

## Property Profile Report

10 Oxford Road Yeppoon QLD 4703

Prepared on 08 August 2022

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10 Oxford Road Yeppoon QLD  
4703



4



2



2



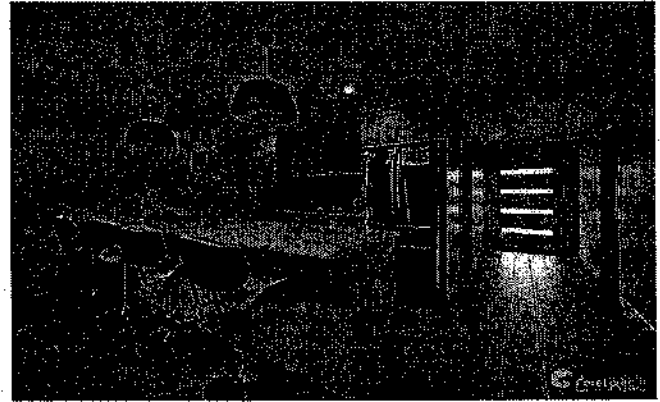
141m<sup>2</sup>



720m<sup>2</sup>


## Property Details

Lot/Plan	LT27 SP307478	Property Type	House
Year Built	2019	Council Area	Livingstone
Zone		Land Use Primary	Single Unit Dwelling



10 Oxford Road Yeppoon QLD 4703

## Estimated Value

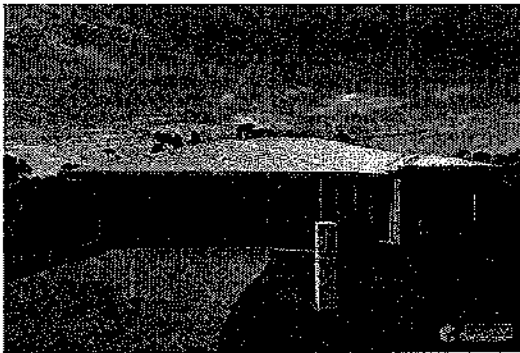
Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
<b>\$650,000</b>	<b>\$596,000 - \$700,000</b>	

Estimated Value as at 25 July 2022. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. 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
15 Feb 2022	For Rent	\$650 / week	Campaign period: 15/02/2022 - 23/03/2022 Listed by: Yeppoon Real Estate Property Management Team, Yeppoon Real Estate Days on market: 37
21 Jan 2022	Sold	\$635,000	Sale Method: Private Treaty, Sale Advised by: Government
12 Jan 2022	For Sale	Offers over \$599,000 considered	Campaign period: 12/01/2022 - 04/03/2022 Listing Type: Normal Sale, Listed by: Leisa Richardson, Yeppoon Real Estate Days on market: 10
31 Oct 2019	Sold	\$465,000	Sale Method: Private Treaty, Sale Advised by: Government
23 Oct 2019	For Sale	\$469,000	Campaign period: 23/10/2019 - 04/11/2019 Listing Type: Normal Sale, Listed by: Daniel Spivey, Harcourts Yeppoon Days on market: 9
20 Apr 2019	Sold	\$169,000	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties




### 14 Oxford Road Yeppoon QLD 4703

 4    
  2    
  2    
  146m<sup>2</sup>    
  719m<sup>2</sup>






Sale Price **\$600,000**     Sale Method Private Treaty

Sale Date 18/05/2022     Days on Market 44

 0km from property




### 38 Samson Crescent Yeppoon QLD 4703

 4    
  2    
  2    
  157m<sup>2</sup>    
  723m<sup>2</sup>

Sale Price **\$620,000**     Sale Method -

Sale Date 04/05/2022     Days on Market -

 0.1km from property



### 22 Oxford Road Yeppoon QLD 4703

 4    
  2    
  2    
  171m<sup>2</sup>    
  718m<sup>2</sup>






Sale Price **\$660,000**     Sale Method Private Treaty

Sale Date 02/06/2022     Days on Market 29

 0.2km from property



### 4 Ridgeway Close Yeppoon QLD 4703

 4    
  2    
  2    
  134m<sup>2</sup>    
  757m<sup>2</sup>

Sale Price **\$615,000**     Sale Method Private Treaty

Sale Date 11/04/2022     Days on Market 33

 0.2km from property

#### Agent Advised

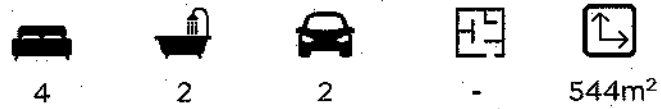
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## Properties For Sale



### 8 Anya Close Yeppoon QLD 4703

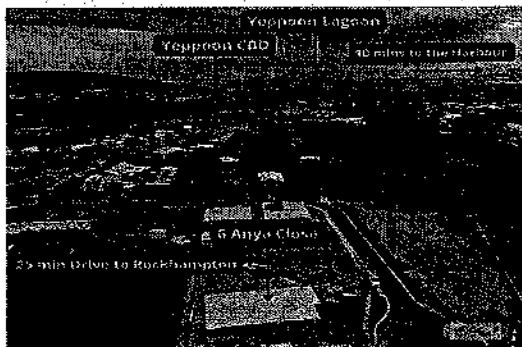


First Ad Price \$618,200

Latest Ad Price \$618,200

Listing Method Normal Sale Days on Market 89

📍 0.4km from property



### 6 Anya Close Yeppoon QLD 4703

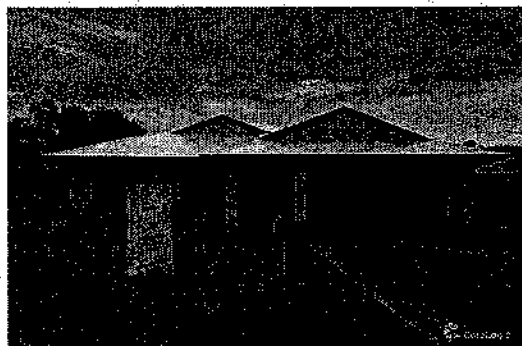


First Ad Price Offers Over \$599,000 Considered

Latest Ad Price Offers over \$599,000 considered

Listing Method Normal Sale Days on Market 18

📍 0.4km from property



### 4 Bell Miner Avenue Yeppoon QLD 4703



First Ad Price Offers Over \$600,000 Considered

Latest Ad Price Offers Over \$600,000 Considered

Listing Method Normal Sale Days on Market 62

📍 1km from property



### 15 Goldfinch Avenue Yeppoon QLD 4703



First Ad Price Offers Over \$699,000 Considered

Latest Ad Price Offers over \$699,000 Considered

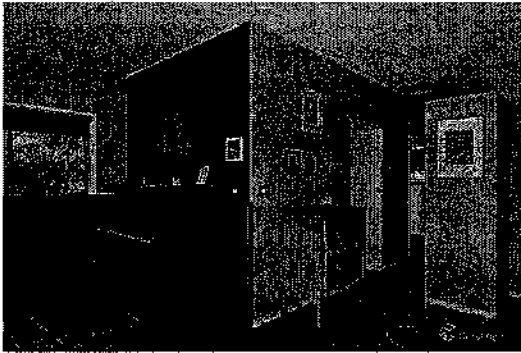
Listing Method Normal Sale Days on Market 55

📍 1.1km from property

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## Properties For Rent




### 19 Explorer Drive Yeppoon QLD 4703

 3    
  2    
  2    
  145m<sup>2</sup>    
  814m<sup>2</sup>

Rent Price **\$700/Week**     Days on Market 15

Campaign Period 25 Jul 2022 - 04 Aug 2022

 1km from property




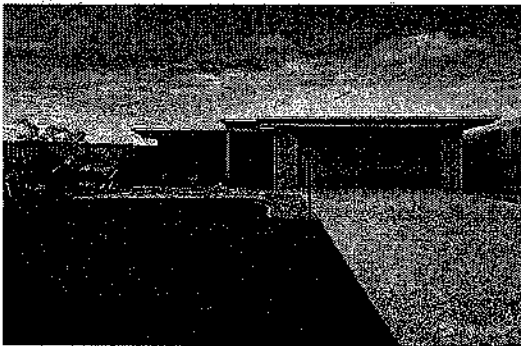
### 16 John Street Yeppoon QLD 4703

 3    
  2    
  1    
  104m<sup>2</sup>    
  512m<sup>2</sup>

Rent Price **\$550/Week**     Days on Market 26

Campaign Period 14 Jul 2022 - 25 Jul 2022

 1.8km from property




### 3 Masthead Place Hidden Valley QLD 4703

 4    
  2    
  -    
  -    
  734m<sup>2</sup>






Rent Price **\$695/Week**     Days on Market 25

Campaign Period 15 Jul 2022 - 01 Aug 2022

 0.9km from property




### 7 Misfeld Street Yeppoon QLD 4703

 3    
  2    
  4    
  207m<sup>2</sup>    
  800m<sup>2</sup>

Rent Price **\$800/Week**     Days on Market 14






Campaign Period 26 Jul 2022 - 26 Jul 2022


 2.2km from property

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## Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
 <b>Yeppoon State High School</b> 30 Rawlings Street Yeppoon QLD 4703	0.3km	Secondary	Mixed	Government	1018
 <b>Yeppoon State School</b> 14 Tucker Street Yeppoon QLD 4703	1.3km	Primary	Mixed	Government	321
 <b>St Ursula's College</b> 42-62 Queen Street Yeppoon QLD 4703	1.4km	Secondary		Non-Government	633
 <b>St Brendan's College</b> 139 Adelaide Park Road Yeppoon QLD 4703	2km	Secondary		Non-Government	602
 <b>Tarangamba State School</b> 61-81 Taranganba Road Taranganba QLD 4703	3.1km	Primary	Mixed	Government	684

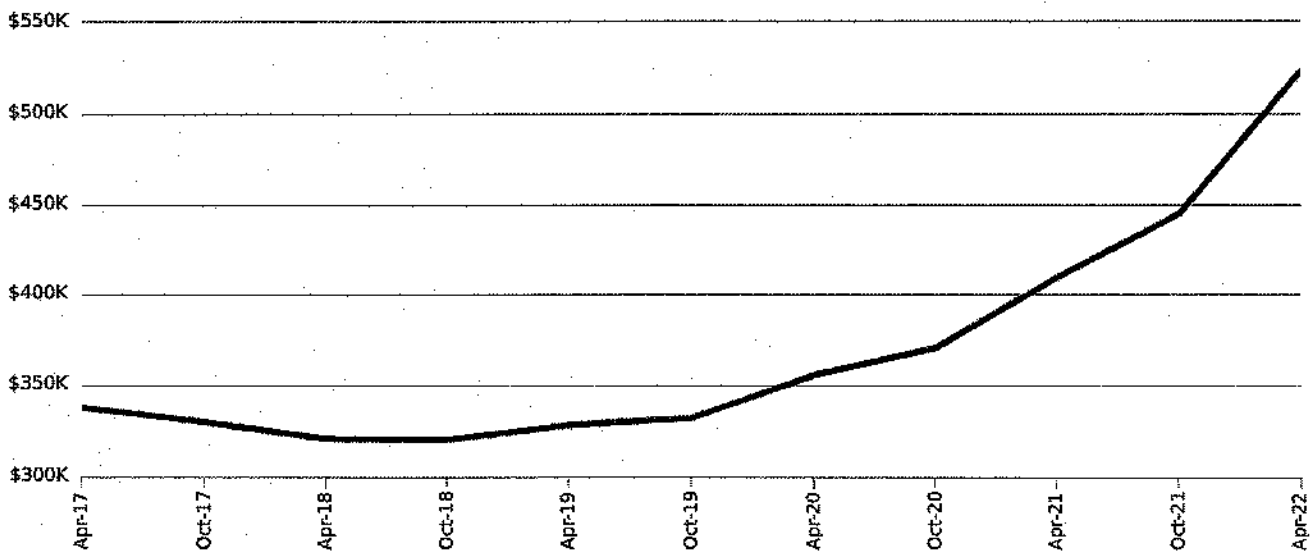
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

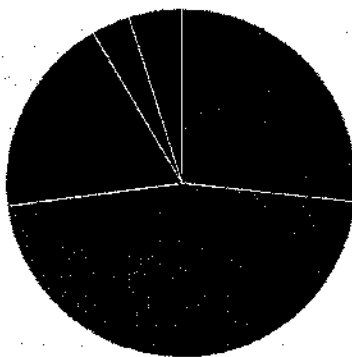
# Yeppoon Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Apr 2022	225	\$523,120	▲ 27.80%
Apr 2021	207	\$409,319	▲ 15.04%
Apr 2020	127	\$355,788	▲ 8.39%
Apr 2019	125	\$328,246	▲ 2.29%
Apr 2018	82	\$320,892	▼ 5.01%
Apr 2017	122	\$337,838	▲ 2.86%

## Median Value (monthly)

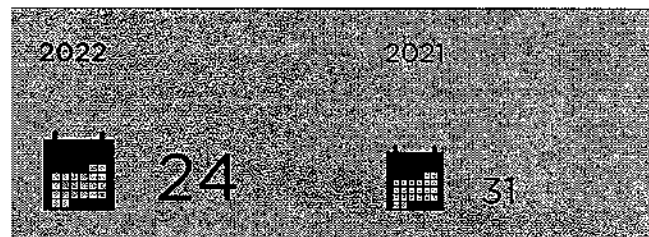


## Property Sales by Price (Past 12 months)

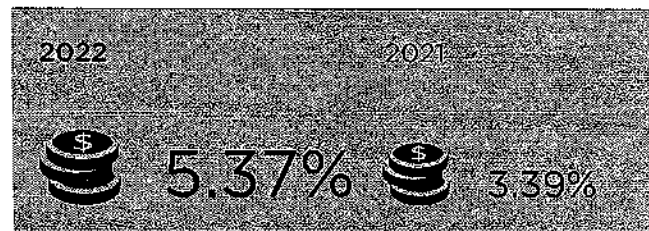


- \$200K-\$400K - 60 properties
- \$400K-\$600K - 104 properties
- \$600K-\$800K - 42 properties
- \$800K-\$1M - 8 properties
- \$1M-\$2M - 11 properties

## Median Days on Market



## Median Vendor Discount

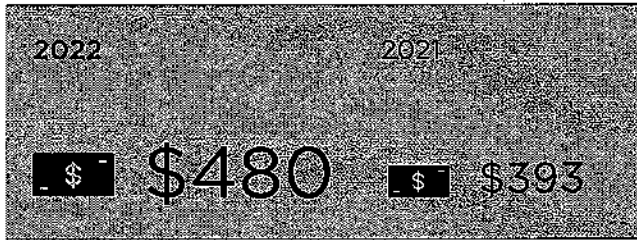


Statistics are calculated over a rolling 12 month period

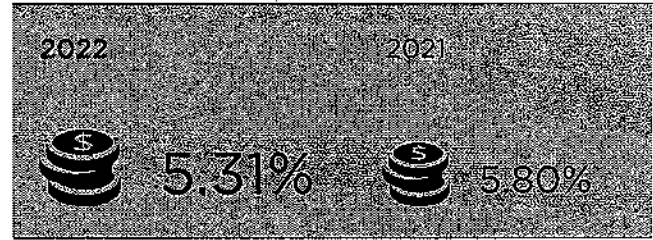


# Yeppoon Insights - Houses

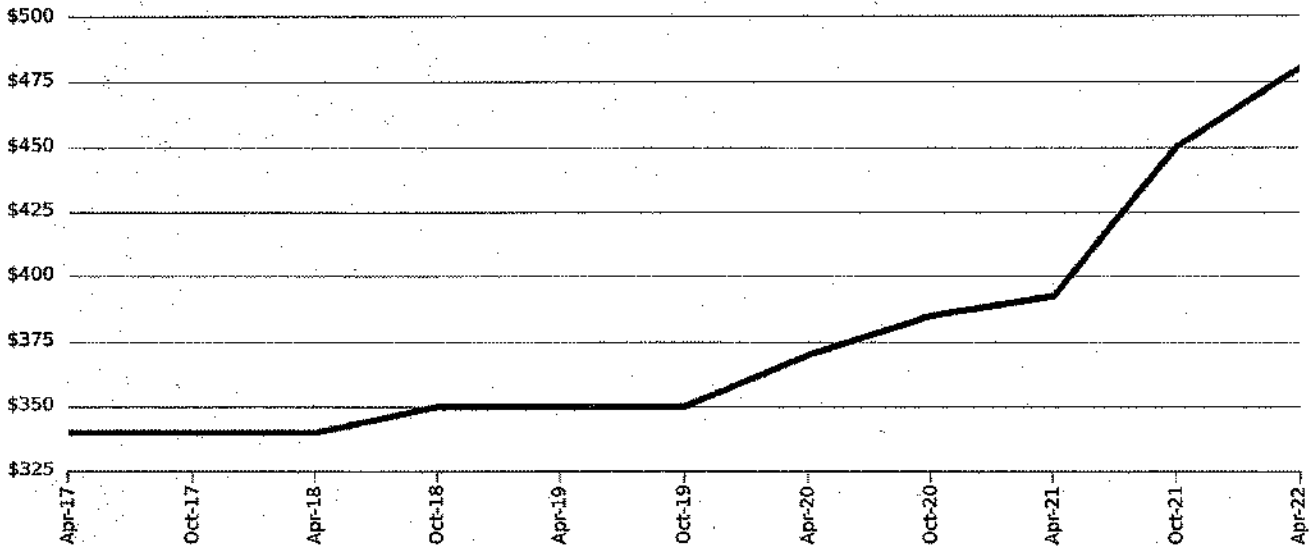
## Median Weekly Asking Rent



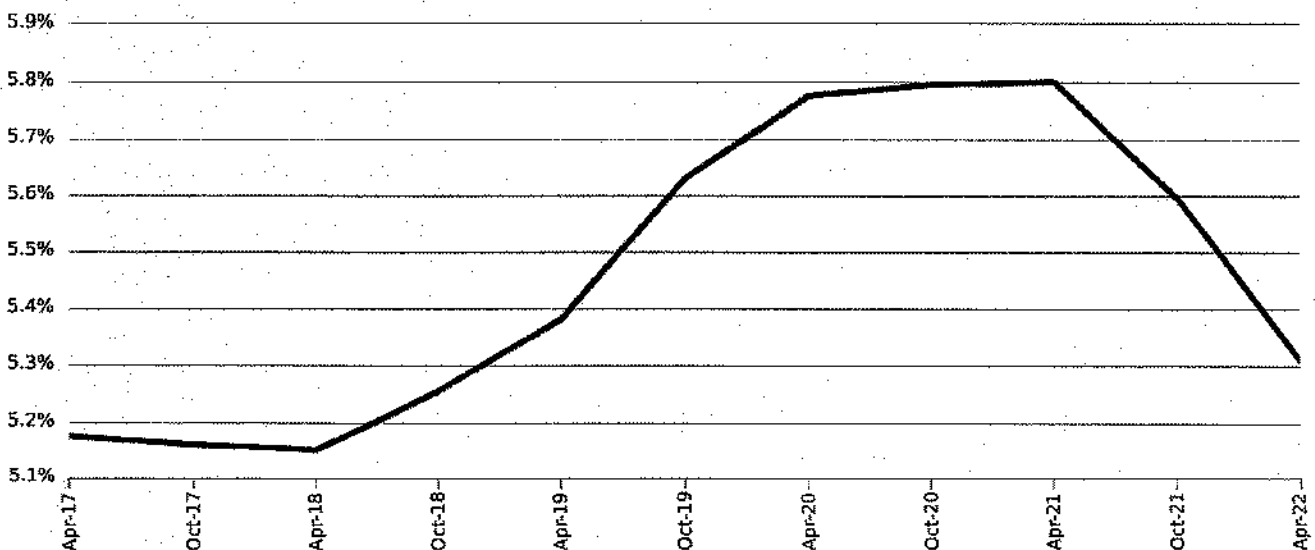
## Indicative Gross Rental Yield



## Median Asking Rent (12 months)



## Indicative Gross Rental Yield (12 months)



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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



Low

Medium

High

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