Comparative Market Analysis



32 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551

Prepared on **23rd May 2024**

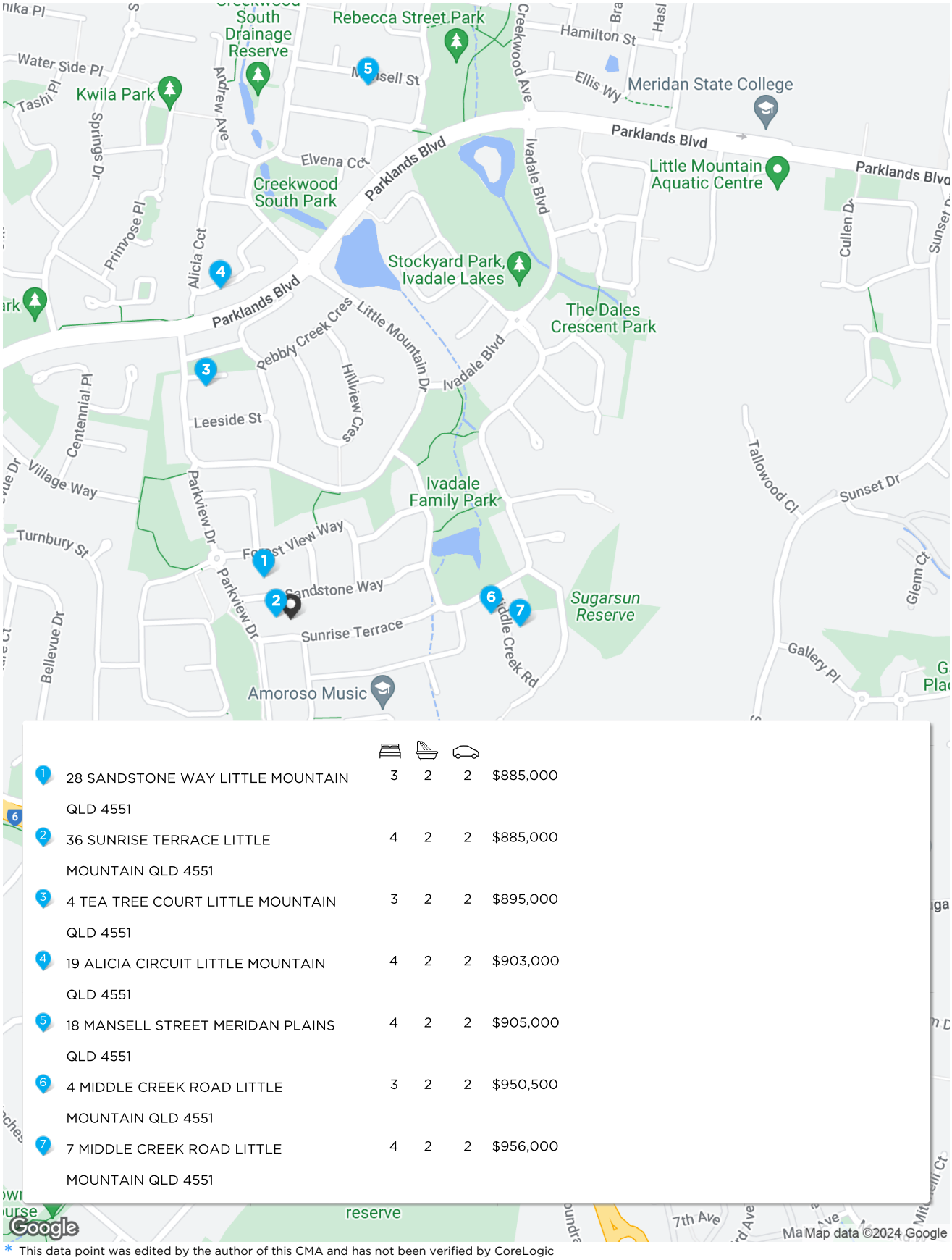
Admin First National
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Comparables Map: Sales



1	28 SANDSTONE WAY LITTLE MOUNTAIN QLD 4551	3	2	2	$885,000
2	36 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551	4	2	2	$885,000
3	4 TEA TREE COURT LITTLE MOUNTAIN QLD 4551	3	2	2	$895,000
4	19 ALICIA CIRCUIT LITTLE MOUNTAIN QLD 4551	4	2	2	$903,000
5	18 MANSELL STREET MERIDAN PLAINS QLD 4551	4	2	2	$905,000
6	4 MIDDLE CREEK ROAD LITTLE MOUNTAIN QLD 4551	3	2	2	$950,500
7	7 MIDDLE CREEK ROAD LITTLE MOUNTAIN QLD 4551	4	2	2	$956,000

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

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Comparable Sales

1 28 SANDSTONE WAY LITTLE MOUNTAIN QLD 4551

Sold Price $885,000



3 | 2 | 2 | 450m² | 149m²

Year Built	2013	DOM	10
Sold Date	13-Mar-24	Distance	0.08km
First Listing	Just Listed		
Last Listing	Offers Over $879,000		

2 36 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551

Sold Price $885,000



4 | 2 | 2 | 450m² | 194m²

Year Built	2013	DOM	22
Sold Date	18-Jan-24	Distance	0.03km
First Listing	$889,000		
Last Listing	$889,000		

3 4 TEA TREE COURT LITTLE MOUNTAIN QLD 4551

Sold Price $895,000



3 | 2 | 2 | 547m² | 146m²

Year Built	-	DOM	3
Sold Date	11-Feb-24	Distance	0.43km
First Listing	Please Contact Agent		
Last Listing	$895,000		

4 19 ALICIA CIRCUIT LITTLE MOUNTAIN QLD 4551

Sold Price $903,000



4 | 2 | 2 | 499m² | 162m²

Year Built	2007	DOM	27
Sold Date	19-Jan-24	Distance	0.59km
First Listing	Contact Agent		
Last Listing	Contact Agent		

5 18 MANSELL STREET MERIDAN PLAINS QLD 4551

Sold Price $905,000



4 | 2 | 2 | 467m² | 174m²

Year Built	2009	DOM	35
Sold Date	18-Mar-24	Distance	0.95km
First Listing	$885,000		
Last Listing	$885,000		

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

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Comparable Sales

6 4 MIDDLE CREEK ROAD LITTLE MOUNTAIN QLD 4551

Sold Price **$950,500**



3 2 2 634m² 214m²

Year Built	2010	DOM	35
Sold Date	18-Mar-24	Distance	0.35km
First Listing	$950,000		
Last Listing	$950,000		

7 7 MIDDLE CREEK ROAD LITTLE MOUNTAIN QLD 4551

Sold Price **$956,000**



4 2 2 715m² 162m²

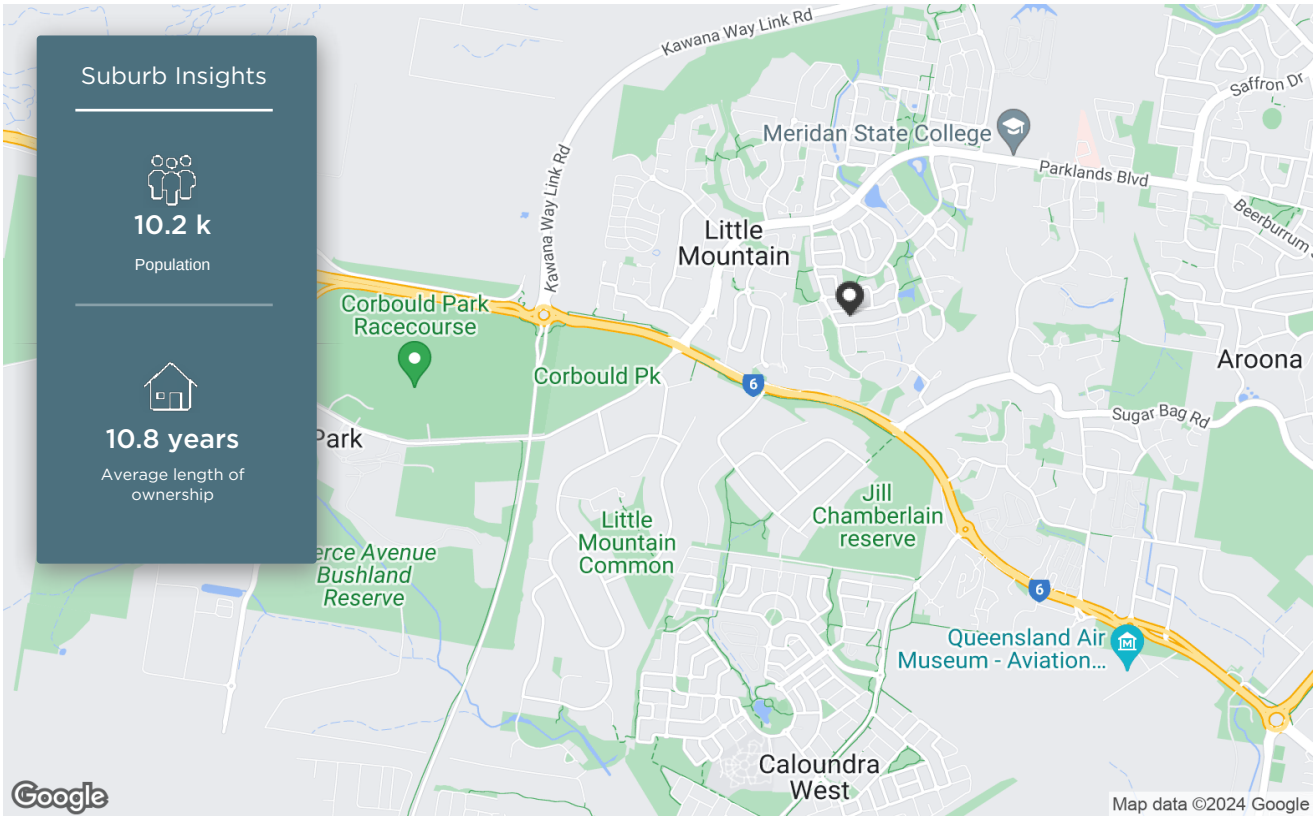
Year Built	2010	DOM	67
Sold Date	11-Mar-24	Distance	0.41km
First Listing	$950,000		
Last Listing	$950,000		

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

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Little Mountain

Demographic

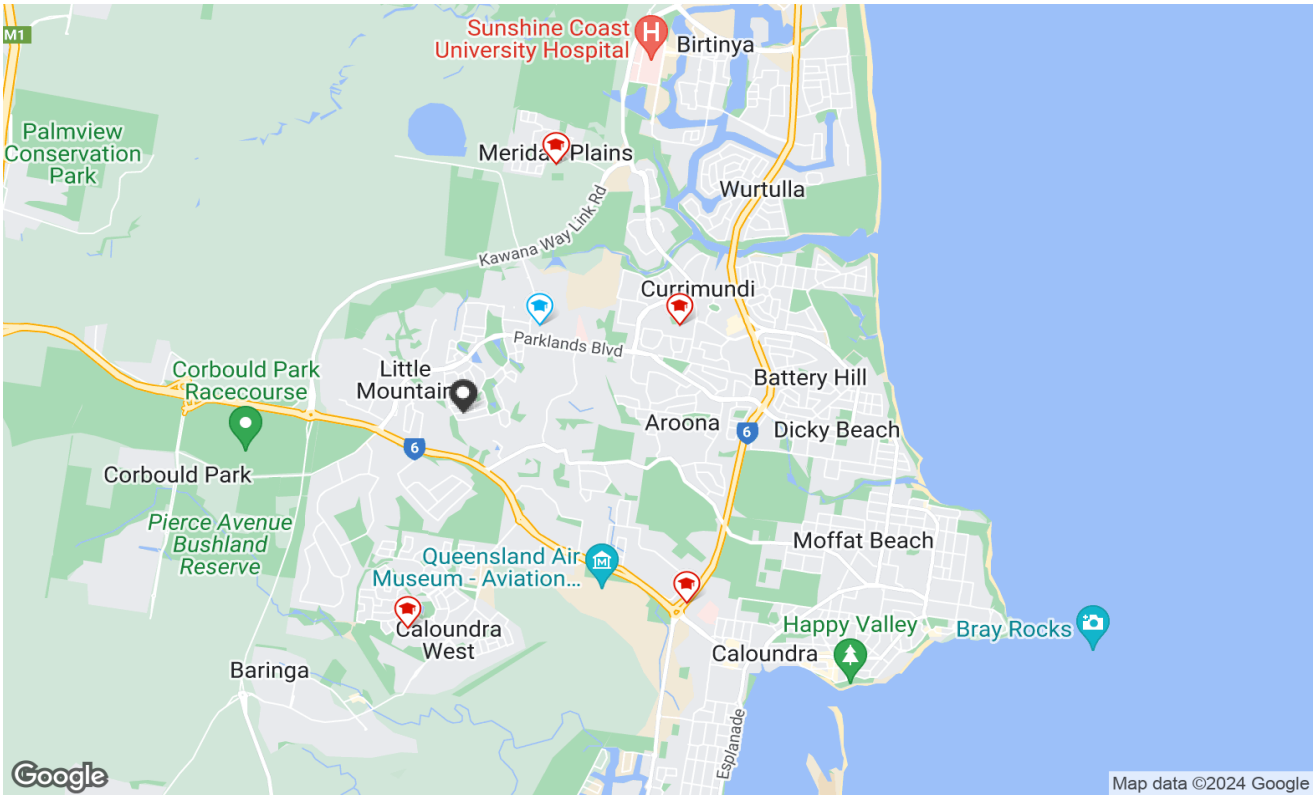


The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2011 was 9,044 people. By 2016 the population was 10,220 showing a population growth of 13.0% in the area during that time. The predominant age 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 $890,650.

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

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Local Schools



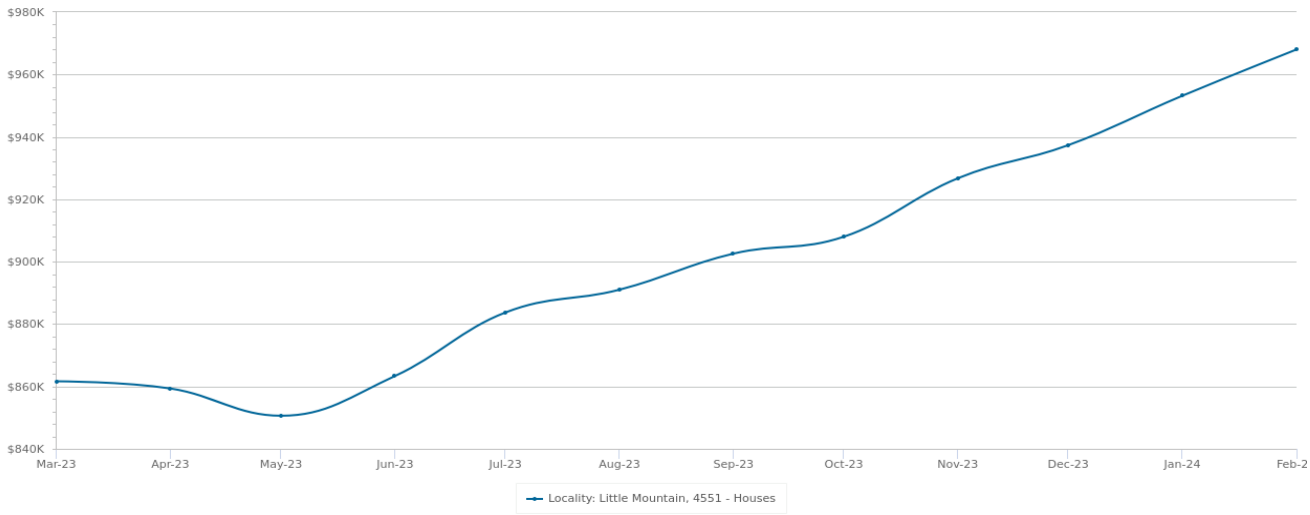
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.26km	Combined	Mixed	Government	0-12
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.33km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	2.44km	Primary	Mixed	Government	0-6
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.85km	Combined	Mixed	Non-Government	0-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.06km	Combined	Mixed	Non-Government	0-12

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

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Recent Market Trends

Median Value - 12 Months (House)

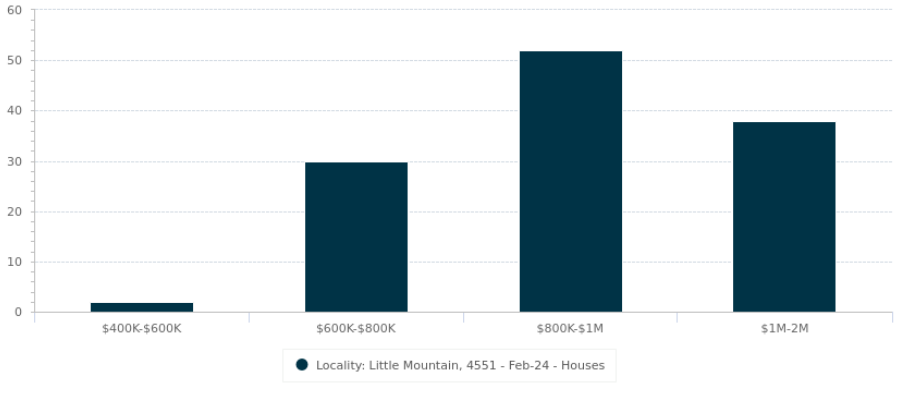


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2024	9	$968,023	1.6% ▲	14	30	$695
Jan 2024	9	$953,205	1.7% ▲	14	30	$680
Dec 2023	8	$937,371	1.1% ▲	15	24	$675
Nov 2023	10	$926,769	2.1% ▲	17	29	$670
Oct 2023	10	$908,018	0.6% ▲	20	30	$665
Sep 2023	16	$902,600	1.3% ▲	24	32	$655
Aug 2023	9	$891,030	0.8% ▲	28	28	$650
Jul 2023	12	$883,727	2.4% ▲	28	35	$665
Jun 2023	13	$863,387	1.5% ▲	29	37	$677
May 2023	8	$850,614	-1.0% ▼	30	32	$680
Apr 2023	10	$859,331	-0.3% ▼	30	31	$680
Mar 2023	8	$861,658	1.2% ▲	29	34	$680

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	2
$600K-$800K	30
$800K-$1M	52
$1M-$2M	38
>2M	0



Statistics are calculated over a rolling 12 month period

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Long Term Market Trends

Median Value - 20 Years (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	122	$1,006,698	17.1% ▲	14	154	$700
2023	151	$859,331	-9.6% ▼	28	176	$680
2022	221	$950,825	31.5% ▲	7	210	$610
2021	186	$723,030	20.6% ▲	21	220	$540
2020	162	$599,719	5.8% ▲	40	222	$495
2019	193	$566,998	-4.6% ▼	39	267	$500
2018	167	$594,614	6.2% ▲	34	229	$490
2017	193	$559,946	4.9% ▲	35	277	$475
2016	205	$533,993	2.7% ▲	32	312	$470
2015	211	$520,132	1.9% ▲	36	296	$460
2014	157	$510,423	13.6% ▲	45	302	$450
2013	136	$449,241	-2.3% ▼	58	266	$435
2012	160	$459,634	0.5% ▲	72	317	$420
2011	141	$457,549	-8.3% ▼	65	315	$410
2010	200	$498,721	7.6% ▲	49	327	$400
2009	158	$463,351	-5.0% ▼	66	305	$420
2008	307	$487,755	13.2% ▲	34	270	$400
2007	228	$430,947	6.5% ▲	75	160	$350
2006	185	$404,647	4.4% ▲	95	199	$305
2005	155	$387,709	3.0% ▲	53	181	-

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