



PropCalc

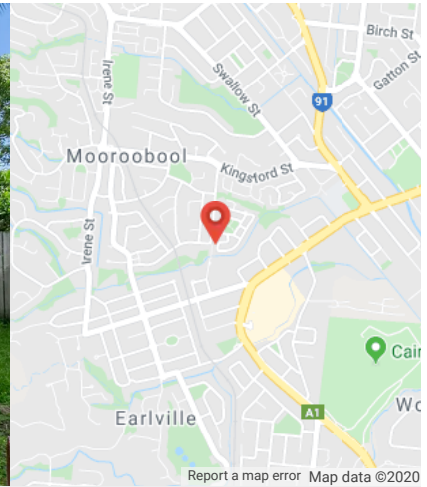
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Property Report



11 Craig Street **Mooroobool QLD 4870**

Investment results



11 Craig Street Mooroolbool QLD 4870

Land size 401 m² **Shire/Council** Cairns Regional

3 

1 

0 

Holding costs per week

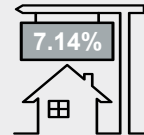


\$44

Property result

POSITIVELY GEARED

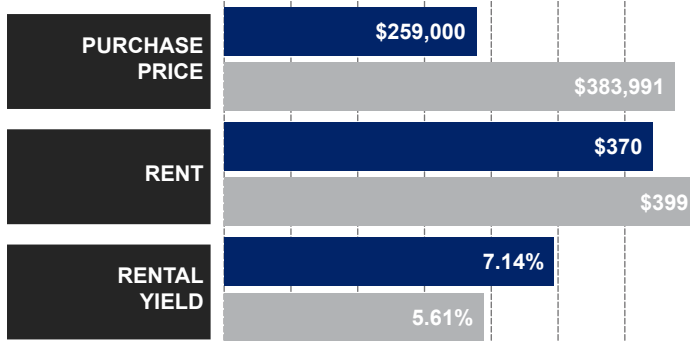
Rental yield



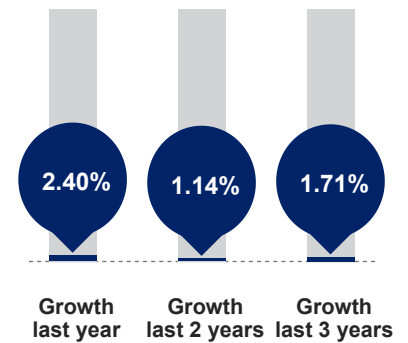
7.14%

Suburb comparison

■ Your property ■ Median



Suburb snapshot



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Your detailed information

Property overview

Est. year of construction	1990	Est. year of purchase	2020
Property type	House	Was property purchased new	No
Ownership	Investment property	Purchase price	\$259,000
Deposit Percentage	20%	Deposit Amount	\$51,800
LMI capitalised	No	Lenders Mortgage Insurance (LMI)	-

Purchase cost

Loan Amount	\$207,200	Other costs	-
Stamp duty	-	Registration fees	\$300
Legal fees	\$1,500	Pre-purchase reports	\$600
Loan to value ratio	80%	Interest rate	5%
Total funds required	\$54,200		

Income

Rent per week	\$370	Number of weeks rented	50
Other annual income	-	Annual income	\$18,500

Expenses

Body corporates fees	-	Council rates	\$2,400
Insurances	\$1,250	Interest on loan	\$10,360
Property management rate	7.7%	Property management fees	\$1,424
Repairs	\$1,000	Advertising/Stationery	\$300
Water charges	\$600	Other costs	-
Total expenses	\$17,334		

Cashflow

Total income	\$18,500	Total expenses	\$17,334
Depreciation estimate	\$4,200	Tax deductions	-\$3,034
Marginal tax rate	37%	Tax refund	\$1,123
Before tax cashflow	\$1,166	Yearly cashflow result	\$2,289

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Property address: 11 Craig Street Mooroolbool QLD 4870

MEDIAN HOUSE VALUE

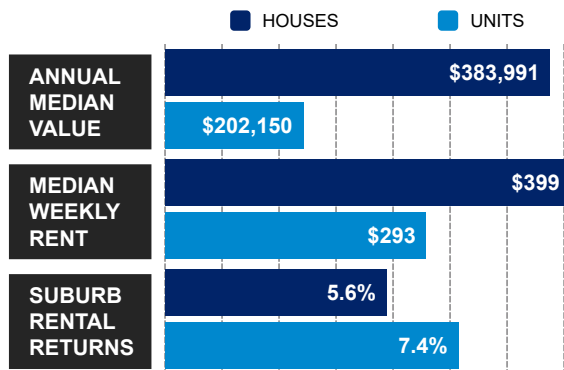
JUN 2015	\$386,306
DEC 2015	\$385,820
JUN 2016	\$383,525
DEC 2016	\$382,332
JUN 2017	\$384,033
DEC 2017	\$384,464
JUN 2018	\$382,325
DEC 2018	\$379,749
JUN 2019	\$383,255
DEC 2019	\$388,856

MEDIAN UNIT VALUE

JUN 2015	\$192,957
DEC 2015	\$194,648
JUN 2016	\$193,043
DEC 2016	\$195,844
JUN 2017	\$202,238
DEC 2017	\$207,577
JUN 2018	\$208,725
DEC 2018	\$204,845
JUN 2019	\$202,150
DEC 2019	\$198,620

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Suburb statistics



ANNUAL NO.
OF SALES

71
37

AVERAGE LISTING
DURATION (DAYS)

40
60

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Nearby planning and development applications





55 Yarrum Street Earlville QLD 4870 Jan 15, 2019, 327m away Material Change of Use Dual Occ... PlanningAlerts.org.au found this application for you on the planning authority's website a year ago. (Source: Cairns Regional Council, reference: 9132/2019) More info >	55 Yarrum Street Earlville QLD 4870 Jan 8, 2019, 327m away Operational Works General Surve... PlanningAlerts.org.au found this application for you on the planning authority's website a year ago. (Source: Cairns Regional Council, reference: 9118/2019) More info >	512 Mulgrave Road Earlville QLD 4870 Jun 28, 2018, 382m away Building Works 2 Illuminated Adv... PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago. (Source: Cairns Regional Council, reference: 8718/2018) More info >
512 Mulgrave Road Earlville QLD 4870 Apr 12, 2018, 382m away Operational Works General Com... PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago. (Source: Cairns Regional Council, reference: 8542/2018) More info >	512 Mulgrave Road Earlville QLD 4870 Mar 19, 2018, 382m away #OPW Operational Works General PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago. (Source: Cairns Regional Council, reference: 8496/2018) More info >	512 Mulgrave Road Earlville QLD 4870 Dec 19, 2017, 382m away #OPW Advertising devices PlanningAlerts.org.au found this application for you on the planning authority's website 2 years ago. (Source: Cairns Regional Council, reference: 8322/2017) More info >

Data provided by www.planningalerts.org.au

Comparable for sale properties in Mooroolbool

 Contact Agent 24 Mcwen Street MOOROOBOL... 3 1 1	 Contact Agent 39 Casella St Earlville Queensland ... 3 1 1	 Contact Agent 5 Fabris Street MOOROOBOL Qu... 3 1 1	 Contact Agent 55 Yarrum Street Earlville Queensla... 6 4 0
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Comparable rental properties in Mooroolbool

 \$0 15 Pepperina Street Mooroolbool Q... 3 2 0	 Contact Agent 7/25 Balaclava Road EARLVILLE Q... 2 1 1	 \$330 per week 10/17-19 Balaclava Road EARLVIL... 2 1 1	 \$400 Per Week 14 Dodd Court MOOROOBOL Qu... 4 2 1
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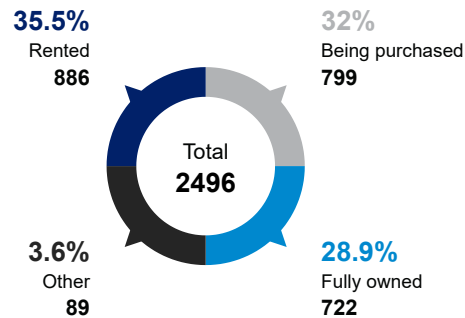
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Property address: 11 Craig Street Mooroolbool QLD 4870

Statistics

Home ownership - Mooroolbool



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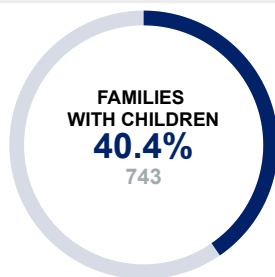
Neighbours

Families

Median monthly mortgage repayments

Median weekly rent

Household income



\$1,625

\$300

\$1,325pw

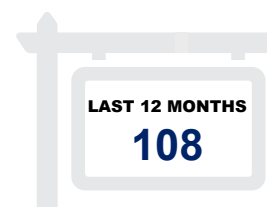
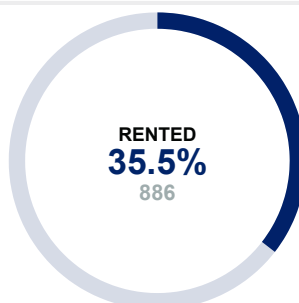
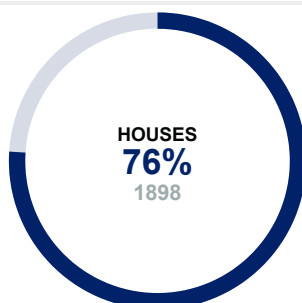
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Neighbourhood

Dwelling type

Home ownership

Properties sold



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Property notes

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