



14 ROSSLARE STREET CALOUNDRA WEST QLD 4551

Prepared on 11th July 2024

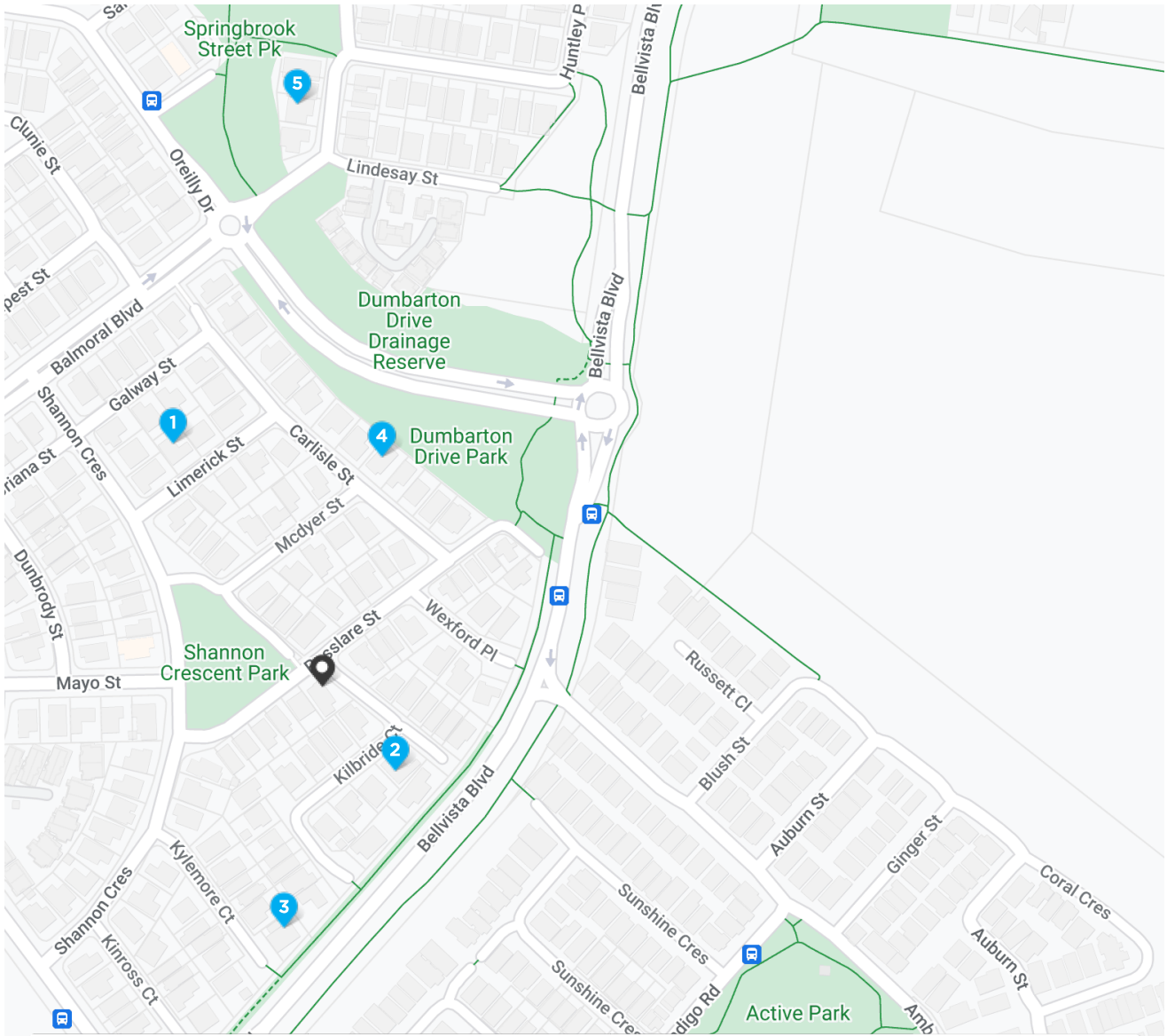
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

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Comparables Map: Sales




Property ID	Address	Bedrooms	Bathrooms	Car Spaces	Price
1	3 LIMERICK STREET CALOUNDRA WEST QLD 4551	4	2	2	\$852,500
2	5 KILBRIDE COURT CALOUNDRA WEST QLD 4551	4	2	3	\$850,000
3	7 KYLEMORE COURT CALOUNDRA WEST QLD 4551	4	2	2	\$910,000
4	17 CARLISLE STREET CALOUNDRA WEST QLD 4551	4	2	2	\$925,000
5	3 HUNTLEY PLACE CALOUNDRA WEST QLD 4551	4	2	2	\$947,000

Comparable Sales


- 1** 3 LIMERICK STREET CALOUNDRA WEST QLD 4551 **Sold** **\$852,500**




🏠 4 🚿 2 🚗 2 📏 650m² 📏 140m²
 Year Built 2001 DOM 39
 Sold Date 24-Jan-24 Distance 0.2km
 First Listing Inviting Offers
 Last Listing Sold
- 2** 5 KILBRIDE COURT CALOUNDRA WEST QLD 4551 **Sold** **\$850,000**




🏠 4 🚿 2 🚗 3 📏 650m² 📏 200m²
 Year Built 2002 DOM 38
 Sold Date 29-Nov-23 Distance 0.08km
 First Listing CONTACT AGENT
 Last Listing CONTACT AGENT
- 3** 7 KYLEMORE COURT CALOUNDRA WEST QLD 4551 **Sold** **\$910,000**



🏠 4 🚿 2 🚗 2 📏 665m² 📏 154m²
 Year Built 2003 DOM 141
 Sold Date 06-Oct-23 Distance 0.18km
 First Listing 390000
 Last Listing 379000
- 4** 17 CARLISLE STREET CALOUNDRA WEST QLD 4551 **Sold** **\$925,000**



🏠 4 🚿 2 🚗 2 📏 665m² 📏 170m²
 Year Built 2002 DOM 34
 Sold Date 27-Feb-24 Distance 0.17km
 First Listing Offers Over \$949,000
 Last Listing Sold
- 5** 3 HUNTLEY PLACE CALOUNDRA WEST QLD 4551 **Sold** **\$947,000**

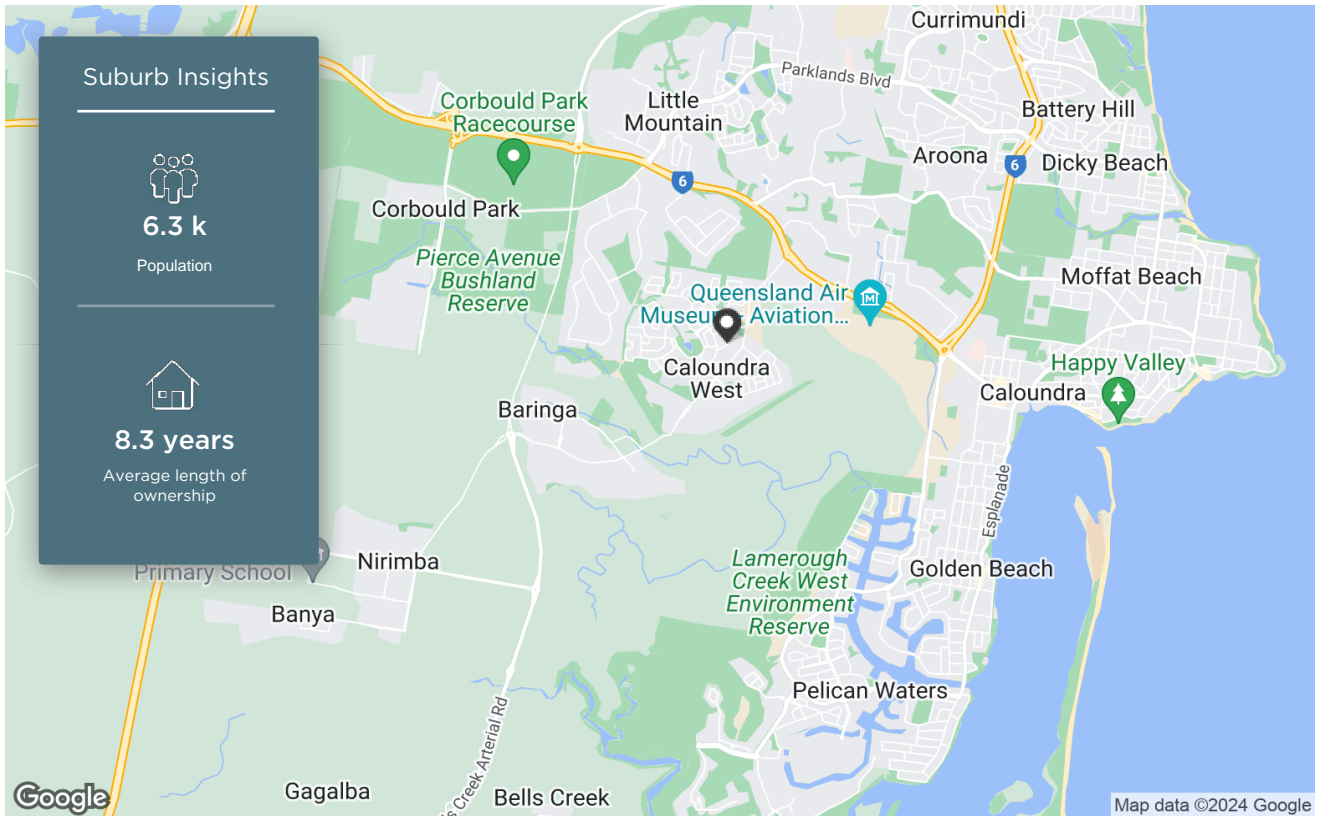


🏠 4 🚿 2 🚗 2 📏 604m² 📏 167m²
 Year Built 2007 DOM 34
 Sold Date 17-Feb-24 Distance 0.42km
 First Listing Offers Over \$950,000
 Last Listing Offers Over \$929,000

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

Caloundra West

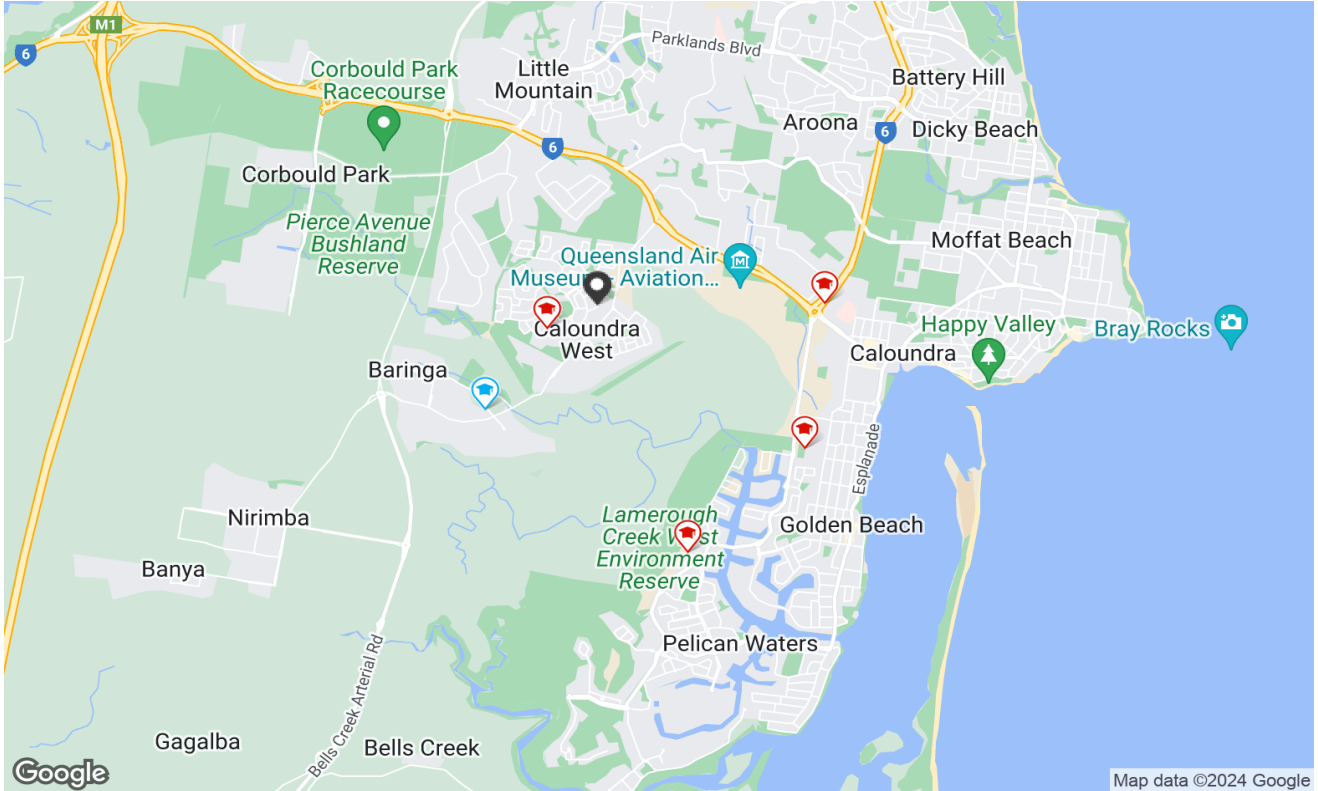
Demographic








The size of Caloundra West is approximately 8.2 square kilometres. It has 16 parks covering nearly 6.3% of total area. The population of Caloundra West in 2011 was 4,065 people. By 2016 the population was 6,268 showing a population growth of 54.2% in the area during that time. The predominant age group in Caloundra West is 0-9 years. Households in Caloundra West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Caloundra West work in a trades occupation. In 2011, 68.1% of the homes in Caloundra West were owner-occupied compared with 64.8% in 2016. Currently the median sales price of houses in the area is \$755,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.2	Owns Outright	27.0	0-15.6K	3.2	0-9	16.5
Couples with Children	42.7	Purchaser	37.8	15.6-33.8K	13.2	10-19	13.1
Single Parents	18.1	Renting	33.1	33.8-52K	16.2	20-29	12.2
Other	1.0	Other	0.5	52-78K	19.7	30-39	15.4
		Not Stated	2.0	78-130K	25.5	40-49	12.0
				130-182K	9.0	50-59	9.0
				182K+	3.6	60-69	9.6
						70-79	8.0
						80-89	3.4
						90-99	0.3

Local Schools

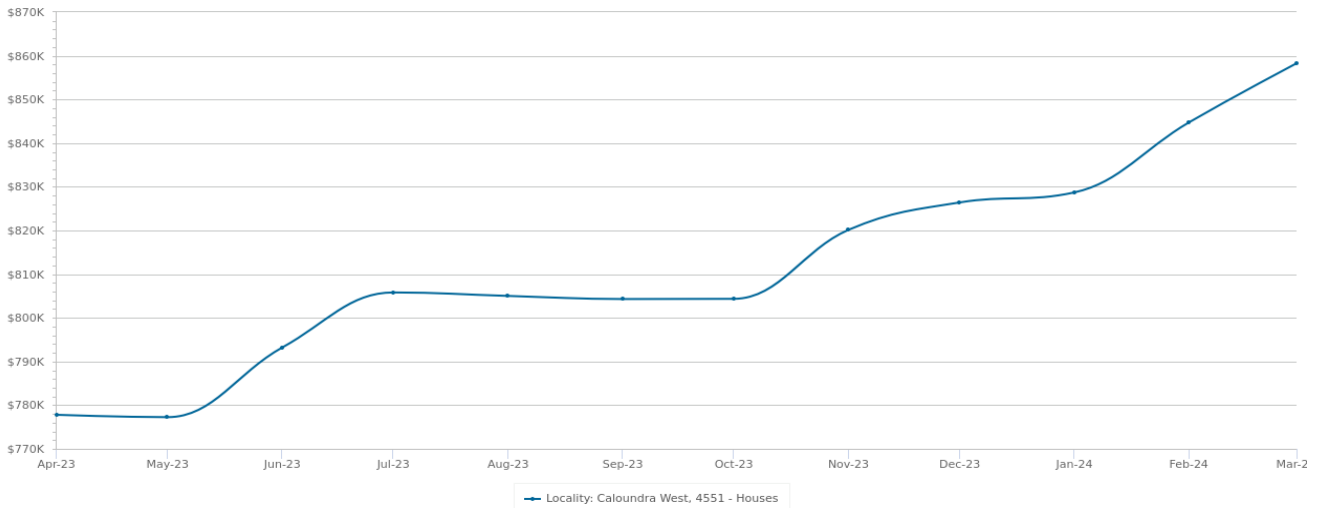


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	0.52km	Combined	Mixed	Non-Government	0-12
 Baringa State Primary School	1.55km	Primary	Mixed	Non-Government	0-0
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.35km	Combined	Mixed	Non-Government	0-12
 Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.63km	Primary	Mixed	Government	0-6
 Caloundra City Private School	2.8km	Combined	Mixed	Non-Government	0-12

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

Recent Market Trends

Median Value - 12 Months (House)

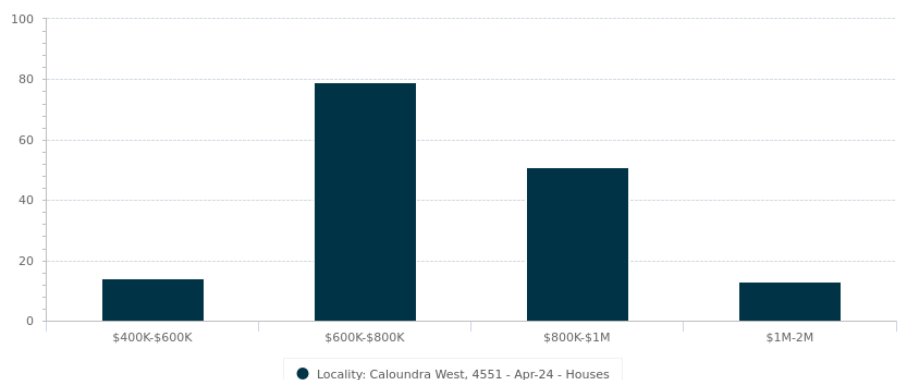


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2024	-	-	-	-	-	-
Mar 2024	18	\$858,277	1.6% ▲	21	37	\$640
Feb 2024	16	\$844,783	1.9% ▲	21	40	\$650
Jan 2024	12	\$828,722	0.3% ▲	22	32	\$645
Dec 2023	8	\$826,423	0.8% ▲	22	28	\$640
Nov 2023	9	\$820,169	2.0% ▲	23	31	\$630
Oct 2023	13	\$804,349	0.0%	22	31	\$630
Sep 2023	18	\$804,302	-0.1% ▼	24	35	\$640
Aug 2023	11	\$805,015	-0.1% ▼	24	34	\$640
Jul 2023	17	\$805,813	1.6% ▲	25	32	\$640
Jun 2023	17	\$793,239	2.1% ▲	25	38	\$640
May 2023	10	\$777,258	-0.1% ▼	25	28	\$640

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	14
\$600K-\$800K	79
\$800K-\$1M	51
\$1M-\$2M	13
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	157	\$882,983	11.3% ▲	21	146	\$650
2023	148	\$793,239	-4.0% ▼	24	170	\$640
2022	208	\$826,133	22.3% ▲	9	231	\$570
2021	181	\$675,753	27.8% ▲	16	193	\$482
2020	134	\$528,751	4.4% ▲	42	174	\$460
2019	123	\$506,549	-2.3% ▼	54	199	\$450
2018	199	\$518,556	6.4% ▲	36	237	\$450
2017	246	\$487,375	4.9% ▲	44	312	\$450
2016	226	\$464,725	0.5% ▲	37	353	\$440
2015	215	\$462,570	3.4% ▲	37	249	\$445
2014	148	\$447,448	11.2% ▲	44	174	\$420
2013	85	\$402,476	0.8% ▲	41	148	\$400
2012	58	\$399,162	-1.8% ▼	60	158	\$390
2011	58	\$406,391	-7.7% ▼	100	164	\$395
2010	115	\$440,241	1.2% ▲	49	159	\$380
2009	125	\$435,142	2.0% ▲	64	138	\$390
2008	164	\$426,517	8.0% ▲	34	102	\$395
2007	163	\$394,764	8.4% ▲	40	83	\$340
2006	100	\$364,157	0.5% ▲	112	81	-
2005	71	\$362,428	7.6% ▲	47	65	-

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