



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**  
REAL ESTATE SERVICES

**SHELDON REALTY**

REAL ESTATE SERVICES

# **SUBURB FLYOVER REPORT**

SMITHFIELD (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## SMITHFIELD - Suburb Map



Prepared on 14/02/2020 by Sheldon Realty. © Property Data Solutions Pty Ltd 2020 (pricfinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) February/2020. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2020. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

## SMITHFIELD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	107	\$ 157,000	0.0 %	\$ 107,500	\$ 450,000
2003	144	\$ 184,000	17.2 %	\$ 130,000	\$ 575,000
2004	139	\$ 242,000	31.5 %	\$ 160,000	\$ 880,000
2005	90	\$ 269,250	11.3 %	\$ 190,000	\$ 588,225
2006	89	\$ 300,000	11.4 %	\$ 140,000	\$ 1,000,000
2007	96	\$ 372,500	24.2 %	\$ 200,000	\$ 875,000
2008	79	\$ 390,000	4.7 %	\$ 245,000	\$ 1,430,000
2009	83	\$ 380,000	-2.6 %	\$ 250,250	\$ 934,900
2010	72	\$ 363,500	-4.3 %	\$ 255,000	\$ 710,000
2011	66	\$ 342,500	-5.8 %	\$ 228,000	\$ 750,000
2012	87	\$ 369,000	7.7 %	\$ 220,000	\$ 825,000
2013	185	\$ 375,000	1.6 %	\$ 155,000	\$ 885,000
2014	109	\$ 410,000	9.3 %	\$ 295,000	\$ 750,000
2015	192	\$ 415,000	1.2 %	\$ 286,000	\$ 860,000
2016	192	\$ 415,000	0.0 %	\$ 270,000	\$ 1,864,500
2017	153	\$ 443,500	6.9 %	\$ 250,000	\$ 895,000
2018	145	\$ 438,888	-1.0 %	\$ 301,000	\$ 1,065,000
2019	110	\$ 437,500	-0.3 %	\$ 170,000	\$ 1,000,000
2020	0				

### Median Sale Price

# \$438k

Based on 110 recorded House sales within the last 12 months (2019)

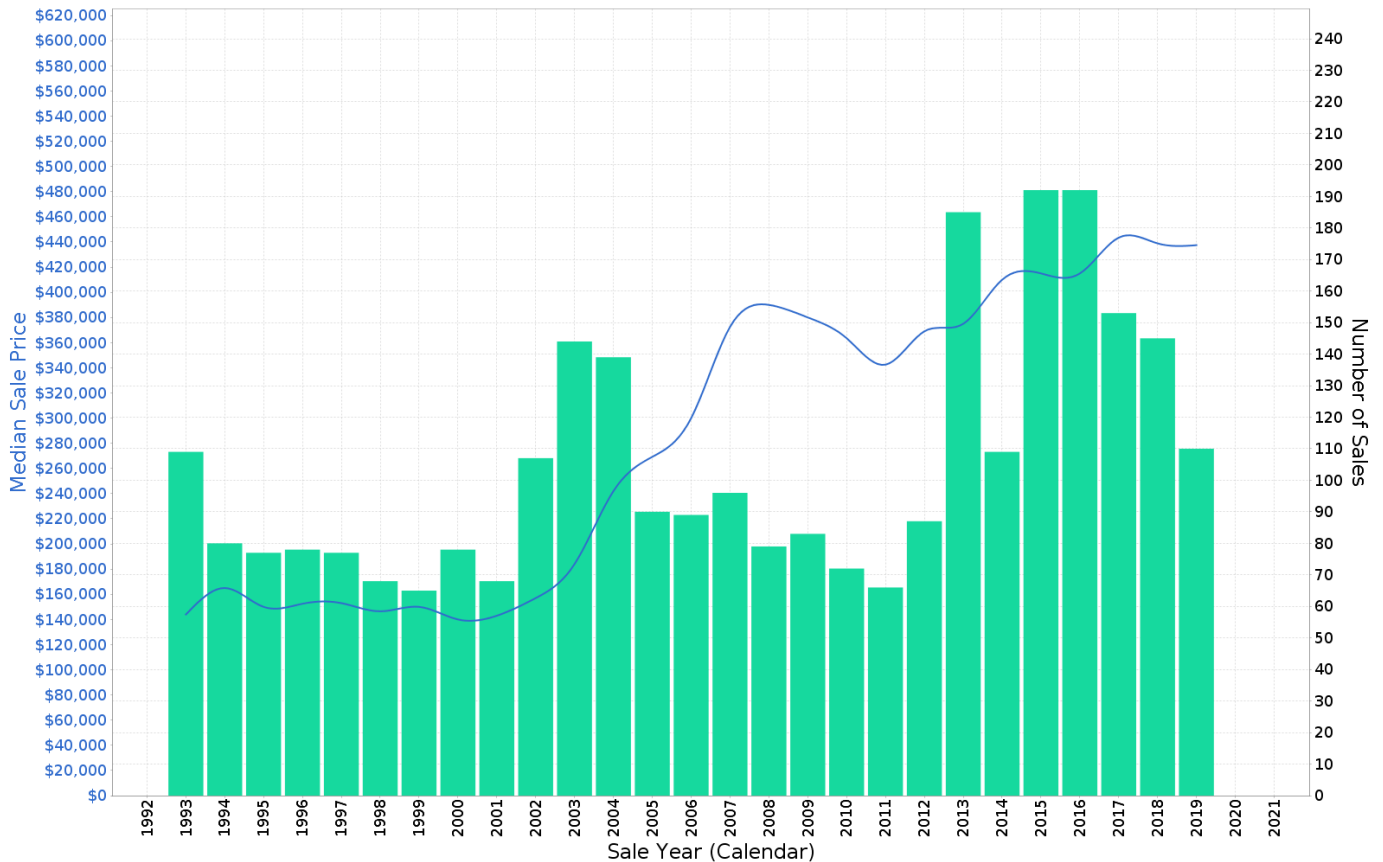
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -0.3%

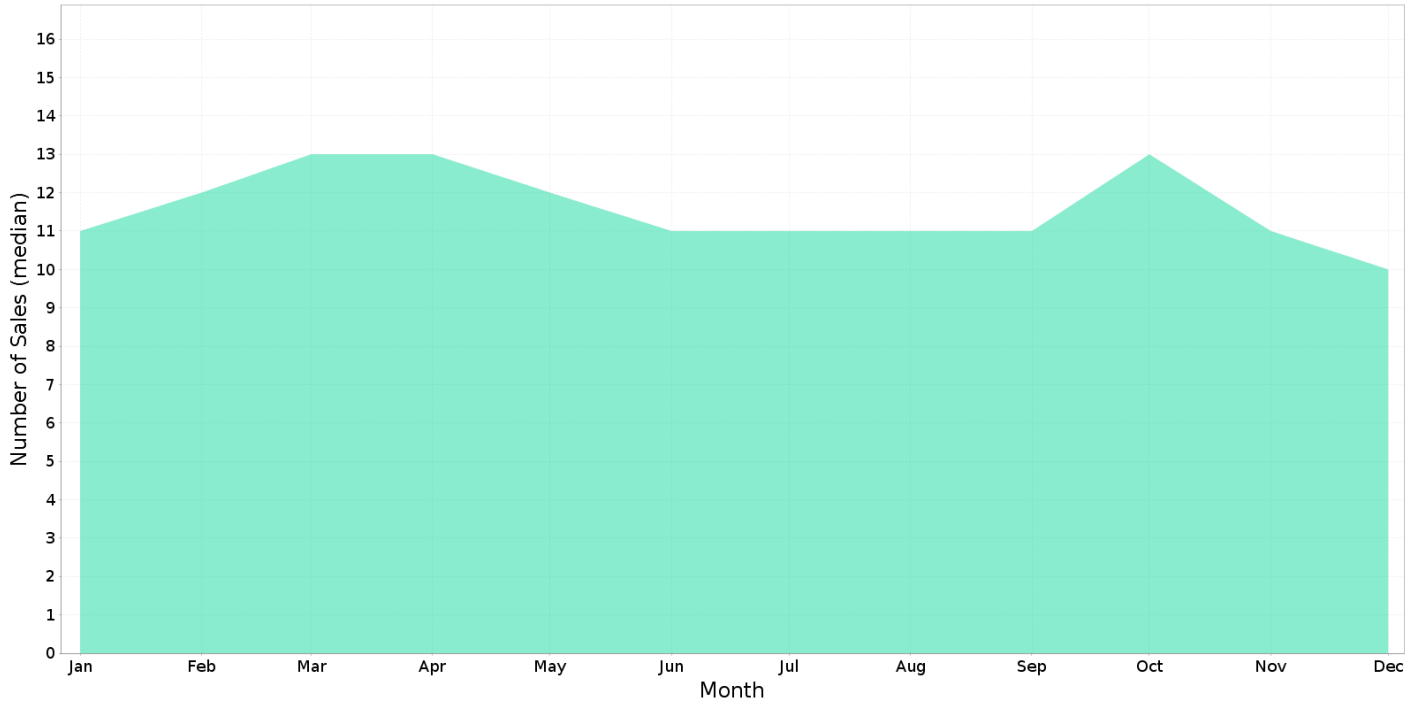
Current Median Price: \$437,500  
Previous Median Price: \$438,888

Based on 255 recorded House sales compared over the last two rolling 12 month periods

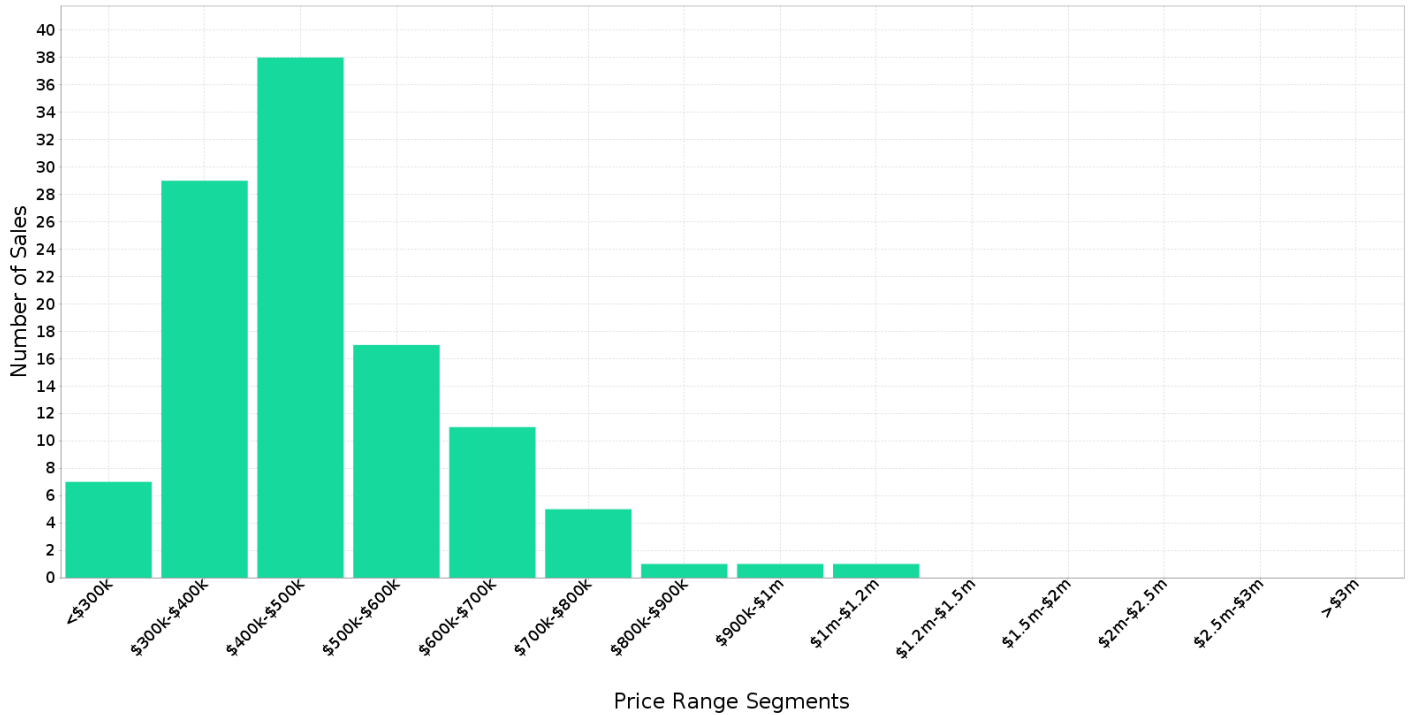




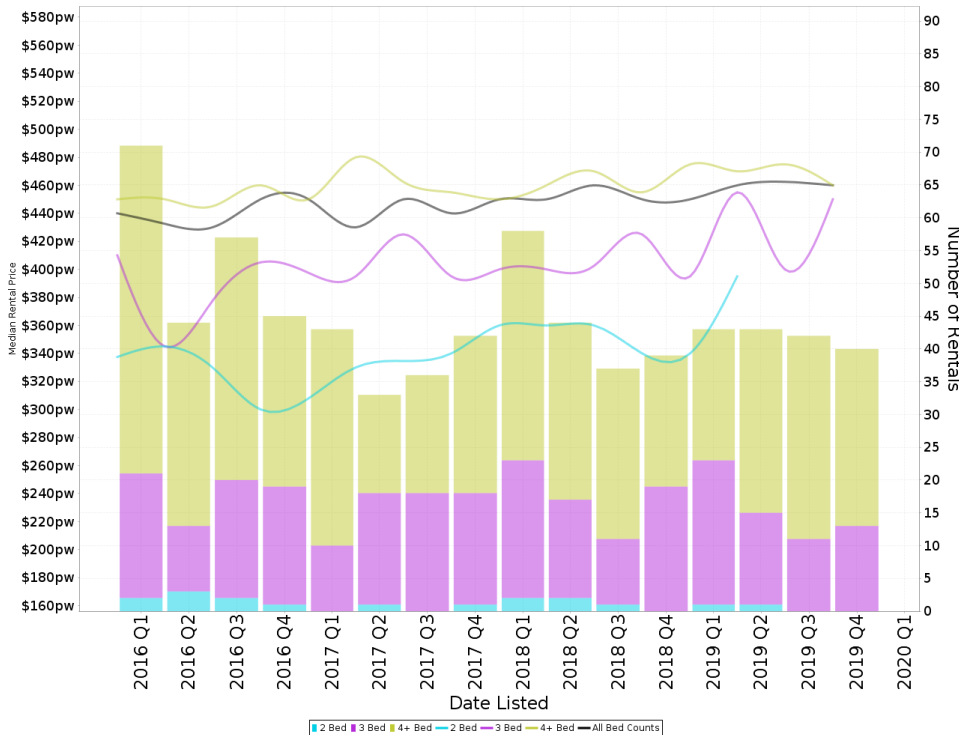
## SMITHFIELD - Peak Selling Periods



## SMITHFIELD - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-0.3%**

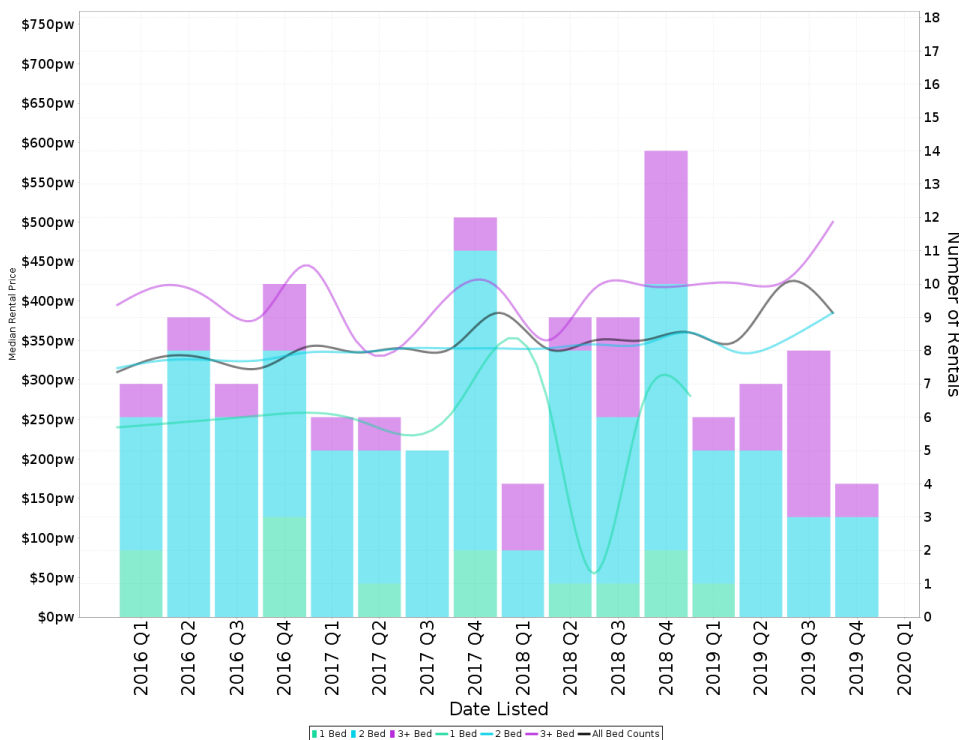
Current Median Price: \$437,500  
Previous Median Price: \$438,888  
Based on 255 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.2%**

Current Median Price: \$437,500  
Current Median Rent: \$440  
Based on 217 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-29.7%**

Current Median Price: \$235,000  
Previous Median Price: \$334,500  
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.2%**

Current Median Price: \$235,000  
Current Median Rent: \$325  
Based on 33 registered Unit rentals compared over the last 12 months.

## SMITHFIELD - Recently Sold Properties

Median Sale Price

**\$438k**

Based on 110 recorded House sales within the last 12 months (2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

**-0.3%**

Current Median Price: \$437,500  
Previous Median Price: \$438,888

Based on 255 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**110**

Based on recorded House sales within the 12 months (2019)

Based on a rolling 12 month period and may differ from calendar year statistics

**31 LANDBOROUGH DR**

**\$410,000**

Sold Feb 2020  
328 Days

450 m<sup>2</sup> 4 2 2

**7 FEATHERTOP CL**

**\$325,000**

Sold Feb 2020  
31 Days

303 m<sup>2</sup> 3 1 2

**19 PENNINE CL**

**\$485,000**

Sold Jan 2020  
41 Days

949 m<sup>2</sup> 4 3 5

**16 MUNBURRA PDE**

**\$430,000**

Sold Dec 2019  
218 Days

502 m<sup>2</sup> 4 2 2

**32 LANDBOROUGH DR**

**\$389,500**

Sold Dec 2019  
327 Days

886 m<sup>2</sup> 3 2 2

**1 MARCIA CL**

**\$580,000**

Sold Nov 2019  
36 Days

1,578 m<sup>2</sup> 5 2 2

**11 STANTON RD**

**\$527,495**

Sold Nov 2019  
88 Days

752 m<sup>2</sup> 5 2 4

**6 KATANGA CL**

**\$515,000**

Sold Nov 2019  
32 Days

1,112 m<sup>2</sup> 4 2 5

**8 SANDRIDGE WAY**

**\$480,000**

Sold Nov 2019  
3 Days

600 m<sup>2</sup> 5 2 2



FOXVILLE CCT

**\$450,000**

Oct 2019  
175 Days

4 2 2

19 LANDBOROUGH DR

**\$370,000**

Oct 2019  
4 Days

360 m<sup>2</sup> 3 2 2

15 SPECULATION ST

**\$300,000**

Oct 2019  
N/A

325 m<sup>2</sup> 3 1 2

12 CASTLETON ENT

**\$750,000**

Oct 2019  
175 Days

600 m<sup>2</sup> 4 2 4

31 WHIPBIRD DR

**\$603,495**

Oct 2019  
167 Days

779 m<sup>2</sup> 4 2 2

2 ROSSMANN RD

**\$645,000**

Oct 2019  
163 Days

630 m<sup>2</sup> 4 3 2

14 RAINY MOUNTAIN PL

**\$315,000**

Oct 2019

383 m<sup>2</sup> 3 2 2

2 HOCKEY AVE

**\$430,000**

Oct 2019  
32 Days

649 m<sup>2</sup> 4 2 2

4 IMPERIAL CT

**\$640,000**

Oct 2019  
5 Days

929 m<sup>2</sup> 4 2 2

12 GREENVALE CL

**\$440,000**

Oct 2019  
69 Days

600 m<sup>2</sup> 4 3 2

3 GURRUMBACH LINK

**\$470,000**

Oct 2019  
88 Days

584 m<sup>2</sup> 5 2 2

6-8 SERENITY PL

**\$715,000**

Oct 2019  
87 Days

4,000 m<sup>2</sup> 5 2 2



## SMITHFIELD - Properties For Rent

Median Rental Price

**\$440 /w**

Based on 217 recorded House rentals within the last 12 months (2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

**+5.2%**

Current Median Price: \$437,500  
Current Median Rent: \$440

Based on 110 recorded House sales and 217 House rentals compared over the last 12 months

Number of Rentals


**217**

Based on recorded House rentals within the last 12 months (2019)

Based on a rolling 12 month period and may differ from calendar year statistics

**20 Hillary Street**

**\$460 per week**



Feb 2020  
8 Days

470 m<sup>2</sup> 4 2 2

**34 THORNBOROUGH CIRCUIT**

**Perfect**




Feb 2020  
10 Days

539 m<sup>2</sup> 4 2 2

**6 BAMFORD CLOSE**

**\$460 per week**




Feb 2020  
11 Days

375 m<sup>2</sup> 4 2 2

**33 Ardisia Street**

**\$390 per week**



Feb 2020  
11 Days

322 m<sup>2</sup> 3 1 1

**50 SIDLAW STREET**

**\$620.00 per**




Jan 2020  
21 Days

1,060 m<sup>2</sup> 5 2 3

**36 Gavin Street**

**\$500 per week**



Feb 2020  
20 Days

741 m<sup>2</sup> 4 2 2

**4 CAIRNWELL STREET**

**Application**



Jan 2020  
39 Days

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

**2/9 ROSSMANN ROAD**

**FURNISHED!**



Dec 2019  
50 Days

491 m<sup>2</sup> 3 2 2

**17 GREENVALE CLOSE**

**\$690.00 per**



Feb 2020  
20 Days

691 m<sup>2</sup> 4 2 2