



## PROPERTY PROFILE

### 2 Alpine Place Belmont QLD 4153

Prepared on: 17 February 2016  
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## 2 Alpine Place Belmont QLD 4153




## ▶ PROPERTY DETAILS

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

<b>Address:</b>	2 Alpine Place Belmont QLD 4153	<b>Lot/Plan:</b>	69/RP887825
<b>RPD:</b>	L69 RP887825:PAR TINGALPA	<b>Map ref:</b>	UBD QLD: BNE162, J19
<b>Council area:</b>	Brisbane - Belmont	<b>Property type:</b>	HOUSE
<b>Site value:</b>	\$280,000 on 30/06/2015 (SV)	<b>Zone:</b>	01, Residential A
<b>Land use primary:</b>	Single Unit Dwelling	<b>Land use secondary:</b>	None

## ▶ RP ESTIMATE




An RP Estimate provides an estimate of the property's value based on statistical data.

<b>Estimated Value:</b>	<b>\$579,974</b>	 High Confidence
<b>Estimated Value Range:</b>	<b>\$542,890 - \$617,057</b>	

This estimate is provided by CoreLogic, and is based on statistical market data such as recent local sales, property size, number of bedrooms and many more factors. It comes from public data, which may be incomplete or inaccurate, and should not be used in lieu of a professional appraisal under any circumstances, including for lending purposes or in home loan applications.

### 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
- recent sales in the area
- contacting an agent for a price guide on this property or similar ones in the area
- last sale price / date
- visiting the house (where possible)
- 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			
<b>Sale price:</b>	\$565,000	<b>Sale date:</b>	22/10/2015
<b>Sale advised by:</b>	Government	<b>Sold by:</b>	Eastside Property Centre
LAST SALE CAMPAIGN			
<b>Campaign period:</b>	16/09/2015 - 22/10/2015	<b>Latest ad price:</b>	\$500,000
<b>First ad price:</b>	\$500,000	<b>Listed by:</b>	Shane West, Eastside Property Centre
LAST RENTAL CAMPAIGN			
<b>Campaign period:</b>	08/05/2011 - 10/06/2011	<b>Latest ad price:</b>	\$475/W
<b>Listed by:</b>	Crystal J Webster, Eastside Property Centre - Belmont		

## ▶ PROPERTY SALE HISTORY

<b>Sale price:</b>	\$565,000	<b>Sale date:</b>	22/10/2015
<b>Days on Market:</b>	37	<b>Price variation at sale:</b>	13.0%
<b>Sale type:</b>	Normal Sale	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Eastside Property Centre		
<b>Sale price:</b>	\$460,000	<b>Sale date:</b>	01/08/2012
<b>Days on Market:</b>	15	<b>Price variation at sale:</b>	0.0%
<b>Sale type:</b>	Transfer By Third Party	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Shane West And Judy Ioannou, Eastside Property Centre - Belmont		
<b>Sale price:</b>	\$440,000	<b>Sale date:</b>	24/04/2008
<b>Days on Market:</b>	18	<b>Price variation at sale:</b>	-6.2%
<b>Sale type:</b>	Normal Sale	<b>Sale advised by:</b>	Government
<b>Sold by:</b>	Tony Ugrinic, Eastside First National - Carina		

## ▶ PROPERTY HISTORY - FOR SALE

<b>Price description:</b>	Mid To High \$500k'S	<b>Campaign period:</b>	16/09/2015 - 22/10/2015
<b>First ad price:</b>	\$500,000	<b>Latest ad price:</b>	\$500,000
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	37
<b>Listed by:</b>	Shane West, Eastside Property Centre	<b>Ad price variation:</b>	0.0%

<b>Price description:</b>	460000	<b>Campaign period:</b>	18/07/2012 - 01/08/2012
<b>First ad price:</b>	\$460,000	<b>Latest ad price:</b>	\$460,000
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	15
<b>Listed by:</b>	Shane West And Judy Ioannou, Eastside Property Centre - Belmont	<b>Ad price variation:</b>	0.0%









<b>Price description:</b>	\$469,000	<b>Campaign period:</b>	07/04/2008 - 24/04/2008
<b>First ad price:</b>	\$469,000	<b>Latest ad price:</b>	\$469,000
<b>Listing method:</b>	Normal Sale	<b>Days on Market:</b>	18
<b>Listed by:</b>	Tony Ugrinic, Eastside First National - Carina	<b>Ad price variation:</b>	0.0%

## ▶ PROPERTY HISTORY - FOR RENT

<b>Campaign period:</b>	08/05/2011 - 10/06/2011	<b>Latest ad price:</b>	\$475/W
<b>Days on Market:</b>	34	<b>Listed by:</b>	Crystal J Webster, Eastside Property Centre - Belmont











## RECENTLY SOLD PROPERTIES

	<h3>1 Christina Place Belmont QLD 4153</h3>	
<p>Nov 15 www.rpdata.com</p>	<p><b>Sale price:</b> \$590,000</p>	<p><b>Lot/Plan:</b> 11/RP905621</p>
<p>from property: 0.2km</p>	<p><b>Sale date:</b> 10/11/2015</p>	<p><b>Map ref:</b> UBD QLD: BNE162, G19</p>
	<p><b>Days on Market:</b> 6</p>	<p><b>Price variation at sale:</b> 18.0%</p>
	<p><b>Sale type:</b> Normal Sale</p>	<p><b>Sale advised by:</b> Government</p>
	<p><b>Sold by:</b> Eastside Property Centre</p>	<p><b>Price description:</b> High \$500ks</p>
	<p><b>Campaign period:</b> 05/11/2015 - 10/11/2015</p>	<p><b>First ad price:</b> \$500,000</p>
	<p><b>Latest ad price:</b> \$500,000</p>	<p><b>Ad price variation:</b> 0.0%</p>
	<h3>3 Coolac Street Belmont QLD 4153</h3>	
<p>Nov 15 www.rpdata.com</p>	<p><b>Sale price:</b> \$603,000</p>	<p><b>Lot/Plan:</b> 32/RP137468</p>
<p>from property: 0.8km</p>	<p><b>Sale date:</b> 19/11/2015</p>	<p><b>Map ref:</b> UBD QLD: BNE182, F1</p>
	<p><b>Days on Market:</b> 11</p>	<p><b>Sale type:</b> Unknown</p>
	<p><b>Sale advised by:</b> Agent</p>	<p><b>Sold by:</b> McGrath Bulimba - Balmoral</p>
	<p><b>Price description:</b> Auction</p>	<p><b>Campaign period:</b> 09/11/2015 - 19/11/2015</p>
	<h3>9 Alpine Place Belmont QLD 4153</h3>	
<p>Oct 15 www.rpdata.com</p>	<p><b>Sale price:</b> \$602,500</p>	<p><b>Lot/Plan:</b> 62/RP887825</p>
<p>from property: 74m</p>	<p><b>Sale date:</b> 08/10/2015</p>	<p><b>Map ref:</b> UBD QLD: BNE162, J19</p>
	<p><b>Days on Market:</b> 8</p>	<p><b>Price variation at sale:</b> 0.4%</p>
	<p><b>Sale type:</b> Normal Sale</p>	<p><b>Sale advised by:</b> Government</p>
	<p><b>Sold by:</b> Ray White - Tingalpa</p>	<p><b>Price description:</b> Not Disclosed</p>
	<p><b>Campaign period:</b> 01/10/2015 - 08/10/2015</p>	<p><b>First ad price:</b> \$600,000</p>
	<h3>5 Thredbo Place Belmont QLD 4153</h3>	
<p>Jan 15 www.rpdata.com</p>	<p><b>Sale price:</b> \$545,000</p>	<p><b>Lot/Plan:</b> 92/RP906259</p>
<p>from property: 0.1km</p>	<p><b>Sale date:</b> 24/05/2015</p>	<p><b>Map ref:</b> UBD QLD: BNE162, J19</p>
	<p><b>Days on Market:</b> 82</p>	<p><b>Price variation at sale:</b> -5.9%</p>
	<p><b>Sale type:</b> Normal Sale</p>	<p><b>Sale advised by:</b> Government</p>
	<p><b>Sold by:</b> Ray White Tingalpa</p>	<p><b>Price description:</b> \$579,000</p>
	<p><b>Campaign period:</b> 04/03/2015 - 24/05/2015</p>	<p><b>First ad price:</b> \$579,000</p>
	<p><b>Latest ad price:</b> \$579,000</p>	<p><b>Ad price variation:</b> 0.0%</p>









Distance from 2 Alpine Place Belmont QLD 4153  
Agent advised

## ▶ PROPERTIES FOR SALE

 <p>Jan 16 www.rpdata.com</p>	<h3>4 Pelsart Street Belmont QLD 4153</h3>	
<p>📍 from property: 0.8km</p>	<p><b>Price description:</b> <a href="#">Submit All Offers</a></p> <p><b>Campaign period:</b> 21/01/2016 - Current</p> <p><b>First ad price:</b> \$550,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Listed by:</b> Rod Westerhuis, Re/Max Profile Real Estate Paddington</p>	<p><b>Lot/Plan:</b> 321/RP164645</p> <p><b>Map ref:</b> UBD QLD: BNE162, E19</p> <p><b>Latest ad price:</b> \$550,000</p> <p><b>Days on Market:</b> 28</p> <p><b>Ad price variation:</b> 0.0%</p>
 <p>Dec 15 www.rpdata.com</p>	<h3>4 Zodiac Close Tingalpa QLD 4173</h3>	
<p>📍 from property: 0.5km</p>	<p><b>Price description:</b> <b>\$629,000</b></p> <p><b>Campaign period:</b> 10/12/2015 - Current</p> <p><b>First ad price:</b> \$659,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Listed by:</b> For Sale For Lease, For Sale For Lease</p>	<p><b>Lot/Plan:</b> 274/RP801869</p> <p><b>Map ref:</b> UBD QLD: BNE162, K18</p> <p><b>Latest ad price:</b> \$629,000</p> <p><b>Days on Market:</b> 70</p> <p><b>Ad price variation:</b> -4.6%</p>
 <p>Feb 16 www.rpdata.com</p>	<h3>12 Kinsella Street Belmont QLD 4153</h3>	
<p>📍 from property: 0.8km</p>	<p><b>Price description:</b> <b>\$629,000</b></p> <p><b>Campaign period:</b> 03/02/2016 - Current</p> <p><b>First ad price:</b> \$629,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Listed by:</b> Shane West, Eastside Property Centre - Belmont</p>	<p><b>Lot/Plan:</b> 99/RP151046</p> <p><b>Map ref:</b> UBD QLD: BNE162, E20</p> <p><b>Latest ad price:</b> \$629,000</p> <p><b>Days on Market:</b> 15</p> <p><b>Ad price variation:</b> 0.0%</p>
 <p>Dec 15 www.rpdata.com</p>	<h3>40 Leon Street Tingalpa QLD 4173</h3>	
<p>📍 from property: 1.0km</p>	<p><b>Price description:</b> <b>Offers Over \$499,000</b></p> <p><b>Campaign period:</b> 22/12/2015 - Current</p> <p><b>First ad price:</b> \$400,000</p> <p><b>Listing method:</b> Normal Sale</p> <p><b>Listed by:</b> Jake Whitaker, Elders - Springwood</p>	<p><b>Lot/Plan:</b> 38/RP122819</p> <p><b>Map ref:</b> UBD QLD: BNE162, H15</p> <p><b>Latest ad price:</b> \$499,000</p> <p><b>Days on Market:</b> 58</p> <p><b>Ad price variation:</b> 24.8%</p>

📍 Distance from 2 Alpine Place Belmont QLD 4153

## ▶ PROPERTIES FOR RENT

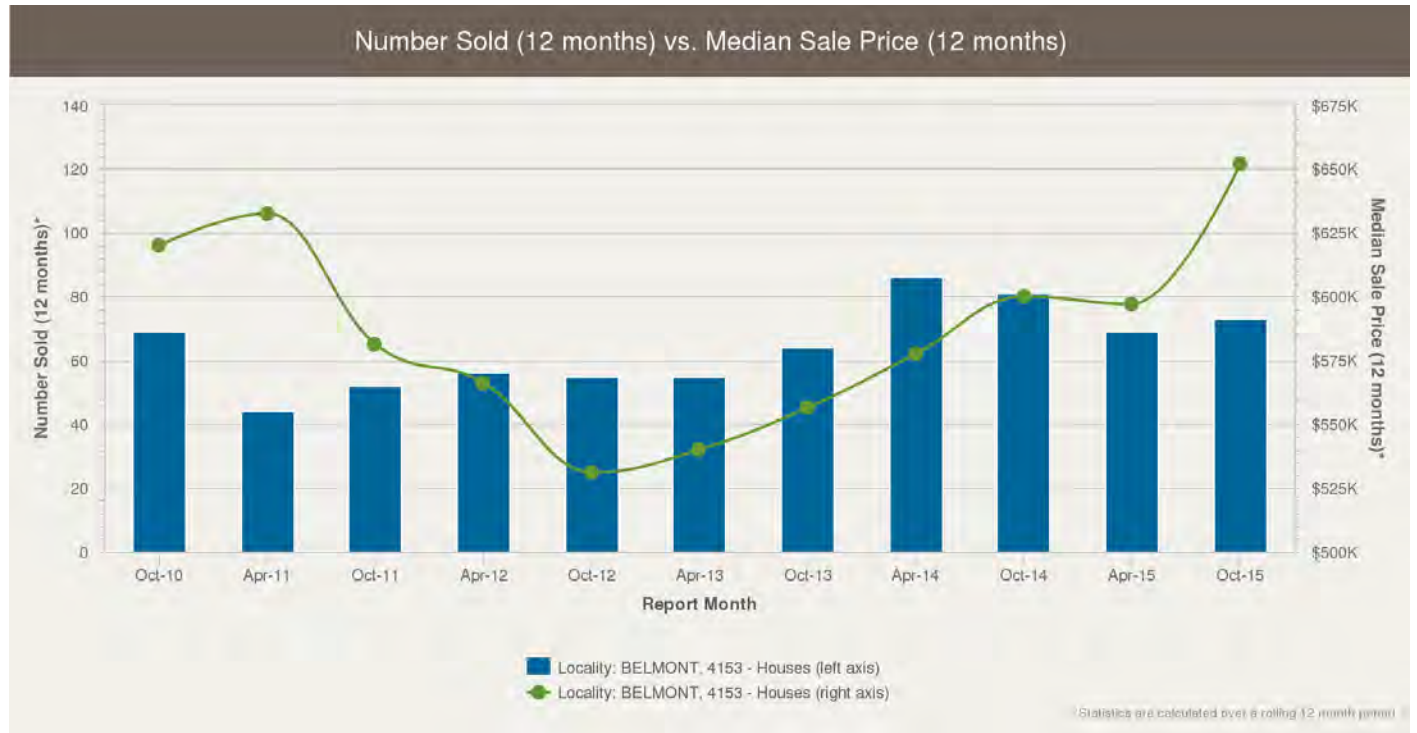
	<b>29 Hartigan Street Belmont QLD 4153</b>	
<p>from property: 0.7km</p>	<p><b>Latest ad price:</b> \$540/W</p> <p><b>Campaign period:</b> 27/01/2016 - 04/02/2016</p> <p><b>Days on Market:</b> 22</p>	<p><b>Lot/Plan:</b> 27/RP137467</p> <p><b>Map ref:</b> UBD QLD: BNE162, F20</p> <p><b>Listed by:</b> Property Manager, Rental Guardians - South East Queensland</p>
	<b>36 Dangar Street Belmont QLD 4153</b>	
<p>from property: 0.6km</p>	<p><b>Latest ad price:</b> \$200/W</p> <p><b>Campaign period:</b> 02/12/2015 - 15/02/2016</p> <p><b>Days on Market:</b> 78</p>	<p><b>Lot/Plan:</b> 199/RP157824</p> <p><b>Map ref:</b> UBD QLD: BNE162, F18</p> <p><b>Listed by:</b> Wendy Thornberry, Elders Real Estate Emerald</p>
	<b>4 Cantarella Court Belmont QLD 4153</b>	
<p>from property: 0.6km</p>	<p><b>Latest ad price:</b> \$580/W</p> <p><b>Campaign period:</b> 10/02/2016 - 10/02/2016</p> <p><b>Days on Market:</b> 8</p>	<p><b>Lot/Plan:</b> 4/RP847080</p> <p><b>Map ref:</b> UBD QLD: BNE162, F20</p> <p><b>Listed by:</b> Eleni Fardouly, Re/Max Advantage</p>
	<b>15 Gurnai Street Belmont QLD 4153</b>	
<p>from property: 0.8km</p>	<p><b>Latest ad price:</b> -/W</p> <p><b>Campaign period:</b> 06/01/2016 - 29/01/2016</p> <p><b>Days on Market:</b> 43</p>	<p><b>Lot/Plan:</b> 156/RP151046</p> <p><b>Map ref:</b> UBD QLD: BNE162, E20</p> <p><b>Listed by:</b> Rachael Ioannou, Eastside Property Centre - Belmont</p>

Distance from 2 Alpine Place Belmont QLD 4153



## ▶ BELMONT 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 Houses	Change in Median Value (12 months)
Oct-2015	\$631,826	↑ 7.2%
Oct-2014	\$589,371	↑ 5.1%
Oct-2013	\$560,680	↑ 2.2%
Oct-2012	\$548,608	↓ -1.7%
Oct-2011	\$557,920	↓ -0.2%

Statistics are calculated at the end of the displayed month

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



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## ▶ DISCLAIMER

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The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discounting calculations will be unavailable.

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