

Property Profile Report

50/11 Emerald Place Bridgeman Downs QLD 4035

Prepared on 23 October 2023 for Wayne and Jennifer Watters SMSF



50/11 Emerald Place Bridgeman Downs QLD 4035



3



2



1



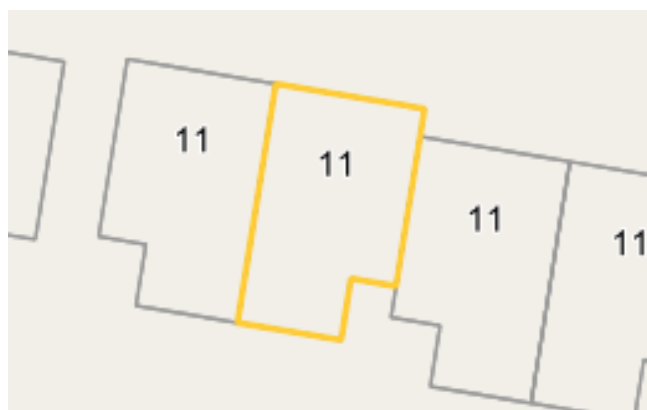
97m²



141m²

Property Details

Lot/Plan	L50 SP287279	Property Type	House
Year Built	2016	Council Area	Brisbane
Zone	00, NOT ZONED	Land Use Primary	Building Units (Primary Use Only)



50/11 Emerald Place Bridgeman Downs QLD 4035

Estimated Value

Estimated Value:

\$635,000

Estimated Value Range:

\$567,000 - \$707,000

Estimated Value Confidence:



Estimated Value as at 16 October 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
18 Mar 2019	For Rent	\$485 / week	Campaign period: 18/03/2019 - 02/04/2019, Listed by: Michael, Jsf Property Management - Bridgeman Downs, Days on market: 16
17 Nov 2016	Sold	\$485,000	Sale Method: Unknown, Sale Advised by: Government

Properties For Rent




14/17 Spencer Street Aspley QLD 4034


3


2


2


101m²


235m²

Rent Price **\$550/Week**

Days on Market 14

Campaign Period 17 Aug 2023 - 30 Aug

 1.6km from property




23/21 Lacey Road Carseldine QLD 4034


3


2


2


107m²


194m²


Rent Price **\$635/Week**

Days on Market 25

Campaign Period 29 Sep 2023 - 16 Oct 2023

 2.8km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Albany Creek State School 696 Albany Creek Road Albany Creek QLD 4035	2.6km	Primary	Mixed	Government	847
	Aspley State High School 651 Zillmere Road Aspley QLD 4034	3.1km	Secondary	Mixed	Government	841
	Albany Hills State School 118-130 Keong Road Albany Creek QLD 4035	1.8km	Primary	Mixed	Government	812
	All Saints Primary School 4-14 Faheys Road East Albany Creek QLD 4035	2.3km	Primary	Mixed	Non-Government	656
	Albany Creek State High School 2-14 Albany Forest Drive Albany Creek QLD 4035	2.3km	Secondary	Mixed	Government	1261

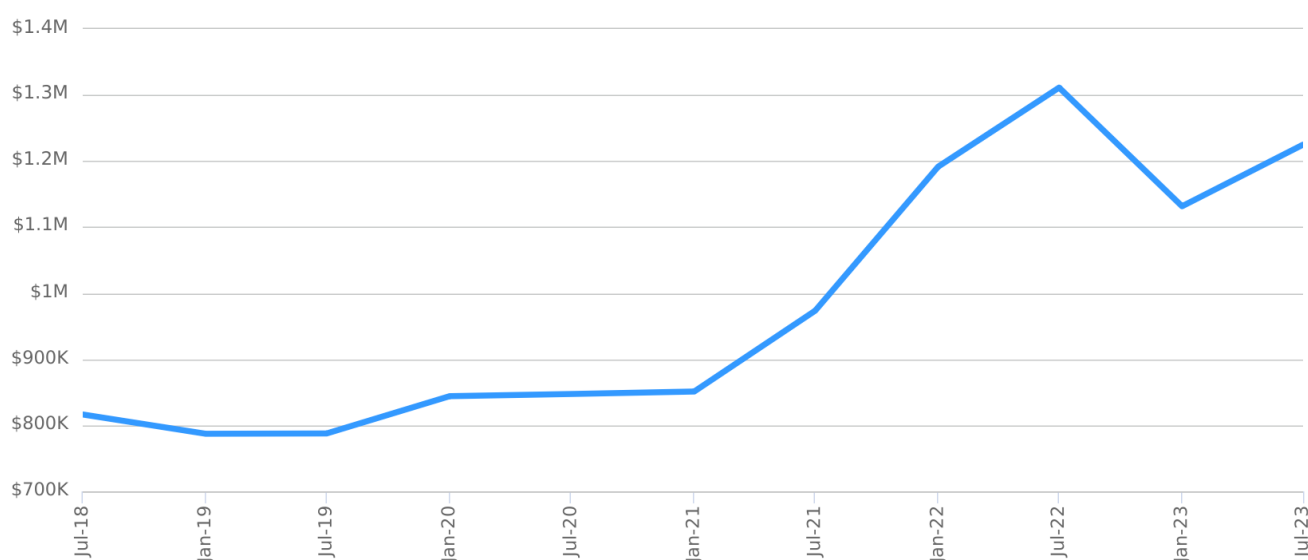
 Property within school catchment

 Property outside school catchment (government)/no catchment applies (non-government)

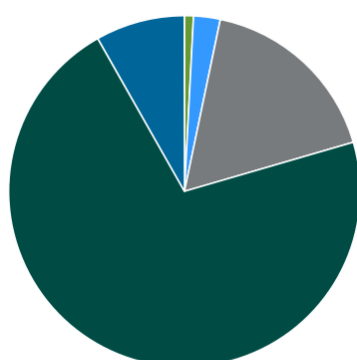
Bridgeman Downs Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jul 2023	-	\$1,224,882	▼ 6.58%
Jul 2022	-	\$1,311,241	▲ 34.69%
Jul 2021	-	\$973,519	▲ 14.88%
Jul 2020	-	\$847,418	▲ 7.58%
Jul 2019	-	\$787,677	▼ 3.51%
Jul 2018	-	\$816,408	▼ 0.26%

Median Value (monthly)

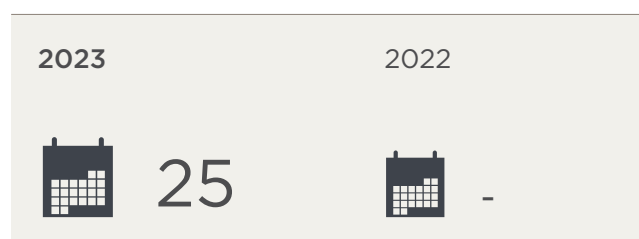


Property Sales by Price (Past 12 months)

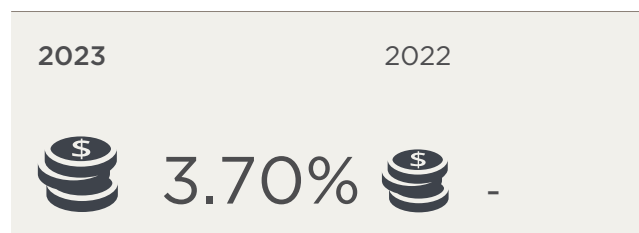


- \$400K-\$600K - 1 properties
- \$600K-\$800K - 3 properties
- \$800K-\$1M - 21 properties
- \$1M-\$2M - 87 properties
- >\$2M - 10 properties

Median Days on Market



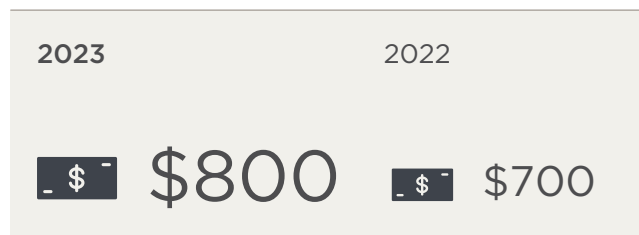
Median Vendor Discount



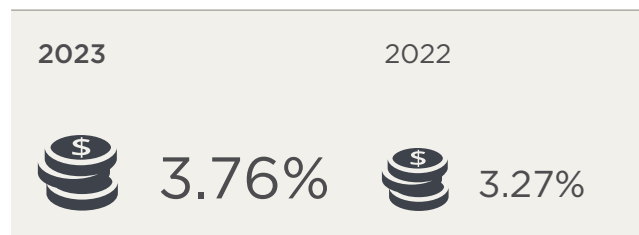
Statistics are calculated over a rolling 12 month period

Bridgeman Downs Insights - Houses

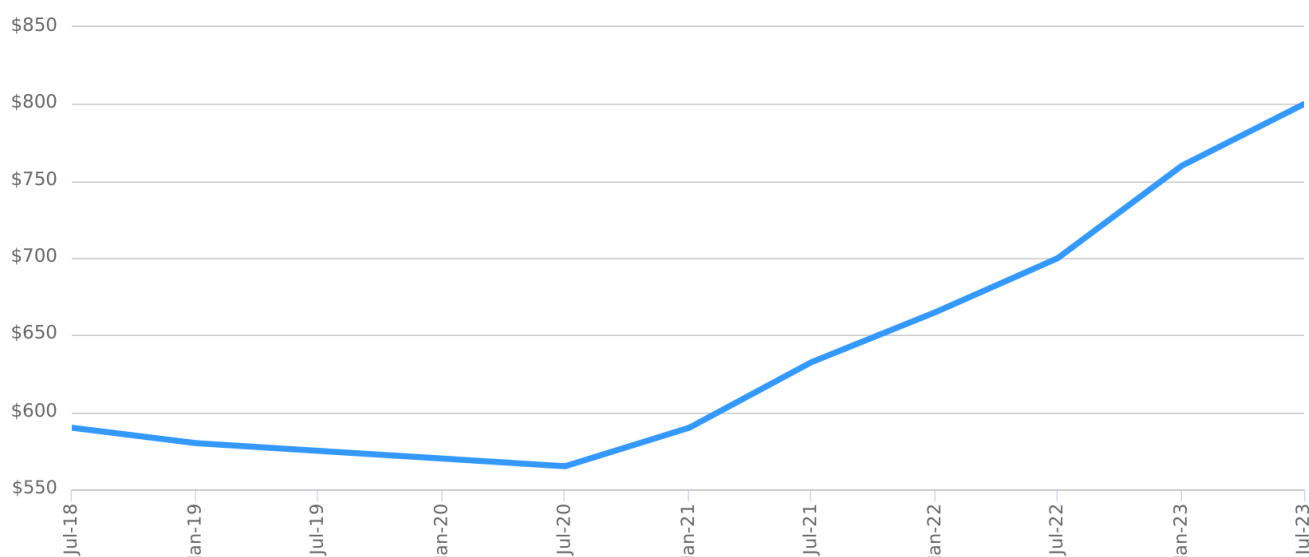
Median Weekly Asking Rent



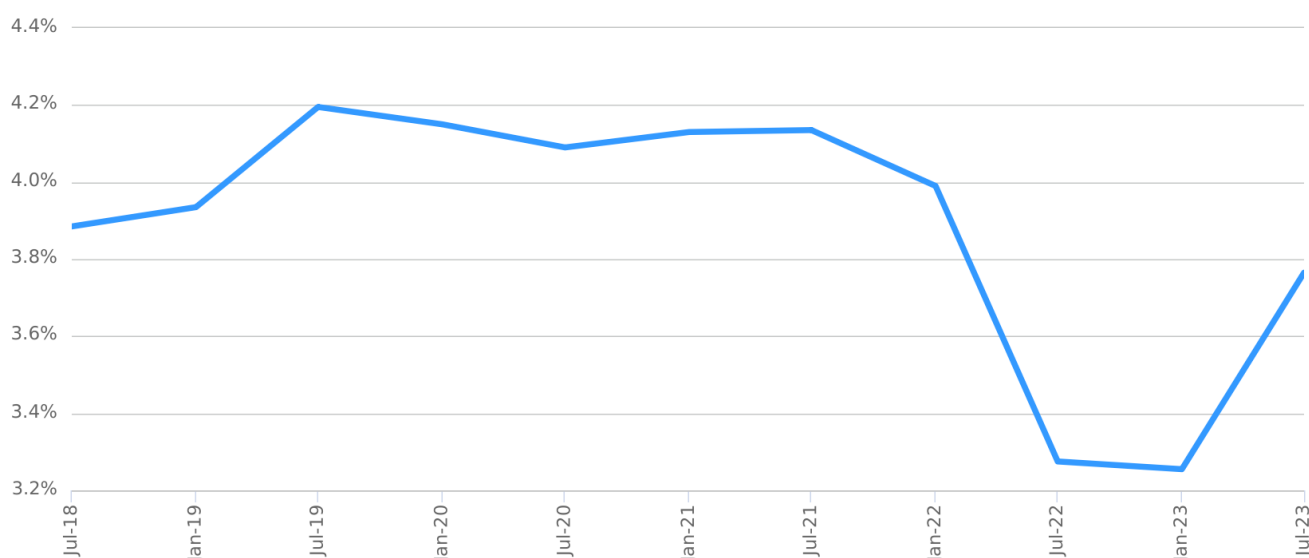
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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