



22 SPRINGBROOK STREET CALOUNDRA WEST QLD 4551

Prepared on 4th June 2024

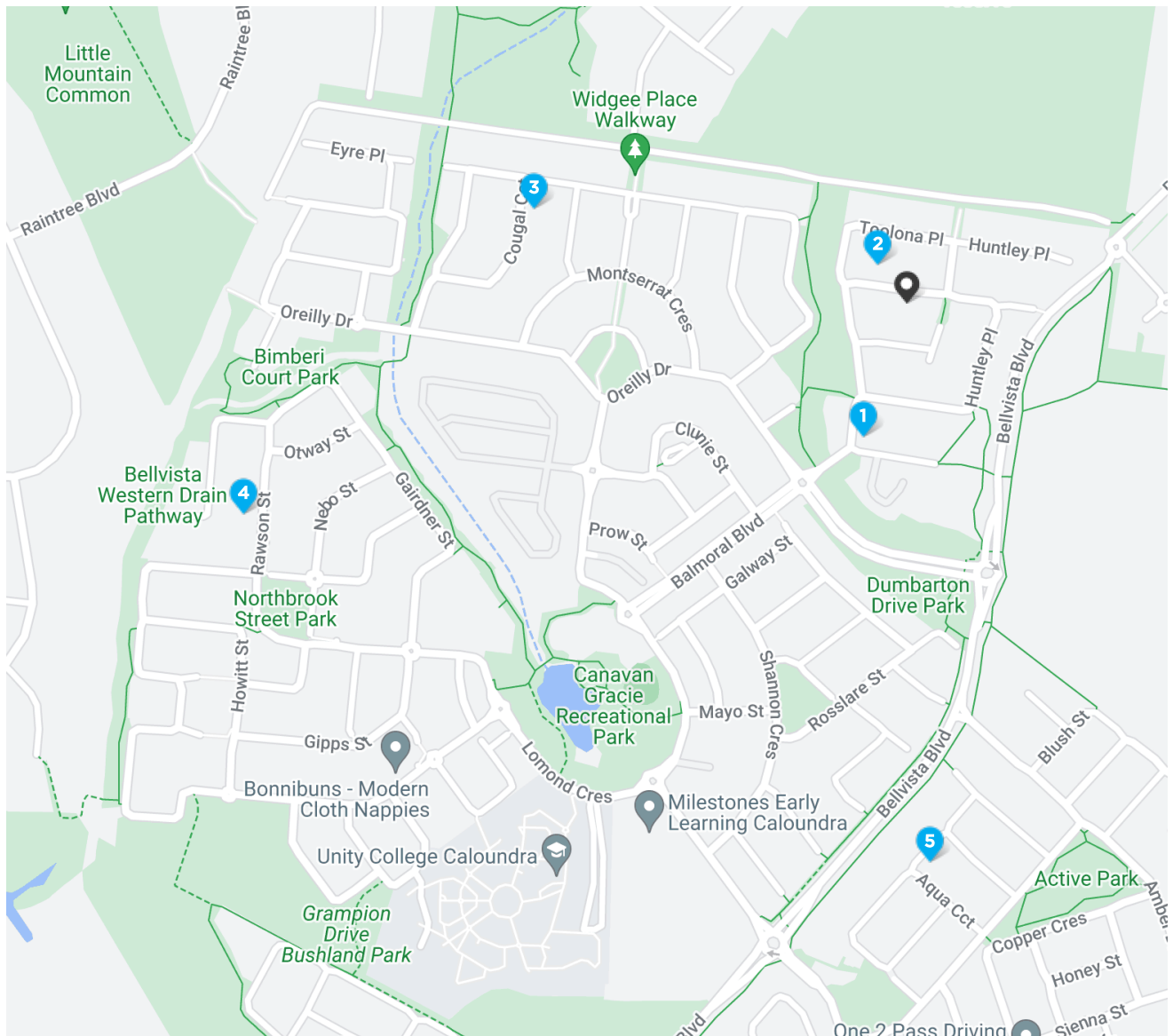
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

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Comparables Map: Sales




1	4 HUNTLEY PLACE CALOUNDRA WEST QLD 4551	3	2	1	\$723,000
2	17 SPRINGBROOK STREET CALOUNDRA WEST QLD 4551	3	2	2	\$725,000
3	29 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551	3	2	2	\$735,000
4	55 RAWSON STREET CALOUNDRA WEST QLD 4551	4	2	2	\$769,200*
5	41 AQUA CIRCUIT CALOUNDRA WEST QLD 4551	4	2	2	\$830,000

Comparable Sales

1

4 HUNTLEY PLACE CALOUNDRA WEST QLD 4551



3

2

1

368m²

144m²

Year Built

2005

DOM

12

Sold Date

04-Mar-24

Distance

0.2km

First Listing

Buyer Interest From \$720,000

Last Listing


RECENT SALES

Sold Price

\$723,000

2

17 SPRINGBROOK STREET CALOUNDRA WEST QLD 4551



3

2

2

325m²

121m²

Year Built

2006

DOM

85

Sold Date

11-Mar-24

Distance

0.06km

First Listing

\$748,550

Last Listing


\$725,000

Sold Price

\$725,000

3

29 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551



3

2

2

325m²

164m²

Year Built

2005

DOM

107

Sold Date

05-Feb-24

Distance

0.55km

First Listing

\$749,000

Last Listing


\$735,000

Sold Price

\$735,000

4

55 RAWSON STREET CALOUNDRA WEST QLD 4551



4

2

2

390m²

154m²

Year Built

2007

DOM

80

Sold Date

16-Jun-21

Distance

1km

First Listing

Offers From \$560,000

Last Listing

Offers From \$560,000

Sold Price

\$769,200*

Year Built

2006

DOM

85

Sold Date

11-Mar-24

Distance

0.06km

First Listing

\$748,550

Last Listing

\$725,000

Notes from your agent

This property was sold on 20/05/2024 in the amount of \$769,200

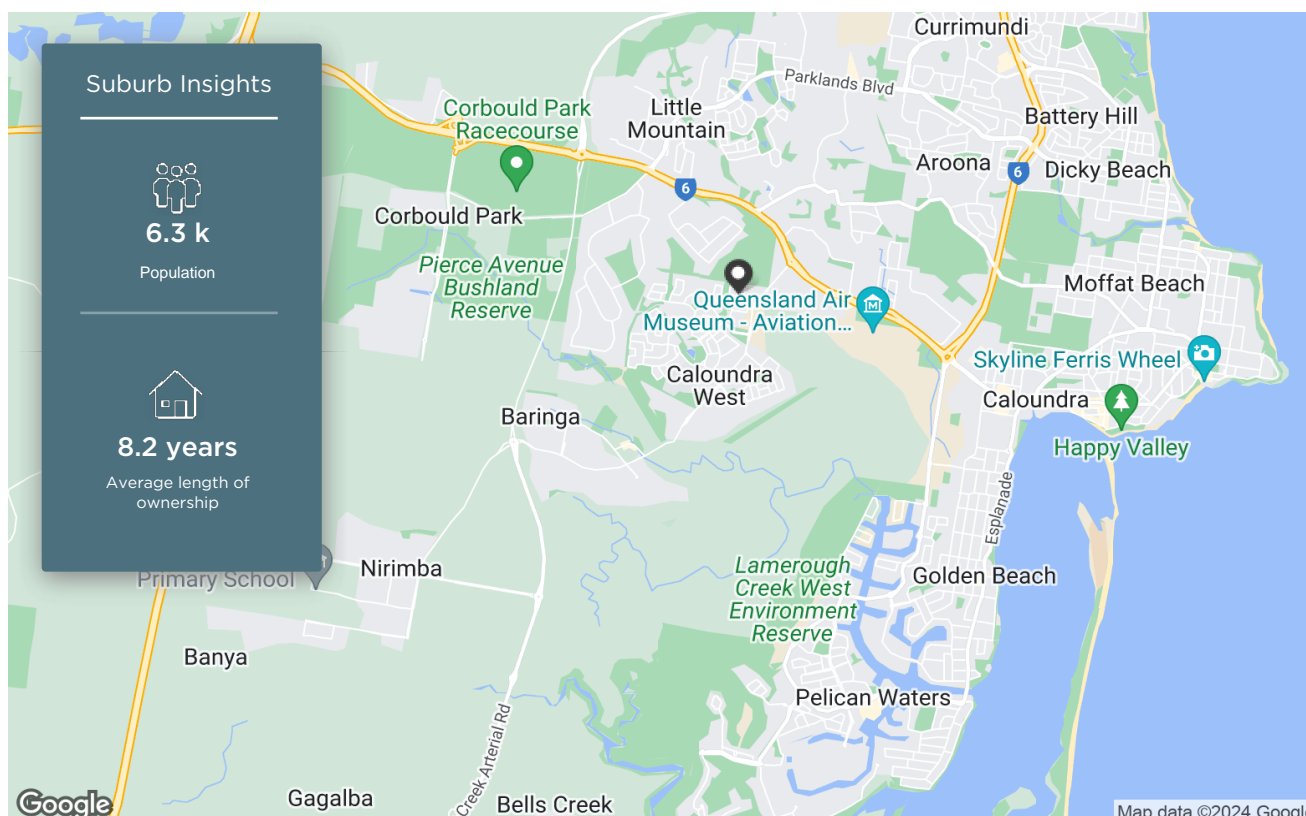
Comparable Sales

5

41 AQUA CIRCUIT CALOUNDRA WEST QLD 4551

Caloundra West

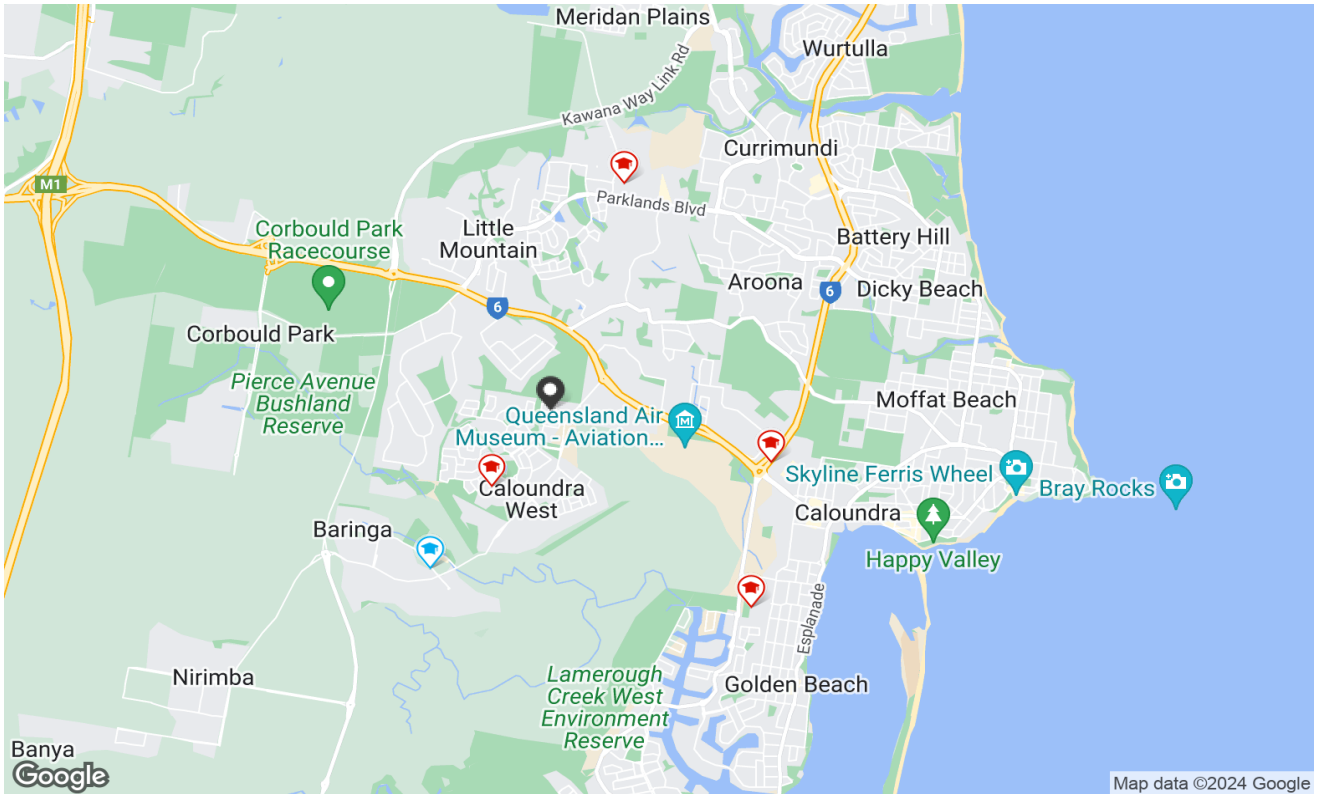
Demographic








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 \$745,000.

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
	Unity College 47 Lomond Crescent Caloundra West QLD 4551	0.98km	Combined	Mixed	Non-Government	0-12
	Baringa State Primary School	2.05km	Primary	Mixed	Non-Government	0-0
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.34km	Combined	Mixed	Non-Government	0-12
	Meridan State College 214 Parklands Boulevard Meridan Plains QLD 4551	2.53km	Combined	Mixed	Government	0-12
	Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.94km	Primary	Mixed	Government	0-6



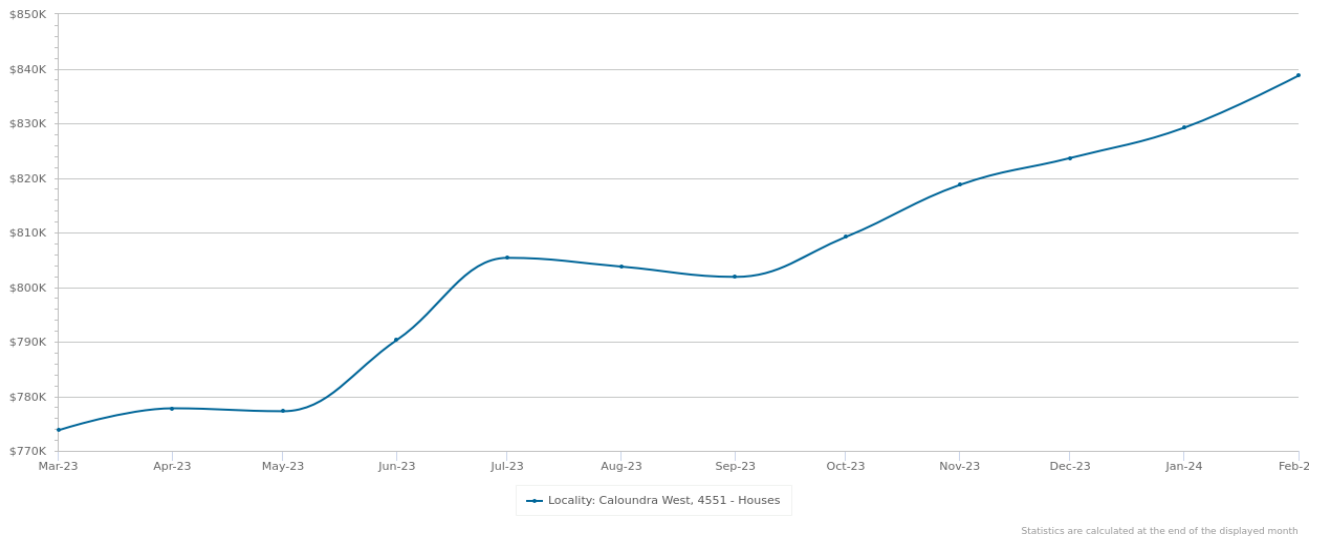
Property is within school catchment area



Property is outside school catchment area

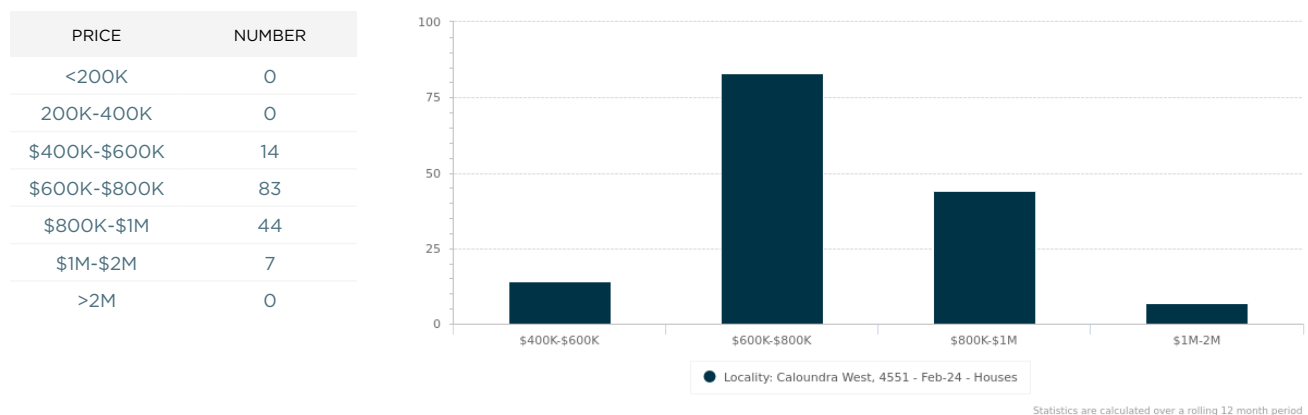
Recent Market Trends

Median Value - 12 Months (House)



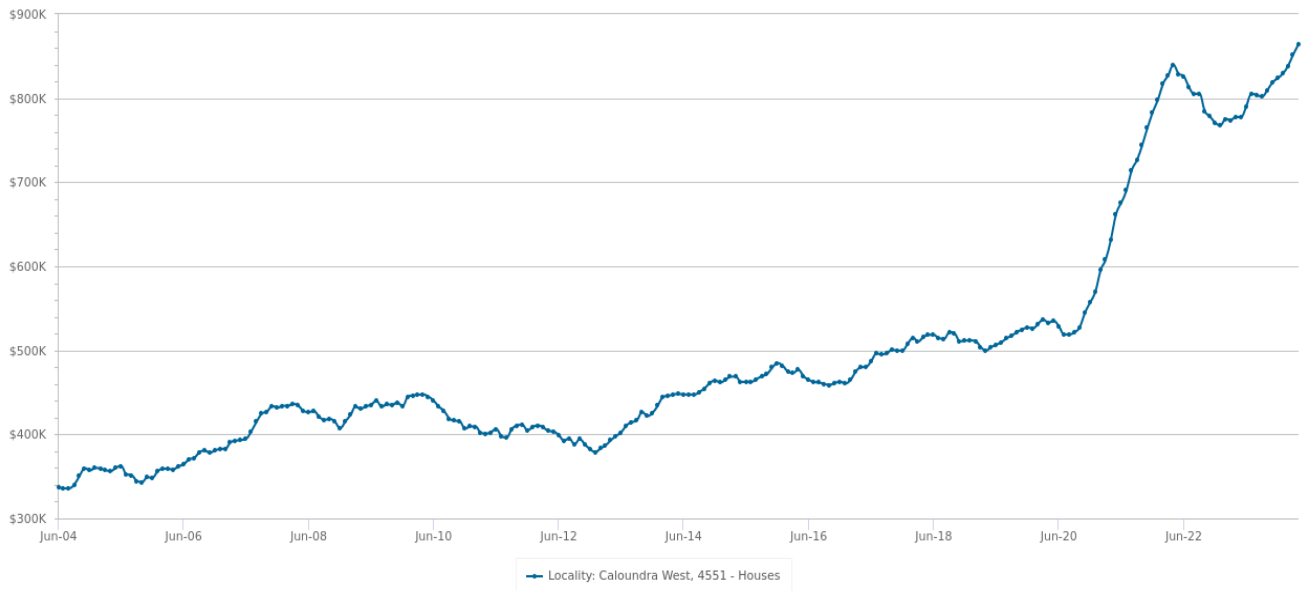
PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2024	12	\$838,731	1.1% ▲	22	40	\$650
Jan 2024	12	\$829,206	0.7% ▲	23	32	\$650
Dec 2023	9	\$823,656	0.6% ▲	22	28	\$640
Nov 2023	10	\$818,735	1.2% ▲	23	31	\$635
Oct 2023	13	\$809,200	0.9% ▲	22	31	\$630
Sep 2023	18	\$801,865	-0.2% ▼	24	35	\$640
Aug 2023	11	\$803,744	-0.2% ▼	24	34	\$640
Jul 2023	17	\$805,356	1.9% ▲	25	32	\$640
Jun 2023	17	\$790,350	1.7% ▲	25	38	\$640
May 2023	10	\$777,258	-0.1% ▼	25	28	\$640
Apr 2023	6	\$777,796	0.5% ▲	24	25	\$640
Mar 2023	13	\$773,792	-0.2% ▼	22	36	\$630

Sales by Price - 12 months (House)



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	148	\$864,138	11.1% ▲	22	149	\$650
2023	159	\$777,796	-7.4% ▼	22	171	\$640
2022	208	\$839,739	32.9% ▲	8	221	\$560
2021	167	\$631,728	18.5% ▲	26	184	\$470
2020	136	\$532,943	6.7% ▲	50	171	\$460
2019	127	\$499,599	-3.1% ▼	50	196	\$450
2018	217	\$515,805	7.5% ▲	37	251	\$450
2017	253	\$479,878	0.6% ▲	42	309	\$450
2016	223	\$476,847	1.7% ▲	38	333	\$450
2015	203	\$468,797	4.8% ▲	43	220	\$440
2014	138	\$447,391	13.8% ▲	45	160	\$420
2013	71	\$393,061	-2.7% ▼	50	150	\$395
2012	59	\$404,166	0.8% ▲	54	162	\$390
2011	62	\$400,899	-10.4% ▼	77	154	\$395
2010	134	\$447,450	4.0% ▲	51	155	\$380
2009	110	\$430,437	-0.9% ▼	63	143	\$390
2008	179	\$434,289	10.7% ▲	28	90	\$380
2007	150	\$392,470	9.6% ▲	50	78	\$325
2006	104	\$358,205	0.5% ▲	91	73	-
2005	56	\$356,374	5.9% ▲	42	61	-

Summary

22 SPRINGBROOK STREET CALOUNDRA WEST QLD 4551



Appraisal price range

Notes from your agent

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