



## 9 MOWBURRA PLACE CALOUNDRA WEST QLD 4551

Prepared on 6th August 2024

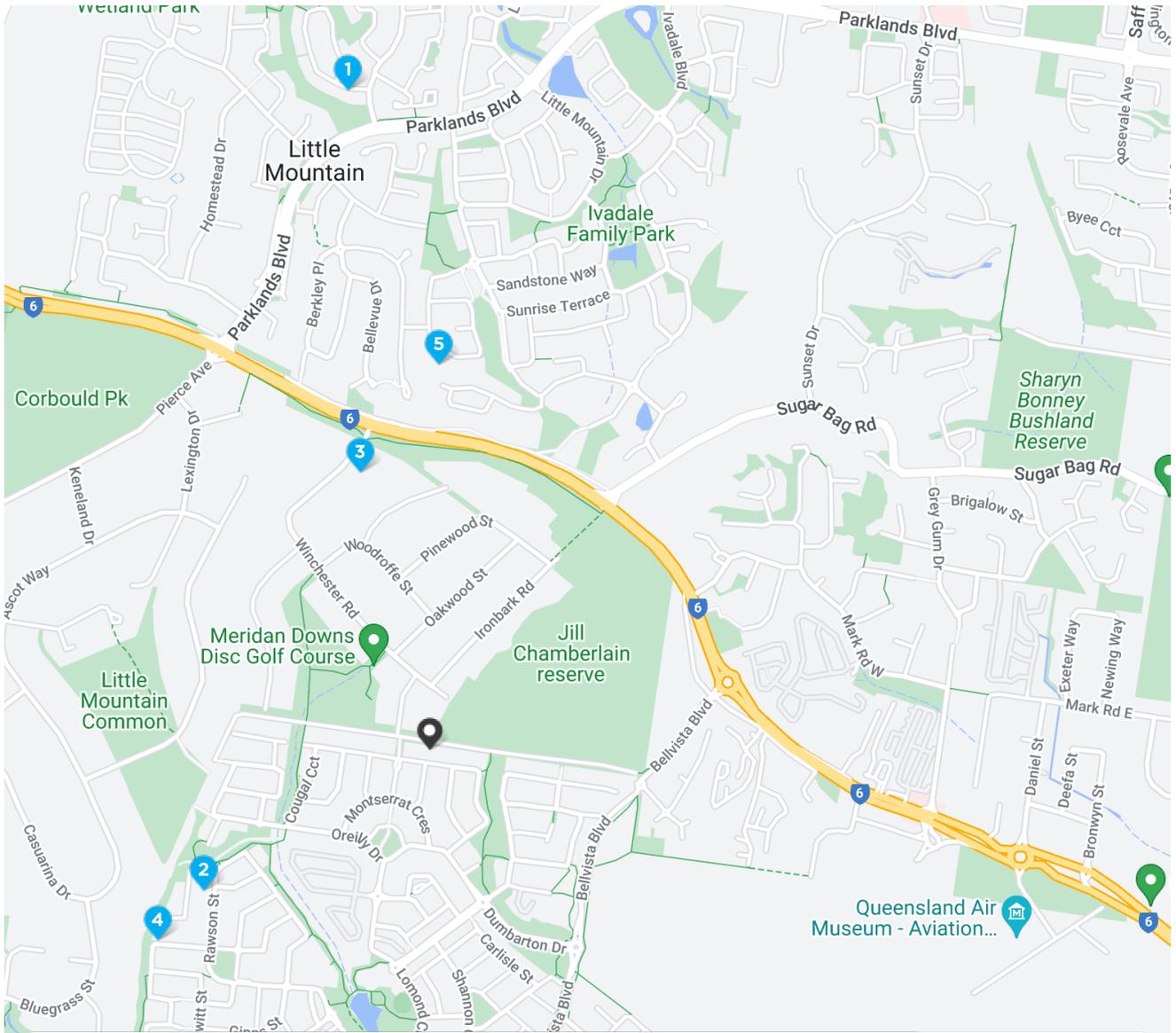
**Admin First National**  
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave  
CALOUNDRA QLD 4551

m: 0438 112 311

[admin@fncaloundra.com.au](mailto:admin@fncaloundra.com.au)

# Comparables Map: Sales



1 3 PEONY CIRCUIT LITTLE MOUNTAIN QLD 4551	4	2	2	\$1,080,234
2 63 RAWSON STREET CALOUNDRA WEST QLD 4551	6	2	1	\$1,100,000
3 5 RIDGEWOOD ROAD LITTLE MOUNTAIN QLD 4551	5	2	3	\$1,250,000
4 21 NORTHCOTE CRESCENT CALOUNDRA WEST QLD 4551	4	2	2	\$1,250,000
5 28 BAYONNE CLOSE LITTLE MOUNTAIN QLD 4551	4	2	4	\$1,375,000

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

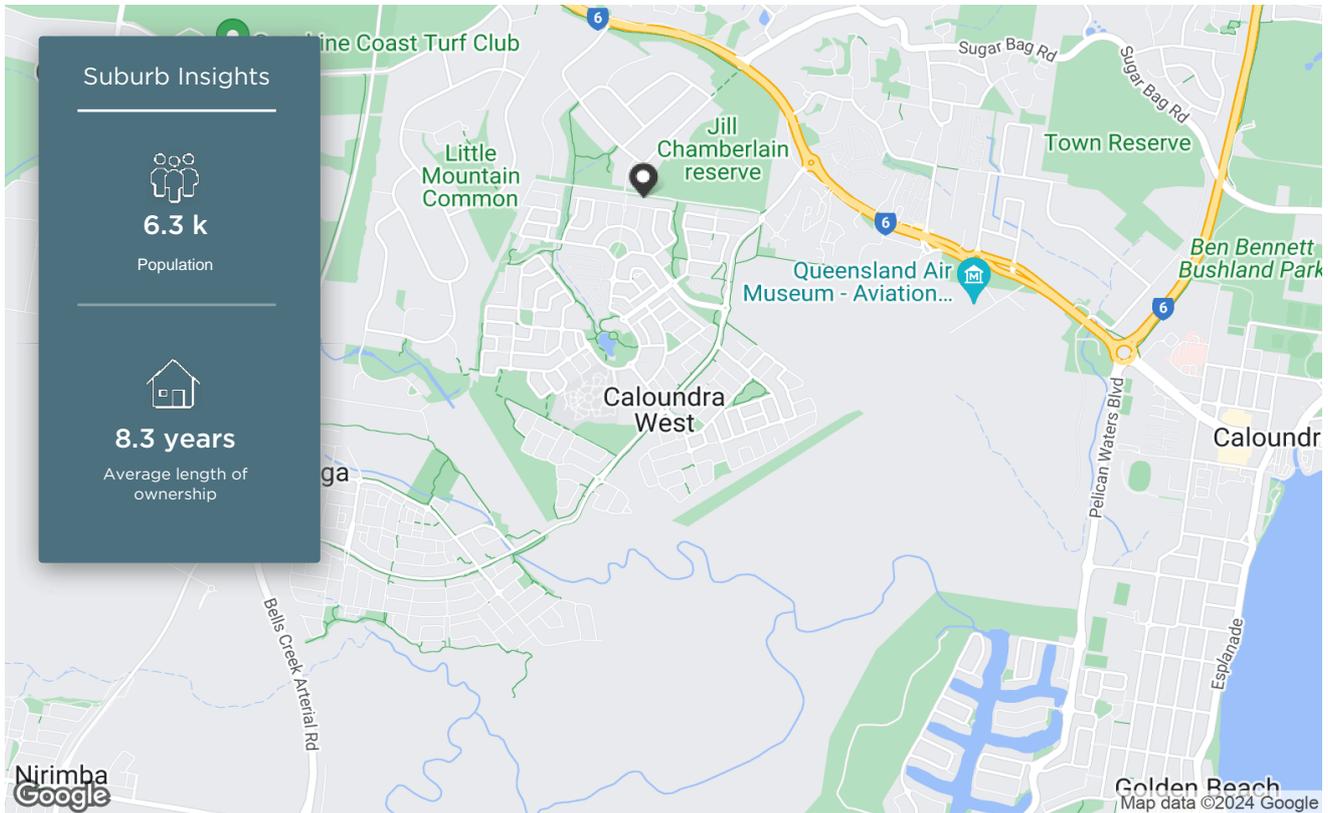
# Comparable Sales

1	3 PEONY CIRCUIT LITTLE MOUNTAIN QLD 4551	<b>Sold</b> <b>\$1,080,234</b>
	<p>  4  2  2  727m<sup>2</sup>  162m<sup>2</sup>            Year Built 2005 DOM 64            Sold Date 13-Apr-24 Distance 1.91km            First Listing \$985,000            Last Listing \$985,000         </p>	
2	63 RAWSON STREET CALOUNDRA WEST QLD 4551	<b>Sold</b> <b>\$1,100,000</b>
	<p>  6  2  1  780m<sup>2</sup>  232m<sup>2</sup>            Year Built 2007 DOM 78            Sold Date 30-Apr-24 Distance 0.77km            First Listing Auction            Last Listing \$1,100,000         </p>	
3	5 RIDGEWOOD ROAD LITTLE MOUNTAIN QLD 4551	<b>Sold</b> <b>\$1,250,000</b>
	<p>  5  2  3  3,438m<sup>2</sup>  151m<sup>2</sup>            Year Built 1990 DOM 159            Sold Date 24-Apr-24 Distance 0.81km            First Listing Offers Over \$1.295M            Last Listing Offers Over \$1.295M         </p>	
4	21 NORTHCOTE CRESCENT CALOUNDRA WEST QLD 4551	<b>Sold</b> <b>\$1,250,000</b>
	<p>  4  2  2  641m<sup>2</sup>  214m<sup>2</sup>            Year Built 2004 DOM -            Sold Date 05-Apr-24 Distance 0.96km            First Listing -            Last Listing -         </p>	
5	28 BAYONNE CLOSE LITTLE MOUNTAIN QLD 4551	<b>Sold</b> <b>\$1,375,000</b>
	<p>  4  2  4  1,410m<sup>2</sup>  162m<sup>2</sup>            Year Built 2022 DOM 49            Sold Date 29-May-24 Distance 1.1km            First Listing Offers Over \$1,450,000            Last Listing \$1,395,000         </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

# Caloundra West

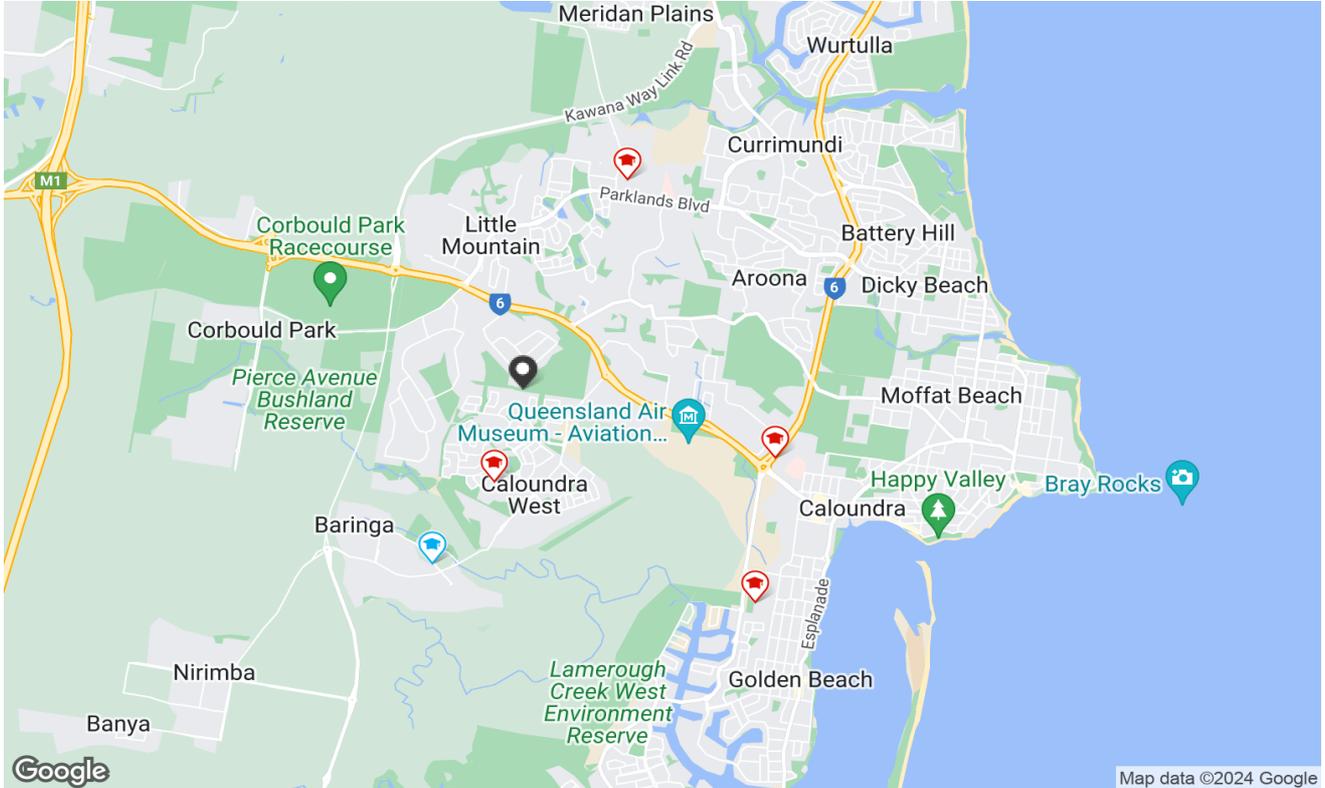
## Demographic



The size of Caloundra West is approximately 8.2 square kilometres. It has 16 parks covering nearly 6.3% of total area. The population of Caloundra West in 2011 was 4,065 people. By 2016 the population was 6,268 showing a population growth of 54.2% in the area during that time. The predominant age group in Caloundra West is 0-9 years. Households in Caloundra West are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Caloundra West work in a trades occupation. In 2011, 68.1% of the homes in Caloundra West were owner-occupied compared with 64.8% in 2016. Currently the median sales price of houses in the area is \$755,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.2	Owns Outright	27.0	0-15.6K	3.2	0-9	16.5
Couples with Children	42.7	Purchaser	37.8	15.6-33.8K	13.2	10-19	13.1
Single Parents	18.1	Renting	33.1	33.8-52K	16.2	20-29	12.2
Other	1.0	Other	0.5	52-78K	19.7	30-39	15.4
		Not Stated	2.0	78-130K	25.5	40-49	12.0
				130-182K	9.0	50-59	9.0
				182K+	3.6	60-69	9.6
						70-79	8.0
						80-89	3.4
						90-99	0.3

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Unity College</b> 47 Lomond Crescent Caloundra West QLD 4551	1.02km	Combined	Mixed	Non-Government	0-12
	<b>Baringa State Primary School</b>	2.05km	Primary	Mixed	Non-Government	0-0
	<b>Meridan State College</b> 214 Parklands Boulevard Meridan Plains QLD 4551	2.48km	Combined	Mixed	Government	0-12
	<b>Caloundra Christian College</b> 7 Gregson Place Caloundra QLD 4551	2.67km	Combined	Mixed	Non-Government	0-12
	<b>Golden Beach State School</b> 34 Gregory Street Golden Beach QLD 4551	3.28km	Primary	Mixed	Government	0-6



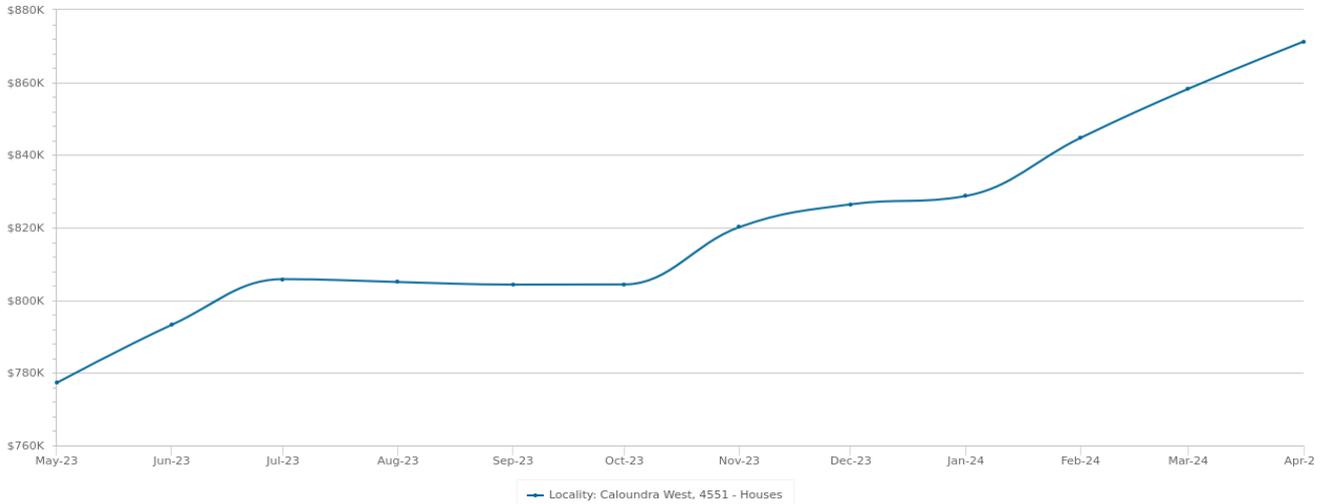
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Value - 12 Months (House)

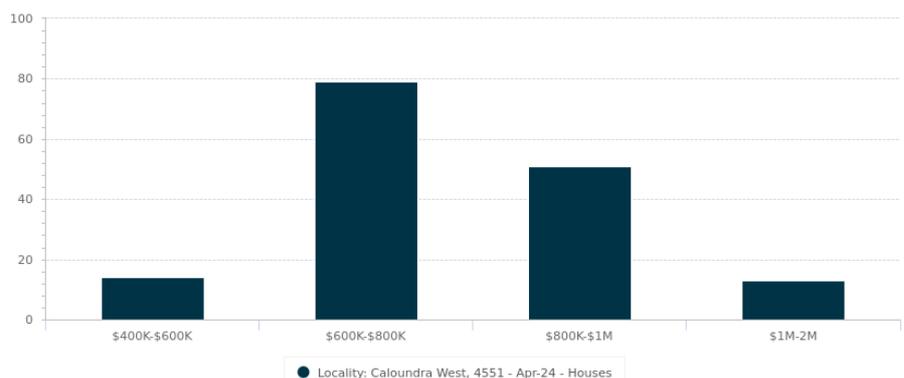


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Apr 2024	8	\$871,252	1.5% ▲	21	29	\$650
Mar 2024	18	\$858,277	1.6% ▲	21	37	\$640
Feb 2024	16	\$844,783	1.9% ▲	21	40	\$650
Jan 2024	12	\$828,722	0.3% ▲	22	32	\$645
Dec 2023	8	\$826,423	0.8% ▲	22	28	\$640
Nov 2023	9	\$820,169	2.0% ▲	23	31	\$630
Oct 2023	13	\$804,349	0.0%	22	31	\$630
Sep 2023	18	\$804,302	-0.1% ▼	24	35	\$640
Aug 2023	11	\$805,015	-0.1% ▼	24	34	\$640
Jul 2023	17	\$805,813	1.6% ▲	25	32	\$640
Jun 2023	17	\$793,239	2.1% ▲	25	38	\$640
May 2023	10	\$777,258	-0.1% ▼	25	28	\$640

Sales by Price - 12 months (House)

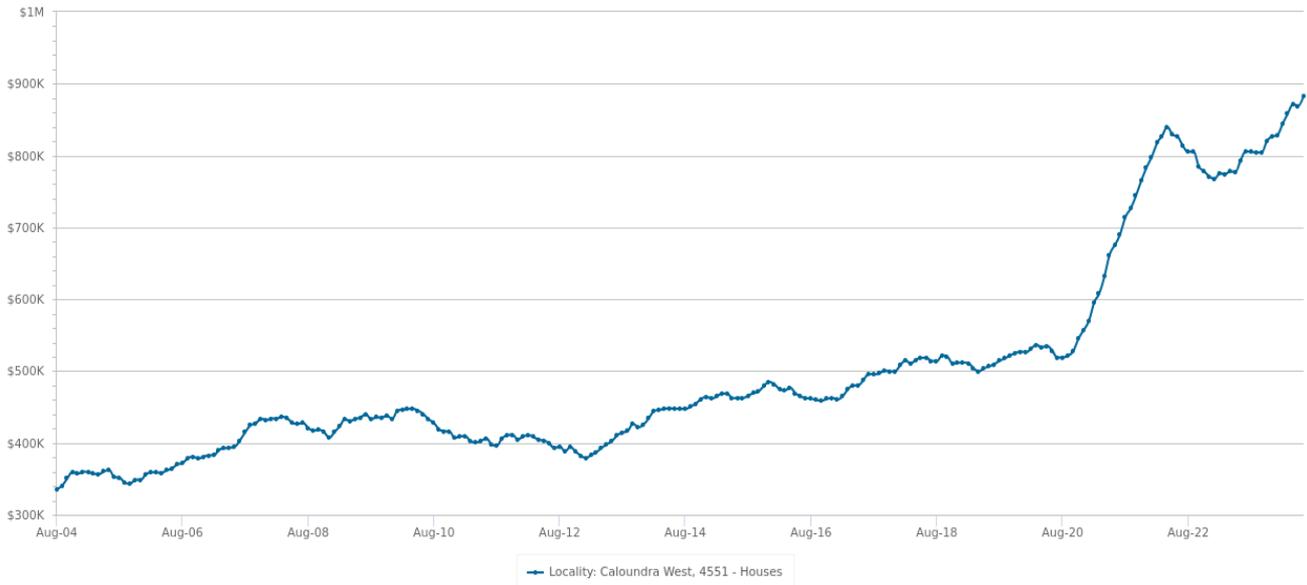
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	14
\$600K-\$800K	79
\$800K-\$1M	51
\$1M-\$2M	13
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	157	\$882,983	11.3% ▲	21	146	\$650
2023	148	\$793,239	-4.0% ▼	24	170	\$640
2022	208	\$826,133	22.3% ▲	9	231	\$570
2021	181	\$675,753	27.8% ▲	16	193	\$482
2020	134	\$528,751	4.4% ▲	42	174	\$460
2019	123	\$506,549	-2.3% ▼	54	199	\$450
2018	199	\$518,556	6.4% ▲	36	237	\$450
2017	246	\$487,375	4.9% ▲	44	312	\$450
2016	226	\$464,725	0.5% ▲	37	353	\$440
2015	215	\$462,570	3.4% ▲	37	249	\$445
2014	148	\$447,448	11.2% ▲	44	174	\$420
2013	85	\$402,476	0.8% ▲	41	148	\$400
2012	58	\$399,162	-1.8% ▼	60	158	\$390
2011	58	\$406,391	-7.7% ▼	100	164	\$395
2010	115	\$440,241	1.2% ▲	49	159	\$380
2009	125	\$435,142	2.0% ▲	64	138	\$390
2008	164	\$426,517	8.0% ▲	34	102	\$395
2007	163	\$394,764	8.4% ▲	40	83	\$340
2006	100	\$364,157	0.5% ▲	112	81	-
2005	71	\$362,428	7.6% ▲	47	65	-

## Disclaimer

---

Based on or contains data provided by the State of Queensland (Department of Resources) 2023. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au)

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by CoreLogic ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. CoreLogic excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by CoreLogic under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see [www.corelogic.com.au/aboutus/thirdpartyrestrictions.html](http://www.corelogic.com.au/aboutus/thirdpartyrestrictions.html)

All information relating to Schools provided by CoreLogic is as a courtesy only. CoreLogic does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.