



CoreLogic

# Suburb Report.

**Sample Suburb, Sample State, Sample Postcode**

**Prepared on:**  
30 April 2024

**Prepared for:**  
CBACustomer

**Prepared by:**  
CBALender

**Phone:**  
(22) 2222 2222

**Email:**  
CBALender@cba.com.au





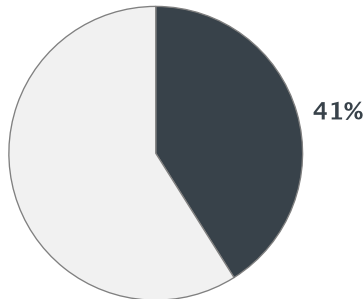
**71km**  
 Distance from GPO



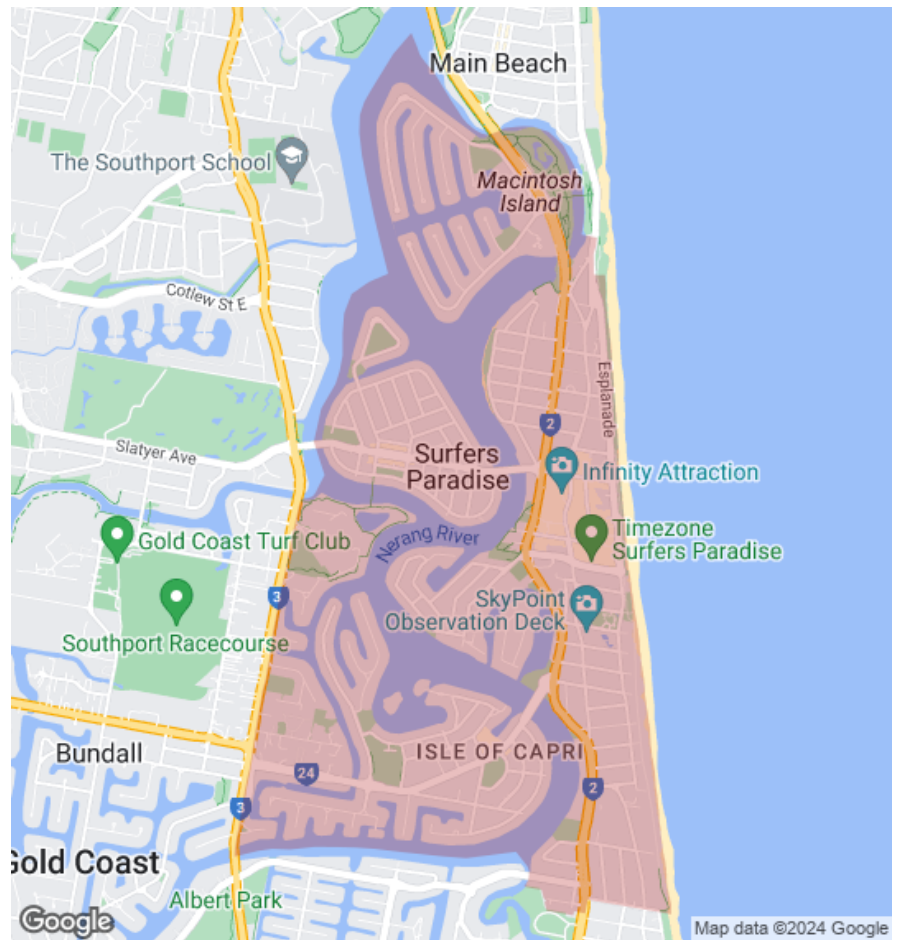
**23.7k**  
 Population  
**20.4%**  
 5 year population change



**10 years**  
 Average length of ownership



■ Owner Occupiers □ Renters



The size of Sample Suburb is approximately 6.3 square kilometres. It has 50 parks covering nearly 7.4% of total area. The population of Sample Suburb in 2011 was 19,668 people. By 2016 the population was 23,688 showing a population growth of 20.4% in the area during that time. The predominant age group in Sample Suburb is 20-29 years. Households in Sample Suburb are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Sample Suburb work in a professional occupation. In 2011, 41.5% of the homes in Sample Suburb were owner-occupied compared with 39.9% in 2016. Currently the median sales price of houses in the area is \$1,700,000.

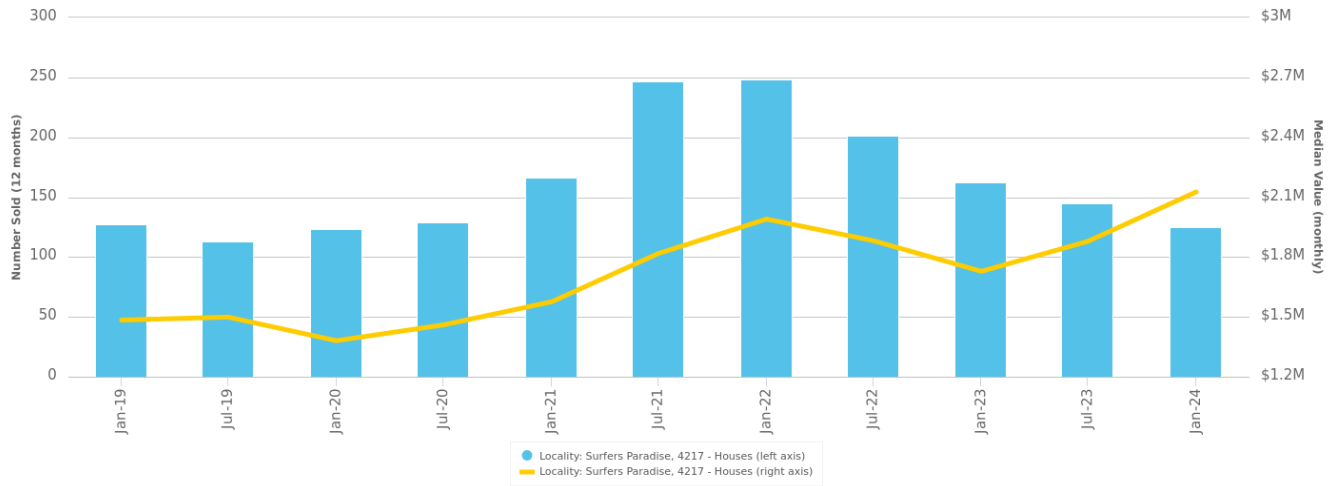
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	2,355	132	\$2,275,536	27
	19,653	1,103	\$680,551	101

\*Total number of unique properties listed for sale over the past 12 months.

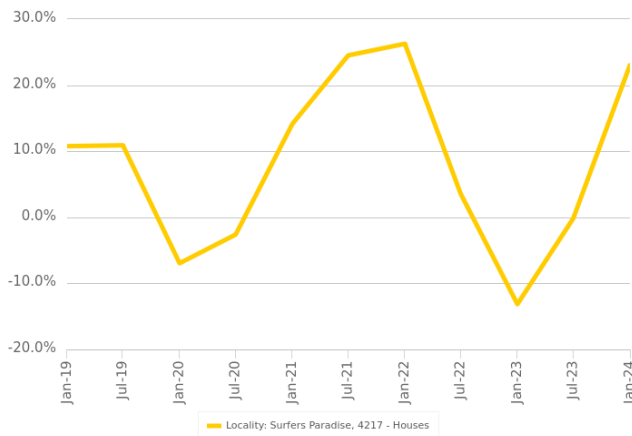


## Houses: For Sale

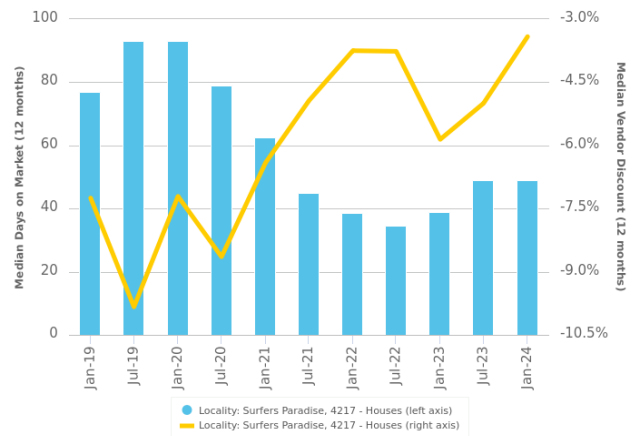
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$3,400,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$1,900,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$950,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

# Houses: Market Activity Snapshot

## On The Market

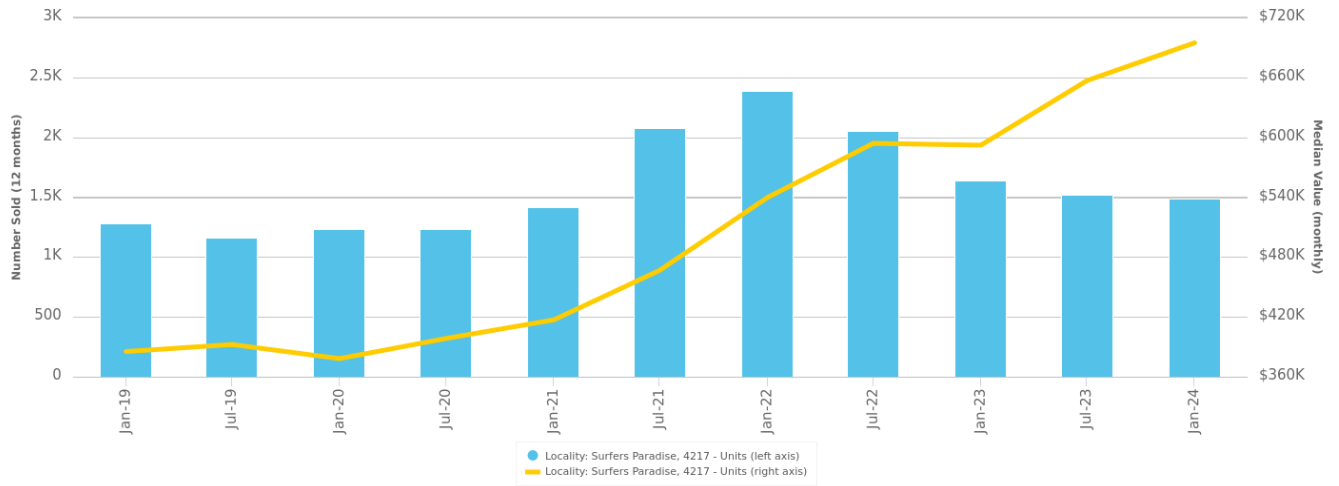
## Recently Sold

On The Market		Recently Sold	
<p><b>3</b></p> <p><b>1 Sample Place, Sample Suburb, Sample State</b></p> <p>Listed on 15 Aug 2023 \$789,000</p> <p>No photo available</p>	<p><b>2 BEDROOMS</b></p> <p>1 2</p> <p>7,384m<sup>2</sup></p>	<p><b>3</b></p> <p><b>1 Sample Place, Sample Suburb, Sample State</b></p> <p>Sold on 03 Dec 2023 Not Disclosed</p> <p>No photo available</p>	<p>1 2</p>
<p><b>2 Sample Place, Sample Suburb, Sample State</b></p> <p>Listed on 12 May 2023 CONTACT ME TODAY!</p> <p>No photo available</p>	<p>1 2</p> <p>7,384m<sup>2</sup></p>	<p><b>2 Sample Place, Sample Suburb, Sample State</b></p> <p>Sold on 20 Nov 2023 \$665,000*</p> <p>No photo available</p>	<p>2 2</p>
<p><b>4</b></p> <p><b>1 Sample Place, Sample Suburb, Sample State</b></p> <p>Listed on 10 May 2023 Under Contract</p> <p>No photo available</p>	<p><b>3 BEDROOMS</b></p> <p>2 3</p> <p>1,151m<sup>2</sup></p>	<p><b>3</b></p> <p><b>1 Sample Place, Sample Suburb, Sample State</b></p> <p>Sold on 02 Dec 2023 \$3,160,000*</p> <p>No photo available</p>	<p>4 2</p> <p>506m<sup>2</sup></p>
<p><b>2 Sample Place, Sample Suburb, Sample State</b></p> <p>Listed on 10 May 2023 OFFERS OVER \$1 MILLION</p> <p>No photo available</p>	<p>4 1</p> <p>670m<sup>2</sup></p>	<p><b>2 Sample Place, Sample Suburb, Sample State</b></p> <p>Sold on 14 Nov 2023 Not Disclosed</p> <p>No photo available</p>	<p>2 2</p>
<p><b>10</b></p> <p><b>1 Sample Place, Sample Suburb, Sample State</b></p> <p>Listed on 12 Feb 2024 Auction 9th March 11:00am On-Site</p> <p>No photo available</p>	<p><b>4 BEDROOMS</b></p> <p>2 4</p> <p>1,034m<sup>2</sup></p>	<p><b>4</b></p> <p><b>1 Sample Place, Sample Suburb, Sample State</b></p> <p>Sold on 04 Dec 2023 \$2,350,000*</p> <p>No photo available</p>	<p>2 3</p> <p>540m<sup>2</sup></p>
<p><b>2 Sample Place, Sample Suburb, Sample State</b></p> <p>Listed on 12 Feb 2024 Contact Agent</p> <p>No photo available</p>	<p>2 4</p> <p>511m<sup>2</sup></p>	<p><b>2 Sample Place, Sample Suburb, Sample State</b></p> <p>Sold on 11 Nov 2023 \$2,140,000*</p> <p>No photo available</p>	<p>4 3</p> <p>832m<sup>2</sup></p>

= number of houses currently On the Market or Sold within the last 6 months  
 \*Agent advised

## Units: For Sale

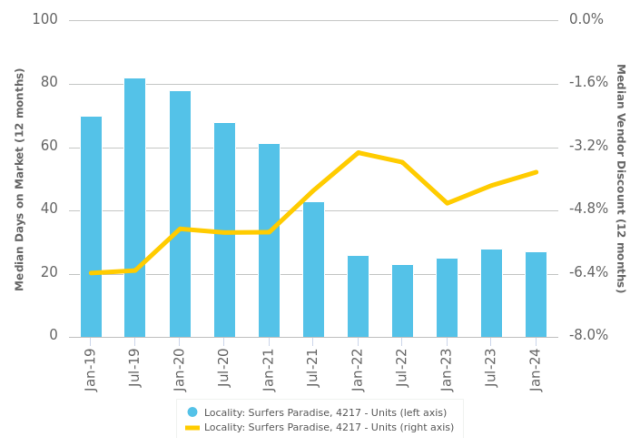
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$850,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$620,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$470,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period

## Units: Market Activity Snapshot

### On The Market

### Recently Sold

31

1  
BEDROOMS

38



**1 Sample Place, Sample Suburb, Sample State**

Listed on 13 Feb 2024  
\$510,000



**1 Sample Place, Sample Suburb, Sample State**

Sold on 18 Dec 2023  
Not Disclosed



**2 Sample Place, Sample Suburb, Sample State**

Listed on 07 Feb 2024  
Still Available



**2 Sample Place, Sample Suburb, Sample State**

Sold on 18 Dec 2023  
Not Disclosed



47

2  
BEDROOMS

63



**1 Sample Place, Sample Suburb, Sample State**

Listed on 12 Feb 2024  
\$1,195,000 Neg - 2 bed + Media Room - Must Be Sold



**1 Sample Place, Sample Suburb, Sample State**

Sold on 14 Dec 2023  
\$625,000\*



**2 Sample Place, Sample Suburb, Sample State**

Listed on 12 Feb 2024  
\$985,000+



**2 Sample Place, Sample Suburb, Sample State**

Sold on 13 Dec 2023  
Not Disclosed



20

3  
BEDROOMS

9



**1 Sample Place, Sample Suburb, Sample State**

Listed on 16 Aug 2023  
Offers above \$1.5 mill



**1 Sample Place, Sample Suburb, Sample State**

Sold on 10 Dec 2023  
\$2,095,000\*



**2 Sample Place, Sample Suburb, Sample State**

Listed on 16 May 2023  
Not Disclosed



**2 Sample Place, Sample Suburb, Sample State**

Sold on 02 Dec 2023  
\$1,965,000\*

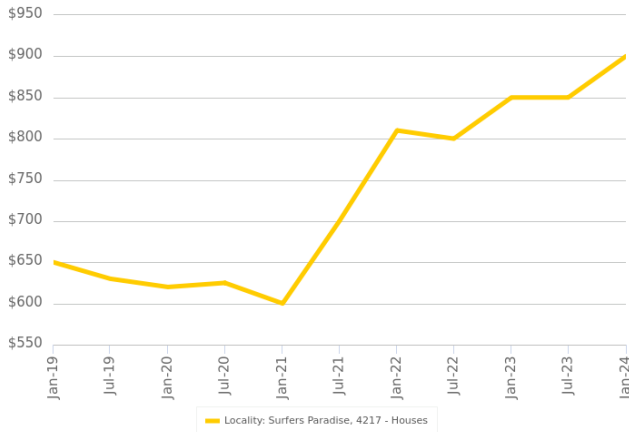


= number of units currently On the Market or Sold within the last 6 months

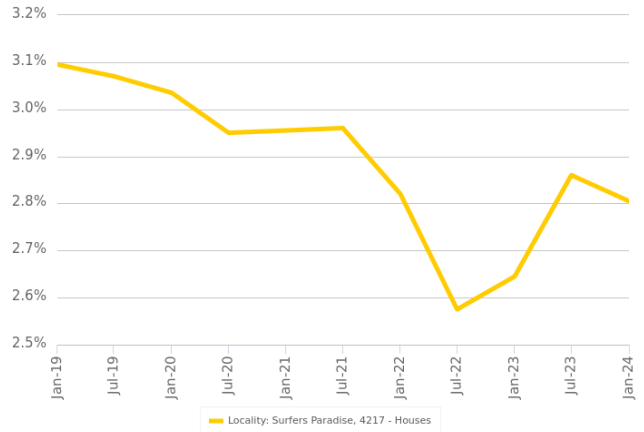
\*Agent advised

## Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Houses: Rental Activity Snapshot

### For Rent

2

2  
BEDROOMS



1 Sample Place, Sample Suburb, Sample State

Listed on 15 May 2023  
\$700/W

1

2

94m<sup>2</sup>



2 Sample Place, Sample Suburb, Sample State

Listed on 15 May 2023  
\$595/-

1

2

94m<sup>2</sup>

1

3  
BEDROOMS



1 Sample Place, Sample Suburb, Sample State

Listed on 16 May 2023  
\$2,390/-

1

2

703m<sup>2</sup>



2 Sample Place, Sample Suburb, Sample State

Listed on 16 May 2023  
\$2,450/-

1

2

101m<sup>2</sup>

2

4  
BEDROOMS



1 Sample Place, Sample Suburb, Sample State

Listed on 05 May 2023  
\$2,600/-

6

4

782m<sup>2</sup>



2 Sample Place, Sample Suburb, Sample State

Listed on 05 May 2023  
\$2,300/W

2

3

642m<sup>2</sup>

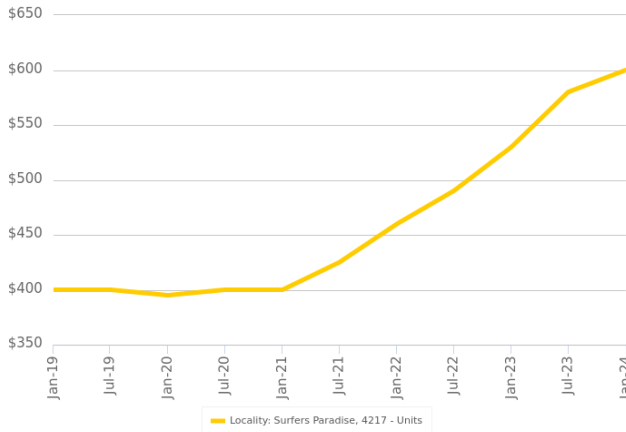


= number of houses observed as On the Market for Rent within the last month

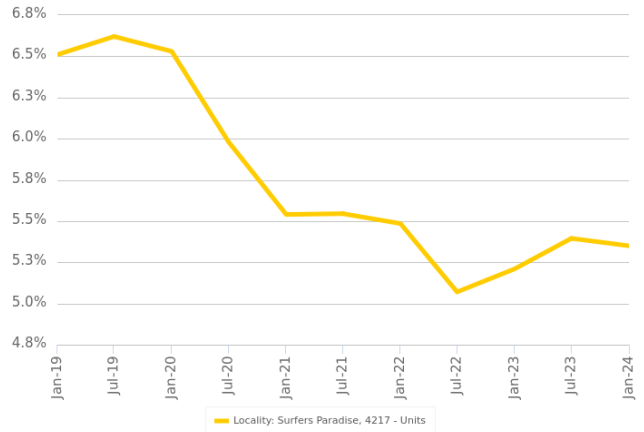


## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

13

1 BEDROOMS



1 Sample Place, Sample Suburb, Sample State

Listed on 16 May 2023  
\$600/-



2 Sample Place, Sample Suburb, Sample State

Listed on 16 May 2023  
\$270/-



29

2 BEDROOMS



1 Sample Place, Sample Suburb, Sample State

Listed on 09 Feb 2024  
\$580/W



2 Sample Place, Sample Suburb, Sample State

Listed on 16 May 2023  
\$750/W



10

3 BEDROOMS



1 Sample Place, Sample Suburb, Sample State

Listed on 16 May 2023  
\$1,400/-



2 Sample Place, Sample Suburb, Sample State

Listed on 15 May 2023  
\$700/-



= number of units observed as On the Market for Rent within the last month



## Disclaimer

### 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).

### CoreLogic 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

A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

### State and Territory Data

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2024. 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.

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

Within Australia: **1300 789 449**  
Outside Australia: **(+61) 7 3114 9999**  
Email us: **customer@corelogic.com.au**