



2/7 BUNYA PLACE CURRIMUNDI QLD 4551

Prepared on 9th January 2025

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FIRST NATIONAL REAL ESTATE CALOUNDRA

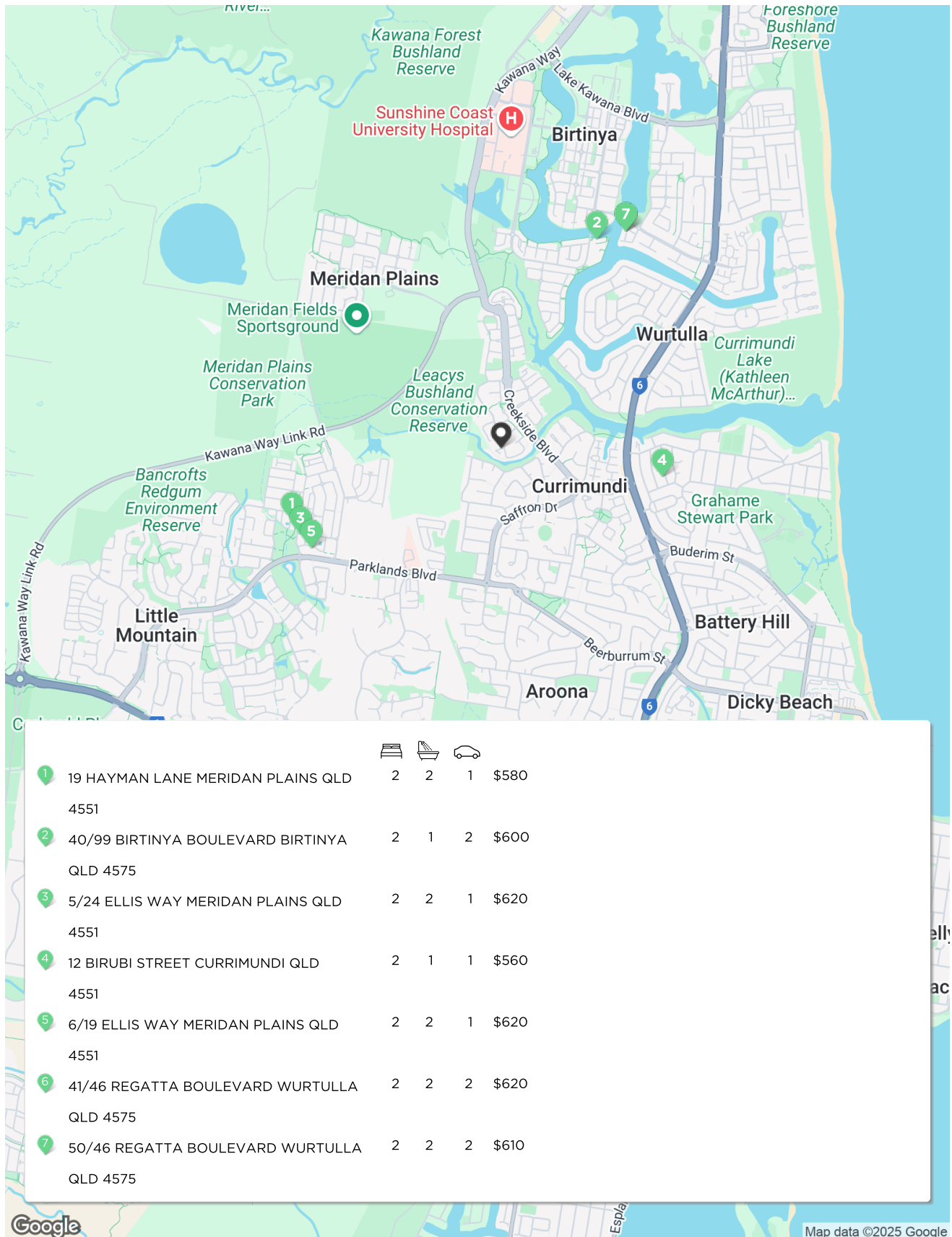
24 Oval Ave

CALOUNDRA QLD 4551

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Comps Map: Rentals








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

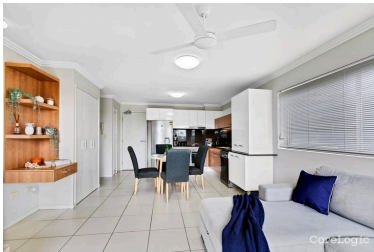
Comparable Rentals






1 19 HAYMAN LANE MERIDAN PLAINS QLD 4551



 2  2  1  141m²  -
 Year Built 2015 DOM 17 days
 Listing Date 27-Aug-24 Distance 1.56km
 Listing Price \$580 per week






2 40/99 BIRTINYA BOULEVARD BIRTINYA QLD 4575



 2  1  2  76m²  65m²
 Year Built 2014 DOM 24 days
 Listing Date 16-Dec-24 Distance 1.61km
 Listing Price \$600 WEEKLY






3 5/24 ELLIS WAY MERIDAN PLAINS QLD 4551



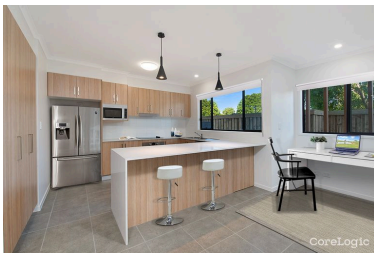
 2  2  1  282m²  106m²
 Year Built 2020 DOM 11 days
 Listing Date 10-Sep-24 Distance 1.54km
 Listing Price \$620 Per Week






4 12 BIRUBI STREET CURRIMUNDI QLD 4551



 2  1  1  180m²  -
 Year Built 1982 DOM 1 day
 Listing Date 18-Nov-24 Distance 1.17km
 Listing Price \$560 pw

5 6/19 ELLIS WAY MERIDAN PLAINS QLD 4551



 2  2  1  141m²  116m²
 Year Built 2019 DOM 15 days
 Listing Date 05-Jul-24 Distance 1.52km
 Listing Price \$620 Per Week

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 41/46 REGATTA BOULEVARD WURTULLA QLD 4575



2 2 2 109m² 92m²
 Year Built 2015 DOM 16 days
 Listing Date 05-Feb-24 Distance 1.76km
 Listing Price \$620 CORNER UNIT WITH AMAZING VIEWS

7 50/46 REGATTA BOULEVARD WURTULLA QLD 4575



2 2 2 109m² 92m²
 Year Built 2015 DOM 43 days
 Listing Date 03-Jul-24 Distance 1.76km
 Listing Price \$610 per week

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

Demographic



The size of Currimundi is approximately 3.6 square kilometres. It has 14 parks covering nearly 16% of total area. The population of Currimundi in 2011 was 6,613 people. By 2016 the population was 6,773 showing a population growth of 2.4% in the area during that time. The predominant age group in Currimundi is 40-49 years. Households in Currimundi are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Currimundi work in a trades occupation. In 2011, 68.1% of the homes in Currimundi were owner-occupied compared with 67.9% in 2016. Currently the median sales price of houses in the area is \$970,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	40.1	Owns Outright	37.0	0-15.6K	3.0	0-9	13.1
Couples with Children	39.2	Purchaser	30.9	15.6-33.8K	16.8	10-19	13.0
Single Parents	20.1	Renting	29.4	33.8-52K	19.3	20-29	8.0
Other	1.1	Other	0.7	52-78K	16.3	30-39	11.1
		Not Stated	2.1	78-130K	22.0	40-49	13.9
				130-182K	9.7	50-59	12.7
				182K+	3.6	60-69	11.6
						70-79	8.8
						80-89	6.0
						90-99	1.5

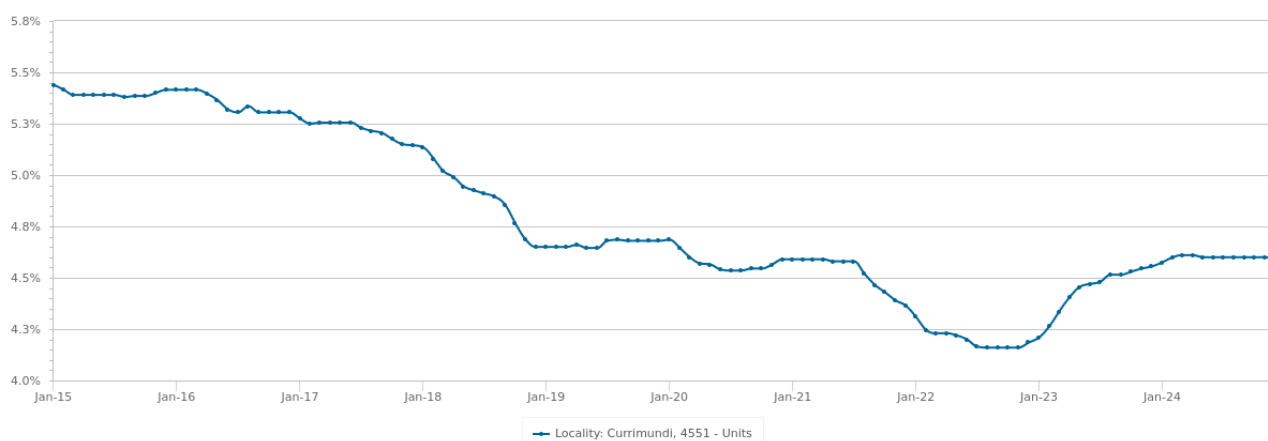
Long Term Market Trends

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	5.3% ▲	4.6%
2023	\$570	3.6% ▲	4.6%
2022	\$550	10.0% ▲	4.2%
2021	\$500	25.0% ▲	4.4%
2020	\$400	-4.8% ▼	4.6%
2019	\$420	-2.3% ▼	4.7%
2018	\$430	11.7% ▲	4.7%
2017	\$385	-3.7% ▼	5.1%
2016	\$400	2.6% ▲	5.3%
2015	\$390	5.4% ▲	5.4%

Summary

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Appraisal price range
\$600 - \$620 PW

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