



42 MACQUARIE AVENUE MOLENDINAR QLD 4214

Prepared on 17th July 2023



Andrew Hudson
Harcourts Innovations

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L149 RP140755

42 MACQUARIE AVENUE MOLENDINAR QLD 4214

4  2  2  768m²  163m² 



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

Testimonials

““ We engaged Andrew to move our property after a failing campaign by another agency. Andrew arrived with a strong knowledge of the area, understanding of properties, prices and a confidence to achieve a successful outcome. Andrew followed up inspections & communications with detailed reports. The process was very well managed which left us relaxed in the knowledge we had made the right choice in appointing him. A great outcome was achieved & we thank him very much” ”

Vicki & Graeme

““ Andrew did a great job. Some agents try to sell you the world and then force your price down later and some only point out the negatives trying for a low price and quick sale. When looking at our property, Andrew outlined both positives and negatives and told us what we should highlight and fix to assist the sale without going over the top. He knows the area well. After the sale, he continued his service and kept in touch. All in all, we were happy with Andrew's approach, philosophy and his service. ”

Damien & Michelle

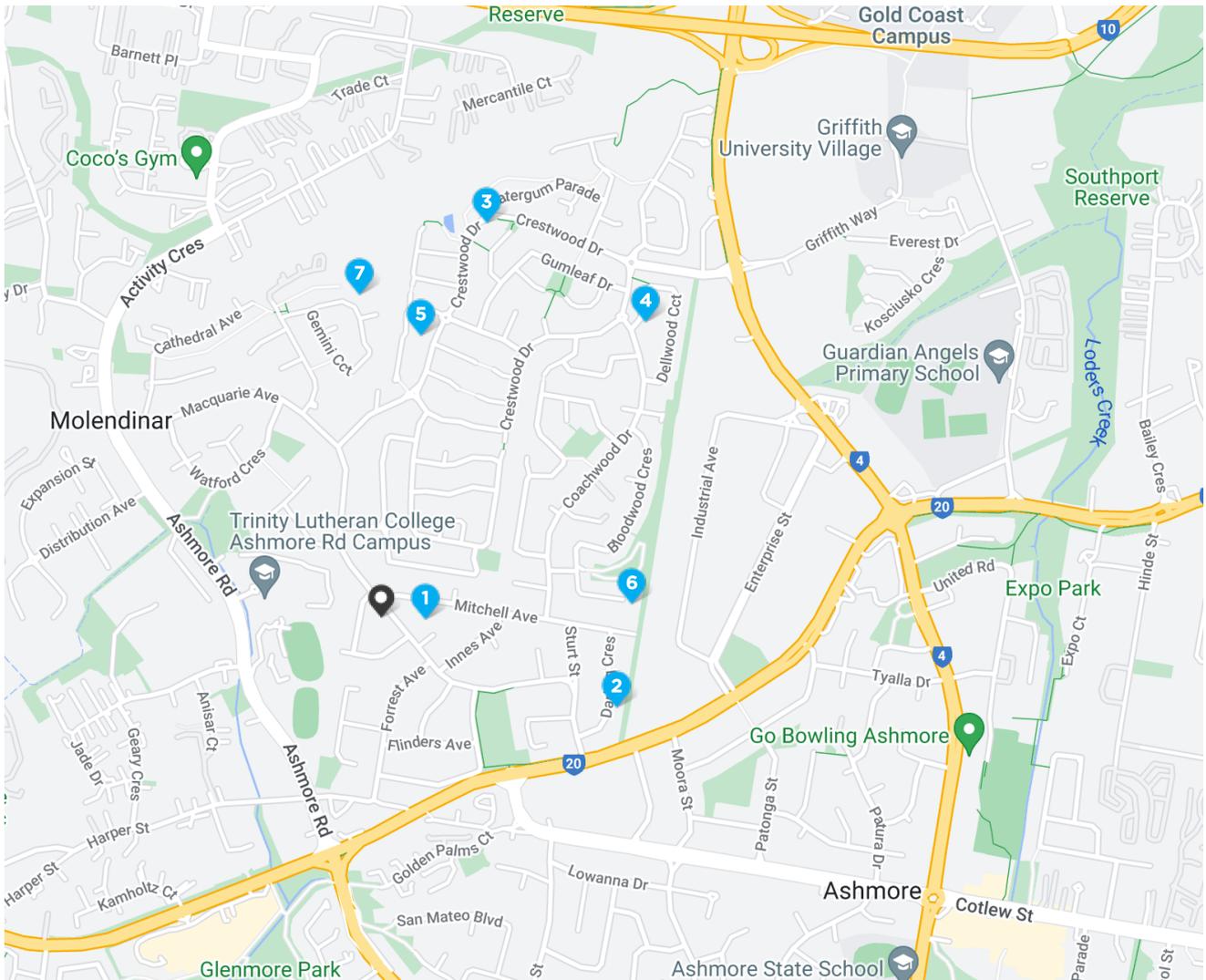
““ We found Andrew to be personal, straight forward, knowledgeable and reliant. Upon our first interaction, we felt comfortable and confident he would do an excellent job selling our property. ”

Lisa

““ “He got us more than 50K than we thought we would get and made the whole process stress free and easy to follow. Thank Andrew. It was an absolute pleasure to have you represent us”. - Ross ”

Ross Turner

Surrounding Map: Sales



				
1 3 HENTY COURT MOLENDINAR QLD 4214	3	3	4	\$835,000
2 13 DARLING CRESCENT MOLENDINAR QLD 4214	4	2	3	\$895,000
3 62 CRESTWOOD DRIVE MOLENDINAR QLD 4214	3	2	2	\$863,000
4 3 DELLWOOD CIRCUIT MOLENDINAR QLD 4214	4	2	2	\$850,000
5 85 CRESTWOOD DRIVE MOLENDINAR QLD 4214	4	2	2	\$840,000
6 25 GIDGEE COURT MOLENDINAR QLD 4214	4	2	2	\$865,000
7 8 GEMINI CIRCUIT MOLENDINAR QLD 4214	4	2	2	\$845,000

* This data point was edited by the author of this CMA and has not been verified by CoreLogic
 Map data ©2023

Surrounding Sales

1 3 HENTY COURT MOLENDINAR QLD 4214

Sold Price

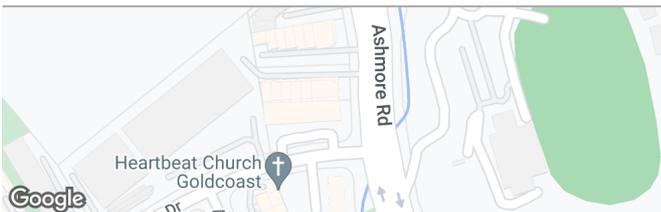
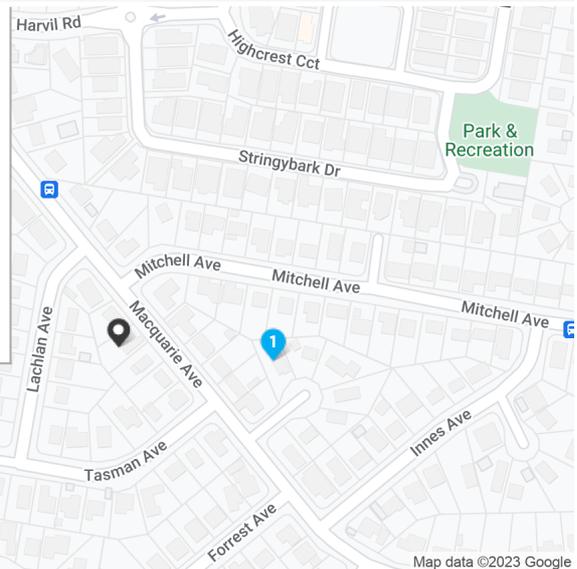
\$835,000

3
 3
 4
 859m²
 104m²



Property Insights

Sold Date	02-May-23	Distance	0.12km
DOM	6 days	Year Built	1980
First Listing	Offers Over \$799,000		
Last Listing	Under Contract		

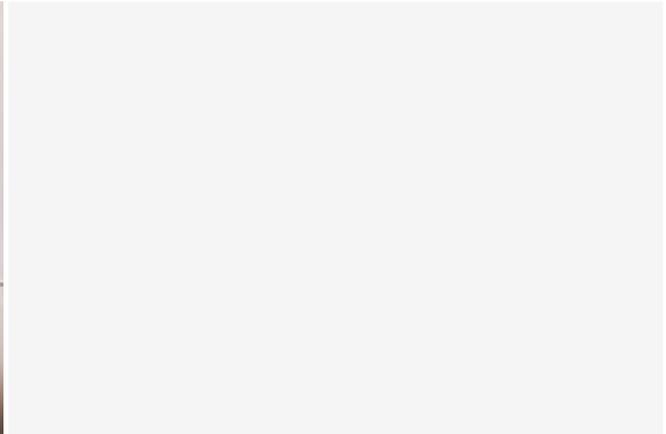


RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Surrounding Sales

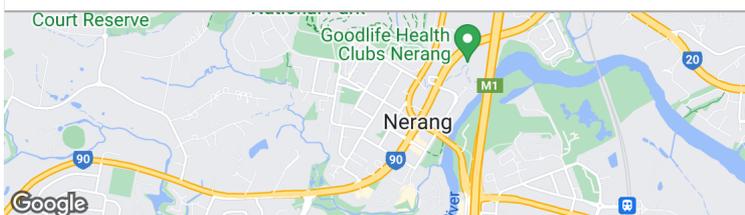
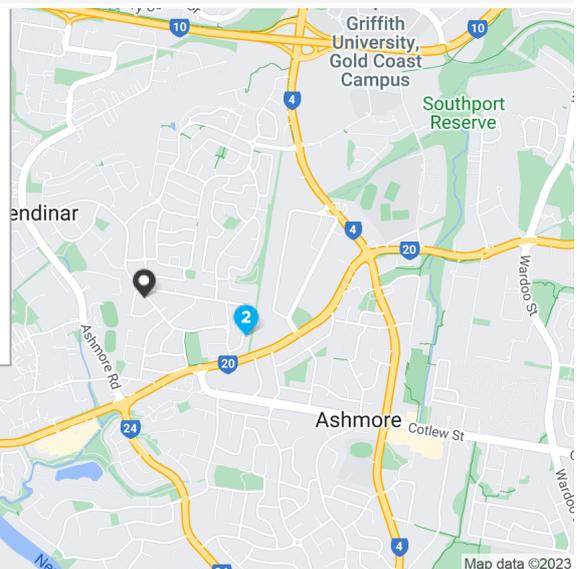
2 13 DARLING CRESCENT MOLENDINAR QLD 4214 Sold Price \$895,000

4 2 3 709m² -



Property Insights

Sold Date	26-May-23	Distance	0.7km
DOM	91 days	Year Built	1987
First Listing	\$969,000		
Last Listing	\$899,900		



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Surrounding Sales

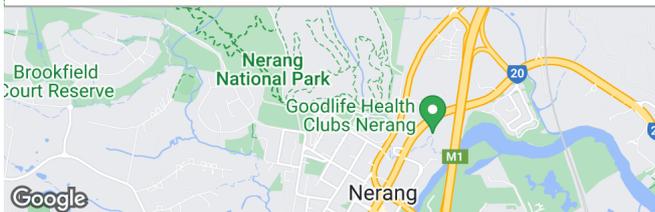
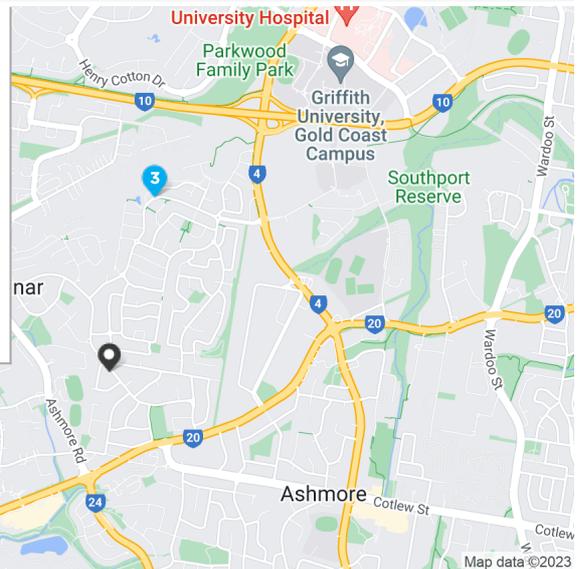
3 62 CRESTWOOD DRIVE MOLENDINAR QLD 4214 Sold Price \$863,000

3 2 2 635m² 191m²



Property Insights

Sold Date	19-Nov-22	Distance	1.13km
DOM	33 days	Year Built	2002
First Listing			
Auction			
Last Listing			
Auction			



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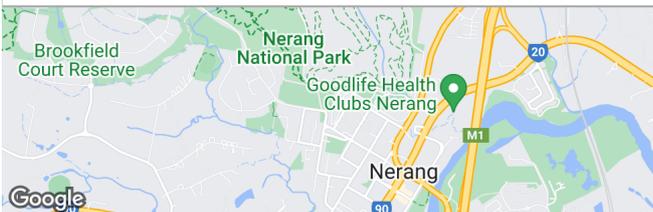
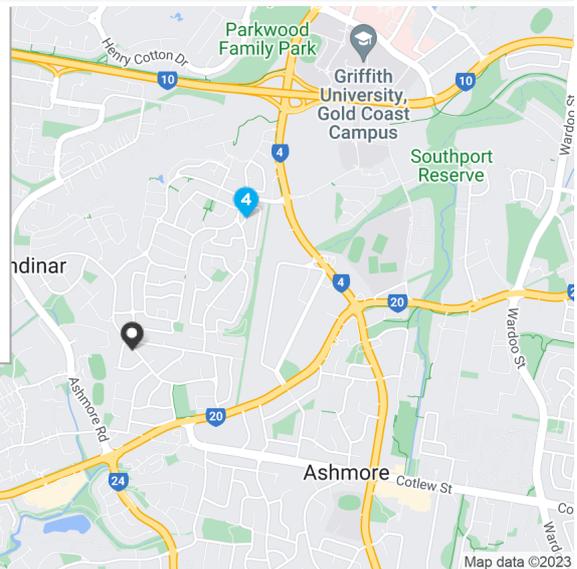
Surrounding Sales

4 3 DELLWOOD CIRCUIT MOLENDINAR QLD 4214 Sold Price **\$850,000**
🏠 4 🛏 2 🚗 2 📏 552m² 🏠 166m²



Property Insights

Sold Date	22-Dec-22	Distance	1.09km
DOM	18 days	Year Built	2002
First Listing	\$900,000		
Last Listing	\$900,000		



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Surrounding Sales

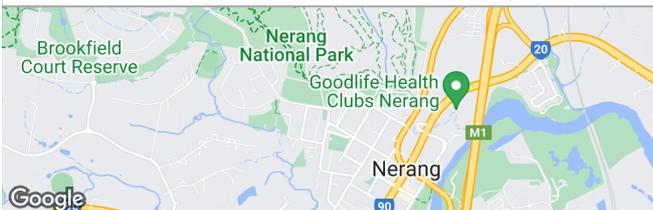
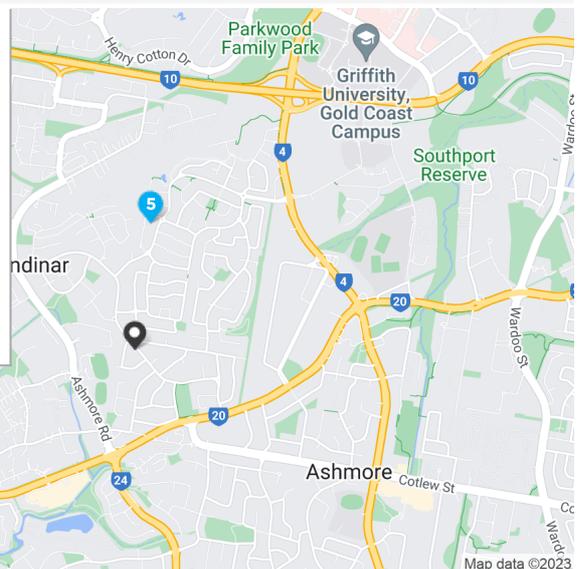
5 85 CRESTWOOD DRIVE MOLENDINAR QLD 4214 **Sold Price** **\$840,000**

4 2 2 620m² 151m²



Property Insights

Sold Date	01-Apr-23	Distance	0.79km
DOM	23 days	Year Built	2002
First Listing			
Interest Above \$879,000			
Last Listing			
Price Drop Interest Above \$849,000			



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Surrounding Sales

6 25 GIDGEE COURT MOLENDINAR QLD 4214

Sold Price

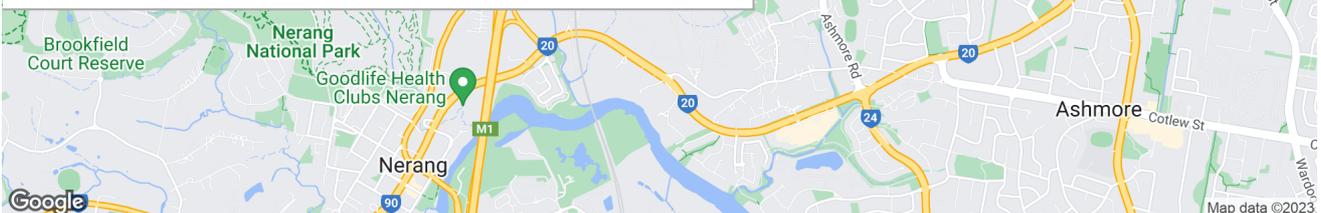
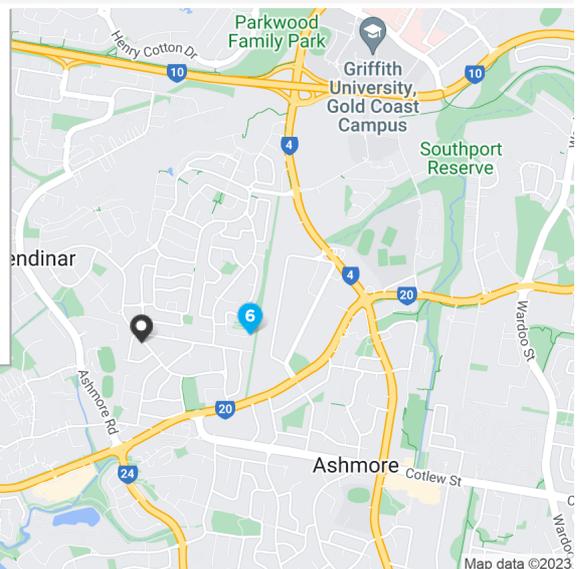
RS \$865,000

4 2 2 697m² 142m²



Property Insights

Sold Date	13-Jun-23	Distance	0.69km
DOM	63 days	Year Built	2012
First Listing	Offers over \$900,000		
Last Listing	Offers over \$875,000		



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Surrounding Sales

7 8 GEMINI CIRCUIT MOLENDINAR QLD 4214

Sold Price

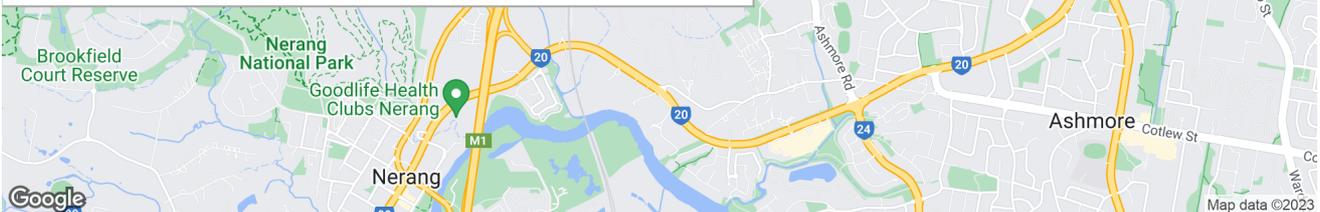
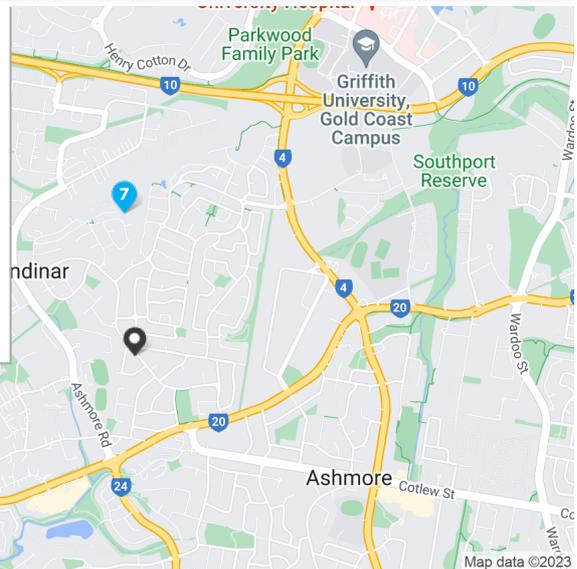
\$845,000

4 2 2 520m² 159m²



Property Insights

Sold Date	22-Aug-22	Distance	0.89km
DOM	25 days	Year Built	2001
First Listing			
Contact Agent			
Last Listing			
Contact Agent			



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Summary

42 MACQUARIE AVENUE MOLENDINAR QLD 4214

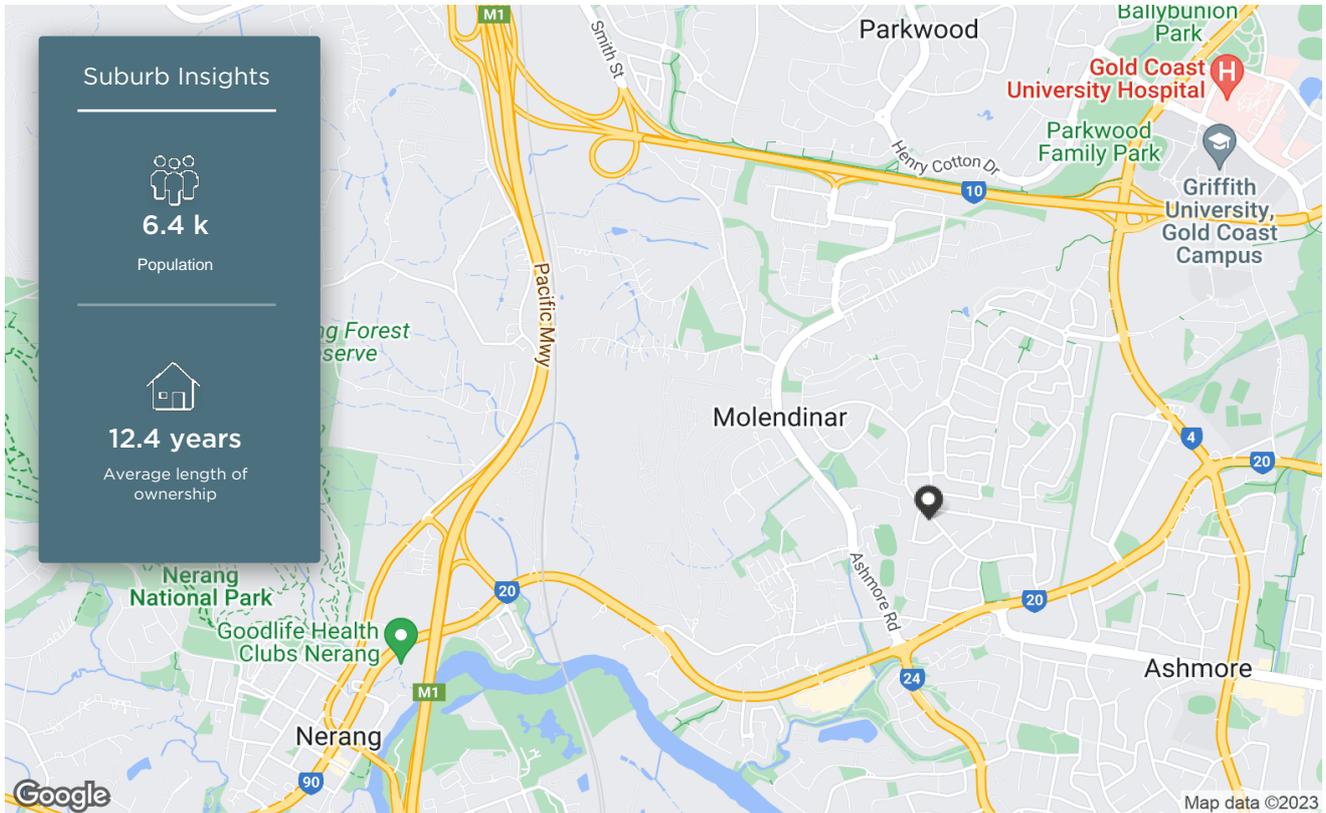


Appraisal price range
\$840,000 - \$880,000

Notes from your agent

Molendinar

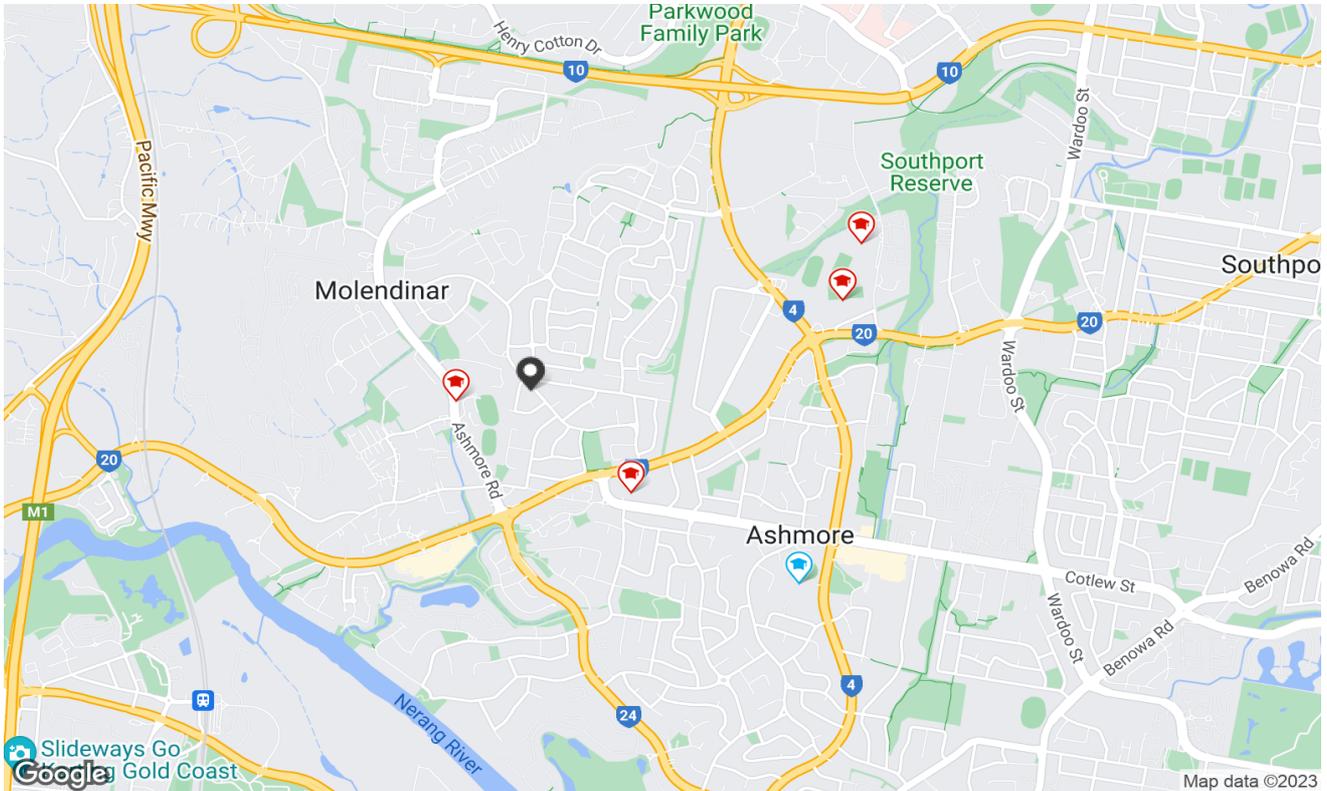
Demographic



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. Currently the median sales price of houses in the area is \$887,500.

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



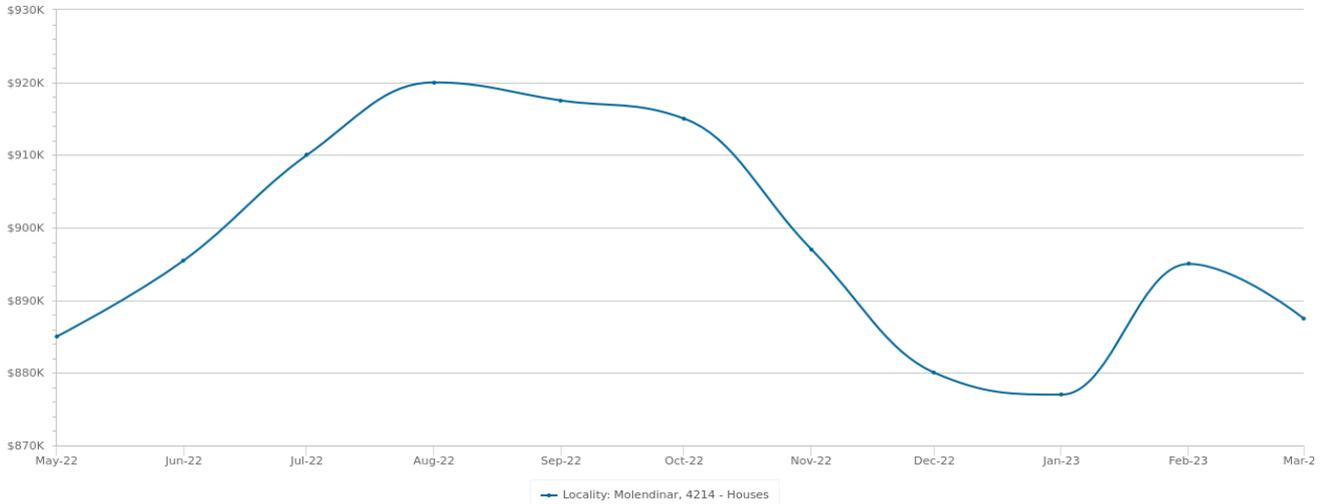
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Trinity Lutheran College 641 Ashmore Road Molendinar QLD 4214	0.35km	Combined	Mixed	Non-Government	0-12
 Trinity Lutheran College (Cotlew Street Campus) 251 Cotlew Street Ashmore QLD 4214	0.76km	Primary	Mixed	Non-Government	0-0
 Aquinas College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

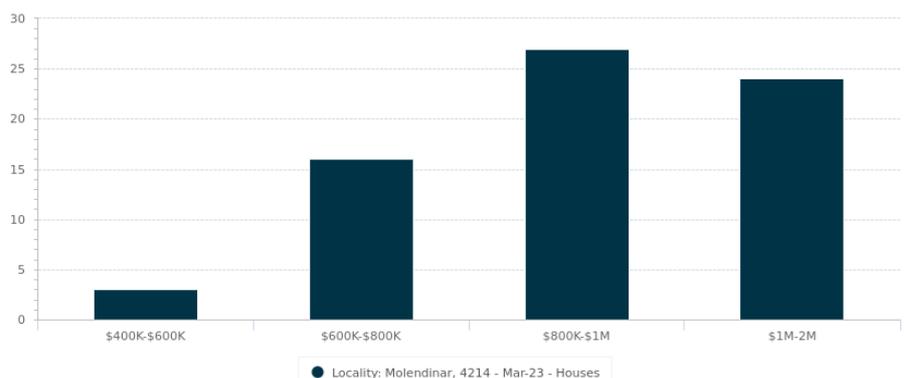


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2023	-	-	-	-	29	\$850
Mar 2023	7	\$887,500	-0.8% ▼	29	26	\$850
Feb 2023	4	\$895,000	2.1% ▲	29	26	\$820
Jan 2023	3	\$877,000	-0.3% ▼	26	21	\$825
Dec 2022	4	\$880,000	-1.9% ▼	26	15	\$822
Nov 2022	3	\$897,000	-2.0% ▼	26	16	\$800
Oct 2022	8	\$915,000	-0.3% ▼	26	22	\$750
Sep 2022	7	\$917,500	-0.3% ▼	24	24	\$750
Aug 2022	8	\$920,000	1.1% ▲	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	\$700

Sales by Price - 12 months (House)

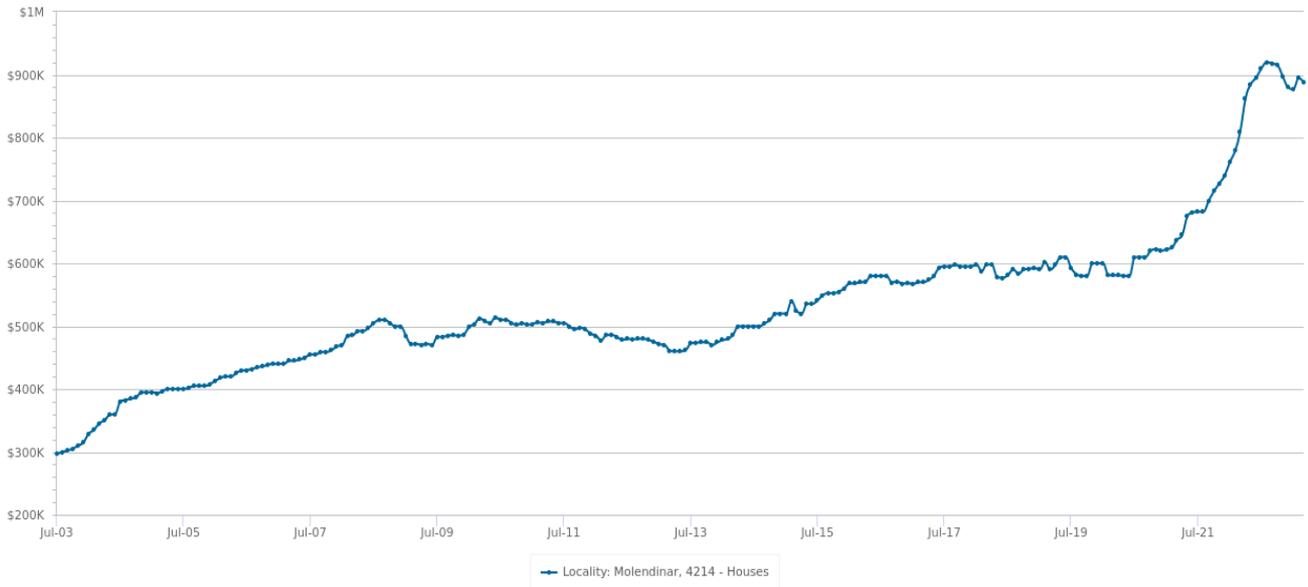
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	3
\$600K-\$800K	16
\$800K-\$1M	27
\$1M-\$2M	24
>2M	0



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
2023	70	\$887,500	9.6% ▲	29	98	\$850
2022	115	\$810,000	27.1% ▲	15	118	\$700
2021	98	\$637,500	9.7% ▲	21	129	\$630
2020	76	\$581,000	-1.5% ▼	58	116	\$575
2019	89	\$590,000	-1.4% ▼	42	142	\$580
2018	108	\$598,444	5.0% ▲	39	148	\$567
2017	113	\$570,000	0.0%	34	155	\$550
2016	103	\$570,000	8.6% ▲	35	141	\$530
2015	101	\$525,000	7.9% ▲	30	145	\$520
2014	92	\$486,500	5.5% ▲	42	145	\$520
2013	82	\$461,000	-5.1% ▼	64	146	\$470
2012	63	\$486,000	-3.8% ▼	90	166	\$500
2011	64	\$504,995	-1.5% ▼	60	172	\$500
2010	118	\$512,500	8.6% ▲	42	193	\$490
2009	95	\$472,000	-2.8% ▼	77	202	\$480
2008	148	\$485,500	9.1% ▲	43	221	\$472
2007	179	\$445,000	6.0% ▲	55	202	\$450
2006	143	\$420,000	5.8% ▲	57	180	\$375
2005	132	\$397,000	14.9% ▲	73	131	-
2004	178	\$345,500	28.4% ▲	31	126	-

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