



10/15 VERNEY STREET KINGS BEACH QLD 4551

Prepared on 6th June 2024

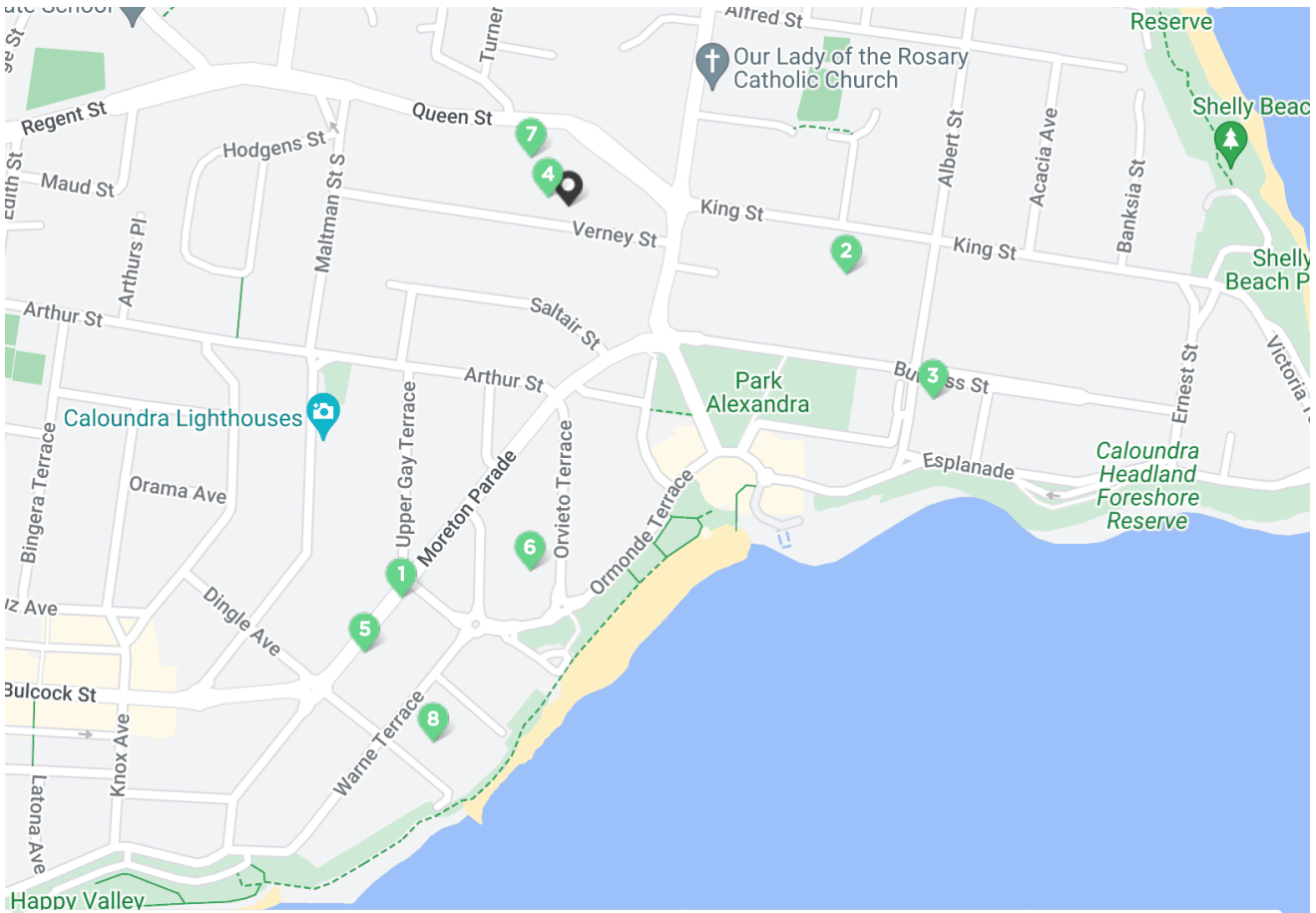
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comps Map: Rentals







Pin #	Address	Icon 1	Icon 2	Icon 3	Price
1	4/14 MORETON PARADE KINGS BEACH QLD 4551	2	1	1	\$580
2	4/38A KING STREET KINGS BEACH QLD 4551	2	1	1	\$590
3	16/43 ALBERT STREET KINGS BEACH QLD 4551	2	1	1	\$590
4	6/17 VERNEY STREET KINGS BEACH QLD 4551	2	1	1	\$600
5	1/24 MORETON PARADE KINGS BEACH QLD 4551	2	1	1	\$600
6	7/24 ORVIETO TERRACE KINGS BEACH QLD 4551	2	1	1	\$600
7	14/14 QUEEN STREET KINGS BEACH QLD 4551	2	1	1	\$620
8	5/9 DINGLE AVENUE KINGS BEACH QLD 4551	2	1	1	\$625


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

Comparable Rentals

1 4/14 MORETON PARADE KINGS BEACH QLD 4551








 2  1  1  84m²
 Year Built 1979
 Listing Date 09-May-24
 Listing Price \$580 per week

 84m²
 DOM 28 days
 Distance 0.55km

2 4/38A KING STREET KINGS BEACH QLD 4551








 2  1  1  99m²
 Year Built 1994
 Listing Date 09-Apr-24
 Listing Price \$590 per week

 99m²
 DOM 58 days
 Distance 0.37km

3 16/43 ALBERT STREET KINGS BEACH QLD 4551








 2  1  1  110m²
 Year Built 1981
 Listing Date 17-May-24
 Listing Price \$590 per week

 77m²
 DOM 20 days
 Distance 0.53km

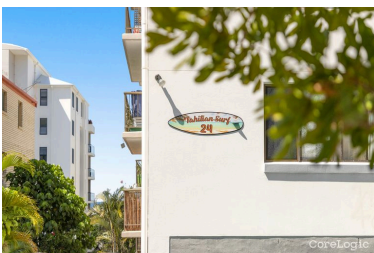
4 6/17 VERNEY STREET KINGS BEACH QLD 4551








 2  1  1  112m²
 Year Built 1993
 Listing Date 06-Jun-24
 Listing Price \$600 per week

 62m²
 DOM 0 days
 Distance 0.03km

5 1/24 MORETON PARADE KINGS BEACH QLD 4551



 2  1  1  108m²
 Year Built 1982
 Listing Date 30-May-24
 Listing Price \$600 per week






 108m²
 DOM 7 days
 Distance 0.63km

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

Comparable Rentals






6 7/24 ORVIETO TERRACE KINGS BEACH QLD 4551



 2  1  1  124m²  124m²
 Year Built 1980 DOM 40 days
 Listing Date 06-Apr-24 Distance 0.47km
 Listing Price \$600 per week






7 14/14 QUEEN STREET KINGS BEACH QLD 4551



 2  1  1  102m²  102m²
 Year Built 1982 DOM 24 days
 Listing Date 13-May-24 Distance 0.08km
 Listing Price \$620 per week

8 5/9 DINGLE AVENUE KINGS BEACH QLD 4551

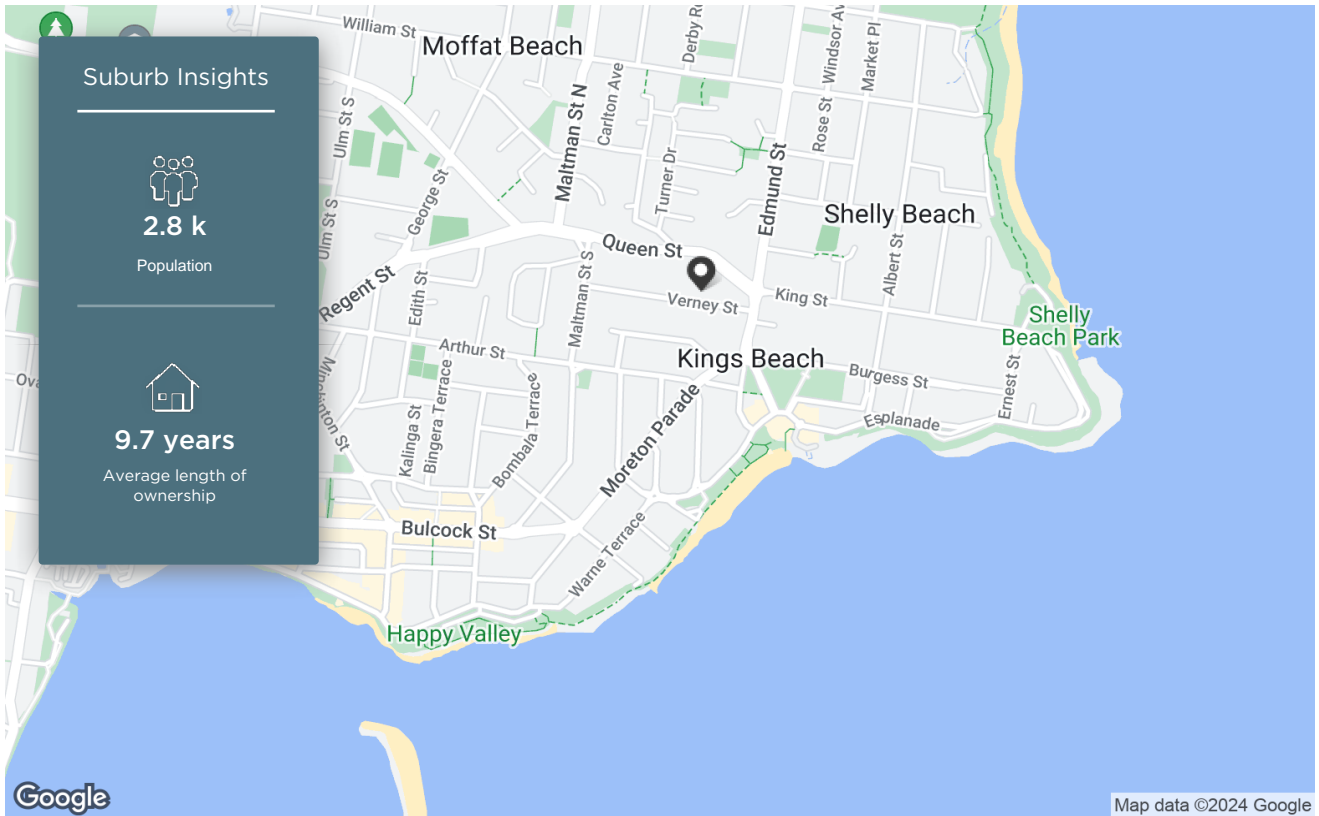


 2  1  1  120m²  120m²
 Year Built 1980 DOM 17 days
 Listing Date 29-Apr-24 Distance 0.71km
 Listing Price \$625 per week

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

Kings Beach

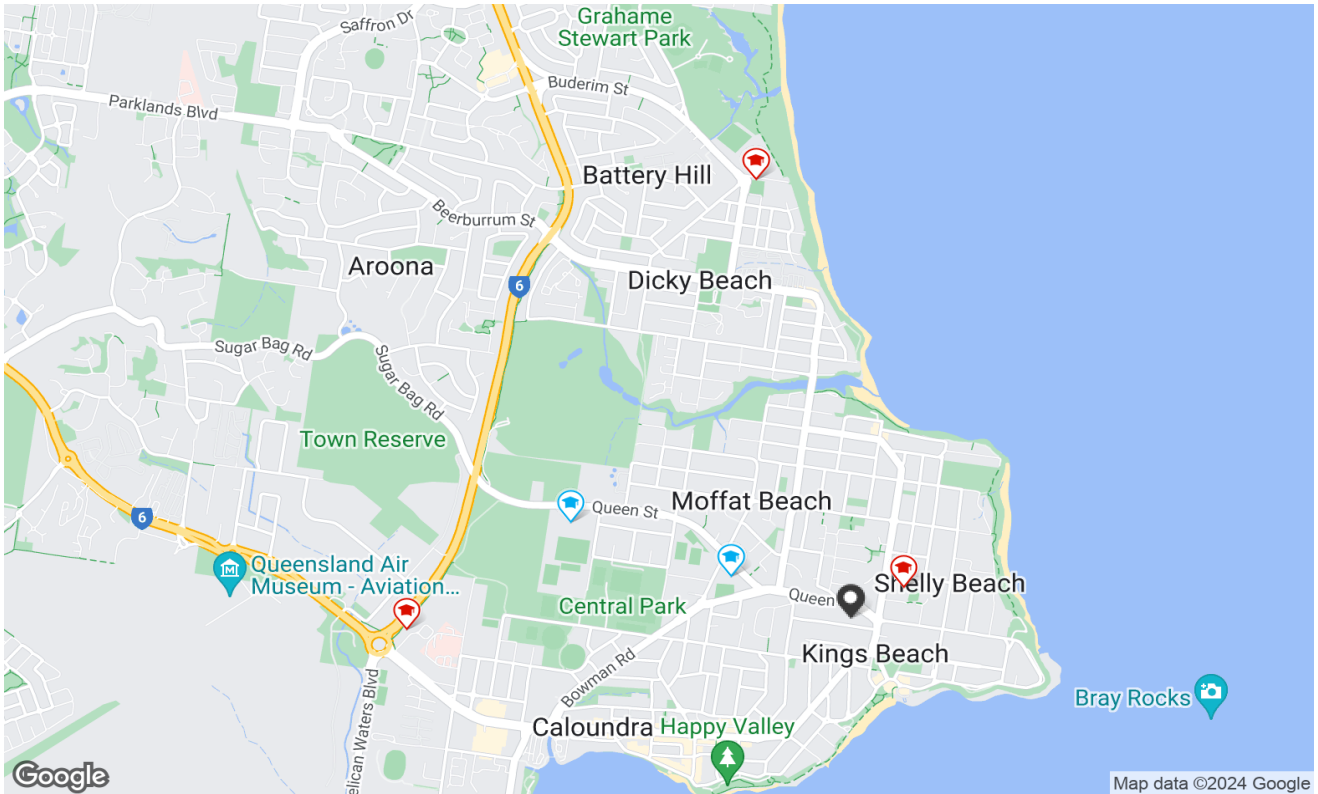
Demographic






The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% in the area during that time. The predominant age group in Kings Beach is 60-69 years. Households in Kings Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation. In 2011, 40% of the homes in Kings Beach were owner-occupied compared with 43% in 2016. Currently the median sales price of houses in the area is \$1,875,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	57.8	Owns Outright	28.4	0-15.6K	5.9	0-9	6.6
Couples with Children	19.4	Purchaser	14.6	15.6-33.8K	18.5	10-19	8.2
Single Parents	20.3	Renting	54.0	33.8-52K	19.8	20-29	12.0
Other	2.0	Other	0.2	52-78K	21.0	30-39	11.3
		Not Stated	2.4	78-130K	18.5	40-49	11.3
				130-182K	3.6	50-59	16.9
				182K+	4.8	60-69	17.4
						70-79	11.8
						80-89	3.6
						90-99	0.4

Local Schools

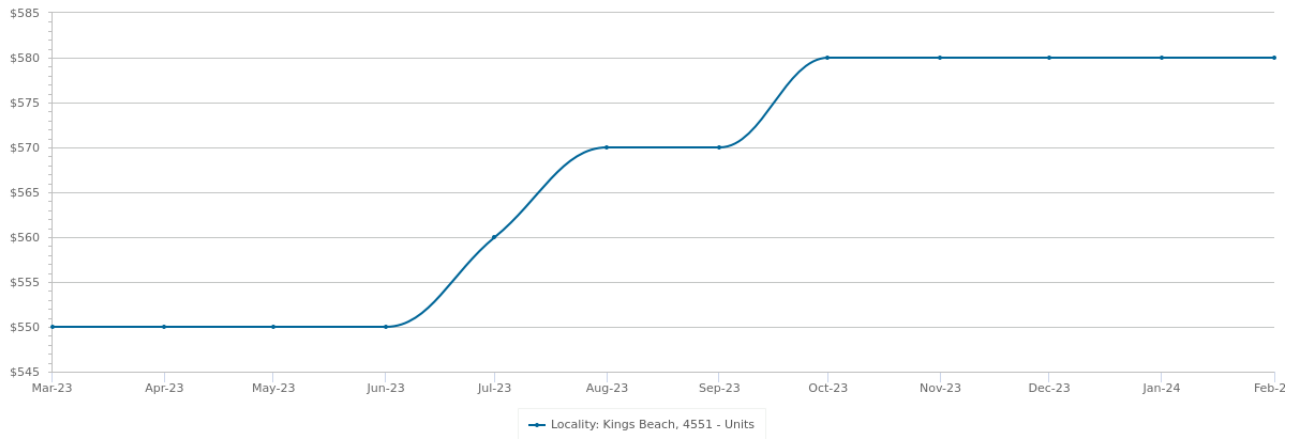


	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Our Lady of the Rosary School	0.33km	Primary	Mixed	Non-Government	0-6
	Caloundra State School 56A Queen Street Caloundra QLD 4551	0.62km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.48km	Secondary	Mixed	Government	7-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.22km	Combined	Mixed	Non-Government	0-12
	Currimundi Special School	2.38km	Special	Mixed	Government	0-12

 Property is within school catchment area  Property is outside school catchment area

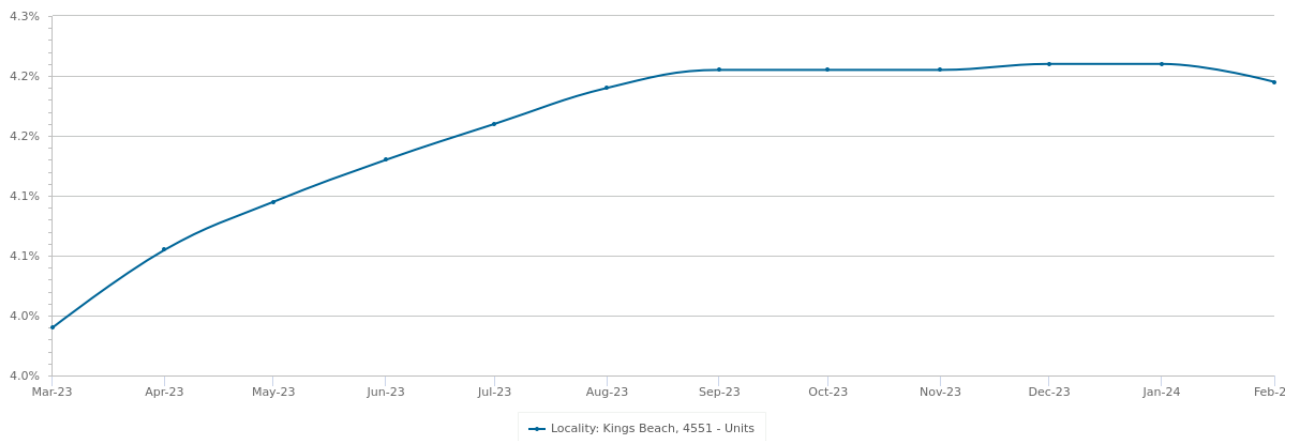
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months

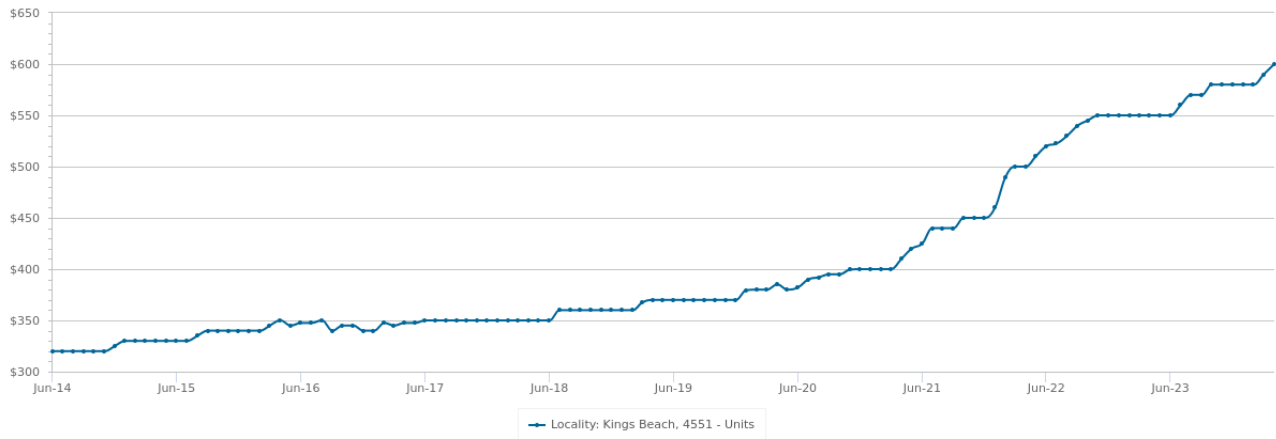


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Feb 2024	\$580	0.0%	4.2%
Jan 2024	\$580	0.0%	4.2%
Dec 2023	\$580	0.0%	4.2%
Nov 2023	\$580	0.0%	4.2%
Oct 2023	\$580	1.8% ▲	4.2%
Sep 2023	\$570	0.0%	4.2%
Aug 2023	\$570	1.8% ▲	4.2%
Jul 2023	\$560	1.8% ▲	4.2%
Jun 2023	\$550	0.0%	4.1%
May 2023	\$550	0.0%	4.1%
Apr 2023	\$550	0.0%	4.1%
Mar 2023	\$550	0.0%	4%

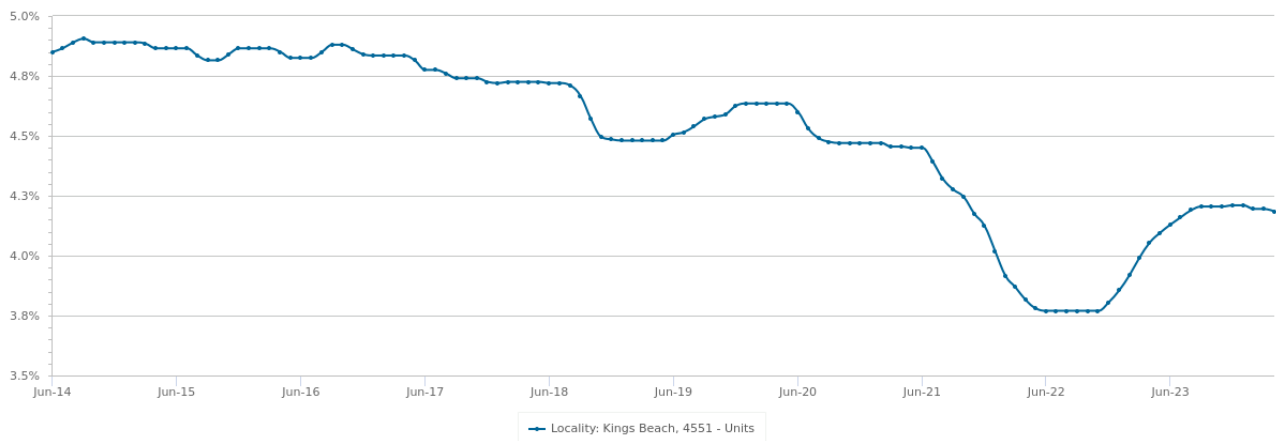
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$600	-	4.2%
2023	-	-	-
2023	\$550	-	4.1%
2022	-	-	-
2022	\$500	-	3.8%
2021	-	-	-
2021	\$410	-	4.5%
2020	-	-	-
2020	\$385	-	4.6%
2019	-	-	-

Summary

10/15 VERNEY STREET KINGS BEACH QLD 4551



Appraisal price range
\$590 - \$630 per week

Notes from your agent

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