Property Profile Report

56 Tranquil Drive Wondunna QLD 4655

Prepared on 24 June 2021

CoreLogic

56 Tranquil Drive Wondunna QLD 4655

5 | 3 | 2 | 135m² | 573m²

Property Details

Lot/Plan	L45 SP276182	**Property Type**	House
Year Built	2016	**Council Area**	Fraser Coast Regional
Zone	00, NOT ZONED	**Land Use Primary**	Single Unit Dwelling

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56 Tranquil Drive Wondunna QLD 4655

Total area: 234.5m2 (Approx)
Internal area: 168.6m2 (Approx)
Garage area: 40.5m2 (Approx)
Outdoor area: 25.4m2 (Approx)

N

SCALE
0 0.5 1 2 4m

56 TRANQUIL DR, WONDUNNA

DISCLAIMER: ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.

CREATED BY
WWW.PROPERTY-PIXEL.COM.AU

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Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$515,000	$484,000 - $546,000	Low – High

Estimated Value as at 21 June 2021. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

Property Activity Summary

Date	Activity	Value	Details
01 Oct 2020	For Rent	$310 / week	Campaign period: 01/10/2020 - 01/10/2020, Listed by: Donna Usher, Raine & Horne Hervey Bay, Days on market: 7
30 Jun 2020	For Sale	6.5% RETURN	Campaign period: 30/06/2020 - 26/03/2021, Listing Type: Normal Sale, Listed by: Matthew Thomson, Thomson Property Group, Days on market: 270
04 May 2019	For Rent	$340 / week	Campaign period: 04/05/2019 - 04/05/2019, Listed by: Nicole Sinn, Raine & Horne Hervey Bay, Days on market: 7
31 May 2017	For Rent	$320 / week	Campaign period: 31/05/2017 - 19/06/2017, Listed by: Raine And Horne Hervey Bay, Days on market: 20
16 Mar 2017	For Rent	$270 / week	Campaign period: 16/03/2017 - 16/03/2017, Listed by: Julieanne McIlwain, Raine & Horne Hervey Bay, Days on market: 7
01 Jun 2016	For Rent	$270 / week	Campaign period: 01/06/2016 - 20/12/2016, Listed by: Julieanne McIlwain, Raine And Horne Hervey Bay, Days on market: 203
22 Feb 2016	For Rent	$280 / week	Campaign period: 22/02/2016 - 15/03/2016, Listed by: Gotthard Rotert, Aqua Marine Realty - Hervey Bay, Days on market: 23
07 Jul 2015	Sold	$154,000	Sale Method: Unknown, Sale Advised by: Government

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Property Activity Summary

Date	Activity	Value	Details
28 Jun 2015	For Sale	$345,000	Campaign period: 28/06/2015 - 19/02/2016, Listing Type: Normal Sale, Listed by: @Realty - ., Days on market: 237

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Recently Sold Properties

29 Tranquil Drive Wondunna QLD 4655

4	2	2	158m²	641m²

Sale Price	**$475,000**	Sale Method	Private Treaty
Sale Date	30/04/2021	Days on Market	-

0.1km from property

3 Tranquil Drive Wondunna QLD 4655

4	2	2	156m²	715m²

Sale Price	**$450,000**	Sale Method	Private Treaty
Sale Date	22/03/2021	Days on Market	8

0.2km from property

74 Parklands Boulevard Wondunna QLD 4655

4	2	2	172m²	700m²

Sale Price	**$539,000**	Sale Method	Private Treaty
Sale Date	12/03/2021	Days on Market	29

1km from property

66 Parklands Boulevard Wondunna QLD 4655

4	2	2	172m²	700m²

Sale Price	**$460,000**	Sale Method	Private Treaty
Sale Date	18/02/2021	Days on Market	10

1km from property

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Properties For Sale

22 Halcyon Drive Wondunna QLD 4655

4 | 2 | 2 | - | 480m²

First Ad Price Offers Over $415,000 Considered

Latest Ad Price Under Offer

Listing Method Normal Sale Days on Market 128

0.4km from property

64 Parklands Boulevard Wondunna QLD 4655

4 | 2 | 2 | 150m² | 735m²

First Ad Price $559,500

Latest Ad Price $559,500

Listing Method Normal Sale Days on Market 21

1km from property

3 Parkview Street Wondunna QLD 4655

4 | 2 | 2 | 166m² | 808m²

First Ad Price Forthcoming Auction

Latest Ad Price Auction In Rooms 24th June 2021

Listing Method Auction Days on Market 59

1.2km from property

97 Bay Park Road Wondunna QLD 4655

4 | 2 | 2 | 146m² | 795m²

First Ad Price $497,484

Latest Ad Price $497,484

Listing Method Normal Sale Days on Market 380

1.4km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Sandy Strait State School 114-132 Emerald Park Way Urangan QLD 4655	2.6km	Primary	Mixed	Government	664
Urangan State High School 114-132 Emerald Park Way Urangan QLD 4655	2.9km	Secondary	Mixed	Government	1672
Fraser Coast Anglican College -	0.9km	Combined	Mixed	Non-Government	691
Star of the Sea Catholic School 33-49 Hughes Road Wondunna QLD 4655	1.9km	Primary	Mixed	Non-Government	338
Kawungan State School -	2.6km	Primary	Mixed	Government	888

Property within school catchment

Property outside school catchment (government)/no catchment applies (non-government)

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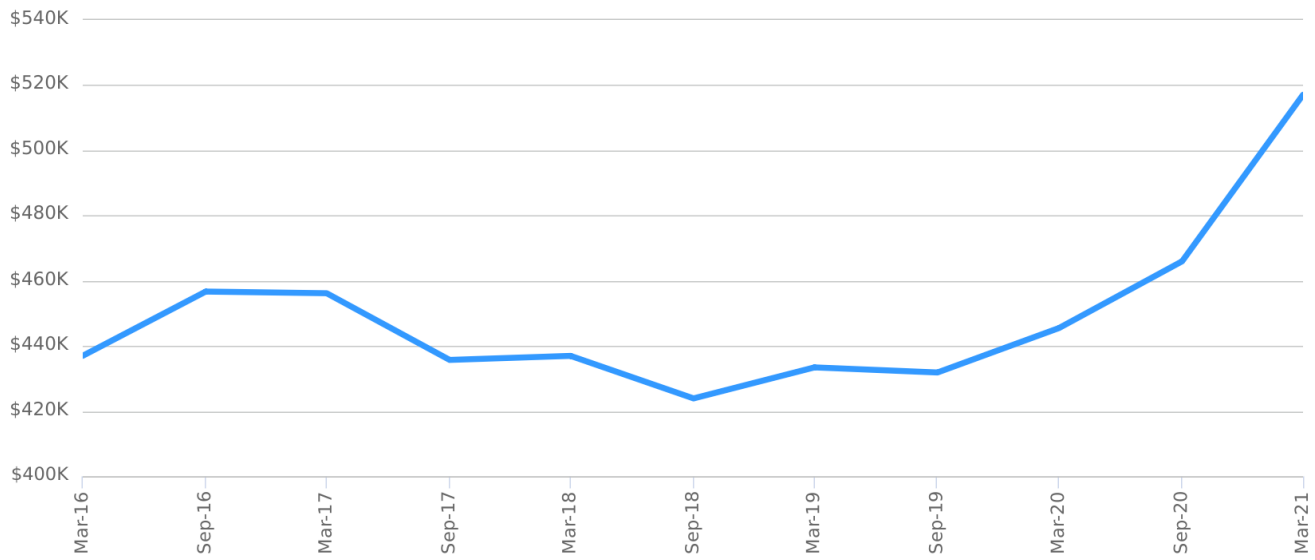
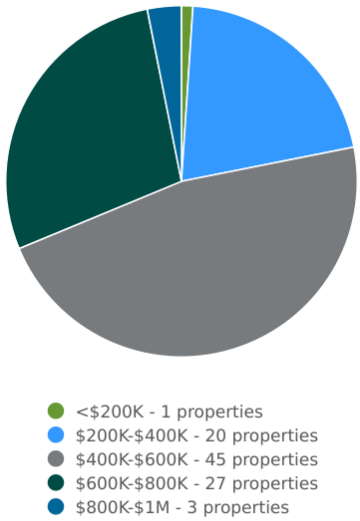
Wondunna Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2021	96	$517,060	▲ 16.05%
Mar 2020	57	$445,518	▲ 2.78%
Mar 2019	73	$433,437	▼ 0.80%
Mar 2018	61	$436,966	▼ 4.21%
Mar 2017	72	$456,181	▲ 4.39%
Mar 2016	62	$436,991	▼ 1.23%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2021	2020
37	80

Median Vendor Discount

2021	2020
3.03%	3.58%

Statistics are calculated over a rolling 12 month period

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Wondunna Insights - Houses

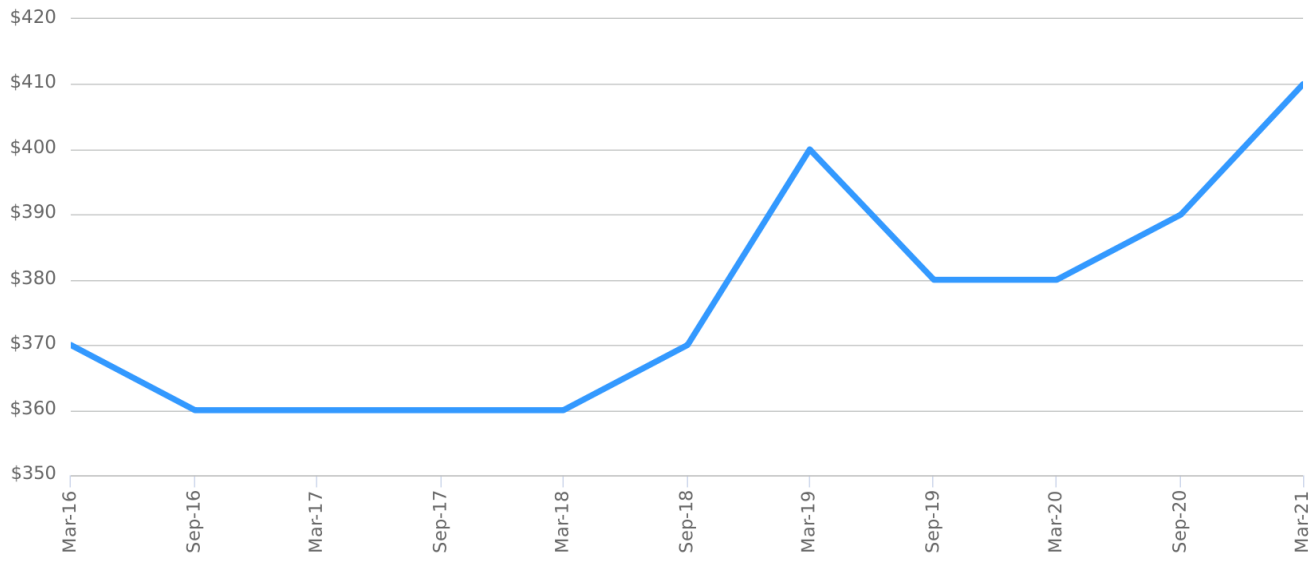
Median Weekly Asking Rent

2021	2020
$410	$380

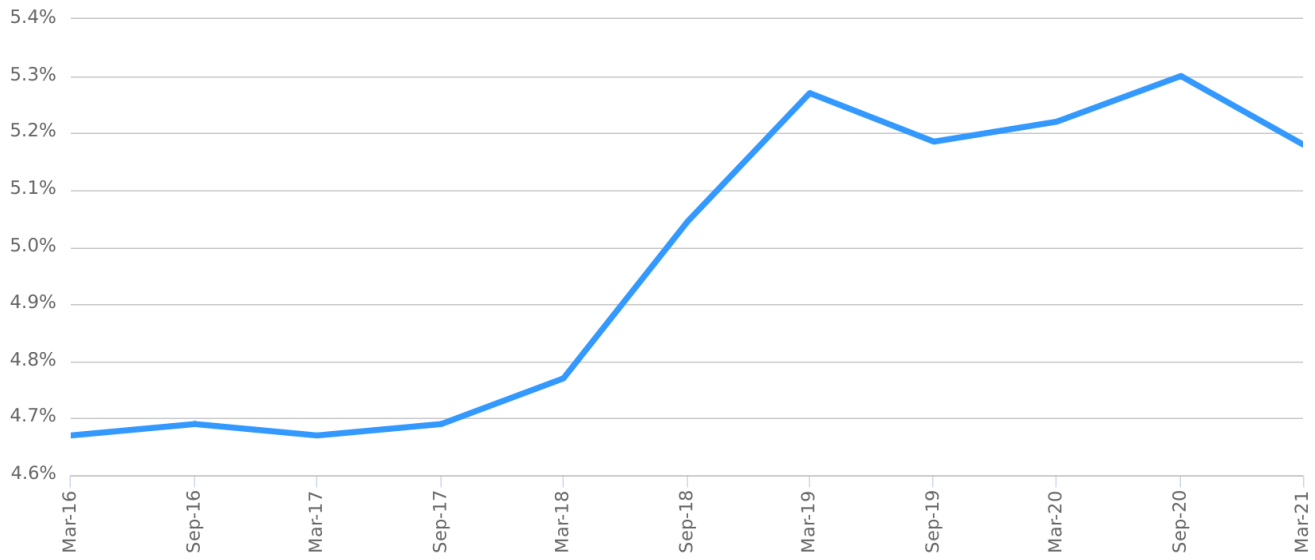
Indicative Gross Rental Yield

2021	2020
5.17%	5.22%

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.

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