



YOUR ANZ PROPERTY PROFILE REPORT

**10 PINWOOD ST,
WYNNUM WEST 4178**

Date created:

4 October 2019

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 hometrack

ANZ 

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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 price tags and features of properties recently sold, for sale and for rent in the area?

PROPERTY PROFILE OF WYNNUM WEST

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

INTERESTING SUBURB INSIGHTS

Who lives in the neighbourhood, and where are the nearest transport links and amenities?

SUBURB SALES RESULTS

Facts for sellers including property sales by price range.

IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by Hometrack Australia Pty Ltd (Hometrack Australia / Hometrack) and Looking Together Pty Ltd trading as REALas (REALas). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.

YOUR PROPERTY PROFILE



House 3 2 2

10 Pinewood St, Wynnum West 4178

Features: Built in wardrobes
Lot/Plan number: Lot 41/SP125620
Property type: House
Land size: Approximately 526 sqm
Land use: Residential

Points of interest:

- Wynnum Fire Station (664m)
- Wynnum Ambulance Station (737m)
- Stradbroke Ave at Golf Club (2.0km)
- Hemmant station (2.1km)

powered by

CBD
12.1km

Hemmant station
2.1km

Current market price range estimate:

\$464,000 - \$535,000

Midpoint:

\$499,000

You are receiving a price range estimate instead of a REALas price prediction¹ because, according to Hometrack Australia'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 prediction¹, please email 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 prediction¹) are estimates only. They are based on certain available information and are not valuations² 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.

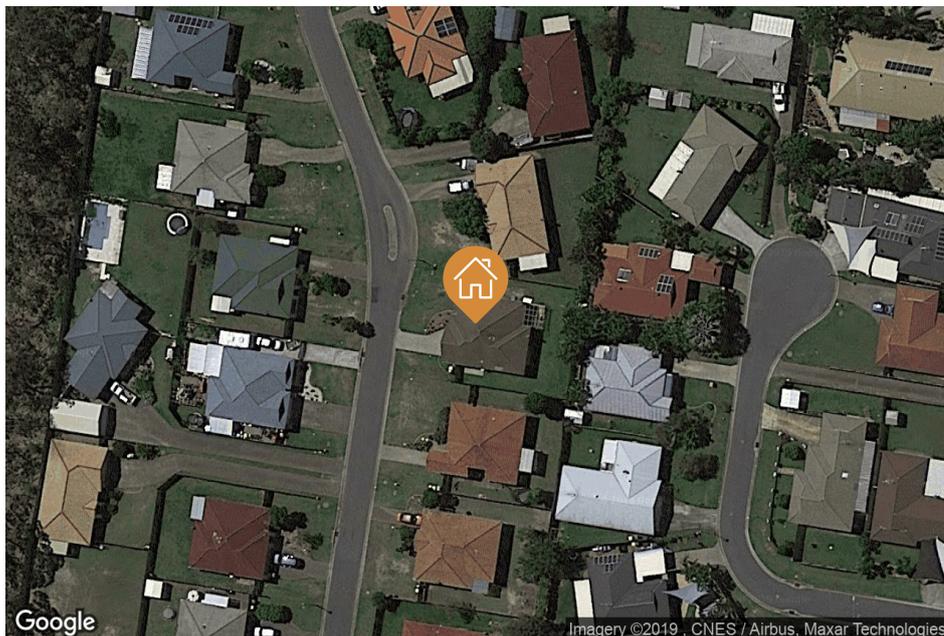
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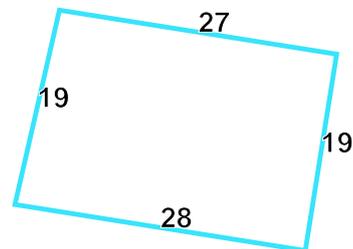


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YOUR PROPERTY PROFILE



Land size:
Approximately 526 sqm



MEDIAN DAYS ON MARKET
FOR SIMILAR PROPERTIES⁴ IN
WYNNUM WEST:

16

Sale history for 10 Pinewood St, Wynnum West 4178

Date	Price	Type of sale	Sale result	Agency name
11 Aug 17	\$492,500	Private Treaty	Sold	RE/MAX Advantage
13 Sep 00	\$173,000	Private Treaty	Sold	-

Seeing many properties? Take notes to remember.

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RECENTLY SOLD HOUSES IN WYNNUM WEST

SOLD

Hometrack Australia Pty Ltd has selected a number of recently sold properties to assist you to assess 10 Pinewood St, Wynnum West. These are chosen based on property features, recency of sale and distance to your selected property.



Sold for: \$550,000

3 2 2

A 17 Virginia Pl, Wynnum West

Land size: Approx. 601 sqm
Agency name: Vision Homes Real Estate

Sold on: 16 Jul 19
Sale type: Private Treaty
Listed on: 26 May 19



Sold for: \$508,000

3 2 1

B 5 Virginia Pl, Wynnum West

Land size: Approx. 450 sqm
Agency name: JULIE HARRIS REALTY

Sold on: 11 Jun 19
Sale type: Private Treaty
Listed on: 02 Jun 19

RECENTLY SOLD HOUSES IN WYNNUM WEST

SOLD



Sold for: \$490,000

3 1 1

C 43 Amanda St, Wynnum West

Land size: Approx. 475 sqm

Agency name: Belle Property

Sold on: 20 May 19

Sale type: Private Treaty

Listed on: 12 May 19



Sold for: \$438,500

3 1 1

D 11 Padbury St, Hemmant

Land size: Approx. 607 sqm

Agency name: RE/MAX Bayside Properties

Sold on: 24 Jun 19

Sale type: Private Treaty

Listed on: 09 Jun 19



Sold for: \$607,751

4 2 2

E 44 Marty St, Wynnum West

Land size: Approx. 546 sqm

Features: Air conditioning, Alarm system, Built in wardrobes

Agency name: RE/MAX Advantage

Sold on: 02 Apr 19

Sale type: Private Treaty

Listed on: 17 Mar 19



Sold for: Not Available

3 1 2

F 7 Pamela St, Wynnum West

Land size: Approx. 483 sqm



Sold for: \$555,000

3 2 3

G 69 School Rd, Wynnum West

Land size: Approx. 600 sqm

Agency name: LJ HOOKER BIRKDALE

Sold on: 08 Apr 19

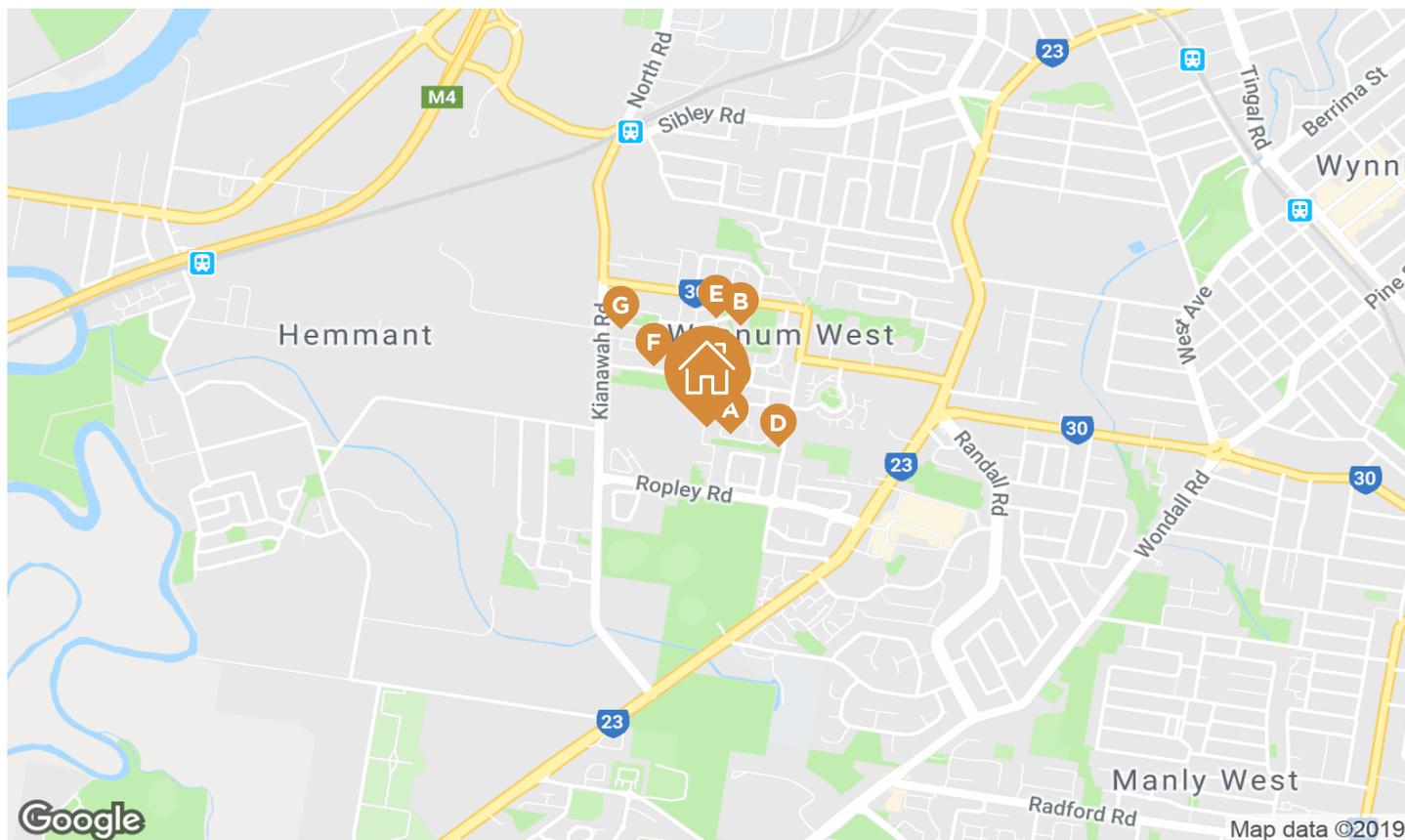
Sale type: Private Treaty

Listed on: 10 Mar 19

HOUSES FOR SALE IN WYNNUM WEST



Hometrack Australia Pty Ltd has selected a number of properties recently listed for sale to assist you to assess 10 Pinewood St, Wynnum West. These are chosen based on property features, recency of listing and distance to your selected property.



Advertised price: \$569,000



A 33 Jacaranda St, Wynnum West

Land size: Approx. 534 sqm
Agency name: Ray White

Sale type: Private Treaty
Listed on: 07 Jul 19



Advertised price: \$608,970



B 18 Marty St, Wynnum West

Land size: Approx. 504 sqm

Sale type: Private Treaty
Listed on: 10 Feb 19



HOUSES FOR SALE IN WYNNUM WEST

SALES



Advertised price: \$585,000

4 2 2

C 15 Poinciana St, Wynnum West

Land size: Approx. 568 sqm
Features: Built in wardrobes, Dishwasher
Agency name: Ray White

Sale type: Private Treaty
Listed on: 30 Jun 19



Advertised price: \$540,000

3 1 -

D 79 School Rd, Wynnum West

Land size: Approx. 600 sqm
Features: Air conditioning

Sale type: Private Treaty
Listed on: 08 Sep 19



Advertised price: \$580,000

4 2 2

E 21 Marty St, Wynnum West

Land size: Approx. 504 sqm
Features: Air conditioning, Built in wardrobes, Courtyard, Dishwasher, Heating

Sale type: Private Treaty
Listed on: 23 Jun 19



Advertised price: \$499,000

3 2 1

F 34 Evelyn Rd, Wynnum West

Land size: Approx. 451 sqm
Agency name: Ray White

Sale type: Private Treaty
Listed on: 14 Oct 18



Advertised price: \$550,000

4 2 2

G 16 Brett Pl, Wynnum West

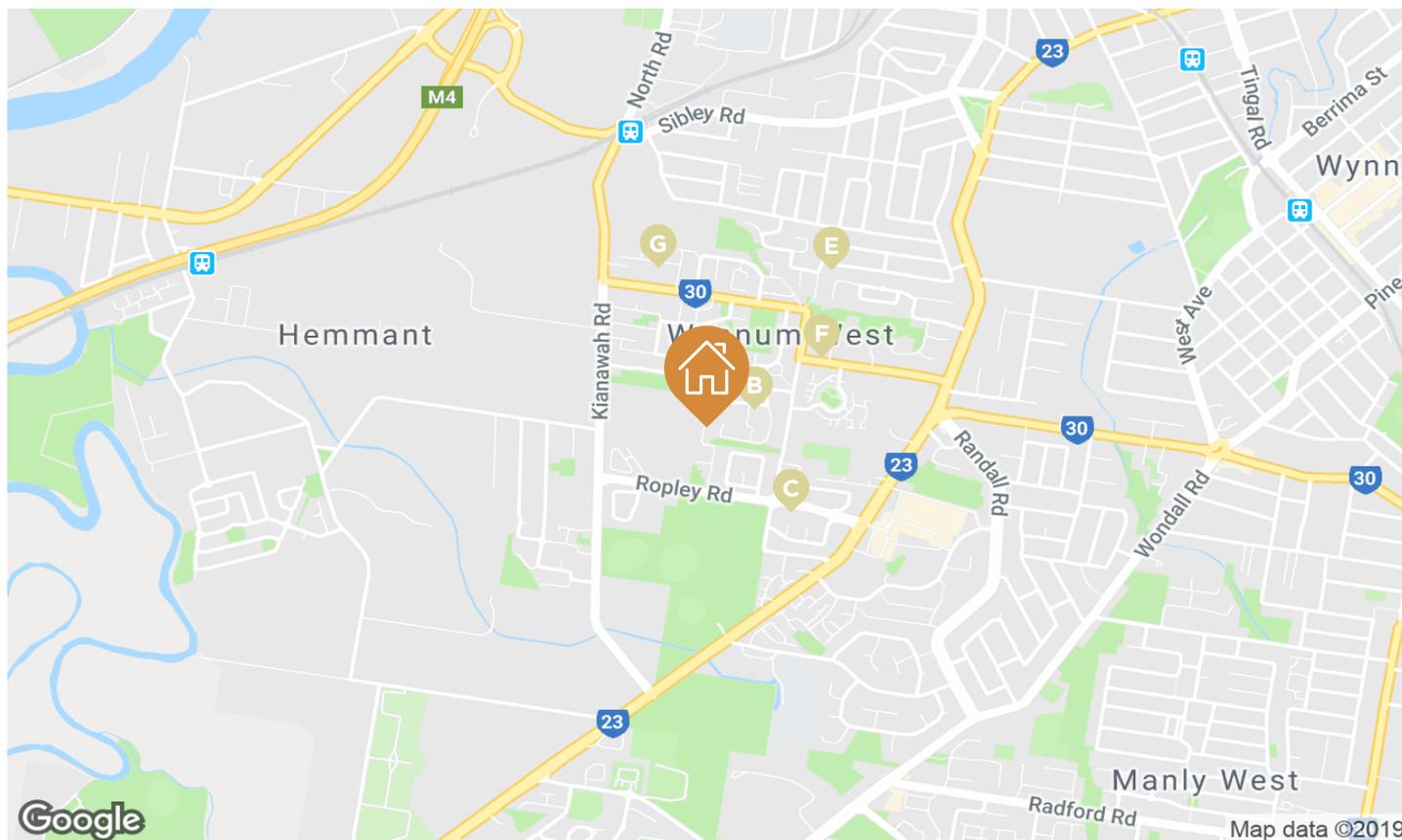
Land size: Approx. 500 sqm
Features: Air conditioning
Agency name: Johnson Real Estate

Sale type: Private Treaty
Listed on: 18 Aug 19

HOUSES FOR RENT IN WYNNUM WEST

RENT

Hometrack Australia Pty Ltd has selected a number of properties recently listed for rent to assist you to assess 10 Pinewood St, Wynnum West. These are chosen based on property features, recency of listing and distance to your selected property.



Advertised rent: \$425 (per week)

3 2 2

A 34 Poinciana St, Wynnum West

Land size: Approx. 496 sqm
Agency name: LITTLE Real Estate

Listed on: 11 Feb 18



Advertised rent: \$400 (per week)

3 1 1

B 2 Melaleuca Pl, Wynnum West

Land size: Approx. 472 sqm
Agency name: Ray White

Listed on: 28 Jul 19



HOUSES FOR RENT IN WYNNUM WEST

RENT



Advertised rent: \$580 (per week)

4  2  2 

C 115 Ropley Rd, Wynnum West

Land size: Approx. 523 sqm

Listed on: 04 Aug 19

Agency name: Ray White



Advertised rent: \$430 (per week)

3  2  2 

D 8 Pinewood St, Wynnum West

Land size: Approx. 626 sqm

Listed on: 14 Jul 19

Agency name: LITTLE Real Estate



Advertised rent: \$475 (per week)

4  2  2 

E 54 Samantha St, Wynnum West

Land size: Approx. 516 sqm

Listed on: 14 Jul 19

Agency name: LJ Hooker



Advertised rent: \$480 (per week)

3  2  2 

F 91 New Lindum Rd, Wynnum West

Land size: Approx. 450 sqm

Listed on: 09 Dec 18

Agency name: Coronis



Advertised rent: \$610 (per week)

4  2  2 

G 10 Stega Pl, Wynnum West

Land size: Approx. 503 sqm

Listed on: 19 Nov 17

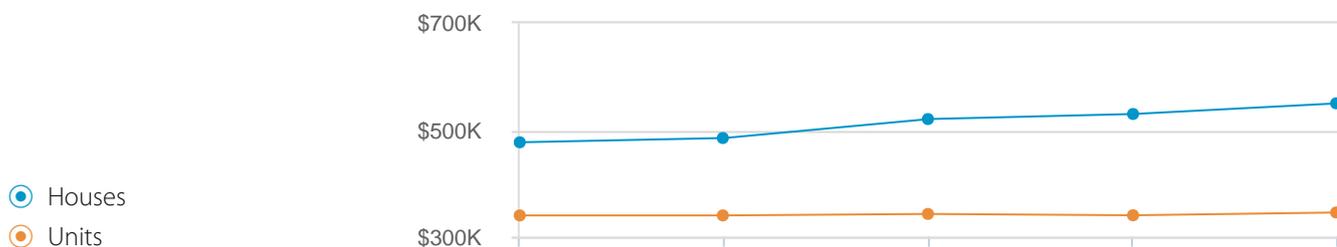
Features: Air conditioning, Built in wardrobes

Agency name: LJ Hooker

PROPERTY PROFILE OF WYNNUM WEST

What is the property price trend in Wynnum West over the past 5 years?

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



		2014	2015	2016	2017	2018
House	Median	\$477K	\$485K	\$521K	\$530K	\$550K
	Change	9.15%	1.68%	7.32%	1.83%	3.77%
Unit	Median	\$340K	\$340K	\$343K	\$340K	\$346K
	Change	-8.85%	0.00%	0.81%	-0.73%	1.54%

Based on calendar years

Suburb snap shot for 12 months ending September 2019

Number of existing dwellings:	5,348	Auction clearance rate ⁷ (houses):	SNR
Number of dwellings sold:	145 ↓	Median days on market ⁸ :	NA
Portion of dwellings sold ⁵ (% of turnover):	2.71%	Median discounting ⁹ (houses):	0.00% ↑
Median house price ⁶ :	\$525,000 ↓	Highest sold price (houses):	\$857,000 ↓
Number of houses sold at auction:	8	Lowest sold price (houses):	\$365,000 ↓

Arrows signify change compared to previous 12 month period

5 YEAR TREND¹⁰

Median prices: 2013-2018

Houses	Units
4.75%	-1.45%
State: 3.14% National: 4.40%	State: 0.83% National: 2.07%

MEDIAN PRICE⁶

12 months to Dec 2018 vs previous 12 months

Houses	Units
-3.67%	-4.57%
State: -1.12% National: -4.29%	State: -1.81% National: -4.17%

RENTAL YIELD¹¹

12 months to Dec 2018 vs previous 12 months

Houses	Units
4% ↑	6% ↑
State: 4% National: 4%	State: 4% National: 4%

AUCTION CLEARANCE RATE⁷

12 months to Dec 2018 vs previous 12 months

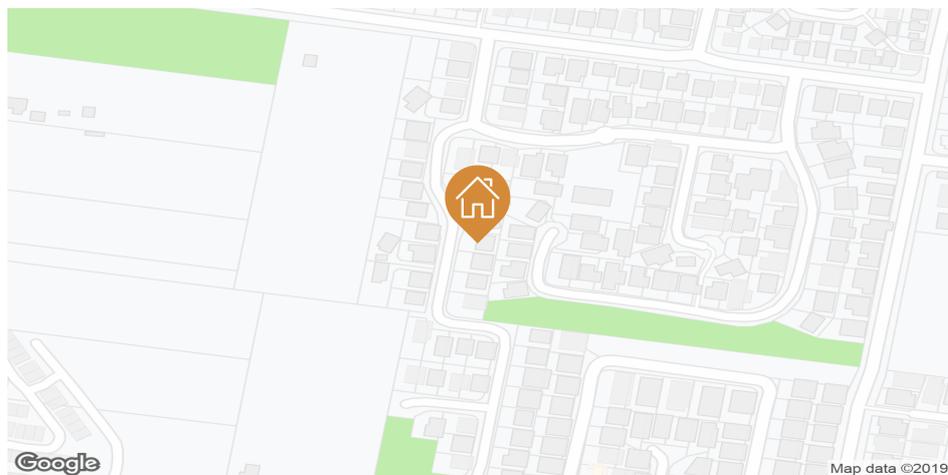
Houses	Units
SNR	SNR
State: 46.28% National: 60.41%	State: 44.53% National: 61.45%

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



Find out more online at: anz.com/buyready or call us on 1800 809 218

INTERESTING SUBURB INSIGHTS



ABOUT WYNNUM WEST

Population: 11,745
Distance to CBD: 12.1km
Local council: Brisbane (C)

Transport

- Hemmant station
- Wynnum North station

Shopping

- Wynnum Plaza
- Woolworths Wynnum

Emergency Services

- Wynnum Ambulance Station
- Wynnum Fire Station

Sports & Recreation Facilities

- Stradbroke Ave at Golf Club

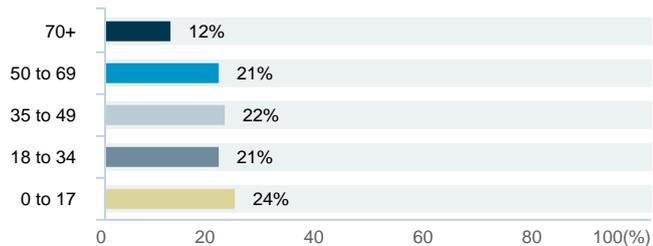
Other Services

- Australia Post

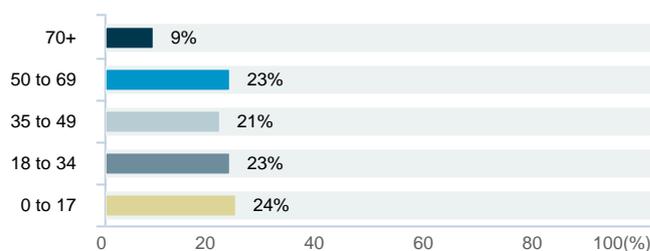
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AGE DISTRIBUTION

Wynnum West

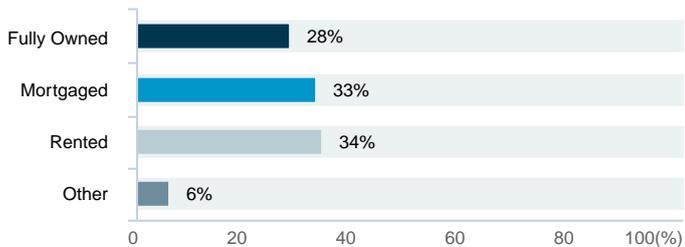


QLD

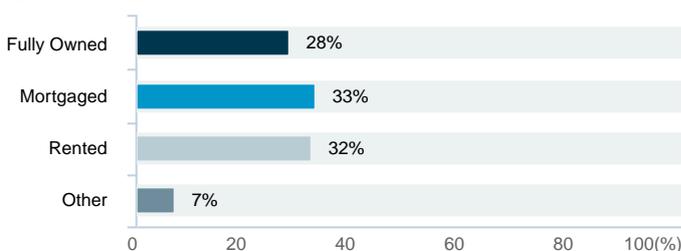


DO RESIDENTS MAINLY OWN OR RENT?

Wynnum West



QLD



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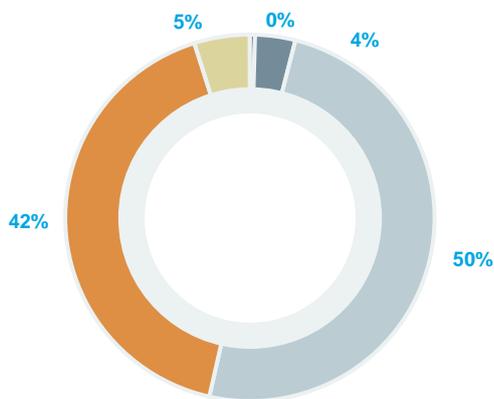


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SALES RESULTS IN WYNNUM WEST

HOUSES FOR SALE - BY BEDROOM COUNT

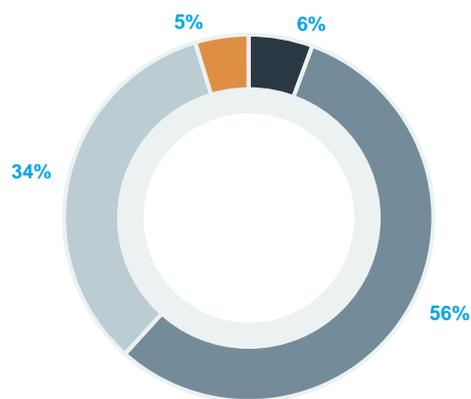
Percentage of houses advertised for sale by bedroom count
Auction and Private treaty - 12 months to September 2019



- 1 Bedroom House (0%)
- 2 Bedroom House (4%)
- 3 Bedroom House (50%)
- 4 Bedroom House (42%)
- 5+ Bedroom House (5%)

HOUSES SOLD - BY BEDROOM COUNT

Percentage of houses sold by bedroom count
Auction and Private treaty - 12 months to September 2019

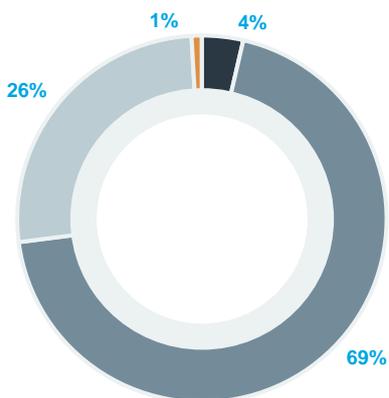


- 2 Bedroom House (6%)
- 3 Bedroom House (56%)
- 4 Bedroom House (34%)
- 5+ Bedroom House (5%)

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

HOUSES SOLD - BY PRICE RANGE

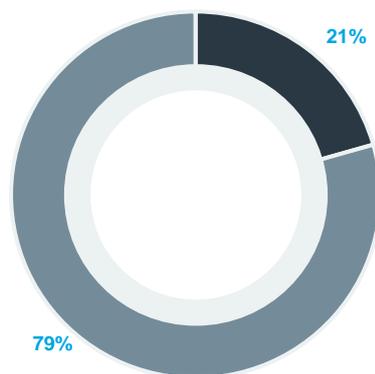
Percentage of houses sold by price range
Auction and Private treaty - 12 months to September 2019



- \$200000 to \$400000 (4%)
- \$400000 to \$600000 (69%)
- \$600000 to \$800000 (26%)
- > \$800000 (1%)

UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range
Auction and Private treaty - 12 months to September 2019



- <= \$200,000 (21%)
- \$200000 to \$400000 (79%)

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

SALES RESULTS AS REPORTED BY HOMETRACK AUSTRALIA FOR WYNNUM WEST

What is this data based on?

This data is provided by Hometrack Australia 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 SALES¹²

Agencies by ascending median days on market
12 months to July 2018

Agency name	Number listed (private treaty only)	Median days on the market
Lamond Bayside Real Estate	3	10
Sash & Gable Property	5	23
Belle Property	7	27
RE/MAX Advantage	22	29
Place	3	34
First National Wynnum	3	37
James Dean Real Estate	3	43
LJ Hooker	3	47
Johnson Real Estate	6	49
Traditional Real Estate	5	55

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

NUMBER OF AUCTION LISTINGS

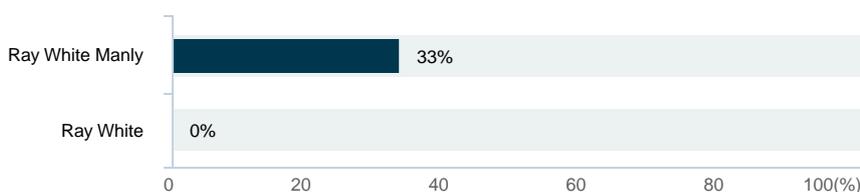
Agencies by descending number of listings
12 months to July 2018

Agency name	Number of auction listings	Number of auction sales
Ray White	4	0
Ray White Manly	3	1

Agencies must have at least three recorded auctions in the time period.
Source: Hometrack Australia Pty Ltd.

AUCTION CLEARANCE RATE⁷

Agencies by descending order of auction clearance rates
12 months to September 2019



Agencies must have at least three recorded listed sales in the time period.
Source: Hometrack Australia 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.

REALas price predictions and Hometrack Australia's price ranges and price midpoints in ANZ Property Profile Reports are indicative only and are not valuations. They are based on a range of data sources which are subject to their availability at the time of publication, including public sales history (which may not include all property sales results). Price predictions are available for listed properties only (exceptions apply).

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GLOSSARY

¹ 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.

² 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, Hometrack Australia Pty Ltd price range or the price a buyer has decided to pay for a property.

³ 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.

⁴ 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.

⁵ Portion of dwellings sold

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

⁶ 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.

⁷ Auction clearance rate

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

⁸ 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.

⁹ 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.

¹⁰ 5 year trend

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

¹¹ Rental yield

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

¹² 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.

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