

Property Profile Report

212/1 Bass Court North Lakes QLD 4509

Prepared on 02 November 2020

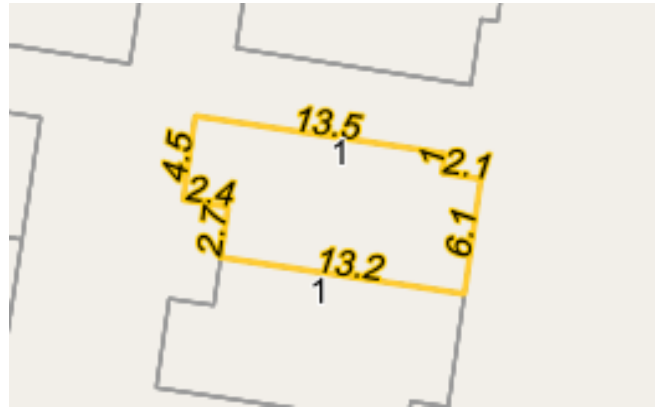


212/1 Bass Court North Lakes QLD 4509



Property Details

Lot/Plan	L212 SP261573	Property Type	Unit
Year Built	-	Council Area	Moreton Bay Regional - Pine Rivers
Zone	00, NOT ZONED	Land Use Primary	Building Units (Primary Use Only)



212/1 Bass Court North Lakes QLD 4509

Estimated Value Range

\$350,000 - \$375,000

Estimated Value Confidence:



Estimated Value as at 26 October 2020. An automated valuation model estimate is a statistically derived estimate of a property and can be displayed as a value or a value range (Estimated Value). 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 confidence levels, please refer to the end of this document.

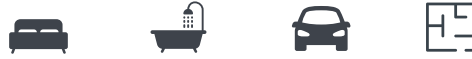
Property Activity Summary

Date	Activity	Value	Details
20 Jul 2015	Sold	\$396,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



7/8 Oxley Street North Lakes QLD 4509



- - - -

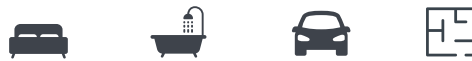
Sale Price **\$375,000** Sale Method -

Sale Date 15/06/2020 Days on Market -

0.4km from property



78 Lakefield Drive North Lakes QLD 4509



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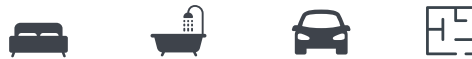
Sale Price **\$340,000** Sale Method -

Sale Date 08/07/2020 Days on Market -

1.3km from property



24/130 Duffield Road Kallangur QLD 4503



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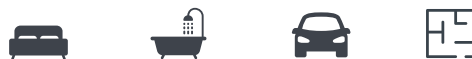
Sale Price **\$320,000** Sale Method -

Sale Date 14/05/2020 Days on Market -

1.9km from property



24/59 Endeavour Boulevard North Lakes QLD 4509



2 2 1 90m²

Sale Price **\$345,000** Sale Method Private Treaty

Sale Date 20/04/2020 Days on Market 53

1.2km from property

Properties For Sale



27/59 Endeavour Boulevard North Lakes QLD 4509



First Ad Price Inviting All Offers

Latest Ad Price Offers Over \$369,000

Listing Method Normal Sale Days on Market 61

1.2km from property



22/59 Endeavour Boulevard North Lakes QLD 4509

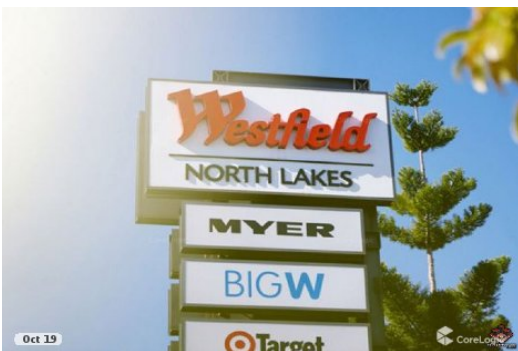


First Ad Price For Sale

Latest Ad Price Presenting All Offers!

Listing Method Normal Sale Days on Market 57

1.2km from property



19/25 The Corso North Lakes QLD 4509



First Ad Price \$418,000

Latest Ad Price \$418,000

Listing Method Normal Sale Days on Market 340

1.4km from property



10/3 McLennan Court North Lakes QLD 4509



First Ad Price Offers In Excess Of \$350,000

Latest Ad Price Offers In Excess Of \$335,000

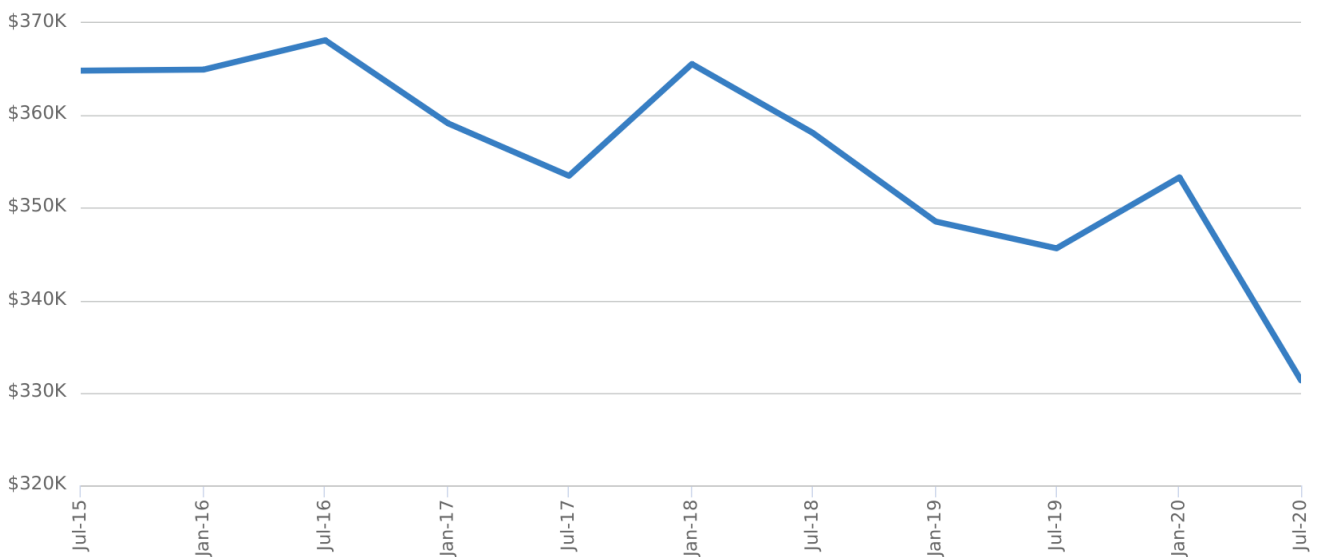
Listing Method Normal Sale Days on Market 171

1.9km from property

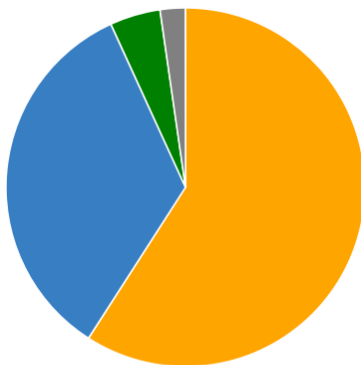
North Lakes Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jul 2020	45	\$331,352	▼ 4.13%
Jul 2019	49	\$345,634	▼ 3.48%
Jul 2018	33	\$358,118	▲ 1.31%
Jul 2017	62	\$353,474	▼ 3.98%
Jul 2016	201	\$368,132	▲ 0.90%
Jul 2015	127	\$364,846	▲ 3.58%

Median Value (monthly)

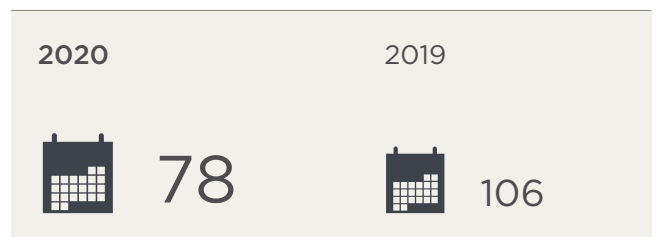


Property Sales by Price (Past 12 months)

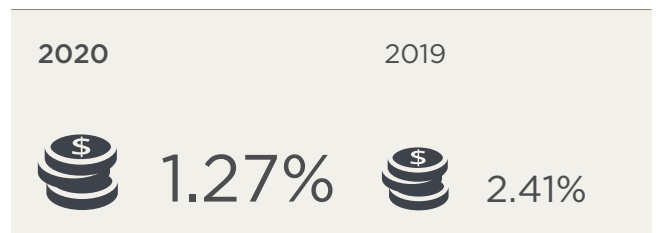


- \$200K-\$400K - 26 properties
- \$400K-\$600K - 15 properties
- \$600K-\$800K - 2 properties
- >\$2M - 1 properties

Median Days on Market



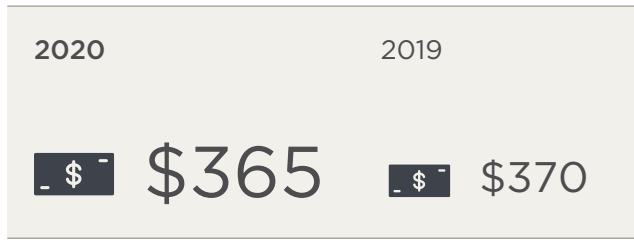
Median Vendor Discount



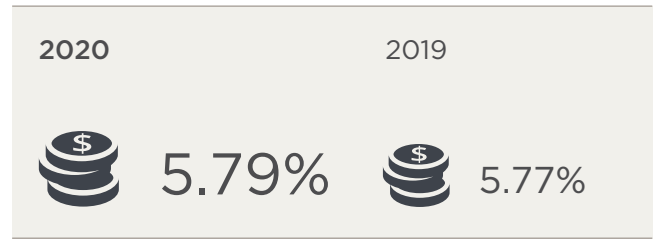
Statistics are calculated over a rolling 12 month period

North Lakes Insights - Units

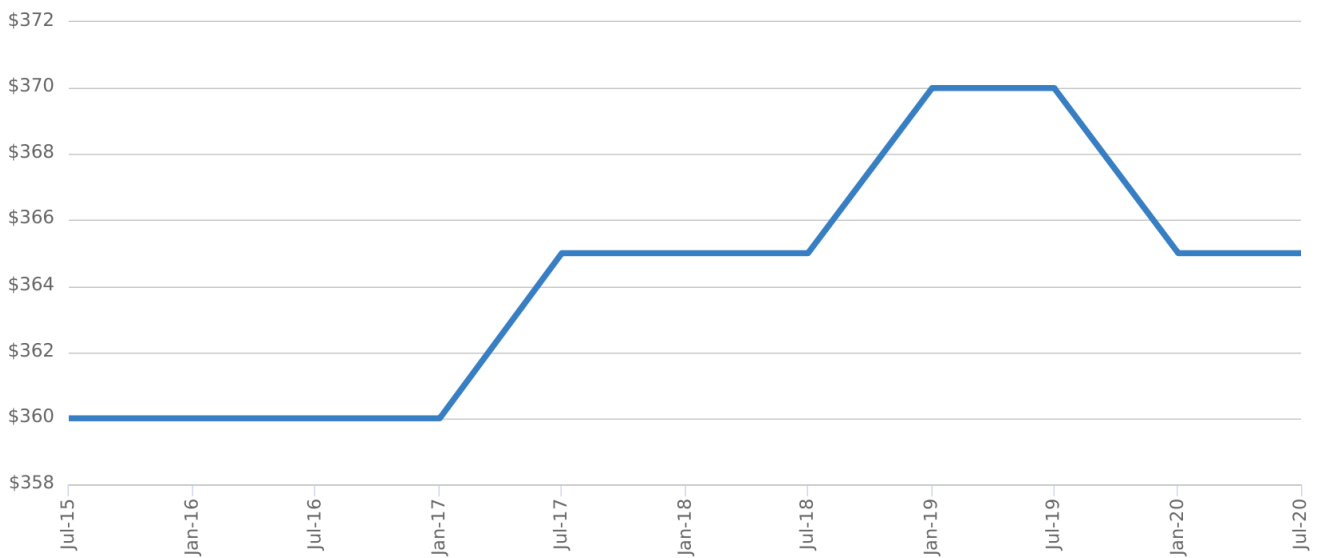
Median Weekly Asking Rent



Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read the Estimated Value Range

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The Confidence is a reflection of amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence level will be.



Low

Medium

High

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Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**