

Sold Properties



17 Melia Court Eatons Hill QLD 4037

Sale Price: \$480,000

Sale Date: 13 Jul 2019

Area: 326m²

Eq. Building Area: 1957.0m²

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



4 Danaus Court Eatons Hill QLD 4037

Sale Price: \$480,000

Sale Date: 5 Jun 2019

Area: 822m²

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



16 Pegasus Avenue Eatons Hill QLD 4037

Sale Price: \$485,000

Sale Date: 2 Jun 2019

Area: 680m²

Attributes: 3 Beds, 1 Baths, 1 Car Spaces, 1 Lock Up Garages



1 Melia Court Eatons Hill QLD 4037

Sale Price: \$524,999

Sale Date: 1 Aug 2019

Area: 401m²

Eq. Building Area: 168.0m²

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



92 Bunya Park Drive Eatons Hill QLD 4037

Sale Price: \$530,000

Sale Date: 1 Nov 2019

Area: 610m²

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**101 Saraband Drive Eatons Hill QLD 4037**

Sale Price: \$549,999

Sale Date: 8 Aug 2019

Area: 660m²

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**121 Saraband Drive Eatons Hill QLD 4037**

Sale Price: \$550,000

Sale Date: 15 Jul 2019

Area: 750m²

Attributes: 4 Beds, 1 Baths, 2 Car Spaces, 2 Lock Up Garages

**15 Cassinia Court Eatons Hill QLD 4037**

Sale Price: \$555,000

Sale Date: 3 Jun 2019

Area: 700m²

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**9 Alberic Court Eatons Hill QLD 4037**

Sale Price: \$560,000

Sale Date: 7 Aug 2019

Area: 800m²

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

**1 Memoire Court Eatons Hill QLD 4037**

Sale Price: \$560,000

Sale Date: 29 Aug 2019

Area: 660m²

Attributes: 3 Beds, 2 Baths, 2 Car Spaces

**3 Monica Court Eatons Hill QLD 4037**

Sale Price: \$560,000

Sale Date: 11 Sep 2019

Area: 700m²

Attributes: 4 Beds, 1 Baths, 4 Car Spaces



11 Handel Court Eatons Hill QLD 4037

Sale Price: \$561,000
Sale Date: 24 Jun 2019
Area: 650m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



4 Tiffany Court Eatons Hill QLD 4037

Sale Price: \$562,000
Sale Date: 24 Jul 2019
Area: 700m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



126 Saraband Drive Eatons Hill QLD 4037

Sale Price: \$575,000
Sale Date: 28 Oct 2019
Area: 650m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



5 Corowa Court Eatons Hill QLD 4037

Sale Price: \$580,000
Sale Date: 1 Jul 2019
Area: 790m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



3 Friesa Place Eatons Hill QLD 4037

Sale Price: \$585,000
Sale Date: 4 Sep 2019
Area: 800m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



32 Rothschild Street Eatons Hill QLD 4037

Sale Price: \$587,000
Sale Date: 5 Jul 2019
Area: 652m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**63 Saraband Drive Eatons Hill QLD 4037**

Sale Price: \$595,000
Sale Date: 12 Aug 2019
Area: 721m2

Attributes: 4 Beds, 2 Baths, 1 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**8 Bonica Court Eatons Hill QLD 4037**

Sale Price: \$595,000
Sale Date: 29 Aug 2019
Area: 800m2

Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**7 Delore Close Eatons Hill QLD 4037**

Sale Price: \$600,000
Sale Date: 3 Jun 2019
Area: 680m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**3 Bettina Court Eatons Hill QLD 4037**

Sale Price: \$604,000
Sale Date: 6 Jul 2019
Area: 700m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**4 Brandy Court Eatons Hill QLD 4037**

Sale Price: \$607,500
Sale Date: 15 Aug 2019
Area: 868m2

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites

**17 Altissimo Court Eatons Hill QLD 4037**

Sale Price: \$610,000
Sale Date: 4 Jun 2019
Area: 710m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**13 Brandy Court Eatons Hill QLD 4037**

Sale Price: \$637,000
Sale Date: 17 Jun 2019
Area: 1,129m²

Attributes: 4 Beds, 2 Baths, 6 Car Spaces

**17 Eden Drive Eatons Hill QLD 4037**

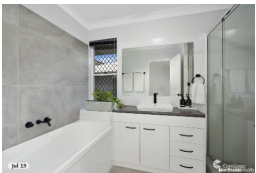
Sale Price: \$650,000
Sale Date: 20 Jul 2019
Area: 6,075m²

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Lock Up Garages

**19 Milford Court Eatons Hill QLD 4037**

Sale Price: \$660,000
Sale Date: 27 Sep 2019
Area: 6,356m²

Attributes: 3 Beds, 2 Baths, 4 Lock Up Garages

**24 Rothschild Street Eatons Hill QLD 4037**

Sale Price: \$662,000
Sale Date: 23 Aug 2019
Area: 885m²

Attributes: 5 Beds, 2 Baths, 3 Car Spaces, 3 Lock Up Garages

**4 Coolamon Court Eatons Hill QLD 4037**

Sale Price: \$672,500
Sale Date: 23 Sep 2019
Area: 1,250m²

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**26 Alberic Court Eatons Hill QLD 4037**

Sale Price: \$730,000
Sale Date: 16 Jul 2019
Area: 800m²

Attributes: 5 Beds, 3 Baths, 3 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**16 Emanual Court Eatons Hill QLD 4037**

Sale Price: \$733,000

Sale Date: 12 Jun 2019

Area: 660m²Eq. Building Area: 195.0m²

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**10 Alberic Court Eatons Hill QLD 4037**

Sale Price: \$738,000

Sale Date: 17 Jun 2019

Area: 800m²

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**38 Rivergum Drive Eatons Hill QLD 4037**

Sale Price: \$780,000

Sale Date: 23 Jul 2019

Area: 841m²

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages

**23 Tributary Court Eatons Hill QLD 4037**

Sale Price: \$820,000

Sale Date: 28 Oct 2019

Area: 603m²

Attributes: 5 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites

**12 Confluence Court Eatons Hill QLD 4037**

Sale Price: \$860,000

Sale Date: 18 Jul 2019

Area: 1,045m²Eq. Building Area: 57.0m²

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites

Summary

Summary Sales History

	Quantity	Lowest Sale	Highest Sale	Median Value	Average	Total Value
HOUSE	34	\$480,000	\$860,000	\$591,000	\$612,911	\$20,838,998
TOTAL	34					\$20,838,998

Sales History By Property Attributes

		Quantity	Lowest Sale	Highest Sale	Median Value	Average Value
HOUSE	3 Bed	9	\$480,000	\$660,000	\$530,000	\$540,999
	4 Bed	19	\$549,999	\$860,000	\$595,000	\$615,684
	5+ Bed	6	\$607,500	\$820,000	\$701,250	\$712,000
TOTAL		34				\$612,911

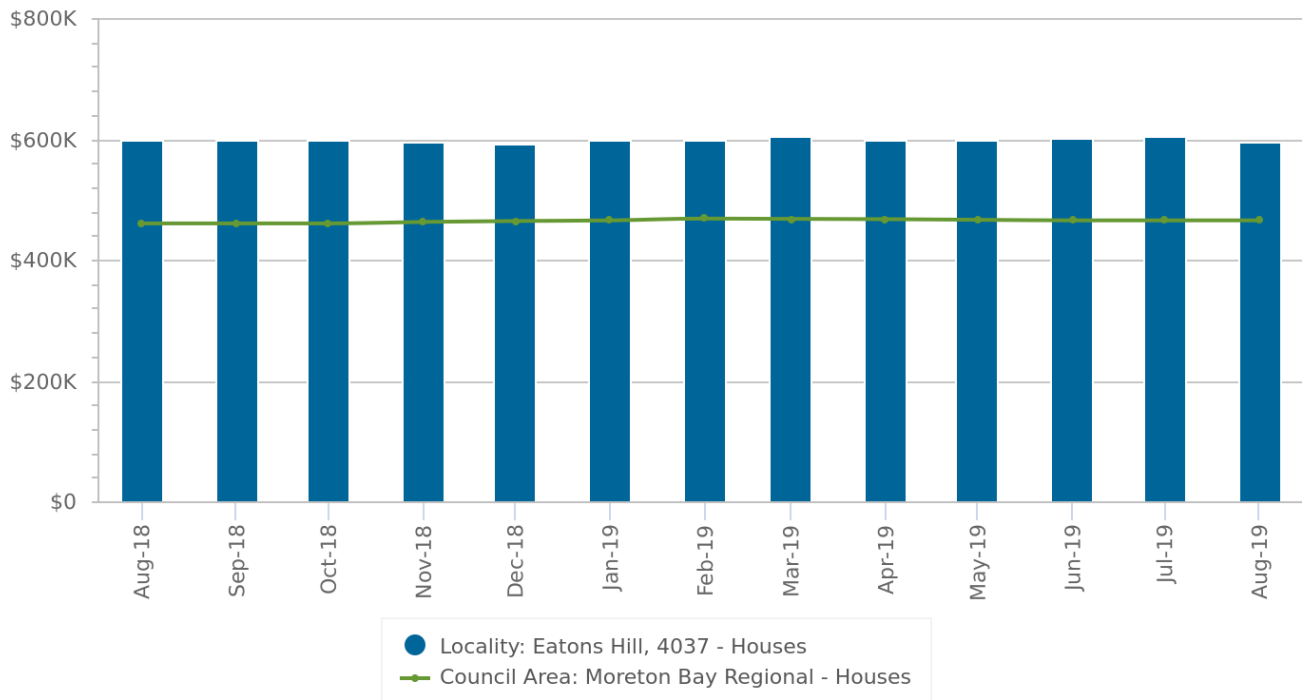
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Eatons Hill	Moreton Bay Regional
	Median Price	Median Price
August 2019	\$594,000	\$465,000
July 2019	\$605,000	\$465,000
June 2019	\$602,500	\$465,000
May 2019	\$600,000	\$466,000
April 2019	\$600,000	\$467,000
March 2019	\$605,000	\$467,500
February 2019	\$600,000	\$468,000
January 2019	\$600,000	\$465,000
December 2018	\$593,000	\$464,000
November 2018	\$596,500	\$462,500
October 2018	\$600,000	\$460,000
September 2018	\$600,000	\$460,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



Statistics are calculated over a rolling 12 month period

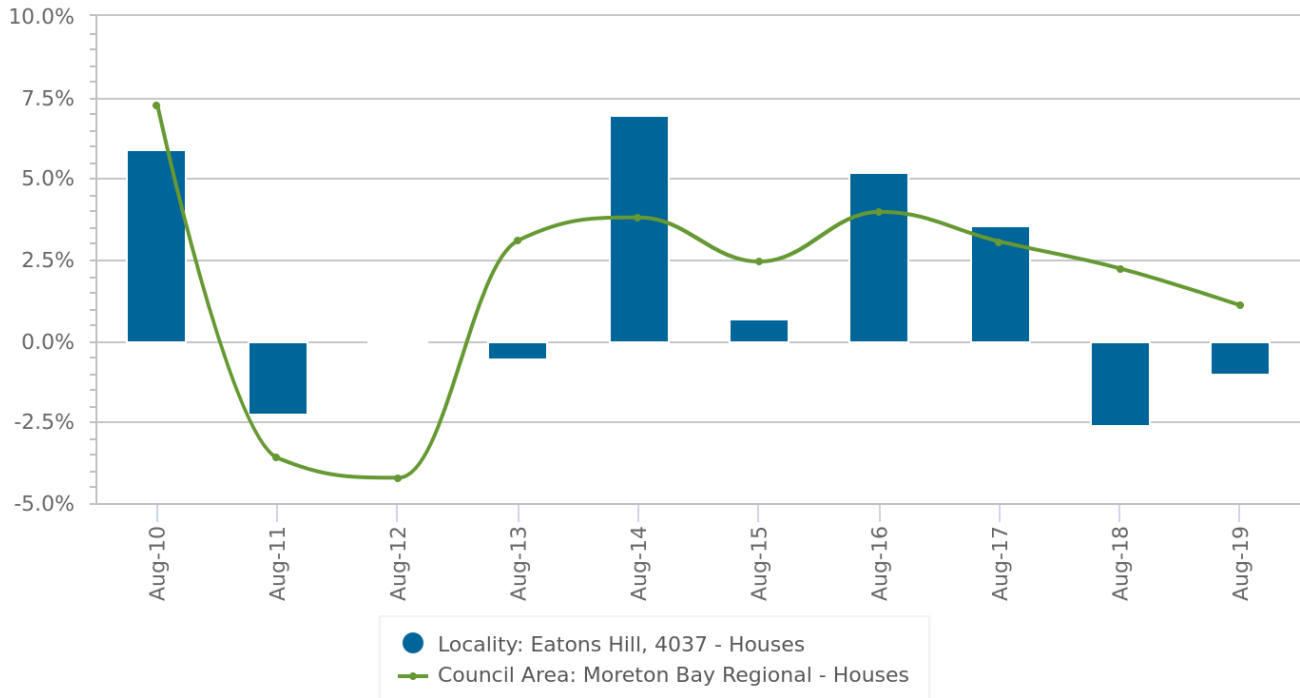
Change in Median Price

Change in Median Price (House)

Period	Eatons Hill % Change	Moreton Bay Regional % Change
Aug 2019	-1%	1.09%
Aug 2018	-2.6%	2.22%
Aug 2017	3.53%	3.05%
Aug 2016	5.22%	3.97%
Aug 2015	0.71%	2.44%
Aug 2014	6.95%	3.8%
Aug 2013	-0.57%	3.1%
Aug 2012	0.05%	-4.22%
Aug 2011	-2.27%	-3.61%
Aug 2010	5.88%	7.24%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



Statistics are calculated over a rolling 12 month period