



## YOUR ANZ PROPERTY PROFILE REPORT

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**10 PINWOOD ST,  
WYNNUM WEST 4178**

Date created:

4 October 2019

Powered by:

 **hometrack**



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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)

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**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 prediction<sup>1</sup> 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 prediction<sup>1</sup>, please email [priceprediction@anz.com](mailto: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 prediction<sup>1</sup>) are estimates only. They are based on certain available information and are not valuations<sup>2</sup> 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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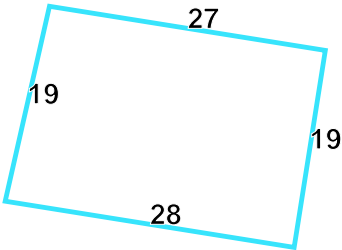


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# YOUR PROPERTY PROFILE



Land size:  
Approximately 526 sqm



MEDIAN DAYS ON MARKET  
FOR SIMILAR PROPERTIES<sup>4</sup> 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

SALES

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**

4 2 1

**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**

3 2 2

**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



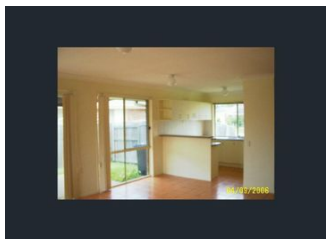
**Advertised rent: \$580 (per week)**

4 2 2

**C 115 Ropley Rd, Wynnum West**

Land size: Approx. 523 sqm  
Agency name: Ray White

Listed on: 04 Aug 19



**Advertised rent: \$430 (per week)**

3 2 2

**D 8 Pinewood St, Wynnum West**

Land size: Approx. 626 sqm  
Agency name: LITTLE Real Estate

Listed on: 14 Jul 19



**Advertised rent: \$475 (per week)**

4 2 2

**E 54 Samantha St, Wynnum West**

Land size: Approx. 516 sqm  
Agency name: LJ Hooker

Listed on: 14 Jul 19



**Advertised rent: \$480 (per week)**

3 2 2

**F 91 New Lindum Rd, Wynnum West**

Land size: Approx. 450 sqm  
Agency name: Coronis

Listed on: 09 Dec 18



**Advertised rent: \$610 (per week)**

4 2 2

**G 10 Stega Pl, Wynnum West**

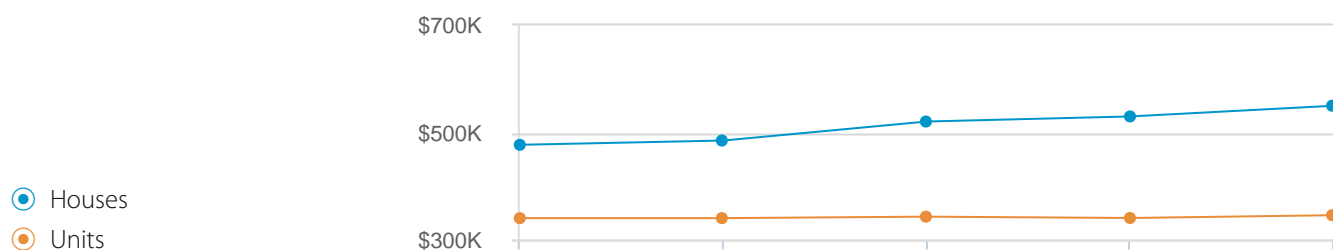
Land size: Approx. 503 sqm  
Features: Air conditioning, Built in wardrobes  
Agency name: LJ Hooker

Listed on: 19 Nov 17

# 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 <sup>7</sup> (houses):	SNR
Number of dwellings sold:	145 ↓	Median days on market <sup>8</sup> :	NA
Portion of dwellings sold <sup>5</sup> (% of turnover):	2.71%	Median discounting <sup>9</sup> (houses):	0.00% ↑
Median house price <sup>6</sup> :	\$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 TREND<sup>10</sup>

Median prices: 2013-2018

Houses

4.75%

State: 3.14%  
National: 4.40%

Units

-1.45%

State: 0.83%  
National: 2.07%

## MEDIAN PRICE<sup>6</sup>

12 months to Dec 2018 vs previous 12 months

Houses

-3.67%

State: -1.12%  
National: -4.29%

Units

-4.57%

State: -1.81%  
National: -4.17%

## RENTAL YIELD<sup>11</sup>

12 months to Dec 2018 vs previous 12 months

Houses

4% ↑

State: 4%  
National: 4%

Units

6% ↑

State: 4%  
National: 4%

## AUCTION CLEARANCE RATE<sup>7</sup>

12 months to Dec 2018 vs previous 12 months

Houses

SNR

State: 46.28%  
National: 60.41%

Units

SNR

State: 44.53%  
National: 61.45%

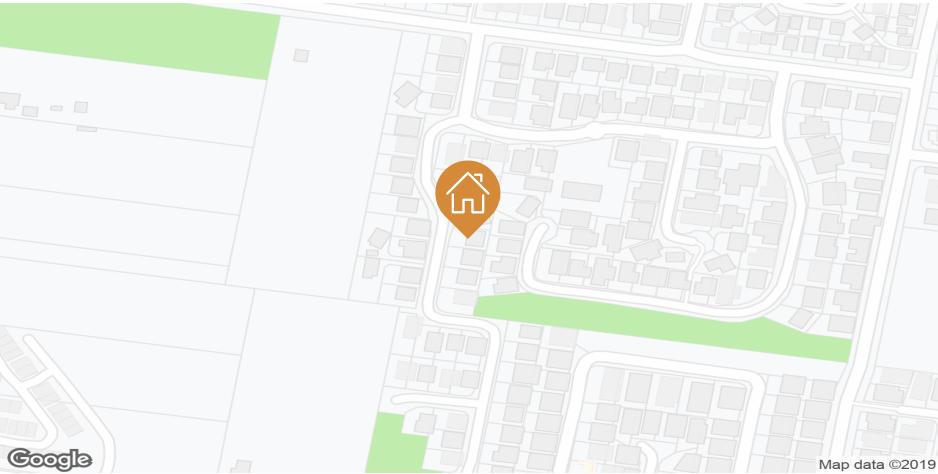
Data Source: Hometrack Australia Pty Ltd  
NA – Data not available; SNR – Statistically not reliable



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# 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

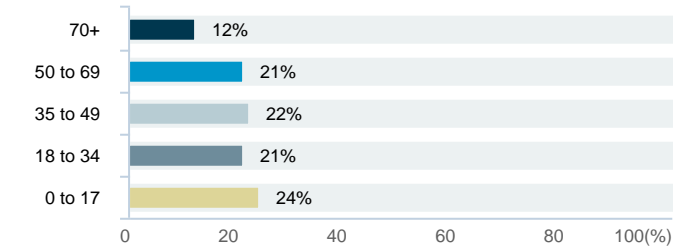
**Other Services**

- Australia Post

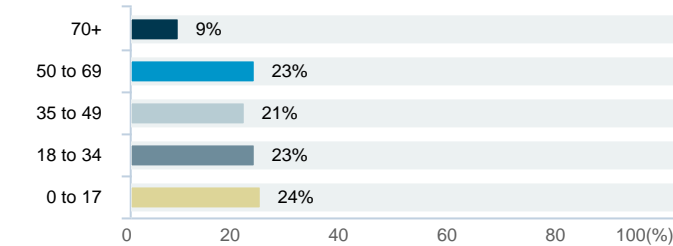
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## AGE DISTRIBUTION

Wynnum West

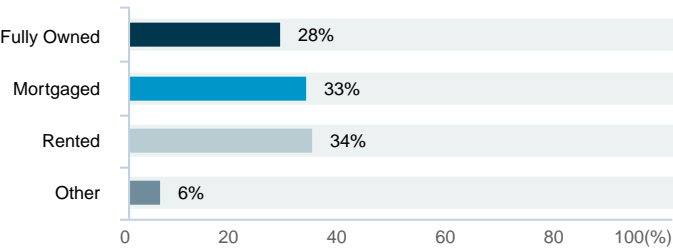


QLD

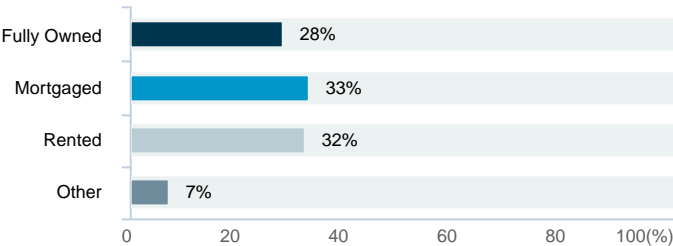


## DO RESIDENTS MAINLY OWN OR RENT?

Wynnum West



QLD

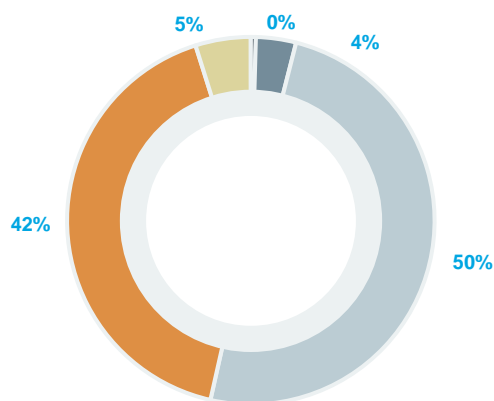


Source: The above information is indicative only and is compiled from the Australian Bureau of Statistics and research by Hometrack Australia Pty Ltd. Copyright in ABS Data resides with Commonwealth of Australia. Used with permission. ([www.abs.gov.au](http://www.abs.gov.au))

# 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

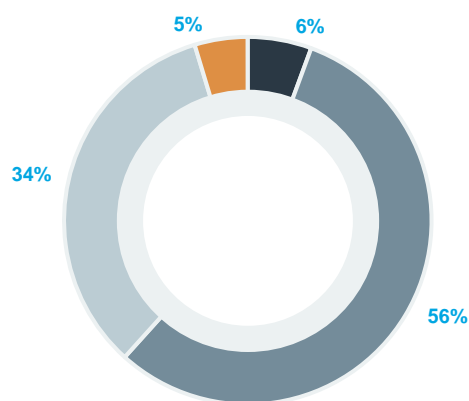


- 1 Bedroom House (0%)
- 2 Bedroom House (4%)
- 3 Bedroom House (50%)
- 4 Bedroom House (42%)
- 5+ Bedroom House (5%)

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

## HOUSES SOLD - BY BEDROOM COUNT

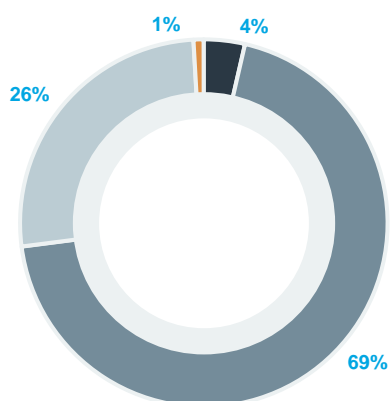
Percentage of houses sold by bedroom count  
Auction and Private treaty - 12 months to September 2019



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

## HOUSES SOLD - BY PRICE RANGE

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

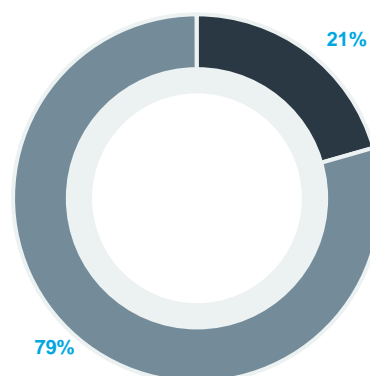


- \$200,000 to \$400,000 (4%)
- \$400,000 to \$600,000 (69%)
- \$600,000 to \$800,000 (26%)
- > \$800,000 (1%)

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

## UNITS SOLD - BY PRICE RANGE

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



- <= \$200,000 (21%)
- \$200,000 to \$400,000 (79%)

# 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 SALES<sup>12</sup>

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

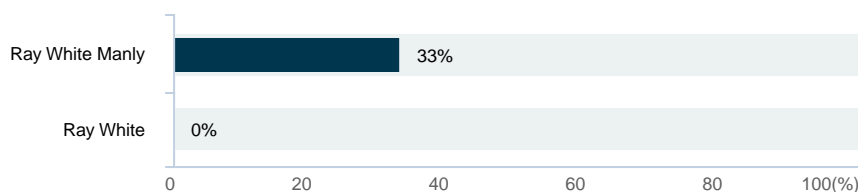
Agencies by descending number of listings  
12 months to July 2018

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 RATE<sup>7</sup>

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.

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# GLOSSARY

## **<sup>1</sup> 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.

## **<sup>2</sup> 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.

## **<sup>3</sup> 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.

## **<sup>4</sup> 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.

## **<sup>5</sup> Portion of dwellings sold**

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

## **<sup>6</sup> 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.

## **<sup>7</sup> Auction clearance rate**

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

## **<sup>8</sup> 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.

## **<sup>9</sup> 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.

## **<sup>10</sup> 5 year trend**

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

## **<sup>11</sup> Rental yield**

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

## **<sup>12</sup> 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.

## CONTACT



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