



19 BROWNING BOULEVARD BATTERY HILL QLD 4551

Prepared on 1st November 2024

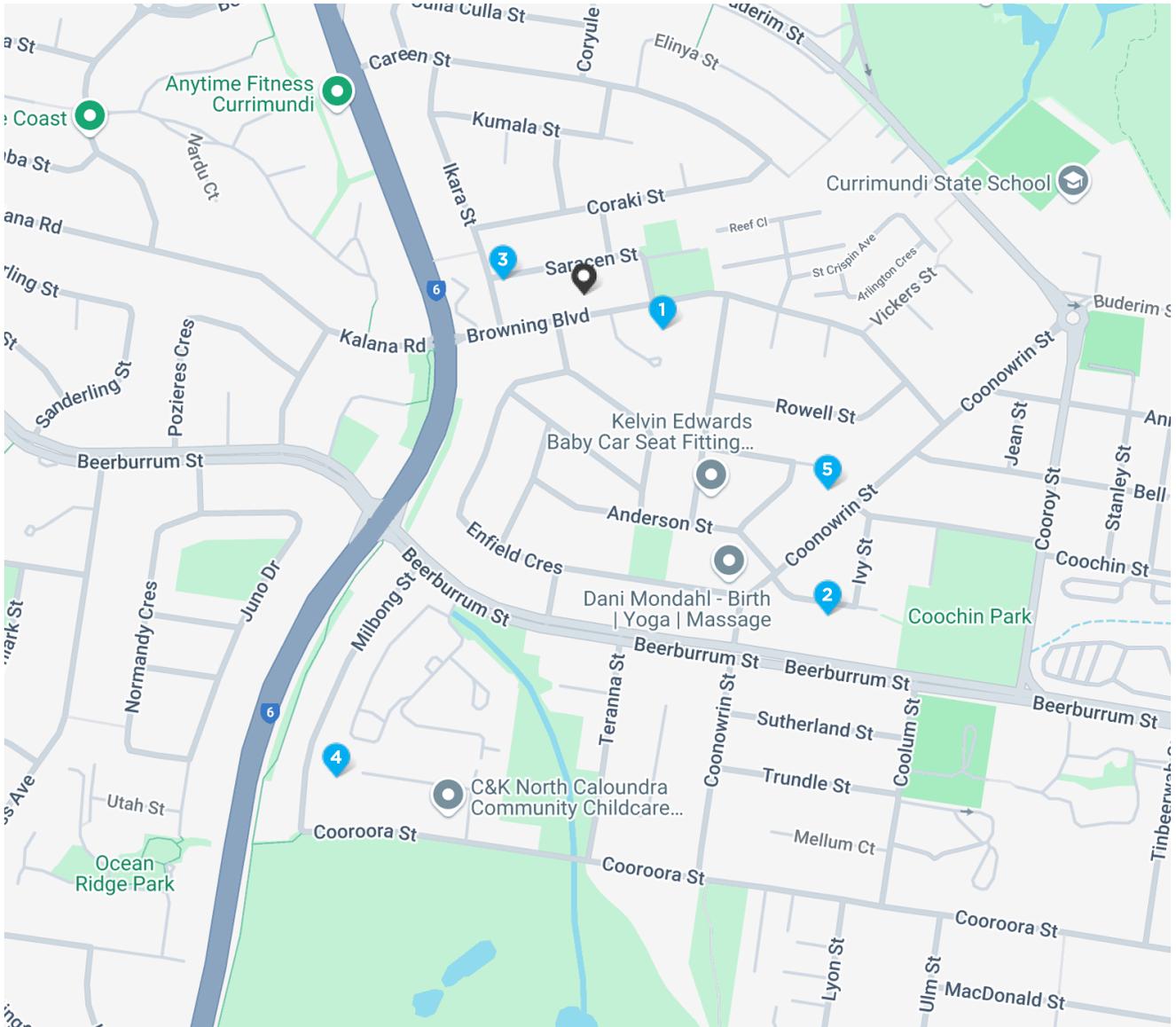
Admin First National
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Comparables Map: Sales



				
1 3 GRANT STREET BATTERY HILL QLD 4551	4	3	2	\$999,000
2 11 TEEWAH STREET DICKY BEACH QLD 4551	3	1	2	\$1,145,000
3 17 IKARA STREET BATTERY HILL QLD 4551	4	3	2	\$1,250,000
4 7 NINDERRY CLOSE BATTERY HILL QLD 4551	4	2	2	\$1,320,000
5 32 COONOWRIN STREET BATTERY HILL QLD 4551	4	3	3	\$1,355,000

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

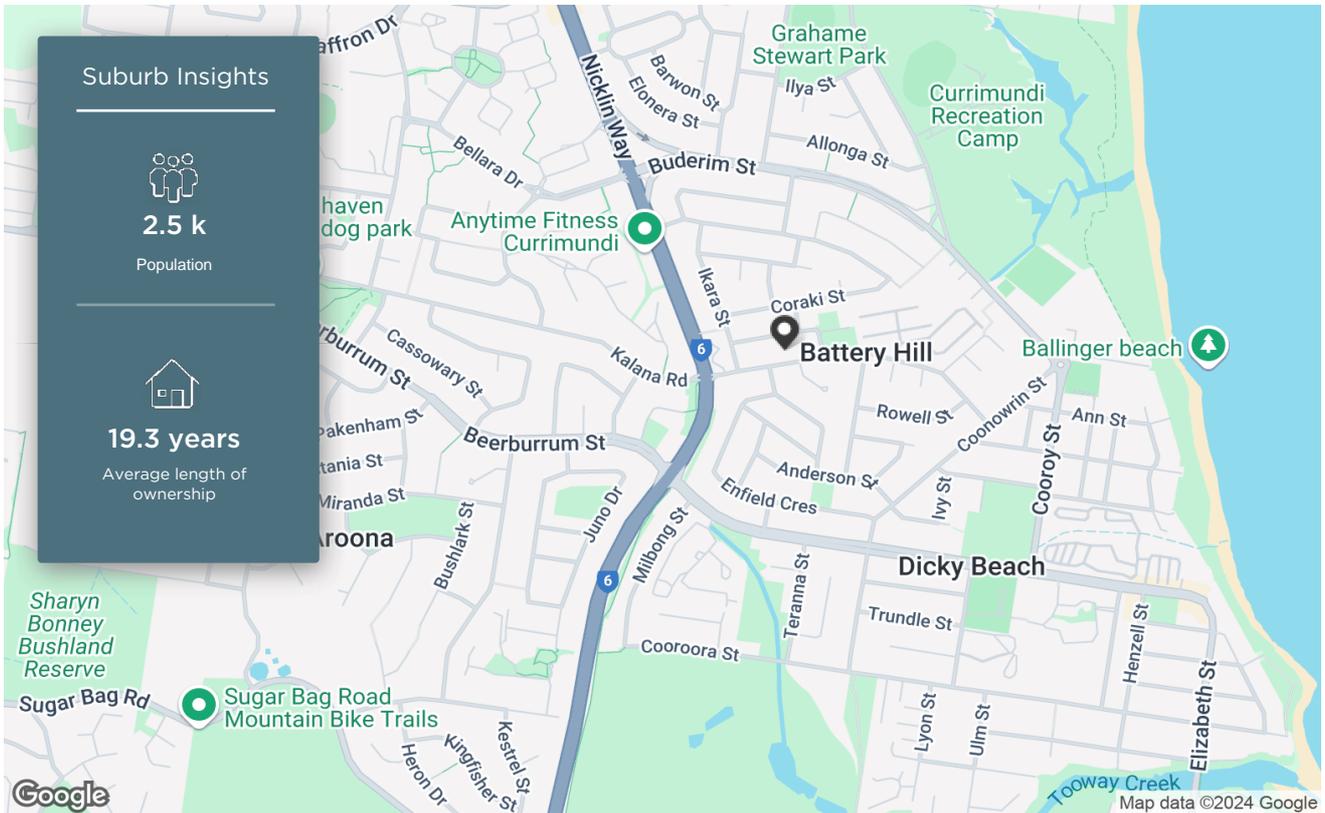
Comparable Sales

1	3 GRANT STREET BATTERY HILL QLD 4551	Sold \$999,000
	<p>  4  3  2  676m²  139m² Year Built 1980 DOM 63 Sold Date 27-Jul-24 Distance 0.13km First Listing - Last Listing - </p>	
2	11 TEEWAH STREET DICKY BEACH QLD 4551	Sold ^{RS} \$1,145,000
	<p>  3  1  2  751m²  135m² Year Built - DOM - Sold Date 21-Sep-24 Distance 0.58km First Listing - Last Listing - </p>	
3	17 IKARA STREET BATTERY HILL QLD 4551	Sold \$1,250,000
	<p>  4  3  2  662m²  114m² Year Built - DOM - Sold Date 11-Jul-24 Distance 0.11km First Listing - Last Listing - </p>	
4	7 NINDERRY CLOSE BATTERY HILL QLD 4551	Sold ^{RS} \$1,320,000
	<p>  4  2  2  829m²  173m² Year Built 2002 DOM 16 Sold Date 19-Oct-24 Distance 0.79km First Listing New To Market Last Listing Offers Over \$1,350,000 </p>	
5	32 COONOWRIN STREET BATTERY HILL QLD 4551	Sold \$1,355,000
	<p>  4  3  3  555m²  156m² Year Built 1980 DOM 97 Sold Date 31-Aug-24 Distance 0.45km First Listing - Last Listing \$1,400,000 </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

Battery Hill

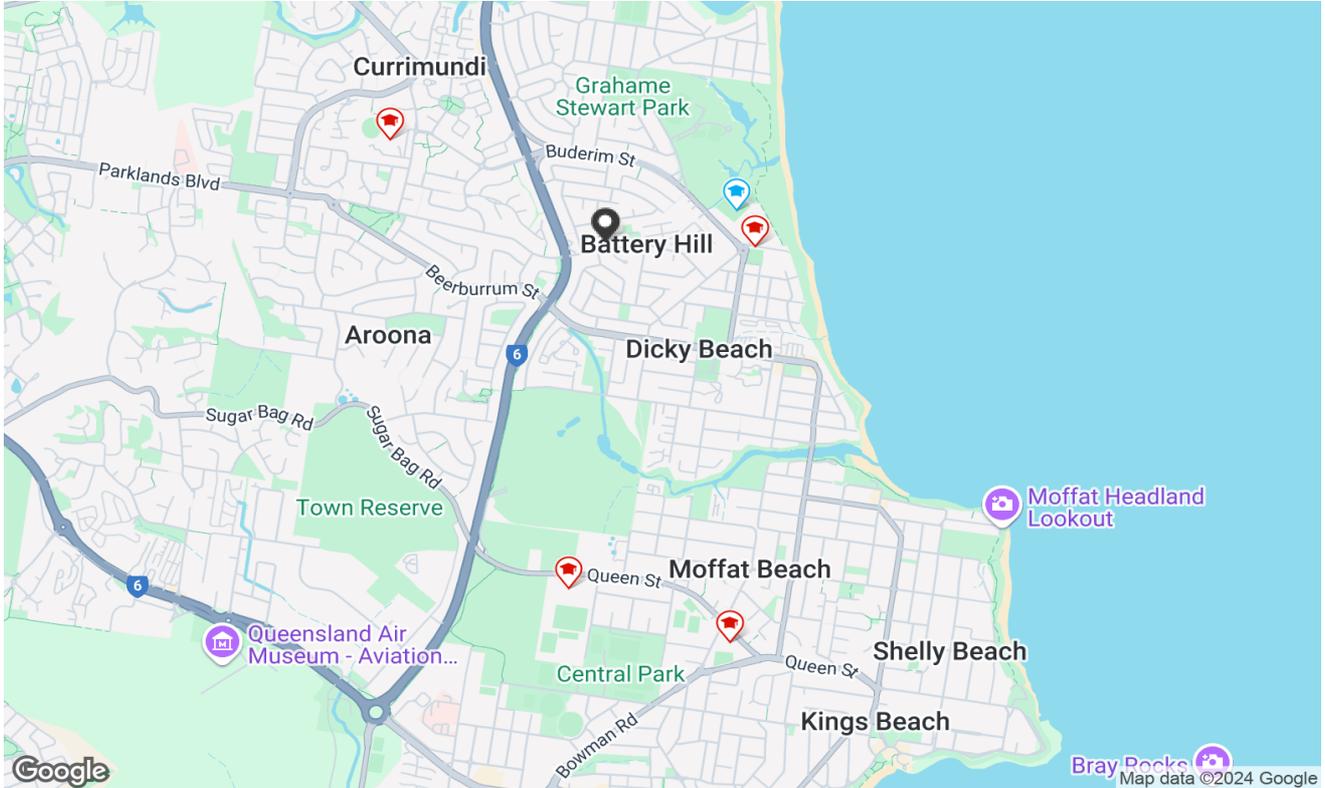
Demographic



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



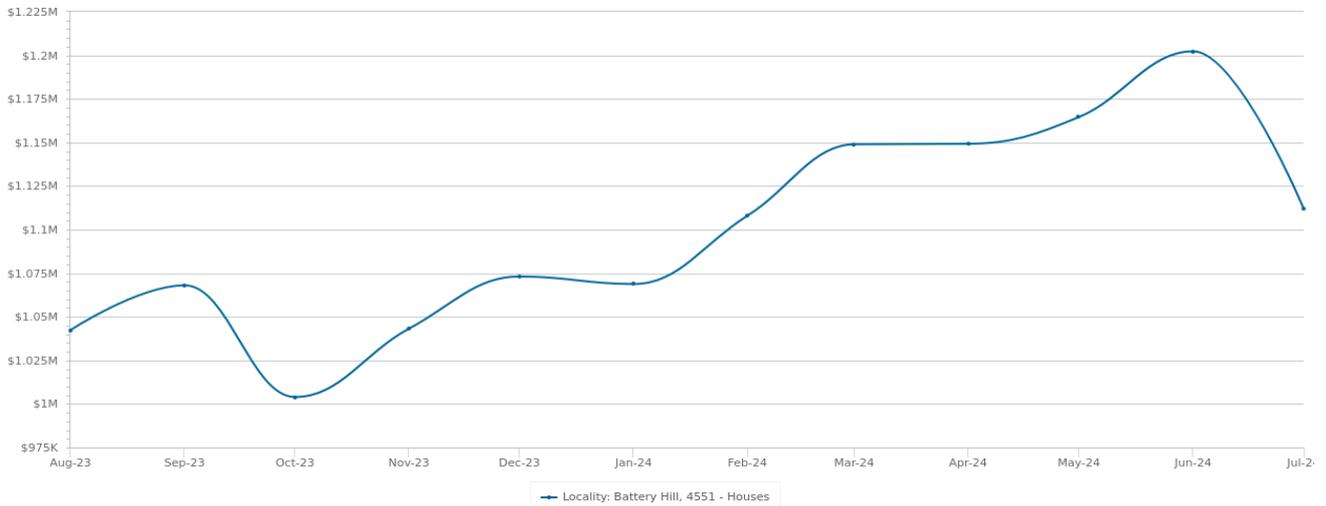
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Currimundi State School 17 Buderim Street Currimundi QLD 4551	0.7km	Primary	Mixed	Government	0-6
 Currimundi Special School	0.78km	Special	Mixed	Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	1.19km	Primary	Mixed	Government	0-6
 Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.86km	Secondary	Mixed	Government	7-12
 Caloundra State School 56A Queen Street Caloundra QLD 4551	2.23km	Primary	Mixed	Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

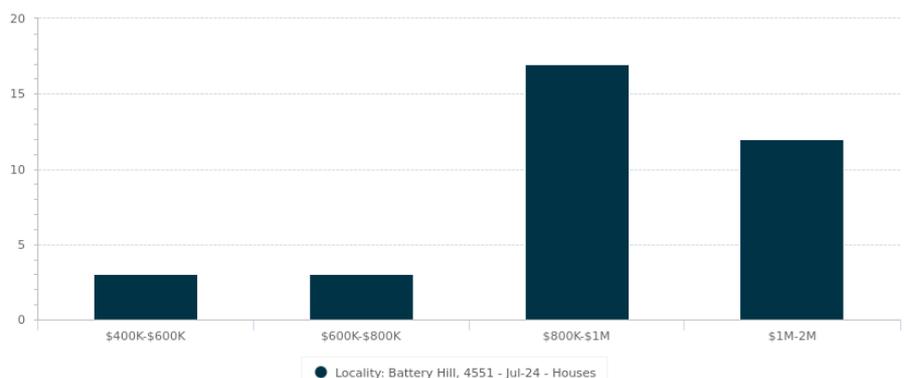


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2024	5	\$1,112,204	-7.5% ▼	12	9	\$670
Jun 2024	4	\$1,202,311	3.2% ▲	11	8	\$670
May 2024	1	\$1,164,637	1.3% ▲	9	6	\$660
Apr 2024	1	\$1,149,253	0.0%	12	6	\$660
Mar 2024	2	\$1,148,973	3.7% ▲	17	8	\$650
Feb 2024	2	\$1,108,133	3.7% ▲	17	5	\$650
Jan 2024	6	\$1,068,782	-0.4% ▼	20	6	\$650
Dec 2023	3	\$1,073,108	2.9% ▲	17	7	\$650
Nov 2023	3	\$1,043,234	3.9% ▲	21	8	\$645
Oct 2023	5	\$1,003,942	-6.0% ▼	22	10	\$627
Sep 2023	2	\$1,068,032	2.5% ▲	25	7	\$630
Aug 2023	1	\$1,042,362	2.0% ▲	27	4	\$635

Sales by Price - 12 months (House)

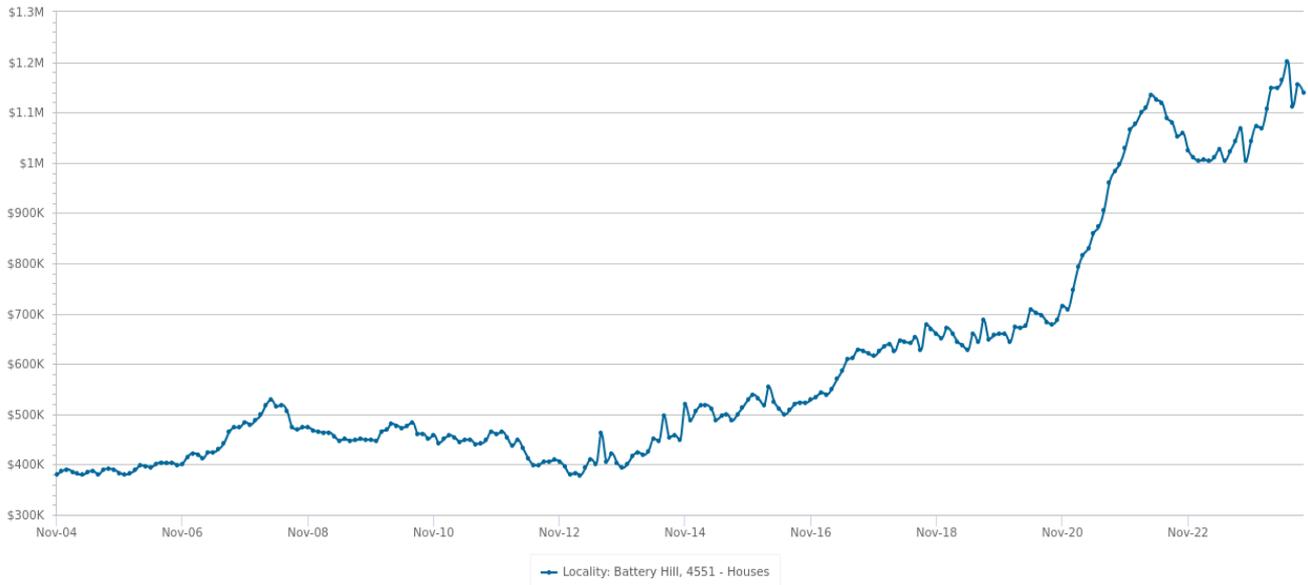
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	3
\$600K-\$800K	3
\$800K-\$1M	17
\$1M-\$2M	12
>2M	0



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	35	\$1,138,400	6.6% ▲	12	37	\$695
2023	32	\$1,068,032	1.5% ▲	31	48	\$630
2022	54	\$1,052,390	7.0% ▲	14	61	\$630
2021	45	\$983,660	44.9% ▲	10	47	\$550
2020	38	\$678,745	4.5% ▲	38	47	\$470
2019	36	\$649,747	-4.2% ▼	33	49	\$450
2018	47	\$678,116	8.5% ▲	20	57	\$435
2017	36	\$625,280	19.5% ▲	22	52	\$435
2016	47	\$523,397	4.6% ▲	13	60	\$405
2015	43	\$500,427	9.2% ▲	37	64	\$410
2014	46	\$458,190	8.6% ▲	25	67	\$410
2013	48	\$422,071	4.1% ▲	62	73	\$370
2012	33	\$405,563	-9.5% ▼	61	78	\$370
2011	36	\$448,233	-2.8% ▼	54	79	\$370
2010	42	\$461,342	2.3% ▲	35	76	\$360
2009	42	\$450,936	-4.0% ▼	47	71	\$340
2008	40	\$469,719	-0.8% ▼	53	55	\$352
2007	67	\$473,479	17.2% ▲	69	49	\$315
2006	60	\$403,939	3.2% ▲	62	36	\$270
2005	39	\$391,298	5.1% ▲	61	46	\$270

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