

Suburb Profile Report
Boyne Island QLD 4680

Prepared on 27 March 2020





426km
Distance from GPO

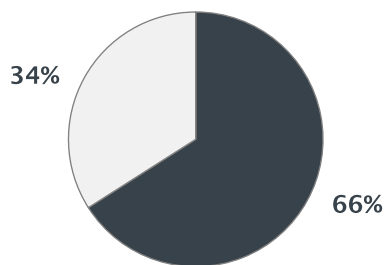


4.8k
Population

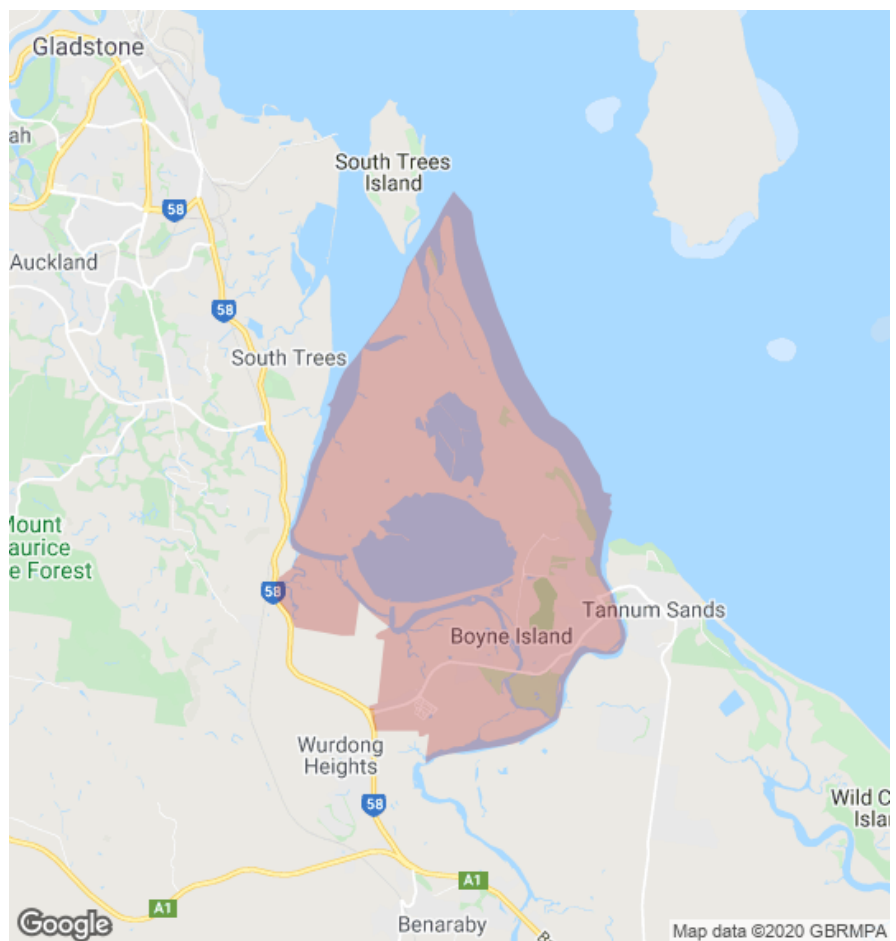
↑8.1%
5 year population change





11 years
Average length of ownership



 Owner Occupiers  Renters



The size of Boyne Island is approximately 43 square kilometres. It has 13 parks covering nearly 2.4% of total area. The population of Boyne Island in 2011 was 4,406 people. By 2016 the population was 4,763 showing a population growth of 8.1% in the area during that time. The predominant age group in Boyne Island is 0-9 years. Households in Boyne Island are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Boyne Island work in a trades occupation. In 2011, 69.5% of the homes in Boyne Island were owner-occupied compared with 64.4% in 2016. Currently the median sales price of houses in the area is \$292,500.

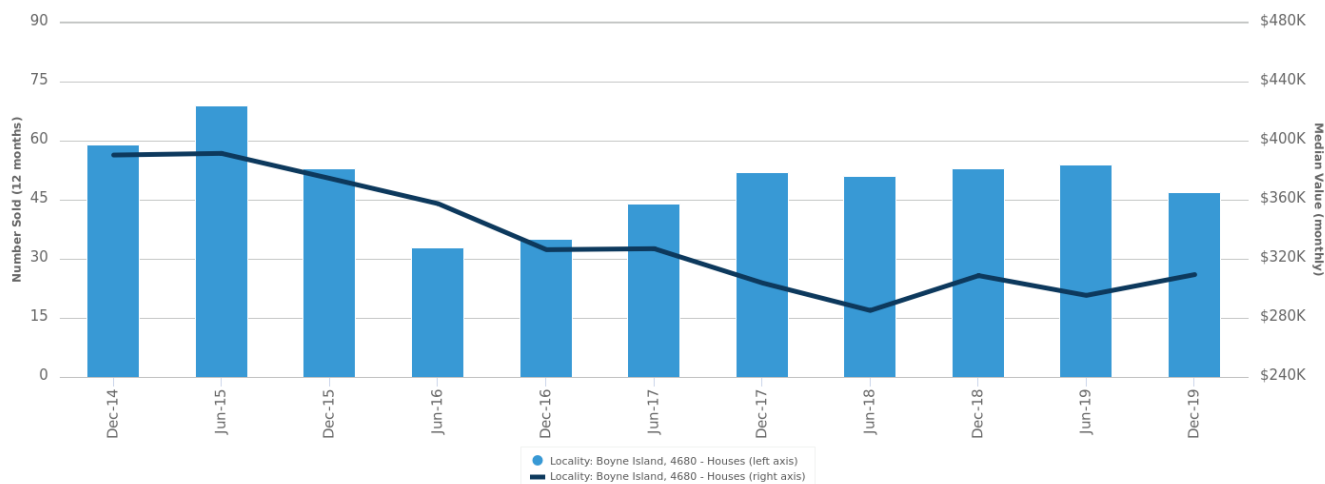
| | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|---|-----------------|---------------------|--------------|-------------------------------|
|  | 1,814 | 107 | \$305,148 | 75 |
|  | 170 | 13 | \$138,546 | 15 |

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

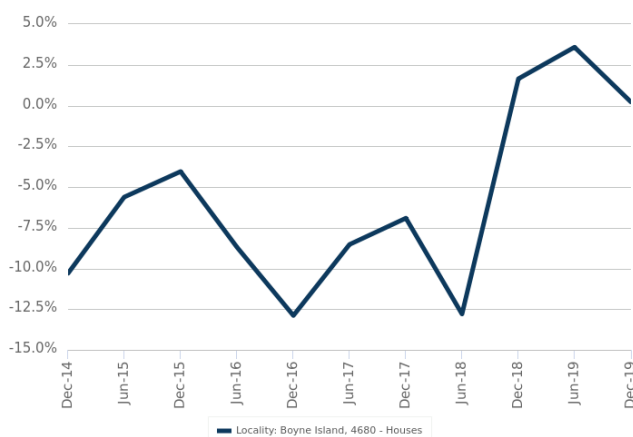


Houses: For Sale

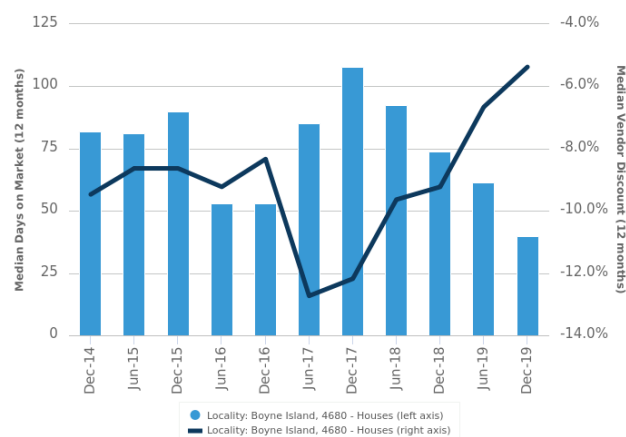
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price*

\$386,250

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

\$\$

Median Price*

\$292,500

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*

\$257,625

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

 2



13 Marina Avenue Boyne Island QLD 4680

Listed on 20 Mar 2020
\$339,000



10 Fitzroy Court Boyne Island QLD 4680

Listed on 18 Mar 2020
\$315,000

 2
BEDROOMS

 5

 1

 739m²

 2

 1

 849m²

Recently Sold

 0

There are no recently sold 2 bedroom Houses in this suburb

 22



18 Chauvel Court Boyne Island QLD 4680

Listed on 24 Mar 2020
Under Contract



14 Sayre Crescent Boyne Island QLD 4680

Listed on 23 Mar 2020
New Price: \$249,000

 3
BEDROOMS

 1

 1

 941m²

 1

 1

 615m²

 12



36 Katandra Street Boyne Island QLD 4680

Sold on 19 Mar 2020
\$270,000*



6 Richard Street Boyne Island QLD 4680

Sold on 06 Mar 2020
Not Disclosed

 3

 2

 912m²

 2

 2

 603m²

 41



66 Wyndham Avenue Boyne Island QLD 4680

Listed on 24 Mar 2020
\$469,000



56 Alkina Crescent Boyne Island QLD 4680

Listed on 23 Mar 2020
\$372,000

 4
BEDROOMS

 2

 2

 600m²

 3

 2

 744m²

 12



29 Edward Street Boyne Island QLD 4680

Sold on 07 Mar 2020
Not Disclosed



38 Lomandra Street Boyne Island QLD 4680

Sold on 31 Jan 2020
\$305,000

 2

 2

 806m²

 2

 2

 609m²

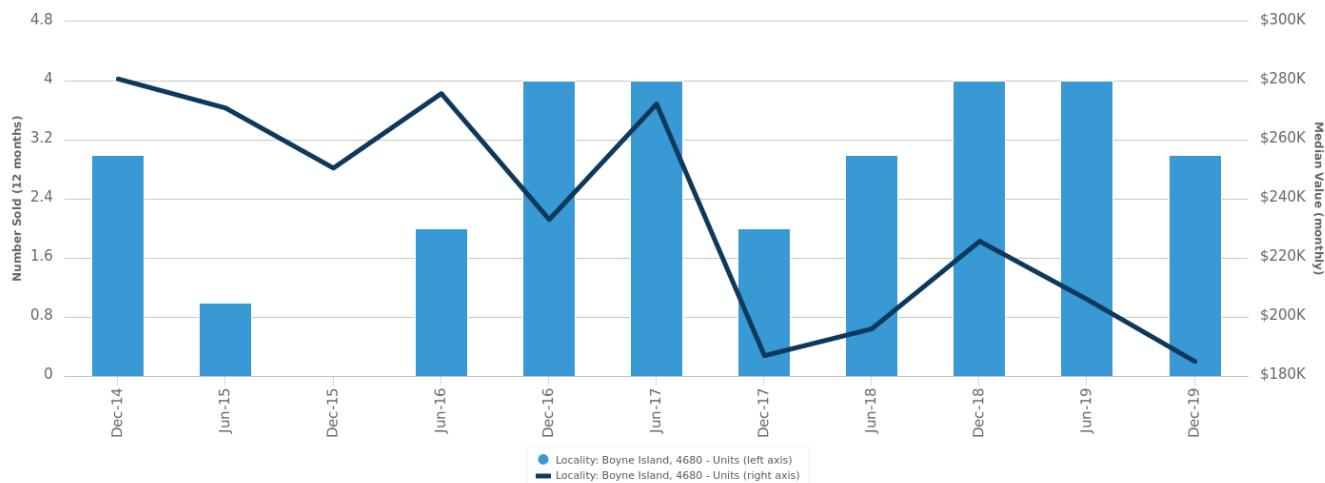


= number of houses currently On the Market or Sold within the last 6 months

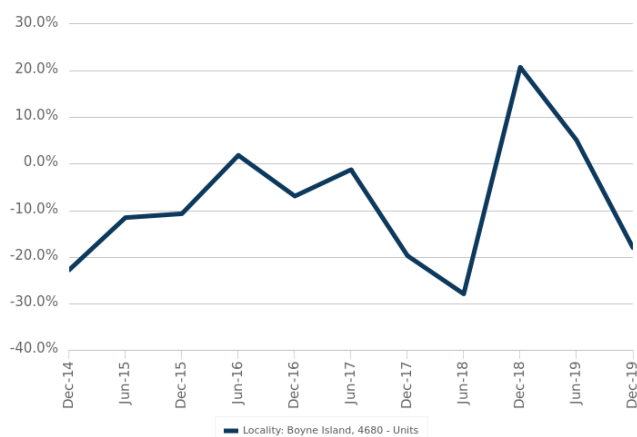
*Agent advised

Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



\$\$\$

Upper Quartile Price*

\$481,500

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

\$\$

Median Price*

\$309,500

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*

\$277,750

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

 1



4/4 Arthur Street Boyne Island QLD 4680

Listed on 24 Feb 2020
\$80,000

 1
BEDROOMS



54m²

There are no recently sold 1 bedroom Units in this suburb

Recently Sold

 0

 5



6/9 Orana Avenue Boyne Island QLD 4680

Listed on 20 Mar 2020
\$230,000

 2
BEDROOMS



99m²



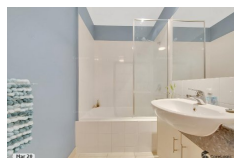
3/4 Wyndham Avenue Boyne Island QLD 4680

Sold on 09 Jan 2020
\$134,000



88m²

 9



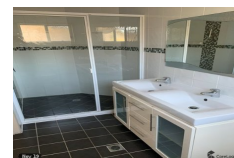
4/9 Orana Avenue Boyne Island QLD 4680

Listed on 21 Mar 2020
\$235,000

 3
BEDROOMS



133m²



1/24 Richard Street Boyne Island QLD 4680

Sold on 16 Mar 2020
\$235,000*



170m²

4/2 The Promenade Boyne Island QLD 4680

Listed on 20 Mar 2020
\$415,000



176m²



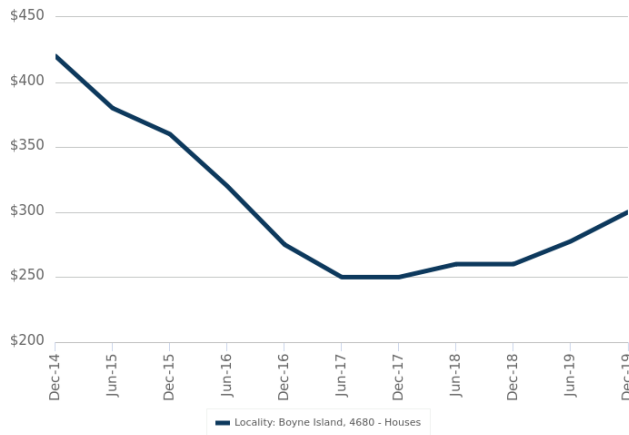
= number of units currently On the Market or Sold within the last 6 months

*Agent advised

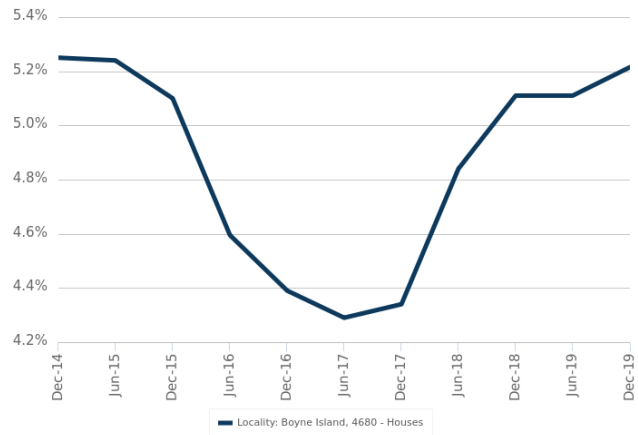


Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

 0

 2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

 6

 3
BEDROOMS



9 Tarcoola Drive Boyne Island QLD 4680

Listed on 25 Mar 2020
\$230/W

 2

 1

 663m²



6 Wabby Street Boyne Island QLD 4680

Listed on 25 Mar 2020
\$270/W

 2

 2

 375m²

 15

 4
BEDROOMS



10 Clover Crescent Boyne Island QLD 4680

Listed on 25 Mar 2020
\$280/W

 2

 2

 400m²



36 Golf View Drive Boyne Island QLD 4680

Listed on 25 Mar 2020
\$330/W

 2

 2

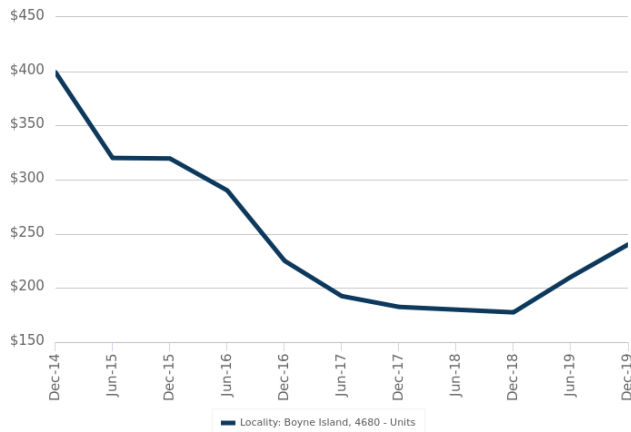
 830m²



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

Units: For Rent

Median Asking Rent (12 months)



Units: Rental Activity Snapshot

For Rent

 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb

 2

 2
BEDROOMS



4/4 Pittsbay Crescent
Boyne Island QLD 4680

Listed on 25 Mar 2020
\$200/W



14/2 The Promenade
Boyne Island QLD 4680

Listed on 16 Mar 2020
\$350/W



 6

 3
BEDROOMS



1/42 Golf View Drive
Boyne Island QLD 4680

Listed on 25 Mar 2020
\$260/W



5/9 Orana Avenue
Boyne Island QLD 4680

Listed on 24 Mar 2020
\$205/W



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

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A map showing an area or boundaries of a property is indicative only and may not be complete or accurate.

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Within Australia: **1300 789 449**
Outside Australia: **(+61) 7 3114 9999**
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