



28 MON TERRE DRIVE LITTLE MOUNTAIN QLD 4551

Prepared on 4th September 2024

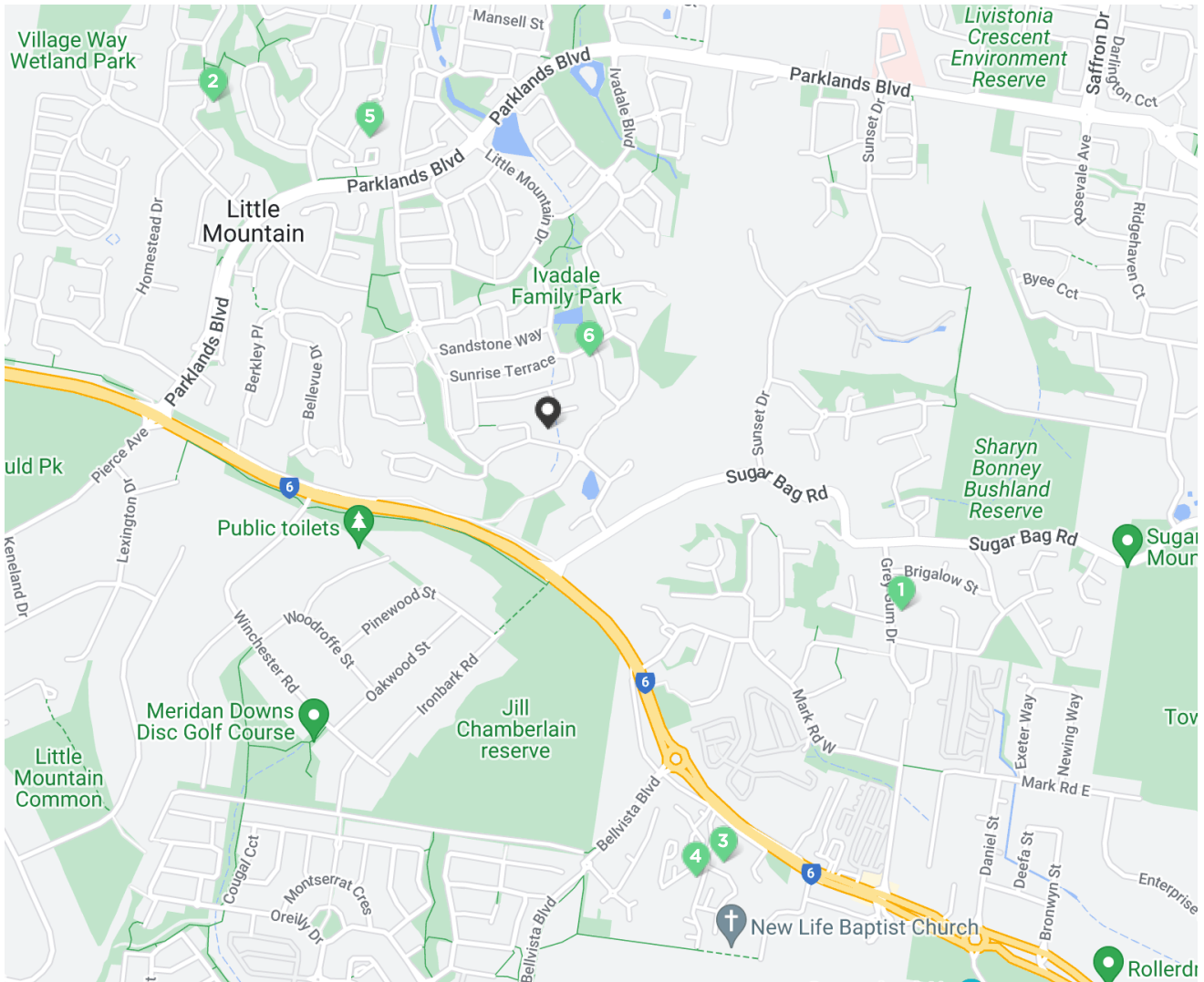
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comps Map: Rentals








1 15 GREY GUM DRIVE LITTLE MOUNTAIN QLD 4551	3	2	2	Not Disclosed
2 32 CAULFIELD CLOSE LITTLE MOUNTAIN QLD 4551	3	2	2	\$700
3 64/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551	3	2	1	\$700
4 9/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551	3	1	1	\$700
5 17 KING ORCHID DRIVE LITTLE MOUNTAIN QLD 4551	3	2	2	\$720
6 4 MIDDLE CREEK ROAD LITTLE MOUNTAIN QLD 4551	3	2	2	\$850

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

Comparable Rentals



1 15 GREY GUM DRIVE LITTLE MOUNTAIN QLD 4551



 3  2  2  876m²  148m²
 Year Built 1988 DOM -
 Listing Date - Distance 1.12km
 Listing Price -





2 32 CAULFIELD CLOSE LITTLE MOUNTAIN QLD 4551



 3  2  2  450m²  159m²
 Year Built 2000 DOM 104 days
 Listing Date 23-May-24 Distance 1.3km
 Listing Price \$700 WEEKLY

3 64/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551



 3  2  1  241m²  90m²
 Year Built 2002 DOM 49 days
 Listing Date 17-Jul-24 Distance 1.32km
 Listing Price \$700 WEEKLY




4 9/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551



 3  1  1  225m²  103m²
 Year Built 1995 DOM 23 days
 Listing Date 17-Jun-24 Distance 1.33km
 Listing Price \$700 WEEKLY

5 17 KING ORCHID DRIVE LITTLE MOUNTAIN QLD 4551








 3  2  2  380m²  -
 Year Built 2006 DOM 12 days
 Listing Date 06-Jun-24 Distance 0.95km
 Listing Price \$720 WEEKLY

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 4 MIDDLE CREEK ROAD LITTLE MOUNTAIN QLD 4551

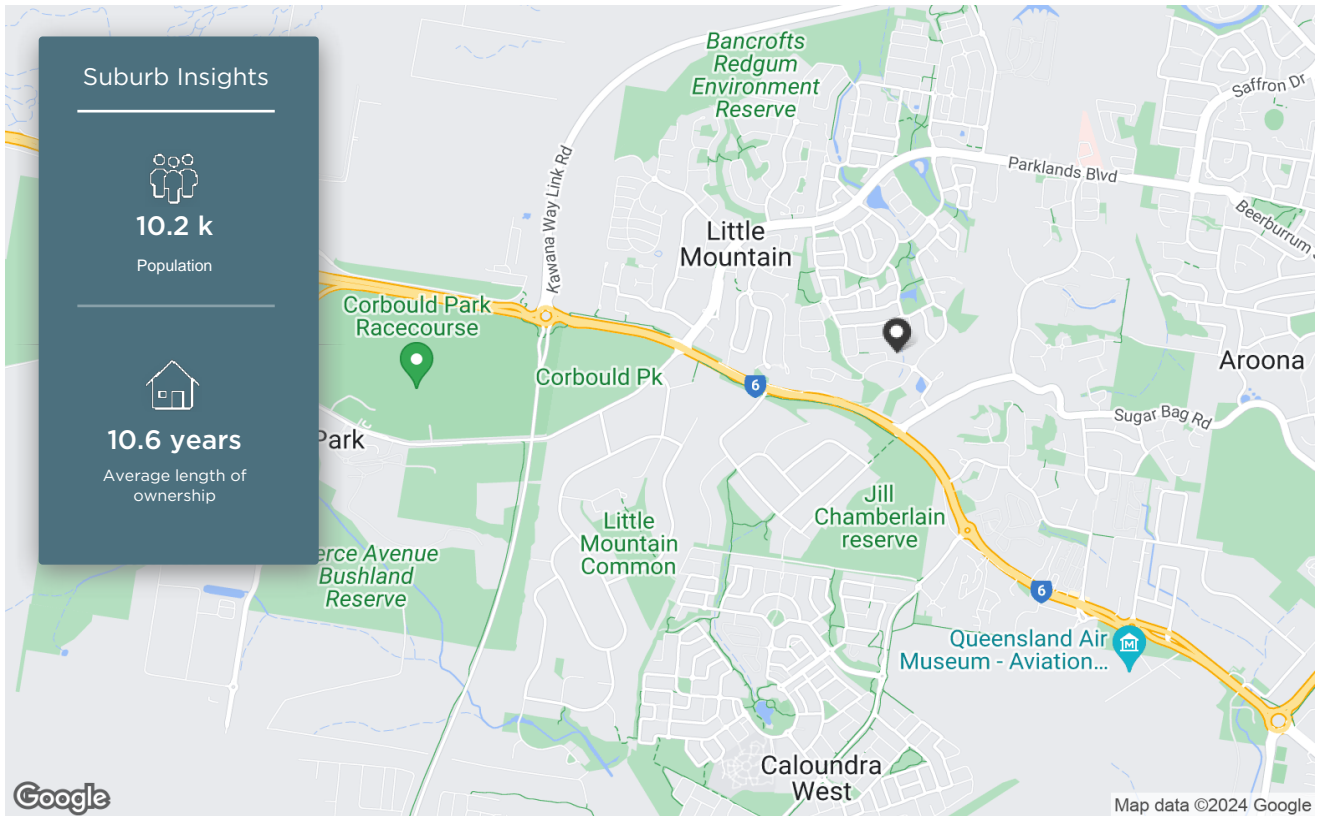


 3  2  2  634m²  214m²
Year Built 2010 DOM 30 days
Listing Date 28-Mar-24 Distance 0.23km
Listing Price \$850 WEEKLY

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

Little Mountain

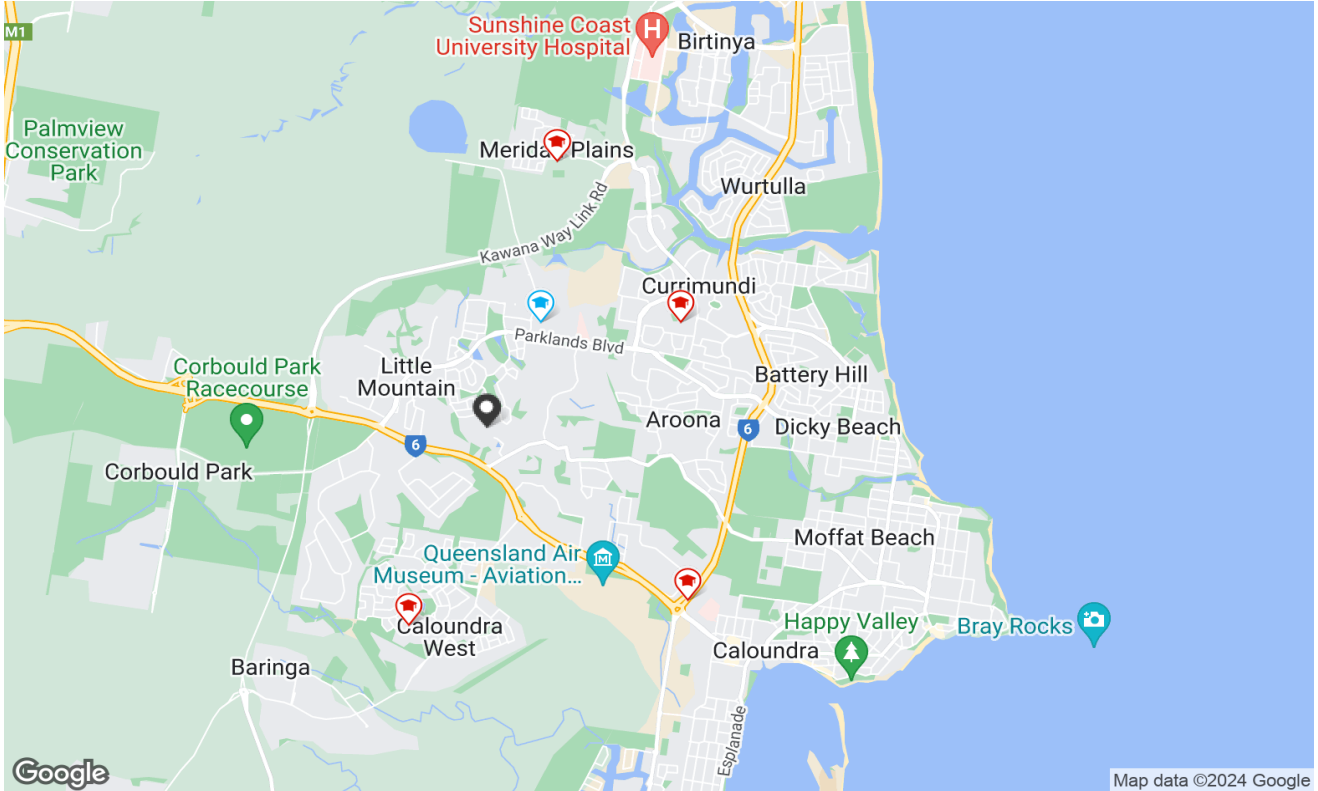
Demographic





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 \$970,000.

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

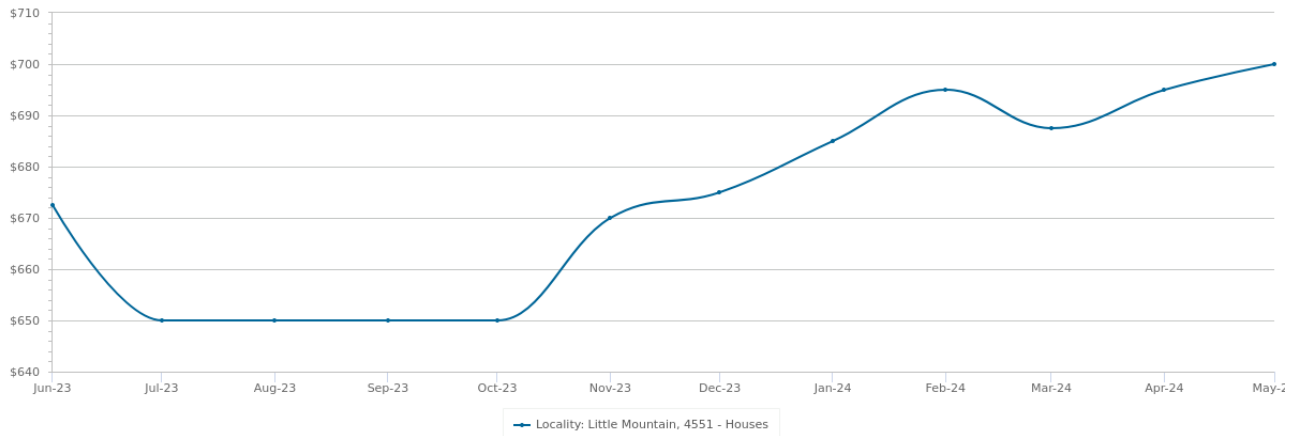


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.28km	Combined	Mixed	Government	0-12
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.21km	Combined	Mixed	Non-Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	2.31km	Primary	Mixed	Government	0-6
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.77km	Combined	Mixed	Non-Government	0-12
 Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.95km	Combined	Mixed	Non-Government	0-12

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

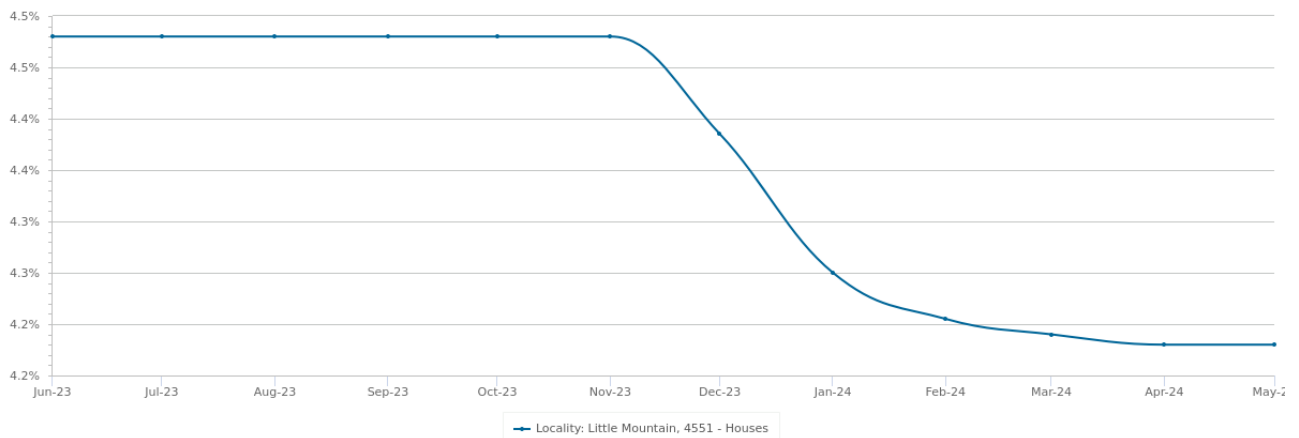
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

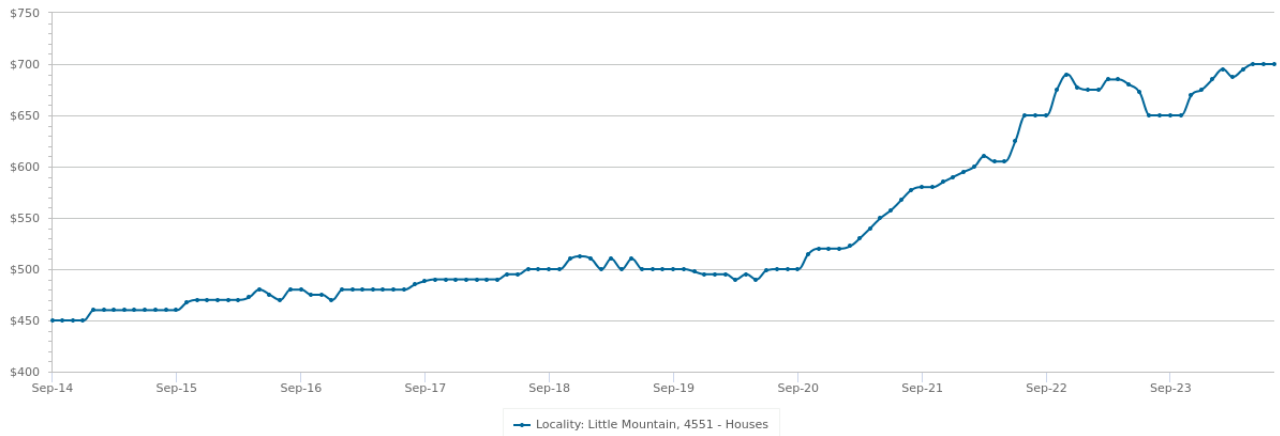


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
May 2024	\$700	0.7% ▲	4.2%
Apr 2024	\$695	1.1% ▲	4.2%
Mar 2024	\$687	-1.1% ▼	4.2%
Feb 2024	\$695	1.5% ▲	4.2%
Jan 2024	\$685	1.5% ▲	4.2%
Dec 2023	\$675	0.7% ▲	4.4%
Nov 2023	\$670	3.1% ▲	4.5%
Oct 2023	\$650	0.0%	4.5%
Sep 2023	\$650	0.0%	4.5%
Aug 2023	\$650	0.0%	4.5%
Jul 2023	\$650	-3.3% ▼	4.5%
Jun 2023	\$672	-1.1% ▼	4.5%

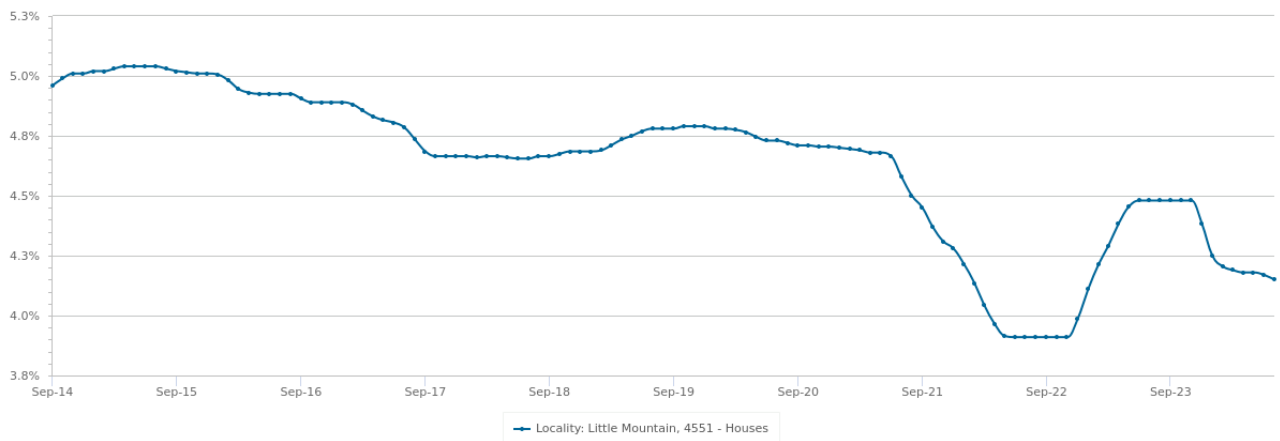
Long Term Market Trends

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	\$700	-	4.2%
2023	-	-	-
2023	\$650	-	4.5%
2022	-	-	-
2022	\$650	-	3.9%
2021	-	-	-
2021	\$567	-	4.6%
2020	-	-	-
2020	\$500	-	4.7%
2019	-	-	-

Summary

28 MON TERRE DRIVE LITTLE MOUNTAIN QLD 4551



Appraisal price range

Currently rented at \$800 per week

Notes from your agent

Disclaimer

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