

Property Profile Report

408/7 Chester Street Newstead QLD 4006

Prepared on 23 June 2021 for CHENGYAN WANG

Prepared by Alvin



408/7 Chester Street Newstead
QLD 4006



Property Details

Lot/Plan	L10408 SP286456	Property Type	Unit
Year Built	2019	Council Area	Brisbane - Brisbane
Zone	-	Land Use Primary	Building Units (Primary Use Only)



408/7 Chester Street Newstead QLD 4006

Estimated Value

Estimated Value:

\$685,000

Estimated Value Range:

\$605,000 - \$770,000

Estimated Value Confidence:



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
28 Sep 2016	Sold	\$710,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



1009/7 Chester Street Newstead QLD 4006



Sale Price **\$672,280** Sale Method -
 Sale Date 09/03/2021 Days on Market -

0km from property



606/14 Ella Street Newstead QLD 4006



Sale Price **\$644,000** Sale Method -
 Sale Date 15/04/2021 Days on Market -

0km from property



808/7 Chester Street Newstead QLD 4006



Sale Price **\$679,000** Sale Method -
 Sale Date 06/04/2021 Days on Market -

0km from property



504/14 Ella Street Newstead QLD 4006



Sale Price **\$680,000** Sale Method -
 Sale Date 19/02/2021 Days on Market -

0km from property

Properties For Sale



31410/24 Stratton Street Newstead QLD 4006



First Ad Price \$680,000

Latest Ad Price \$620,000

Listing Method Normal Sale Days on Market 1,164

0.3km from property



701/60 Doggett Street Newstead QLD 4006



First Ad Price \$750,000

Latest Ad Price \$750,000

Listing Method Normal Sale Days on Market 22

0.4km from property



712/70 Longland Street Newstead QLD 4006



First Ad Price Offers Over \$625,000

Latest Ad Price Offers Over \$625,000

Listing Method Normal Sale Days on Market 48

0.5km from property



404/31 Longland Street Newstead QLD 4006



First Ad Price \$650,000

Latest Ad Price Offers from \$610,000






Listing Method Normal Sale Days on Market 104

0.5km from property

408/7 Chester Street Newstead QLD 4006

CoreLogic Property Profile Report

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	New Farm State School 189 Heal Street New Farm QLD 4005	0.9km	Primary	Mixed	Government	449
	Fortitude Valley State Secondary College 581 St Pauls Terrace Fortitude Valley QLD 4006	0.5km	Secondary	Mixed	Non-Government	-
	Music Industry College 38 Berwick Street Fortitude Valley QLD 4006	0.6km	Secondary	Mixed	Non-Government	80
	Angelorum College 93 Alfred Street Fortitude Valley QLD 4006	0.7km	Combined	Mixed	Non-Government	35
	All Hallows' School -	1km	Combined	-	Non-Government	1544

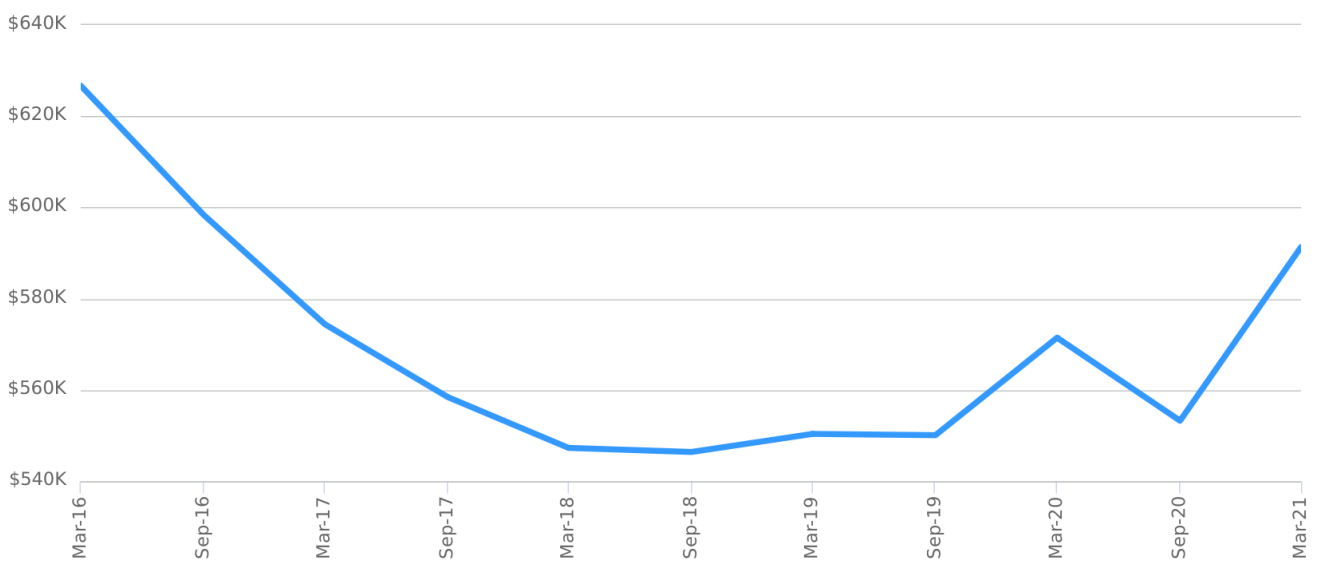
 Property within school catchment

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

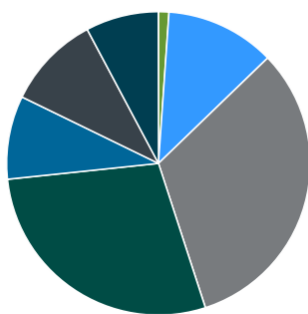
Newstead Insights - Units

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2021	182	\$591,343	▲ 3.47%
Mar 2020	131	\$571,487	▲ 3.83%
Mar 2019	118	\$550,401	▲ 0.56%
Mar 2018	87	\$547,335	▼ 4.72%
Mar 2017	219	\$574,462	▼ 8.33%
Mar 2016	218	\$626,711	▲ 1.78%

Median Value (monthly)

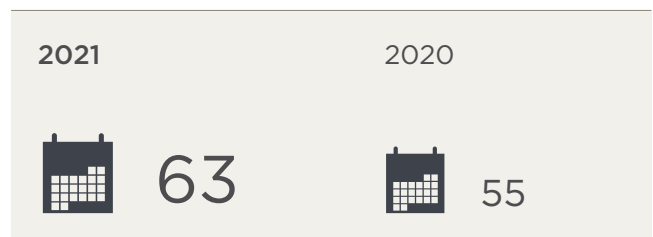


Property Sales by Price (Past 12 months)

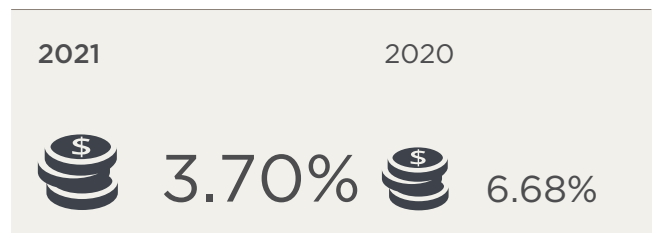


- <\$200K - 2 properties
- \$200K-\$400K - 21 properties
- \$400K-\$600K - 58 properties
- \$600K-\$800K - 51 properties
- \$800K-\$1M - 16 properties
- \$1M-\$2M - 18 properties
- >\$2M - 14 properties

Median Days on Market



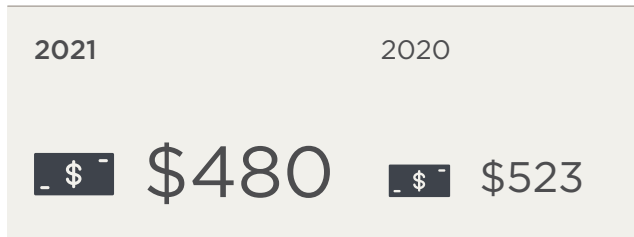
Median Vendor Discount



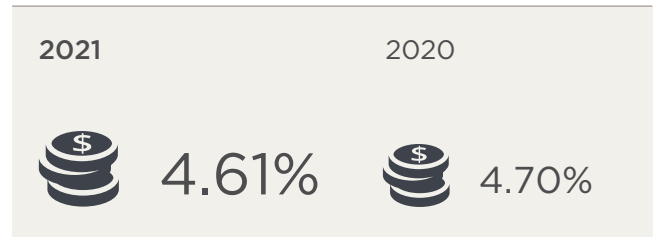
Statistics are calculated over a rolling 12 month period

Newstead Insights - Units

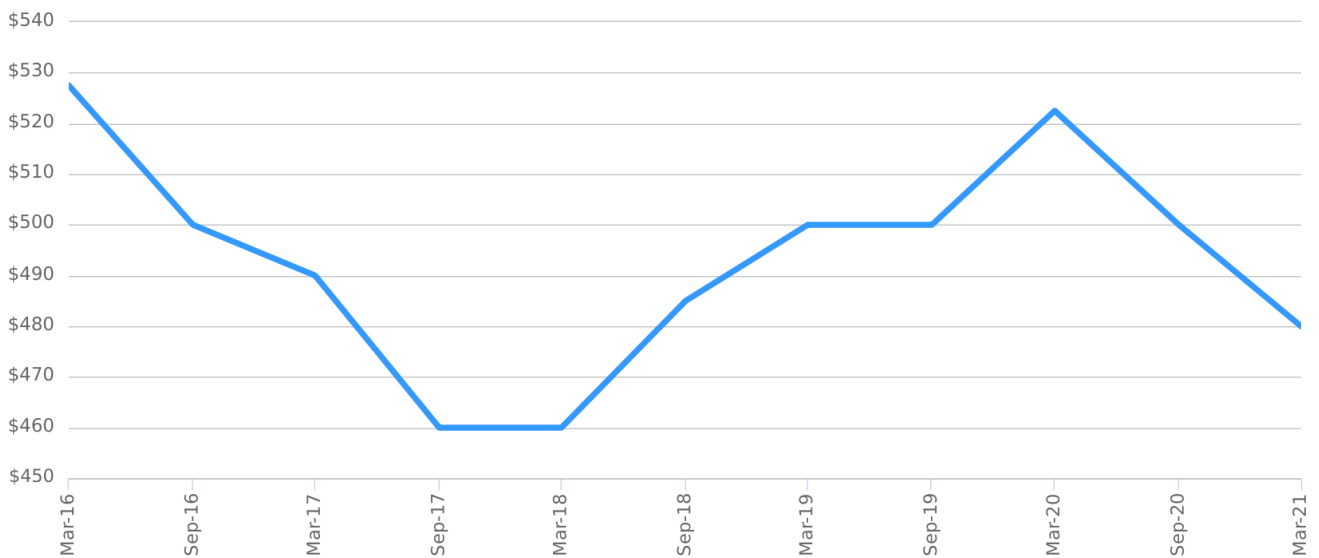
Median Weekly Asking Rent



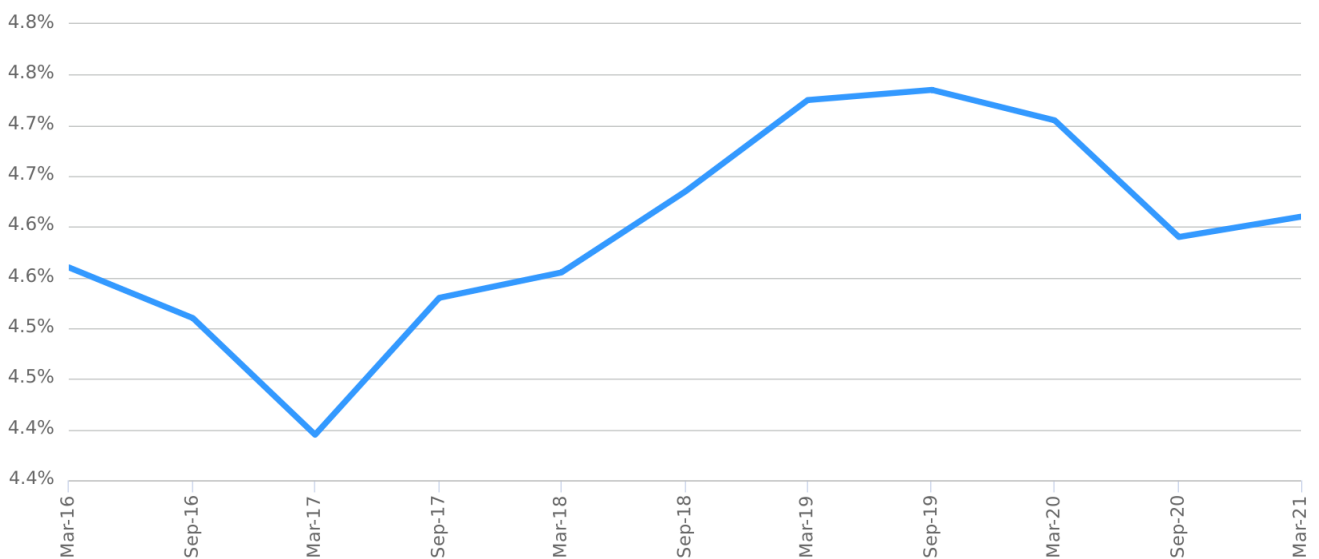
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Disclaimers

Copyright

This publication reproduces materials and content owned or licenced by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic) and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data).

Standard Disclaimer

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

This publication contains data and statistics provided by the Australian Bureau of Statistics, available at <http://www.abs.gov.au/> and reproduced under Creative Commons Attribution 2.5 <http://creativecommons.org/licenses/by/2.5/au/legalcode>.

Mapping Data

Any map that is produced is not intended or designed to replace the certificate of title or land survey information. If you need a certificate of title or land survey information for any purpose then you can order these separately from CoreLogic or the relevant government body.

Development Approval Data

Any data or information containing development approval information (**Development Approval Data**) has been obtained from a variety of third party sources. The Development Approval Data: (a) is only available for about 60% of total building consents in Australia due to limitations with the collection of this data; (b) relies on the accuracy of the description against the Development Approval Data provided to CoreLogic by third parties; (c) may differ from the actual construction cost (where it contains an estimated construction cost) and (d) any errors in entry of property details may lead to incorrect Development Approval Data being provided and the recipient should always check the appropriateness of the information contained in the development approval report against the actual property or surrounding properties (including physical attributes of such property).

State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2021. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au

Schools Data

Product Data licenced by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

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.

An Estimated Value is current only at the date of publication or supply. CoreLogic expressly excludes any warranties and representations that an Estimated Value is an accurate representation as to the market value of the subject property.

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**