

# 10 Claremont Court

## Narangba QLD 4504

3 1 1

Land: 426m<sup>2</sup>

House | Built: 2004 | Plan: RP896333 | Lot: 27

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TARGET PROPERTY



Measurements are estimates only. Data provided under licence from © Geoscape Australia 2022.

## Property history

Date	Price	Event Type	Days Listed
NOW	JUST LISTED	Active	
07/08/2021	\$438,000	Privately sold	60 days
20/12/2010	\$320 per week	Withdrawn	
12/09/2006	\$245,000	Privately sold	
08/05/2004	\$204,000	Privately sold	



LEASED PROPERTIES



### 9 Windemere Avenue

Narangba QLD 4504

3 1 1 Land: 400m<sup>2</sup> -

Year built - Distance 0.1km

Property type House

**\$500 per week..**

Last leased 28 Feb 2025

30 days on site



### 11 Windemere Ave

Narangba QLD 4504

3 1 2 Land: 400m<sup>2</sup> -

Year built - Distance 0.1km

Property type House

**\$530 per week..**

Last leased 29 Nov 2024

59 days on site



### 15 Windemere Ave

Narangba QLD 4504

3 1 1 - -

Year built - Distance 0.1km

Property type House

**\$520 per week..**

Last leased 05 Mar 2025

28 days on site



**MARKET INSIGHTS - RENTALS**

Understanding the current market relating to your property. Sourced by PropTrack and realestate.com.au.

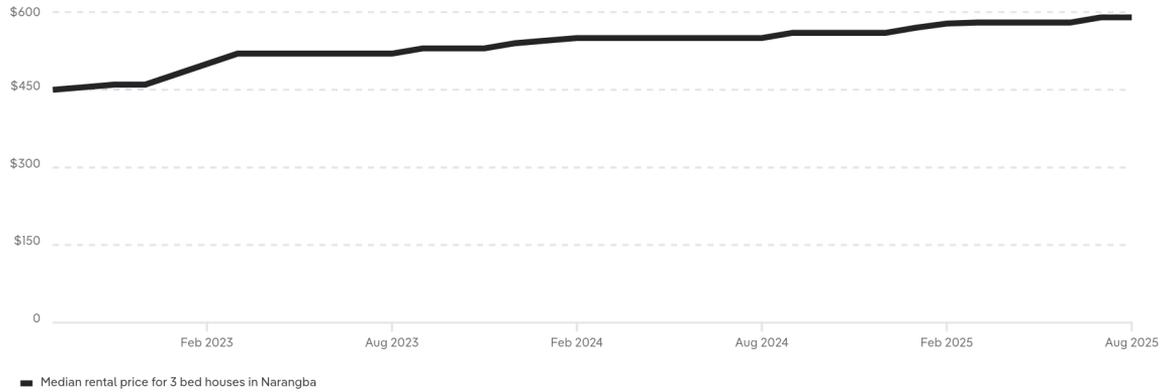
**Narangba market snapshot in the last 12 months**

For 3 bed houses in Narangba. Trend data is calculated based on a rolling twelve month period.

<p><b>Median rental price</b> <b>\$590 pw</b> ↑ Up 7.3% from this time last year</p>	<p><b>Leased volume</b> <b>87</b> ↑ Up 23% from this time last year</p>	<p><b>Price growth</b> <b>7.3%</b></p>	<p><b>Median days on market</b> <b>17 days</b> ↓ Down 10.5% from this time last year</p>
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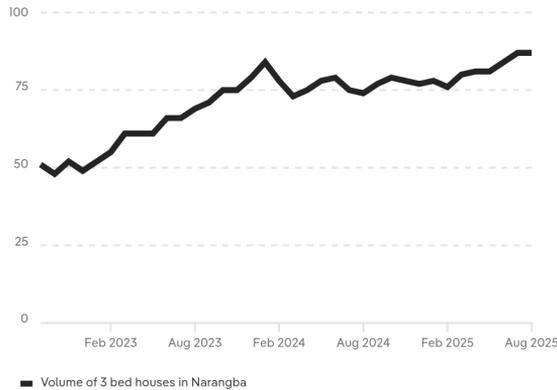
**Median rental price - 3 year trend**

Showing the median rental price of 3 bed houses in Narangba



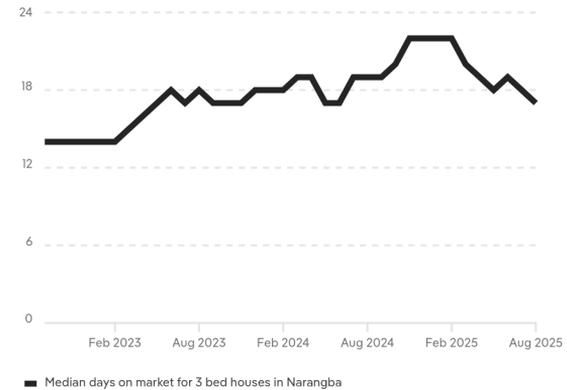
**Properties leased - 3 year trend**

Showing how many 3 bed houses in Narangba have leased



**Median days on market - 3 year trend**

Showing how long it takes 3 bed houses in Narangba to lease





## Demand for similar properties

Market activity on realestate.com.au for 3 bed houses in Narangba

Potential renters

**164**

↑ Up 3.1% from this time last week

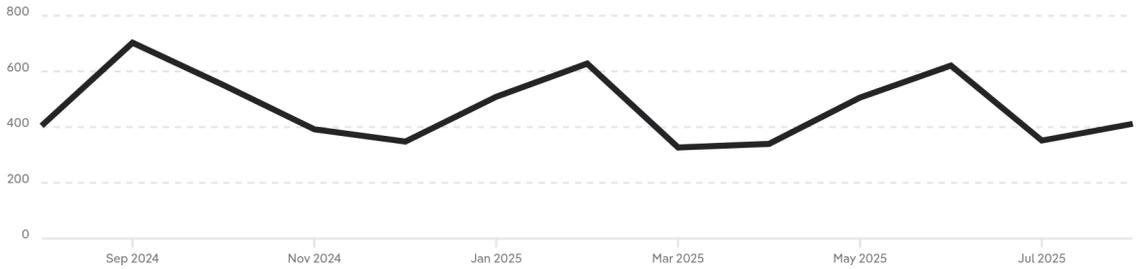
Similar for rent

**6**

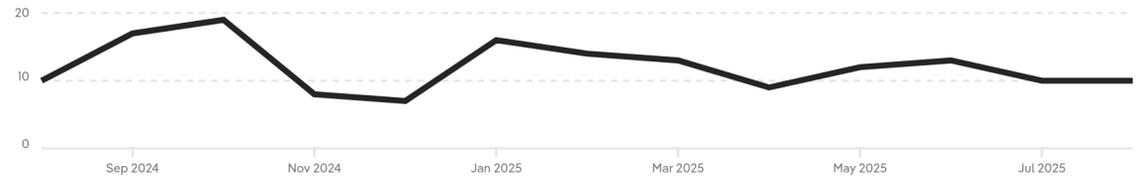
↓ Down 14.3% from this time last week

## Potential renters

Showing the number of people who are seriously interested in listings for 3 bed houses in Narangba on realestate.com.au



## Similar properties for rent



Potential renters calculation - People who have demonstrated serious interest on realestate.com.au with rental listings through a combination of high rent-specific behaviour. Behaviour includes actions like saving a property, sending enquiries, contacting agents or saving inspection times over multiple visits and days. The number of potential renters is determined by aggregating both MyREA members and anonymous users, and takes into account usage of multiple devices by the same user.



APPRAISAL PRICE

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## 10 Claremont Court

Narangba QLD 4504

 3  1  1  426m<sup>2</sup> | House

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# \$500 - \$550 PER WEEK

MY RENTAL ESTIMATE

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\*\*Leased price refers to the listed rental price when the property was marked as leased on realestate.com.au.

PropTrack is part of REA Group