



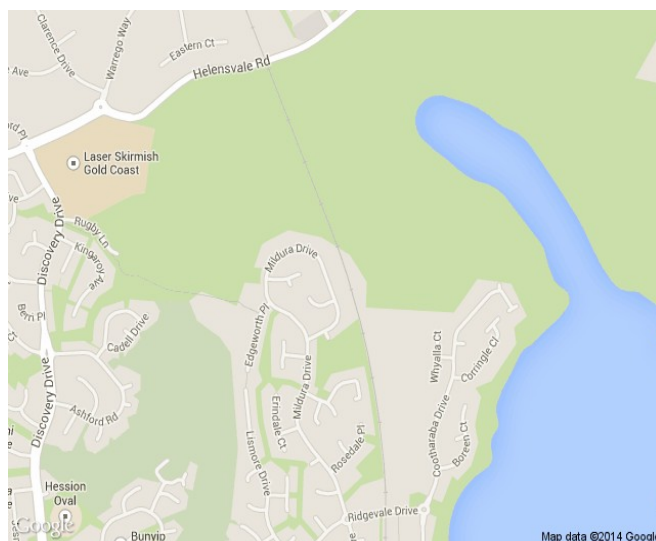
Suburb Statistics Report

Helensvale 4212 QLD

REPORT GENERATED: 26/02/2014

Snapshot for Helensvale 4212

Median Value of Houses:	\$446,000
Median Value of Units:	\$267,000
Number of Dwellings:	7190
Number of Houses:	5442
Number of Units:	1748
Number of Residents:	18330



Market Activity for Helensvale 4212

Number of Properties Listed for Sale:	134
Estimated Days on the Market:	72
Estimated Number of Sales in the Last 3 Months:	92
Estimated Number of Sales in the Same Period Last Year:	91
Current Percentage of Properties on the Market (4212):	1.86%
Current Percentage of Properties on the Market (Brisbane Metro):	1.46%

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

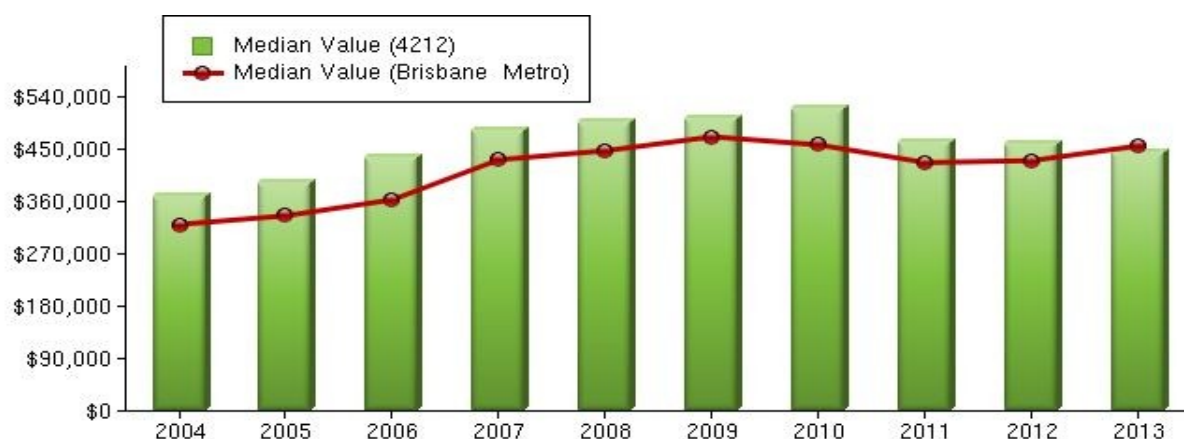
Lowest 5 Streets in the Suburb by Median Value:

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

Year	House		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2013 - Dec 2013	\$446,000	-2.8%	\$456,500	5.9%
Jan 2012 - Dec 2012	\$458,500	-0.8%	\$431,000	0.9%
Jan 2011 - Dec 2011	\$462,500	-11.3%	\$427,500	-6.7%
Jan 2010 - Dec 2010	\$521,500	3.8%	\$458,000	-2.9%
Jan 2009 - Dec 2009	\$502,500	1.1%	\$472,000	5.3%
Jan 2008 - Dec 2008	\$496,500	2.7%	\$448,000	3.6%
Jan 2007 - Dec 2007	\$483,500	10.8%	\$432,500	19.0%
Jan 2006 - Dec 2006	\$436,500	11.1%	\$363,500	8.2%
Jan 2005 - Dec 2005	\$393,000	6.7%	\$336,000	4.7%
Jan 2004 - Dec 2004	\$368,500	9.0%	\$321,000	4.3%



Capital Growth

Average Growth Over the Last 3 Years	-5.1% p.a.
Average Growth Over the Last 10 Years	2.8% p.a.

Rental Yield

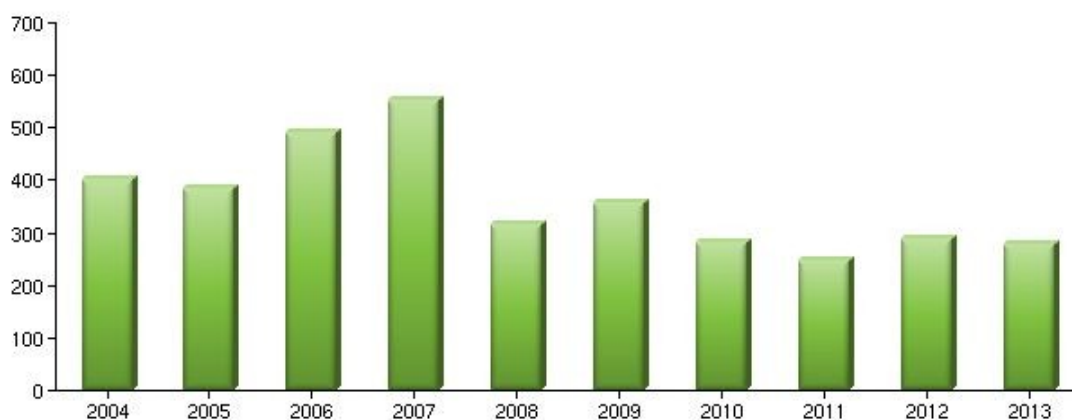
Last Quarter	Last Year	10 Years Average
6.0% p.a.	5.9% p.a.	5.1% p.a.

Total Returns

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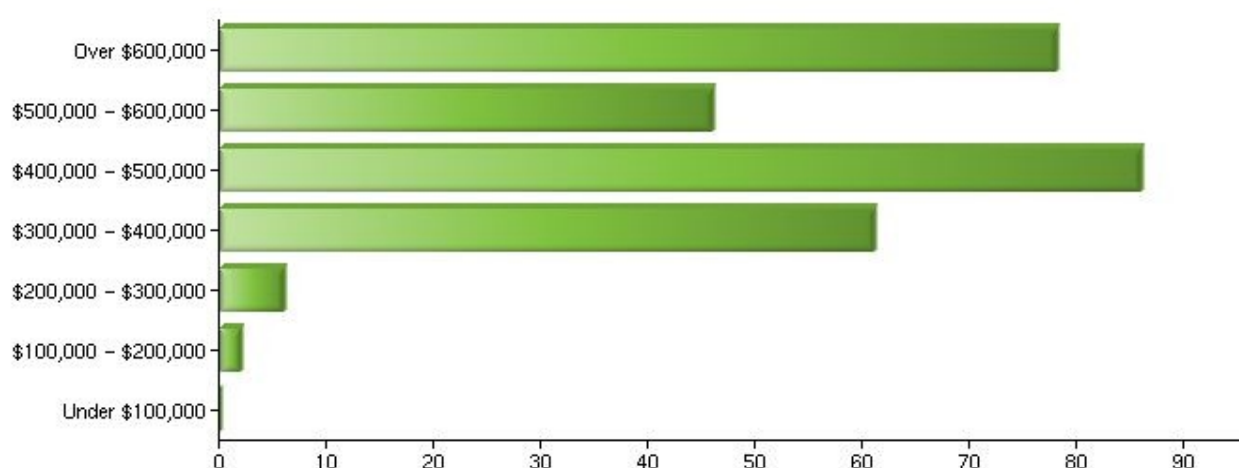
House Sales for Helensvale 4212

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

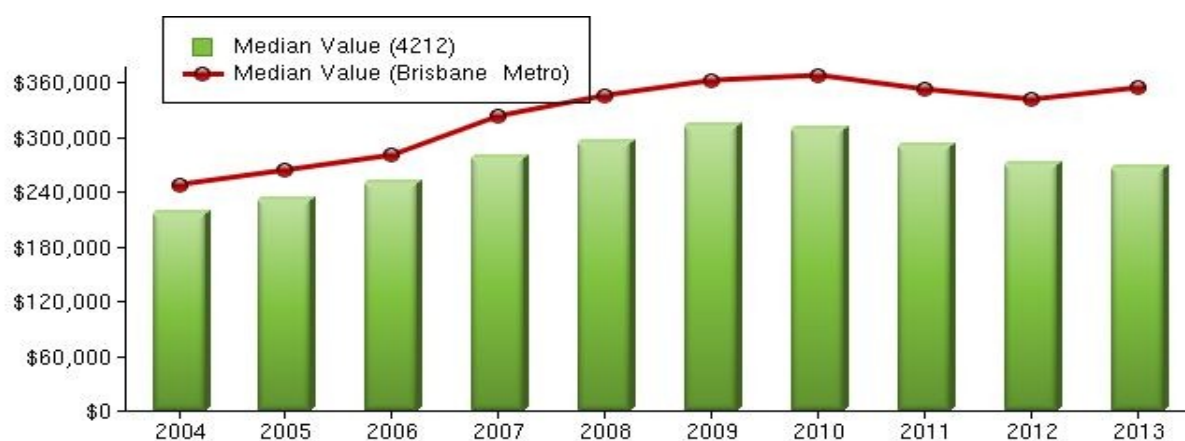
**Predicted
Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	3% p.a	4% p.a
Next 8 years*	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 \$643,000.

Historical Unit Statistics for Helensvale 4212

Unit				
Year	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2013 - Dec 2013	\$267,000	-1.1%	\$355,000	3.8%
Jan 2012 - Dec 2012	\$270,000	-7.1%	\$342,000	-3.1%
Jan 2011 - Dec 2011	\$290,500	-5.9%	\$353,000	-4.2%
Jan 2010 - Dec 2010	\$309,000	-1.2%	\$368,500	1.6%
Jan 2009 - Dec 2009	\$312,500	6.3%	\$363,000	4.7%
Jan 2008 - Dec 2008	\$294,500	5.9%	\$346,500	7.1%
Jan 2007 - Dec 2007	\$278,000	11.4%	\$324,000	15.2%
Jan 2006 - Dec 2006	\$249,500	8.3%	\$281,000	6.2%
Jan 2005 - Dec 2005	\$230,500	6.8%	\$264,500	6.4%
Jan 2004 - Dec 2004	\$216,000	14.7%	\$248,500	11.6%



Capital Growth

Average Growth Over the Last 3 Years	-4.7% p.a.
Average Growth Over the Last 10 Years	3.6% p.a.

Rental Yield

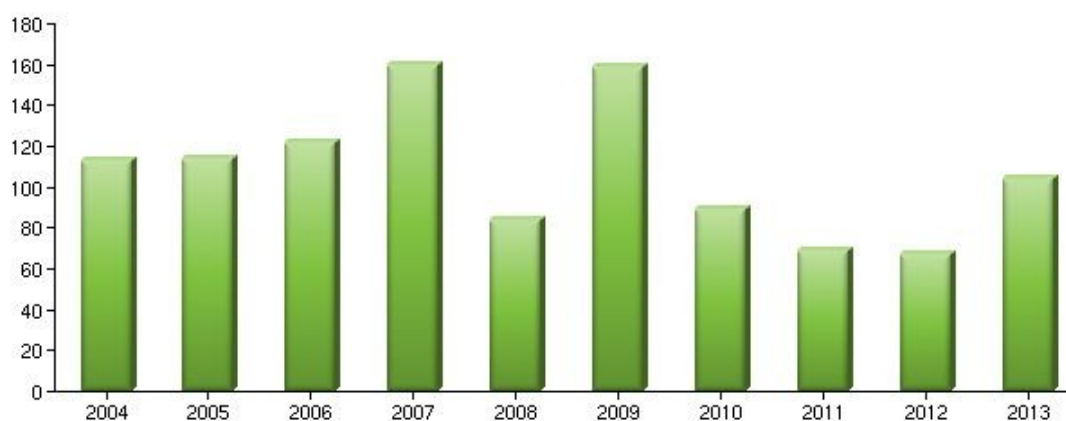
Last Quarter	Last Year	10 Years Average
6.3% p.a.	6.4% p.a.	6.0% p.a.

Total Returns

Average Return Over the Last 10 Years	10.0% p.a.
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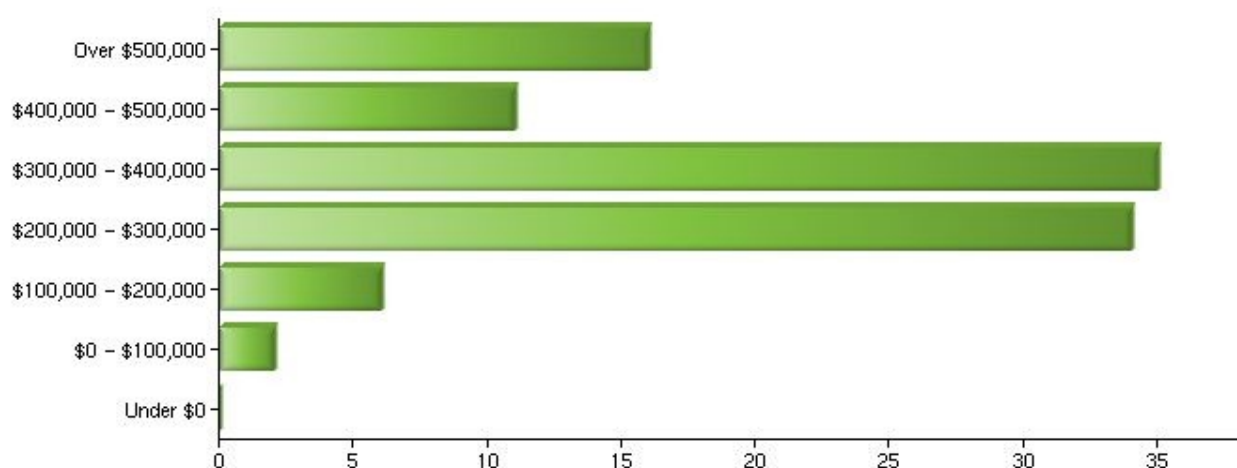
Unit Sales for Helensvale 4212

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

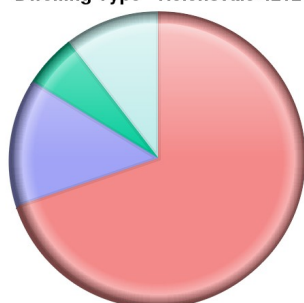
**Predicted
Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	3% 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 \$384,000.

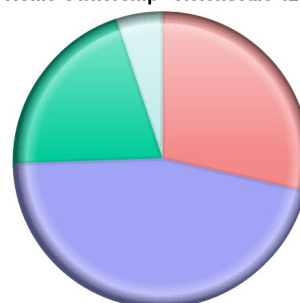
Demographics for Helensvale 4212

Dwelling Type - Helensvale 4212



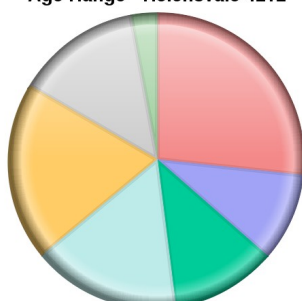
Houses	70%
Semi Detached	14%
Unit	6%
Other	10%

Home Ownership - Helensvale 4212



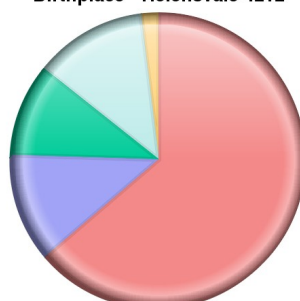
Fully Owned	29%
Being Purchased	46%
Rented	20%
Other	5%

Age Range - Helensvale 4212



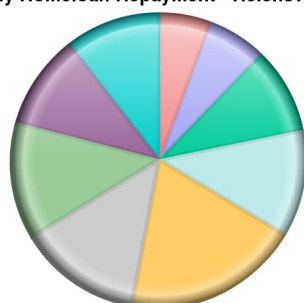
Age 0 To 19 Years	27%
Age 20 To 29 Years	10%
Age 30 To 39 Years	12%
Age 40 To 49 Years	16%
Age 50 To 64 Years	19%
Age 65 Plus	14%
Not Stated	3%

Birthplace - Helensvale 4212



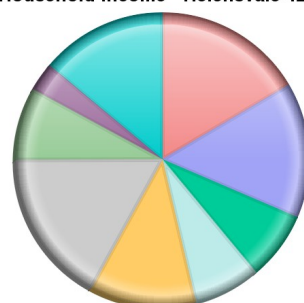
Australia	64%
Europe	12%
Pacific Islands	10%
Elsewhere	12%
Not Stated	2%

Monthly Homeloan Repayment - Helensvale 4212



\$0 - \$599	6%
\$600 - \$999	7%
\$1,000 - \$1,399	10%
\$1,400 - \$1,799	12%
\$1,800 - \$2,399	19%
\$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	8%
\$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
66 Helensvale Rd, Helensvale	3	2007	\$380,000	24/02/2014	\$357,700	UR
10 Gatton Ct, Helensvale	4	792	\$420,000	11/02/2014	\$375,600	UR
38 Stretton Dr, Helensvale	4	834	\$570,000	11/02/2014	\$510,000	UR
118/129 The Peninsula , Helensvale	3	879	\$320,000	11/12/2013	\$322,900	C
101/122 The Peninsula , Helensvale	4	859	\$472,000	06/12/2013	\$477,400	C
117/131 The Peninsula , Helensvale	3	865	\$320,000	06/12/2013	\$323,700	C
7 Whyalla Ct, Helensvale	3	478	\$440,000	06/12/2013	\$439,700	C
8 Corinda Ct, Helensvale	4	1401	\$485,000	06/12/2013	\$484,600	C
9 Minden Cres, Helensvale	3	725	\$390,000	06/12/2013	\$389,700	C
6/14 Waterside Esp, Helensvale	3	710	\$315,000	05/12/2013	\$318,800	C
67/54 The Peninsula , Helensvale	5	n/a	\$895,000	03/12/2013	\$906,500	C
16 Catani Pl, Helensvale	4	1090	\$427,000	02/12/2013	\$426,600	C
17-19 Eastern Ct, Helensvale	3	4002	\$555,000	02/12/2013	\$554,500	C
22 Tamworth Dr, Helensvale	4	896	\$452,000	02/12/2013	\$451,600	C
27 Glenwater Cres, Helensvale	4	849	\$763,000	02/12/2013	\$762,300	C
30 Southaven Dr, Helensvale	4	667	\$620,000	02/12/2013	\$619,500	C
55 Latrobe Ave, Helensvale	3	711	\$408,000	02/12/2013	\$407,700	C
8 Gatton Ct, Helensvale	3	842	\$331,000	02/12/2013	\$502,800	UR
19/13 Cannington Pl, Helensvale	2	97	\$223,000	28/11/2013	\$226,300	C
26 Arlene Park Tce, Helensvale	4	810	\$465,000	28/11/2013	\$464,400	C
9 Ken Cres, Helensvale	4	536	\$490,000	28/11/2013	\$489,400	C
115/135 The Peninsula , Helensvale	3	864	\$335,000	27/11/2013	\$340,100	C
9 Batlow Ct, Helensvale	4	800	\$377,500	27/11/2013	\$376,900	C
66/52 The Peninsula , Helensvale	5	n/a	\$780,000	26/11/2013	\$792,200	C
121/123 The Peninsula , Helensvale	3	894	\$320,000	22/11/2013	\$325,500	C
125/115 The Peninsula , Helensvale	3	878	\$315,000	22/11/2013	\$320,400	C
20 Jesmond Rd, Helensvale	4	805	\$479,000	22/11/2013	\$477,900	C
7/16 Waterside Esp, Helensvale	2	741	\$321,000	22/11/2013	\$326,500	C
9 Horsham Pl, Helensvale	4	862	\$525,000	22/11/2013	\$523,700	C
30 John Dalley Dr, Helensvale	4	705	\$575,000	19/11/2013	\$573,300	C
90 Southaven Dr, Helensvale	4	815	\$1,026,500	19/11/2013	\$1,023,500	C
3/172 Siganto Dr, Helensvale	n/a	276	\$355,000	13/11/2013	\$362,200	C
6 Joel Ct, Helensvale	4	456	\$540,000	13/11/2013	\$537,800	C
10 Bathurst Ct, Helensvale	5	904	\$495,000	12/11/2013	\$492,900	C
12/142 Siganto Dr, Helensvale	n/a	1080	\$730,000	11/11/2013	\$745,300	C
16 Fleetwood Ct, Helensvale	4	589	\$620,000	11/11/2013	\$617,300	C
2 Bunya Ct, Helensvale	3	837	\$361,500	11/11/2013	\$359,900	C
5 Palana Pl, Helensvale	5	869	\$480,000	11/11/2013	\$477,900	C
13/18 Discovery Dr, Helensvale	2	247	\$239,000	06/11/2013	\$244,400	C
23 Coomera Ct, Helensvale	3	847	\$1,050,000	04/11/2013	\$1,044,000	C
26 Mullewa Cres, Helensvale	4	965	\$388,500	04/11/2013	\$386,300	C






Address	Beds	Area (m ²)	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
43 Helensvale Rd, Helensvale	5	4405	\$735,000	04/11/2013	\$730,800	C
15/18 Discovery Dr, Helensvale	3	97	\$270,000	01/11/2013	\$276,600	C
36 Stretton Dr, Helensvale	3	753	\$345,000	31/10/2013	\$342,800	C
49 Coomera Ct, Helensvale	4	656	\$905,000	30/10/2013	\$899,300	C
35 Warrego Way, Helensvale	3	5253	\$630,000	29/10/2013	\$626,100	C
158 Mildura Dr, Helensvale	4	855	\$448,000	28/10/2013	\$445,200	C
2 Casuarina Way, Helensvale	4	656	\$440,000	28/10/2013	\$437,300	C
3/21 Millennium Cct, Helensvale	2	281	\$657,800	28/10/2013	\$675,000	C
75 Monterey Keys Dr, Helensvale	3	860	\$520,000	28/10/2013	\$516,800	C
96 Serafina Dr, Helensvale	3	405	\$330,000	28/10/2013	\$328,000	C
14 Joel Ct, Helensvale	4	460	\$515,000	25/10/2013	\$512,000	C
20/2 Doyalson Pl, Helensvale	3	210	\$275,000	25/10/2013	\$282,500	C
5 Cobram Pl, Helensvale	3	735	\$300,000	25/10/2013	\$298,200	C
62/44 The Peninsula , Helensvale	5	n/a	\$775,000	25/10/2013	\$796,300	C
15 Hannaford Pl, Helensvale	3	7277	\$680,000	24/10/2013	\$676,100	C
5 Midvale Pl, Helensvale	4	739	\$425,000	24/10/2013	\$422,500	C
57 Audrey Ave, Helensvale	4	680	\$493,000	24/10/2013	\$490,100	C
2/6 Waterside Esp, Helensvale	3	802	\$325,000	23/10/2013	\$334,200	C
10/22 Waterside Esp, Helensvale	2	792	\$321,000	22/10/2013	\$330,200	C
124/117 The Peninsula , Helensvale	3	836	\$315,000	22/10/2013	\$324,000	C
84 Cootharaba Dr, Helensvale	4	753	\$475,000	22/10/2013	\$472,300	C
86 Parkes Dr, Helensvale	3	800	\$365,000	22/10/2013	\$362,900	C
12/26 Waterside Esp, Helensvale	2	713	\$305,000	21/10/2013	\$313,900	C
4 Katoomba Ct, Helensvale	4	727	\$520,000	21/10/2013	\$517,100	C
4/10 Waterside Esp, Helensvale	2	810	\$320,000	21/10/2013	\$329,300	C
1/4 Waterside Esp, Helensvale	2	816	\$327,000	18/10/2013	\$336,900	C
13/28 Waterside Esp, Helensvale	2	766	\$295,000	18/10/2013	\$304,000	C
15/2 Doyalson Pl, Helensvale	3	180	\$285,000	18/10/2013	\$293,700	C
23 Parkes Dr, Helensvale	4	829	\$355,000	18/10/2013	\$353,100	C
3502/111 Lindfield Rd, Helensvale	3	47421	\$320,000	18/10/2013	\$329,700	C
12 Ken Cres, Helensvale	4	488	\$550,000	17/10/2013	\$547,200	C
5 Katoomba Ct, Helensvale	3	726	\$427,500	17/10/2013	\$425,300	C
10 Minden Cres, Helensvale	3	715	\$430,000	16/10/2013	\$427,800	C
10 Warwick Pl, Helensvale	4	1051	\$463,000	16/10/2013	\$460,600	C
8 Ferrymans Ct, Helensvale	5	715	\$905,000	16/10/2013	\$900,400	C
15 Eastpark Dr, Helensvale	3	474	\$520,000	15/10/2013	\$517,400	C
53/5 Mildura Dr, Helensvale	1	133	\$72,500	15/10/2013	\$74,800	C
122/121 The Peninsula , Helensvale	3	996	\$325,000	14/10/2013	\$335,400	C
3/8 Waterside Esp, Helensvale	2	799	\$323,000	14/10/2013	\$333,400	C
19 Urangan Ct, Helensvale	5	801	\$560,000	11/10/2013	\$557,400	C
5 Grande Tce, Helensvale	4	750	\$630,000	11/10/2013	\$627,100	C
9 Saltwater Tce, Helensvale	4	802	\$460,000	10/10/2013	\$457,900	C
34/2-6 Anaheim Dr, Helensvale	3	324	\$313,000	09/10/2013	\$323,700	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>		

Disclaimer

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