



# IN-DEPTH PROPERTY REPORT

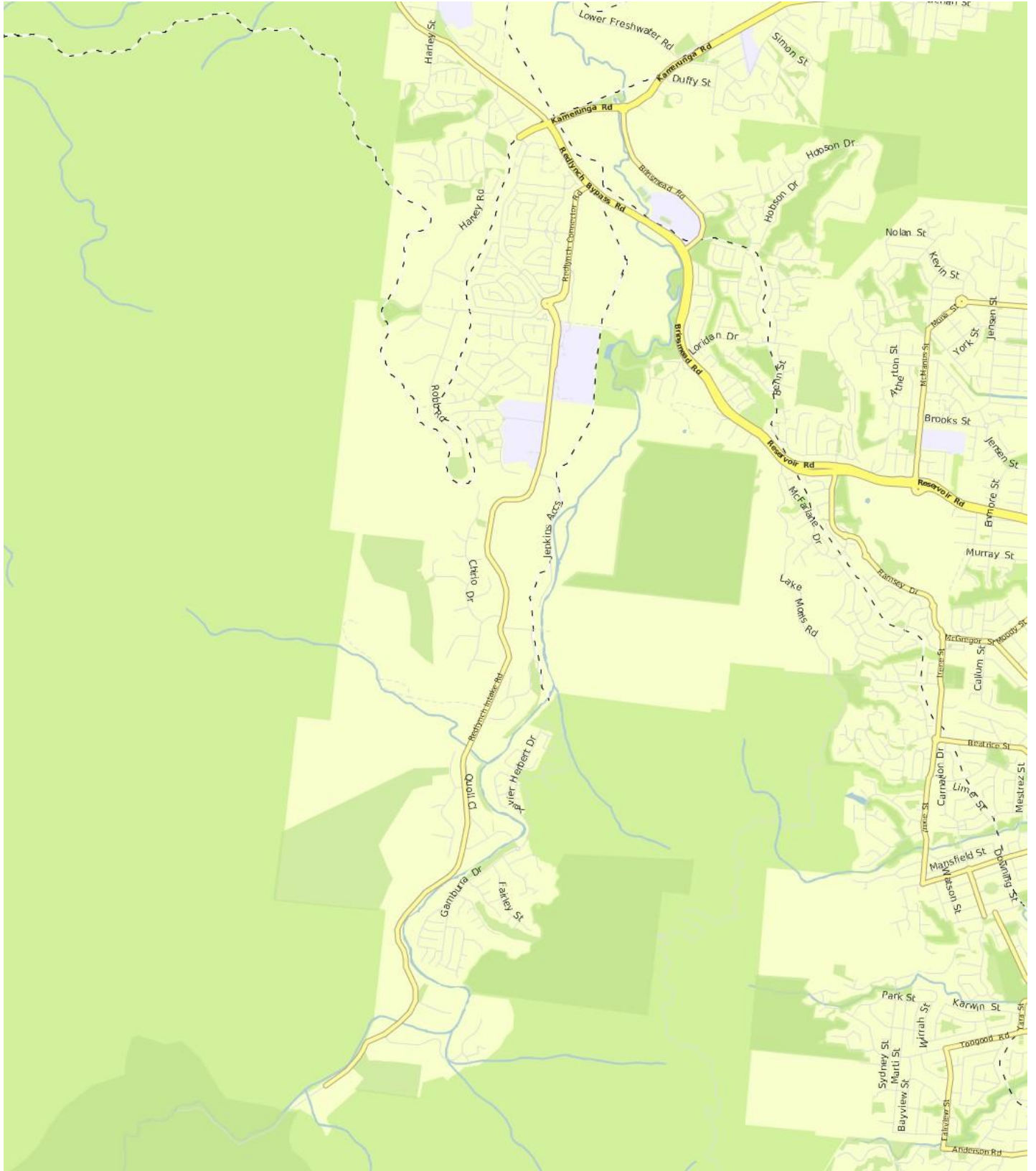
Latest Sales & Rental Statistics For Your Suburb

## SUBURB FLYOVER REPORT

REDLYNCH (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## REDLYNCH - Suburb Map



Prepared on 08/11/2019 by Sheldon Realty. © Property Data Solutions Pty Ltd 2019 (pricfinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) November/2019. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2019. 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).

## REDLYNCH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	96	\$ 186,500	0.0 %	\$ 66,000	\$ 450,000
2002	109	\$ 216,000	15.8 %	\$ 73,000	\$ 750,000
2003	171	\$ 248,500	15.0 %	\$ 122,000	\$ 1,170,000
2004	179	\$ 295,000	18.7 %	\$ 106,000	\$ 750,000
2005	186	\$ 355,000	20.3 %	\$ 127,000	\$ 923,000
2006	208	\$ 377,274	6.3 %	\$ 250,000	\$ 875,000
2007	220	\$ 425,000	12.7 %	\$ 14,000	\$ 910,000
2008	153	\$ 428,000	0.7 %	\$ 169,000	\$ 930,000
2009	193	\$ 425,000	-0.7 %	\$ 200,000	\$ 1,450,000
2010	138	\$ 415,000	-2.4 %	\$ 280,000	\$ 1,105,000
2011	130	\$ 412,250	-0.7 %	\$ 200,000	\$ 970,000
2012	137	\$ 405,000	-1.8 %	\$ 189,000	\$ 1,210,000
2013	174	\$ 420,000	3.7 %	\$ 215,000	\$ 980,000
2014	192	\$ 459,500	9.4 %	\$ 315,000	\$ 1,250,000
2015	200	\$ 472,500	2.8 %	\$ 315,000	\$ 5,250,000
2016	200	\$ 468,500	-0.8 %	\$ 215,000	\$ 1,500,000
2017	176	\$ 500,000	6.7 %	\$ 332,000	\$ 1,195,000
2018	160	\$ 487,500	-2.5 %	\$ 270,000	\$ 1,100,000
2019	66	\$ 512,250	5.1 %	\$ 350,000	\$ 1,200,000

### Median Sale Price

# \$512k

Based on 111 recorded House sales within the last 12 months (Oct '18 - Sep '19)

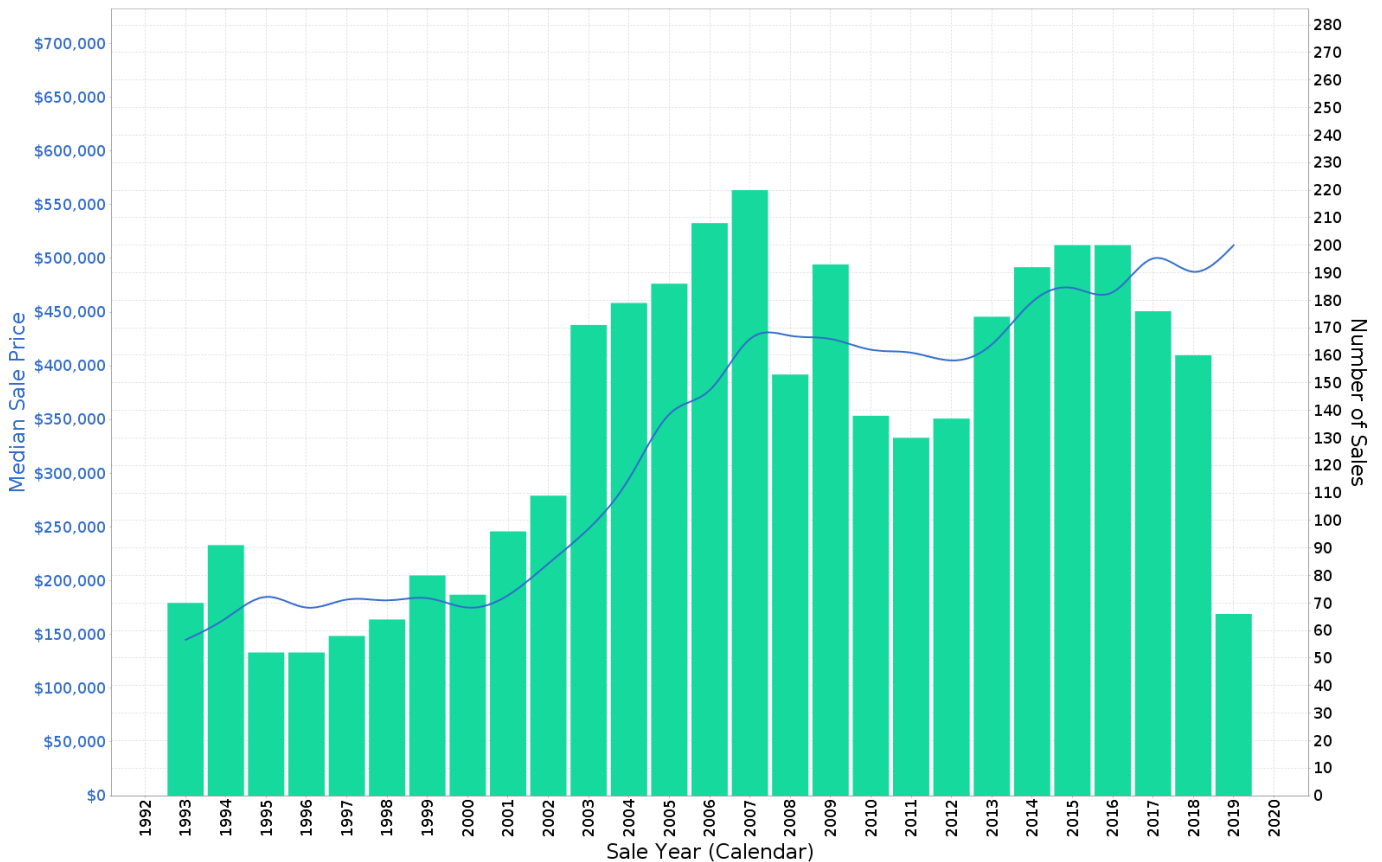
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +5.6%

Current Median Price: \$512,000  
Previous Median Price: \$485,000

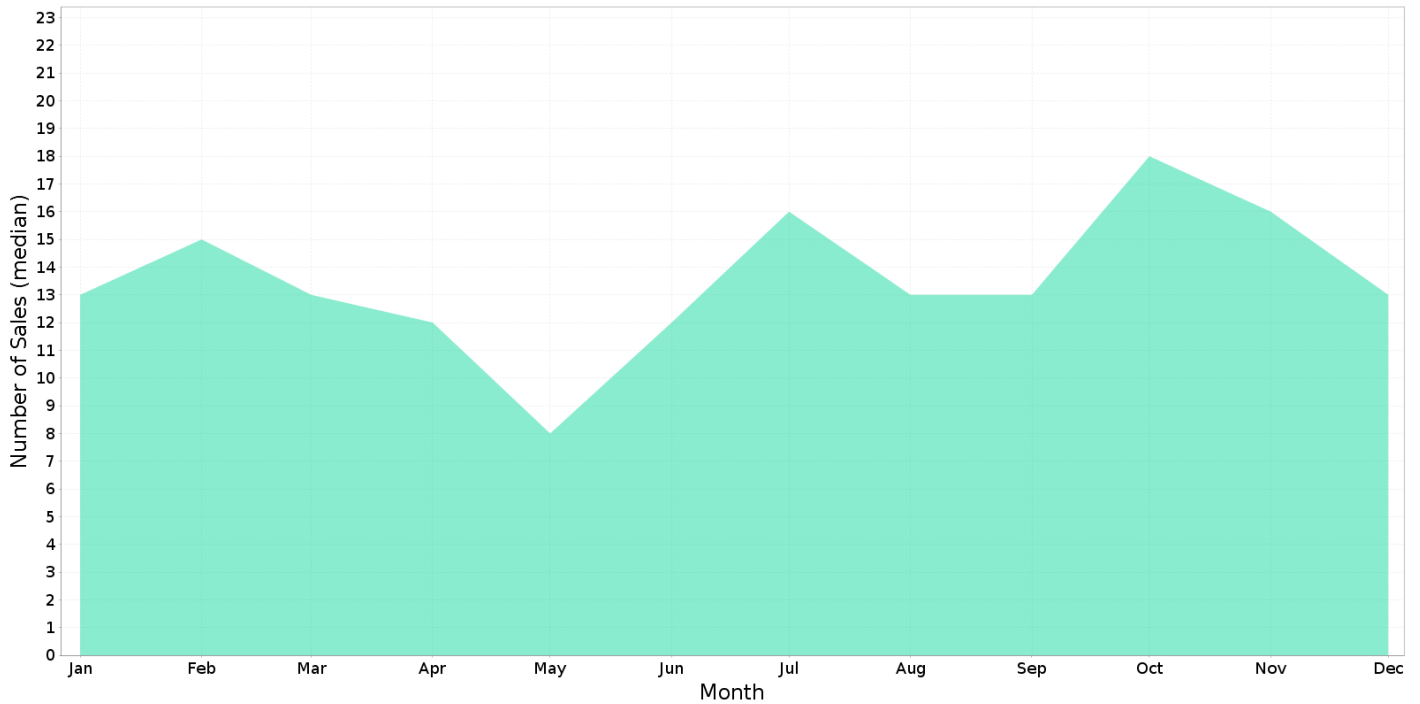
Based on 268 recorded House sales compared over the last two rolling 12 month periods



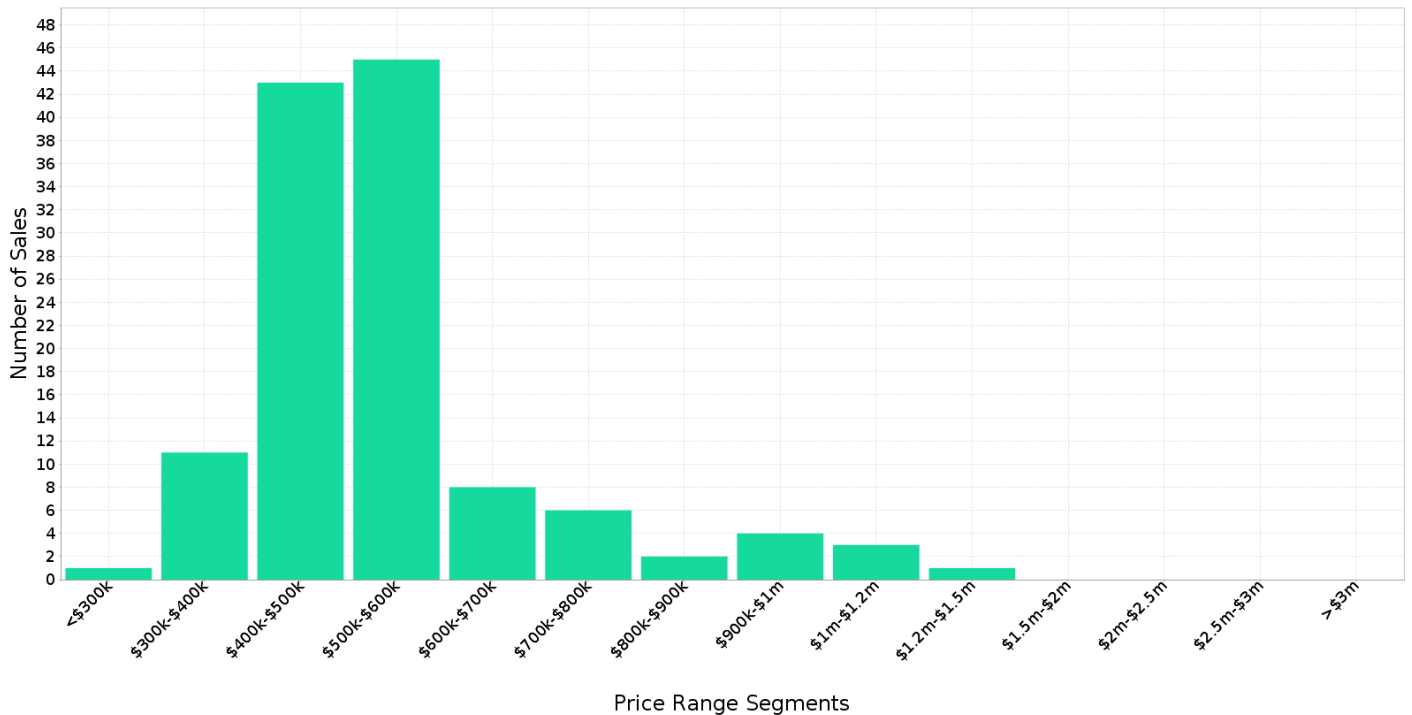
Prepared on 08/11/2019 by Sheldon Realty. © Property Data Solutions Pty Ltd 2019 (pricfinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) November/2019. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2019. 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).

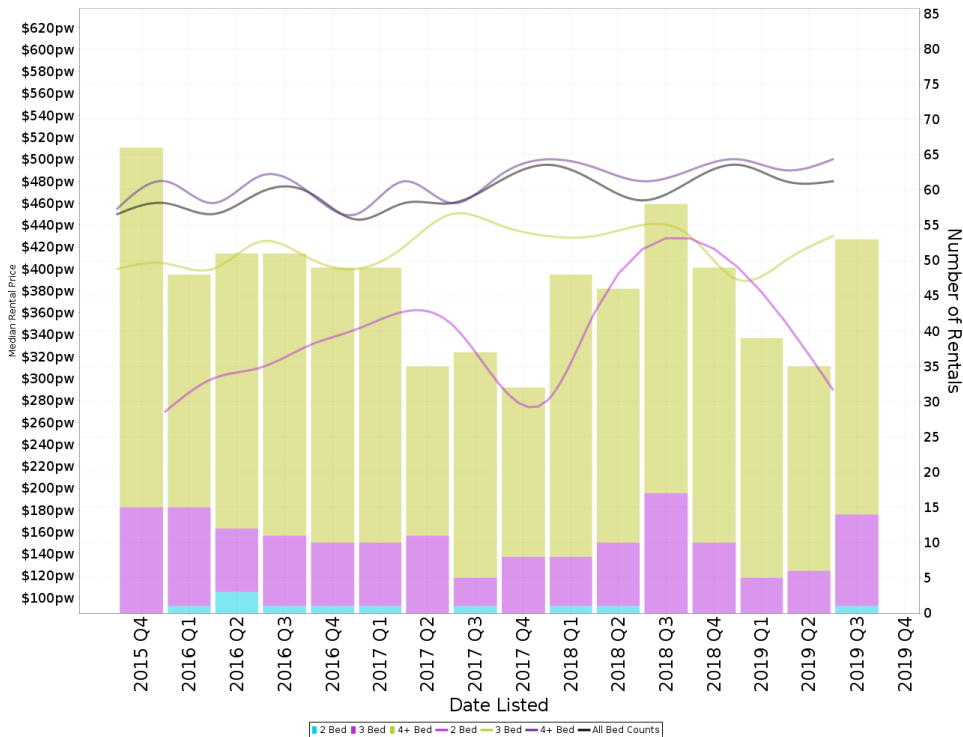
## REDLYNCH - Peak Selling Periods



## REDLYNCH - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+5.6%**

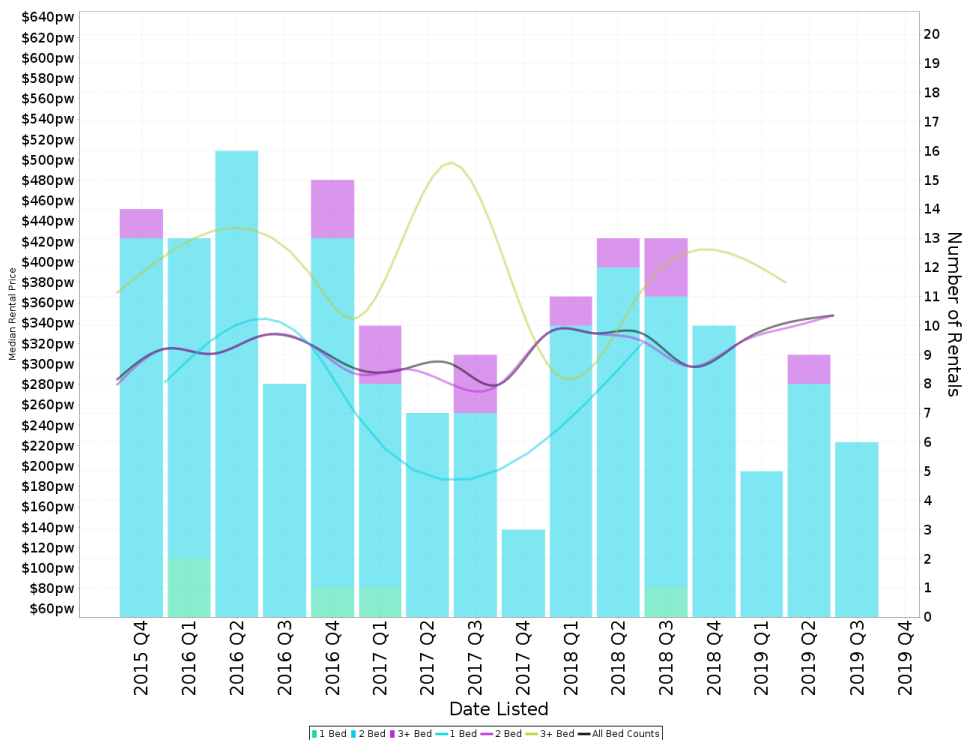
Current Median Price: \$512,000  
Previous Median Price: \$485,000  
Based on 268 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$512,000  
Current Median Rent: \$450  
Based on 216 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+6.5%**

Current Median Price: \$245,000  
Previous Median Price: \$230,000  
Based on 35 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.6%**

Current Median Price: \$245,000  
Current Median Rent: \$310  
Based on 51 registered Unit rentals compared over the last 12 months.

## REDLYNCH - Recently Sold Properties

Median Sale Price

**\$512k**

Based on 111 recorded House sales within the last 12 months (Oct '18 - Sep '19)

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

Suburb Growth

**+5.6%**

Current Median Price: \$512,000  
Previous Median Price: \$485,000

Based on 268 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**111**

Based on recorded House sales within the 12 months (Oct '18 - Sep '19)

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

**11 JOHN MALCOLM ST**

**\$405,000**

Nov 2019  
157 Days

605 m<sup>2</sup> 4 2 2

**10 MCCOLL CL**

**\$468,226**

Nov 2019  
113 Days

764 m<sup>2</sup> 4 2 2

**5 SCAGLIONI ST**

**\$435,000**

Oct 2019  
83 Days

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

**39 DAPHNE DR**

**\$645,000**

Oct 2019  
273 Days

1,179 m<sup>2</sup> 5 3 3

**16 HERITAGE SOUTH ST**

**\$440,000**

Oct 2019  
81 Days

666 m<sup>2</sup> 4 2 2

**53 LARSEN RD**

**\$456,789**

Oct 2019  
60 Days

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

**41 WILLIAM HICKEY ST**

**\$410,000**

Oct 2019  
33 Days

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

**5-7 CASHMERE CRT**

**\$855,000**

Oct 2019  
36 Days

4,002 m<sup>2</sup> 4 2 6

**32 PERSERVERANCE ST**

**\$487,000**

Oct 2019  
29 Days

620 m<sup>2</sup> 4 2 2

**98 SPRINGBROOK AVE**

**\$562,500**

Oct 2019  
195 Days

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

**25 BOTANY AVE**

**\$570,000**

Oct 2019  
181 Days

603 m<sup>2</sup> 3 2 2

**10 TAFFLES ST**

**\$418,500**

Oct 2019  
88 Days

676 m<sup>2</sup> 4 2 2

**10 MARGARET ST**

**\$465,000**

Sep 2019  
132 Days

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

**34 HALIFAX DR**

**\$516,500**

Sep 2019  
181 Days

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

**7 MCBRIDE ST**

**\$545,000**

2019  
78 Days

811 m<sup>2</sup> 4 2 2

**59 NORFOLK CCT**

**\$485,000**

Brimant investm ent Property  
rental to Dr for de Housing -  
"wrg- 4 b...arom family home

Sep 2019  
132 Days

650 m<sup>2</sup> 5 2 2

**2 SPRINGBROOK AVE**

**\$552,500**

Sep 2019  
18 Days

718 m<sup>2</sup> 3 2 2

**29 HUNTLEY CRES**

**\$435,000**

Sep 2019  
24 Days

619 m<sup>2</sup> 4 2 2

**34 NORFOLK CRCT**

**\$420,000**

Sep 2019  
27 Days

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

**42 NORFOLK CRCT**

**\$467,250**

Sep 2019  
48 Days

601 m<sup>2</sup> 4 2 2

**17 FAIRLEY ST**

**\$352,000**

Sep 2019  
64 Days

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



## REDLYNCH - Properties For Rent

Median Rental Price

**\$450 /w**

Based on 216 recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

Rental Yield

**+4.6%**

Current Median Price: \$512,000  
Current Median Rent: \$450

Based on 111 recorded House sales and 216 House rentals compared over the last 12 months

Number of Rentals

**216**

Based on recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

**14-16 WATERVALE CLOSE**

**\$770 \$770**

Nov 2019 4 Days

4,081 m<sup>2</sup> 5 2 2

**26 WILLIAM HICKEY STREET**

**\$440 \$440**

Nov 2019 4 Days

636 m<sup>2</sup> 3 2 2

**13 CRAVEN STREET**

**\$440 \$440**

Nov 2019 1 Day

661 m<sup>2</sup> 4 2 2

**16 COLONIAL CLOSE**

**\$450 \$450**

Nov 2019 4 Days

865 m<sup>2</sup> 4 2 4

**7 RAFFLES AVENUE**

**\$525 \$525**

Nov 2019 4 Days

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

**1 RUSSELLIA STREET**

**\$520 per week**

Oct 2019 10 Days

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

**5 DEMIDENKO CLOSE**

**\$550 \$550**

Oct 2019 10 Days

1,395 m<sup>2</sup> 4 2 2

**12 JOHN MALCOLM STREET**

**\$450**

Oct 2019 11 Days

700 m<sup>2</sup> 4 2 2

**13 LAGUNA AVENUE**

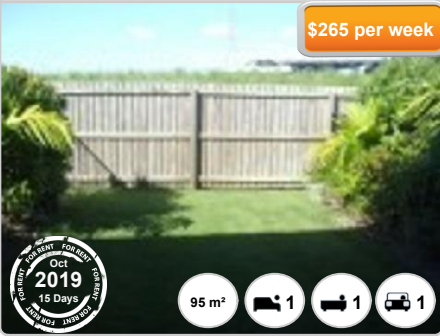
**\$495 per week**

Oct 2019 14 Days

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

U40 1-13 Ernest St

\$265 per week



95 m<sup>2</sup> 1 1 1

41 WILLIAM HICKEY STREET

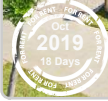
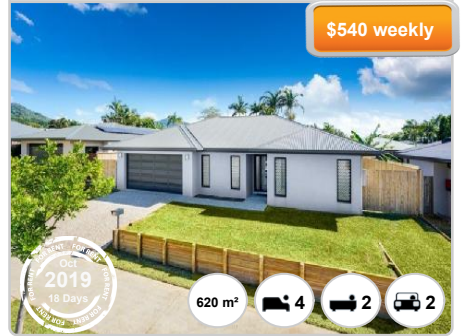
\$490 \$490



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

32 PERSERVERANCE STREET

\$540 weekly



620 m<sup>2</sup> 4 2 2

5 LOMATIA CLOSE

\$610 per week



886 m<sup>2</sup> 4 2 4

59 William Hickey Street

\$470 per week



602 m<sup>2</sup> 4 2 2

9 TOONA TERRACE

\$625 per week



885 m<sup>2</sup> 5 2 2