



17/9 ELLIS WAY MERIDAN PLAINS QLD 4551

Prepared on 11th June 2024

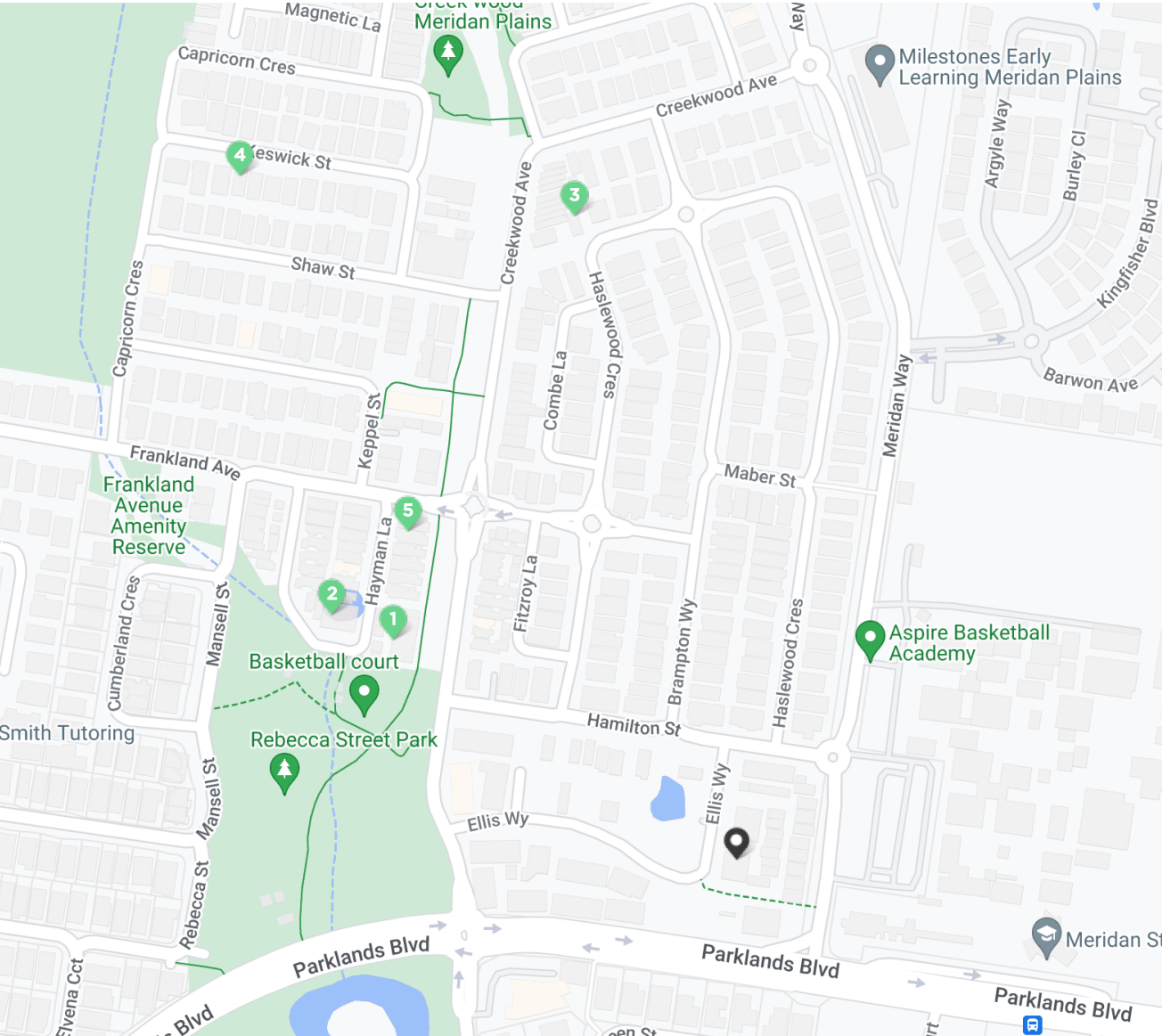
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals



					
1	23 HAYMAN LANE MERIDAN PLAINS QLD 4551	2	2	1	\$580
2	22 HAYMAN LANE MERIDAN PLAINS QLD 4551	3	2	1	\$630
3	7/96 CREEKWOOD AVENUE MERIDAN PLAINS QLD 4551	3	2	1	\$650
4	17 KESWICK STREET MERIDAN PLAINS QLD 4551	3	2	1	\$650
5	3 HAYMAN LANE MERIDAN PLAINS QLD 4551	3	2	1	\$660

Comparable Rentals

1 23 HAYMAN LANE MERIDAN PLAINS QLD 4551



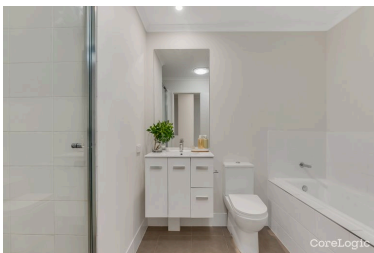
2 2 1 142m² 101m²
 Year Built 2015 DOM 6 days
 Listing Date 04-Apr-24 Distance 0.29km
 Listing Price \$580 per week

2 22 HAYMAN LANE MERIDAN PLAINS QLD 4551



3 2 1 146m² 137m²
 Year Built 2015 DOM 13 days
 Listing Date 03-Jan-24 Distance 0.34km
 Listing Price \$630 WEEKLY

3 7/96 CREEKWOOD AVENUE MERIDAN PLAINS QLD 4551



3 2 1 149m² 115m²
 Year Built 2017 DOM 23 days
 Listing Date 13-May-24 Distance 0.47km
 Listing Price \$650.00

4 17 KESWICK STREET MERIDAN PLAINS QLD 4551



3 2 1 330m² 109m²
 Year Built 2014 DOM 21 days
 Listing Date 17-Apr-24 Distance 0.6km
 Listing Price \$650 per week

5 3 HAYMAN LANE MERIDAN PLAINS QLD 4551

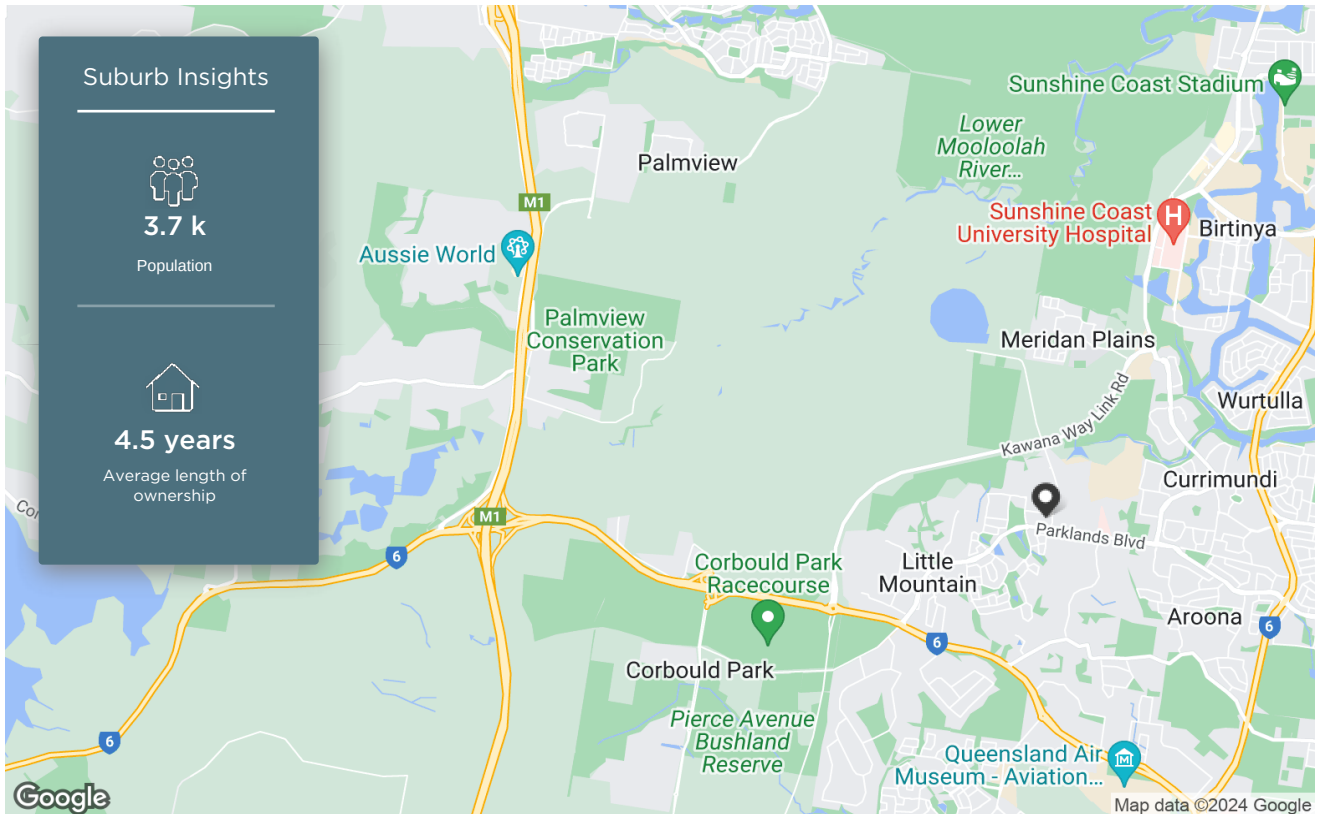


3 2 1 302m² 131m²
 Year Built 2015 DOM 14 days
 Listing Date 21-May-24 Distance 0.33km
 Listing Price \$660 per week

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

Meridan Plains

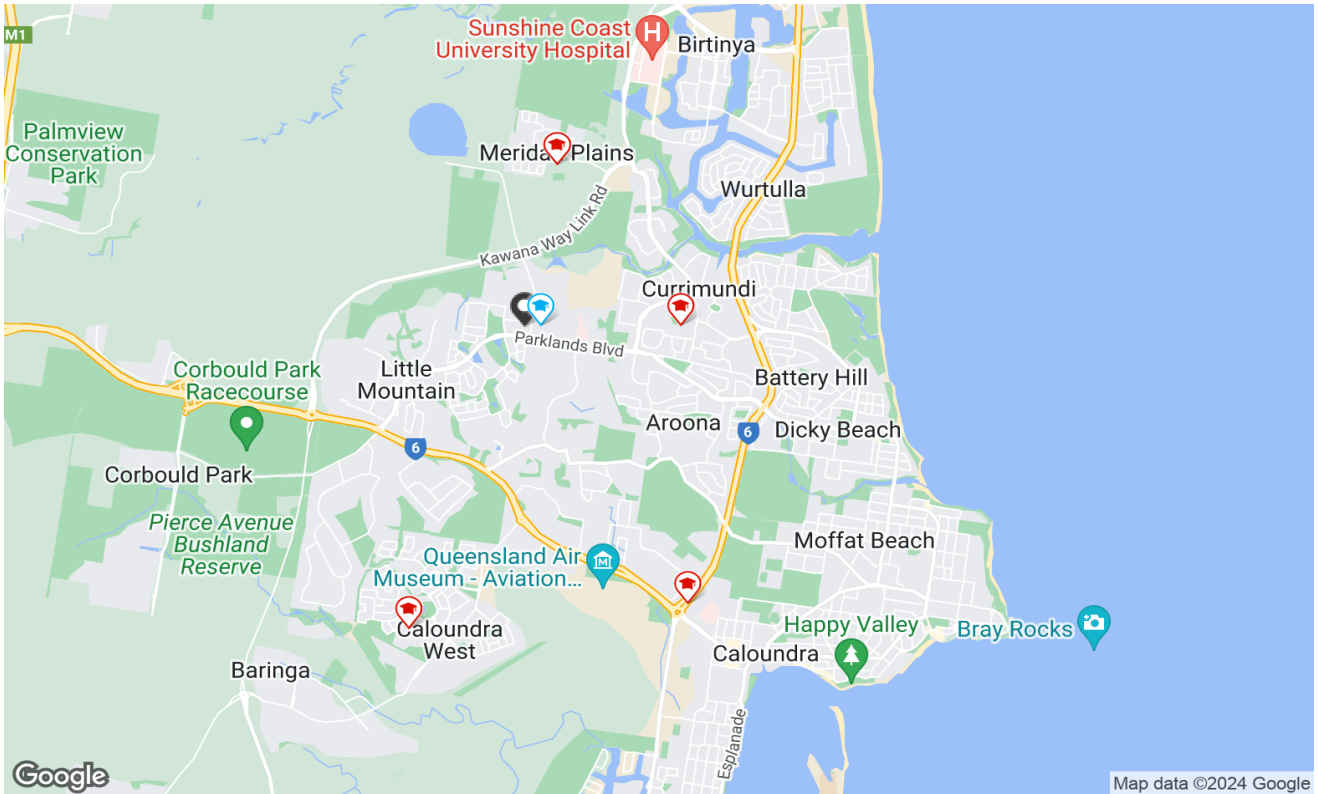
Demographic



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



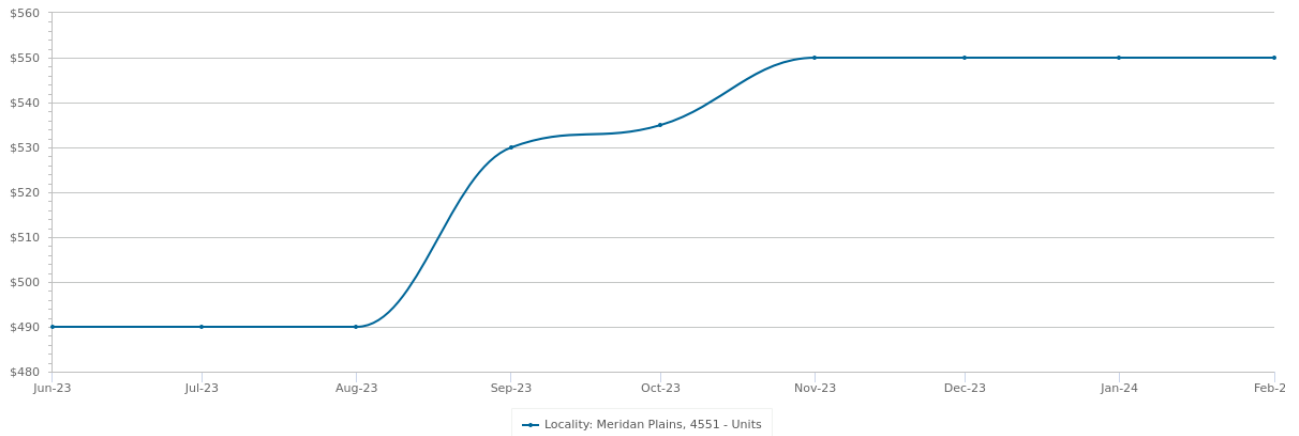
Property is within school catchment area



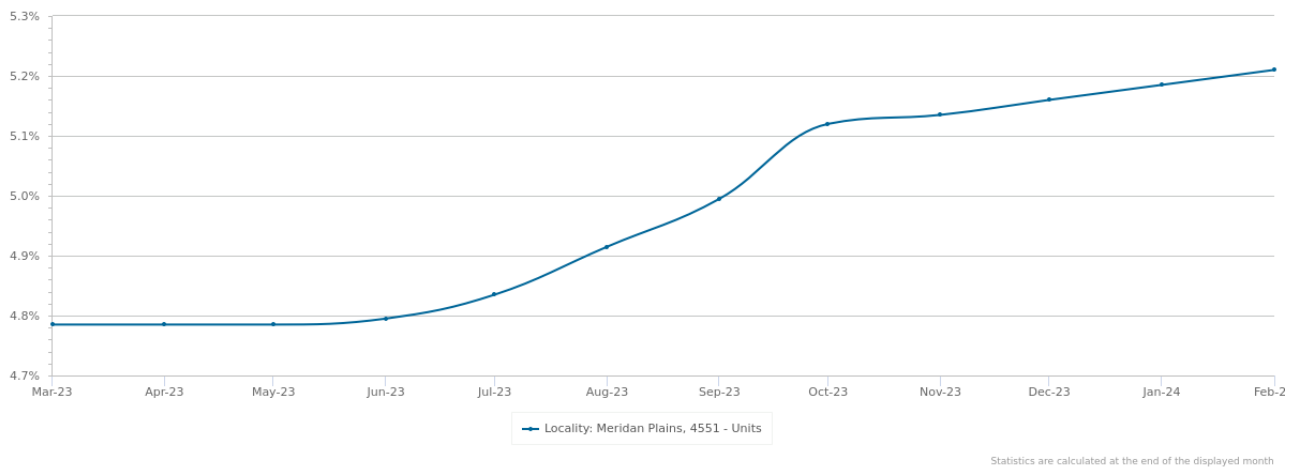
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



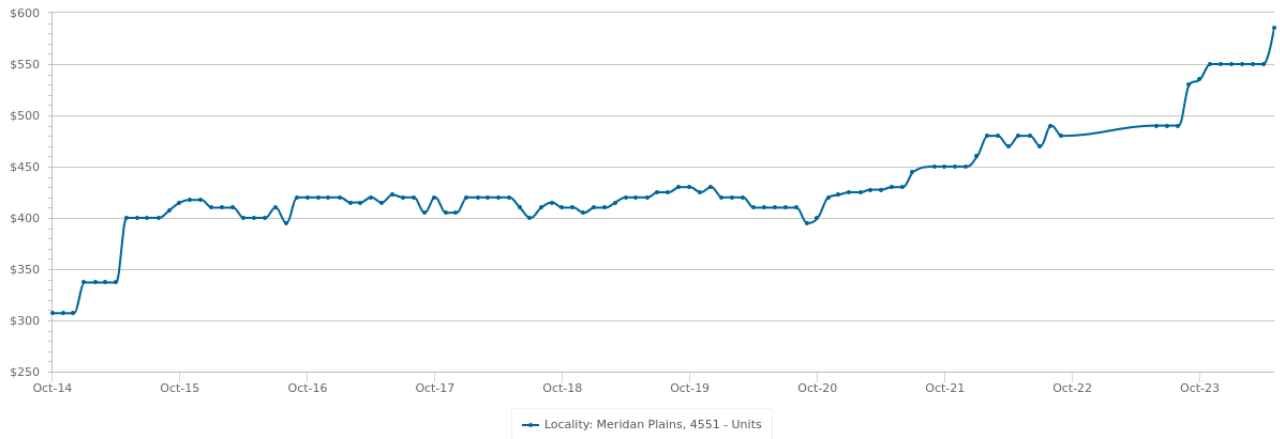
Gross Rental Yield - 12 months



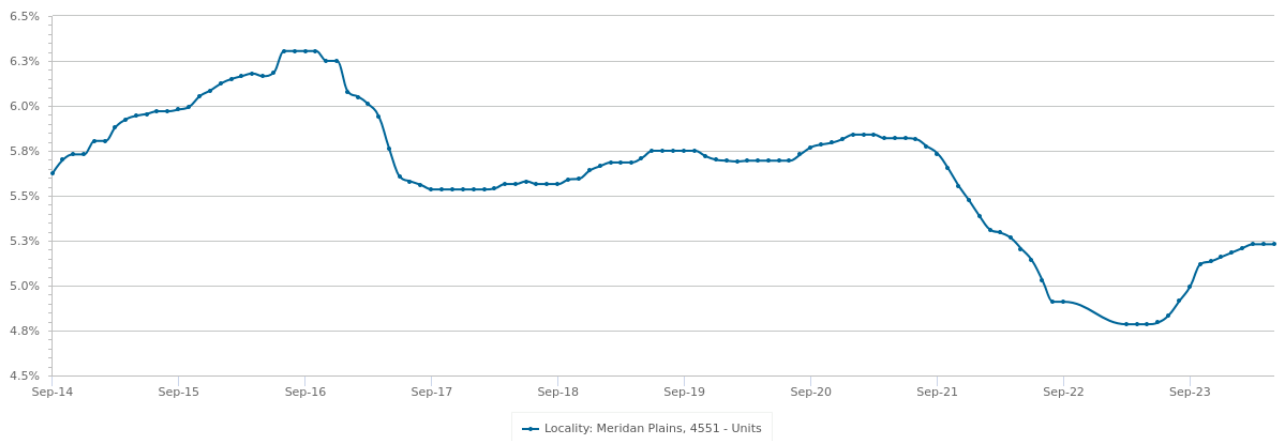
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Feb 2024	\$550	0.0%	5.2%
Jan 2024	\$550	0.0%	5.2%
Dec 2023	\$550	0.0%	5.2%
Nov 2023	\$550	2.8% ▲	5.1%
Oct 2023	\$535	0.9% ▲	5.1%
Sep 2023	\$530	8.2% ▲	5%
Aug 2023	\$490	0.0%	4.9%
Jul 2023	\$490	0.0%	4.8%
Jun 2023	\$490	-	4.8%
May 2023	-	-	4.8%
Apr 2023	-	-	4.8%
Mar 2023	-	-	4.8%

Long Term Market Trends

Median Asking Rent - 10 years



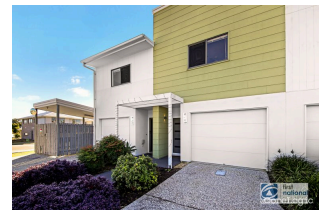
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$585	-	5.2%
2023	-	-	-
2023	-	-	4.8%
2022	-	-	-
2022	\$480	-	5.2%
2021	-	-	-
2021	\$430	-	5.8%
2020	-	-	-
2020	\$410	-	5.7%
2019	-	-	-

Summary

17/9 ELLIS WAY MERIDAN PLAINS QLD 4551



Appraisal price range

\$610 - \$640 per week

Notes from your agent

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