



14 ROSSLARE STREET CALOUNDRA WEST QLD 4551

Prepared on 11th July 2024

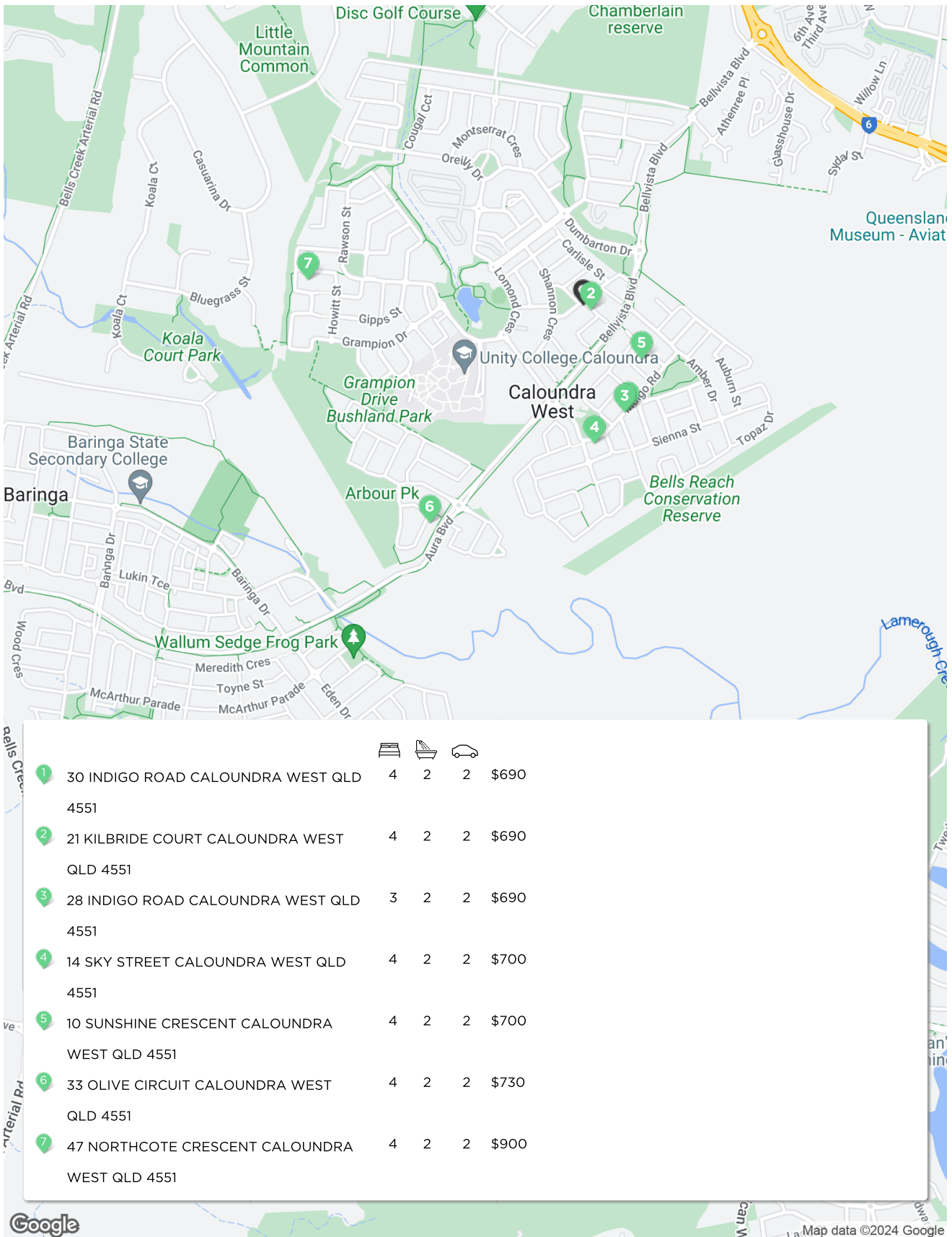
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals








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

Comparable Rentals






1 30 INDIGO ROAD CALOUNDRA WEST QLD 4551



 4  2  2  373m²  158m²
 Year Built 2013 DOM 21 days
 Listing Date 10-Jan-24 Distance 0.41km
 Listing Price \$690 pw






2 21 KILBRIDE COURT CALOUNDRA WEST QLD 4551



 4  2  2  650m²  210m²
 Year Built 2002 DOM 30 days
 Listing Date 31-May-23 Distance 0.04km
 Listing Price \$690 per week






3 28 INDIGO ROAD CALOUNDRA WEST QLD 4551



 3  2  2  456m²  139m²
 Year Built 2013 DOM 20 days
 Listing Date 21-Jun-24 Distance 0.42km
 Listing Price \$690 per week






4 14 SKY STREET CALOUNDRA WEST QLD 4551



 4  2  2  540m²  152m²
 Year Built 2013 DOM 7 days
 Listing Date 04-Jul-24 Distance 0.5km
 Listing Price \$700.00 PER WEEK

5 10 SUNSHINE CRESCENT CALOUNDRA WEST QLD 4551







 4  2  2  448m²  187m²
 Year Built 2014 DOM 9 days
 Listing Date 02-Jul-24 Distance 0.29km
 Listing Price \$700.00 per week

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

Comparable Rentals





6 33 OLIVE CIRCUIT CALOUNDRA WEST QLD 4551



4  2  2  431m²  172m²
 Year Built 2016 DOM 8 days
 Listing Date 03-Jul-24 Distance 0.95km
 Listing Price \$730 per week

7 47 NORTHCOTE CRESCENT CALOUNDRA WEST QLD 4551

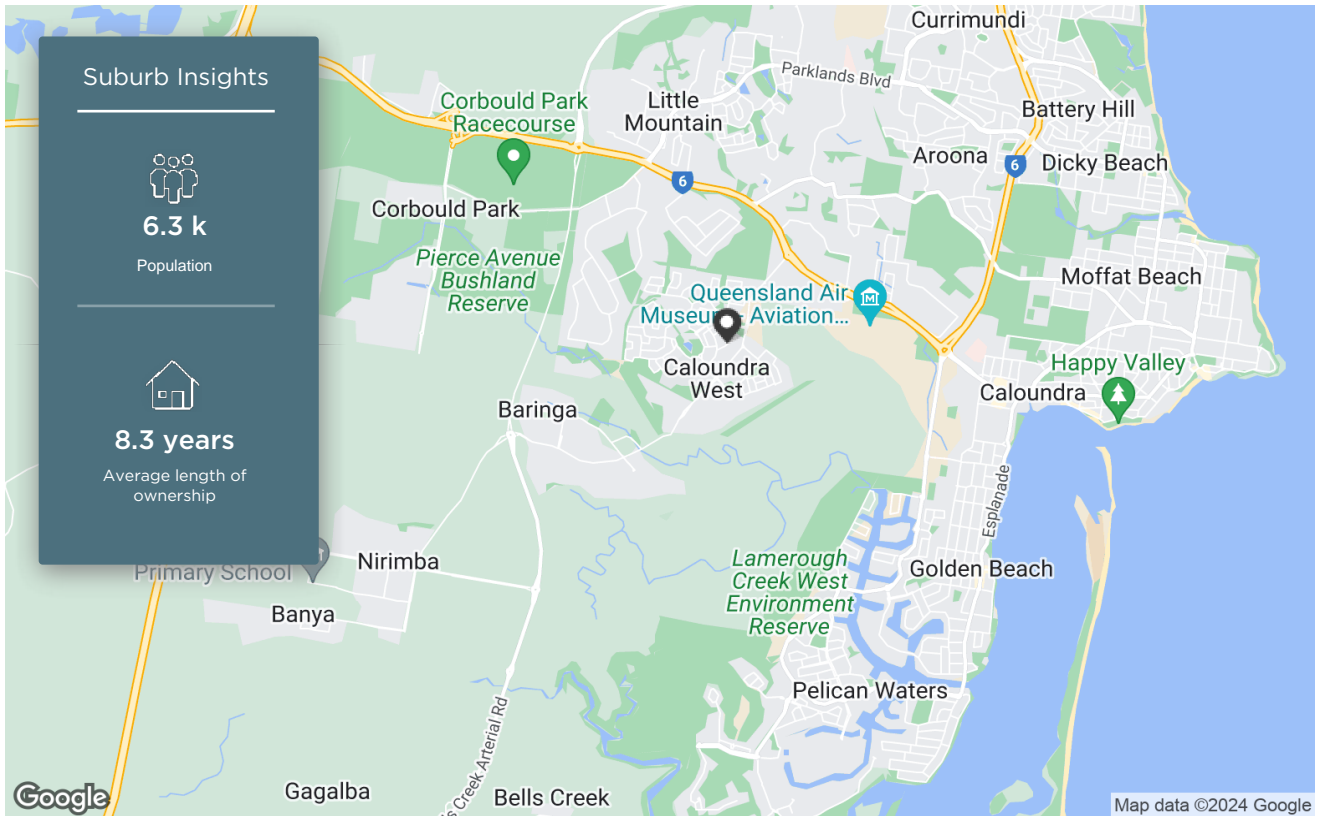


4  2  2  390m²  118m²
 Year Built 2008 DOM 8 days
 Listing Date 03-Jul-24 Distance 0.97km
 Listing Price \$900 Per Week

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

Caloundra West

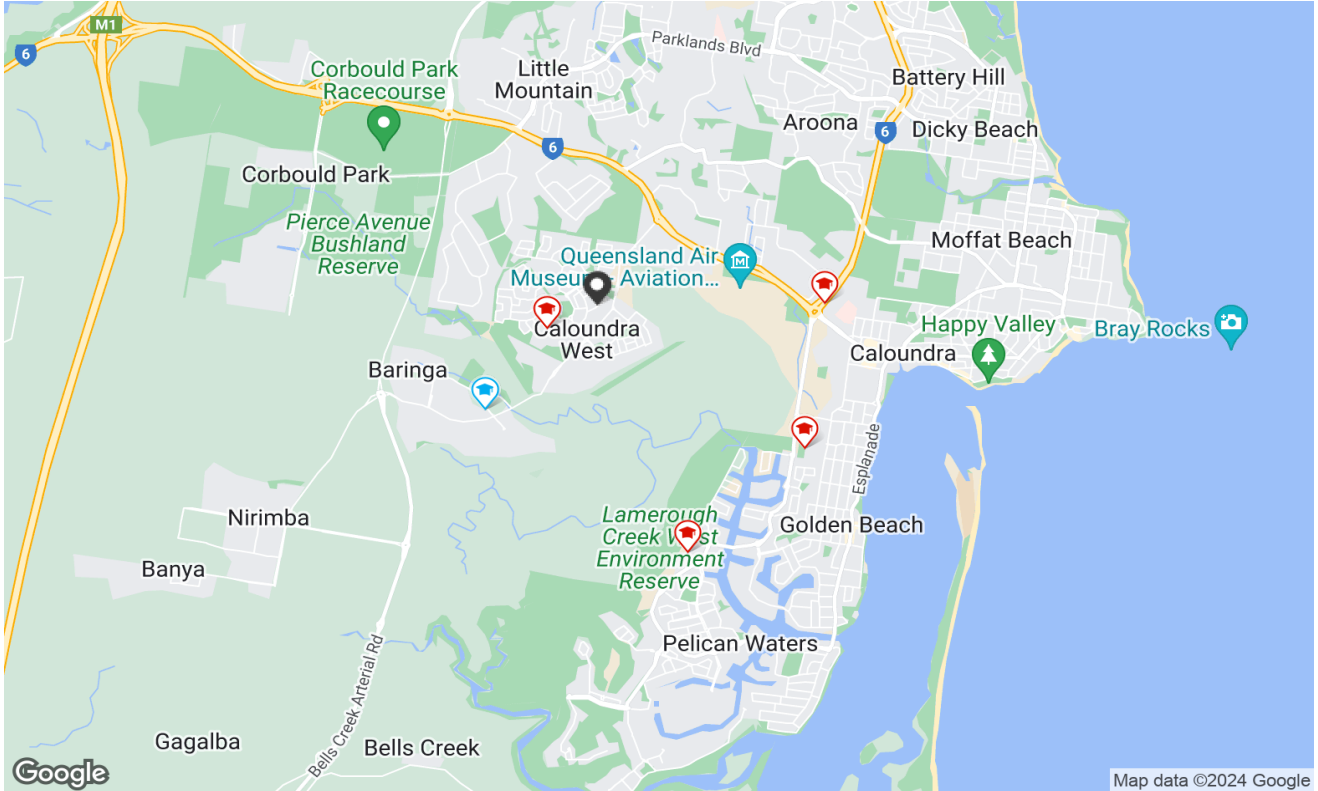
Demographic








The size of Caloundra West is approximately 8.2 square kilometres. It has 16 parks covering nearly 6.3% of total area. The population of Caloundra West in 2011 was 4,065 people. By 2016 the population was 6,268 showing a population growth of 54.2% in the area during that time. The predominant age group in Caloundra West is 0-9 years. Households in Caloundra West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Caloundra West work in a trades occupation. In 2011, 68.1% of the homes in Caloundra West were owner-occupied compared with 64.8% in 2016. Currently the median sales price of houses in the area is \$755,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.2	Owns Outright	27.0	0-15.6K	3.2	0-9	16.5
Couples with Children	42.7	Purchaser	37.8	15.6-33.8K	13.2	10-19	13.1
Single Parents	18.1	Renting	33.1	33.8-52K	16.2	20-29	12.2
Other	1.0	Other	0.5	52-78K	19.7	30-39	15.4
		Not Stated	2.0	78-130K	25.5	40-49	12.0
				130-182K	9.0	50-59	9.0
				182K+	3.6	60-69	9.6
						70-79	8.0
						80-89	3.4
						90-99	0.3

Local Schools

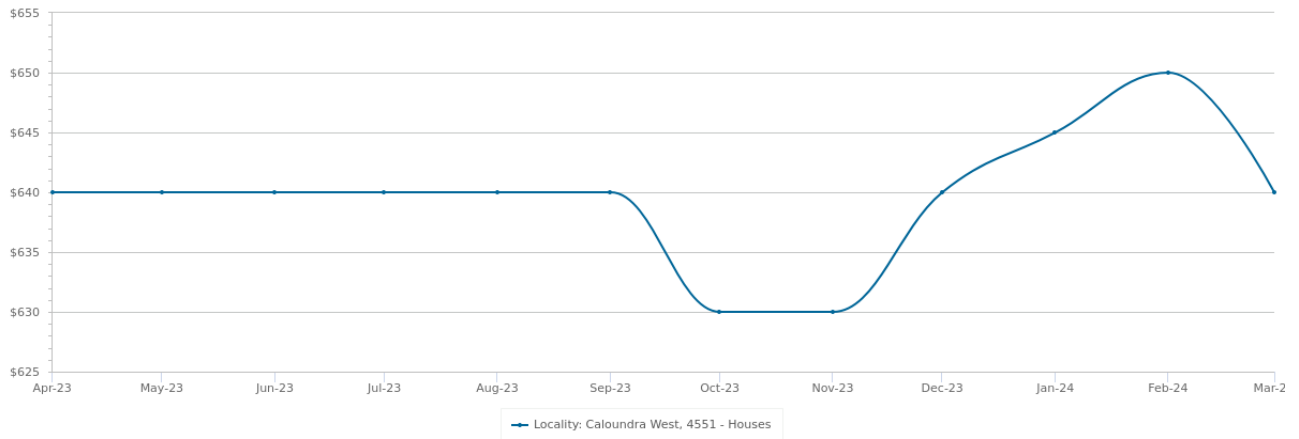


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	0.52km	Combined	Mixed	Non-Government	0-12
 Baringa State Primary School	1.55km	Primary	Mixed	Non-Government	0-0
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.35km	Combined	Mixed	Non-Government	0-12
 Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.63km	Primary	Mixed	Government	0-6
 Caloundra City Private School	2.8km	Combined	Mixed	Non-Government	0-12

 Property is within school catchment area  Property is outside school catchment area

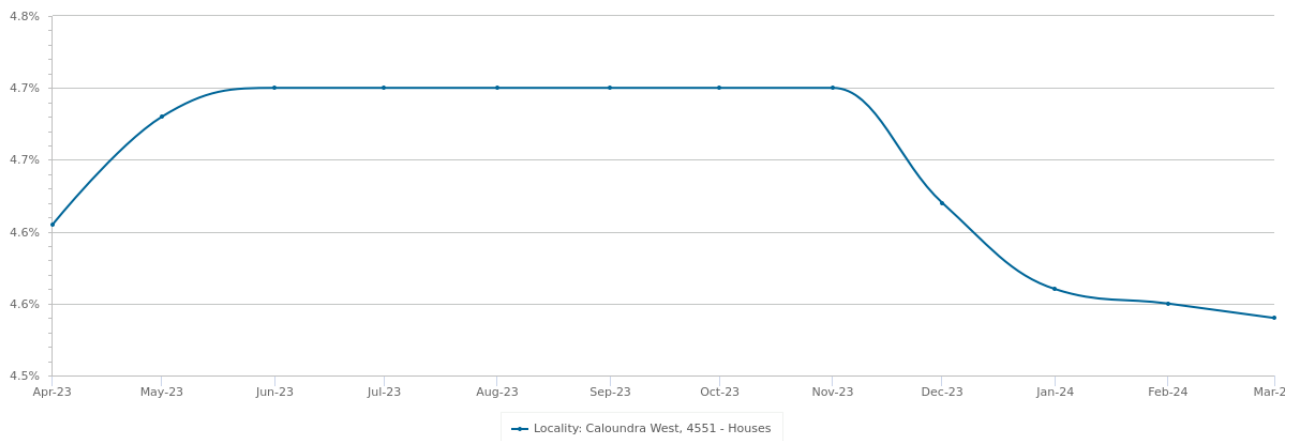
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

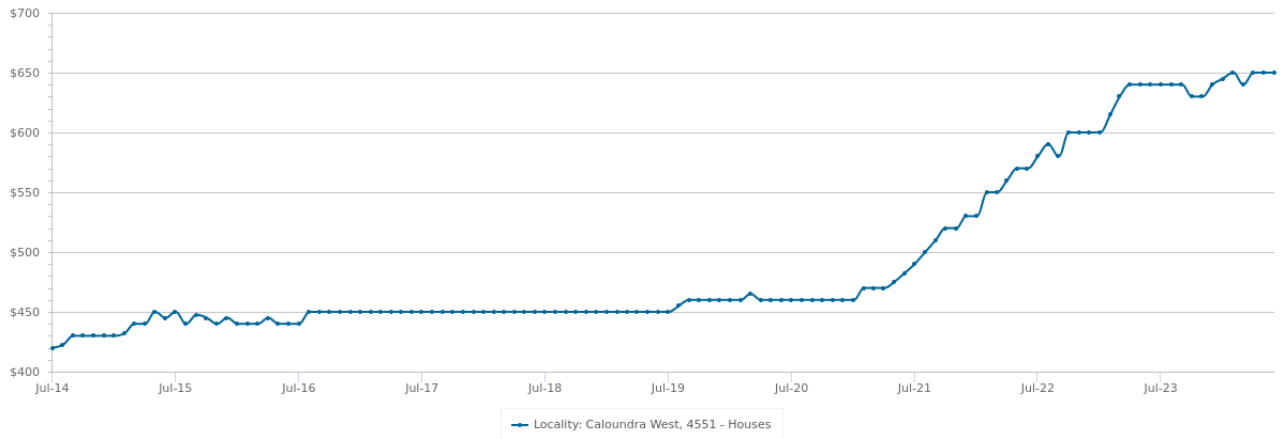


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Mar 2024	\$640	-1.5% ▼	4.5%
Feb 2024	\$650	0.8% ▲	4.5%
Jan 2024	\$645	0.8% ▲	4.6%
Dec 2023	\$640	1.6% ▲	4.6%
Nov 2023	\$630	0.0%	4.7%
Oct 2023	\$630	-1.6% ▼	4.7%
Sep 2023	\$640	0.0%	4.7%
Aug 2023	\$640	0.0%	4.7%
Jul 2023	\$640	0.0%	4.7%
Jun 2023	\$640	0.0%	4.7%
May 2023	\$640	0.0%	4.7%
Apr 2023	\$640	1.6% ▲	4.6%

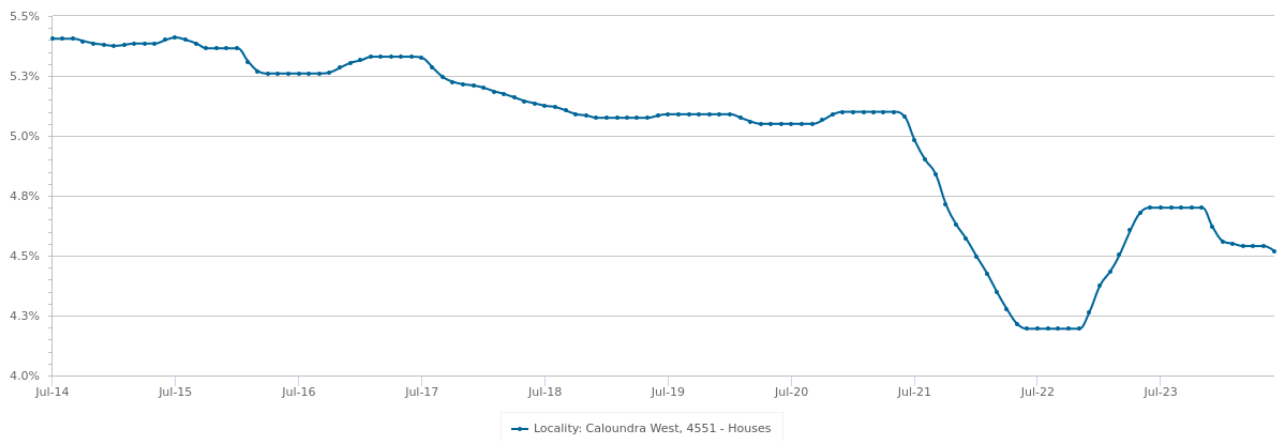
Long Term Market Trends

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	\$650	-	4.5%
2023	-	-	-
2023	\$640	-	4.7%
2022	-	-	-
2022	\$570	-	4.2%
2021	-	-	-
2021	\$482	-	5.1%
2020	-	-	-
2020	\$460	-	5.1%
2019	-	-	-

Summary

14 ROSSLARE STREET CALOUNDRA WEST QLD 4551



Appraisal price range
\$700 - \$730 per week

Notes from your agent

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