Comparative Market Analysis



Prepared on **26th October 2023**

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Comparable Sales

1 1 CONEBUSH CRESCENT AROONA QLD 4551

Sold Price $820,000

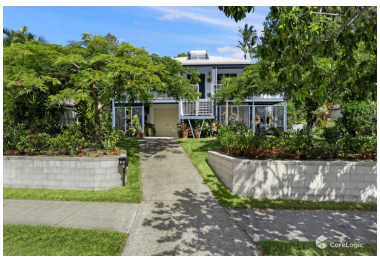


3 | 1 | 2 | 886m² | 135m²

Year Built	1985	DOM	6
Sold Date	22-May-23	Distance	2.89km
First Listing	FOR SALE		
Last Listing	UNDER CONTRACT		

2 42 MARK ROAD WEST LITTLE MOUNTAIN QLD 4551

Sold Price $790,000



3 | 1 | 2 | 871m² | 116m²

Year Built	1993	DOM	4
Sold Date	27-Apr-23	Distance	1.61km
First Listing	OFFERS OVER $785,000		
Last Listing	OFFERS OVER $785,000		

3 6 BAPAUME COURT AROONA QLD 4551

Sold Price $765,000



3 | 1 | 1 | 716m² | 125m²

Year Built	1985	DOM	5
Sold Date	26-May-23	Distance	3.67km
First Listing	OFFERS OVER $749,000		
Last Listing	OFFERS OVER $749,000		

4 48 MARK ROAD WEST LITTLE MOUNTAIN QLD 4551

Sold Price $770,000



3 | 2 | 3 | 739m² | 109m²

Year Built	1995	DOM	19
Sold Date	01-Jul-23	Distance	1.65km
First Listing	OFFERS OVER $760,000		
Last Listing	OFFERS OVER $760,000		

5 50 NORMANDY CRESCENT AROONA QLD 4551

Sold Price $840,000



4 | 2 | 1 | 660m² | 148m²

Year Built	1995	DOM	75
Sold Date	25-Jun-23	Distance	3.36km
First Listing	Offers Above $800,000		
Last Listing	Under Offer		

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 Listings

1 20 ATHENREE PLACE LITTLE MOUNTAIN QLD 4551



3 | 1 | 2 | 850m² | 126m²

Year Built	1998	DOM	7 days
Listing Date	31-Aug-23	Distance	1.64km
Listing Price	$769,000		

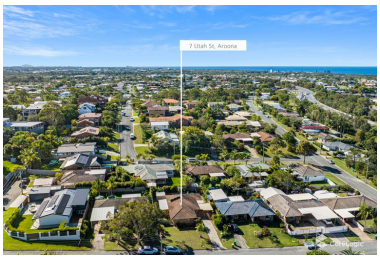
2 2 CAULFIELD CLOSE LITTLE MOUNTAIN QLD 4551



3 | 2 | 2 | 672m² | 119m²

Year Built	1994	DOM	38 days
Listing Date	18-Sep-23	Distance	0.78km
Listing Price	Offers Over $849,000		

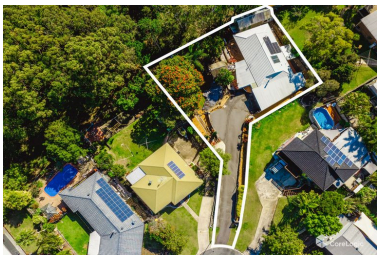
3 7 UTAH STREET AROONA QLD 4551



3 | 1 | 1 | 570m² | 100m²

Year Built	1980	DOM	73 days
Listing Date	14-Aug-23	Distance	3.34km
Listing Price	Offers Above $750,000		

4 4 BLUEGUM COURT LITTLE MOUNTAIN QLD 4551



3 | 2 | 4 | 1,087m² | 123m²

Year Built	1990	DOM	85 days
Listing Date	02-Aug-23	Distance	1.73km
Listing Price	Mid to High $800,000's		

5 9 BRIGALOW STREET CALOUNDRA WEST QLD 4551



3 | 1 | 2 | 804m² | 106m²

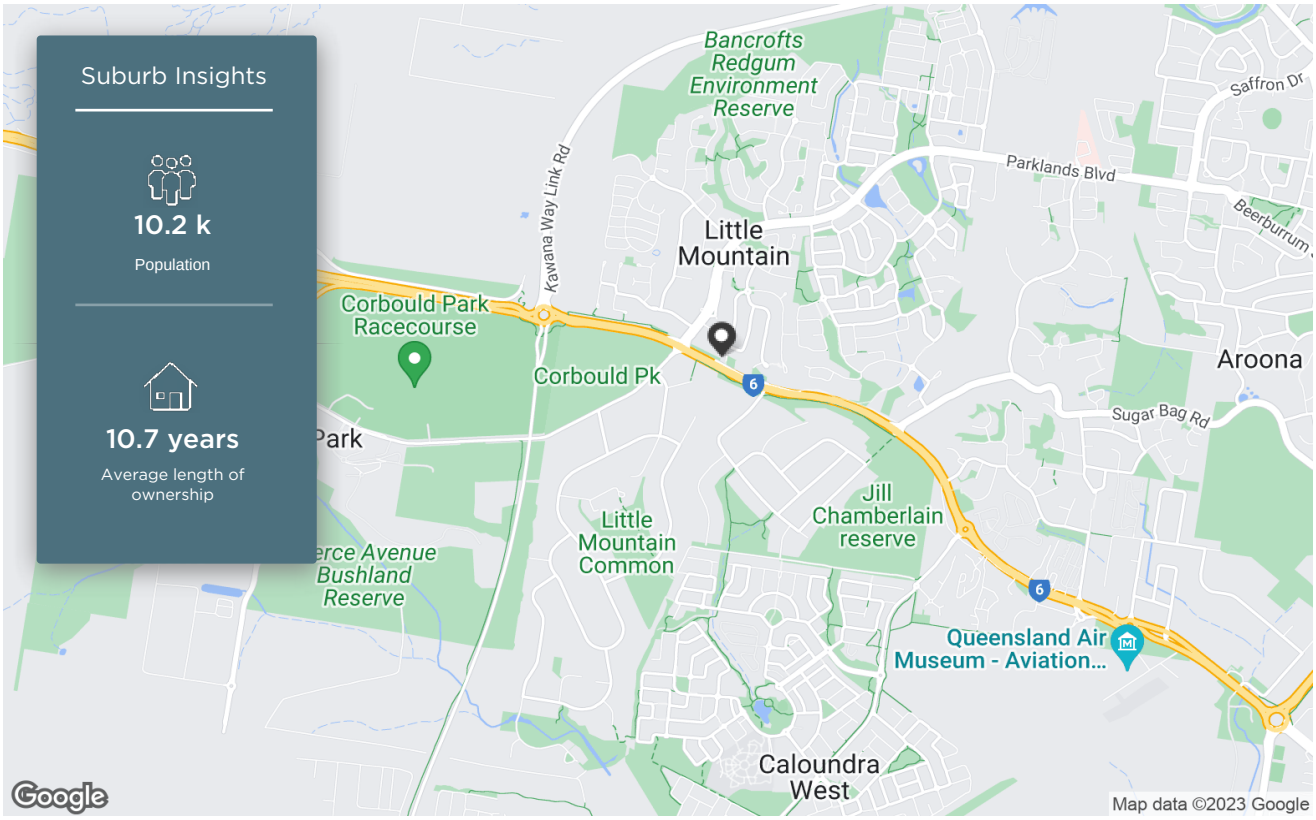
Year Built	1993	DOM	15 days
Listing Date	28-Jun-23	Distance	2.04km
Listing Price	Offers Over $759,000		

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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Little Mountain

Demographic

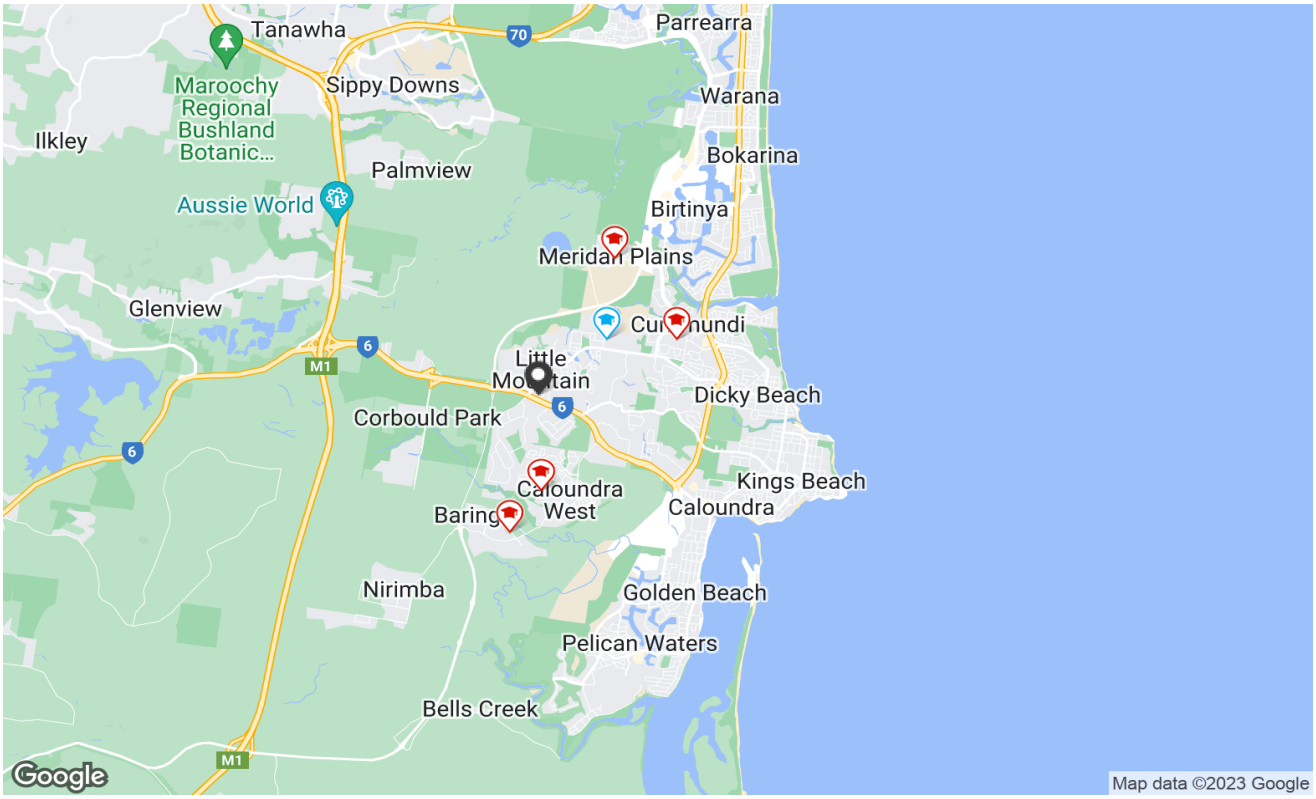


The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2011 was 9,044 people. By 2016 the population was 10,220 showing a population growth of 13.0% in the area during that time. The predominant age 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 $870,000.

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



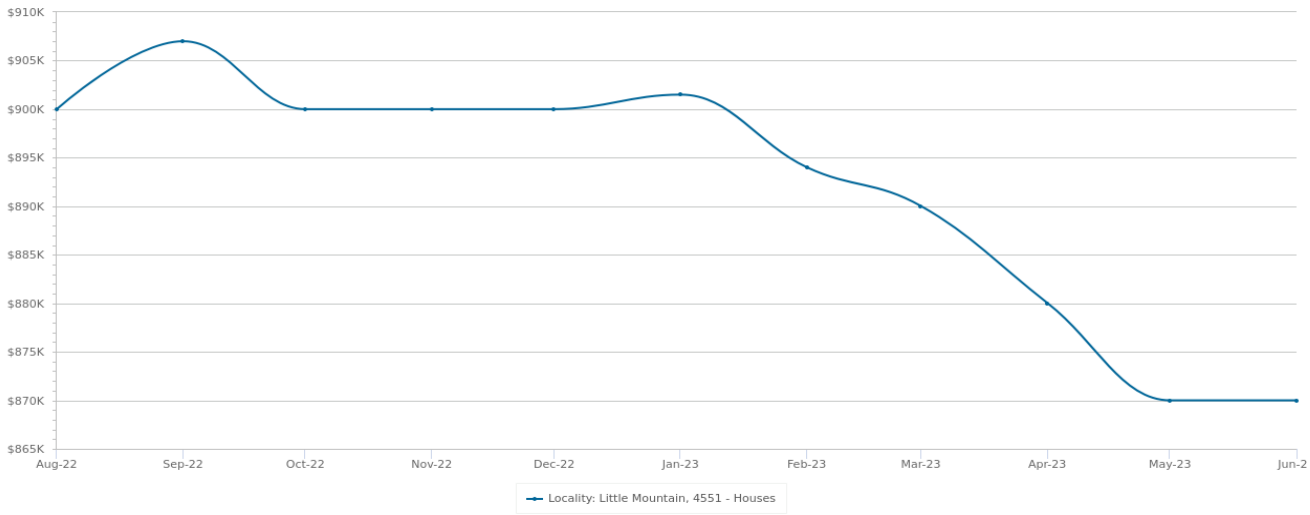
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.87km	Combined	Mixed	Government	0-12
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.07km	Combined	Mixed	Non-Government	0-12
	Baringa State Primary School	2.97km	Primary	Mixed	Non-Government	0-0
	Talara Primary College 24 Talara Street Currimundi QLD 4551	3.11km	Primary	Mixed	Government	0-6
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	3.31km	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

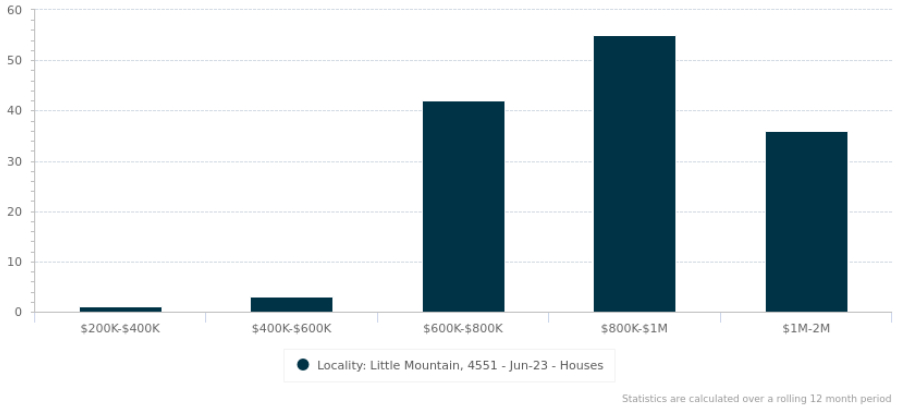
Median Sale Price - 12 months (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	39	$655
Jun 2023	11	$870,000	0.0%	29	38	$672
May 2023	8	$870,000	-1.1% ▼	30	33	$677
Apr 2023	10	$880,000	-1.1% ▼	30	32	$680
Mar 2023	7	$890,000	-0.4% ▼	29	34	$675
Feb 2023	11	$894,000	-0.8% ▼	29	37	$660
Jan 2023	13	$901,500	0.2% ▲	27	39	$660
Dec 2022	11	$900,000	0.0%	27	41	$670
Nov 2022	12	$900,000	0.0%	23	57	$675
Oct 2022	19	$900,000	-0.8% ▼	16	56	$650
Sep 2022	10	$907,000	0.8% ▲	11	53	$650
Aug 2022	15	$900,000	1.1% ▲	10	52	$650

Sales by Price - 12 months (House)

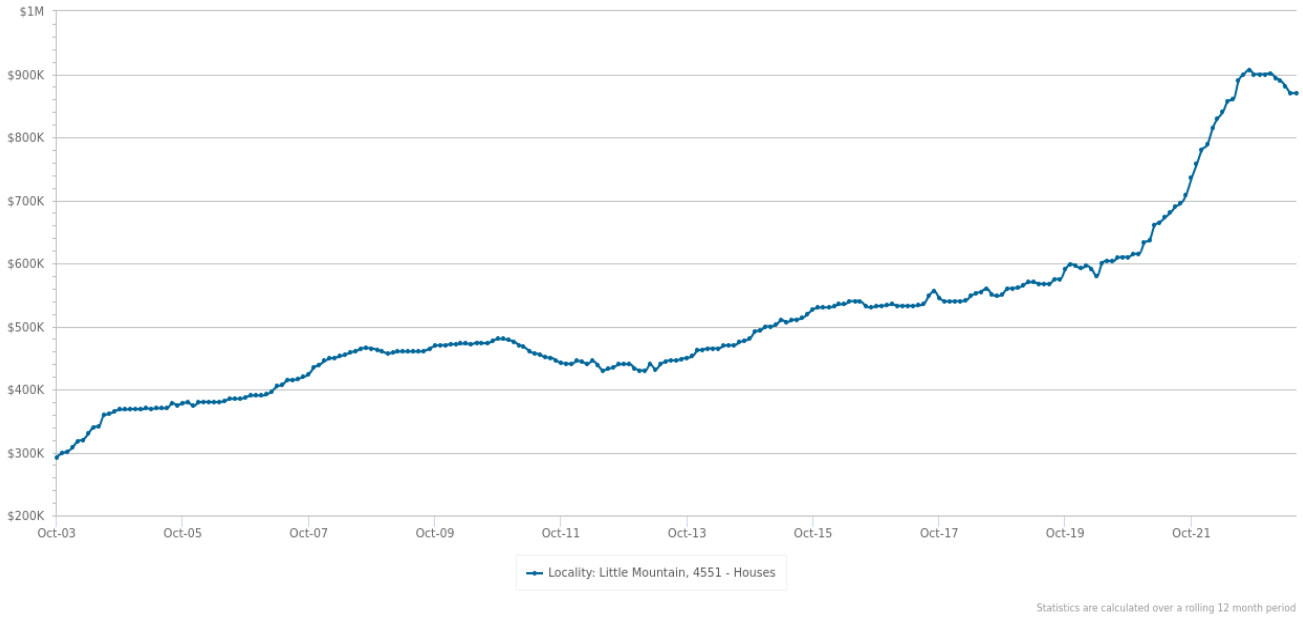
PRICE	NUMBER
<200K	0
$200K-$400K	1
$400K-$600K	3
$600K-$800K	42
$800K-$1M	55
$1M-$2M	36
>2M	0



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Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	137	$870,000	1.2% ▲	29	161	$660
2022	198	$860,000	26.5% ▲	9	223	$650
2021	221	$680,000	12.6% ▲	12	228	$580
2020	152	$604,000	6.4% ▲	42	215	$500
2019	182	$567,500	2.3% ▲	38	243	$500
2018	168	$555,000	4.1% ▲	35	248	$500
2017	194	$533,250	-1.2% ▼	31	248	$485
2016	200	$540,000	5.9% ▲	34	288	$475
2015	203	$510,000	8.5% ▲	35	308	$460
2014	185	$470,000	5.7% ▲	32	299	$450
2013	146	$444,500	3.4% ▲	59	271	$440
2012	145	$430,000	-5.6% ▼	71	289	$420
2011	136	$455,500	-4.0% ▼	71	320	$420
2010	188	$474,250	3.1% ▲	53	318	$410
2009	171	$460,000	0.2% ▲	59	310	$405
2008	258	$459,000	10.6% ▲	42	283	$420
2007	240	$415,000	8.9% ▲	44	211	$350
2006	218	$381,250	3.0% ▲	94	193	$315
2005	154	$370,000	8.3% ▲	74	216	-
2004	166	$341,500	26.5% ▲	60	110	-

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