



more  
than  
money



# PROPERTY REPORT

6601/9 Hamilton Avenue Surfers  
Paradise QLD 4217

Prepared on: 12 July 2018



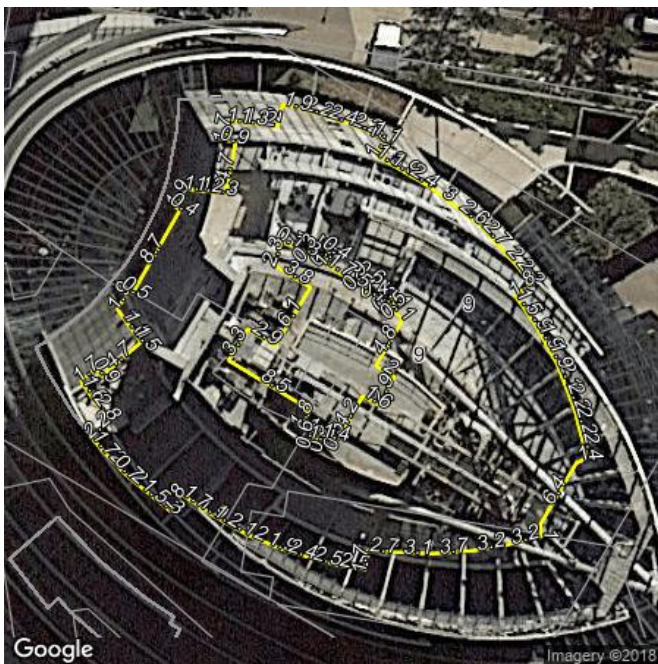
# 6601/9 Hamilton Avenue Surfers Paradise QLD 4217

3

2

2

Approx.  
1,105m<sup>2</sup>




## ▶ Property details

Here we summarise the property's key details (which are accurate at the time of last sale).

<b>Address:</b>	6601/9 Hamilton Avenue Surfers Paradise QLD 4217	<b>Lot/Plan:</b>	6601/SP144034
<b>RPD:</b>	L6601 SP144034	<b>Council area:</b>	Gold Coast City - Gold Coast
<b>Property type:</b>	UNIT	<b>Year built:</b>	2005
<b>Floor area:</b>	216m <sup>2</sup>	<b>Zone:</b>	95, SPECIAL FACILITIES (GOLD COAST)
<b>Land use primary:</b>	Building Units (Primary Use Only)		

## ▶ Estimated property value

Here we provide an estimate of the property's value based on statistical data.

<b>Estimated Value:</b>	<b>\$1,350,000</b>	 High Confidence
<b>Estimated Value Range:</b>	<b>\$1,147,500 - \$1,552,500</b>	

This estimate is provided by CoreLogic, and is a computer generated, statistically derived estimate of the value of the subject property and 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.

### How to read this estimate

The estimate has been broken into three confidence level categories based on the criteria listed below.

- High confidence is typically caused by a low degree of variability between the subject and comparable properties and/or high availability of comparable property data in the area.
- Medium confidence is typically caused by a medium degree of variability between the subject and comparable properties and/or medium availability of comparable property data in the area.
- Low confidence is typically caused by a high degree of variability between the subject and comparable properties and/or low availability of comparable property data in the area.

### Doing your research

This estimate is a starting point only. To determine the property's value we recommend you supplement this estimate by doing other research to take into account a property's special features and current market conditions. You may want to consider:

- the current sale price
- last sale price / date
- recent sales in the area
- visiting the house (where possible)
- contacting an agent for a price guide on this property or similar ones in the area
- requesting a valuation from a licensed valuer

## ► Property activity

Here we summarise the property's last sale and listing campaign activity (where available).

LAST SALE			
Sale price:	\$1,000,000	Sale date:	20/10/2011
Sale advised by:	Government	Sold by:	Coldwell Banker
LAST SALE CAMPAIGN			
Campaign period:	19/12/2008 - 13/07/2012	Latest ad price:	\$2,445,000
First ad price:	\$2,445,000	Listed by:	Robert Graham, Ray White The Surfers Paradise Group

## ► Property sale history

Sale price:	\$1,000,000	Sale date:	20/10/2011
Sale type:	Normal Sale	Sale advised by:	Government
Sold by:	Coldwell Banker		
Sale price:	\$1,870,000	Sale date:	11/03/2002
Sale type:	Normal Sale	Sale advised by:	Government

## ► Property history - for sale

Price description:	\$2,445,000	Campaign period:	19/12/2008 - 13/07/2012
First ad price:	\$2,445,000	Latest ad price:	\$2,445,000
Listing method:	Normal Sale	Days on Market:	1303
Listed by:	Robert Graham, Ray White The Surfers Paradise Group	Ad price variation:	0.0%
Price description:	\$2,200,000	Campaign period:	07/05/2008 - 25/07/2008
First ad price:	\$2,200,000	Latest ad price:	\$2,200,000
Listing method:	Normal Sale	Days on Market:	80
Listed by:	Darren Brown, Boutique Estates - Surfers Paradise	Ad price variation:	0.0%

## Recently sold properties

	<b>44L/5 Clifford Street Surfers Paradise QLD 4217</b>	
<p>📍 from property: 0.2km</p>	<b>Sale price:</b> \$1,540,000	<b>Lot/Plan:</b> 242/BUP5331
	<b>Sale date:</b> 15/05/2018	
	<b>Days on Market:</b> 14	<b>Price variation at sale:</b> -13.5%
	<b>Sale type:</b> Normal Sale	<b>Sale advised by:</b> Government
	<b>Sold by:</b> Aaron Worrad, Raine And Horne Surfers Paradise	<b>Price description:</b> Under Offer
	<b>Campaign period:</b> 02/05/2018 - 15/05/2018	<b>First ad price:</b> \$1,780,000+
	<b>Latest ad price:</b> UNDER OFFER	
	<b>4-14 The Esplanade Surfers Paradise QLD 4217</b>	
<p>📍 from property: 0.6km</p>	<b>Sale price:</b> \$1,300,000	<b>Lot/Plan:</b> 801/SP176493
	<b>Sale date:</b> 15/02/2018	
	<b>Sale type:</b> Normal Sale	<b>Sale advised by:</b> Government
	<b>4-14 The Esplanade Surfers Paradise QLD 4217</b>	
<p>📍 from property: 0.6km</p>	<b>Sale price:</b> \$1,250,000	<b>Lot/Plan:</b> 1005/SP176493
	<b>Sale date:</b> 19/01/2018	
	<b>Sale type:</b> Unknown	<b>Sale advised by:</b> Agent
	<b>Sold by:</b> Mantra Group - Surfers Paradise	
	<b>2541/9 Ferny Avenue Surfers Paradise QLD 4217</b>	
<p>📍 from property: 0.6km</p>	<b>Sale price:</b> \$1,225,000	<b>Lot/Plan:</b> 2541/SP154440
	<b>Sale date:</b> 21/03/2018	
	<b>Days on Market:</b> 50	<b>Price variation at sale:</b> -12.3%
	<b>Sale type:</b> Normal Sale	<b>Sale advised by:</b> Government
	<b>Sold by:</b> Kollosche Prestige Agents - Broadbeach	<b>Price description:</b> \$1,320,000
	<b>Campaign period:</b> 31/01/2018 - 21/03/2018	<b>First ad price:</b> \$1,397,500
	<b>Latest ad price:</b> \$1,320,000	<b>Ad price variation:</b> -5.5%
	<b>15/3 Garfield Terrace Surfers Paradise QLD 4217</b>	
<p>📍 from property: 0.8km</p>	<b>Sale price:</b> \$1,200,000	<b>Lot/Plan:</b> 15/BUP4438
	<b>Sale date:</b> 30/01/2018	
	<b>Sale type:</b> Normal Sale	<b>Sale advised by:</b> Government
	<b>Sold by:</b> Prd Nationwide Surfers Paradise	



📍 Distance from 6601/9 Hamilton Avenue Surfers Paradise QLD 4217  
 Agent advised






## ► Properties for sale




 <p>from property: 0m</p>	<b>6301/9 Hamilton Avenue Surfers Paradise QLD 4217</b>		   	
	Price description:	Overs Above \$1,295,000	Lot/Plan:	6301/SP144034
	Campaign period:	22/02/2014 - Current		
	First ad price:	\$1,800,000	Latest ad price:	Overs Above \$1,295,000
	Listing method:	Normal Sale	Days on Market:	1602
Listed by:	Laura Hughes, Coastal Real Estate Group - Kingscliff	Ad price variation:	-28.1%	






Distance from 6601/9 Hamilton Avenue Surfers Paradise QLD 4217

## ► Properties for rent

 <p>from property: 14m</p>	<b>408/9 Hamilton Avenue Surfers Paradise QLD 4217</b>		   	
	Latest ad price:	\$480/W	Lot/Plan:	408/SP144033
	Campaign period:	11/05/2018 - 17/05/2018		
	Days on Market:	7	Listed by:	Katrina Caldwell, Ray White - Southport

 <p>from property: 14m</p>	<b>1706/9 Hamilton Avenue Surfers Paradise QLD 4217</b>		   	
	Latest ad price:	\$550/W	Lot/Plan:	1706/SP144033
	Campaign period:	08/04/2018 - 13/04/2018		
	Days on Market:	5	Listed by:	Kevin Yuan, Australian Property Management Alliance - Mango Hill

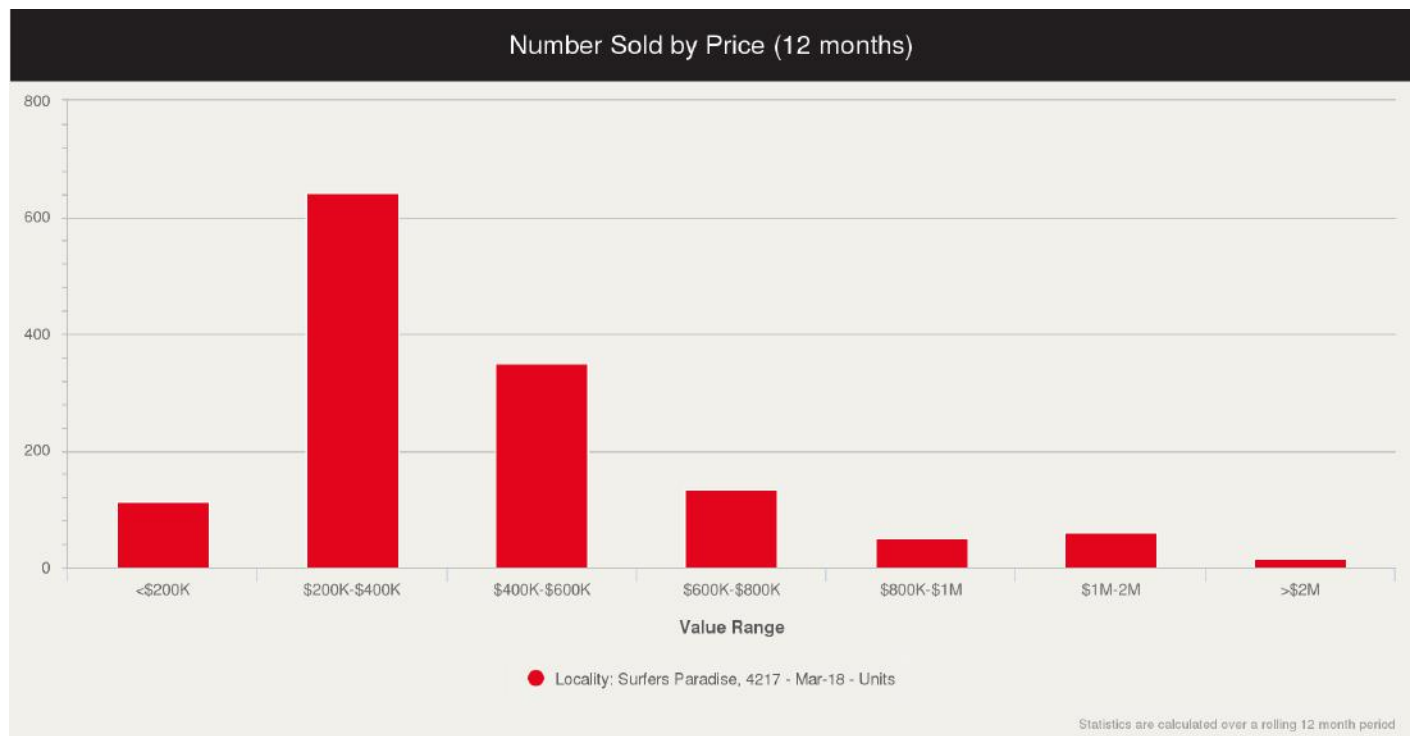
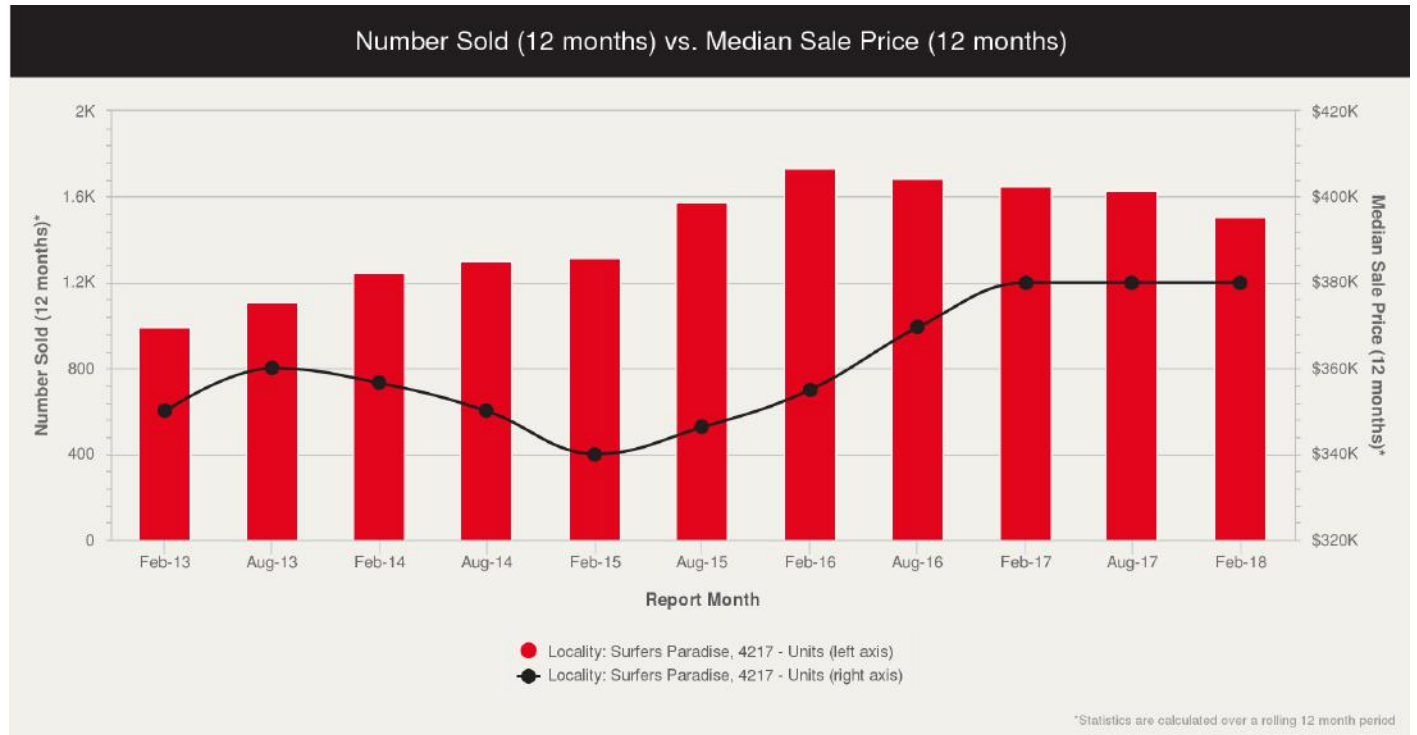
 <p>from property: 16m</p>	<b>9 Hamilton Avenue Surfers Paradise QLD 4217</b>		   	
	Latest ad price:	\$720/W	Lot/Plan:	SP144034
	Campaign period:	22/12/2017 - 26/06/2018		
	Days on Market:	203	Listed by:	Megan Burke, Raine & Horne - Surfers Paradise

 <p>from property: 30m</p>	<b>1508/9 Hamilton Avenue Surfers Paradise QLD 4217</b>		   	
	Latest ad price:	\$470/W	Lot/Plan:	1508/SP144033
	Campaign period:	07/04/2018 - 14/06/2018		
	Days on Market:	97	Listed by:	Mandy Sun, Rhino Rental

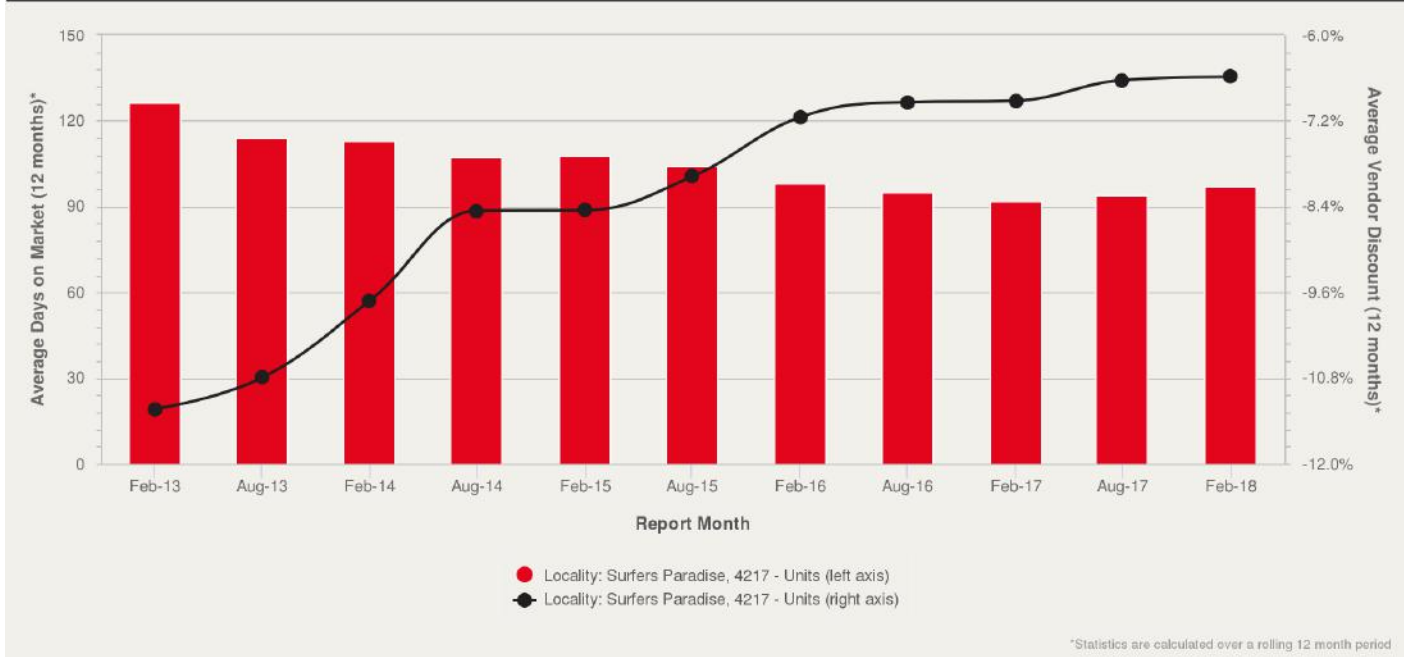
Distance from 6601/9 Hamilton Avenue Surfers Paradise QLD 4217

## ► SURFERS PARADISE insights

Here we help you understand more about the property's suburb including key metrics such as sales activity, price growth and rental yield.



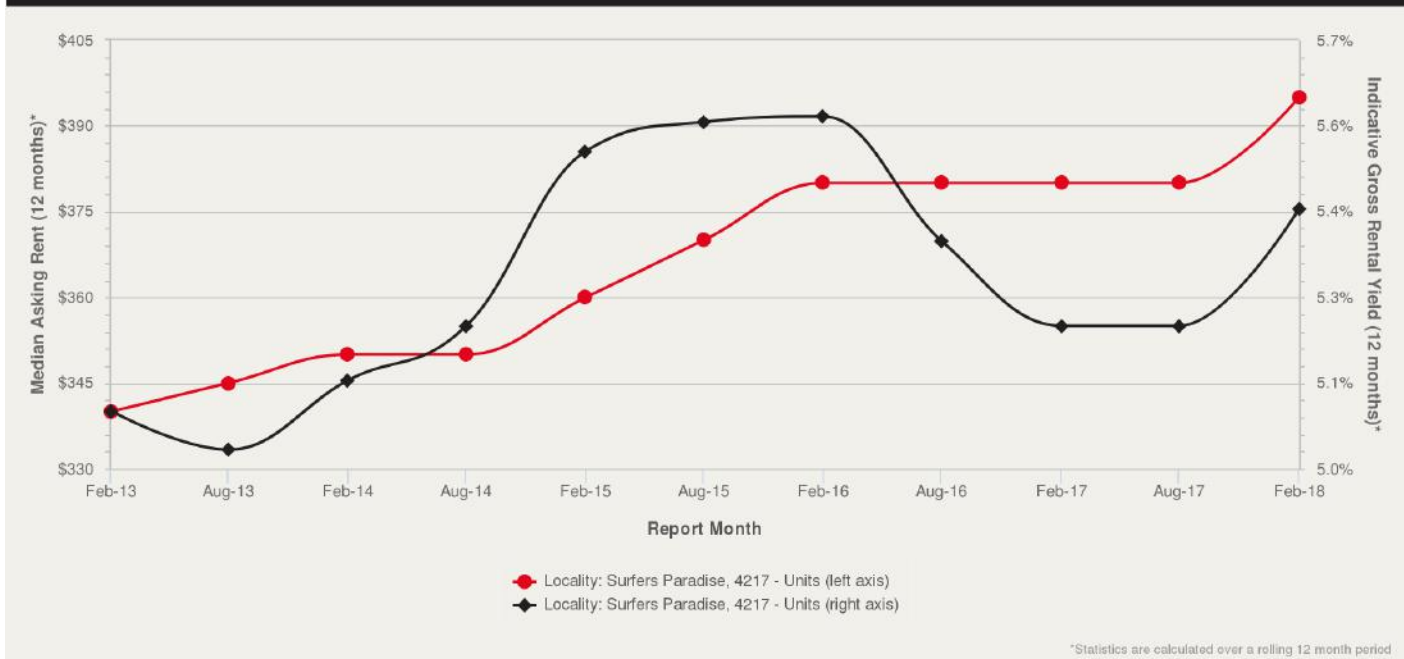
### Average Days on Market (12 months) vs. Average Vendor Discount (12 months)



Period	Median Value for Units	Change in Median Value (12 months)
Feb-2018	\$396,797	↑ 4.3%
Feb-2017	\$380,370	↑ 4.7%
Feb-2016	\$363,247	↑ 5.0%
Feb-2015	\$345,872	↑ 2.9%
Feb-2014	\$336,247	↑ 3.6%

Statistics are calculated at the end of the displayed month

### Median Asking Rent (12 months) vs. Indicative Gross Rental Yield (12 months)



## ► Disclaimer

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