



15/124 SMITH ROAD WOODRIDGE QLD 4114

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Your Property


15/124 SMITH ROAD WOODRIDGE QLD 4114

2 

1 

- 

65m² 

72m² 



Your Property History

- 16 Oct, 2024** - Listed for sale at \$390,000 - \$420,000
- 12 Jul, 2024** - Listed for rent at \$370 WEEKLY
- 2 Mar, 2022** - Listed for sale at Offers Over \$169,000
- 13 Dec, 2021** - Sold for \$178,000
- 24 Sep, 2021** - Listed for sale at Offers Over \$169,000
- 28 Sep, 2019** - Listed for rent at \$240.00 per week

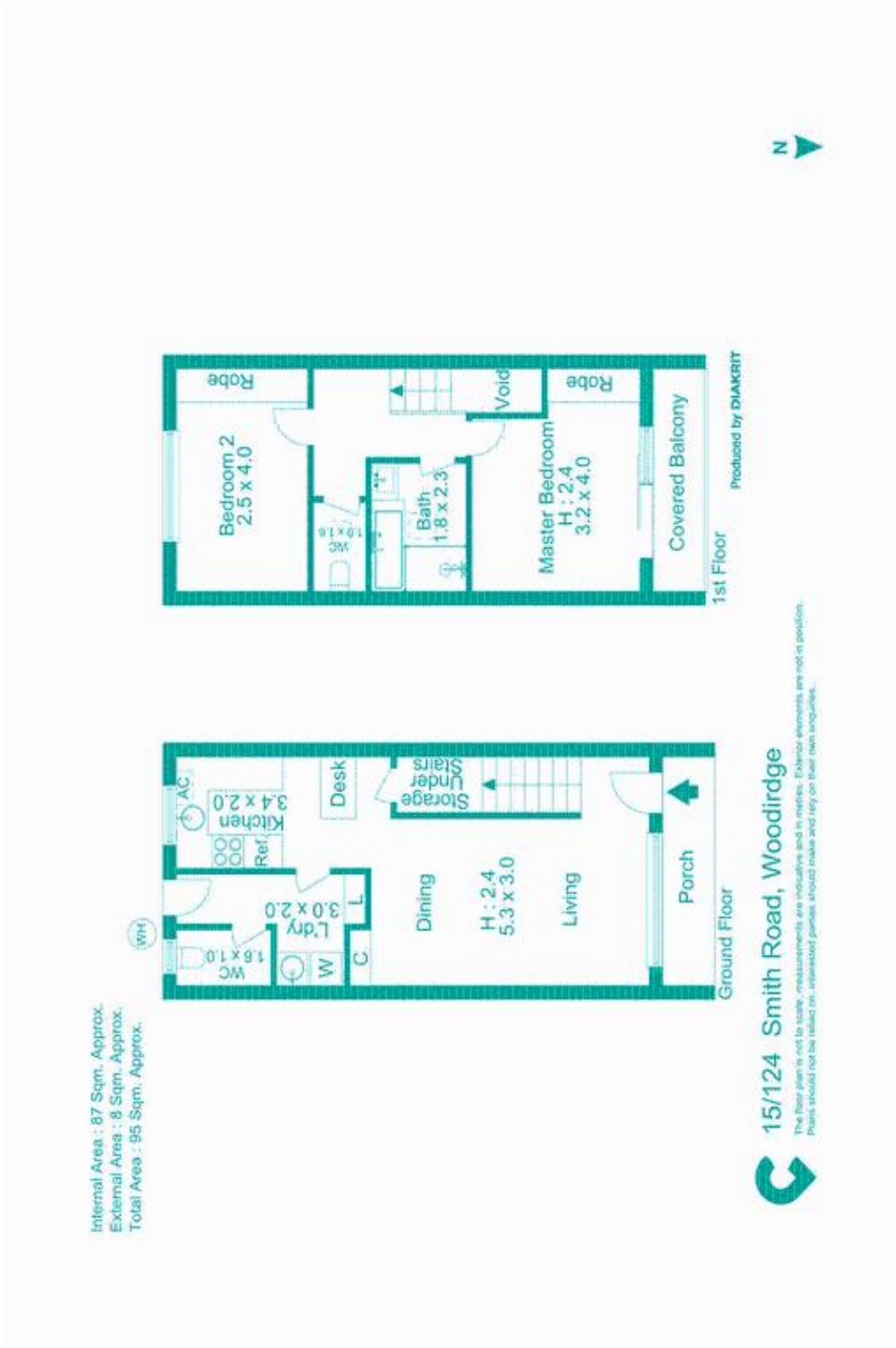
Floor Plan



Floor Plan



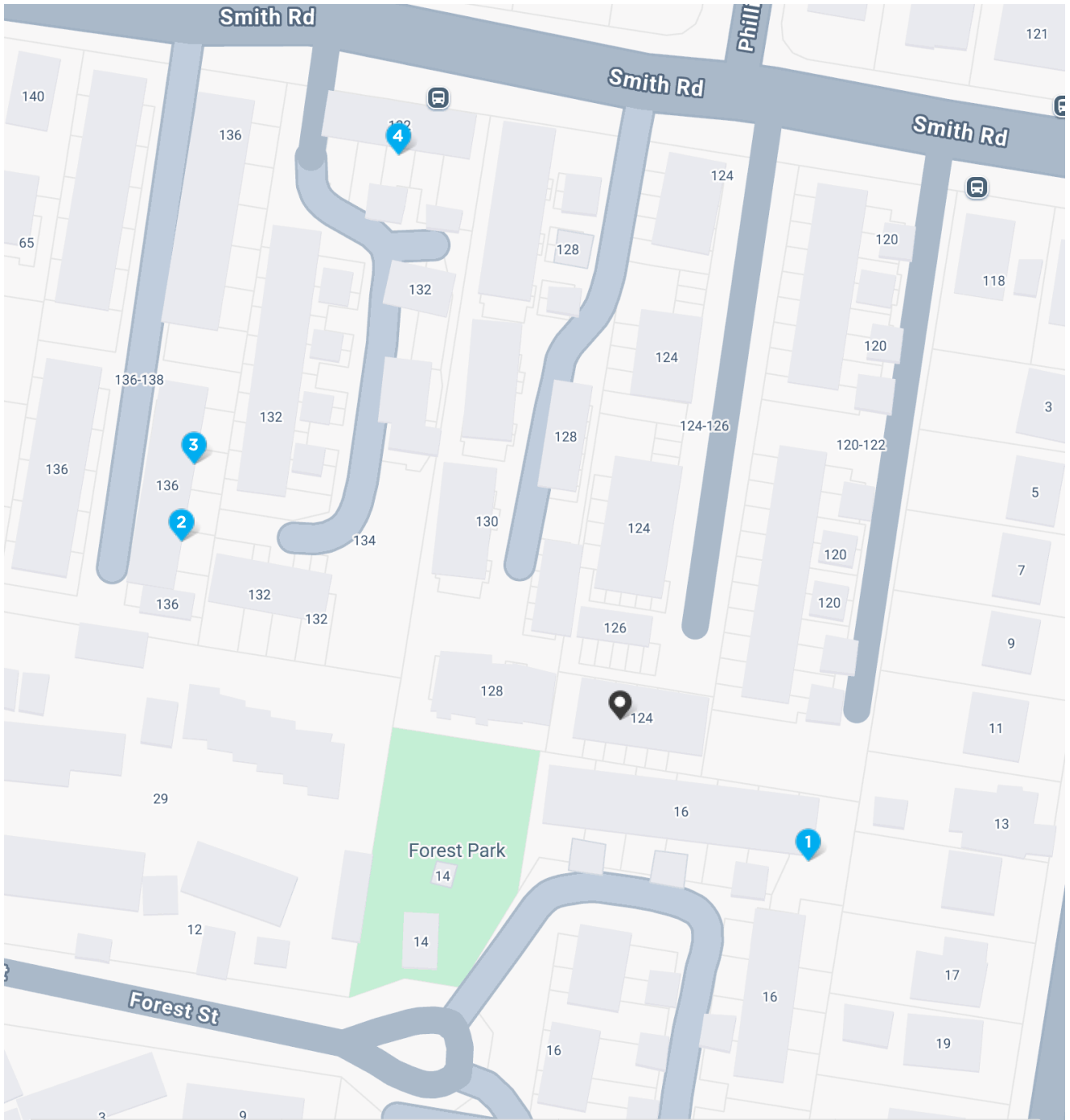
Floor Plan



Floor Plan



Comparables Map: Sales




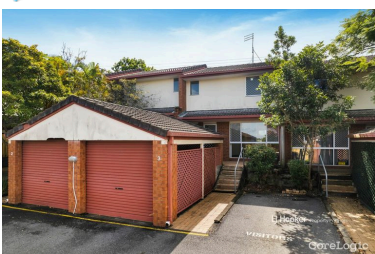


1 17/16 FOREST STREET WOODRIDGE QLD 4114	2	1	1	\$400,000
2 13/136 SMITH ROAD WOODRIDGE QLD 4114	2	1	-	\$405,000
3 15/136 SMITH ROAD WOODRIDGE QLD 4114	2	1	1	\$415,000
4 3/132 SMITH ROAD WOODRIDGE QLD 4114	2	1	1	\$377,000

Google Map data ©2024 Google

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

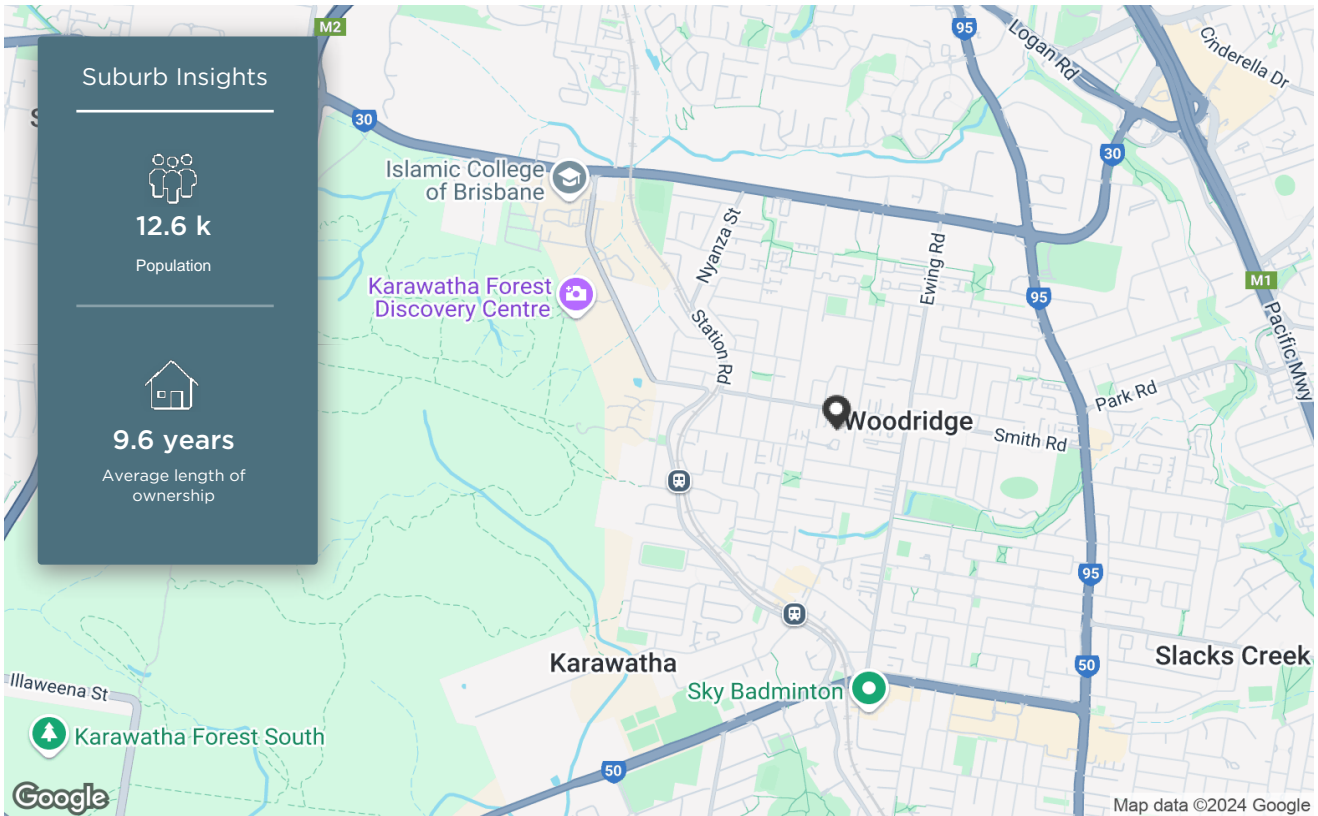
Comparable Sales

1	17/16 FOREST STREET WOODRIDGE QLD 4114	Sold \$400,000
	<p> 🏠 2 🚰 1 🚗 1 📏 536m² 📐 64m² Year Built 1980 DOM 215 Sold Date 08-May-24 Distance 0.05km First Listing \$400,000 Last Listing Sold At \$400,000 </p>	
2	13/136 SMITH ROAD WOODRIDGE QLD 4114	Sold \$405,000
	<p> 🏠 2 🚰 1 🚗 - 📏 247m² 📐 85m² Year Built 1992 DOM 76 Sold Date 25-Jun-24 Distance 0.09km First Listing Offers Over \$320,000 Last Listing Offers Over \$320,000 </p>	
3	15/136 SMITH ROAD WOODRIDGE QLD 4114	Sold \$415,000
	<p> 🏠 2 🚰 1 🚗 1 📏 248m² 📐 87m² Year Built 1992 DOM 16 Sold Date 25-May-24 Distance 0.1km First Listing CENTRAL LOCATION - MUST BE SOLD Last Listing CENTRAL LOCATION - MUST BE SOLD </p>	
4	3/132 SMITH ROAD WOODRIDGE QLD 4114	Sold \$377,000
	<p> 🏠 2 🚰 1 🚗 1 📏 223m² 📐 83m² Year Built 1990 DOM 20 Sold Date 18-May-24 Distance 0.12km First Listing Auction Last Listing Under Contract for \$377,000 </p>	

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Woodridge

Demographic

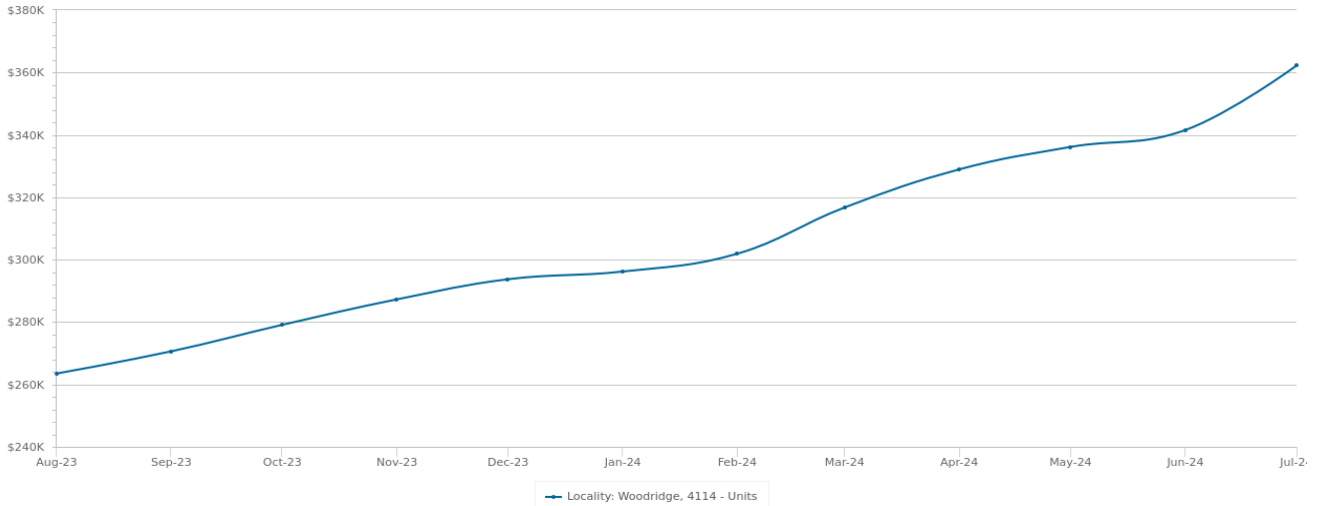


The size of Woodridge is approximately 4.7 square kilometres. It has 21 parks covering nearly 8.1% of total area. The population of Woodridge in 2011 was 12,787 people. By 2016 the population was 12,571 showing a population decline of 1.7% in the area during that time. The predominant age group in Woodridge is 0-9 years. Households in Woodridge are primarily couples with children and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Woodridge work in a labourer occupation. In 2011, 39.6% of the homes in Woodridge were owner-occupied compared with 36.7% in 2016. Currently the median sales price of houses in the area is \$570,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	25.8	Owns Outright	16.4	0-15.6K	6.0	0-9	16.7
Couples with Children	40.2	Purchaser	20.3	15.6-33.8K	20.7	10-19	14.3
Single Parents	30.8	Renting	58.1	33.8-52K	21.6	20-29	15.5
Other	3.3	Other	0.6	52-78K	20.0	30-39	14.8
		Not Stated	4.5	78-130K	15.7	40-49	11.9
				130-182K	4.1	50-59	9.8
				182K+	1.9	60-69	8.5
						70-79	5.4
						80-89	2.4
						90-99	0.5

Recent Market Trends

Median Value - 12 Months (Unit)

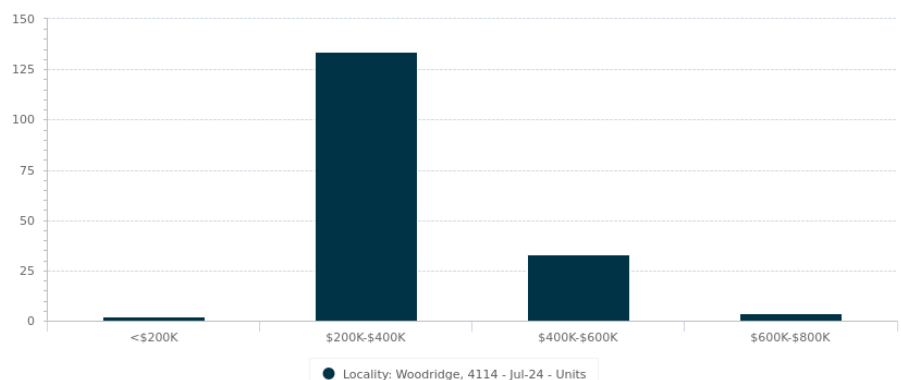


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2024	10	\$362,212	6.0% ▲	18	30	\$380
Jun 2024	14	\$341,572	1.6% ▲	18	30	\$380
May 2024	16	\$336,153	2.2% ▲	18	29	\$375
Apr 2024	10	\$328,994	3.9% ▲	18	25	\$370
Mar 2024	14	\$316,786	4.9% ▲	18	22	\$370
Feb 2024	19	\$301,945	1.9% ▲	18	21	\$367
Jan 2024	15	\$296,212	0.8% ▲	15	22	\$360
Dec 2023	14	\$293,739	2.2% ▲	15	19	\$355
Nov 2023	17	\$287,300	2.9% ▲	17	24	\$350
Oct 2023	11	\$279,128	3.1% ▲	16	20	\$350
Sep 2023	19	\$270,635	2.7% ▲	14	27	\$340
Aug 2023	15	\$263,504	2.5% ▲	14	27	\$340

Sales by Price - 12 months (Unit)

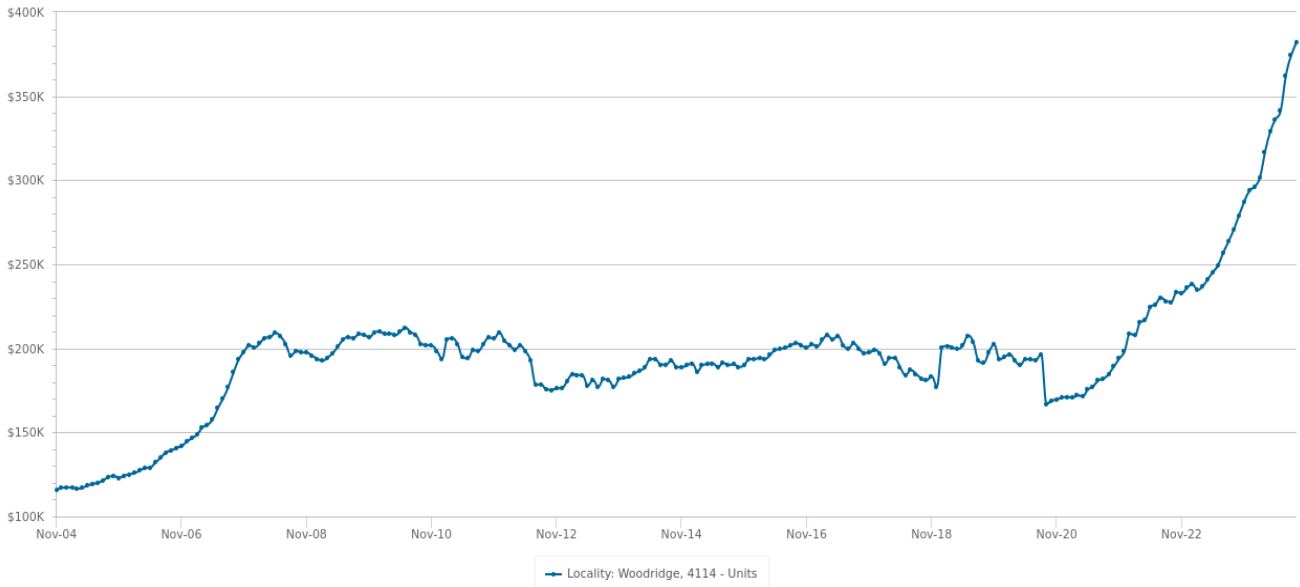
PRICE	NUMBER
<\$200K	2
\$200K-\$400K	134
\$400K-\$600K	33
\$600K-\$800K	4
800K-1M	0
1M-2M	0
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Unit)

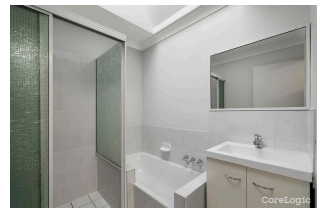


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	174	\$381,936	41.1% ▲	18	139	\$390
2023	148	\$270,635	18.9% ▲	14	122	\$340
2022	153	\$227,592	23.1% ▲	21	120	\$300
2021	157	\$184,815	10.7% ▲	40	157	\$270
2020	55	\$166,944	-12.7% ▼	83	121	\$255
2019	66	\$191,268	5.1% ▲	71	133	\$250
2018	78	\$182,068	-8.9% ▼	56	150	\$260
2017	92	\$199,881	-1.6% ▼	62	143	\$265
2016	137	\$203,154	6.6% ▲	40	160	\$265
2015	174	\$190,547	-1.1% ▼	31	186	\$265
2014	160	\$192,701	6.5% ▲	48	160	\$265
2013	100	\$181,001	3.2% ▲	51	149	\$260
2012	78	\$175,429	-13.5% ▼	77	138	\$250
2011	79	\$202,860	0.1% ▲	64	140	\$250
2010	149	\$202,594	-2.8% ▼	33	141	\$250
2009	161	\$208,423	5.0% ▲	48	142	\$240
2008	212	\$198,554	6.8% ▲	22	152	\$220
2007	283	\$185,844	33.7% ▲	24	85	\$190
2006	239	\$139,046	12.6% ▲	33	73	\$165
2005	294	\$123,502	7.7% ▲	25	61	\$160

Summary

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