

Commercial Property Cash-flow Masterclass

Sales History On Your Property

Welcome to your Masterclass series. This Masterclass we are focusing on finding the sales history of your intended property.

Quick Online search for sales history.

We'll look at a simply strategy to search online for a sales history. However... Sometimes it's not possible to gather any information, as either it's not been sold before... or the sales history has not been recorded online in any way.

If there's no Online sales history.... What can I do?

This is where you would get on the phone with the sales agent and ask them what the sales history is for the property.

Also ring up and speak to other local agents and ask them, if they have the sales history for that property and similar properties at the same address, or right beside it - or local similar properties.

Make sure you are comparing similar size and use with yours.

A simple way to check for property past sales prices of your intended property

1. Get the property Address



FOR SALE - Sale by Negotiation

Suite 59, 101 Wickham Terrace

Spring Hill, QLD 4000

Medical & Consulting • Offices

SALE PRICE

\$349,000

Excl. GST

← **Copy Address**

2. Open up a Google search and type in 'Sales history' and then paste in the property address into the search bar.

Google sales history Suite 59, 101 Wickham Terrace Spring Hill, QLD 4000

About 4 results (0.47 seconds)

1. Search for Sales History for that address

Suite 59, 101 Wickham Terrace, Spring Hill, QLD 4000 ...
<https://www.realcommercial.com.au> > ... > Medical & Consulting ▾
Jul 2, 2019 - Medical & consulting for sale at Suite 59, 101 Wickham Terrace, Spring Hill, QLD 4000.
View more property photos and information about this ...
Missing: history | Must include: history

2. Grab this link from RealEsate.com.au

59/101 Wickham Terrace, Spring Hill, Qld 4000 - Realestate
<https://www.realestate.com.au/.../se-59-101-wickham-tce-spring-hill-qld-400...>
Property data for 59/101 Wickham Terrace, Spring Hill, Qld 4000. Get sold price history for this unit & median property prices for Spring Hill, Qld 4000. ... Terrace. OFF MARKET. This property is not currently for sale or rent on realestate.com.au ...
Missing: Suite

353 Commercial Real Estate Properties For Sale in Petrie ...
<https://www.commercialrealestate.com.au> > For Sale > QLD
Looking for Commercial Properties for sale in Petrie Terrace, QLD 4000? Browse through 353 ...
Occupy or invest into a piece of Brisbanes History. Colliers International are Suite 59/101 Wickham Terrace, Spring Hill, QLD 4000. For Sale.

Find the link displaying the address for "RealEsate.com.au" OR "domain.com.au" this should have the sales history.

3. Open up the link displaying the address from either "RealEstate.com.au" or "[domain.com.au](https://www.domain.com.au)" and scroll down to see if the data exists for that property.

Browser address bar: <https://www.realestate.com.au/property/se-59-101-wickham-tce-spring-hill-qld-4000>

Menu

realestate.com.au

Sign in Join

58/101 Wickha...

ESTIMATED VALUE

EQUITY ABOUT SIMILAR HOMES MARKET TRENDS SCHOOLS

< >

\$200,000 - \$350,000

Low Confidence

Want a professional opinion?
Find a local agent to help you understand what your property is worth.

Get a free market appraisal

2003

Sold October 2003
\$150,000

1999

Sold March 1999
\$130,000

1992

Sold August 1992
\$140,000

Scroll down to find past sales prices-
Sometimes there won't be any recorded

4. You can check neighbouring property sales histories too, to see if the trend is similar. Start with properties that are currently for sale, if there are any in the same building or group of properties.

Freshly Painted Suite in Silverton Place

THE WALSH TEAM

Silverton Place, 101 Wickham Terrace
Spring Hill, QLD 4000

Richard Walsh

\$645,000 Excl. GST

🏠 99.0m² 🚗 1 Medical & Consulting

> VIEW

☆ SAVE

✉ EMAIL



Raine&Horne.
Commercial

18/101 Wickham Terrace
Spring Hill, QLD 4000

Contact Vaughn Smart

🏠 61.0m² 🚗 1 Offices • Medical & Consulting

> VIEW

☆ SAVE

✉ EMAIL



FAL PROPERTY
GROUP

Suite 59, 101 Wickham Terrace
Spring Hill, QLD 4000

\$349,000 Excl. GST

🏠 70.0m² 🚗 1 Medical & Consulting • Offices

> VIEW

☆ SAVE

✉ EMAIL

Property history

ALL

SOLD

RENTED

RENTED

JUN
2007

(price unknown) PER WEEK

Listed by **R&W Brisbane**

28 days listed

SOLD

APR
2005

\$185k PRIVATE TREATY

Sold by (agency unknown)

Case Study- Suite 59, 101 Wickham Terrace- Spring Hill - QLD

Property

- In a large office block in Spring Hill Inner Brisbane QLD
- Vacant Office 70 sqm
- Existing Medical Fit Out in Place
- Specialist Medical Facilities
- Secure Basement Car Park
- city views
- 1 x consulting room
- 1 x large treatment room
- Large comfortable reception area
- Kitchenette facilities
- The common area facilities are managed by an experienced Body Corporate manager with annual Body Corporate fees for the 18/19 financial year of \$1,208.23 per quarter.
- Asking \$349,000 July 2019

Property Sales History

- October 2003. \$150,000 (16 years ago)
- March 1999 \$130,000 (20 years ago)
- August 1992 \$140,000 (27 years ago)