

# Property Profile Report

10 Colonial Street Ooralea QLD 4740

Prepared on 26 March 2020



10 Colonial Street Ooralea QLD 4740

4    
 2    
 2    
 134m<sup>2</sup>    
 670m<sup>2</sup>

### Property Details

<b>Lot/Plan</b>	L179 SP212477	<b>Property Type</b>	House
<b>Year Built</b>	2010	<b>Council Area</b>	Mackay Regional
<b>Zone</b>	30, RURAL (4760)	<b>Land Use Primary</b>	Single Unit Dwelling



## 10 Colonial Street Ooralea QLD 4740

### Estimated Value Range

**\$400,000 - \$450,000**

Estimated Value Confidence:



Estimated Value as at 23 March 2020. An automated valuation model estimate is a statistically derived estimate of a property and can be displayed as a value or a value range (Estimated Value). 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
26 Apr 2017	For Rent	\$420 / week	Campaign period: 26/04/2017 - 26/04/2017, Listed by: Lisa Purvis, Professionals Sales Mackay & Professionals Rentals Mackay - Mackay, Days on market: 7
01 May 2015	For Rent	\$420 / week	Campaign period: 01/05/2015 - 12/05/2015, Listed by: Luke Munro, Professionals Mackay, Days on market: 12
21 Sep 2011	Sold	\$490,000	Sale Method: Normal Sale, Sale Advised by: Government
02 Sep 2011	For Sale	LIST PRICE \$499,000	Campaign period: 02/09/2011 - 10/12/2011, Listing Type: Normal Sale, Listed by: Stacey Arlott, Realway Property Consultants - Mackay, Days on market: 100
31 Aug 2009	Development Approval	\$277,712	Type: HOUSE/SINGLE DWELL, Permit Number: 1300, Build Area: 277m <sup>2</sup>
23 Apr 2009	Sold	\$182,000	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



52 Canecutters Drive Ooralea QLD 4740

				
4	2	2	177m <sup>2</sup>	693m <sup>2</sup>

Sale Price **\$380,000** Sale Method Normal Sale

Sale Date 09/12/2019 Days on Market 122

 0.1km from property



22 Bradco Avenue Ooralea QLD 4740

				
4	2	3	300m <sup>2</sup>	800m <sup>2</sup>

Sale Price **\$465,000** Sale Method Normal Sale

Sale Date 09/12/2019 Days on Market 191

 0.3km from property



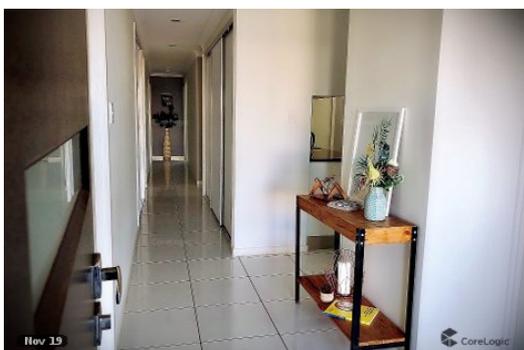
21 Bradco Avenue Ooralea QLD 4740

				
4	2	2	157m <sup>2</sup>	800m <sup>2</sup>

Sale Price **\$420,000** Sale Method Normal Sale

Sale Date 09/12/2019 Days on Market -

 0.3km from property



35 Hastings Street Ooralea QLD 4740

				
4	2	2	160m <sup>2</sup>	675m <sup>2</sup>

Sale Price **\$453,000** Sale Method Private Treaty

Sale Date 17/10/2019 Days on Market 774

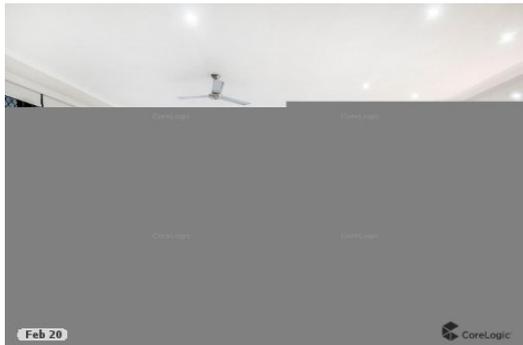
 0.5km from property

### Agent Advised

10 Colonial Street Ooralea QLD 4740

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## Properties For Sale



### 8 Salisbury Place Ooralea QLD 4740



First Ad Price \$495,000

Latest Ad Price \$475,000

Listing Method Normal Sale Days on Market 42

0.3km from property



### 26 Hastings Street Ooralea QLD 4740



First Ad Price By Negotiation

Latest Ad Price By Negotiation

Listing Method Normal Sale Days on Market 4

0.5km from property



### 21 Monash Way Ooralea QLD 4740



First Ad Price \$429,000

Latest Ad Price \$429,000

Listing Method Normal Sale Days on Market 23

0.7km from property



### 72 Makybe Diva Drive Ooralea QLD 4740



First Ad Price \$429,000

Latest Ad Price \$409,000

Listing Method Normal Sale Days on Market 191

1.4km from property

## Properties For Rent



68 Canecutters Drive Ooralea QLD 4740

 4    
  2    
  2    
  -    
  690m<sup>2</sup>

Rent Price **\$500/Week**     Days on Market 17

Campaign Period 10 Mar 2020 - 10 Mar 2020

 0.2km from property



27 Lancaster Way Ooralea QLD 4740

 4    
  2    
  2    
  -    
  575m<sup>2</sup>

Rent Price **\$480/Week**     Days on Market 32

Campaign Period 24 Feb 2020 - 20 Mar

 0.5km from property



13 Downing Street Ooralea QLD 4740

 4    
  1    
  1    
  -    
  800m<sup>2</sup>

Rent Price **\$370/Week**     Days on Market 54

Campaign Period 12 Dec 2019 - 03 Feb 2020

 0.4km from property



8 Berkshire Lane Ooralea QLD 4740

 3    
  2    
  2    
  -    
  339m<sup>2</sup>

Rent Price **\$400/Week**     Days on Market 32

Campaign Period 24 Feb 2020 - 06 Mar

 0.6km from property

10 Colonial Street Ooralea QLD 4740

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## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Dundula State School</b> 1 Main Street Bakers Creek QLD 4740	2.4km	Primary	Mixed	Government	61
	<b>Mackay State High School</b> 121 Milton Street South Mackay QLD 4740	4.3km	Secondary	Mixed	Government	1040
	<b>Mackay West State School</b> 2 Brooks Street West Mackay QLD 4740	3.4km	Primary	Mixed	Government	689
	<b>St Francis Xavier Catholic Primary School</b> 403 Bridge Road West Mackay QLD 4740	3.5km	Primary	Mixed	Non-Government	487
	<b>Mercy College</b> 50 Juliet Street South Mackay QLD 4740	4.6km	Secondary	Mixed	Non-Government	890

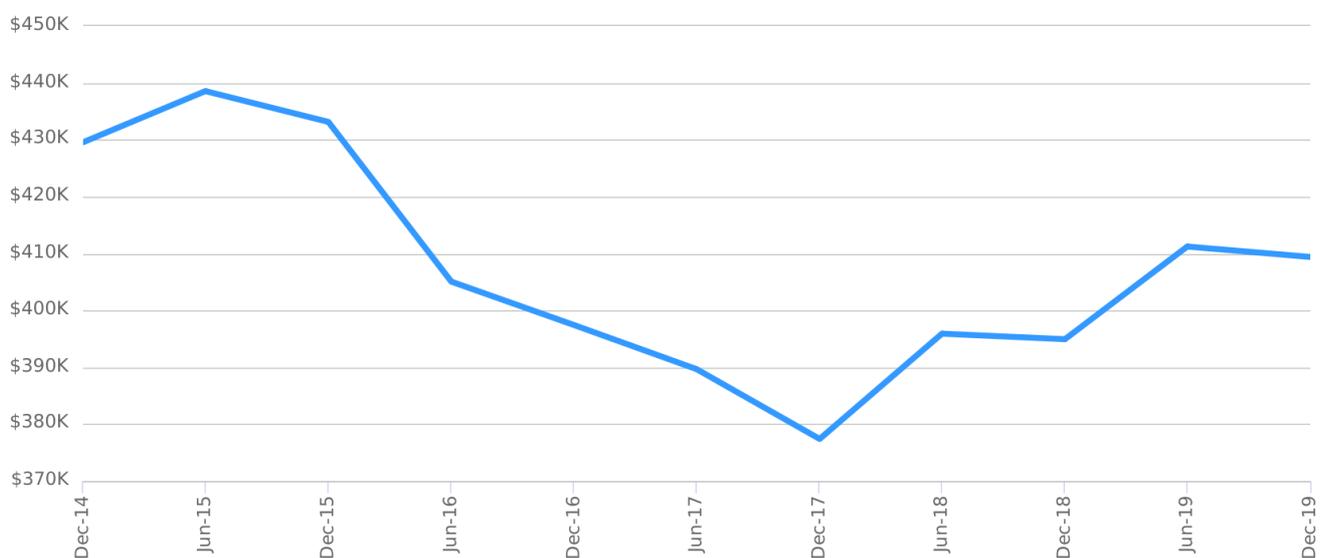
 Property within school catchment

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

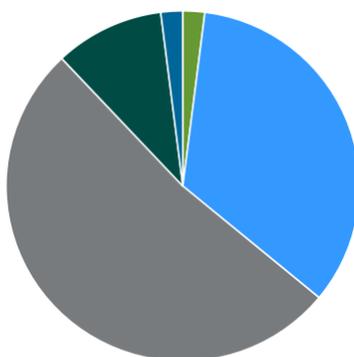
# Ooralea Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Dec 2019	50	\$409,409	▲ 3.65%
Dec 2018	50	\$394,955	▲ 4.64%
Dec 2017	28	\$377,425	▼ 5.03%
Dec 2016	48	\$397,425	▼ 8.24%
Dec 2015	38	\$433,148	▲ 0.83%
Dec 2014	56	\$429,564	▼ 3.41%

## Median Value (monthly)



## Property Sales by Price (Past 12 months)



- <\$200K - 1 properties
- \$200K-\$400K - 17 properties
- \$400K-\$600K - 26 properties
- \$600K-\$800K - 5 properties
- \$800K-\$1M - 1 properties

## Median Days on Market



## Median Vendor Discount



Statistics are calculated over a rolling 12 month period

# Ooralea Insights - Houses

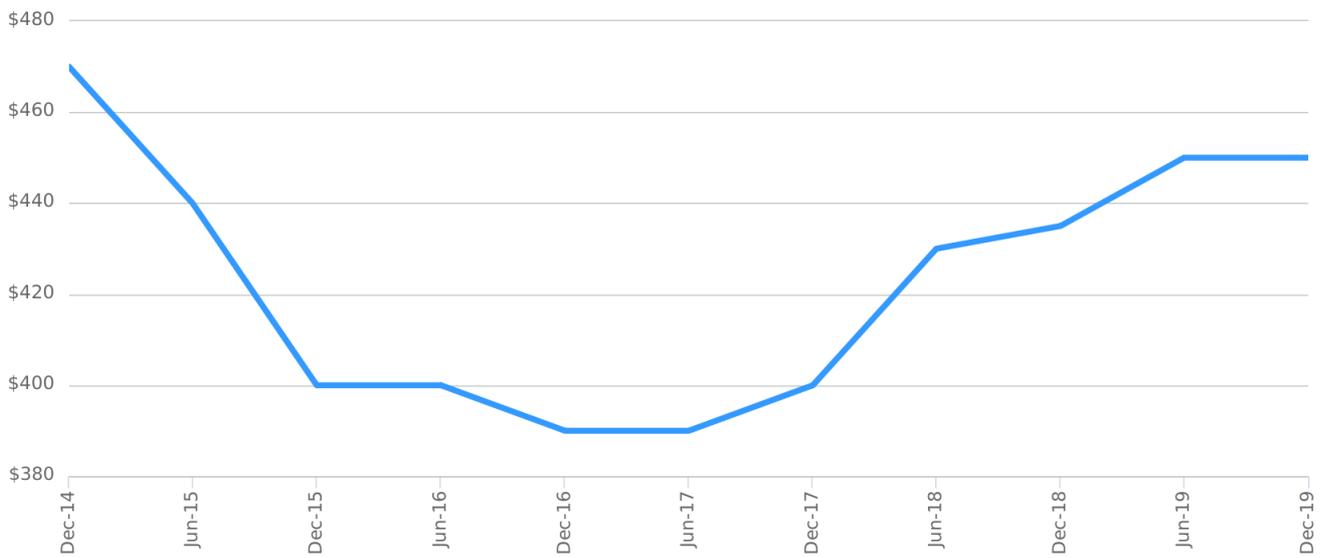
## Median Weekly Asking Rent



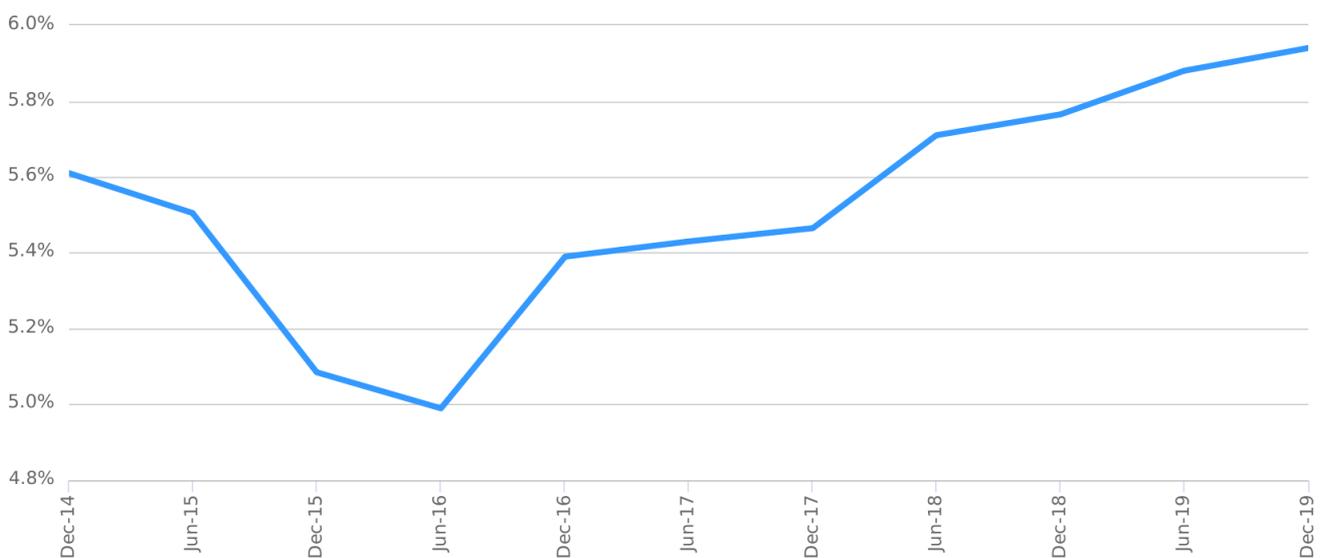
## Indicative Gross Rental Yield



## Median Asking Rent (12 months)



## Indicative Gross Rental Yield (12 months)



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### How to read the Estimated Value Range

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. The Confidence is a reflection of 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.



Low

Medium

High

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