

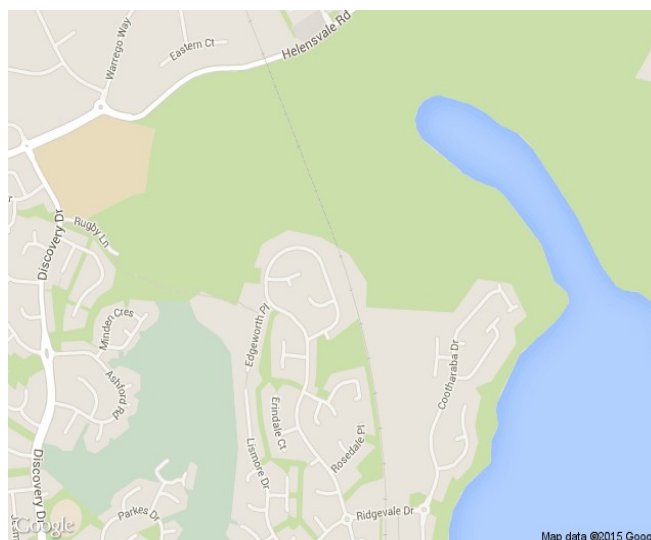


Suburb Statistics Report

Helensvale 4212 QLD

Snapshot for Helensvale 4212

Median Value of Houses:	\$483,500
Median Value of Units:	\$286,000
Number of Dwellings:	6845
Number of Houses:	5190
Number of Units:	1655
Number of Residents (ABS Data):	15987



Market Activity for Helensvale 4212

Number of Properties Listed for Sale:	126
Estimated Days on the Market:	96
Estimated Number of Sales in the Last 3 Months:	94
Estimated Number of Sales in the Same Period Last Year:	147
Current Percentage of Properties on the Market (4212):	1.84%
Current Percentage of Properties on the Market (Brisbane Metro):	1.85%

Street Information for Helensvale 4212

Number of Streets in the Suburb: 284

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Edgewater Pl	\$1,186,657
Kim Ct	\$938,784
Rivertree Ave	\$915,512
Prosperity Dr	\$900,906
Gwydir Ct	\$896,648

Street with Highest Value Property:
Millaroo Dr

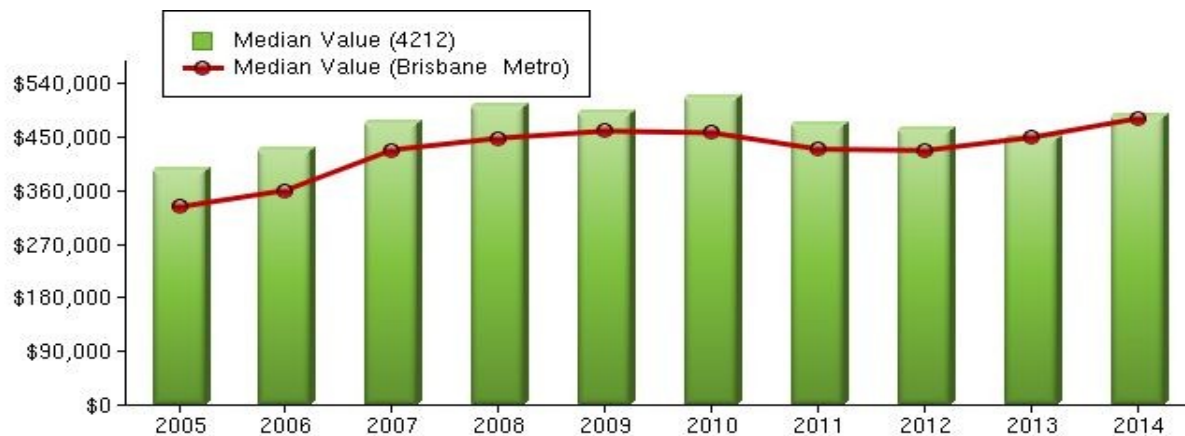
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Cannington Pl	\$256,344
Ridgevale Dr	\$259,220
Mildura Dr	\$271,884
River Oak Dr	\$280,223
Kingaroy Ave	\$281,823

Street with Lowest Value Property:
Sir John Overall Dr

Historical House Statistics for Helensvale 4212

House				
Year	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Dec 2013 - Nov 2014	\$484,000	8.4%	\$481,500	7.1%
Dec 2012 - Nov 2013	\$446,500	-2.9%	\$449,500	5.2%
Dec 2011 - Nov 2012	\$460,000	-2.2%	\$427,500	-0.5%
Dec 2010 - Nov 2011	\$470,500	-8.4%	\$429,500	-6.0%
Dec 2009 - Nov 2010	\$513,500	4.7%	\$457,000	-0.7%
Dec 2008 - Nov 2009	\$490,500	-2.2%	\$460,000	2.7%
Dec 2007 - Nov 2008	\$501,500	6.3%	\$448,000	4.5%
Dec 2006 - Nov 2007	\$472,000	10.7%	\$428,500	18.9%
Dec 2005 - Nov 2006	\$426,000	8.7%	\$360,500	8.4%
Dec 2004 - Nov 2005	\$392,000	7.6%	\$332,500	3.7%



Capital Growth

Average Growth Over the Last 3 Years	0.9% p.a.
Average Growth Over the Last 10 Years	2.9% p.a.

Rental Yield

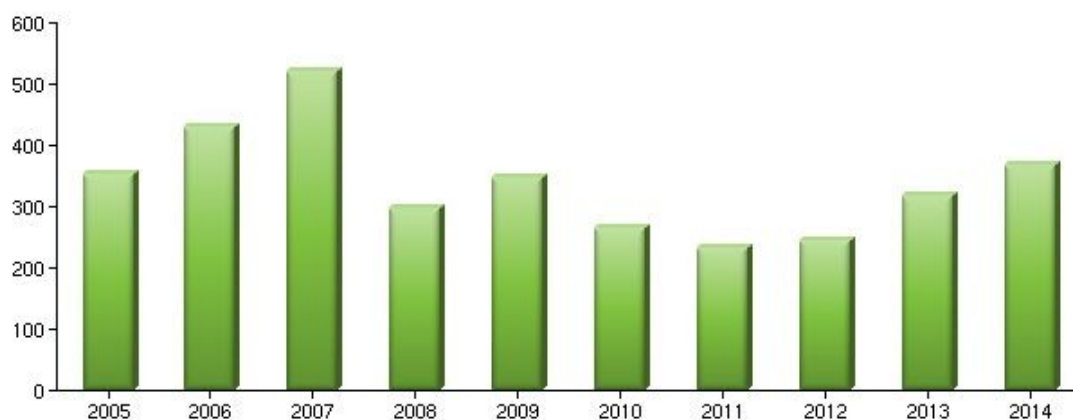
Last Quarter	Last Year	10 Years Average
5.6% p.a.	5.8% p.a.	5.2% p.a.

Total Returns

Average Return Over the Last 10 Years	8.3% p.a.
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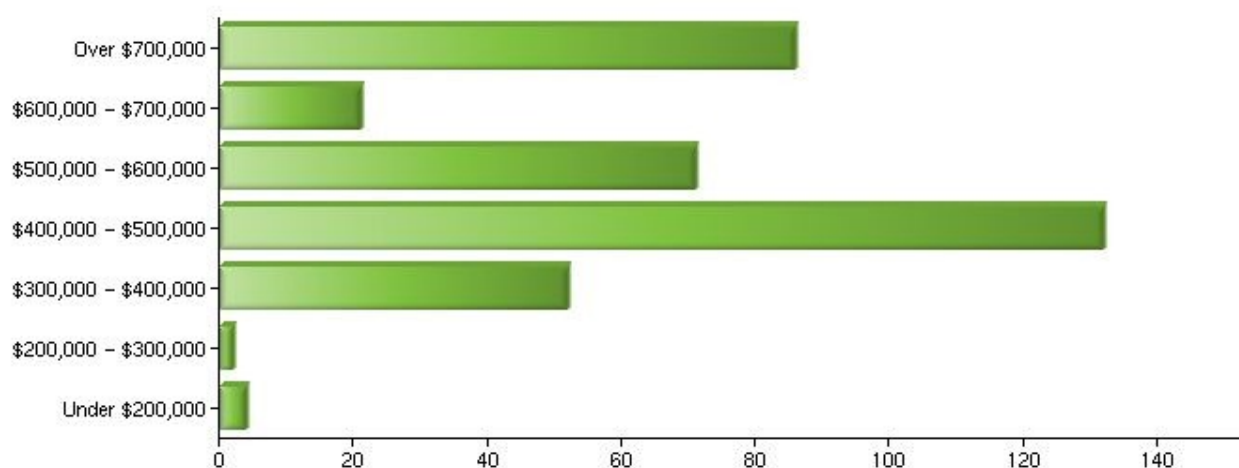
House Sales for Helensvale 4212

Number of House Sales Per Annum (Calendar Year)



* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



Predicted House Statistics for Helensvale 4212

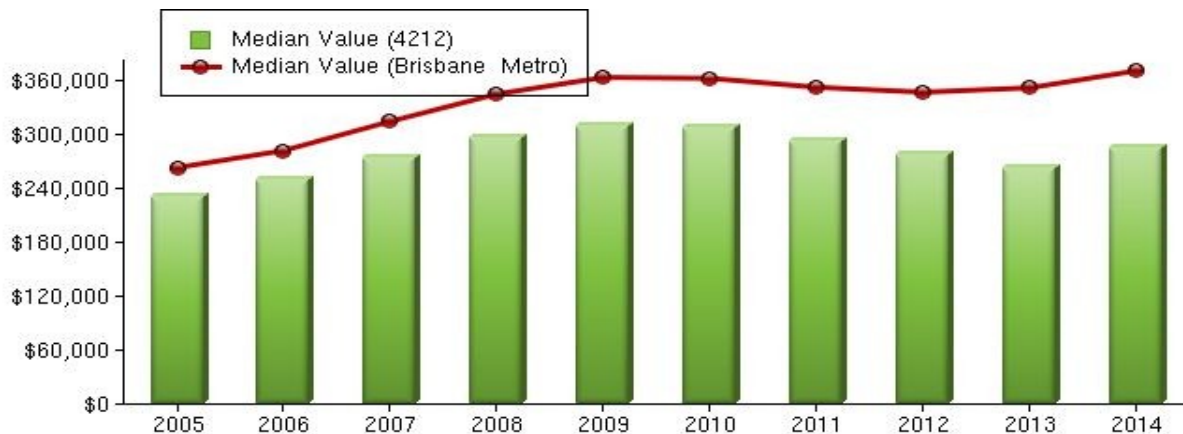
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	2% p.a	3% p.a
Next 8 years*	4% p.a	5% p.a

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Helensvale will be in the order of \$675,000.

Historical Unit Statistics for Helensvale 4212

Unit				
Year	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Dec 2013 - Nov 2014	\$286,000	8.6%	\$371,500	5.4%
Dec 2012 - Nov 2013	\$263,500	-4.9%	\$352,500	1.5%
Dec 2011 - Nov 2012	\$277,000	-5.5%	\$347,500	-1.7%
Dec 2010 - Nov 2011	\$293,000	-4.5%	\$353,000	-2.8%
Dec 2009 - Nov 2010	\$307,000	-1.2%	\$363,000	-0.2%
Dec 2008 - Nov 2009	\$310,500	4.4%	\$364,000	5.4%
Dec 2007 - Nov 2008	\$297,500	8.8%	\$345,500	9.7%
Dec 2006 - Nov 2007	\$273,500	9.8%	\$315,000	11.6%
Dec 2005 - Nov 2006	\$249,000	8.2%	\$282,500	7.2%
Dec 2004 - Nov 2005	\$230,000	7.7%	\$263,500	6.7%



Capital Growth

Average Growth Over the Last 3 Years	-0.8% p.a.
Average Growth Over the Last 10 Years	3.0% p.a.

Rental Yield

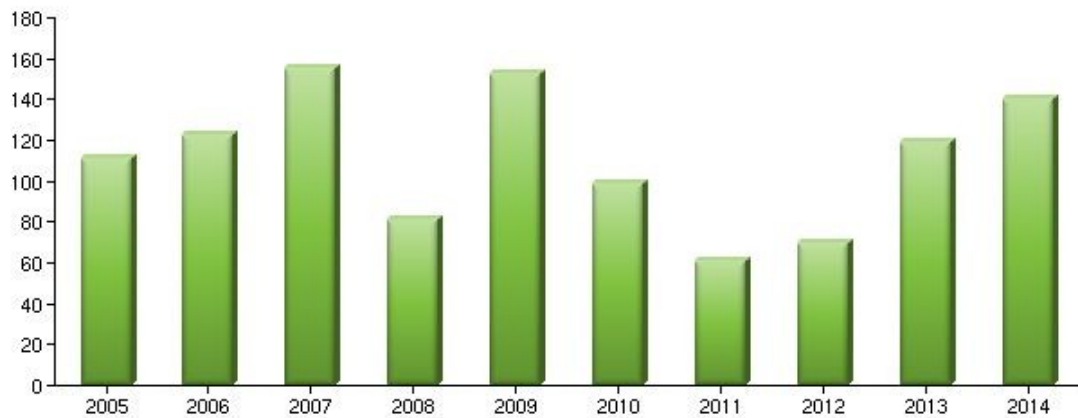
Last Quarter	Last Year	10 Years Average
6.2% p.a.	6.3% p.a.	6.0% p.a.

Total Returns

Average Return Over the Last 10 Years	9.3% p.a.
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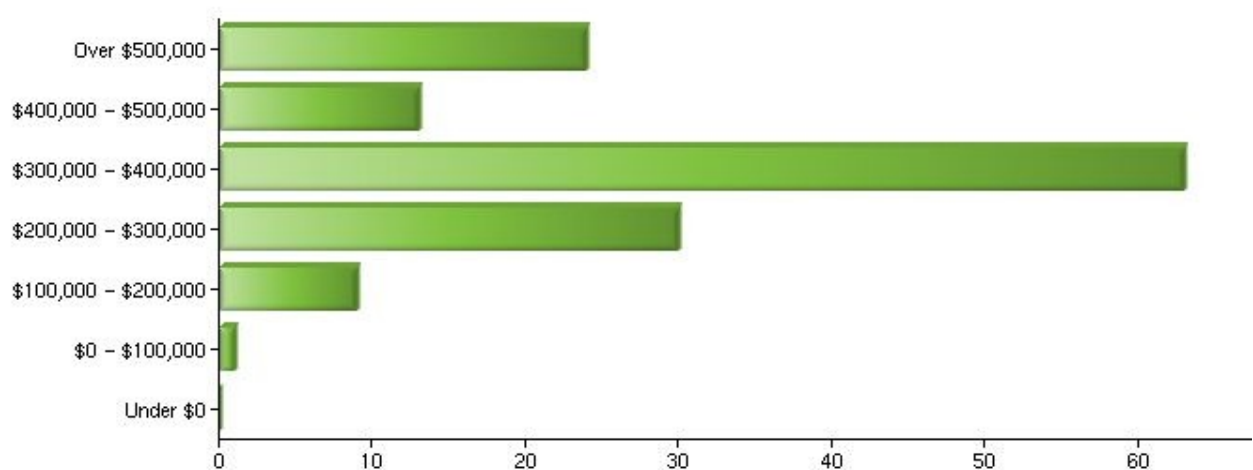
Unit Sales for Helensvale 4212

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



Predicted Unit Statistics for Helensvale 4212

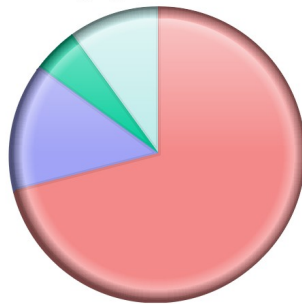
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	2% p.a	1% p.a
Next 8 years*	3% p.a	3% p.a

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Helensvale will be in the order of \$389,500.

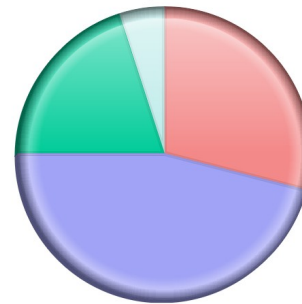
Demographics for Helensvale 4212

Dwelling Type - Helensvale 4212



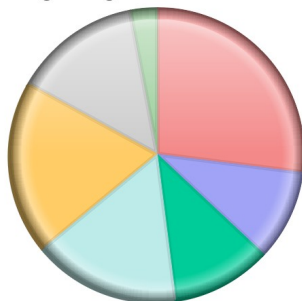
Houses	71%
Semi Detached	14%
Unit	5%
Other	10%

Home Ownership - Helensvale 4212



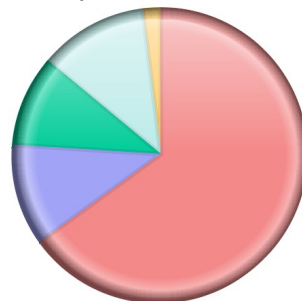
Fully Owned	29%
Being Purchased	46%
Rented	20%
Other	5%

Age Range - Helensvale 4212



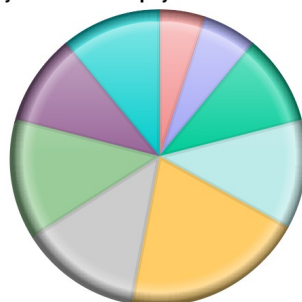
Age 0 To 19 Years	27%
Age 20 To 29 Years	10%
Age 30 To 39 Years	11%
Age 40 To 49 Years	16%
Age 50 To 64 Years	19%
Age 65 Plus	14%
Not Stated	3%

Birthplace - Helensvale 4212



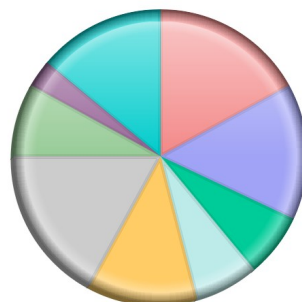
Australia	65%
Europe	11%
Pacific Islands	10%
Elsewhere	12%
Not Stated	2%

Monthly Homeloan Repayment - Helensvale 4212



\$0 - \$599	5%
\$600 - \$999	6%
\$1,000 - \$1,399	10%
\$1,400 - \$1,799	12%
\$1,800 - \$2,399	20%
\$2,400 - \$2,999	13%
\$3,000 - \$3,999	13%
\$4,000 Plus	10%
Repayment Not Stated	11%

Household Income - Helensvale 4212



\$0 - \$600	17%
\$600 - \$1,000	15%
\$1,000 - \$1,250	7%
\$1,250 - \$1,500	7%
\$1,500 - \$2,000	12%
\$2,000 - \$3,000	17%
\$3,000 - \$4,000	8%
\$4,000	3%
Income Not Stated	14%

Created by Residex using data provided by the ABS

Recent Sales in Helensvale 4212

Address	Beds	Area (m ²)	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
21 Dalby Ct, Helensvale	4	1172	\$440,000	20/12/2014	\$473,300	UR
16 River Links Boulevard East , Helensvale	5	444	\$470,000	17/12/2014	\$497,000	UR
17 Tibouchina Ct, Helensvale	4	748	\$560,000	16/12/2014	\$499,300	UR
56 Cootharaba Dr, Helensvale	4	576	\$430,000	16/12/2014	\$484,600	UR
95/2-6 Anaheim Dr, Helensvale	3	302	\$330,000	16/12/2014	\$277,000	UR
10 Halbury Ct, Helensvale	4	852	\$482,000	10/12/2014	\$509,000	UR
11 The Parade , Helensvale	4	772	\$618,000	10/12/2014	\$615,200	UR
12 Berri Pl, Helensvale	3	843	\$425,000	10/12/2014	\$393,100	UR
26 Tamworth Dr, Helensvale	3	935	\$710,000	10/12/2014	\$480,900	UR
7/12 Helensvale Rd, Helensvale	3	236	\$266,000	10/12/2014	\$292,500	UR
20 Atkins Pl, Helensvale	3	857	\$395,000	09/12/2014	\$804,100	UR
46/12 Helensvale Rd, Helensvale	2	377	\$245,000	09/12/2014	\$252,300	UR
5 Gosford Ct, Helensvale	4	861	\$505,000	09/12/2014	\$574,100	UR
96 Southaven Dr, Helensvale	4	811	\$1,130,000	09/12/2014	\$1,186,300	UR
16 Adaminaby Dr, Helensvale	4	725	\$555,000	04/12/2014	\$452,500	UR
36 Tranquility Cct, Helensvale	4	647	\$475,000	04/12/2014	\$489,100	UR
28 Mandolin Ave, Helensvale	5	949	\$1,330,000	10/11/2014	\$1,351,200	C
11 Tambo Ct, Helensvale	4	951	\$550,000	07/11/2014	\$560,100	C
13 Ferrymans Ct, Helensvale	4	700	\$870,000	07/11/2014	\$886,000	C
16 Mandolin Ave, Helensvale	5	897	\$1,110,000	07/11/2014	\$1,130,400	C
26 Ferrymans Ct, Helensvale	4	928	\$1,080,000	07/11/2014	\$1,099,900	C
48 Ashford Rd, Helensvale	4	771	\$460,000	07/11/2014	\$468,500	C
1 Picola Pl, Helensvale	3	902	\$485,000	06/11/2014	\$494,300	C
23 Tranquility Cct, Helensvale	6	872	\$930,500	06/11/2014	\$948,400	C
5/19 Millennium Cct, Helensvale	2	80	\$170,000	06/11/2014	\$170,500	C
2/98 Cootharaba Dr, Helensvale	3	129	\$332,000	05/11/2014	\$333,000	C
423/423 Oyster Cove Prom, Helensvale	n/a	n/a	\$1,035,000	05/11/2014	\$1,038,000	C
18 Lakewood Ct, Helensvale	4	800	\$546,000	04/11/2014	\$557,400	C
21 Ken Cres, Helensvale	4	424	\$585,000	31/10/2014	\$599,100	C
26 Oyster Cove Prom, Helensvale	4	614	\$555,000	31/10/2014	\$568,400	C
3 Urangan Ct, Helensvale	5	801	\$525,000	31/10/2014	\$537,600	C
41 Monterey Keys Dr, Helensvale	4	805	\$480,000	31/10/2014	\$481,500	UR
67/12 Helensvale Rd, Helensvale	2	266	\$230,000	31/10/2014	\$230,800	C
8 Parkes Dr, Helensvale	5	875	\$482,000	31/10/2014	\$493,600	C
30 Urangan Ct, Helensvale	4	659	\$410,000	30/10/2014	\$420,000	C
5/16 Careel Cl, Helensvale	3	1215	\$429,000	30/10/2014	\$430,600	C
70 Monterey Keys Dr, Helensvale	4	1036	\$860,000	30/10/2014	\$881,000	C
20 Tibouchina Ct, Helensvale	3	759	\$467,000	29/10/2014	\$478,600	C
23 Pearl Beach Dr, Helensvale	4	809	\$1,090,000	28/10/2014	\$1,117,500	C
10 Chip In Pl, Helensvale	3	478	\$495,000	27/10/2014	\$507,700	C
15 Corringale Cl, Helensvale	4	900	\$470,000	27/10/2014	\$482,100	C

Address	Beds	Area (m ²)	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
121 Discovery Dr, Helensvale	4	856	\$432,000	24/10/2014	\$443,600	C
32a Harbournvue Ct, Helensvale	4	487	\$922,000	24/10/2014	\$946,800	C
2/76 River Oak Dr, Helensvale	3	299	\$300,000	23/10/2014	\$301,500	C
24/18 Discovery Dr, Helensvale	3	103	\$271,000	22/10/2014	\$272,400	C
3 Merino Dr, Helensvale	4	658	\$495,000	22/10/2014	\$508,700	C
7 Warwick Pl, Helensvale	4	965	\$441,000	21/10/2014	\$453,400	C
11 Parkview Pl, Helensvale	4	684	\$1,150,000	20/10/2014	\$1,182,700	C
11 Tibouchina Ct, Helensvale	4	748	\$520,000	20/10/2014	\$534,800	C
25 Audrey Ave, Helensvale	3	916	\$585,000	20/10/2014	\$601,700	C
131 Mildura Dr, Helensvale	4	744	\$458,000	17/10/2014	\$471,600	C
104 The Peninsula , Helensvale	5	679	\$830,000	16/10/2014	\$855,000	C
15 Wandilla Dr, Helensvale	3	467	\$450,000	14/10/2014	\$463,900	C
21 Tanunda Dr, Helensvale	4	957	\$549,000	10/10/2014	\$566,800	C
24 Chip In Pl, Helensvale	3	552	\$530,000	10/10/2014	\$547,200	C
28 John Dalley Dr, Helensvale	4	860	\$817,500	10/10/2014	\$844,100	C
3 Elanda Pl, Helensvale	4	835	\$505,000	10/10/2014	\$521,400	C
58 Parkes Dr, Helensvale	3	800	\$490,000	10/10/2014	\$505,900	C
13/26 Careel Cl, Helensvale	2	137	\$349,000	09/10/2014	\$351,500	C
31 Eastbank Tce, Helensvale	4	759	\$565,000	09/10/2014	\$583,600	C
54 Parkes Dr, Helensvale	4	821	\$487,000	08/10/2014	\$503,200	C
24 Careel Cl, Helensvale	5	5045	\$2,000,000	07/10/2014	\$2,067,400	C
19 Hialeah Cres, Helensvale	3	441	\$360,000	03/10/2014	\$372,700	C
1 Wandilla Dr, Helensvale	4	946	\$521,000	02/10/2014	\$539,600	C
10/22 Careel Cl, Helensvale	3	2660	\$383,000	02/10/2014	\$386,300	C
19 Dallow Cres, Helensvale	4	700	\$675,000	02/10/2014	\$699,100	C
62 Latrobe Ave, Helensvale	4	840	\$415,000	02/10/2014	\$429,800	C
9 Hannaford Pl, Helensvale	3	5000	\$800,000	02/10/2014	\$828,600	C
3 Woodside Pl, Helensvale	3	4940	\$496,000	01/10/2014	\$513,900	C
24 Quayside Dr, Helensvale	n/a	713	\$1,175,000	30/09/2014	\$1,217,900	C
9/142 Siganto Dr, Helensvale	n/a	2441	\$330,000	29/09/2014	\$332,900	C
15/2-6 Anaheim Dr, Helensvale	3	317	\$324,500	26/09/2014	\$327,400	C
18/44 Helensvale Rd, Helensvale	2	96	\$270,000	26/09/2014	\$272,400	C
3/6 River Oak Dr, Helensvale	2	224	\$260,000	26/09/2014	\$262,300	C
534/534 Oyster Cove Prom, Helensvale	4	n/a	\$535,000	26/09/2014	\$539,800	C
5b/44 Helensvale Rd, Helensvale	2	n/a	\$260,000	26/09/2014	\$262,300	C
7/44 Helensvale Rd, Helensvale	2	96	\$262,500	26/09/2014	\$264,800	C
22 Lakeshore Dr, Helensvale	4	841	\$575,000	25/09/2014	\$594,600	C
1/5 Mildura Dr, Helensvale	2	219	\$204,000	24/09/2014	\$205,800	C
18 Derwent Ave, Helensvale	5	4311	\$820,000	23/09/2014	\$847,200	C
22 Tanunda Dr, Helensvale	5	709	\$595,000	23/09/2014	\$614,800	C
50 Lindfield Rd, Helensvale	3	803	\$455,000	23/09/2014	\$470,100	C
542 Oyster Cove Prom, Helensvale	4	489	\$480,000	22/09/2014	\$495,700	C

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For Rent and Sold History

For Sale Listing For Rent Listing **Sold History** Rental History Property Profile Report

Address goes here

Record ID: 3681945

Property Info

Volume/Folio: C/21662
Issuing Area: 065 Lane Cove
Property Type: HOUSE
Land Size: 873 sqm

Property Timeline

Date	Type	Publication	Property Type	Price
16/10/2013	Sold	Government Notified Sale (Normal Sale)	Residence	\$1,200,000
15/08/2010	For Rent	Online Listing - Agent	Unknown	\$650
30/07/2010	For Rent	Online Listing - Agent	Unknown	\$650
22/12/2003	Sold	Government Notified Sale (Normal Sale)	Residence	\$700,000

Map View

Property transaction timelines

Comparable Listings & Sold Properties

Comparable Listings For Sale

Address goes here
Perfect North To Rear Aspect
Listed on: 30 Apr 2014
Offers Above \$1,150,000

Address goes here
Under Offer - ** SOLD OFF MARKET IN FIRST DAY **
Listed on: 18 Jun 2014
Over \$1.3 Million

Address goes here
A not to be missed opportunity
Listed on: 31 May 2012
Contact for Price

Address goes here
Classic semi with space and potential
Listed on: 09 Jul 2014
Auction

Recently Sold Properties

Address goes here
Agent Notified Sale
Contact for Price

Address goes here
Agent Notified Sale
Sold - Contact For Price*

Address goes here
Agent Notified Sale
\$1,250,000

Address goes here
Agent Notified Sale
\$1,200,000

Calculated Valuation Estimates for Every Property

Our Guesstimate:

\$1,103,800 to \$1,243,800

Date Generated: 13/06/2014

Submit Valuation

Are you the owner of this property? Claim it now to add your opinion. Claim my property

27/08/2013 10:51pm General Public

Crowd sourced optimisation of value estimates

Free Suburb Trends, Research and Statistics

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Helping you make smarter property investment decisions.

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What Suburbs Can I Afford to Buy Into?

Purchase price \$480,000 State NSW

Property type House & Apart Region Bathurst Orange

Update Results

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Articles, Trends and Investor Tips

Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.
Data Validity	C = Confirmed	C means this sale record has been received from government.
	U = Unconfirmed	U means we have received this sale from the government however the address for which it has been registered does not match any address we have in our system at the time of the last update from Australia Post.
	UA = Unconfirmed Agent	UA means this sale information has been collected from a real estate agent however Residex has not received a government record to confirm its validity.
	UR = Unconfirmed Record	UR means this sale information has been collected from another source however Residex has not as of yet received a government record to confirm its validity.
Indexed Sale Price	This is calculated by adding the capital growth indexation to the previous sale price.	This gives you a current day estimate for the most recent sale for a property.

Disclaimer

This Report is created by Residex Pty Ltd, ACN 003 000 119, Level 9, 46-56 Kippax Street Surry Hills NSW 2010

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