Comparative Market Analysis



Prepared on **11th October 2023**

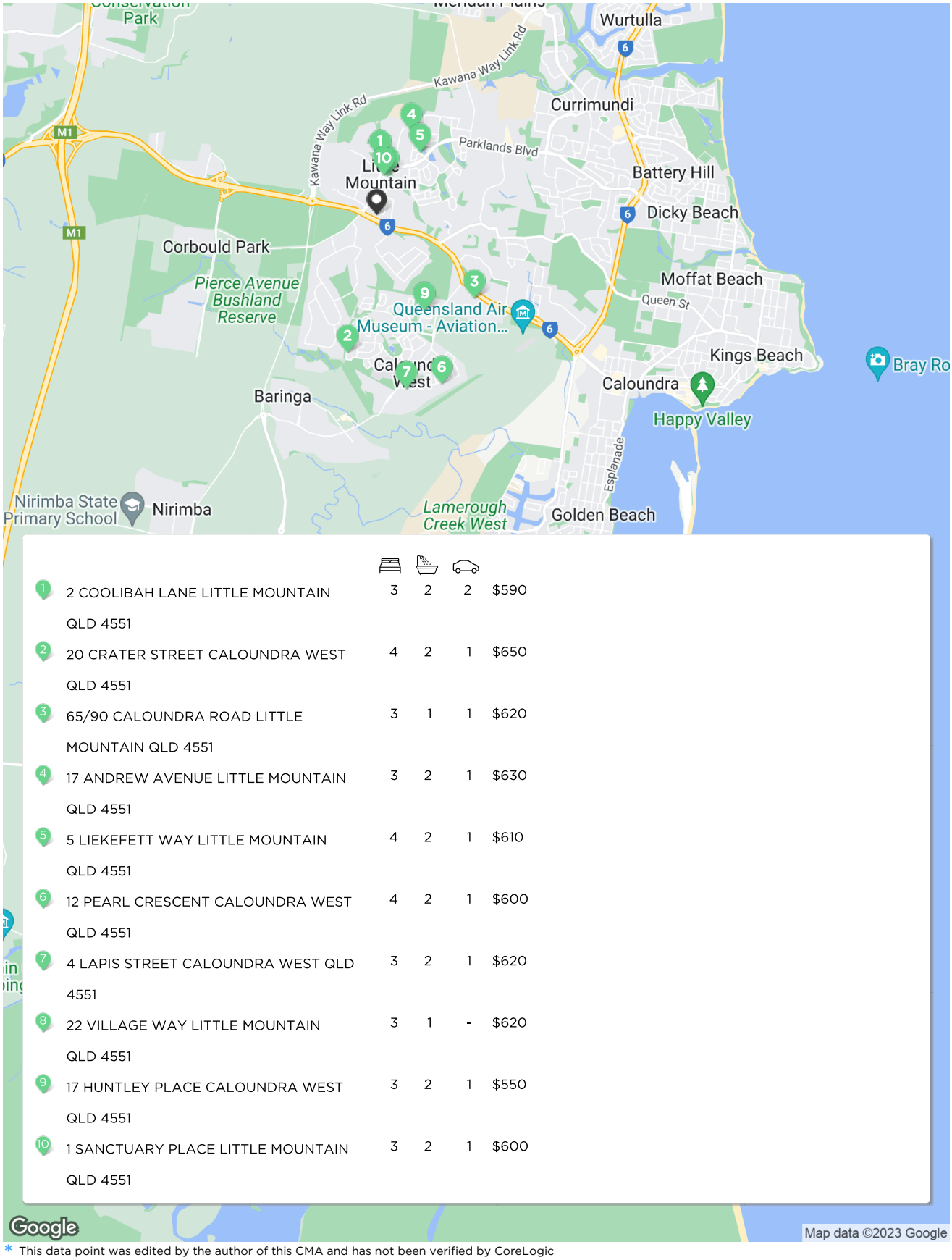
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Comps Map: Rentals



1	2 COOLIBAH LANE LITTLE MOUNTAIN QLD 4551	3	2	2	$590
2	20 CRATER STREET CALOUNDRA WEST QLD 4551	4	2	1	$650
3	65/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551	3	1	1	$620
4	17 ANDREW AVENUE LITTLE MOUNTAIN QLD 4551	3	2	1	$630
5	5 LIEKEFETT WAY LITTLE MOUNTAIN QLD 4551	4	2	1	$610
6	12 PEARL CRESCENT CALOUNDRA WEST QLD 4551	4	2	1	$600
7	4 LAPIS STREET CALOUNDRA WEST QLD 4551	3	2	1	$620
8	22 VILLAGE WAY LITTLE MOUNTAIN QLD 4551	3	1	-	$620
9	17 HUNTLEY PLACE CALOUNDRA WEST QLD 4551	3	2	1	$550
10	1 SANCTUARY PLACE LITTLE MOUNTAIN QLD 4551	3	2	1	$600

* 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 2 COOLIBAH LANE LITTLE MOUNTAIN QLD 4551



3 2 2 300m² 103m²

Year Built	2016	DOM	7 days
Listing Date	20-Mar-23	Distance	0.77km
Listing Price	$590		

2 20 CRATER STREET CALOUNDRA WEST QLD 4551



4 2 1 300m² 125m²

Year Built	2008	DOM	61 days
Listing Date	14-Apr-23	Distance	2.02km
Listing Price	$650 per week		

3 65/90 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551



3 1 1 225m² 90m²

Year Built	2002	DOM	7 days
Listing Date	04-Sep-23	Distance	1.83km
Listing Price	$620		

4 17 ANDREW AVENUE LITTLE MOUNTAIN QLD 4551



3 2 1 357m² 133m²

Year Built	2007	DOM	16 days
Listing Date	15-Jun-23	Distance	1.24km
Listing Price	$630.00 pw		

5 5 LIEKEFETT WAY LITTLE MOUNTAIN QLD 4551



4 2 1 354m² 136m²

Year Built	2007	DOM	5 days
Listing Date	11-Aug-23	Distance	1.06km
Listing Price	$610 per week - BREAK LEASE		

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 12 PEARL CRESCENT CALOUNDRA WEST QLD 4551



4 | 2 | 1 | 250m² | 157m²

Year Built	2017	DOM	25 days
Listing Date	14-Apr-23	Distance	2.58km
Listing Price	$600 weekly		

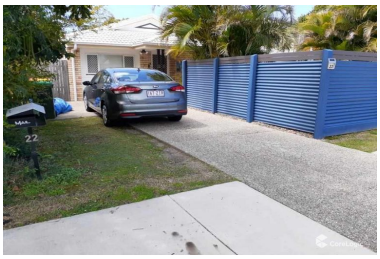
7 4 LAPIS STREET CALOUNDRA WEST QLD 4551



3 | 2 | 1 | 313m² | 109m²

Year Built	2012	DOM	7 days
Listing Date	30-Aug-23	Distance	2.53km
Listing Price	$620 per week		

8 22 VILLAGE WAY LITTLE MOUNTAIN QLD 4551



3 | 1 | - | 456m² | 147m²

Year Built	1995	DOM	42 days
Listing Date	01-Jun-23	Distance	0.56km
Listing Price	$620 weekly		

9 17 HUNTLEY PLACE CALOUNDRA WEST QLD 4551



3 | 2 | 1 | 325m² | 121m²

Year Built	2006	DOM	11 days
Listing Date	20-Jun-23	Distance	1.54km
Listing Price	$550		

10 1 SANCTUARY PLACE LITTLE MOUNTAIN QLD 4551



3 | 2 | 1 | 490m² | 110m²

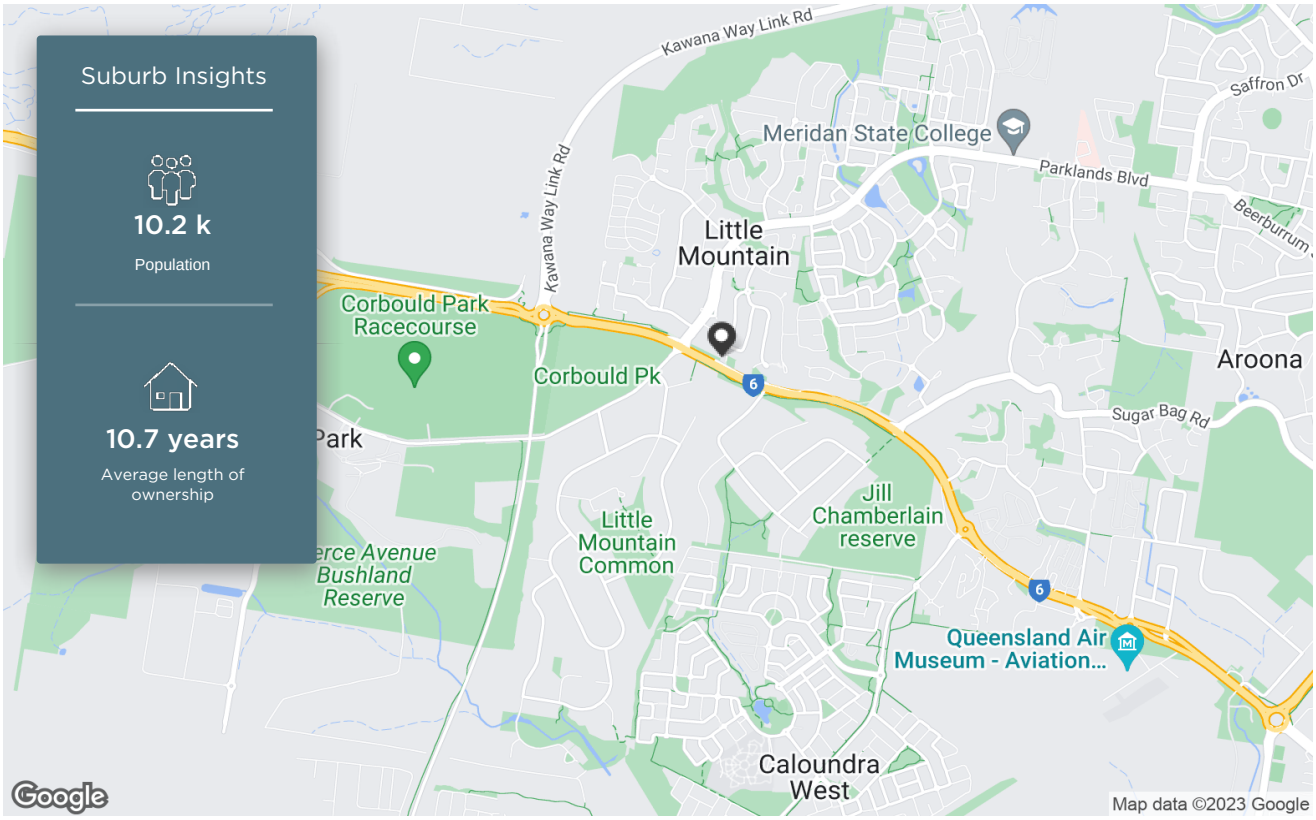
Year Built	-	DOM	29 days
Listing Date	14-Feb-23	Distance	0.55km
Listing Price	$600 Weekly		

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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 $870,000.

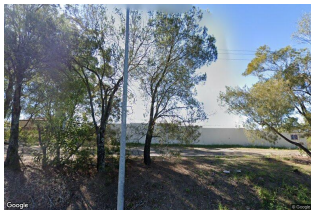
HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.0	Owns Outright	33.9	0-15.6K	2.6	0-9	13.2
Couples with Children	46.3	Purchaser	38.7	15.6-33.8K	14.9	10-19	15.7
Single Parents	14.0	Renting	22.3	33.8-52K	16.1	20-29	8.7
Other	0.8	Other	3.1	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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Summary

255 CALOUNDRA ROAD LITTLE MOUNTAIN QLD 4551





Appraisal price range
$600 to $640 Per Week

Notes from your agent

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