



**42 MACQUARIE AVENUE MOLENDINAR QLD 4214**

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## L149 RP140755

### 42 MACQUARIE AVENUE MOLENDINAR QLD 4214

4  2  2  768m<sup>2</sup>  163m<sup>2</sup> 



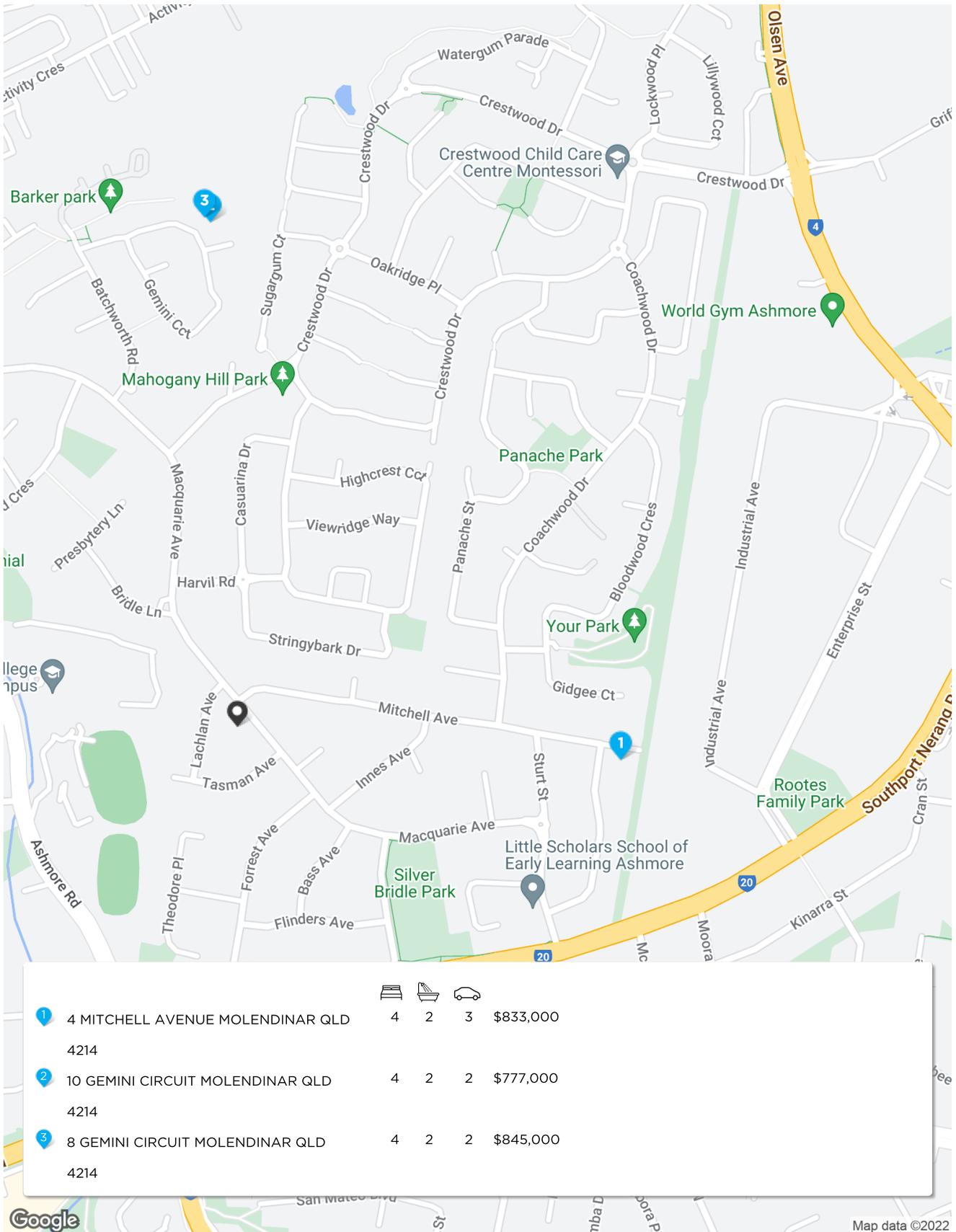
### Your Property History

- 7 Oct, 2021** - Listed for rent at \$650 / week
- 2 May, 2012** - Listed for rent at \$440 / week
- 30 Apr, 2011** - DA of Extension/Alteration for \$50,818
- 19 Sep, 2009** - Listed for rent at \$175 / week
- 30 Jul, 2009** - Sold for \$348,000
- 24 Jun, 2009** - Listed for sale at \$360,000



### Introducing Andrew Hudson

## Surrounding Map: Sales



\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Surrounding Sales

**1** 4 MITCHELL AVENUE MOLENDINAR QLD 4214 **Sold Price** **\$833,000**



🏠 4 🚗 2 🚘 3 📏 706m<sup>2</sup> 📏 160m<sup>2</sup>  
 Year Built 1980 DOM 7  
 Sold Date 29-Mar-22 Distance 0.67km  
 First Listing offers over \$820,000  
 Last Listing offers over \$820,000

**2** 10 GEMINI CIRCUIT MOLENDINAR QLD 4214 **Sold Price** **\$777,000**



🏠 4 🚗 2 🚘 2 📏 527m<sup>2</sup> 📏 158m<sup>2</sup>  
 Year Built 2001 DOM 33  
 Sold Date 11-Jul-22 Distance 0.88km  
 First Listing Offers Over \$749,000  
 Last Listing Offers Over \$749,000

**3** 8 GEMINI CIRCUIT MOLENDINAR QLD 4214 **Sold Price** **\$845,000**



🏠 4 🚗 2 🚘 2 📏 520m<sup>2</sup> 📏 159m<sup>2</sup>  
 Year Built 2001 DOM 25  
 Sold Date 22-Aug-22 Distance 0.89km  
 First Listing Contact Agent  
 Last Listing Contact Agent

## Summary

42 MACQUARIE AVENUE MOLENDINAR QLD 4214



### Appraisal price range

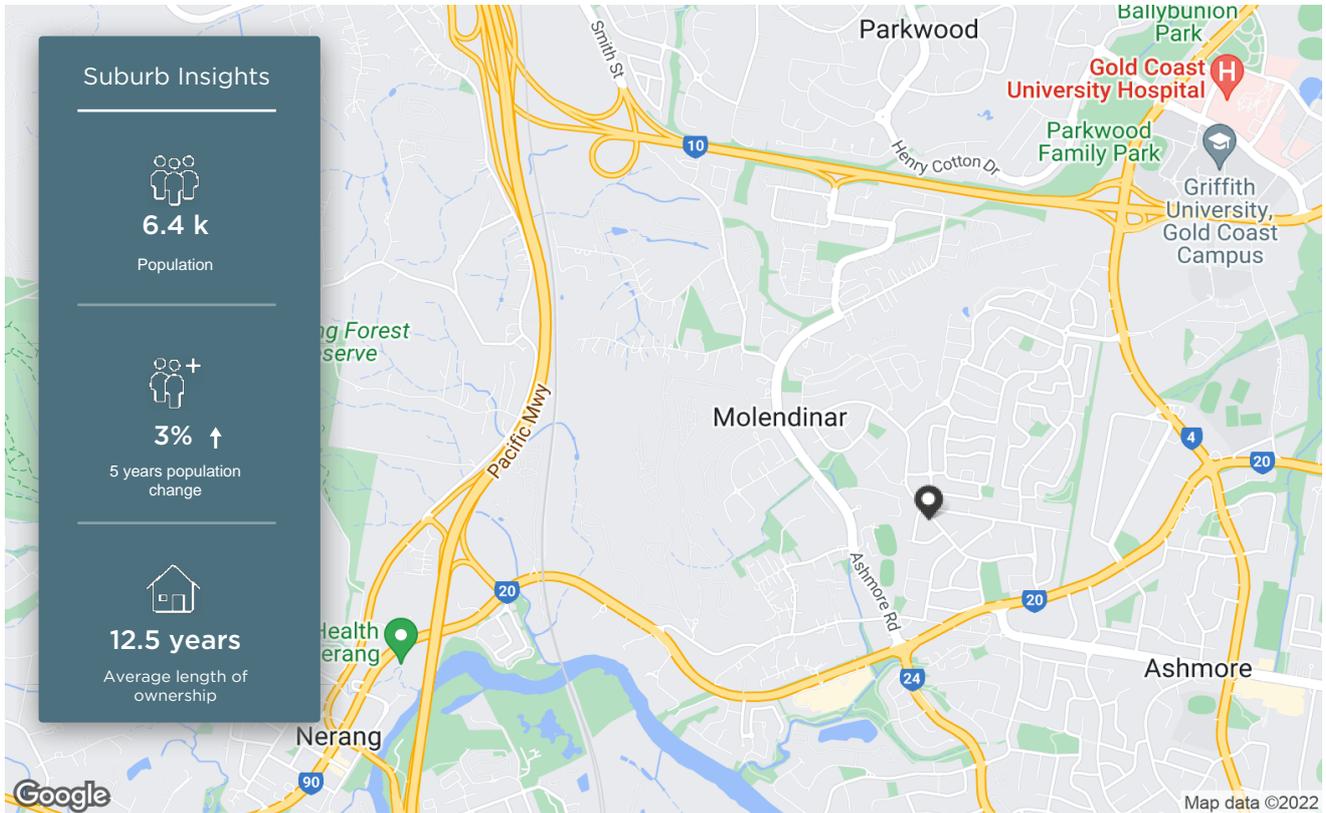
\$810,000 - \$850,000

\$830k midpoint

### Notes from your agent

## Molendinar

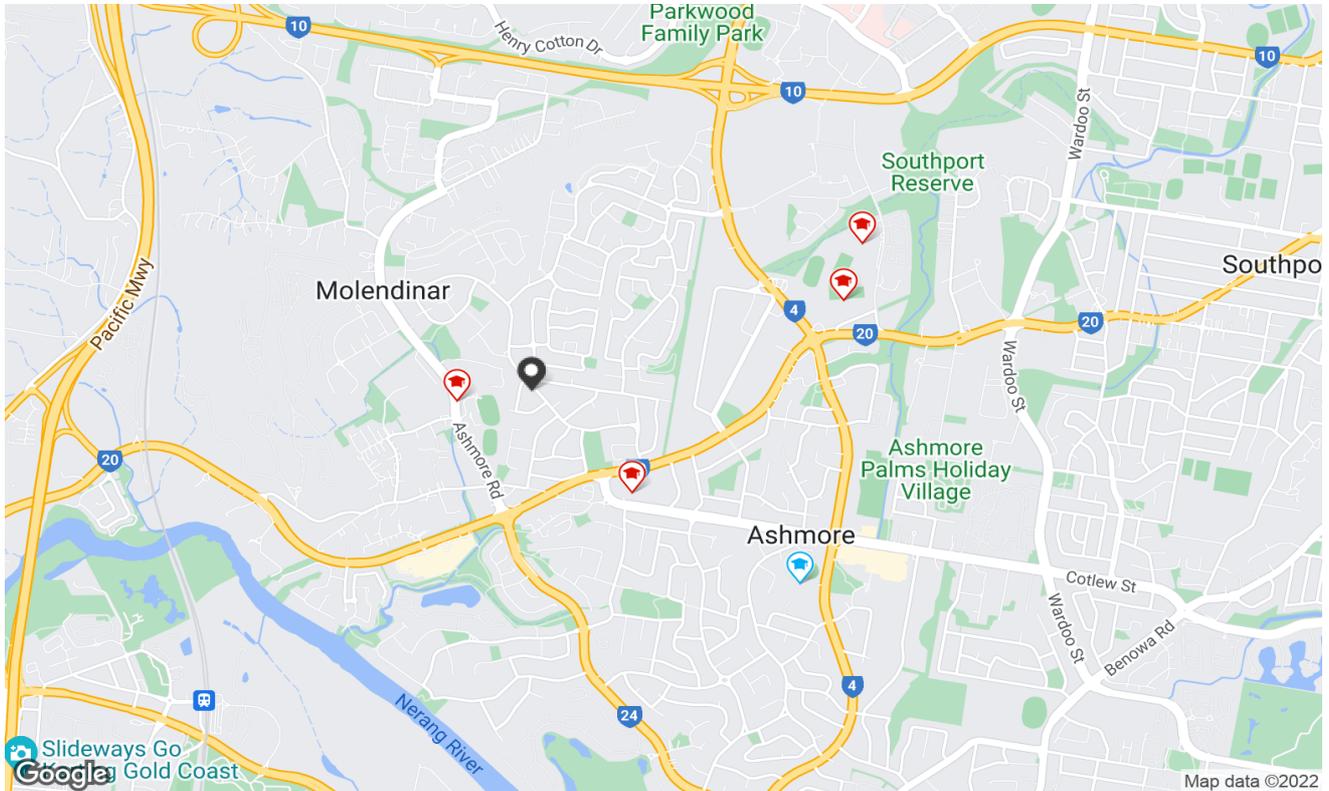
### Demographic



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. Currently the median sales price of houses in the area is \$917,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	30.5	Owns Outright	21.1	0-15.6K	4.3	0-9	11.0
Couples with Children	48.7	Purchaser	38.8	15.6-33.8K	10.9	10-19	15.1
Single Parents	19.5	Renting	36.9	33.8-52K	15.6	20-29	16.1
Other	1.1	Other	0.5	52-78K	15.2	30-39	12.7
		Not Stated	2.5	78-130K	24.3	40-49	15.7
				130-182K	12.0	50-59	13.9
				182K+	7.3	60-69	9.5
						70-79	4.4
						80-89	1.3
						90-99	0.3

## Local Schools



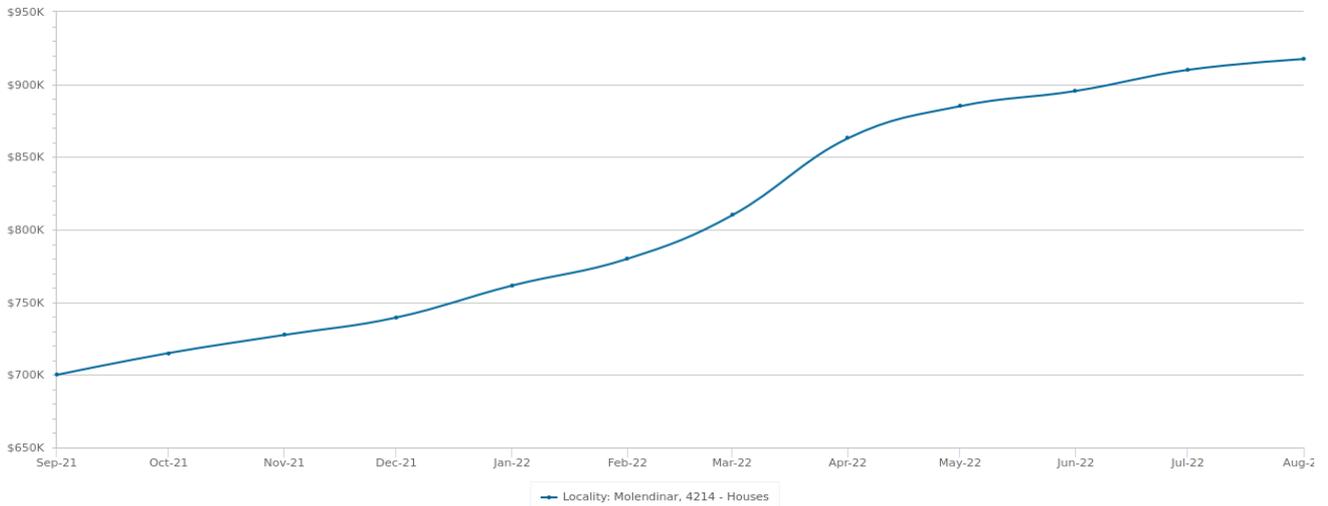
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Trinity Lutheran College</b> 641 Ashmore Road Molendinar QLD 4214	0.35km	Combined	Mixed	Non-Government	0-12
 <b>Trinity Lutheran College (Cotlew Street Campus)</b> 251 Cotlew Street Ashmore QLD 4214	0.76km	Primary	Mixed	Non-Government	0-0
 <b>Aquinas College</b> 313 Nerang Street Southport QLD 4215	1.65km	Secondary	Mixed	Non-Government	7-12
 <b>Ashmore State School</b> 92 Currumburra Road Ashmore QLD 4214	1.7km	Primary	Mixed	Government	0-6
 <b>Guardian Angels' Catholic Primary School</b> 313 Nerang Street Southport QLD 4215	1.84km	Primary	Mixed	Non-Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

## Recent Market Trends

Median Sale Price - 12 months (House)

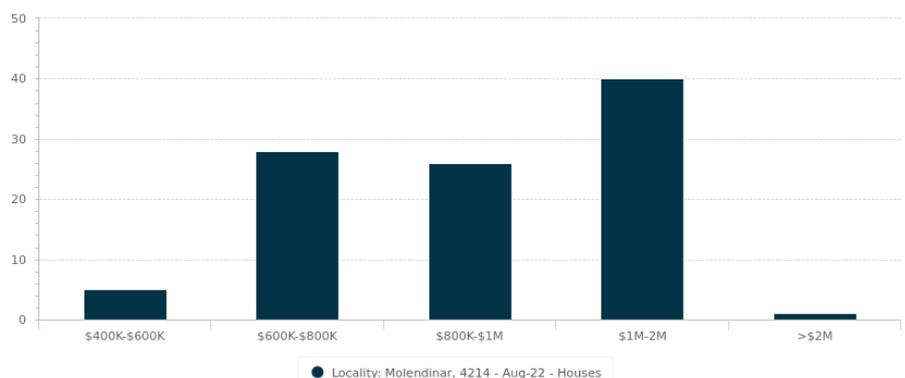


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Aug 2022	8	\$917,500	0.8% ▲	21	27	\$750
Jul 2022	9	\$910,000	1.6% ▲	19	33	\$730
Jun 2022	6	\$895,500	1.2% ▲	19	29	\$720
May 2022	2	\$885,000	2.5% ▲	21	25	\$710
Apr 2022	9	\$863,000	6.5% ▲	20	27	\$700
Mar 2022	8	\$810,000	3.8% ▲	15	31	\$700
Feb 2022	13	\$780,000	2.4% ▲	13	27	\$700
Jan 2022	10	\$761,500	3.0% ▲	13	29	\$700
Dec 2021	6	\$739,500	1.6% ▲	12	25	\$700
Nov 2021	5	\$727,500	1.7% ▲	12	21	\$695
Oct 2021	11	\$715,000	2.1% ▲	14	20	\$700
Sep 2021	14	\$700,000	2.6% ▲	17	24	\$670

Sales by Price - 12 months (House)

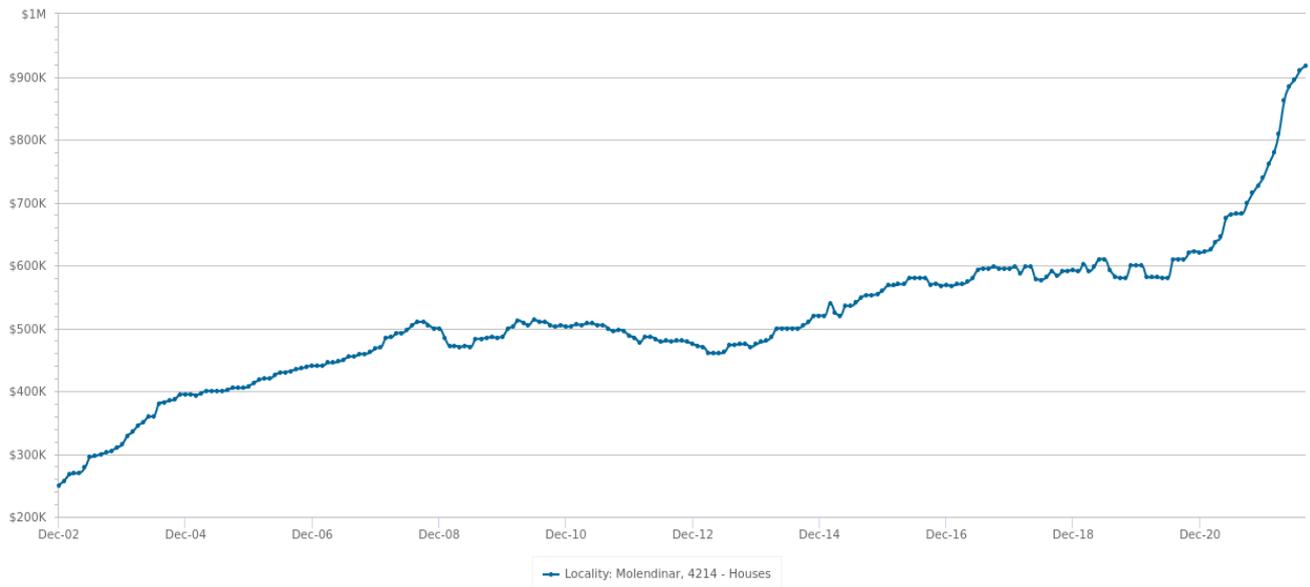
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	5
\$600K-\$800K	28
\$800K-\$1M	26
\$1M-\$2M	40
>\$2M	1



Statistics are calculated over a rolling 12 month period

## Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	101	\$917,500	34.5% ▲	21	98	\$750
2021	115	\$682,000	11.8% ▲	18	126	\$700
2020	76	\$610,000	4.7% ▲	35	119	\$585
2019	80	\$582,500	-1.3% ▼	59	129	\$580
2018	101	\$590,000	-0.8% ▼	41	147	\$570
2017	121	\$595,000	2.6% ▲	31	157	\$555
2016	93	\$580,000	5.6% ▲	34	145	\$550
2015	102	\$549,500	9.9% ▲	42	152	\$515
2014	101	\$500,000	5.5% ▲	38	144	\$525
2013	86	\$473,750	-1.1% ▼	55	151	\$470
2012	66	\$479,000	-4.2% ▼	74	162	\$500
2011	59	\$500,000	-2.0% ▼	79	163	\$500
2010	101	\$510,000	5.6% ▲	43	180	\$490
2009	119	\$483,000	-5.3% ▼	76	204	\$490
2008	95	\$510,000	12.1% ▲	57	207	\$465
2007	190	\$455,000	5.3% ▲	50	213	\$450
2006	165	\$432,000	7.5% ▲	50	195	\$405
2005	123	\$402,000	5.1% ▲	73	156	\$330
2004	149	\$382,500	27.5% ▲	38	129	-
2003	210	\$300,000	47.1% ▲	26	69	-

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