Property Profile Report

28 Ogg Road Murrumba Downs QLD 4503

Prepared on 07 September 2021

CoreLogic

28 Ogg Road Murrumba Downs QLD 4503

4 | 2 | 2 | 99m² | 400m²

Property Details

Lot/Plan	L4 SP217499	**Property Type**	House
Year Built	2005	**Council Area**	Moreton Bay Regional - Pine Rivers
Zone	850, RESIDENTIAL A(PR)	**Land Use Primary**	Single Unit Dwelling

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28 Ogg Road Murrumba Downs QLD 4503

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$525,000	$488,000 - $561,000	Low – High

Estimated Value as at 30 August 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
31 Aug 2021	For Sale	Inviting Offers	Campaign period: 31/08/2021 - 31/08/2021, Listing Type: Normal Sale, Listed by: Nadine Wilkie, Days on market: 8
04 Sep 2012	Sold	$390,000	Sale Method: Normal Sale, Sale Advised by: Government
26 Jan 2012	For Sale	$419,000 NEG	Campaign period: 26/01/2012 - 15/09/2012, Listing Type: Normal Sale, Listed by: Simon Booker, LJ Hooker - Kallangur, Days on market: 223
04 Feb 2011	For Rent	$295 / week	Campaign period: 04/02/2011 - 11/02/2011, Listed by: Martin Fitzpatrick, JH Grant Real Estate - Kallangur, Days on market: 8
21 Apr 2010	For Rent	$295 / week	Campaign period: 21/04/2010 - 25/08/2010, Listed by: Martin Fitzpatrick, JH Grant Real Estate - Kallangur, Days on market: 127
19 May 2009	For Rent	$320 / week	Campaign period: 19/05/2009 - 19/06/2009, Listed by: Rebecca Vita, Rental Express - Brisbane, Days on market: 32
11 Jun 2008	Sold	$215,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties

14 Parkway Crescent Murrumba Downs QLD 4503

4	2	2	206m²	500m²

Sale Price	**$555,000**	Sale Method	Private Treaty
Sale Date	06/05/2021	Days on Market	1

0.7km from property

26 Kate Court Murrumba Downs QLD 4503

4	2	2	146m²	400m²

Sale Price	**$580,000**	Sale Method	Private Treaty
Sale Date	13/07/2021	Days on Market	30

0.8km from property

3 Woodland Court Murrumba Downs QLD 4503

4	2	2	146m²	465m²

Sale Price	**$570,000**	Sale Method	Private Treaty
Sale Date	29/06/2021	Days on Market	21

0.8km from property

9 Highview Terrace Murrumba Downs QLD 4503

4	2	2	137m²	448m²

Sale Price	**$550,000**	Sale Method	Private Treaty
Sale Date	19/05/2021	Days on Market	246

0.9km from property

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Properties For Sale

3 King Arthur Crescent Murrumba Downs QLD 4503

4 | 2 | 2 | 250m² | 375m²

First Ad Price Offers Over $579,000

Latest Ad Price Offers Over $579,000

Listing Method Normal Sale Days on Market 21

1km from property

7 Lockhart Place Murrumba Downs QLD 4503

4 | 2 | 2 | 182m² | 427m²

First Ad Price Offers Over $589,000

Latest Ad Price Offers Over $589,000

Listing Method Normal Sale Days on Market 57

1.4km from property

70 Champion Crescent Griffin QLD 4503

4 | 2 | 2 | 150m² | 350m²

First Ad Price Expressions Of Interest

Latest Ad Price Expressions Of Interest

Listing Method Normal Sale Days on Market 6

1.5km from property

31 Champion Crescent Griffin QLD 4503

4 | 2 | 2 | - | 358m²

First Ad Price Offers Over $519,000 Considered

Latest Ad Price Offers over $519,000 considered

Listing Method Normal Sale Days on Market 35

1.5km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Undurba State School 61 Ogg Road Murrumba Downs QLD 4503	0.2km	Primary	Mixed	Government	1010
Murrumba State Secondary College 201 Goodfellows Road Murrumba Downs QLD 4503	0.5km	Secondary	Mixed	Government	1387
Living Faith Lutheran Primary School 50-60 Brays Road Murrumba Downs QLD 4503	0.9km	Primary	Mixed	Non-Government	508
Griffin State School -	1.7km	Primary	Mixed	Government	473
Griffin State School 19 Wesley Road Griffin QLD 4503	1.7km	Primary	-	Government	453

Property within school catchment

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

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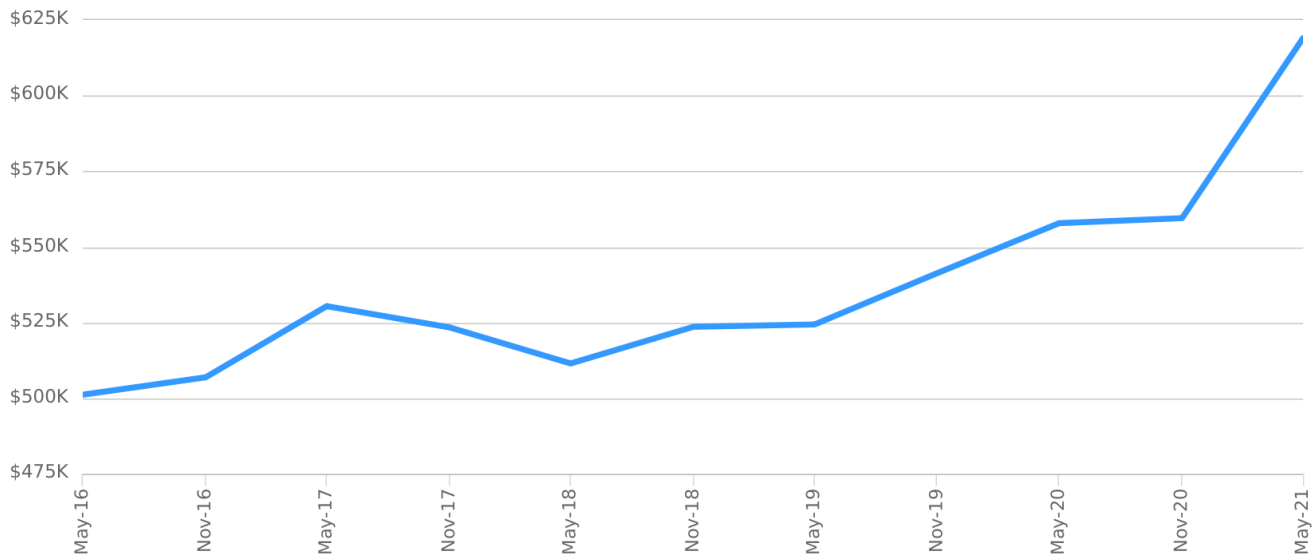
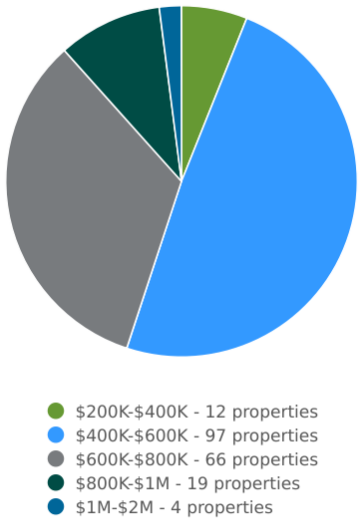
Murrumba Downs Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
May 2021	198	$618,996	▲ 10.95%
May 2020	132	$557,866	▲ 6.38%
May 2019	148	$524,398	▲ 2.51%
May 2018	161	$511,522	▼ 3.56%
May 2017	161	$530,442	▲ 5.83%
May 2016	163	$501,203	▲ 4.10%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2021	2020
15	33

Median Vendor Discount

2021	2020
2.82%	3.03%

Statistics are calculated over a rolling 12 month period

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Murrumba Downs Insights - Houses

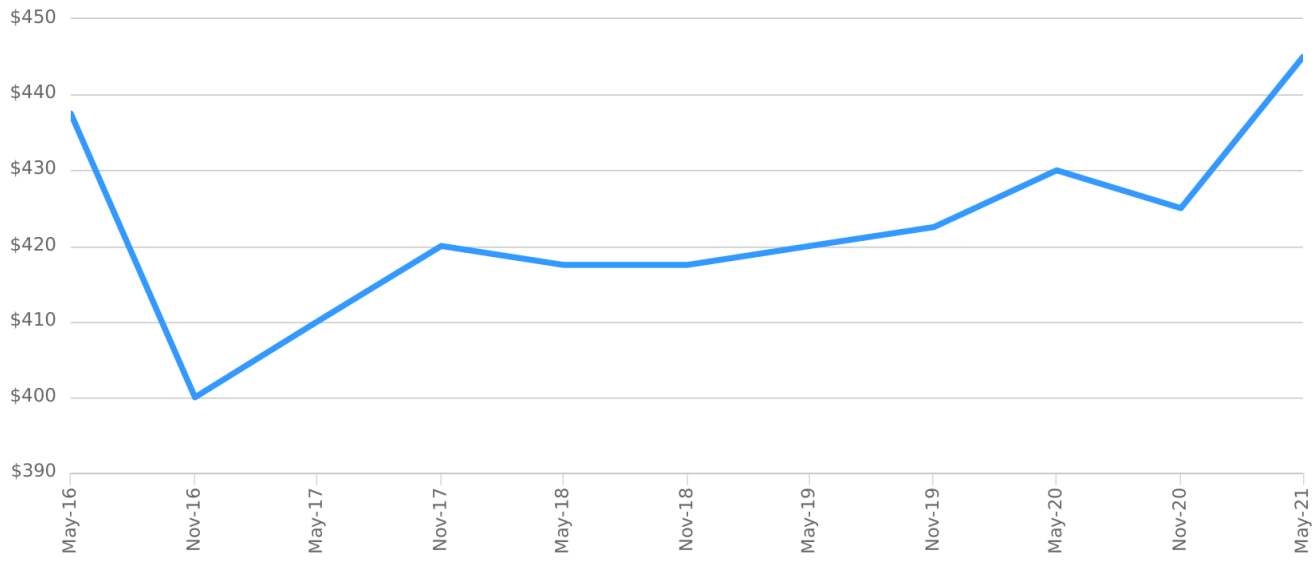
Median Weekly Asking Rent

2021	2020
$445	$430

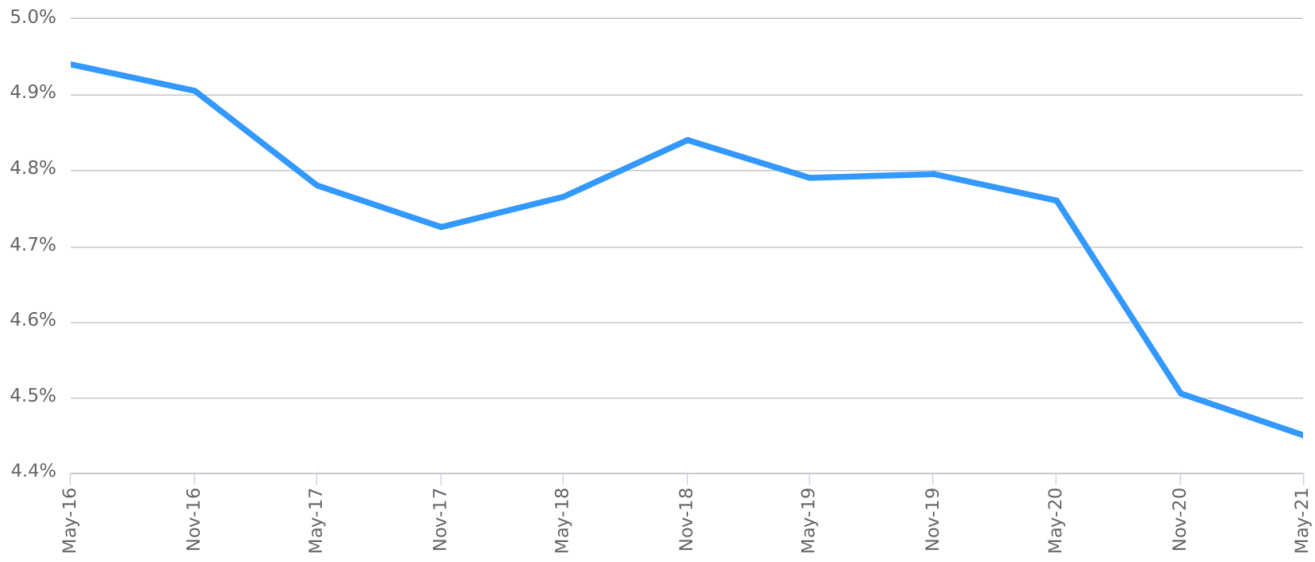
Indicative Gross Rental Yield

2021	2020
4.44%	4.76%

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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