

PROPERTY RADAR

Bentley Park – Cairns



5 Bedrooms



Kitchen



2 Bathroom



Car



Property Summary

Price Estimate ?

\$566k

Low

\$666k

MEDIUM CONFIDENCE


+\$492k (+282.6%)

\$765k

High


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

Risks & Planning Overlays ?




Flooding not detected

No floodingknowninthisarea. Please use as a guide only.




Bushfire not detected

No bushfireknowninthisarea. Please use as a guide only.



Heritage not detected

No heritageknowninthisarea. Please use as a guide only.



Biodiversity not available

Biodiversitynotavailable inthis area. Please check with local council.

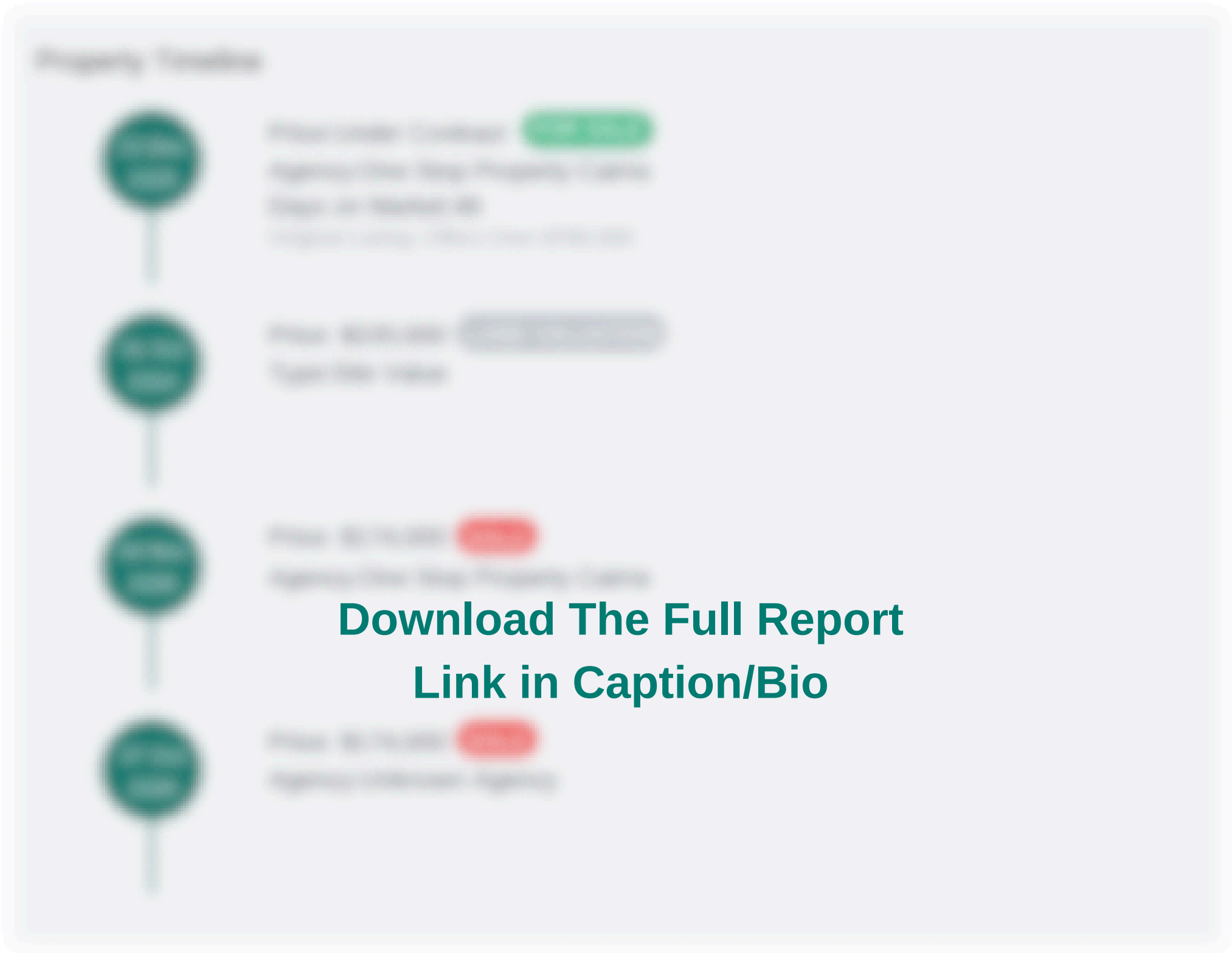
Cams Analysis

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.

THE WAY

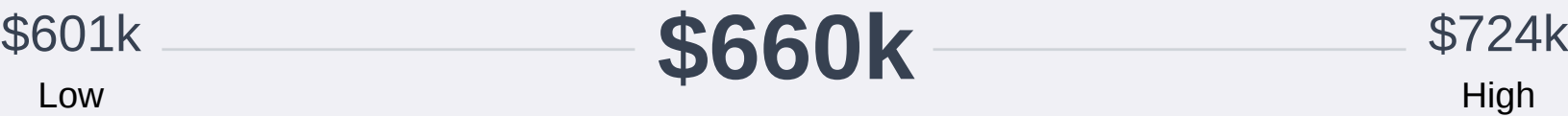
TO INVEST

Property Timeline



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Suburb Median ?



HIGH CONFIDENCE

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

Suburb Statistics

Population: 8,280	Suburb's Median \$660k
Buildings: 3,000	Suburb's Growth 7.2%
Owner Occupied 67%	Average Yield 3.1%
10% to Median 10%	Vacancy Rate 2.1%
10% to 10	Market Absorption 10%
10% to School Score 8	% Stock on Market 1.2%
10% to Planning 10	% Discounting 1.1%
Building Approvals 1.2%	Median Income \$5,000

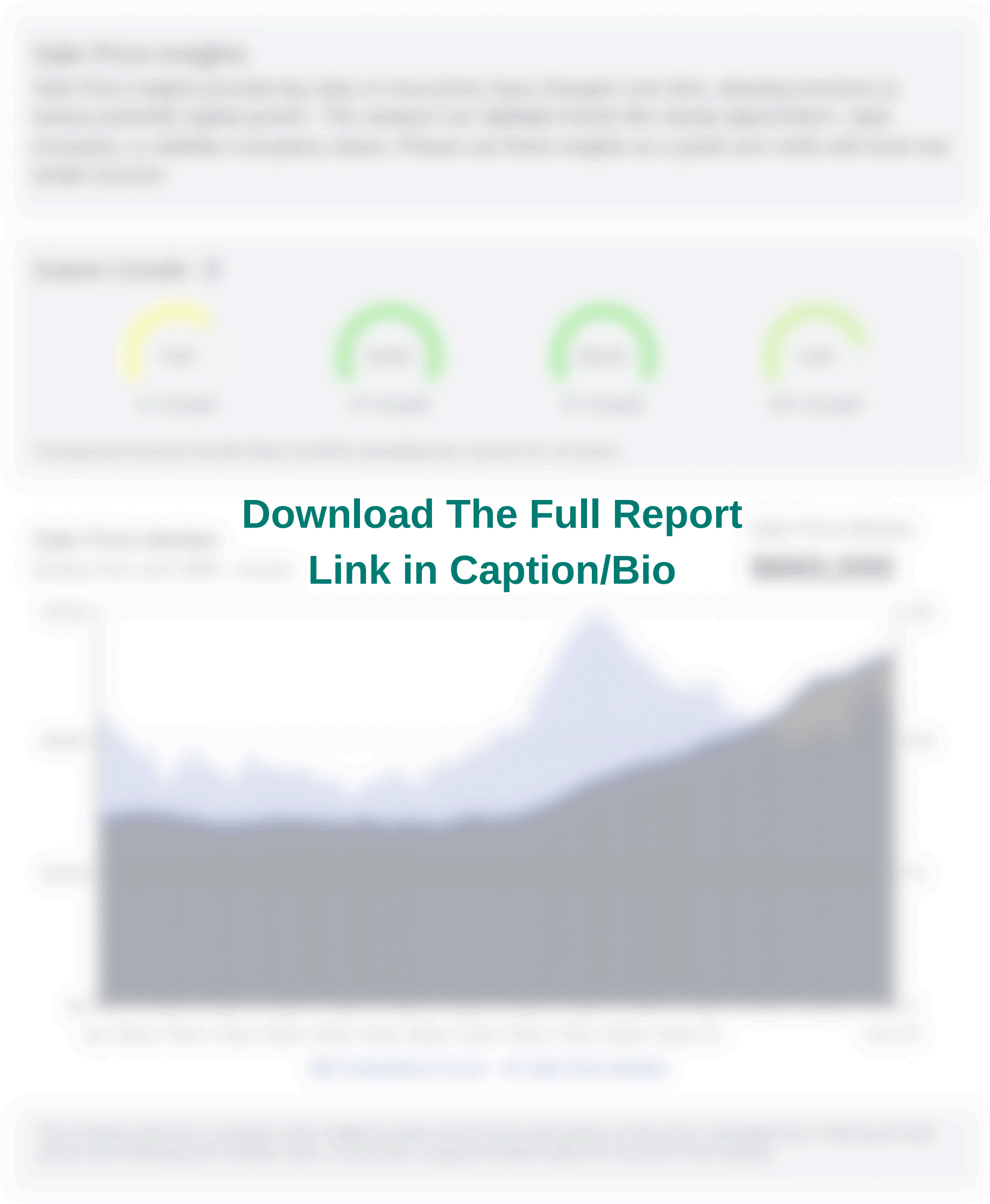
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Suburb Summary

Benley Park, QLD 4000 has a total population of 8,280 residents, with the largest age group being individuals aged 1 to 14 years. The suburb has a good mix of residents across different age groups, with median household income being \$5,000 per week. The top occupations include Technicians and Tradesworkers, Professionals, and Managers. Residents primarily commute by motor vehicle and have a growing trend towards working from home. The suburb has a moderate level of educational advantage for students attending government schools.

For houses, Benley Park shows strong investment potential as indicated by a high market absorption rate, low vacancy rate, and solid historical growth in median house prices. The suburb offers diverse rental yields and a good rent demand supply ratio, making it attractive for investors seeking rental income or capital growth opportunities. With a notable number of building approvals, the area is showing growth potential. For units, the suburb also presents an opportunity with consistent median price growth over the years and high rent demand supported by the rental rate.

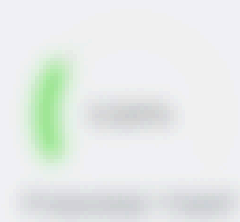
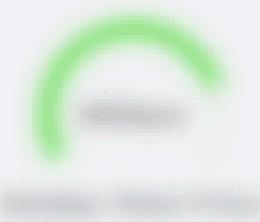
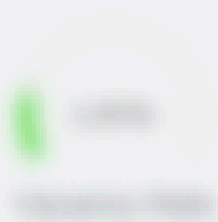
Benley Park presents an appealing opportunity for both home buyers and property investors. With a growing population, good infrastructure, and diverse demographics, the suburb offers a desirable lifestyle for residents. The property market in Benley Park is robust, especially for houses, demonstrating strong growth potential and rental demand. Investors can benefit from the suburb's high market absorption rate and consistent price growth, while residents can enjoy the amenities and community feel of the area.



Market Insights

Market insights provides key data on the rental market and compares different property types, rental strategies, such as letting rent by room versus long-term rentals, and to analyse the impact of letting conditions in developing the property. Please use these insights as a guide and verify with your own market research.

Long Term Rental Statistics



Property type: House, Rental strategy: Long Term Rental, Location: London, UK

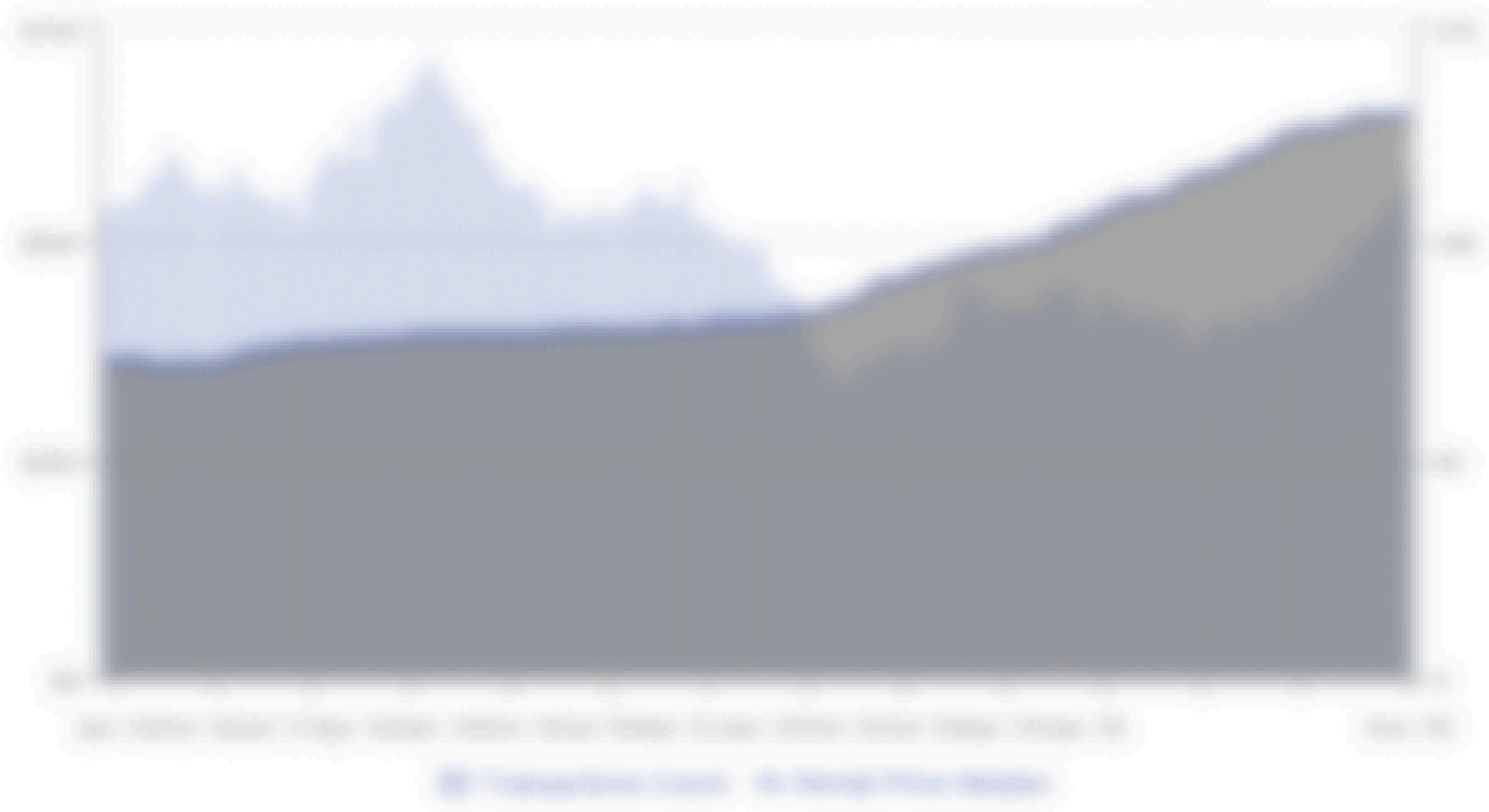
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Long Term Rental

Property type: House, Rental strategy: Long Term Rental

Long Term Rental

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Comparable Price Range Properties

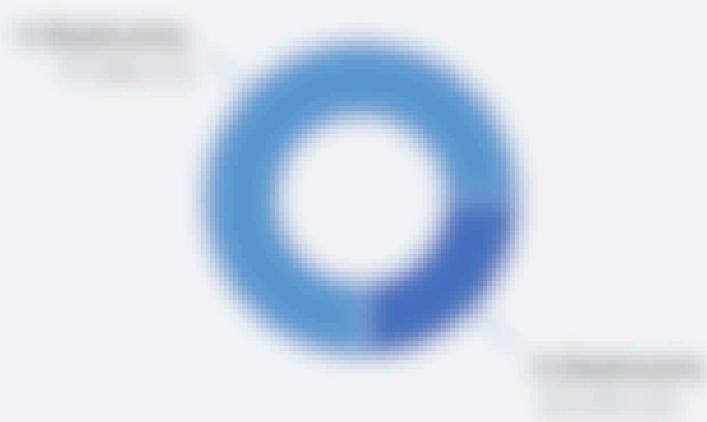
There are 1 comparable with a median price of \$275K within this price range. The average days on market for these properties is 15 days. The most common number of bedrooms is approximately 3. The most common number of bathrooms is 2 and the average size is 1,500 sq ft.

Price Range Breakdown (3)

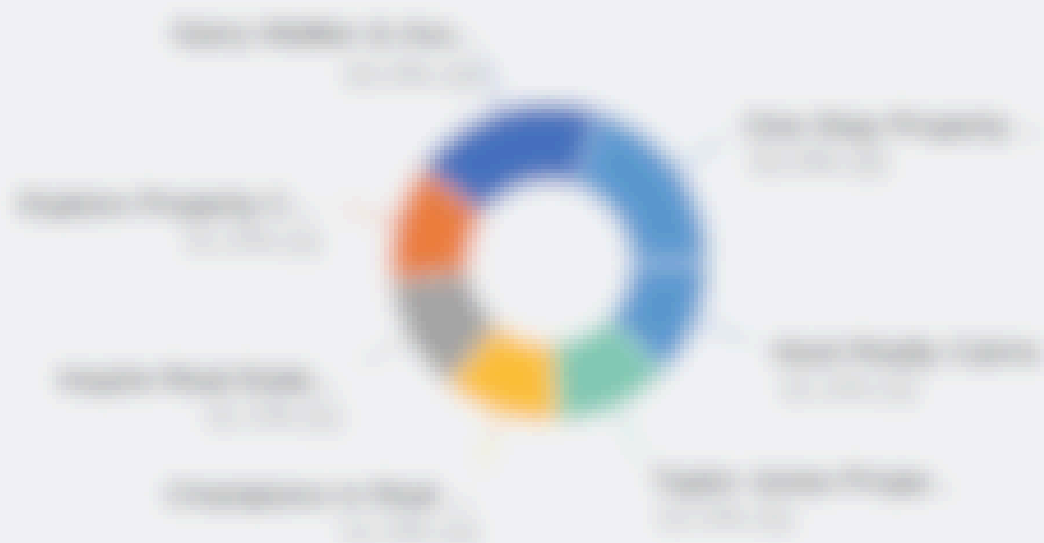
1 day on market (1)

Price Range	Days on Market	Bedrooms	Bathrooms	Size (sq ft)	Count
\$250K - \$300K	15	3	2	1,500	1
\$300K - \$350K	15	3	2	1,500	1
\$350K - \$400K	15	3	2	1,500	1
\$400K - \$450K	15	3	2	1,500	1

Number of Price Range Properties by Bedroom Count



Property Details Chart

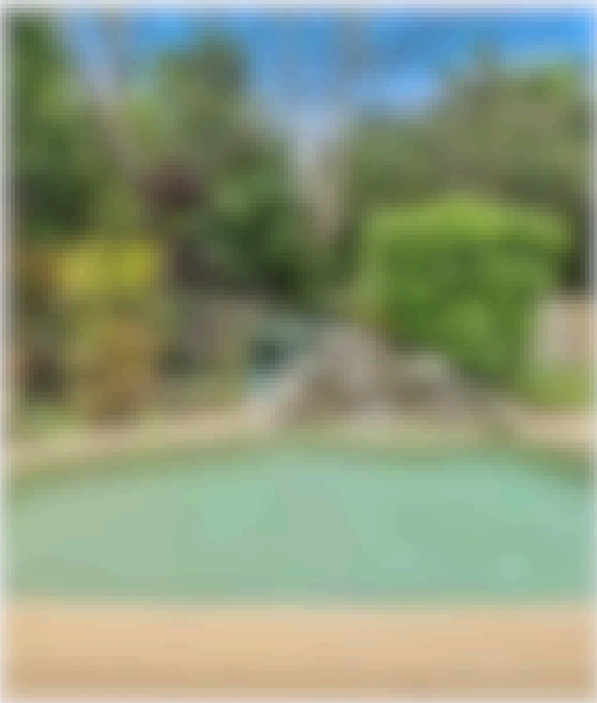
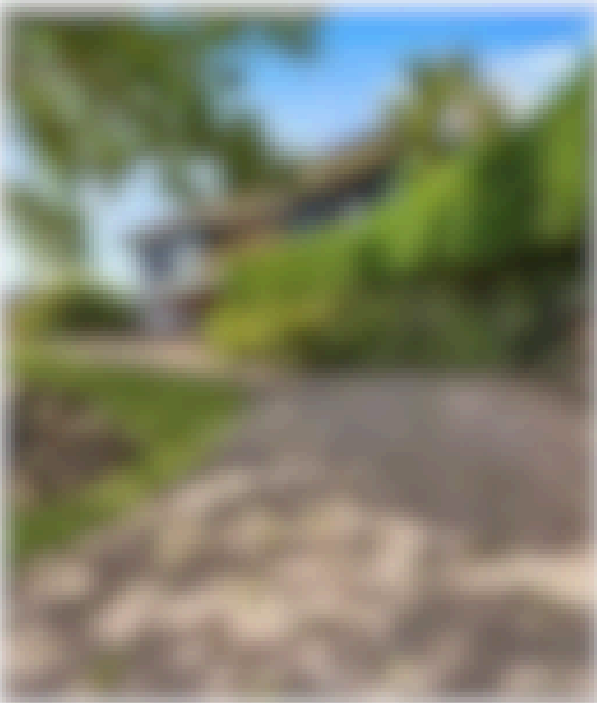
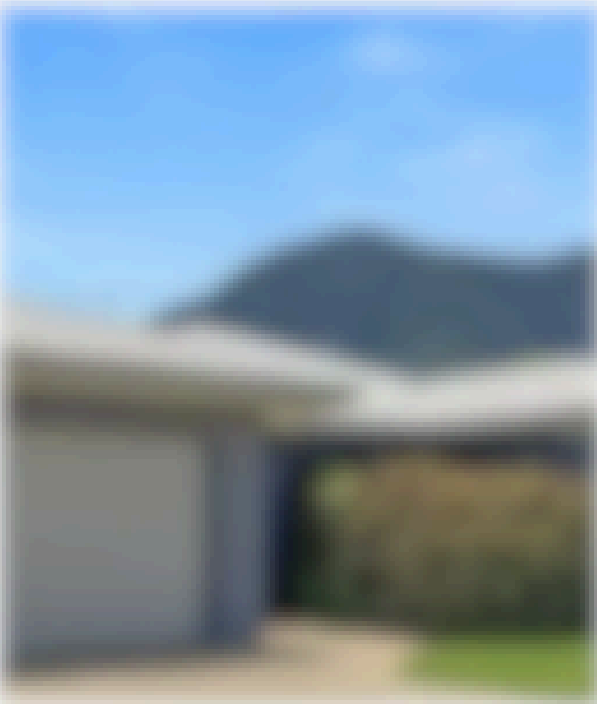


Comparable Properties

Property Type: House

Comparable Properties

Property Type: House

	<div><div>1234 Main St, Anytown, CA 90210</div><div>3,200 sqft • 3 beds • 2 baths • 2 car garage</div><div>Call Agent</div><div>Open House</div></div>
	<div><div>5678 Elm St, Anytown, CA 90210</div><div>2,800 sqft • 3 beds • 2 baths • 2 car garage</div><div>Call Agent</div><div>Open House</div></div>
	<div><div>9010 Oak St, Anytown, CA 90210</div><div>3,500 sqft • 4 beds • 3 baths • 3 car garage</div><div>Call Agent</div><div>Open House</div></div>

Comparable Properties

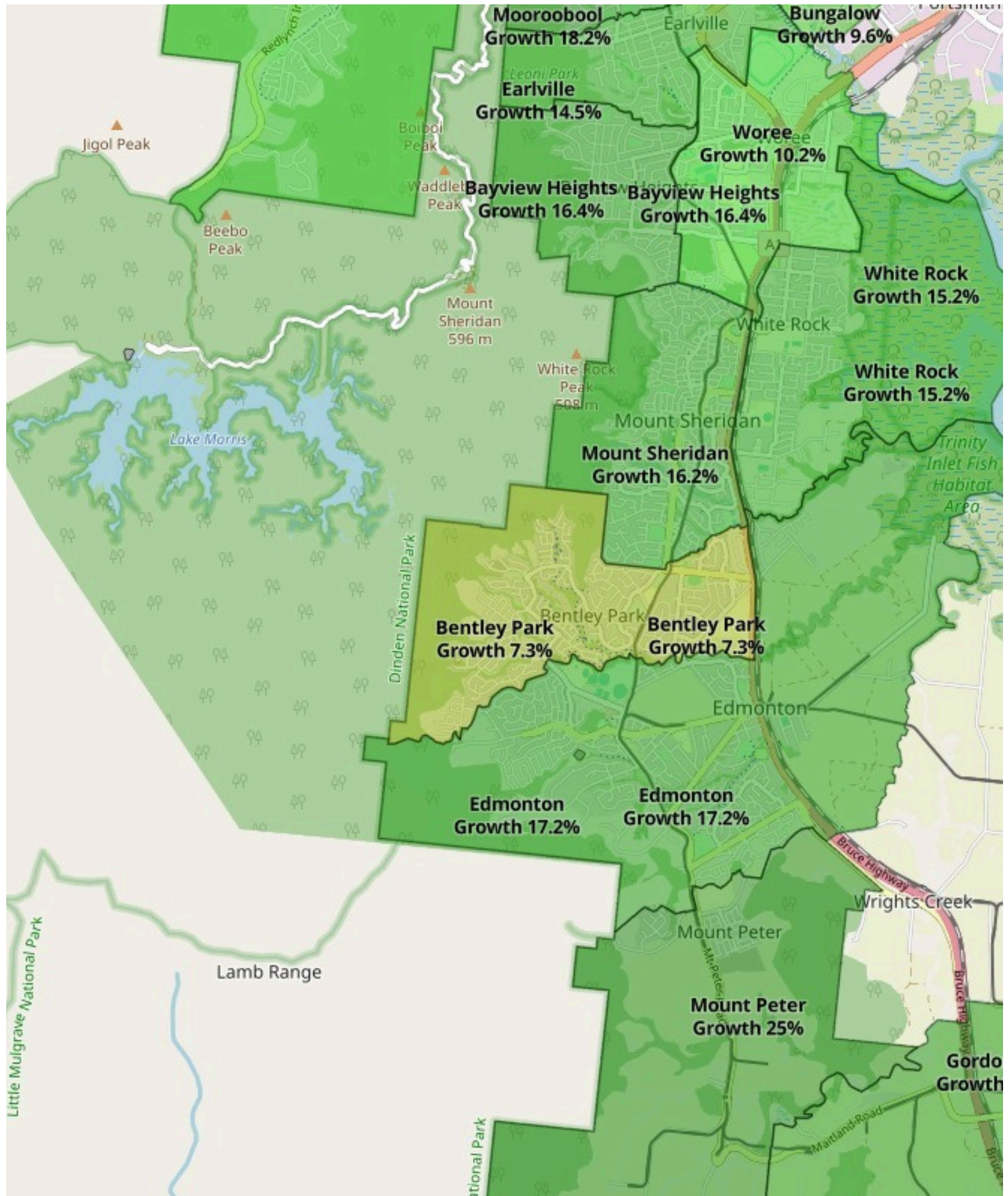
Property Type: House



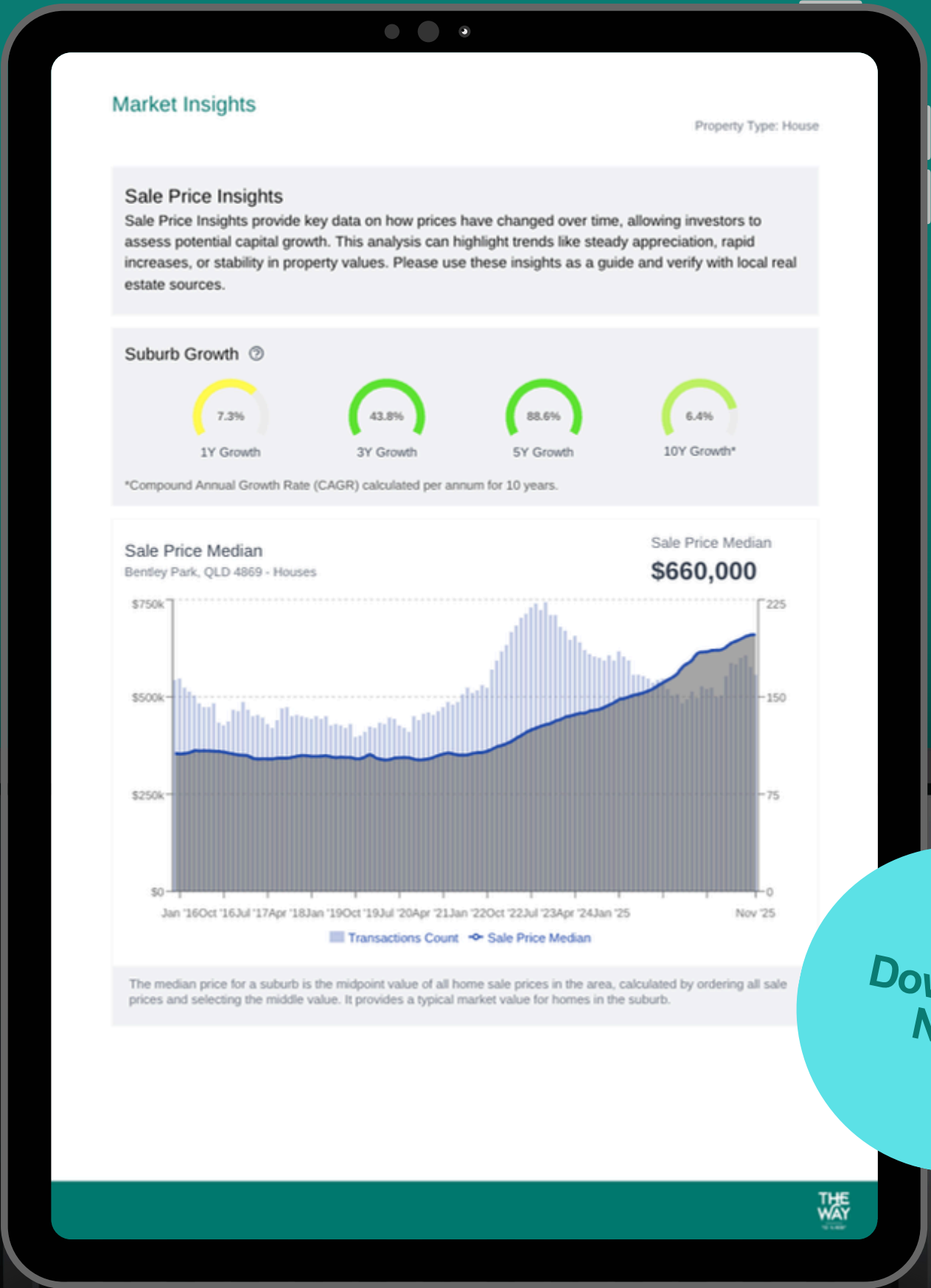
Heatmaps - Suburb % Growth (12M)

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.



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