

Suburb Profile Report



Bellmere QLD 4510

Prepared on: 19 October 2017

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BELLMERE


43km

Distance from GPO


5.5k

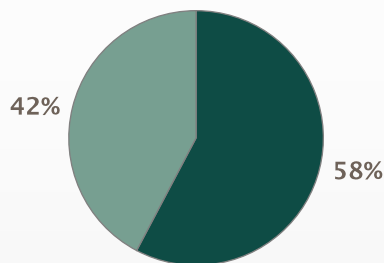
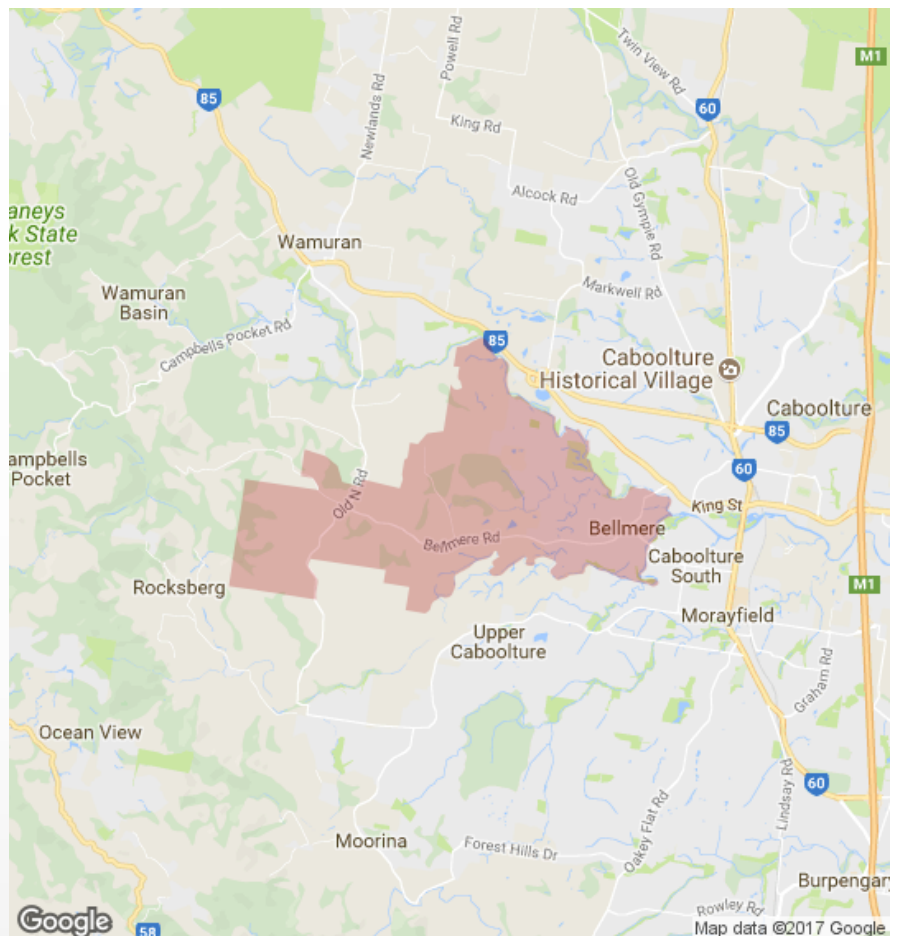
Population

↑66.2%

5 year population change


-

Average length of ownership


 Owner Occupiers
 Renters


The size of Bellmere is approximately 24 square kilometres. It has 2 parks. The population of Bellmere in 2006 was 3,330 people. By 2011 the population was 5,534 showing a population growth of 66.2% in the area during that time. The predominant age group in Bellmere is 0-14 years. Households in Bellmere are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments. In general, people in Bellmere work in a other occupation. In 2006, 72.2% of the homes in Bellmere were owner-occupied compared with 56.4% in 2011. Currently the median sales price of houses in the area is \$345,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed


1,993
121
\$349,845
65

58
2
\$428,120
1

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

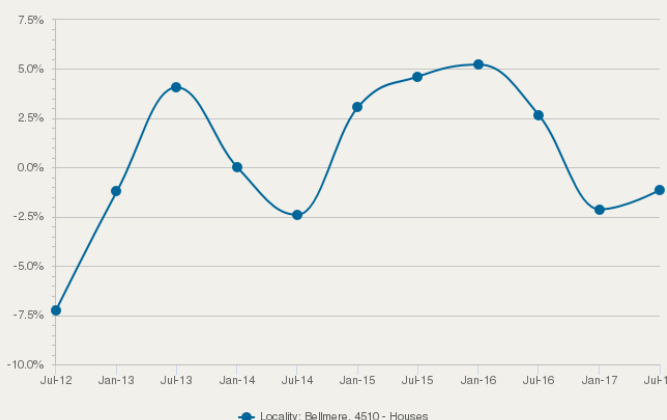


HOUSES: FOR SALE

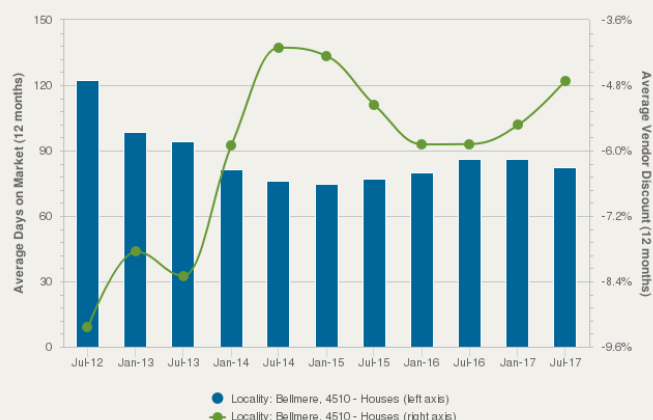
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$380,000

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

\$\$

Median Price*

\$345,000

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*

\$325,000

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

3
2
BEDROOMS

 0


2/32 Almond Way Bellmere QLD 4510

Listed on 13 Oct 2017
[Offers Over \\$275,000](#)

1
1
91m²


63-73 Jackson Road Bellmere QLD 4510

Listed on 13 Oct 2017
[Expressions of Interest](#)

2
1
1.79Ha

There are no recently sold 2 bedroom Houses in this suburb

15
3
BEDROOMS

 17


20 Tara Grove Bellmere QLD 4510

Listed on 18 Oct 2017
[offers over \\$315,000](#)

2
2
450m²


15 Daintree Street Bellmere QLD 4510

Listed on 17 Oct 2017
[\\$315,000](#)

1
2
606m²


6 Amie Louise Place Bellmere QLD 4510

Sold on 12 Oct 2017
[Not Disclosed](#)

2
2
640m²


47 Faye Road Bellmere QLD 4510

Sold on 20 Sep 2017
[\\$600,000*](#)

3
2
2Ha
38
4
BEDROOMS

 37


7 Lotus Avenue Bellmere QLD 4510

Listed on 18 Oct 2017
[Offers Over \\$329,000](#)

2
2
620m²


4 Pitkin Avenue Bellmere QLD 4510

Listed on 18 Oct 2017
[Offers Over \\$349,000](#)

2
2
630m²


1 Josh Street Bellmere QLD 4510

Sold on 29 Sep 2017
[\\$333,000*](#)

2
2
621m²


3 Rivulet Place Bellmere QLD 4510

Sold on 27 Sep 2017
[\\$355,000*](#)

2
2
619m²

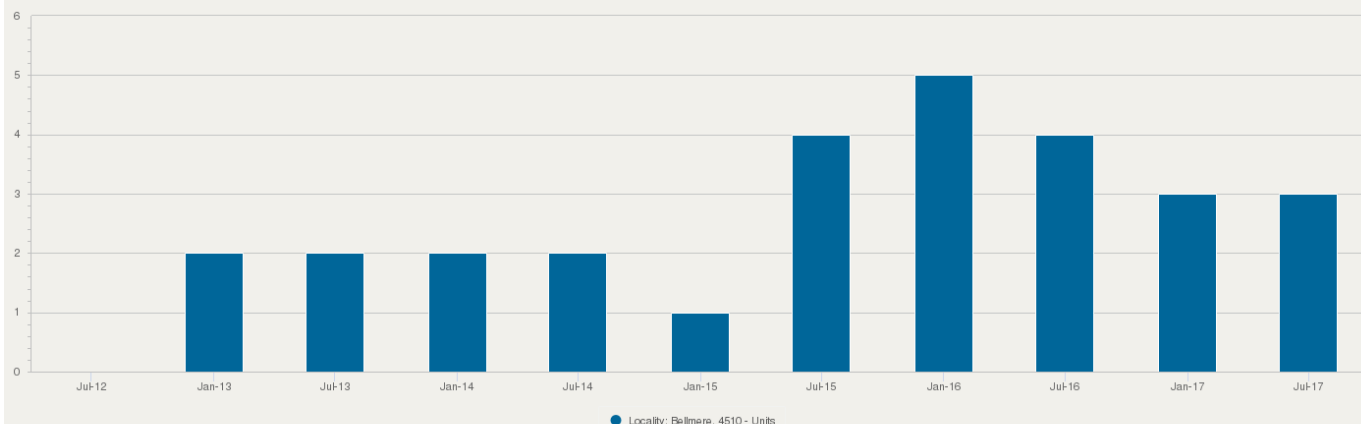

= number of houses currently On the Market or Sold within the last 6 months

*Agent advised



UNITS: FOR SALE

Number Sold vs. Median Sale Price



\$\$\$

Upper Quartile Price*

\$122,500

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

\$\$

Median Price*

\$103,000

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*

\$92,000

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



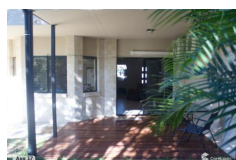
There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



There are no 2 bedroom Units on the market in this suburb

There are no recently sold 2 bedroom Units in this suburb



**4/57 Xanadu Drive Bellmere
QLD 4510**

Listed on 13 Oct 2017
Offers Over \$270,000.00



**3/57 Xanadu Drive Bellmere
QLD 4510**

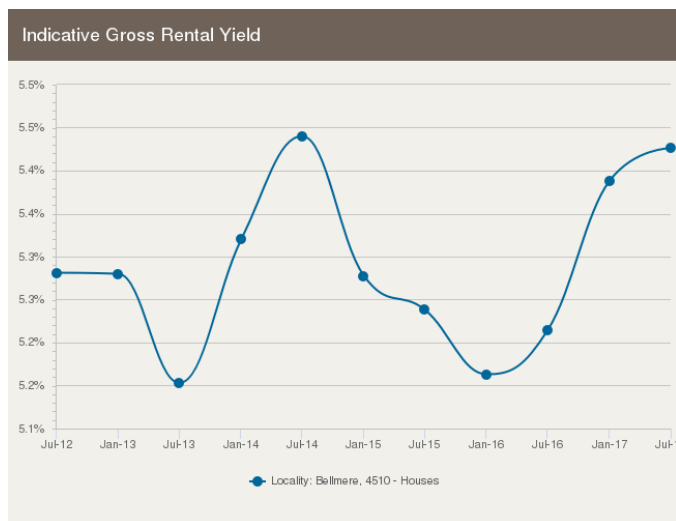
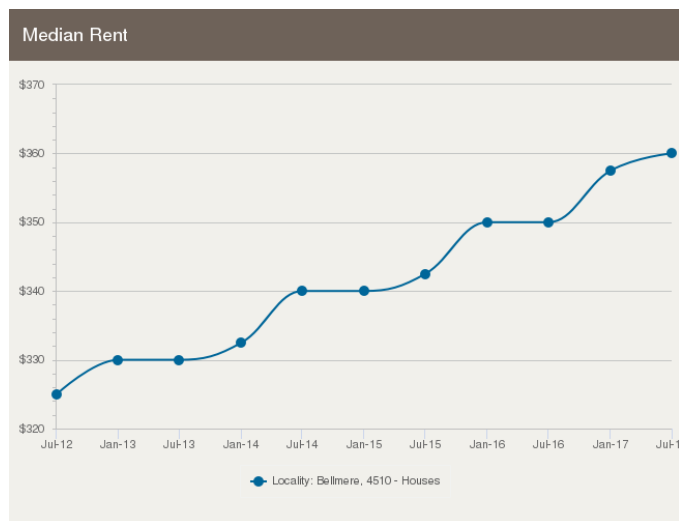
Sold on 21 Jun 2017
\$270,000



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



HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 3

 2
BEDROOMS



11 Paddington Street
Bellmere QLD 4510

Listed on 17 Oct 2017
\$300/W



13 Paddington Street
Bellmere QLD 4510

Listed on 13 Oct 2017
\$300/W



 6

 3
BEDROOMS



42 Marlene Street Bellmere
QLD 4510

Listed on 17 Oct 2017
\$1/W



35 Peggy Road Bellmere
QLD 4510

Listed on 10 Oct 2017
\$335/W



 21

 4
BEDROOMS



52 Almond Way Bellmere
QLD 4510

Listed on 17 Oct 2017
- /W



18 Lotus Avenue Bellmere
QLD 4510

Listed on 17 Oct 2017
\$360/W



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



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 0

 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

 0

 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



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

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