

# Suburb Profile Report

## Albany Creek QLD 4035

Prepared on 04 December 2020

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**CoreLogic**<sup>®</sup>







**14km**  
Distance from GPO

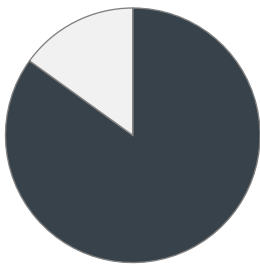


**15.8k**  
Population  
**0.5%**  
5 year population change



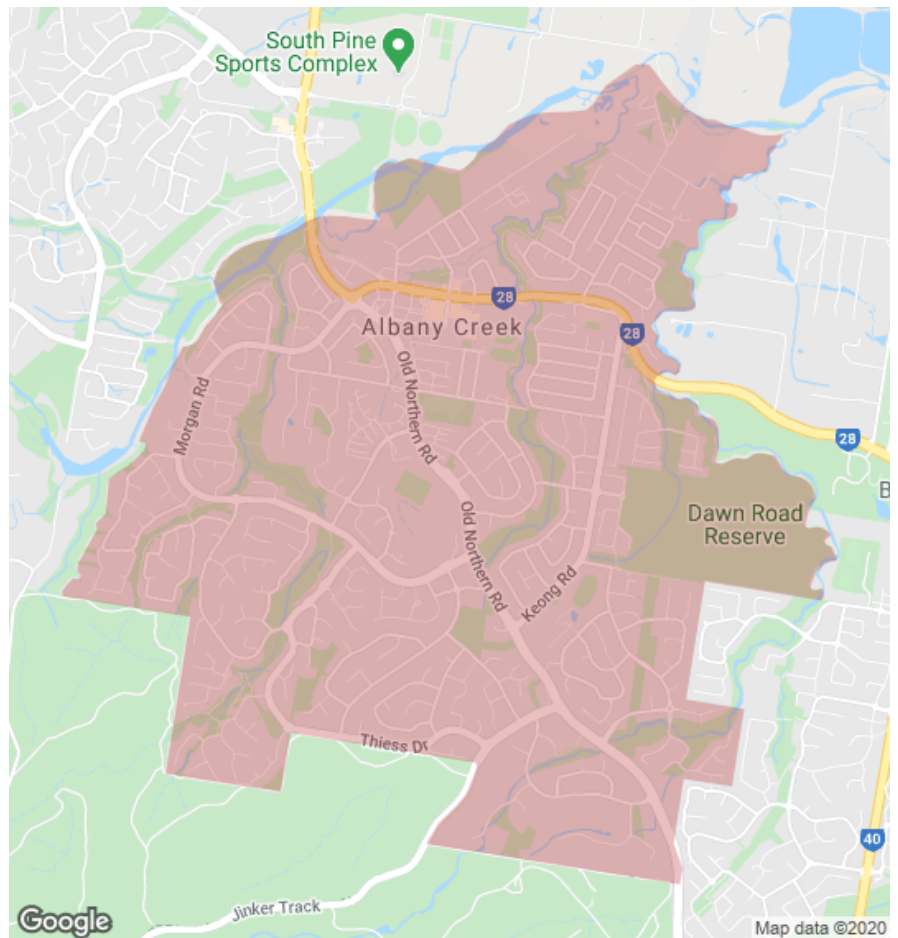
**13 years**  
Average length of ownership

15%



85%

■ Owner Occupiers □ Renters



The size of Albany Creek is approximately 9.7 square kilometres. It has 66 parks covering nearly 18.9% of total area. The population of Albany Creek in 2011 was 15,860 people. By 2016 the population was 15,775 showing a population decline of 0.5% in the area during that time. The predominant age group in Albany Creek is 50-59 years. Households in Albany Creek are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Albany Creek work in a professional occupation. In 2011, 82.6% of the homes in Albany Creek were owner-occupied compared with 80.7% in 2016. Currently the median sales price of houses in the area is \$621,750.

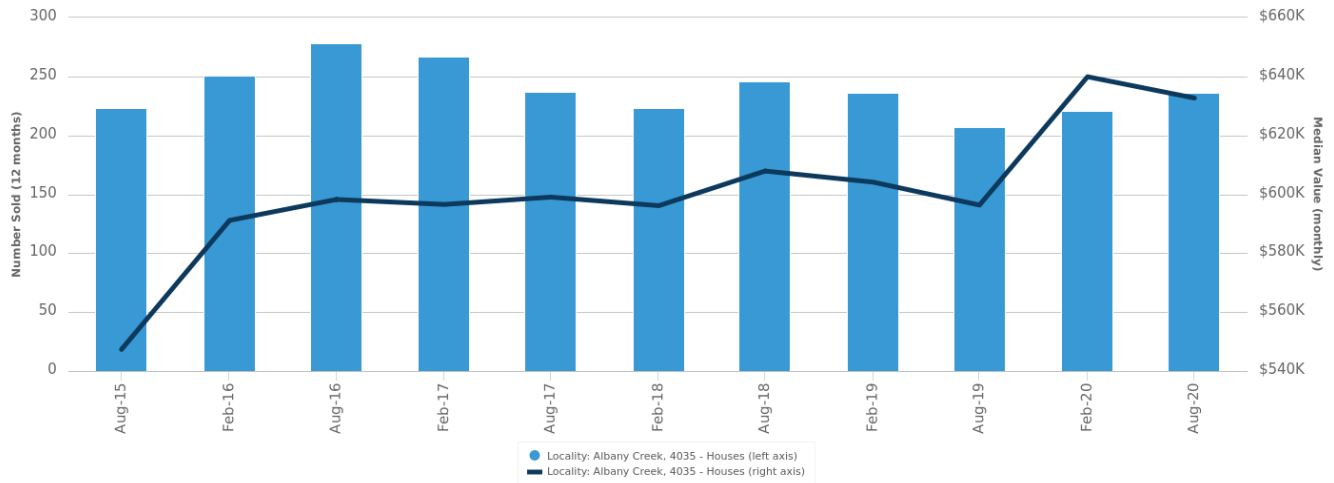
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,063	225	\$637,902	44
	402	25	\$428,105	14

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

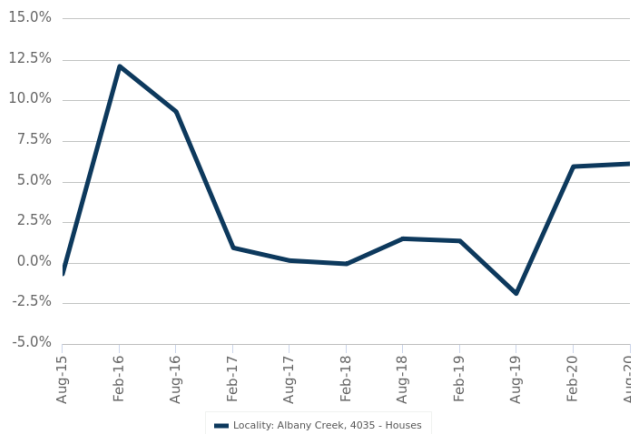


## Houses: For Sale

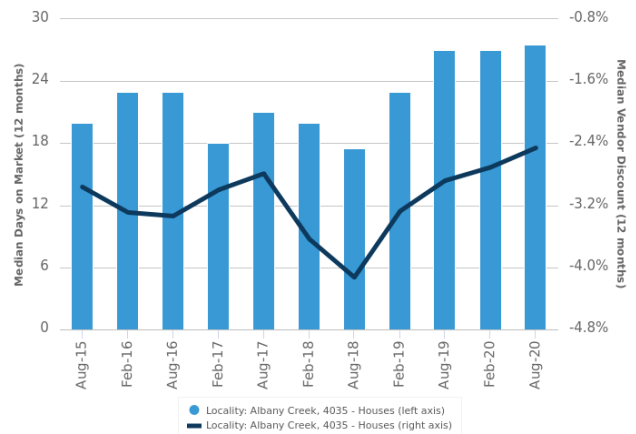
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$720,000

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

\$\$

Median Price\*

\$621,750

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\*

\$539,250

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

0

2  
BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

## Recently Sold

1



27 Strathford Avenue  
Albany Creek QLD 4035

Sold on 01 Jul 2020  
\$660,000

2  
 2  
 870m<sup>2</sup>

19

3  
BEDROOMS



15 Sussex Drive Albany  
Creek QLD 4035

Listed on 01 Dec 2020  
Contact Agent

2  
 2  
 672m<sup>2</sup>



44 Keong Road Albany  
Creek QLD 4035

Sold on 01 Dec 2020  
Not Disclosed

2  
 1  
 607m<sup>2</sup>



5 Balswidden Street  
Albany Creek QLD 4035

Listed on 27 Nov 2020  
For Sale

5  
 1  
 607m<sup>2</sup>



7 Nile Court Albany Creek  
QLD 4035

Sold on 25 Nov 2020  
Not Disclosed

2  
 2  
 969m<sup>2</sup>

18

4  
BEDROOMS



8 Mahogany Drive Albany  
Creek QLD 4035

Listed on 01 Dec 2020  
CONTACT AGENT

2  
 2  
 900m<sup>2</sup>



3 Palm Court Albany Creek  
QLD 4035

Sold on 01 Dec 2020  
Not Disclosed

3  
 2  
 853m<sup>2</sup>



2 Barwing Court Albany  
Creek QLD 4035

Listed on 30 Nov 2020  
Expressions of Interest

4  
 2  
 698m<sup>2</sup>



14 Turpentine Court Albany  
Creek QLD 4035

Sold on 27 Nov 2020  
\$712,000\*

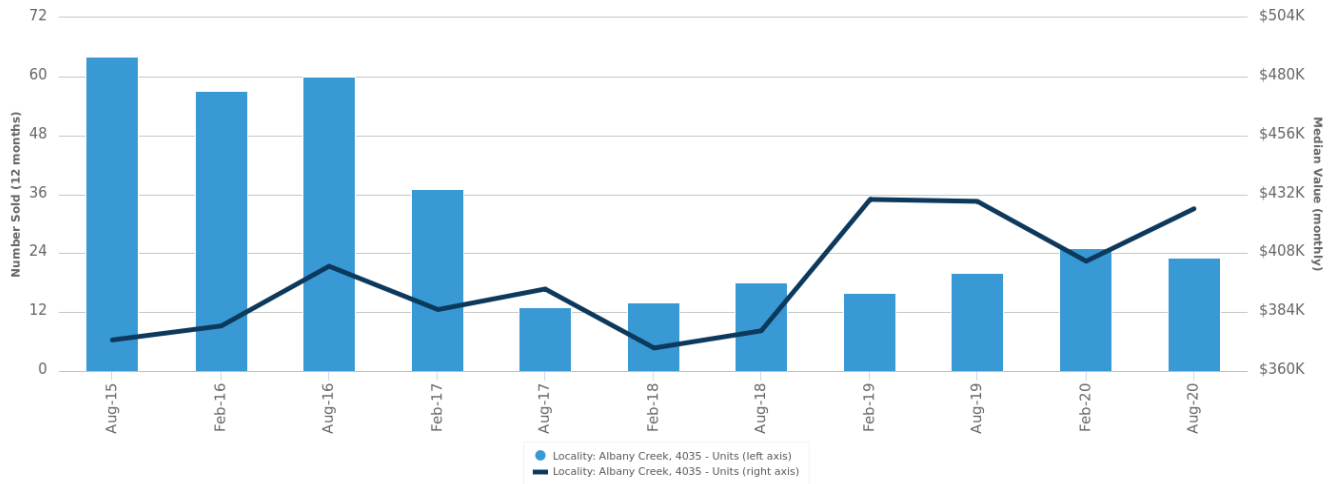
2  
 2  
 952m<sup>2</sup>

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

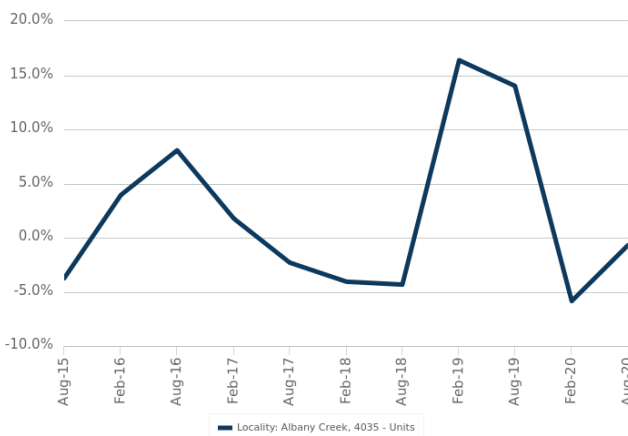
\*Agent advised

## Units: For Sale

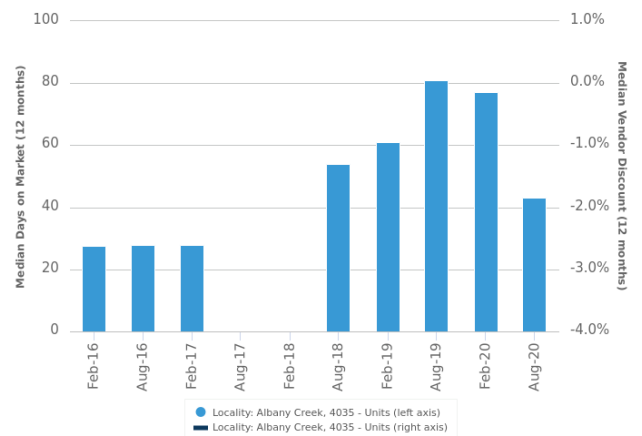
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$490,000

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

\$\$

Median Price\*

\$419,000

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\*

\$385,250

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

## Recently Sold

2

1  
BEDROOMS

0



**406/61 Explorer Drive  
Albany Creek QLD 4035**

Listed on 20 Nov 2020  
\$440,000



There are no recently sold 1 bedroom Units in this suburb



**18/57 Old Northern Road  
Albany Creek QLD 4035**

Listed on 11 Nov 2020  
Offers Over \$329,000



2

2  
BEDROOMS

1



**61 Explorer Drive Albany  
Creek QLD 4035**

Listed on 27 Nov 2020  
\$415,000 - Retirement



**2 Siena Street Albany  
Creek QLD 4035**

Sold on 19 Aug 2020  
\$395,000



**25/61 Explorer Drive  
Albany Creek QLD 4035**

Listed on 20 Nov 2020  
\$440,000 - Retirement



5

3  
BEDROOMS

7



**8/8-10 James Cash Court  
Albany Creek QLD**

Listed on 27 Nov 2020  
\$430,000



**30/1 Gumview Street  
Albany Creek QLD 4035**

Sold on 04 Sep 2020  
\$366,000\*



**111 Leitchs Road South  
Albany Creek QLD 4035**

Listed on 27 Nov 2020  
From \$420,000



**35 Circa Crescent Albany  
Creek QLD 4035**

Sold on 06 Aug 2020  
\$490,000

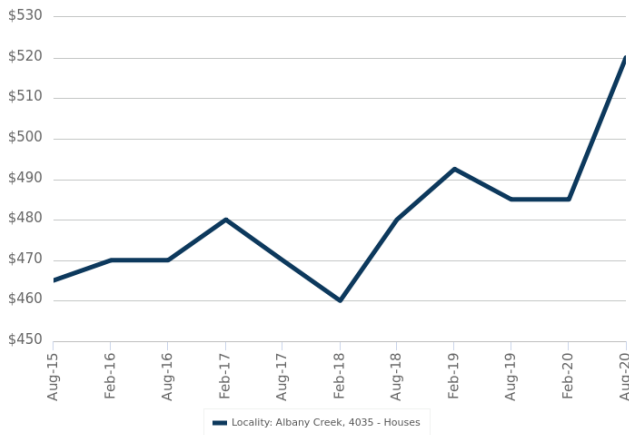


= number of units currently On the Market or Sold within the last 6 months

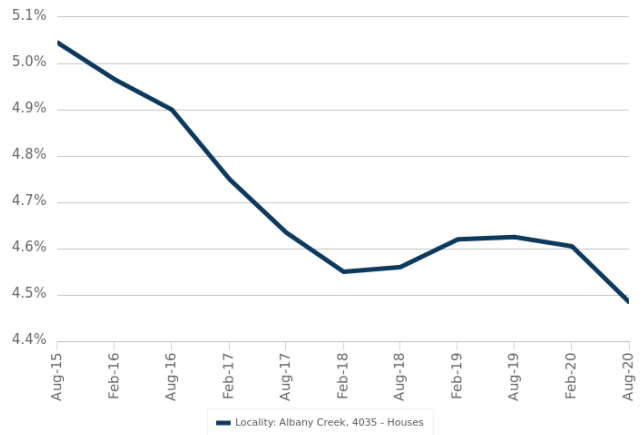
\*Agent advised

## 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

13

3  
BEDROOMS



**16 Crofty Street Albany Creek QLD 4035**

Listed on 02 Dec 2020  
\$480/W

2

1

607m<sup>2</sup>



**17 James Cash Court Albany Creek QLD 4035**

Listed on 02 Dec 2020  
\$510/W

2

1

642m<sup>2</sup>

6

4  
BEDROOMS



**21 Scenic Close Albany Creek QLD 4035**

Listed on 02 Dec 2020  
\$530/W

2

2

701m<sup>2</sup>



**3 Wivenhoe Avenue Albany Creek QLD 4035**

Listed on 30 Nov 2020  
\$600/W

-

2

809m<sup>2</sup>

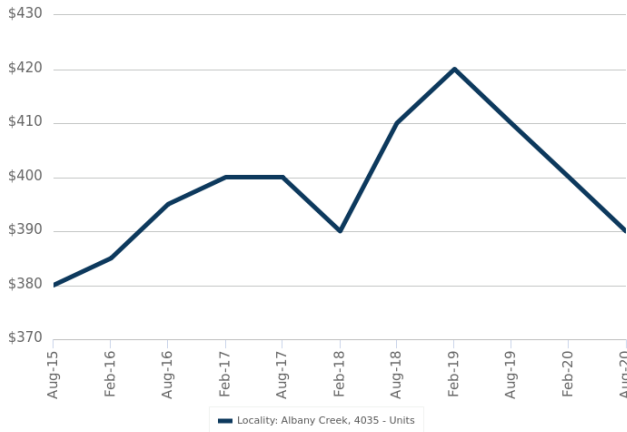


= number of houses observed as On the Market for Rent within the last month

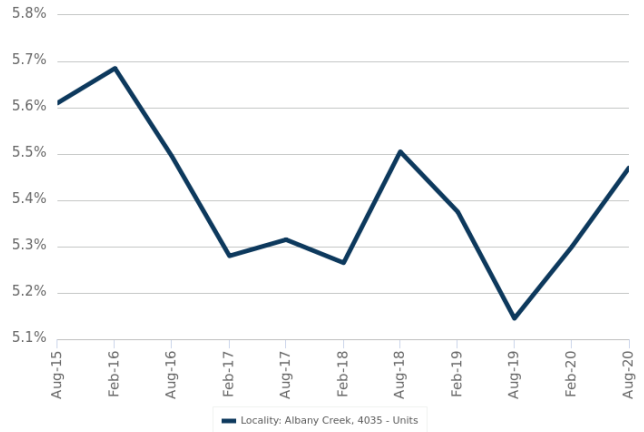


## Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



## Units: Rental Activity Snapshot

### For Rent

0 1 BEDROOMS

There are no 1 bedroom Units for rent in this suburb

0 2 BEDROOMS

There are no 2 bedroom Units for rent in this suburb

6 3 BEDROOMS



**7 Fresco Street Albany Creek QLD 4035**

Listed on 02 Dec 2020  
\$430/W

1  
 2  
 227m<sup>2</sup>



**76/623 Albany Creek Road Albany Creek QLD**

Listed on 27 Nov 2020  
\$510/W

2  
 2  
 -

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



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