

Property Profile Report

180 Station Avenue Norman Park QLD 4170

Prepared on 14 November 2019 for 58170619:90156148

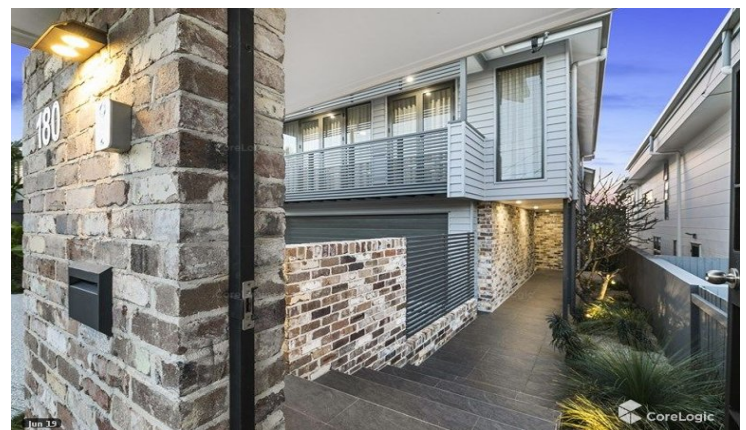


180 Station Avenue Norman Park QLD 4170

4
 2
 2
 265m²
 405m²

Property Details

Lot/Plan	L123 RP45678	Property Type	House
Year Built	2016	Council Area	Brisbane - Coorparoo
Zone	00, NOT ZONED	Land Use Primary	Single Unit Dwelling



180 Station Avenue Norman Park QLD 4170



GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of blocks, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



180 Station Avenue Norman Park QLD 4170

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
\$1,460,000	\$1,270,000 - \$1,649,000	
		Low High

Estimated Value as at 11 November 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
16 May 2019	Sold	\$1,560,000	Sale Method: Normal Sale, Sale Advised by: Government
15 Aug 2018	For Sale	UNDER CONTRACT	Campaign period: 15/08/2018 - 24/06/2019, Listing Type: Normal Sale, Listed by: Paula Pearce, Place Estate Agents - Bulimba, Days on market: 275
16 Aug 2017	Sold	\$1,610,000	Sale Method: Private Treaty, Sale Advised by: Government
28 Jun 2017	For Sale	For Sale	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



6 Macrossan Lane Norman Park QLD 4170

				
4	2	2	239m ²	400m ²

Sale Price	\$1,250,000	Sale Method	Normal Sale
Sale Date	18/06/2019	Days on Market	27

 0.6km from property



178 McIlwraith Avenue Norman Park QLD 4170

				
4	2	2	335m ²	405m ²

Sale Price	\$1,310,000	Sale Method	-
Sale Date	22/03/2019	Days on Market	-

 0km from property



5 Judge Street Camp Hill QLD 4152

				
5	2	2	300m ²	400m ²

Sale Price	\$1,250,000	Sale Method	Normal Sale
Sale Date	21/08/2019	Days on Market	80

 0.2km from property



83 Morehead Avenue Norman Park QLD 4170

				
4	2	2	251m ²	405m ²

Sale Price	\$1,250,000	Sale Method	Normal Sale
Sale Date	08/04/2019	Days on Market	134

 0.5km from property

Properties For Sale



33 Martha Street Camp Hill QLD 4152

4
 2
 2
 279m²
 405m²

First Ad Price By Negotiation

Latest Ad Price BY NEGOTIATION

Listing Method Normal Sale Days on Market 13

1.4km from property



16 Russell Avenue Norman Park QLD 4170

4
 2
 2
 216m²
 415m²

First Ad Price For Sale

Latest Ad Price ALL REASONABLE OFFERS CONSIDERED

Listing Method Normal Sale Days on Market 223

0.3km from property



132 Morehead Avenue Norman Park QLD 4170

4
 2
 3
 249m²
 506m²

First Ad Price Not Disclosed

Latest Ad Price AUCTION 23 November 2019

Listing Method Auction Days on Market 10

0.3km from property



79 Macrossan Avenue, Norman Park

Internal: 98 sqm
External: 18 sqm
Total Area: 116 sqm

Oct 19

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79 Macrossan Avenue Norman Park QLD 4170

4
 2
 4
 136m²
 539m²

First Ad Price Not Disclosed

Latest Ad Price Not Disclosed

Listing Method Auction Days on Market 26

0.4km from property

Properties For Rent



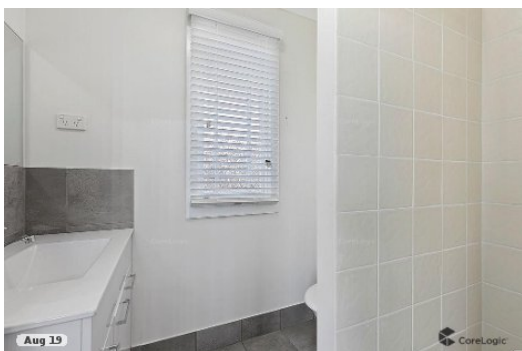
103 Martha Street Camp Hill QLD 4152

 5
  3
  2
  258m²
  405m²

Rent Price **\$950/Week** Days on Market 18

Campaign Period 16 Oct 2019 - 24 Oct 2019

 1.4km from property



15 Stephen Street Camp Hill QLD 4152

 4
  2
  2
  -
  541m²

Rent Price **Not Disclosed** Days on Market 67

Campaign Period 28 Aug 2019 - 14 Oct 2019

 0.3km from property



61 Arrol Street Camp Hill QLD 4152

 3
  2
  3
  -
  607m²

Rent Price **\$600/Week** Days on Market 58

Campaign Period 05 Aug 2019 - 01 Oct 2019

 1.1km from property



53 Windemere Avenue Morningside QLD 4170






 5
  3
  2
  281m²
  683m²


Rent Price **\$1,000/Week** Days on Market 37

Campaign Period 27 Sep 2019 - 17 Oct 2019

 1.3km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Seven Hills State School 152 D'Arcy Road Seven Hills QLD 4170	0.7km	Primary	Mixed	Government	495
	Coorparoo Secondary College Cnr Stanley Street East & Cavendish Road Coorparoo QLD 4151	1.9km	Secondary	Mixed	Government	426
	St Thomas' School 51 Joseph Street Camp Hill QLD 4152	0.2km	Primary	Mixed	Non-Government	330
	Camp Hill State Infants and Primary School 676 Old Cleveland Road Camp Hill QLD 4152	0.9km	Primary	Mixed	Government	807
	Norman Park State School 68-88 Agnew Street Norman Park QLD 4170	1.6km	Primary	Mixed	Government	457

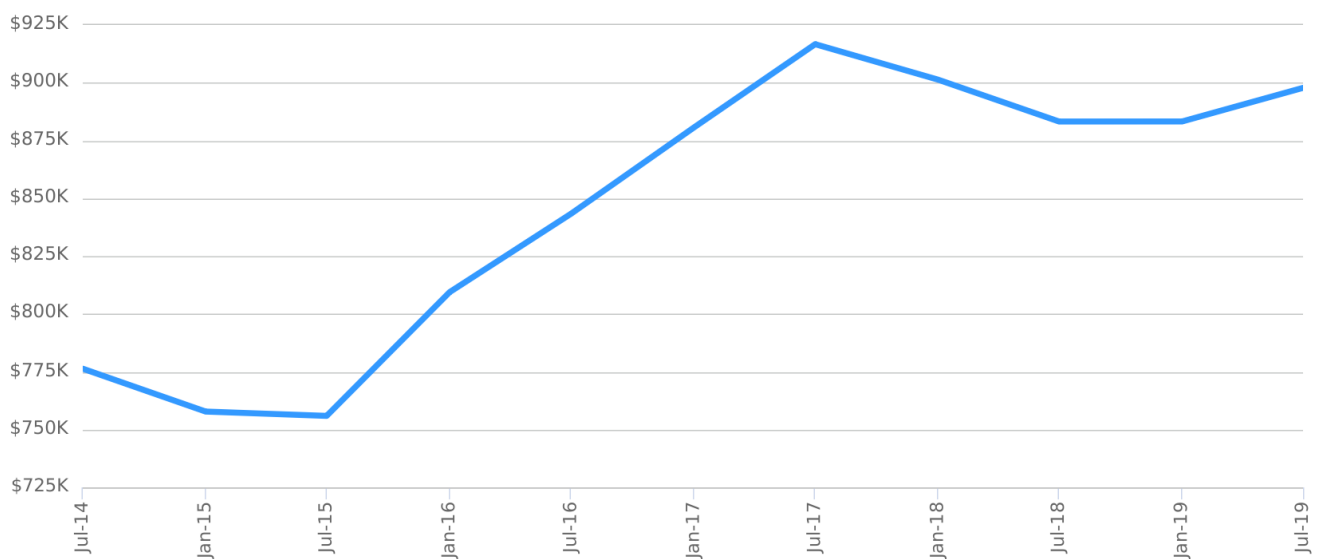
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

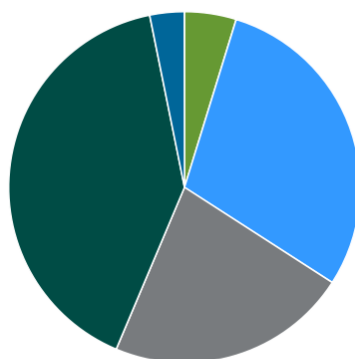
Norman Park Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jul 2019	126	\$897,806	▲ 1.64%
Jul 2018	116	\$883,241	▼ 3.64%
Jul 2017	95	\$916,693	▲ 8.68%
Jul 2016	119	\$843,417	▲ 11.57%
Jul 2015	126	\$755,927	▼ 2.62%
Jul 2014	122	\$776,338	▲ 15.75%

Median Value (monthly)



Property Sales by Price (Past 12 months)

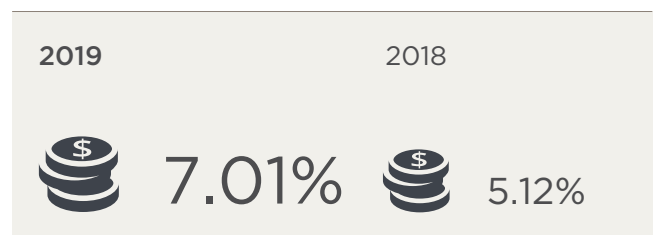


- \$400K-\$600K - 6 properties
- \$600K-\$800K - 37 properties
- \$800K-\$1M - 28 properties
- \$1M-\$2M - 51 properties
- >\$2M - 4 properties

Median Days on Market



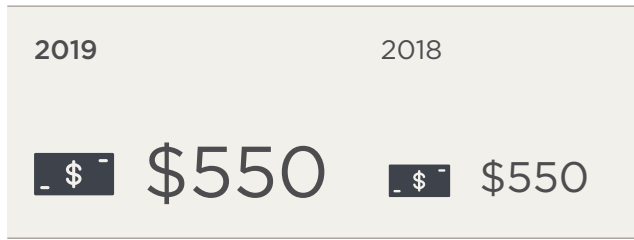
Median Vendor Discount



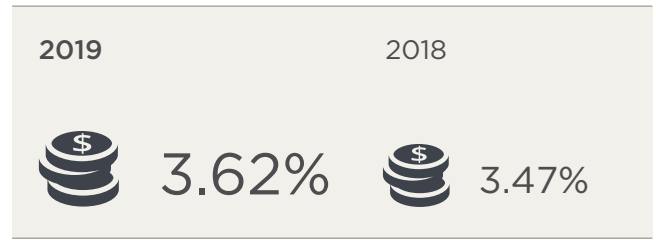
Statistics are calculated over a rolling 12 month period

Norman Park Insights - Houses

Median Weekly Asking Rent



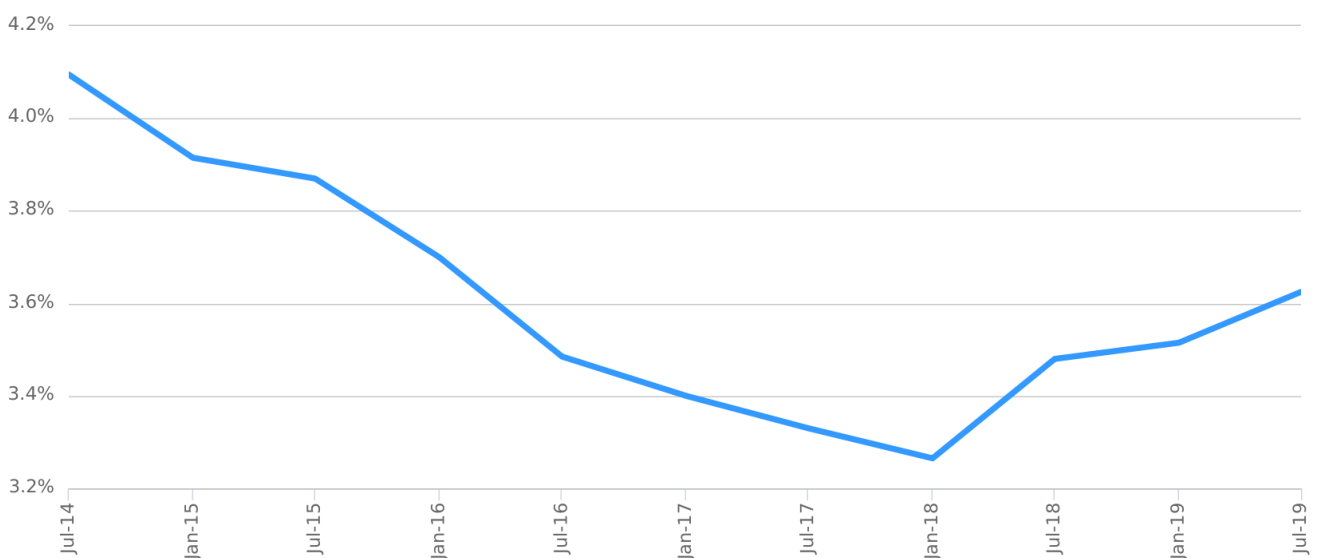
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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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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