

# PROPERTY RADAR

Bentley Park - Cairns



5 Bedrooms



Kitchen



2 Bathroom



Car



## Property Summary

### Price Estimate ?

\$566k

Low

**\$666k**

\$765k

High

MEDIUM CONFIDENCE

+\$492k (+282.6%)

Since last sold - \$174,000 - November 2020

### Risks & Planning Overlays ?



#### Flooding not detected

No flooding known in this area. Please use as a guide only.



#### Heritage not detected

No heritage known in this area. Please use as a guide only.



#### Bushfire not detected

No bushfire known in this area. Please use as a guide only.



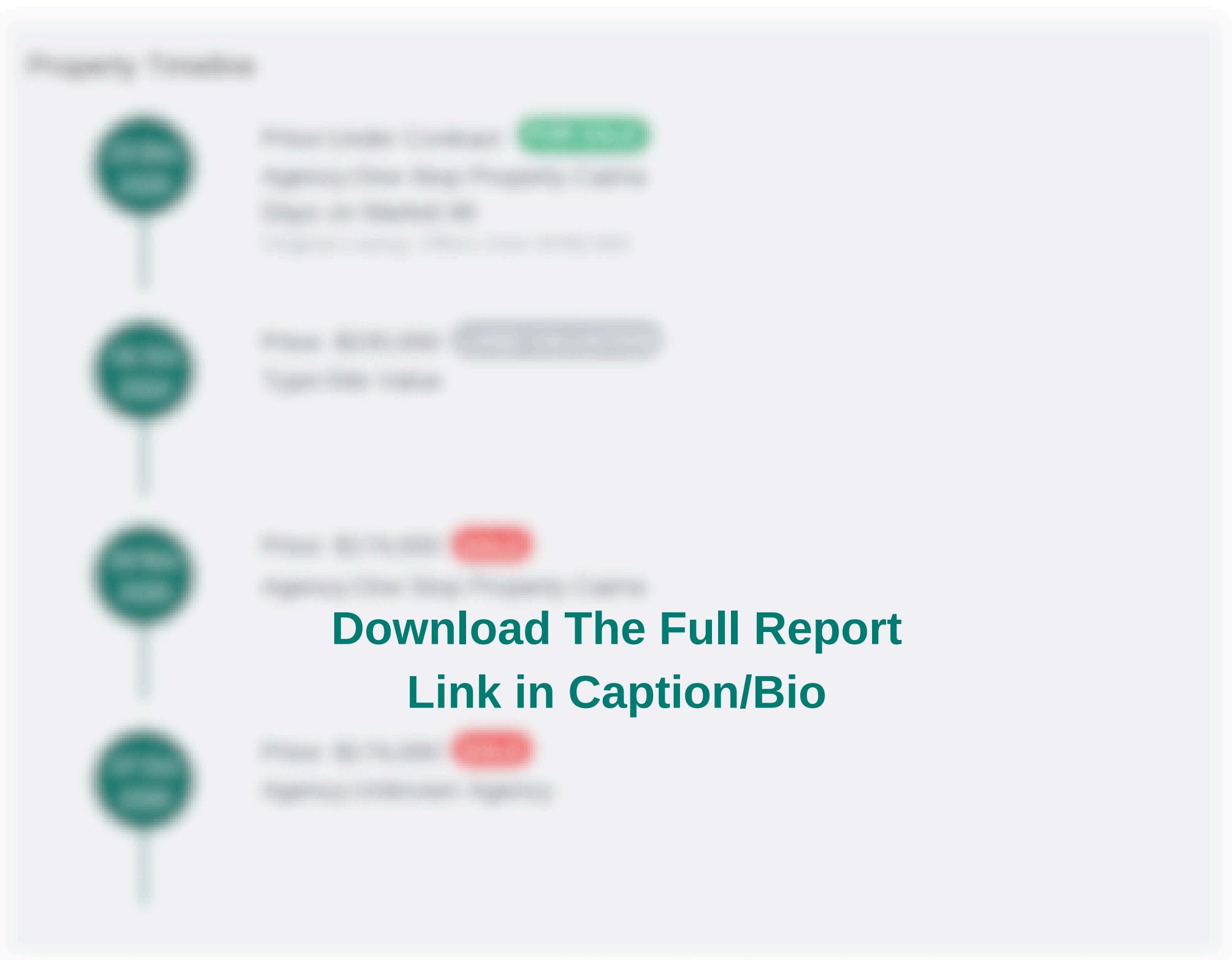
#### Biodiversity not available

Biodiversity not available in this area. Please check with local council.

## Cams Analysis

| Category          | Rating | Notes   |
|-------------------|--------|---|
| Growth Potential  | ★★★★★  | 7.3% growth in the last 12 months alone.              |
| Cashflow Strength | ★★★★   | Strong yields help this property "wipe its own face." |
| Value Add         | ★★★    | Modern build (approx 2010s) requires minimal work.    |

## Property Timeline



**Download The Full Report  
Link in Caption/Bio**

Suburb Median



\*Suburb Median price based on 167 sales results over the previous 12 months.

## Suburb Statistics

# Download The Full Report Link in Caption/Bio

## Suburb Summary

Study Park (1993) has a more pessimistic view of the evidence, and she argues that given many children aged 10 to 12 years, the school has a greater role in reducing crime. Different age groups will need different kinds of support. For older children, she suggests that teachers and guidance teachers work together. Guidance teachers are stronger female adults who can be more effective and have a greater impact on young children. The school has a particular role of educating children about the rights and duties of the community.

For instance, Bentley has shown strong consistent growth as reflected by a high market valuation and the company has continued to report growth in revenue from year to year. The market does fluctuate and a good year doesn't necessarily mean it's about to continue, meaning some measure of market growth expectation will be made before selling again. The goal is strong growth potential for the year. The stock also provides an opportunity with consistent revenue year over year growth over the years and high market valuation by the market as well.

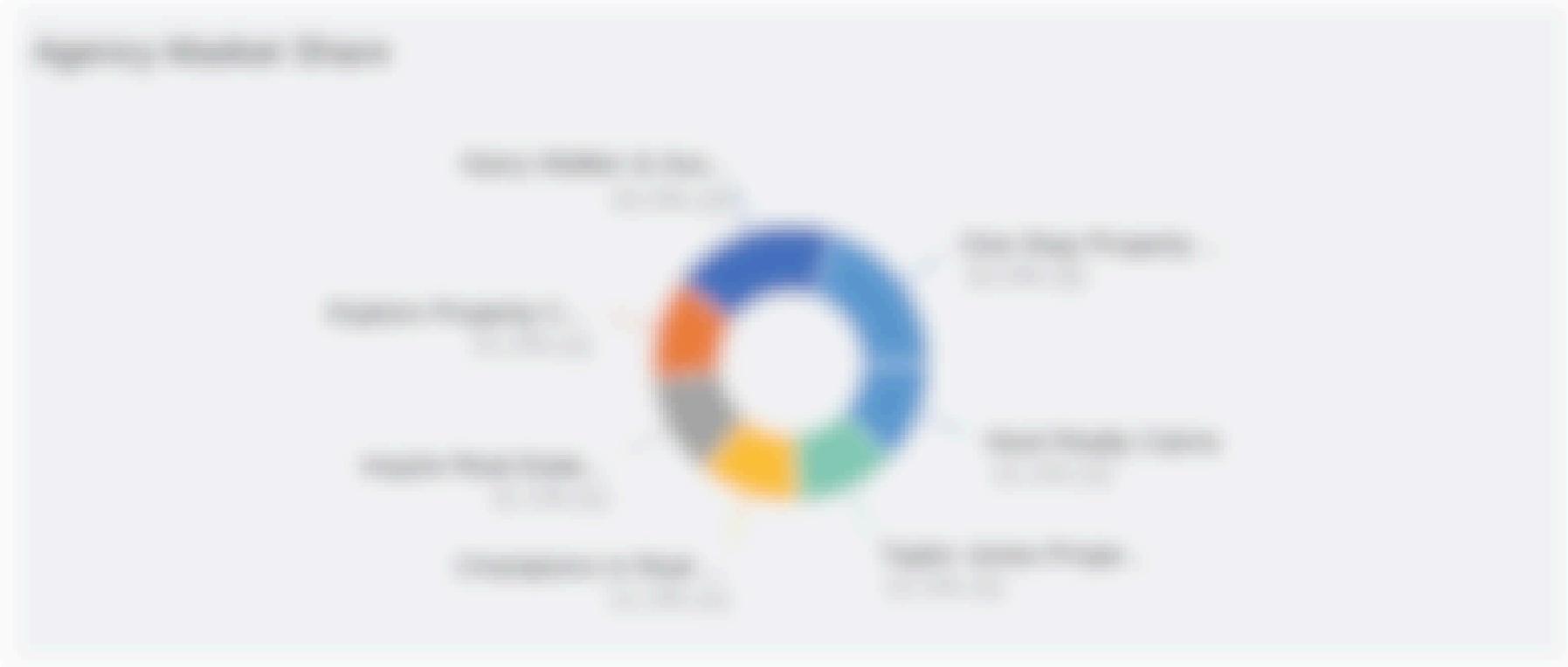
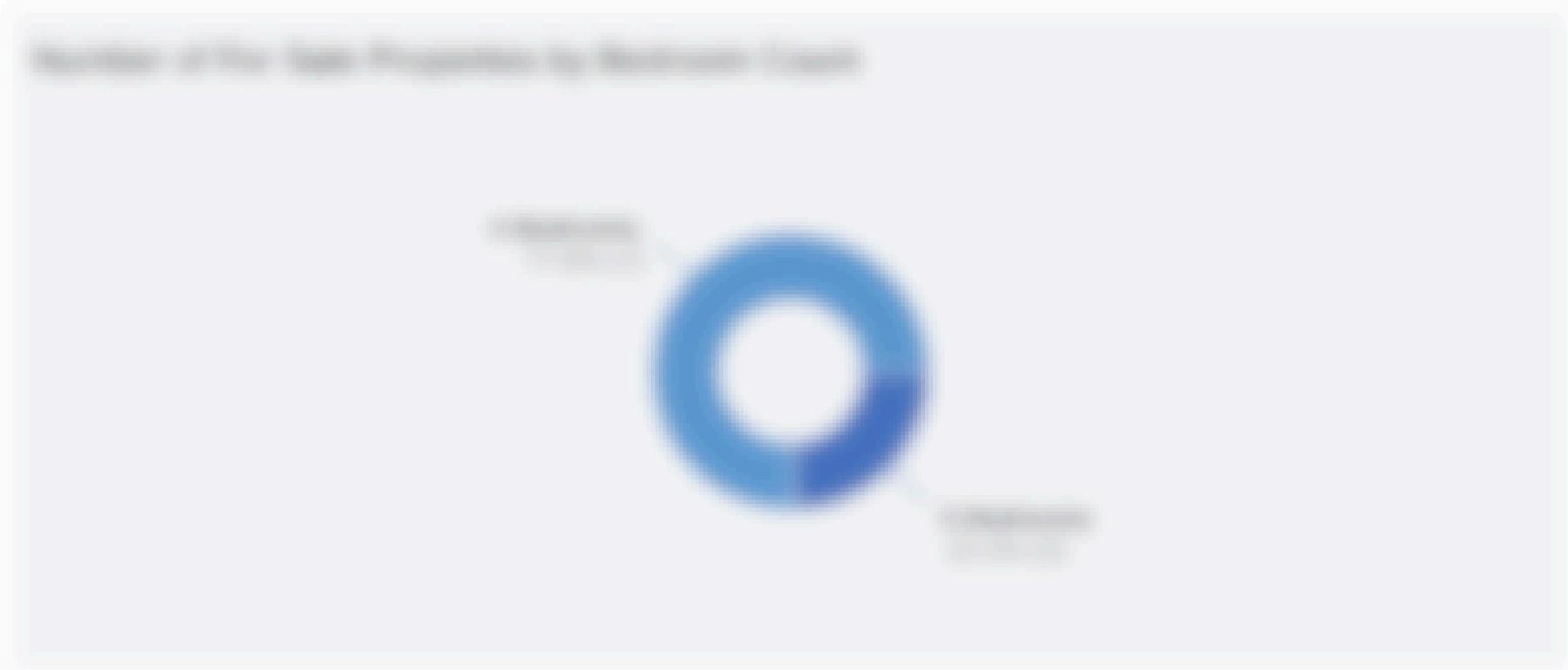
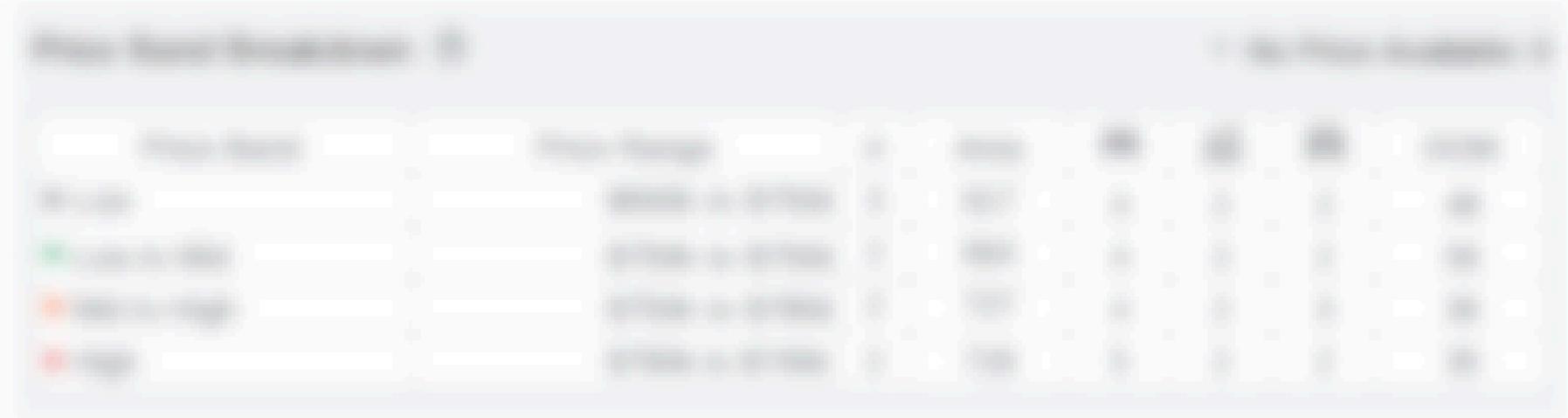
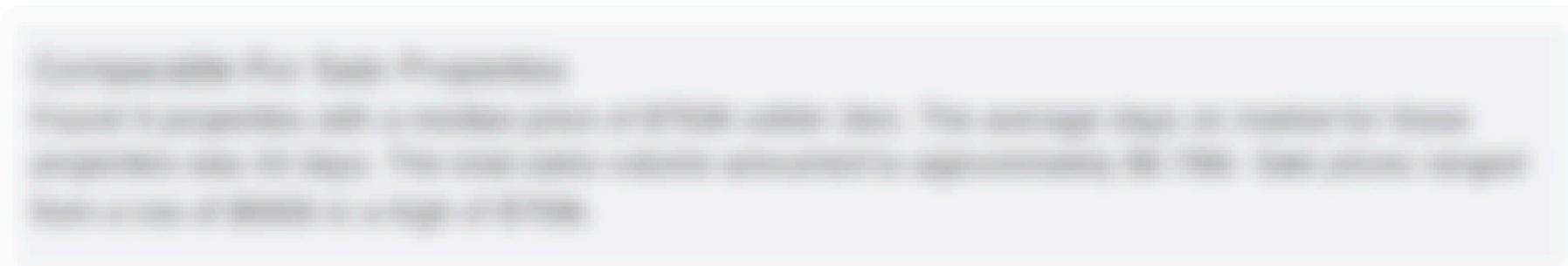
Bentley Park provides an opportunity to work with local and property owners, with a primary intention, given the location, not to damage the property. The scheme offers a Bentley Park for residents. The property owners of Bentley Park to benefit especially for houses, offering many great potential and value added. Residents can benefit from the scheme by having more choices and opportunities for growth with contacts for more to purchase and property. Bentley Park is the one

**Download The Full Report  
Link in Caption/Bio**

**Download The Full Report  
Link in Caption/Bio**

## Comparable Properties

Property Type: House

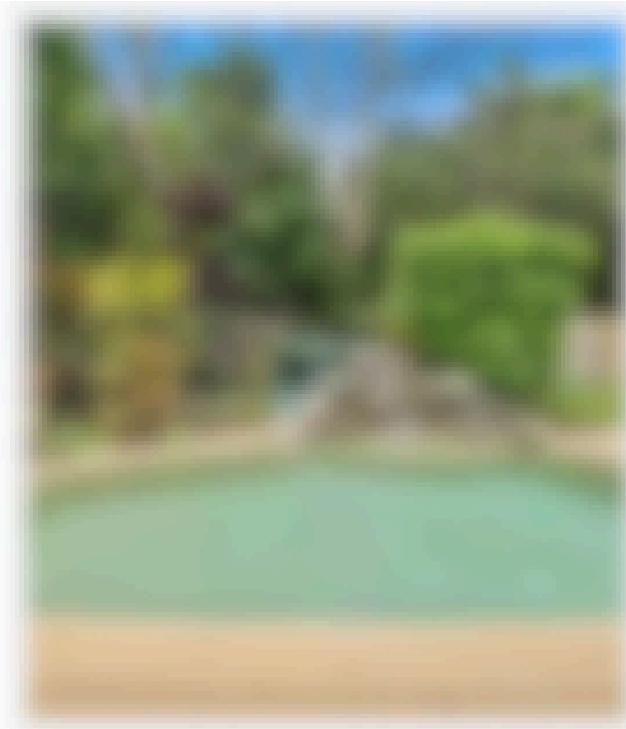


# Comparable Properties

Property Type: House

## Comparable Properties

Property Type: House



Address: 123 Main Street, Anytown, USA

Price: \$350,000

Bedrooms: 3

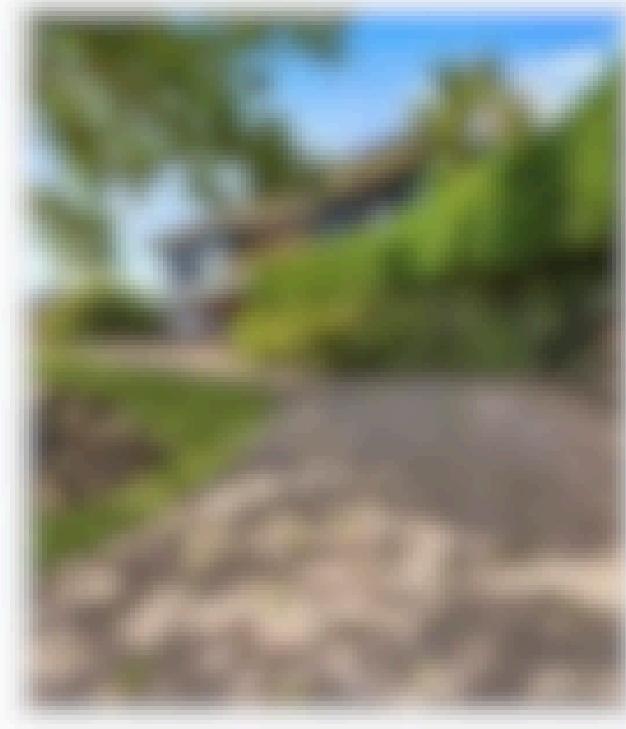
Bathrooms: 2

Lot Size: 0.25 acres

Year Built: 1985

Property Type: House

Agent: John Doe, RE/MAX



Address: 456 Elm Street, Anytown, USA

Price: \$320,000

Bedrooms: 3

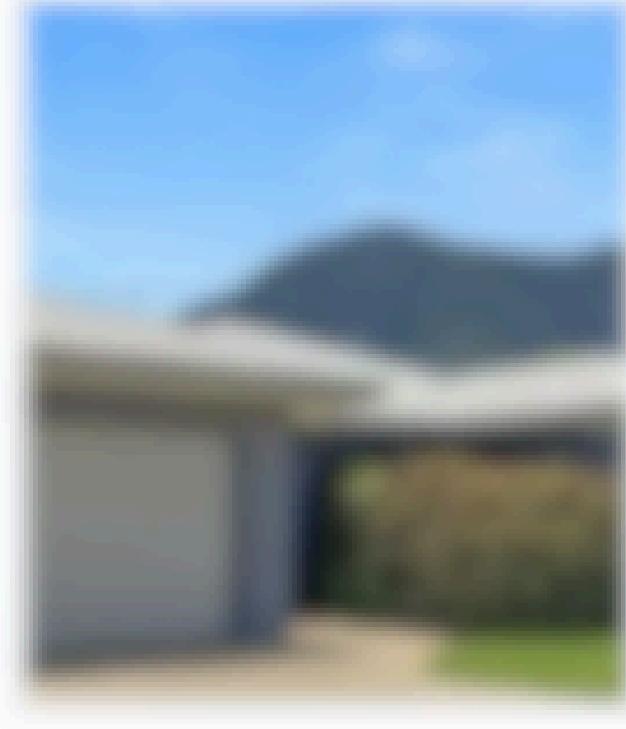
Bathrooms: 2

Lot Size: 0.25 acres

Year Built: 1985

Property Type: House

Agent: John Doe, RE/MAX



Address: 789 Oak Street, Anytown, USA

Price: \$380,000

Bedrooms: 3

Bathrooms: 2

Lot Size: 0.25 acres

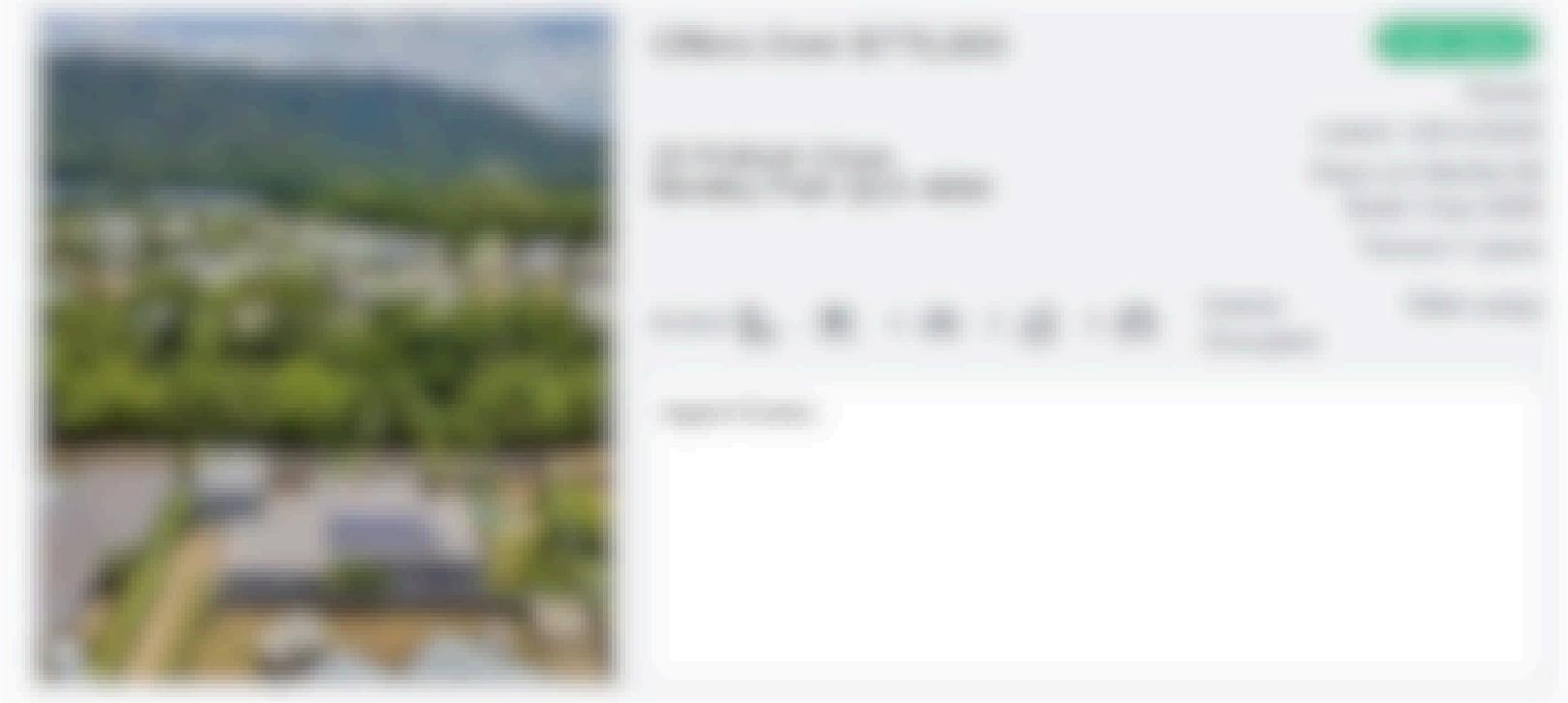
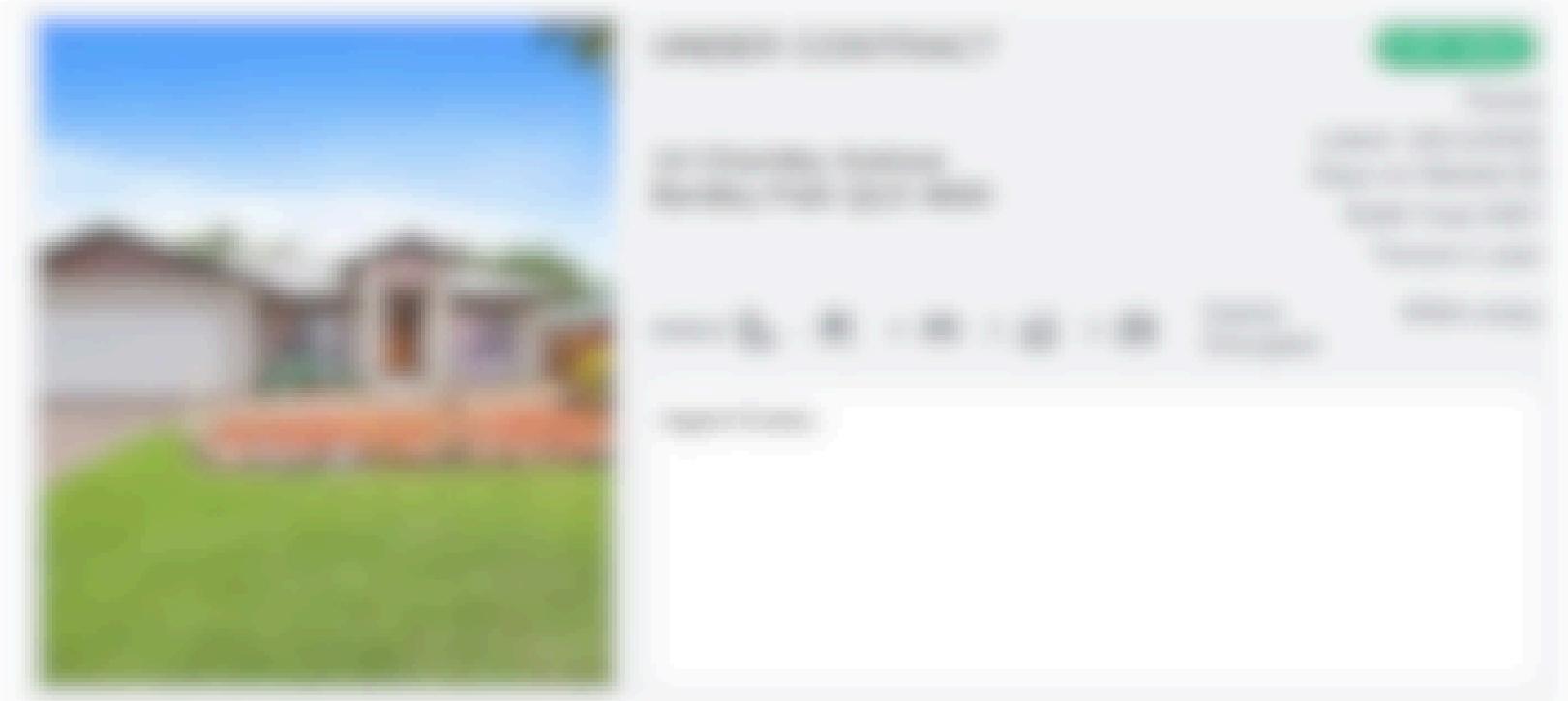
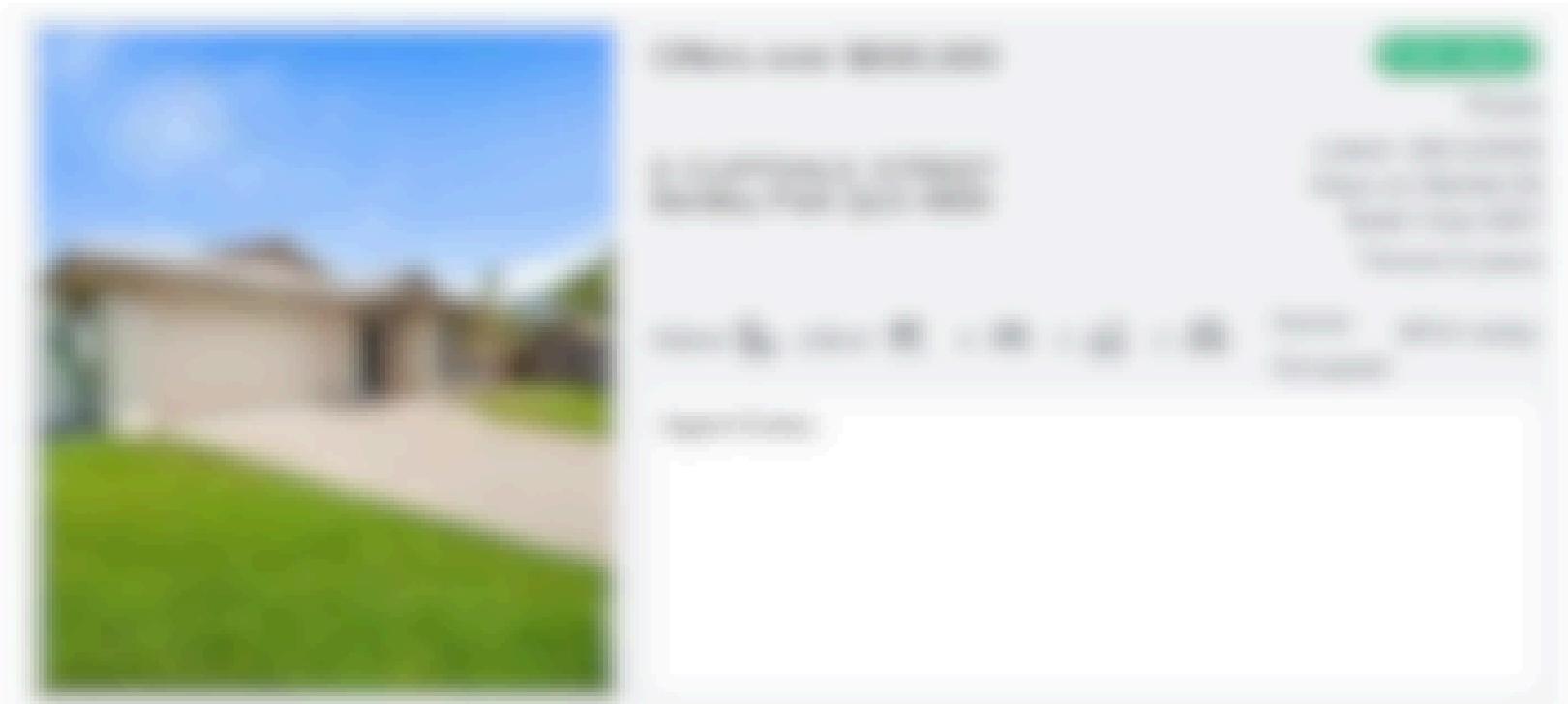
Year Built: 1985

Property Type: House

Agent: John Doe, RE/MAX

# Comparable Properties

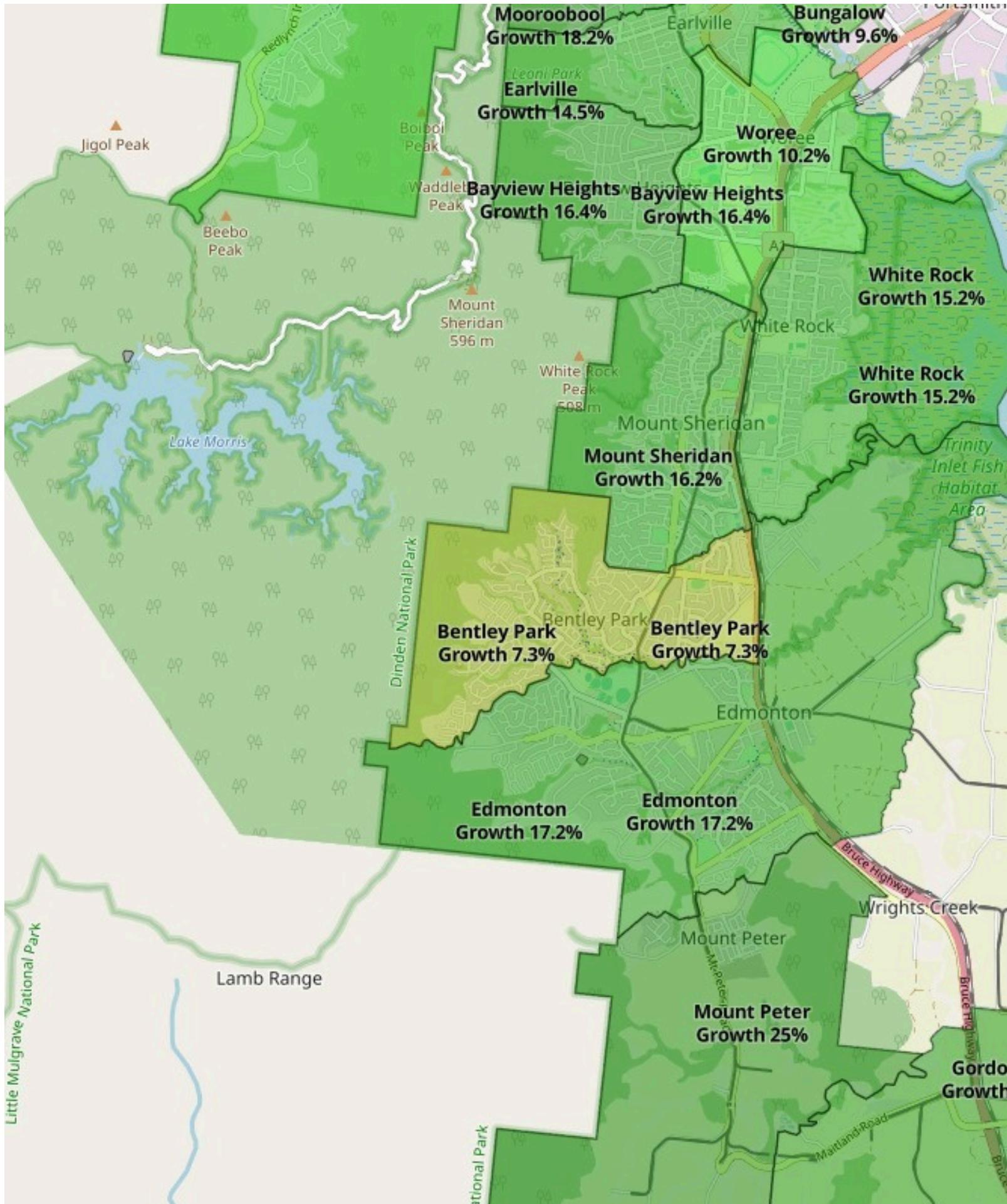
Property Type: House



## Heatmaps - Suburb % Growth (12M)

### Suburb % Growth (12M)

Suburb growth is the change in median home values in a specific suburb over a 12-month period, with a positive growth rate indicating an increase in home values and a negative rate indicating a decrease.



# Get The Full Report + Investor Analysis

Market Insights

Property Type: House

**Sale Price Insights**

Sale Price Insights provide key data on how prices have changed over time, allowing investors to assess potential capital growth. This analysis can highlight trends like steady appreciation, rapid increases, or stability in property values. Please use these insights as a guide and verify with local real estate sources.

**Suburb Growth** ⓘ

7.3% 1Y Growth 43.8% 3Y Growth 88.6% 5Y Growth 6.4% 10Y Growth\*

\*Compound Annual Growth Rate (CAGR) calculated per annum for 10 years.

**Sale Price Median**  
Bentley Park, QLD 4869 - Houses

**\$660,000**

The median price for a suburb is the midpoint value of all home sale prices in the area, calculated by ordering all sale prices and selecting the middle value. It provides a typical market value for homes in the suburb.

THE WAY

Download  
Now

## Disclaimers

### Disclaimer:

The information presented in this report is intended solely for preliminary research purposes. The data herein is sourced from publicly available records, government databases, and market insights, and may be subject to changes. Prospective investors, buyers, or stakeholders are advised to verify all details independently with the relevant authorities or original data sources for the most up-to-date information. No liability is accepted by the report provider or its associates for any inaccuracies or omissions in the data. For any planning or development inquiries, please consult with the local council to obtain the latest zoning, planning, and risk assessment regulations.