



## CoomeraWaters&you

### Quarterly Market Report January to March 2020



**Coomera**



# Jason & Coomera

## Principal & Auctioneer

As a resident of the northern end of the Gold Coast for over 25 years, Jason has a strong passion for the area and is keen to share his passion with anyone whilst assisting them with their real estate needs. Choosing to raise his family in the Coomera area, based on its values and lifestyle with access to the great waterways of the northern end of the Gold Coast.

With past careers as a Golf Professional and also the Defence Force, Jason developed key attributes which have enabled him to build strong relationships and a successful sales history. Completing a Business Management Degree, from Texas Wesleyan University in Fort Worth Texas, U.S.A, Jason expanded his knowledge and skills which has allowed him to continue to build on his success so far. Past clients state that Jason's attention to detail is strong, whilst not getting in the way of the bigger picture and always having their interests in mind.

With 10 Years of strong sales in the Northern End of the Gold Coast he has established himself as a leading agent in the area.







# Professional & Trusted

## Testimonials

### Sensational Experience

Jason has been in the industry for a long time, giving him a wealth of market knowledge. We were constantly informed of incoming leads, potential buyers and updated with weekly results. Communication is paramount when selling. We were in regular contact and always knew what to expect, given ample time to plan our open home each week and received prompt feedback after every inspection. Professionalism was second to none. We would highly recommend Jason Read and team. – **Skye & Matt** (Vendor)

### He was very polite and very accommodating.

Jason was very helpful in answering any questions we had for him. We were at the house for some time waiting for family members to come and have a look also. So, nothing was too much trouble and he is a very approachable person. – **Linda & Robert** (Buyer)

### Honest and straight to the point

Jason is a great guy, very honest which is a rare quality these days. Pointed out any issues with the house and was extremely helpful with any questions I had regarding the issue. – **Ben** (Buyer)

### Easy to deal with genuine bloke

Jason made buying my first home very easy, he was very helpful and quick to respond with all my questions. Cheers mate – **Scott** (Buyer)

### Top bloke top agent!

Would highly recommend Jason to anyone. He was open and honest throughout the whole process of selling and assured us he would get the sale that we did. Kept in contact throughout the sale and happily helped where ever needed. Not only was he a godsend throughout the sale he proceeded to help us outside of our sale. Total Legend! – **Danny & Shannan** (Vendor)

### Home purchase Coomera Waters

Purchasing our first home in Australia was made a warming pain free experience with the help of Jason Read. Thank you so much, we would highly recommend Jason's services. – **Tim & Lisa** (Buyer)

### Down to earth Agent

We brought our house from Jason many years ago and I was so pleased to track him down to sell it for us. He knew the area so well and in a very short time had our home sold. His communication has been great throughout and he has gone the extra mile to put our concerns at ease. I would highly recommend Jason if you are thinking of selling your home. – **Trevor and Angie** (Vendor)

### Great Agent

Thank you, Jason, for selling my home, very dedicated agent with a personal touch, much appreciated. – **Sandy** (Vendor)

## Recent Sales



2 Freya Circuit Coomera QLD 4209

Sold Price

-

4 beds 2 bathrooms 2 cars 720m<sup>2</sup> 199m<sup>2</sup>

Sold Date 11-Mar-20 Price Change - Year Built 2005  
DOM 81 First Listing \$600,000  
Distance 0.7km Last Listing \$600,000

1



7 Wangi Way Coomera QLD 4209

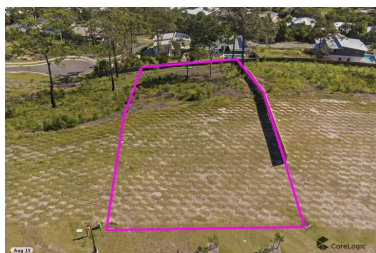
Sold Price

UN

4 beds 3 bathrooms 2 cars 544m<sup>2</sup> 221m<sup>2</sup>

Sold Date 10-Mar-20 Price Change - Year Built 2002  
DOM 154 First Listing -  
Distance 1.1km Last Listing \$639,000

2



27 Quest Terrace Coomera QLD 4209

Sold Price

-

5 beds 3 bathrooms 2 cars 2,010m<sup>2</sup> 355m<sup>2</sup>

Sold Date 09-Mar-20 Price Change - Year Built -  
DOM 299 First Listing \$550,000  
Distance 1.23km Last Listing \$500,000

3



7 Elusive Road Coomera QLD 4209

Sold Price

-

4 beds 2 bathrooms 4 cars 874m<sup>2</sup> 256m<sup>2</sup>

Sold Date 06-Mar-20 Price Change - Year Built 2006  
DOM 148 First Listing \$795,000  
Distance 0.74km Last Listing \$785,714

4



2 Wangi Way Coomera QLD 4209

Sold Price

\$635,000

4 beds 2 bathrooms 2 cars 621m<sup>2</sup> 156m<sup>2</sup>

Sold Date 03-Mar-20 Price Change ▼ -6.5% Year Built 2017  
DOM 166 First Listing \$679,000  
Distance 1.06km Last Listing \$650,000

5

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale



## Recent Sales



64 Buccaneer Way Coomera QLD 4209

**Sold Price** -

4 Beds 2 Bathrooms 2 Car Spaces 480m<sup>2</sup> Land 254m<sup>2</sup> Floor

Sold Date 28-Feb-20 Price Change - Year Built 2004  
DOM 91 First Listing \$1,150,000  
Distance 0.98km Last Listing \$1,100,000

6



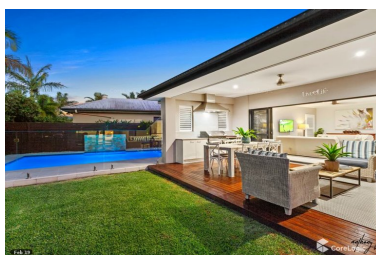
8 Buccaneer Way Coomera QLD 4209

**Sold Price** \$1,145,000

5 Beds 2 Bathrooms 2 Car Spaces 885m<sup>2</sup> Land 385m<sup>2</sup> Floor

Sold Date 28-Feb-20 Price Change - Year Built 2005  
DOM 15 First Listing -  
Distance 0.9km Last Listing -

7



3 Freya Circuit Coomera QLD 4209

**Sold Price** \$780,000

4 Beds 3 Bathrooms 2 Car Spaces 735m<sup>2</sup> Land 251m<sup>2</sup> Floor

Sold Date 24-Feb-20 Price Change ▼ -0.9% Year Built 2005  
DOM 35 First Listing \$787,000  
Distance 0.71km Last Listing \$787,000

8



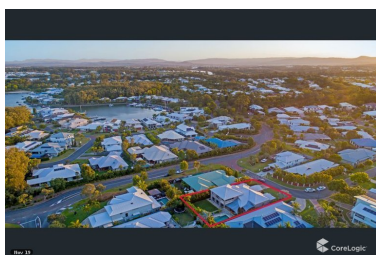
26 Pathfinder Road Coomera QLD 4209

**Sold Price** -

5 Beds 2 Bathrooms 2 Car Spaces 1,085m<sup>2</sup> Land 229m<sup>2</sup> Floor

Sold Date 21-Feb-20 Price Change - Year Built 2004  
DOM 173 First Listing \$827,619  
Distance 0.23km Last Listing \$796,190

9



46 Pathfinder Road Coomera QLD 4209

**Sold Price** -

4 Beds 2 Bathrooms 2 Car Spaces 800m<sup>2</sup> Land 288m<sup>2</sup> Floor

Sold Date 20-Feb-20 Price Change - Year Built 2004  
DOM 68 First Listing \$915,000  
Distance 0.32km Last Listing \$879,000

10

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale

## Recent Sales



10 Fidelis Place Coomera QLD 4209

Sold Price

-

4 3 2 782m<sup>2</sup> 220m<sup>2</sup>

Sold Date 17-Feb-20 Price Change - Year Built 2002  
DOM 98 First Listing \$727,000  
Distance 0.91km Last Listing -

11



22 Piccolo Street Coomera QLD 4209

Sold Price

-

4 2 2 1,005m<sup>2</sup> 205m<sup>2</sup>

Sold Date 17-Feb-20 Price Change - Year Built 2002  
DOM 71 First Listing \$700,000  
Distance 0.94km Last Listing \$700,000

12



6 Cadence Lane Coomera QLD 4209

Sold Price

-

4 2 2 800m<sup>2</sup> 247m<sup>2</sup>

Sold Date 07-Feb-20 Price Change - Year Built 2004  
DOM 227 First Listing \$700,000  
Distance 0.62km Last Listing \$650,000

13



44 Ragamuffin Drive West Coomera QLD 4209

Sold Price

-

4 2 2 834m<sup>2</sup> 230m<sup>2</sup>

Sold Date 04-Feb-20 Price Change - Year Built 2007  
DOM 213 First Listing \$700,000  
Distance 1.04km Last Listing \$700,000

14



9 Benecia Avenue Coomera QLD 4209

Sold Price

\$800,000

5 2 2 833m<sup>2</sup> 230m<sup>2</sup>

Sold Date 29-Jan-20 Price Change ▲ 0.1% Year Built 2011  
DOM 30 First Listing \$799,000  
Distance 0.95km Last Listing \$799,000

15

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale



## Recent Sales



### 71 Impeccable Circuit Coomera QLD 4209

**Sold Price** -

4 2 2 887m<sup>2</sup> 171m<sup>2</sup>

Sold Date 23-Jan-20 Price Change - Year Built 2008  
DOM 71 First Listing \$560,000  
Distance 0.41km Last Listing \$560,000

16



### 6 Westward Way Coomera QLD 4209

**Sold Price** -

4 2 2 664m<sup>2</sup> 210m<sup>2</sup>

Sold Date 21-Jan-20 Price Change - Year Built 2005  
DOM 87 First Listing \$700,000  
Distance 0.4km Last Listing \$700,000

17



### 18 Sailaway Court Coomera QLD 4209

**Sold Price** \$765,000

4 2 2 950m<sup>2</sup> -

Sold Date 20-Jan-20 Price Change ▲ 2% Year Built 2006  
DOM 1 First Listing \$750,000  
Distance 1.03km Last Listing \$750,000

18



### 51 Westward Way Coomera QLD 4209

**Sold Price** \$905,000

- - - 839m<sup>2</sup> -

Sold Date 20-Jan-20 Price Change - Year Built -  
DOM - First Listing -  
Distance 0.8km Last Listing -

19



### 30 Pathfinder Road Coomera QLD 4209

**Sold Price** \$650,000

4 2 2 620m<sup>2</sup> 207m<sup>2</sup>

Sold Date 16-Jan-20 Price Change ▲ 0.2% Year Built 2003  
DOM 213 First Listing \$649,000  
Distance 0.23km Last Listing \$549,000

20

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale



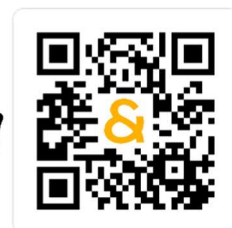
## We are local & We are Coomera

### Office Profile

After twenty years of working in the real estate industry on the Gold Coast, in particular the Coomera area, Jason & Jacqui decided to join forces and open Raine and Horne Coomera. Now entering into their second year of business they have achieved agency of the year for Coomera 2020 from RateMyAgent, this is based on client's reviews and recommendations followed by successful sales statistics. Striving into the unfolding future, we embrace the use of technology using up-to-date software and products to deliver quality service to all our clients.

The business offers local knowledge and expertise under the Raine and Horne banner, with the personal touch of a family-run organisation. Our office follows three virtues; **Hungry, Humble & Smart** from, Patrick Lencioni's book 'The ideal team player', we strive to not only satisfy the needs of our clients but to exceed them with results and passion.

We specialise in residential property sales, property management, buying, selling and investing, Raine and Horne Coomera welcome you to drop in for a friendly chat about all your real estate needs.



*Scan me*



# Expert & Knowledge

## Support Team



**Jacqui Read**  
Principal & Property Manager

Having been a business owner previously with a strong background of Property Management and Accounting Jacqui will lead the Property Management team offering some of the latest technology whilst continuing to offer personalised customer service to their clients.

Jacqui has grown up on the Gold Coast after moving from New Zealand in 1989 and has seen the Gold Coast change over that time and is now enjoying raising her family here in Coomera. Previous to her 15 year career in Real Estate she work for some of the leading banks in both Management and Leading Services giving her an insight to the other side of the property sale transaction. Jacqui also has a Diploma in Business Accounting and is always looking for further expand her knowledge base.



**Jason MacMillan**  
Sales Agent & LREA



**Jasmin Turpin**  
Administration



**Rosemary Dela Cruz**  
Administration Assistant



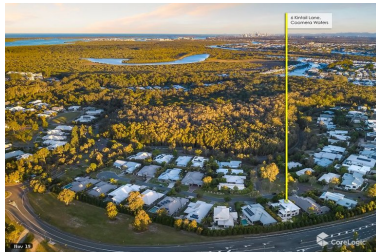
**Dana Gottlieb**  
Sales Assistant to Jason Read



**Amelia Cooke**  
Property Management Assistant



## Recent Sales



### 6 Kintail Lane Coomera QLD 4209

**Sold Price** \$705,000

4
 2
 2
 828m<sup>2</sup>
 256m<sup>2</sup>

Sold Date 16-Jan-20 Price Change ▼ -5.9% Year Built 2005  
 DOM 133 First Listing \$749,000  
 Distance 0.49km Last Listing \$729,000

21



### 8 Mistral Lane Coomera QLD 4209

**Sold Price** \$723,000

5
 2
 2
 963m<sup>2</sup>
 265m<sup>2</sup>

Sold Date 15-Jan-20 Price Change ▼ -9.1% Year Built 2007  
 DOM 552 First Listing \$795,000  
 Distance 0.29km Last Listing \$720,000

22



### 52 Brindabella Close Coomera QLD 4209

**Sold Price** \$825,000

3
 2
 2
 345m<sup>2</sup>
 -

Sold Date 09-Jan-20 Price Change ▼ -18.3% Year Built -  
 DOM 173 First Listing \$1,010,000  
 Distance 1.38km Last Listing \$895,000

23



### 6 Tiercel Lane Coomera QLD 4209

**Sold Price** \$945,000

5
 2
 3
 1,193m<sup>2</sup>
 325m<sup>2</sup>

Sold Date 05-Jan-20 Price Change - Year Built 2010  
 DOM 104 First Listing -  
 Distance 0.91km Last Listing \$950,000

24



### 1 Fidelis Place Coomera QLD 4209

**Sold Price** -

4
 2
 2
 1,006m<sup>2</sup>
 227m<sup>2</sup>

Sold Date 02-Jan-20 Price Change - Year Built 2002  
 DOM 34 First Listing \$760,000  
 Distance 0.97km Last Listing \$760,000

25

DOM = Days on market

RS = Recent sale

UN = Undisclosed Sale



## Recent Sales



28 Boambillee Drive Coomera QLD 4209

**Sold Price**

-

5
 2
 2
 748m<sup>2</sup>
 -

Sold Date 02-Jan-20

Price Change -

Year Built 2006

DOM 108

First Listing \$850,000

Distance 1.44km

Last Listing \$827,619



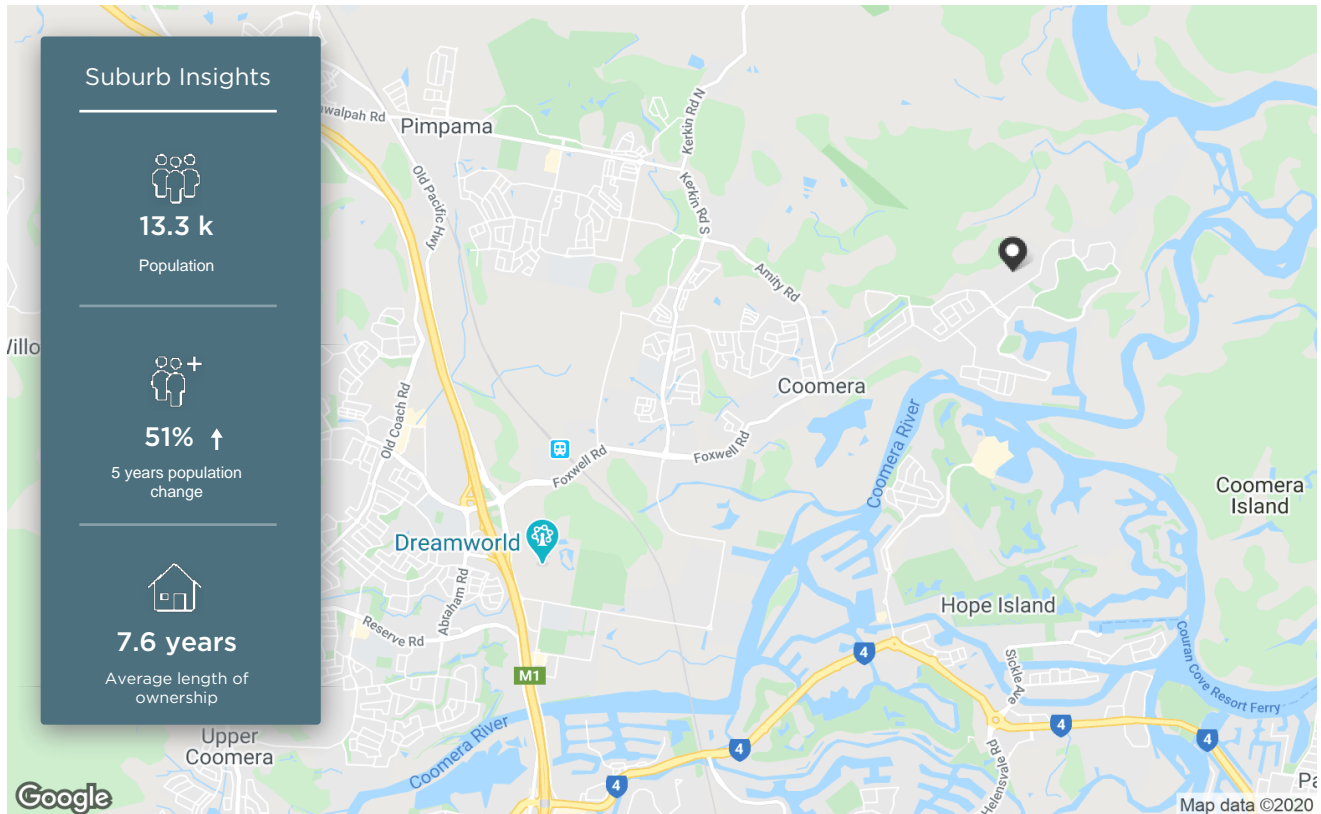
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## Coomera

### Demographic

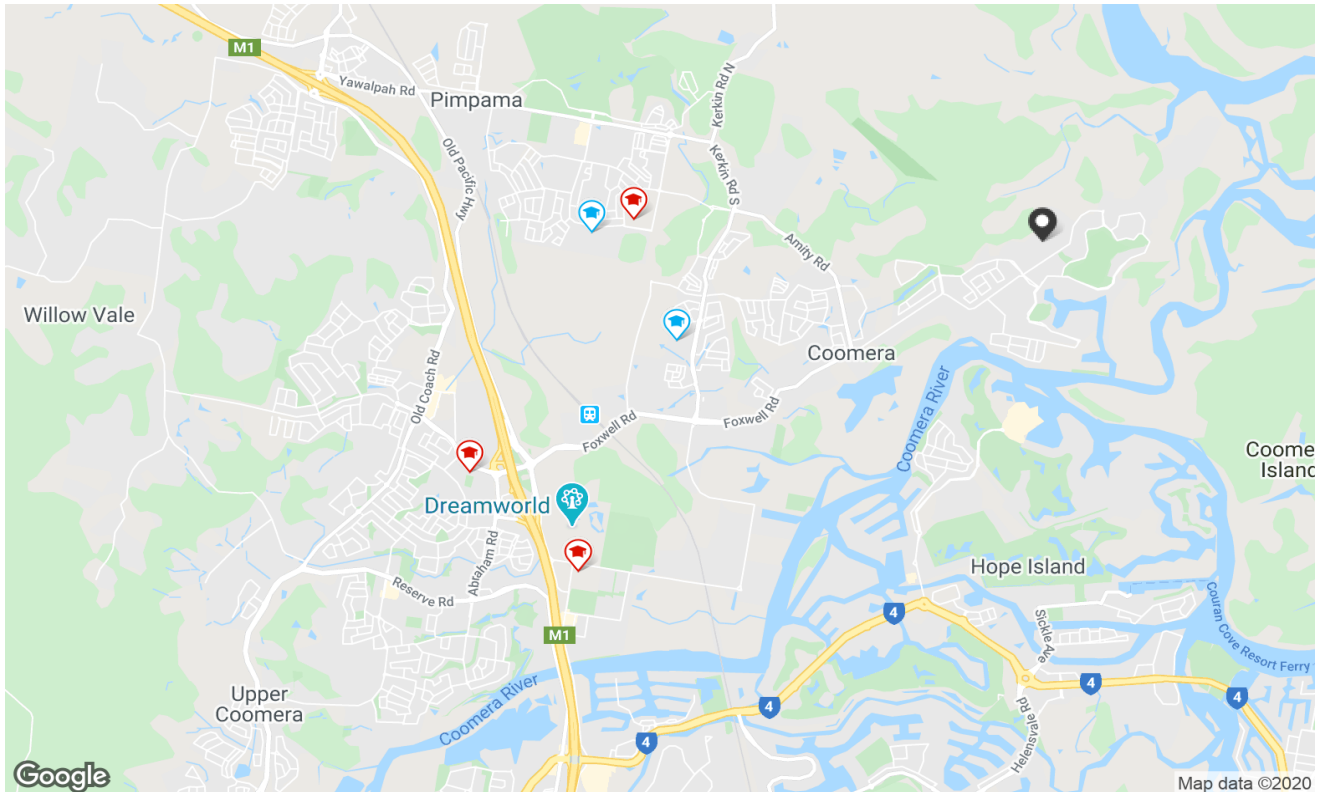


The size of Coomera is approximately 24.6 square kilometres. It has 35 parks covering nearly 5.9% of total area. The population of Coomera in 2011 was 8,792 people. By 2016 the population was 13,312 showing a population growth of 51.4% in the area during that time. The predominant age group in Coomera is 0-9 years. Households in Coomera are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Coomera work in a trades occupation. In 2011, 42.9% of the homes in Coomera were owner-occupied compared with 36.8% in 2016. Currently the median sales price of houses in the area is \$515,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	26.3	Owns Outright	8.0	0-15.6K	2.1	0-9	20.3
Couples with Children	52.3	Purchaser	28.8	15.6-33.8K	6.7	10-19	15.5
Single Parents	20.2	Renting	61.2	33.8-52K	11.5	20-29	16.9
Other	1.2	Other	0.3	52-78K	18.0	30-39	16.3
		Not Stated	1.7	78-130K	28.4	40-49	14.9
				130-182K	13.4	50-59	8.9
				182K+	10.6	60-69	4.7
						70-79	2.0
						80-89	0.4
						90-99	0.1



## Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Coomera Rivers State School</b> 81-87 Finnegan Way Coomera QLD 4209	3.75km	Primary	Mixed	Government	0-6
	<b>Pimpama State Primary College</b> Cunningham Drive North Pimpama QLD 4209	4.04km	Primary	Mixed	Government	0-6
	<b>Pimpama State Secondary College</b> Dixon Drive Pimpama QLD 4209	4.45km	Secondary	Mixed	Government	7-12
	<b>Coomera State School</b> Dreamworld Parkway Coomera QLD 4209	5.75km	Primary	Mixed	Government	0-6
	<b>Coomera Anglican College</b> 2-6 Days Road Upper Coomera QLD 4209	6.17km	Combined	Mixed	Non-Government	0-12



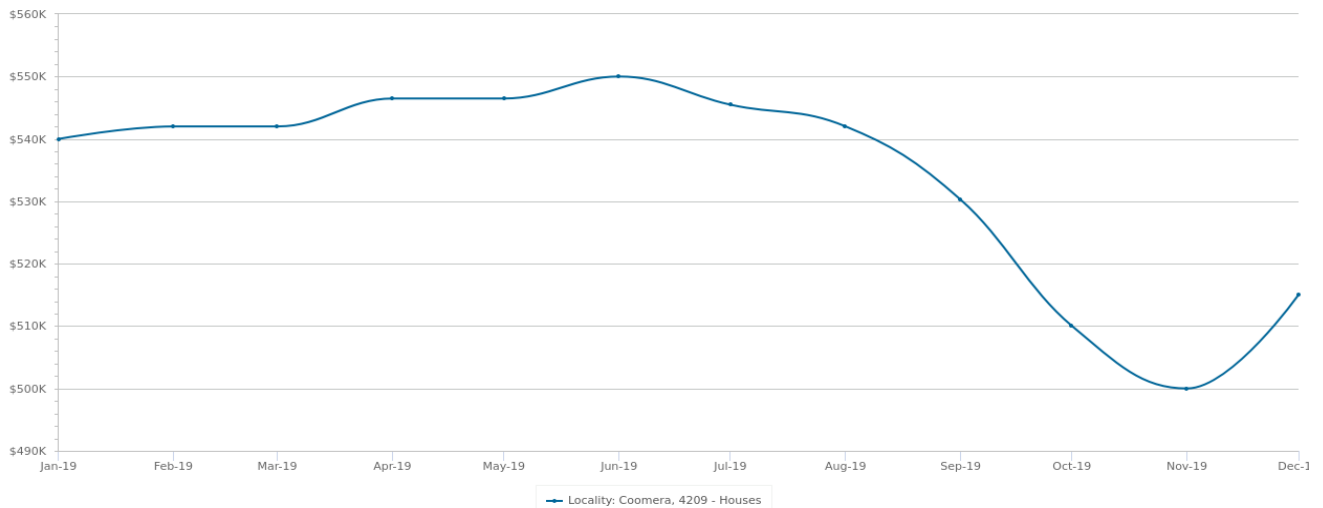
Property is within school catchment area



Property is outside school catchment area

## Recent Market Trends

Median Sale Price - 12 months (House)

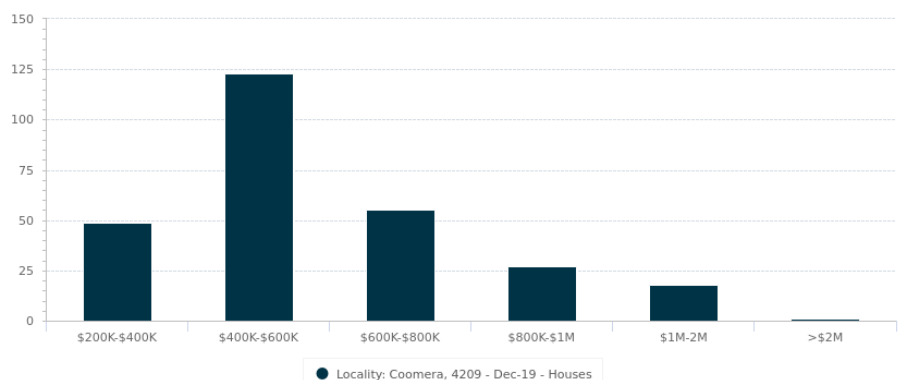


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2019	21	\$515,000	3.0% ▲	75	192	\$460
Nov 2019	26	\$500,000	-2.0% ▼	76	211	\$460
Oct 2019	26	\$510,000	-3.8% ▼	76	202	\$460
Sep 2019	23	\$530,250	-2.2% ▼	74	190	\$460
Aug 2019	33	\$542,000	-0.6% ▼	73	185	\$460
Jul 2019	19	\$545,475	-0.8% ▼	73	177	\$460
Jun 2019	16	\$550,000	0.6% ▲	76	168	\$460
May 2019	15	\$546,475	0.0%	75	280	\$460
Apr 2019	27	\$546,475	0.8% ▲	73	293	\$460
Mar 2019	23	\$542,000	0.0%	71	305	\$460
Feb 2019	22	\$542,000	0.4% ▲	62	296	\$460
Jan 2019	23	\$540,000	0.2% ▲	60	293	\$460

Sales by Price - 12 months (House)

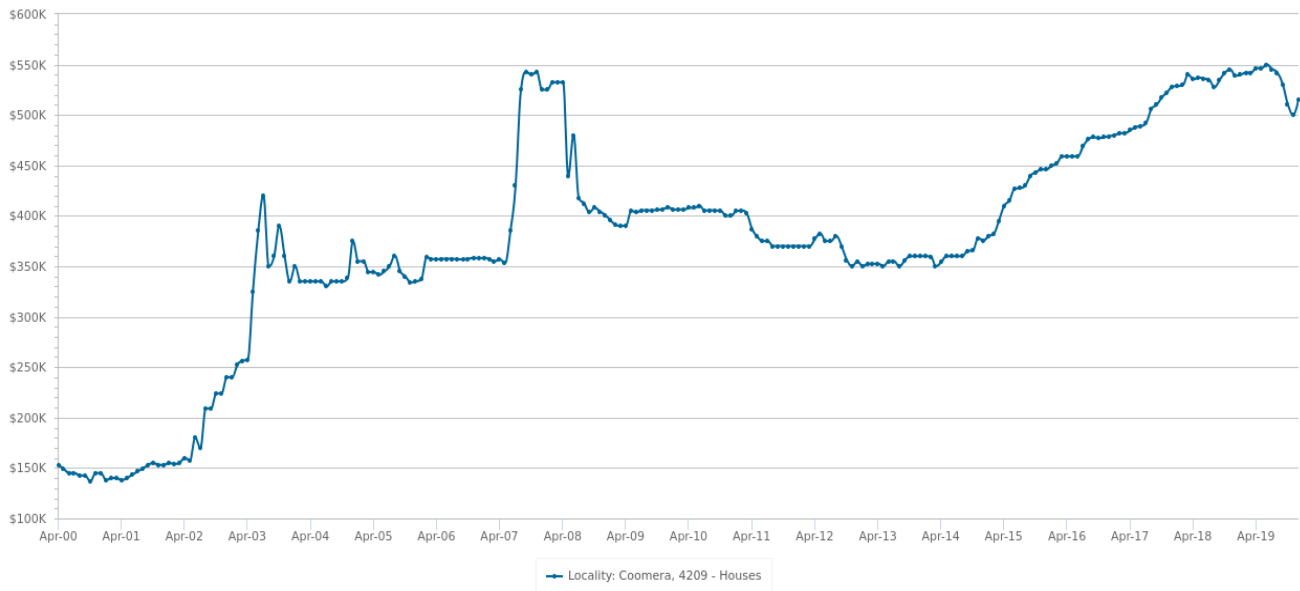
PRICE	NUMBER
<200K	0
\$200K-\$400K	49
\$400K-\$600K	123
\$600K-\$800K	55
\$800K-\$1M	27
\$1M-\$2M	18
>\$2M	1



Statistics are calculated over a rolling 12 month period

## Long Term Market Trends

Median Sale Price - 20 years (House)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	-	-	-	-	637	\$465
2019	274	\$515,000	-4.4% ▼	75	669	\$460
2018	286	\$538,834	2.0% ▲	54	584	\$450
2017	314	\$528,250	10.3% ▲	52	509	\$450
2016	205	\$479,000	7.4% ▲	49	402	\$455
2015	145	\$446,000	18.8% ▲	33	318	\$450
2014	78	\$375,500	4.3% ▲	47	314	\$430
2013	45	\$360,000	1.4% ▲	58	290	\$412
2012	23	\$355,000	-4.1% ▼	91	327	\$410
2011	27	\$370,000	-7.5% ▼	84	333	\$407
2010	35	\$400,000	-2.1% ▼	109	317	\$400
2009	32	\$408,500	1.9% ▲	51	286	\$425
2008	24	\$401,000	-23.6% ▼	51	212	\$370
2007	39	\$525,000	46.7% ▲	50	97	\$310
2006	37	\$357,900	6.8% ▲	-	59	\$290
2005	19	\$335,000	-10.7% ▼	121	43	-
2004	14	\$375,000	11.9% ▲	-	9	-
2003	31	\$335,000	39.6% ▲	-	-	-
2002	22	\$240,000	56.9% ▲	-	1	-
2001	23	\$153,000	5.5% ▲	-	-	-





## Vision & Service

### Our Difference

**135** years  
strong  
1883 – 2018

We offer a unique combination of advantages that add up to our difference. Raine & Horne offers services and results that are simply outstanding. With over 300 offices, 3,000 employees, we sell in excess \$11 billion value of property and manage more than 72,000 homes across Australia. This will give you the confidence that we will achieve the best results for you whether selling or managing your investment.

As a fourth-generation 100% Australian-owned family business, we're driven to achieve the best results for you. You'll notice a personal touch, professionalism and a true commitment to our clients.

It is this approach that's seen us grow from a single shop front in 1883 to over 300 offices nationwide today. Our growth means we're able to see the big picture and use it to our client's advantage. With offices across all states and territories; city, coastal, country and overseas, we tailor campaigns to reflect your marketplace.

In 2018, Raine & Horne will celebrate its 135th year in business, making it one of the oldest privately-owned firms in the southern hemisphere. Inextricably linked to the Australian property market, Raine & Horne is continually rated as one of Australia's highest profile real estate companies.

Raine & Horne is the only real estate Super Brand. We leverage our brand awareness to market your property to the widest audience and to achieve the best price.

We are full-service network who provide a truly comprehensive real estate service comprising sales, leasing, management and consulting. The local knowledge of each office is complemented by our centralised market research, marketing know-how and technology resources.



# Professional & Trusted

## Testimonials

### Jason was very professional & knew the market

Jason was very professional and knew the market. Jason goes above and beyond a normal estate agent. He is understanding of your position and does everything to help you. – **Vicki & Michael** (Vendor)

### Purchased house via Jason

We purchased a house through Jason and were very happy with his professional and down to earth approach. Great communication and did all he could to make sure we were happy with the purchase. Would use Jason to buy or sell via in the future. – **Lloyd & Leah** (Buyer)

### Great to work with!

I've been working with Jason for several years, and on each occasion have found him to be upbeat, friendly, helpful and professional always. Jason knows the market well, especially Coomera Waters, and is well respected by both buyers and sellers due to his down to earth and honest approach. He is well versed to provide both buyers and sellers with the most up to date information and to ensure a fair and accurate price is achieved for both parties. As a seller of a unoccupied property, Jason offered a great deal of support to make it an easy process. – **Melanie** (Vendor)

### Purchase of a property

Jason is friendly and personable. He is a straight shooter who has a very good knowledge of the area he works within. Jason was very easy to deal with, offered a great deal of assistance and knowledge, did everything he promised and more, nothing was too much trouble for him and his friendly team. With his help the purchase of a property was easy and straight forward, no fuss or bother and was done with a smile. Nothing was too much trouble for him, he was always available for questions and offered some really great advice. Highly recommended and very professional, start to finish and beyond. – **David & Susan** (Buyer)

### Sensational!

Jason has sold three of my properties now, and every time we have achieved a great result in expected and agreed time frame. Communication is always A1, delivering desired outcome with no stress. I couldn't recommend Jason highly enough. – **Dan & Helen** (Vendor)

### Jason Read

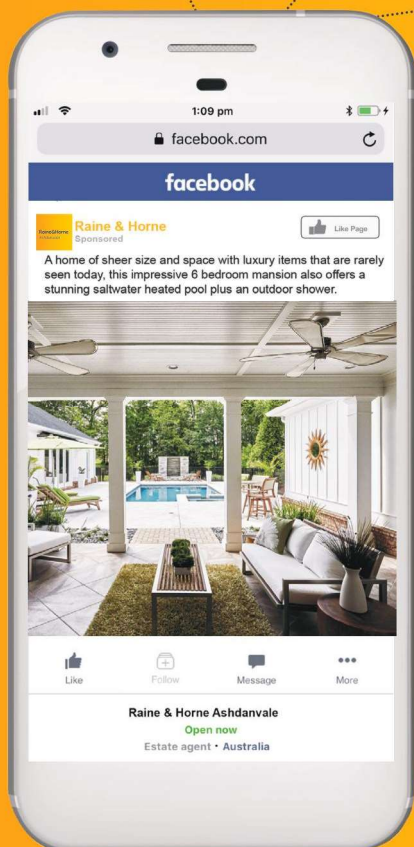
Jason is professional and very knowledgeable about Coomera Waters. He is punctual and went above our expectations. – **Hans & Sheryn** (Vendor)



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Let us  
**Amplify**  
your property.



PROPERTY VIEWING TIME\*

PROPERTY PAGE VIEWS\*\*

Attract more of the right buyers and get a better result for the sale of your property. With our advanced digital marketing technology, it really is that simple.

Amplify. Exclusive to

**Raine&Horne®**



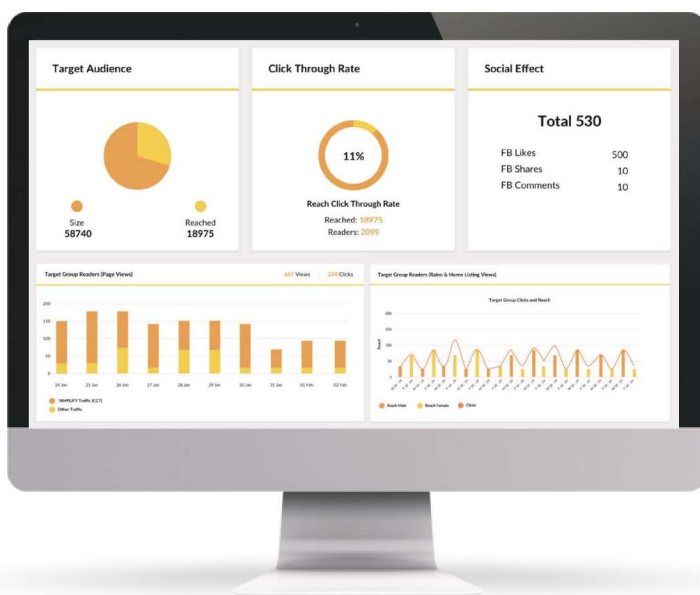
# Attract more buyers, increase exposure and get better results for your property with Amplify

Exclusive to Raine & Horne, **Amplify** uses the latest in digital marketing technology to market your property.

It places property ads across social media sites and search engines including Facebook, Instagram and Google, targeting audiences based on their online profile and behaviours.

## Property Dashboard

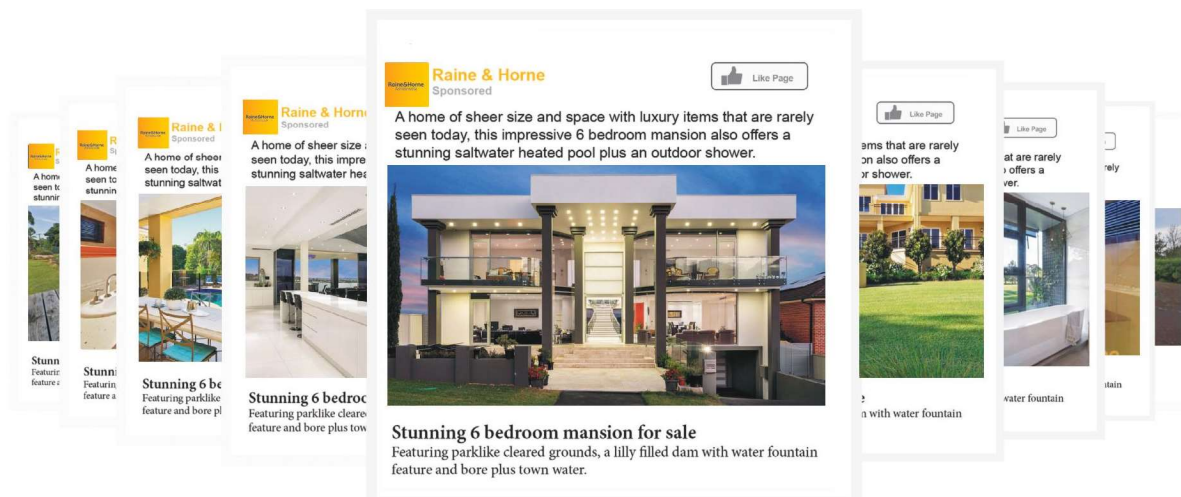
The live dashboard provides detailed analytics, providing you with real-time insights into your property's performance.



## Why use Amplify?

Amplify's advanced technology learns and evolves in real time. This improves targeting, performance and reaches a wider audience. It's proven, results can be up to **17x better** than traditional, digital or mainstream marketing channels.

Amplify creates **72 different online ads**, putting your property ahead of the competition



For further details including pricing, contact your **local Raine & Horne office** today or visit **rh.com.au**

&

## Disclaimer

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