

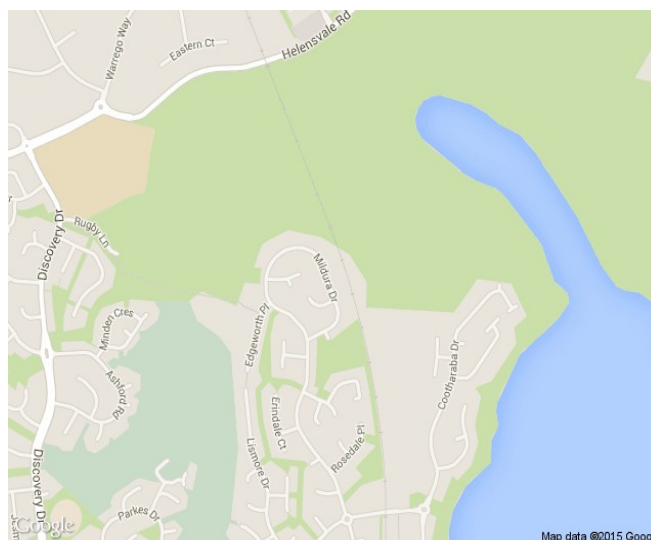


# Suburb Statistics Report

Helensvale 4212 QLD

## Snapshot for Helensvale 4212

|  |           |
|--|-----------|
| <b>Median Value of Houses:</b>         | \$493,500 |
| <b>Median Value of Units:</b>          | \$280,500 |
| <b>Number of Dwellings:</b>            | 6571      |
| <b>Number of Houses:</b>               | 5160      |
| <b>Number of Units:</b>                | 1411      |
| <b>Number of Residents (ABS Data):</b> | 15987     |



## Market Activity for Helensvale 4212

|   |       |
|---|-------|
| <b>Number of Properties Listed for Sale:</b>                            | 156   |
| <b>Estimated Days on the Market:</b>                                    | 95    |
| <b>Estimated Number of Sales in the Last 3 Months:</b>                  | 86    |
| <b>Estimated Number of Sales in the Same Period Last Year:</b>          | 125   |
| <b>Current Percentage of Properties on the Market (4212):</b>           | 2.37% |
| <b>Current Percentage of Properties on the Market (Brisbane Metro):</b> | 2.08% |

## Street Information for Helensvale 4212

**Number of Streets in the Suburb:** 284

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

| Street Name   | Median Dollar Value |
|---------------|---------------------|
| Rivertree Ave | \$925,654           |
| Champagne Bvd | \$916,292           |
| North Bank Ct | \$909,164           |
| Gwydir Ct     | \$908,492           |
| Prosperity Dr | \$888,862           |

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

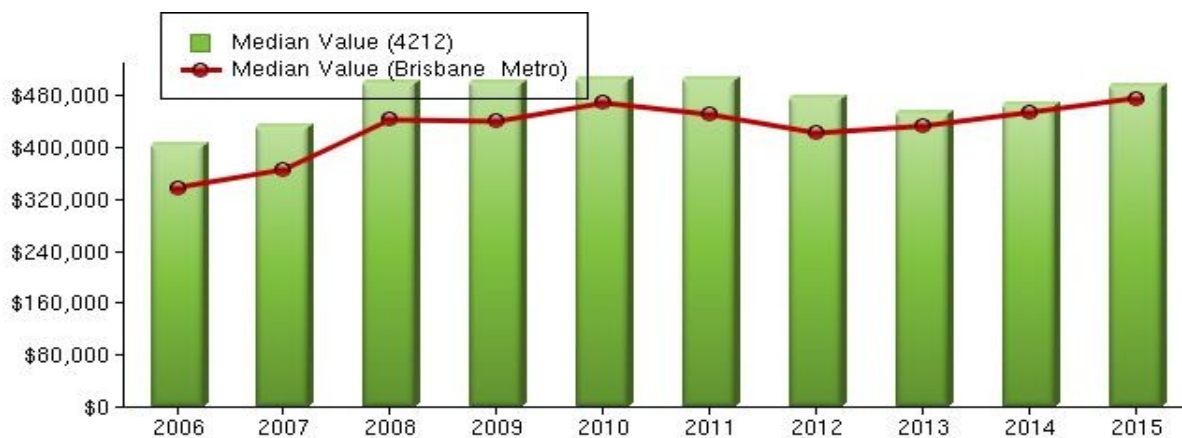
### Lowest 5 Streets in the Suburb by Median Value:

| Street Name   | Median Dollar Value |
|---------------|---------------------|
| Cannington Pl | \$252,936           |
| Ridgevale Dr  | \$255,738           |
| Mildura Dr    | \$270,310           |
| Kingaroy Ave  | \$278,669           |
| River Oak Dr  | \$280,062           |

**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 |
| Mar 2014 - Feb 2015 | \$493,500    | 6.3%           | \$476,500      | 4.8%           |
| Mar 2013 - Feb 2014 | \$464,500    | 2.8%           | \$454,500      | 4.9%           |
| Mar 2012 - Feb 2013 | \$452,000    | -5.0%          | \$433,500      | 2.6%           |
| Mar 2011 - Feb 2012 | \$475,500    | -5.9%          | \$422,500      | -6.3%          |
| Mar 2010 - Feb 2011 | \$505,000    | 0.1%           | \$451,000      | -3.9%          |
| Mar 2009 - Feb 2010 | \$504,500    | 1.0%           | \$469,000      | 6.5%           |
| Mar 2008 - Feb 2009 | \$499,500    | 0.0%           | \$440,500      | -0.6%          |
| Mar 2007 - Feb 2008 | \$499,500    | 16.2%          | \$443,000      | 21.2%          |
| Mar 2006 - Feb 2007 | \$430,000    | 6.7%           | \$366,000      | 8.0%           |
| Mar 2005 - Feb 2006 | \$403,000    | 8.0%           | \$338,500      | 4.3%           |



### Capital Growth

|                                       |           |
|---------------------------------------|-----------|
| Average Growth Over the Last 3 Years  | 1.3% p.a. |
| Average Growth Over the Last 10 Years | 2.8% p.a. |

### Rental Yield

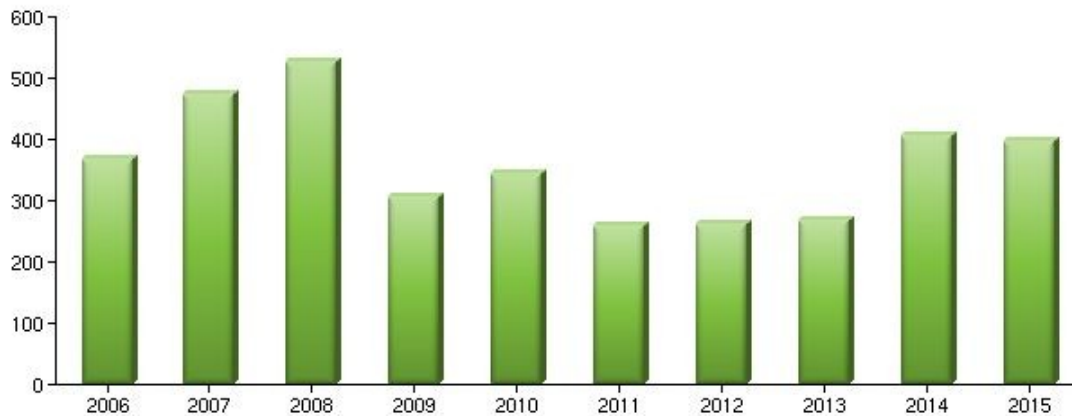
|              |           |                  |
|--------------|-----------|------------------|
| Last Quarter | Last Year | 10 Years Average |
| 5.8% p.a.    | 5.7% p.a. | 5.2% p.a.        |

### Total Returns

|                                       |           |
|---------------------------------------|-----------|
| Average Return Over the Last 10 Years | 8.3% p.a. |
|---------------------------------------|-----------|

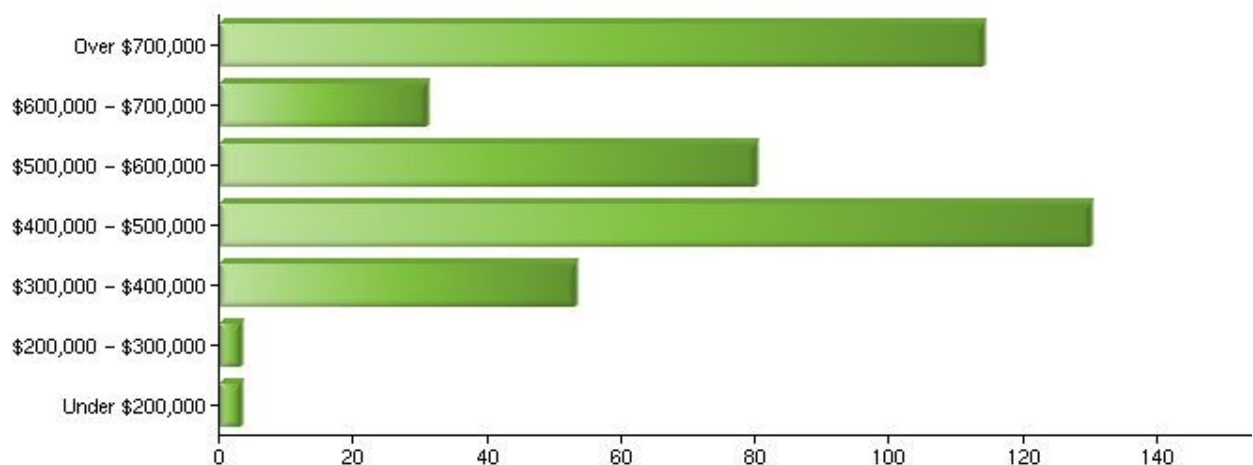
## House Sales for Helensvale 4212

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* | 2% p.a        | 3% p.a                |
| Next 8 years* | 4% p.a        | 5% 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 \$699,500.

## Historical Unit Statistics for Helensvale 4212

| Unit                |              |                |                |                |
|---------------------|--------------|----------------|----------------|----------------|
| Year                | Helensvale   |                | Brisbane Metro |                |
|                     | Median Value | Capital Growth | Median Value   | Capital Growth |
| Mar 2014 - Feb 2015 | \$281,000    | 2.3%           | \$371,000      | 3.4%           |
| Mar 2013 - Feb 2014 | \$274,500    | 4.8%           | \$359,000      | 5.3%           |
| Mar 2012 - Feb 2013 | \$262,000    | -7.4%          | \$341,000      | -1.7%          |
| Mar 2011 - Feb 2012 | \$283,000    | -7.4%          | \$347,000      | -5.2%          |
| Mar 2010 - Feb 2011 | \$305,500    | -2.5%          | \$365,500      | 2.3%           |
| Mar 2009 - Feb 2010 | \$313,500    | 5.6%           | \$357,500      | 3.1%           |
| Mar 2008 - Feb 2009 | \$297,000    | 3.0%           | \$347,000      | 2.5%           |
| Mar 2007 - Feb 2008 | \$288,500    | 15.0%          | \$338,500      | 18.2%          |
| Mar 2006 - Feb 2007 | \$251,000    | 8.7%           | \$286,500      | 7.3%           |
| Mar 2005 - Feb 2006 | \$230,500    | 5.6%           | \$267,000      | 7.6%           |



### Capital Growth

|                                       |            |
|---------------------------------------|------------|
| Average Growth Over the Last 3 Years  | -0.3% p.a. |
| Average Growth Over the Last 10 Years | 2.5% p.a.  |

### Rental Yield

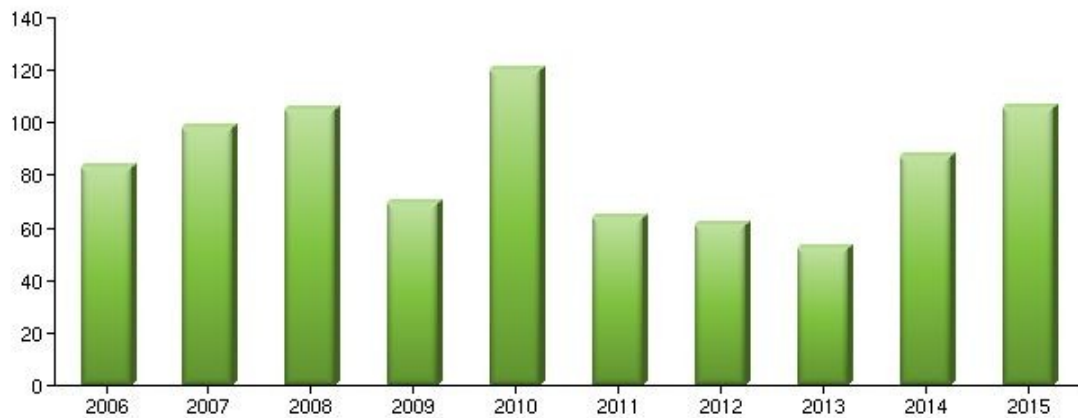
| Last Quarter | Last Year | 10 Years Average |
|--------------|-----------|------------------|
| 6.3% p.a.    | 6.2% p.a. | 6.0% p.a.        |

### Total Returns

|                                       |           |
|---------------------------------------|-----------|
| Average Return Over the Last 10 Years | 8.8% p.a. |
|---------------------------------------|-----------|

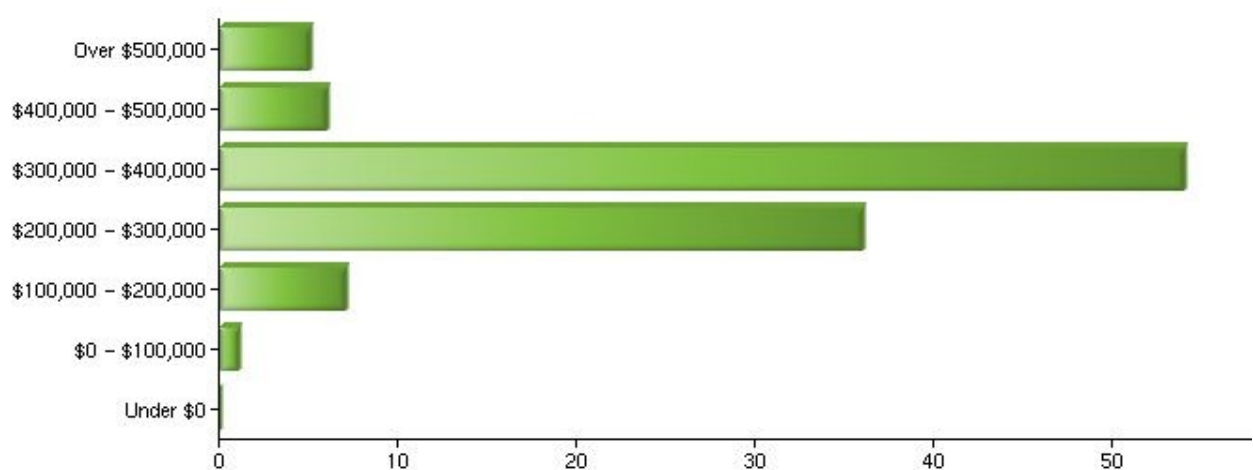
## Unit Sales for Helensvale 4212

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

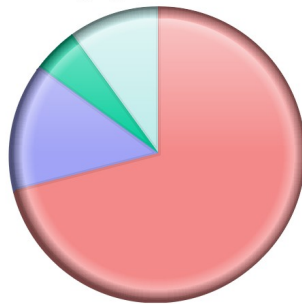
| Period        | Suburb Growth | Brisbane Metro Growth |
|---------------|---------------|-----------------------|
| Next 5 years* | 2% p.a        | 1% p.a                |
| Next 8 years* | 4% p.a        | 3% p.a                |

\* 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 \$392,500.



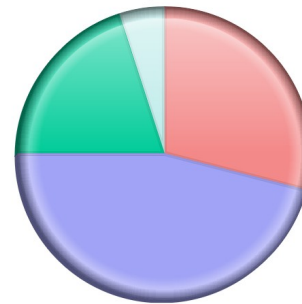
## Demographics for Helensvale 4212

Dwelling Type - Helensvale 4212



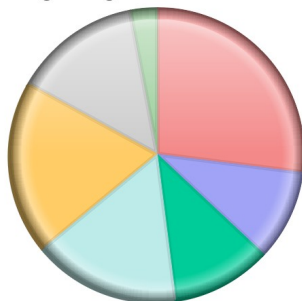
|               |     |
|---------------|-----|
| Houses        | 71% |
| Semi Detached | 14% |
| Unit          | 5%  |
| Other         | 10% |

Home Ownership - Helensvale 4212



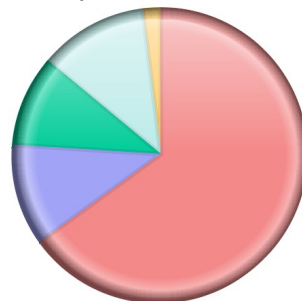
|                 |     |
|-----------------|-----|
| Fully Owned     | 29% |
| Being Purchased | 46% |
| Rented          | 20% |
| Other           | 5%  |

Age Range - Helensvale 4212



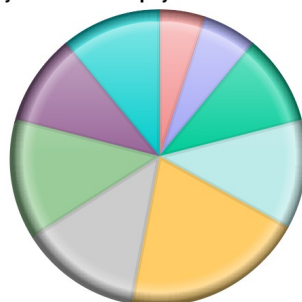
|                    |     |
|--------------------|-----|
| Age 0 To 19 Years  | 27% |
| Age 20 To 29 Years | 10% |
| Age 30 To 39 Years | 11% |
| Age 40 To 49 Years | 16% |
| Age 50 To 64 Years | 19% |
| Age 65 Plus        | 14% |
| Not Stated         | 3%  |

Birthplace - Helensvale 4212



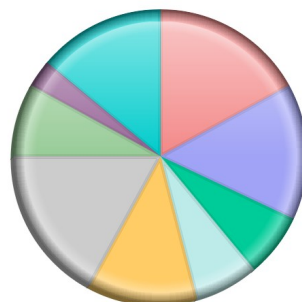
|                 |     |
|-----------------|-----|
| Australia       | 65% |
| Europe          | 11% |
| Pacific Islands | 10% |
| Elsewhere       | 12% |
| Not Stated      | 2%  |

Monthly Homeloan Repayment - Helensvale 4212



|                      |     |
|----------------------|-----|
| \$0 - \$599          | 5%  |
| \$600 - \$999        | 6%  |
| \$1,000 - \$1,399    | 10% |
| \$1,400 - \$1,799    | 12% |
| \$1,800 - \$2,399    | 20% |
| \$2,400 - \$2,999    | 13% |
| \$3,000 - \$3,999    | 13% |
| \$4,000 Plus         | 10% |
| Repayment Not Stated | 11% |

Household Income - Helensvale 4212



|                   |     |
|-------------------|-----|
| \$0 - \$600       | 17% |
| \$600 - \$1,000   | 15% |
| \$1,000 - \$1,250 | 7%  |
| \$1,250 - \$1,500 | 7%  |
| \$1,500 - \$2,000 | 12% |
| \$2,000 - \$3,000 | 17% |
| \$3,000 - \$4,000 | 8%  |
| \$4,000           | 3%  |
| Income Not Stated | 14% |

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 |
|----------------------------------|------|------------------------|-------------|---------------|--------------------|---------------|
| 204 Mildura Dr, Helensvale       | 4    | 858                    | \$480,000   | 30/03/2015    | \$480,000          | UR            |
| 72 Parkes Dr, Helensvale         | 3    | 800                    | \$420,000   | 30/03/2015    | \$420,000          | UR            |
| 5 Ferrymans Ct, Helensvale       | 4    | 700                    | \$1,010,000 | 27/03/2015    | \$1,010,000        | UR            |
| 23 Latrobe Ave, Helensvale       | 4    | 808                    | \$465,000   | 23/03/2015    | \$465,000          | UR            |
| 31 Southaven Dr, Helensvale      | 5    | 809                    | \$1,080,000 | 21/03/2015    | \$1,080,000        | UR            |
| 10 Oyster Cove Prom, Helensvale  | 4    | 634                    | \$615,000   | 20/03/2015    | \$615,000          | UR            |
| 17 John Dalley Dr, Helensvale    | 4    | 772                    | \$590,000   | 20/03/2015    | \$590,000          | UR            |
| 25/2-6 Anaheim Dr, Helensvale    | 3    | 180                    | \$290,000   | 19/03/2015    | \$290,000          | UR            |
| 50/12 Helensvale Rd, Helensvale  | 2    | 243                    | \$250,000   | 17/03/2015    | \$250,000          | UR            |
| 3 Windchimes Way, Helensvale     | 5    | 1323761                | \$905,000   | 16/03/2015    | \$905,000          | UR            |
| 1 Kingaroy Ave, Helensvale       | 3    | 745                    | \$390,000   | 12/03/2015    | \$390,000          | UR            |
| 56 Southaven Dr, Helensvale      | 4    | 637                    | \$585,000   | 10/03/2015    | \$585,000          | UR            |
| 12 Leura Pl, Helensvale          | 5    | 922                    | \$485,000   | 09/03/2015    | \$485,000          | UR            |
| 61 Tranquility Cct, Helensvale   | 4    | 618                    | \$500,000   | 09/03/2015    | \$500,000          | UR            |
| 26 Cootharaba Dr, Helensvale     | 4    | 736                    | \$515,000   | 06/03/2015    | \$515,000          | UR            |
| 72 Tamworth Dr, Helensvale       | 4    | 1844                   | \$565,000   | 06/03/2015    | \$565,000          | UR            |
| 2 Dallow Cres, Helensvale        | 4    | 895                    | \$685,000   | 02/03/2015    | \$685,000          | UR            |
| 26 Southaven Dr, Helensvale      | 3    | 665                    | \$675,000   | 24/02/2015    | \$675,000          | UR            |
| 2 Bunya Ct, Helensvale           | 3    | 837                    | \$390,000   | 23/02/2015    | \$390,000          | UR            |
| 22 Wandilla Dr, Helensvale       | 3    | 454                    | \$475,000   | 23/02/2015    | \$475,000          | UR            |
| 542 Oyster Cove Prom, Helensvale | 4    | 489                    | \$535,000   | 23/02/2015    | \$535,000          | UR            |
| 64/12 Helensvale Rd, Helensvale  | 2    | 239                    | \$240,000   | 19/02/2015    | \$240,000          | UR            |
| 35 Ferrymans Ct, Helensvale      | 4    | 900                    | \$925,000   | 18/02/2015    | \$925,000          | UR            |
| 43 Latrobe Ave, Helensvale       | 3    | 899                    | \$478,000   | 16/02/2015    | \$478,000          | UR            |
| 8 Corinda Ct, Helensvale         | 5    | 1401                   | \$545,000   | 13/02/2015    | \$545,000          | UR            |
| 3 Eli Pl, Helensvale             | 4    | 970                    | \$560,000   | 09/02/2015    | \$560,000          | UR            |
| 4 Saltair Gr, Helensvale         | 5    | 1084                   | \$822,500   | 04/02/2015    | \$822,500          | UR            |
| 100 Southaven Dr, Helensvale     | 4    | 805                    | \$1,080,000 | 02/02/2015    | \$1,080,000        | UR            |
| 4 Ken Cres, Helensvale           | 4    | 478                    | \$586,000   | 02/02/2015    | \$586,000          | UR            |
| 65 Cootharaba Dr, Helensvale     | 4    | 703                    | \$435,000   | 02/02/2015    | \$435,000          | UR            |
| 43 Adaminaby Dr, Helensvale      | 3    | 888                    | \$435,000   | 30/01/2015    | \$434,300          | UR            |
| 5 Grande Tce, Helensvale         | 4    | 750                    | \$630,000   | 30/01/2015    | \$629,000          | UR            |
| 17 River Oak Dr, Helensvale      | 3    | 421                    | \$268,000   | 25/01/2015    | \$267,600          | UR            |
| 26 Champagne Blvd, Helensvale    | 4    | 38180                  | \$847,000   | 25/01/2015    | \$845,700          | UR            |
| 32 Armidale Cres, Helensvale     | 4    | 1048                   | \$535,000   | 15/01/2015    | \$533,200          | C             |
| 17 Doyalson Pl, Helensvale       | 3    | 499                    | \$397,500   | 12/01/2015    | \$395,600          | C             |
| 69 The Peninsula, Helensvale     | 4    | 939                    | \$735,000   | 12/01/2015    | \$731,400          | C             |
| 18 Coomera Ct, Helensvale        | 5    | 700                    | \$1,050,000 | 10/01/2015    | \$1,048,300        | UR            |
| 49 Stretton Dr, Helensvale       | 3    | 717                    | \$415,000   | 10/01/2015    | \$420,600          | C             |
| 69 Parkes Dr, Helensvale         | 4    | 748                    | \$490,000   | 10/01/2015    | \$486,600          | C             |
| 49 Monterey Keys Dr, Helensvale  | 4    | 836                    | \$485,000   | 02/01/2015    | \$483,400          | C             |



| Address                          | Beds | Area (m <sup>2</sup> ) | Sale Price  | Transfer Date | Indexed Sale Price | Data Validity |
|----------------------------------|------|------------------------|-------------|---------------|--------------------|---------------|
| 45 Serafina Dr, Helensvale       | 3    | 432                    | \$357,000   | 30/12/2014    | \$355,300          | C             |
| 10 Eildon Pl, Helensvale         | 4    | 854                    | \$400,000   | 20/12/2014    | \$397,100          | C             |
| 21 Dalby Ct, Helensvale          | 4    | 1172                   | \$440,000   | 20/12/2014    | \$430,800          | UR            |
| 17 Katoomba Ct, Helensvale       | 4    | 824                    | \$590,000   | 19/12/2014    | \$577,600          | UR            |
| 7 Casuarina Way, Helensvale      | 4    | 604                    | \$463,000   | 19/12/2014    | \$460,100          | C             |
| 13 Edgeworth Pl, Helensvale      | 4    | 881                    | \$550,000   | 16/12/2014    | \$557,500          | C             |
| 25 Arlene Park Tce, Helensvale   | 4    | 850                    | \$500,000   | 13/12/2014    | \$506,800          | C             |
| 1/7 Millennium Cct, Helensvale   | n/a  | 290                    | \$730,000   | 10/12/2014    | \$723,800          | C             |
| 26 Serafina Dr, Helensvale       | 3    | 405                    | \$335,000   | 10/12/2014    | \$336,700          | C             |
| 3/3 Millennium Cct, Helensvale   | n/a  | 218                    | \$370,000   | 08/12/2014    | \$363,400          | C             |
| 20 Southaven Dr, Helensvale      | 4    | 644                    | \$740,000   | 06/12/2014    | \$742,700          | C             |
| 74 Parkes Dr, Helensvale         | 3    | 800                    | \$360,000   | 05/12/2014    | \$361,800          | C             |
| 33 Glenwater Cres, Helensvale    | 4    | 859                    | \$780,000   | 02/12/2014    | \$792,800          | C             |
| 6b/44 Helensvale Rd, Helensvale  | n/a  | n/a                    | \$265,000   | 01/12/2014    | \$261,400          | C             |
| 17 Tibouchina Ct, Helensvale     | 4    | 748                    | \$560,000   | 30/11/2014    | \$575,700          | C             |
| 4 Southaven Dr, Helensvale       | 5    | 606                    | \$790,000   | 30/11/2014    | \$786,100          | C             |
| 1/2 Doyalson Pl, Helensvale      | 3    | 182                    | \$310,000   | 29/11/2014    | \$307,800          | C             |
| 17 Cadell Dr, Helensvale         | 4    | 839                    | \$475,000   | 29/11/2014    | \$490,200          | C             |
| 18 Wilmot Pl, Helensvale         | 4    | 775                    | \$560,000   | 29/11/2014    | \$568,400          | C             |
| 46 Oyster Cove Prom, Helensvale  | 5    | 796                    | \$677,500   | 29/11/2014    | \$698,100          | C             |
| 21/22 Careel Cl, Helensvale      | n/a  | 77                     | \$370,000   | 28/11/2014    | \$366,900          | C             |
| 9 Cadell Dr, Helensvale          | 3    | 812                    | \$485,000   | 28/11/2014    | \$481,900          | C             |
| 24/24 Cannington Pl, Helensvale  | 2    | 90                     | \$234,000   | 27/11/2014    | \$230,400          | C             |
| 40 North Bank Ct, Helensvale     | 4    | 1135                   | \$1,050,000 | 25/11/2014    | \$1,065,800        | C             |
| 11 Mandolin Ave, Helensvale      | 4    | 1323761                | \$898,000   | 24/11/2014    | \$891,600          | C             |
| 94 Monterey Keys Dr, Helensvale  | 4    | 760                    | \$606,000   | 22/11/2014    | \$602,300          | C             |
| 15 Lee Anne Cres, Helensvale     | 4    | 697                    | \$788,000   | 21/11/2014    | \$813,200          | C             |
| 56 Cootharaba Dr, Helensvale     | 4    | 576                    | \$430,000   | 21/11/2014    | \$433,400          | C             |
| 5 Lachlan Ct, Helensvale         | 4    | 1062                   | \$502,000   | 20/11/2014    | \$518,300          | C             |
| 5 Gosford Ct, Helensvale         | 4    | 861                    | \$505,000   | 17/11/2014    | \$504,000          | C             |
| 12 Preston Pl, Helensvale        | 3    | 847                    | \$520,000   | 15/11/2014    | \$528,600          | C             |
| 58 Cootharaba Dr, Helensvale     | 4    | 540                    | \$390,000   | 15/11/2014    | \$396,400          | C             |
| 130 The Peninsula , Helensvale   | 4    | 800                    | \$475,000   | 12/11/2014    | \$489,500          | C             |
| 16 Eastpark Waters , Helensvale  | 5    | 940                    | \$1,105,000 | 10/11/2014    | \$1,131,200        | C             |
| 11 Ridgevale Dr, Helensvale      | 3    | 872                    | \$373,000   | 04/11/2014    | \$374,900          | C             |
| 4/32-42 Mildura Dr, Helensvale   | 3    | 107                    | \$330,000   | 04/11/2014    | \$324,700          | C             |
| 21 Harbourvue Ct, Helensvale     | 4    | 712                    | \$870,000   | 31/10/2014    | \$883,100          | C             |
| 24 Ridgevale Dr, Helensvale      | 3    | 897                    | \$450,000   | 31/10/2014    | \$462,000          | C             |
| 78 Southaven Dr, Helensvale      | 4    | 817                    | \$1,075,000 | 29/10/2014    | \$1,107,700        | C             |
| 551 Oyster Cove Prom, Helensvale | 4    | 517                    | \$520,000   | 28/10/2014    | \$536,700          | C             |
| 6 Southaven Dr, Helensvale       | 4    | 606                    | \$642,000   | 25/10/2014    | \$657,200          | C             |
| 20/13 Cannington Pl, Helensvale  | 2    | 97                     | \$243,000   | 22/09/2014    | \$238,700          | C             |
| 8 Cutter Ct, Helensvale          | 3    | 308                    | \$300,000   | 23/08/2014    | \$308,000          | C             |

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Address goes here

Record ID: 3681945

**Property Info**

Volume/Folio: C/21662  
Issuing Area: 065 Lane Cove  
Property Type: HOUSE  
Land Size: 873 sqm

**Property Timeline**

| Date       | Type     | Publication                            | Property Type | Price       |
|------------|----------|--|---------------|-------------|
| 16/10/2013 | Sold     | Government Notified Sale (Normal Sale) | Residence     | \$1,200,000 |
| 15/08/2010 | For Rent | Online Listing - Agent                 | Unknown       | \$650       |
| 30/07/2010 | For Rent | Online Listing - Agent                 | Unknown       | \$650       |
| 22/12/2003 | Sold     | Government Notified Sale (Normal Sale) | Residence     | \$700,000   |

Map View

Property transaction timelines

Comparable Listings & Sold Properties

**Comparable Listings For Sale**

Address goes here  
Perfect North To Rear Aspect  
Listed on: 30 Apr 2014  
Offers Above \$1,150,000

Address goes here  
Under Offer - \*\* SOLD OFF MARKET IN FIRST DAY \*\*  
Listed on: 18 Jun 2014  
Over \$1.3 Million

Address goes here  
A not to be missed opportunity  
Listed on: 31 May 2012  
Contact for Price

Address goes here  
Classic semi with space and potential  
Listed on: 09 Jul 2014  
Auction

**Recently Sold Properties**

Address goes here  
Agent Notified Sale  
Contact for Price

Address goes here  
Agent Notified Sale  
Sold - Contact For Price\*

Address goes here  
Agent Notified Sale  
\$1,250,000

Address goes here  
Agent Notified Sale  
\$1,200,000

Calculated Valuation Estimates for Every Property

**Our Guesstimate:**

**\$1,103,800 to \$1,243,800**

Date Generated: 13/06/2014

Submit Valuation

Are you the owner of this property? Claim it now to add your opinion. Claim my property

27/08/2013 10:51pm General Public

Crowd sourced optimisation of value estimates

Free Suburb Trends, Research and Statistics

**Investor Centre**

Welcome to our new Investor Centre  
Helping you make smarter property investment decisions.

What can I afford Research a suburb Top suburbs Market update

What Suburbs Can I Afford to Buy Into?

Purchase price \$480,000 State NSW

Property type House & Apart Region Bathurst Orange

Update Results

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Download Now

Articles, Trends and Investor Tips

## 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.<br>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.)<br>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.  |

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