



2/7 BUNYA PLACE CURRIMUNDI QLD 4551

Prepared on 12th February 2025

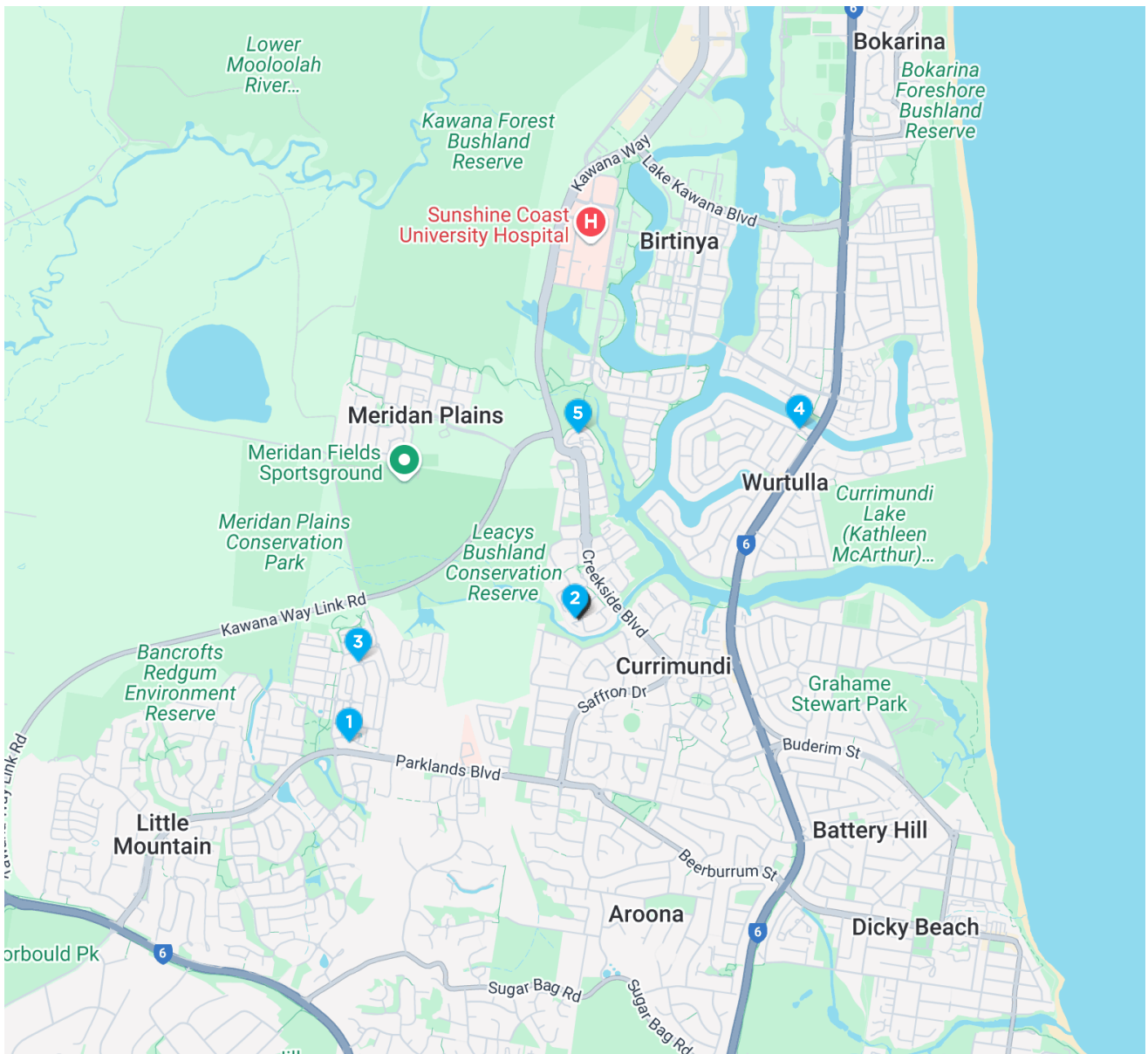
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FIRST NATIONAL REAL ESTATE CALOUNDRA




24 Oval Ave
CALOUNDRA QLD 4551

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Comparables Map: Sales



				
1 19/19 ELLIS WAY MERIDAN PLAINS QLD 4551	2	2	1	\$640,000
2 1/7 BUNYA PLACE CURRIMUNDI QLD 4551	2	2	2	\$670,000
3 1/46 HASLEWOOD CRESCENT MERIDAN PLAINS QLD 4551	3	2	2	\$699,000
4 3/52 NAROON CRESCENT WURTULLA QLD 4575	3	2	-	\$700,000*
5 48/47 SYCAMORE DRIVE CURRIMUNDI QLD 4551	3	2	2	\$707,000

Google Map data ©2025 Google
* This data point was edited by the author of this CMA and has not been verified by CoreLogic


Comparable Sales

<p>1 19/19 ELLIS WAY MERIDAN PLAINS QLD 4551</p> 	<p> 2 2 1 140m² 107m² Year Built 2020 DOM 33 Sold Date 15-Dec-24 Distance 1.52km First Listing - Last Listing - </p>	<p>Sold \$640,000</p>
<p>2 1/7 BUNYA PLACE CURRIMUNDI QLD 4551</p> 	<p> 2 2 2 119m² 80m² Year Built 2003 DOM 28 Sold Date 08-Aug-24 Distance 0.01km First Listing Mid \$400,000's Last Listing Mid \$400,000s </p>	<p>Sold \$670,000</p>
<p>3 1/46 HASLEWOOD CRESCENT MERIDAN PLAINS QLD 4551</p> 	<p> 3 2 2 150m² 108m² Year Built 2017 DOM - Sold Date 01-Jul-24 Distance 1.31km First Listing - Last Listing - </p>	<p>Sold \$699,000</p>
<p>4 3/52 NAROON CRESCENT WURTULLA QLD 4575</p> 	<p> 3 2 - 131m² 109m² Year Built 1997 DOM 41 Sold Date 03-Feb-17 Distance 1.71km First Listing New to Market Last Listing UNDER CONTRACT </p>	<p>Sold \$700,000*</p>

Notes from your agent

This place sold on 24/12/2024 for \$700,000

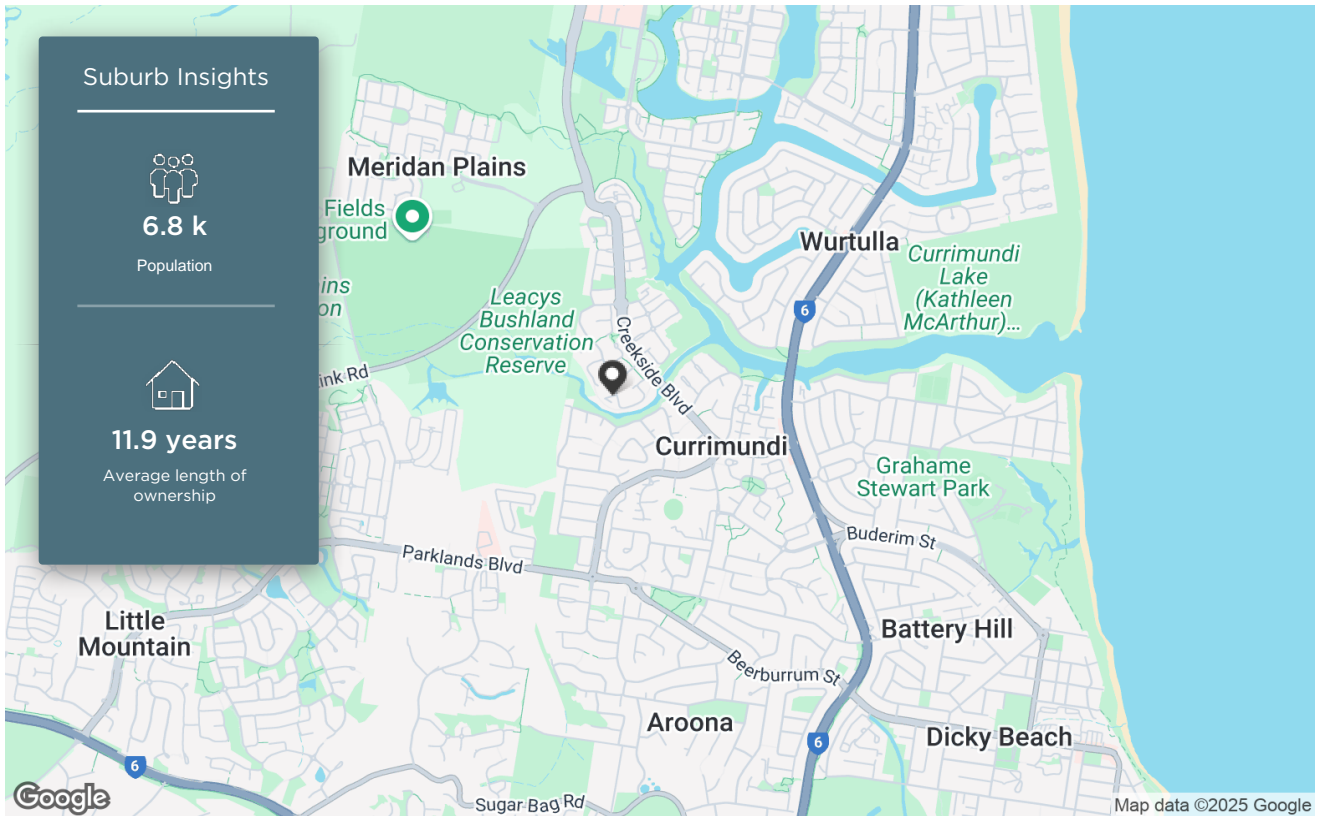
Comparable Sales

	5 48/47 SYCAMORE DRIVE CURRIMUNDI QLD 4551				Sold	\$707,000	
	3	2	2	164m ²	114m ²		
	Year Built	2008	DOM	63			
	Sold Date	27-Sep-24	Distance	1.08km			
	First Listing	Offers Above \$725,000					
Last Listing	Offers Above \$715,000						

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

Currimundi

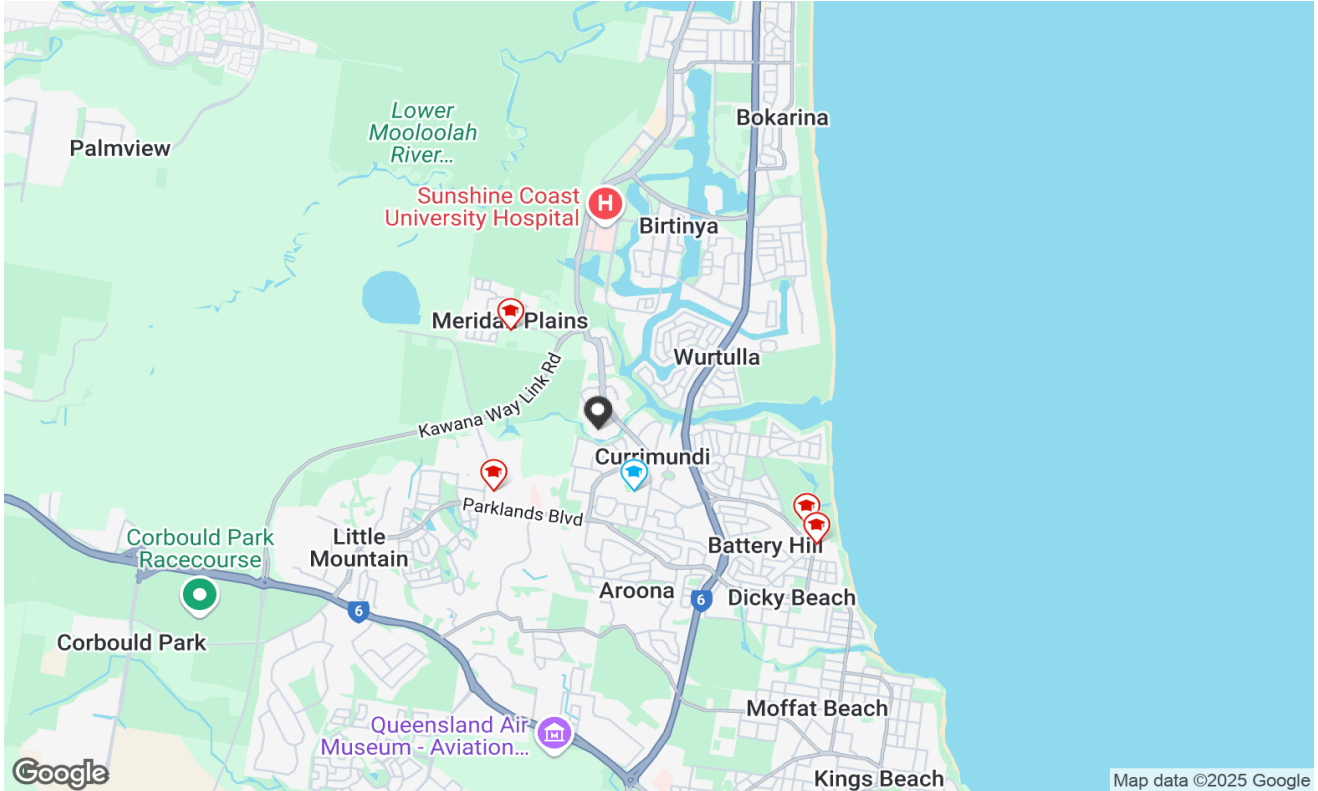
Demographic







The size of Currimundi is approximately 3.6 square kilometres. It has 14 parks covering nearly 16% of total area. The population of Currimundi in 2011 was 6,613 people. By 2016 the population was 6,773 showing a population growth of 2.4% in the area during that time. The predominant age group in Currimundi is 40-49 years. Households in Currimundi are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Currimundi work in a trades occupation. In 2011, 68.1% of the homes in Currimundi were owner-occupied compared with 67.9% in 2016. Currently the median sales price of houses in the area is \$968,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40.1	Owns Outright	37.0	0-15.6K	3.0	0-9	13.1
Couples with Children	39.2	Purchaser	30.9	15.6-33.8K	16.8	10-19	13.0
Single Parents	20.1	Renting	29.4	33.8-52K	19.3	20-29	8.0
Other	1.1	Other	0.7	52-78K	16.3	30-39	11.1
		Not Stated	2.1	78-130K	22.0	40-49	13.9
				130-182K	9.7	50-59	12.7
				182K+	3.6	60-69	11.6
						70-79	8.8
						80-89	6.0
						90-99	1.5

Local Schools

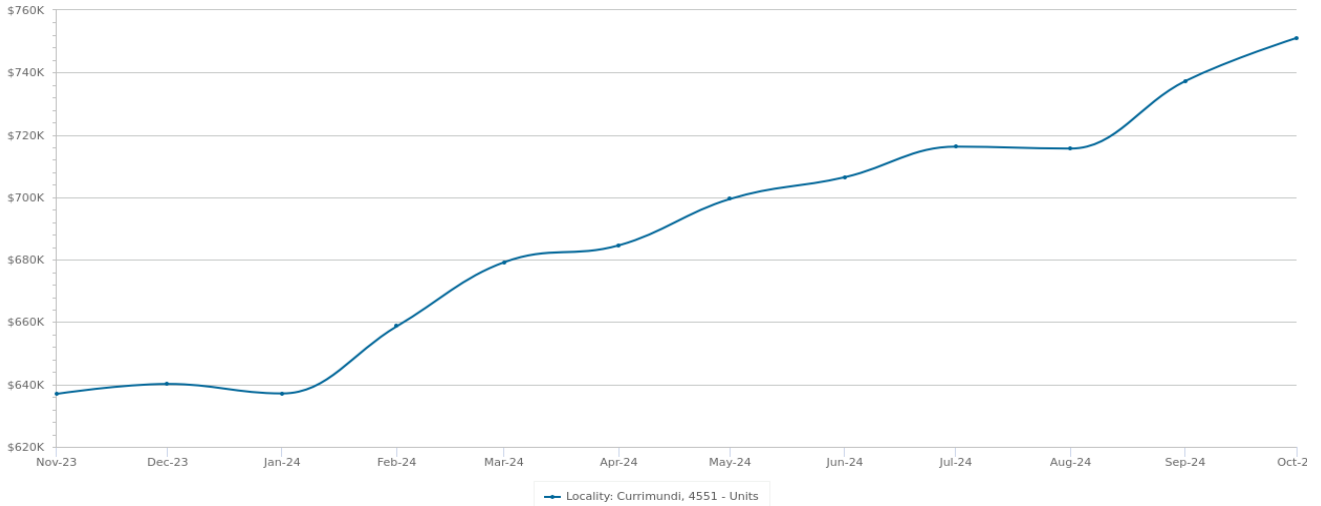


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Talara Primary College 24 Talara Street Currimundi QLD 4551	0.78km	Primary	Mixed	Government	0-6
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.19km	Combined	Mixed	Government	0-12
 Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.34km	Combined	Mixed	Non-Government	0-12
 Currimundi State School 17 Buderim Street Currimundi QLD 4551	2.4km	Primary	Mixed	Government	0-6
 Currimundi Special School 2.57km	2.57km	Special	Mixed	Government	0-12

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

Recent Market Trends

Median Value - 12 Months (Unit)

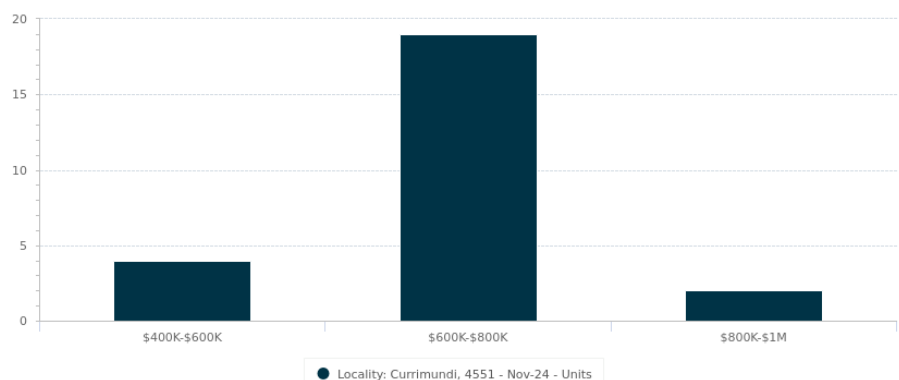


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2024	-	-	-	-	-	-
Oct 2024	3	\$751,069	1.9% ▲	22	3	\$590
Sep 2024	2	\$737,294	3.0% ▲	22	4	\$590
Aug 2024	3	\$715,624	-0.1% ▼	22	3	\$595
Jul 2024	1	\$716,242	1.4% ▲	-	-	\$600
Jun 2024	1	\$706,451	1.0% ▲	22	-	\$600
May 2024	4	\$699,493	2.2% ▲	24	3	\$600
Apr 2024	2	\$684,630	0.8% ▲	36	2	\$595
Mar 2024	2	\$679,224	3.1% ▲	36	2	\$590
Feb 2024	2	\$658,716	3.4% ▲	36	2	\$595
Jan 2024	4	\$637,117	-0.5% ▼	31	3	\$580
Dec 2023	-	\$640,170	0.5% ▲	31	2	\$570

Sales by Price - 12 months (Unit)

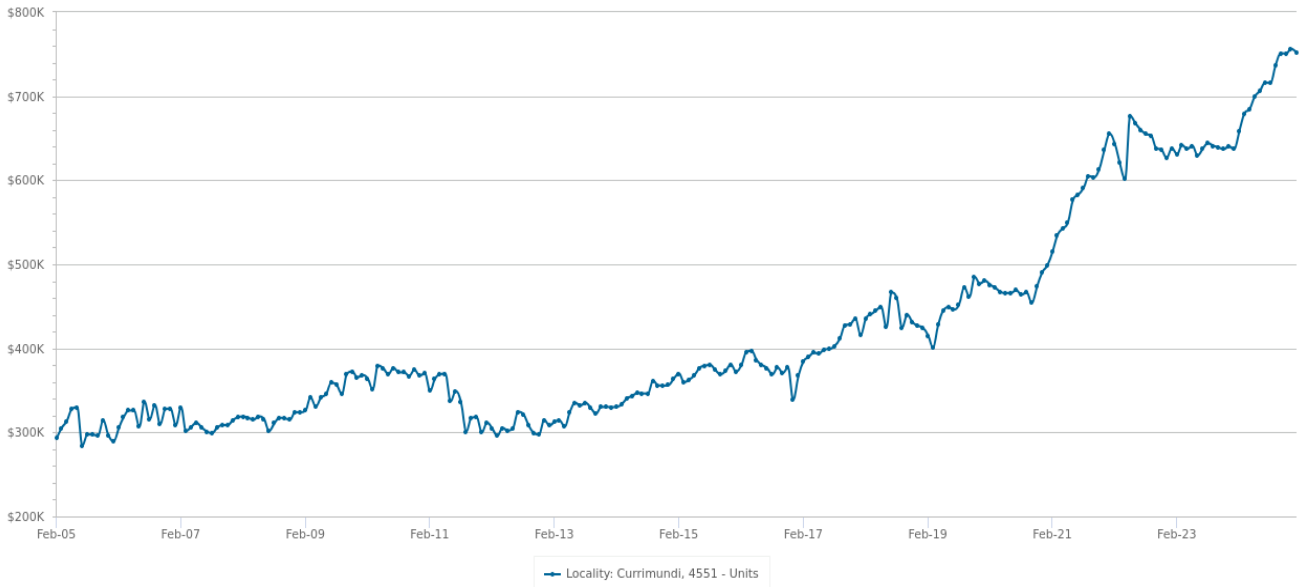
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	4
\$600K-\$800K	19
\$800K-\$1M	2
1M-2M	0
>2M	0



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
2025	-	\$751,858	18.0% ▲	-	13	\$600
2024	25	\$637,117	-0.2% ▼	22	20	\$580
2023	24	\$638,076	-2.6% ▼	31	30	\$550
2022	34	\$655,172	31.3% ▲	24	18	\$510
2021	26	\$498,920	3.9% ▲	7	28	\$400
2020	27	\$480,328	13.1% ▲	65	29	\$425
2019	30	\$424,552	2.1% ▲	26	32	\$430
2018	24	\$415,917	13.2% ▲	38	30	\$395
2017	36	\$367,500	-1.3% ▼	47	32	\$400
2016	39	\$372,397	2.3% ▲	56	36	\$395
2015	36	\$364,163	10.4% ▲	39	37	\$370
2014	42	\$330,001	7.1% ▲	44	32	\$367
2013	30	\$308,151	-1.1% ▼	115	24	\$350
2012	19	\$311,602	-15.8% ▼	69	28	\$350
2011	18	\$370,041	0.5% ▲	-	28	\$370
2010	22	\$368,138	13.7% ▲	88	29	\$360
2009	38	\$323,902	1.8% ▲	66	20	\$360
2008	30	\$318,043	3.0% ▲	-	7	-
2007	72	\$308,639	6.6% ▲	-	10	\$250
2006	29	\$289,476	-11.7% ▼	-	14	-

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