



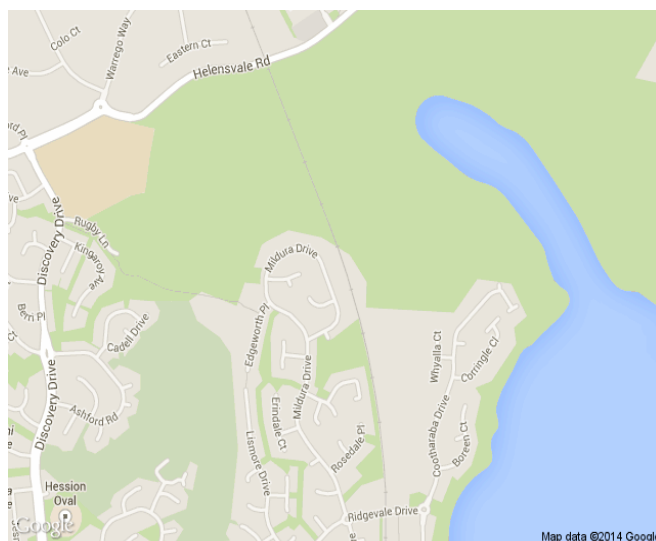
Suburb Statistics Report

Helensvale 4212 QLD

REPORT GENERATED: 27/05/2014

Snapshot for Helensvale 4212

Median Value of Houses:	\$466,500
Median Value of Units:	\$282,500
Number of Dwellings:	7299
Number of Houses:	5550
Number of Units:	1749
Number of Residents:	18330



Market Activity for Helensvale 4212

Number of Properties Listed for Sale:	156
Estimated Days on the Market:	123
Estimated Number of Sales in the Last 3 Months:	108
Estimated Number of Sales in the Same Period Last Year:	94
Current Percentage of Properties on the Market (4212):	2.14%
Current Percentage of Properties on the Market (Brisbane Metro):	1.61%

Street Information for Helensvale 4212

Number of Streets in the Suburb: 280

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Siganto Dr	\$1,874,123
West River Links Blvd	\$1,308,989
Kim Ct	\$896,676
Prosperity Dr	\$891,201
Gwydir Ct	\$837,769

Street with Highest Value Property:
Millaroo Dr

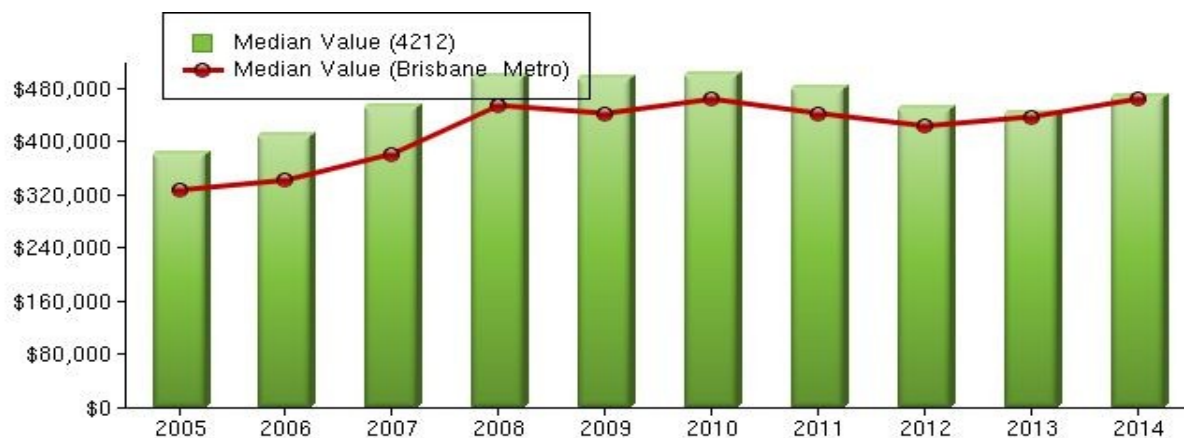
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Ridgevale Dr	\$240,571
Cannington Pl	\$243,752
Serafina Dr	\$251,832
Kingaroy Ave	\$257,301
River Oak Dr	\$258,752

Street with Lowest Value Property:
Mildura Dr

Historical House Statistics for Helensvale 4212

House				
Year	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2013 - Apr 2014	\$466,500	5.5%	\$465,000	6.2%
May 2012 - Apr 2013	\$442,500	-1.4%	\$438,000	3.3%
May 2011 - Apr 2012	\$448,500	-6.3%	\$424,000	-4.2%
May 2010 - Apr 2011	\$479,000	-4.0%	\$443,000	-4.6%
May 2009 - Apr 2010	\$499,000	0.7%	\$464,500	4.9%
May 2008 - Apr 2009	\$495,500	-0.4%	\$443,000	-2.6%
May 2007 - Apr 2008	\$497,500	10.0%	\$455,000	19.1%
May 2006 - Apr 2007	\$452,500	10.7%	\$382,000	11.5%
May 2005 - Apr 2006	\$408,500	7.1%	\$342,500	4.6%
May 2004 - Apr 2005	\$381,500	7.3%	\$327,500	3.0%



Capital Growth

Average Growth Over the Last 3 Years	-0.9% p.a.
Average Growth Over the Last 10 Years	2.8% p.a.

Rental Yield

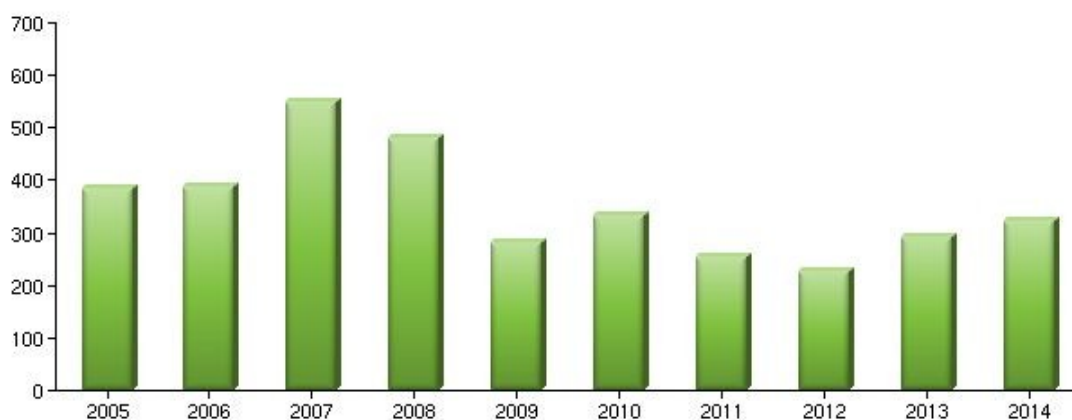
Last Quarter	Last Year	10 Years Average
5.8% p.a.	5.9% p.a.	5.2% p.a.

Total Returns

Average Return Over the Last 10 Years	8.2% p.a.
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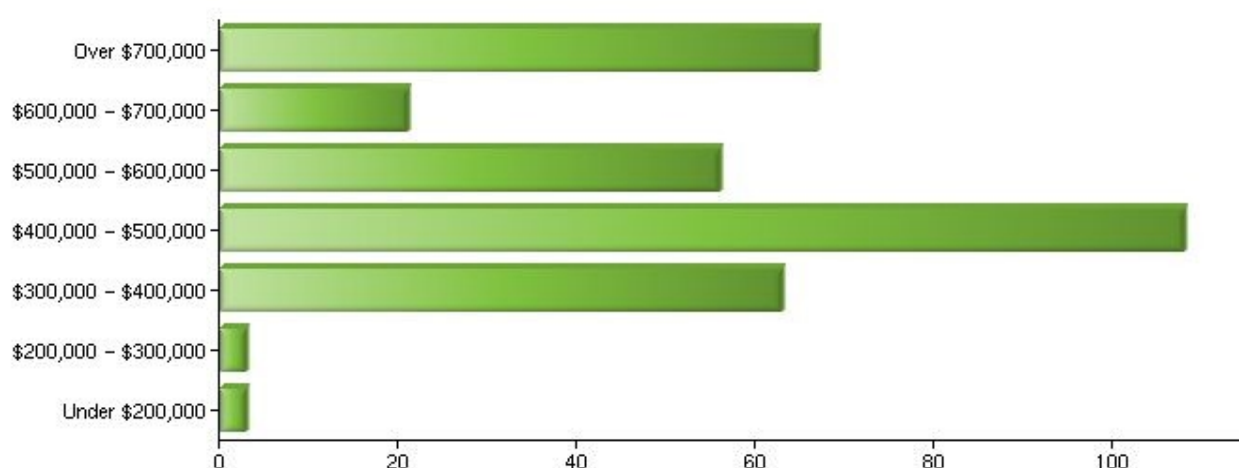
House Sales for Helensvale 4212

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

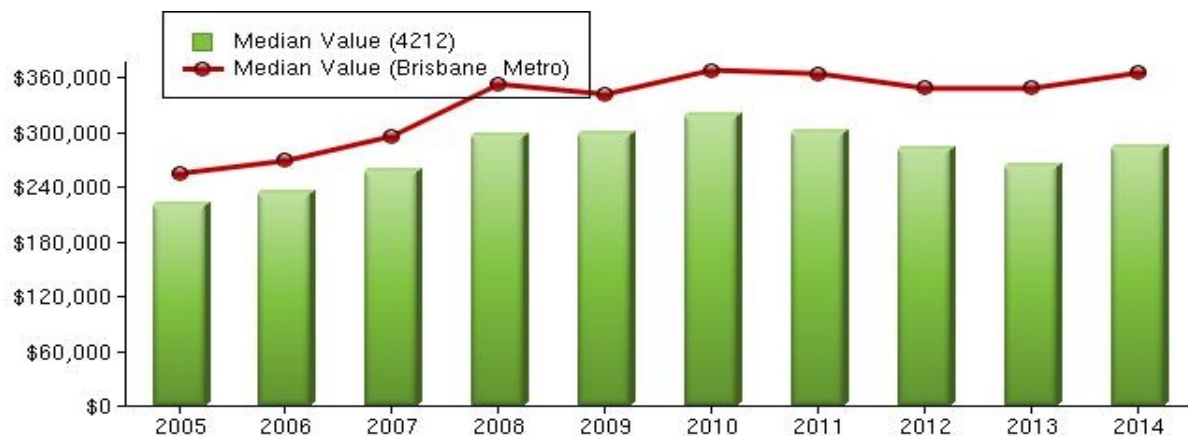
**Predicted
Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	3% p.a	4% p.a
Next 8 years*	5% 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 \$689,500.

Historical Unit Statistics for Helensvale 4212

Year	Unit			
	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2013 - Apr 2014	\$283,000	7.5%	\$365,500	4.9%
May 2012 - Apr 2013	\$263,000	-6.1%	\$348,500	-0.1%
May 2011 - Apr 2012	\$280,000	-6.7%	\$348,500	-4.3%
May 2010 - Apr 2011	\$300,000	-5.8%	\$364,500	-1.1%
May 2009 - Apr 2010	\$318,500	7.2%	\$368,500	7.8%
May 2008 - Apr 2009	\$297,000	0.3%	\$342,000	-3.1%
May 2007 - Apr 2008	\$296,500	15.2%	\$353,000	19.1%
May 2006 - Apr 2007	\$257,500	10.1%	\$296,000	10.0%
May 2005 - Apr 2006	\$233,500	6.4%	\$269,000	5.7%
May 2004 - Apr 2005	\$219,500	6.5%	\$255,000	7.1%



Capital Growth

Average Growth Over the Last 3 Years	-2.0% p.a.
Average Growth Over the Last 10 Years	3.2% p.a.

Rental Yield

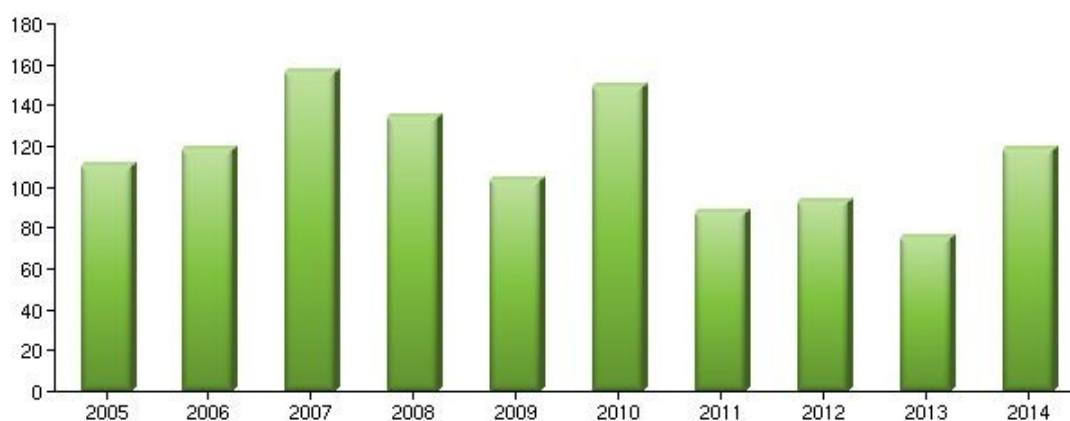
Last Quarter	Last Year	10 Years Average
6.3% p.a.	6.4% p.a.	6.0% p.a.

Total Returns

Average Return Over the Last 10 Years	9.6% p.a.
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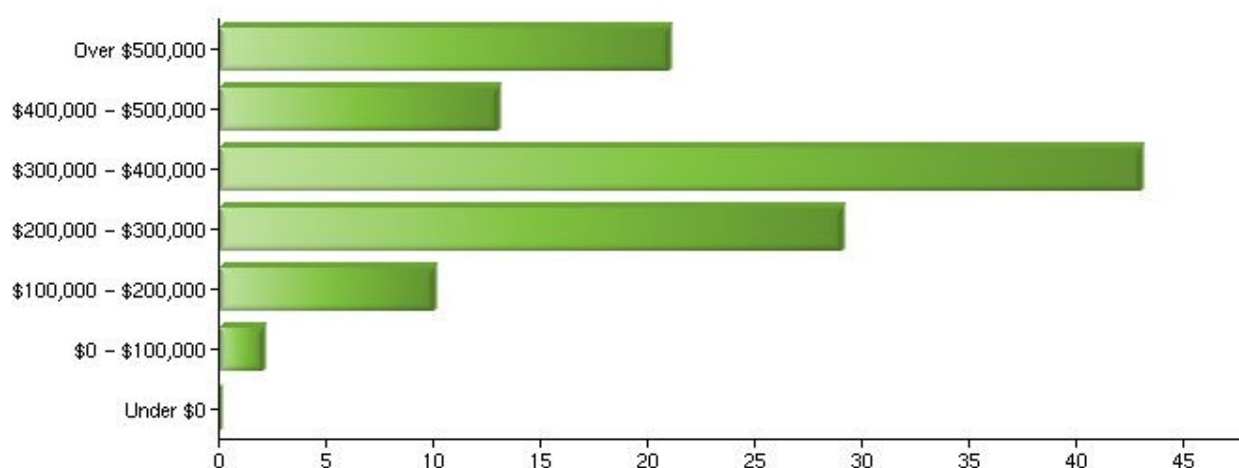
Unit Sales for Helensvale 4212

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

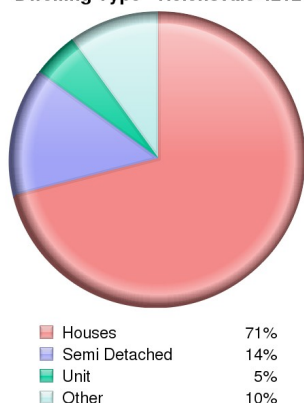
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	2% p.a	1% p.a
Next 8 years*	4% p.a	3% p.a

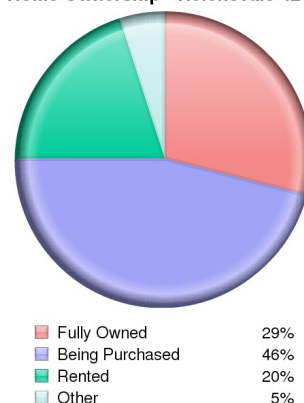
* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Helensvale will be in the order of \$405,500.

Demographics for Helensvale 4212

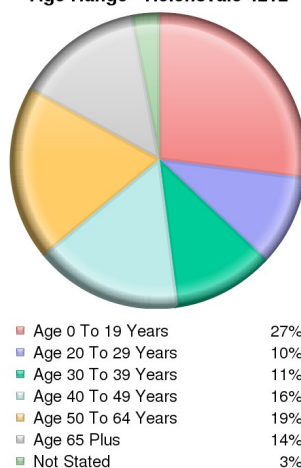
Dwelling Type - Helensvale 4212



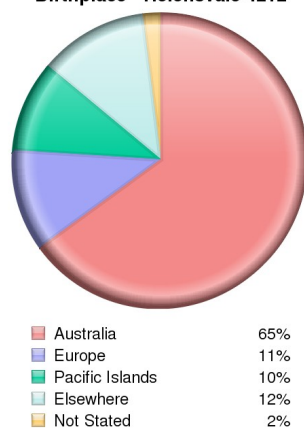
Home Ownership - Helensvale 4212



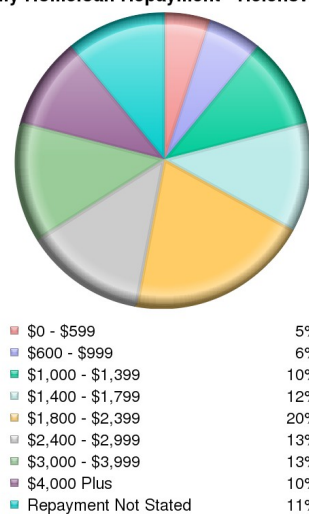
Age Range - Helensvale 4212



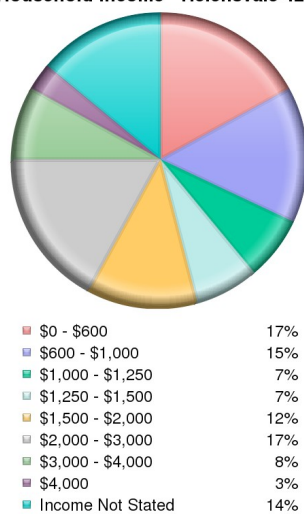
Birthplace - Helensvale 4212



Monthly Homeloan Repayment - Helensvale 4212



Household Income - Helensvale 4212



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
23/22 Careel Cl, Helensvale	2	165	\$420,000	15/04/2014	\$424,300	C
5 Baynton Ave, Helensvale	4	1072	\$490,000	14/04/2014	\$483,500	C
1 Wilmington Ct, Helensvale	4	1093	\$485,000	12/04/2014	\$477,700	C
19 Mandolin Ave, Helensvale	4	963	\$925,000	11/04/2014	\$910,300	C
16 Pomona Ct, Helensvale	4	879	\$422,500	10/04/2014	\$415,500	C
4 Plympton Ct, Helensvale	3	834	\$410,000	10/04/2014	\$403,200	C
1 Coomera Ct, Helensvale	4	570	\$795,000	08/04/2014	\$780,400	C
113 Discovery Dr, Helensvale	3	893	\$370,000	07/04/2014	\$349,200	UR
12/1 Doyalson Pl, Helensvale	3	126	\$287,000	07/04/2014	\$291,500	C
3 Otford Pl, Helensvale	3	804	\$393,000	07/04/2014	\$385,500	C
6 Kim Ct, Helensvale	4	1066	\$935,000	07/04/2014	\$917,100	C
27 Tamworth Dr, Helensvale	3	1111	\$330,000	05/04/2014	\$439,900	UR
14 Pipers Pnt, Helensvale	2	886	\$910,000	04/04/2014	\$890,300	C
17 Calmwater Cres, Helensvale	5	700	\$752,500	04/04/2014	\$736,200	C
60a Serafina Dr, Helensvale	3	329	\$317,500	04/04/2014	\$310,600	C
2503/111 Lindfield Rd, Helensvale	3	47421	\$364,000	03/04/2014	\$370,700	C
66 Helensvale Rd, Helensvale	3	2007	\$380,000	03/04/2014	\$371,500	C
20 Cootharaba Dr, Helensvale	4	794	\$455,000	02/04/2014	\$444,400	C
66 River Links Boulevard East , Helensvale	4	440	\$399,000	02/04/2014	\$389,700	C
13 Ardlethan Ct, Helensvale	5	847	\$442,500	01/04/2014	\$431,800	C
20/1 Doyalson Pl, Helensvale	2	109	\$255,000	01/04/2014	\$260,000	C
25 Lindfield Rd, Helensvale	3	773	\$375,000	01/04/2014	\$366,000	C
3/18 Discovery Dr, Helensvale	3	103	\$270,000	31/03/2014	\$275,500	C
535/535 Oyster Cove Prom, Helensvale	3	n/a	\$525,000	31/03/2014	\$535,700	C
67 Serafina Dr, Helensvale	3	383	\$340,000	31/03/2014	\$331,500	C
98 Southaven Dr, Helensvale	4	801	\$1,132,500	31/03/2014	\$1,104,300	C
32 Quayside Dr, Helensvale	4	453	\$740,000	28/03/2014	\$723,600	C
68/2 Anaheim Dr, Helensvale	3	247	\$325,000	27/03/2014	\$332,000	C
7 Coomera Ct, Helensvale	5	500	\$910,000	27/03/2014	\$890,700	C
10 Bairnsdale Ct, Helensvale	3	879	\$415,000	24/03/2014	\$407,400	C
15 Doyalson Pl, Helensvale	3	499	\$396,000	24/03/2014	\$388,700	C
19 Latrobe Ave, Helensvale	3	723	\$372,500	24/03/2014	\$365,700	C
4 Maleny Pl, Helensvale	4	730	\$445,000	24/03/2014	\$436,800	C
40 Audrey Ave, Helensvale	4	738	\$540,000	24/03/2014	\$530,100	C
12 Southaven Dr, Helensvale	4	860	\$720,000	21/03/2014	\$708,800	C
176 Mildura Dr, Helensvale	3	736	\$418,000	21/03/2014	\$411,500	C
211 Discovery Dr, Helensvale	3	797	\$340,000	21/03/2014	\$334,700	C
38 Urangan Ct, Helensvale	4	662	\$542,500	21/03/2014	\$534,100	C
79 Parkes Dr, Helensvale	4	738	\$490,000	21/03/2014	\$482,400	C
39 Adaminaby Dr, Helensvale	3	850	\$460,500	20/03/2014	\$453,800	C
40 Gippsland Dr, Helensvale	4	758	\$570,000	20/03/2014	\$561,700	C






Address	Beds	Area (m ²)	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
14/22 Careel Cl, Helensvale	3	165	\$415,000	17/03/2014	\$425,200	C
21 Wisemans Ct, Helensvale	4	600	\$645,000	17/03/2014	\$637,400	C
32 Arlene Park Tce, Helensvale	4	992	\$570,000	17/03/2014	\$563,300	C
16 Ashford Rd, Helensvale	3	859	\$450,000	14/03/2014	\$446,000	C
24 Urangan Ct, Helensvale	4	750	\$530,000	14/03/2014	\$525,300	C
8 Berri Pl, Helensvale	4	699	\$409,000	14/03/2014	\$405,300	C
43/12 Helensvale Rd, Helensvale	2	261	\$242,000	13/03/2014	\$248,200	C
31 The Close , Helensvale	5	777	\$605,000	12/03/2014	\$600,700	C
6 Sarina Pl, Helensvale	3	863	\$378,000	12/03/2014	\$375,300	C
28 Armidale Cres, Helensvale	3	848	\$415,000	11/03/2014	\$412,500	C
17 Oyster Cove Prom, Helensvale	4	968	\$800,000	10/03/2014	\$795,900	C
544 Oyster Cove Prom, Helensvale	4	484	\$539,000	10/03/2014	\$536,200	C
218 Discovery Dr, Helensvale	3	720	\$395,000	07/03/2014	\$394,100	C
10 Oyster Cove Prom, Helensvale	3	634	\$537,500	06/03/2014	\$536,800	C
28 Boreen Ct, Helensvale	4	833	\$435,000	06/03/2014	\$434,400	C
6 Colo Ct, Helensvale	5	4195	\$885,000	05/03/2014	\$884,700	C
100 Southaven Dr, Helensvale	4	805	\$1,080,000	03/03/2014	\$1,081,700	C
5/24 Cannington Pl, Helensvale	2	113	\$255,000	03/03/2014	\$262,300	C
531 Oyster Cove Prom, Helensvale	4	512	\$540,000	03/03/2014	\$540,800	C
13 Derwent Ave, Helensvale	5	4000	\$680,000	28/02/2014	\$683,000	C
16 Rosswood Ct, Helensvale	4	721	\$450,000	28/02/2014	\$452,000	C
7/2 Anaheim Dr, Helensvale	3	284	\$350,000	28/02/2014	\$360,400	C
4/22 Careel Cl, Helensvale	3	165	\$410,000	27/02/2014	\$422,300	C
3/6 Monterey Keys Dr, Helensvale	3	414	\$630,000	25/02/2014	\$649,300	C
7 Armidale Cres, Helensvale	3	909	\$370,000	24/02/2014	\$371,000	C
72 Monterey Keys Dr, Helensvale	4	1130	\$825,000	24/02/2014	\$827,200	C
11 Arlene Park Tce, Helensvale	5	933	\$540,000	21/02/2014	\$540,700	C
17/15 Waterside Esp, Helensvale	4	n/a	\$630,000	21/02/2014	\$650,100	C
19 Wolvi Pl, Helensvale	4	842	\$466,000	21/02/2014	\$466,600	C
27 Rivertree Ave, Helensvale	5	4500	\$1,250,000	21/02/2014	\$1,251,700	C
50 Stretton Dr, Helensvale	3	793	\$407,000	21/02/2014	\$407,500	C
1 Tammy Ct, Helensvale	5	959	\$618,000	19/02/2014	\$618,300	C
61 Audrey Ave, Helensvale	5	721	\$625,000	19/02/2014	\$625,300	C
13 Rosedale Pl, Helensvale	4	836	\$408,000	17/02/2014	\$407,800	C
204 Mildura Dr, Helensvale	4	858	\$435,000	17/02/2014	\$434,800	C
43 Stretton Dr, Helensvale	5	908	\$513,000	17/02/2014	\$512,800	C
54 Southaven Dr, Helensvale	4	986	\$590,000	17/02/2014	\$589,800	C
8 Lee Anne Cres, Helensvale	4	700	\$535,000	17/02/2014	\$534,800	C
5 Quirindi Ct, Helensvale	3	788	\$440,000	14/02/2014	\$439,300	C
25 River Links Boulevard East , Helensvale	5	603	\$710,000	13/02/2014	\$708,500	C
10 Quayside Dr, Helensvale	5	442	\$835,000	12/02/2014	\$832,900	C
11 Tanunda Dr, Helensvale	3	818	\$330,000	12/02/2014	\$329,200	C
116 The Peninsula , Helensvale	4	698	\$400,000	12/02/2014	\$399,000	C

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.

Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description	
	<p>The Residex Report can help you make more profitable real estate purchase and sale decisions by understanding key market drivers.</p> <p>This Report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state. Predictions are included on a regional basis.</p>	
<p>“...the average performing unit from a region in the Report out-performed the Australian average unit return by over 36%”</p>		
	<p>The Best Rent Report is ideal for investors looking to reduce out-of-pocket costs without compromising on capital growth. Each Report contains the best 100 predicted suburbs based on rental returns, capital growth predictions over five years and qualitative research.</p>	
	<p>For investors looking for the best growth areas the Top 100 Predictions Report provides detailed market information and predictions on the Top 100 suburbs which are predicted to have annual capital growth in excess of four per cent over the next eight years.</p>	
	<p>The Renovators Top 100 Report will help you determine the best suburbs to profit in through renovating residential property. The Renovators Suburb Report gives a street by street analysis showing street median prices and ranges of values.</p>	
<p><i>For more information visit www.residex.com.au</i></p>		

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