

# Property Profile Report

5/50 Chatswood Road Springwood QLD 4127

Prepared on 18 May 2023



5/50 Chatswood Road Springwood  
QLD 4127



## Property Details

Lot/Plan	L5 SP180963	Property Type	Unit
Year Built	1990	Council Area	Logan City
Zone	820, LOCAL BUSINESS (4600)	Land Use Primary	Building Units (Primary Use Only)



5/50 Chatswood Road Springwood QLD 4127

## Estimated Value

Estimated Value:

**\$380,000**

Estimated Value Range:

**\$334,000 - \$425,000**

Estimated Value Confidence:



Estimated Value as at 08 May 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
06 Oct 2005	Sold	\$300,000	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



503/14-16 Carol Avenue Springwood QLD 4127



Sale Price **\$330,000** Sale Method -  
 Sale Date 28/02/2023 Days on Market -

2.3km from property



710/14-16 Carol Avenue Springwood QLD 4127



Sale Price **\$330,000** Sale Method -  
 Sale Date 03/11/2022 Days on Market -

2.3km from property



78/15 Magellan Road Springwood QLD 4127



Sale Price **\$330,000** Sale Method Private Treaty  
 Sale Date 20/06/2022 Days on Market 6

0.1km from property



5/39 Chatswood Road Daisy Hill QLD 4127



Sale Price **\$375,000** Sale Method Private Treaty  
 Sale Date 17/09/2022 Days on Market 26

0.1km from property

## Properties For Sale



18/18 Magellan Road Springwood QLD 4127



First Ad Price Offers Over \$349,000

Latest Ad Price Offers Over \$349,000

Listing Method Normal Sale Days on Market 8

📍 0.3km from property



8/21 Chatswood Road Daisy Hill QLD 4127



First Ad Price Submit All Offers

Latest Ad Price Submit All Offers

Listing Method Normal Sale Days on Market 45

📍 0.3km from property



14/111 Barbaralla Drive Springwood QLD 4127



First Ad Price \$300,000 To \$330,000

Latest Ad Price All written offers considered

Listing Method Normal Sale Days on Market 42

📍 0.9km from property



14 Carol Avenue Springwood QLD 4127



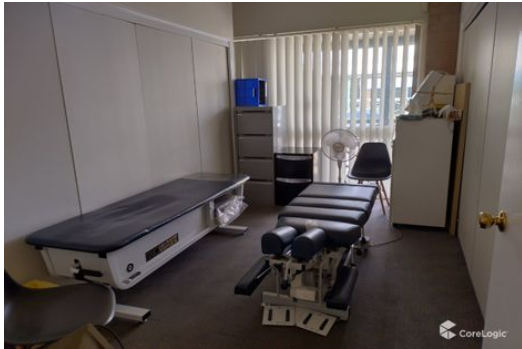
First Ad Price \$300,000

Latest Ad Price \$330,000

Listing Method Normal Sale Days on Market 346

📍 2.3km from property

## Properties For Rent



2/3460 Pacific Highway Springwood QLD 4127



Rent Price **\$24,000/Year** Days on Market 21

Campaign Period 27 Apr 2023 - 27 Apr

0.9km from property



18/127 Barbaralla Drive Springwood QLD 4127



Rent Price **\$375/Week** Days on Market 12

Campaign Period 06 Feb 2023 - 17 Feb

0.8km from property



39/123 Barbaralla Drive Springwood QLD 4127



Rent Price **Not Disclosed** Days on Market 13

Campaign Period 13 Feb 2023 - 25 Feb 2023

0.8km from property



24/111 Barbaralla Drive Springwood QLD 4127




Rent Price **\$400/Week** Days on Market 8

Campaign Period 22 Feb 2023 - 01 Mar 2023

0.9km from property

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Chatswood Hills State School</b> 21 Raleigh Street Springwood QLD 4127	0.6km	Primary	Mixed	Government	627
	<b>Mabel Park State High School</b> 72-116 Paradise Road Slacks Creek QLD 4127	1.3km	Secondary	Mixed	Government	716
	<b>St Edward the Confessor School</b> 104 Chatswood Road Daisy Hill QLD 4127	0.6km	Primary	Mixed	Non-Government	552
	<b>John Paul College</b> -	1km	Combined	Mixed	Non-Government	1757
	<b>Daisy Hill State School</b> 20-50 Daisy Hill Road Daisy Hill QLD 4127	1.6km	Primary	Mixed	Government	208

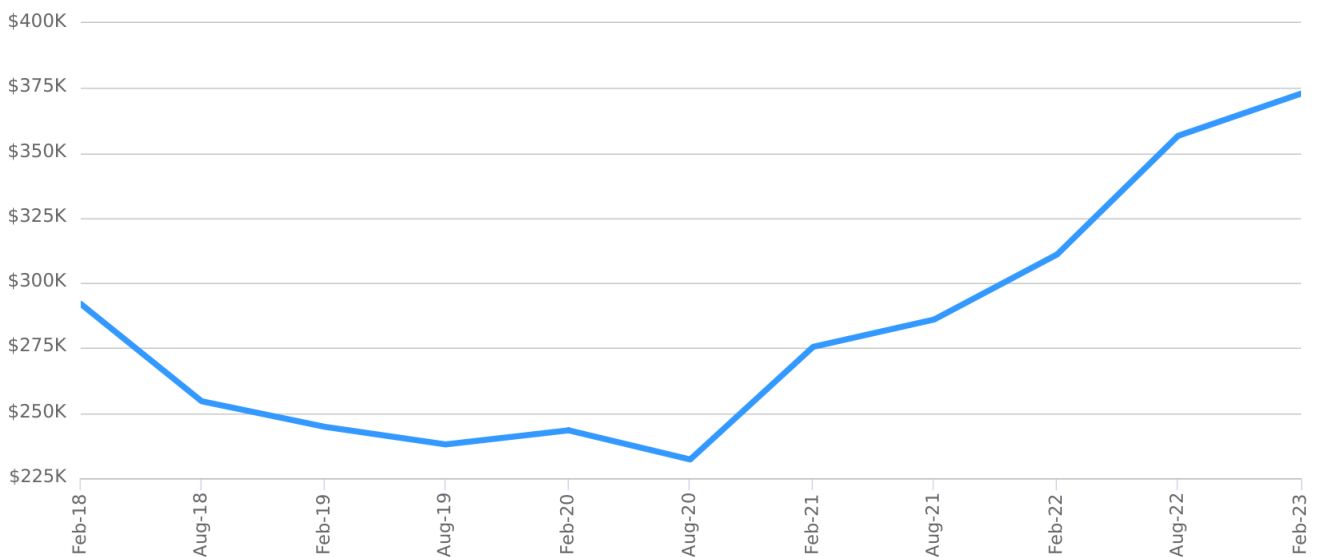
 Property within school catchment

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

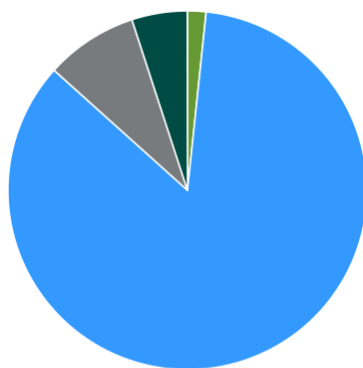
## Springwood Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Feb 2023	60	\$372,841	▲ 19.87%
Feb 2022	59	\$311,015	▲ 12.89%
Feb 2021	71	\$275,501	▲ 13.18%
Feb 2020	37	\$243,397	▼ 0.55%
Feb 2019	35	\$244,759	▼ 16.18%
Feb 2018	46	\$292,007	▲ 4.60%

### Median Value (monthly)

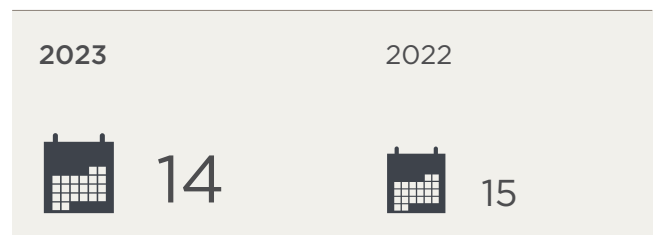


### Property Sales by Price (Past 12 months)

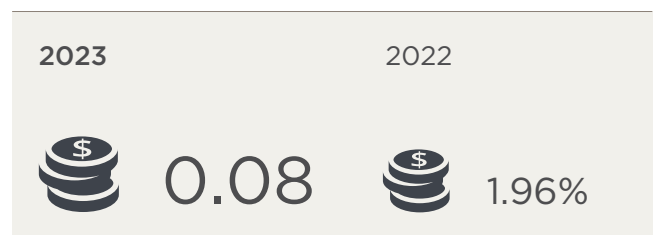


- <\$200K - 1 properties
- \$200K-\$400K - 51 properties
- \$400K-\$600K - 5 properties
- \$600K-\$800K - 3 properties

### Median Days on Market



### Median Vendor Discount

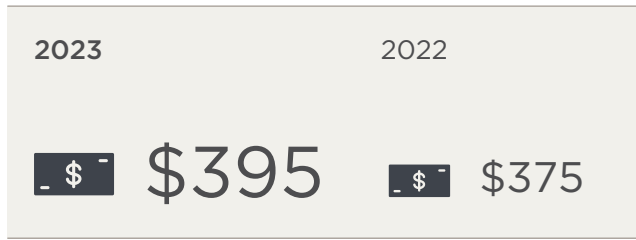


Statistics are calculated over a rolling 12 month period

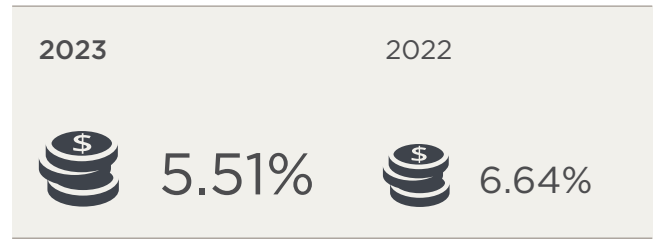


# Springwood Insights - Units

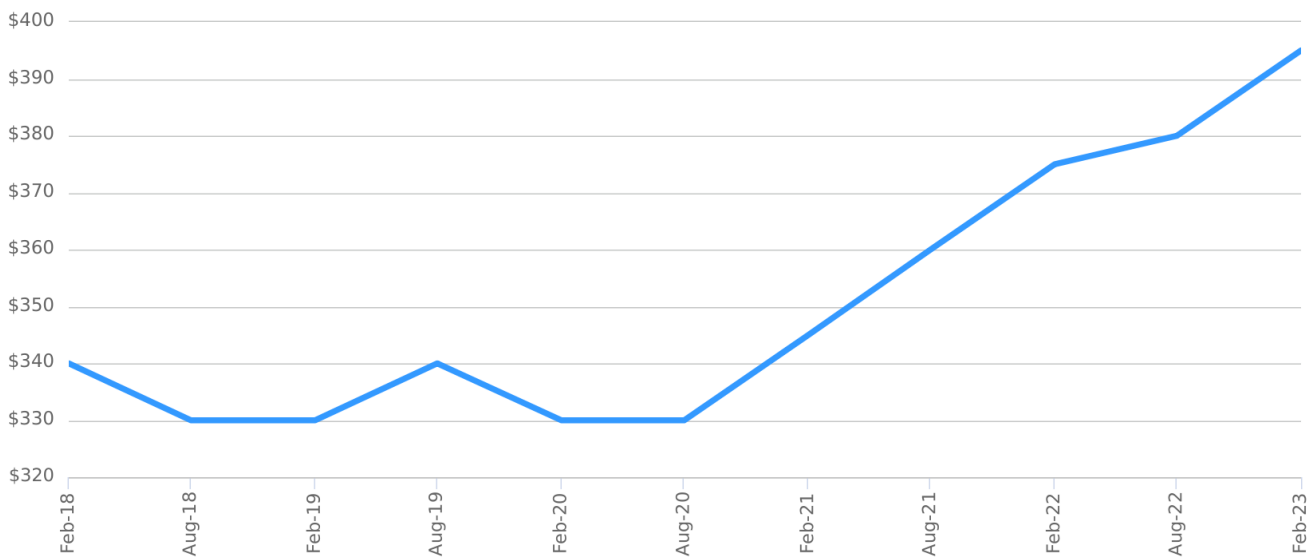
## Median Weekly Asking Rent



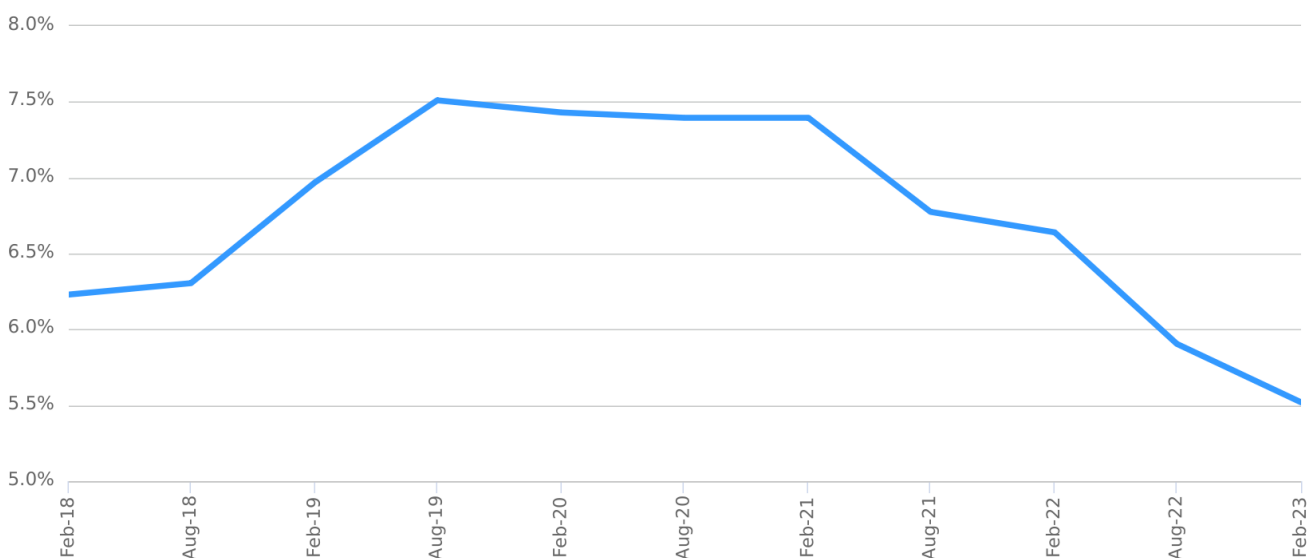
## Indicative Gross Rental Yield



## Median Asking Rent (12 months)



## Indicative Gross Rental Yield (12 months)



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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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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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