



more  
than  
money



# PROPERTY REPORT

5/2 Raintree Street Mansfield  
QLD 4122

**Prepared for:** Leonard Xavier  
**Prepared on:** 25 February 2017

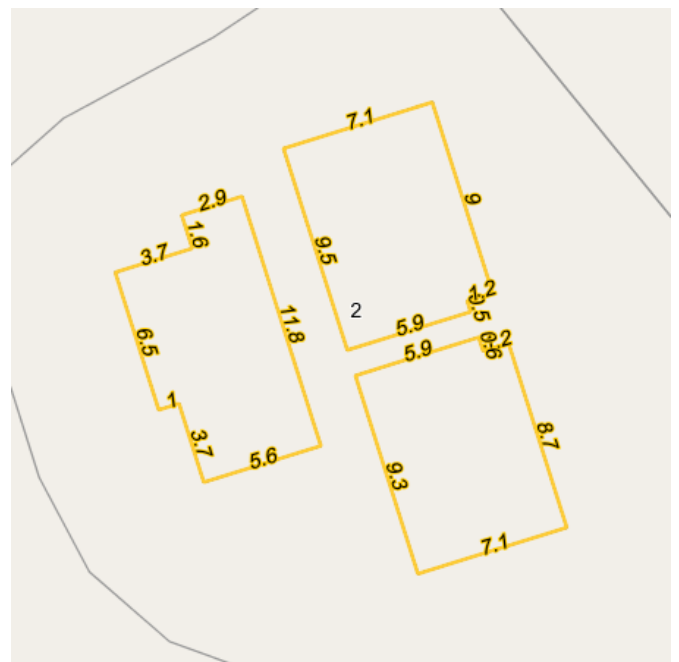
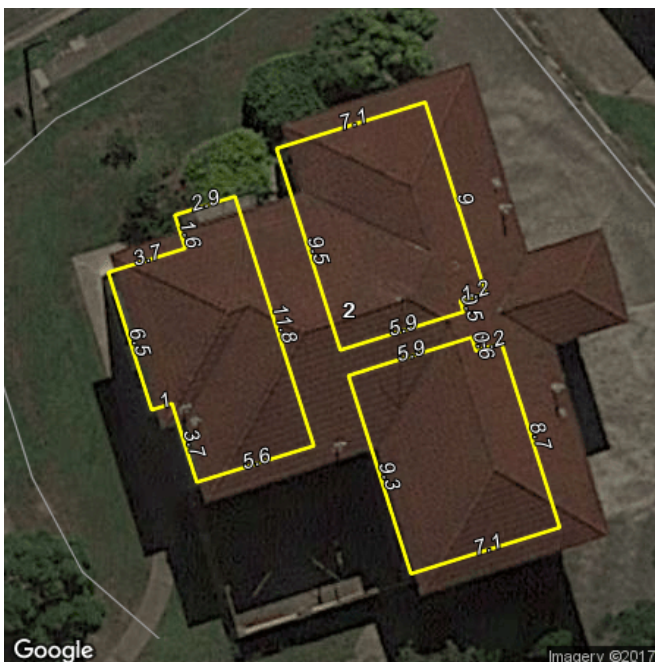
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**CoreLogic**



## 5/2 Raintree Street Mansfield QLD 4122




## ► Property details

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

<b>Address:</b>	5/2 Raintree Street Mansfield QLD 4122	<b>Lot/Plan:</b>	5/BUP3201
<b>RPD:</b>	L5 BUP3201:PAR BULIMBA	<b>Map ref:</b>	UBD QLD: BNE181, L17
<b>Council area:</b>	Brisbane - Belmont	<b>Property type:</b>	UNIT
<b>Floor area:</b>	85m <sup>2</sup>	<b>Zone:</b>	05, RESIDENTIAL B R4
<b>Land use primary:</b>	Building Units (Primary Use Only)	<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>\$290,000</b>	 High Confidence
<b>Estimated Value Range:</b>	<b>\$246,500 - \$333,500</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:	\$86,000	Sale date:	06/12/2000
Sale advised by:	Government		
LAST SALE CAMPAIGN			
Campaign period:	02/02/2017 - Current	Latest ad price:	\$250,000
First ad price:	\$250,000	Listed by:	Andrew Boman, Ray White - Mt Gravatt
LAST RENTAL CAMPAIGN			
Campaign period:	02/07/2015 - 08/07/2015	Latest ad price:	\$310/W
Listed by:	Andrew Boman, Ray White - Mt Gravatt		

## ► Property sale history

Sale price:	\$86,000	Sale date:	06/12/2000
Sale type:	Normal Sale	Sale advised by:	Government
Sale price:	\$53,000	Sale date:	17/03/1987
Sale type:	Normal Sale	Sale advised by:	Government

## ► Property history - for sale





















Price description:	Offers Over \$289,000	Campaign period:	02/02/2017 - Current
First ad price:	\$250,000	Latest ad price:	\$250,000
Listing method:	Normal Sale	Days on Market:	24
Listed by:	Andrew Boman, Ray White - Mt Gravatt	Ad price variation:	0.0%
Price description:	\$86,000	Campaign period:	10/02/2001 - 10/02/2001
First ad price:	\$86,000	Latest ad price:	\$86,000
Listing method:	Normal Sale	Days on Market:	7
Listed by:	Century 21 Realty Mt Gravatt	Ad price variation:	0.0%

## ► Property history - for rent


Campaign period:	02/07/2015 - 08/07/2015	Latest ad price:	<b>\$310/W</b>
Days on Market:	7	Listed by:	Andrew Boman, Ray White - Mt Gravatt

Campaign period:	08/07/2013 - 25/07/2013	Latest ad price:	<b>\$300/W</b>
Days on Market:	18	Listed by:	Andrew Boman, Ray White - Mt Gravatt

## Recently sold properties

 <p>Sep 16 www.rpdata.com</p>	<h3>4/4 Raintree Street Mansfield QLD 4122</h3>	   
<p>from property: 31m</p>	<p><b>Sale price:</b> \$322,500</p> <p><b>Sale date:</b> 03/11/2016</p> <p><b>Days on Market:</b> 45</p> <p><b>Sale type:</b> Normal Sale</p> <p><b>Sold by:</b> Place Estate Agents - Coorparoo</p> <p><b>Campaign period:</b> 20/09/2016 - 03/11/2016</p> <p><b>Latest ad price:</b> \$325,000</p>	<p><b>Lot/Plan:</b> 4/BUP1581</p> <p><b>Map ref:</b> UBD QLD: BNE181, L17</p> <p><b>Price variation at sale:</b> -0.8%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Offers Over \$325,000</p> <p><b>First ad price:</b> \$325,000</p> <p><b>Ad price variation:</b> 0.0%</p>
 <p>Dec 16 www.rpdata.com</p>	<h3>5/11 Raintree Street Mansfield QLD 4122</h3>	   
<p>from property: 48m</p>	<p><b>Sale price:</b> \$300,000</p> <p><b>Sale date:</b> 20/11/2016</p> <p><b>Days on Market:</b> 15</p> <p><b>Sale type:</b> Normal Sale</p> <p><b>Sold by:</b> Ray White Holland Park</p> <p><b>Campaign period:</b> 06/11/2016 - 20/11/2016</p> <p><b>Latest ad price:</b> \$299,000</p>	<p><b>Lot/Plan:</b> 5/BUP1387</p> <p><b>Map ref:</b> UBD QLD: BNE181, L17</p> <p><b>Price variation at sale:</b> 0.3%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Interest From \$299,000</p> <p><b>First ad price:</b> \$299,000</p> <p><b>Ad price variation:</b> 0.0%</p>
 <p>Jul 16 www.rpdata.com</p>	<h3>5/2 Honeysuckle Street Mansfield QLD 4122</h3>	   
<p>from property: 99m</p>	<p><b>Sale price:</b> \$303,000</p> <p><b>Sale date:</b> 25/07/2016</p> <p><b>Days on Market:</b> 22</p> <p><b>Sale type:</b> Normal Sale</p> <p><b>Sold by:</b> Reval Estate Agents - Mt Gravatt</p> <p><b>Campaign period:</b> 04/07/2016 - 25/07/2016</p> <p><b>Latest ad price:</b> \$300,000</p>	<p><b>Lot/Plan:</b> 5/BUP1528</p> <p><b>Map ref:</b> UBD QLD: BNE181, K16</p> <p><b>Price variation at sale:</b> 1.0%</p> <p><b>Sale advised by:</b> Government</p> <p><b>Price description:</b> Offers Over \$300,000</p> <p><b>First ad price:</b> \$300,000</p> <p><b>Ad price variation:</b> 0.0%</p>
 <p>Aug 13 www.rpdata.com</p>	<h3>5/3 Honeysuckle Street Mansfield QLD 4122</h3>	   
<p>from property: 80m</p>	<p><b>Sale price:</b> \$270,000</p> <p><b>Sale date:</b> 25/05/2016</p> <p><b>Sale type:</b> Normal Sale</p>	<p><b>Lot/Plan:</b> 5/BUP100788</p> <p><b>Map ref:</b> UBD QLD: BNE181, K16</p> <p><b>Sale advised by:</b> Government</p>









May 14  
www.rpdata.com

from property: 2.1km

### 19/18 Whitley Street Mount Gravatt East QLD 4122

<b>Sale price:</b>	<b>\$290,000</b>	 1  1  2  Approx. 7,998m <sup>2</sup>
<b>Sale date:</b>	02/08/2016	<b>Lot/Plan:</b> 19/SP119379
<b>Days on Market:</b>	1	<b>Map ref:</b> UBD QLD: BNE201, E3
<b>Sale type:</b>	Normal Sale	<b>Price variation at sale:</b> -1.7%
<b>Sold by:</b>	Ray White Mt Gravatt	<b>Sale advised by:</b> Government
<b>Campaign period:</b>	04/08/2016 - 02/08/2016	<b>Price description:</b> \$295,000
<b>Latest ad price:</b>	\$295,000	<b>First ad price:</b> \$295,000
		<b>Ad price variation:</b> 0.0%

Distance from 5/2 Raintree Street Mansfield QLD 4122

## Properties for sale



Jan 17  
www.rpdata.com





















from property: 1.1km

### 13/52 Bevan Street Mount Gravatt East QLD 4122

<b>Price description:</b>	<b>For Sale</b>	 3  2  2  164m <sup>2</sup>
<b>Campaign period:</b>	11/01/2017 - Current	<b>Lot/Plan:</b> 13/SP145138
<b>First ad price:</b>	\$500,000	<b>Map ref:</b> UBD QLD: BNE181, H13
<b>Days on Market:</b>	46	<b>Listing method:</b> Normal Sale
		<b>Listed by:</b> Ken Chin, Ray White - Mt Gravatt

Distance from 5/2 Raintree Street Mansfield QLD 4122

## ► Properties for rent

 <p>Jun 14 www.rpdata.com</p>	<h3>5/4 Raintree Street Mansfield QLD 4122</h3>	   
<p>from property: 31m</p>	<p><b>Latest ad price:</b> <b>\$350/W</b></p> <p><b>Campaign period:</b> 03/01/2017 - 03/01/2017</p> <p><b>Days on Market:</b> 7</p>	<p><b>Lot/Plan:</b> 5/BUP1581</p> <p><b>Map ref:</b> UBD QLD: BNE181, L17</p> <p><b>Listed by:</b> Kevin Manning, Kevin Manning Real Estate</p>
 <p>May 14 www.rpdata.com</p>	<h3>1/17 Tick Street Mount Gravatt East QLD 4122</h3>	   
<p>from property: 0.2km</p>	<p><b>Latest ad price:</b> <b>\$400/W</b></p> <p><b>Campaign period:</b> 19/01/2017 - 02/02/2017</p> <p><b>Days on Market:</b> 38</p>	<p><b>Lot/Plan:</b> 1/SP156607</p> <p><b>Map ref:</b> UBD QLD: BNE181, J16</p> <p><b>Listed by:</b> Rent My Property, Rent My Property - Kedron</p>
 <p>Nov 15 www.rpdata.com</p>	<h3>7/17 Tick Street Mount Gravatt East QLD 4122</h3>	   
<p>from property: 0.2km</p>	<p><b>Latest ad price:</b> <b>\$475/W</b></p> <p><b>Campaign period:</b> 03/01/2017 - 17/02/2017</p> <p><b>Days on Market:</b> 54</p>	<p><b>Lot/Plan:</b> 7/SP156607</p> <p><b>Map ref:</b> UBD QLD: BNE181, J16</p> <p><b>Listed by:</b> Kevin Manning, Kevin Manning Real Estate</p>
 <p>Nov 16 www.rpdata.com</p>	<h3>18/17 Tick Street Mount Gravatt East QLD 4122</h3>	   
<p>from property: 0.3km</p>	<p><b>Latest ad price:</b> <b>\$530/W</b></p> <p><b>Campaign period:</b> 08/11/2016 - 08/12/2016</p> <p><b>Days on Market:</b> 31</p>	<p><b>Lot/Plan:</b> 18/SP156607</p> <p><b>Map ref:</b> UBD QLD: BNE181, J16</p> <p><b>Listed by:</b> Hayley Enders, Belle Property Carina</p>

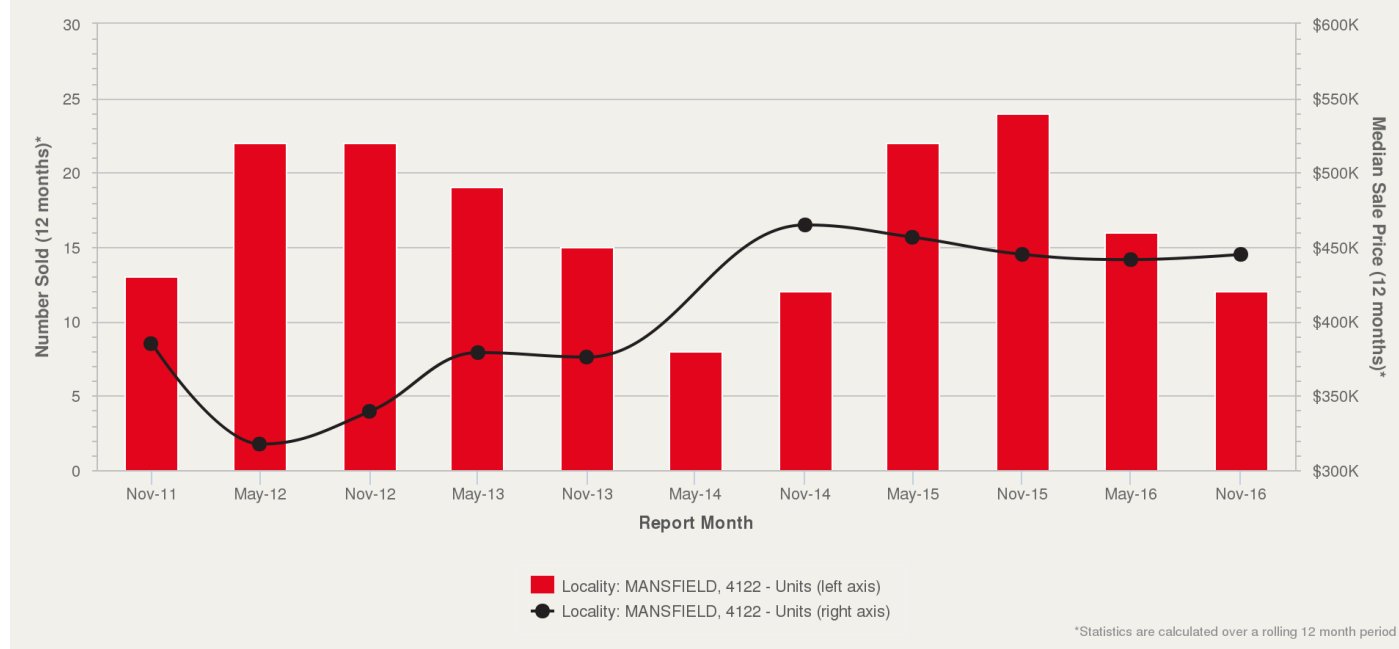
Distance from 5/2 Raintree Street Mansfield QLD 4122



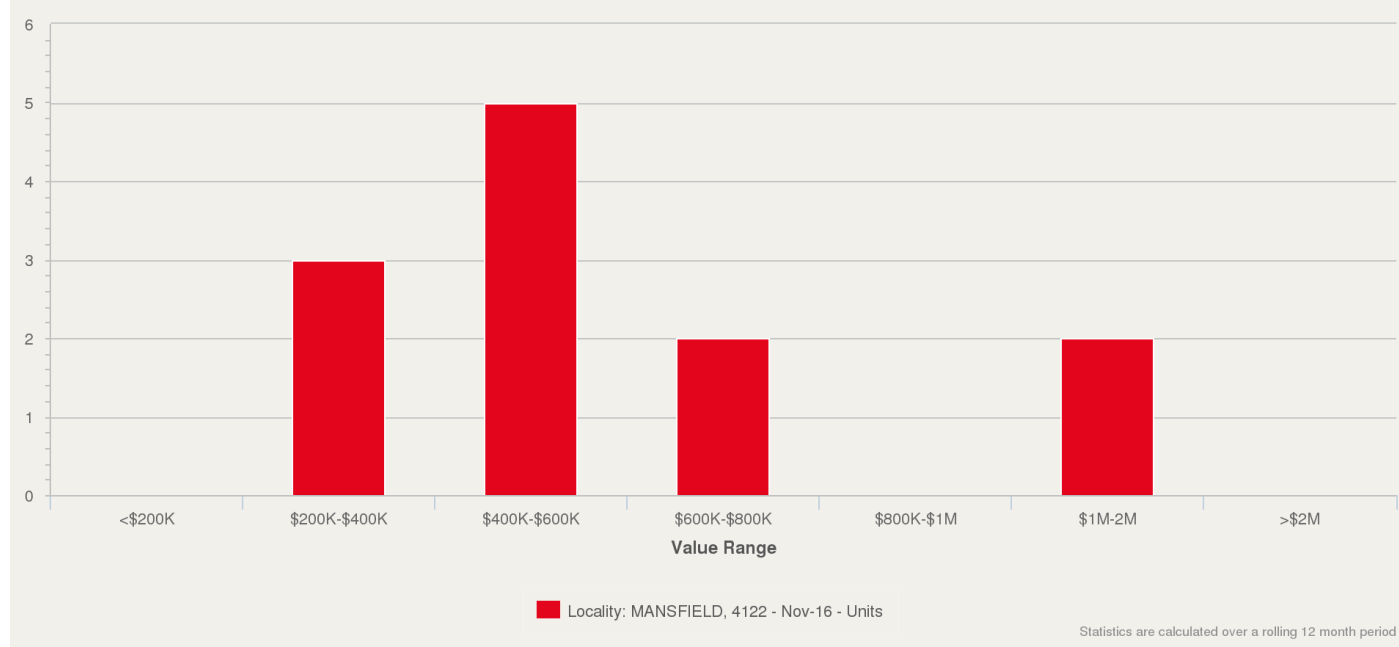
## ► MANSFIELD insights

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

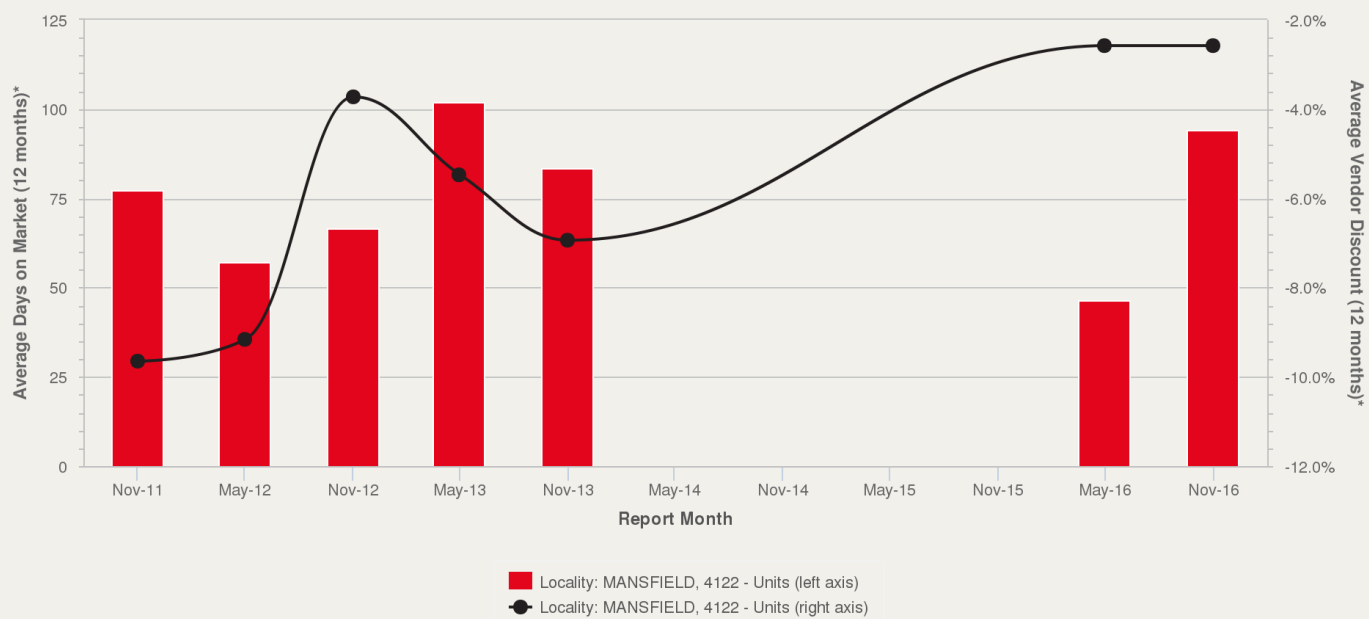
Number Sold (12 months) vs. Median Sale Price (12 months)



Number Sold by Price (12 months)



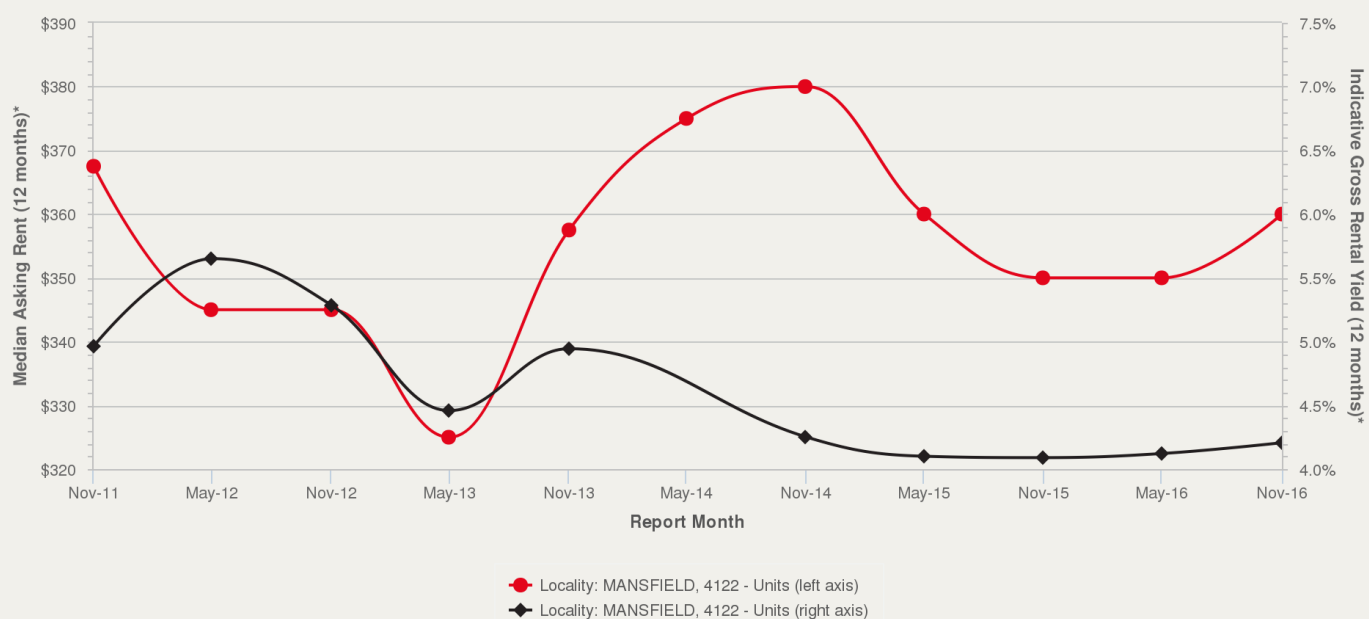
## Average Days on Market (12 months) vs. Average Vendor Discount (12 months)



Period	Median Value for Units	Change in Median Value (12 months)
Nov-2016	\$431,112	↑ 7.8%
Nov-2015	\$399,763	↑ 5.6%
Nov-2014	\$378,547	↑ 1.6%
Nov-2013	\$372,569	↑ 6.7%
Nov-2012	\$349,200	↓ -0.5%

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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