Comparative Market Analysis



6 ERNEST STREET KINGS BEACH QLD 4551

Prepared on **9th May 2024**

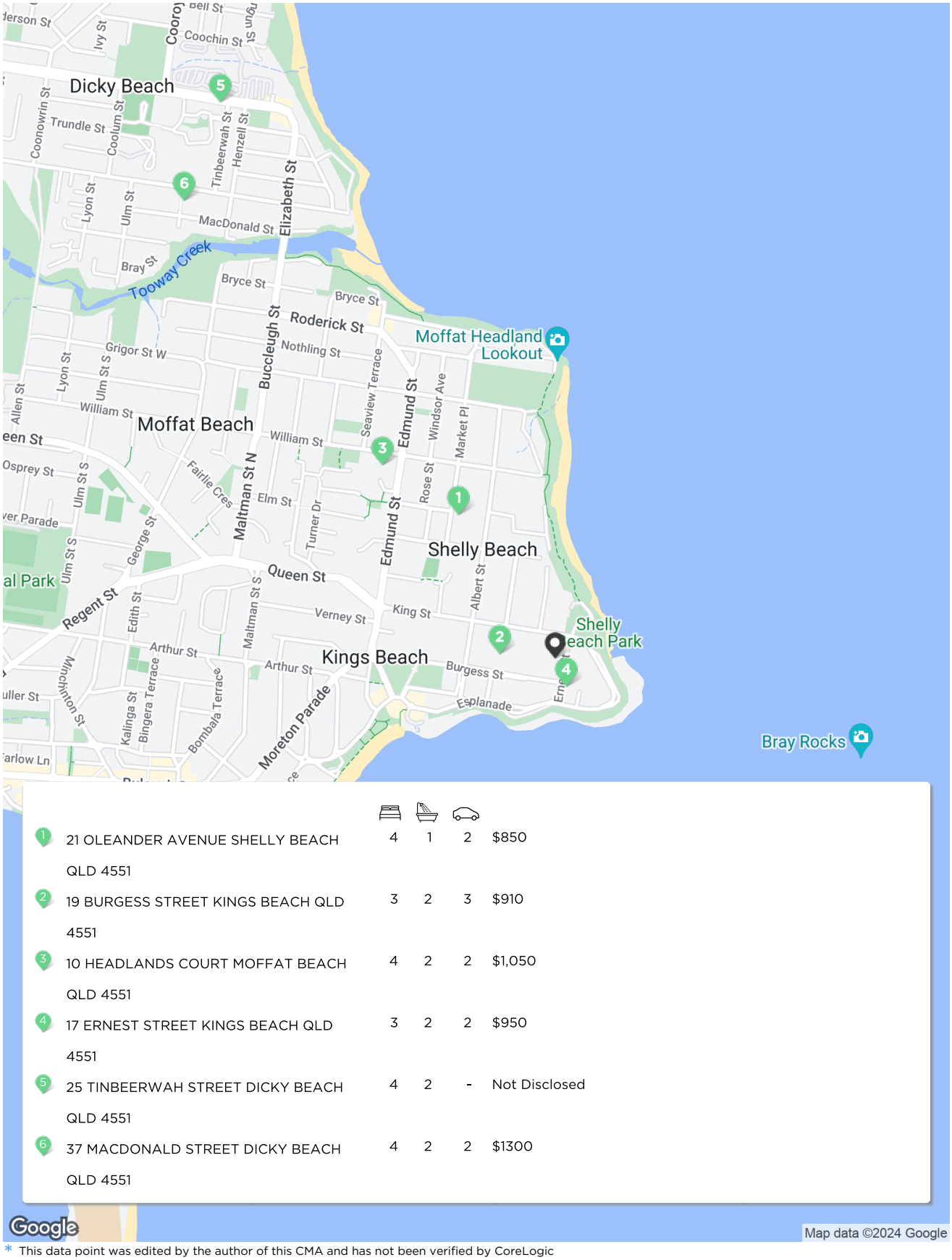
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comps Map: Rentals



1	21 OLEANDER AVENUE SHELLY BEACH QLD 4551	4	1	2	$850
2	19 BURGESS STREET KINGS BEACH QLD 4551	3	2	3	$910
3	10 HEADLANDS COURT MOFFAT BEACH QLD 4551	4	2	2	$1,050
4	17 ERNEST STREET KINGS BEACH QLD 4551	3	2	2	$950
5	25 TINBEERWAH STREET DICKY BEACH QLD 4551	4	2	-	Not Disclosed
6	37 MACDONALD STREET DICKY BEACH QLD 4551	4	2	2	$1300

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

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Comparable Rentals

1 21 OLEANDER AVENUE SHELLY BEACH QLD 4551



4 | 1 | 2 | 817m² | 217m²

Year Built	1940	DOM	4 days
Listing Date	06-Oct-23	Distance	0.6km
Listing Price	$850 per week		

2 19 BURGESS STREET KINGS BEACH QLD 4551



3 | 2 | 3 | 1,057m² | 152m²

Year Built	-	DOM	28 days
Listing Date	26-Jul-23	Distance	0.19km
Listing Price	$910 per week		

3 10 HEADLANDS COURT MOFFAT BEACH QLD 4551



4 | 2 | 2 | 400m² | 213m²

Year Built	2007	DOM	16 days
Listing Date	12-Mar-24	Distance	0.9km
Listing Price	$1,050 per week		

4 17 ERNEST STREET KINGS BEACH QLD 4551



3 | 2 | 2 | 736m² | -

Year Built	-	DOM	15 days
Listing Date	24-Apr-24	Distance	0.12km
Listing Price	$950 WEEKLY		

5 25 TINBEERWAH STREET DICKY BEACH QLD 4551



4 | 2 | - | 395m² | 180m²

Year Built	2009	DOM	46 days
Listing Date	23-Dec-23	Distance	2.28km
Listing Price	1300 per week		

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

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Comparable Rentals

6 37 MACDONALD STREET DICKY BEACH QLD 4551



4 2 2 406m² 252m²

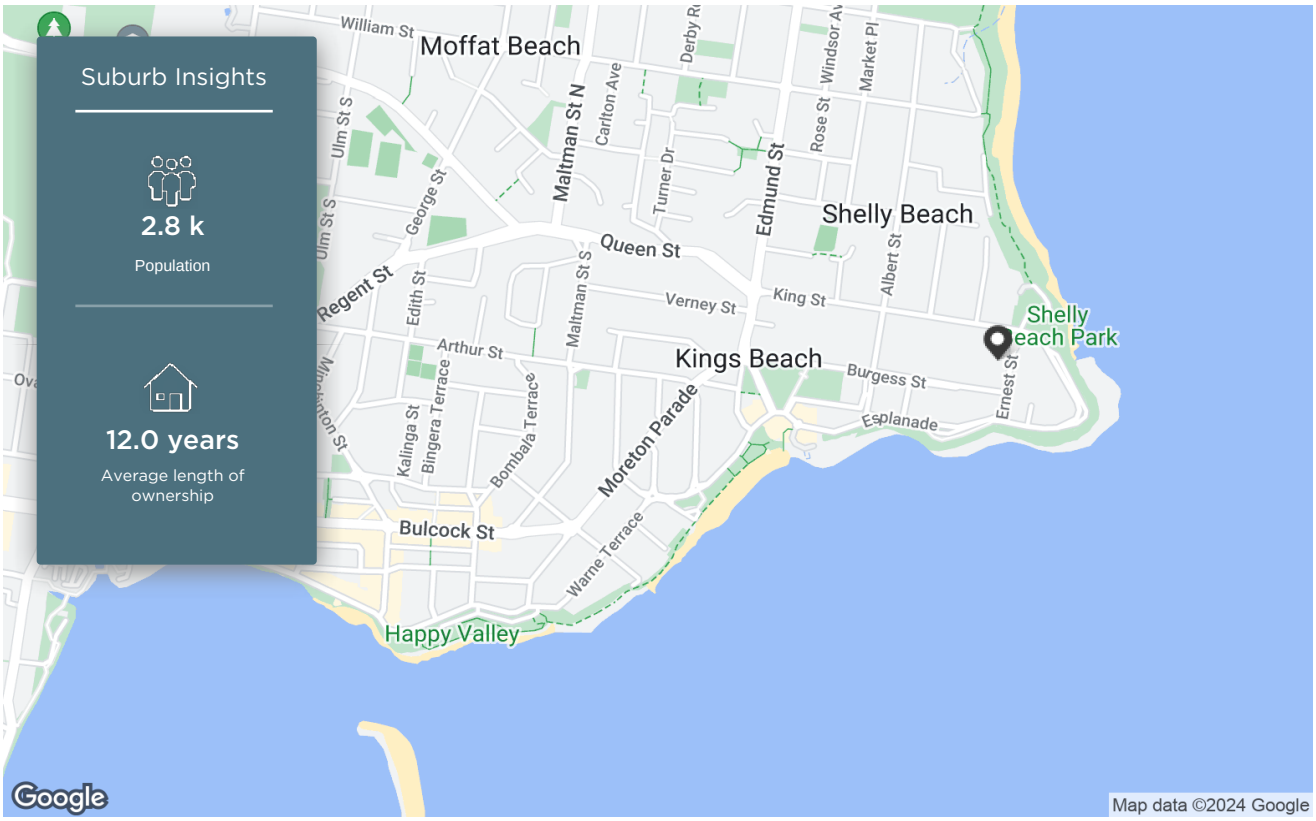
Year Built	2018	DOM	15 days
Listing Date	01-Jun-23	Distance	2.07km
Listing Price	$1300 per week		

DOM = Days on market * 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

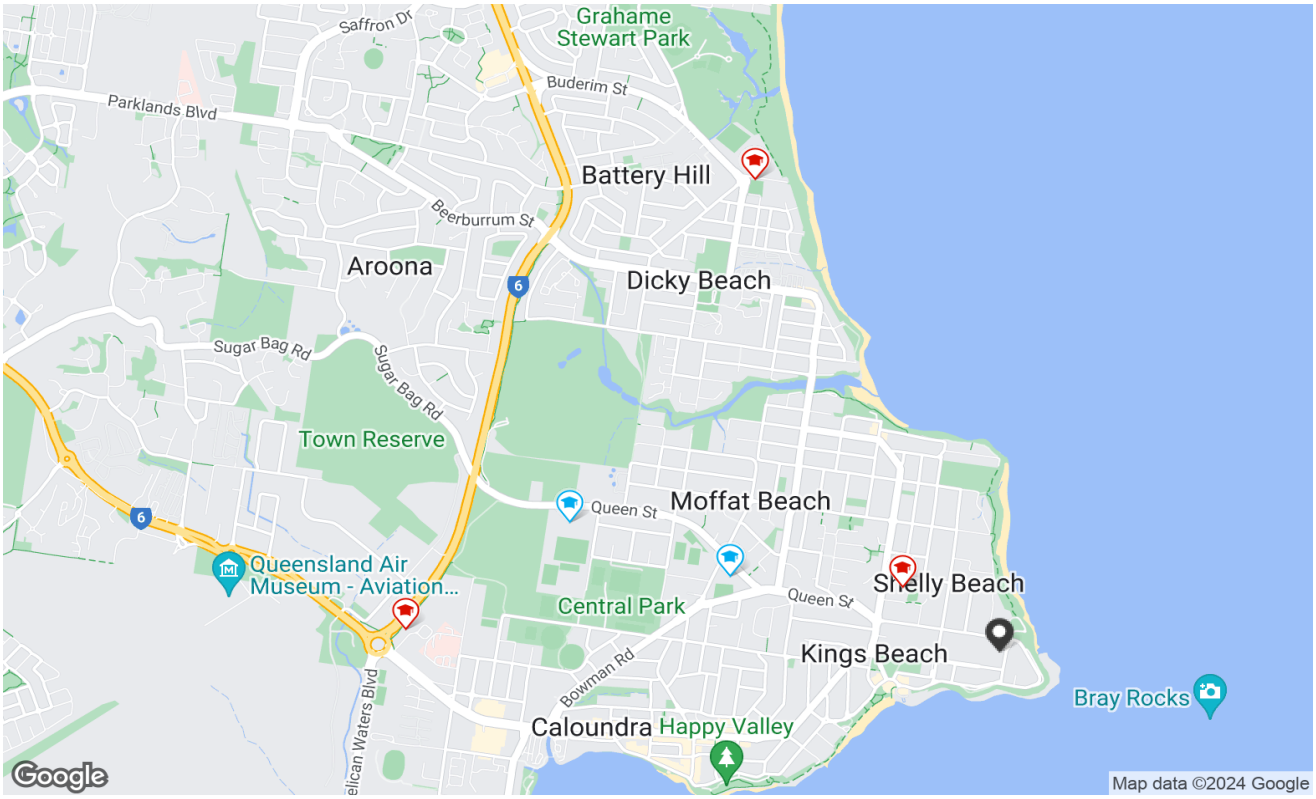


The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% in the area during that time. The predominant age group in Kings 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



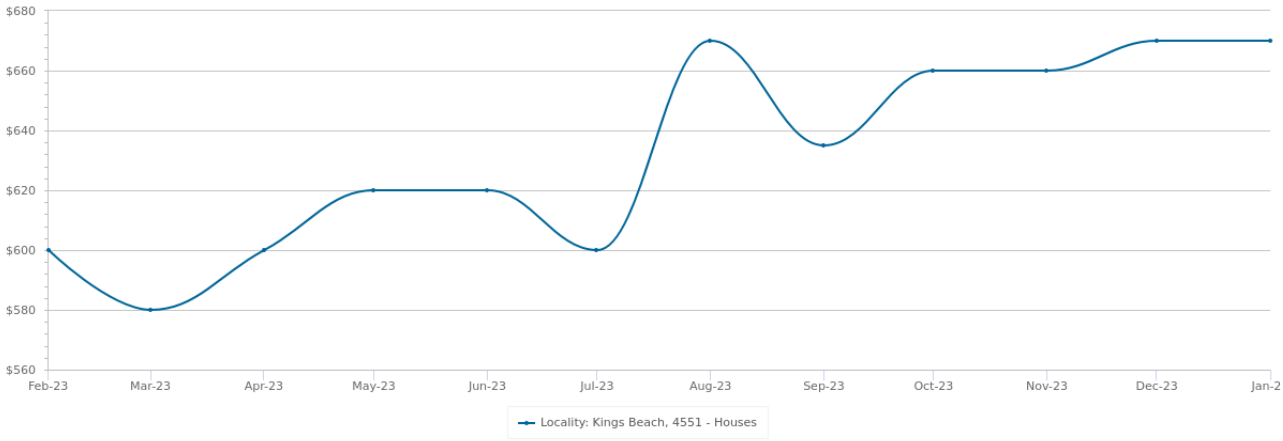
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Our Lady of the Rosary School	0.58km	Primary	Mixed	Non-Government	0-6
	Caloundra State School 56A Queen Street Caloundra QLD 4551	1.39km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	2.25km	Secondary	Mixed	Government	7-12
	Currimundi Special School	2.78km	Special	Mixed	Government	0-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.97km	Combined	Mixed	Non-Government	0-12

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

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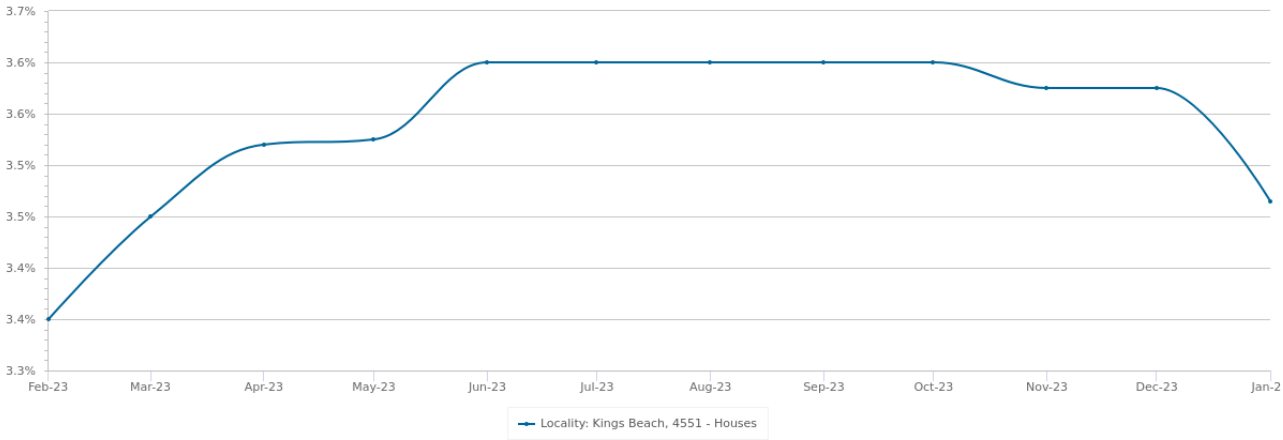
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jan 2024	$670	0.0%	3.5%	-
Dec 2023	$670	1.5% ▲	3.6%	-
Nov 2023	$660	0.0%	3.6%	18
Oct 2023	$660	3.9% ▲	3.6%	20
Sep 2023	$635	-5.2% ▼	3.6%	20
Aug 2023	$670	11.7% ▲	3.6%	20
Jul 2023	$600	-3.2% ▼	3.6%	22
Jun 2023	$620	0.0%	3.6%	23
May 2023	$620	3.3% ▲	3.5%	23
Apr 2023	$600	3.4% ▲	3.5%	23
Mar 2023	$580	-3.3% ▼	3.5%	22
Feb 2023	$600	7.1% ▲	3.4%	24

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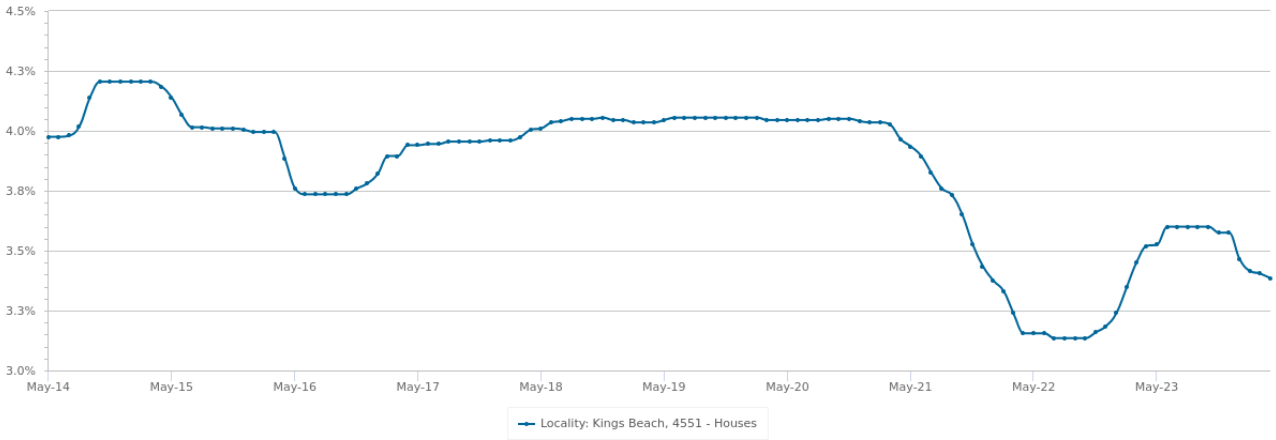
Long Term Market Trends

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

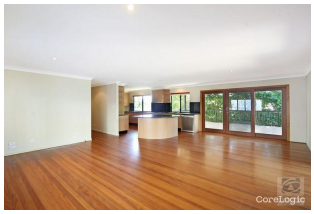
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	$695	-	3.4%
2023	-	-	-
2023	$600	-	3.5%
2022	-	-	-
2022	$500	-	3.2%
2021	-	-	-
2021	$430	-	4%
2020	-	-	-
2020	$450	-	4%
2019	-	-	-

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Summary

6 ERNEST STREET KINGS BEACH QLD 4551









Appraisal price range
$1,000 to $1,200 Per Week

Notes from your agent

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