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Example Only



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Property

42 Macquarie Avenue Molendinar QLD 4214

4 / 2 / 2 / 768 m²

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Here you can find what you need to know about **42 Macquarie Avenue**, including how much it's approximately worth, a history of what it has previously sold for and even the estimated weekly rent. You can also view comparable house and unit for sale and sold prices, information about **Molendinar, QLD** and much more.

Property Insights

Images

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Street View



Oct 21

Property Insights

42 Macquarie Avenue Estimated Value

\$900,000 - \$1,000,000

Medium confidence estimate

[Upgrade to Premium for the exact estimated value](#)

£ Oct 21 for \$348,000 on 30 Jul 2009

Sale Type: Normal Sale

Estimated Rent \$768 pw

High confidence

Gross Cashflow Unavailable

Estimated Gross Yield [Upgrade to Premium](#)

Medium confidence

Natural Hazard Risk [Upgrade to Premium](#)

Oct 21



Oct 21

Property photo of
 42 Macquarie
 Avenue Molendinar
 QLD 4214



Oct 21

Property photo of
 42 Macquarie
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Oct 21
[Upgrade to Premium to view pros and cons for this property.](#)

Property photo of
 42 Macquarie
 Avenue Molendinar

Pros & Cons

Things to like

- Above market cashflow potential
- Cheaper than comparable properties
- Low risk of losing value

Things to look out for

Oct 21

Lower growth than market average

Property photo of
 42 Macquarie
 Avenue Molendinar
 QLD 4214

Investment Strategy Scores

See how this property rates against different investment strategies. [Learn more](#)

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Cash Flow Score

58% Complete

How we calculate the property Cashflow Score

Oct 21

Each property is given a score out of 100 based on one factor relating to the specific property and one factor relating to the suburb in which the property is located in. Each factor has a specific weighting.

A higher score indicates the property has higher than average estimated gross yield and is located in a suburb with similarly high yielding properties.

Property photo of 42 Macquarie Avenue Molendinar QLD 4214

This property National

Estimated Gross Yield

Manly, NSW National

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Investor Scores are computer generated and should not be regarded as personal or general advice about investing in residential property. They should not be relied on as such — persons seeking to buy or sell residential property should always seek appropriate professional advice. The methodology used to develop the Scores depends on the availability of property data and also depends on certain assumptions and estimates.

Capital Growth Score
95.95% Complete

Oct 21

How we calculate the property Capital Growth Score

Each property is given a score out of 100 based on one factor relating to the specific property and three factors relating to the suburb in which the property is located in. Each factor has a specific weighting.

A higher score indicates the property has recently experienced significant capital growth and the short term outlook for further growth is likely to be good given strong market health indicators.

This property National

Change in Property Value (1 yr)

Manly, NSW National

Change in Median

Pr Oct 21

Average Days

or Average Vendor

Discounting

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Lower Risk Score

29.29% Complete

How we calculate the property Lower Risk Score

Each property is given a score out of 100 based on two factors relating to the specific property and three factors relating to the suburb in which the property is located in. Each factor has a specific weighting.

A higher score indicates the property has increased in value over a longer period so is less likely to only be due to recent market forces. It is also likely to command higher rent than average and therefore attract higher income tenants. Furthermore, it is likely to be easier to sell in the future due to strong market health indicators in the suburb it is located in.

This property National

Change in Property Value (5 yr)

Estimated weekly rent

Manly, NSW National

Average Days

or Oct 21

Change in Median

Price (5 yr)

Average Vendor

Discounting

Investor Scores are computer generated and should not be regarded as personal or general advice about investing in residential property. They should not be relied on as such — persons seeking to buy or sell residential property should always seek appropriate professional advice. The methodology used to develop the Scores depends on the availability of property data and also depends on certain assumptions and estimates.

About this Property

Details

Bedrooms 4

Bathrooms 2

Car Spaces 2

Land Size 768 m²

Floor Area 163 m²

Development Permits (example only)

Building permits are provided for council approved development applications. Where the available permits contain the type of development, date of submission, the date of approval, estimated build cost, estimated development area, builder and materials listed.

Data Provided by Cordell

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Permit [View All Details](#)

30/06/2021 Extension/Alteration Hide Detail

Construction Type Construction Material

Additions, Alterations -

Oct 21
27/02/2000 Extension/Alteration View Detail

~ Actual or Best Estimate

47 Permits approved in the last 5 years in Darley Road, Manly. [View all](#)

103 Permits approved in the last 12 months in Manly. [View all](#)

42 Macquarie Avenue Molendinar QLD 4214

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Comparable properties

Oct 21

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Apr 12

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State Auction Clearance Rates



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Neighbourhood

Suburb Insights

Molendinar, QLD 4214

No data available Part of: [Gold Coast Council](#)

Get [Neighbourhood info and insights with our Suburb Profile](#)

[View Molendinar Suburb Profile](#) [View properties in Molendinar](#)

Molendinar, QLD 4214

Part of: [Gold Coast Council](#) No data available

The size of Molendinar is approximately 7.7 square kilometres. It has 42 parks covering nearly 10.4% of total area. The population of Molendinar in 2011 was 6,213 people. By 2016 the population was 6,379 showing a population growth of 2.7% in the area during that time. The predominant age group in Molendinar is 20-29 years. Households in Molendinar are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Molendinar work in a professional occupation. In 2011, 61.1% of the homes in Molendinar were owner-occupied compared with 59.9% in 2016. (source: Australian Bureau of Statistics)

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Molendinar, QLD 4214

Part of: [Gold Coast Council](#) No data available

The size of Molendinar is approximately 7.7 square kilometres. It has 42 parks covering nearly 10.4% of total area. The population of Molendinar in 2011 was 6,213 people. By 2016 the population was 6,379 showing a population growth of 2.7% in the area during that time. The predominant age group in Molendinar is 20-29 years. Households in Molendinar are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Molendinar work in a professional occupation. In 2011, 61.1% of the homes in Molendinar were owner-occupied compared with 59.9% in 2016. (source: Australian Bureau of Statistics)

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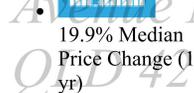
65 km

Distance from Brisbane CBD

Demographic data provided by Australian Bureau of Statistics

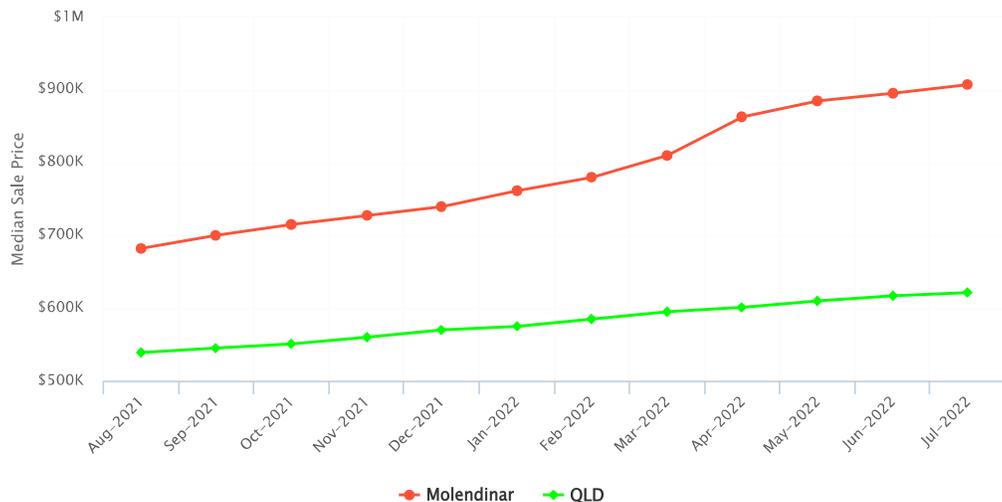
Market Trends for Molendinar for Houses in last 12 months

Last 12 months in Molendinar QLD 4214 [View Suburb Profile](#)
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[\\$927K](#)

- [\\$927K](#)
- [Apr 12 Properties sold](#)
- [\\$750pw](#)
- [4.5%](#)
- [19](#)
- [-0.07% Average Vendor Discount](#)
- [19.9%](#)



There have been 102 Houses sold in Molendinar in the past 12 months with a median sale price of \$927K, up 19.9% annually. It takes on average 19 days to sell with vendor discounting of -0.07%.

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- High Risk : Risk of gradual coastal erosion reaching dwelling within 60 years and/or high risk of significant storm surge impact.
- Medium Risk : Risk of gradual coastal erosion reaching dwelling within 120 years and/or medium risk of significant storm surge impact.
- Low Risk : Risk of gradual coastal erosion reaching dwelling within 240 years and/or low risk of significant storm surge impact.
- No Risk : Gradual coastal erosion likely to reach dwelling in more than 240 years OR no rate of retreat (stable coastline) and distance from coast and/or elevation above maximum expected storm surge height.

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Here you can find everything you need to know about 42 Macquarie Avenue, including the property sale history and estimated market value as well as insights into Molendinar QLD 4214 and Molendinar 42 Macquarie Avenue Molendinar QLD 4214

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