



18/67 REGATTA BOULEVARD BIRTINYA QLD 4575

Prepared on 6th February 2025

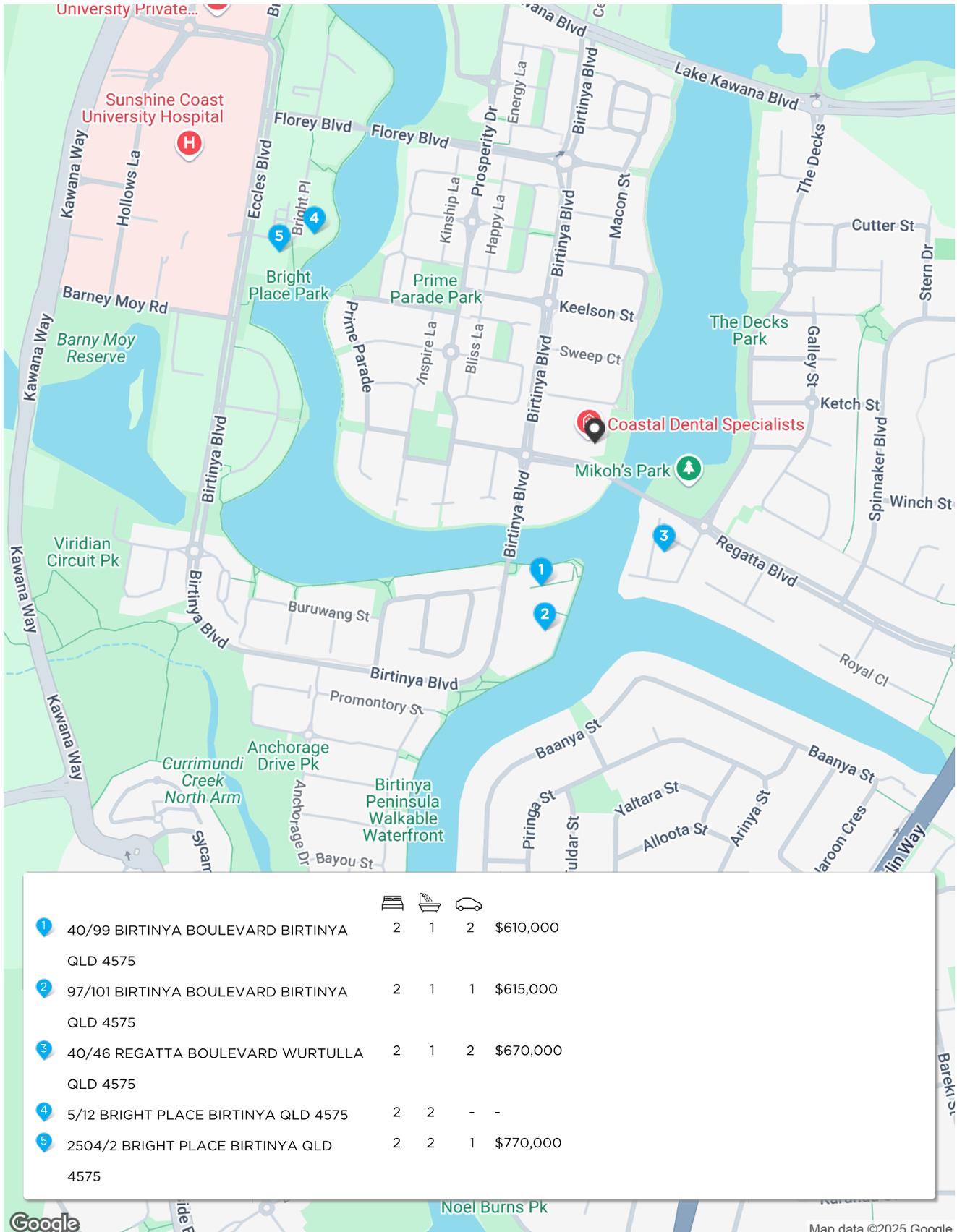
Admin First National
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Comparables Map: Sales



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

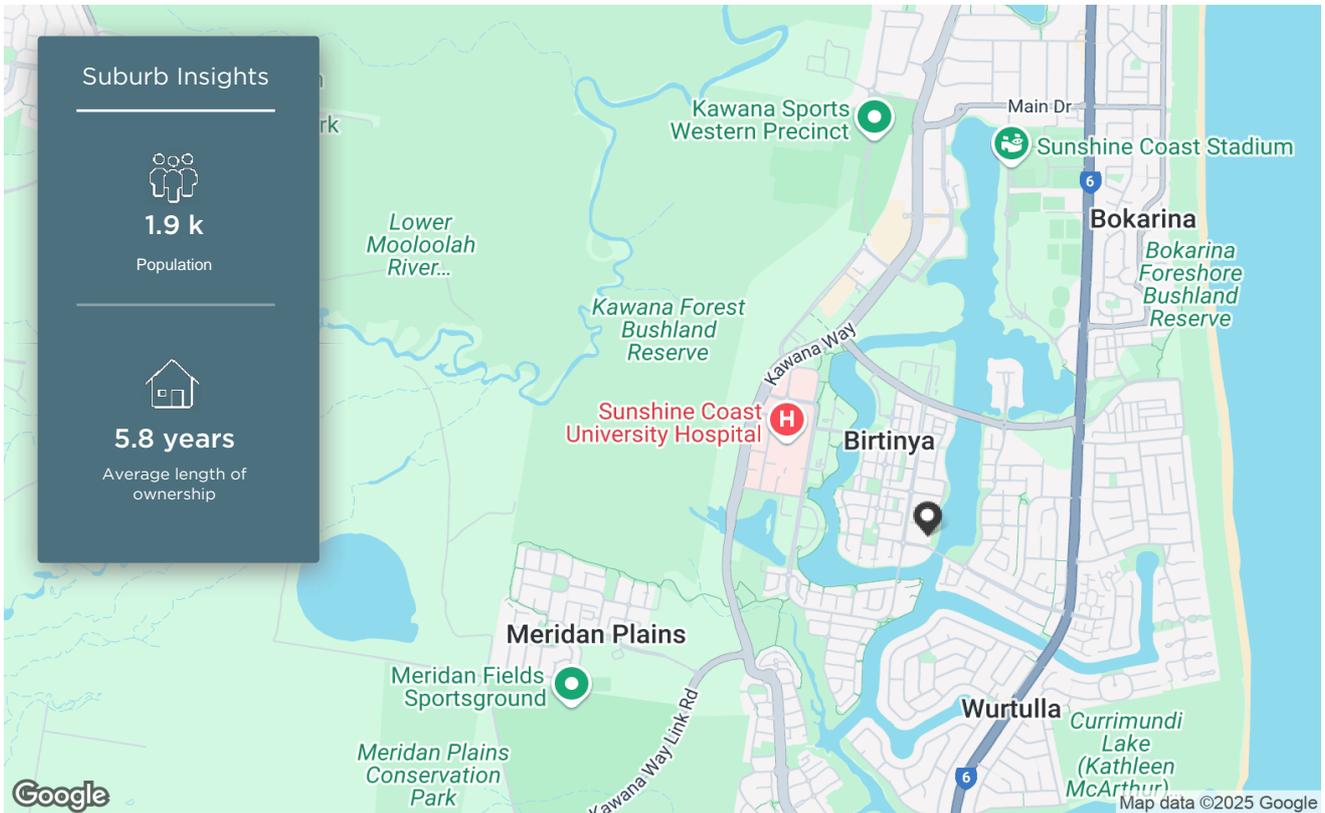
Comparable Sales

1	40/99 BIRTINYA BOULEVARD BIRTINYA QLD 4575	Sold \$610,000
	<p> 2 1 2 76m² 65m² Year Built 2014 DOM 14 Sold Date 04-Dec-24 Distance 0.27km First Listing - Last Listing - </p>	
2	97/101 BIRTINYA BOULEVARD BIRTINYA QLD 4575	Sold \$615,000
	<p> 2 1 1 74m² 66m² Year Built 2013 DOM 10 Sold Date 12-Nov-24 Distance 0.35km First Listing Offers Over \$599,000 Last Listing Offers Over \$599,000 </p>	
3	40/46 REGATTA BOULEVARD WURTULLA QLD 4575	Sold \$670,000
	<p> 2 1 2 82m² 74m² Year Built 2015 DOM 85 Sold Date 05-Aug-24 Distance 0.23km First Listing Contact Agent Last Listing Buyers from the mid \$600k's </p>	
4	5/12 BRIGHT PLACE BIRTINYA QLD 4575	Sold RS UN
	<p> 2 2 - 88m² 75m² Year Built 2017 DOM 16 Sold Date 14-Jan-25 Distance 0.61km First Listing New to Market Last Listing UNDER CONTRACT </p>	
5	2504/2 BRIGHT PLACE BIRTINYA QLD 4575	Sold \$770,000
	<p> 2 2 1 105m² 1,000m² Year Built 2020 DOM 70 Sold Date 21-Aug-24 Distance 0.65km First Listing Buyers in the Mid \$700,000's Last Listing Offers Over \$770,000 </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

Birtinya

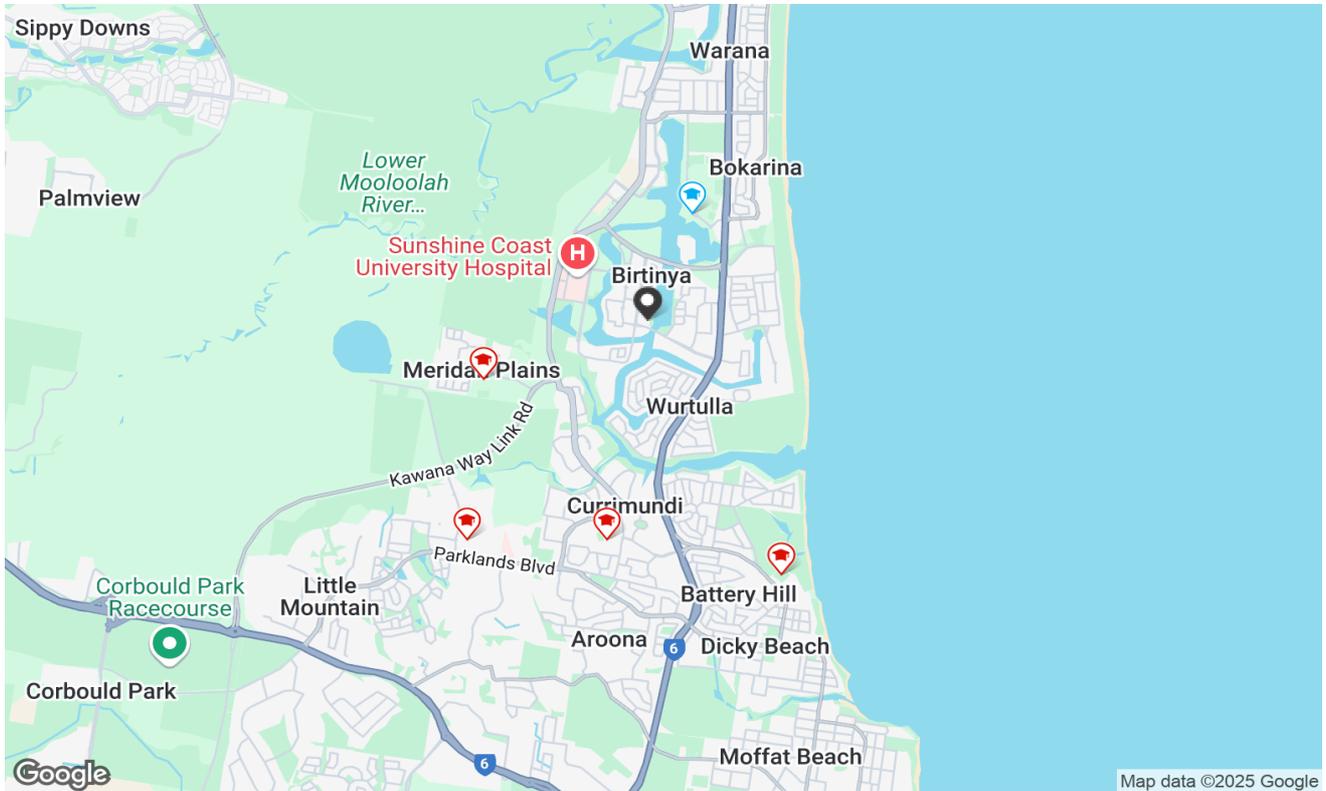
Demographic



The size of Birtinya is approximately 5.3 square kilometres. It has 7 parks covering nearly 3.6% of total area. The population of Birtinya in 2011 was 315 people. By 2016 the population was 1,925 showing a population growth of 511.1% in the area during that time. The predominant age group in Birtinya is 20-29 years. Households in Birtinya are primarily childless couples and are likely to be repaying \$2400 - \$2999 per month on mortgage repayments. In general, people in Birtinya work in a professional occupation. In 2011, 36% of the homes in Birtinya were owner-occupied compared with 25.5% in 2016. Currently the median sales price of houses in the area is \$972,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	46.1	Owns Outright	9.8	0-15.6K	1.2	0-9	11.6
Couples with Children	35.5	Purchaser	15.7	15.6-33.8K	13.7	10-19	12.2
Single Parents	16.3	Renting	72.5	33.8-52K	12.5	20-29	21.2
Other	1.2	Not Stated	1.6	52-78K	14.5	30-39	15.0
				78-130K	22.8	40-49	14.4
				130-182K	13.7	50-59	11.7
				182K+	11.7	60-69	8.2
						70-79	4.2
						80-89	1.0

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Kawana Waters State College 118 Sportsmans Parade Bokarina QLD 4575	1.24km	Combined	Mixed	Government	0-12
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.72km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	2.37km	Primary	Mixed	Government	0-6
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	2.94km	Combined	Mixed	Government	0-12
	Currimundi State School 17 Buderim Street Currimundi QLD 4551	3.05km	Primary	Mixed	Government	0-6



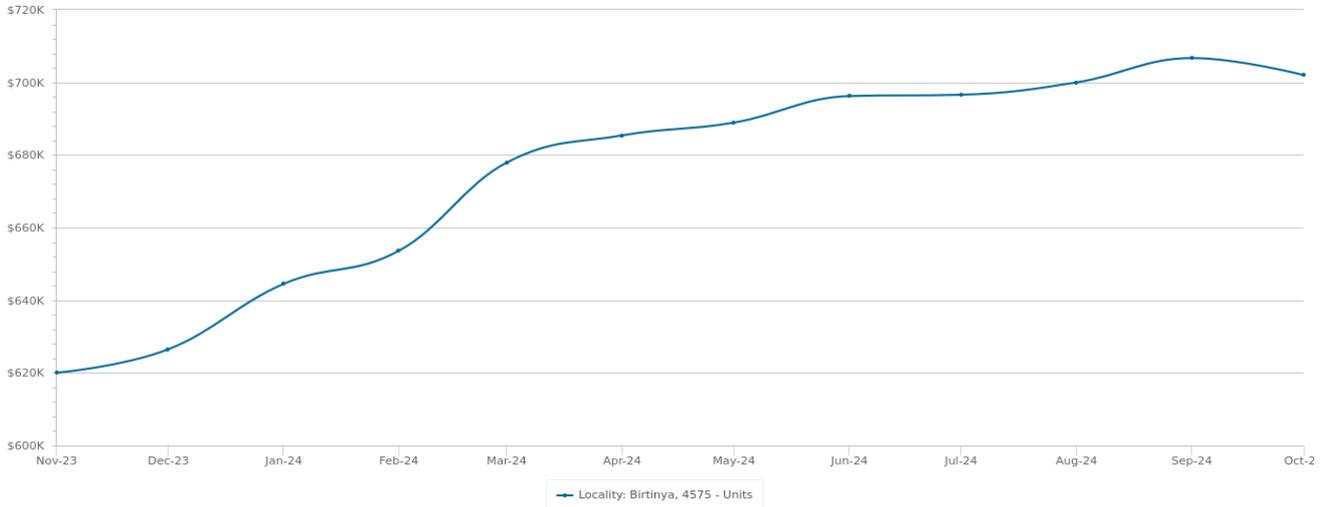
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Unit)

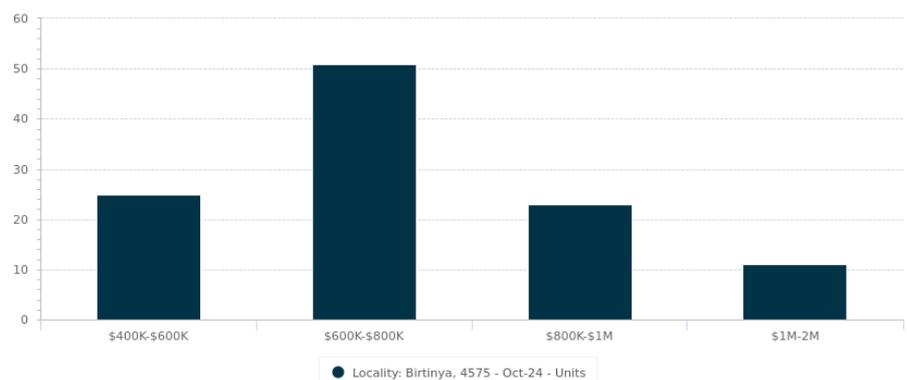


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2024	6	\$702,017	-0.7% ▼	27	17	\$620
Sep 2024	9	\$706,703	1.0% ▲	28	27	\$600
Aug 2024	15	\$699,998	0.5% ▲	30	29	\$590
Jul 2024	10	\$696,596	0.1% ▲	37	23	\$590
Jun 2024	8	\$696,234	1.1% ▲	30	18	\$590
May 2024	11	\$688,936	0.5% ▲	41	21	\$580
Apr 2024	7	\$685,414	1.1% ▲	48	17	\$580
Mar 2024	9	\$677,980	3.7% ▲	49	20	\$580
Feb 2024	11	\$653,679	1.4% ▲	58	26	\$580
Jan 2024	8	\$644,522	2.9% ▲	61	23	\$580
Dec 2023	9	\$626,508	1.0% ▲	59	22	\$580
Nov 2023	9	\$620,034	-0.3% ▼	61	22	\$570

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	25
\$600K-\$800K	51
\$800K-\$1M	23
\$1M-\$2M	11
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	112	\$700,058	11.7% ▲	27	105	\$602
2023	93	\$626,508	7.4% ▲	61	92	\$580
2022	101	\$583,254	4.7% ▲	24	99	\$560
2021	164	\$557,081	24.1% ▲	50	141	\$500
2020	63	\$448,919	7.5% ▲	100	103	\$430
2019	43	\$417,652	7.6% ▲	92	96	\$430
2018	29	\$388,220	-14.6% ▼	123	72	\$420
2017	28	\$454,430	2.8% ▲	58	50	\$410
2016	29	\$442,168	1.4% ▲	-	42	\$395
2015	33	\$436,101	-8.5% ▼	-	32	\$400
2014	94	\$476,725	3.2% ▲	-	22	\$370
2013	121	\$462,064	-4.9% ▼	-	22	\$385
2012	37	\$485,984	6.7% ▲	-	24	\$400
2011	20	\$455,633	11.3% ▲	-	13	\$407
2010	19	\$409,487	10.0% ▲	-	7	-
2009	10	\$372,142	-12.2% ▼	-	8	-
2008	28	\$423,984	6.0% ▲	-	6	-
2007	41	\$399,955	18.1% ▲	-	2	-
2006	7	\$338,636	1290.2% ▲	-	-	-
2005	11	\$24,358	-93.0% ▼	-	-	-

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