Comparative Market Analysis



Prepared on **15th September 2023**

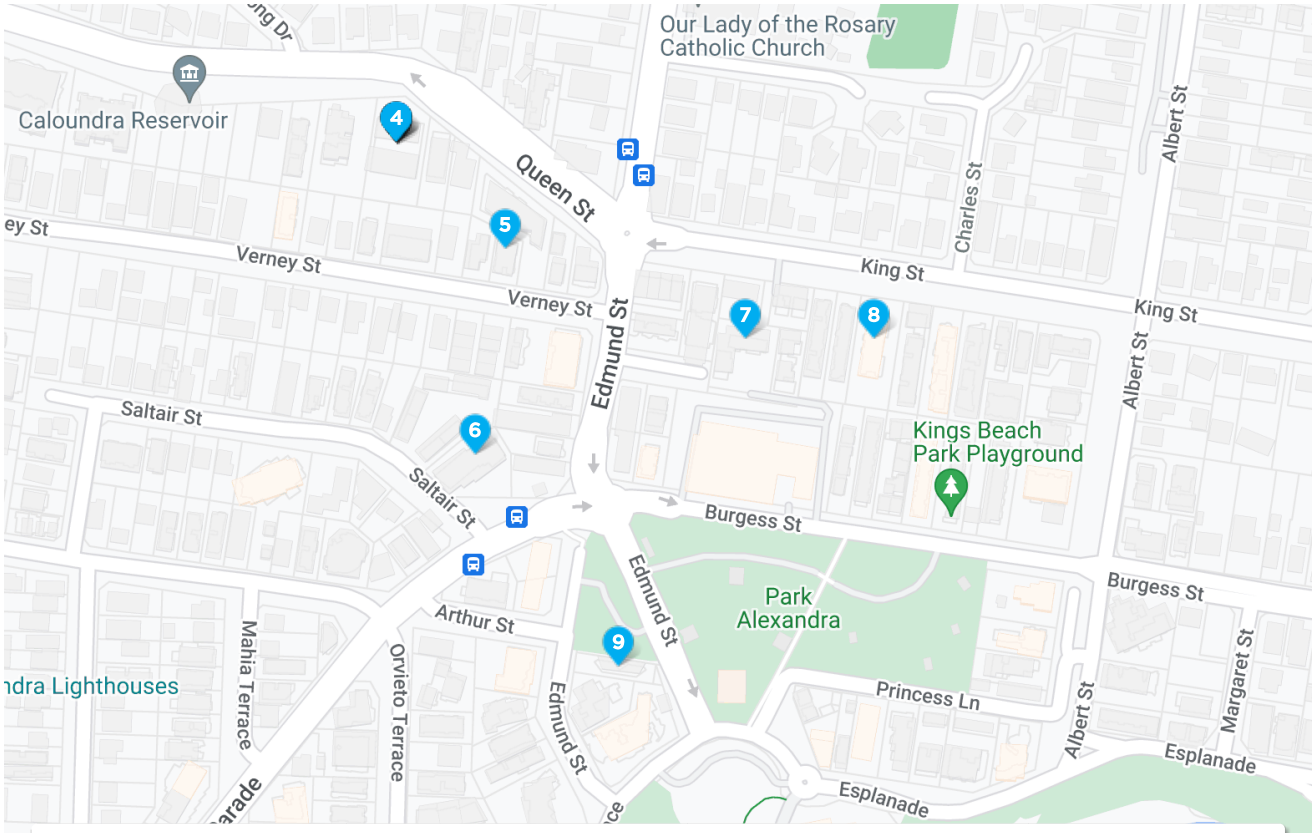
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Comparables Map: Sales



1	15/12 QUEEN STREET KINGS BEACH QLD 4551	2	1	1	$540,000
2	12/12 QUEEN STREET KINGS BEACH QLD 4551	2	1	1	$670,000
3	19/12 QUEEN STREET KINGS BEACH QLD 4551	2	1	1	$600,000
4	8/12 QUEEN STREET KINGS BEACH QLD 4551	2	1	1	$649,000
5	4/7 VERNEY STREET KINGS BEACH QLD 4551	2	1	1	$585,000
6	24/1 SALTAIR STREET KINGS BEACH QLD 4551	2	1	1	$605,000
7	6/3 SYKES AVENUE KINGS BEACH QLD 4551	2	1	1	$550,000
8	11/40 KING STREET KINGS BEACH QLD 4551	2	1	1	$615,000
9	4/73 EDMUND STREET KINGS BEACH QLD 4551	2	1	1	$620,000

* 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 15/12 QUEEN STREET KINGS BEACH QLD 4551

Sold Price $540,000



2 | 1 | 1 | 108m² | 108m²

Year Built	1975	DOM	27
Sold Date	19-Mar-23	Distance	0km
First Listing	$299,000		
Last Listing	Offers Over $279,000		

2 12/12 QUEEN STREET KINGS BEACH QLD 4551

Sold Price $670,000



2 | 1 | 1 | 130m² | 95m²

Year Built	1975	DOM	17
Sold Date	06-Jul-23	Distance	0km
First Listing	OFFERS OVER $659,000		
Last Listing	OFFERS OVER $659,000		

3 19/12 QUEEN STREET KINGS BEACH QLD 4551

Sold Price $600,000



2 | 1 | 1 | 108m² | 80m²

Year Built	1975	DOM	9
Sold Date	04-Feb-23	Distance	0km
First Listing	AUCTION		
Last Listing	AUCTION		

4 8/12 QUEEN STREET KINGS BEACH QLD 4551

Sold Price $649,000



2 | 1 | 1 | 166m² | 100m²

Year Built	1990	DOM	20
Sold Date	17-Jan-23	Distance	0km
First Listing	AUCTION 3RD FEBRUARY ON SITE AT 10AM		
Last Listing	AUCTION 3RD FEBRUARY ON SITE AT 10AM		

5 4/7 VERNEY STREET KINGS BEACH QLD 4551

Sold Price $585,000



2 | 1 | 1 | 105m² | 78m²

Year Built	1970	DOM	56
Sold Date	01-Jun-23	Distance	0.1km
First Listing	Contact Agent		
Last Listing	Offers Over $595,000		

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 24/1 SALTAIR STREET KINGS BEACH QLD 4551

Sold Price RS **$605,000**

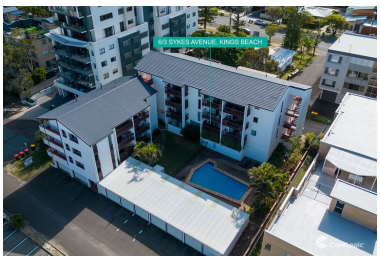


2 | 1 | 1 | 93m² | 93m²

Year Built	1989	DOM	71
Sold Date	31-Aug-23	Distance	0.21km
First Listing	FOR SALE		
Last Listing	Offers Over $599,000		

7 6/3 SYKES AVENUE KINGS BEACH QLD 4551

Sold Price RS **$550,000**



2 | 1 | 1 | 77m² | 77m²

Year Built	1976	DOM	46
Sold Date	11-Aug-23	Distance	0.26km
First Listing	$589,000		
Last Listing	Offers Over $549,000		

8 11/40 KING STREET KINGS BEACH QLD 4551

Sold Price **$615,000**



2 | 1 | 1 | 93m² | 93m²

Year Built	1992	DOM	80
Sold Date	15-Jun-23	Distance	0.33km
First Listing	OFFERS OVER $599,000		
Last Listing	OFFERS OVER $599,000		

9 4/73 EDMUND STREET KINGS BEACH QLD 4551

Sold Price **$620,000**



2 | 1 | 1 | 118m² | 85m²

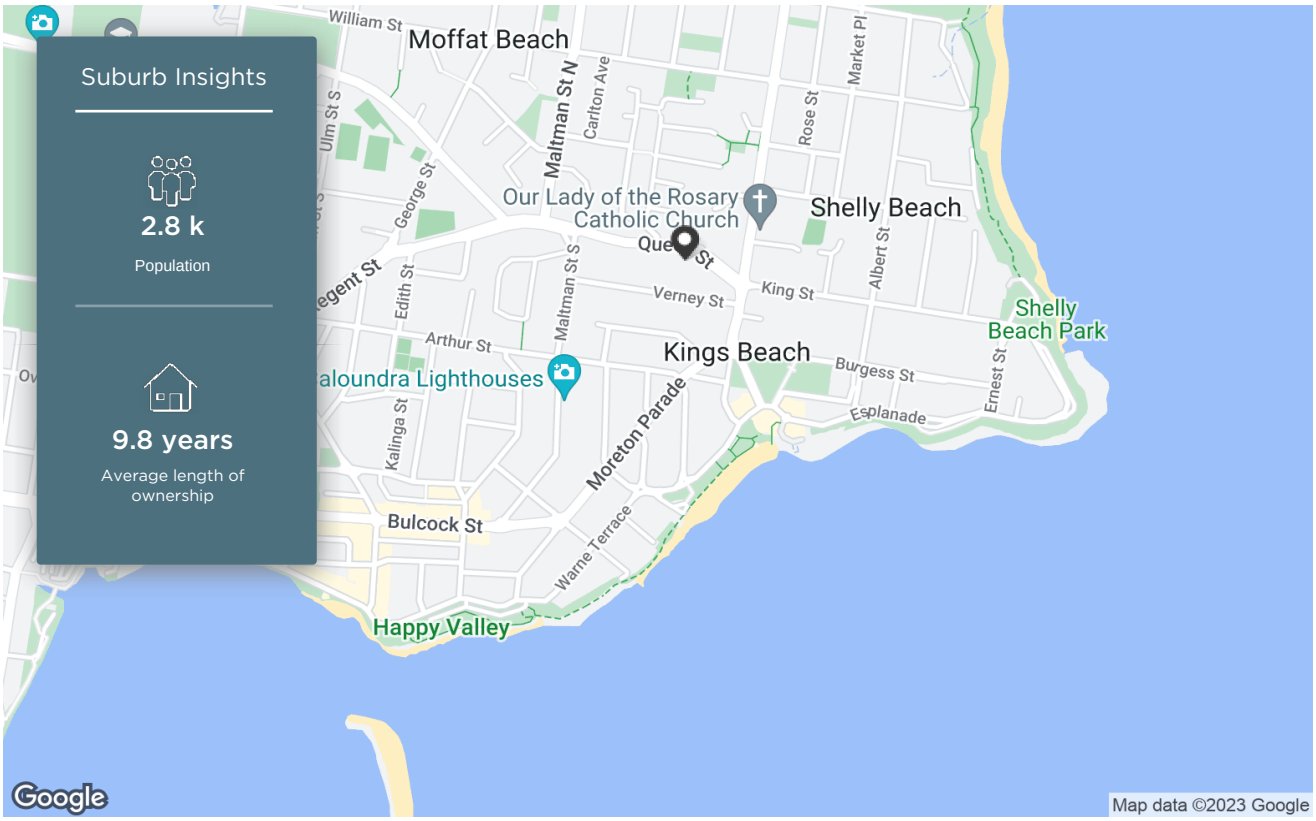
Year Built	1993	DOM	-
Sold Date	19-Jul-23	Distance	0.36km
First Listing	-		
Last Listing	-		

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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Kings Beach

Demographic

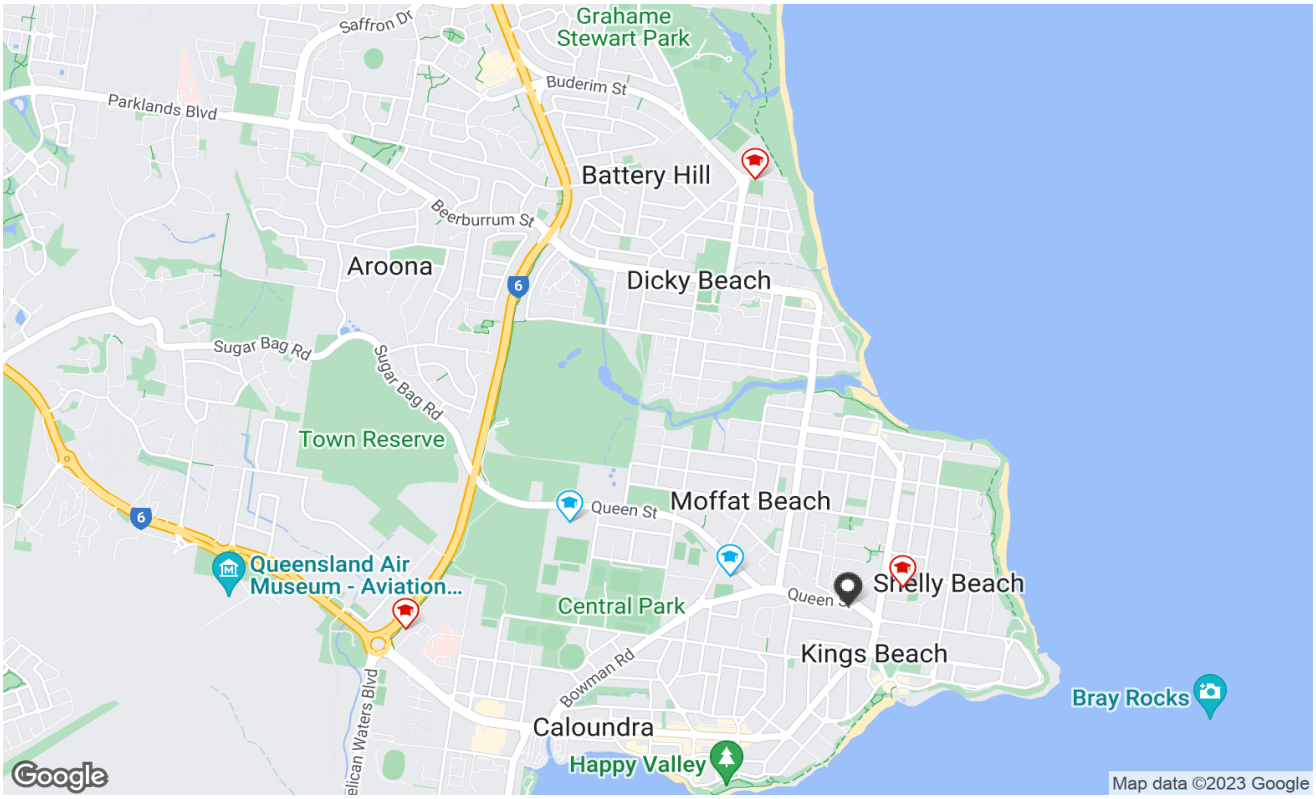


The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% in the area during that time. The predominant age group in Kings Beach is 60-69 years. Households in Kings Beach are primarily childless couples and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation. In 2011, 40% of the homes in Kings Beach were owner-occupied compared with 43% in 2016. Currently the median sales price of houses in the area is $1,875,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	57.8	Owns Outright	28.4	0-15.6K	5.9	0-9	6.6
Couples with Children	19.4	Purchaser	14.6	15.6-33.8K	18.5	10-19	8.2
Single Parents	20.3	Renting	54.0	33.8-52K	19.8	20-29	12.0
Other	2.0	Other	0.2	52-78K	21.0	30-39	11.3
		Not Stated	2.4	78-130K	18.5	40-49	11.3
				130-182K	3.6	50-59	16.9
				182K+	4.8	60-69	17.4
						70-79	11.8
						80-89	3.6
						90-99	0.4

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Local Schools



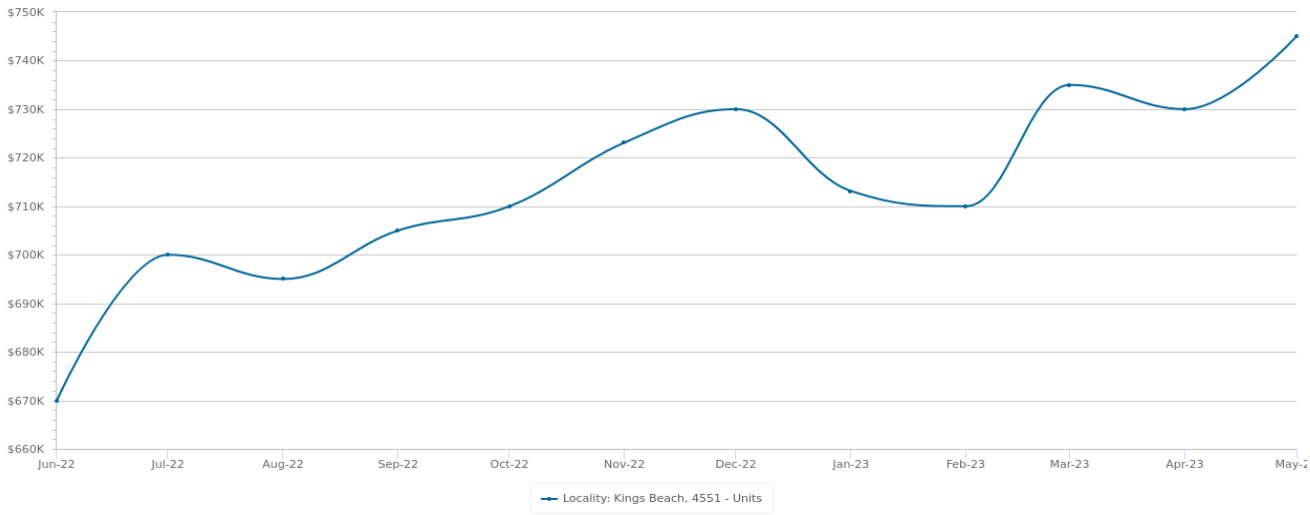
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Our Lady of the Rosary School	0.31km	Primary	Mixed	Non-Government	0-6
	Caloundra State School 56A Queen Street Caloundra QLD 4551	0.6km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.45km	Secondary	Mixed	Government	7-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.21km	Combined	Mixed	Non-Government	0-12
	Currimundi Special School	2.31km	Special	Mixed	Government	0-12

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

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Recent Market Trends

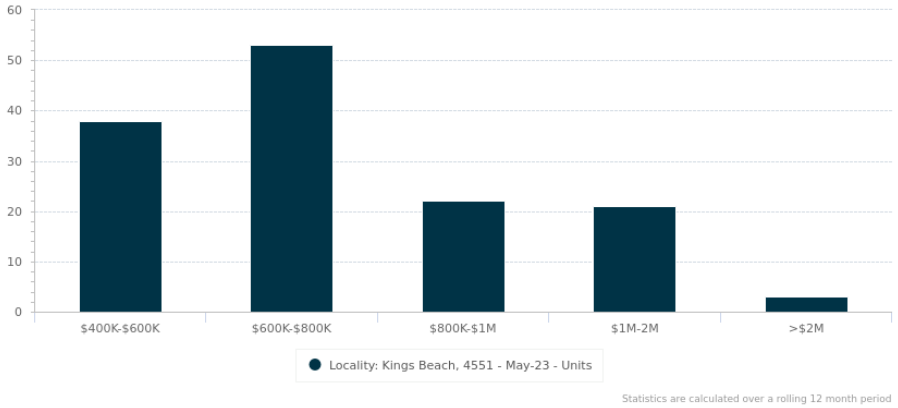
Median Sale Price - 12 months (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2023	11	$745,000	2.1% ▲	39	48	$550
Apr 2023	12	$730,000	-0.7% ▼	40	51	$550
Mar 2023	12	$735,000	3.5% ▲	38	47	$550
Feb 2023	12	$710,000	-0.4% ▼	33	45	$550
Jan 2023	11	$713,125	-2.3% ▼	26	52	$550
Dec 2022	9	$730,000	1.0% ▲	25	52	$550
Nov 2022	11	$723,125	1.8% ▲	23	51	$545
Oct 2022	14	$710,000	0.7% ▲	22	42	$542
Sep 2022	11	$705,000	1.4% ▲	19	38	$535
Aug 2022	8	$695,000	-0.7% ▼	18	40	$530
Jul 2022	16	$700,000	4.5% ▲	18	51	$520
Jun 2022	10	$670,000	0.8% ▲	16	53	$520

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	38
$600K-$800K	53
$800K-$1M	22
$1M-$2M	21
>$2M	3



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Long Term Market Trends

Median Sale Price - 20 years (Unit)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	137	$745,000	12.1% ▲	39	169	$567
2022	212	$664,750	24.8% ▲	15	221	$520
2021	235	$532,500	16.1% ▲	15	236	$440
2020	164	$458,500	5.6% ▲	57	216	$390
2019	144	$434,250	0.4% ▲	59	223	$370
2018	199	$432,500	10.9% ▲	40	254	$360
2017	192	$390,000	-0.3% ▼	44	272	$350
2016	176	$391,000	2.9% ▲	65	290	$350
2015	172	$380,000	15.2% ▲	53	267	$330
2014	159	$330,000	-4.3% ▼	68	226	$320
2013	117	$345,000	-1.4% ▼	113	201	$310
2012	113	$350,000	-14.6% ▼	66	221	$300
2011	83	$410,000	-6.8% ▼	80	226	$292
2010	173	$440,000	9.3% ▲	68	209	$295
2009	128	$402,500	-12.5% ▼	86	182	$290
2008	216	$460,000	8.1% ▲	60	158	$280
2007	244	$425,500	9.5% ▲	70	119	$250
2006	202	$388,750	16.0% ▲	69	113	$230
2005	193	$335,000	-9.5% ▼	66	116	-
2004	225	$370,000	51.0% ▲	47	66	-

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