



17/9 ELLIS WAY MERIDAN PLAINS QLD 4551

Prepared on 10th June 2024

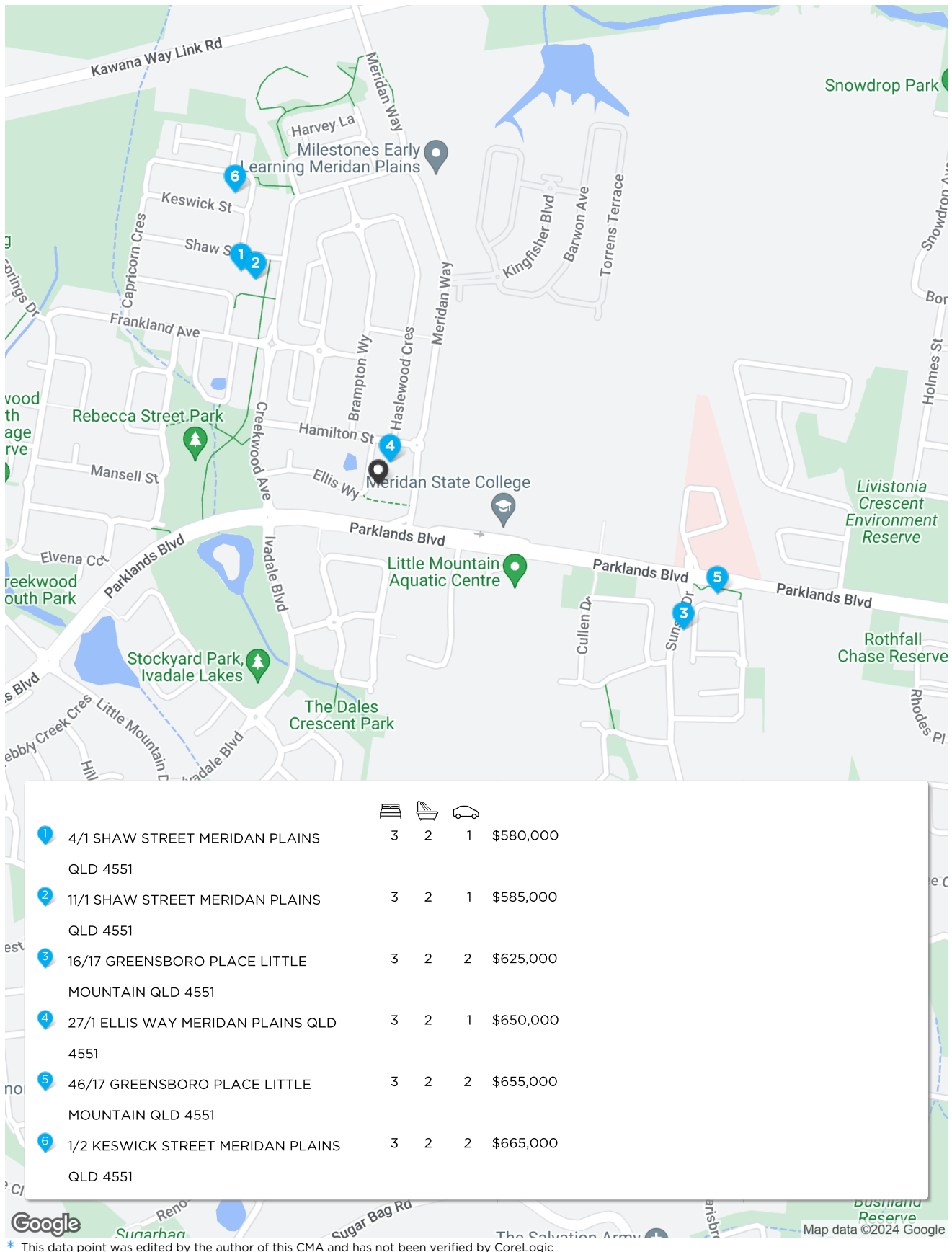
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comparables Map: Sales



Comparable Sales

1

4/1 SHAW STREET MERIDAN PLAINS QLD 4551



3

2

1

195m²

120m²

Year Built

2017

DOM

72

Sold Date

28-Aug-23

Distance

0.45km

First Listing

-

Last Listing

-

2

11/1 SHAW STREET MERIDAN PLAINS QLD 4551



3

2

1

204m²

114m²

Year Built

2016

DOM

-

Sold Date

05-Sep-23

Distance

0.42km

First Listing

-

Last Listing

-

3

16/17 GREENSBORO PLACE LITTLE MOUNTAIN QLD 4551



3

2

2

165m²

105m²

Year Built

2014

DOM

80

Sold Date

28-Mar-24

Distance

0.6km

First Listing

Contact Agent

Last Listing

Offers over \$629,000

4

27/1 ELLIS WAY MERIDAN PLAINS QLD 4551



3

2

1

159m²

118m²

Year Built

2018

DOM

-

Sold Date

18-Nov-23

Distance

0.04km

First Listing

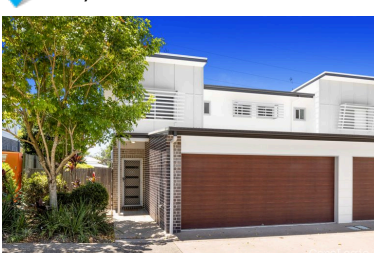
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Last Listing

-

5

46/17 GREENSBORO PLACE LITTLE MOUNTAIN QLD 4551



3

2

2

169m²

116m²

Year Built

2015

DOM

34

Sold Date

19-Dec-23

Distance

0.63km

First Listing

Contact Agent

Last Listing

UNDER CONTRACT

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

Comparable Sales

6 1/2 KESWICK STREET MERIDAN PLAINS QLD 4551

Sold Price	\$665,000
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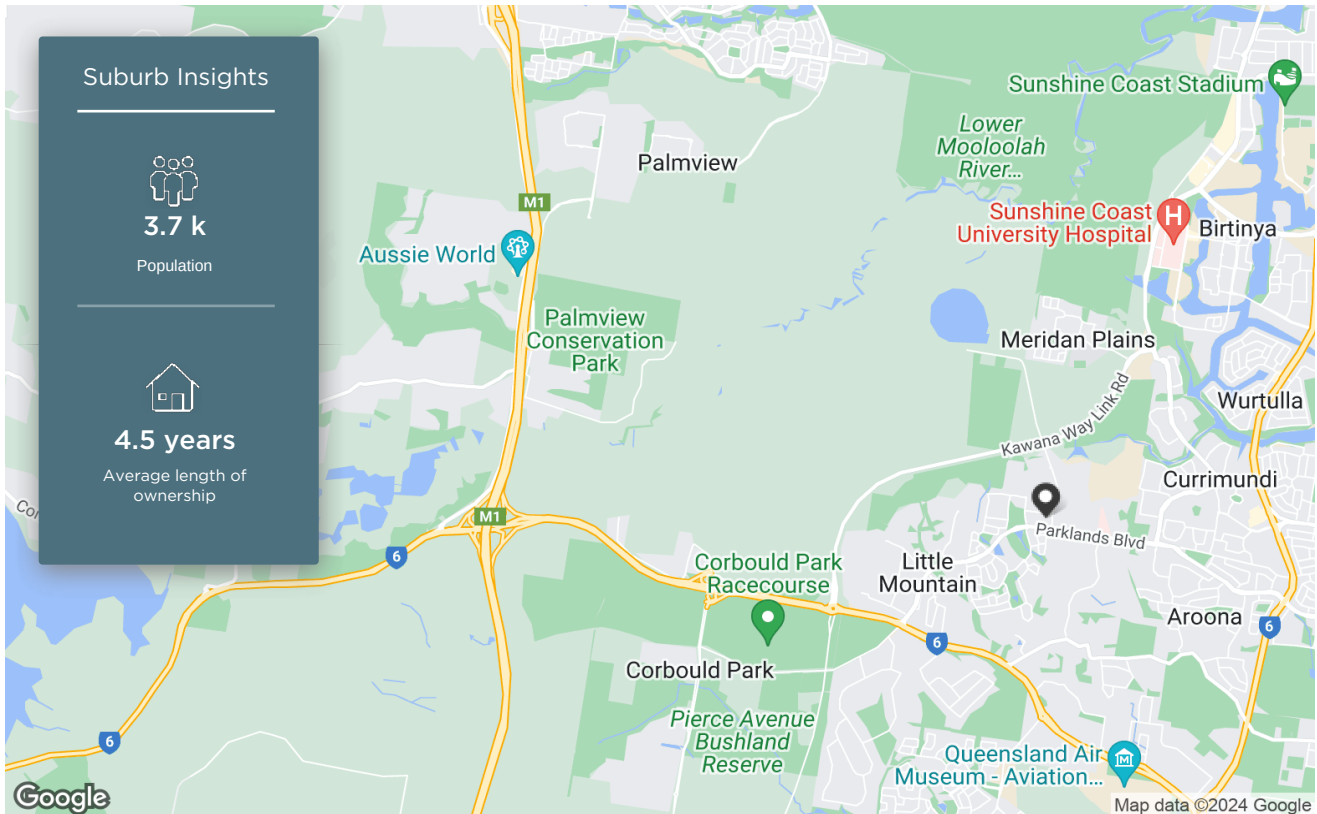


 3	 2	 2	 156m ²	 106m ²
Year Built	2016	DOM		71
Sold Date	01-Mar-24	Distance		0.57km
First Listing	Offers Over \$649,000			
Last Listing	Offers Over \$649,000			

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

Meridan Plains

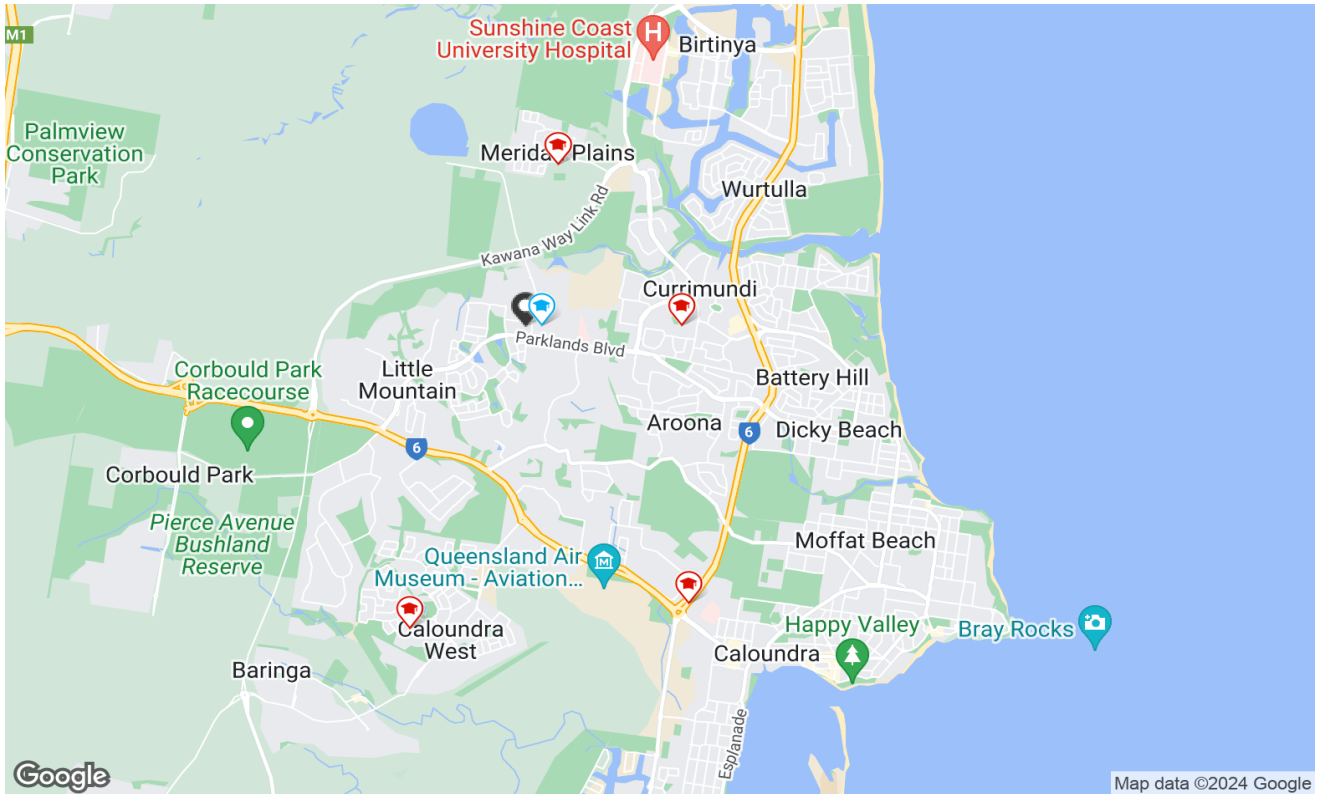
Demographic



The size of Meridan Plains is approximately 17.7 square kilometres. It has 16 parks covering nearly 17.4% of total area. The population of Meridan Plains in 2011 was 319 people. By 2016 the population was 3,678 showing a population growth of 1053.0% in the area during that time. The predominant age group in Meridan Plains is 0-9 years. Households in Meridan Plains are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Meridan Plains work in a trades occupation. In 2011, 63.7% of the homes in Meridan Plains were owner-occupied compared with 55.1% in 2016. Currently the median sales price of houses in the area is \$790,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.1	Owns Outright	25.2	0-15.6K	3.1	0-9	15.8
Couples with Children	42.5	Purchaser	29.9	15.6-33.8K	14.2	10-19	15.0
Single Parents	20.3	Renting	38.8	33.8-52K	17.0	20-29	14.2
Other	1.3	Other	4.2	52-78K	16.9	30-39	14.1
		Not Stated	1.3	78-130K	25.3	40-49	12.8
				130-182K	10.4	50-59	7.5
				182K+	4.5	60-69	6.6
						70-79	9.0
						80-89	4.7
						90-99	0.4

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	0.22km	Combined	Mixed	Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	1.64km	Primary	Mixed	Government	0-6
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.79km	Combined	Mixed	Non-Government	0-12
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	3.38km	Combined	Mixed	Non-Government	0-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.39km	Combined	Mixed	Non-Government	0-12



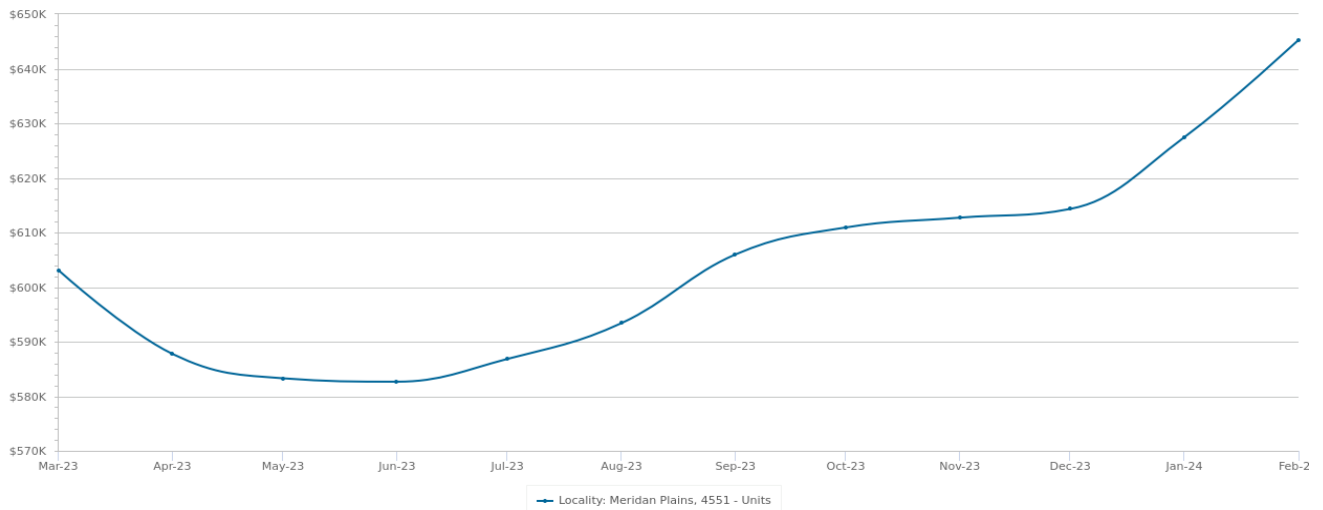
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

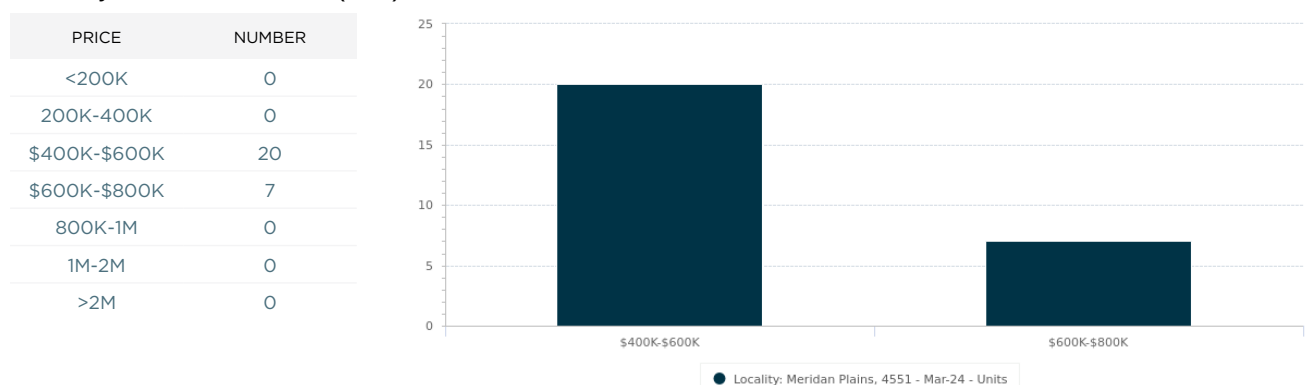
Median Value - 12 Months (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2024	-	-	-	-	-	-
Feb 2024	-	\$645,257	2.8% ▲	28	2	\$550
Jan 2024	-	\$627,470	2.1% ▲	28	2	\$550
Dec 2023	3	\$614,323	0.3% ▲	28	3	\$550
Nov 2023	3	\$612,721	0.3% ▲	30	3	\$550
Oct 2023	-	\$610,927	0.8% ▲	39	3	\$535
Sep 2023	4	\$605,992	2.1% ▲	39	4	\$530
Aug 2023	2	\$593,402	1.1% ▲	47	4	\$490
Jul 2023	3	\$586,845	0.7% ▲	47	4	\$490
Jun 2023	2	\$582,666	-0.1% ▼	50	6	\$490
May 2023	4	\$583,288	-0.8% ▼	50	8	-
Apr 2023	4	\$587,725	-2.5% ▼	39	10	-

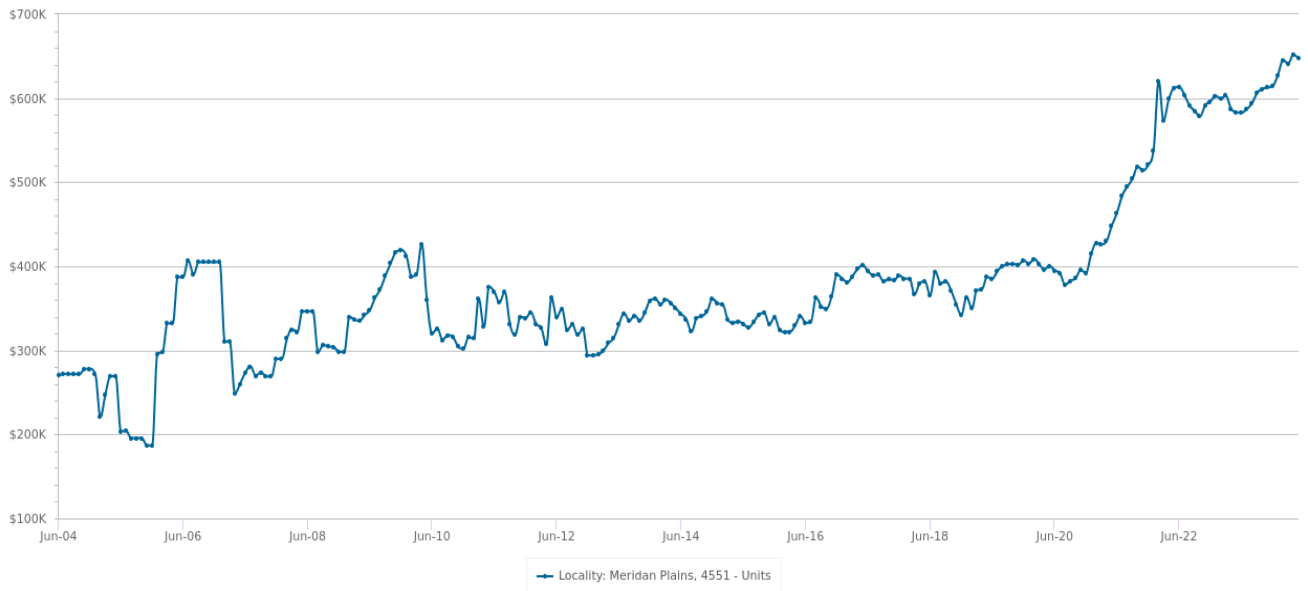
Sales by Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Unit)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	27	\$647,291	11.0% ▲	28	17	\$585
2023	15	\$583,288	-4.6% ▼	-	21	-
2022	14	\$611,669	36.5% ▲	-	14	\$480
2021	15	\$448,225	11.9% ▲	49	15	\$430
2020	8	\$400,536	3.4% ▲	-	11	\$410
2019	13	\$387,218	1.4% ▲	131	30	\$420
2018	19	\$382,049	-4.8% ▼	64	23	\$420
2017	28	\$401,234	17.8% ▲	88	27	\$415
2016	9	\$340,599	1.9% ▲	-	14	\$400
2015	20	\$334,331	-4.5% ▼	-	6	\$400
2014	27	\$349,943	11.3% ▲	-	5	-
2013	16	\$314,529	-13.2% ▼	-	6	-
2012	7	\$362,249	-3.5% ▼	-	2	-
2011	2	\$375,370	4.3% ▲	-	-	-
2010	2	\$359,802	5.2% ▲	-	2	-
2009	5	\$342,146	-1.3% ▼	-	1	-
2008	-	\$346,493	33.1% ▲	-	1	-
2007	2	\$260,284	-32.8% ▼	-	-	-
2006	-	\$387,106	43.8% ▲	-	-	-
2005	-	\$269,270	2.1% ▲	-	-	-

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