



19 BROWNING BOULEVARD BATTERY HILL QLD 4551

Prepared on 1st November 2024

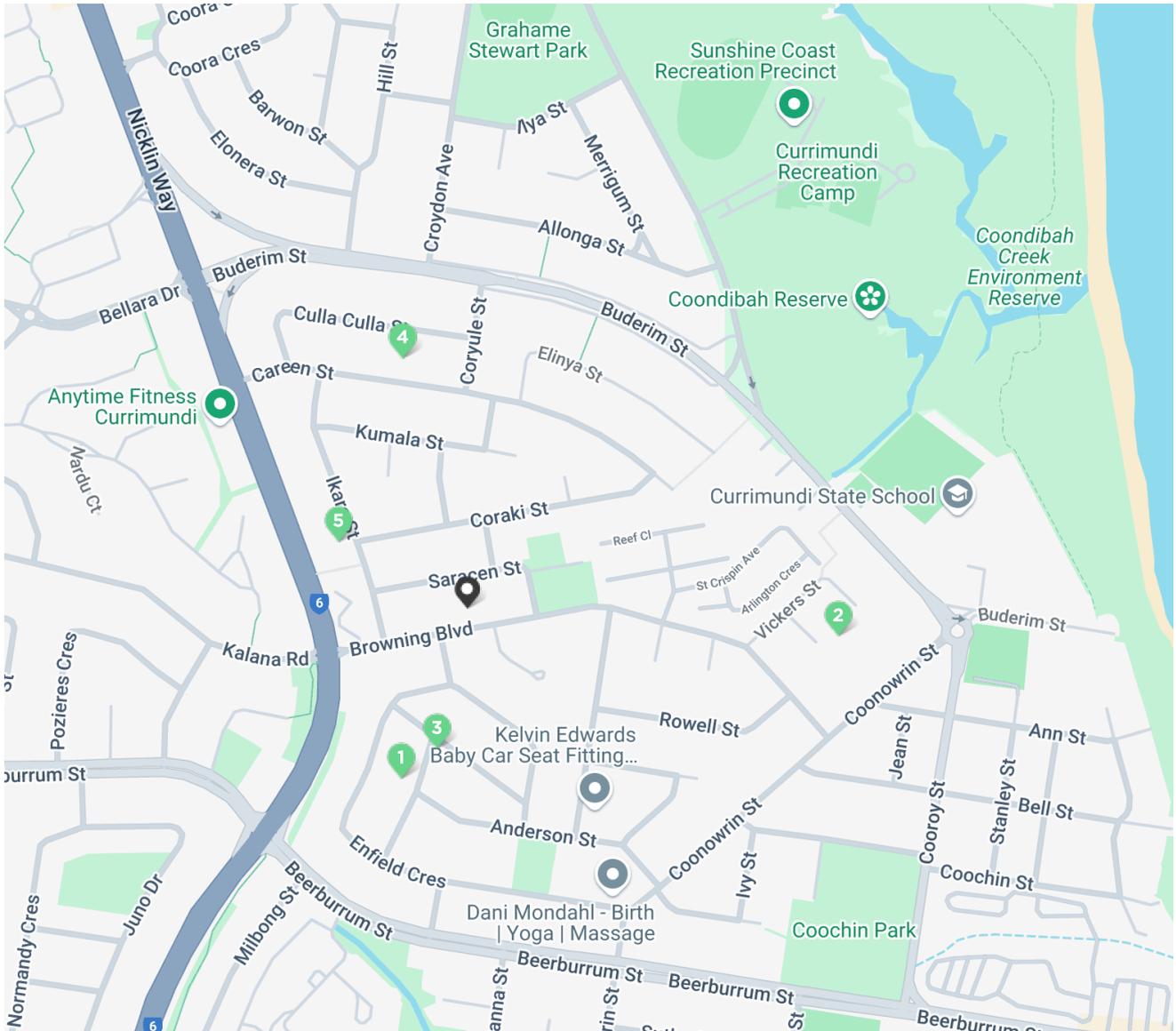
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals



					
1	5 SHERMAN STREET BATTERY HILL QLD 4551	4	2	2	\$750
2	4 ANZAC STREET BATTERY HILL QLD 4551	3	1	2	\$750
3	12 BLAMEY STREET BATTERY HILL QLD 4551	4	2	2	\$800
4	37 CAREEN STREET BATTERY HILL QLD 4551	4	2	2	\$800
5	26 IKARA STREET BATTERY HILL QLD 4551	5	2	2	\$850

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

Comparable Rentals

1 5 SHERMAN STREET BATTERY HILL QLD 4551



 4  2  2  589m²  173m²
 Year Built 1982 DOM 12 days
 Listing Date 11-Jul-24 Distance 0.27km
 Listing Price \$750 per week

2 4 ANZAC STREET BATTERY HILL QLD 4551



 3  1  2  711m²  104m²
 Year Built 1988 DOM 7 days
 Listing Date 27-Sep-24 Distance 0.53km
 Listing Price \$750.00 per week INCLUDES Lawn Maintenance

3 12 BLAMEY STREET BATTERY HILL QLD 4551



 4  2  2  653m²  174m²
 Year Built 1980 DOM 13 days
 Listing Date 22-Aug-24 Distance 0.21km
 Listing Price \$800 per week

4 37 CAREEN STREET BATTERY HILL QLD 4551



 4  2  2  546m²  144m²
 Year Built 1980 DOM 8 days
 Listing Date 02-May-24 Distance 0.37km
 Listing Price \$800 WEEKLY

5 26 IKARA STREET BATTERY HILL QLD 4551

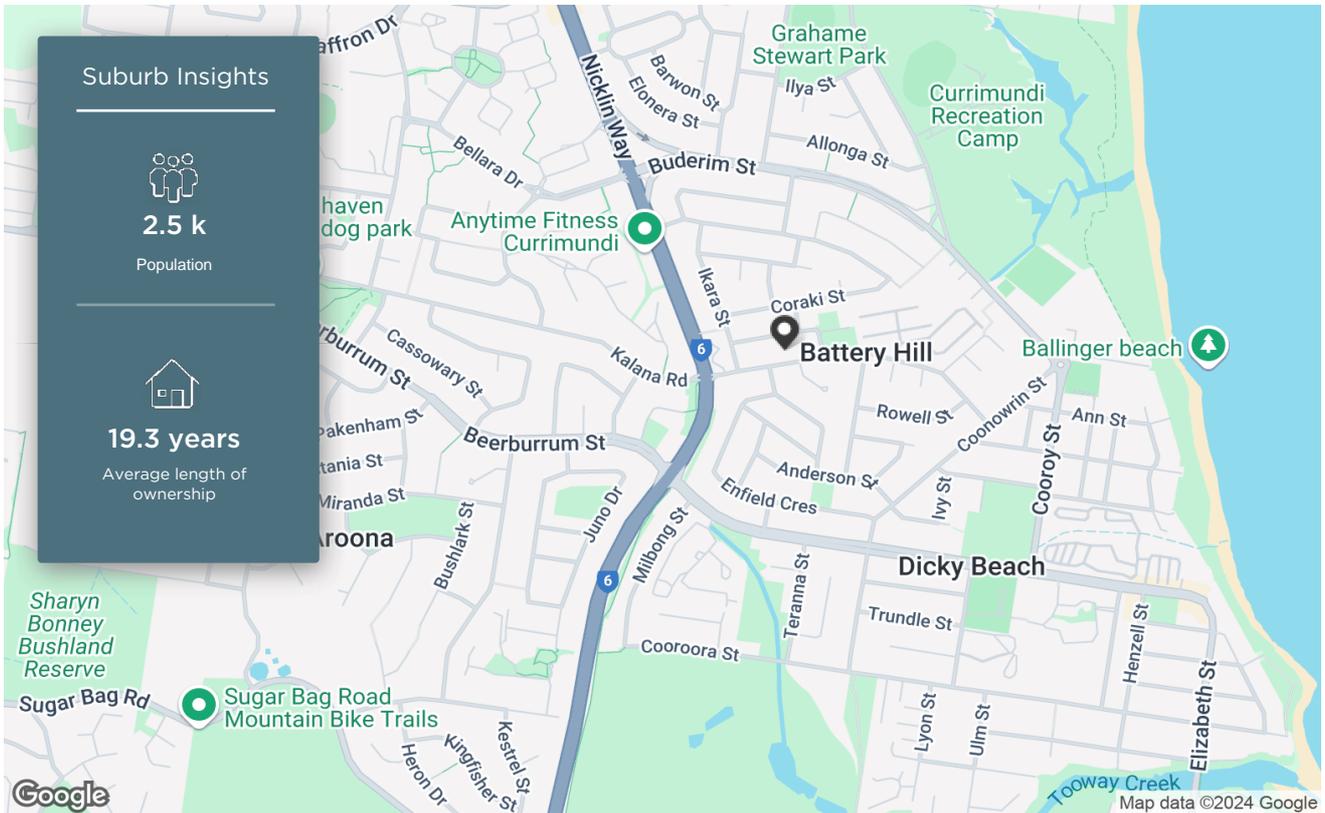


 5  2  2  546m²  114m²
 Year Built - DOM 9 days
 Listing Date 05-Sep-24 Distance 0.2km
 Listing Price \$850 per week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Battery Hill

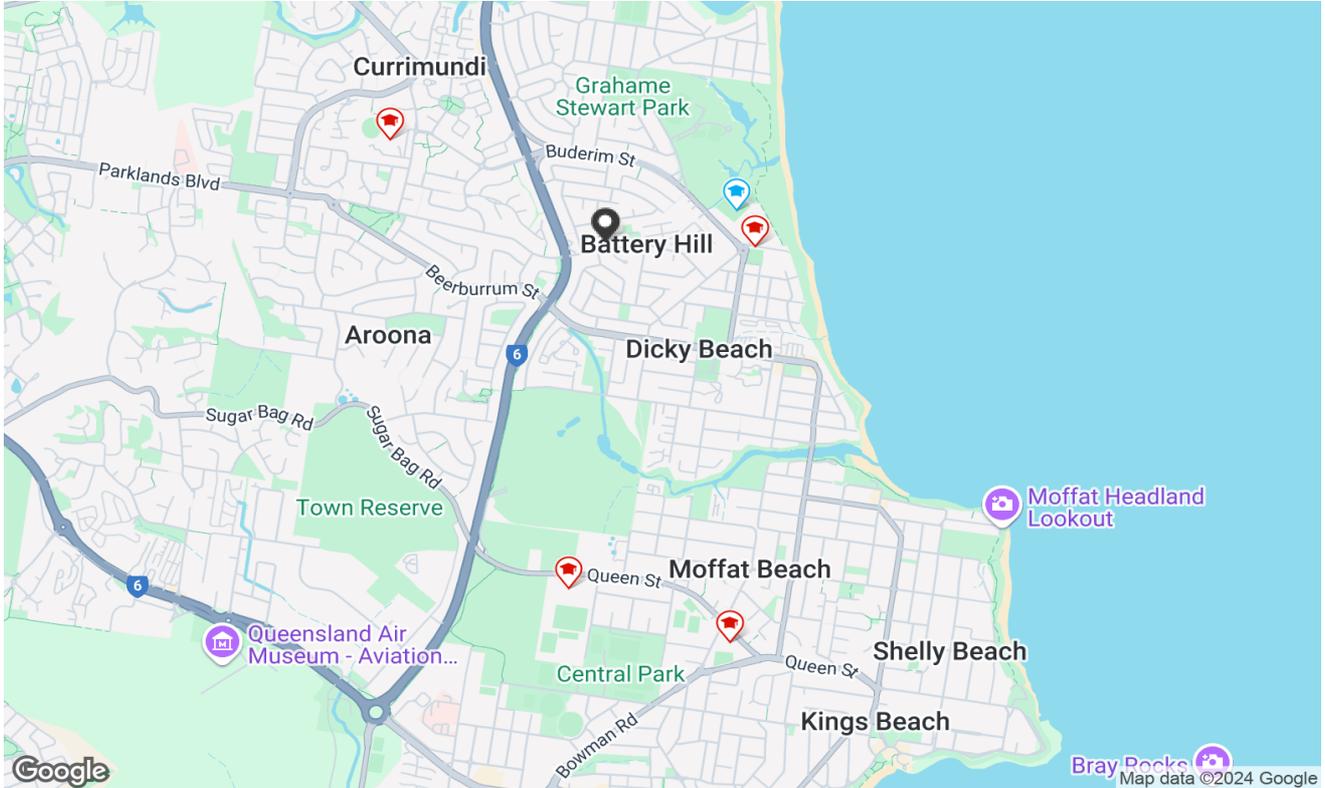
Demographic



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



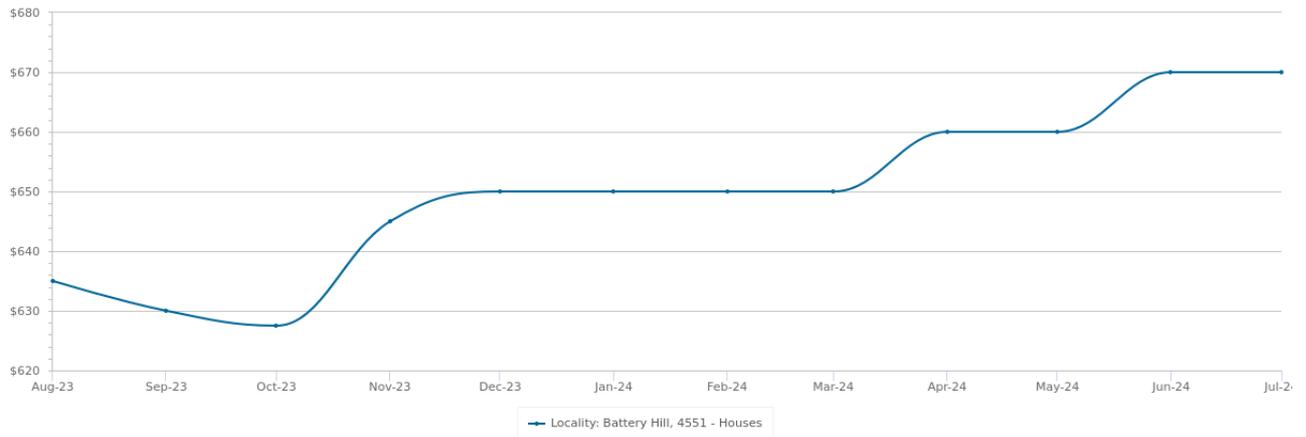
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Currimundi State School 17 Buderim Street Currimundi QLD 4551	0.7km	Primary	Mixed	Government	0-6
 Currimundi Special School	0.78km	Special	Mixed	Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	1.19km	Primary	Mixed	Government	0-6
 Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.86km	Secondary	Mixed	Government	7-12
 Caloundra State School 56A Queen Street Caloundra QLD 4551	2.23km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

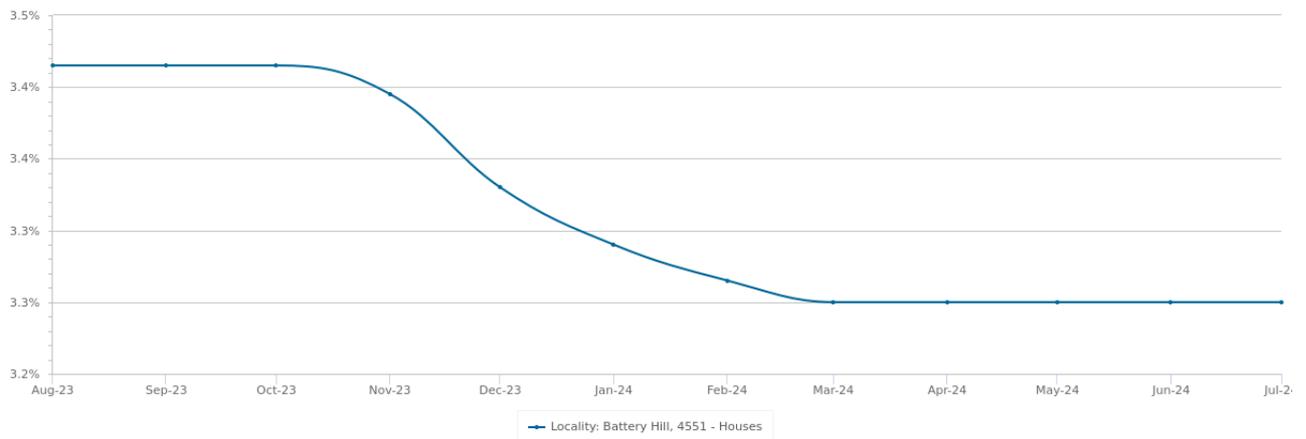
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

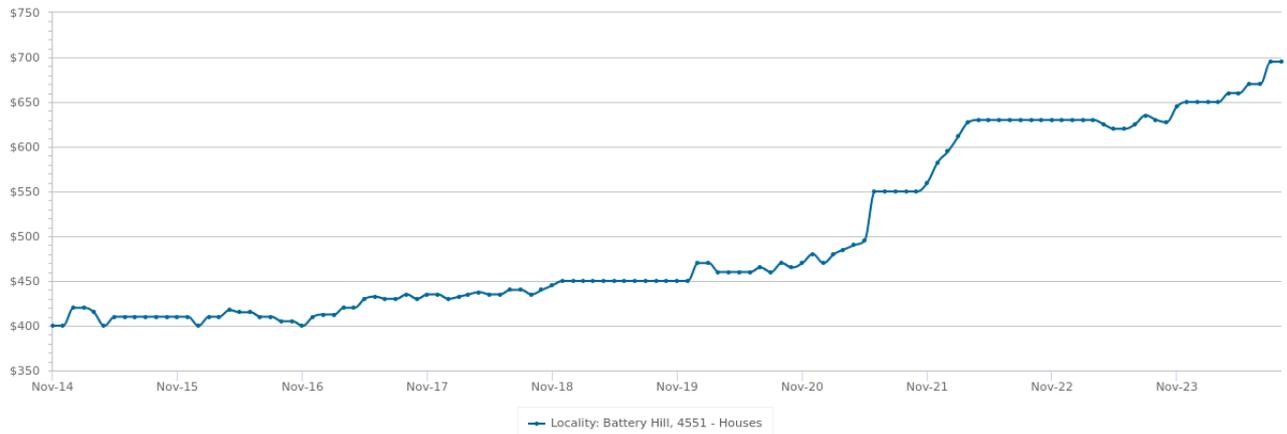


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Jul 2024	\$670	0.0%	3.2%
Jun 2024	\$670	1.5% ▲	3.2%
May 2024	\$660	0.0%	3.2%
Apr 2024	\$660	1.5% ▲	3.2%
Mar 2024	\$650	0.0%	3.2%
Feb 2024	\$650	0.0%	3.3%
Jan 2024	\$650	0.0%	3.3%
Dec 2023	\$650	0.8% ▲	3.3%
Nov 2023	\$645	2.8% ▲	3.4%
Oct 2023	\$627	-0.4% ▼	3.4%
Sep 2023	\$630	-0.8% ▼	3.4%
Aug 2023	\$635	1.6% ▲	3.4%

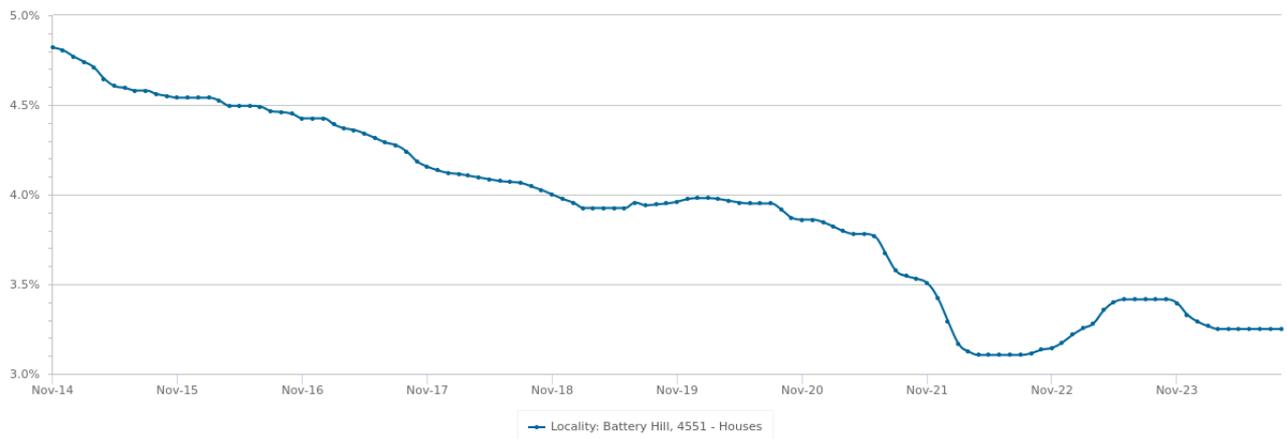
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$695	10.3% ▲	3.2%
2023	\$630	0.0%	3.4%
2022	\$630	14.5% ▲	3.1%
2021	\$550	17.0% ▲	3.5%
2020	\$470	4.4% ▲	3.9%
2019	\$450	3.4% ▲	3.9%
2018	\$435	0.0%	4%
2017	\$435	7.4% ▲	4.2%
2016	\$405	-1.2% ▼	4.5%
2015	\$410	-	4.6%

Summary

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Appraisal price range
\$800 - \$830 per week

Notes from your agent

Disclaimer

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