



more  
than  
money



# PROPERTY REPORT

179/64 Palm Meadows Drive  
Carrara QLD 4211

**Prepared for:** Dr Dail Kim  
**Prepared on:** 13 February 2023

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179/64 Palm Meadows Drive  
Carrara QLD 4211

- 
 - 
 1 
 40m<sup>2</sup>

### Property Details

<b>Lot/Plan</b>	L179 BUP106514	<b>Property Type</b>	Unit
<b>Year Built</b>	1997	<b>Council Area</b>	Gold Coast City - Albert
<b>Zone</b>	44, SPECIAL FACILITIES (ALBERT)	<b>Land Use Primary</b>	Building Units (Primary Use Only)



179/64 Palm Meadows Drive Carrara QLD 4211

## Estimated Value

Estimated Value:

**\$110,000**

Estimated Value Range:

**\$91,000 - \$131,000**

Estimated Value Confidence:



Estimated Value as at 06 February 2023. 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 the estimated value, please refer to the below and the end of this document.

### How to read this estimate

The estimate has been broken into confidence level categories based on the criteria listed below

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

### Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

## Property Activity Summary

Date	Activity	Value	Details
08 Sep 2018	Sold	\$78,000	Sale Method: Unknown, Sale Advised by: Government
18 Dec 1996	Sold	\$169,900	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



258/64 Palm Meadows Drive Carrara QLD 4211

-   
 -   
 1   
 40m<sup>2</sup>

Sale Price **\$120,000**    Sale Method -

Sale Date 19/07/2022    Days on Market -

0km from property



310/5 Bourton Road Merrimac QLD 4226

-   
 -   
 1   
 52m<sup>2</sup>

Sale Price **\$115,000**    Sale Method -

Sale Date 12/08/2022    Days on Market -

2.7km from property



309/5 Bourton Road Merrimac QLD 4226

1   
 1   
 1   
 52m<sup>2</sup>

Sale Price **\$115,000**    Sale Method Private Treaty

Sale Date 12/08/2022    Days on Market -

2.7km from property



215/5 Bourton Road Merrimac QLD 4226

1   
 1   
 -   
 52m<sup>2</sup>

Sale Price **\$116,000**    Sale Method Private Treaty

Sale Date 02/06/2022    Days on Market 11

2.7km from property

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Merrimac State School</b> 2 Boowaggan Road Merrimac QLD 4226	1.3km	Primary	Mixed	Government	809
	<b>Merrimac State High School</b> 208 Rio Vista Boulevard Mermaid Waters QLD 4218	3.9km	Secondary	Mixed	Government	1208
	<b>Emmanuel College</b> Birmingham Road Carrara QLD 4211	1.7km	Combined	Mixed	Non-Government	1564
	<b>Josiah College</b> 1 Emerald Lakes Drive Carrara QLD 4211	1.9km	Special	Mixed	Non-Government	-
	<b>St Michael's College</b> 20-28 Jondique Avenue Merrimac QLD 4226	2.1km	Secondary	Mixed	Non-Government	929

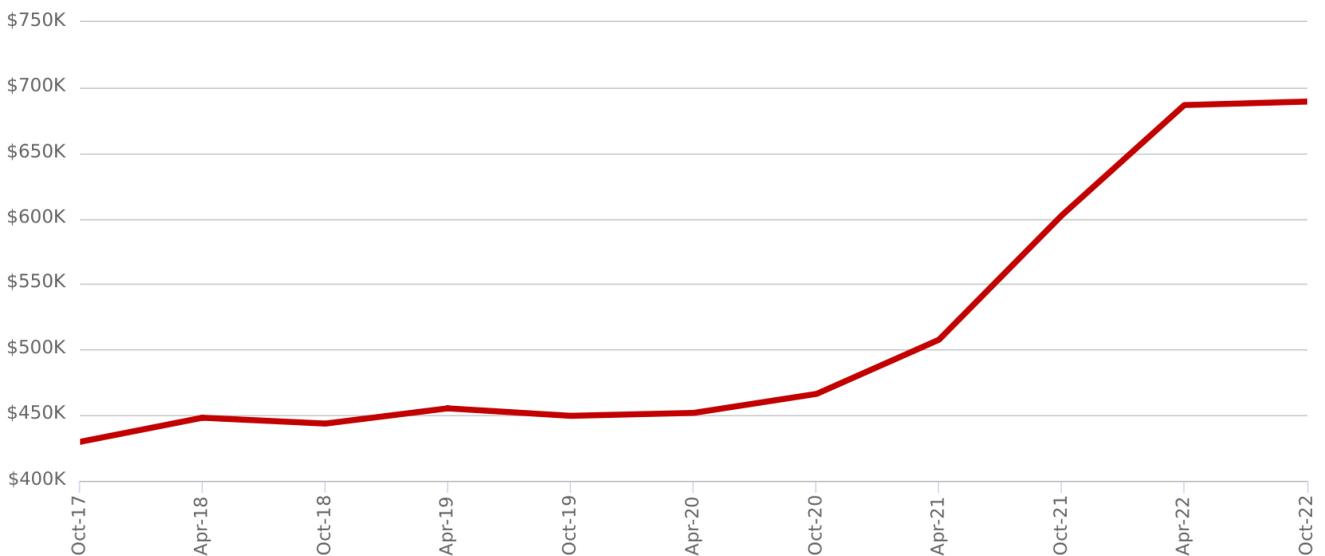
 Property within school catchment

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

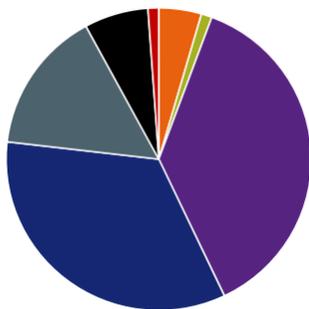
## Carrara Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Oct 2022	177	\$689,321	▲ 14.38%
Oct 2021	185	\$602,617	▲ 29.23%
Oct 2020	139	\$466,300	▲ 3.72%
Oct 2019	159	\$449,559	▲ 1.33%
Oct 2018	149	\$443,637	▲ 3.23%
Oct 2017	188	\$429,717	▼ 4.33%

### Median Value (monthly)



### Property Sales by Price (Past 12 months)

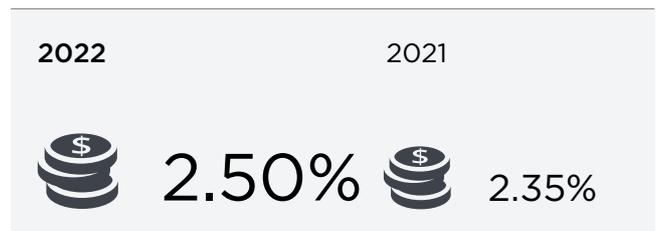


- <\$200K - 8 properties
- \$200K-\$400K - 2 properties
- \$400K-\$600K - 66 properties
- \$600K-\$800K - 60 properties
- \$800K-\$1M - 27 properties
- \$1M-\$2M - 12 properties
- >\$2M - 2 properties

### Median Days on Market



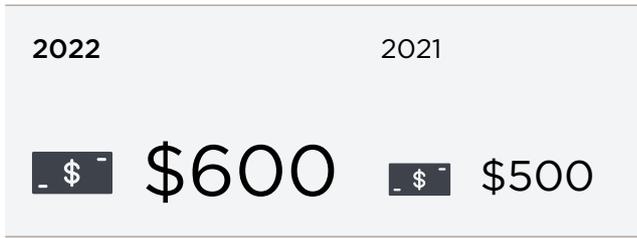
### Median Vendor Discount



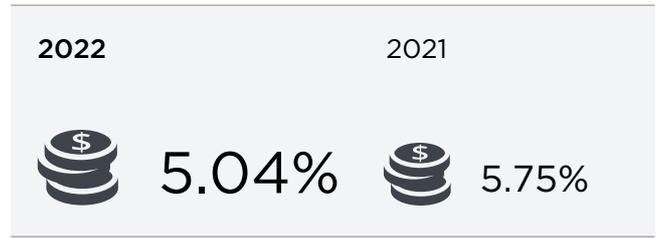
Statistics are calculated over a rolling 12 month period

## Carrara Insights - Units

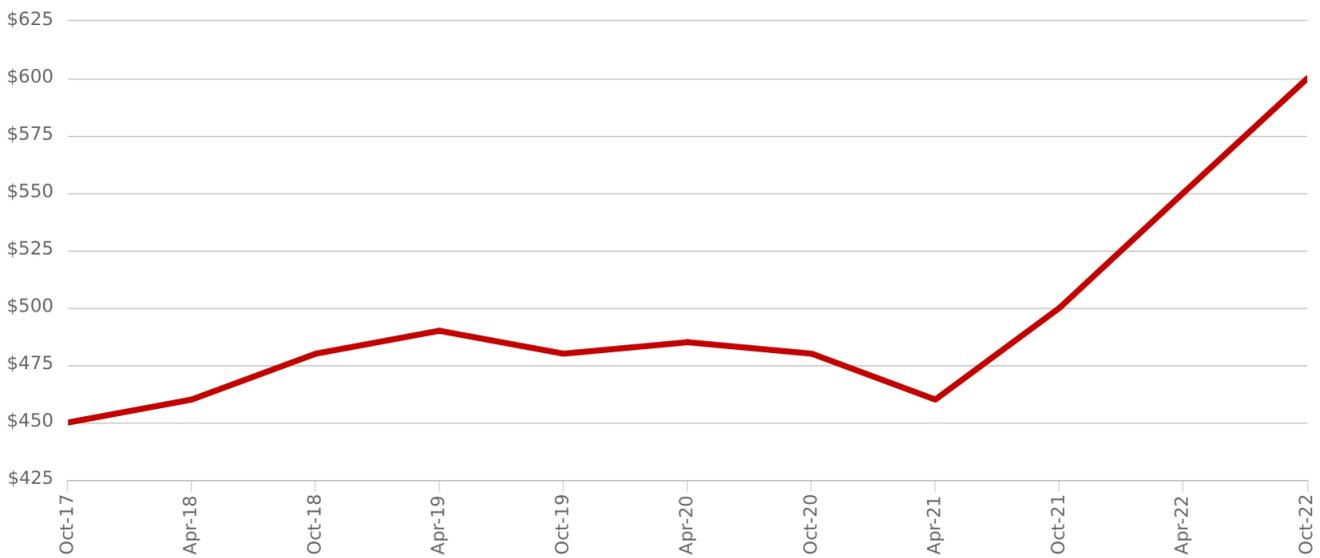
### Median Weekly Asking Rent



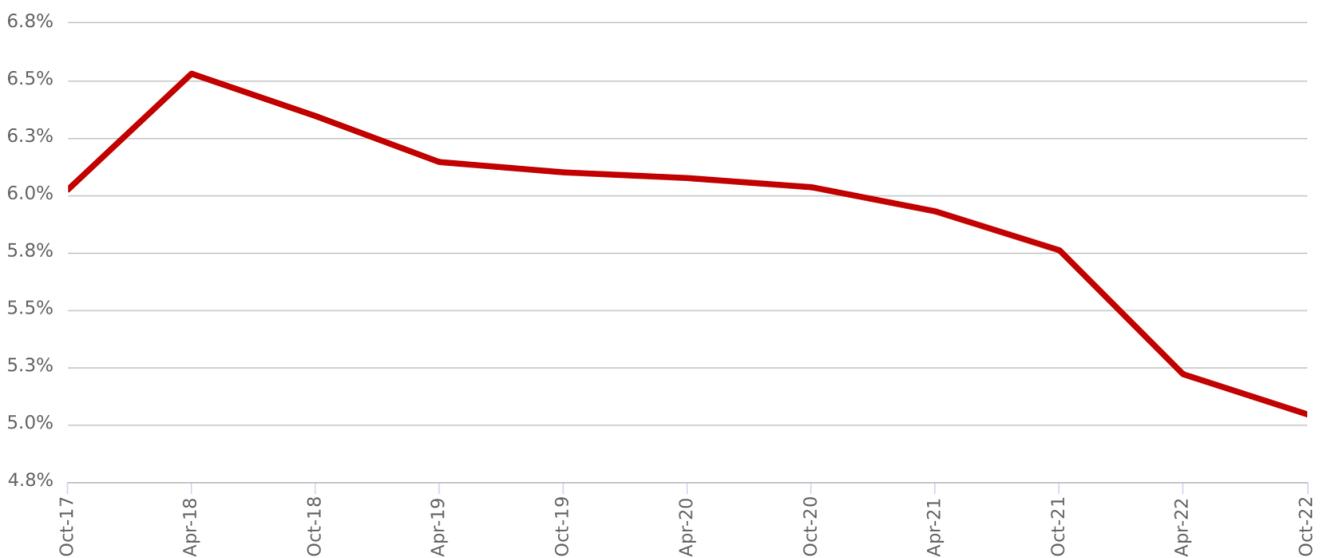
### Indicative Gross Rental Yield



### Median Asking Rent (12 months)



### Indicative Gross Rental Yield (12 months)



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