

Thank you for your enquiry on 29 Laidlaw Parade, East Brisbane

Application Process

Buyers are required to meet application requirements before an inspection is granted.

What we require from you via email before an inspection is granted by the owners:

- 1) full contact details including name (of each buyer who may be included on a contract of sale), mobile telephone number and email address;
- 2) form of identity issued by a government authority with your full name and a photograph (and if required, a verified translation) – a scanned copy can be provided by email, however, the original or a certified copy will need to be shown to the agent before you are granted entry to the property; and
- 3) evidence to substantiate capacity to finance a potential purchase (such as a letter from your financier that provides an estimate of loan that you may be approved for or an estimate of funds that you hold that would be sufficient to purchase the property).

Pricing Breakdown

Land: The land was purchased in November 2017 for \$4,125,000. There was an existing dwelling on the property, which was demolished, and deep excavation was carried out to make way for the current home.

House: The house was built by CHS Building. Construction commenced in 2018 and was completed in 2020. There is approx. 903m² of living space at 29 Laidlaw Parade, East Brisbane. The estimate to build this home will be provided on application. The builder can also be made available for you to discuss building costs on acceptance of application.

Furniture & Interiors: Information about furnishings can be found at gregnatale.com. Costs and a full furniture inventory will be provided on application.

Notable Sales

These sales are not comparable sales or to be considered as comparable sales. This is a list of notable properties with a high-level of finish or land located in a riverfront position. We encourage buyers to do their own research and make their own decision on price.

Address	Sale Price	Sale Date	Bed	Bath	Car	Pontoon / River Access	Living/m2	Land/m2
1 Leopard St, Kangaroo Point	\$18,488,888	Nov 2016	6	6	5	No	909m2	1,184m2
33b Harbour Rd, Hamilton	\$9,000,000	Nov 2020	8	9	4	No	1,034m2	886m2
1 King Arthur Tce, Tennyson	\$17,600,000	Oct 2019	4	4	5	Yes	622m2	4,224m2
89 Welsby St, New Farm	\$10,500,000	Apr 2016	4	4	3	Yes	419m2	873m2
110 Virginia Ave, Hawthorne	\$11,128,888	May 2018	5	6	3	Yes	786m2	2,137m2
17 Julius St, New Farm	\$6,500,000	Mar 2021	N/A	N/A	N/A	Yes	N/A	688m2

If you have any further questions, we are available on the below contact details.

Many thanks,

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