



179/64 Palm Meadows Drive Carrara QLD 4211



Erin Ridley
Enygma Real Estate

PO Box 891
NERANG QLD 4211
m: 0422 150 319

erin.ridley@enygma.com.au

The Proprietor
179/64 Palm Meadows Drive
Carrara QLD 4211

30th September 2020

Dear Reader,

Thank you for the opportunity to appraise your property at 179/64 Palm Meadows Drive Carrara QLD 4211

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Erin Ridley
Enygma Real Estate
PO Box 891
NERANG QLD 4211
m: 0422 150 319

Your Property

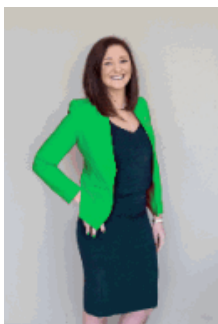
179/64 Palm Meadows Drive Carrara QLD 4211

-  -  -  4,952m²  40m² 



Your Property History

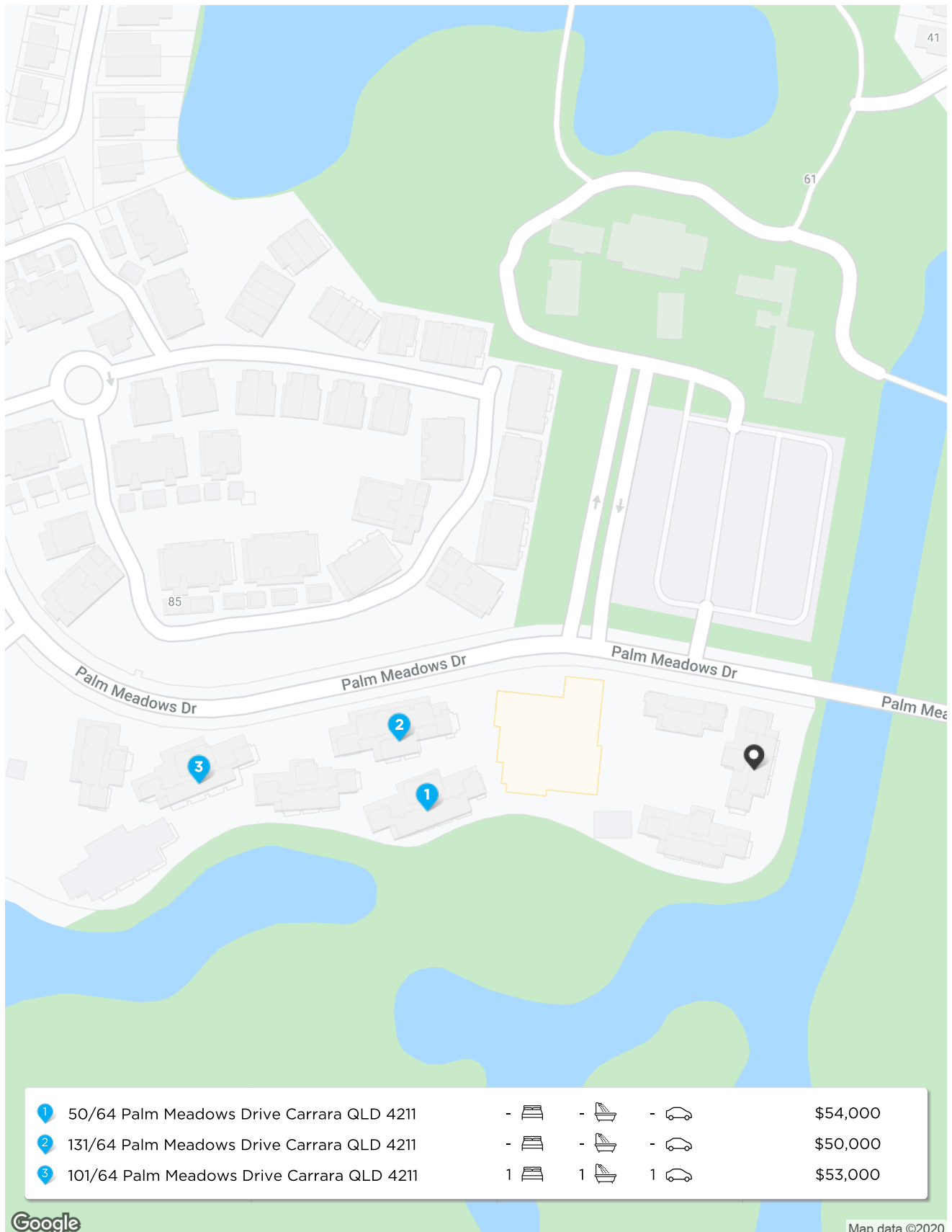
- 8 Sep, 2018 - Sold for \$78,000
- 18 Dec, 1996 - Sold for \$169,900
- 1997 - Property Built



Introducing Erin Ridley

I enjoy networking to build key customer relationships while maintaining an extensive knowledge of current market conditions; and in so doing creating value for my clients regarding their Property needs.

Comparables Map: Sales



Comparable Sales



50/64 Palm Meadows Drive Carrara QLD 4211

Sold Price \$54,000

 -
  -
  -
  4,952m²  39m²

Sold Date 01-Jun-20 First Listing - Year Built 1997
 DOM - Last Listing -
 Distance 0.14km

1



131/64 Palm Meadows Drive Carrara QLD 4211

Sold Price \$50,000

 -
  -
  -
  4,952m²  39m²


Sold Date 23-Jun-20 First Listing - Year Built 1997
 DOM - Last Listing -
 Distance 0.16km

2



101/64 Palm Meadows Drive Carrara QLD 4211

Sold Price \$53,000

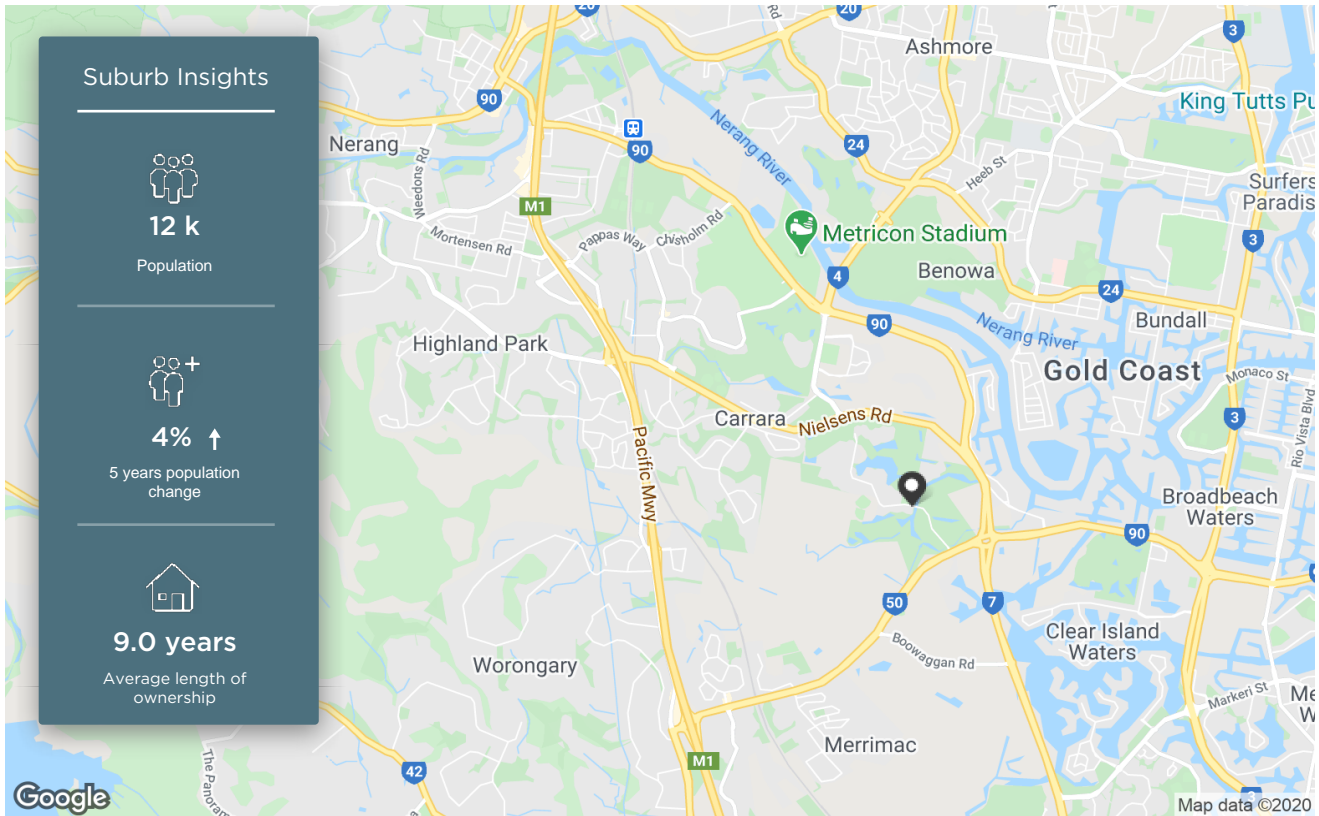
 1  1  1  4,952m²  39m²

Sold Date 24-Apr-20 First Listing \$75,000 Year Built 1997
 DOM 86 Last Listing \$69,000
 Distance 0.24km Price Change ▼ -29.3%

3

Carrara

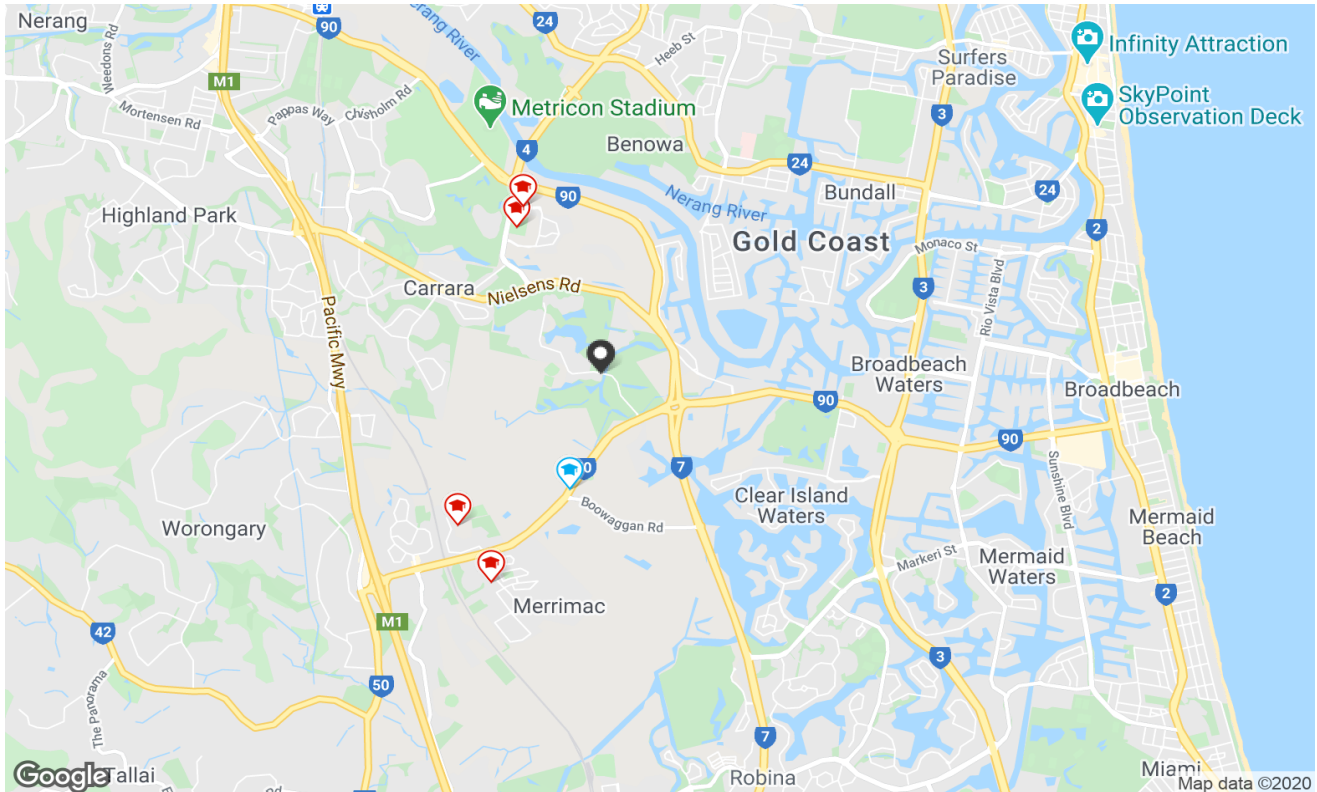
Demographic




The size of Carrara is approximately 13.8 square kilometres. It has 44 parks covering nearly 13.5% of total area. The population of Carrara in 2011 was 11,568 people. By 2016 the population was 12,040 showing a population growth of 4.1% in the area during that time. The predominant age group in Carrara is 50-59 years. Households in Carrara are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Carrara work in a professional occupation. In 2011, 66% of the homes in Carrara were owner-occupied compared with 67.6% in 2016. Currently the median sales price of houses in the area is \$612,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	42.1	Owns Outright	29.1	0-15.6K	3.2	0-9	11.7
Couples with Children	39.4	Purchaser	38.5	15.6-33.8K	12.7	10-19	10.9
Single Parents	17.2	Renting	29.3	33.8-52K	15.6	20-29	11.9
Other	1.1	Other	0.5	52-78K	17.4	30-39	12.8
		Not Stated	2.6	78-130K	24.1	40-49	13.6
				130-182K	10.6	50-59	14.0
				182K+	7.2	60-69	13.0
						70-79	8.9
						80-89	2.7
						90-99	0.4

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Merrimac State School 2 Boowaggan Road Merrimac QLD 4226	1.25km	Primary	Mixed	Government	0-6
	Emmanuel College Birmingham Road Carrara QLD 4211	1.73km	Combined	Mixed	Non-Government	0-12
	Josiah College 1 Emerald Lakes Drive Carrara QLD 4211	1.89km	Special	Mixed	Non-Government	0-0
	St Michael's College 20-28 Jondique Avenue Merrimac QLD 4226	2.11km	Secondary	Mixed	Non-Government	7-12
	Queensland Independent College	2.44km	Primary	Mixed	Non-Government	1-7



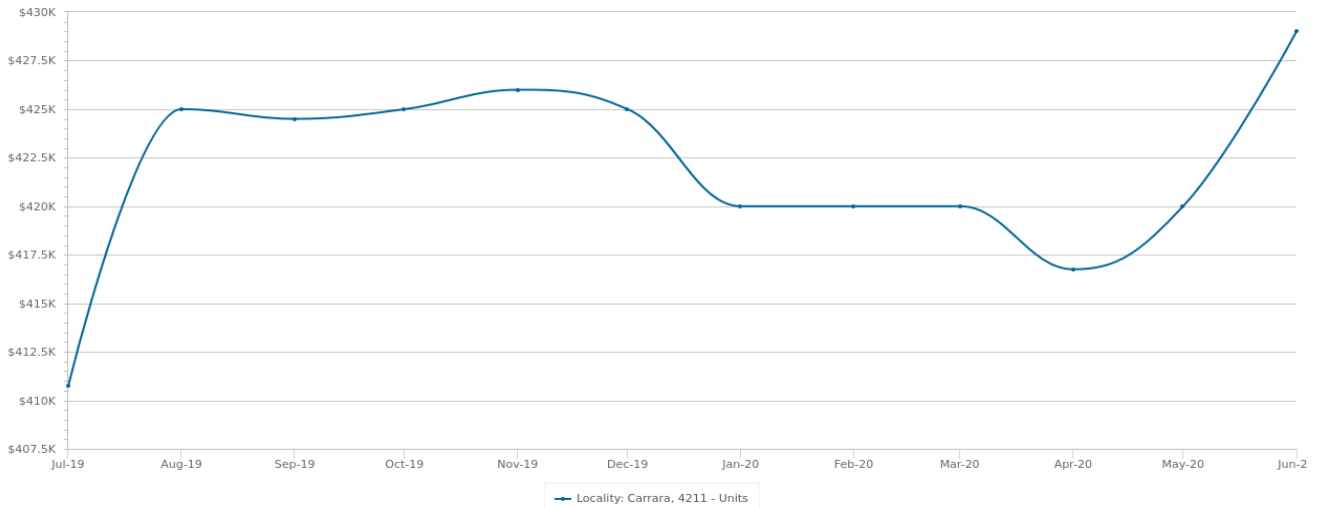
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

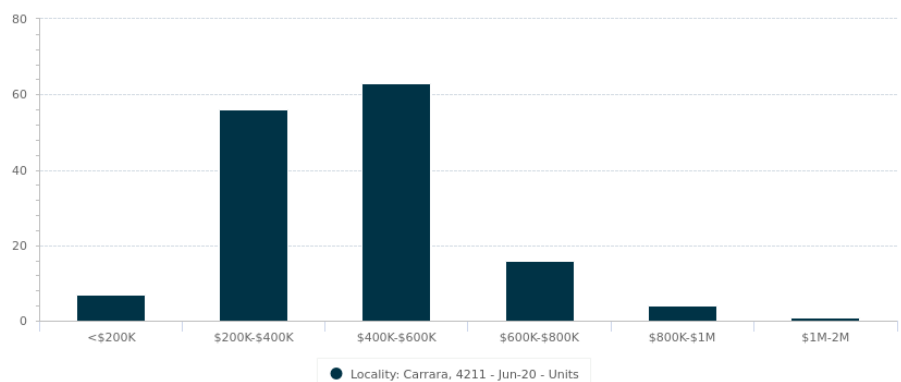


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2020	6	\$429,000	2.1% ▲	56	37	\$480
May 2020	4	\$420,000	0.8% ▲	56	39	\$490
Apr 2020	9	\$416,750	-0.8% ▼	57	39	\$485
Mar 2020	14	\$420,000	0.0%	63	51	\$490
Feb 2020	12	\$420,000	0.0%	63	61	\$490
Jan 2020	14	\$420,000	-1.2% ▼	59	60	\$487
Dec 2019	19	\$425,000	-0.2% ▼	61	62	\$480
Nov 2019	11	\$426,000	0.2% ▲	64	61	\$480
Oct 2019	15	\$425,000	0.1% ▲	57	66	\$480
Sep 2019	14	\$424,500	-0.1% ▼	54	65	\$480
Aug 2019	14	\$425,000	3.5% ▲	55	62	\$487
Jul 2019	16	\$410,750	0.7% ▲	51	70	\$490

Sales by Price - 12 months (Unit)

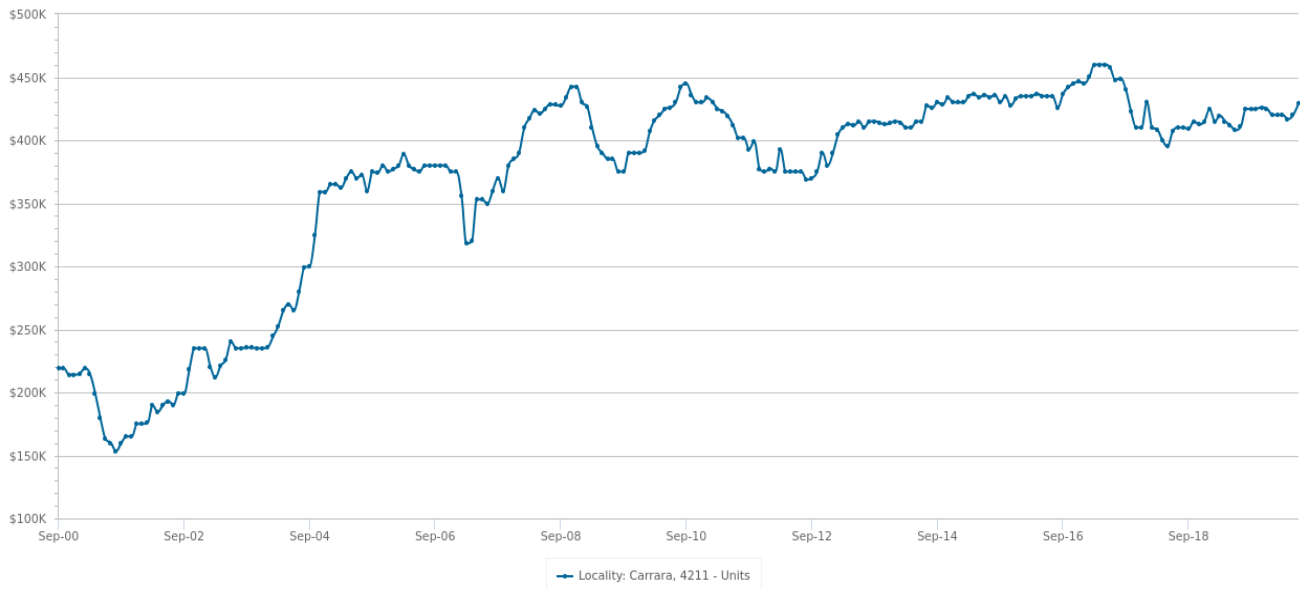
PRICE	NUMBER
<\$200K	7
\$200K-\$400K	56
\$400K-\$600K	63
\$600K-\$800K	16
\$800K-\$1M	4
\$1M-\$2M	1
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Unit)

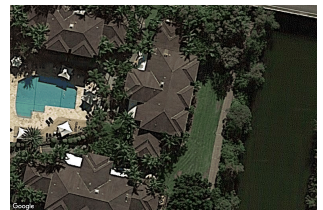


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	148	\$429,000	5.1% ▲	56	170	\$480
2019	154	\$408,000	0.2% ▲	51	224	\$487
2018	157	\$407,250	-11.0% ▼	36	246	\$480
2017	190	\$457,500	5.2% ▲	31	239	\$440
2016	258	\$435,000	-0.2% ▼	41	255	\$430
2015	235	\$436,000	5.1% ▲	44	251	\$395
2014	236	\$414,950	-0.0%	42	245	\$370
2013	155	\$415,000	10.7% ▲	66	199	\$360
2012	112	\$375,000	-8.9% ▼	75	171	\$350
2011	130	\$411,500	-3.4% ▼	68	193	\$350
2010	231	\$426,000	10.6% ▲	48	195	\$360
2009	181	\$385,000	-9.4% ▼	88	191	\$365
2008	257	\$425,000	20.4% ▲	46	175	\$365
2007	337	\$353,000	-5.9% ▼	47	161	\$330
2006	305	\$375,000	1.4% ▲	77	129	-
2005	321	\$370,000	39.6% ▲	47	118	-
2004	419	\$265,000	10.4% ▲	27	69	-
2003	453	\$240,000	24.4% ▲	-	8	-
2002	216	\$193,000	18.4% ▲	-	-	-
2001	157	\$163,000	-25.6% ▼	-	-	-

Summary

179/64 Palm Meadows Drive Carrara QLD 4211



Appraisal price range
\$50,000 - \$55,000

Disclaimer

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2020. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.