Comparative Market Analysis



21 JOY PLACE MERIDAN PLAINS QLD 4551

Prepared on **2nd April 2024**

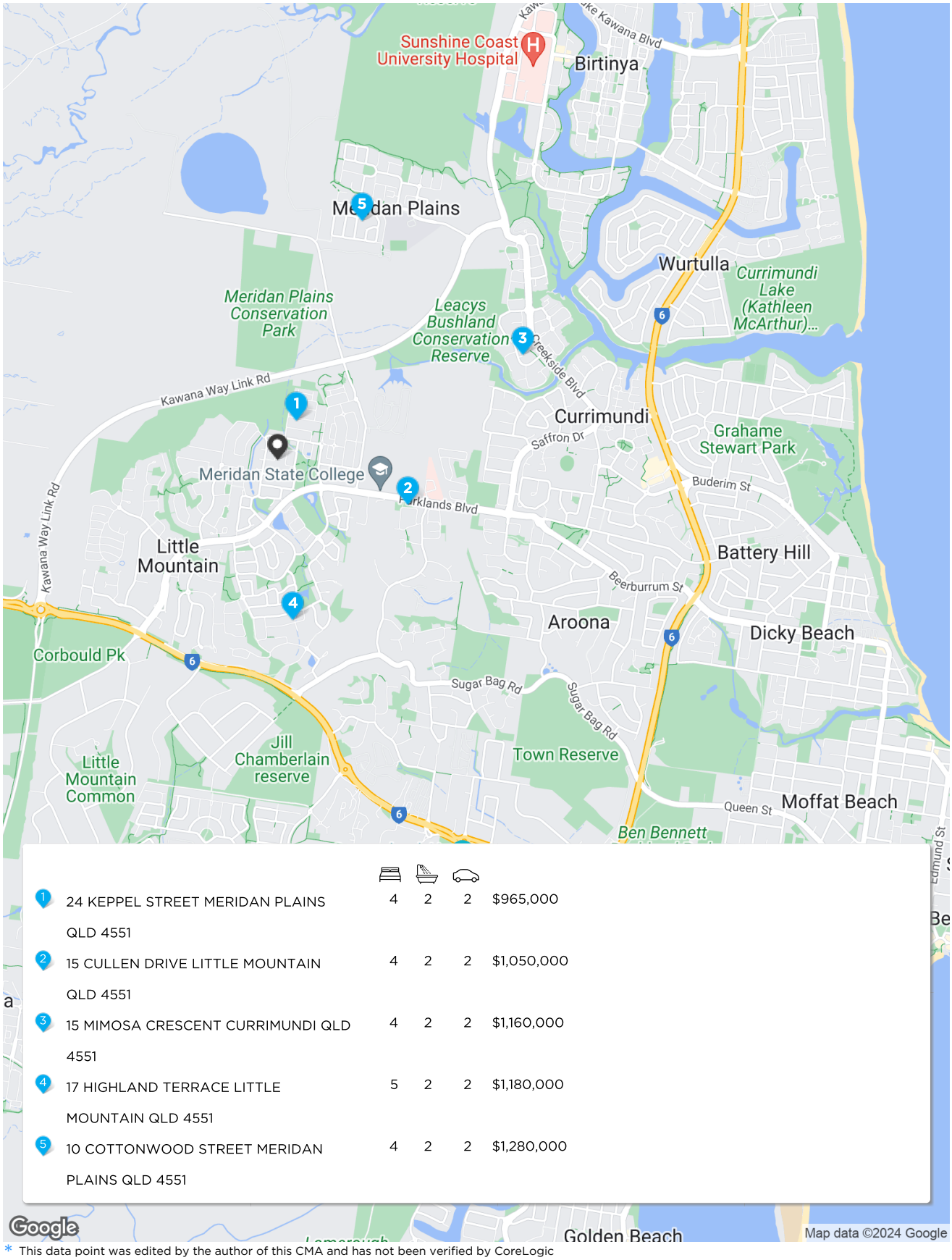
Admin First National
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Comparables Map: Sales



1	24 KEPPEL STREET MERIDAN PLAINS QLD 4551	4	2	2	$965,000
2	15 CULLEN DRIVE LITTLE MOUNTAIN QLD 4551	4	2	2	$1,050,000
3	15 MIMOSA CRESCENT CURRIMUNDI QLD 4551	4	2	2	$1,160,000
4	17 HIGHLAND TERRACE LITTLE MOUNTAIN QLD 4551	5	2	2	$1,180,000
5	10 COTTONWOOD STREET MERIDAN PLAINS QLD 4551	4	2	2	$1,280,000

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firstnational REAL ESTATE
We put you first

Comparable Sales

1 24 KEPPEL STREET MERIDAN PLAINS QLD 4551

Sold Price $965,000



4 2 2 455m² 162m²

Year Built	2014	DOM	41
Sold Date	08-Jan-24	Distance	0.29km
First Listing	$899,000		
Last Listing	$899,000		

2 15 CULLEN DRIVE LITTLE MOUNTAIN QLD 4551

Sold Price $1,050,000



4 2 2 650m² 196m²

Year Built	2008	DOM	11
Sold Date	21-Jan-24	Distance	0.99km
First Listing	Offers Over $1,000,000		
Last Listing	Offers Over $1,000,000		

3 15 MIMOSA CRESCENT CURRIMUNDI QLD 4551

Sold Price RS $1,160,000



4 2 2 577m² 125m²

Year Built	2002	DOM	72
Sold Date	21-Mar-24	Distance	1.88km
First Listing	Just Listed		
Last Listing	Offers from $1.195 million		

4 17 HIGHLAND TERRACE LITTLE MOUNTAIN QLD 4551

Sold Price $1,180,000



5 2 2 704m² 193m²

Year Built	2014	DOM	31
Sold Date	29-Dec-23	Distance	1.15km
First Listing	Buyer Range $1.1M - $1.2M		
Last Listing	Buyer Range $1.1M - $1.2M		

5 10 COTTONWOOD STREET MERIDAN PLAINS QLD 4551

Sold Price $1,280,000



4 2 2 820m² 209m²

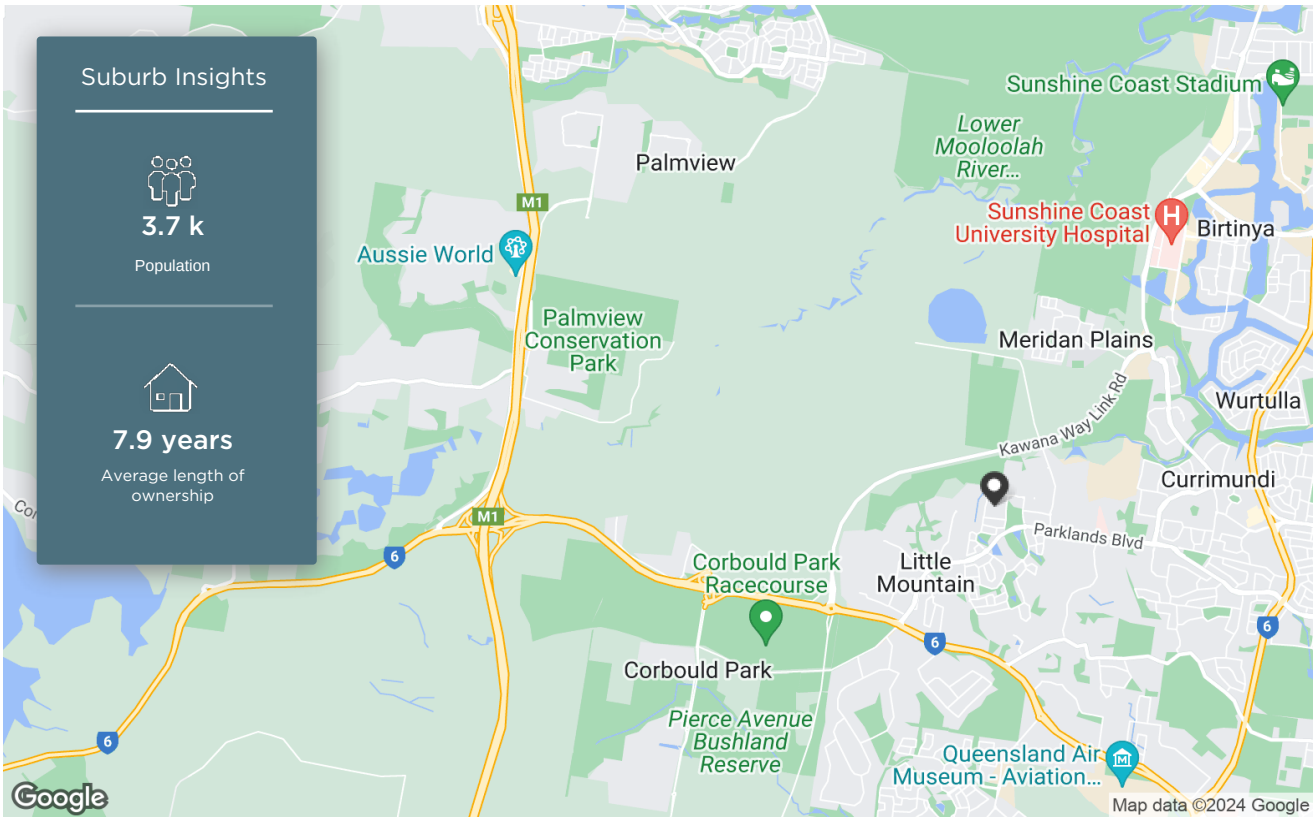
Year Built	2008	DOM	59
Sold Date	29-Jan-24	Distance	1.77km
First Listing	Over $1,295,000		
Last Listing	$1,280,000		

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

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Meridan Plains

Demographic

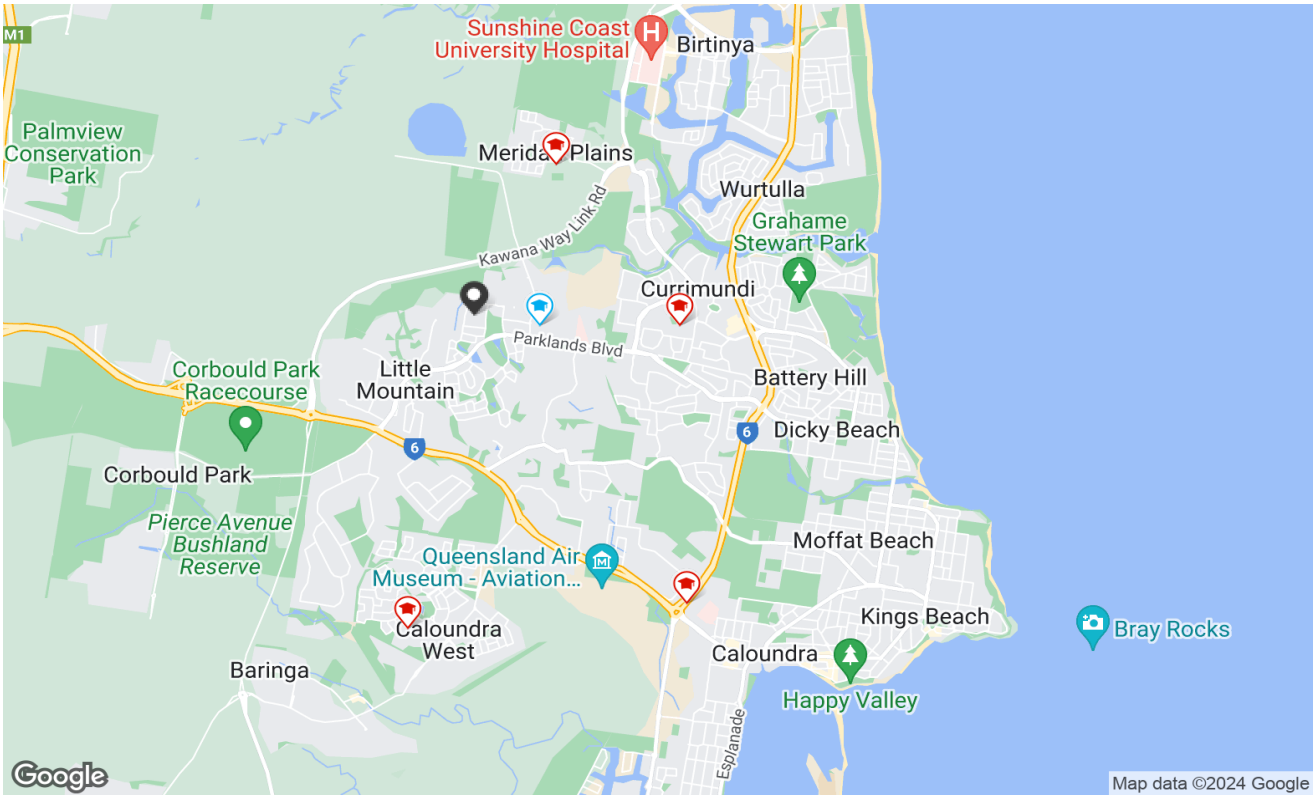


The size of Meridan Plains is approximately 17.7 square kilometres. It has 16 parks covering nearly 17.4% of total area. The population of Meridan Plains in 2011 was 319 people. By 2016 the population was 3,678 showing a population growth of 1053.0% in the area during that time. The predominant age group in Meridan Plains is 0-9 years. Households in Meridan Plains are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Meridan Plains work in a trades occupation. In 2011, 63.7% of the homes in Meridan Plains were owner-occupied compared with 55.1% in 2016. Currently the median sales price of houses in the area is $757,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	36.1	Owns Outright	25.2	0-15.6K	3.1	0-9	15.8
Couples with Children	42.5	Purchaser	29.9	15.6-33.8K	14.2	10-19	15.0
Single Parents	20.3	Renting	38.8	33.8-52K	17.0	20-29	14.2
Other	1.3	Other	4.2	52-78K	16.9	30-39	14.1
		Not Stated	1.3	78-130K	25.3	40-49	12.8
				130-182K	10.4	50-59	7.5
				182K+	4.5	60-69	6.6
						70-79	9.0
						80-89	4.7
						90-99	0.4

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Local Schools



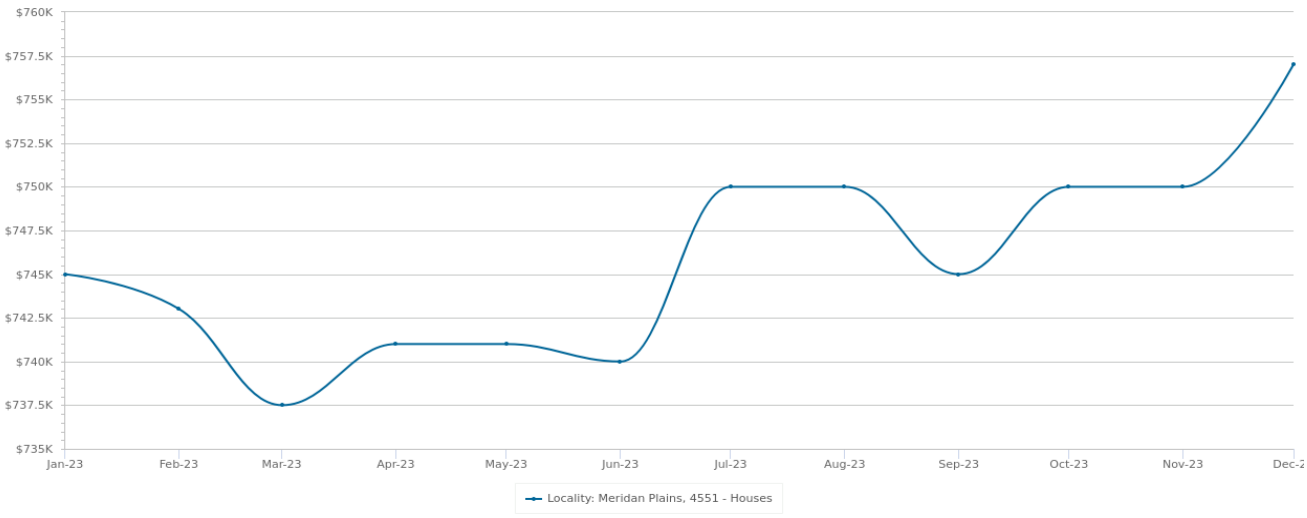
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	0.73km	Combined	Mixed	Government	0-12
	Pacific Lutheran College LOT 5 Woodlands Boulevard Meridan Plains QLD 4551	1.85km	Combined	Mixed	Non-Government	0-12
	Talara Primary College 24 Talara Street Currimundi QLD 4551	2.14km	Primary	Mixed	Government	0-6
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	3.37km	Combined	Mixed	Non-Government	0-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	3.77km	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 Sale Price - 12 months (House)

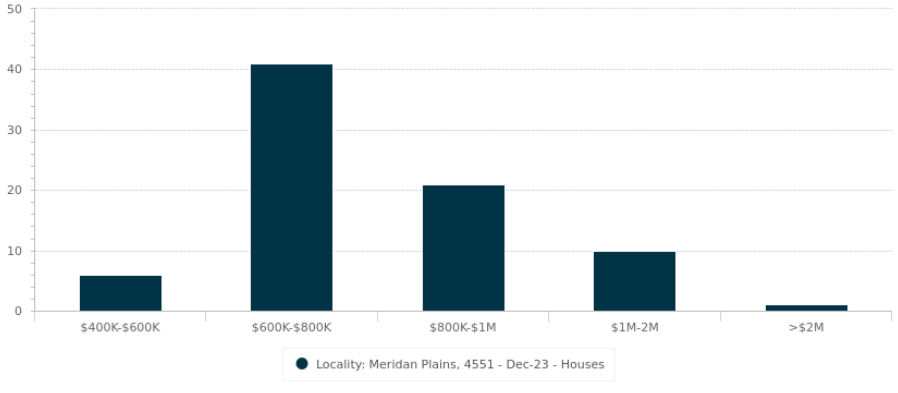


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Dec 2023	4	$757,000	0.9% ▲	28	17	$650
Nov 2023	15	$750,000	0.0%	28	25	$650
Oct 2023	5	$750,000	0.7% ▲	35	21	$650
Sep 2023	12	$745,000	-0.7% ▼	37	22	$650
Aug 2023	6	$750,000	0.0%	34	21	$645
Jul 2023	6	$750,000	1.4% ▲	34	19	$645
Jun 2023	7	$740,000	-0.1% ▼	32	15	$627
May 2023	7	$741,000	0.0%	27	19	$645
Apr 2023	2	$741,000	0.5% ▲	22	17	$620
Mar 2023	7	$737,500	-0.7% ▼	22	19	$620
Feb 2023	4	$743,000	-0.3% ▼	19	19	$612
Jan 2023	4	$745,000	-0.7% ▼	19	18	$610

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
$400K-$600K	6
$600K-$800K	41
$800K-$1M	21
$1M-$2M	10
>$2M	1



Statistics are calculated over a rolling 12 month period

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Long Term Market Trends

Median Sale Price - 20 years (House)



PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	-	-	-	-	75	$650
2023	79	$757,000	0.9% ▲	28	84	$612
2022	82	$750,000	20.0% ▲	17	88	$550
2021	102	$625,000	19.0% ▲	9	86	$467
2020	84	$525,125	0.0%	22	87	$460
2019	64	$525,000	0.0%	42	96	$450
2018	61	$525,000	5.0% ▲	48	94	$450
2017	81	$500,000	-4.2% ▼	41	96	$450
2016	58	$522,000	21.5% ▲	45	144	$450
2015	96	$429,750	-6.0% ▼	41	66	$450
2014	62	$457,000	1.6% ▲	36	63	$430
2013	41	$450,000	7.1% ▲	27	57	$420
2012	26	$420,000	9.1% ▲	93	72	$400
2011	27	$385,000	-14.0% ▼	55	67	$400
2010	41	$447,500	4.1% ▲	61	83	$395
2009	48	$430,000	-8.0% ▼	54	64	$425
2008	44	$467,500	7.8% ▲	51	42	$397
2007	56	$433,500	11.7% ▲	57	29	-
2006	25	$388,000	-2.7% ▼	126	22	-
2005	32	$398,850	1.0% ▲	-	12	-

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Summary

21 JOY PLACE MERIDAN PLAINS QLD 4551









Appraisal price range

Notes from your agent

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