



more
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money



PROPERTY REPORT

12 Mailey Street Mansfield QLD
4122

Prepared for: Leonard Xavier
Prepared on: 25 February 2017

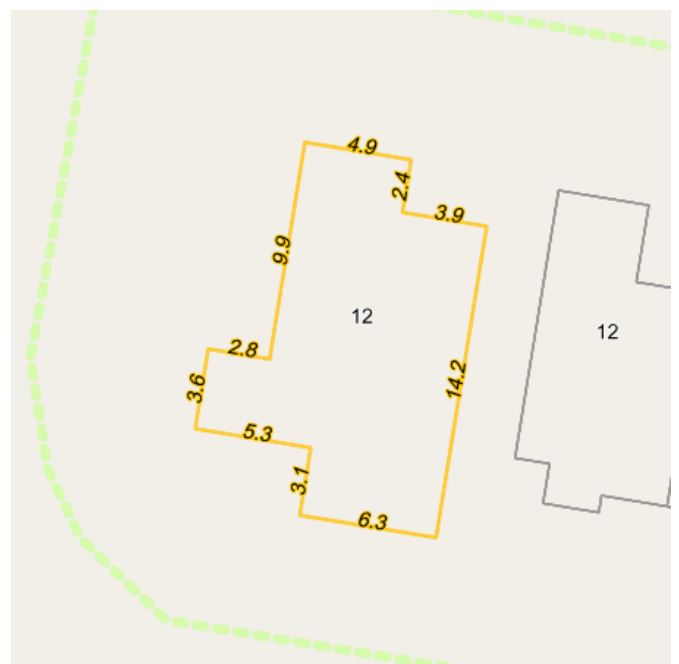
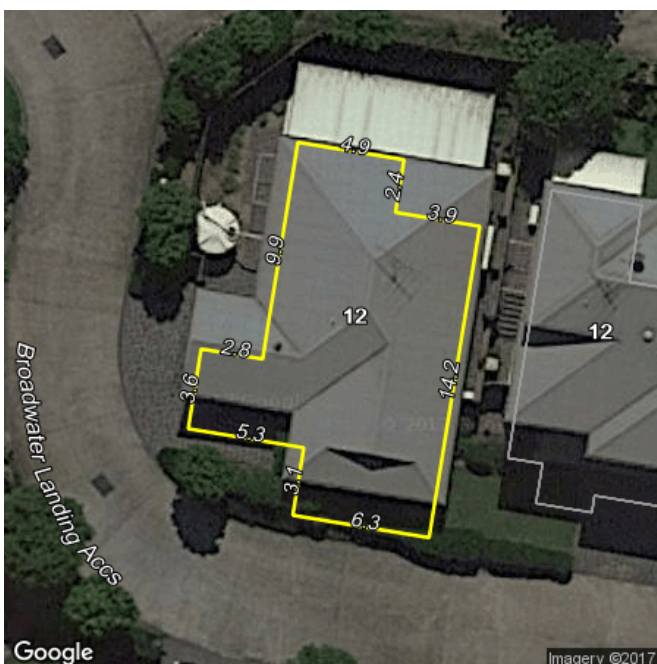
Prepared by: CLAPI Testing
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CoreLogic



12 Mailey Street Mansfield QLD 4122




► Property details

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

Address:	12 Mailey Street Mansfield QLD 4122	Lot/Plan:	9/SP161967
RPD:	L9 SP161967:PAR BULIMBA	Map ref:	UBD QLD: BNE201, K4
Council area:	Brisbane - Tingalpa	Property type:	HOUSE
Zone:	12, FUTURE URBAN	Land use primary:	Building Units (Primary Use Only)
Land use secondary:	None		

► Estimated property value




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

Estimated Value:	\$430,000	 High Confidence
Estimated Value Range:	\$365,500 - \$494,500	

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:	\$270,000	Sale date:	09/02/2004
Sale advised by:	Government		
LAST SALE CAMPAIGN			
Campaign period:	14/02/2017 - Current	Latest ad price:	\$400,000
First ad price:	\$450,000	Listed by:	Arlene O'Malley, Prdnationwide Marsden






► Property sale history






Sale price:	\$270,000	Sale date:	09/02/2004
Sale type:	Normal Sale	Sale advised by:	Government






► Property history - for sale






Price description:	\$450,000	Campaign period:	14/02/2017 - Current
First ad price:	\$450,000	Latest ad price:	\$400,000
Listing method:	Normal Sale	Days on Market:	12
Listed by:	Arlene O'Malley, Prdnationwide Marsden	Ad price variation:	-11.1%


Recently sold properties

 <p>Aug 16 www.rpdata.com</p>	<h3>20 Hertford Street Upper Mount Gravatt QLD 4122</h3>	   
<p>from property: 1.7km</p>	<p>Sale price: \$420,000</p>	<p>Lot/Plan: 6/SP269999</p>
	<p>Sale date: 29/09/2016</p>	<p>Map ref: UBD QLD: BNE201, D7</p>
	<p>Days on Market: 143</p>	<p>Price variation at sale: -10.4%</p>
	<p>Sale type: Normal Sale</p>	<p>Sale advised by: Government</p>
	<p>Sold by: Ray White Stones Corner</p>	<p>Price description: All Offers Considered</p>
	<p>Campaign period: 10/05/2016 - 29/09/2016</p>	<p>First ad price: \$469,000</p>
	<p>Latest ad price: \$429,000</p>	<p>Ad price variation: -8.5%</p>

 <p>Aug 16 www.rpdata.com</p>	<h3>12/18 Delavan Street Wishart QLD 4122</h3>	   
<p>from property: 1.8km</p>	<p>Sale price: \$419,500</p>	<p>Lot/Plan: 12/SP107043</p>
	<p>Sale date: 13/10/2016</p>	<p>Map ref: UBD QLD: BNE201, H12</p>
	<p>Days on Market: 67</p>	<p>Price variation at sale: -2.2%</p>
	<p>Sale type: Normal Sale</p>	<p>Sale advised by: Government</p>
	<p>Sold by: Brad Bell Real Estate</p>	<p>Price description: Offers Over \$419,000</p>
	<p>Campaign period: 08/08/2016 - 13/10/2016</p>	<p>First ad price: \$429,000</p>
	<p>Latest ad price: \$419,000</p>	<p>Ad price variation: -2.3%</p>

 <p>Nov 16 www.rpdata.com</p>	<h3>62 Coora Street Wishart QLD 4122</h3>	   
<p>from property: 1.5km</p>	<p>Sale price: \$395,000</p>	<p>Lot/Plan: 33/SP130935</p>
	<p>Sale date: 26/04/2016</p>	<p>Map ref: UBD QLD: BNE201, P8</p>
	<p>Days on Market: 14</p>	<p>Price variation at sale: -1.2%</p>
	<p>Sale type: Normal Sale</p>	<p>Sale advised by: Government</p>
	<p>Sold by: Stellario Realty Group</p>	<p>Price description: Offers 400k And Above</p>
	<p>Campaign period: 13/04/2016 - 26/04/2016</p>	<p>First ad price: \$400,000</p>
	<p>Latest ad price: \$400,000</p>	<p>Ad price variation: 0.0%</p>





 <p>Jul 16 www.rpdata.com</p>	<h3>22 Hicks Street Mount Gravatt East QLD 4122</h3>	   
<p>from property: 2.0km</p>	<p>Sale price: \$410,000</p>	<p>Lot/Plan: 4/SP254221</p>
	<p>Sale date: 29/07/2016</p>	<p>Map ref: UBD QLD: BNE181, C19</p>
	<p>Days on Market: 1</p>	<p>Sale type: Normal Sale</p>
	<p>Sale advised by: Government</p>	<p>Sold by: Ray White Mount Gravatt</p>
	<p>Price description: For Sale</p>	<p>Campaign period: 02/08/2016 - 29/07/2016</p>



Feb 17 [www.rpdata.com](#)


from property: 2.3km

3/11 Howsan Street Mount Gravatt East QLD 4122

Sale price:	\$377,000				
Sale date:	19/07/2016	Lot/Plan: 3/SP135190			
Days on Market:	250	Map ref: UBD QLD: BNE181, B19			
Sale type:	Normal Sale	Price variation at sale: -16.0%			
Sold by:	Coronis Realty	Sale advised by: Government			
Campaign period:	13/11/2015 - 19/07/2016	Price description: Offers Over \$369,000			
Latest ad price:	\$369,000	First ad price: \$449,000			
		Ad price variation: -17.8%			

Distance from 12 Mailey Street Mansfield QLD 4122





► Properties for sale



Apr 13 [www.rpdata.com](#)






from property: 1.4km






18 Whitley Street Mount Gravatt East QLD 4122






Price description:	\$505,000				
Campaign period:	20/04/2015 - Current	Lot/Plan: 58/SP267417			
First ad price:	\$505,000	Map ref: UBD QLD: BNE201, E3			
Listing method:	Normal Sale	Latest ad price: \$450,000			
Listed by:	Michael Sunderland, Ray White - Mt Gravatt	Days on Market: 619			
		Ad price variation: -10.9%			






Distance from 12 Mailey Street Mansfield QLD 4122

Properties for rent

	4 Alberon Street Wishart QLD 4122	   
<small>Jan 16</small> <small>www.rpdata.com</small>	Latest ad price: \$440/W	Lot/Plan: 16/RP99737
<small>Oct 14</small> <small>www.rpdata.com</small>	Campaign period: 14/02/2017 - 22/02/2017	Map ref: UBD QLD: BNE201, J4
from property: 0.1km	Days on Market: 12	Listed by: Nathan Andrew, Re/Max - Executives

	31 Dirkala Street Mansfield QLD 4122	   
<small>Oct 14</small> <small>www.rpdata.com</small>	Latest ad price: \$525/W	Lot/Plan: 336/RP110906
from property: 0.2km	Campaign period: 06/12/2016 - 22/12/2016	Map ref: UBD QLD: BNE201, J4
<small>Jan 17</small> <small>www.rpdata.com</small>	Days on Market: 7	Listed by: Mia Davis, L J Hooker Mount Gravatt

	6 Koumala Street Mansfield QLD 4122	   
<small>Jan 17</small> <small>www.rpdata.com</small>	Latest ad price: \$460/W	Lot/Plan: 168/RP102537
from property: 0.2km	Campaign period: 10/01/2017 - 19/01/2017	Map ref: UBD QLD: BNE201, L3
<small>Sep 11</small> <small>www.rpdata.com</small>	Days on Market: 10	Listed by: Bristar Rental, Bristar Property - Sunnybank Hills

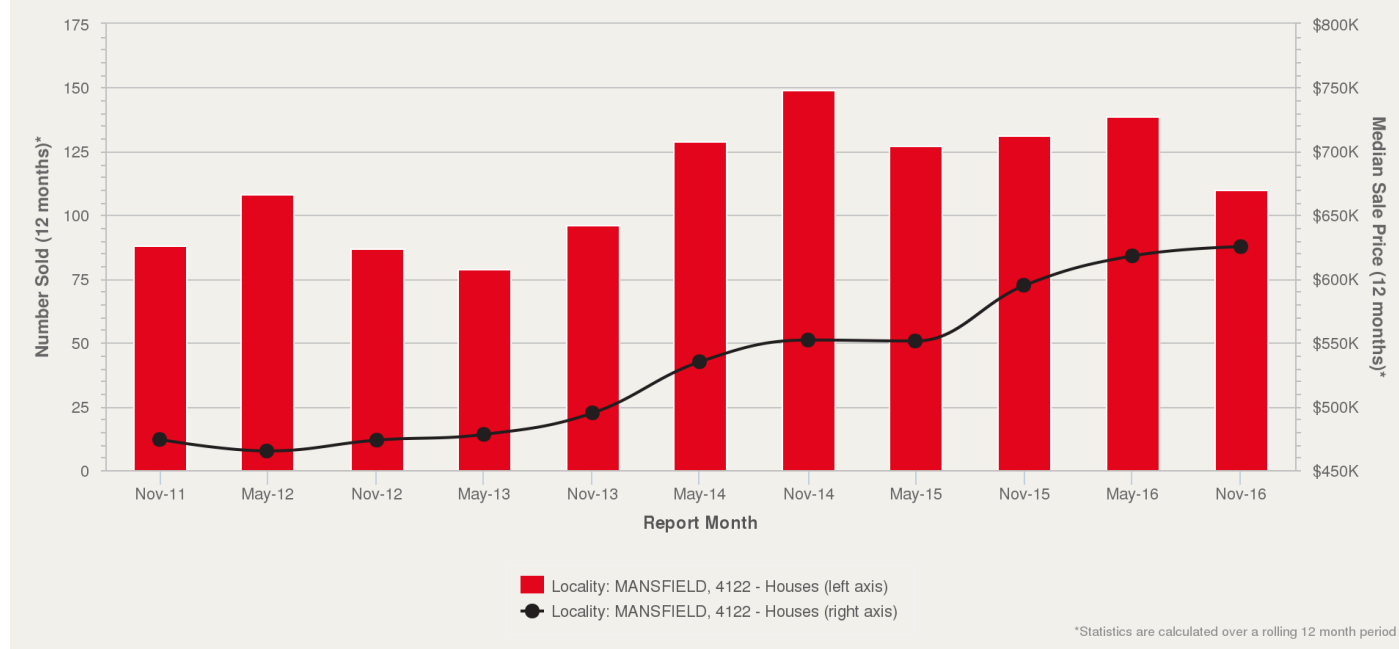
	3 Cresthaven Drive Mansfield QLD 4122	   
<small>Sep 11</small> <small>www.rpdata.com</small>	Latest ad price: \$440/W	Lot/Plan: 96/RP102537
from property: 0.3km	Campaign period: 09/01/2017 - 27/01/2017	Map ref: UBD QLD: BNE201, L4
<small>Jan 17</small> <small>www.rpdata.com</small>	Days on Market: 48	Listed by: Property Manager, Bill Hooper Real Estate - Mansfield

Distance from 12 Mailey Street Mansfield QLD 4122

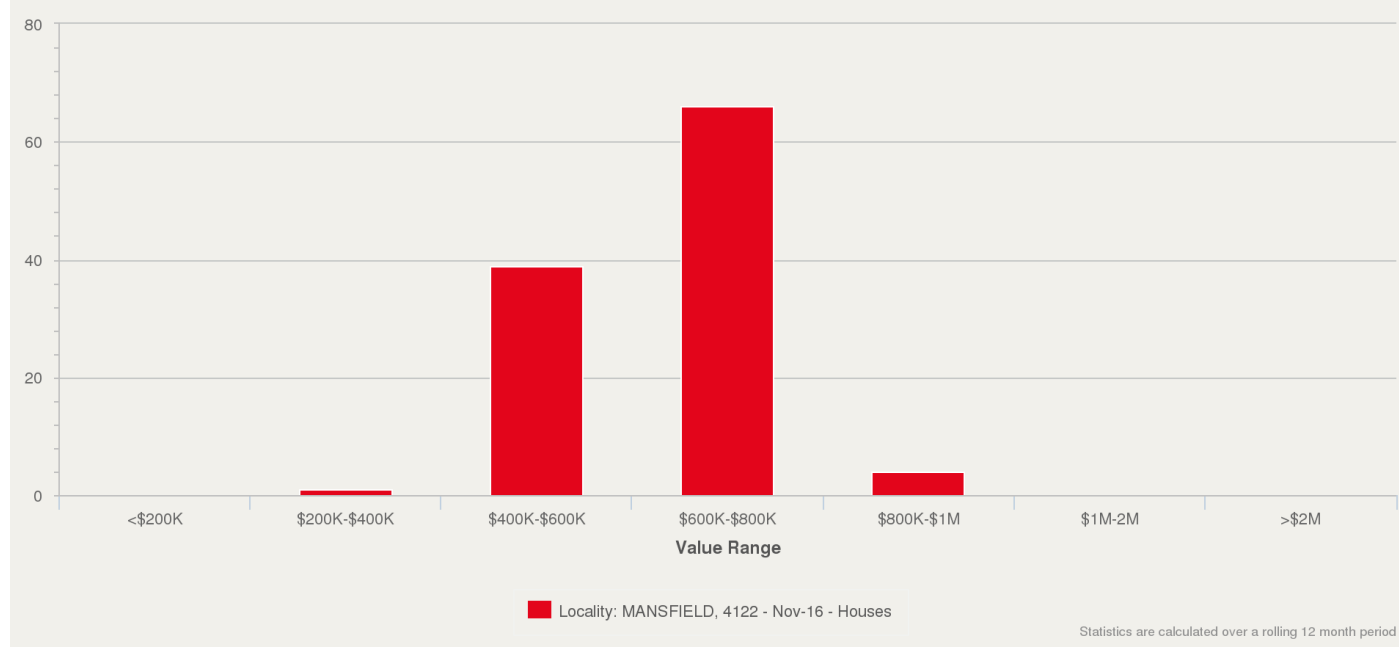
► MANSFIELD insights

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

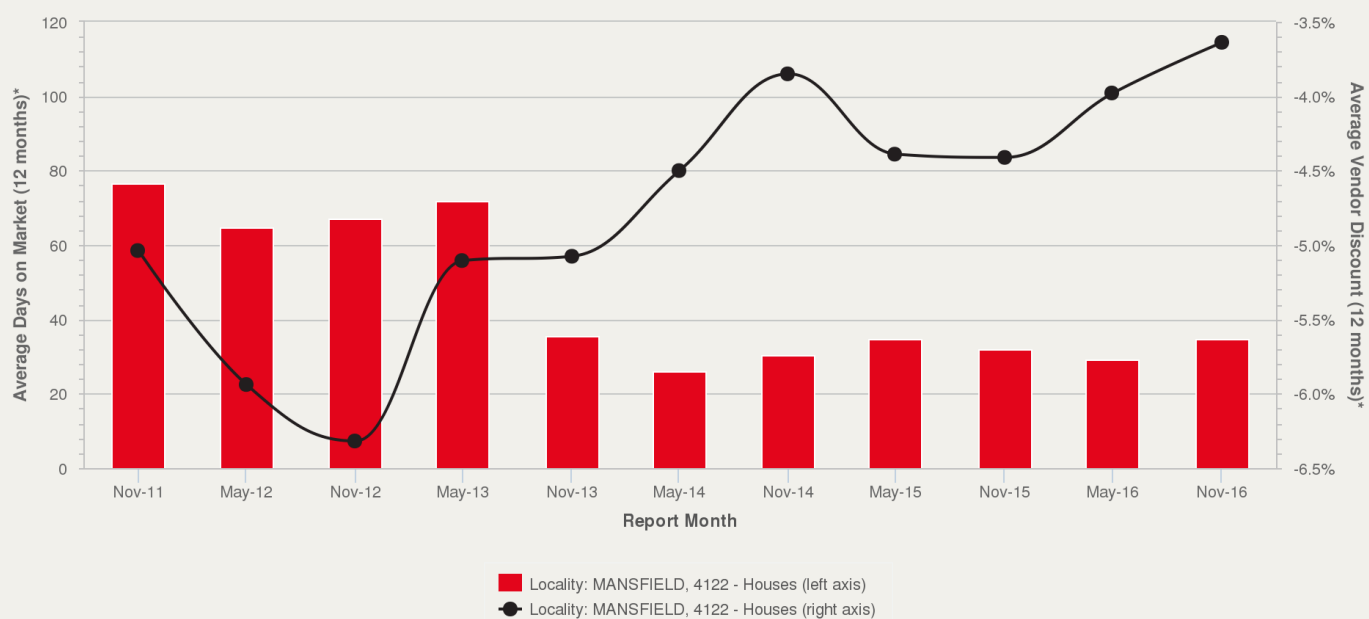
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



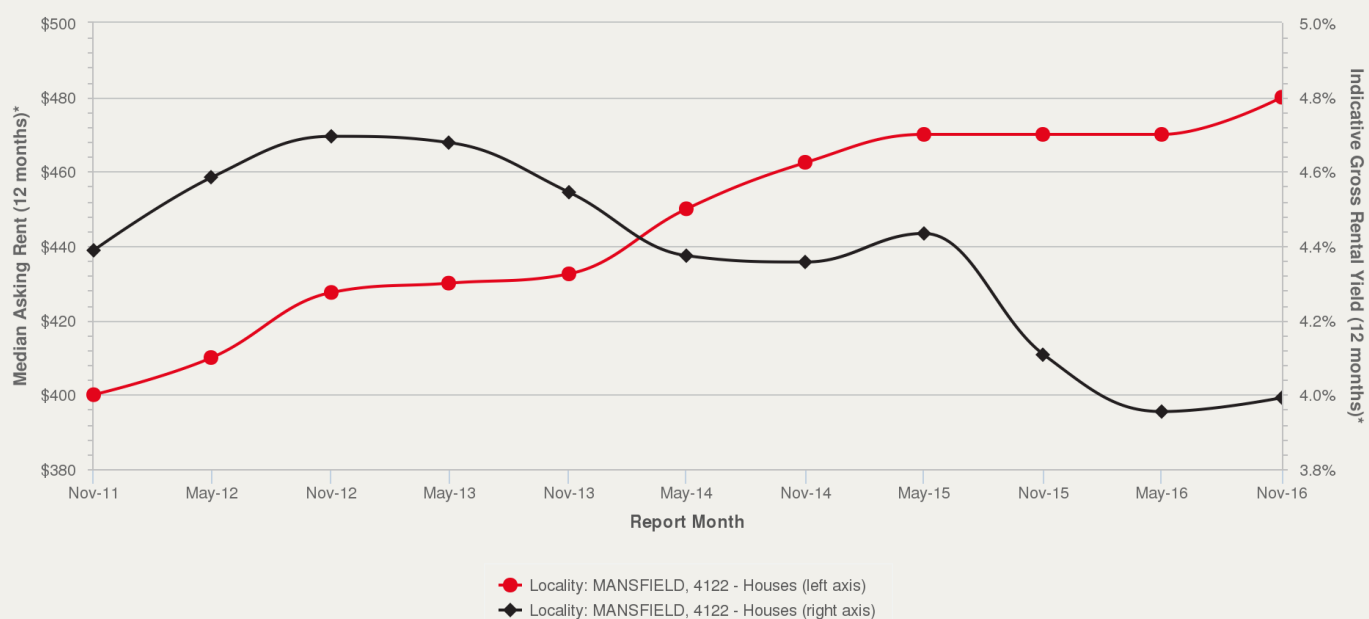
Average Days on Market (12 months) vs. Average Vendor Discount (12 months)



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

NAB Disclaimer

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