



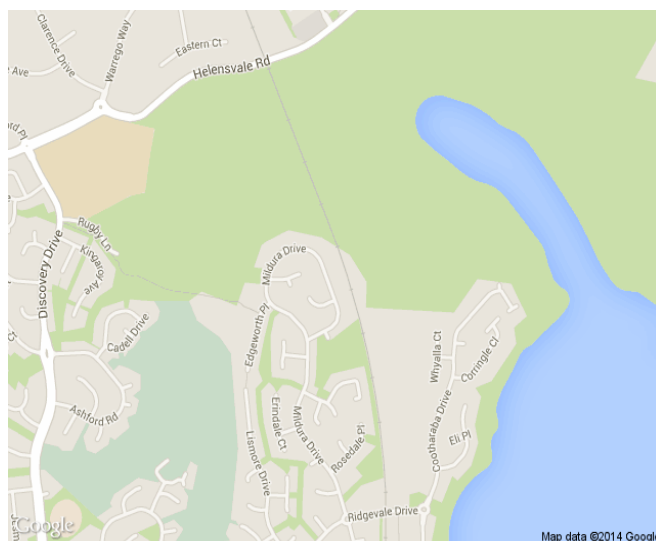
# Suburb Statistics Report

Helensvale 4212 QLD

REPORT GENERATED: 05/09/2014

## Snapshot for Helensvale 4212

<b>Median Value of Houses:</b>	\$469,000
<b>Median Value of Units:</b>	\$285,000
<b>Number of Dwellings:</b>	6935
<b>Number of Houses:</b>	5267
<b>Number of Units:</b>	1668
<b>Number of Residents:</b>	15987



## Market Activity for Helensvale 4212

<b>Number of Properties Listed for Sale:</b>	157
<b>Estimated Days on the Market:</b>	106
<b>Estimated Number of Sales in the Last 3 Months:</b>	105
<b>Estimated Number of Sales in the Same Period Last Year:</b>	104
<b>Current Percentage of Properties on the Market (4212):</b>	2.26%
<b>Current Percentage of Properties on the Market (Brisbane Metro):</b>	1.74%

## Street Information for Helensvale 4212

**Number of Streets in the Suburb:** 282

### Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Rivertree Ave	\$916,283
Gwydir Ct	\$898,550
Champagne Bvd	\$889,348
Prosperity Dr	\$875,185
Condamine Cres	\$872,559

**Street with Highest Value Property:**  
Millaroo Dr

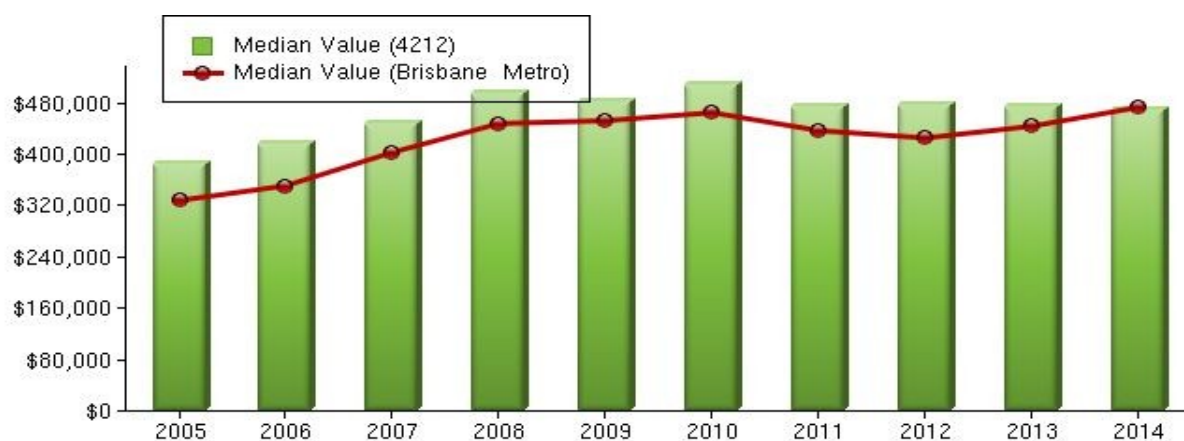
### Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Cannington Pl	\$255,621
Ridgevale Dr	\$257,365
Mildura Dr	\$267,692
River Oak Dr	\$279,141
Kingaroy Ave	\$280,392

**Street with Lowest Value Property:**  
Mildura Dr

## Historical House Statistics for Helensvale 4212

House				
Year	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Aug 2013 - Jul 2014	\$469,000	-1.3%	\$473,500	6.7%
Aug 2012 - Jul 2013	\$475,000	-0.1%	\$444,000	4.4%
Aug 2011 - Jul 2012	\$476,000	0.6%	\$425,500	-2.6%
Aug 2010 - Jul 2011	\$473,000	-7.0%	\$437,000	-6.0%
Aug 2009 - Jul 2010	\$508,500	5.4%	\$465,000	2.7%
Aug 2008 - Jul 2009	\$482,500	-2.4%	\$452,500	1.0%
Aug 2007 - Jul 2008	\$494,500	10.2%	\$448,000	11.2%
Aug 2006 - Jul 2007	\$448,500	8.1%	\$403,000	14.9%
Aug 2005 - Jul 2006	\$415,500	7.9%	\$351,000	6.9%
Aug 2004 - Jul 2005	\$385,000	9.2%	\$328,000	5.6%



## Capital Growth

Average Growth Over the Last 3 Years	-0.3% p.a.
Average Growth Over the Last 10 Years	2.9% p.a.

## Rental Yield

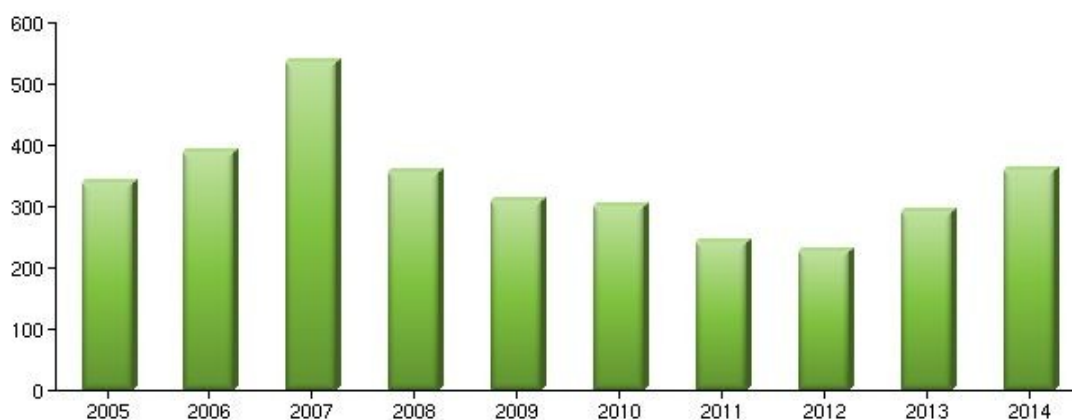
Last Quarter	Last Year	10 Years Average
5.7% p.a.	5.8% p.a.	5.2% p.a.

## Total Returns

Average Return Over the Last 10 Years	8.3% p.a.
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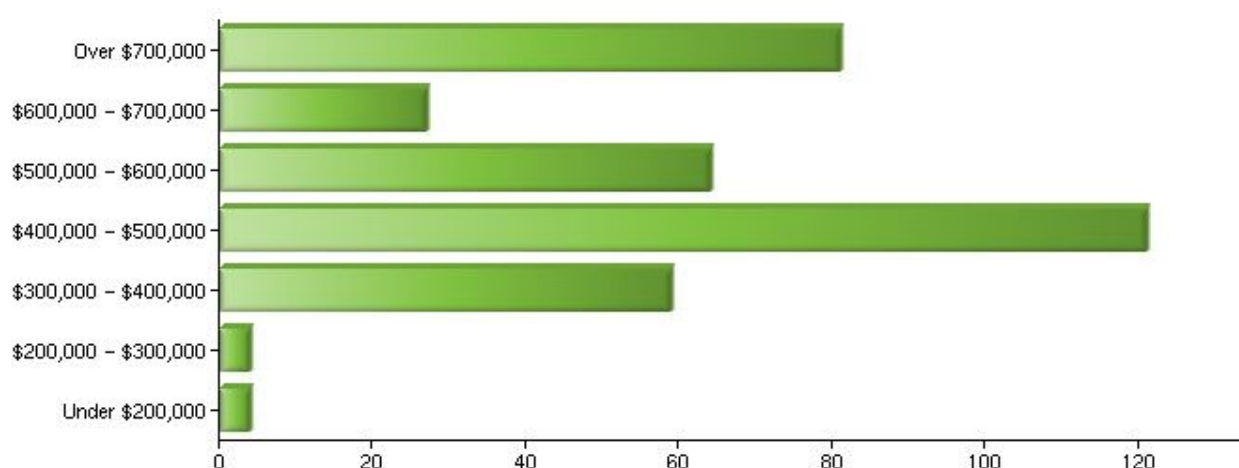
## House Sales for Helensvale 4212

**Number of House Sales Per Annum (Calendar Year)**



\* Note – the total number of sales for the current year will be incomplete.

**Number of House Sales by Price (Past 12 Months)**



## Predicted House Statistics for Helensvale 4212

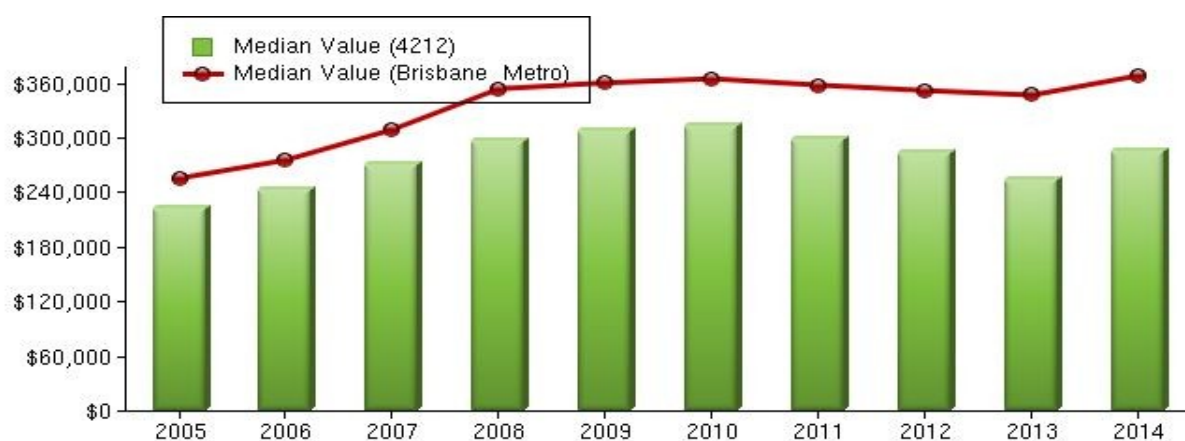
**Predicted  
Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	3% p.a	3% p.a
Next 8 years*	5% p.a	6% p.a

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Helensvale will be in the order of \$711,500.

## Historical Unit Statistics for Helensvale 4212

Year	Unit			
	Helensvale		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Aug 2013 - Jul 2014	\$285,000	12.4%	\$369,000	6.3%
Aug 2012 - Jul 2013	\$253,500	-10.4%	\$347,500	-1.4%
Aug 2011 - Jul 2012	\$283,000	-5.0%	\$352,500	-1.8%
Aug 2010 - Jul 2011	\$298,000	-5.1%	\$358,500	-1.8%
Aug 2009 - Jul 2010	\$314,000	2.2%	\$365,500	1.2%
Aug 2008 - Jul 2009	\$307,500	3.9%	\$361,000	1.8%
Aug 2007 - Jul 2008	\$296,000	9.2%	\$354,500	14.6%
Aug 2006 - Jul 2007	\$271,000	11.9%	\$309,500	12.3%
Aug 2005 - Jul 2006	\$242,000	8.8%	\$276,000	7.7%
Aug 2004 - Jul 2005	\$222,500	6.7%	\$256,000	6.4%



### Capital Growth

Average Growth Over the Last 3 Years	-1.5% p.a.
Average Growth Over the Last 10 Years	3.2% p.a.

### Rental Yield

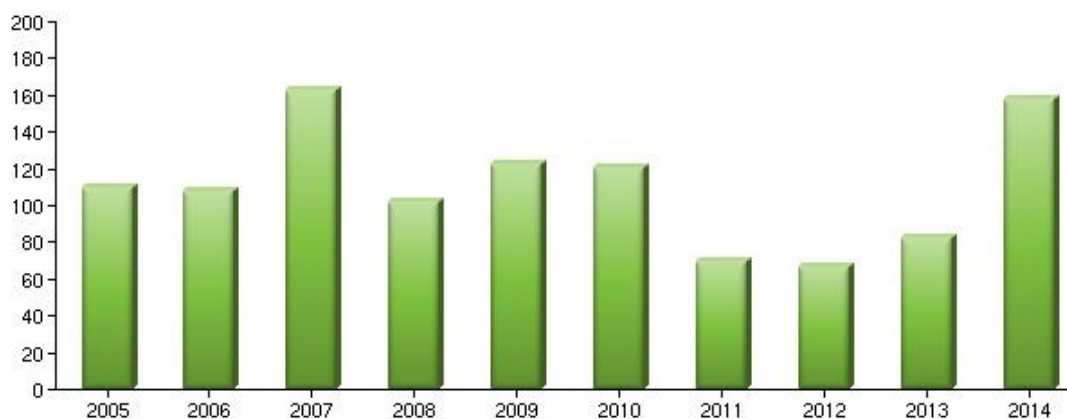
Last Quarter	Last Year	10 Years Average
6.2% p.a.	6.4% p.a.	6.0% p.a.

### Total Returns

Average Return Over the Last 10 Years	9.5% p.a.
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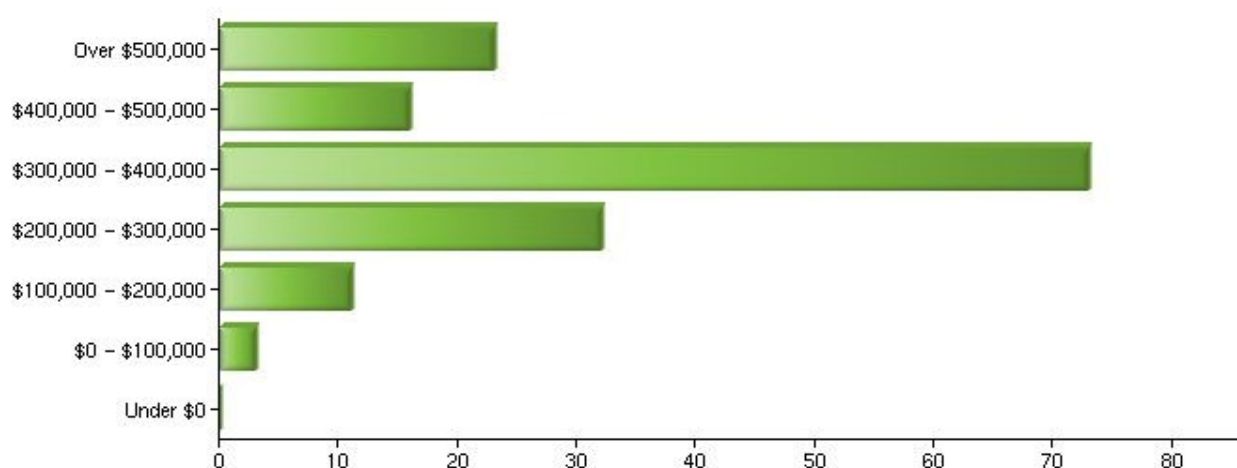
## Unit Sales for Helensvale 4212

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



## Predicted Unit Statistics for Helensvale 4212

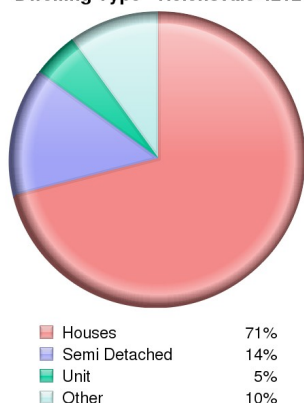
**Predicted  
Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	2% p.a	1% p.a
Next 8 years*	5% p.a	4% p.a

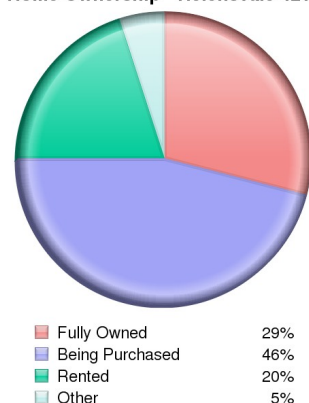
\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Helensvale will be in the order of \$427,000.

# Demographics for Helensvale 4212

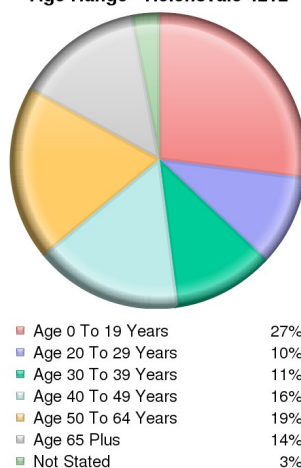
Dwelling Type - Helensvale 4212



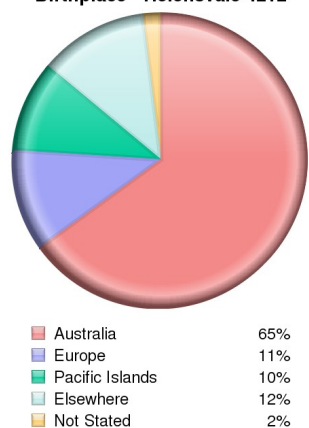
Home Ownership - Helensvale 4212



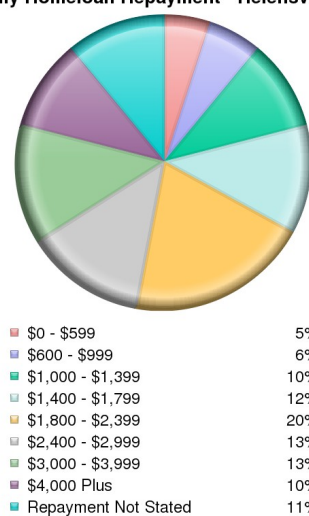
Age Range - Helensvale 4212



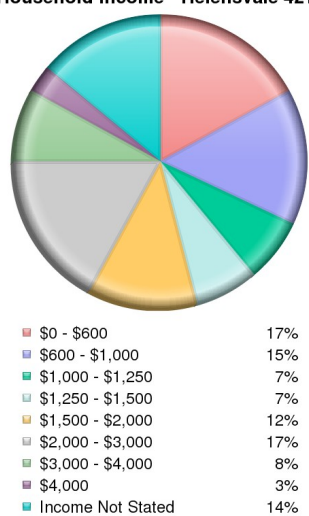
Birthplace - Helensvale 4212



Monthly Homeloan Repayment - Helensvale 4212



Household Income - Helensvale 4212



Created by Residex using data provided by the ABS



## Recent Sales in Helensvale 4212

Address	Beds	Area (m <sup>2</sup> )	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
14 Calmwater Cres, Helensvale	4	1323761	\$860,000	11/08/2014	\$628,000	UR
15 Timberlea Ct, Helensvale	4	4568	\$700,000	18/07/2014	\$698,400	C
24 Catani Pl, Helensvale	3	780	\$402,500	17/07/2014	\$401,500	C
4 Grande Tce, Helensvale	4	920	\$570,000	16/07/2014	\$635,500	UR
19/22 Careel Cl, Helensvale	3	140	\$380,000	14/07/2014	\$381,100	C
2a/152-160 Siganto Dr, Helensvale	n/a	n/a	\$385,000	14/07/2014	\$386,100	C
20/32 Dalley Park Dr, Helensvale	4	1050	\$950,000	11/07/2014	\$953,100	C
6 Wandilla Dr, Helensvale	3	692	\$422,500	10/07/2014	\$420,900	C
69/58 The Peninsula , Helensvale	4	n/a	\$855,000	07/07/2014	\$858,400	C
8 Casuarina Way, Helensvale	4	616	\$495,000	07/07/2014	\$492,900	C
157 Monterey Keys Dr, Helensvale	3	816	\$482,000	04/07/2014	\$479,700	C
34 Parkview Pl, Helensvale	5	1323761	\$1,200,000	03/07/2014	\$725,200	UR
20 Eastpark Waters , Helensvale	4	1251	\$860,000	02/07/2014	\$855,500	C
11 River Cove Pl, Helensvale	5	5778	\$2,090,000	30/06/2014	\$2,078,400	C
12 Boreen Ct, Helensvale	4	851	\$620,000	30/06/2014	\$616,600	C
2/22 Careel Cl, Helensvale	3	140	\$381,000	30/06/2014	\$383,000	C
51 Highvale Dr, Helensvale	4	1528	\$618,000	30/06/2014	\$614,600	C
20 River Cove Pl, Helensvale	4	1357	\$930,000	27/06/2014	\$925,100	C
4 Westpark Ct, Helensvale	3	908	\$450,000	27/06/2014	\$447,600	C
51 Tamworth Dr, Helensvale	5	1087	\$565,000	27/06/2014	\$562,000	C
14/2 Doyalson Pl, Helensvale	3	345	\$315,000	26/06/2014	\$316,300	C
28 Oyster Cove Prom, Helensvale	5	634	\$652,000	26/06/2014	\$648,600	C
5 Gippsland Dr, Helensvale	4	850	\$470,000	26/06/2014	\$467,600	C
4 Gatton Ct, Helensvale	3	769	\$450,000	25/06/2014	\$447,700	C
31 Ken Cres, Helensvale	4	452	\$452,000	24/06/2014	\$449,700	C
28 Edgeworth Pl, Helensvale	8	1073	\$720,000	23/06/2014	\$716,500	C
3404/111 Lindfield Rd, Helensvale	2	47421	\$280,000	23/06/2014	\$280,900	C
4/7 Millennium Cct, Helensvale	n/a	129	\$530,000	20/06/2014	\$531,200	C
99 Lindfield Rd, Helensvale	4	488	\$418,000	20/06/2014	\$416,100	C
102 Tamworth Dr, Helensvale	5	1798	\$600,000	19/06/2014	\$597,300	C
12/26 Careel Cl, Helensvale	3	137	\$344,000	19/06/2014	\$344,700	C
16 Joel Ct, Helensvale	4	489	\$518,000	19/06/2014	\$515,600	C
516 Oyster Cove Prom, Helensvale	4	474	\$760,000	19/06/2014	\$756,500	C
31 Mullewa Cres, Helensvale	4	987	\$470,000	18/06/2014	\$467,900	C
6/26 Careel Cl, Helensvale	3	152	\$373,000	18/06/2014	\$373,600	C
1 Glenwater Cres, Helensvale	4	969	\$775,000	17/06/2014	\$771,600	C
10 Glendale Pl, Helensvale	5	914	\$525,000	16/06/2014	\$522,700	C
16 Halbury Ct, Helensvale	3	941	\$465,000	16/06/2014	\$463,000	C
8 Greenwood Ct, Helensvale	4	924	\$560,000	16/06/2014	\$557,600	C
16 Tibouchina Ct, Helensvale	3	765	\$475,000	13/06/2014	\$473,100	C
20 Saltwater Tce, Helensvale	4	1185	\$1,060,000	12/06/2014	\$1,055,800	C



Address	Beds	Area (m <sup>2</sup> )	Sale Price	Transfer Date	Indexed Sale Price	Data Validity
3 Fairhaven Ct, Helensvale	3	686	\$365,000	12/06/2014	\$363,600	C
10/26 Careel Cl, Helensvale	2	137	\$352,000	11/06/2014	\$351,900	C
50/5 Mildura Dr, Helensvale	1	92	\$76,000	11/06/2014	\$76,000	C
104 Monterey Keys Dr, Helensvale	3	769	\$470,000	10/06/2014	\$468,200	C
12 Eastside Esp, Helensvale	4	730	\$630,000	10/06/2014	\$627,600	C
135 Mildura Dr, Helensvale	4	756	\$405,000	10/06/2014	\$403,500	C
18/26 Careel Cl, Helensvale	3	170	\$399,000	10/06/2014	\$398,800	C
33/5 Mildura Dr, Helensvale	1	n/a	\$175,000	10/06/2014	\$174,900	C
35 Harbourvue Ct, Helensvale	5	457	\$899,000	10/06/2014	\$895,600	C
44 Ashford Rd, Helensvale	4	782	\$385,000	10/06/2014	\$383,600	C
71/2 Anaheim Dr, Helensvale	3	269	\$280,000	10/06/2014	\$279,900	C
9/26 Careel Cl, Helensvale	4	170	\$399,000	10/06/2014	\$398,800	C
13 John Dalley Dr, Helensvale	4	724	\$535,000	06/06/2014	\$533,200	C
18/22 Careel Cl, Helensvale	4	152	\$400,000	06/06/2014	\$399,300	C
26/16 Champagne Bvd, Helensvale	4	n/a	\$920,000	06/06/2014	\$918,500	C
3 Nowra Ct, Helensvale	3	810	\$442,000	04/06/2014	\$440,600	C
88 Lindfield Rd, Helensvale	3	838	\$415,000	03/06/2014	\$413,700	C
1/19 Millennium Cct, Helensvale	2	100	\$265,000	02/06/2014	\$264,300	C
10 Eastside Esp, Helensvale	4	730	\$618,000	02/06/2014	\$616,100	C
3 Belltop Ct, Helensvale	4	4077	\$690,000	02/06/2014	\$687,900	C
30/12 Helensvale Rd, Helensvale	2	274	\$240,000	02/06/2014	\$239,300	C
4 Ferrymans Ct, Helensvale	5	715	\$1,100,000	02/06/2014	\$1,096,700	C
6 River Links Boulevard East , Helensvale	4	572	\$1,025,000	02/06/2014	\$1,021,900	C
87 Monterey Keys Dr, Helensvale	4	816	\$575,000	02/06/2014	\$573,200	C
11 Hannaford Pl, Helensvale	4	5357	\$760,000	30/05/2014	\$758,000	C
187 Mildura Dr, Helensvale	4	807	\$410,000	30/05/2014	\$408,900	C
60 Clarence Dr, Helensvale	5	4000	\$825,000	30/05/2014	\$822,900	C
62 Lakeshore Dr, Helensvale	4	800	\$920,000	30/05/2014	\$917,600	C
7/26 Careel Cl, Helensvale	3	155	\$373,000	29/05/2014	\$372,000	C
13 Lillypilly Ct, Helensvale	4	544	\$471,000	28/05/2014	\$470,000	C
14 Lakewood Ct, Helensvale	4	800	\$500,000	28/05/2014	\$499,000	C
20 Westlake Ct, Helensvale	4	713	\$529,500	28/05/2014	\$528,400	C
39 Dromana Cres, Helensvale	4	831	\$472,500	28/05/2014	\$471,500	C
4 Creekwood Pl, Helensvale	4	1035	\$462,000	28/05/2014	\$461,000	C
8/26 Careel Cl, Helensvale	3	152	\$373,000	28/05/2014	\$372,200	C
1/8 Hialeah Cres, Helensvale	3	517	\$308,000	26/05/2014	\$307,500	C
14 Trade Winds Dr, Helensvale	3	308	\$320,000	26/05/2014	\$319,500	C
4 Poeppel Pl, Helensvale	3	1023	\$505,000	23/05/2014	\$504,600	C
17 Trade Winds Dr, Helensvale	3	301	\$300,000	22/05/2014	\$299,800	C
2/6 River Oak Dr, Helensvale	2	212	\$232,750	22/05/2014	\$232,700	C
6/1 Doyalson Pl, Helensvale	3	125	\$303,000	22/05/2014	\$303,000	C
27 Tamworth Dr, Helensvale	3	1111	\$330,000	19/05/2014	\$330,100	C
7 Lockhart Pl, Helensvale	4	753	\$435,000	19/05/2014	\$435,100	C

## Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.
Data Validity	C = Confirmed	C means this sale record has been received from government.
	U = Unconfirmed	U means we have received this sale from the government however the address for which it has been registered does not match any address we have in our system at the time of the last update from Australia Post.
	UA = Unconfirmed Agent	UA means this sale information has been collected from a real estate agent however Residex has not received a government record to confirm its validity.
	UR = Unconfirmed Record	UR means this sale information has been collected from another source however Residex has not as of yet received a government record to confirm its validity.
Indexed Sale Price	This is calculated by adding the capital growth indexation to the previous sale price.	This gives you a current day estimate for the most recent sale for a property.

## Other Reports to Help with Your Decision Making

Residex provides a wide range of reports to assist in identifying the right price for a property and the areas which are most likely to provide quality rent and capital growth returns.

Report	Description	
	<p><b>The Residex Report</b> can help you make more profitable real estate purchase and sale decisions by understanding key market drivers.</p> <p>This Report contains detailed market commentary on factors affecting house and unit pricing including historical capital value, and rental price growth on every suburb in the state. Predictions are included on a regional basis.</p>	
<p>“...the average performing unit from a region in the Report out-performed the Australian average unit return by over 36%”</p>		
	<p>The <b>Best Rent Report</b> is ideal for investors looking to reduce out-of-pocket costs without compromising on capital growth. Each Report contains the best 100 predicted suburbs based on rental returns, capital growth predictions over five years and qualitative research.</p>	
	<p>For investors looking for the best growth areas the <b>Top 100 Predictions Report</b> provides detailed market information and predictions on the Top 100 suburbs which are predicted to have annual capital growth in excess of four per cent over the next eight years.</p>	
	<p>The <b>Renovators Top 100 Report</b> will help you determine the best suburbs to profit in through renovating residential property. The <b>Renovators Suburb Report</b> gives a street by street analysis showing street median prices and ranges of values.</p>	

*For more information visit [www.residex.com.au](http://www.residex.com.au)*

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