

Comparative Market Analysis



Lot 61 Bayonne Close, Little Mountain, Qld, 4551

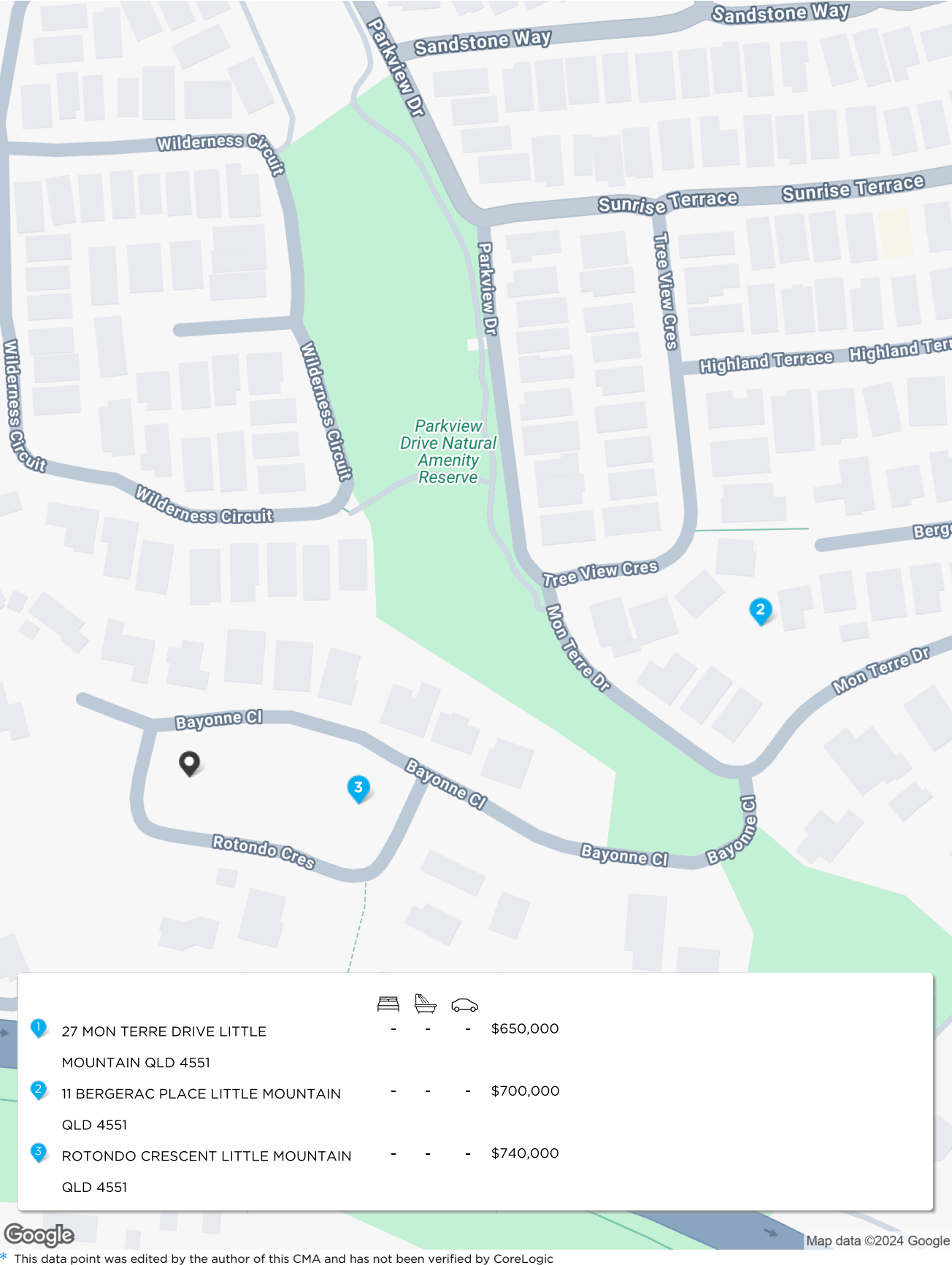
Prepared on 1st November 2024

Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA













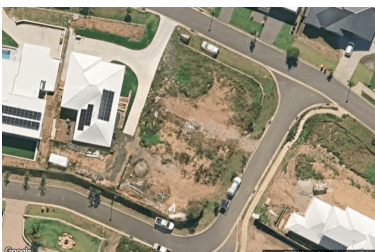





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Comparables Map: Sales

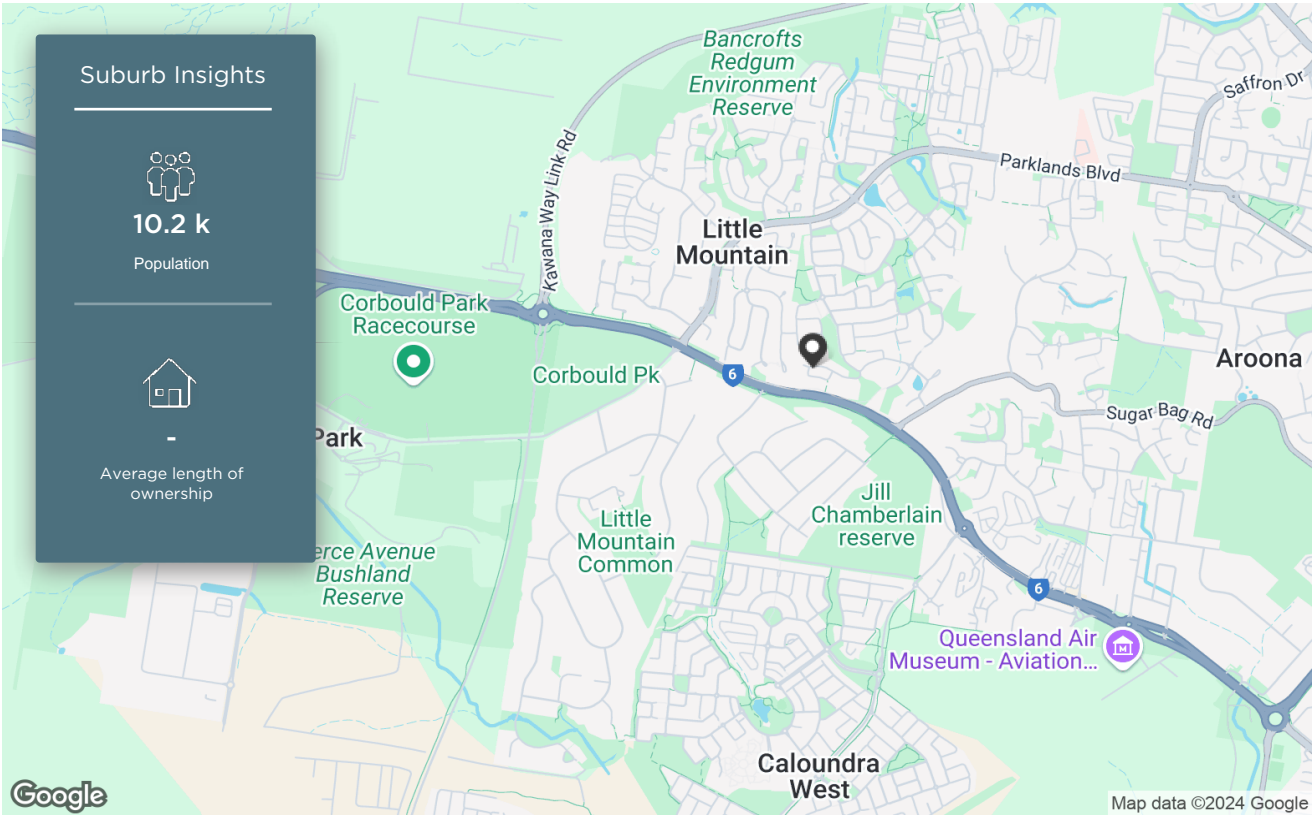


Comparable Sales

1	27 MON TERRE DRIVE LITTLE MOUNTAIN QLD 4551		 -  -  -  1,000m ²  -	Sold	\$650,000
	Year Built	-	DOM	114	
	Sold Date	11-Oct-23	Distance	-	
	First Listing	-			
	Last Listing	-			
2	11 BERGERAC PLACE LITTLE MOUNTAIN QLD 4551		 -  -  -  987m ²  -	Sold	\$700,000
	Year Built	-	DOM	-	
	Sold Date	17-Feb-23	Distance	0.26km	
	First Listing	-			
	Last Listing	-			
3	ROTONDO CRESCENT LITTLE MOUNTAIN QLD 4551		 -  -  -  1,191m ²  -	Sold	\$740,000
	Year Built	-	DOM	-	
	Sold Date	09-Feb-24	Distance	0.08km	
	First Listing	-			
	Last Listing	-			

Little Mountain

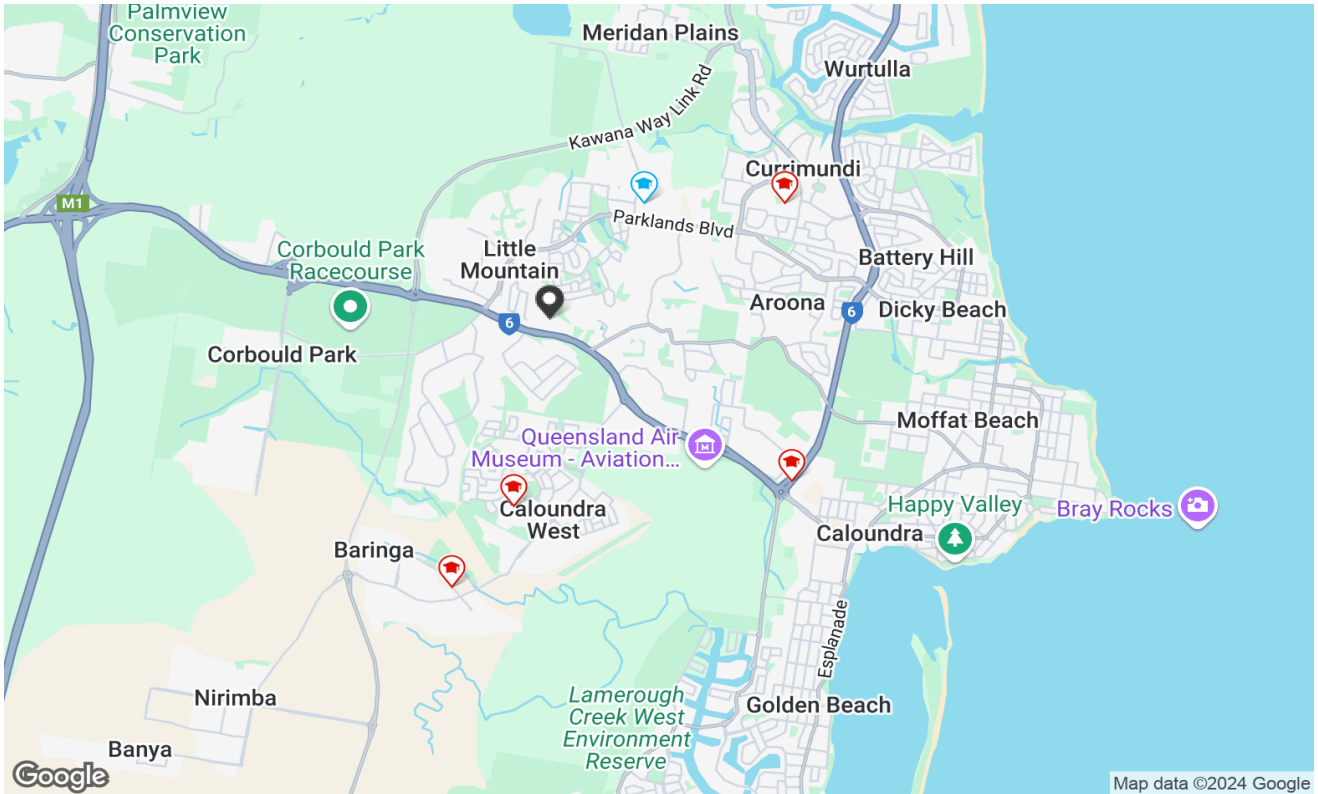
Demographic








The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2011 was 9,044 people. By 2016 the population was 10,220 showing a population growth of 13.0% in the area during that time. The predominant age group in Little Mountain is 10-19 years. Households in Little Mountain are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Little Mountain work in a trades occupation. In 2011, 75.6% of the homes in Little Mountain were owner-occupied compared with 72.6% in 2016. Currently the median sales price of houses in the area is \$1,000,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.0	Owns Outright	33.9	0-15.6K	2.6	0-9	13.2
Couples with Children	46.3	Purchaser	38.7	15.6-33.8K	14.9	10-19	15.7
Single Parents	14.0	Renting	22.3	33.8-52K	16.1	20-29	8.7
Other	0.8	Other	3.1	52-78K	15.8	30-39	10.8
		Not Stated	2.1	78-130K	22.5	40-49	15.2
				130-182K	11.2	50-59	11.5
				182K+	7.1	60-69	10.3
						70-79	8.7
						80-89	5.0
						90-99	1.0

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.58km	Combined	Mixed	Government	0-12
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.03km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	2.72km	Primary	Mixed	Government	0-6
	Baringa State Primary School	3.02km	Primary	Mixed	Non-Government	-
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.04km	Combined	Mixed	Non-Government	0-12



Property is within school catchment area

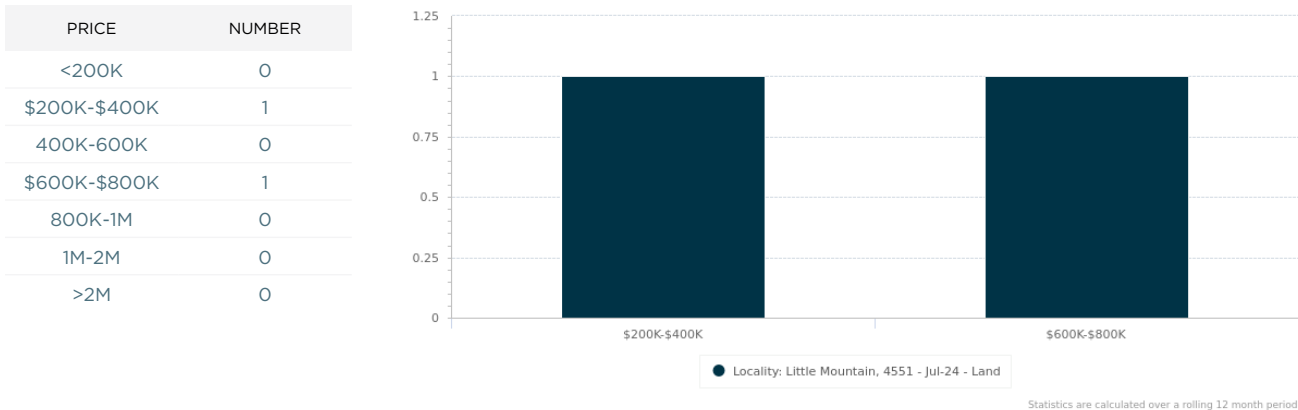


Property is outside school catchment area

Recent Market Trends

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2024	-	-	-	-	-	-
Feb 2024	1	-	-	-	-	-
Oct 2023	1	-	-	-	-	-

Sales by Price - 12 months (Land)



Long Term Market Trends

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	2	-	-	-	-	-
2023	3	-	-	-	-	-
2021	55	-	-	-	-	-
2020	21	-	-	-	-	-
2019	9	-	-	-	-	-
2018	12	-	-	-	-	-
2017	34	-	-	-	-	-
2016	35	-	-	-	-	-
2015	74	-	-	-	-	-
2014	98	-	-	-	-	-
2013	45	-	-	-	-	-
2012	24	-	-	-	-	-
2011	29	-	-	-	-	-
2010	103	-	-	-	-	-
2009	113	-	-	-	-	-
2008	167	-	-	-	-	-
2007	190	-	-	-	-	-
2006	93	-	-	-	-	-
2005	95	-	-	-	-	-

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