



**203/1 BASS COURT NORTH LAKES QLD 4509**

Prepared on 30th June 2023

**BLUE CHIP SUPER PTY**

PO Box 1777


WOLLONGONG DC NSW 2500

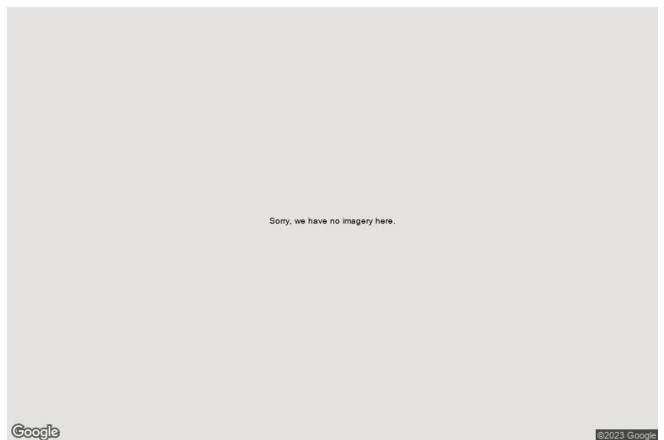
m: 0414975999

[troy@bluechipsuper.com.au](mailto:troy@bluechipsuper.com.au)

# Your Property

203/1 BASS COURT NORTH LAKES QLD 4509

3  2  1  142m<sup>2</sup>  125m<sup>2</sup> 



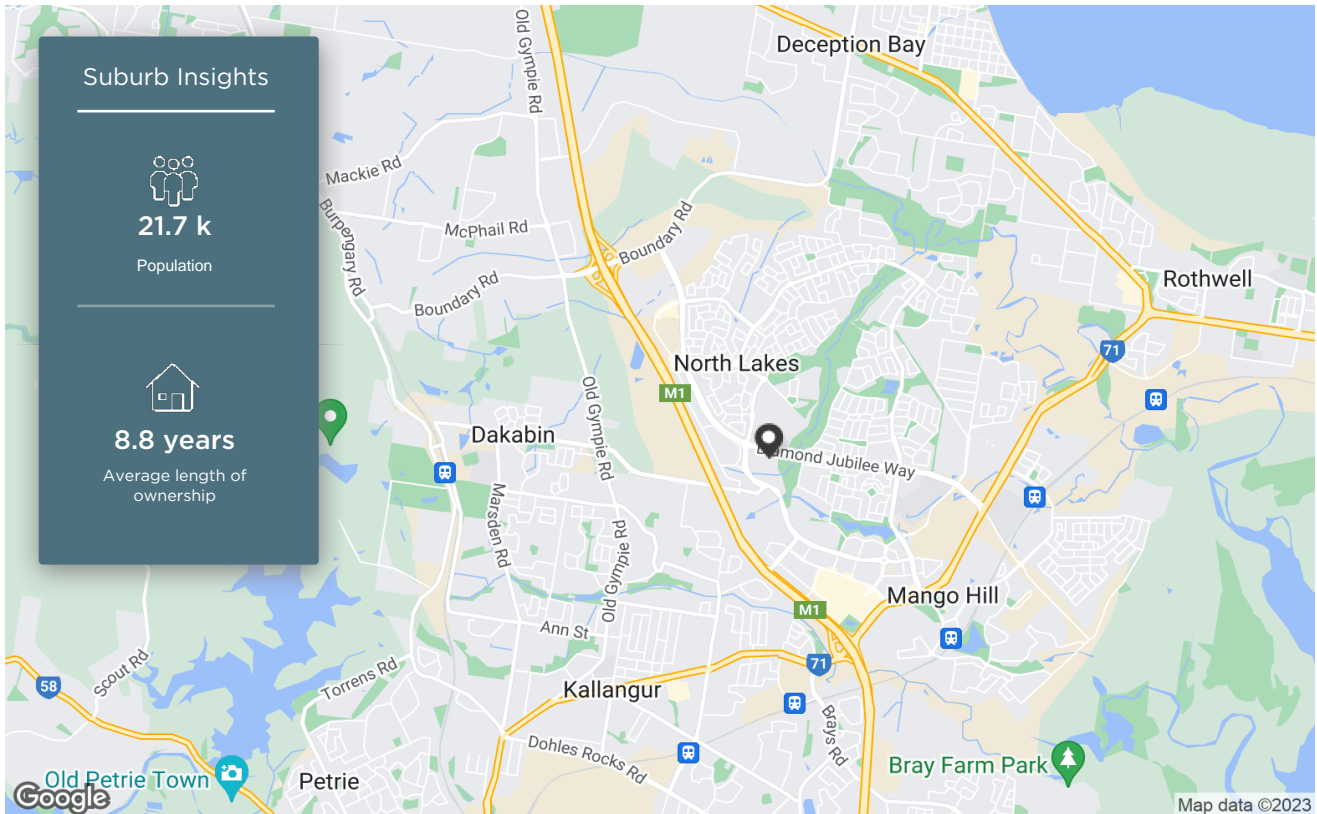
## Your Property History

28 Jun, 2016 - Sold for \$360,000



# North Lakes

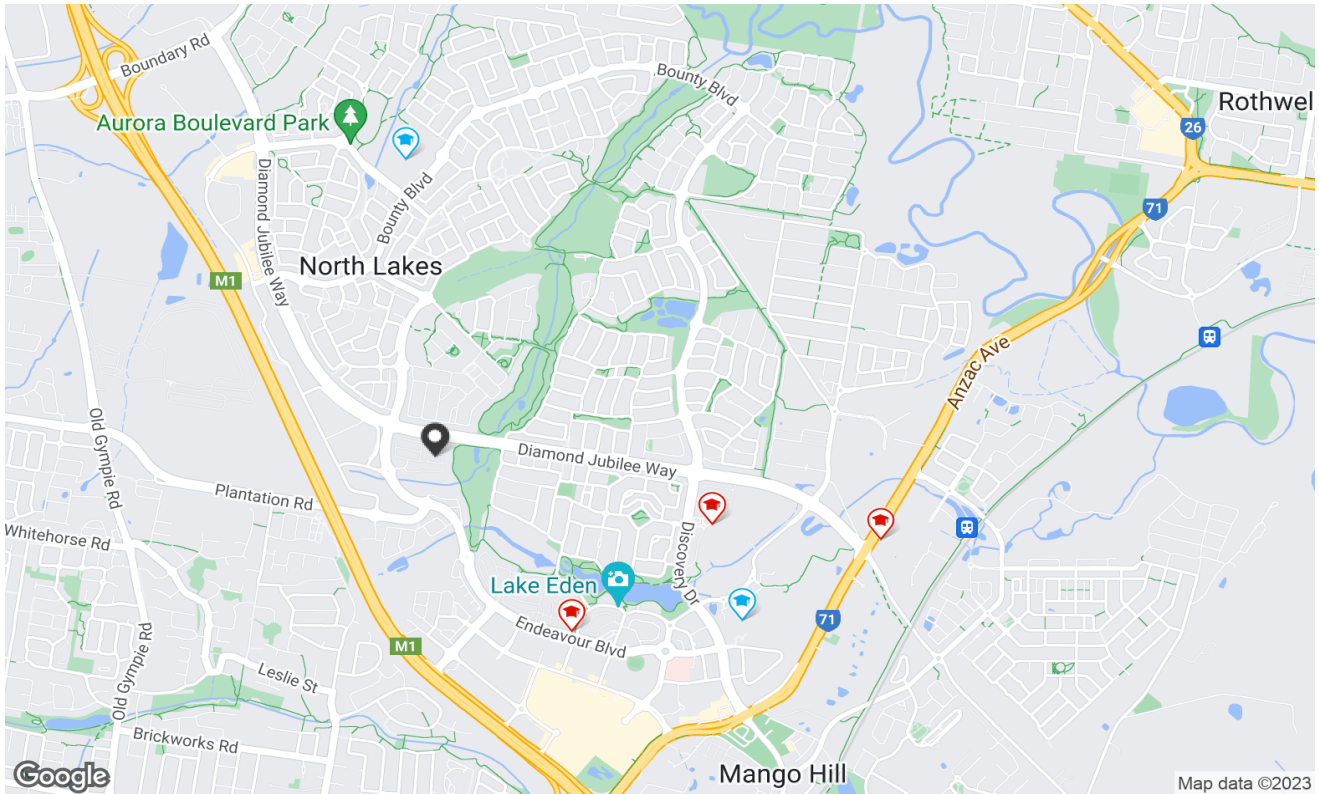
## Demographic






The size of North Lakes is approximately 11.6 square kilometres. It has 54 parks covering nearly 18.8% of total area. The population of North Lakes in 2011 was 15,045 people. By 2016 the population was 21,670 showing a population growth of 44.0% in the area during that time. The predominant age group in North Lakes is 0-9 years. Households in North Lakes are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in North Lakes work in a professional occupation. In 2011, 61.9% of the homes in North Lakes were owner-occupied compared with 54.8% in 2016. Currently the median sales price of houses in the area is \$720,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	29.1	Owns Outright	15.4	0-15.6K	2.0	0-9	18.9
Couples with Children	55.2	Purchaser	39.4	15.6-33.8K	7.6	10-19	15.6
Single Parents	15.1	Renting	41.5	33.8-52K	10.3	20-29	11.9
Other	0.7	Other	2.1	52-78K	15.5	30-39	16.7
		Not Stated	1.7	78-130K	28.7	40-49	16.6
				130-182K	15.1	50-59	8.7
				182K+	11.0	60-69	5.7
						70-79	3.9
						80-89	1.6
						90-99	0.4

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>YMCA Vocational School - Moreton Bay</b>	1.17km	Special	Mixed	Non-Government	0-0
	<b>The Lakes College</b>	1.46km	Combined	Mixed	Non-Government	0-12
	<b>Bounty Boulevard State School</b> 195 Bounty Boulevard North Lakes QLD 4509	1.58km	Primary	Mixed	Government	0-6
	<b>North Lakes State College</b> 1-13 Joyner Circuit North Lakes QLD 4509	1.8km	Combined	Mixed	Government	0-12
	<b>St Benedict's College</b> 21 St Benedicts Close Mango Hill QLD 4509	2.31km	Secondary	Mixed	Non-Government	7-12



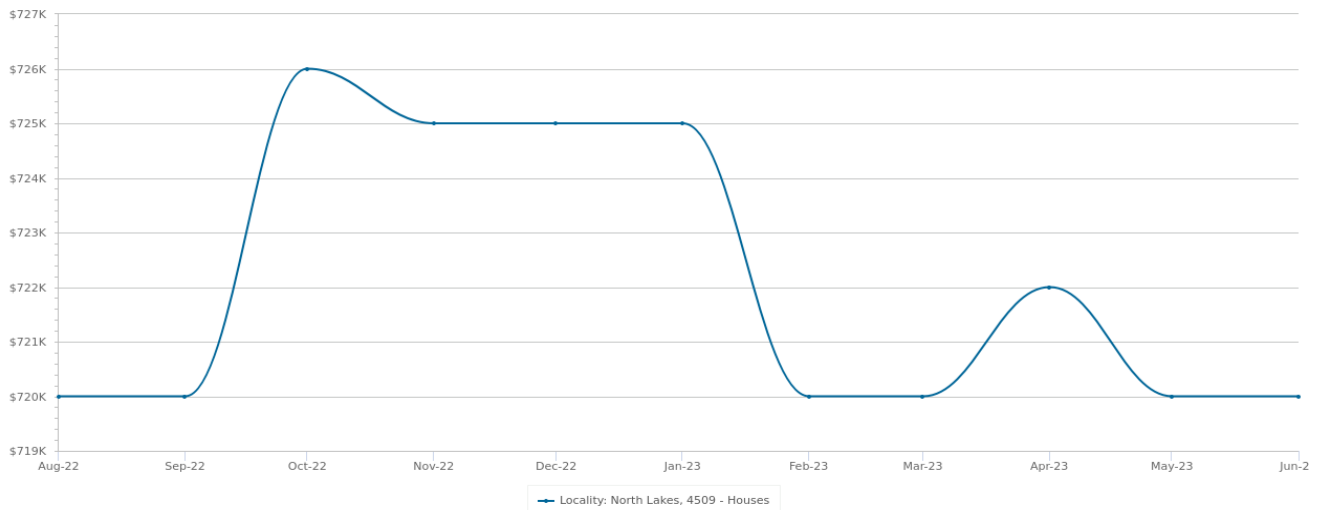
Property is within school catchment area



Property is outside school catchment area

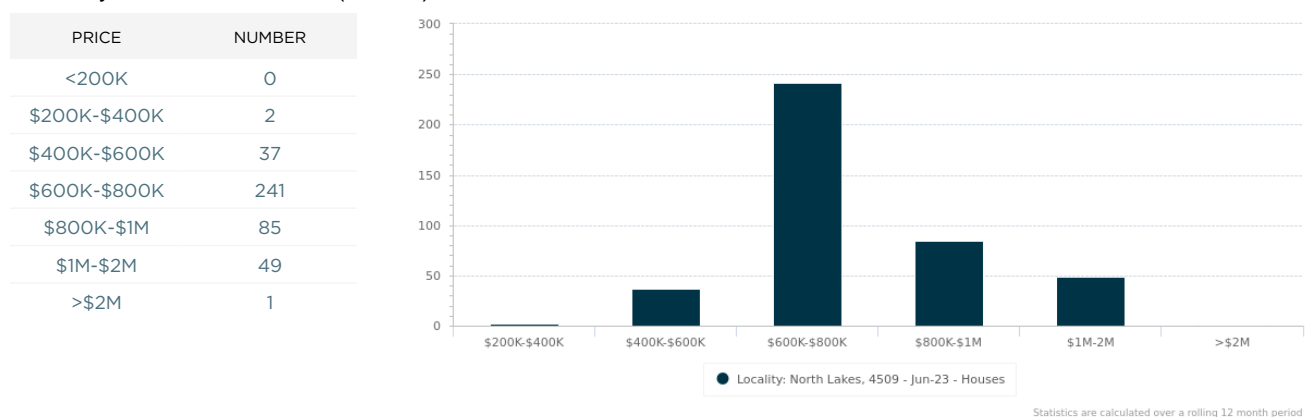
# Recent Market Trends

Median Sale Price - 12 months (House)



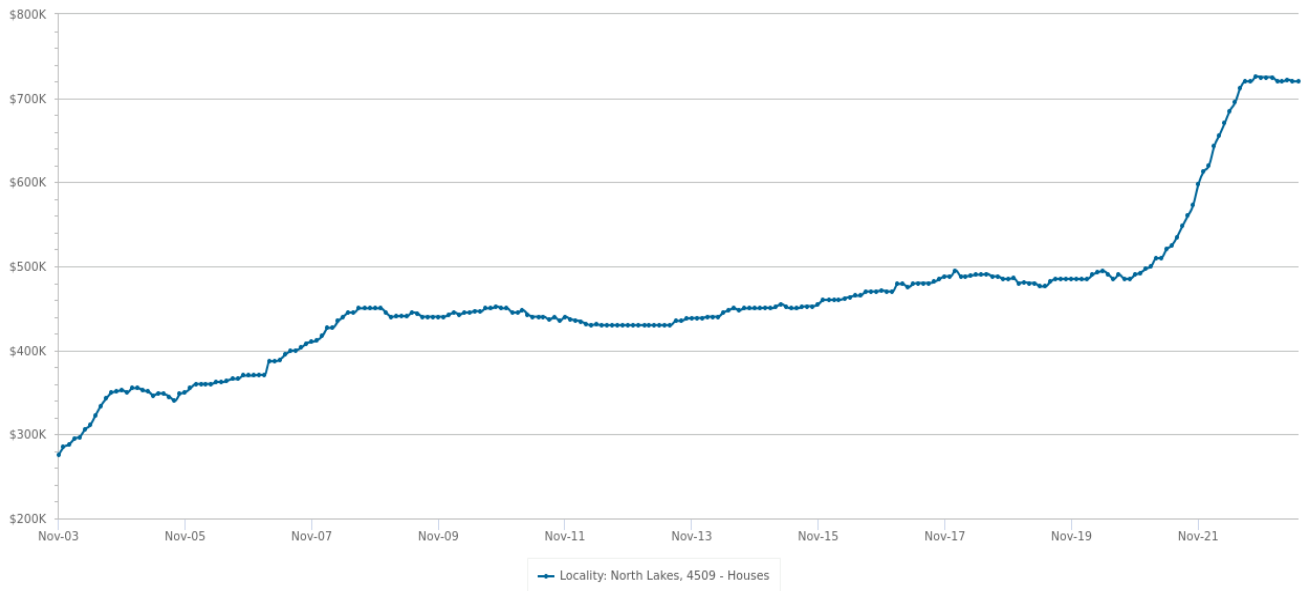
PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	94	\$580
Jun 2023	31	\$720,000	0.0%	23	86	\$580
May 2023	34	\$720,000	-0.3% ▼	24	78	\$575
Apr 2023	39	\$722,000	0.3% ▲	24	95	\$570
Mar 2023	42	\$720,000	0.0%	23	112	\$560
Feb 2023	27	\$720,000	-0.7% ▼	20	111	\$560
Jan 2023	31	\$725,000	0.0%	17	104	\$550
Dec 2022	31	\$725,000	0.0%	16	111	\$550
Nov 2022	31	\$725,000	-0.1% ▼	14	130	\$550
Oct 2022	47	\$726,000	0.8% ▲	13	126	\$550
Sep 2022	26	\$720,000	0.0%	11	136	\$540
Aug 2022	42	\$720,000	1.1% ▲	10	139	\$530

Sales by Price - 12 months (House)



# Long Term Market Trends

Median Sale Price - 20 years (House)

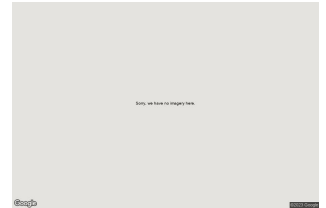


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	415	\$720,000	3.6% ▲	23	488	\$580
2022	611	\$695,000	32.4% ▲	8	656	\$530
2021	571	\$525,000	7.1% ▲	15	650	\$455
2020	422	\$490,000	2.9% ▲	32	559	\$430
2019	433	\$476,000	-2.9% ▼	51	634	\$420
2018	471	\$490,000	2.1% ▲	31	701	\$420
2017	473	\$480,000	3.2% ▲	32	677	\$420
2016	472	\$465,000	3.3% ▲	34	708	\$417
2015	532	\$450,000	0.6% ▲	44	722	\$420
2014	479	\$447,500	4.1% ▲	37	692	\$410
2013	432	\$430,000	0.0%	41	648	\$400
2012	384	\$430,000	-2.3% ▼	50	634	\$395
2011	413	\$440,000	-1.6% ▼	65	706	\$390
2010	459	\$447,000	0.4% ▲	45	656	\$390
2009	388	\$445,000	0.0%	63	627	\$400
2008	366	\$445,000	12.7% ▲	41	491	\$380
2007	403	\$395,000	9.1% ▲	53	452	\$350
2006	248	\$362,200	3.8% ▲	66	329	\$295
2005	212	\$349,000	8.0% ▲	67	242	\$280
2004	181	\$323,000	31.0% ▲	28	160	-

# Summary

203/1 BASS COURT NORTH LAKES QLD 4509



**Appraisal price range**  
\$447,000 - \$558,000

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. 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](http://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](http://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.