**
Sold: 19th June 2026




**68A SURF STREET**
MERMAID WATERS, QLD, 4218
5 bed | 3 bath | - car
**Property Type:** House **Land Area:** 517
**$/m²: $6,305/m² (land)** **Distance:** 3.0km

*Sold within 3 months of the assessment date, reflecting a rate of $6,305/m² (land). A House sale, closely bracketing the assessed value (within 14%). Matching 5-bedroom accommodation, comparable land area (517m² vs 559m²).*

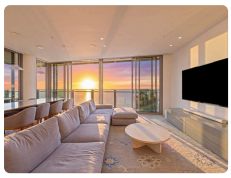
**$3,260,000**
Sold: 26th May 2026

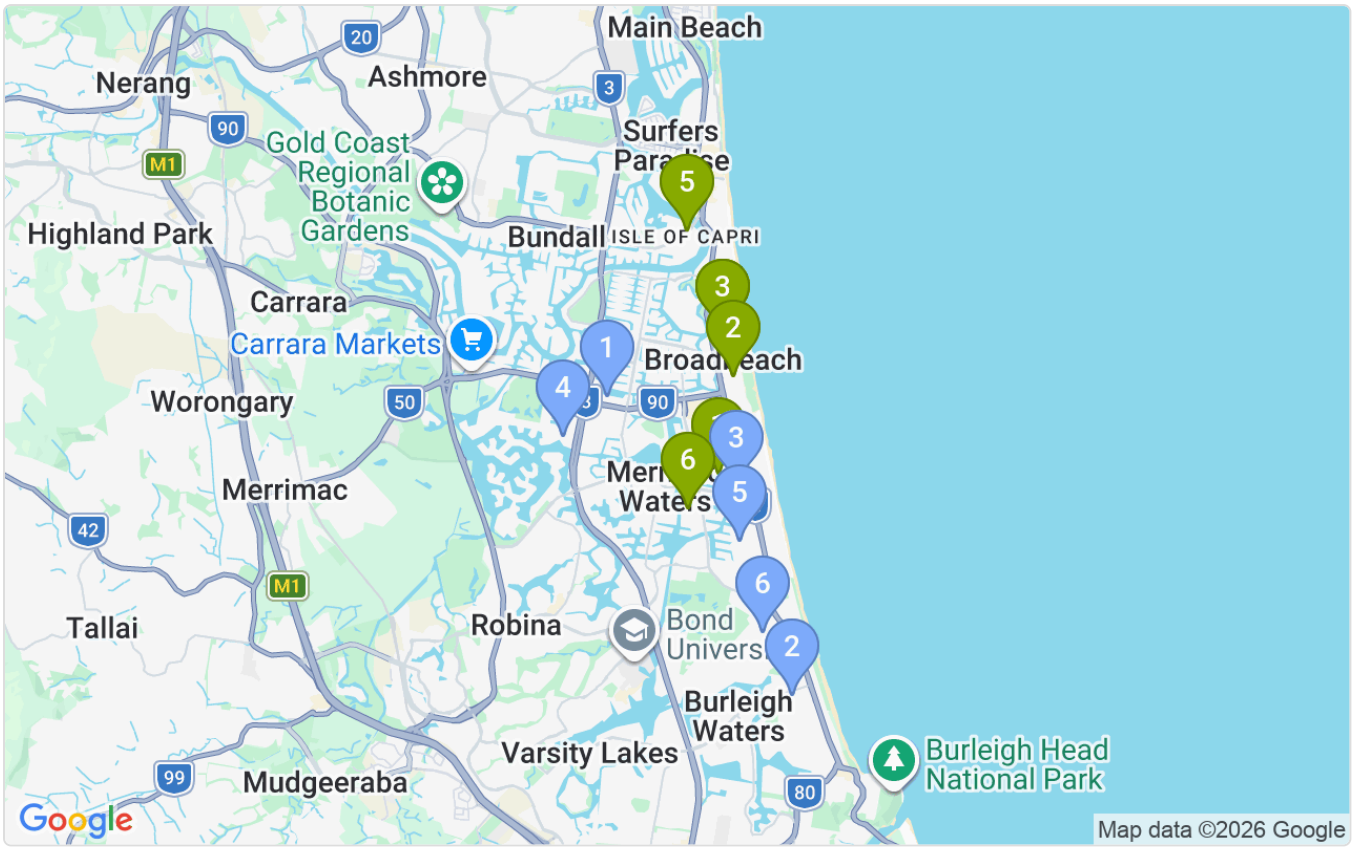


**68 CHAINEY AVENUE**
MIAMI, QLD, 4220
4 bed | 3 bath | 2 car
**Property Type:** House **Land Area:** 405
**$/m²: $8,703/m² (land)** **Distance:** 4.5km

*Sold within 3 months of the assessment date, reflecting a rate of $8,703/m² (land). A House sale, providing upper-bound evidence, 23% above the assessed value. Comparable land area (405m² vs 559m²).*

**$3,525,000**
Sold: 29th May 2026

| Photo | Property Details | | Rental Information |
|---|---|---|---|
|  | **54 GRETEL DRIVE**<br>MERMAID WATERS, QLD, 4218<br>5 bed \| 5 bath \| 5 car<br>**Property Type:** House<br>**Distance:** 1.9km | **Land Area:** 640 | **$4,200/wk**<br>$218,400 p.a. |
|  | **3201/12 PHILIP AVENUE**<br>BROADBEACH, QLD, 4218<br>4 bed \| 4 bath \| 2 car<br>**Property Type:** Unit<br>**Floor Area:** 265 m² | **Land Area:** -<br>**Distance:** 786m | **$3,750/wk**<br>$195,000 p.a. |
|  | **2601/122 SURF PARADE**<br>BROADBEACH, QLD, 4218<br>4 bed \| 4 bath \| 3 car<br>**Property Type:** Unit<br>**Floor Area:** 417 m² | **Land Area:** -<br>**Distance:** 674m | **$5,000/wk**<br>$260,000 p.a. |
|  | **1102/122 SURF STREET**<br>BROADBEACH, QLD, 4218<br>4 bed \| 3 bath \| 2 car<br>**Property Type:** Unit<br>**Floor Area:** 226 m² | **Land Area:** -<br>**Distance:** 674m | **$3,200/wk**<br>$166,400 p.a. |
|  | **11 VIA ROMA**<br>SURFERS PARADISE, QLD, 4217<br>5 bed \| 3 bath \| 2 car<br>**Property Type:** House<br>**Distance:** 2.1km | **Land Area:** 1019 | **$2,600/wk**<br>$135,200 p.a. |
|  | **4 HIMALAYA STREET**<br>MERMAID WATERS, QLD, 4218<br>4 bed \| 2 bath \| 2 car<br>**Property Type:** House<br>**Distance:** 2.4km | **Land Area:** 665 | **$2,700/wk**<br>$140,400 p.a. |




**Comparable sales**

1. 68 WAITOMO STREET, BROADBEACH WATERS, QLD, 4218
2. 11 WARRINA CRESCENT, BURLEIGH WATERS, QLD, 4220
3. 11 AVANTI STREET, MERMAID WATERS, QLD, 4218
4. 38 CAYMAN DRIVE, CLEAR ISLAND WATERS, QLD, 4226
5. 68A SURF STREET, MERMAID WATERS, QLD, 4218
6. 68 CHAINEY AVENUE, MIAMI, QLD, 4220

**Comparable rentals**

1. 54 GRETEL DRIVE, MERMAID WATERS, QLD, 4218
2. 3201/12 PHILIP AVENUE, BROADBEACH, QLD, 4218
3. 2601/122 SURF PARADE, BROADBEACH, QLD, 4218
4. 1102/122 SURF STREET, BROADBEACH, QLD, 4218
5. 11 VIA ROMA, SURFERS PARADISE, QLD, 4217
6. 4 HIMALAYA STREET, MERMAID WATERS, QLD, 4218

## VALUATION METHODOLOGY

**Primary Methodology — Direct Comparison Approach**

This report has been prepared at Market Value utilising the Direct Comparison Approach. This methodology involves analysing recent comparable sales in the subject property's locality and making appropriate adjustments for differences in location, size, condition, improvements and other relevant factors.

The comparable sales evidence has been sourced from recognised industry property databases and our own records. Sales have been selected on the basis of their proximity to the subject property, similarity of property type, land area and relevant characteristics, and recency of sale date.

A review of current market conditions, supply and demand factors, economic indicators and local planning controls has been undertaken as part of this assessment.

*Please note this report does not meet practice standard for mortgage purposes and is specifically not suitable for that purpose.*

## HIGHEST AND BEST USE

Having regard to the current zoning, the physical improvements, and the locational characteristics of the subject property, it is considered that the highest and best use is its existing use as a residential dwelling. The current improvements are consistent with surrounding land uses and the existing zoning provisions, and no alternative use is considered more financially feasible at this time.

## VALUATION REMARKS

We certify the following subject property:

**16 Havana Key, Broadbeach Waters, QLD, 4218**

The subject property has been assessed having regard to its location, physical attributes, zoning, and current market conditions. The valuation reflects the property's highest and best use in its current state.

Having regard to the comparable sales evidence and market analysis contained in this report, we assess the subject property's Market Value in its present condition and on a vacant possession basis to be:

**As at 30th June 2026**

> **Market Value — $ 3,085,000**
>
> **Rental Value - $ 3,651 - $ 3,745 p.w.**

This valuation has been made as at the date of valuation specified above and is current as at that date only.

## VALUER'S DECLARATION

I, **Michael Wilczynski**, Certified Valuer, BCom (Fin/Acct/HR), GradDip CA, AdvDip Proj Man, Australian Valuer's Institute No. 20201, declare that:

- I am independent of the fund, its trustees and members, and any related party of the fund. I have no present or prospective interest in the property and no personal interest in the parties to this valuation, and my fee is not contingent on the figure reported.
- I have reviewed the evidence and analysis set out in this report, including the comparable evidence relied upon, and I adopt the Market Value stated in it as my own professional opinion.
- The valuation has been prepared having regard to the following standard: Market value as defined in section 10(1) of the Superannuation Industry (Supervision) Act 1993, assessed having regard to the ATO's valuation guidelines for self-managed superannuation funds and regulation 8.02B of the Superannuation Industry (Supervision) Regulations 1994, and to the International Valuation Standards definition of Market Value.



**Michael Wilczynski**
Certified Valuer, BCom (Fin/Acct/HR), GradDip CA, AdvDip Proj Man
Australian Valuer's Institute No. 20201
Valuation Reports Pty Ltd
Date of report: 28th September 2026

## RELIANCE AND THIRD PARTIES

This report has been prepared for the private and confidential use of our client, the trustee(s) of the fund and the fund's appointed SMSF auditor, for the specified purpose. It should not be relied upon by any other party for any purpose and the valuer shall not have any liability to any party who does so. The report should not be reproduced, in whole or in part, without the express written authority of Valuation Reports Pty Ltd.

## GST

Residential property is valued on the basis that GST is not applicable. The property is assumed not to be new residential premises, and to transact as residential premises between parties who are not registered, or required to be registered, for GST.

1. The valuation is made on the basis of “Market Value” as adopted by the Australian Property Institute from the International Assets Valuation Standards Committee definition. That is: “The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction after proper marketing wherein the parties had each acted knowledgeably, Prudently, and without compulsion”.

2. This valuation is for the use of the party or parties to whom it is addressed, including the fund’s appointed SMSF auditor for the purposes of the fund’s annual audit, and is not to be used for any other purposes. The report is subject to the definitions, qualifiers and disclaimers contained herein and which form part of this report. No liability or responsibility is accepted or undertaken to any third party or parties which may use or rely on the whole or any part of this report or its conclusion. No liability or responsibility is accepted or undertaken in the event that the party or parties to which it is addressed use this report for any other purpose apart from that expressly outlined.

3. No part of this valuation or any reference to it may be included in any other document or reproduced or published in any way without written approval of the form and context in which it is to appear. Only a signed original of this valuation should be relied upon and no responsibility will be accepted for photocopies of the report or signatures to the report. The Valuer nor, to the best of my knowledge, any member of this firm, has any conflict of interest; direct, indirect or financial interest pecuniary or otherwise in the said property that is not disclosed herein.

4. This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period including as a result of general market movements or factors specific to the particular property. We do not accept liability for losses arising from such subsequent changes in value including consequential or economic loss. Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of three months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

5. Unless specifically stated, where the valuation relates to a Strata Titled property, all parties should be aware that the market value is assessed without knowledge of orders against the Strata Company and without the benefit of a search of the Strata Company’s records, particularly relating to reserve funds. All parties should make their own enquiries in relation to this matter.

6. Plant and equipment and other items have not been individually tested or inspected to a standard other than that required by a prudent valuer in making this assessment. Sufficient enquiry has been made to enable the valuer to arrive at a fair assessment and the right to amend any valuation should an unknown condition or impediment be established by competent analysis is therefore reserved.

7. No soil tests or environmental studies have been made available for the valuer’s perusal. Therefore, it should be noted that the valuation is subject to there being no surface or sub-surface soil problems including instability, toxic/ hazardous wastes, toxic mould, asbestos or building material hazards in or on the property that would adversely affect, its existing or potential use or reduce its marketability. Should a problem be known or arise the valuation should be referred to the valuer for comment and review as deemed appropriate. We are not experts in this regard and if more detailed advice is required, an environmental consultant should be retained. The client acknowledges and recognizes that the Valuer is not expert in identifying environmental hazards and compliance requirements affecting properties. The Valuer has endeavoured to identify all matters of environmental concern and the effect they might have on the value of the property. However, the Valuer will not be held liable nor responsible for his/her failure to identify all such matters of environmental concern and the impact which any environmental related issue has on the property and its value.

8. Unless stated as otherwise in this report we advise that a copy of the current Certificate of Title has not been provided or searched. This valuation assumes clear title. Should any encumbrances, easements, leases or other restrictions not mentioned in this report be known or discovered then the valuation should be referred to the Valuer for comment.
9. Unless stated otherwise in this report, no internal inspection of the property was undertaken. The assessment is a desktop valuation prepared from property records, imagery, market data and comparable evidence, together with information supplied by the client, which is assumed to be accurate and complete. Should any of that information prove inaccurate, the valuer reserves the right to amend the valuation.
10. Artificial intelligence tools may have been used to assist in gathering data and drafting parts of this report. All evidence, analysis and the assessed figure have been reviewed and adopted by the valuer, who takes professional responsibility for them.
11. A valuation is an opinion of the most probable price at a point in time, not a certainty. Where comparable evidence is limited, dated or widely spread, or where market conditions are moving quickly, a greater than usual degree of uncertainty attaches to the assessed figure, and it should be read with the evidence and commentary in this report rather than in isolation.
12. This report has not been prepared for, and is not suitable for use in, court or tribunal proceedings, including family law and property dispute matters. It does not purport to comply with any expert witness code of conduct. Should the report be required for such a purpose, the valuer should be instructed accordingly.

## HOW THIS VALUATION WAS CALCULATED

This appendix explains, in plain terms, how the figure in this report was reached. The technical statement for a professional reader is in the Valuation Methodology section.

1 **Find comparable sales**

We look for properties that recently sold and are as close as possible to yours in location, size, type and condition. Recent sales are the best evidence of what a buyer would pay.

2 **Allow for the differences**

No two properties are identical. Where a comparable has more land, a larger building or a better position than yours, we weigh its price down; where it is inferior, we weigh it up. The sales in this report each carry a note saying how they compare.

3 **Conclude a figure**

The adjusted evidence brackets the price your property would most probably achieve if properly marketed and sold between a willing buyer and a willing seller. That is the Market Value stated in this report, as at the valuation date only.