

# Suburb Profile Report

## Samford Valley QLD 4520

Prepared on 04 December 2020

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**CoreLogic**<sup>®</sup>





**20km**  
Distance from GPO



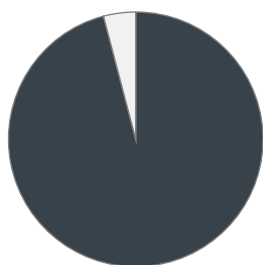
**3.1k**  
Population

**↑1.1%**  
5 year population change



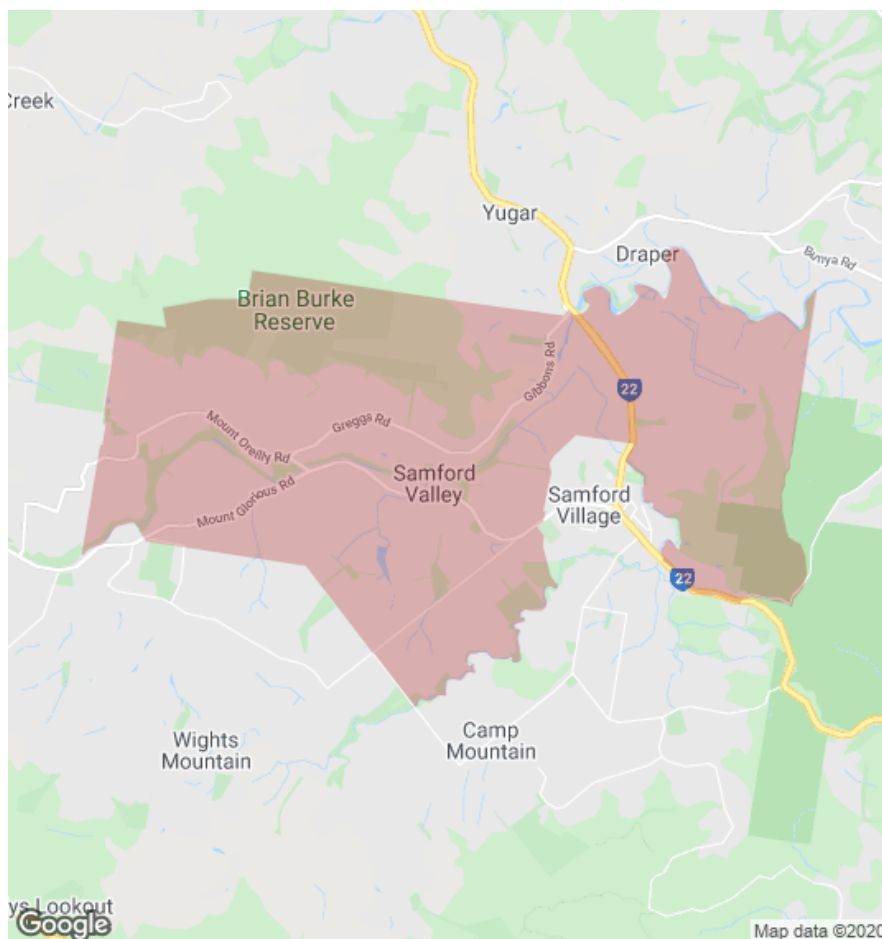
**-**  
Average length of ownership

4%



96%

■ Owner Occupiers □ Renters



The size of Samford Valley is approximately 20.5 square kilometres. It has 36 parks covering nearly 24.9% of total area. The population of Samford Valley in 2011 was 3,044 people. By 2016 the population was 3,076 showing a population growth of 1.1% in the area during that time. The predominant age group in Samford Valley is 50-59 years. Households in Samford Valley are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Samford Valley work in a professional occupation. In 2011, 93% of the homes in Samford Valley were owner-occupied compared with 94.9% in 2016. Currently the median sales price of houses in the area is \$1,162,000.

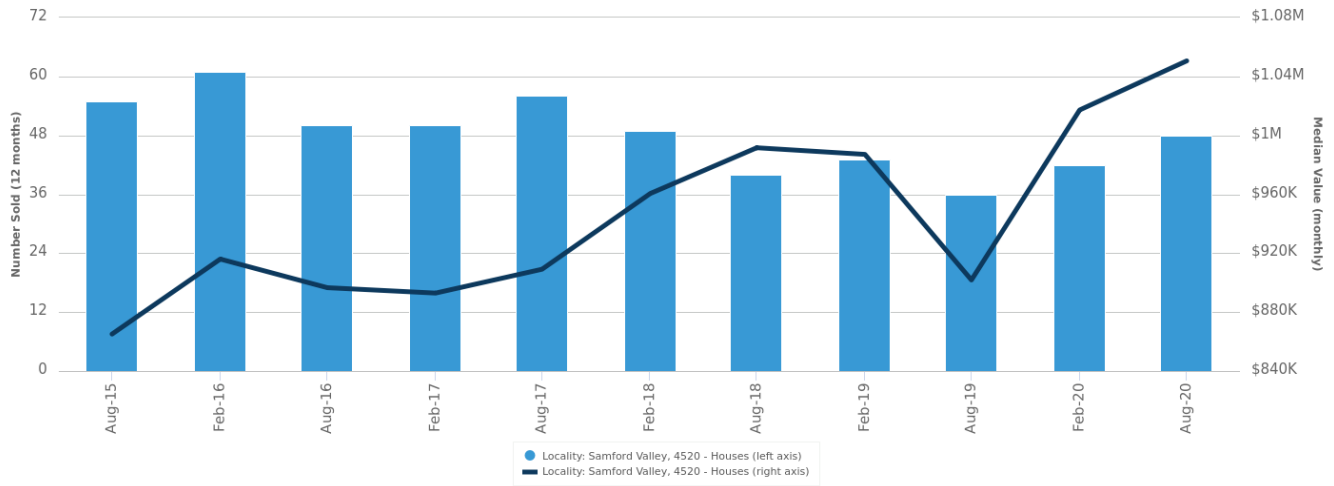
	Total dwellings	Total new listings*	Median Value	Total number currently listed
	959	39	\$1,049,078	15
	10	1	-	0

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

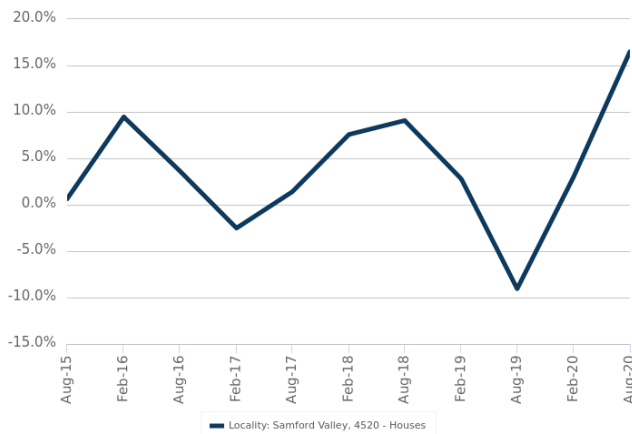


## Houses: For Sale

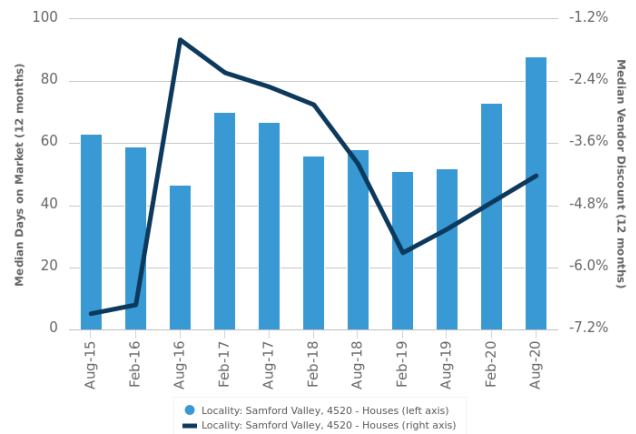
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



\$\$\$

Upper Quartile Price\*

\$1,384,000

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

\$\$

Median Price\*

\$1,162,000

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\*

\$942,500

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

3



**31 Woodview Street Samford Valley QLD**

Sold on 28 Jul 2020  
\$688,000

2  
 1  
 6,099m



**9 Sylvaterra Court Samford Valley QLD**

Sold on 07 Jul 2020  
\$1,500,000

4  
 2  
 2Ha

1

3  
BEDROOMS



**10 Arnan Court Samford Valley QLD 4520**

Listed on 27 Nov 2020  
\$1,179,000

3  
 2  
 2Ha

There are no recently sold 3 bedroom Houses in this suburb

0

8

4  
BEDROOMS



**225 Gibbons Road Samford Valley QLD**

Listed on 02 Dec 2020  
Mid \$900,000 buyers

2  
 2  
 2Ha



**194 Mount O'Reilly Road Samford Valley QLD**

Sold on 15 Oct 2020  
\$1,075,000\*

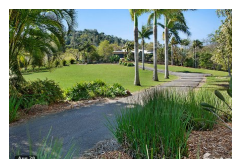
5  
 2  
 7,000



**109 Mount O'Reilly Road Samford Valley QLD**

Listed on 28 Nov 2020  
Under Contract

2  
 3  
 6,000



**38 Midwood Court Samford Valley QLD**

Sold on 14 Sep 2020  
\$1,230,000

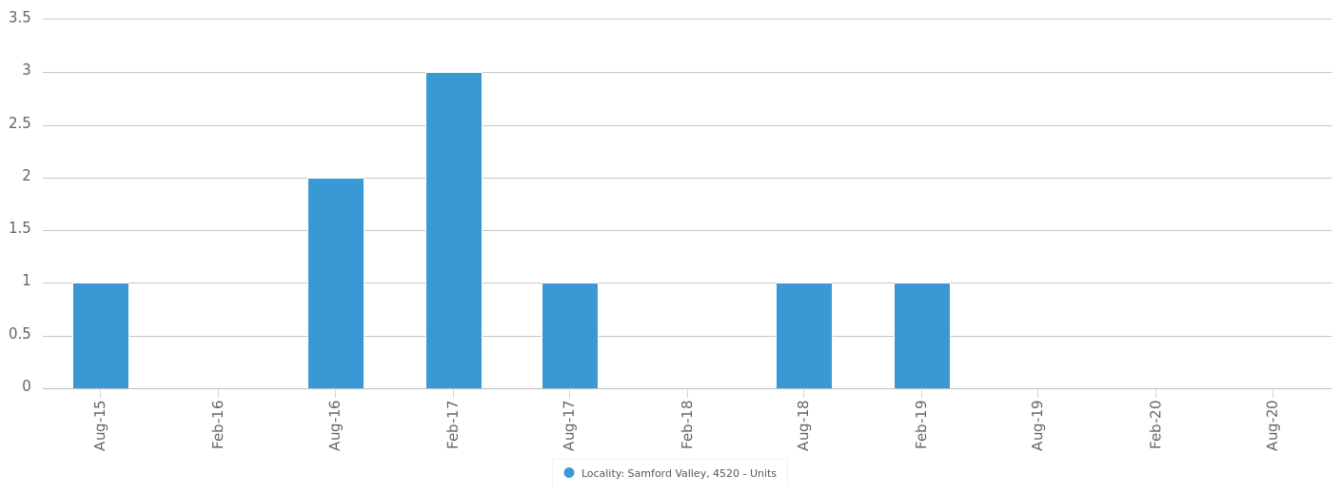
3  
 2  
 7,400

= 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)



## Units: Market Activity Snapshot

### On The Market



There are no 1 bedroom Units on the market in this suburb

There are no recently sold 1 bedroom Units in this suburb



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

There are no recently sold 2 bedroom Units in this suburb



There are no 3 bedroom Units on the market in this suburb

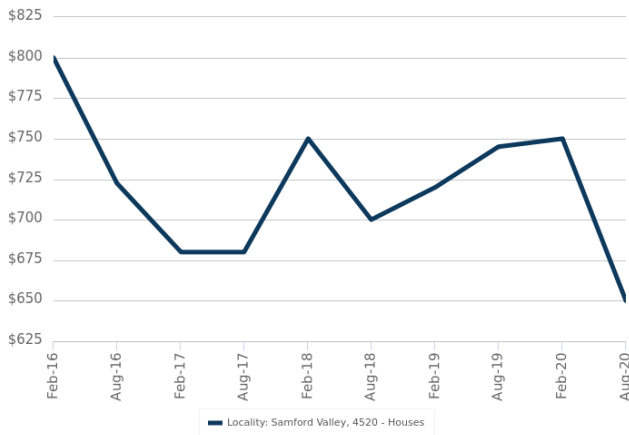
There are no recently sold 3 bedroom Units in this suburb



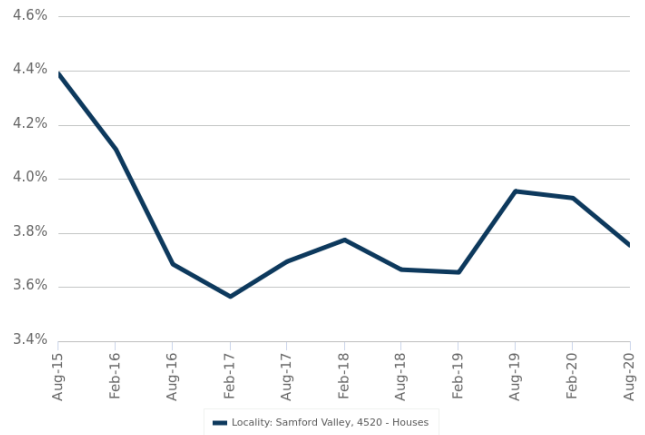
= number of units currently On the Market or Sold within the last 6 months

## 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

0

3  
BEDROOMS

There are no 3 bedroom Houses for rent in this suburb

1

4  
BEDROOMS



**66 Samford Road Samford Valley QLD**

Listed on 20 Nov 2020  
\$800/W

2

2

2Ha



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

## Units: Rental Activity Snapshot

For Rent




There are no 1 bedroom Units for rent in this suburb



There are no 2 bedroom Units for rent in this suburb



There are no 3 bedroom Units for rent in this suburb

 = 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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