Comparative Market Analysis



Prepared on **7th November 2023**

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firstnational REAL ESTATE
We put you first

Comparable Sales

1 4/6 KALINGA STREET CALOUNDRA QLD 4551

Sold Price $720,000



3 2 1 143m² 115m²

Year Built	2016	DOM	1
Sold Date	05-Aug-23	Distance	0.09km
First Listing	$699,000		
Last Listing	$699,000		

2 2/17 MINCHINTON STREET CALOUNDRA QLD 4551

Sold Price $772,500



3 1 3 326m² 130m²

Year Built	2005	DOM	34
Sold Date	27-Jun-23	Distance	0.1km
First Listing	Offers Over $775,000		
Last Listing	Offers Over $749,000		

3 1/9 BINGERA TERRACE CALOUNDRA QLD 4551

Sold Price $670,000



3 2 1 140m² 130m²

Year Built	2008	DOM	36
Sold Date	10-Aug-23	Distance	0.2km
First Listing	AUCTION		
Last Listing	Auction		

4 3/4-6 WYREEMA TERRACE CALOUNDRA QLD 4551

Sold Price $620,000



3 2 1 143m² 108m²

Year Built	2019	DOM	38
Sold Date	25-Feb-23	Distance	0.24km
First Listing	Auction Online Thursday, 16th February from 5:30pm		
Last Listing	Offers Over $600,000		

5 1/11 WYREEMA TERRACE CALOUNDRA QLD 4551

Sold Price $693,850



3 1 1 125m² 81m²

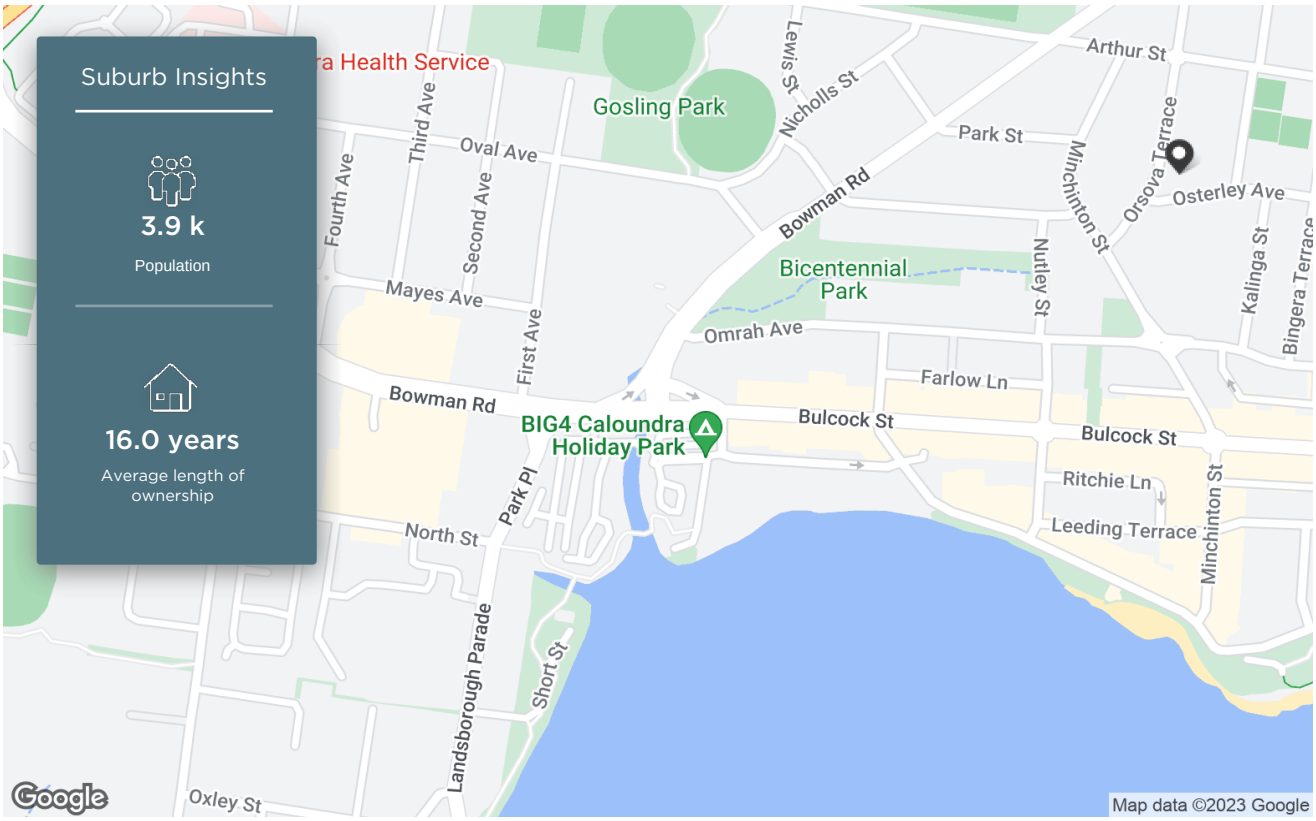
Year Built	1970	DOM	7
Sold Date	16-Jul-23	Distance	0.33km
First Listing	$719,000		
Last Listing	$719,000		

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

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Caloundra

Demographic

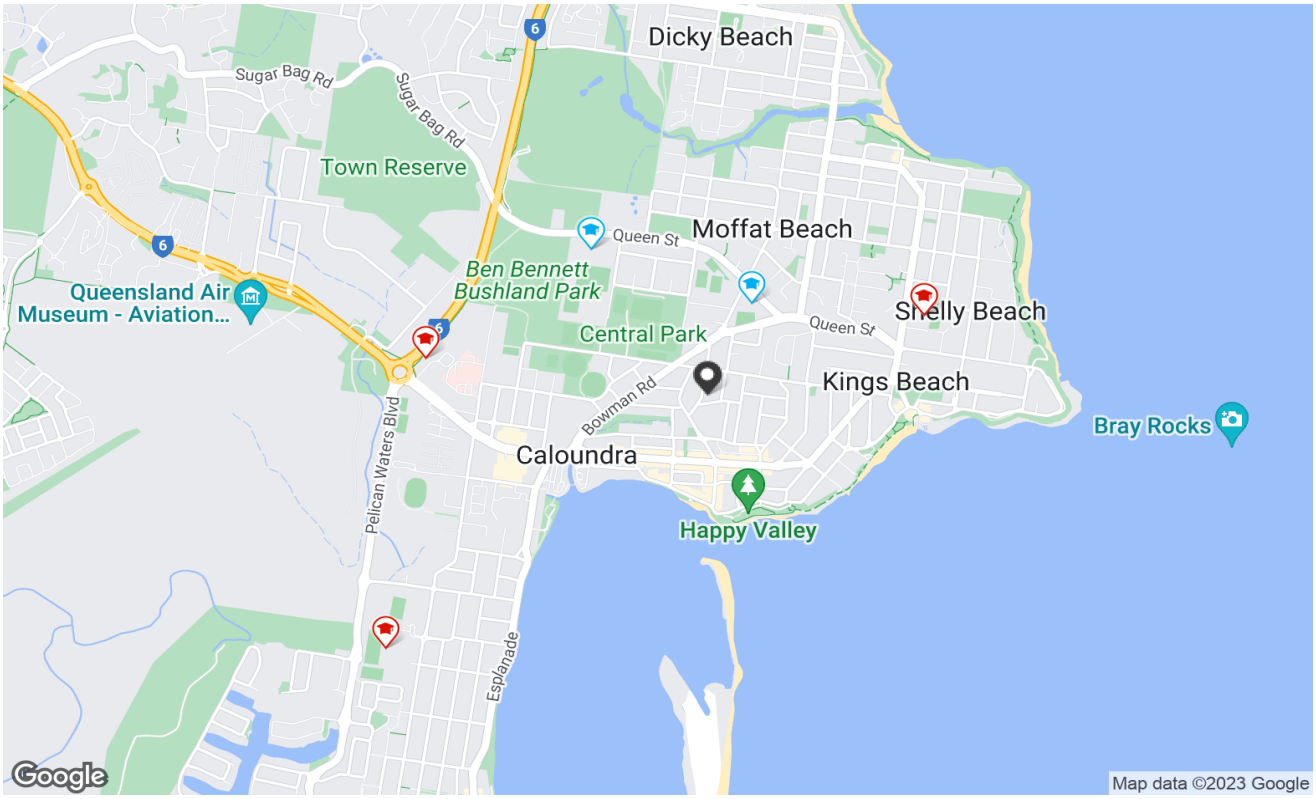


The size of Caloundra is approximately 3.2 square kilometres. It has 8 parks covering nearly 36.9% of total area. The population of Caloundra in 2011 was 3,558 people. By 2016 the population was 3,914 showing a population growth of 10.0% in the area during that time. The predominant age group in Caloundra is 60-69 years. Households in Caloundra are primarily childless couples and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Caloundra work in a trades occupation. In 2011, 48% of the homes in Caloundra were owner-occupied compared with 49.9% in 2016. Currently the median sales price of houses in the area is $800,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	56.5	Owns Outright	37.1	0-15.6K	5.0	0-9	5.4
Couples with Children	22.9	Purchaser	12.8	15.6-33.8K	27.2	10-19	7.4
Single Parents	18.3	Renting	44.9	33.8-52K	21.4	20-29	8.3
Other	2.3	Other	1.1	52-78K	15.8	30-39	7.8
		Not Stated	4.6	78-130K	13.3	40-49	10.2
				130-182K	3.9	50-59	13.8
				182K+	3.8	60-69	16.3
						70-79	14.9
						80-89	11.0
						90-99	4.6

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Local Schools



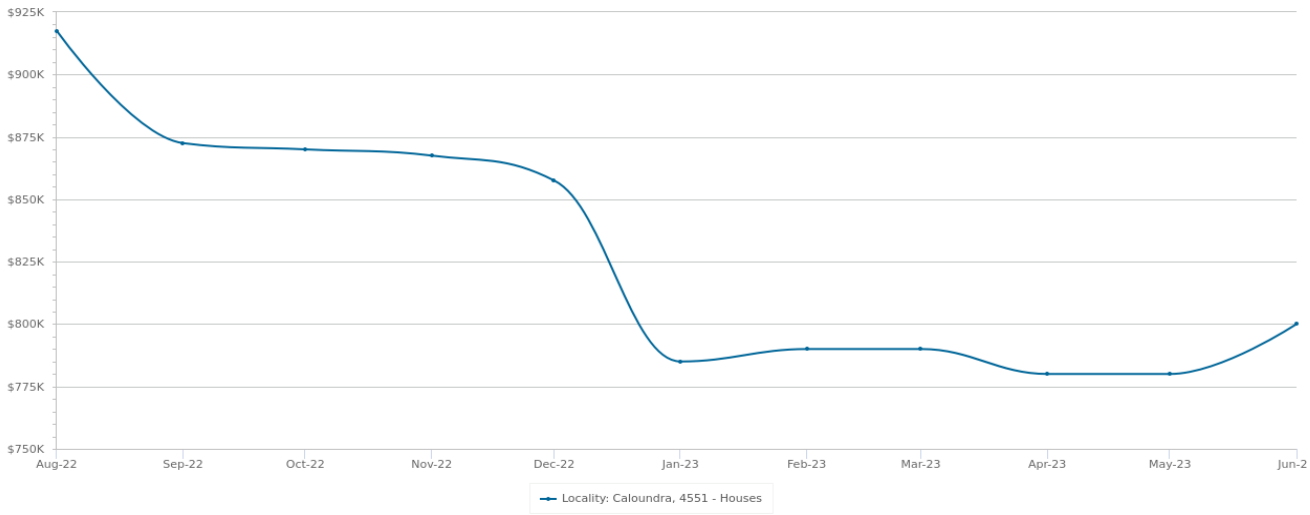
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Caloundra State School 56A Queen Street Caloundra QLD 4551	0.54km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	0.95km	Secondary	Mixed	Government	7-12
	Our Lady of the Rosary School	1.2km	Primary	Mixed	Non-Government	0-6
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	1.4km	Combined	Mixed	Non-Government	0-12
	Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.09km	Primary	Mixed	Government	0-6

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

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Recent Market Trends

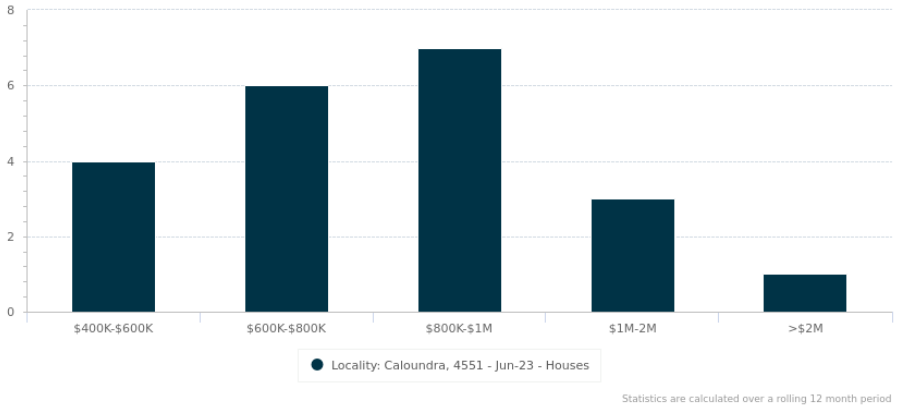
Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	10	$600
Jun 2023	1	$800,000	2.6% ▲	49	7	$585
May 2023	2	$780,000	0.0%	46	8	$585
Apr 2023	2	$780,000	-1.3% ▼	48	10	$570
Mar 2023	5	$790,000	0.0%	48	16	$555
Feb 2023	1	$790,000	0.6% ▲	41	13	$560
Jan 2023	1	$785,000	-8.5% ▼	34	11	$560
Dec 2022	1	$857,500	-1.2% ▼	30	9	$555
Nov 2022	-	$867,500	-0.3% ▼	29	10	$555
Oct 2022	2	$870,000	-0.3% ▼	22	12	$555
Sep 2022	4	$872,500	-4.9% ▼	22	11	$550
Aug 2022	2	$917,500	2.5% ▲	22	10	$550

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	4
$600K-$800K	6
$800K-$1M	7
$1M-$2M	3
>$2M	1



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Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	21	$800,000	-8.3% ▼	49	35	$600
2022	34	$872,500	36.6% ▲	22	48	$550
2021	40	$638,750	19.4% ▲	13	41	$450
2020	32	$535,000	7.0% ▲	46	43	$440
2019	33	$500,000	-2.6% ▼	49	52	$420
2018	38	$513,250	3.4% ▲	52	50	$390
2017	24	$496,500	10.8% ▲	54	46	$400
2016	17	$448,000	1.8% ▲	59	39	$380
2015	21	$440,000	2.8% ▲	24	45	$380
2014	12	$428,000	5.3% ▲	62	41	$370
2013	15	$406,500	4.9% ▲	83	39	$342
2012	14	$387,500	-7.7% ▼	-	44	$325
2011	19	$420,000	-8.9% ▼	100	52	$322
2010	18	$461,000	-4.0% ▼	-	56	$335
2009	23	$480,000	-8.6% ▼	67	62	$330
2008	33	$525,000	22.5% ▲	56	52	$305
2007	42	$428,500	9.6% ▲	22	37	$265
2006	29	$391,000	7.1% ▲	-	25	$250
2005	29	$365,000	3.5% ▲	-	23	-
2004	36	$352,500	38.2% ▲	-	16	-

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