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money



# PROPERTY REPORT

16 Brownleaf Street Mansfield  
QLD 4122

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**Prepared on:** 25 February 2017

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**CoreLogic**





16 Brownleaf St, Mansfield

Sep 16

[www.rpdata.com](http://www.rpdata.com)



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## ► Property details

Here we summarise the property's key details (which are accurate at the time of last sale).

<b>Address:</b>	16 Brownleaf Street Mansfield QLD 4122	<b>Lot/Plan:</b>	434/RP133290
<b>RPD:</b>	L434 RP133290:PAR BULIMBA	<b>Map ref:</b>	UBD QLD: BNE181, L14
<b>Council area:</b>	Brisbane - Belmont	<b>Property type:</b>	HOUSE
<b>Site value:</b>	\$430,000 on 30/06/2016 (SV)	<b>Zone:</b>	01, RESIDENTIAL A
<b>Land use primary:</b>	Single Unit Dwelling	<b>Land use secondary:</b>	None

## ► Estimated property value




Here we provide an estimate of the property's value based on statistical data.

<b>Estimated Value:</b>	<b>\$650,000</b>	 High Confidence
<b>Estimated Value Range:</b>	<b>\$552,500 - \$747,500</b>	

This estimate is provided by CoreLogic, and is based on statistical market data such as recent local sales, property size, number of bedrooms and many more factors. It comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

### How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

-  High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
-  Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
-  Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

### Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- requesting a valuation from a licensed valuer

## ► Property activity

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$628,000	Sale date:	16/01/2017
Sale advised by:	Agent	Sold by:	Kevin Manning Real Estate - Mt Gravatt East
LAST SALE CAMPAIGN			
Campaign period:	20/09/2016 - 26/09/2016	Latest ad price:	\$599,999
First ad price:	\$599,999	Listed by:	Kevin Manning, Kevin Manning Real Estate

Agent advised

## ► Property sale history
















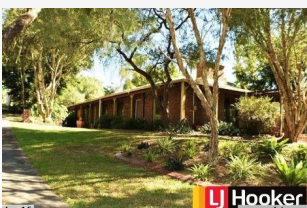




Sale price:	\$628,000	Sale date:	16/01/2017
Sale type:	Unknown	Sale advised by:	Agent
Sold by:	Kevin Manning Real Estate - Mt Gravatt East		
Sale price:	\$628,000	Sale date:	26/09/2016
Days on Market:	7	Price variation at sale:	4.7%
Sale type:	Normal Sale	Sale advised by:	Government
Sold by:	Kevin Manning, Kevin Manning Real Estate		
Sale price:	\$35,000	Sale date:	09/02/1976
Sale type:	Normal Sale	Sale advised by:	Government

Agent advised


## ► Property history - for sale

Price description:	Offers Over \$599,999	Campaign period:	20/09/2016 - 26/09/2016
First ad price:	\$599,999	Latest ad price:	\$599,999
Listing method:	Normal Sale	Days on Market:	7
Listed by:	Kevin Manning, Kevin Manning Real Estate	Ad price variation:	0.0%

## Recently sold properties

 <p>Oct 16 <a href="#">www.rpdata.com</a></p> <p>from property: 0.4km</p>	<h3>33 Honeysuckle Street Mansfield QLD 4122</h3> <p><b>Sale price:</b> \$720,628</p> <p><b>Sale date:</b> 31/10/2016</p> <p><b>Days on Market:</b> 9</p> <p><b>Sale type:</b> Normal Sale</p> <p><b>Sold by:</b> Re/Max - Executives</p> <p><b>Campaign period:</b> 23/10/2016 - 31/10/2016</p>	<div>     </div> <p><b>Lot/Plan:</b> 172/RP131626</p> <p><b>Map ref:</b> UBD QLD: BNE181, K16</p> <p><b>Price variation at sale:</b> 3.1%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Call Jerri</p> <p><b>First ad price:</b> \$699,000</p>
 <p>Apr 16 <a href="#">www.rpdata.com</a></p> <p>from property: 0.1km</p>	<h3>53 Blackberry Street Mansfield QLD 4122</h3> <p><b>Sale price:</b> \$665,000</p> <p><b>Sale date:</b> 28/05/2016</p> <p><b>Days on Market:</b> 48</p> <p><b>Sale type:</b> Normal Sale</p> <p><b>Sold by:</b> Adam Scott, Reval Estate Agents - Sunnybank</p> <p><b>Campaign period:</b> 11/04/2016 - 28/05/2016</p> <p><b>Latest ad price:</b> \$680,000</p>	<div>     </div> <p><b>Lot/Plan:</b> 2/RP157179</p> <p><b>Map ref:</b> UBD QLD: BNE181, M16</p> <p><b>Price variation at sale:</b> -11.3%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> \$680,000 +</p> <p><b>First ad price:</b> \$750,000</p> <p><b>Ad price variation:</b> -9.3%</p>
 <p>Aug 16 <a href="#">www.rpdata.com</a></p> <p>from property: 0.4km</p>	<h3>12 Canter Street Mansfield QLD 4122</h3> <p><b>Sale price:</b> \$570,000</p> <p><b>Sale date:</b> 13/06/2016</p> <p><b>Days on Market:</b> 8</p> <p><b>Sale type:</b> Normal Sale</p> <p><b>Sold by:</b> LJ Hooker Albany Creek</p> <p><b>Campaign period:</b> 06/06/2016 - 13/06/2016</p>	<div>     </div> <p><b>Lot/Plan:</b> 271/RP131626</p> <p><b>Map ref:</b> UBD QLD: BNE181, L15</p> <p><b>Price variation at sale:</b> 3.8%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Under Contract - Contact Agent</p> <p><b>First ad price:</b> \$549,000</p>
 <p>Jun 16 <a href="#">www.rpdata.com</a></p> <p>from property: 0.6km</p>	<h3>103 Blackberry Street Mansfield QLD 4122</h3> <p><b>Sale price:</b> \$610,000</p> <p><b>Sale date:</b> 06/06/2016</p> <p><b>Days on Market:</b> 8</p> <p><b>Sale type:</b> Normal Sale</p> <p><b>Sold by:</b> Avenue Property - Brisbane</p> <p><b>Campaign period:</b> 30/05/2016 - 06/06/2016</p> <p><b>Latest ad price:</b> \$629,000</p>	<div>     </div> <p><b>Lot/Plan:</b> 24/RP139390</p> <p><b>Map ref:</b> UBD QLD: BNE181, M16</p> <p><b>Price variation at sale:</b> -3.0%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Offers \$629,000</p> <p><b>First ad price:</b> \$629,000</p> <p><b>Ad price variation:</b> 0.0%</p>









Apr 16 [www.rpdata.com](http://www.rpdata.com)

from property: 0.7km

### 86 Tristania Way Mount Gravatt East QLD 4122

<b>Sale price:</b>	<b>\$732,000</b>				
<b>Sale date:</b>	29/06/2016	<b>Lot/Plan:</b> 1/SP171616			
<b>Days on Market:</b>	62	<b>Map ref:</b> UBD QLD: BNE181, J14			
<b>Sale type:</b>	Normal Sale	<b>Price variation at sale:</b> -8.4%			
<b>Sold by:</b>	Re/Max Masters	<b>Sale advised by:</b> Government			
<b>Campaign period:</b>	29/04/2016 - 29/06/2016	<b>Price description:</b> \$770,000 Negotiable!			
<b>Latest ad price:</b>	\$770,000	<b>First ad price:</b> \$799,000			
		<b>Ad price variation:</b> -3.6%			

Distance from 16 Brownleaf Street Mansfield QLD 4122

## ► Properties for sale



Dec 16 [www.rpdata.com](http://www.rpdata.com)





from property: 0.4km

### 86 Flame Tree Crescent Carindale QLD 4152

<b>Price description:</b>	<b>By Negotiation</b>				
<b>Campaign period:</b>	02/12/2016 - Current	<b>Lot/Plan:</b> 23/SP116940			
<b>First ad price:</b>	\$755,000	<b>Map ref:</b> UBD QLD: BNE181, L12			
<b>Latest ad price:</b>	\$699,000	<b>Days on Market:</b> 86			
<b>Listing method:</b>	Normal Sale	<b>Ad price variation:</b> -7.4%			
<b>Listed by:</b>	Bryan Costin, Re/Max United Vision				

Distance from 16 Brownleaf Street Mansfield QLD 4122

## ► Properties for rent

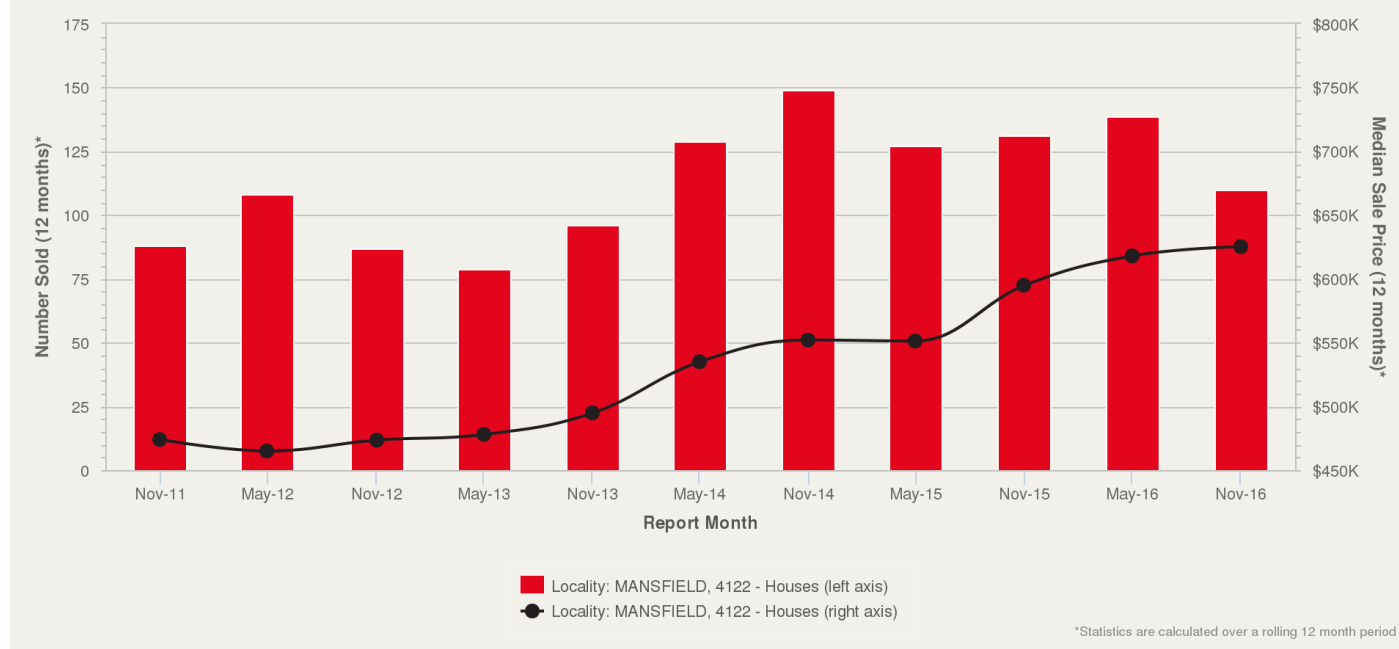
 <p>Feb 17 www.rpdata.com</p>	<h3>27 Evergreen Place Mount Gravatt East QLD 4122</h3>	<div> <div>4</div> <div>2</div> <div>2</div> <div>1,192m<sup>2</sup></div> </div>
<p>from property: 0.4km</p>	<p><b>Latest ad price:</b> \$720/W</p> <p><b>Campaign period:</b> 15/02/2017 - 15/02/2017</p> <p><b>Days on Market:</b> 11</p>	<p><b>Lot/Plan:</b> 10/RP853404</p> <p><b>Map ref:</b> UBD QLD: BNE181, K13</p> <p><b>Listed by:</b> Property Manager, Re/Max United Vision</p>
 <p>Dec 16 www.rpdata.com</p>	<h3>19 Oleander Place Carindale QLD 4152</h3>	<div> <div>3</div> <div>2</div> <div>2</div> <div>400m<sup>2</sup></div> </div>
<p>from property: 0.4km</p>	<p><b>Latest ad price:</b> \$530/W</p> <p><b>Campaign period:</b> 26/12/2016 - 10/02/2017</p> <p><b>Days on Market:</b> 62</p>	<p><b>Lot/Plan:</b> 29/SP116940</p> <p><b>Map ref:</b> UBD QLD: BNE181, L12</p> <p><b>Listed by:</b> Alex Adam, Coronis Realty</p>
 <p>Jan 17 www.rpdata.com</p>	<h3>22 Turnberry Place Carindale QLD 4152</h3>	<div> <div>5</div> <div>2</div> <div>2</div> <div>836m<sup>2</sup></div> </div>
<p>from property: 0.5km</p>	<p><b>Latest ad price:</b> \$765/W</p> <p><b>Campaign period:</b> 03/01/2017 - 05/02/2017</p> <p><b>Days on Market:</b> 54</p>	<p><b>Lot/Plan:</b> 40/RP848103</p> <p><b>Map ref:</b> UBD QLD: BNE181, N16</p> <p><b>Listed by:</b> Nathan Andrew, Re/Max Executives</p>
 <p>Jan 17 www.rpdata.com</p>	<h3>16 Turubul Crescent Carindale QLD 4152</h3>	<div> <div>5</div> <div>2</div> <div>2</div> <div>783m<sup>2</sup></div> </div>
<p>from property: 0.5km</p>	<p><b>Latest ad price:</b> \$780/W</p> <p><b>Campaign period:</b> 13/01/2017 - 02/02/2017</p> <p><b>Days on Market:</b> 44</p>	<p><b>Lot/Plan:</b> 140/RP859114</p> <p><b>Map ref:</b> UBD QLD: BNE181, P13</p> <p><b>Listed by:</b> Hayley Enders, Belle Property Pty Ltd - Carina</p>

Distance from 16 Brownleaf Street Mansfield QLD 4122

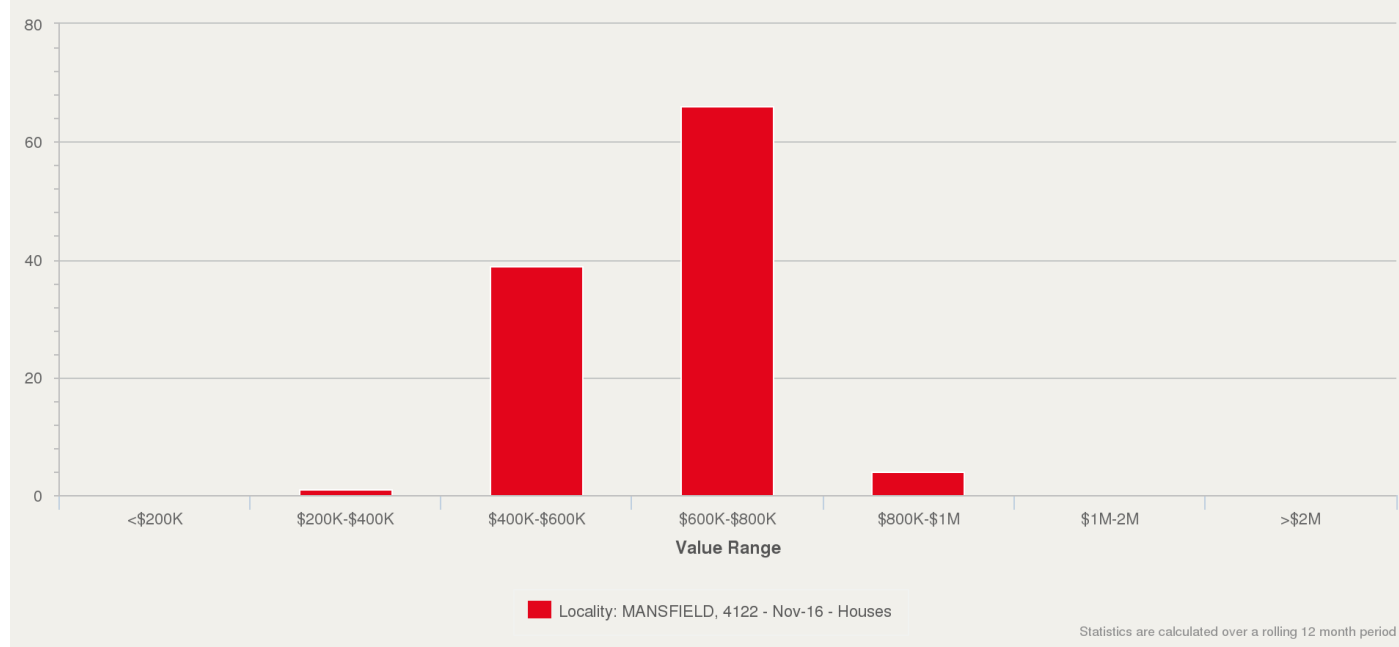
## ► MANSFIELD insights

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.

Number Sold (12 months) vs. Median Sale Price (12 months)

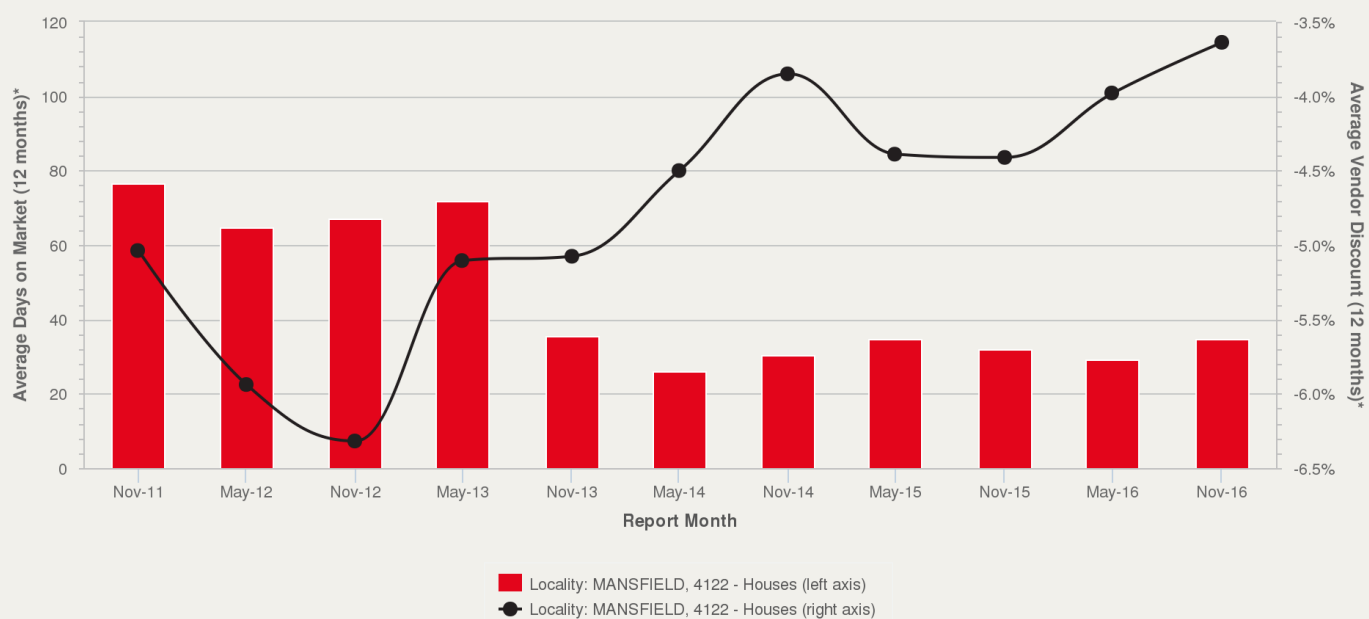


Number Sold by Price (12 months)





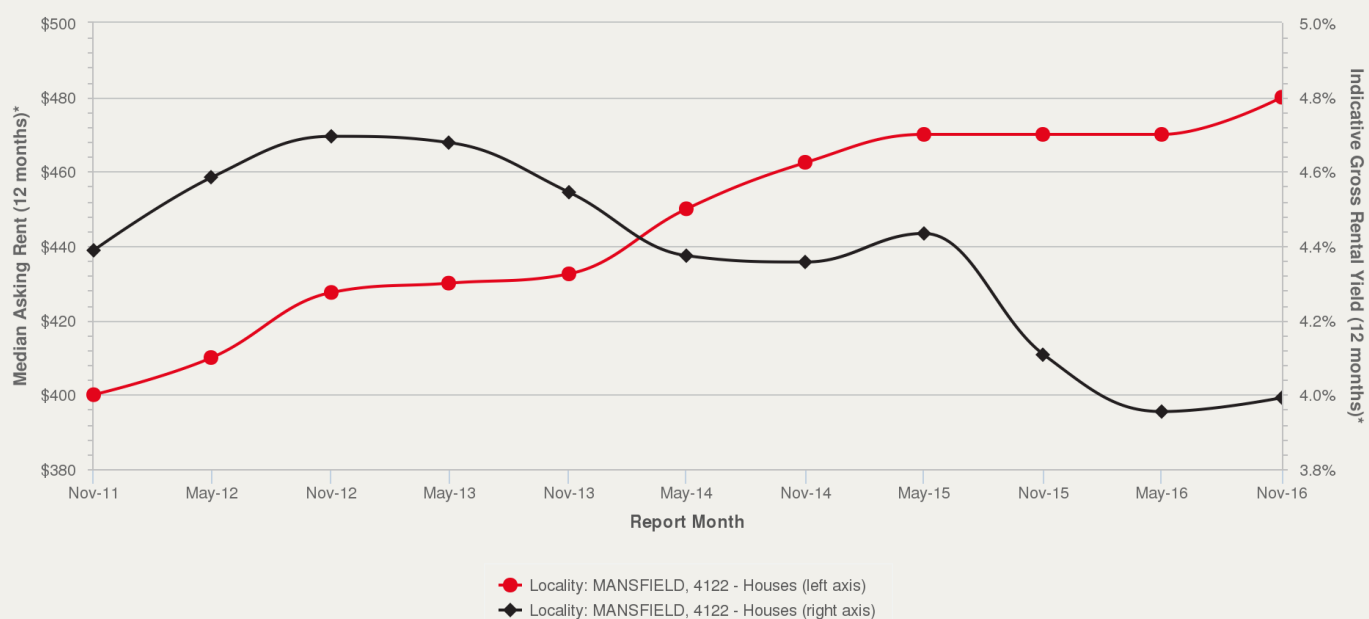
## Average Days on Market (12 months) vs. Average Vendor Discount (12 months)



Period	Median Value for Houses	Change in Median Value (12 months)
Nov-2016	\$615,368	↑ 5.4%
Nov-2015	\$583,768	↑ 4.3%
Nov-2014	\$559,480	↑ 12.8%
Nov-2013	\$496,109	↑ 1.9%
Nov-2012	\$486,760	↑ 1.9%

Statistics are calculated at the end of the displayed month

## Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



## ► Disclaimer

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

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