


Comparative Market Analysis

Property Details

4 ELKINGTON CCT, NORTH LAKES QLD 4509

Dwelling:	House	Property Rating:	1 out of 10		3
Folio Identifier:	Lot 127 SP169046	Land Area (m²):	450		2
Zoning:	Residential	Floor Area (m²):	184		2

Residex Price Estimate: \$431,000
Residex Price Range: \$409,000 ~ \$453,000

Appraisal Price: \$430,000



Residex Confidence Scale



Rental Value of 4 ELKINGTON CCT

Residex Weekly Rental Estimate: \$395

Residex Weekly Rental Range: \$340 ~ \$450

Comparative Price Estimate Analysis

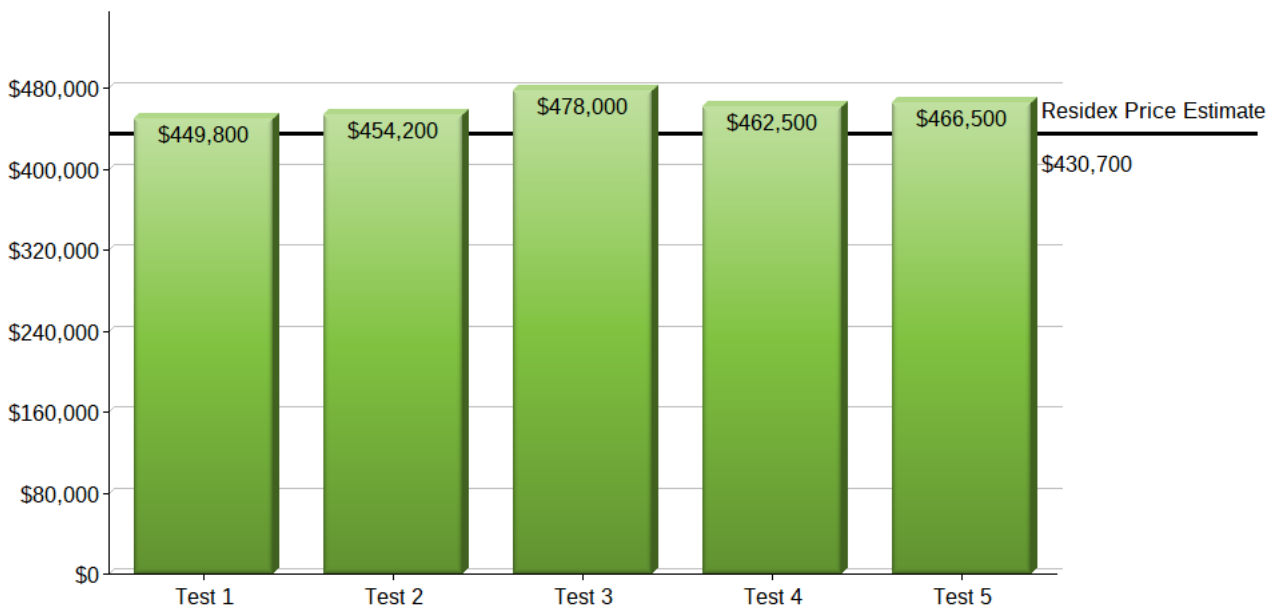
Residex Price Estimate is derived from the results of various tests. The 5 main tests used look at comparable sales, how this property compares to others in the street, the median value for the suburb, the land area and the indexed sale price.

The information below shows the results of each of these tests:


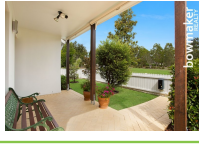
	Description	Test Value
Test 1 Comparable Sales	The value based on sales in the local area of properties which have comparable attributes. See page 3 for a full list.	\$449,800
Test 2 Property Rating	The value based on comparative property rating.	\$454,200
Test 3 Median Value	The value based on the median value of properties in the immediate area.	\$478,000
Test 4 Area m²	The value based on dwelling values per square metre of land (please note this does not apply for units and only applies when we have the land area for the property).	\$462,500
Test 5 Indexed Sale Price	The value based on capital growth in the suburb and the property's last sale price.	\$466,500














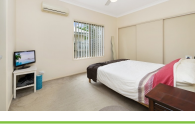







Test Summary

The graph below shows the results of each of the above tests in a visual format.




Test 1 - Recent Comparable Sales




	<p>7 Wilga St, NORTH LAKES QLD 4509</p> <p>Sale Price: \$432,500 Sale Date: 10/08/2016 Indexed Sale Price: \$449,941 Source: Agent</p>	<p>  4  2  2 Land Area: 400m² Distance: 0.43km </p>
	<p>35 Gardenia Pde, NORTH LAKES QLD 4509</p> <p>Sale Price: \$600,000 Sale Date: 07/06/2016 Indexed Sale Price: \$569,834 Source: Government</p>	<p>  4  2  2 Land Area: 651m² Distance: 0.28km </p>
	<p>11 Midyim St, NORTH LAKES QLD 4509</p> <p>Sale Price: \$480,000 Sale Date: 12/04/2016 Indexed Sale Price: \$489,418 Source: Government</p>	<p>  4  2  2 Land Area: 446m² Distance: 0.28km </p>
	<p>3 Tea Tree Pl, NORTH LAKES QLD 4509</p> <p>Sale Price: \$415,000 Sale Date: 21/04/2016 Indexed Sale Price: \$404,614 Source: Government</p>	<p>  3  2  1 Land Area: 324m² Distance: 0.41km </p>
	<p>11 Parry St, NORTH LAKES QLD 4509</p> <p>Sale Price: \$468,000 Sale Date: 10/05/2016 Indexed Sale Price: \$474,161 Source: Government</p>	<p>  3  2  2 Land Area: 400m² Distance: 0.44km </p>
	<p>3 Backhousia Ct, NORTH LAKES QLD 4509</p> <p>Sale Price: \$680,000 Sale Date: 03/05/2016 Indexed Sale Price: \$689,200 Source: Government</p>	<p>  4  2  2 Land Area: 682m² Distance: 0.38km </p>
	<p>1 Redcedar St, NORTH LAKES QLD 4509</p> <p>Sale Price: \$537,000 Sale Date: 22/04/2016 Indexed Sale Price: \$534,576 Source: Government</p>	<p>  4  2  2 Land Area: 724m² Distance: 0.34km </p>

	<p>7 Silkyoak Ct, NORTH LAKES QLD 4509</p> <p>Sale Price: \$498,000 Sale Date: 23/03/2016 Indexed Sale Price: \$507,373 Source: Government</p>	<p> 4  2  2</p> <p>Land Area: 443m² Distance: 0.33km</p>
	<p>22 Hoya Cl, NORTH LAKES QLD 4509</p> <p>Sale Price: \$410,000 Sale Date: 21/03/2016 Indexed Sale Price: \$416,432 Source: Government</p>	<p> 3  2  1</p> <p>Land Area: 400m² Distance: 0.39km</p>
	<p>18 Elkington Cct, NORTH LAKES QLD 4509</p> <p>Sale Price: \$480,000 Sale Date: 25/02/2016 Indexed Sale Price: \$459,708 Source: Government</p>	<p> 4  2  2</p> <p>Land Area: 400m² Distance: 0.1km</p>
	<p>11 Riley Ct, NORTH LAKES QLD 4509</p> <p>Sale Price: \$575,000 Sale Date: 17/02/2016 Indexed Sale Price: \$564,673 Source: Government</p>	<p> 4  2  2</p> <p>Land Area: 450m² Distance: 0.2km</p>
	<p>15 Foambark St, NORTH LAKES QLD 4509</p> <p>Sale Price: \$385,000 Sale Date: 15/03/2016 Indexed Sale Price: \$342,431 Source: Government</p>	<p> 3  2  1</p> <p>Land Area: 370m² Distance: 0.35km</p>
	<p>2 Tamarind St, NORTH LAKES QLD 4509</p> <p>Sale Price: \$406,000 Sale Date: 12/02/2016 Indexed Sale Price: \$402,494 Source: Government</p>	<p> 4  2  2</p> <p>Land Area: 422m² Distance: 0.55km</p>
	<p>6 Foambark St, NORTH LAKES QLD 4509</p> <p>Sale Price: \$485,000 Sale Date: 25/01/2016 Indexed Sale Price: \$488,809 Source: Government</p>	<p> 4  3  2</p> <p>Land Area: 444m² Distance: 0.4km</p>
	<p>43 Kurrajong Cct, NORTH LAKES QLD 4509</p> <p>Sale Price: \$386,000 Sale Date: 05/02/2016 Indexed Sale Price: \$388,543 Source: Government</p>	<p> 3  2  1</p> <p>Land Area: 320m² Distance: 0.52km</p>


25 Elkington Cct, NORTH LAKES QLD 4509






Sale Price: \$482,000
Sale Date: 09/12/2015
Indexed Sale Price: \$435,508
Source: Government

 4
  2
  2
Land Area: 444m²
Distance: 0.16km


47 Nicklaus Pde, NORTH LAKES QLD 4509






Sale Price: \$675,000
Sale Date: 19/01/2016
Indexed Sale Price: \$683,613
Source: Government

 4
  2
  2
Land Area: 450m²
Distance: 0.55km


6 Parry St, NORTH LAKES QLD 4509






Sale Price: \$700,000
Sale Date: 31/01/2016
Indexed Sale Price: \$705,841
Source: Government

 4
  2
  2
Land Area: 662m²
Distance: 0.38km


16 Gardenia Pde, NORTH LAKES QLD 4509






Sale Price: \$550,000
Sale Date: 10/01/2016
Indexed Sale Price: \$549,710
Source: Government

 4
  2
  2
Land Area: 457m²
Distance: 0.34km

25 Kurrajong Cct, NORTH LAKES QLD 4509



Sale Price: \$375,000
Sale Date: 23/01/2016
Indexed Sale Price: \$378,712
Source: Government

 3
  2
  1
Land Area: 336m²
Distance: 0.48km

Test 2 - Property Rating for ELKINGTON CCT

Property Rating	Value
10	\$805,000
9	\$673,000
8	\$610,000
7	\$572,000
6	\$557,000
5	\$541,000
4	\$525,000
3	\$511,000
2	\$488,000
1	\$454,000
0	\$409,000

The table on the left shows the range of values for the street and their associated rating.

This property has been rated as a 1 when compared to other properties in the street.

The rating has been established by considering the following factors:

- The number of bedrooms
- The floor area of the property
- The size of the land
- The condition and appearance of the property
- The age of the property
- The outlook and views of the property

The rating is highly relevant in determining the Residex Price Estimate for this property as it allows up to date analysis of the condition and unique features of the property.

If you believe the rating for this property should be amended, please contact to produce the report with your updated rating.

Test 3 – Median Values (Houses)

Median Values (Jul 2016 Data)

Area	Amount
Brisbane Metro	\$502,000
North Lakes, 4509	\$478,000

Test 4 - Land Area (Houses)

The current median value per square meter of land in NORTH LAKES is \$1028.
4 ELKINGTON CCT has a land area of 450 and the test value is \$462,500

Test 5 - Sales History for 4 ELKINGTON CCT

Sale Date	Sale Price	Vacant Land	Source
29/10/2015	\$460,000	N	Government
05/09/2005	\$166,000	Y	Government

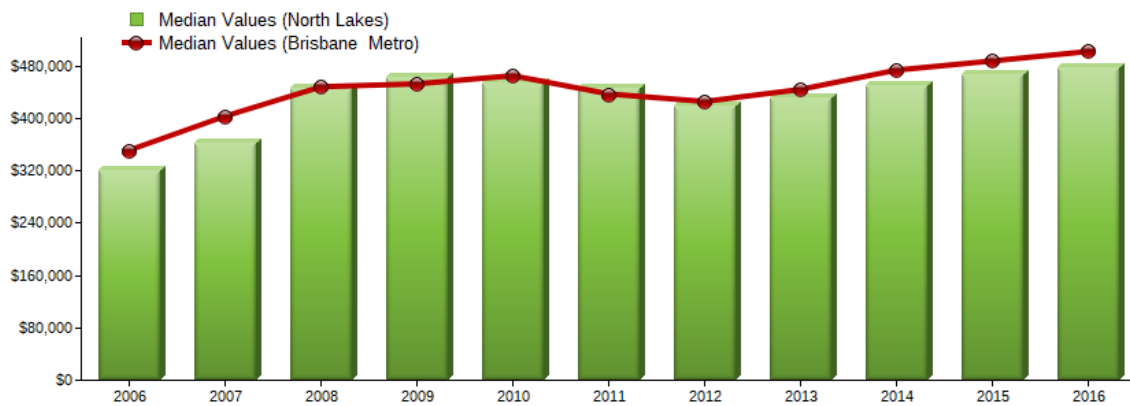
Suburb of North Lakes QLD 4509

Local Government Area	Moreton Bay
Total Houses	5750
Total Units	1388
Percentage of Houses Sold in the Last 12 Months	12.3%

Capital Growth (Houses)

Area	3yrs Ago	2yrs Ago	1yr Ago
Brisbane Metro	6.7%	3.0%	2.9%
North Lakes	4.2%	3.5%	2.4%

Median Values (Houses)



Median Rent (Houses)

Median Rent (Jul 2016 Data)

Area	Amount	Yield*
Brisbane Metro	\$454	4.7%
North Lakes	\$465	5.1%

On Market Statistics (Houses)

Estimated Percentage of North Lakes Houses on the Market	2.8%
Estimated Time on the Market	55 days
Estimated Current Discount from Listing Price	2.5%

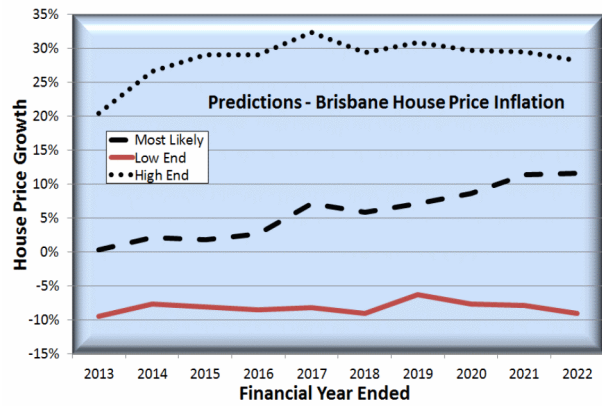
Predicted Future of Key Economic Factors

Capital Growth (House)

Area	Next 5yrs*	Next 8yrs*
Brisbane Metro	5% p.a.	5% p.a..
North Lakes, 4509	7% p.a.	6% p.a.

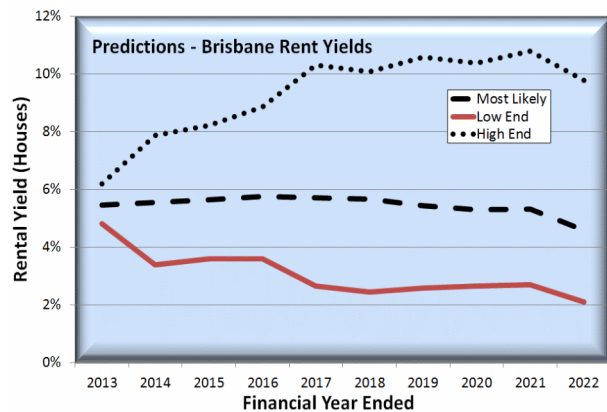
The graph opposite shows the predicted capital growth for Brisbane Metro.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above.



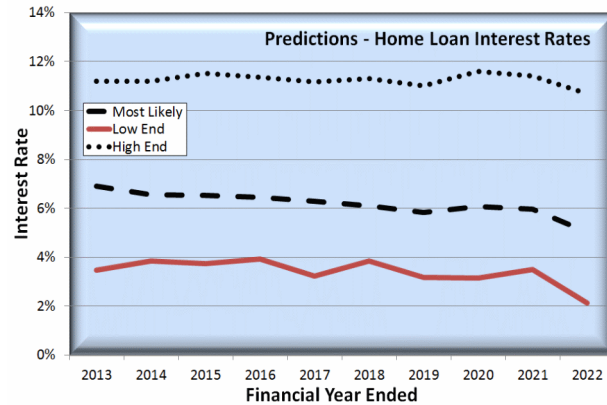
Rental Returns

The graph opposite shows the predicted rental yield for Brisbane Metro



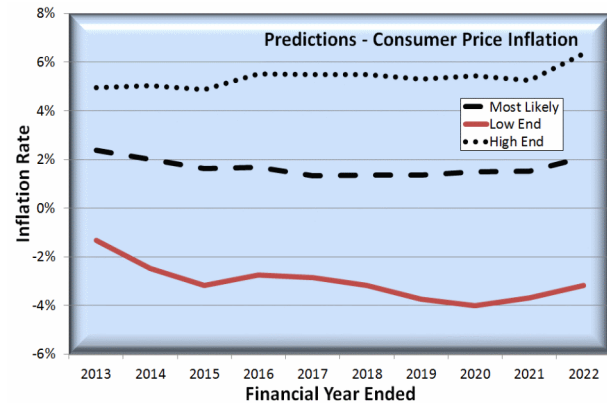
Home Loan Rate

Area	Next 5yrs	Next 8yrs
AUSTRALIA	6% p.a.	6% p.a.



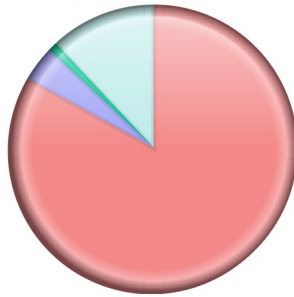
Inflation Rate (CPI)

Area	Next 5yrs	Next 8yrs
AUSTRALIA	1% p.a.	1% p.a.



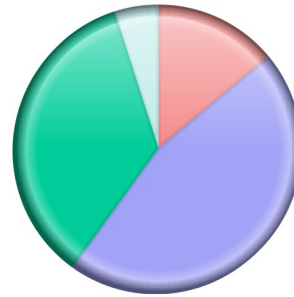
Demographics for North Lakes QLD 4509

Dwelling Type - North Lakes 4509



Houses	83%
Semi Detached	4%
Unit	1%
Other	12%

Home Ownership - North Lakes 4509



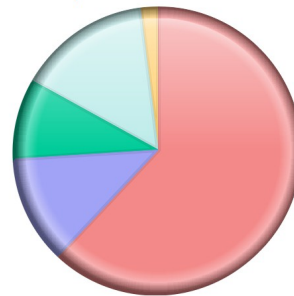
Fully Owned	14%
Being Purchased	46%
Rented	35%
Other	5%

Age Range - North Lakes 4509



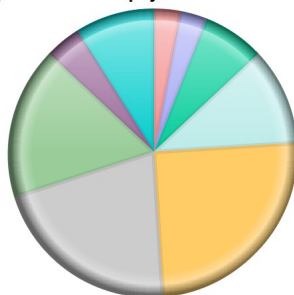
Age 0 To 19 Years	35%
Age 20 To 29 Years	12%
Age 30 To 39 Years	18%
Age 40 To 49 Years	15%
Age 50 To 64 Years	10%
Age 65 Plus	7%
Not Stated	3%

Birthplace - North Lakes 4509



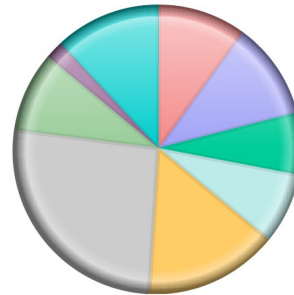
Australia	62%
Europe	12%
Pacific Islands	9%
Elsewhere	15%
Not Stated	2%

Monthly Homeloan Repayment - North Lakes 4509



\$0 - \$599	3%
\$600 - \$999	3%
\$1,000 - \$1,399	7%
\$1,400 - \$1,799	11%
\$1,800 - \$2,399	25%
\$2,400 - \$2,999	21%
\$3,000 - \$3,999	17%
\$4,000 Plus	4%
Repayment Not Stated	9%

Household Income - North Lakes 4509

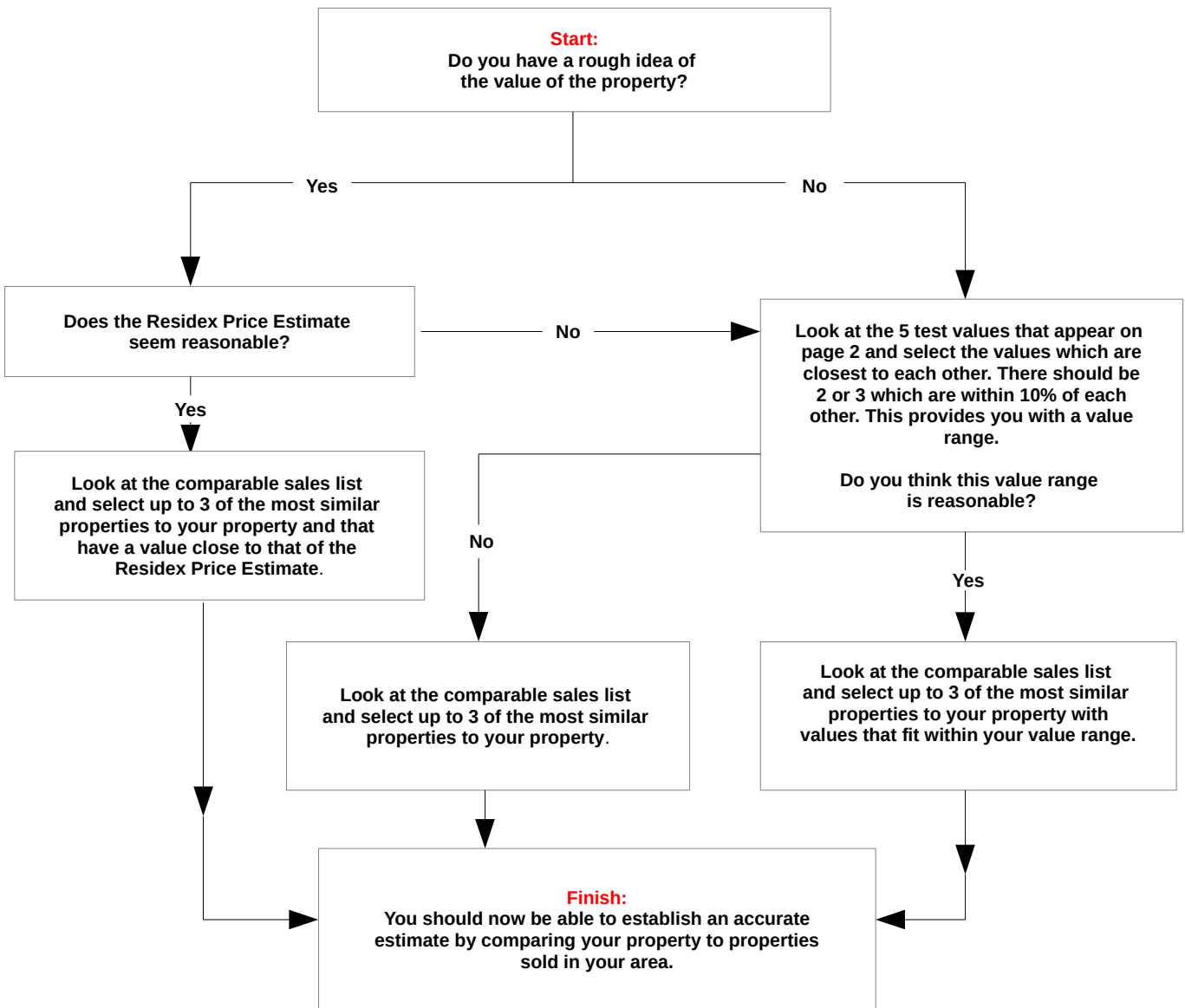


\$0 - \$600	10%
\$600 - \$1,000	11%
\$1,000 - \$1,250	7%
\$1,250 - \$1,500	8%
\$1,500 - \$2,000	15%
\$2,000 - \$3,000	26%
\$3,000 - \$4,000	9%
\$4,000	2%
Income Not Stated	12%

Created by Residex using data provided by the ABS

How to Produce Your Own Price Estimate

To determine your own value for a property, use the guide below to walk you through the valuation process and establish your own price range or price estimate.



If you are still having difficulties in obtaining a price estimate or you have any queries regarding the estimate you have established using this guide, please contact one of Residex's helpful advisors by emailing marketfacts@residex.com.au with more details including the property address, the attribute data, the property rating and your queries.

Definitions of Terms

Term	What is it?	What does it tell you?
Attribute Data	Attribute Data refers to the numbers of bedroom, bathroom and car space of a residential property.	This is entered by the user when producing the report, which enables a more accurate Price Estimate.
Capital Growth	The capital growth is the growth in property prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Comparable Sales	These are sales which have occurred in the area which are deemed to have similar attributes to the subject property	Analysis of attributes, sold property values and indexed sale prices allow you to compare the subject property to determine its value.
Indexed Sale Price	This is calculated by adding the capital growth indexation to the previous sale price.	This gives you a current day estimate for the most recent sale for a property.
Median Rent	The middle number when all the rents being collected are arranged in order.	The median rent tells you how much the rent is for a typical property in an area.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order.	The median value tells you what a typical house or unit is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in. By looking at the changes in median value over time, you can gain some insight as to how the market is performing.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Property Rating	This is a rating given to a property showing how it compares to other properties in that street.	The rating is from 0 to 10 (with 0 being the worst quality property in that street and 10 being the best. 11 out of 10 is possible; but this should only be used for completely unique properties that stand out in the street.) This is entered by the user when the report is generated. For further details regarding the rating, please refer to the Property Rating section of the report – Property Rating information.
Sale Date	For government sourced sales results this is the date that the property settled. For agent-sourced sales records, this is the contract date, or the date the agent estimates that they sold the property.	This date represents the latest date we have on record relating to the sale.

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