

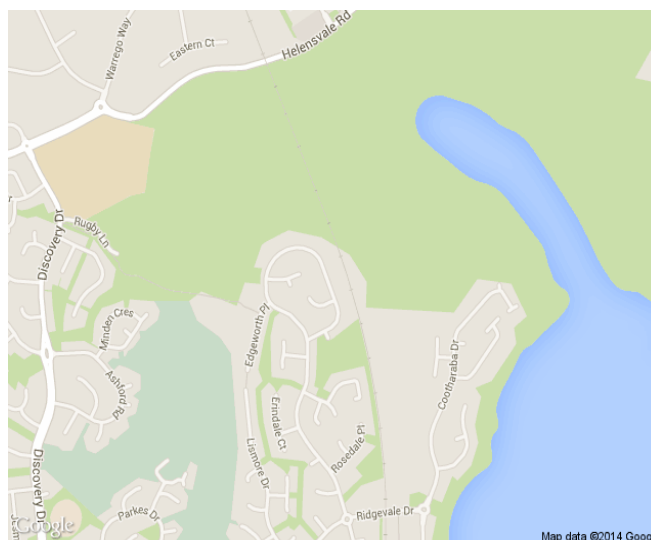


# Suburb Statistics Report

Helensvale 4212 QLD

## Snapshot for Helensvale 4212

Median Value of Houses:	\$466,500
Median Value of Units:	\$283,500
Number of Dwellings:	6883
Number of Houses:	5228
Number of Units:	1655
Number of Residents (ABS Data):	15987



## Market Activity for Helensvale 4212

Number of Properties Listed for Sale:	160
Estimated Days on the Market:	111
Estimated Number of Sales in the Last 3 Months:	98
Estimated Number of Sales in the Same Period Last Year:	126
Current Percentage of Properties on the Market (4212):	2.32%
Current Percentage of Properties on the Market (Brisbane Metro):	1.81%

## 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

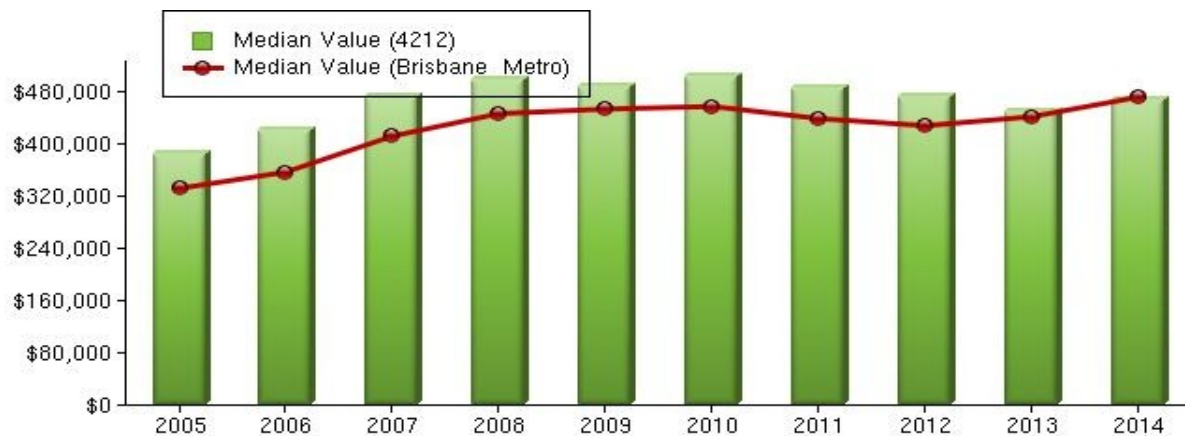
### Lowest 5 Streets in the Suburb by Median Value:

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
Oct 2013 - Sep 2014	\$467,000	4.3%	\$471,500	6.8%
Oct 2012 - Sep 2013	\$447,500	-5.4%	\$441,500	3.3%
Oct 2011 - Sep 2012	\$473,000	-2.4%	\$427,500	-2.5%
Oct 2010 - Sep 2011	\$484,500	-3.7%	\$438,500	-4.1%
Oct 2009 - Sep 2010	\$503,000	3.3%	\$457,000	0.9%
Oct 2008 - Sep 2009	\$487,000	-2.2%	\$453,000	1.6%
Oct 2007 - Sep 2008	\$497,500	5.6%	\$446,000	8.3%
Oct 2006 - Sep 2007	\$471,500	12.2%	\$411,500	15.5%
Oct 2005 - Sep 2006	\$420,000	9.3%	\$356,500	7.6%
Oct 2004 - Sep 2005	\$384,500	5.2%	\$331,500	3.8%



### Capital Growth

Average Growth Over the Last 3 Years	-1.2% p.a.
Average Growth Over the Last 10 Years	2.5% p.a.

### Rental Yield

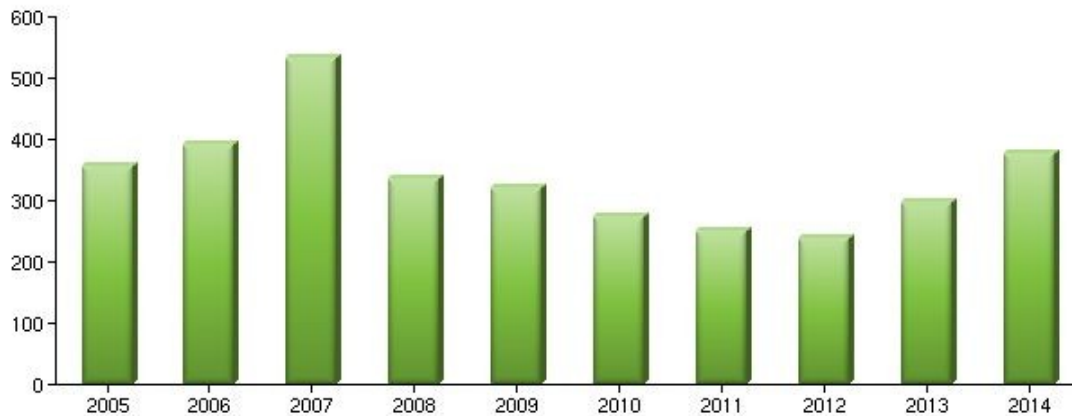
Last Quarter	Last Year	10 Years Average
5.7% p.a.	5.8% p.a.	5.2% p.a.

### Total Returns

Average Return Over the Last 10 Years	7.9% p.a.
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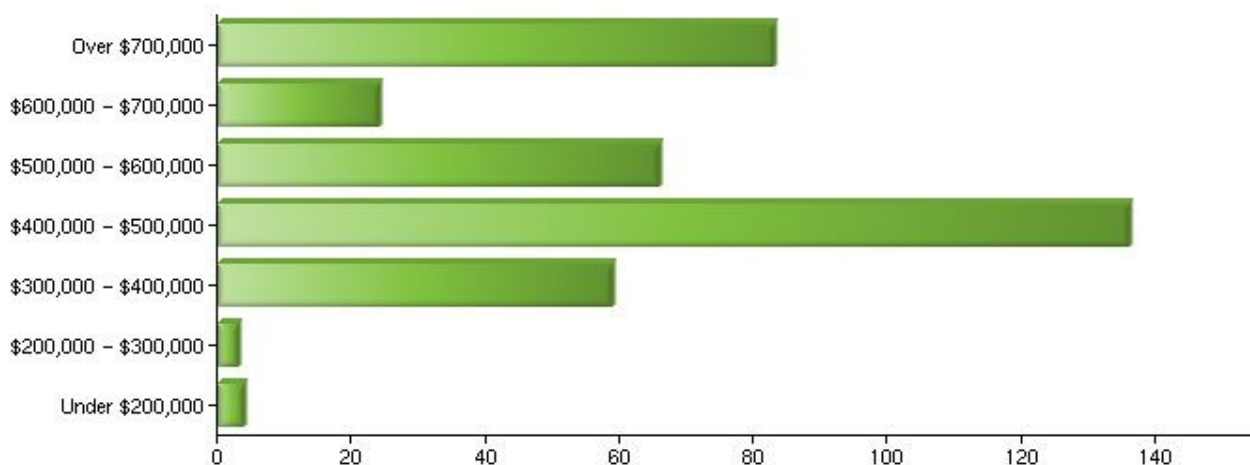
## House Sales for Helensvale 4212

**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

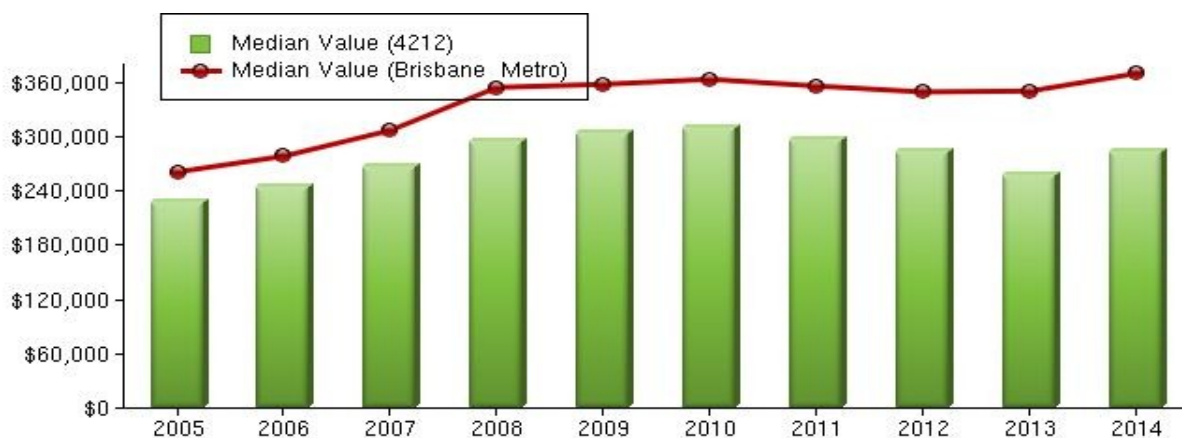
**Predicted Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	3% 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 \$671,000.

## Historical Unit Statistics for Helensvale 4212

Unit				
Year	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Oct 2013 - Sep 2014	\$283,500	10.2%	\$370,000	5.7%
Oct 2012 - Sep 2013	\$257,500	-9.2%	\$350,500	0.2%
Oct 2011 - Sep 2012	\$283,500	-4.4%	\$349,500	-1.8%
Oct 2010 - Sep 2011	\$296,500	-3.9%	\$356,000	-2.1%
Oct 2009 - Sep 2010	\$308,500	1.5%	\$363,500	1.5%
Oct 2008 - Sep 2009	\$304,000	3.1%	\$358,000	1.1%
Oct 2007 - Sep 2008	\$294,500	10.7%	\$354,500	15.3%
Oct 2006 - Sep 2007	\$266,000	9.0%	\$307,000	10.4%
Oct 2005 - Sep 2006	\$244,000	7.5%	\$278,500	6.6%
Oct 2004 - Sep 2005	\$227,000	7.1%	\$261,000	6.9%



### Capital Growth

Average Growth Over the Last 3 Years	-1.5% p.a.
Average Growth Over the Last 10 Years	2.9% p.a.

### Rental Yield

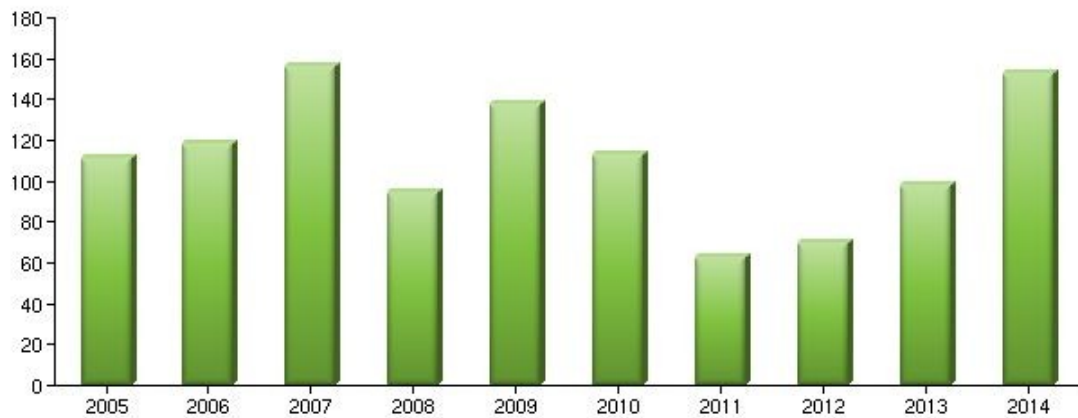
Last Quarter	Last Year	10 Years Average
6.2% p.a.	6.3% p.a.	6.0% p.a.

### Total Returns

Average Return Over the Last 10 Years	9.3% p.a.
---------------------------------------	-----------

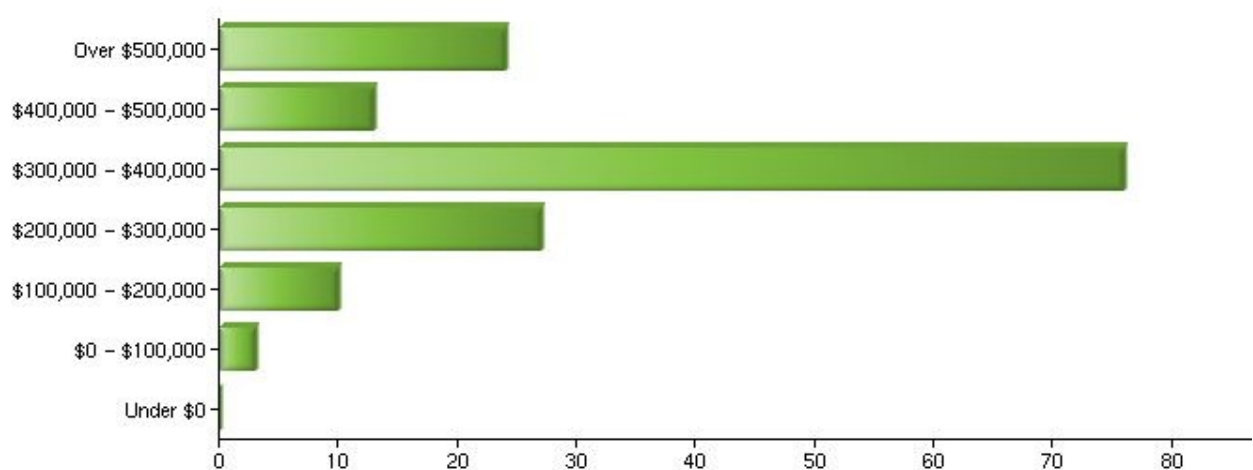
## Unit Sales for Helensvale 4212

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

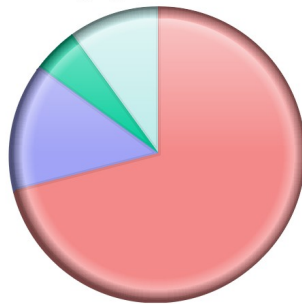
Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	2% p.a	1% p.a
Next 8 years*	3% p.a	3% p.a

\* 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 \$386,000.



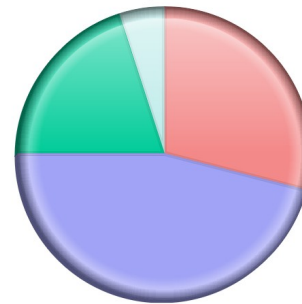
## Demographics for Helensvale 4212

Dwelling Type - Helensvale 4212



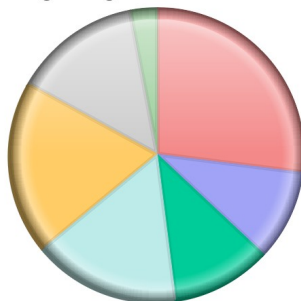
Houses	71%
Semi Detached	14%
Unit	5%
Other	10%

Home Ownership - Helensvale 4212



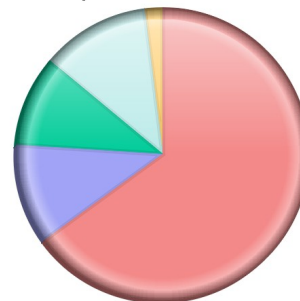
Fully Owned	29%
Being Purchased	46%
Rented	20%
Other	5%

Age Range - Helensvale 4212



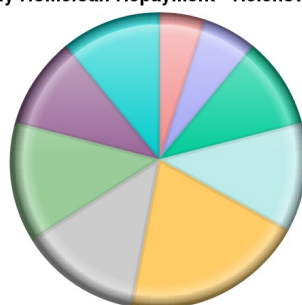
Age 0 To 19 Years	27%
Age 20 To 29 Years	10%
Age 30 To 39 Years	11%
Age 40 To 49 Years	16%
Age 50 To 64 Years	19%
Age 65 Plus	14%
Not Stated	3%

Birthplace - Helensvale 4212



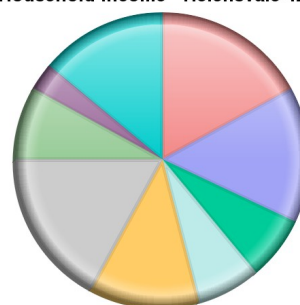
Australia	65%
Europe	11%
Pacific Islands	10%
Elsewhere	12%
Not Stated	2%

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 <sup>2</sup> )	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
41 Monterey Keys Dr, Helensvale	4	805	\$480,000	31/10/2014	\$464,500	UR
70 Tamworth Dr, Helensvale	5	1832	\$585,000	21/10/2014	\$727,200	UR
16 Mandolin Ave, Helensvale	5	1323761	\$1,110,000	03/10/2014	\$706,800	UR
5/96 River Oak Dr, Helensvale	2	157	\$250,000	22/09/2014	\$250,000	C
54 Serafina Dr, Helensvale	4	405	\$360,000	22/09/2014	\$358,700	C
542 Oyster Cove Prom, Helensvale	4	489	\$480,000	22/09/2014	\$478,300	C
4/6-12 Monterey Keys Dr, Helensvale	4	414	\$565,000	19/09/2014	\$565,100	C
51 Coomera Ct, Helensvale	5	622	\$845,000	18/09/2014	\$840,400	C
58 Audrey Ave, Helensvale	4	700	\$550,000	18/09/2014	\$547,000	C
6 Coen Pl, Helensvale	4	742	\$428,000	15/09/2014	\$425,100	C
9 Bexley Pl, Helensvale	3	563	\$389,000	15/09/2014	\$386,400	C
16 Minden Cres, Helensvale	3	816	\$405,000	12/09/2014	\$401,700	C
3/44 Helensvale Rd, Helensvale	2	95	\$250,000	12/09/2014	\$250,100	C
6 Jesmond Rd, Helensvale	4	805	\$390,000	12/09/2014	\$386,800	C
28 River Links Boulevard East, Helensvale	4	445	\$860,000	11/09/2014	\$852,600	C
34 Latrobe Ave, Helensvale	4	871	\$550,000	11/09/2014	\$545,300	C
7/7 Parkwater Tce, Helensvale	4	n/a	\$680,000	11/09/2014	\$680,300	C
2 Calmwater Cres, Helensvale	5	810	\$1,200,000	10/09/2014	\$1,189,100	C
2 Greenwood Ct, Helensvale	4	839	\$467,000	10/09/2014	\$462,800	C
101/2-6 Anaheim Dr, Helensvale	3	354	\$310,000	09/09/2014	\$310,200	C
58 Tamworth Dr, Helensvale	4	1090	\$550,000	08/09/2014	\$544,500	C
123 Discovery Dr, Helensvale	3	745	\$408,000	05/09/2014	\$403,400	C
13 Westlake Ct, Helensvale	5	863	\$810,000	05/09/2014	\$800,800	C
22 Minden Cres, Helensvale	4	780	\$445,000	05/09/2014	\$440,000	C
25 Cootharaba Dr, Helensvale	3	781	\$442,500	04/09/2014	\$437,300	C
31 Lee Anne Cres, Helensvale	4	662	\$860,000	04/09/2014	\$849,900	C
45 Coomera Ct, Helensvale	4	659	\$820,000	04/09/2014	\$810,400	C
18 Calmwater Cres, Helensvale	4	993	\$925,000	01/09/2014	\$912,900	C
21 Waterside Esp, Helensvale	4	764	\$646,500	01/09/2014	\$638,000	C
35 Ken Cres, Helensvale	4	452	\$499,000	29/08/2014	\$492,500	C
10 Burdekin Ave, Helensvale	3	793	\$375,000	28/08/2014	\$370,200	C
72 Serafina Dr, Helensvale	3	386	\$315,230	28/08/2014	\$311,200	C
3 Kiandra Pl, Helensvale	4	908	\$475,000	27/08/2014	\$469,100	C
51 Clarence Dr, Helensvale	5	4528	\$660,000	27/08/2014	\$651,800	C
156 Discovery Dr, Helensvale	3	960	\$380,000	25/08/2014	\$375,500	C
3 Eildon Pl, Helensvale	3	867	\$425,000	25/08/2014	\$420,000	C
34 Camden Ct, Helensvale	3	800	\$547,500	25/08/2014	\$541,000	C
54 Cootharaba Dr, Helensvale	4	576	\$468,000	25/08/2014	\$462,500	C
92 Lindfield Rd, Helensvale	4	833	\$460,000	25/08/2014	\$454,500	C
10 Katoomba Ct, Helensvale	5	997	\$585,000	22/08/2014	\$578,600	C
16 Saltwater Tce, Helensvale	4	1226	\$915,000	22/08/2014	\$904,900	C



Address	Beds	Area (m <sup>2</sup> )	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
11/22 Careel Cl, Helensvale	3	2660	\$375,000	18/08/2014	\$374,300	C
22 John Dalley Dr, Helensvale	5	1066	\$823,000	18/08/2014	\$814,900	C
3 Wandilla Dr, Helensvale	3	1037	\$460,000	18/08/2014	\$455,500	C
51 Discovery Dr, Helensvale	3	1060	\$387,500	18/08/2014	\$383,700	C
9 Lillypilly Ct, Helensvale	3	544	\$475,000	18/08/2014	\$470,300	C
8/16 Jesmond Rd, Helensvale	4	1246	\$336,000	15/08/2014	\$335,200	C
75/5 Mildura Dr, Helensvale	2	242	\$220,000	14/08/2014	\$219,400	C
40 Ashford Rd, Helensvale	3	760	\$475,000	13/08/2014	\$471,000	C
9/32-42 Mildura Dr, Helensvale	3	110	\$313,000	13/08/2014	\$312,100	C
26 Boreen Ct, Helensvale	3	807	\$520,000	12/08/2014	\$515,800	C
34 Parkview Pl, Helensvale	5	1017	\$1,200,000	12/08/2014	\$1,190,200	C
4 Picola Pl, Helensvale	4	891	\$515,000	12/08/2014	\$510,800	C
21 Barradine Cres, Helensvale	3	798	\$451,000	11/08/2014	\$447,500	C
37 Gwydir Ct, Helensvale	4	3422	\$890,000	11/08/2014	\$883,000	C
47 Tranquility Cct, Helensvale	4	602	\$520,000	11/08/2014	\$515,900	C
51 Helensvale Rd, Helensvale	4	1999	\$460,000	11/08/2014	\$456,400	C
3 Leura Pl, Helensvale	3	894	\$428,000	10/08/2014	\$424,800	C
12 Hialeah Cres, Helensvale	4	494	\$352,500	08/08/2014	\$350,000	C
530/530 Oyster Cove Prom, Helensvale	4	n/a	\$535,000	08/08/2014	\$532,900	C
78/5 Mildura Dr, Helensvale	2	230	\$182,000	08/08/2014	\$181,300	C
120 Mildura Dr, Helensvale	4	750	\$450,000	07/08/2014	\$447,000	C
17 Glenwater Cres, Helensvale	4	844	\$785,000	07/08/2014	\$779,700	C
23 Westlake Ct, Helensvale	4	841	\$725,000	07/08/2014	\$720,100	C
10 Tocumwal Ct, Helensvale	5	872	\$625,000	06/08/2014	\$621,000	C
14 Calmwater Cres, Helensvale	4	875	\$860,000	06/08/2014	\$854,500	C
48 Stretton Dr, Helensvale	3	781	\$425,000	05/08/2014	\$422,400	C
248 Mildura Dr, Helensvale	4	964	\$430,000	04/08/2014	\$427,500	C
25 Tamworth Dr, Helensvale	5	1106	\$475,000	04/08/2014	\$472,200	C
72 Cootharaba Dr, Helensvale	4	747	\$410,000	04/08/2014	\$407,600	C
11 Ferrymans Ct, Helensvale	5	700	\$1,015,000	01/08/2014	\$1,009,900	C
8 Cootharaba Dr, Helensvale	4	801	\$405,000	01/08/2014	\$403,000	C
6 Poeppel Pl, Helensvale	5	856	\$580,500	30/07/2014	\$577,700	C
11/13 Cannington Pl, Helensvale	2	97	\$242,000	28/07/2014	\$240,800	C
86/2-6 Anaheim Dr, Helensvale	3	248	\$297,000	28/07/2014	\$295,500	C
12 Morwell Ct, Helensvale	3	824	\$475,000	25/07/2014	\$472,200	C
27 Jesmond Rd, Helensvale	3	800	\$386,000	25/07/2014	\$383,800	C
6 Horsham Pl, Helensvale	5	883	\$490,000	25/07/2014	\$487,200	C
16 Morwell Ct, Helensvale	4	1253	\$630,000	24/07/2014	\$626,200	C
20 Minden Cres, Helensvale	4	780	\$480,000	24/07/2014	\$477,100	C
9/22 Careel Cl, Helensvale	3	2660	\$370,000	24/07/2014	\$368,400	C
161/43 The Peninsula , Helensvale	4	781	\$810,000	23/07/2014	\$806,600	C
17/22 Careel Cl, Helensvale	4	2660	\$403,000	23/07/2014	\$401,300	C
3/22 Careel Cl, Helensvale	3	2660	\$370,000	23/07/2014	\$368,400	C

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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

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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.

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