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- [About](#)
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Example Only

Example Only



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- [About](#)
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Insights

• About

• Development

• Comparables

• Local Schools

• Auction Results

• Neighbourhood

• Market Trends

Your portfolio is ready to view

We've finished calculating your portfolio stats so you can take a look whenever you're ready

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6. 42

Property

42 Macquarie Avenue Molendinar QLD 4214

4 / 2 / 2 / 768 m²

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Property Insights

Property Insights

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

Medium confidence estimate

Upgrade to Premium for the exact estimated value

L ϵ 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


- [Insights](#)
- [About](#)
- [Development](#)
- [Comparables](#)
- [Local Schools](#)
- [Auction Results](#)
- [Neighbourhood](#)
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Oct 21

Property photo of
42 Macquarie
Avenue Molendinar
QLD 4214



Oct 21

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Property photo of
42 Macquarie
Avenue Molendinar
QLD 4214

[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

Slower growth than market average

Investment Strategy Scores

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

[Upgrade to Premium to view Investment Strategy Scores for every available property and suburb in Australia](#)

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.



Estimated
Gross Yield

This property National

- Insights
- About
- Development
- Comparables
- Local Schools
- Neighbourhood
- Market Trends

Manly, NSW National

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% 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
24% 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

House Type House

Council Area Gold Coast City - Gold Coast

Year Built 1990

Zone RESIDENTIAL A (GOLD COAST)

Lot/Plan 240/RP143400 Molendinar QLD

Property Type House

Insights

About

Comparables

Local Schools

Auction Results

Neighbourhood

Market Trends

Last listing description (October 2021)

Property Under Application
Family Home Available this November in Molendinar! What is the lease term offered? 12 months Are pets allowed at this property? Upon Application to Owner Do I have a pool? No Is there water supplied to this property? Yes Are their Ceiling Fans at this property? Yes Is there air conditioning at the property? Yes Features Include: - 4 Bedrooms, 2 with built in robes - Family Bathroom - Air conditionings in 2 bedrooms - Generous size living area - Double carport - Large combined Dining and Lounge room opens - Large kitchen with gas cook top - Large fence back and front yard Large undercover entertaining area - Griffith University & Gold Coast University Hospital just 2.8KM *** Please Register Your Details to Inspect Properties & Receive Updates *** By registering your details, you will INSTANTLY be informed of any updates, changes or cancellations for your property appointment. If no one registers for an inspection time, then that inspection may not proceed. Please Note If form applications are NOT accepted by this office. Application forms are also available on our website, at viewings or can be emailed. Please note all guests attending open homes will be required to check in on the QLD QR Code App. Please be prepared for any QLD legislative restrictions and requirements at the time of the open home. Access will be denied for any person failing to comply. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective tenants should make their own enquiries to verify the information contained herein.

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Property Timeline

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42 Macquarie Avenue Molendinar QLD 4214

Property History (example only)

SOLD

Oct 21

So. 834,000

11 May 2014, 1 year 2 months ago

Offers over \$820,000

10 April 2014, 1 year 3 months ago

Jane Dough Belle property

0401 234 567 [Belle property](#)

FOR SALE

Oct 21

For Rent \$350 pw

12 Aug 2006, 8 years 11 months ago

Jane Dough Belle property

0401 234 567 [Belle property](#)

SOLD

Oct 21

Sold for \$512,000

2 Jan 2001, 14 years 6 months ago

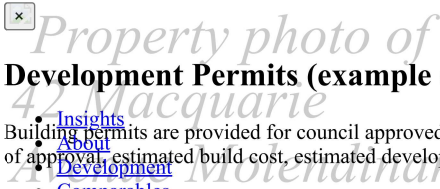
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Development Permits

Oct 21

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.

[Upgrade to Premium](#) to see available development permits for this property, Macquarie Avenue and Molendinar, QLD. [Learn more](#)



Building permits are provided for council approved development of approval, estimated build cost, estimated development area

[Development](#)
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[Mentorship](#)

- | Construction Type | Construction Material |
|------------------------|-----------------------|
| Additions, Alterations | - |

Data Provided by Cordell

30/06/2014 11:53:10 AM Neighbourhood/Alteration Hide Detail

Construction Type	Construction Material
• <u>Market Trends</u>	

Additions Alterations

271041000 Extension

~ Actual or Best Estimate

47 Permits approved

42 M •

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Oct 21



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OLD 12



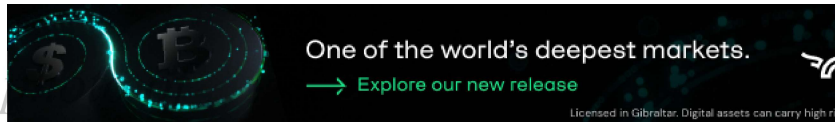
Loading



State Auction Clearance Rates



Loading



Avenue M

OLD 421

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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- [Market Trends](#)

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)

[View Molendinar Suburb Profile](#) [View all properties for sale in Molendinar](#)

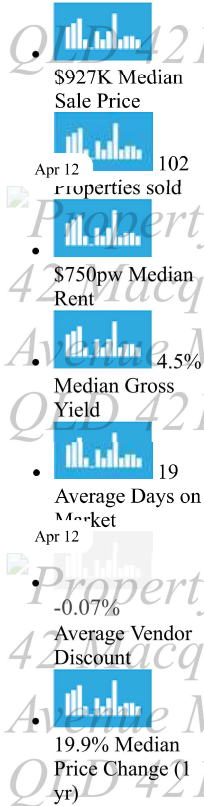
65 km

Distance from Brisbane CBD

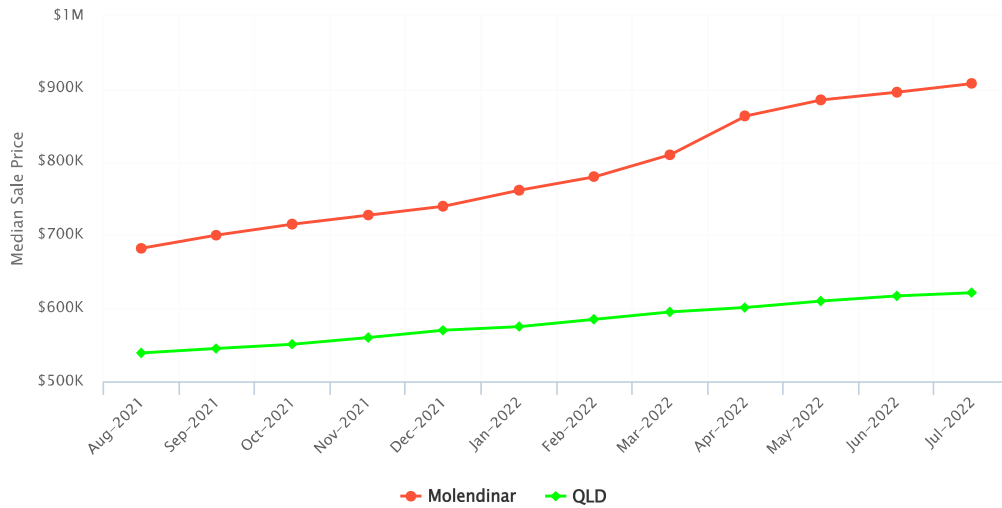
Demographic data provided by Australian Bureau of Statistics

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](#)
- 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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- Very High Risk : Risk of gradual coastal erosion reaching dwelling within 30 years and/or very high risk of significant storm surge impact.
- 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 and Molendinar 42 Macquarie Avenue Molendinar QLD 4214

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- [About](#)
- [Development](#)
- [Comparables](#)
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- [Auction Results](#)
- [Neighbourhood](#)
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Sep 08



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