Property Profile Report

7 Trisha Court Scarness QLD 4655

Prepared on 07 October 2021

Prepared by darren@sydneyhomebuyers.com | 1800488484

7 Trisha Court Scarness QLD 4655

4 | 2 | 5 | 101m² | 806m²

Property Details

Lot/Plan	L9 RP182091	**Property Type**	House
Year Built	1982	**Council Area**	Fraser Coast Regional
Zone	03, RESIDENTIAL LOW DENSITY (HB)	**Land Use Primary**	Single Unit Dwelling

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7 Trisha Court Scarness QLD 4655

Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
$450,000	$397,000 - $505,000	Low – High

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.

Property Activity Summary

Date	Activity	Value	Details
08 Jan 2009	Sold	$225,000	Sale Method: Normal Sale, Sale Advised by: Government
12 Dec 2008	For Sale	Not Disclosed	Campaign period: 12/12/2008 - 10/01/2009, Listing Type: Normal Sale, Listed by: Tim Cox, Ray White Hervey Bay, Days on market: 28
12 Feb 2003	Sold	$100,000	Sale Method: Unknown, Sale Advised by: Government
14 Oct 1992	Sold	$88,000	Sale Method: Unknown, Sale Advised by: Government

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Recently Sold Properties

37 Kululu Crescent Scarness QLD 4655

4	2	2	130m²	607m²

Sale Price	**$450,000**	Sale Method	-
Sale Date	25/06/2021	Days on Market	4

0.1km from property

7 Jovi Court Scarness QLD 4655

4	2	2	148m²	695m²

Sale Price	**$452,500**	Sale Method	Private Treaty
Sale Date	26/04/2021	Days on Market	7

0.2km from property

21 Kululu Crescent Scarness QLD 4655

4	2	2	170m²	700m²

Sale Price	**$480,000**	Sale Method	Private Treaty
Sale Date	28/06/2021	Days on Market	46

0.2km from property

27 Banksia Park Drive Scarness QLD 4655

4	2	2	111m²	911m²

Sale Price	**$450,000**	Sale Method	Private Treaty
Sale Date	11/05/2021	Days on Market	14

0.6km from property

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Properties For Sale

103 Oleander Avenue Kawungan QLD 4655

4 | 2 | 4 | 195m² | 1,012m²

First Ad Price $510,000

Latest Ad Price $495,000

Listing Method Normal Sale Days on Market 126

0.4km from property

341 Boat Harbour Drive Scarness QLD 4655

3 | 2 | 2 | 132m² | 594m²

First Ad Price Offers From $525,000-

Latest Ad Price Offers from $525,000-

Listing Method Normal Sale Days on Market 9

0.5km from property

84 Snapper Street Kawungan QLD 4655

4 | 2 | 3 | 135m² | 800m²

First Ad Price $489,000

Latest Ad Price $489,000

Listing Method Normal Sale Days on Market 73

0.7km from property

13 Bianca Court Torquay QLD 4655

4 | 2 | 2 | 166m² | 700m²

First Ad Price $485,000

Latest Ad Price $485,000

Listing Method Normal Sale Days on Market 53

0.8km from property

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Local School Details

School Address	Distance	School Type	Gender	Sector	Enrolments
Kawungan State School -	0.4km	Primary	Mixed	Government	888
Urangan State High School 114-132 Emerald Park Way Urangan QLD 4655	2.5km	Secondary	Mixed	Government	1672
Hervey Bay Special School 19 Frangipanni Avenue Kawungan QLD 4655	0.2km	Special	Mixed	Government	105
Torquay State School 217 Torquay Terrace Torquay QLD 4655	1.4km	Primary	Mixed	Government	482
Hervey Bay State High School 56 Beach Road Pialba QLD 4655	2.3km	Secondary	Mixed	Government	1019

Property within school catchment

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

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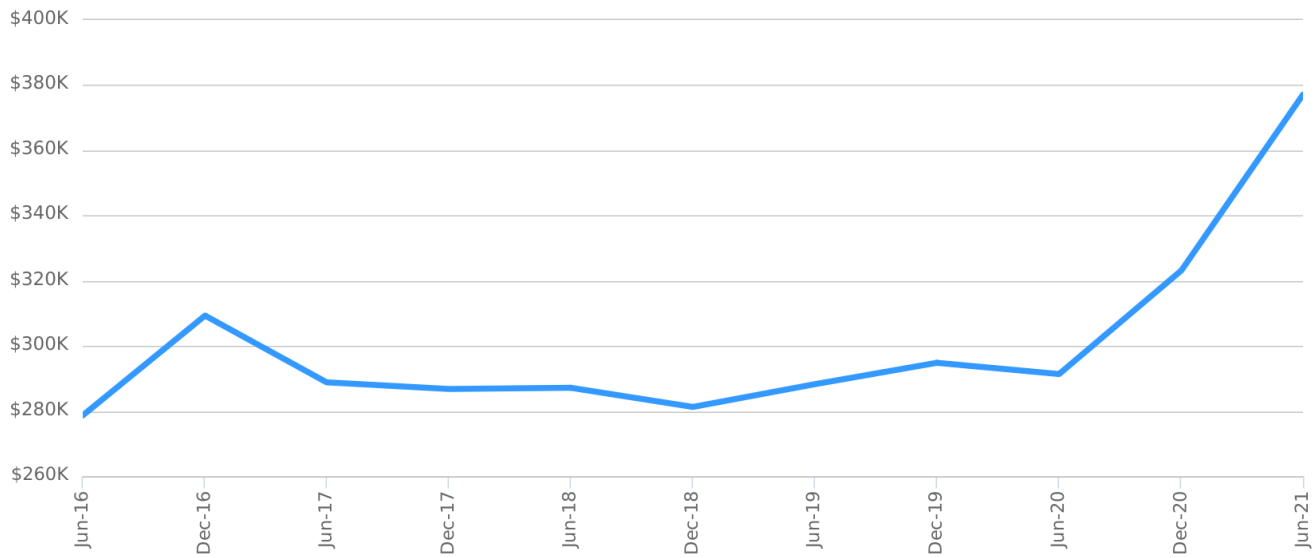
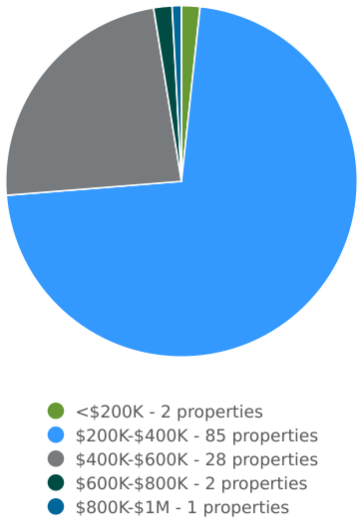
Scarness Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Jun 2021	118	$377,134	▲ 29.42%
Jun 2020	64	$291,394	▲ 1.08%
Jun 2019	55	$288,267	▲ 0.37%
Jun 2018	71	$287,184	▼ 0.57%
Jun 2017	92	$288,851	▲ 3.64%
Jun 2016	65	$278,703	▼ 0.97%

Median Value (monthly)



Property Sales by Price (Past 12 months)



Median Days on Market

2021	2020
26	75

Median Vendor Discount

2021	2020
4.00	3.50%

Statistics are calculated over a rolling 12 month period

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Scarness Insights - Houses

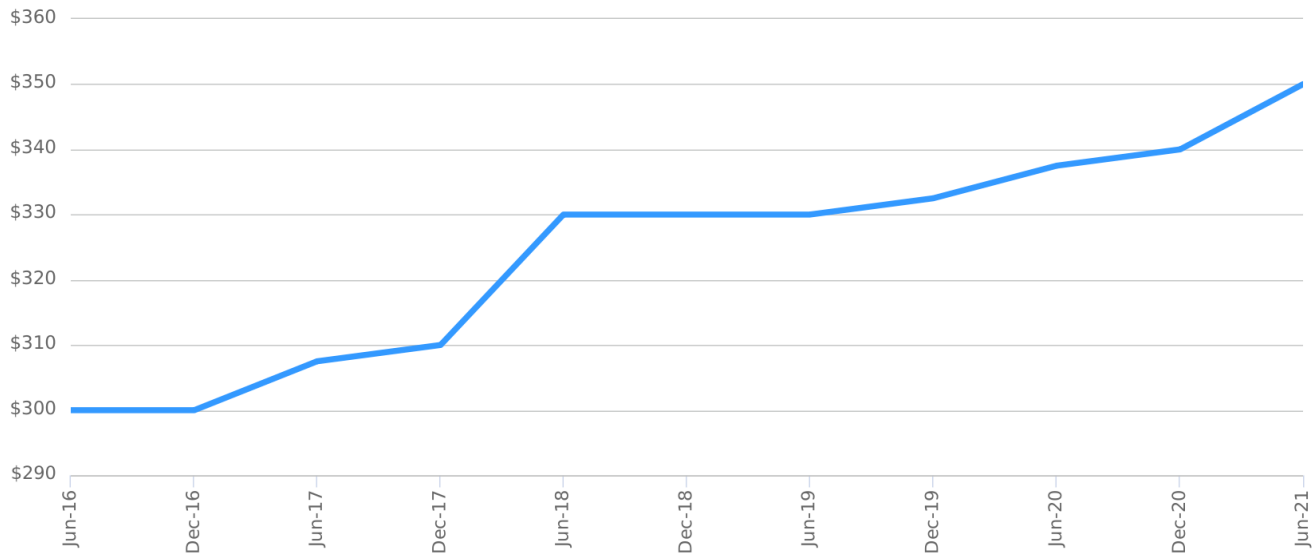
Median Weekly Asking Rent

2021	2020
$350	$338

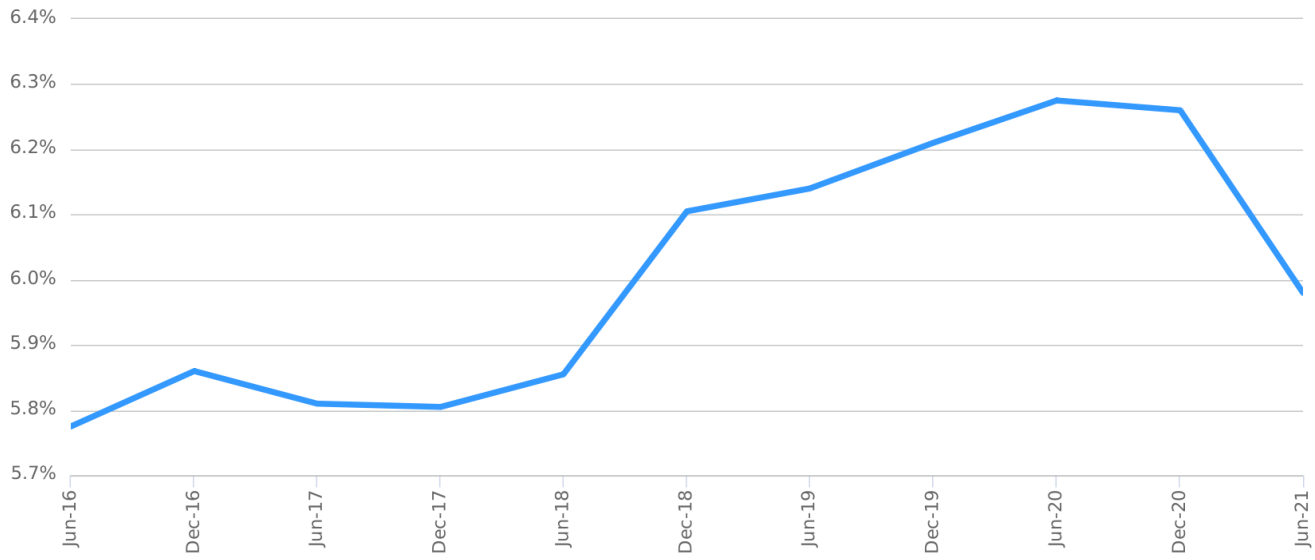
Indicative Gross Rental Yield

2021	2020
5.97%	6.27%

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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