



## 8 PINAROO STREET BATTERY HILL QLD 4551

Prepared on 22nd October 2024

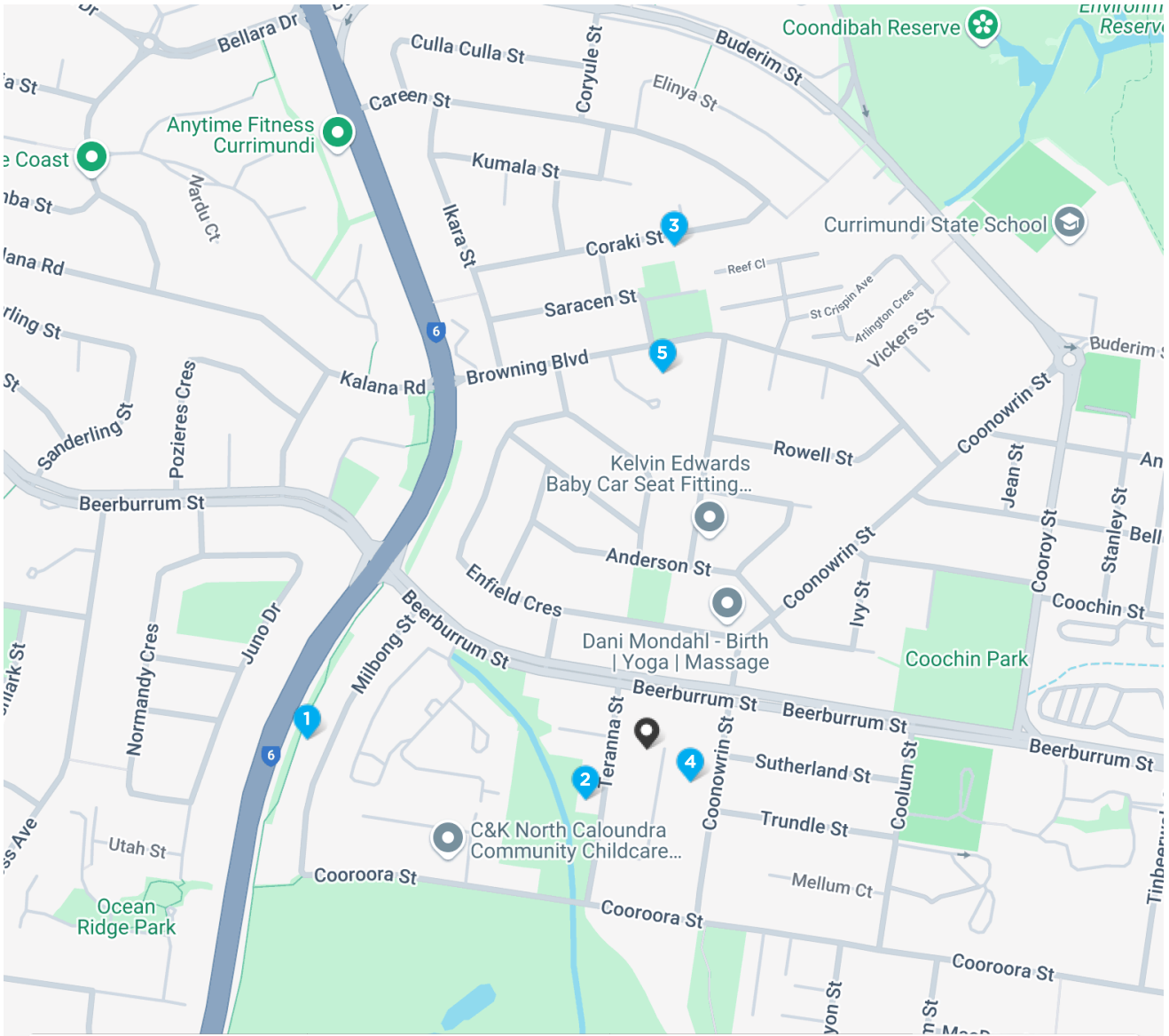
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# Comparables Map: Sales

































Pin	Address	Icon 1	Icon 2	Icon 3	Price
1	24 MILBONG STREET BATTERY HILL QLD 4551	3	1	-	\$850,000
2	8 TERANNA STREET BATTERY HILL QLD 4551	3	1	1	\$900,000
3	18 CORAKI STREET BATTERY HILL QLD 4551	3	1	2	\$930,000
4	66 COONOWRIN STREET BATTERY HILL QLD 4551	3	1	2	\$965,000
5	3 GRANT STREET BATTERY HILL QLD 4551	4	3	2	\$999,000

Google Map data ©2024 Google

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

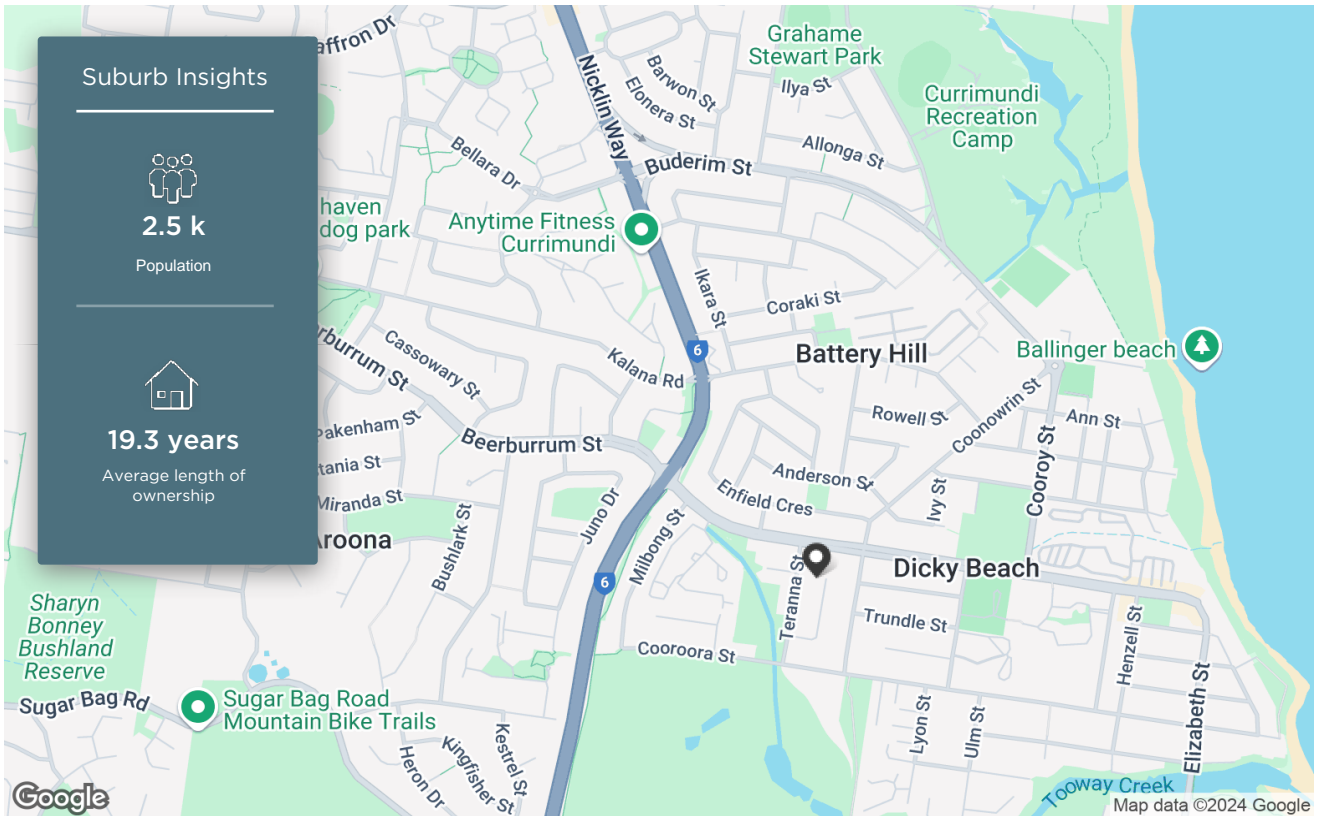
# Comparable Sales

1	24 MILBONG STREET BATTERY HILL QLD 4551	<b>Sold</b> <b>\$850,000</b>
	<p>  3            1            -            640m<sup>2</sup>  115m<sup>2</sup> </p> <p>           Year Built 1987 DOM -         </p> <p>           Sold Date 26-Jun-24 Distance 0.49km         </p> <p>           First Listing -         </p> <p>           Last Listing -         </p>	
2	8 TERANNA STREET BATTERY HILL QLD 4551	<b>Sold</b> <b>\$900,000</b>
	<p>  3            1            1            570m<sup>2</sup>  102m<sup>2</sup> </p> <p>           Year Built 1986 DOM -         </p> <p>           Sold Date 20-Mar-24 Distance 0.12km         </p> <p>           First Listing -         </p> <p>           Last Listing -         </p>	
3	18 CORAKI STREET BATTERY HILL QLD 4551	<b>Sold</b> <sup>RS</sup> <b>\$930,000</b>
	<p>  3            1            2            546m<sup>2</sup>  112m<sup>2</sup> </p> <p>           Year Built 1980 DOM 6         </p> <p>           Sold Date 23-Sep-24 Distance 0.72km         </p> <p>           First Listing Offers Above \$900,000         </p> <p>           Last Listing Offers Above \$900,000         </p>	
4	66 COONOWRIN STREET BATTERY HILL QLD 4551	<b>Sold</b> <b>\$965,000</b>
	<p>  3            1            2            564m<sup>2</sup>  110m<sup>2</sup> </p> <p>           Year Built - DOM 14         </p> <p>           Sold Date 28-Feb-24 Distance 0.08km         </p> <p>           First Listing -         </p> <p>           Last Listing -         </p>	
5	3 GRANT STREET BATTERY HILL QLD 4551	<b>Sold</b> <b>\$999,000</b>
	<p>  4            3            2            676m<sup>2</sup>  139m<sup>2</sup> </p> <p>           Year Built 1980 DOM 63         </p> <p>           Sold Date 27-Jul-24 Distance 0.54km         </p> <p>           First Listing -         </p> <p>           Last Listing -         </p>	

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Battery Hill

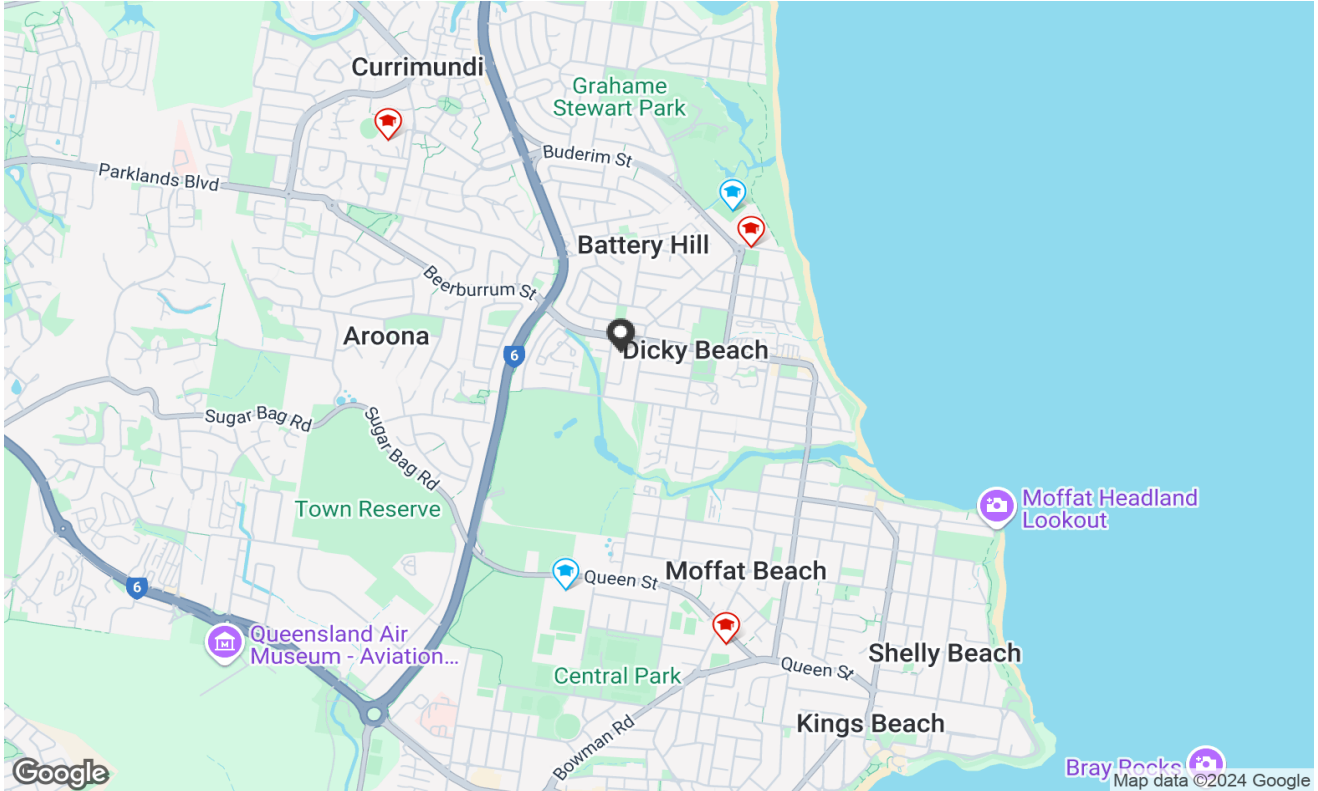
## Demographic



The size of Battery Hill is approximately 0.9 square kilometres. It has 3 parks covering nearly 4.2% of total area. The population of Battery Hill in 2011 was 2,588 people. By 2016 the population was 2,536 showing a population decline of 2.0% in the area during that time. The predominant age group in Battery Hill is 30-39 years. Households in Battery Hill are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Battery Hill work in a trades occupation. In 2011, 59.6% of the homes in Battery Hill were owner-occupied compared with 63% in 2016. Currently the median sales price of houses in the area is \$950,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.4	Owns Outright	32.9	0-15.6K	2.0	0-9	11.7
Couples with Children	40.6	Purchaser	30.1	15.6-33.8K	19.7	10-19	12.9
Single Parents	18.9	Renting	33.8	33.8-52K	17.9	20-29	9.0
Other	1.2	Other	0.4	52-78K	19.1	30-39	13.8
		Not Stated	2.8	78-130K	18.8	40-49	13.1
				130-182K	7.3	50-59	12.6
				182K+	3.6	60-69	12.2
						70-79	8.9
						80-89	5.0
						90-99	0.9

# Local Schools



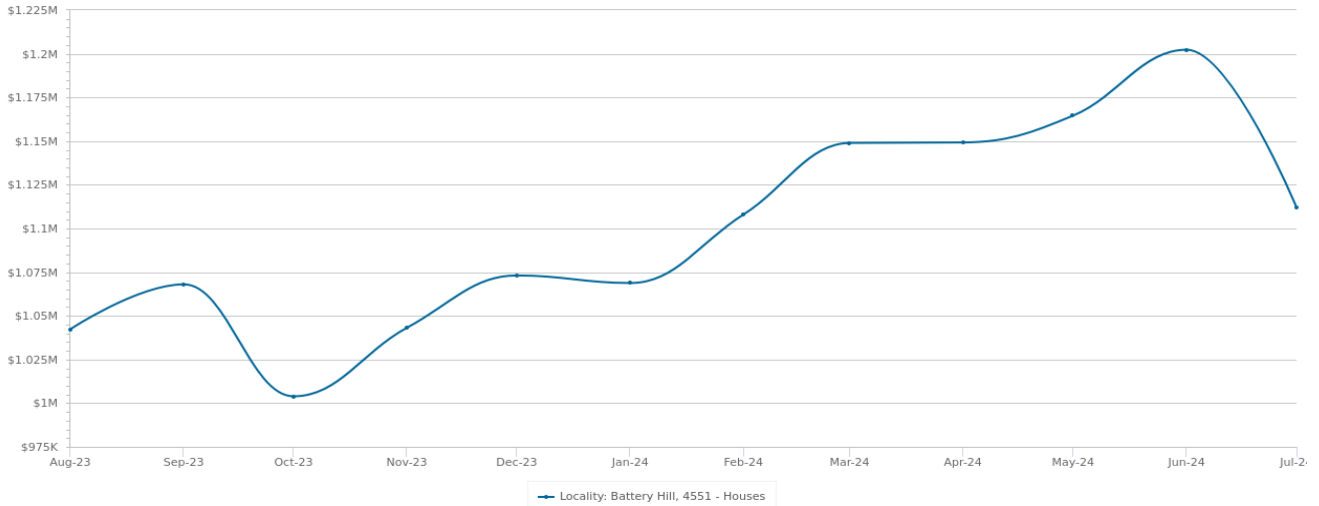
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Currimundi Special School</b>	0.88km	Special	Mixed	Government	0-12
	<b>Currimundi State School</b> 17 Buderim Street Currimundi QLD 4551	0.95km	Primary	Mixed	Government	0-6
	<b>Caloundra State High School</b> 40 Bower Street Caloundra QLD 4551	1.29km	Secondary	Mixed	Government	7-12
	<b>Talara Primary College</b> 24 Talara Street Currimundi QLD 4551	1.6km	Primary	Mixed	Government	0-6
	<b>Caloundra State School</b> 56A Queen Street Caloundra QLD 4551	1.65km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (House)

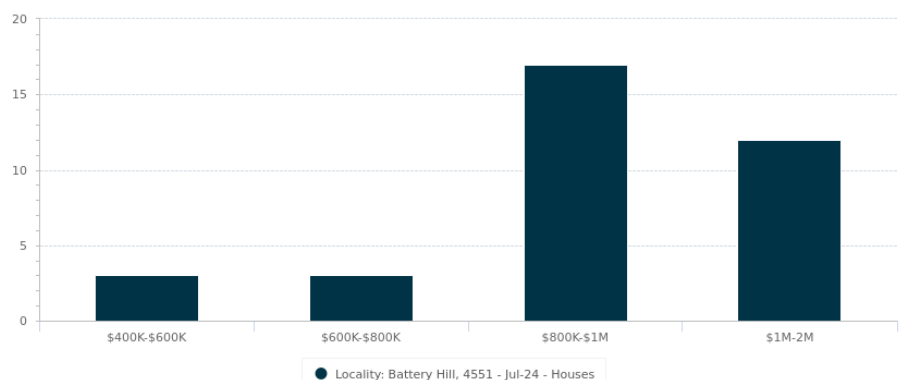


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2024	5	\$1,112,204	-7.5% ▼	12	9	\$670
Jun 2024	4	\$1,202,311	3.2% ▲	11	8	\$670
May 2024	1	\$1,164,637	1.3% ▲	9	6	\$660
Apr 2024	1	\$1,149,253	0.0%	12	6	\$660
Mar 2024	2	\$1,148,973	3.7% ▲	17	8	\$650
Feb 2024	2	\$1,108,133	3.7% ▲	17	5	\$650
Jan 2024	6	\$1,068,782	-0.4% ▼	20	6	\$650
Dec 2023	3	\$1,073,108	2.9% ▲	17	7	\$650
Nov 2023	3	\$1,043,234	3.9% ▲	21	8	\$645
Oct 2023	5	\$1,003,942	-6.0% ▼	22	10	\$627
Sep 2023	2	\$1,068,032	2.5% ▲	25	7	\$630
Aug 2023	1	\$1,042,362	2.0% ▲	27	4	\$635

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	3
\$600K-\$800K	3
\$800K-\$1M	17
\$1M-\$2M	12
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	35	\$1,138,400	6.6% ▲	12	37	\$695
2023	32	\$1,068,032	1.5% ▲	31	48	\$630
2022	54	\$1,052,390	7.0% ▲	14	61	\$630
2021	45	\$983,660	44.9% ▲	10	47	\$550
2020	38	\$678,745	4.5% ▲	38	47	\$470
2019	36	\$649,747	-4.2% ▼	33	49	\$450
2018	47	\$678,116	8.5% ▲	20	57	\$435
2017	36	\$625,280	19.5% ▲	22	52	\$435
2016	47	\$523,397	4.6% ▲	13	60	\$405
2015	43	\$500,427	9.2% ▲	37	64	\$410
2014	46	\$458,190	8.6% ▲	25	67	\$410
2013	48	\$422,071	4.1% ▲	62	73	\$370
2012	33	\$405,563	-9.5% ▼	61	78	\$370
2011	36	\$448,233	-2.8% ▼	54	79	\$370
2010	42	\$461,342	2.3% ▲	35	76	\$360
2009	42	\$450,936	-4.0% ▼	47	71	\$340
2008	40	\$469,719	-0.8% ▼	53	55	\$352
2007	67	\$473,479	17.2% ▲	69	49	\$315
2006	60	\$403,939	3.2% ▲	62	36	\$270
2005	39	\$391,298	5.1% ▲	61	46	\$270

# Summary

8 PINAROO STREET BATTERY HILL QLD 4551



Appraisal price range

Notes from your agent

## Disclaimer

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