



25 BAYONNE CLOSE LITTLE MOUNTAIN QLD 4551

Prepared on 10th July 2024

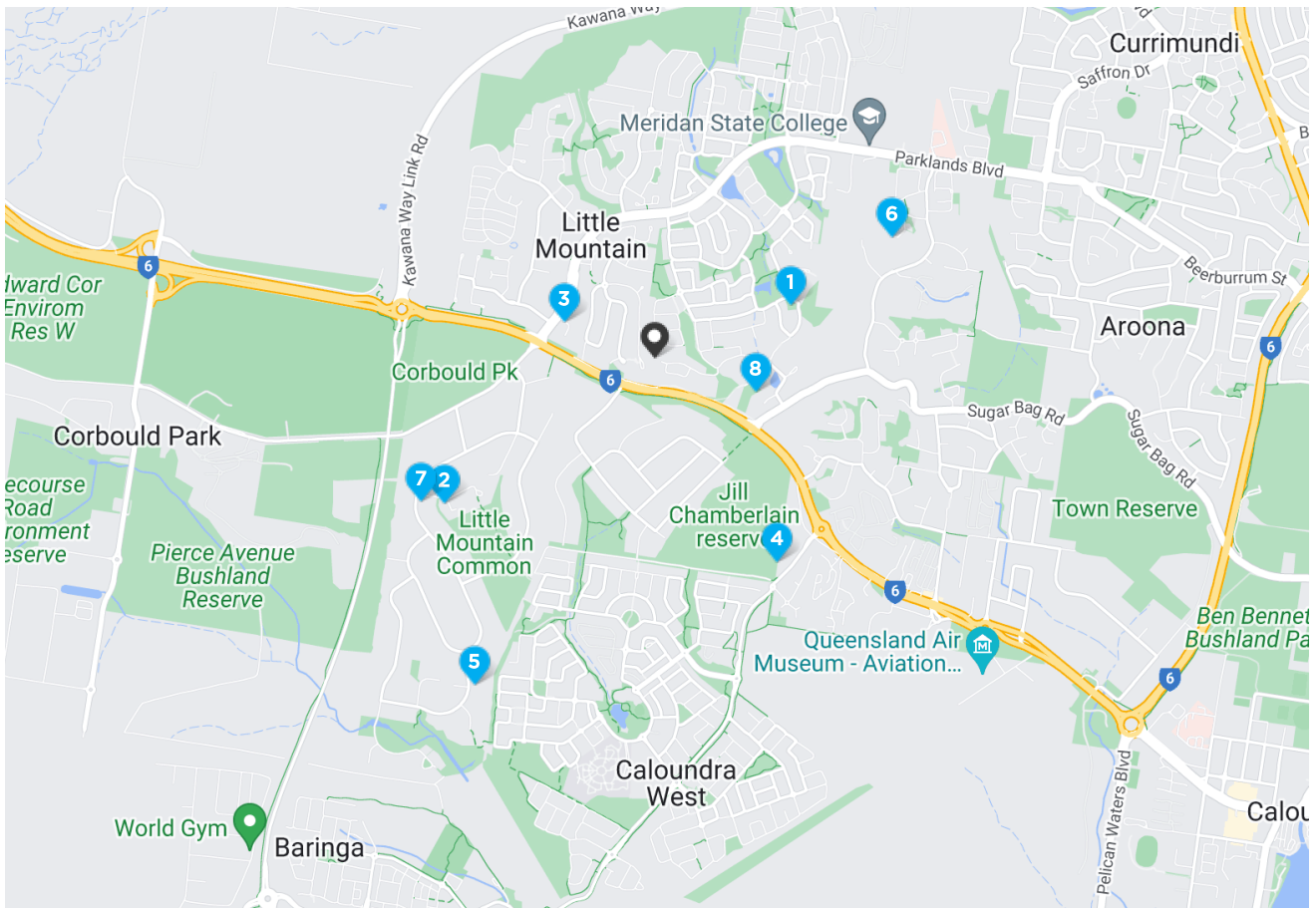
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

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CALOUNDRA QLD 4551

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Comparables Map: Sales




1 23 HINTERLAND DRIVE LITTLE MOUNTAIN QLD 4551	4	2	2	\$1,330,000
2 4 TULLOCH CLOSE LITTLE MOUNTAIN QLD 4551	4	2	4	\$1,360,000
3 10 MANOR COURT LITTLE MOUNTAIN QLD 4551	5	3	2	\$1,450,000
4 20 BELLVISTA BOULEVARD LITTLE MOUNTAIN QLD 4551	4	3	4	\$1,460,000
5 34 BLUEGRASS STREET LITTLE MOUNTAIN QLD 4551	5	3	6	\$1,610,000
6 17 WATTLEFIELD ROAD LITTLE MOUNTAIN QLD 4551	5	3	2	\$1,620,000
7 28 ASCOT WAY LITTLE MOUNTAIN QLD 4551	5	4	6	\$1,750,000
8 8 VAYMONT PLACE LITTLE MOUNTAIN QLD 4551	5	3	4	\$1,900,000

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

Comparable Sales


- 1** 23 HINTERLAND DRIVE LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,330,000**



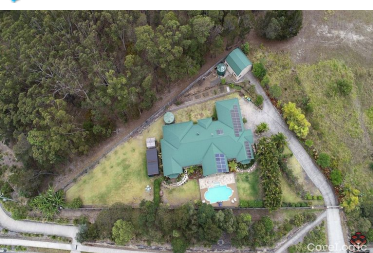
🏠 4 🚤 2 🚗 2 📏 804m² 📐 214m²
 Year Built 2010 DOM 20
 Sold Date 21-Nov-23 Distance 0.75km
 First Listing Buyer Range \$1.3M - \$1.4M
 Last Listing Buyer Range \$1.3M - \$1.4M
- 2** 4 TULLOCH CLOSE LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,360,000**



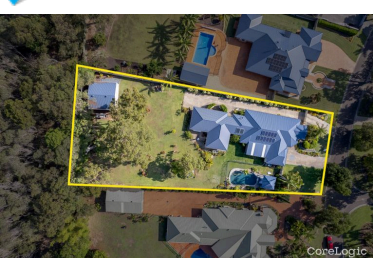
🏠 4 🚤 2 🚗 4 📏 1,500m² 📐 170m²
 Year Built 1998 DOM 28
 Sold Date 30-Jan-24 Distance 1.31km
 First Listing Offers Over \$1,360,000
 Last Listing Offers Over \$1,360,000
- 3** 10 MANOR COURT LITTLE MOUNTAIN QLD 4551 **Sold** ^{RS} **\$1,450,000**



🏠 5 🚤 3 🚗 2 📏 2,313m² 📐 182m²
 Year Built 1994 DOM 61
 Sold Date 14-Jun-24 Distance 0.49km
 First Listing Contact Agent
 Last Listing Sold prior to Auction - \$1,450,000
- 4** 20 BELLVISTA BOULEVARD LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,460,000**



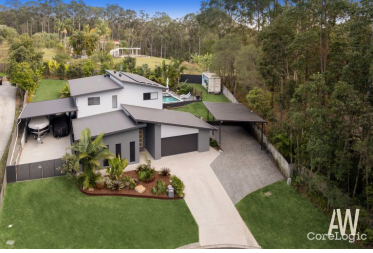


🏠 4 🚤 3 🚗 4 📏 2,535m² 📐 296m²
 Year Built 2011 DOM 35
 Sold Date 21-Nov-23 Distance 1.24km
 First Listing -
 Last Listing -
- 5** 34 BLUEGRASS STREET LITTLE MOUNTAIN QLD 4551 **Sold** **\$1,610,000**



🏠 5 🚤 3 🚗 6 📏 2,939m² 📐 282m²
 Year Built 2000 DOM 92
 Sold Date 05-Feb-24 Distance 1.93km
 First Listing OFFERS OVER \$1.7M
 Last Listing OFFERS OVER \$1.6M

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

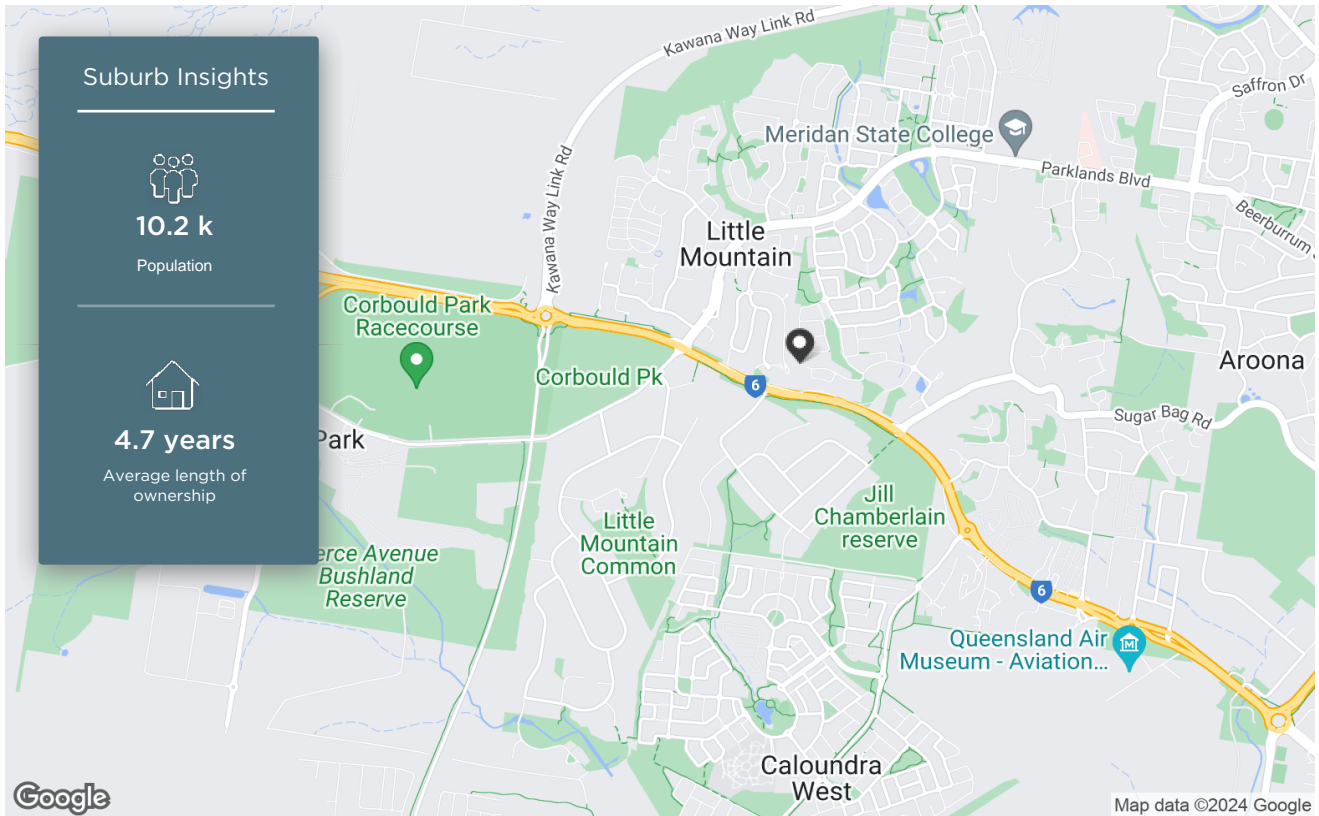
Comparable Sales

<p>6 17 WATTLEFIELD ROAD LITTLE MOUNTAIN QLD 4551</p> 	<p> 5 3 2 1,152m² 431m² Year Built 2016 DOM 1 Sold Date 15-Nov-23 Distance 1.36km First Listing - Last Listing - </p>	<p>Sold \$1,620,000</p>
<p>7 28 ASCOT WAY LITTLE MOUNTAIN QLD 4551</p> 	<p> 5 4 6 4,000m² 356m² Year Built 1993 DOM 79 Sold Date 16-Feb-24 Distance 1.41km First Listing Contact Agent Last Listing \$1.89million </p>	<p>Sold \$1,750,000</p>
<p>8 8 VAYMONT PLACE LITTLE MOUNTAIN QLD 4551</p> 	<p> 5 3 4 2,372m² 293m² Year Built 2000 DOM 45 Sold Date 22-May-24 Distance 0.56km First Listing For Sale Last Listing For Sale </p>	<p>Sold \$1,900,000</p>

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

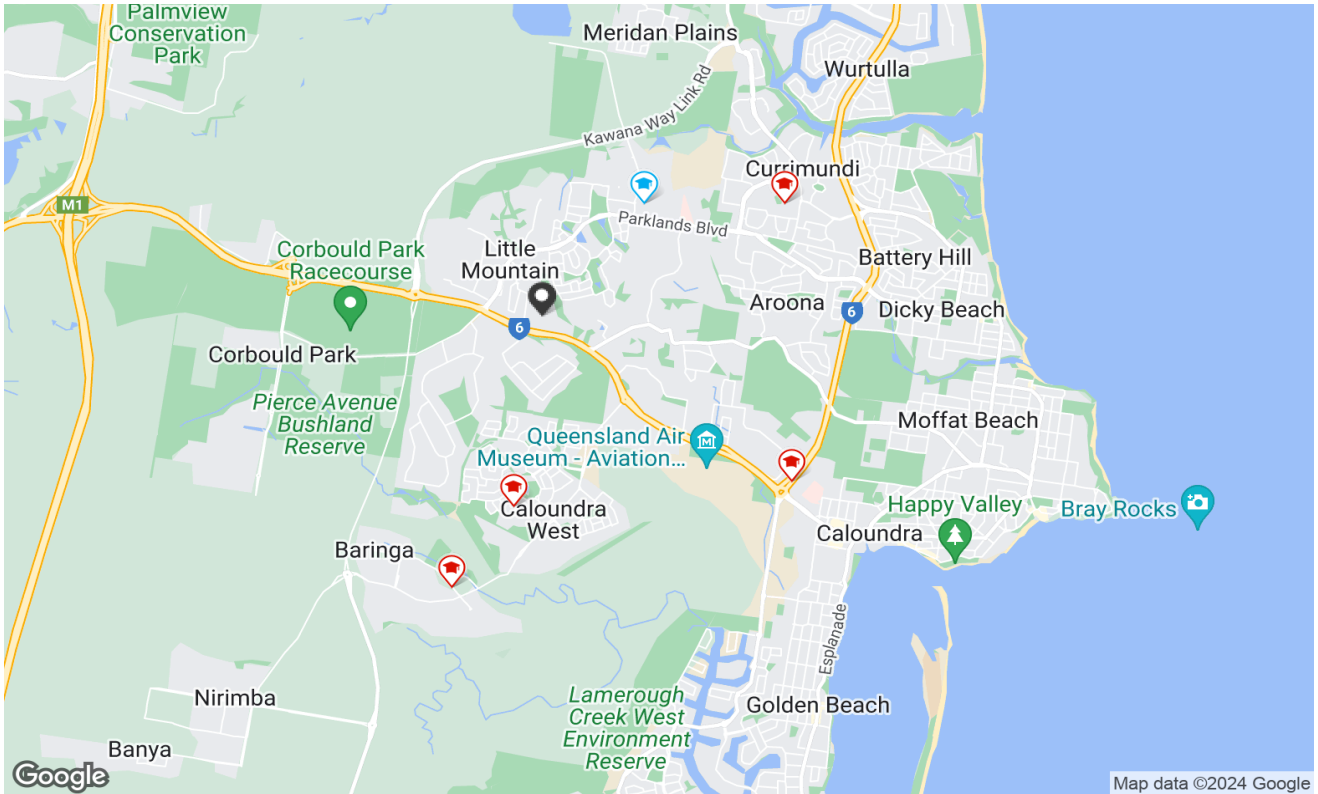
Demographic








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

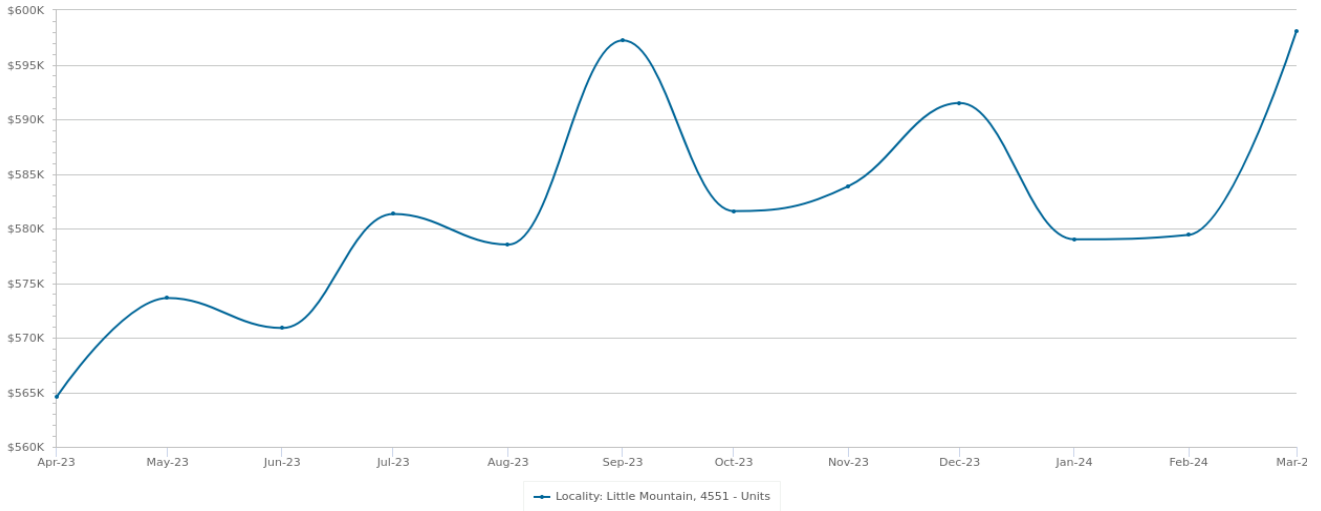


SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.61km	Combined	Mixed	Government	0-12
 Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.05km	Combined	Mixed	Non-Government	0-12
 Talara Primary College 24 Talara Street Currimundi QLD 4551	2.77km	Primary	Mixed	Government	0-6
 Baringa State Primary School 3.03km	3.03km	Primary	Mixed	Non-Government	0-0
 Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.13km	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)

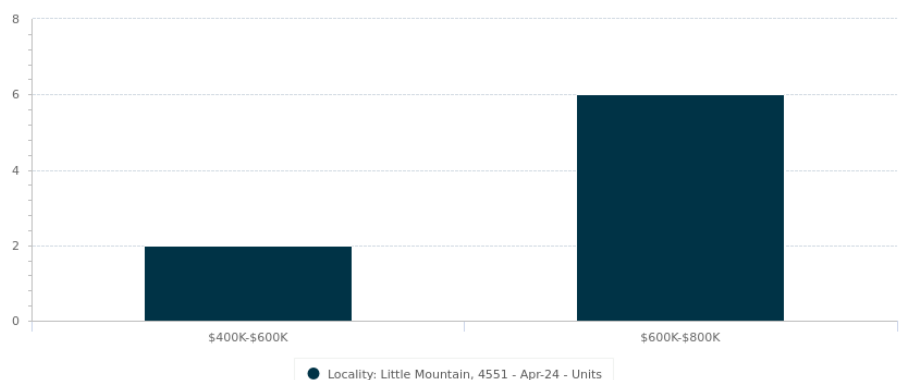


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2024	-	-	-	-	-	-
Mar 2024	2	\$598,096	3.2% ▲	-	5	\$590
Feb 2024	-	\$579,420	0.1% ▲	-	5	\$600
Jan 2024	-	\$579,006	-2.1% ▼	-	3	\$600
Dec 2023	1	\$591,492	1.3% ▲	-	2	\$577
Nov 2023	-	\$583,889	0.4% ▲	-	1	\$542
Oct 2023	1	\$581,591	-2.6% ▼	-	3	\$542
Sep 2023	1	\$597,223	3.2% ▲	-	3	\$565
Aug 2023	-	\$578,528	-0.5% ▼	-	3	\$565
Jul 2023	-	\$581,330	1.8% ▲	-	7	\$565
Jun 2023	-	\$570,884	-0.5% ▼	-	7	-
May 2023	2	\$573,633	1.6% ▲	-	7	-

Sales by Price - 12 months (Unit)

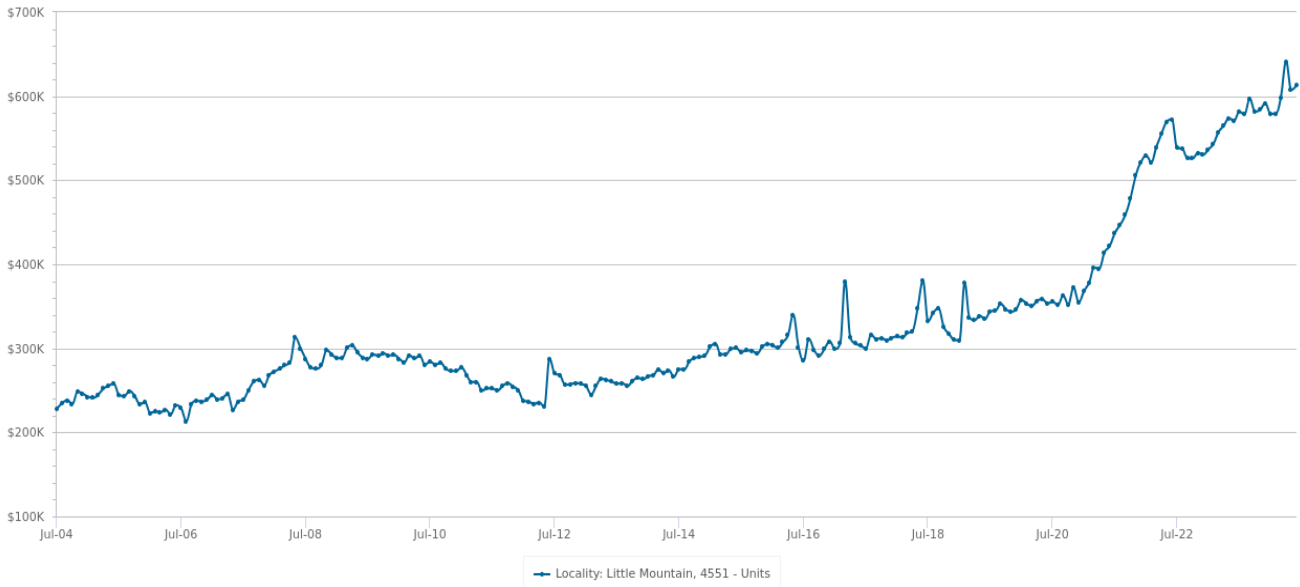
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	2
\$600K-\$800K	6
800K-1M	0
1M-2M	0
>2M	0



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	8	\$612,726	7.3% ▲	-	25	\$600
2023	12	\$570,884	-0.2% ▼	-	22	-
2022	21	\$572,295	35.7% ▲	15	19	\$512
2021	7	\$421,694	19.3% ▲	21	25	\$435
2020	20	\$353,492	5.6% ▲	36	24	\$420
2019	8	\$334,879	-11.9% ▼	-	23	\$417
2018	6	\$380,314	25.4% ▲	-	17	\$420
2017	15	\$303,295	0.7% ▲	65	30	\$410
2016	12	\$301,083	0.3% ▲	77	21	\$400
2015	62	\$300,263	12.8% ▲	23	11	\$365
2014	32	\$266,265	2.1% ▲	68	21	-
2013	18	\$260,678	-9.4% ▼	79	21	\$340
2012	17	\$287,694	14.0% ▲	-	17	\$320
2011	15	\$252,386	-10.1% ▼	-	18	-
2010	22	\$280,652	-2.9% ▼	-	13	-
2009	17	\$289,143	-3.6% ▼	94	11	-
2008	39	\$299,998	26.7% ▲	-	6	-
2007	20	\$236,745	2.0% ▲	-	8	-
2006	25	\$232,145	-10.0% ▼	-	6	-
2005	15	\$258,072	11.8% ▲	-	7	-

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