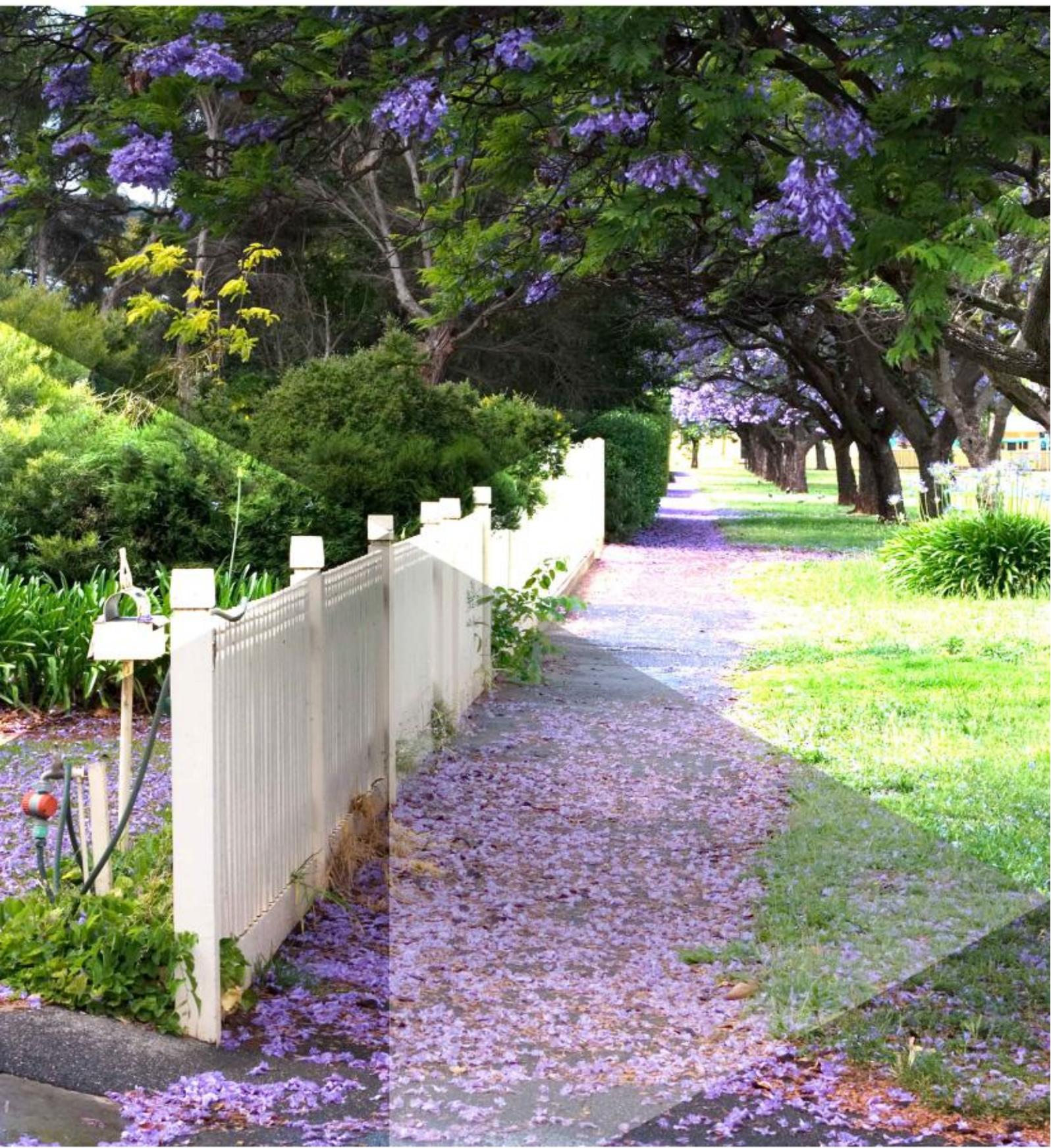


Property Profile Report

180 McIlwraith Avenue Norman Park QLD 4170

Prepared on 20 February 2019 for Sample Report



180 McIlwraith Avenue Norman Park QLD 4170

4
 2
 2
 -
 405m²

Property Details

| | | | |
|---------------|---------------|------------------|----------------------|
| RPD | L542 RP13150 | Lot/Plan | 542/RP13150 |
| Property Type | House | Council Area | Brisbane - Coorparoo |
| Year Built | 2016 | Land Use Primary | Single Unit Dwelling |
| Zone | 00, NOT ZONED | | |



180 McIlwraith Avenue Norman Park QLD 4170



0 1 2 3 4 5
 Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

180 McIlwraith Avenue, Norman Park

180 McIlwraith Avenue Norman Park QLD 4170

Estimated Value

Estimated Value:

\$1,410,000

Estimated Value Range:

\$1,254,000 - \$1,564,000

Confidence:



Estimated Value as at 18 February 2019. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

| Date | Activity | Value | Details |
|-------------|----------|-------------|--|
| 15 Aug 2018 | For Sale | Auction | Campaign period: 15/08/2018 - 18/02/2019, Listing Type: Normal Sale, Listed by: Paula Pearce, Place - Bulimba, Days on market: 189 |
| 16 Aug 2017 | Sold | \$1,610,000 | Sale Method: Private Treaty |
| 28 Jun 2017 | For Sale | Auction | Campaign period: 28/06/2017 - 20/09/2017, Listing Type: Normal Sale, Listed by: Simon Dean, Place - Bulimba, Days on market: 50 |

Recently Sold Properties



0.5km from property

25 Henderson Street Camp Hill QLD 4152

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| 4 | 2 | 2 | - | 405m ² |

| | | | |
|------------|--------------------|----------------|----------------|
| Sale Price | \$1,480,000 | Sale Method | Private Treaty |
| Sale Date | 24/11/2018 | Days on Market | 103 |



0.6km from property

73 Real Avenue Norman Park QLD 4170

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| 5 | 2 | 2 | - | 450m ² |

| | | | |
|------------|--------------------|----------------|-------------|
| Sale Price | \$1,600,000 | Sale Method | Normal Sale |
| Sale Date | 06/08/2018 | Days on Market | 39 |



1.6km from property

108A Waverley Road Camp Hill QLD 4152

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| 4 | 2 | 2 | 273m ² | 405m ² |

| | | | |
|------------|--------------------|----------------|-------------|
| Sale Price | \$1,620,000 | Sale Method | Normal Sale |
| Sale Date | 18/11/2018 | Days on Market | 130 |



1.6km from property

77 Kingsbury Street Norman Park QLD 4170

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| 4 | 2 | 2 | 237m ² | 405m ² |

| | | | |
|------------|--------------------|----------------|-------------|
| Sale Price | \$1,433,000 | Sale Method | Normal Sale |
| Sale Date | 26/07/2018 | Days on Market | 120 |

Properties For Sale



0.8km from property

31 Wyena Street Camp Hill QLD 4152

 5
  2
  2
  276m²
  406m²

First Ad Price - Listing Method Normal Sale
 Latest Ad Price \$1,395,000 Days on Market 129



1.5km from property

102 Kingsbury Street Norman Park QLD 4170

 5
  2
  2
  -
  405m²

First Ad Price - Listing Method Normal Sale
 Latest Ad Price \$1,500,000 Days on Market 199

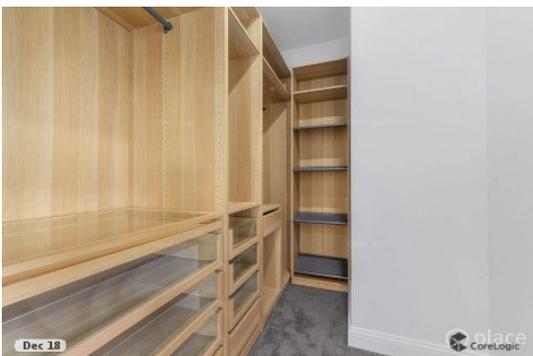


0km from property

176 McIlwraith Avenue Norman Park QLD 4170

 4
  3
  2
  245m²
  405m²

First Ad Price - Listing Method Normal Sale
 Latest Ad Price - Days on Market 100



0.1km from property

168 McIlwraith Avenue Norman Park QLD 4170

 4
  3
  2
  85m²
  506m²

First Ad Price - Listing Method Normal Sale
 Latest Ad Price \$1,400,000 Days on Market 76

Properties For Rent



5 Judge Street Camp Hill QLD 4152

3
 2
 2
 300m²
 400m²

Rent Price **\$900/Week** Days on Market 31

Campaign Period 21 Jan 2019 - 08 Feb 2019

0.2km from property



132 McIlwraith Avenue Norman Park QLD 4170

5
 3
 2
 260m²
 405m²

Rent Price **\$950/Week** Days on Market 97

Campaign Period 16 Nov 2018 - 15 Feb 2019

0.2km from property



184 McIlwraith Avenue Norman Park QLD 4170

5
 2
 2
 283m²
 647m²

Rent Price **\$1,250/Week** Days on Market 26

Campaign Period 26 Jan 2019 - 14 Feb 2019

0km from property



25 Halland Terrace Camp Hill QLD 4152

3
 1
 2
 299m²
 607m²

Rent Price **\$1,100/Week** Days on Market 74

Campaign Period 05 Nov 2018 - 17 Jan 2019

0.4km from property

Local School Details

| | School Address | Distance | School Type | Gender | Sector | Years |
|--|---|----------|-------------|--------|----------------|-------|
|  | Seven Hills State School 152 D'Arcy Road Seven Hills QLD 4170 | 0.7km | Primary | Mixed | Government | 0-6 |
|  | Coorparoo Secondary College Cnr Stanley Street East & Cavendish Road Coorparoo QLD 4151 | 1.9km | Secondary | Mixed | Government | 7-12 |
|  | St Thomas' School 51 Joseph Street Camp Hill QLD 4152 | 0.2km | Primary | Mixed | Non-Government | 0-6 |
|  | Camp Hill State Infants and Primary School 676 Old Cleveland Road Camp Hill QLD 4152 | 0.9km | Primary | Mixed | Government | 0-6 |
|  | Norman Park State School 68-88 Agnew Street Norman Park QLD 4170 | 1.6km | Primary | Mixed | Government | 0-6 |

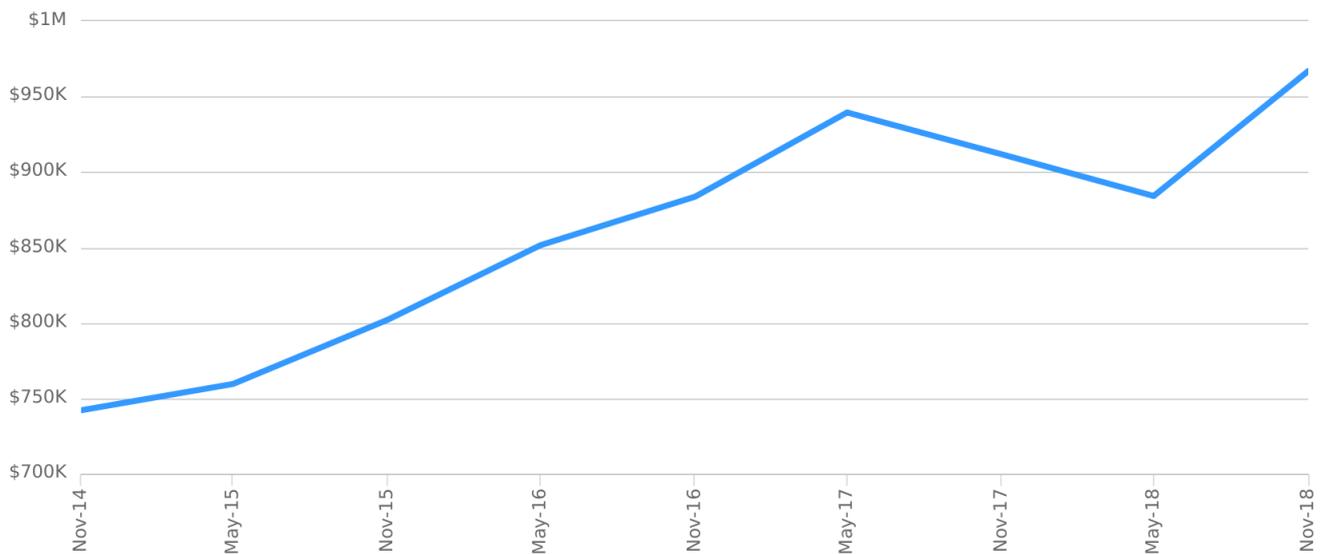
 Property is within school catchment area

 Property is outside school catchment area

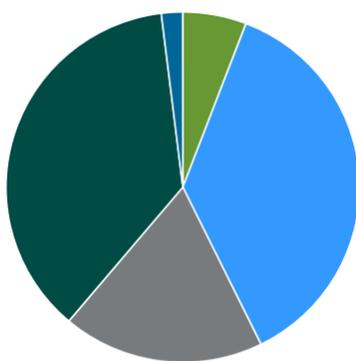
Norman Park Insights - Houses

| Year Ending | Properties Sold | Median Value | Change in Median Value (12 months) |
|-------------|-----------------|--------------|------------------------------------|
| Nov 2018 | 110 | \$966,934 | ▲ 6.04% |
| Nov 2017 | 104 | \$911,785 | ▲ 3.17% |
| Nov 2016 | 107 | \$883,689 | ▲ 10.16% |
| Nov 2015 | 126 | \$802,133 | ▲ 8.08% |
| Nov 2014 | 120 | \$742,163 | ▲ 8.75% |

Median Value (monthly)



Property Sales by Price (Past 12 months)



- \$400K-\$600K - 6 properties
- \$600K-\$800K - 38 properties
- \$800K-\$1M - 19 properties
- \$1M-\$2M - 38 properties
- >\$2M - 2 properties

Median Days on Market



Median Vendor Discount



Statistics are calculated over a rolling 12 month period

Norman Park Insights - Houses

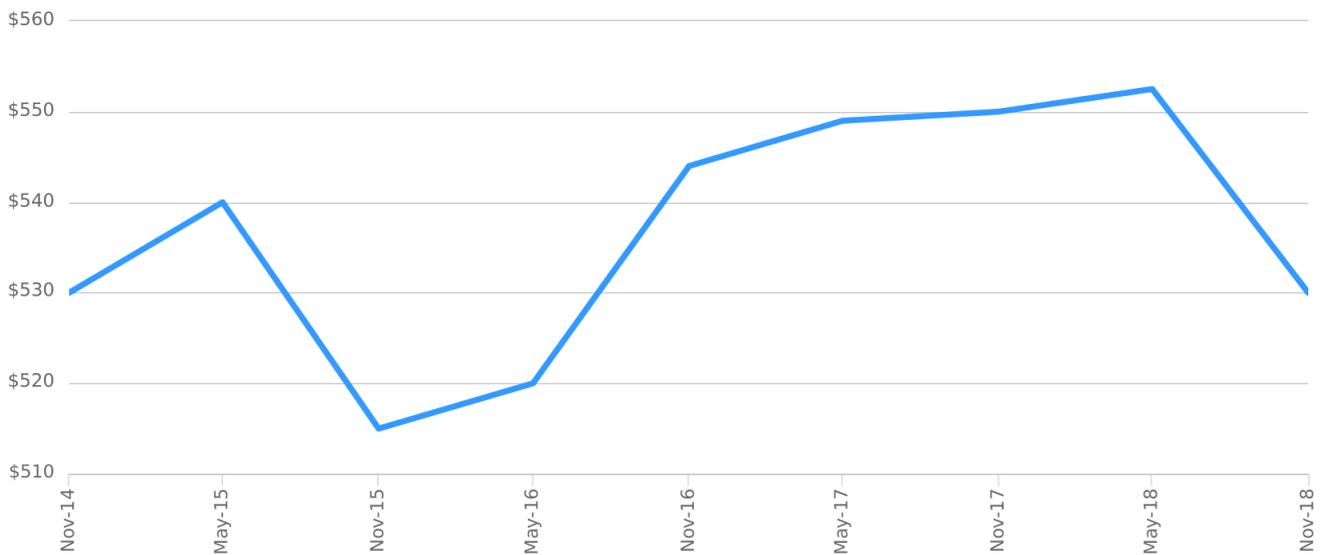
Median Weekly Asking Rent



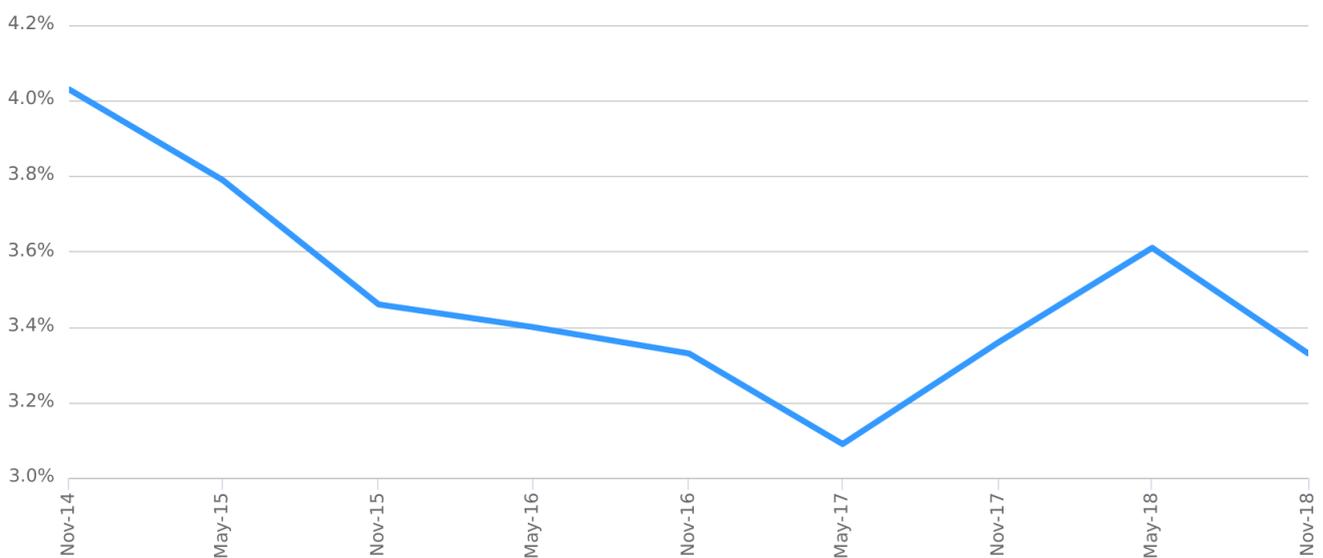
Indicative Gross Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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- (b) relies on the accuracy of the description against the Development Approval Data provided to CoreLogic by third parties;
- (c) may differ from the actual construction cost (where it contains an estimated construction cost) and
- (d) any errors in entry of property details may lead to incorrect Development Approval Data being provided and the recipient should always check the appropriateness of the information contained in the development approval report against the actual property or surrounding properties (including physical attributes of such property).

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The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value.

Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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