

# Property Profile Report

## 4 Anchor Street Newport QLD 4020

Prepared on 11 July 2023 for Test Customer

Prepared by Finspo | docs@finspo.com.au | 0399173333



4 Anchor Street Newport QLD 4020

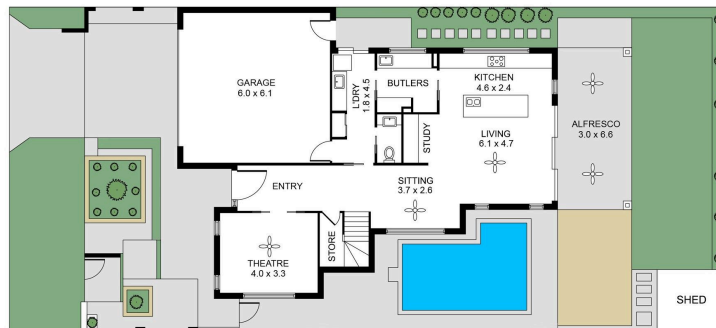
 4    
  2    
  2    
  211m<sup>2</sup>    
  392m<sup>2</sup>

## Property Details

<b>Lot/Plan</b>	L1330 SP292623	<b>Property Type</b>	House
<b>Year Built</b>	-	<b>Council Area</b>	Moreton Bay Regional - Redcliffe
<b>Zone</b>	-	<b>Land Use Primary</b>	Vacant Urban Land



# 4 Anchor Street Newport QLD 4020



## 4 Anchor Street, Newport


The Floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

INTERNAL AREA : 213 Sqm  
 EXTERNAL AREA : 64 Sqm  
 TOTAL AREA : 277 Sqm



## 4 Anchor Street Newport QLD 4020

### Estimated Value

Estimated Value:	Estimated Value Range:	Estimated Value Confidence:
<b>\$1,240,000</b>	<b>\$1,155,000 - \$1,329,000</b>	

Estimated Value as at 03 July 2023. An automated valuation model estimate (Estimated Value) is a statistically derived estimate of the value of the subject property. An Estimated Value must not be relied upon as a professional valuation or an accurate representation of the market value of the subject property as determined by a valuer. For further information about confidence levels, please refer to the end of this document.

### Property Activity Summary

Date	Activity	Value	Details
23 Jun 2023	For Sale	Just Listed!	Campaign period: 23/06/2023 - 23/06/2023, Listing Type: Normal Sale, Listed by: Brendan Clouston, Belle Property Newport, Days on market: 19
14 Jun 2017	Sold	\$308,900	Sale Method: Unknown, Sale Advised by: Government

## Recently Sold Properties



### 81 Lakeview Promenade Newport QLD 4020

				
4	2	2	203m <sup>2</sup>	392m <sup>2</sup>

Sale Price **\$1,170,000** Sale Method Private Treaty

Sale Date 12/06/2023 Days on Market 111

 0.2km from property



### 66 Tiffany Street Newport QLD 4020

				
4	2	2	203m <sup>2</sup>	350m <sup>2</sup>

Sale Price **\$1,171,500** Sale Method Private Treaty

Sale Date 27/02/2023 Days on Market 14

 0.2km from property



### 68 Lakeview Promenade Newport QLD 4020

				
4	2	2	203m <sup>2</sup>	350m <sup>2</sup>

Sale Price **\$1,175,000** Sale Method Private Treaty

Sale Date 08/06/2023 Days on Market 23

 0.3km from property



### 15 Cerulean Street Newport QLD 4020

				
4	2	2	162m <sup>2</sup>	439m <sup>2</sup>

Sale Price **\$1,350,000** Sale Method Private Treaty

Sale Date 28/04/2023 Days on Market 23

 0.5km from property

### Agent Advised

4 Anchor Street Newport QLD 4020

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## Properties For Sale



42 Brindabella Street Newport QLD 4020

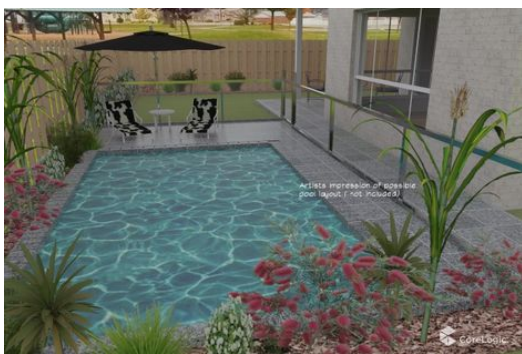
4   
 2   
 2   
 218m<sup>2</sup>   
 392m<sup>2</sup>

First Ad Price For Sale

Latest Ad Price Offers Over \$1,130,000

Listing Method Normal Sale    Days on Market 26

0.1km from property



17 Condor Street Newport QLD 4020

4   
 2   
 2   
 243m<sup>2</sup>   
 392m<sup>2</sup>

First Ad Price Brand New - Contact Agent To Inspect

Latest Ad Price Your offer invited!

Listing Method Normal Sale    Days on Market 124

0.4km from property



56 Lighthouse Esplanade Newport QLD 4020

4   
 2   
 2   
 183m<sup>2</sup>   
 294m<sup>2</sup>

First Ad Price New To Market

Latest Ad Price \$1.1mil +

Listing Method Normal Sale    Days on Market 28

0.7km from property



55 Aegean Avenue Newport QLD 4020

5   
 2   
 2   
 298m<sup>2</sup>   
 392m<sup>2</sup>

First Ad Price New To Market

Latest Ad Price NEW TO MARKET

Listing Method Normal Sale    Days on Market 23

0.3km from property

## Properties For Rent



### 20 Voyage Street Newport QLD 4020



Rent Price **\$850/Week** Days on Market 21

Campaign Period 21 Jun 2023 - 05 Jul 2023

📍 0.2km from property



### 6 Cardinal Crescent Newport QLD 4020



Rent Price **\$900/Week** Days on Market 7

Campaign Period 05 Jul 2023 - 06 Jul 2023

📍 0.5km from property



### 21 Bondi Street Newport QLD 4020



Rent Price **\$750/Week** Days on Market 14

Campaign Period 28 Jun 2023 - 06 Jul 2023

📍 0.7km from property



### 7 Propeller Lane Newport QLD 4020



Rent Price **Not Disclosed** Days on Market 15

Campaign Period 21 Apr 2023 - 05 May

📍 0.1km from property

## Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	<b>Hercules Road State School</b> Hercules Road Kippa-Ring QLD 4021	0.7km	Primary	Mixed	Government	901
	<b>Redcliffe State High School</b> 21 Klingner Road Redcliffe QLD 4020	3.1km	Secondary	Mixed	Government	1285
	<b>Southern Cross Catholic College - Kippa-Ring Campus</b> 68-110 Nottingham Street Kippa-Ring QLD 4021	1.2km	Primary	Mixed	Non-Government	-
	<b>Mueller College</b> 75 Morris Road Rothwell QLD 4022	1.9km	Combined	Mixed	Non-Government	1451
	<b>Kippa-Ring State School</b> 370-390 Elizabeth Avenue Kippa-Ring QLD 4021	2km	Primary	Mixed	Government	377

 Property within school catchment

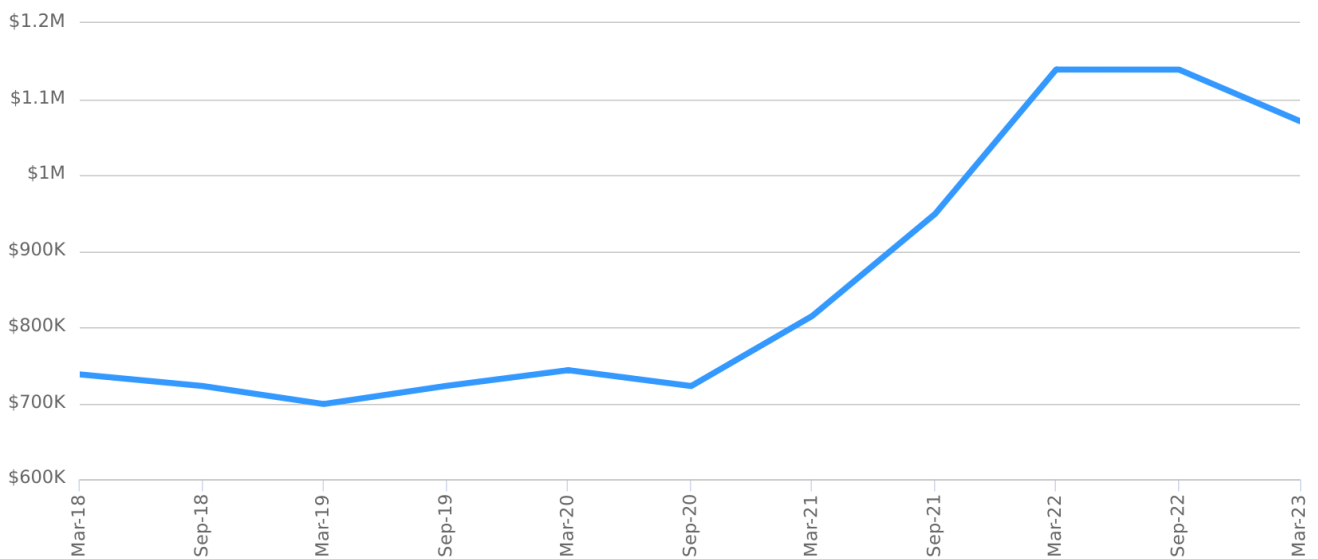
 Property outside school catchment (government)/no catchment applies (non-government)



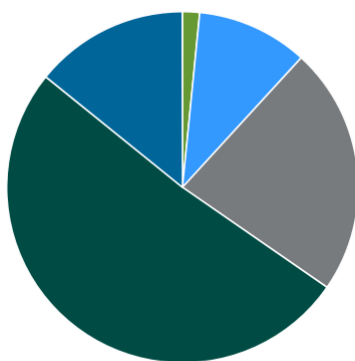
# Newport Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Mar 2023	127	\$1,070,918	▼ 5.95%
Mar 2022	192	\$1,138,786	▲ 39.76%
Mar 2021	218	\$814,771	▲ 9.57%
Mar 2020	119	\$743,587	▲ 6.36%
Mar 2019	95	\$699,082	▼ 5.27%
Mar 2018	86	\$738,028	▼ 2.14%

## Median Value (monthly)

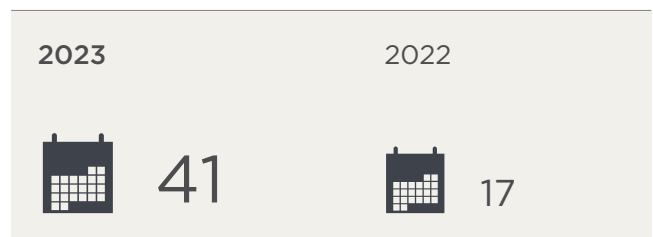


## Property Sales by Price (Past 12 months)

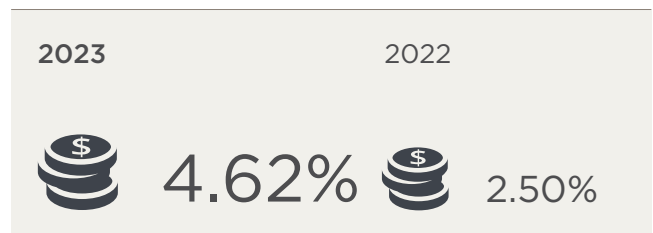


- \$400K-\$600K - 2 properties
- \$600K-\$800K - 13 properties
- \$800K-\$1M - 29 properties
- \$1M-\$2M - 65 properties
- >\$2M - 18 properties

## Median Days on Market



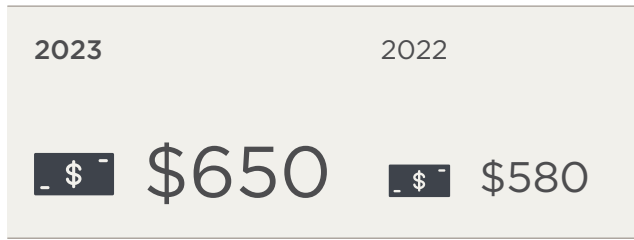
## Median Vendor Discount



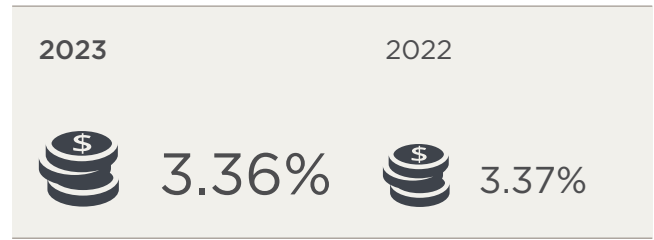
Statistics are calculated over a rolling 12 month period

# Newport Insights - Houses

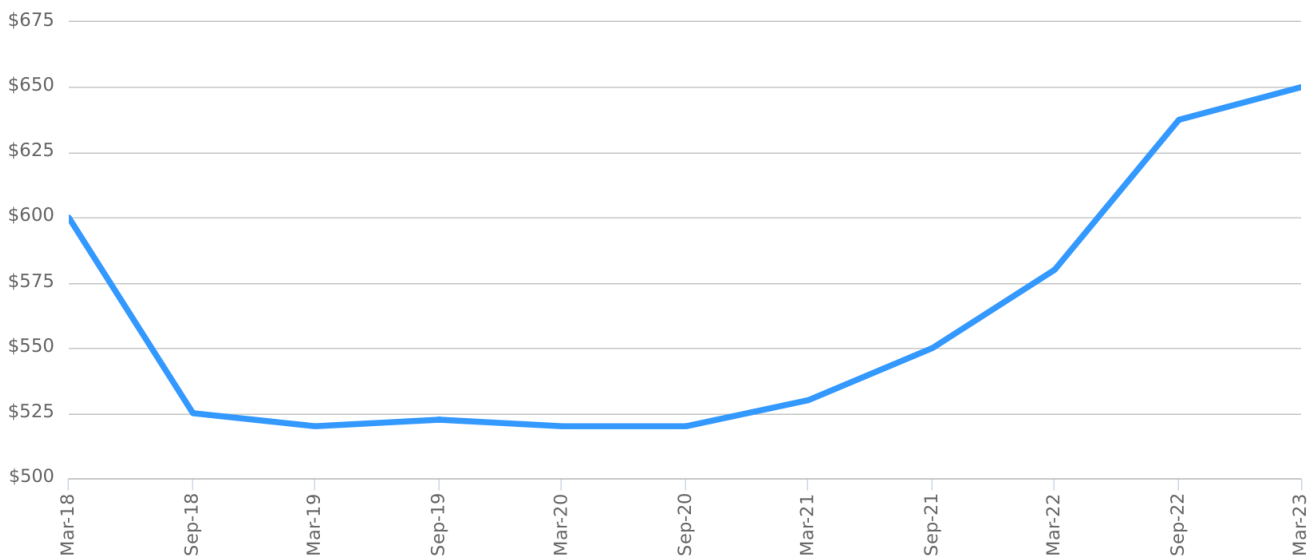
## Median Weekly Asking Rent



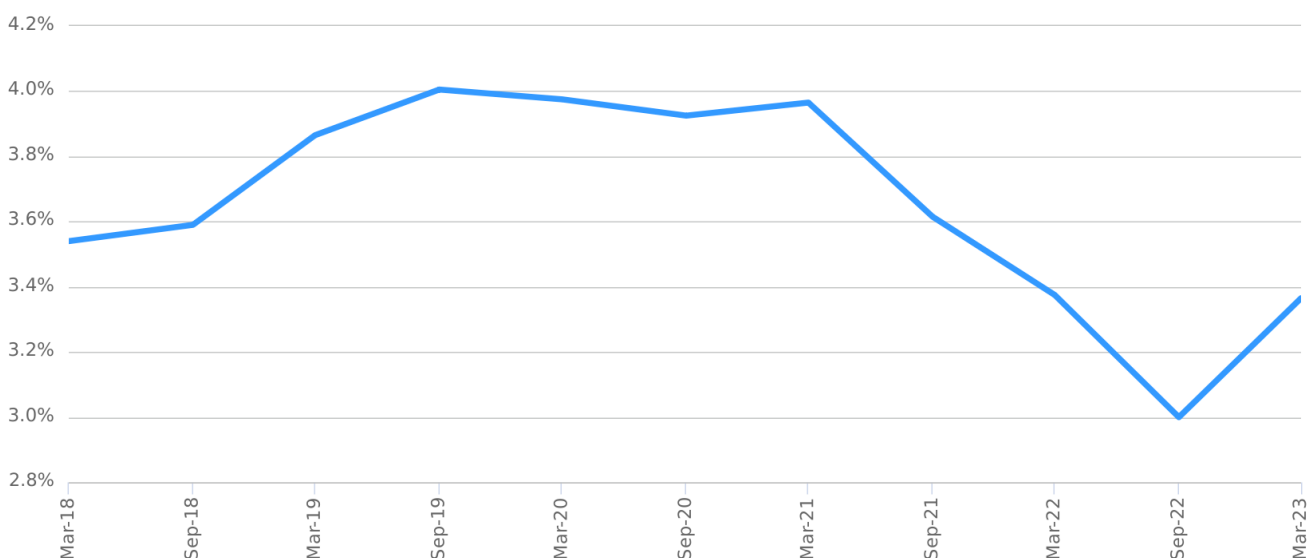
## Indicative Gross Rental Yield



## Median Asking Rent (12 months)



## Indicative Gross Rental Yield (12 months)



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An Estimated Value is generated (i) by a computer driven mathematical model in reliance on available data; (ii) without the physical inspection of the subject property; (iii) without taking into account any market conditions (including building, planning, or economic), and/or (iv) without identifying observable features or risks (including adverse environmental issues, state of repair, improvements, renovations, aesthetics, views or aspect) which may, together or separately, affect the value.

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Confidence is displayed as a colour coded range with red representing low confidence, through to amber which represents medium confidence to green for higher confidence.



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Email Us: **[customercare@corelogic.com.au](mailto:customercare@corelogic.com.au)**