

Property Profile Report

42 Eridani Avenue Kingston QLD 4114

Prepared on 11 October 2021



42 Eridani Avenue Kingston QLD
4114

				
-	-	-	86m ²	750m ²

Property Details

Lot/Plan	L159 RP136437	Property Type	House
Year Built	-	Council Area	Logan City
Zone	720, RESIDENTIAL 600 (4600)	Land Use Primary	Single Unit Dwelling



42 Eridani Avenue Kingston QLD 4114

Estimated Value

Estimated Value:

\$310,000

Estimated Value Range:

\$270,000 - \$351,000

Estimated Value Confidence:



Estimated Value as at 04 October 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.

Recently Sold Properties



49 Alice Street Kingston QLD 4114

				
-	-	-	100m ²	773m ²

Sale Price **\$340,000** Sale Method -

Sale Date 06/07/2021 Days on Market -

 1.6km from property



22 Ewinga Street Kingston QLD 4114

				
2	1	1	77m ²	607m ²

Sale Price **\$285,000** Sale Method Private Treaty

Sale Date 31/10/2020 Days on Market 256

 0.8km from property



9 Alderbaran Drive Kingston QLD 4114

				
-	-	4	79m ²	736m ²

Sale Price **\$342,000** Sale Method -

Sale Date 18/08/2021 Days on Market -

 0.8km from property



5 Edith Street Kingston QLD 4114

				
2	1	2	55m ²	835m ²

Sale Price **\$325,000** Sale Method Private Treaty

Sale Date 28/05/2021 Days on Market 10

 1.8km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Kingston State School 50 Juers Street Kingston QLD 4114	0.8km	Primary	Mixed	Government	620
	Woodridge State High School 323 Wembley Road Logan Central QLD 4114	1.8km	Secondary	Mixed	Government	1283
	Groves Christian College - Upper Primary Campus 1 Cognac Court Kingston QLD 4114	0.5km	Combined	Mixed	Non-Government	-
	Groves Christian College 70-88 Laughlin Street Kingston QLD 4114	0.8km	Combined	Mixed	Non-Government	1391
	Berrinba East State School 121-173 Bardon Road Berrinba QLD 4117	1km	Primary	Mixed	Government	445

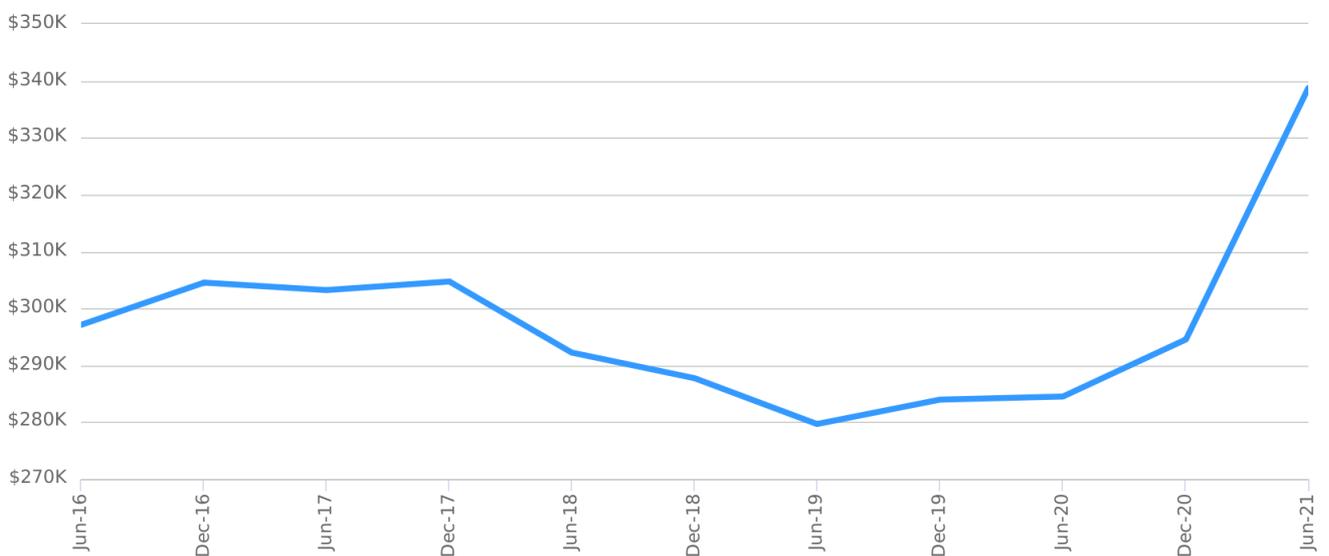
 Property within school catchment

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

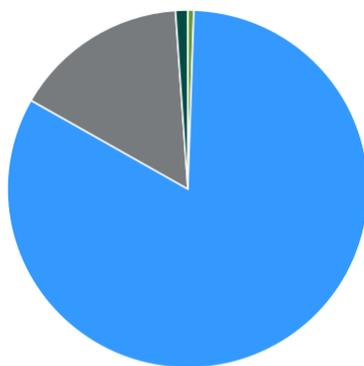
Kingston Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jun 2021	185	\$338,733	▲ 19.04%
Jun 2020	116	\$284,531	▲ 1.72%
Jun 2019	116	\$279,694	▼ 4.29%
Jun 2018	133	\$292,254	▼ 3.62%
Jun 2017	156	\$303,233	▲ 2.05%
Jun 2016	172	\$297,121	▲ 5.71%

Median Value (monthly)



Property Sales by Price (Past 12 months)



- <\$200K - 1 properties
- \$200K-\$400K - 153 properties
- \$400K-\$600K - 29 properties
- \$600K-\$800K - 2 properties

Median Days on Market



Median Vendor Discount



Statistics are calculated over a rolling 12 month period

Kingston Insights - Houses

Median Weekly Asking Rent



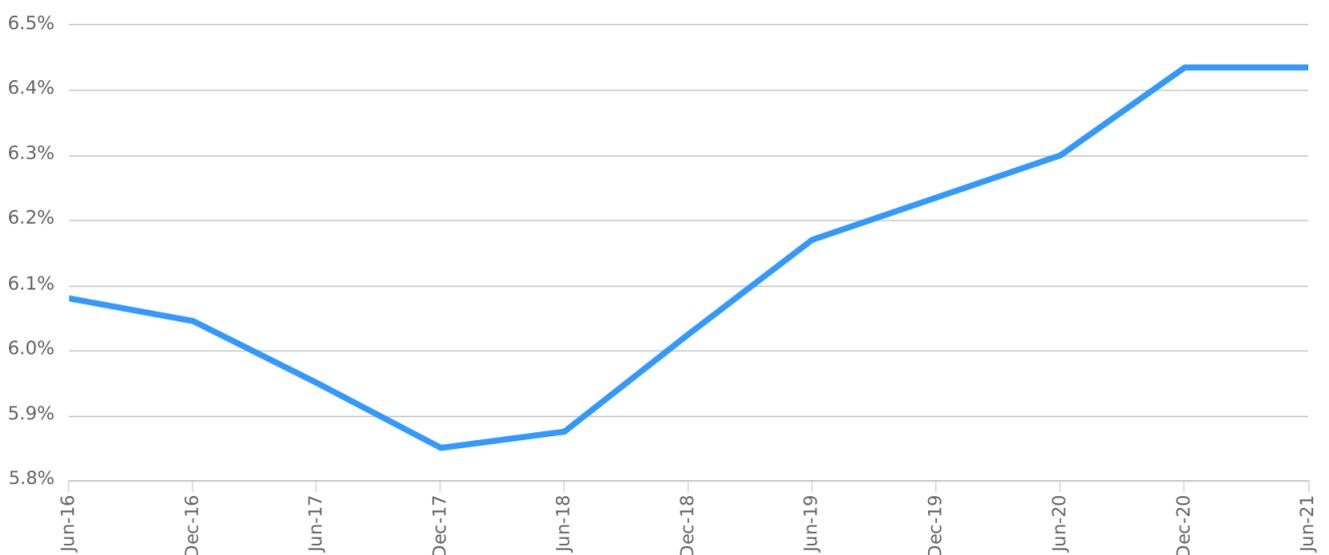
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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Estimated Value

An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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How to read the Estimated Value

The Confidence is based on a statistical calculation as to the probability of the Estimated Value being accurate compared to market value. An Estimated Value with a 'High' confidence is considered more reliable than an Estimated Value with a 'Medium' or 'Low' confidence. The Confidence is a reflection of the amount of data we have on the property and similar properties in the surrounding areas. Generally, the more data we have for the local real estate market and subject property, the higher the Confidence' level will be. Confidence should be considered alongside the Estimated Value.

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.



If you have any questions or concerns about the information in this report, please contact our customer care team.

Within Australia: **1300 734 318**
Email Us: **customercare@corelogic.com.au**