



more
than
money



SUBURB REPORT

Mansfield QLD 4122

Prepared for: Leonard Xavier
Prepared on: 25 February 2017

Prepared by: CLAPI Testing
Phone: 0400 000 000
Email: api.support@corelogic.asia



CoreLogic[®]

MANSFIELD



10km

Distance from GPO



8.5k

Population

↓8.3%

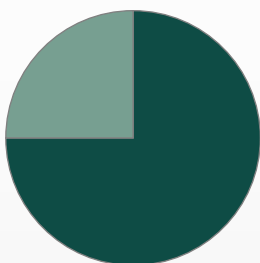
5 year population change



13 years

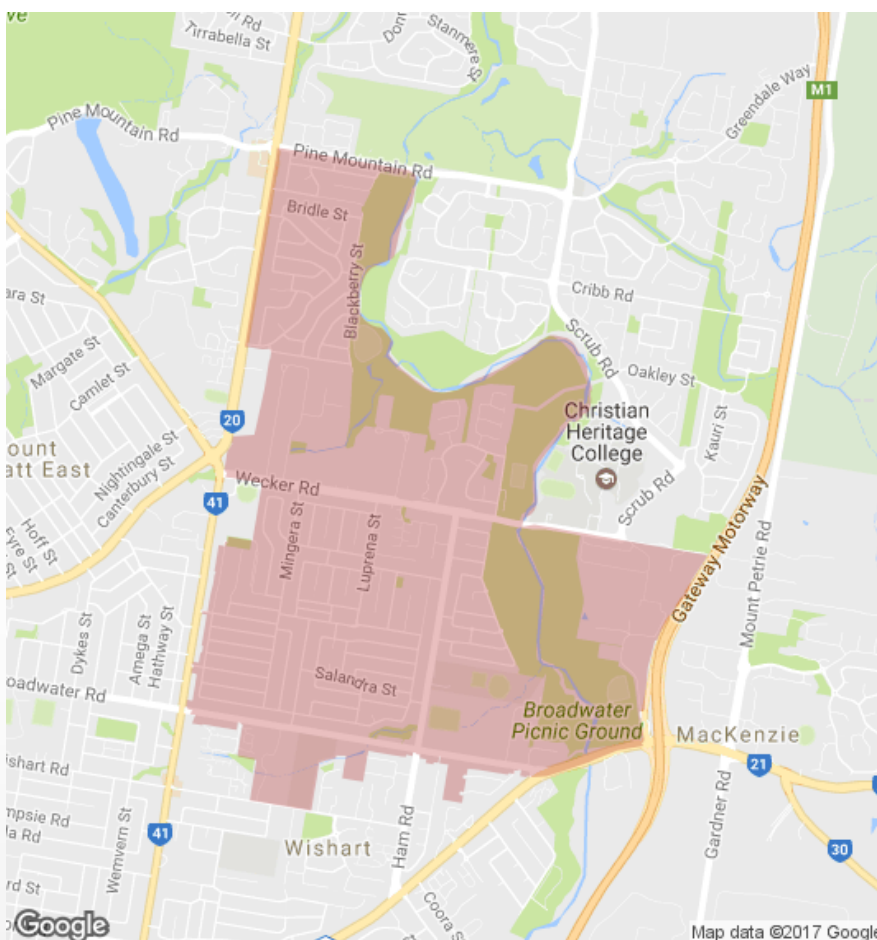
Average length of ownership

25%



75%

Owner Occupiers Renters



The size of Mansfield is approximately 5 square kilometres. It has 11 parks covering nearly 15% of total area. The population of Mansfield in 2006 was 9,246 people. By 2011 the population was 8,474 showing a population decline of 8.3% in the area during that time. The predominant age group in Mansfield is 0-14 years. Households in Mansfield are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments. In general, people in Mansfield work in a professional occupation. In 2006, 69.5% of the homes in Mansfield were owner-occupied compared with 72.9% in 2011. Currently the median sales price of houses in the area is \$625,250.



Total dwellings



Total new listings*



Median Value



Total number currently listed



2,877

100

\$615,117

19



265

13

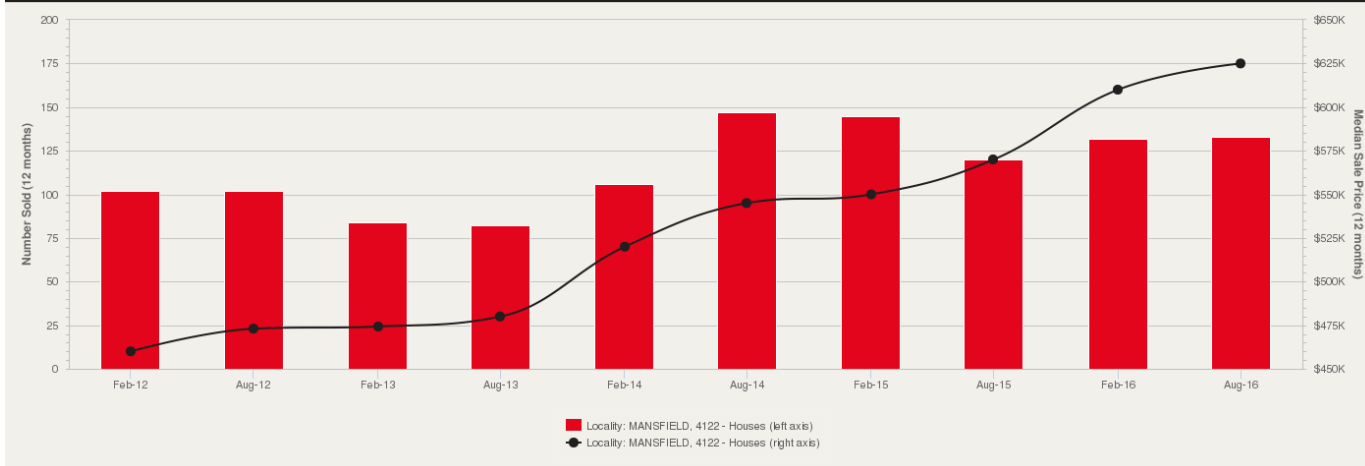
\$410,857

2

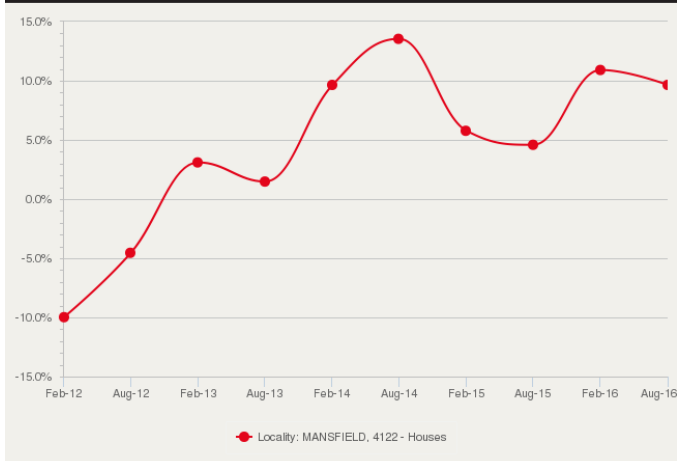
*Total number of unique properties listed for sale over the past 12 months.

HOUSES: FOR SALE

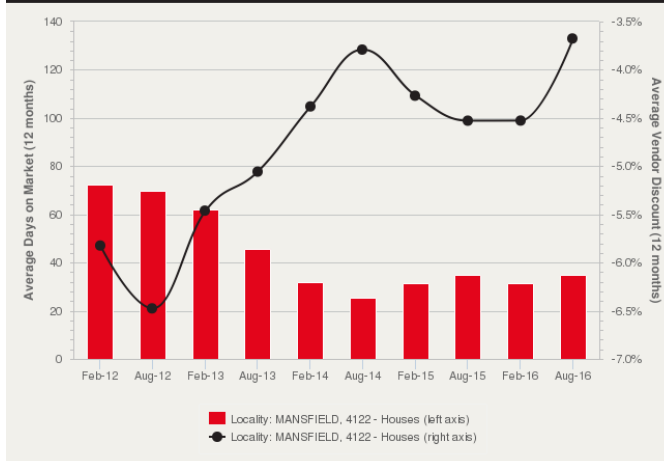
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$683,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$625,250

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$568,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



HOUSES: MARKET ACTIVITY SNAPSHOT

ON THE MARKET



BEDROOMS



RECENTLY SOLD



12 Mailey Street Mansfield QLD 4122

Listed on 22 Feb 2017
450,000



There are no recently sold 2 bedroom Houses in this suburb



BEDROOMS



4 Silex Street Mansfield QLD 4122

Listed on 24 Feb 2017
UNDER CONTRACT



16 Mirang Street Mansfield QLD 4122

Listed on 21 Feb 2017
Auction



26 Chiniala Street Mansfield QLD 4122

Sold on 11 Feb 2017
\$594,000*



21 Mourilyan Street Mansfield QLD 4122

Sold on 07 Feb 2017
\$680,000*



BEDROOMS



2 Privet Place Mansfield QLD 4122

Listed on 24 Feb 2017
From \$679,900 Turnkey



7 Pavuvu Street Mansfield QLD 4122

Listed on 04 Feb 2017
BY NEGOTIATION



12 Coolmunda Street Mansfield QLD 4122

Sold on 04 Feb 2017
\$692,000*



18 Lachine Place Mansfield QLD 4122

Sold on 11 Jan 2017
\$685,000



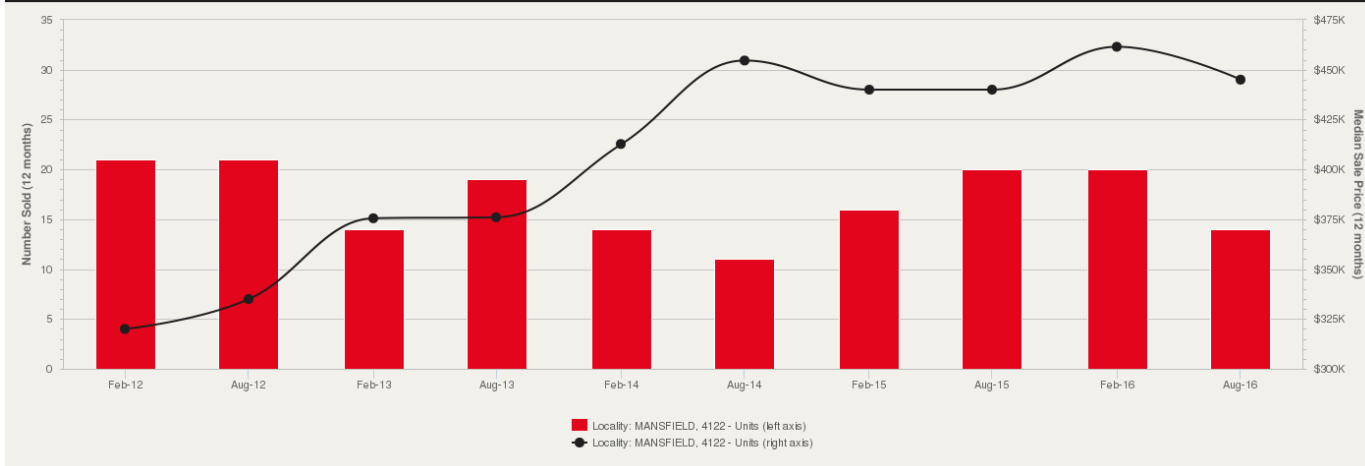
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

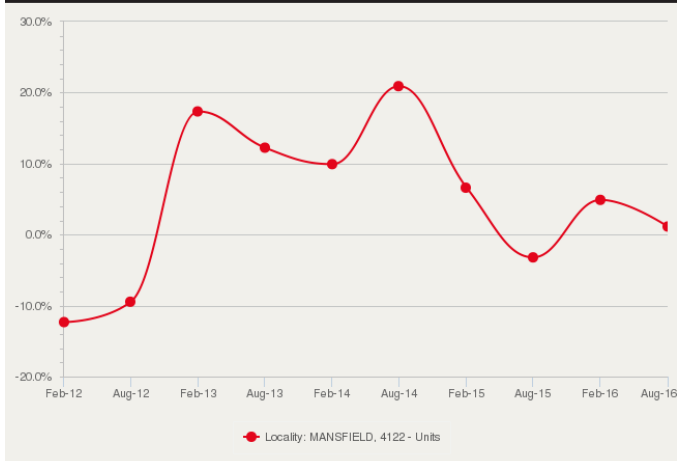


UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$715,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$445,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$362,750

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



**5/2 Raintree Street
Mansfield QLD 4122**

Listed on 23 Feb 2017
Offers Over \$289,000



**19/12 Mailey Street
Mansfield QLD 4122**

Listed on 14 Feb 2017
Price Negotiable



**5/11 Raintree Street
Mansfield QLD 4122**

Sold on 20 Nov 2016
\$300,000



**4/4 Raintree Street
Mansfield QLD 4122**

Sold on 03 Nov 2016
\$322,500



There are no 3 bedroom Units on the market in this suburb



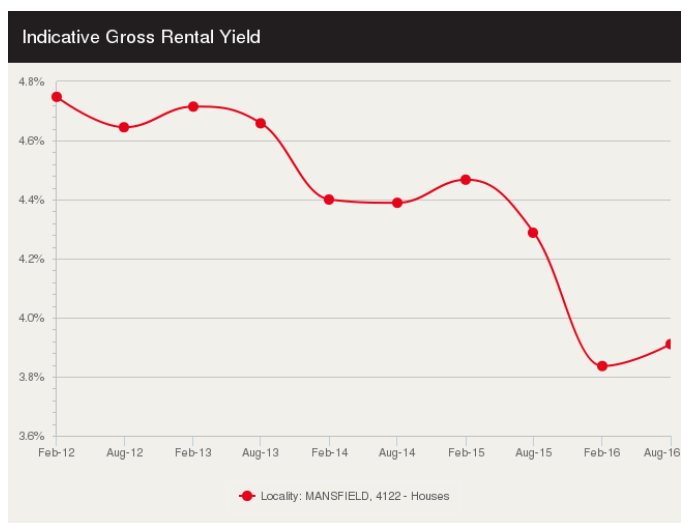
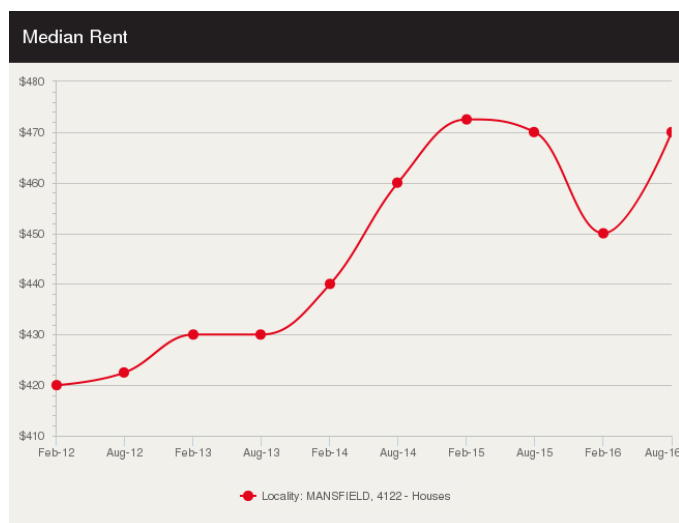
**1/189 Wecker Road
Mansfield QLD 4122**

Sold on 02 Dec 2016
Not Disclosed



= number of units currently On the Market or Sold within the last 6 months

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT






38 Valentia Street Mansfield QLD 4122

Listed on 15 Feb 2017
\$375/W

2
1
534m²






6 Atrina Street Mansfield QLD 4122

Listed on 23 Feb 2017
\$390/W

1
1
665m²




4 Silex Street Mansfield QLD 4122

Listed on 22 Feb 2017
\$430/W

1
1
559m²






18 Coolmunda Street Mansfield QLD 4122

Listed on 23 Feb 2017
\$580/W

3
3
572m²



4 Marianna Street Mansfield QLD 4122

Listed on 23 Feb 2017
\$700/W

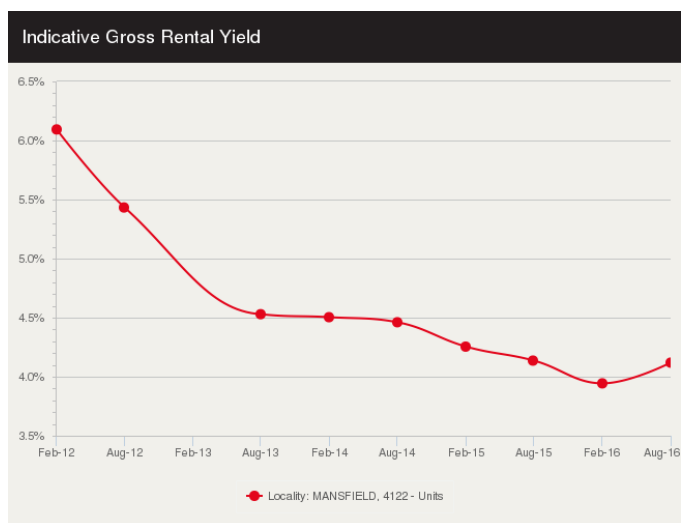
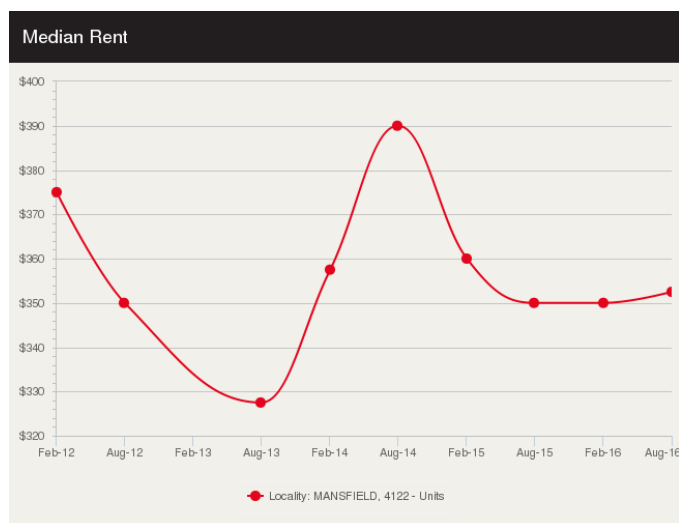
2
2
603m²



= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

1

2
BEDROOMS



7/6-8 Greenmeadow Road
Mansfield QLD 4122

Listed on 22 Feb 2017
\$350/W

1

1

-

1

3
BEDROOMS



11/189 Wecker Road
Mansfield QLD 4122

Listed on 23 Feb 2017
\$450/W

2

2

299m²



= number of units observed as On the Market for Rent within the last month

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RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au