

Property Profile Report

3 Killarney Crescent Capalaba QLD 4157

Prepared on 04 August 2023 for Optivest Newsletter Subscribers

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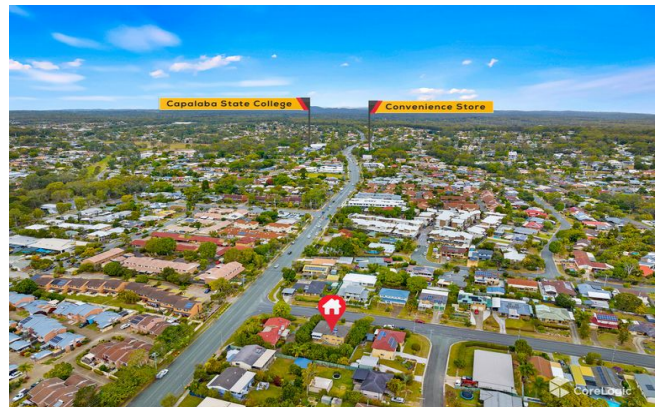


3 Killarney Crescent Capalaba QLD 4157

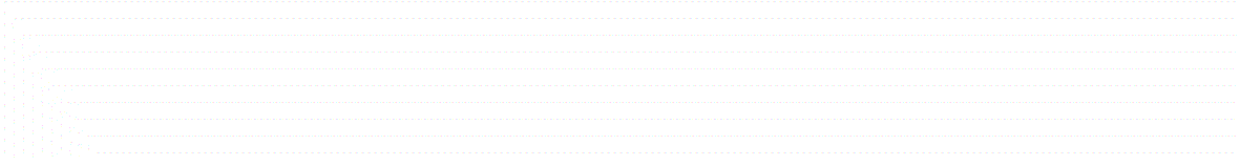
4
 2
 4
 138m²
 844m²

Property Details



Lot/Plan	L2 RP153879	Property Type	House
Year Built	1980	Council Area	Redland
Zone	200, MEDIUM DENSITY RESIDENTIAL	Land Use Primary	Single Unit Dwelling



3 Killarney Crescent Capalaba QLD 4157



LJ Hooker
Property Centre

3 Killarney Crescent,
Capalaba
 3  2  2

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3 Killarney Crescent Capalaba QLD 4157

Property Activity Summary

Date	Activity	Value	Details
10 Jul 2023	For Sale	\$810,000-\$860,000	Campaign period: 10/07/2023 - 28/07/2023, Listing Type: Normal Sale, Listed by: Paul Joyce, LJ Hooker Property Centre, Days on market: 25
12 May 2020	For Sale	Upstairs & downstairs living	Campaign period: 12/05/2020 - 13/05/2020, Listing Type: Normal Sale, Listed by: Paul Joyce, LJ Hooker Cleveland, Days on market: 2
27 Nov 2007	For Sale	Not Disclosed	Campaign period: 27/11/2007 - 27/11/2007, Listing Type: Normal Sale, Listed by: L J Hooker Real Estate, Days on market: 7
12 Oct 1988	Sold	\$120,000	Sale Method: Unknown, Sale Advised by: Government

Recently Sold Properties



21 Chatsworth Circuit Capalaba QLD 4157

				
4	2	2	162m ²	763m ²

Sale Price	\$935,000	Sale Method	Private Treaty
Sale Date	23/05/2023	Days on Market	6

 1.4km from property



26 Diana Street Capalaba QLD 4157

				
4	2	3	117m ²	696m ²

Sale Price	\$710,000	Sale Method	Private Treaty
Sale Date	14/04/2023	Days on Market	34

 1.4km from property



45 Chatsworth Circuit Capalaba QLD 4157

				
4	2	2	165m ²	706m ²

Sale Price	\$750,000	Sale Method	Private Treaty
Sale Date	04/03/2023	Days on Market	19

 1.4km from property



19 Kilkenny Street Capalaba QLD 4157

				
4	2	2	112m ²	614m ²

Sale Price	\$750,000	Sale Method	Private Treaty
Sale Date	18/04/2023	Days on Market	15

 0.2km from property

Properties For Sale



38 Handsworth Street Capalaba QLD 4157



First Ad Price Offers Invited

Latest Ad Price BY NEGOTIATION

Listing Method Normal Sale Days on Market 72

1.4km from property



17 Jeffrey Street Capalaba QLD 4157



First Ad Price Best Offers By 12th Of August

Latest Ad Price Best Offers by 12th of August

Listing Method Normal Sale Days on Market 10

1.6km from property



42 Finucane Road Capalaba QLD 4157



First Ad Price Coming Soon

Latest Ad Price Coming Soon

Listing Method Normal Sale Days on Market 17

1.8km from property



14 Logan Street Capalaba QLD 4157



First Ad Price Offers Over \$719,000

Latest Ad Price Offers Over \$719,000

Listing Method Normal Sale Days on Market 25

1.6km from property

Properties For Rent



71 Chatsworth Circuit Capalaba QLD 4157

4
 2
 2
 149m²
 700m²

Rent Price **\$650/Week** Days on Market 11

Campaign Period 25 Jul 2023 - 25 Jul 2023

1.3km from property



4 Judith Street Capalaba QLD 4157

3
 2
 4
 93m²
 607m²

Rent Price **\$650/Week** Days on Market 4

Campaign Period 01 Aug 2023 - 01 Aug

0.4km from property



3 Corrie Court Capalaba QLD 4157

6
 2
 2
 101m²
 898m²

Rent Price **\$1,000/Week** Days on Market 34

Campaign Period 02 Jul 2023 - 25 Jul 2023

1.1km from property



2 Jeffrey Street Capalaba QLD 4157






3
 1
 2
 89m²
 748m²

Rent Price **Not Disclosed** Days on Market 17

Campaign Period 19 Jul 2023 - 25 Jul 2023

1.4km from property

Local School Details

	School Address	Distance	School Type	Gender	Sector	Enrolments
	Capalaba State College 53-59 School Road Capalaba QLD 4157	1.1km	Combined	Mixed	Government	783
	St Luke's Catholic Parish School 45 Degen Road Capalaba QLD 4157	2.3km	Primary	Mixed	Non-Government	324
	Coolnwynpin State School 124-136 Ney Road Capalaba QLD 4157	2.4km	Primary	Mixed	Government	398
	Alexandra Hills State High School 3-21 Windemere Road Alexandra Hills QLD 4161	2.5km	Secondary	Mixed	Government	1484
	The Sycamore School -	2.6km	Special	Mixed	Non-Government	62

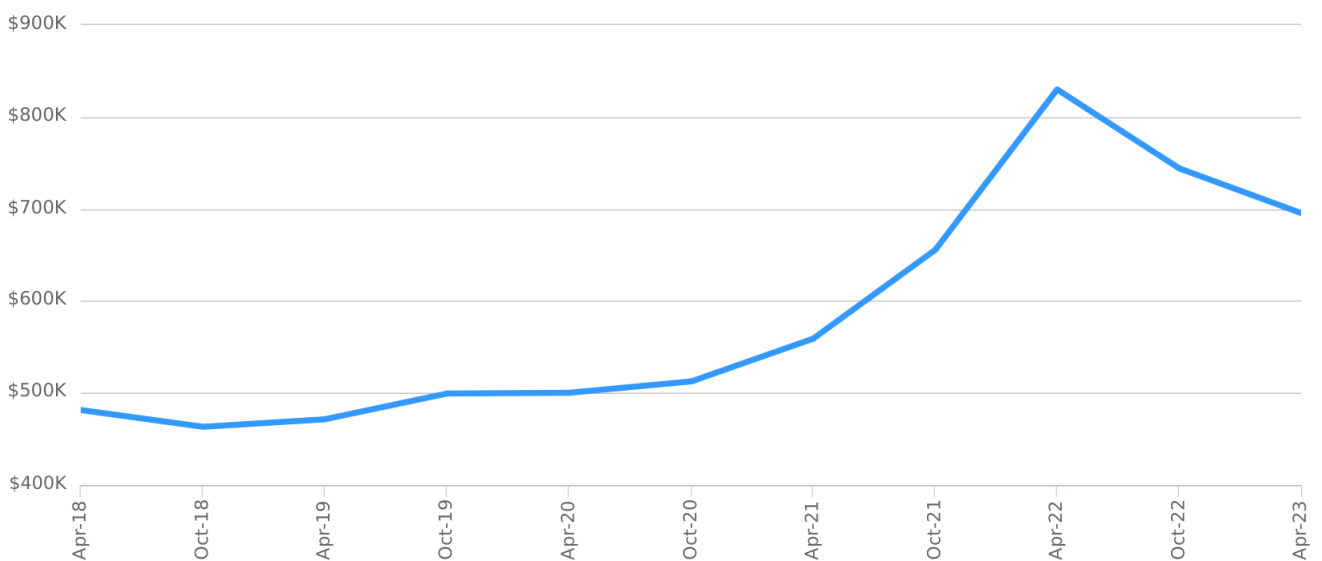
 Property within school catchment

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

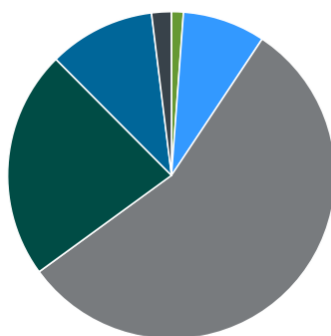
Capalaba Insights - Houses

Year Ending	Properties Sold	Median Value	Change in Median Value (12 months)
Apr 2023	257	\$695,634	▼ 16.18%
Apr 2022	315	\$829,952	▲ 48.46%
Apr 2021	288	\$559,039	▲ 11.75%
Apr 2020	217	\$500,231	▲ 6.12%
Apr 2019	230	\$471,380	▼ 2.09%
Apr 2018	234	\$481,458	▲ 4.08%

Median Value (monthly)

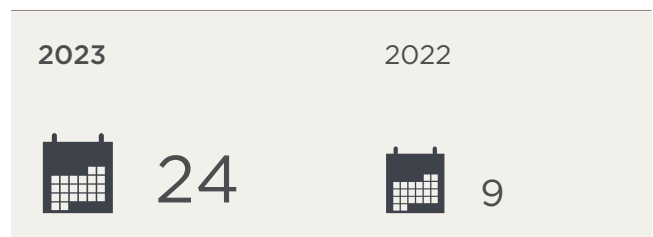


Property Sales by Price (Past 12 months)

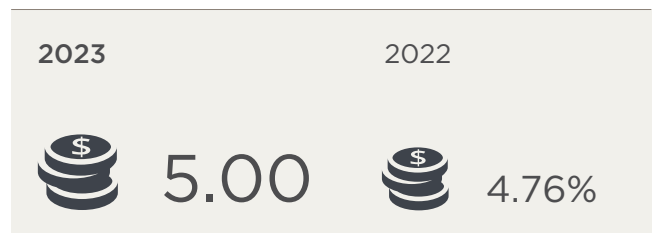


- \$200K-\$400K - 3 properties
- \$400K-\$600K - 21 properties
- \$600K-\$800K - 143 properties
- \$800K-\$1M - 58 properties
- \$1M-\$2M - 27 properties
- >\$2M - 5 properties

Median Days on Market



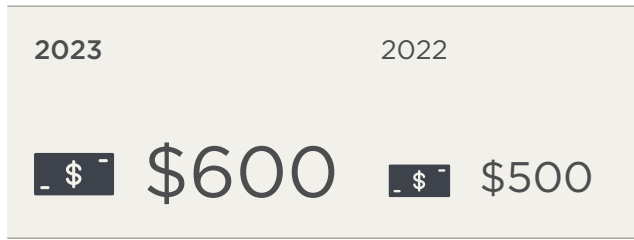
Median Vendor Discount



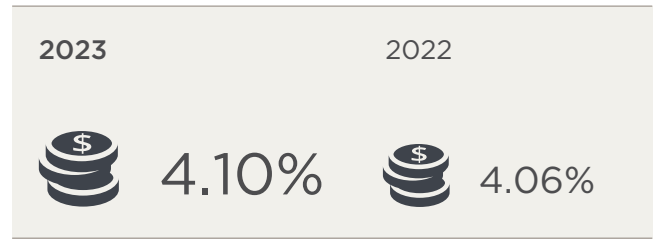
Statistics are calculated over a rolling 12 month period

Capalaba Insights - Houses

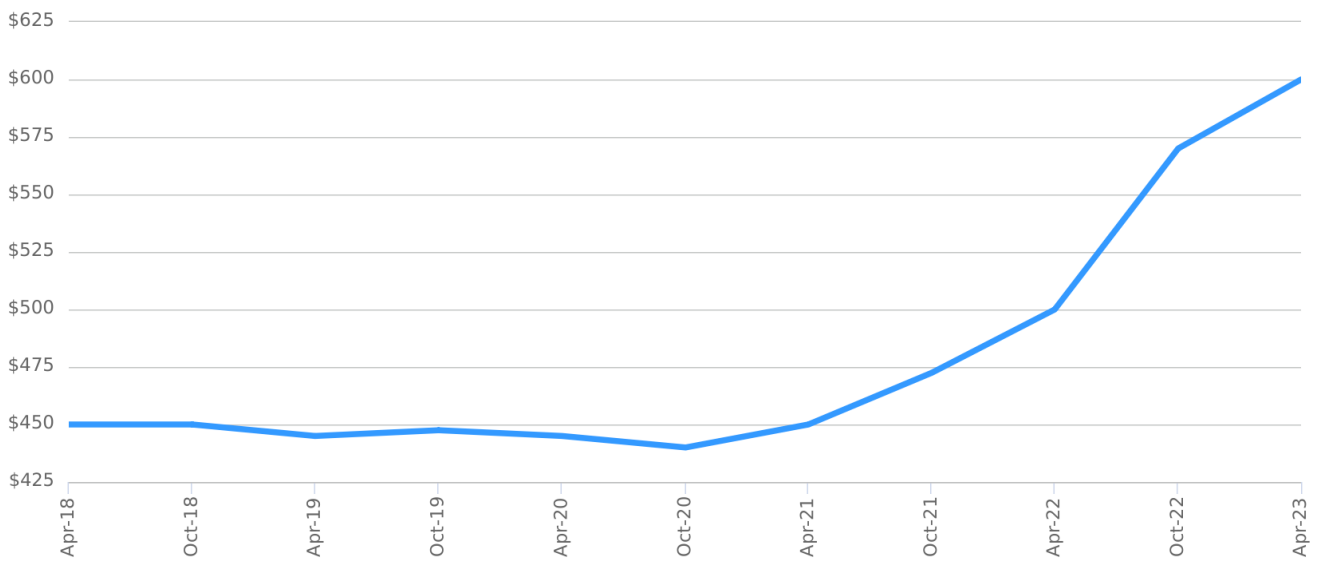
Median Weekly Asking Rent



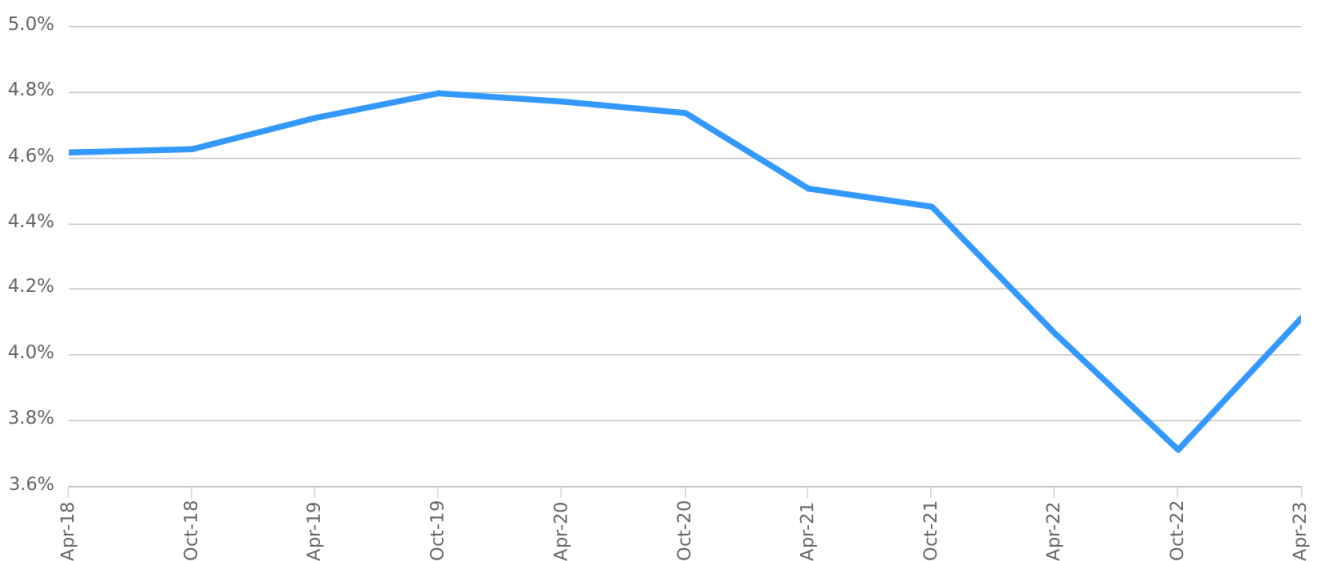
Indicative Gross Rental Yield



Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



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