



## YOUR ANZ PROPERTY PROFILE REPORT

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**30/42 GLEN EDEN DR,  
GLEN EDEN 4680**

Prepared by:	Paul Barnes
Contact:	0402940135
Date created:	30 July 2021

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### Your free Property Profile Report

## What's in this report?

#### YOUR PROPERTY PROFILE

Find out the property's features, estimated price range and sales history.

#### SELECTED COMPARABLE PROPERTIES

What are the prices and features of properties recently sold, for sale and for rent in the area?

#### PROPERTY PROFILE OF GLEN EDEN

Follow the local price trends, clearance rates, rental yields and more.

#### INTERESTING SUBURB INSIGHTS

Discover more about the suburb including local amenities.

#### SUBURB SALES RESULTS

Facts for sellers including property sales by price range and real estate agent results.

#### IMPORTANT INFORMATION

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Temp\_03 (062021)

## YOUR PROPERTY PROFILE



Unit 3 2 2

30/42 Glen Eden Dr, Glen Eden 4680

**Features:** Air conditioning, Built in wardrobes, Courtyard, Dishwasher  
**Lot/Plan number:** Lot 30/SP250647  
**Property type:** Aptunitflat  
**Land use:** Residential

### Points of interest:

- Gladstone Clay Target Club (1.2km)

powered by Google

CBD  
6.0km

### Current market price range estimate:

\$182,000 - \$206,000

### Midpoint:

\$194,000

You are receiving a price range estimate instead of a REALas price prediction<sup>1</sup> because, according to PropTrack's records, this property is not currently listed for sale. However, if this property is listed for sale and you would like a REALas price prediction<sup>1</sup>, please email [priceprediction@anz.com](mailto:priceprediction@anz.com) with the property address and we will email you with a prediction within 1 to 5 business days (subject to available information).

This estimated price range (and any REALas price prediction<sup>1</sup>) are estimates only. They are based on certain available information and are not valuations<sup>2</sup> of the property or guarantees of its market value or future sale price. Price ranges and predictions may change daily and the actual sale price (if the property is sold) may be different.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to invest in property or deciding the price you are willing to pay for a property. Sales history, past performance and price predictions are not indicative of future price or performance.

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# YOUR PROPERTY PROFILE



MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> IN  
GLEN EDEN:  
**35**

## Sale history for 30/42 Glen Eden Dr, Glen Eden 4680

Date	Price	Type of sale	Sale result	Agency name
30 Jul 13	\$475,000	Private Treaty	Sold	-

Seeing many properties? Take notes to remember.

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Apply for an Approval in Principle\*\*.

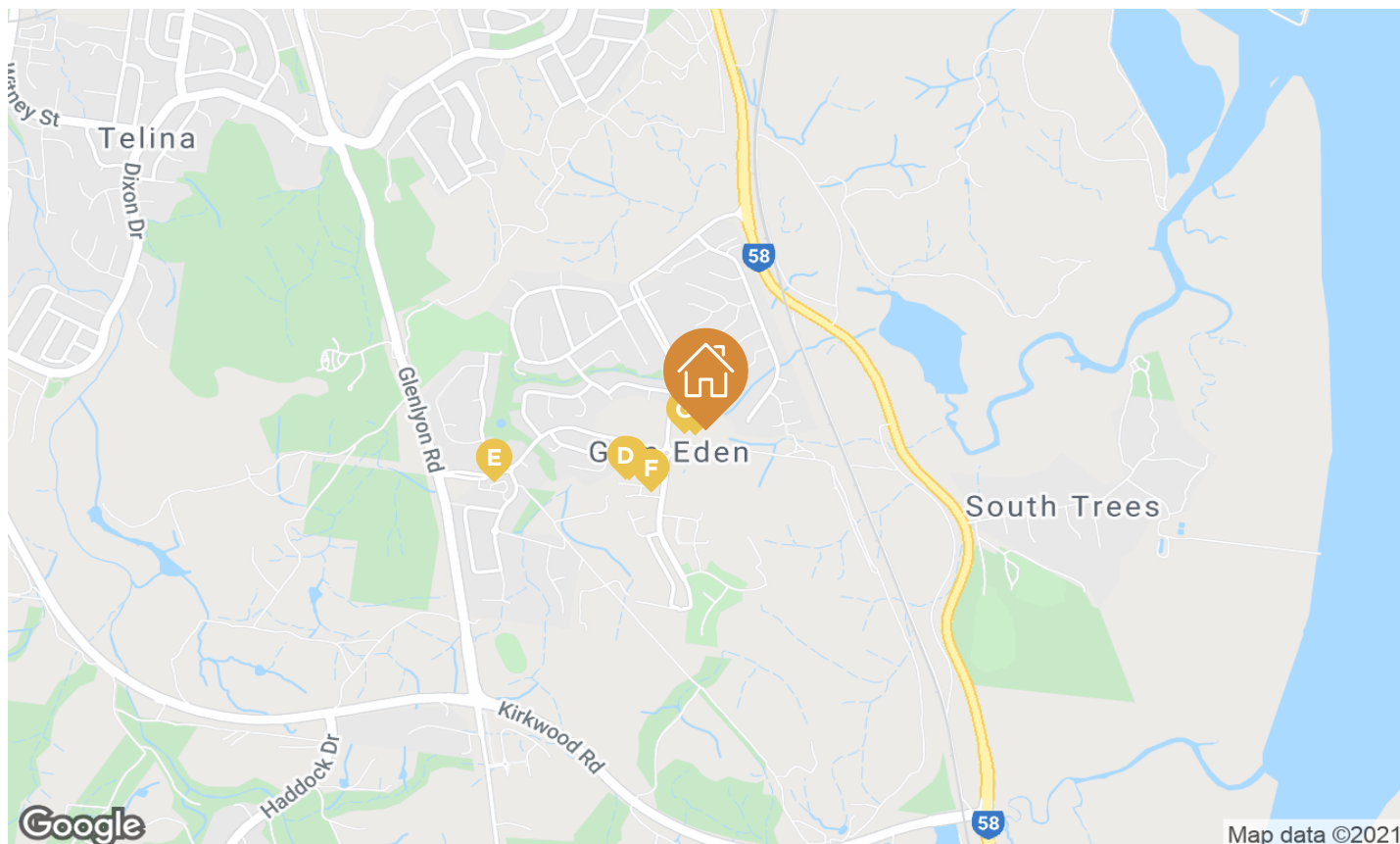
We can help you work out exactly how much you can afford to borrow so you can bid with confidence.

 [anz.com/buyready](https://anz.com/buyready)

## RECENTLY SOLD UNITS IN GLEN EDEN

SOLD

PropTrack has selected a number of recently sold properties to assist you to assess 30/42 Glen Eden Dr, Glen Eden. These are chosen based on property features, recency of sale and distance to your selected property.



**Sold for: \$249,000**

3 3 1

**A Unit 21, 2 Ringet Cl, Glen Eden**

Agency name: Raine & Horne

Sold on: 28 May 21  
Sale type: Private Treaty  
Listed on: 16 May 21



**Sold for: \$205,000**

3 2 2

**B Unit 32, 42 Glen Eden Dr, Glen Eden**

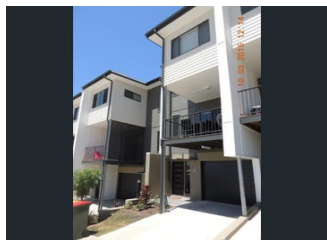
Features: Air conditioning, Built in wardrobes, Courtyard, Dishwasher, Heating

Agency name: PRD

Sold on: 10 May 21  
Sale type: Private Treaty  
Listed on: 21 Mar 21

## RECENTLY SOLD UNITS IN GLEN EDEN

SOLD



**Sold for: Not Available**

3 2 2

**C Unit 10, 42 Glen Eden Dr, Glen Eden**

Features: Air conditioning, Balcony, Dishwasher



**Sold for: \$190,000**

3 3 1

**D Unit 19, 2 Ringuet Cl, Glen Eden**

Agency name: Ray White

Sold on: 04 Dec 20  
Sale type: Private Treaty  
Listed on: 15 Nov 20



**Sold for: \$173,000**

3 3 1

**E Unit 7, 2 Beezley St, Glen Eden**

Features: Air conditioning, Built in wardrobes, Dishwasher  
Agency name: RE/MAX Gold

Sold on: 11 Dec 20  
Sale type: Private Treaty  
Listed on: 08 Nov 20



**Sold for: \$210,000**

3 3 1

**F Unit 41, 2 Ringuet Cl, Glen Eden**

Agency name: Ray White

Sold on: 15 Feb 21  
Sale type: Private Treaty  
Listed on: 20 Dec 20



**Sold for: \$185,000**

3 2 1

**G Unit 3, 42 Glen Eden Dr, Glen Eden**

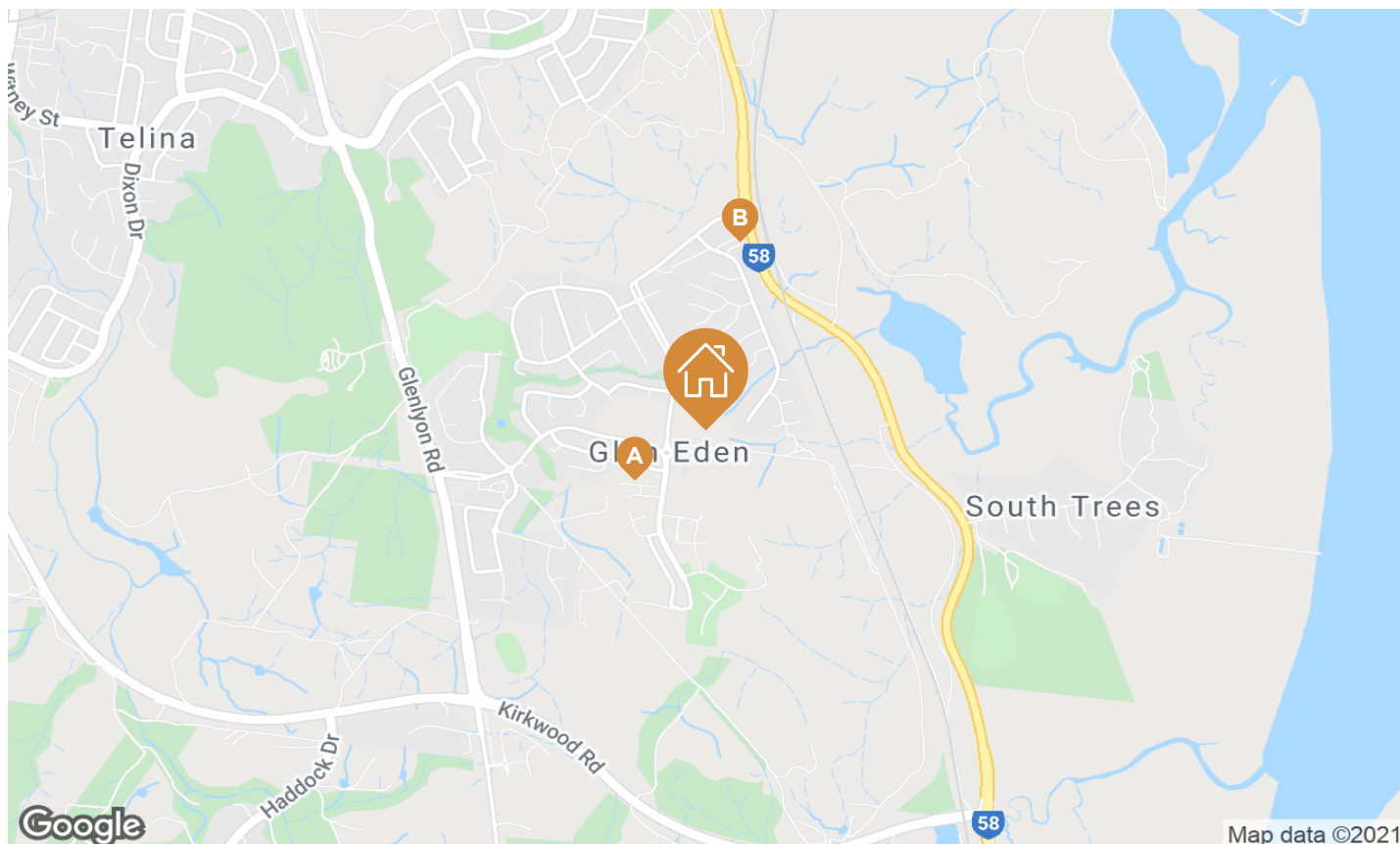
Agency name: Professionals

Sold on: 07 Dec 20  
Sale type: Private Treaty  
Listed on: 01 Nov 20

## UNITS FOR SALE IN GLEN EDEN

SALES

PropTrack has selected a number of properties recently listed for sale to assist you to assess 30/42 Glen Eden Dr, Glen Eden. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised price: \$240,000**

3 3 1

**A Unit 24, 2 Ringet Cl, Glen Eden**

Agency name: Locations Estate Agents

Sale type: Private Treaty  
Listed on: 09 May 21



**Advertised price: \$260,000**

3 2 1

**B Unit 7, 9 Cavella Dr, Glen Eden**

Features: Air conditioning, Built in wardrobes, Dishwasher, Pool  
Agency name: Raine & Horne

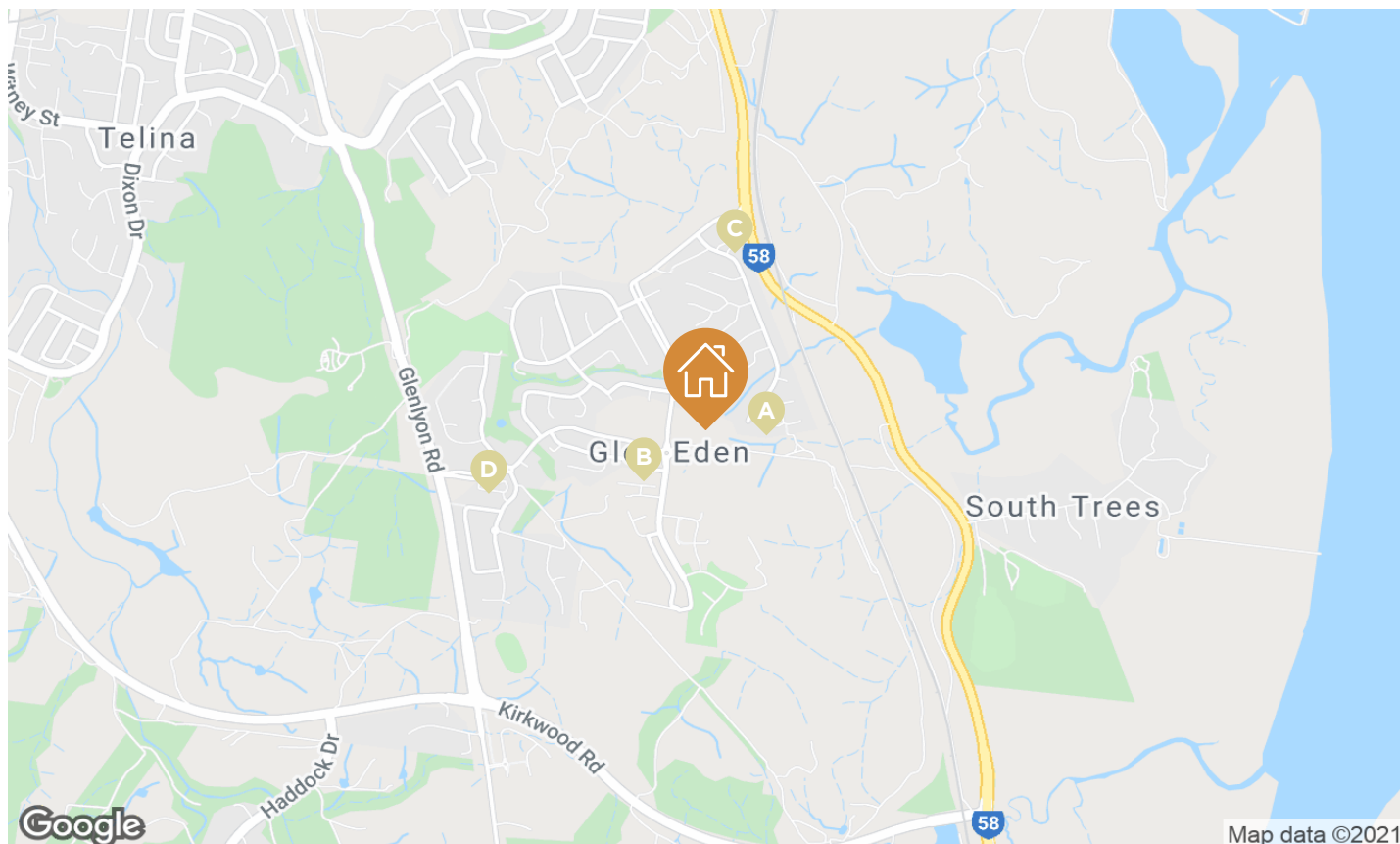
Sale type: Private Treaty  
Listed on: 02 May 21



## UNITS FOR RENT IN GLEN EDEN

RENT

PropTrack has selected a number of properties recently listed for rent to assist you to assess 30/42 Glen Eden Dr, Glen Eden. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$320 (per week)**

3 2 1

**A Unit 1, 7 Lawson Ct, Glen Eden**

Features: Air conditioning, Built in wardrobes, Courtyard, Dishwasher Listed on: 30 May 21  
Agency name: CBS Property Group



**Advertised rent: \$330 (per week)**

3 3 1

**B Unit 29, 2 Ringnet Cl, Glen Eden**

Features: Air conditioning, Built in wardrobes, Courtyard, Dishwasher, Pool Listed on: 23 May 21  
Agency name: CBS Property Group



# UNITS FOR RENT IN GLEN EDEN

RENT



Advertised rent: \$330 (per week)

3 2 1

**C** Unit 14, 9 Cavella Dr, Glen Eden

Agency name: Ray White

Listed on: 13 Jun 21



Advertised rent: \$290 (per week)

3 2 1

**D** Unit 28, 2 Beezley St, Glen Eden

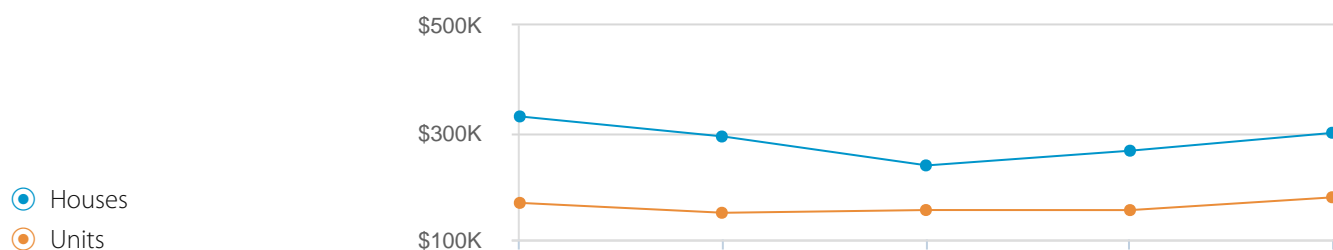
Agency name: Locations Estate Agents

Listed on: 06 Jun 21

# PROPERTY PROFILE OF GLEN EDEN

## What is the property price trend in Glen Eden over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Glen Eden. The data is indicative only and is based on historical sales data.



		2016	2017	2018	2019	2020
House	Median	\$330K	\$293K	\$239K	\$266K	\$300K
	Change	-9.22%	-11.36%	-18.46%	11.53%	12.59%
Unit	Median	\$169K	\$150K	\$155K	\$155K	\$179K
	Change	-	-10.98%	3.42%	-0.08%	15.48%

Based on calendar years

## Suburb snap shot for 12 months ending July 2021

Number of existing dwellings:	1,112	Auction clearance rate <sup>7</sup> (units):	SNR
Number of dwellings sold:	73 ↑	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	6.56%	Median discounting <sup>9</sup> (units):	0.00% ↓
Median unit price <sup>6</sup> :	\$185,000 ↑	Highest sold price (units):	\$249,000 ↑
Number of units sold at auction:	1	Lowest sold price (units):	\$160,000 ↑

Arrows signify change compared to previous 12 month period

## 5 YEAR TREND<sup>10</sup>

Median prices: 2015-2020

Houses

-2.98%

State: 2.06%  
National: 3.06%

Units

1.96%

State: -0.04%  
National: 0.88%

## MEDIAN PRICE<sup>6</sup>

12 months to Dec 2020 vs previous 12 months

Houses

12.07%

State: 7.41%  
National: 9.65%

Units

13.85%

State: 4.22%  
National: 3.01%

## RENTAL YIELD<sup>11</sup>

12 months to Dec 2020 vs previous 12 months

Houses

5% ↑

State: 4%  
National: 3%

Units

8% ↑

State: 4%  
National: 4%

## AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2020 vs previous 12 months

Houses

SNR

State: 78.18%  
National: 83.58%

Units

SNR

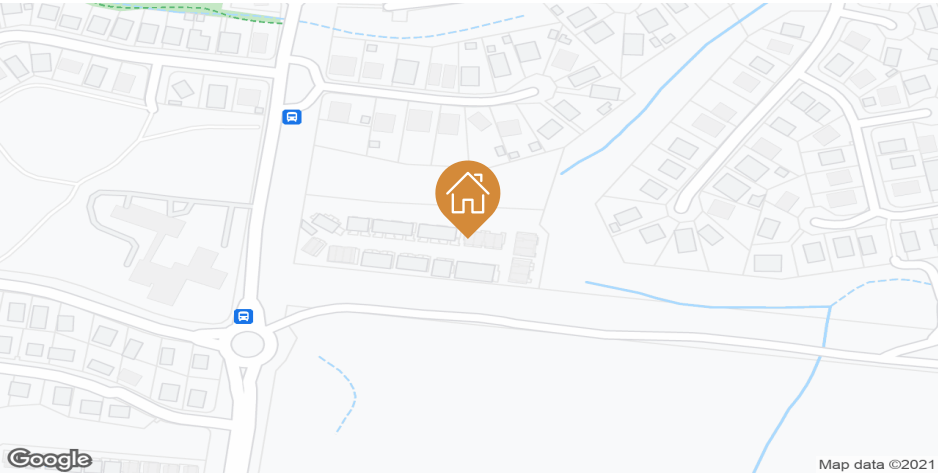
State: 77.49%  
National: 81.72%

Data Source: PropTrack Pty Ltd  
NA – Data not available; SNR – Statistically not reliable



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# INTERESTING SUBURB INSIGHTS



## ABOUT GLEN EDEN

Population:	1,969
Distance to CBD:	6.0km
Local council:	Gladstone (R)

### Sports & Recreation Facilities

- Gladstone Clay Target Club
- Meteors Sports Club

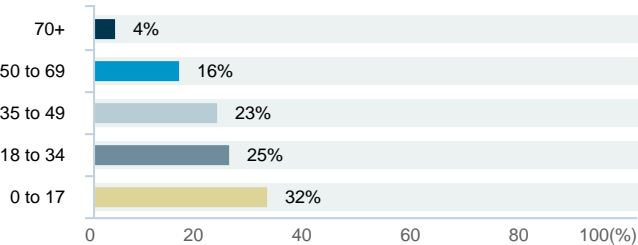
### ANZ Branches

- Gladstone

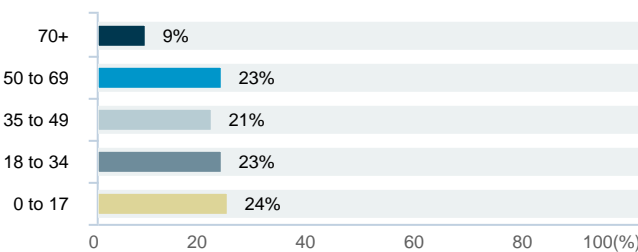
powered by Google

## AGE DISTRIBUTION

### Glen Eden

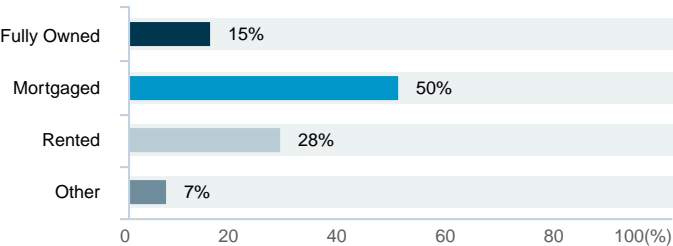


### QLD

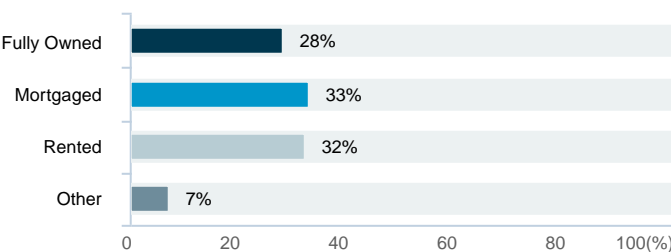


## DO RESIDENTS MAINLY OWN OR RENT?

### Glen Eden



### QLD



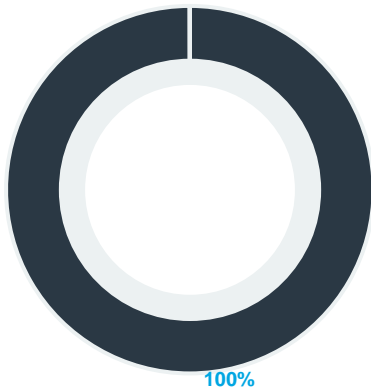
Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.



# SALES RESULTS IN GLEN EDEN

## UNITS FOR SALE - BY BEDROOM COUNT

Percentage of units advertised for sale by bedroom count  
Auction and Private treaty - 12 months to July 2021

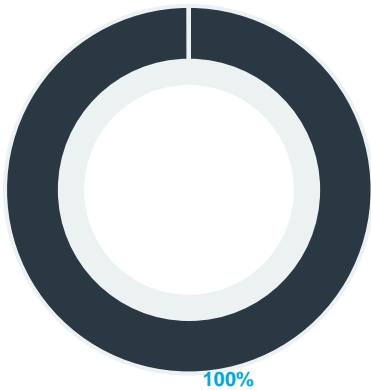


3+ Bedroom Unit (100%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

## UNITS SOLD - BY BEDROOM COUNT

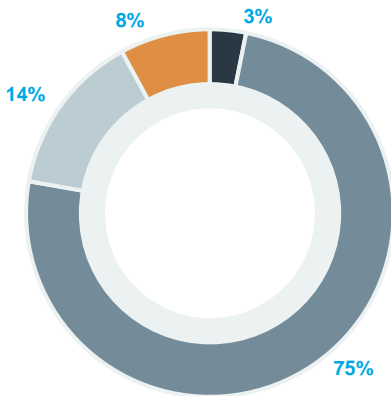
Percentage of units sold by bedroom count  
Auction and Private treaty - 12 months to July 2021



3+ Bedroom Unit (100%)

## HOUSES SOLD - BY PRICE RANGE

Percentage of houses sold by price range  
Auction and Private treaty - 12 months to July 2021

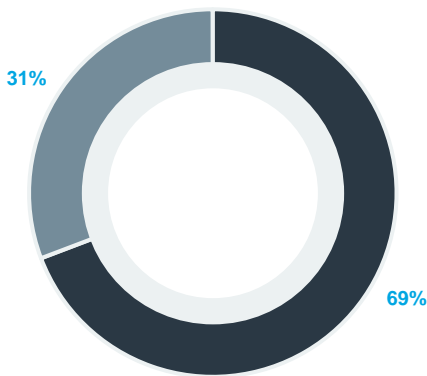


- <= \$200,000 (3%)
- \$200,000 to \$400,000 (75%)
- \$400,000 to \$600,000 (14%)
- \$600,000 to \$800,000 (8%)

Records without price are not included above. Figures are rounded to the nearest percentage.  
Source: PropTrack Pty Ltd.

## UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range  
Auction and Private treaty - 12 months to July 2021



- <= \$200,000 (0%)
- \$200,000 to \$400,000 (69%)
- \$400,000 to \$600,000 (31%)

# SALES RESULTS AS REPORTED BY PROPTACK FOR GLEN EDEN

## What is this data based on?

This data is provided by PropTrack Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

## MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES<sup>12</sup>

Agencies by ascending median days on market  
12 months to July 2021

Agency name	Number listed (private treaty only)	Median days on the market
LJ Hooker	7	17
Locations Estate Agents	12	18
Ray White	8	32
Raine & Horne	8	43
Elders Real Estate	3	78
RE/MAX Gold	4	89

Agencies must have at least three recorded listed sales in the time period.  
Source: PropTrack Pty Ltd.

## IMPORTANT INFORMATION

\*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

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# GLOSSARY

## **<sup>1</sup> Price Prediction**

A REALas price prediction is a guide only and is intended as an estimate of what a property might sell for when advertised for sale.

## **<sup>2</sup> Valuation**

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a REALas price prediction, PropTrack Pty Ltd price range or the price a buyer has decided to pay for a property.

## **<sup>3</sup> Days on market for the property**

The number of days it has taken from the initial date of advertisement to the date of report generation.

## **<sup>4</sup> Median days on market for similar properties**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>5</sup> Portion of dwellings sold**

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## **<sup>6</sup> Median price**

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## **<sup>7</sup> Auction clearance rate**

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

## **<sup>8</sup> Median days on market**

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>9</sup> Median Discounting**

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

## **<sup>10</sup> 5 year trend**

Trimmed average of the annual percentage change of median prices for the past 5 years.

## **<sup>11</sup> Rental yield**

A percentage of the annualised rental median divided by the annualised median sold for the suburb.

## **<sup>12</sup> Median days on market, private treaty only**

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

## CONTACT



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