

ON-SITE Information Brochure

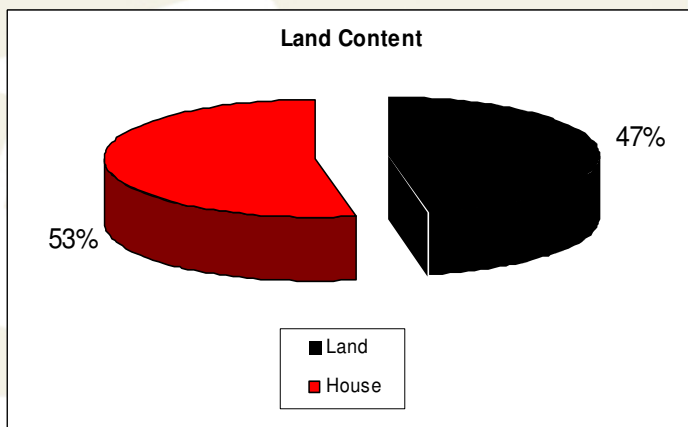
CUSTODIAN WealthBuilders



Greenwood Village Estate, Redbank Plains April 2010

THE DEVELOPMENT

The houses will average from 195.73m² to 200.46m² in area with lot sizes between 623m² to 800m². The houses will be single storey dwellings, each with 4 bedrooms plus ensuite, double garage and fully landscaped. It is anticipated that the sale price will range between \$375,000 & \$395,000.



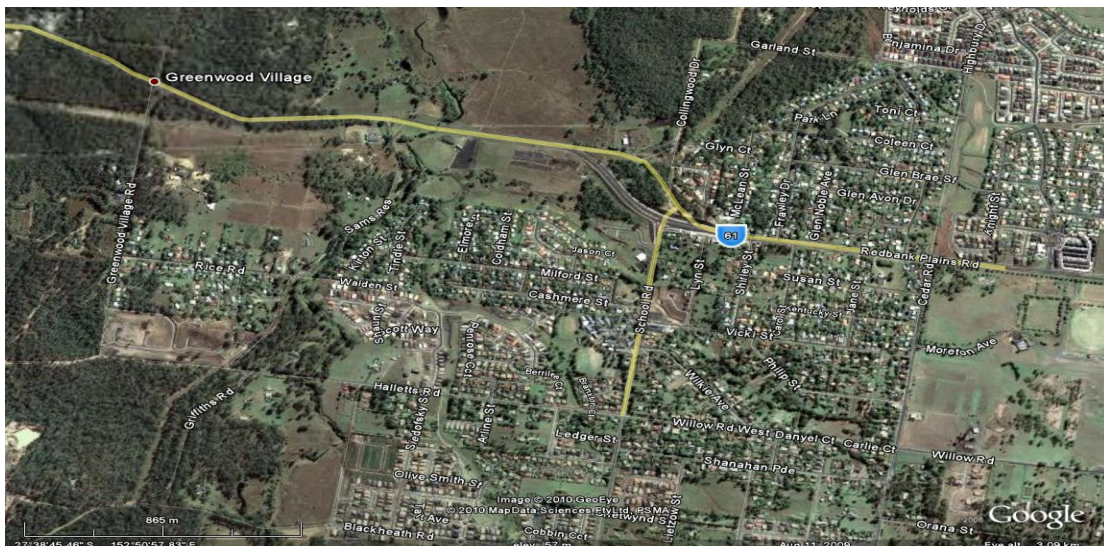
THE AREA

Greenwood Village Redbank Plains is located 27km South West of Brisbane CBD. The South West Growth corridor is one of Australia's major growth centers.

The area has been designated by the State Government as a strategic growth center to cater for the states population explosion over the next 20 years. During that time analysts predict that the South East population will hit 3.4million.

RENT RETURN

\$360p/w	Est. from agents
x 52	weeks
<u>\$18,720</u>	yearly rent
\$18,720	Avg Purchase Price
<u>/\$380,000</u>	Gross rent return
<u>4.9%</u>	



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STATISTICAL SNAP SHOT

Redbank Plains

Total Population *	8,307 – 2006 Census
Avg # Persons per Household *	2.9 – 2006 Census
Median Age *	30 – 2006 Census
Couples With Children	49.1% - 2006 Census
% Renters *(Includes rent-free)	27.2% - 2006 Census
Median Household Income*	\$1,317 pw 2006 Census
Population Growth Rate*	6.2% - 2006 Census

Source: Australian Bureau of Statistics

Transport

Rail	Redbank Plains Station - 5km New Railway Proposed completion -2015
Bus Other	Runs Past Estate Centenary Highway

Shops

Redbank Plains Shopping Centre – 4km
Kruger Village – 2km
Orion Shopping Centre – 7km
Redbank Plaza – 8km

INFRASTRUCTURE SNAP SHOT

Redbank Plains

Schools

Primary Schools	Redbank Plains Primary School – 1.5km Sacred Heart Primary School – 5.1km Bethany Lutheran Primary School – 5.8km
High Schools	Redbank Plains State School – 1.4km Blackstone State School – 3.5km Collingwood Park State School – 3.9km Kruger State School – 4.1km Riverview State School – 4.2km Bundamba State School – 4.4km Claremont Special School – 4.9km Sacred Heart School – 5.1km Redbank State School – 5.1km Dinmore State School – 5.2km
University	The University of Southern Queensland – 7.0km
TAFE	Bremmer TAFE – 4.5km

Recreational Facilities

Wensley Park - <1km
Blackheath Park – 1km
Redbank Plains Park – 2.5km
Spring Valley Golf Course – 3.8km
Brookwater Golf Club – 5km
Reading Cinemas Redbank – 6km

Medical

St Andrews Ipswich Private – 7.6km
Ipswich Hospital – 7.9km

SCHOOL

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COMPARABLE SALES

We have undertaken research of recent and historical sales of similar properties within close proximity to the development. Details of recent comparable sales are as follows:

House and Land Sales

Address: 235 Alawoona Street,
Redbank Plains
Price: \$400,000

Area: 584m²
Sales Date: October 2009
Features: 4 Bed, 2 Bath, DLUG



Address: 6 Nathan Close,
Redbank Plains
Price: \$376,600

Area: 655m²
Sales Date: October 2009
Features: 4 Bed, 2 Bath, DLUG

No Photo Available

Address: 19 Marshall Street,
Redbank Plains
Price: \$400,000

Area: 600m²
Sales Date: October 2009
Features: 4 Bed, 2 Bath, SLUG



ESTABLISHED CAPITAL BENCHMARK (ECB)

Address: 10 Bonogin Court,
Redbank Plains
Price: \$630,000

Area: 1011m²
Sales Date: For Sale
Features: 6 Bed, 4 Bath, DLUG



Address: 7 Penrose Court,
Redbank Plains
Price: \$559,000

Area: 1337m²
Sales Date: For Sale
Features: 5 Bed, 2 Bath, DLUG

No Photo Available

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