

# Suburb Profile Report



## Caboolture QLD 4510

Prepared on: 19 October 2017

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## CABOOLTURE


**45km**

Distance from GPO


**26.8k**

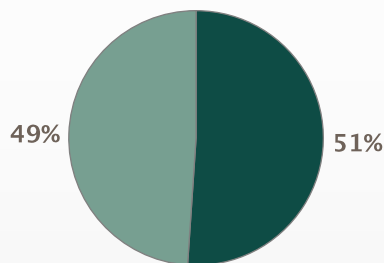
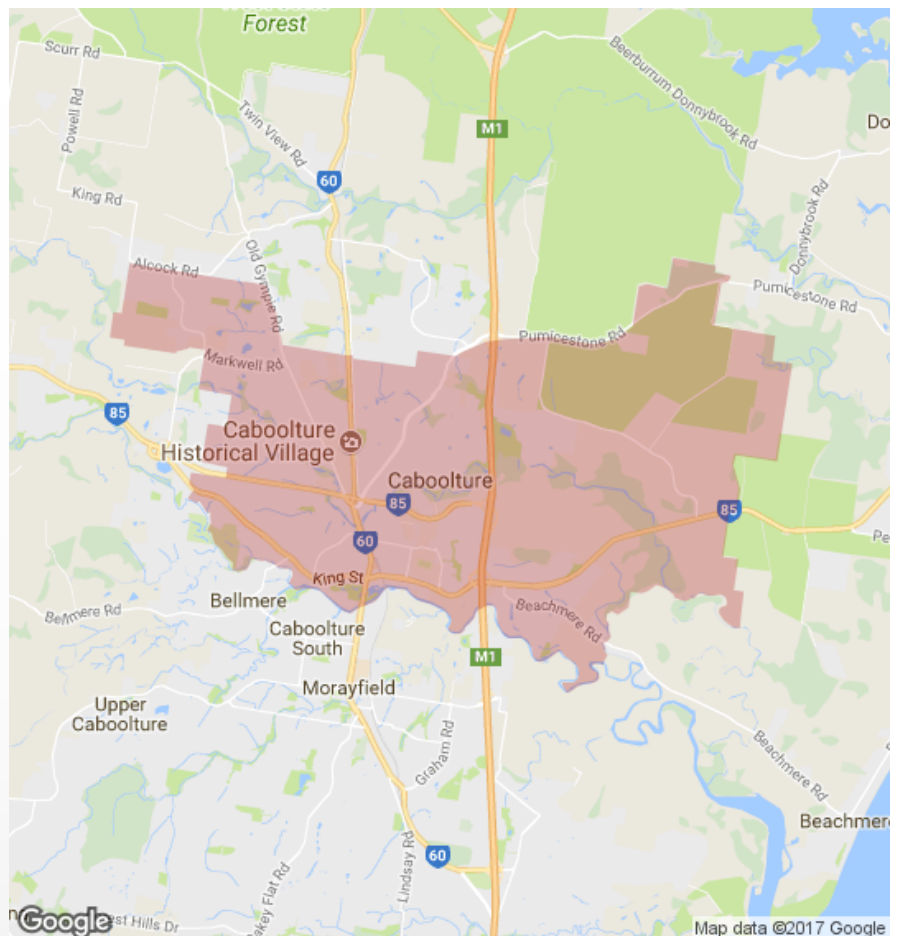
Population

**↑55.7%**

5 year population change


**9 years**

Average length of ownership


 Owner Occupiers
  Renters


The size of Caboolture is approximately 68 square kilometres. It has 21 parks covering nearly 2% of total area. The population of Caboolture in 2006 was 17,201 people. By 2011 the population was 26,787 showing a population growth of 55.7% in the area during that time. The predominant age group in Caboolture is 0-14 years. Households in Caboolture are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments. In general, people in Caboolture work in a other occupation. In 2006, 55% of the homes in Caboolture were owner-occupied compared with 49.5% in 2011. Currently the median sales price of houses in the area is \$336,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed


**7,588**
**456**
**\$327,329**
**309**

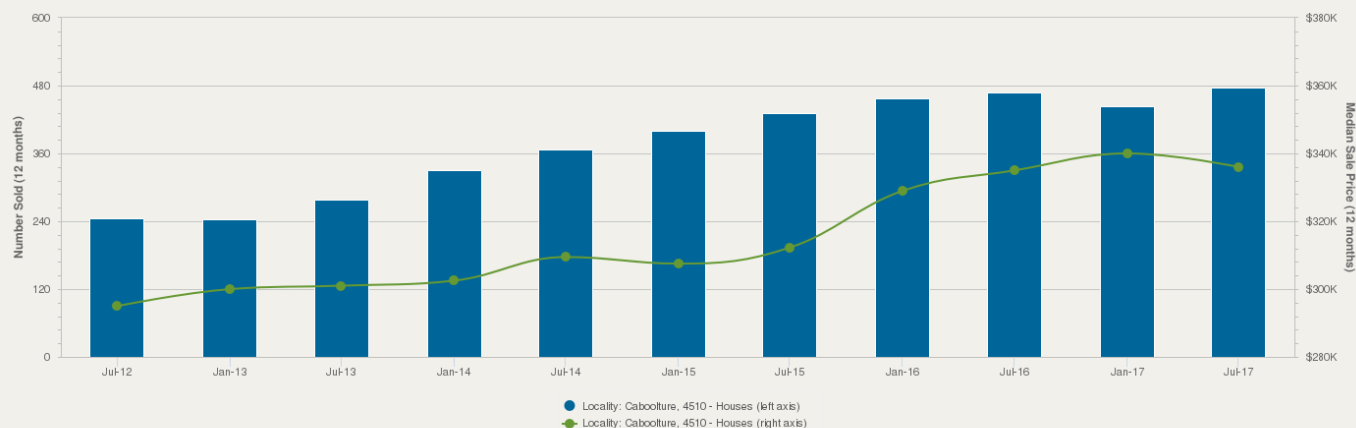
**1,588**
**91**
**\$229,365**
**37**

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

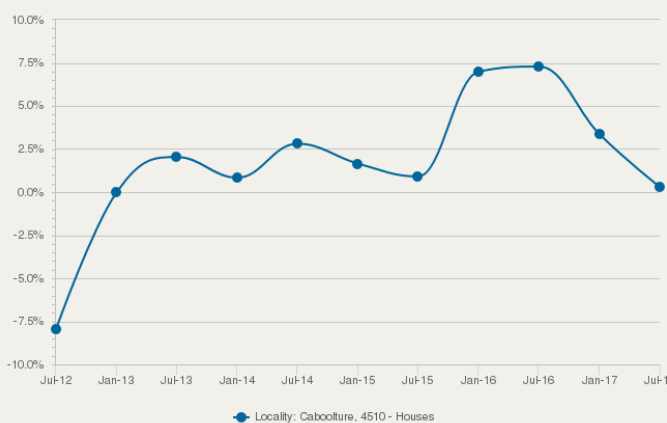


## HOUSES: FOR SALE

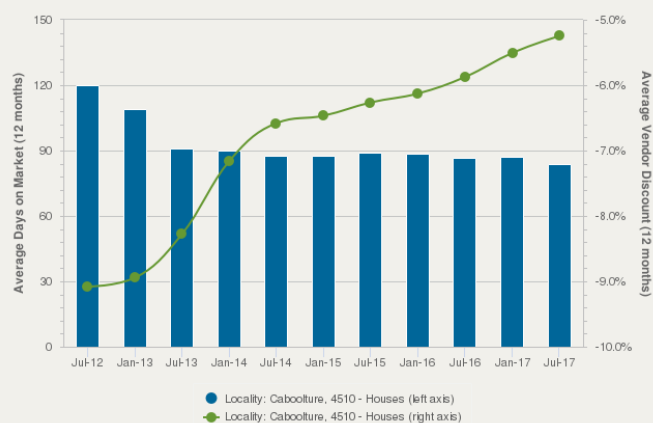
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

**\$429,000**

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

\$\$

Median Price\*

**\$336,000**

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\*

**\$285,000**

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

16

2  
BEDROOMS

### RECENTLY SOLD

6



**2/74 Lower King Street**  
Caboolture QLD 4510

Listed on 17 Oct 2017  
Offers Over \$159,000



**2/53 Male Road** Caboolture  
QLD 4510

Listed on 17 Oct 2017  
Offers over \$265,000



**2/12 Charles Street**  
Caboolture QLD 4510

Sold on 21 Jul 2017  
\$186,000



**12 Katherine Street**  
Caboolture QLD 4510

Sold on 11 Jul 2017  
\$238,000



112

3  
BEDROOMS

112



**2 Abbey Road** Caboolture  
QLD 4510

Listed on 18 Oct 2017  
\$329,000



**14 Carseldine Street**  
Caboolture QLD 4510

Listed on 18 Oct 2017  
Offers Over \$299,000



**24/114-116 Del Rosso Road**  
Caboolture QLD 4510

Sold on 10 Oct 2017  
Not Disclosed



**10 Churchill Street**  
Caboolture QLD 4510

Sold on 09 Oct 2017  
Not Disclosed



143

4  
BEDROOMS

109



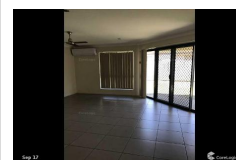
**34 Davison Street**  
Caboolture QLD 4510

Listed on 18 Oct 2017  
Offers Over \$449,000



**33 Reserve Drive** Caboolture  
QLD 4510

Listed on 18 Oct 2017  
\$410,000 negotiable



**4-6 Jemm Court** Caboolture  
QLD 4510

Sold on 17 Oct 2017  
\$340,000\*



**61 Jensen Road** Caboolture  
QLD 4510

Sold on 09 Oct 2017  
\$760,000\*



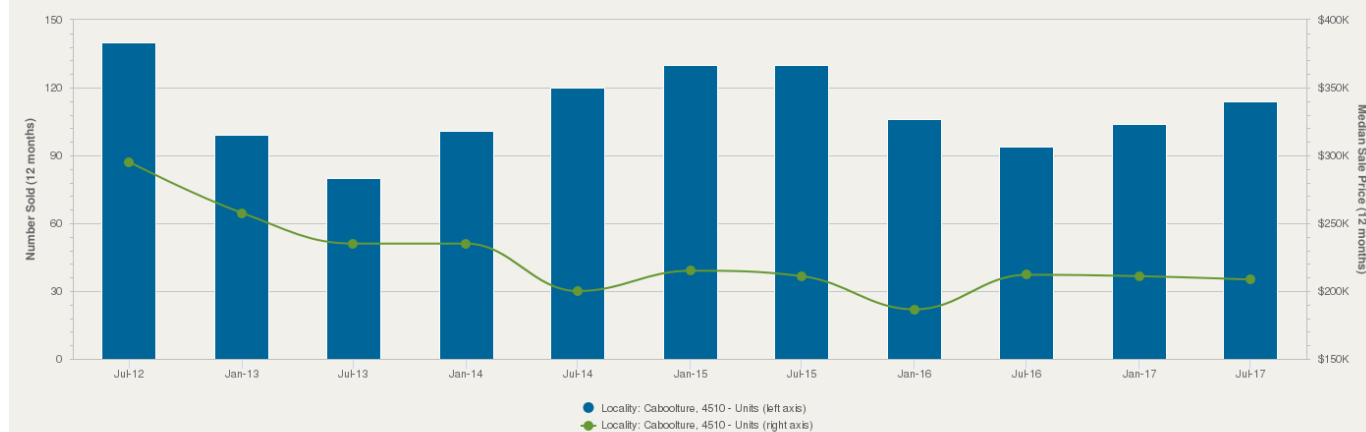
= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised

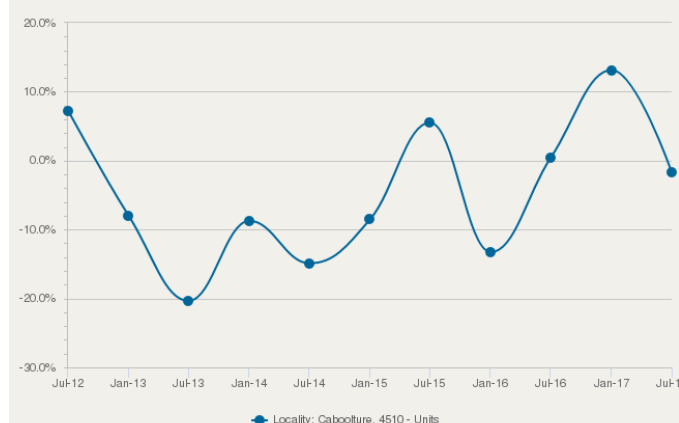


## UNITS: FOR SALE

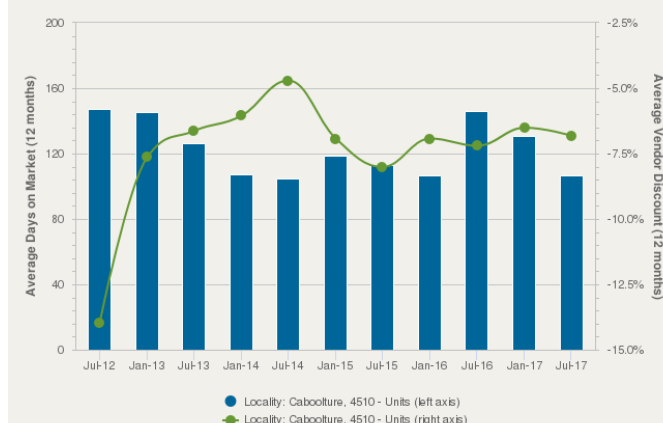
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$276,000

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

\$\$

Median Price\*

\$208,500

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\*

\$167,500

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

 **6**
 **1**  
 BEDROOMS

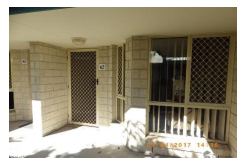

**54/130-132 King Street**  
**Caboolture QLD 4510**

Listed on 13 Oct 2017  
 Not Disclosed



**67/130-132 King Street**  
**Caboolture QLD 4510**

Listed on 13 Oct 2017  
 Offers \$75,000



**62/130-132 King Street**  
**Caboolture QLD 4510**

Sold on 12 Aug 2017  
 \$60,000



**96/17 Newman Street**  
**Caboolture QLD 4510**

Sold on 18 Jul 2017  
 \$92,000


 **19**
 **2**  
 BEDROOMS


**1/6 Lee Street**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
 \$170,000



**5/19 Mary Street**  
**Caboolture QLD 4510**

Listed on 15 Oct 2017  
 Offers Over \$185,000



**348/26-32 Edward Street**  
**Caboolture QLD 4510**

Sold on 07 Aug 2017  
 \$200,000



**1/6 Rogers Crescent**  
**Caboolture QLD 4510**

Sold on 11 Jul 2017  
 \$170,000


 **10**
 **3**  
 BEDROOMS


**1/378 King Street**  
**Caboolture QLD 4510**

Listed on 13 Oct 2017  
 Not Disclosed



**2/63 Lower King Street**  
**Caboolture QLD 4510**

Listed on 13 Oct 2017  
 Offers Over \$289,000



**2/17 Kennedy Street**  
**Caboolture QLD 4510**

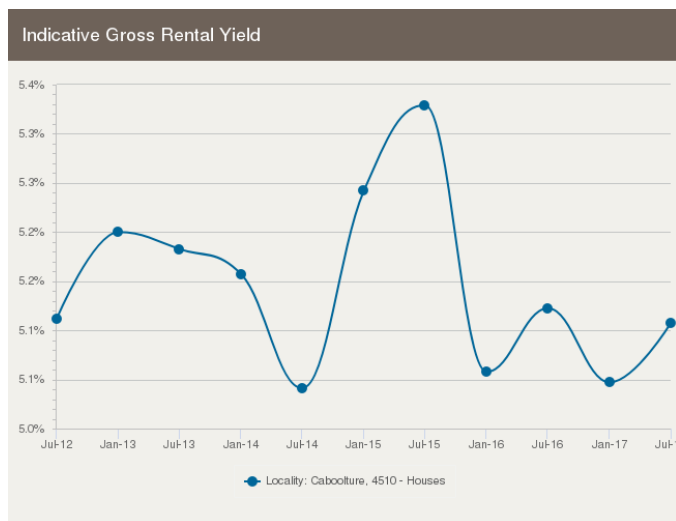
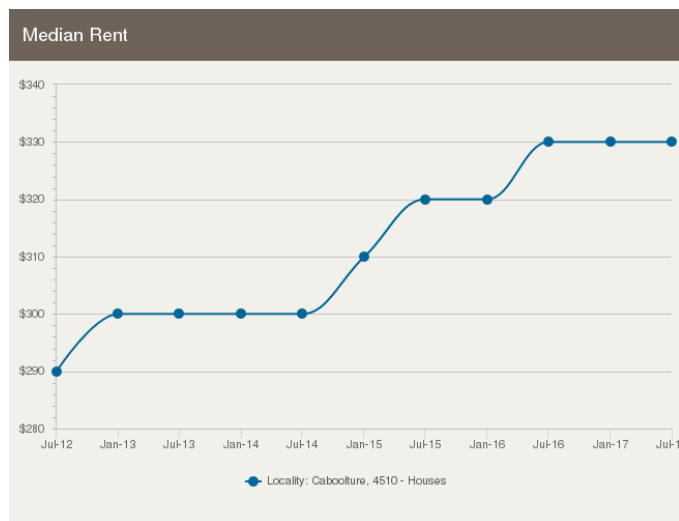
Sold on 31 May 2017  
 \$272,500



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



## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

### FOR RENT



15



2 BEDROOMS



**1/13 Banksia Street**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
**\$235/W**



1,014m<sup>2</sup>



**18/12 Edward Street**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
**\$260/W**



87m<sup>2</sup>



40



3 BEDROOMS



**1/48 Water Fern Drive**  
**Caboolture QLD 4510**

Listed on 18 Oct 2017  
**\$315/W**



148m<sup>2</sup>



**4 Angus Crescent**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
**\$330/W**



612m<sup>2</sup>



51



4 BEDROOMS



**8 Tilley Court Caboolture**  
**QLD 4510**

Listed on 18 Oct 2017  
**\$360/W**



673m<sup>2</sup>



**3 Geary Court Caboolture**  
**QLD 4510**

Listed on 17 Oct 2017  
**\$365/W**



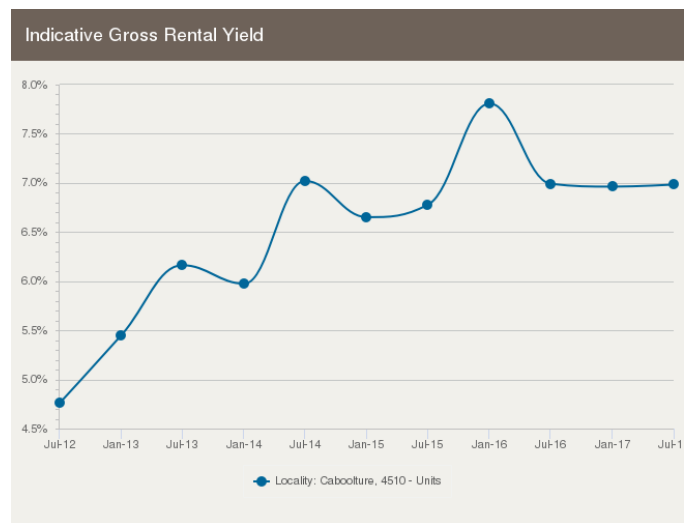
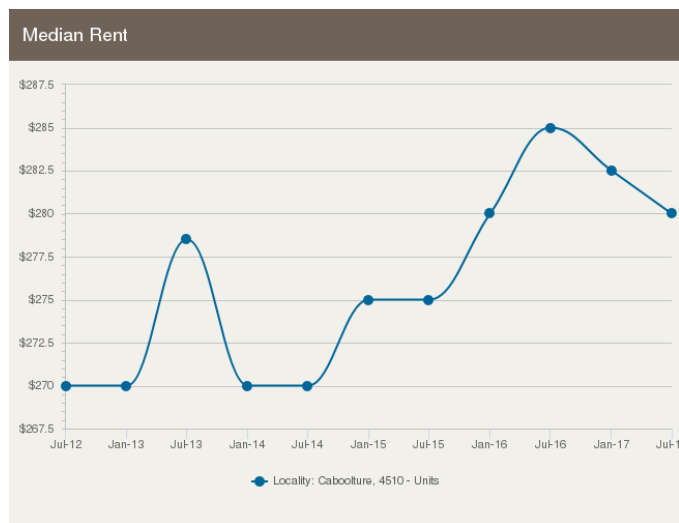
733m<sup>2</sup>



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



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 0

 1  
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 19

 2  
BEDROOMS



**7/12 Edward Street**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
**\$260/W**

 1

 1

 130m<sup>2</sup>



**4/78 Lower King Street**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
**\$285/W**

 1

 2

 90m<sup>2</sup>

 6

 3  
BEDROOMS



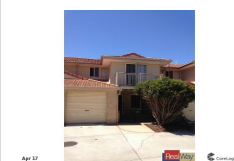
**9/105-107 King Street**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
**\$320/W**

 1

 2

 251m<sup>2</sup>



**2/67 Lower King Street**  
**Caboolture QLD 4510**

Listed on 17 Oct 2017  
**\$285/W**

 1

 2

 133m<sup>2</sup>



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



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