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View our *Investment Strategy Scores* to help you find the best suburbs and properties

Example Only



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6. 42

Property

42 Macquarie Avenue Molendinar QLD 4214

4 / 2 / 2 / 768 m²

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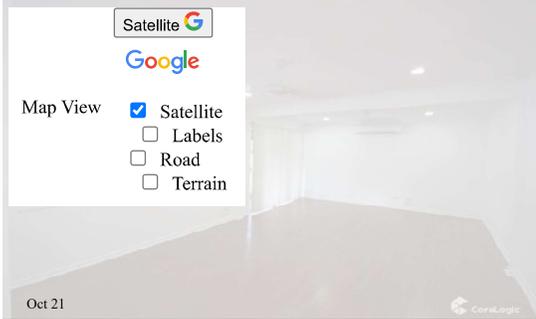
Here you can find what you need to know about **42 Macquarie Avenue** , including how much it's approximately worth, a history of what it has previously sold for and even the estimated weekly rent. You can also view comparable house and unit for sale and sold prices, information about **Molendinar, QLD**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

Property Insights

Images

Map

Street View



Close

Property photo of 42 Macquarie Avenue Molendinar QLD 4214

Google

Oct 21

Property Insights

42 Macquarie Avenue Estimated Value

Property photo of 42 Macquarie Avenue

\$800,000 - \$900,000

Medium confidence estimate

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

Last sold for \$348,000 on 30 Jul 2009

Sale Type: Normal Sale

Est: Oct 21

Ren: [Upgrade to Premium](#)

High confidence

Gross: Unavailable

Cashflow

Estimated

Gross Yield: [Upgrade to Premium](#)

High confidence

Natural Hazard Risk: [Upgrade to Premium](#)



Oct 21

Property photo of 42 Macquarie Avenue Molendinar QLD 4214

Oct 21

Property photo of 42 Macquarie Avenue Molendinar QLD 4214

Oct 21

Property photo of 42 Macquarie Avenue Molendinar QLD 4214

[Upgrade to Premium to view pros and cons for this property](#)

Pros & Cons

Things to like

- Above market cashflow potential
- Cheaper than comparable properties

Oct 21 / risk of losing value

Things to look out for

Property photo of 42 Macquarie Avenue Molendinar QLD 4214

- 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

58.58% Complete

Oct 21

How we calculate the property Cashflow Score

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.

This property National

Estimated
Gross Yield

Manly, NSW National

Median
Gross Yield

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.

Oct 21

Capital Growth Score

[95.95% Complete](#)

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 (Oct 21 - 2017)

Manly, NSW National

Change in Median
Price (1 yr)

Average Days
on Market

Average Vendor
Discounting

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Lower Risk Score

[29 Oct 21 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*

Oct 21

Manly, NSW National

Average Days
on Market

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

Oct 21

Bedrooms 4

Bathrooms 2

Car Spaces 2

Land Size 768 m²

Floor Area 163 m²

House Type House

Council Area Gold Coast City

Year Built 1990

Zone RESIDENTIAL A (GOLD COAST)

Lot/Plan 240/RP143400 Molendinar QLD

Pt Oct 21 Type House

Property photo of 42

Last listing description (October 2021)

Macquarie Avenue

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 to pay for 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 1form 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 co Oct 21 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.

Property photo of 42

Macquarie Avenue

Molendinar QLD 4214

Property Timeline

Upgrade to Premium to see the available history of this property. Learn more

Oct 21

Property photo of 42

Macquarie Avenue

Molendinar QLD 4214

Property History (example only)

Sold for \$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
04 Oct 21 567 Belle.pperty

For Rent \$350 pw
12 Aug 2006, 8 years 11 months ago
Jane Dough Belle property
0401 234 567 Belle.pperty

Sold for \$512,000
2 Jan 2001, 14 years 6 months ago

Apr 12

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Property photo of 42

Macquarie Avenue

Molendinar QLD 4214

Development Permits

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

Apr 12

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.

Molendinar QLD 4214

Data Provided by Cordell

Permit Date	DA Type	View All Details
30/06/2014	Extension/Alteration	Hide Detail
Construction Type	Construction Material	
Additions, Alterations	-	

Permit Date DA Type View All Details

27 Apr 12 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](#)

Molendinar QLD 4214

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Comparable properties

Apr 12

Property photo of 42 Macquarie Avenue Molendinar QLD 4214



Loading

Local Schools



Loading

Apr 12

Property photo of 42 Macquarie Avenue Molendinar QLD 4214

State Auction Clearance Rates



Loading

Apr 12



Neighbourhood

Suburb Insights

Molendinar, QLD 4214

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

Get neighbourhood info and insights with our Suburb Profile

Apr 12

[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 15 parks covering nearly 7.2% 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](#)

Molendinar, QLD 4214

Apr 12

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

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[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

Apr 12

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Market Trends for Molendinar for Houses in last 12 months

Last 12 months in Molendinar QLD 4214 [View Suburb Profile](#)
[Upgrade to Premium](#)
[to view all Market Trends](#)

- 

\$953K Median Sale Price
- 

79 Properties sold
- 

\$850pw Median Rent
- 

5.0% Median Gross Yield
- 

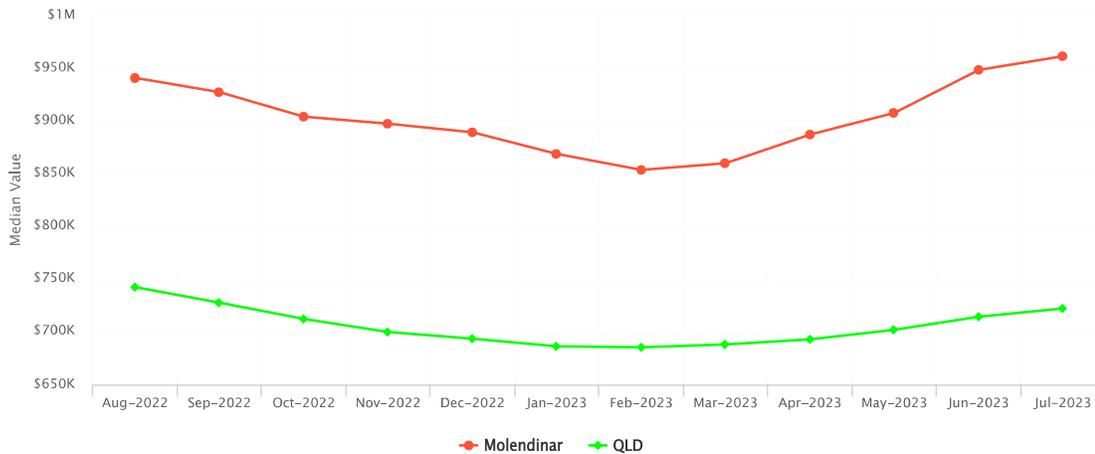
29 Average Days on Market
- 

-7.2% Average Vendor Discount
- 

-2.8% Median Sale Price Change (1yr)

[M](#) Apr 12 [Tue](#) : \$953K

- [Median Value : \\$953K](#)
- [Properties sold : 79](#)
- [Median Rent : \\$850pw](#)
- [Median Gross Yield : 5.0%](#)
- [Average Days on Market : 29](#)
- [Average Vendor Discount : -7.2%](#)
- [Median Sale Price Change \(1yr\) : -2.8%](#)



There have been 79 Houses sold in Molendinar in the past 12 months with a median sale price of \$870K, down 2.8% annually. It takes on average 29 days to sell with vendor discounting of -7.2%.

People also viewed

Jun 09

Property photo of 42
Macquarie Avenue
Molendinar QLD 4214



[85 Ruby St](#) Emerald,
QLD 4720
- / - / -
Last sold on 1 Dec 2020
\$250,000

Jun 09



[85 Ruby St](#)
- / - / -
Last sold on 1 Dec 2020

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Currency

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Jun 09

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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.

Sep 08

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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 Macquarie Avenue and Molendinar 42 Macquarie Avenue Molendinar QLD 4214

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Aug 03

[NSW](#) *Property photo of 42
Macquarie Avenue
Molendinar QLD 4214*

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