



28 MON TERRE DRIVE LITTLE MOUNTAIN QLD 4551

Prepared on 18th July 2024

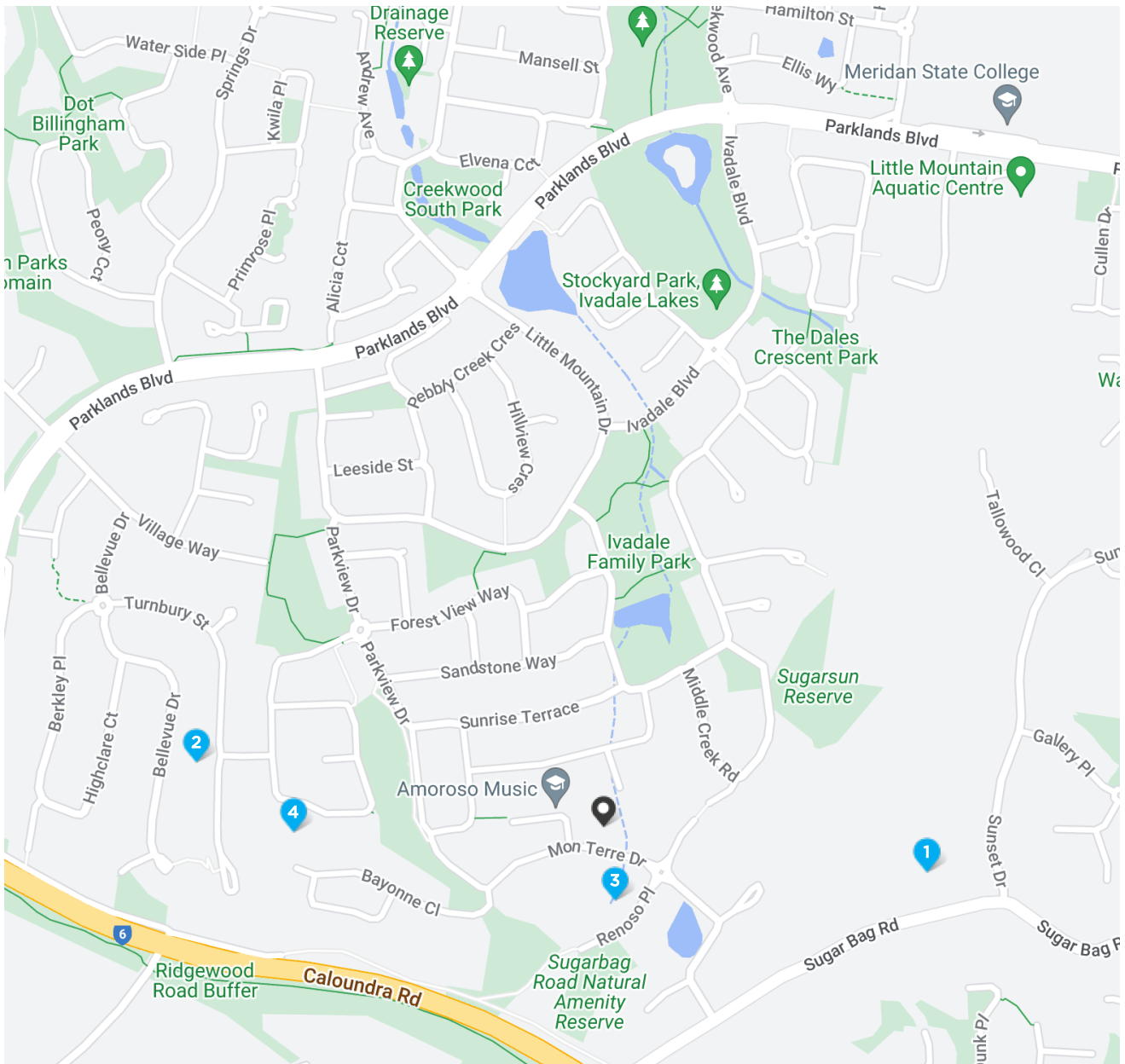
Admin First National
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Comparables Map: Sales




1 51 SUGAR BAG ROAD LITTLE MOUNTAIN QLD 4551	3	2	2	\$1,050,000
2 32 TURNBURY STREET LITTLE MOUNTAIN QLD 4551	4	3	4	\$1,163,500
3 6 RENOSO PLACE LITTLE MOUNTAIN QLD 4551	3	2	2	\$1,300,000
4 28 BAYONNE CLOSE LITTLE MOUNTAIN QLD 4551	4	2	4	\$1,375,000


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

Comparable Sales


- 1** 51 SUGAR BAG ROAD LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,050,000**



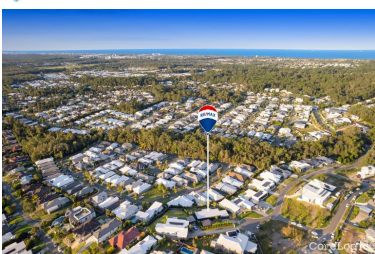
🏠 3 🚰 2 🚗 2 📏 1.22ha 📐 146m²
 Year Built 2016 DOM 62
 Sold Date 06-Feb-24 Distance 0.49km
 First Listing New to market
 Last Listing \$1,050,000
- 2** 32 TURNBURY STREET LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,163,500**



🏠 4 🚰 3 🚗 4 📏 766m² 📐 260m²
 Year Built 2011 DOM 21
 Sold Date 30-Apr-24 Distance 0.61km
 First Listing Buyers Range: \$1.1M - \$1.2M
 Last Listing Buyers Range: \$1.1M - \$1.2M
- 3** 6 RENOSO PLACE LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,300,000**



🏠 3 🚰 2 🚗 2 📏 1,016m² 📐 310m²
 Year Built 2016 DOM 118
 Sold Date 07-Mar-24 Distance 0.12km
 First Listing Inviting Offers
 Last Listing Contact Agent
- 4** 28 BAYONNE CLOSE LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,375,000**

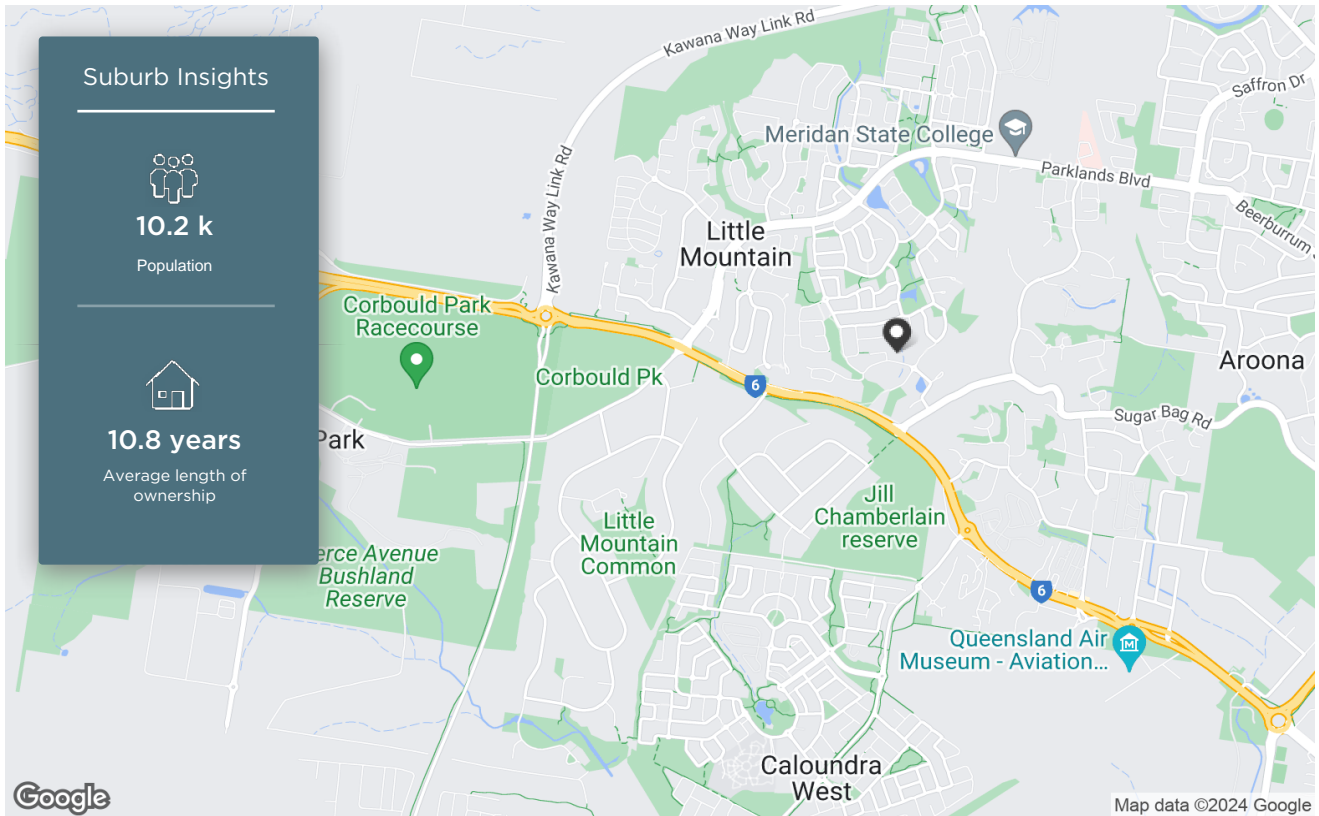


🏠 4 🚰 2 🚗 4 📏 1,410m² 📐 162m²
 Year Built 2022 DOM 49
 Sold Date 11-Jun-24 Distance 0.46km
 First Listing Offers Over \$1,450,000
 Last Listing \$1,395,000

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

Little Mountain

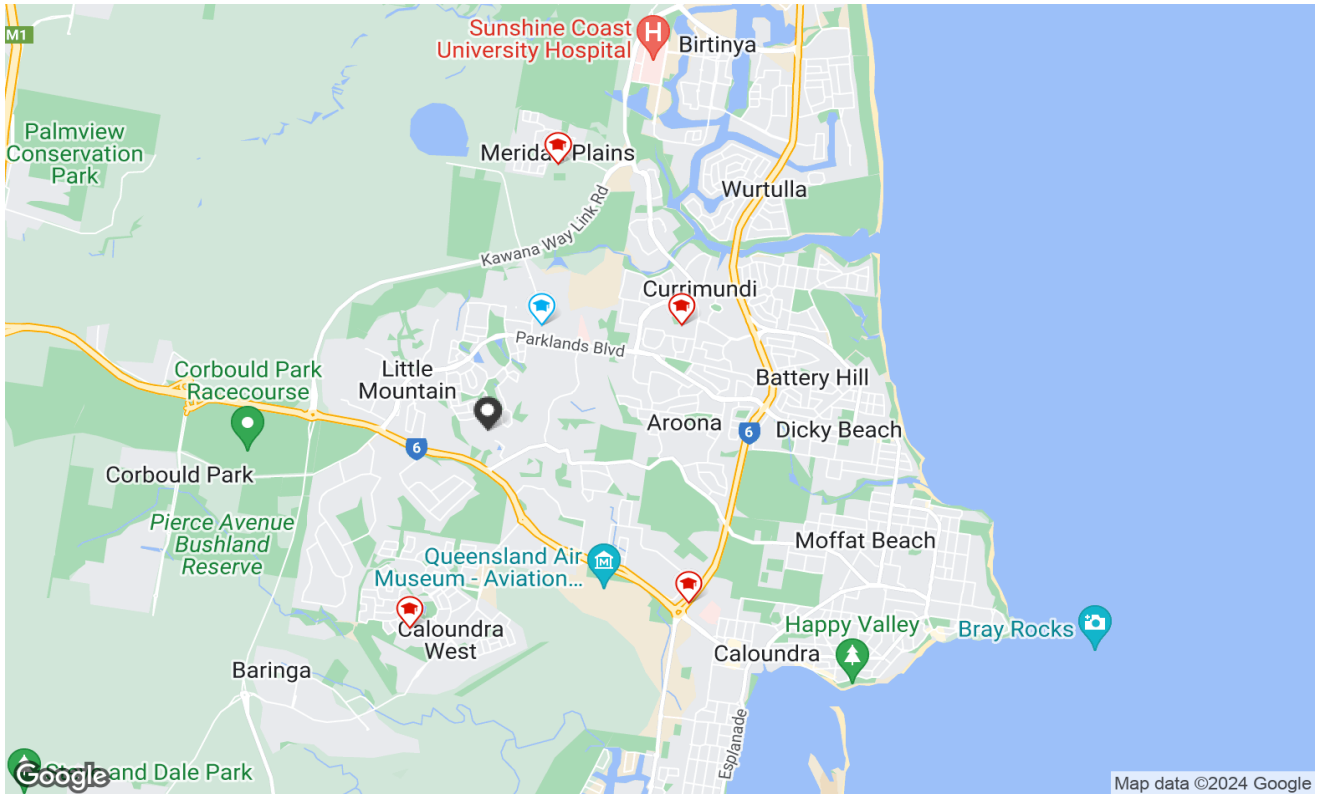
Demographic



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 \$950,500.

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

Local Schools



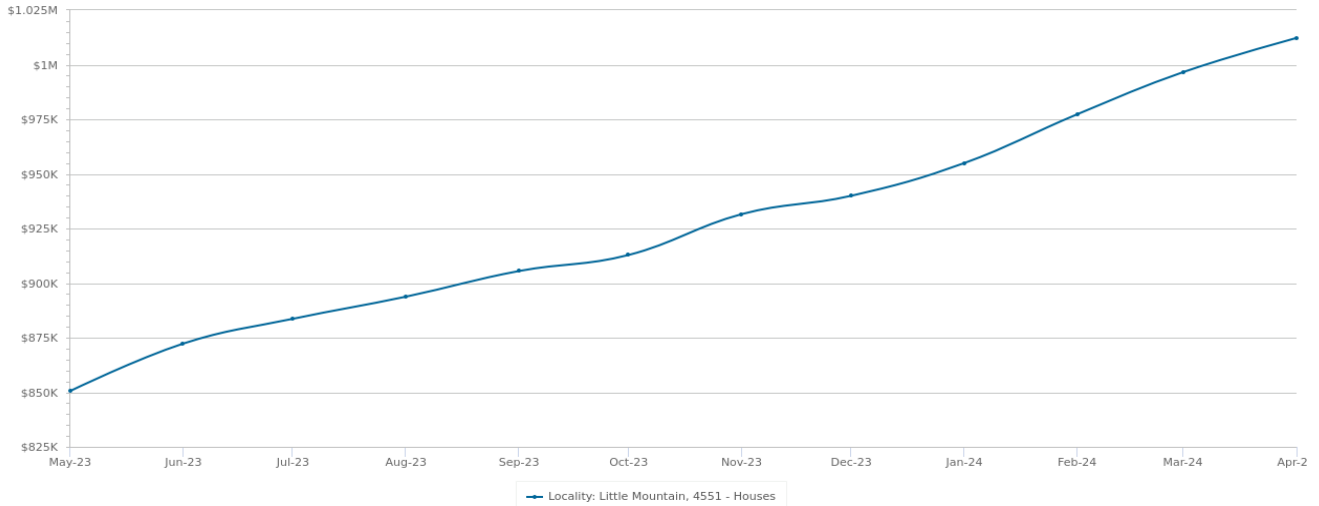
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.28km	Combined	Mixed	Government	0-12
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.21km	Combined	Mixed	Non-Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	2.31km	Primary	Mixed	Government	0-6
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.77km	Combined	Mixed	Non-Government	0-12
 Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.95km	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 (House)

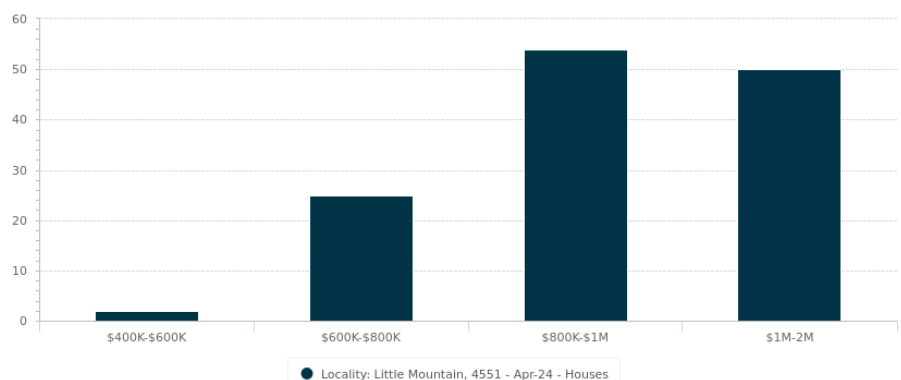


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2024	11	\$1,012,259	1.6% ▲	14	33	\$695
Mar 2024	15	\$996,642	2.0% ▲	14	29	\$690
Feb 2024	11	\$977,367	2.3% ▲	14	30	\$695
Jan 2024	9	\$954,977	1.6% ▲	14	30	\$682
Dec 2023	8	\$939,984	0.9% ▲	15	24	\$675
Nov 2023	9	\$931,588	2.0% ▲	17	30	\$670
Oct 2023	10	\$912,881	0.8% ▲	20	31	\$665
Sep 2023	16	\$905,538	1.3% ▲	24	33	\$655
Aug 2023	9	\$893,789	1.1% ▲	28	29	\$650
Jul 2023	12	\$883,647	1.3% ▲	28	36	\$660
Jun 2023	13	\$872,327	2.6% ▲	29	38	\$672
May 2023	8	\$850,614	-1.0% ▼	30	33	\$680

Sales by Price - 12 months (House)

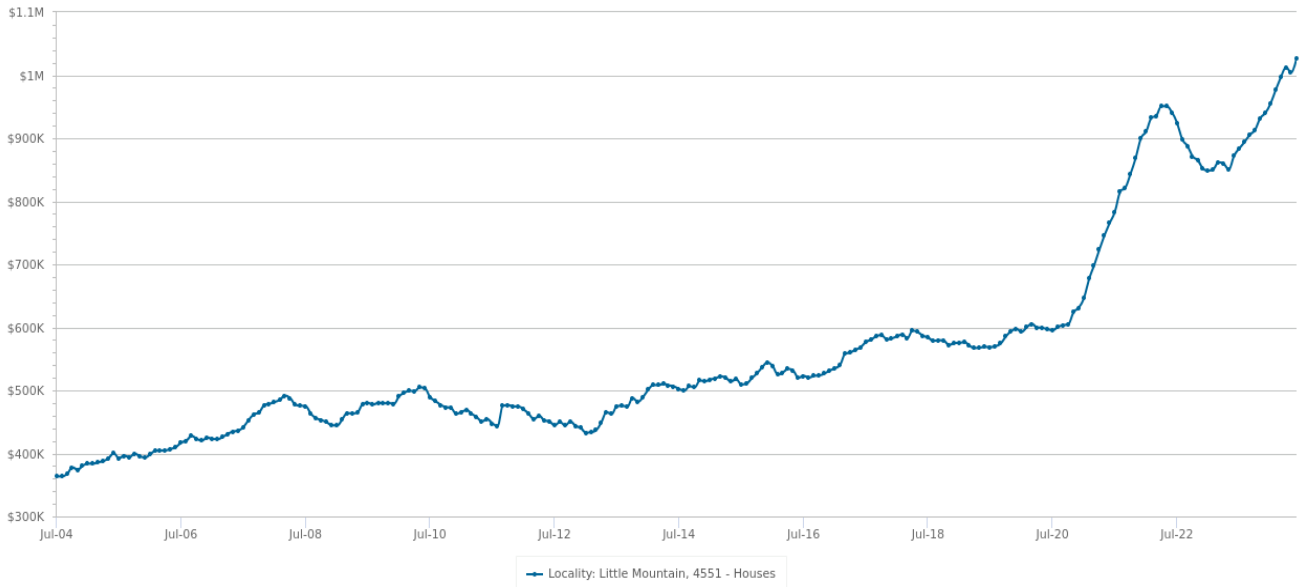
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	2
\$600K-\$800K	25
\$800K-\$1M	54
\$1M-\$2M	50
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	131	\$1,025,915	17.6% ▲	14	167	\$700
2023	154	\$872,327	-7.3% ▼	30	170	\$672
2022	191	\$941,003	22.9% ▲	8	222	\$620
2021	221	\$765,778	28.3% ▲	15	228	\$560
2020	146	\$597,089	4.9% ▲	40	213	\$500
2019	193	\$568,952	-3.0% ▼	39	259	\$500
2018	163	\$586,423	3.2% ▲	34	238	\$495
2017	193	\$568,337	9.3% ▲	35	263	\$480
2016	213	\$520,132	0.5% ▲	31	310	\$470
2015	199	\$517,776	2.3% ▲	39	303	\$460
2014	172	\$506,313	9.5% ▲	35	304	\$450
2013	135	\$462,542	2.6% ▲	61	269	\$430
2012	162	\$450,695	-0.8% ▼	72	312	\$420
2011	132	\$454,445	-9.7% ▼	68	313	\$420
2010	191	\$503,099	5.2% ▲	51	320	\$410
2009	171	\$478,247	0.6% ▲	65	299	\$405
2008	280	\$475,625	9.0% ▲	34	297	\$420
2007	226	\$436,162	6.4% ▲	63	187	\$350
2006	210	\$409,922	2.5% ▲	96	190	\$315
2005	151	\$400,000	6.5% ▲	69	198	-

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