Comparative Market Analysis



32 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551

Prepared on **23rd May 2024**

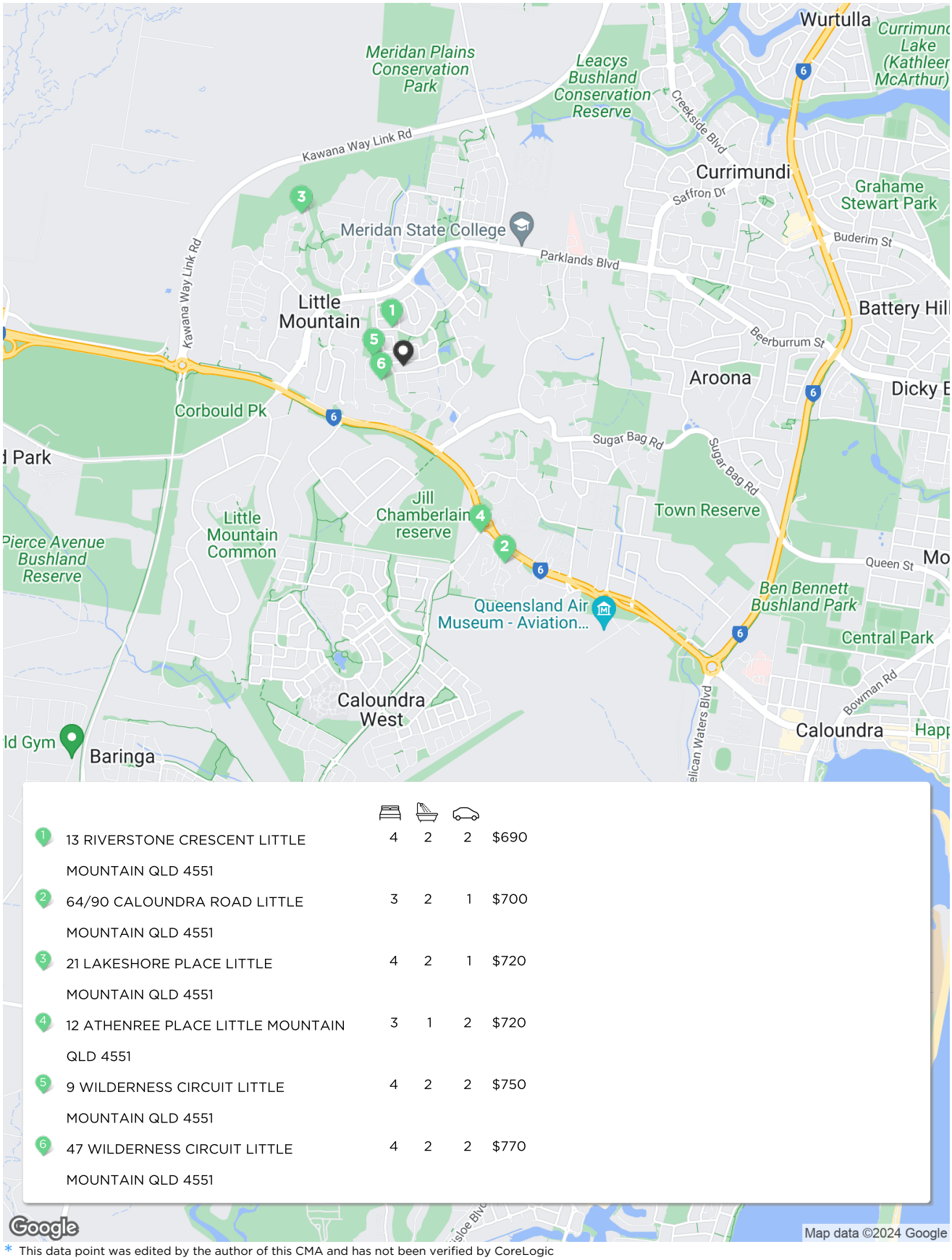
Admin First National
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Comps Map: Rentals



1	13 RIVERSTONE CRESCENT LITTLE MOUNTAIN QLD 4551	4	2	2	$690
2	64/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551	3	2	1	$700
3	21 LAKESHORE PLACE LITTLE MOUNTAIN QLD 4551	4	2	1	$720
4	12 ATHENREE PLACE LITTLE MOUNTAIN QLD 4551	3	1	2	$720
5	9 WILDERNESS CIRCUIT LITTLE MOUNTAIN QLD 4551	4	2	2	$750
6	47 WILDERNESS CIRCUIT LITTLE MOUNTAIN QLD 4551	4	2	2	$770

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

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Comparable Rentals

1 13 RIVERSTONE CRESCENT LITTLE MOUNTAIN QLD 4551



4 | 2 | 2 | 452m² | 188m²

Year Built	2011	DOM	17 days
Listing Date	10-Jan-24	Distance	0.26km
Listing Price	$690 Per Week		

2 64/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551



3 | 2 | 1 | 241m² | 90m²

Year Built	2002	DOM	57 days
Listing Date	27-Mar-24	Distance	1.58km
Listing Price	$700 WEEKLY		

3 21 LAKESHORE PLACE LITTLE MOUNTAIN QLD 4551



4 | 2 | 1 | 473m² | 117m²

Year Built	1996	DOM	5 days
Listing Date	05-Feb-24	Distance	1.27km
Listing Price	$720 per week		

4 12 ATHENREE PLACE LITTLE MOUNTAIN QLD 4551



3 | 1 | 2 | 937m² | 139m²

Year Built	1999	DOM	15 days
Listing Date	14-Feb-24	Distance	1.31km
Listing Price	$720 WEEKLY		

5 9 WILDERNESS CIRCUIT LITTLE MOUNTAIN QLD 4551



4 | 2 | 2 | 450m² | 174m²

Year Built	2015	DOM	5 days
Listing Date	08-Apr-24	Distance	0.21km
Listing Price	$750 per week		

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

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Comparable Rentals

6 47 WILDERNESS CIRCUIT LITTLE MOUNTAIN QLD 4551



4 2 2 400m² 148m²

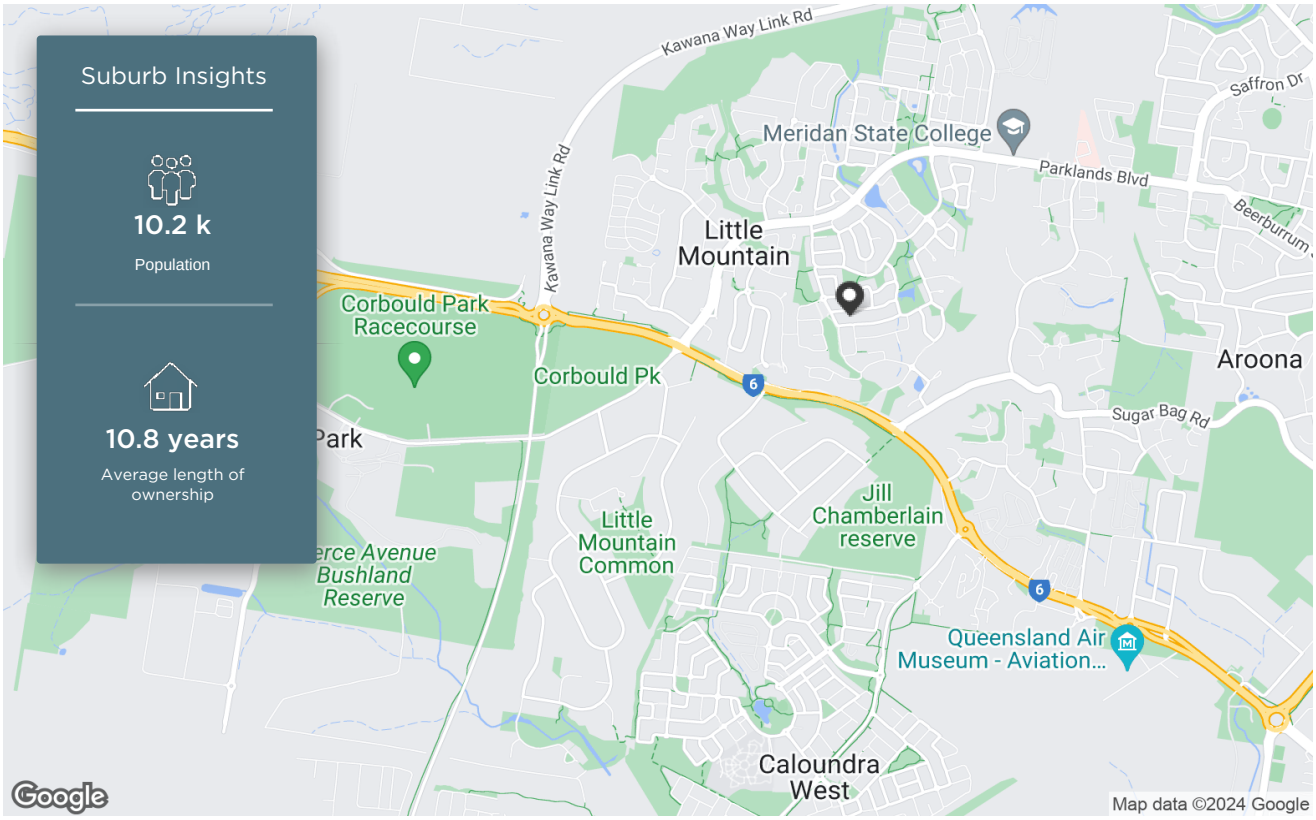
Year Built	2016	DOM	10 days
Listing Date	03-Apr-24	Distance	0.19km
Listing Price	$770 per week		

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

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Little Mountain

Demographic

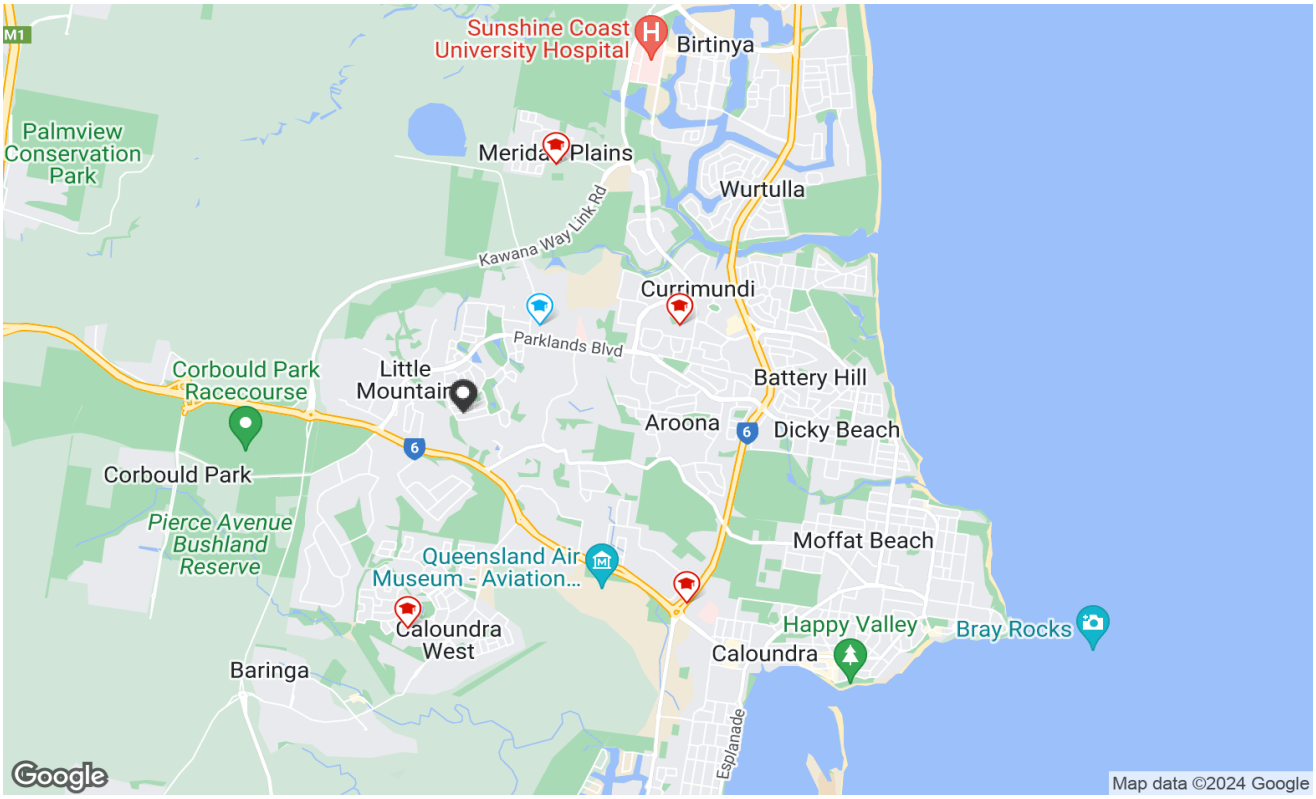


The size of Little Mountain is approximately 7.6 square kilometres. It has 23 parks covering nearly 14.5% of total area. The population of Little Mountain in 2011 was 9,044 people. By 2016 the population was 10,220 showing a population growth of 13.0% in the area during that time. The predominant age 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 $890,650.

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

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Local Schools



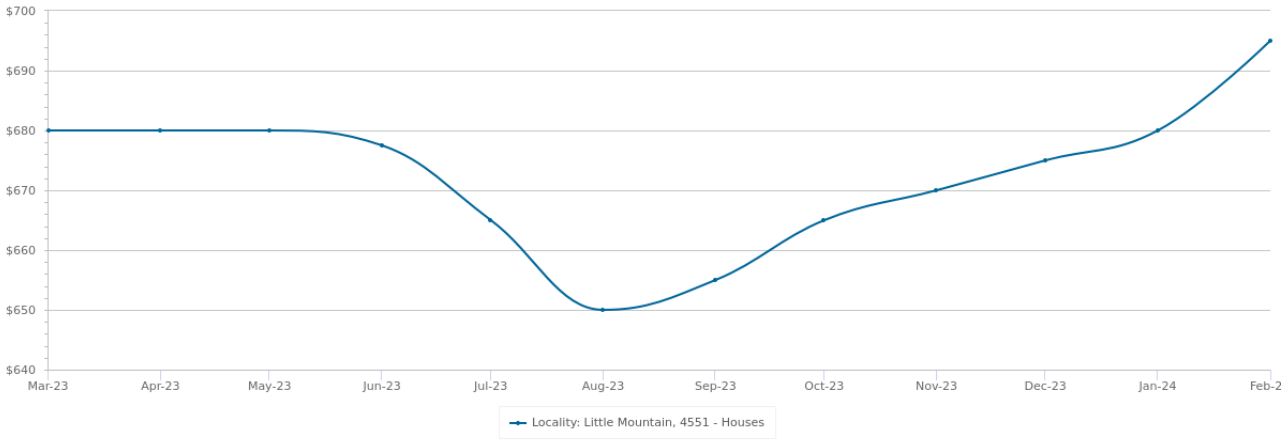
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	1.26km	Combined	Mixed	Government	0-12
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	2.33km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	2.44km	Primary	Mixed	Government	0-6
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	2.85km	Combined	Mixed	Non-Government	0-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.06km	Combined	Mixed	Non-Government	0-12

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

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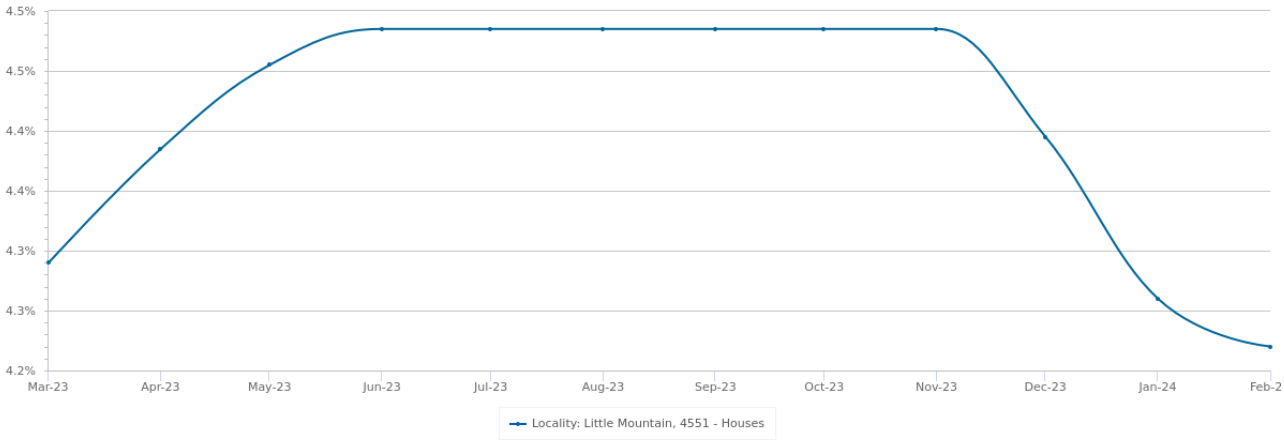
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



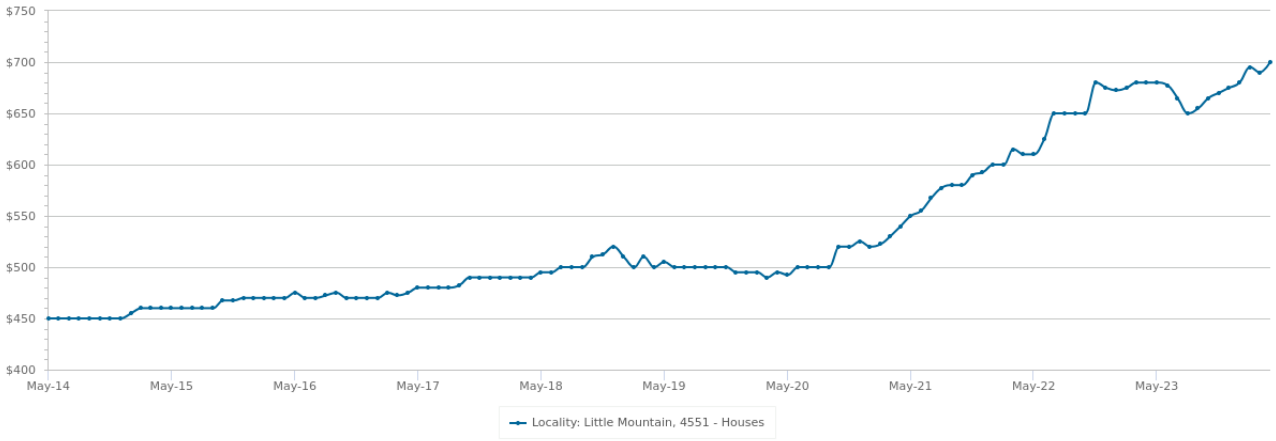
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Feb 2024	$695	2.2% ▲	4.2%
Jan 2024	$680	0.7% ▲	4.3%
Dec 2023	$675	0.7% ▲	4.4%
Nov 2023	$670	0.8% ▲	4.5%
Oct 2023	$665	1.5% ▲	4.5%
Sep 2023	$655	0.8% ▲	4.5%
Aug 2023	$650	-2.3% ▼	4.5%
Jul 2023	$665	-1.8% ▼	4.5%
Jun 2023	$677	-0.4% ▼	4.5%
May 2023	$680	0.0%	4.5%
Apr 2023	$680	0.0%	4.4%
Mar 2023	$680	0.7% ▲	4.3%

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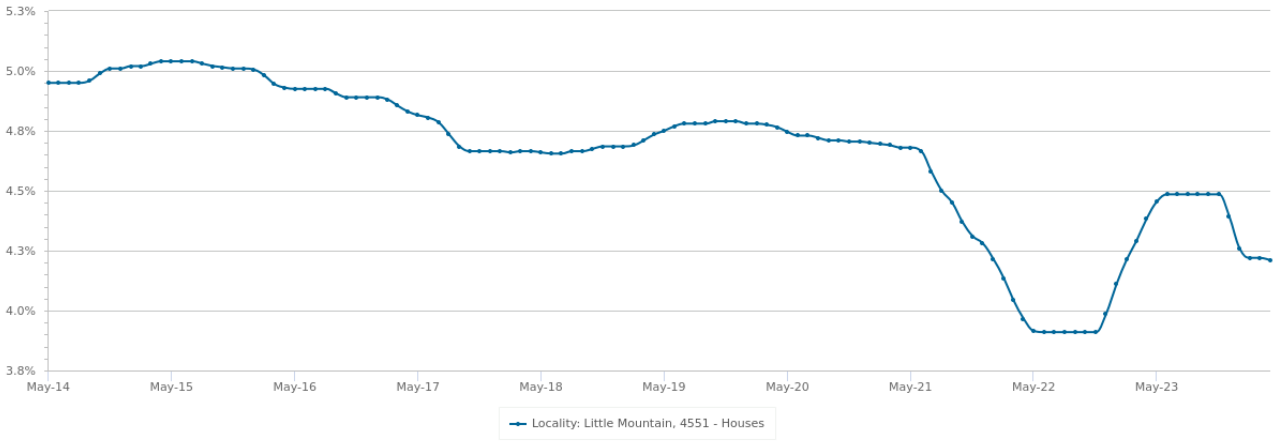
Long Term Market Trends

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

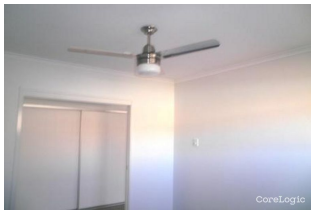
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	$700	-	4.2%
2023	-	-	-
2023	$680	-	4.4%
2022	-	-	-
2022	$610	-	4%
2021	-	-	-
2021	$540	-	4.7%
2020	-	-	-
2020	$495	-	4.8%
2019	-	-	-

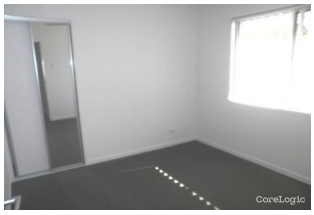
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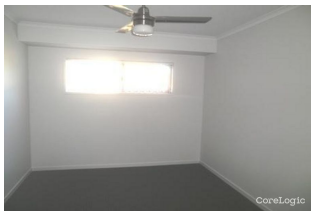
Summary

32 SUNRISE TERRACE LITTLE MOUNTAIN QLD 4551









Appraisal price range
$700 - $730 per week

Notes from your agent

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