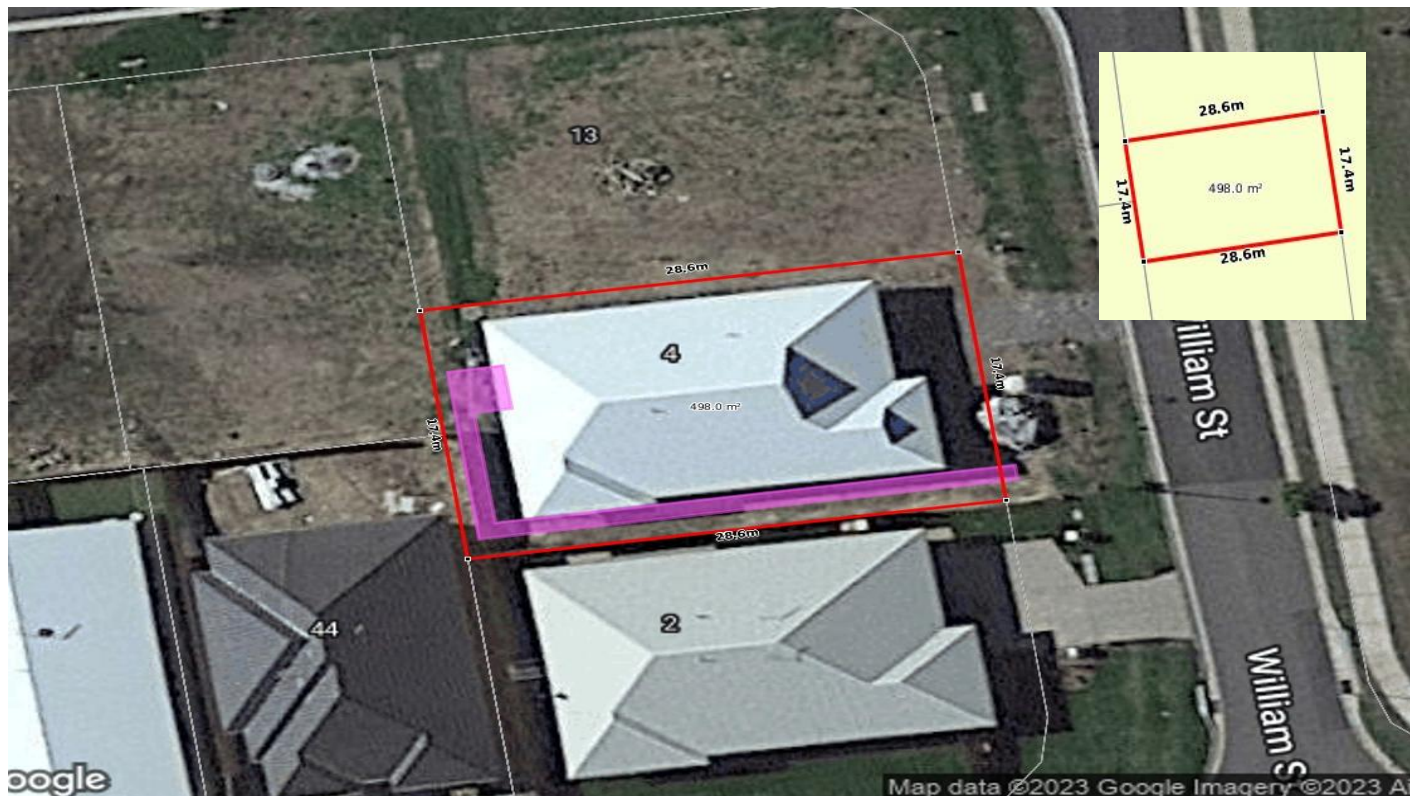




PROPERTY REPORT

4 WILLIAMS STREET, COLLINGWOOD PARK, QLD

4 WILLIAMS ST, COLLINGWOOD PARK, QLD 4301



Owner Details

Owner Name(s): JC BINGHAM SUPER PTY LTD (TTE)

Owner Address: N/A

Phone(s):

Owner Type:

Rental

Property Details

 2  1  1

Property Type: Unit - Freehold [Issuing]

RPD: L179 SP287293

Valuation Amount: \$202,500 - Site Value on 30/06/2022

Valuation Amount: \$155,000 - Site Value on 30/06/2019

Land Use: MULTI UNIT DWELLING (FLATS)

Zoning: Residential Low Density

Council: IPSWICH

Features: Built in Robes, Fully Fenced, Improvements: Dishwasher, Courtyard

Area: 498 m²

Area \$/m²: \$386

Water/Sewerage:

Property ID: 1501278084 /

UBD Ref: UBD Ref: 235 H5

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 192,000	05/06/2017	SUNNYGOLD INTERNATIONAL PTY LTD	498 m ²	Normal Sale	No

Sales History

4 WILLIAMS ST, COLLINGWOOD PARK



Sale Price: \$192,000 (Normal Sale)

Sale Date: 05/06/2017

Parties Related: No

RPD: L179 SP287293

Property Type: Vacant Land

Land Use: VACANT URBAN LAND

Zoning:

Valuation Amount: \$142,000 (01/10/2016)

Council: IPSWICH

Area: 498 m²

Features:

Area \$/m²: \$386

Vendor: SUNNYGOLD INTERNATIONAL PTY LTD

Vendor Address: PO BOX 473, SUNNYBANK, QLD, 4109, AUS

Purchaser: JC BINGHAM SUPER PTY LTD

Purchaser Address: 202 CHETWYND ROAD, GUILDFORD, NSW, 2161, AUS

Nearby Planning & Development

Address	Description	Distance	Date
7003 Collingwood Drive, Collingwood Park QLD 4301	Road work, Stormwater and Earthworks - Six Mile Estate... (474/2023/OW)	409m	19/01/2023
11 Philip Street, Redbank Plains QLD 4301	Reconfiguring a Lot - One (1) Lot into Three (3) Lots (120/2023/RAL)	1.9km	09/01/2023
7001 Collingwood Drive, Collingwood Park QLD 4301	Rate 3 Streetlighting - Woodlinks Village Stage 20 (240/2023/OW)	2km	13/01/2023
11 Philip Street, Redbank Plains QLD 4301	Reconfiguring a Lot - One (1) Lot into Three (3) Lots... (120/2023/CA)	1.9km	09/01/2023
632 Redbank Plains Road, Redbank Plains QLD 4301	Material Change of Use - Preliminary Approval to vary... (13185/2022/CA)	881m	19/12/2022
17 Pitt Way, Redbank Plains QLD 4301	Material Change of Use - Single Residential affected by... (13260/2022/MCU)	1.8km	20/12/2022
7001 Collingwood Drive, Collingwood Park QLD 4301	Minor Change - RAL - 1 lot into 443 residential lots... (4280/2015/MAMC/F)	1.8km	14/12/2022
61-73 Greenwood Village Road, Redbank Plains QLD	Minor Change - Carrying out building work not... (11241/2022/MAMC/A)	1.5km	09/12/2022
50-52 Halletts Road, Redbank Plains QLD 4301	Rate 3 Streetlighting (12409/2022/OW)	1.6km	30/11/2022
67-87 Halletts Road, Redbank Plains QLD 4301	Road Work, Stormwater, Earthworks and Landscaping - St... (11827/2022/OW)	1.5km	21/11/2022

Note: These Planning & Development Applications should be used as a guide only. Source: PlanningAlerts.org.au

For Sale History

Current Listing Status: N/A	Days Listed:	% Listing Change:
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No for sale information available for this property.

For Rent History

Current Rental Status: Not For Rent
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Rental Amount	Date	Agency Name	Agent Name	Phone	Portal
\$275	17/08/2021*	Action Realty	Rose Kahika	(07) 3288 5553	Link
\$275 per week	17/08/2021*	Action Realty - Collingwood Park	Rose Kahika	07 3288 5553	
\$275	04/01/2021*	Action Realty	Rose Kahika	(07) 3288 5553	Link
\$275 per week	04/01/2021*	Action Realty - Collingwood Park	Rose Kahika	07 3288 5553	
\$265	17/12/2019*	Action Realty	Rose Kahika	(07) 3288 5553	Link

* Denotes Historical Rental (i.e. This property may have been rented)

Prepared on 24/01/2023 by Daniel Shalala. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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COLLINGWOOD PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	14	\$ 136,250	0.0 %	\$ 119,200	\$ 299,000
2006	11	\$ 159,000	16.7 %	\$ 142,000	\$ 298,000
2007	8	\$ 180,250	13.4 %	\$ 170,000	\$ 225,000
2008	6	\$ 253,500	40.6 %	\$ 200,000	\$ 312,500
2009	10	\$ 230,500	-9.1 %	\$ 205,000	\$ 330,000
2010	7	\$ 213,000	-7.6 %	\$ 205,000	\$ 235,000
2011	2	\$ 205,000	-3.8 %	\$ 200,000	\$ 210,000
2012	4	\$ 206,500	0.7 %	\$ 197,500	\$ 215,000
2013	0				
2014	5	\$ 270,000	0.0 %	\$ 189,000	\$ 455,150
2015	13	\$ 194,000	-28.1 %	\$ 170,000	\$ 297,000
2016	10	\$ 280,500	44.6 %	\$ 178,000	\$ 365,000
2017	5	\$ 242,500	-13.5 %	\$ 182,000	\$ 330,000
2018	6	\$ 205,000	-15.5 %	\$ 162,000	\$ 300,000
2019	6	\$ 173,500	-15.4 %	\$ 155,000	\$ 273,000
2020	3	\$ 190,000	9.5 %	\$ 185,000	\$ 255,000
2021	16	\$ 262,500	38.2 %	\$ 170,000	\$ 607,500
2022	70	\$ 410,000	56.2 %	\$ 180,000	\$ 525,000
2023	0				

Median Sale Price
\$410k

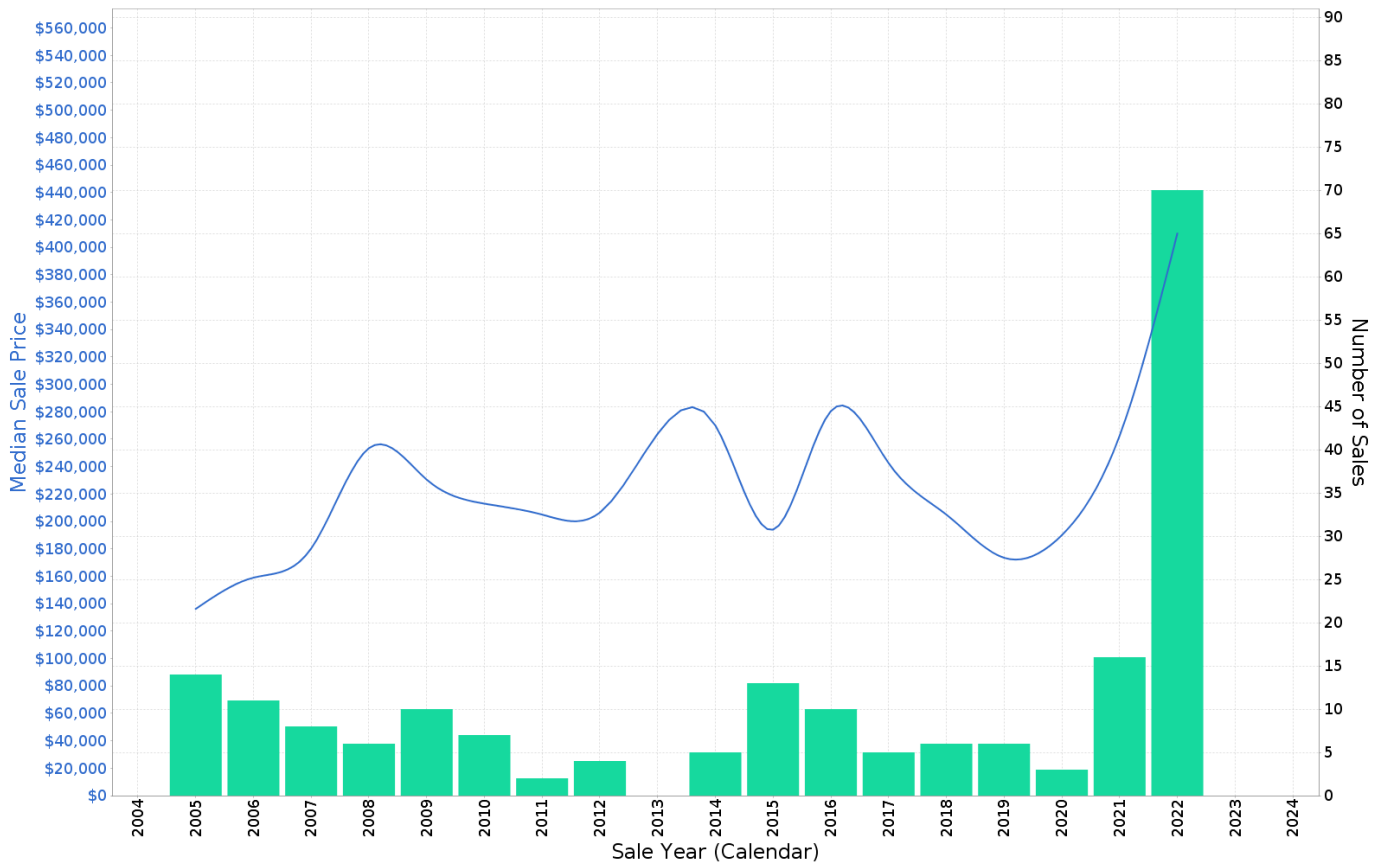
Based on 70 recorded Unit sales within the last 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

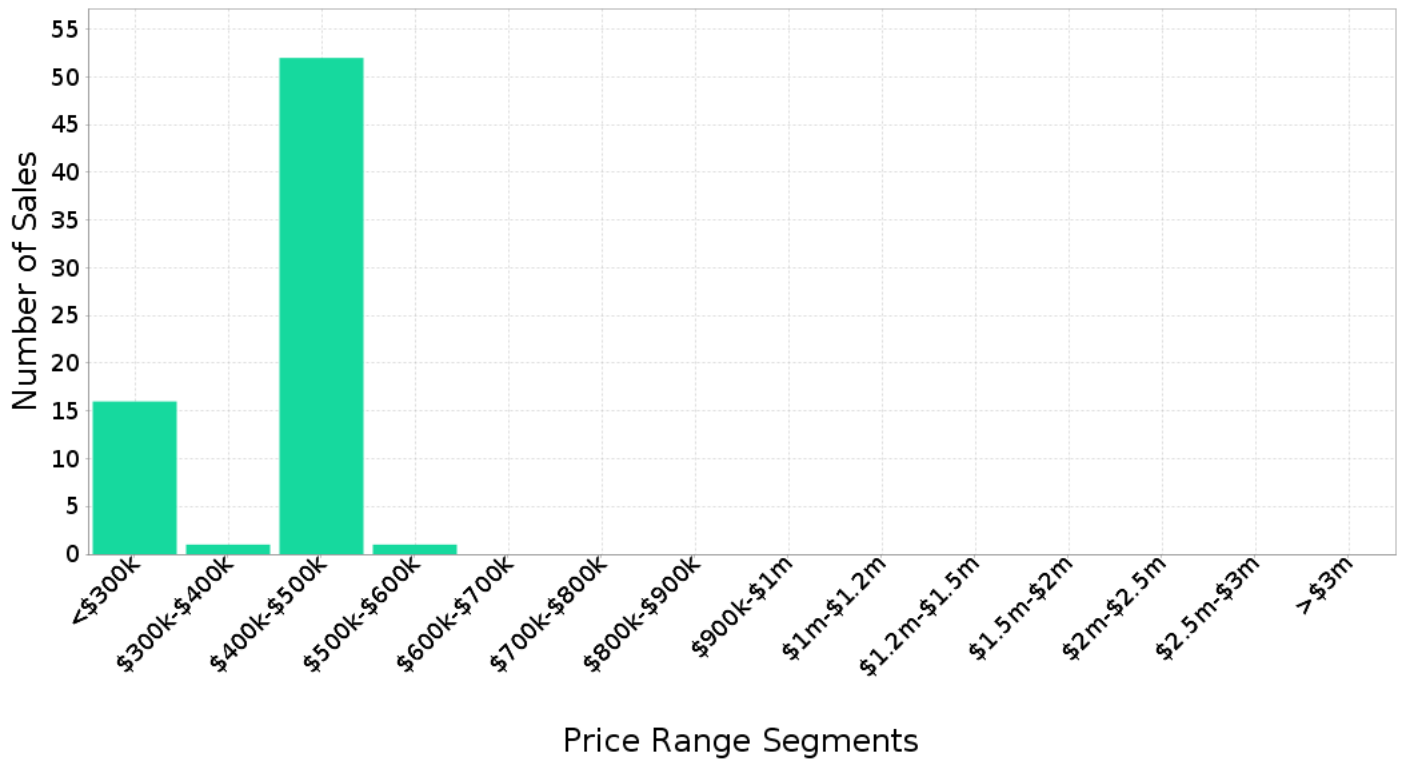
Suburb Growth
+56.2%

Current Median Price: \$410,000
Previous Median Price: \$262,500

Based on 86 recorded Unit sales compared over the last two rolling 12 month periods



Price Segmentation



Peak Selling Periods

