



## **50/11 EMERALD PLACE BRIDGEMAN DOWNS QLD 4035**

Prepared on 30th June 2023

### **BLUE CHIP SUPER PTY**

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
# Your Property


50/11 EMERALD PLACE BRIDGEMAN DOWNS QLD 4035

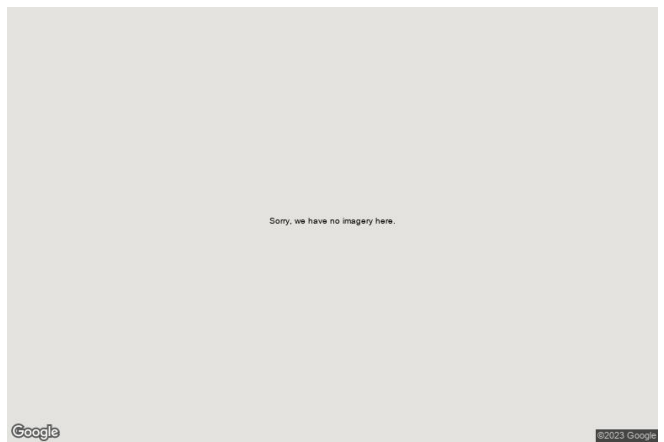
3 

2 

1 

141m<sup>2</sup> 

97m<sup>2</sup> 



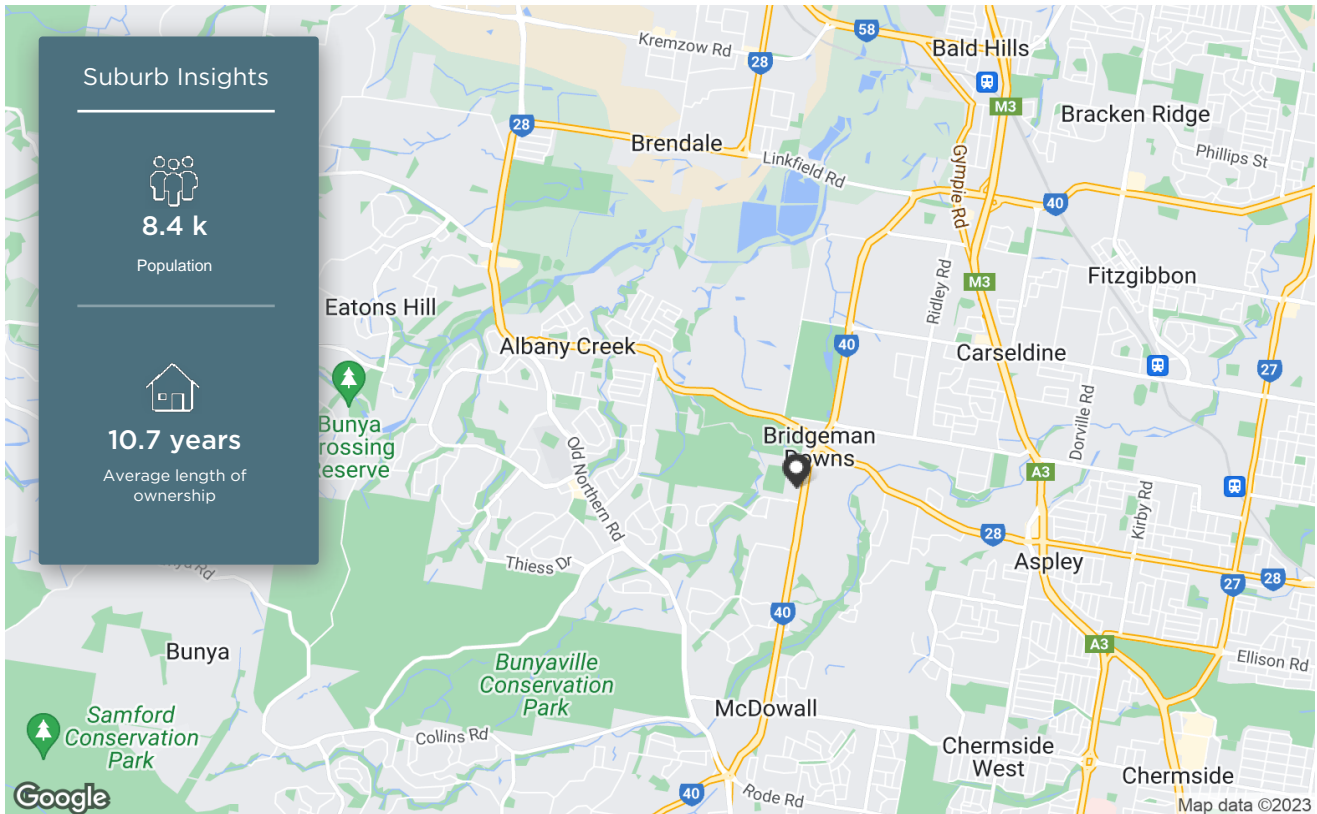
## Your Property History

17 Nov, 2016 - Sold for \$485,000



# Bridgeman Downs

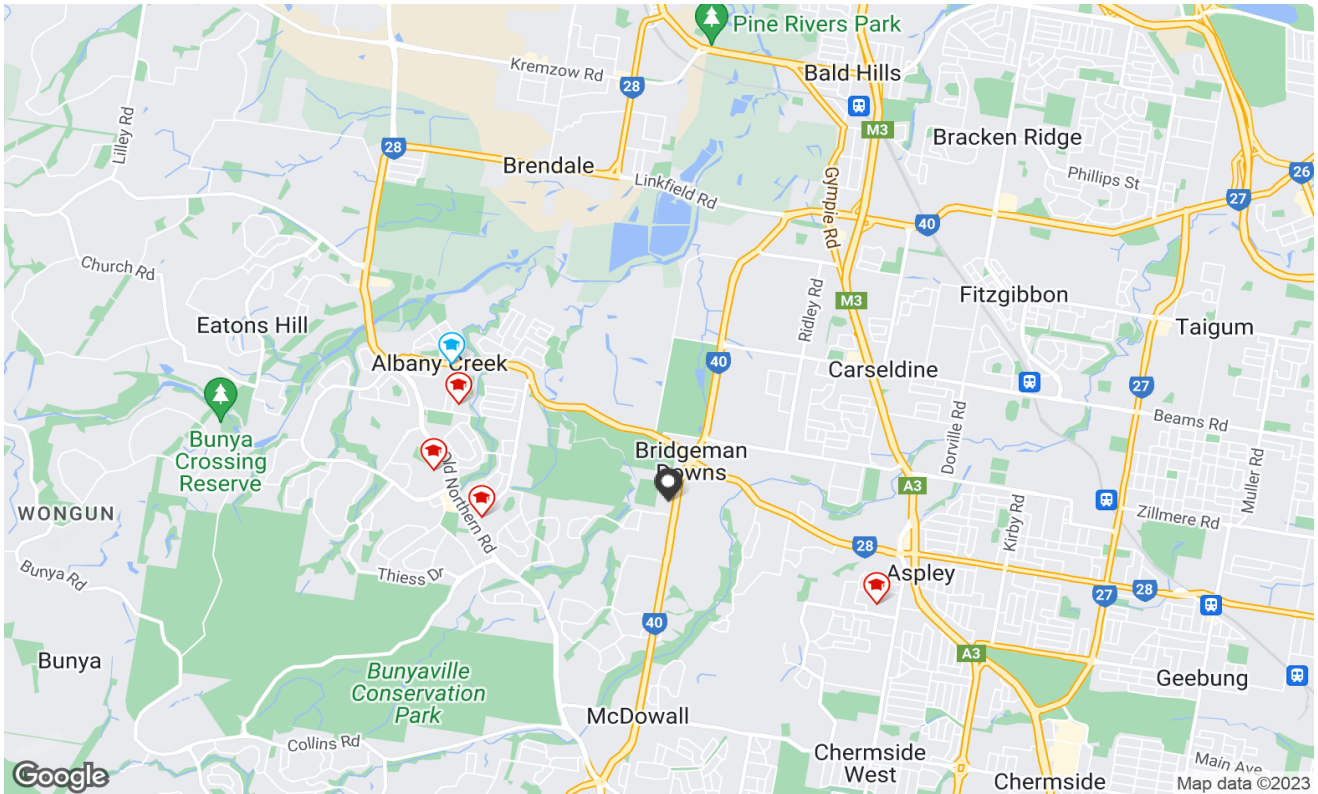
## Demographic








The size of Bridgeman Downs is approximately 9.4 square kilometres. It has 14 parks covering nearly 11.4% of total area. The population of Bridgeman Downs in 2011 was 7,445 people. By 2016 the population was 8,439 showing a population growth of 13.4% in the area during that time. The predominant age group in Bridgeman Downs is 10-19 years. Households in Bridgeman Downs are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Bridgeman Downs work in a professional occupation. In 2011, 87.6% of the homes in Bridgeman Downs were owner-occupied compared with 84.1% in 2016. Currently the median sales price of houses in the area is \$1,250,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	34.6	Owns Outright	43.3	0-15.6K	2.2	0-9	11.1
Couples with Children	55.8	Purchaser	40.8	15.6-33.8K	6.1	10-19	16.2
Single Parents	8.7	Renting	13.7	33.8-52K	7.5	20-29	10.1
Other	1.0	Other	0.7	52-78K	10.6	30-39	9.6
		Not Stated	1.4	78-130K	20.6	40-49	15.7
				130-182K	16.1	50-59	15.4
				182K+	26.9	60-69	11.5
						70-79	6.3
						80-89	3.3
						90-99	0.8

# Local Schools



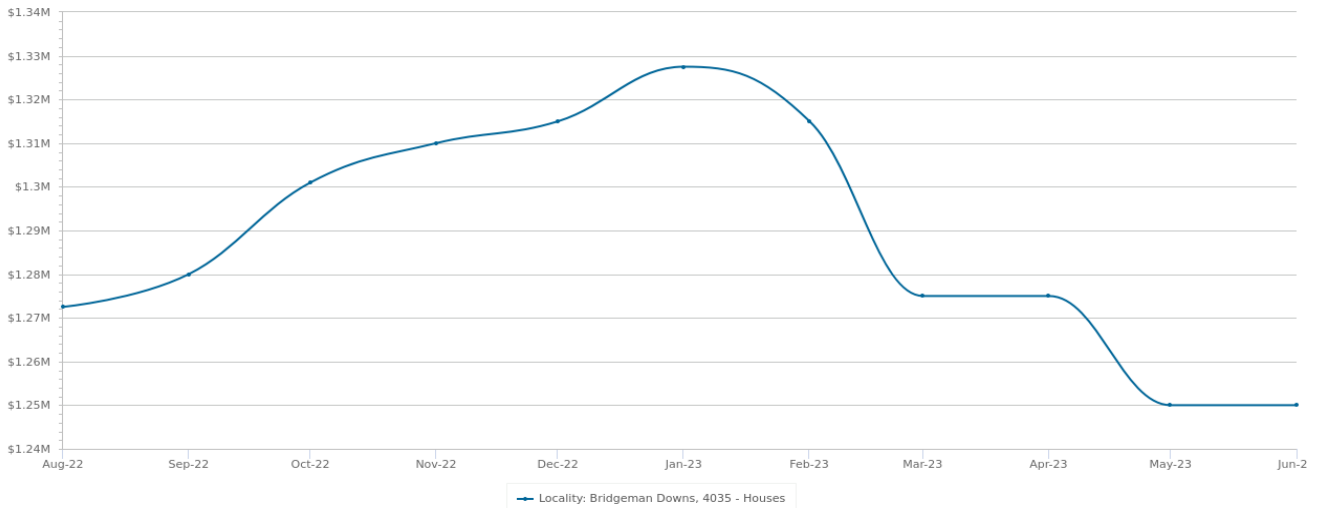
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Albany Hills State School</b> 118-130 Keong Road Albany Creek QLD 4035	1.82km	Primary	Mixed	Government	0-6
 <b>All Saints Primary School</b> 4-14 Faheys Road East Albany Creek QLD 4035	2.3km	Primary	Mixed	Non-Government	0-6
 <b>Albany Creek State High School</b> 2-14 Albany Forest Drive Albany Creek QLD 4035	2.32km	Secondary	Mixed	Government	7-12
 <b>Aspley State School</b> 316 Maundrell Terrace Aspley QLD 4034	2.41km	Primary	Mixed	Government	0-6
 <b>Albany Creek State School</b> 696 Albany Creek Road Albany Creek QLD 4035	2.56km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (House)

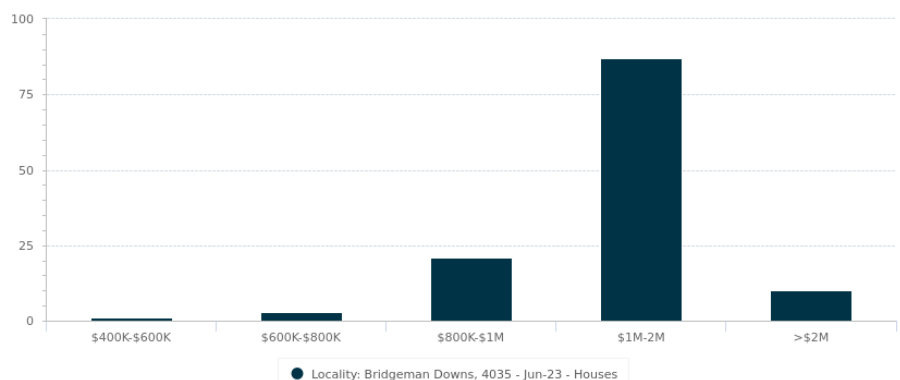


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	34	\$800
Jun 2023	12	\$1,250,000	0.0%	25	39	\$800
May 2023	12	\$1,250,000	-2.0% ▼	25	38	\$787
Apr 2023	11	\$1,275,000	0.0%	25	37	\$800
Mar 2023	11	\$1,275,000	-3.0% ▼	24	41	\$800
Feb 2023	9	\$1,315,000	-0.9% ▼	23	31	\$790
Jan 2023	7	\$1,327,500	1.0% ▲	22	36	\$760
Dec 2022	6	\$1,315,000	0.4% ▲	22	31	\$780
Nov 2022	10	\$1,310,000	0.7% ▲	21	36	\$750
Oct 2022	9	\$1,301,000	1.6% ▲	16	39	\$725
Sep 2022	12	\$1,280,000	0.6% ▲	14	44	\$700
Aug 2022	13	\$1,272,500	5.5% ▲	12	44	\$700

Sales by Price - 12 months (House)

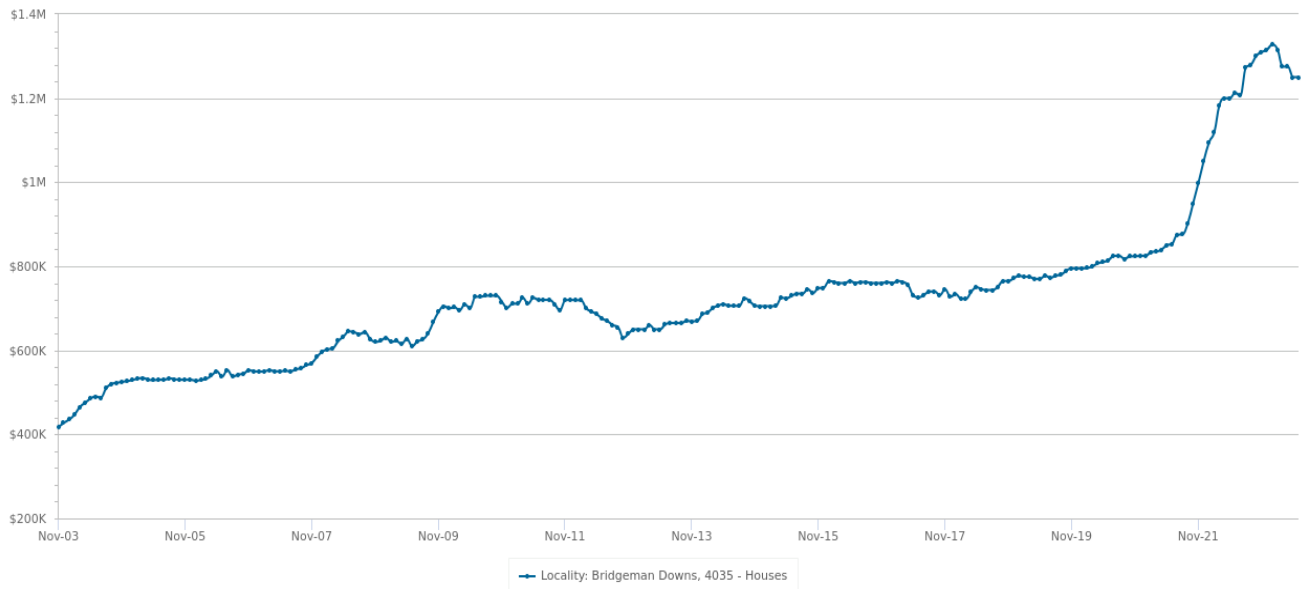
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	3
\$800K-\$1M	21
\$1M-\$2M	87
>\$2M	10



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Sale Price - 20 years (House)

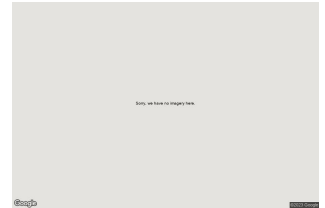


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	122	\$1,250,000	3.1% ▲	25	150	\$800
2022	155	\$1,212,500	42.1% ▲	11	174	\$700
2021	179	\$853,000	4.7% ▲	15	182	\$635
2020	153	\$815,000	4.8% ▲	64	203	\$575
2019	141	\$777,500	4.4% ▲	46	249	\$575
2018	125	\$745,000	2.6% ▲	41	271	\$585
2017	136	\$726,250	-4.4% ▼	37	275	\$575
2016	131	\$760,000	4.1% ▲	47	263	\$595
2015	135	\$730,000	3.4% ▲	42	247	\$600
2014	125	\$706,000	6.6% ▲	42	206	\$575
2013	107	\$662,000	-1.9% ▼	51	212	\$600
2012	95	\$675,000	-6.2% ▼	53	200	\$580
2011	71	\$720,000	-1.0% ▼	88	201	\$575
2010	110	\$727,500	19.3% ▲	46	182	\$550
2009	114	\$610,000	-5.4% ▼	64	181	\$530
2008	139	\$645,000	17.0% ▲	35	220	\$495
2007	148	\$551,250	2.6% ▲	50	191	\$400
2006	116	\$537,500	1.4% ▲	58	184	\$395
2005	137	\$530,000	8.2% ▲	65	177	\$450
2004	139	\$490,000	26.3% ▲	33	142	-

# Summary

50/11 EMERALD PLACE BRIDGEMAN DOWNS QLD 4035



**Appraisal price range**  
\$565,000 - \$704,000

## Disclaimer

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