



more
than
money



PROPERTY REPORT

179/64 Palm Meadows Drive
Carrara QLD 4211

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

Prepared by: Nick Kho
Phone: 0439 729 738
Email: nick.kho@nab.com.au



CoreLogic

179/64 Palm Meadows Drive
Carrara QLD 4211

   
- - 1 40m²

Property Details

Lot/Plan	L179 BUP106514	Property Type	Unit
Year Built	1997	Council Area	Gold Coast City - Albert
Zone	44, SPECIAL FACILITIES (ALBERT)	Land Use Primary	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
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- 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



0km from property

258/64 Palm Meadows Drive Carrara QLD 4211

-
 -
 1
 40m²

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

Sale Date 19/07/2022 Days on Market -



2.7km from property

310/5 Bourton Road Merrimac QLD 4226

-
 -
 1
 52m²

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
 52m²

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
 -
 52m²


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

Sale Date 02/06/2022 Days on Market 11

Local School Details

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

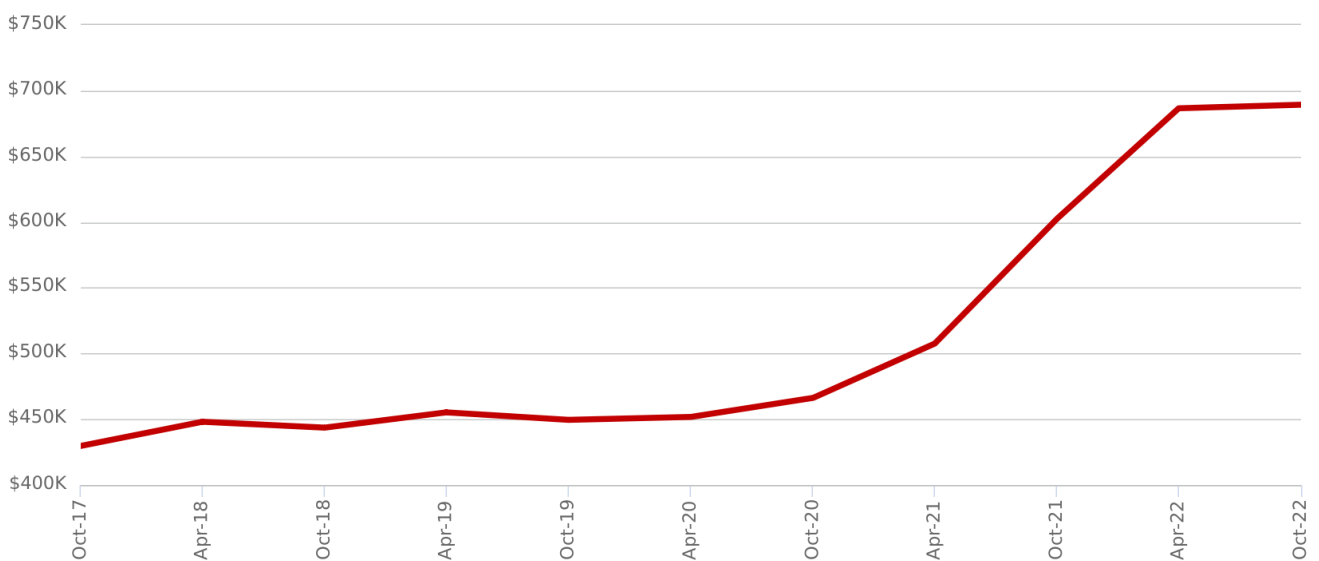
 Property within school catchment

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

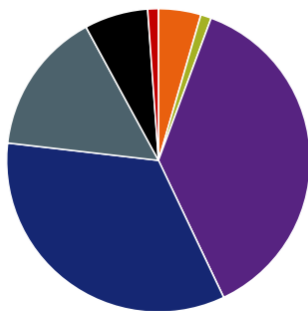
Carrara Insights - Units

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)

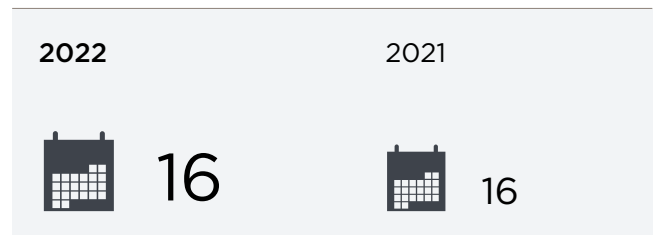


Property Sales by Price (Past 12 months)

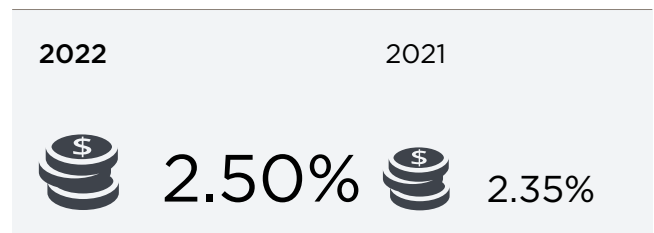


- <\$200K - 8 properties
- \$200K-\$400K - 2 properties
- \$400K-\$600K - 66 properties
- \$600K-\$800K - 60 properties
- \$800K-\$1M - 27 properties
- \$1M-\$2M - 12 properties
- >\$2M - 2 properties

Median Days on Market



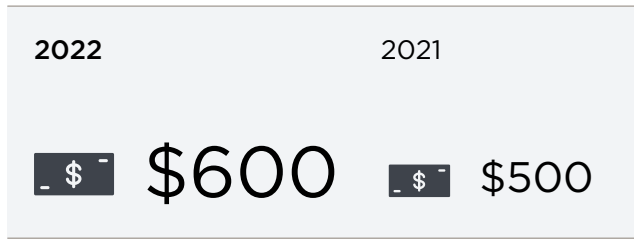
Median Vendor Discount



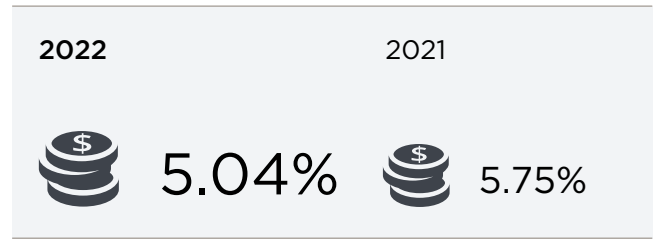
Statistics are calculated over a rolling 12 month period

Carrara Insights - Units

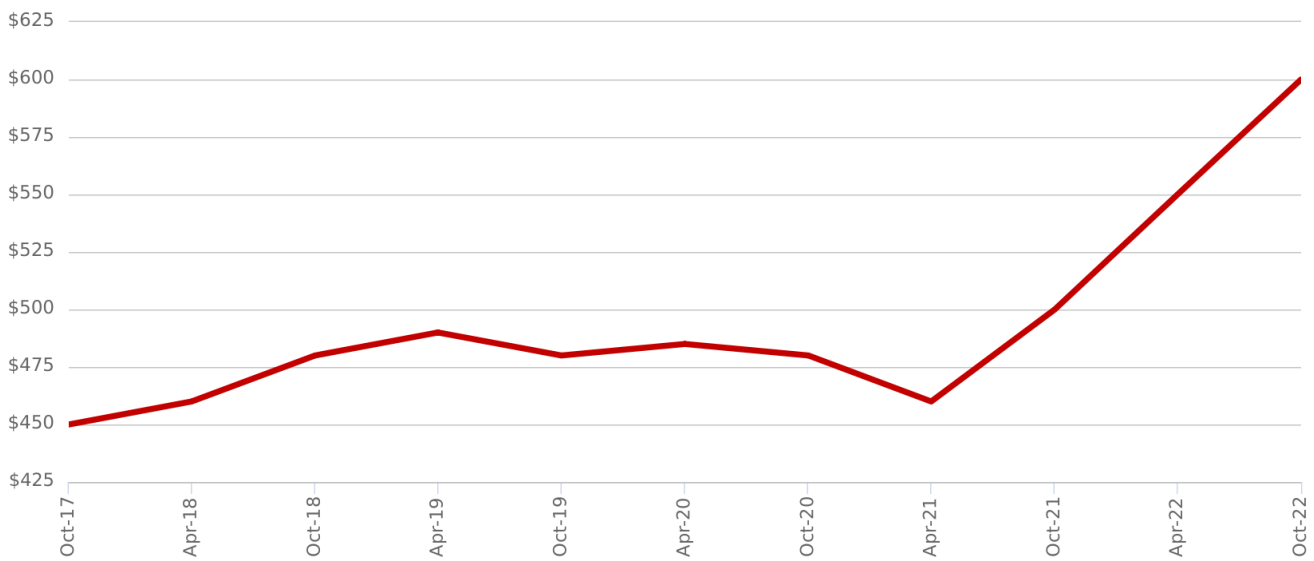
Median Weekly Asking Rent



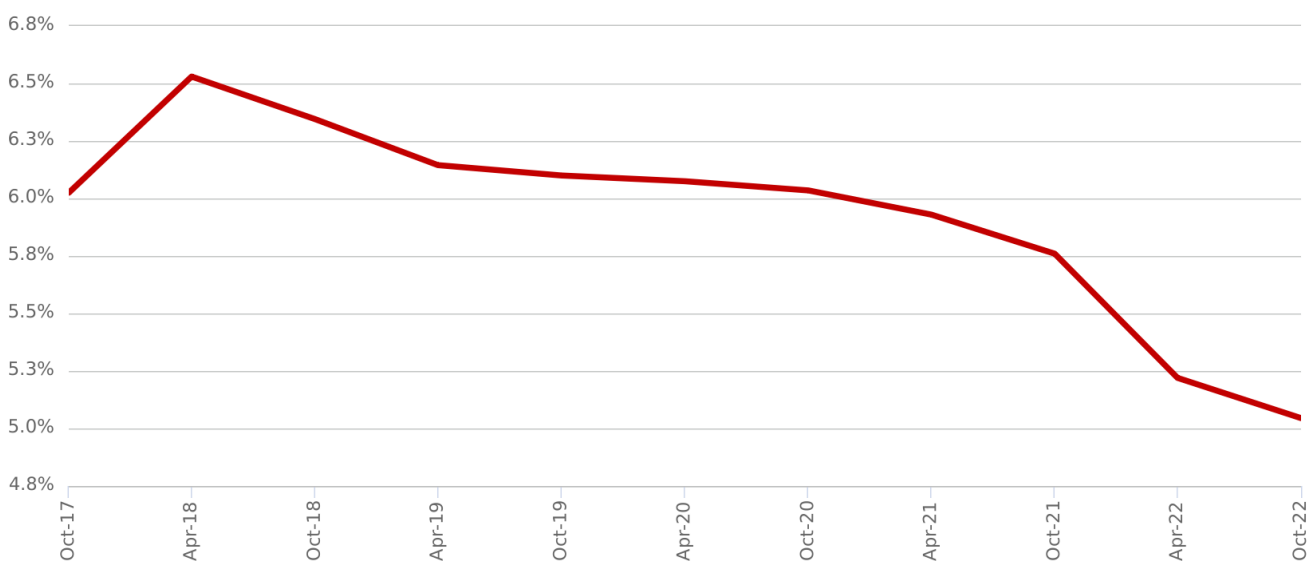
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Within Australia: **1300 734 318**
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