

Property Profile Report

50/11 Emerald Place Bridgeman Downs QLD 4035

Prepared on 23 October 2023 for Wayne and Jennifer Watters SMSF

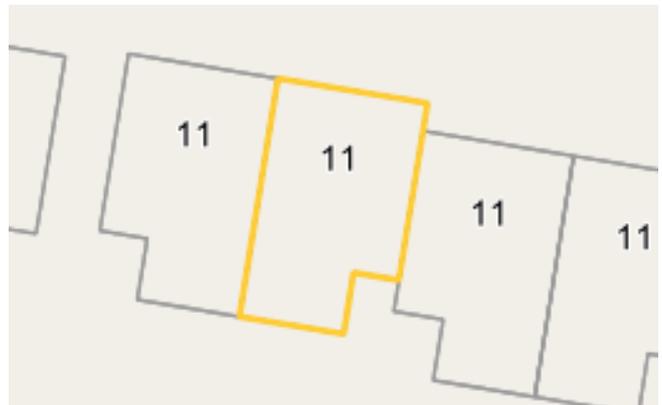


50/11 Emerald Place Bridgeman Downs QLD 4035



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:	Estimated Value Range:	Estimated Value Confidence:
\$635,000	\$567,000 - \$707,000	
		Low High

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

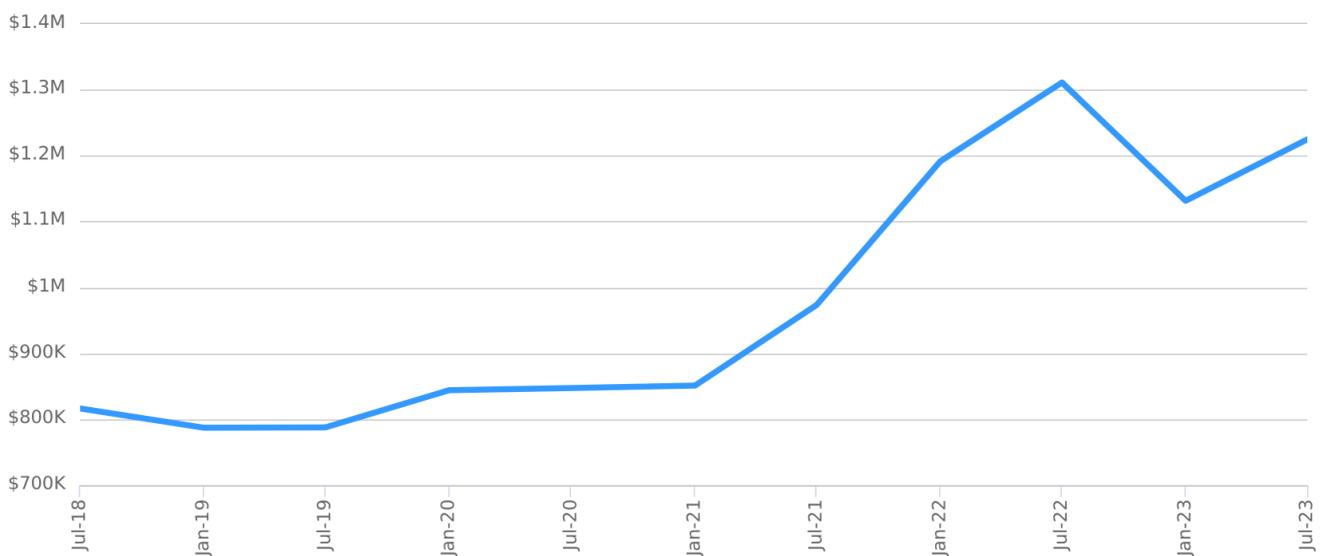
 Property within school catchment

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

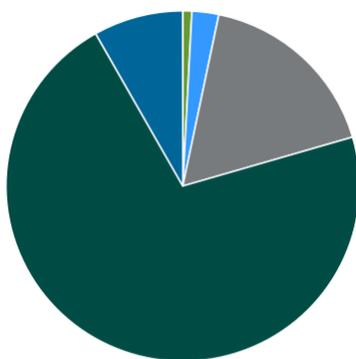
Bridgeman Downs Insights - Houses

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



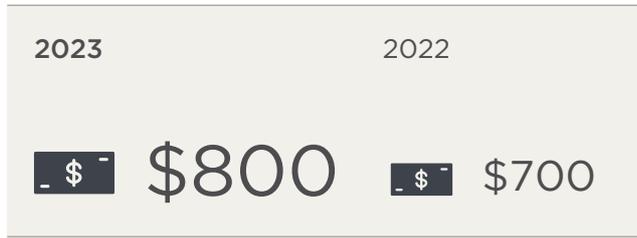
Median Vendor Discount



Statistics are calculated over a rolling 12 month period

Bridgeman Downs Insights - Houses

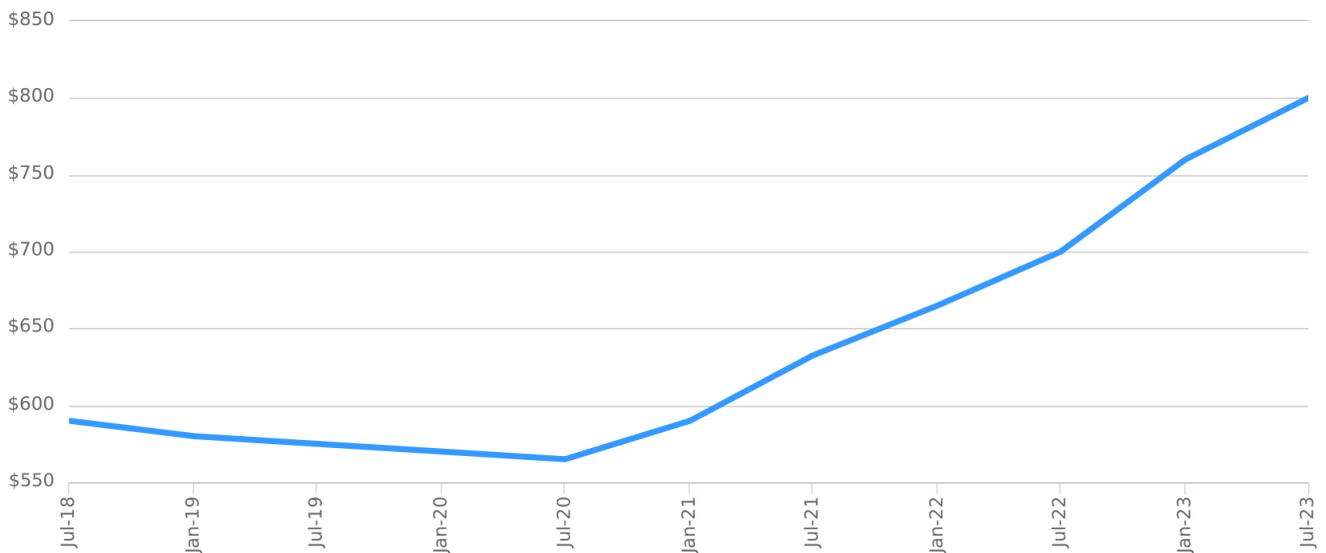
Median Weekly Asking Rent



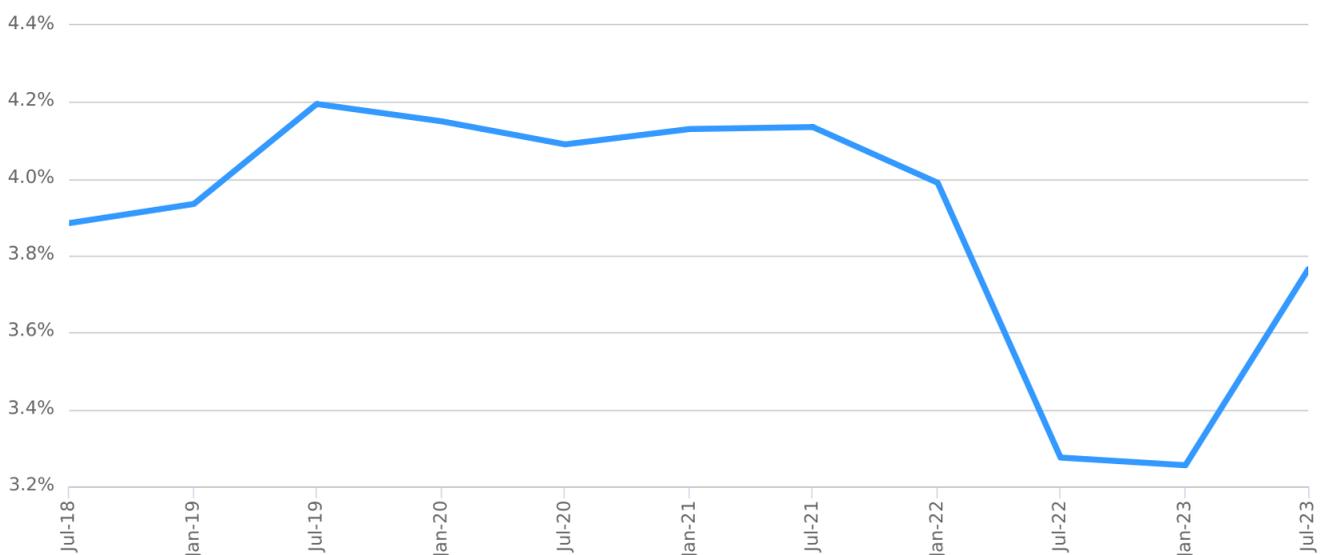
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read the Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value.

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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