



8 PINAROO STREET BATTERY HILL QLD 4551

Prepared on 22nd October 2024

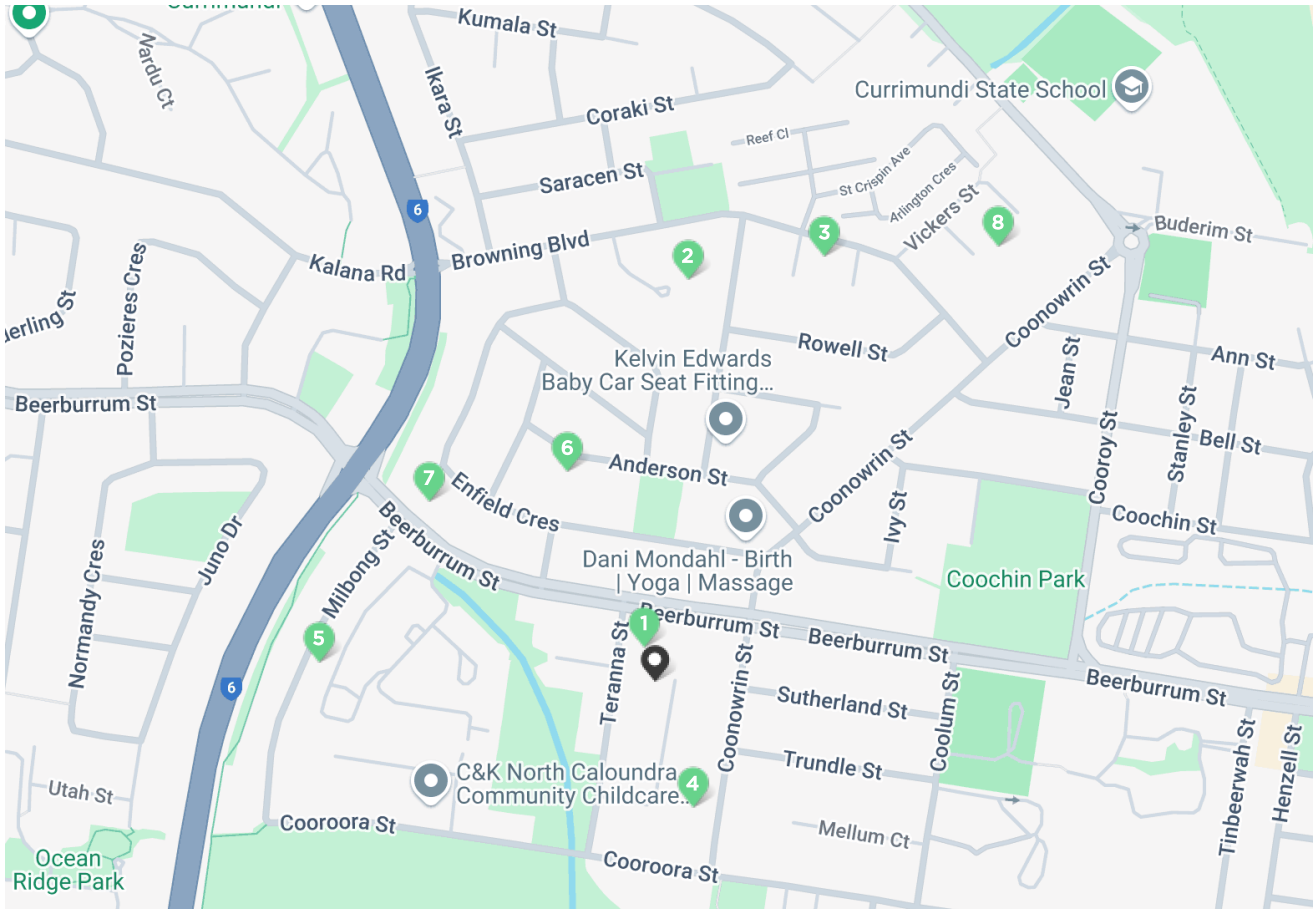
Admin First National
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Comps Map: Rentals








					
1	5 TERANNA STREET BATTERY HILL QLD 4551	3	1	1	\$625
2	5 GRANT STREET BATTERY HILL QLD 4551	3	2	2	\$670
3	12 BROWNING BOULEVARD BATTERY HILL QLD 4551	3	1	2	\$700
4	78 COONOWRIN STREET BATTERY HILL QLD 4551	3	2	2	\$710
5	21 MILBONG STREET BATTERY HILL QLD 4551	3	2	1	\$720
6	24 ANDERSON STREET BATTERY HILL QLD 4551	3	1	2	\$740
7	61 BEERBURRUM STREET BATTERY HILL QLD 4551	3	2	1	\$750
8	4 ANZAC STREET BATTERY HILL QLD 4551	3	1	2	\$750

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

Comparable Rentals

1 5 TERANNA STREET BATTERY HILL QLD 4551



 3  1  1  570m²  94m²
 Year Built 1983 DOM 25 days
 Listing Date 18-Mar-24 Distance 0.04km
 Listing Price \$625 per week






2 5 GRANT STREET BATTERY HILL QLD 4551



 3  2  2  673m²  106m²
 Year Built 1980 DOM 28 days
 Listing Date 19-Jan-24 Distance 0.51km
 Listing Price \$670 WEEKLY






3 12 BROWNING BOULEVARD BATTERY HILL QLD 4551



 3  1  2  566m²  120m²
 Year Built - DOM 24 days
 Listing Date 12-Jan-24 Distance 0.58km
 Listing Price \$700 WEEKLY

4 78 COONOWRIN STREET BATTERY HILL QLD 4551



 3  2  2  564m²  102m²
 Year Built 1982 DOM 10 days
 Listing Date 10-Sep-24 Distance 0.17km
 Listing Price \$710 per week

5 21 MILBONG STREET BATTERY HILL QLD 4551








 3  2  1  570m²  109m²
 Year Built 1987 DOM 16 days
 Listing Date 19-Mar-24 Distance 0.43km
 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 24 ANDERSON STREET BATTERY HILL QLD 4551



 3  1  2  741m²  145m²
 Year Built 1990 DOM 10 days
 Listing Date 08-Oct-24 Distance 0.29km
 Listing Price \$740 per week






7 61 BEERBURRUM STREET BATTERY HILL QLD 4551



 3  2  1  534m²  97m²
 Year Built 1980 DOM 9 days
 Listing Date 22-Aug-24 Distance 0.37km
 Listing Price \$750 WEEKLY

8 4 ANZAC STREET BATTERY HILL QLD 4551

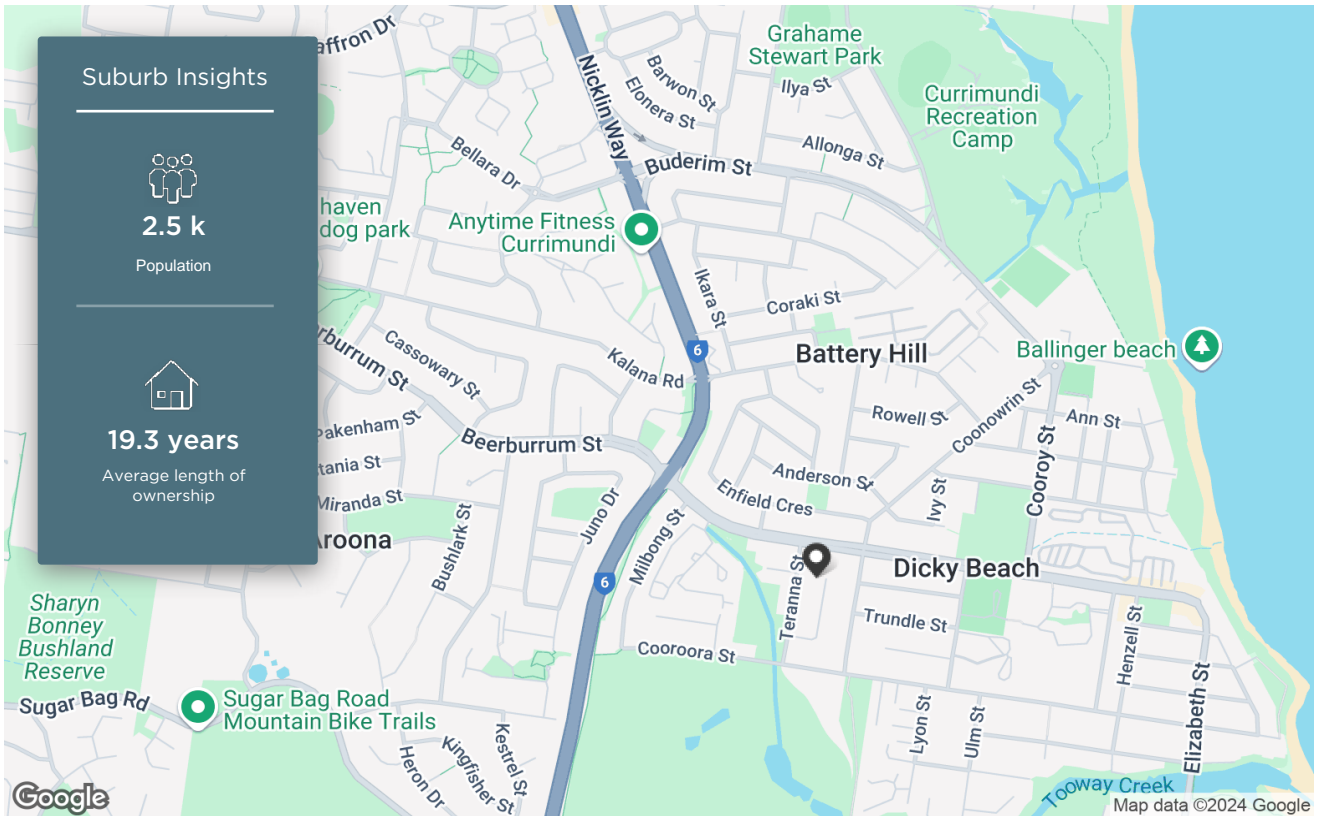


 3  1  2  711m²  104m²
 Year Built 1988 DOM 7 days
 Listing Date 27-Sep-24 Distance 0.7km
 Listing Price \$750.00 per week INCLUDES Lawn Maintenance

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

Battery Hill

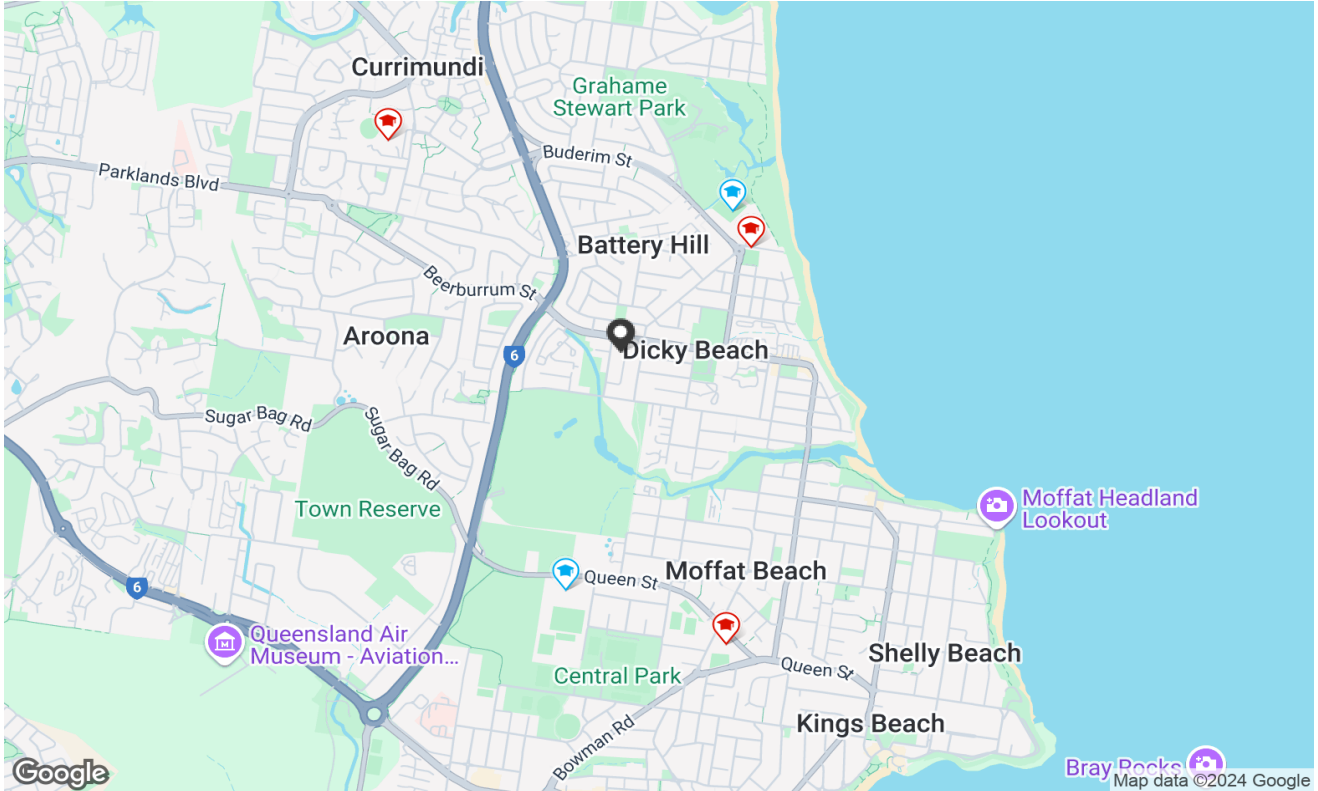
Demographic



The size of Battery Hill is approximately 0.9 square kilometres. It has 3 parks covering nearly 4.2% of total area. The population of Battery Hill in 2011 was 2,588 people. By 2016 the population was 2,536 showing a population decline of 2.0% in the area during that time. The predominant age group in Battery Hill is 30-39 years. Households in Battery Hill are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Battery Hill work in a trades occupation. In 2011, 59.6% of the homes in Battery Hill were owner-occupied compared with 63% in 2016. Currently the median sales price of houses in the area is \$950,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.4	Owns Outright	32.9	0-15.6K	2.0	0-9	11.7
Couples with Children	40.6	Purchaser	30.1	15.6-33.8K	19.7	10-19	12.9
Single Parents	18.9	Renting	33.8	33.8-52K	17.9	20-29	9.0
Other	1.2	Other	0.4	52-78K	19.1	30-39	13.8
		Not Stated	2.8	78-130K	18.8	40-49	13.1
				130-182K	7.3	50-59	12.6
				182K+	3.6	60-69	12.2
						70-79	8.9
						80-89	5.0
						90-99	0.9

Local Schools



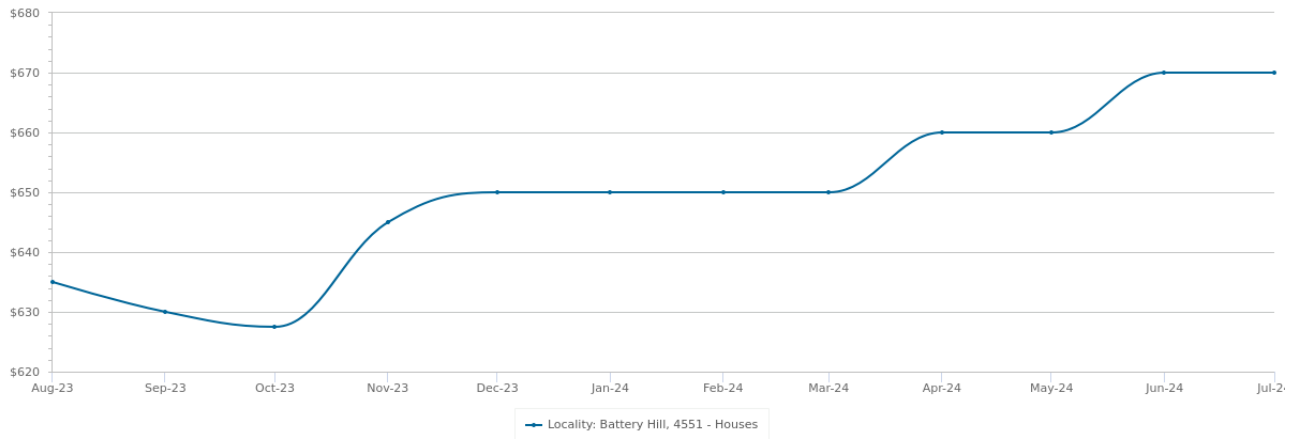
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Currimundi Special School	0.88km	Special	Mixed	Government	0-12
	Currimundi State School 17 Buderim Street Currimundi QLD 4551	0.95km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.29km	Secondary	Mixed	Government	7-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	1.6km	Primary	Mixed	Government	0-6
	Caloundra State School 56A Queen Street Caloundra QLD 4551	1.65km	Primary	Mixed	Government	0-6

Property is within school catchment area

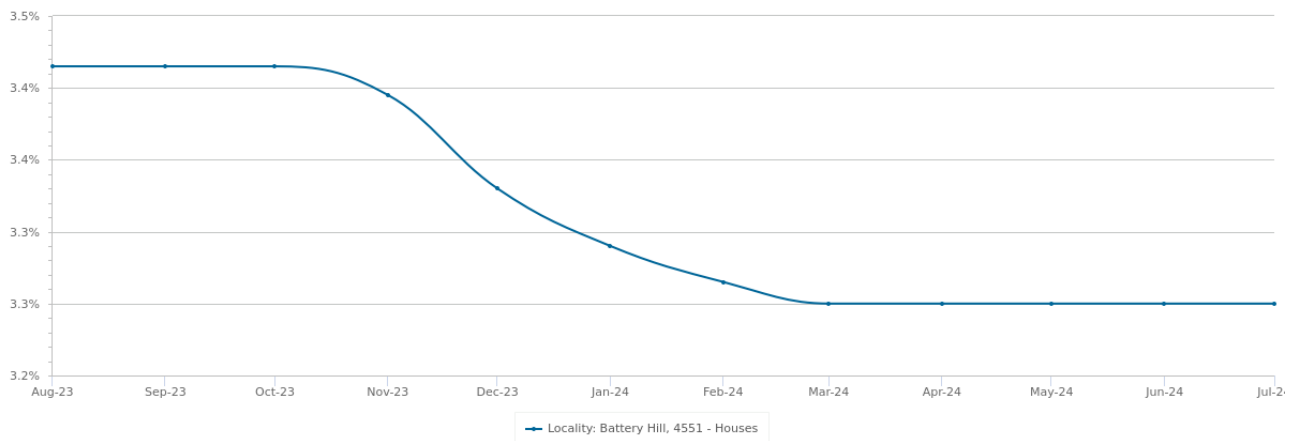
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



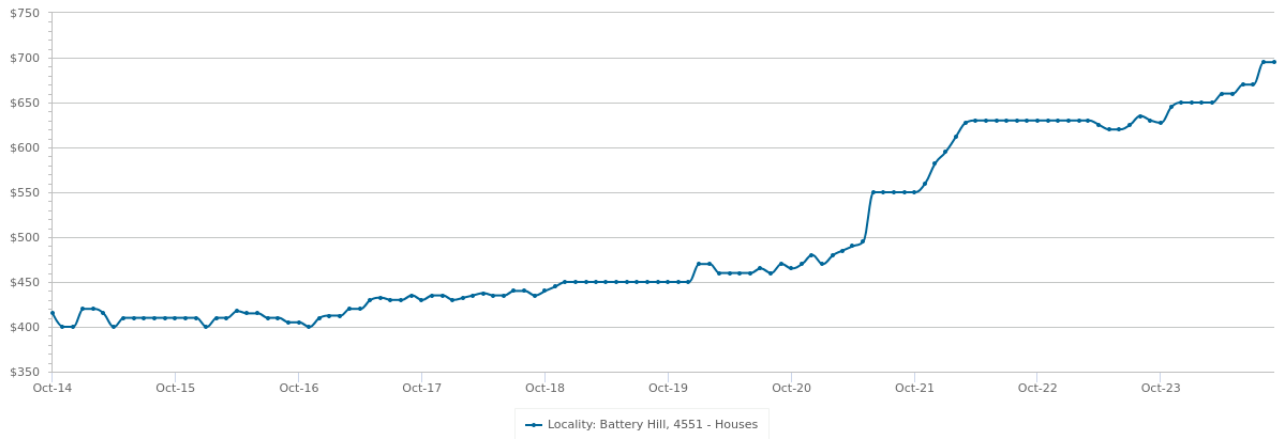
Gross Rental Yield - 12 months



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Jul 2024	\$670	0.0%	3.2%
Jun 2024	\$670	1.5% ▲	3.2%
May 2024	\$660	0.0%	3.2%
Apr 2024	\$660	1.5% ▲	3.2%
Mar 2024	\$650	0.0%	3.2%
Feb 2024	\$650	0.0%	3.3%
Jan 2024	\$650	0.0%	3.3%
Dec 2023	\$650	0.8% ▲	3.3%
Nov 2023	\$645	2.8% ▲	3.4%
Oct 2023	\$627	-0.4% ▼	3.4%
Sep 2023	\$630	-0.8% ▼	3.4%
Aug 2023	\$635	1.6% ▲	3.4%

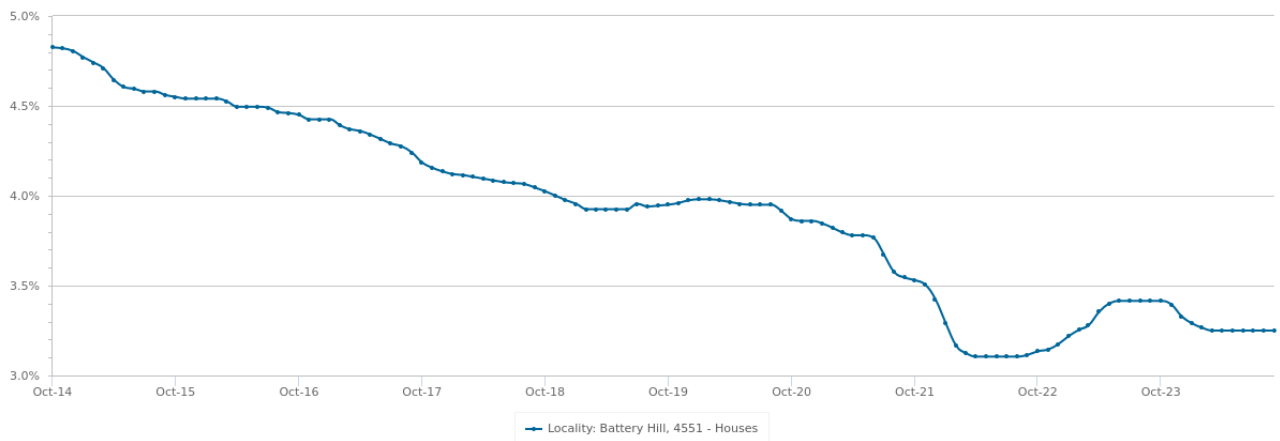
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years

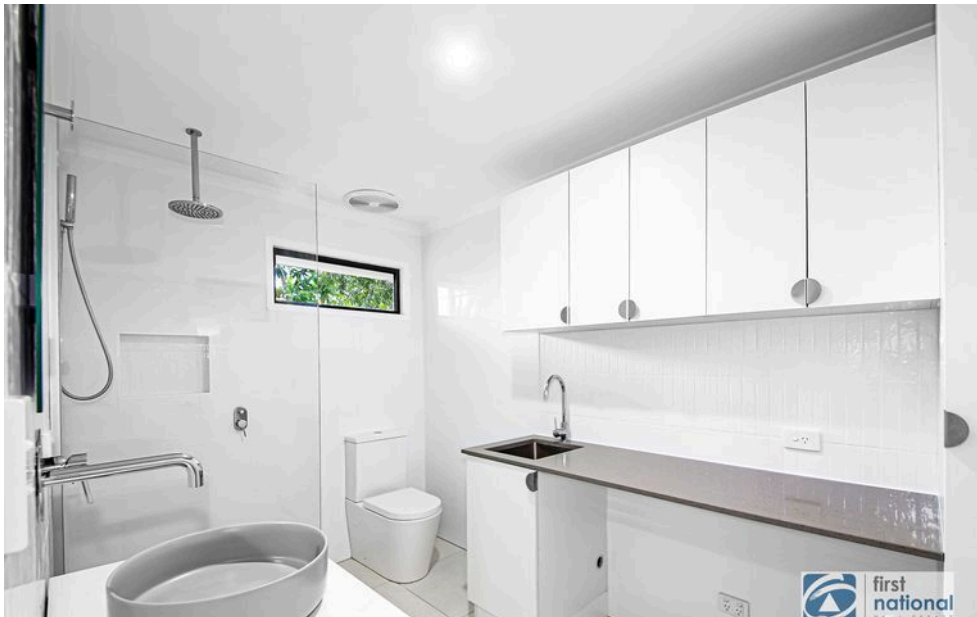


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$695	10.3% ▲	3.2%
2023	\$630	0.0%	3.4%
2022	\$630	14.5% ▲	3.1%
2021	\$550	17.0% ▲	3.5%
2020	\$470	4.4% ▲	3.9%
2019	\$450	3.4% ▲	3.9%
2018	\$435	0.0%	4%
2017	\$435	7.4% ▲	4.2%
2016	\$405	-1.2% ▼	4.5%
2015	\$410	0.0%	4.6%

Summary

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Appraisal price range
\$690 - \$720 per week

Notes from your agent

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