

SUBURB FLYOVER REPORT

MERMAID BEACH (HOUSE)

PREPARED BY: ROCKPOOL REAL ESTATE, PH: 0488160605

MERMAID BEACH - Suburb Map



Prepared on 30/07/2019 by Rockpool Real Estate. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

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MERMAID BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	90	\$ 502,500	0.0 %	\$ 150,000	\$ 4,000,000
2002	68	\$ 657,500	30.8 %	\$ 230,000	\$ 6,350,000
2003	87	\$ 795,000	20.9 %	\$ 220,000	\$ 10,150,000
2004	56	\$ 989,000	24.4 %	\$ 350,000	\$ 18,000,000
2005	71	\$ 995,000	0.6 %	\$ 410,000	\$ 9,000,000
2006	82	\$ 1,174,000	18.0 %	\$ 420,000	\$ 20,000,000
2007	89	\$ 1,320,000	12.4 %	\$ 450,000	\$ 17,500,000
2008	44	\$ 1,450,000	9.8 %	\$ 560,000	\$ 27,000,000
2009	43	\$ 1,050,000	-27.6 %	\$ 544,500	\$ 18,000,000
2010	27	\$ 1,400,000	33.3 %	\$ 510,000	\$ 6,500,000
2011	43	\$ 1,165,000	-16.8 %	\$ 485,000	\$ 7,700,000
2012	38	\$ 872,500	-25.1 %	\$ 455,000	\$ 7,300,000
2013	52	\$ 843,500	-3.3 %	\$ 435,000	\$ 7,350,000
2014	59	\$ 910,000	7.9 %	\$ 440,000	\$ 4,000,000
2015	66	\$ 1,265,000	39.0 %	\$ 495,000	\$ 8,420,000
2016	70	\$ 1,397,500	10.5 %	\$ 615,000	\$ 25,000,000
2017	77	\$ 1,600,000	14.5 %	\$ 700,000	\$ 16,500,000
2018	67	\$ 1,400,000	-12.5 %	\$ 710,000	\$ 12,000,000
2019	21	\$ 1,525,000	8.9 %	\$ 615,000	\$ 6,950,000

Median Sale Price

\$1.45m

Based on 49 recorded House sales within the last 12 months (Financial Year 2019)

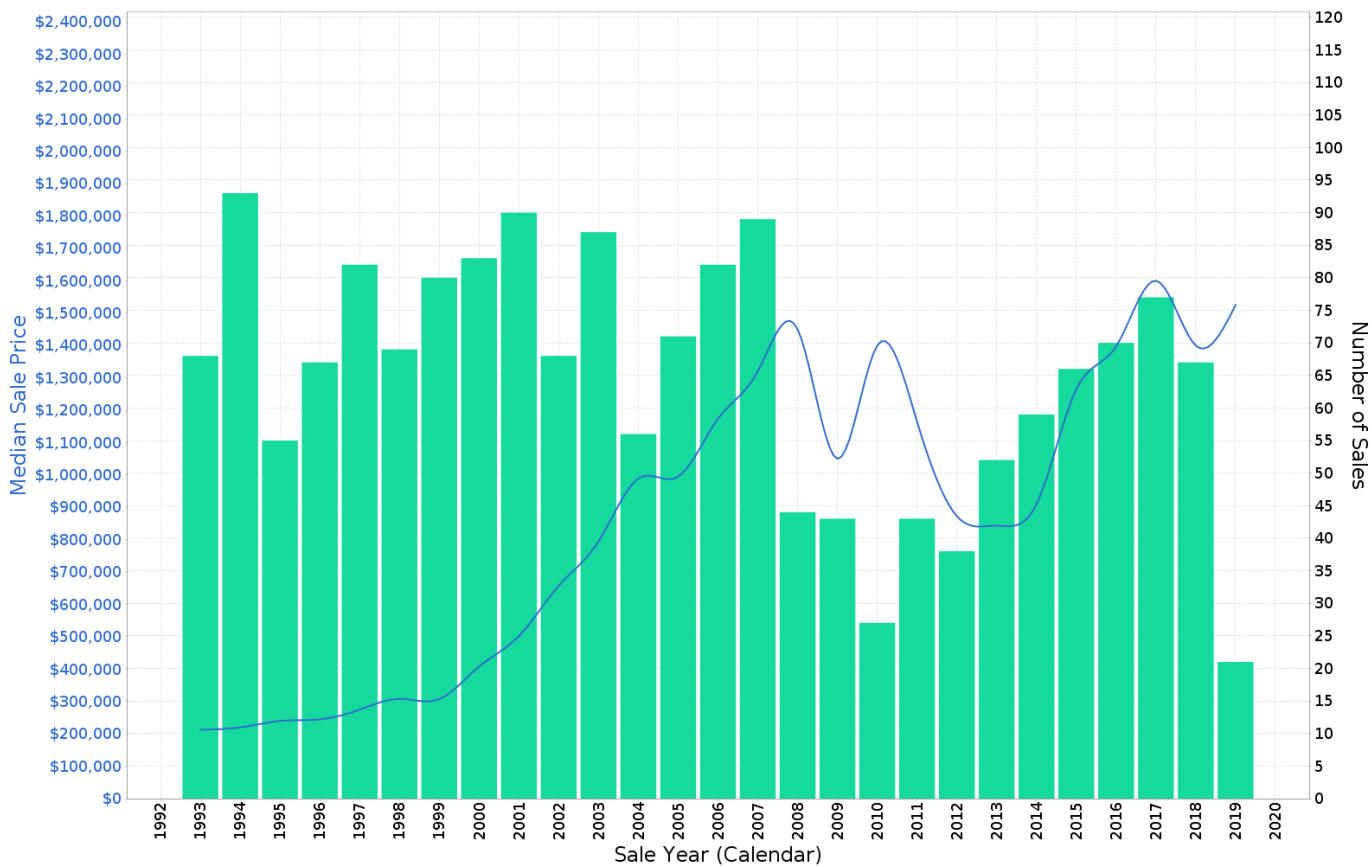
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

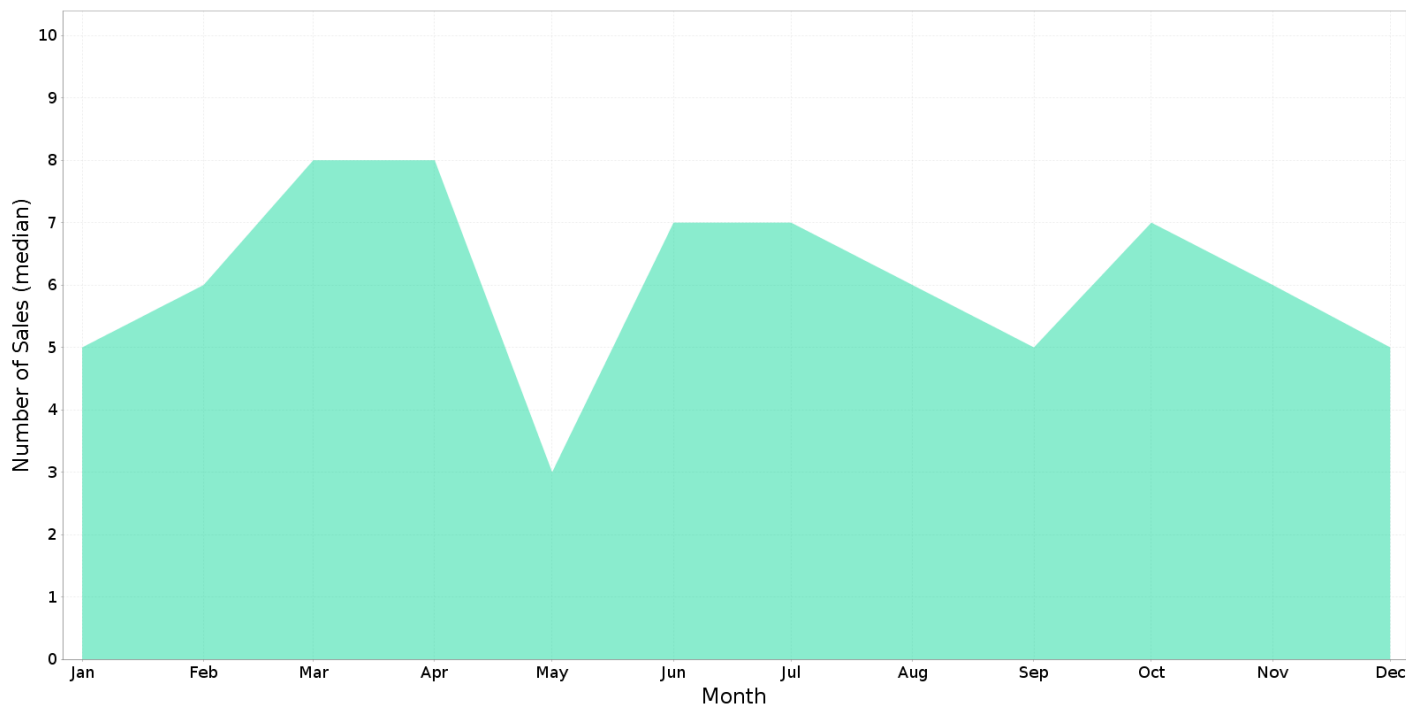
-9.4%

Current Median Price: \$1,450,000
Previous Median Price: \$1,600,000

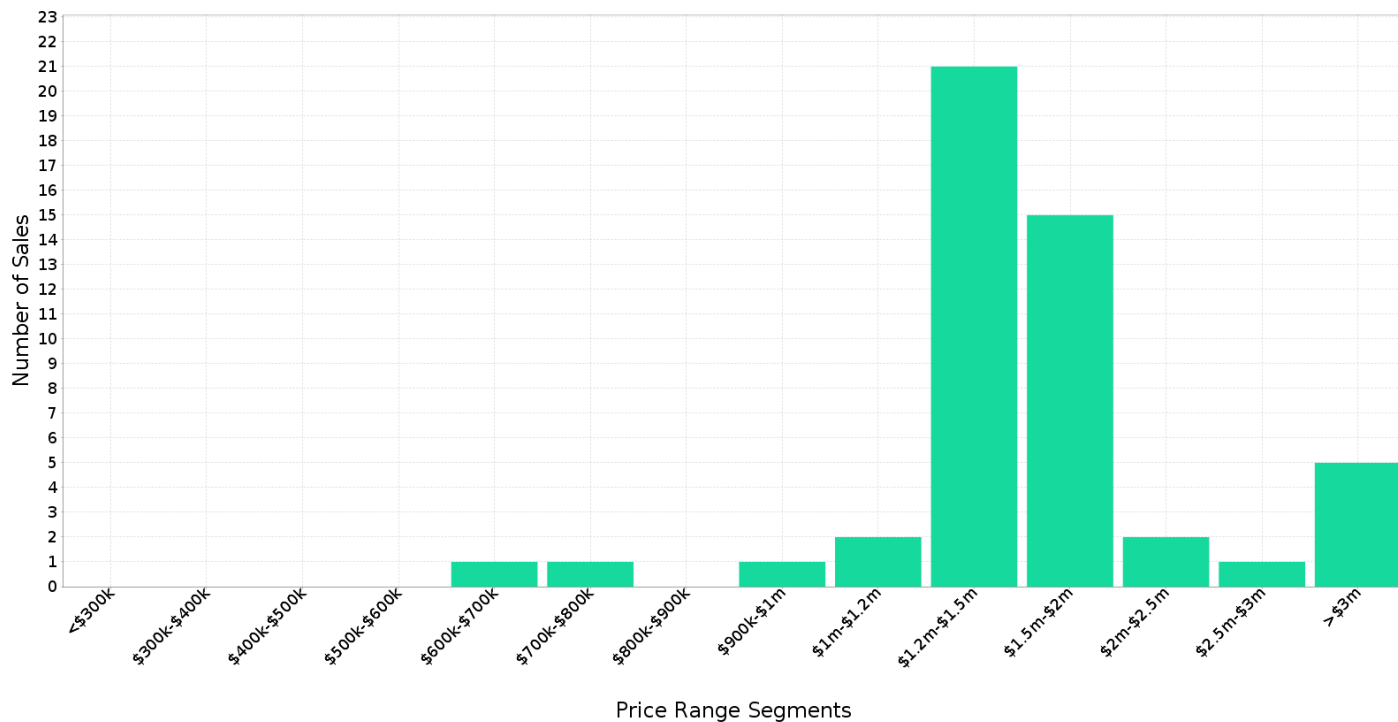
Based on 132 recorded House sales compared over the last two rolling 12 month periods



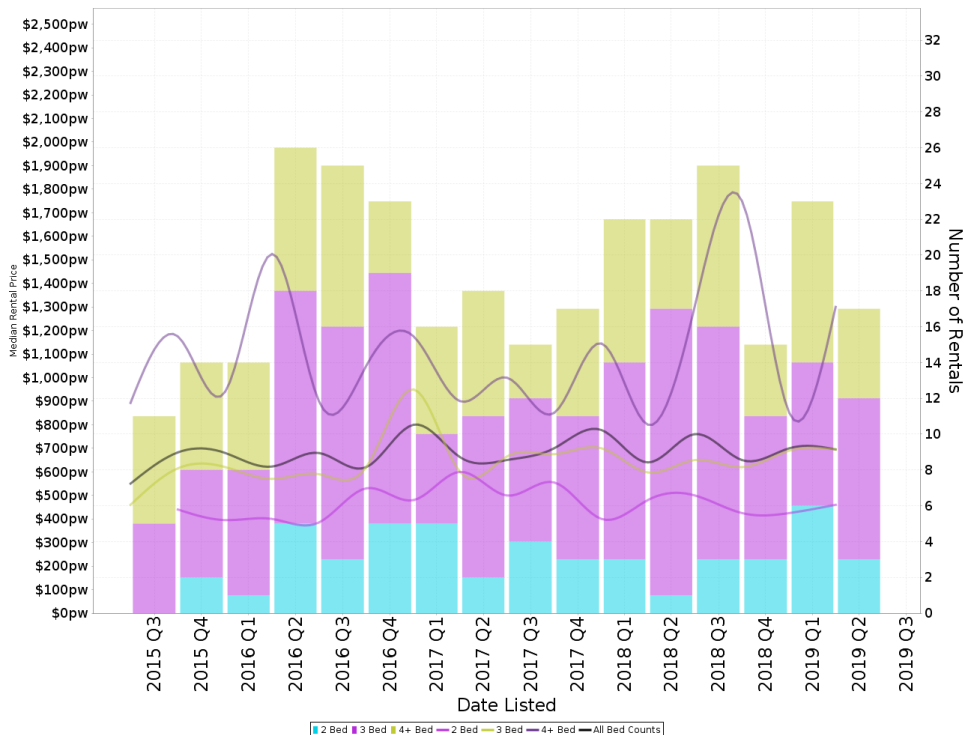
MERMAID BEACH - Peak Selling Periods



MERMAID BEACH - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.4%

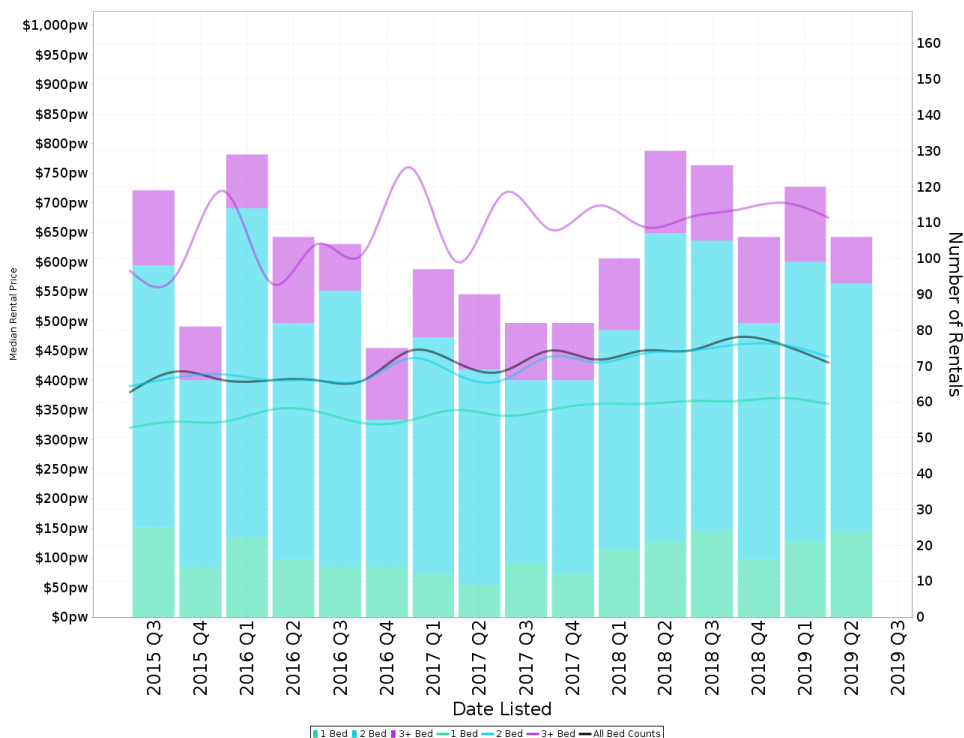
Current Median Price: \$1,450,000
Previous Median Price: \$1,600,000
Based on 132 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.3%

Current Median Price: \$1,450,000
Current Median Rent: \$650
Based on 65 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.3%

Current Median Price: \$465,000
Previous Median Price: \$437,500
Based on 516 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$465,000
Current Median Rent: \$400
Based on 435 registered Unit rentals compared over the last 12 months.

MERMAID BEACH - Recently Sold Properties

Median Sale Price
\$1.45m

Based on 49 recorded House sales within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth
-9.4%

Current Median Price: \$1,450,000
Previous Median Price: \$1,600,000

Based on 132 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
49

Based on recorded House sales within the 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

1/3 SEAGULL AVE




\$1,415,000

Sold Jul 2019
23 Days

405 m² 4 2 2

1/30 VENICE ST



\$1,260,000

Sold Jun 2019
103 Days

405 m² 4 2 2

1 WILLIAM ST

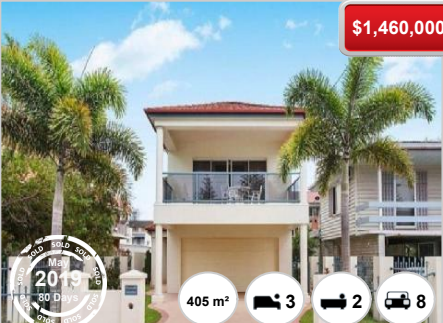


\$6,395,000

Sold Jun 2019
6 Days

405 m² 3 3 4

27 VENTURA RD




\$1,460,000

Sold May 2019
80 Days

405 m² 3 2 8

39 VENICE ST



\$1,450,000

Sold May 2019
42 Days

405 m² 4 3 2

1/102 ALBATROSS AVE



\$1,675,000

Sold May 2019
171 Days

405 m² 5 3 4

5 DUDLEY ST




\$1,775,000

Sold Apr 2019
243 Days

405 m² 3 2 2

35 GLENELG AVE




\$985,000

Sold Apr 2019
103 Days

405 m² 5 3 2

27 HILDA ST



\$1,250,000

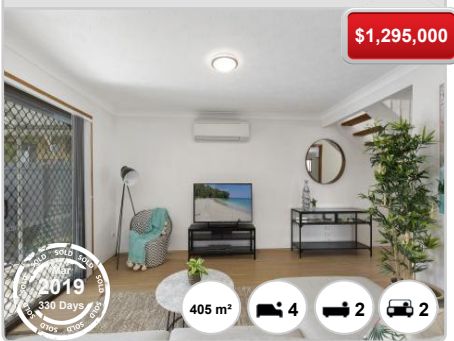
Sold Mar 2019
103 Days

455 m² 3 1 2

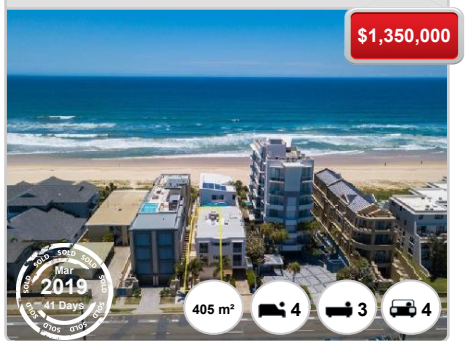
14 HERON AVE



35 VENICE ST



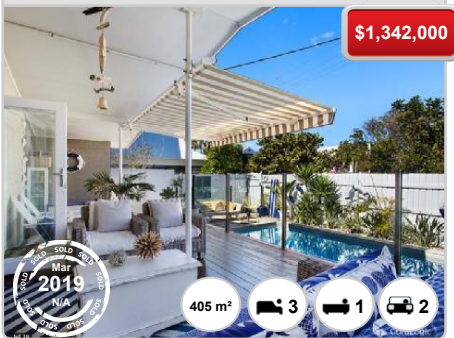
1/105A ALBATROSS AVE



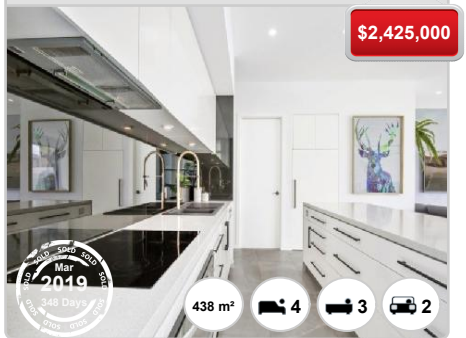
19 HEDGES AVE



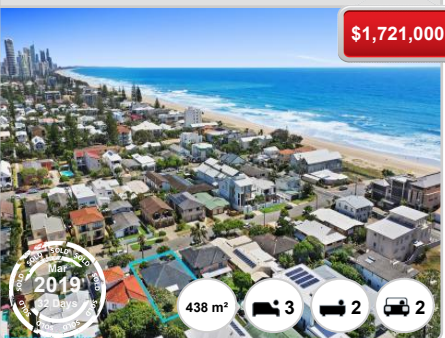
23 OCEAN ST



20 SEABEACH AVE



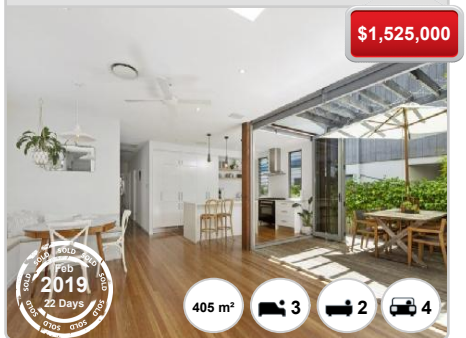
16 HILDA ST



46 HEDGES AVE



9 VENTURA RD



25 SPORTSMAN AVE



60 SEAGULL AVE



33 SURF ST



MERMAID BEACH - Properties For Rent

Median Rental Price

\$650 /w

Based on 65 recorded House rentals within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+2.3%

Current Median Price: \$1,450,000
Current Median Rent: \$650

Based on 49 recorded House sales and 65 House rentals compared over the last 12 months

Number of Rentals

65

Based on recorded House rentals within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

9 VENICE STREET

\$910 \$910

Lifestyle Photograph

810 m² 4 2 2

2019 11 Days

90 SEAGULL AVENUE

\$560 \$560

405 m² 3 1 1

2019 11 Days

6/14 PEERLESS AVENUE

\$440 \$440

2 1 1

2019 20 Days

7 ATLANTIC AVENUE

\$550 per week

Pacific Fair Shopping Broadbeach

405 m² 3 1 1

2019 21 Days

1/74 PETREL AVENUE

UNDER

3 2 2

2019 21 Days

20 VENTURA ROAD

\$1295 per week

405 m² 4 2 2

2019 20 Days

54 SEAGULL AVENUE

\$1,150.00 per

405 m² 3 2 2

2019 42 Days

33 ATLANTIC AVENUE

\$650 pw

405 m² 3 1 1

2019 52 Days

76 DOLPHIN AVENUE

\$530

405 m² 3 1 3

2019 56 Days

15 CRONULLA AVENUE

\$1200 per week

405 m² 3 2 4

May 2019 70 Days

20 SEABEACH AVENUE

Contact Agent

438 m² 4 3 2

2019 70 Days

36 ATLANTIC AVENUE

\$695 per week

405 m² 3 2 1

May 2019 83 Days

2265 GOLD COAST HIGHWAY

\$695 per week

435 m² 3 2 2

Apr 2019 70 Days

67/1 GAVEN CRESCENT

\$460 per week

119 m² 2 2 1

Apr 2019 105 Days

76 DOLPHIN AVENUE

\$530

405 m² 3 1 2

Apr 2019 105 Days

2/196C HEDGES AVENUE

\$895 per week

1,142 m² 3 3 2

Apr 2019 118 Days

46 HEDGES AVENUE

\$650 per week

46 Hedges Avenue, Mermaid Beach

405 m² 3 2 2

Apr 2019 105 Days

20 ARTHUR STREET

\$1,800 per

405 m² 4 4 2

Apr 2019 105 Days

20 SEABEACH AVENUE

\$2,750 fully

438 m² 4 3 2

Mar 2019 149 Days

15 Sunbrite Avenue

\$950 Weekly

405 m² 4 2 2

Feb 2019 152 Days

2/49 PETREL AVENUE

\$1,100 per

405 m² 3 3 2

Feb 2019 153 Days