



31 MORETON PARADE KINGS BEACH QLD 4551

Prepared on 25th September 2024

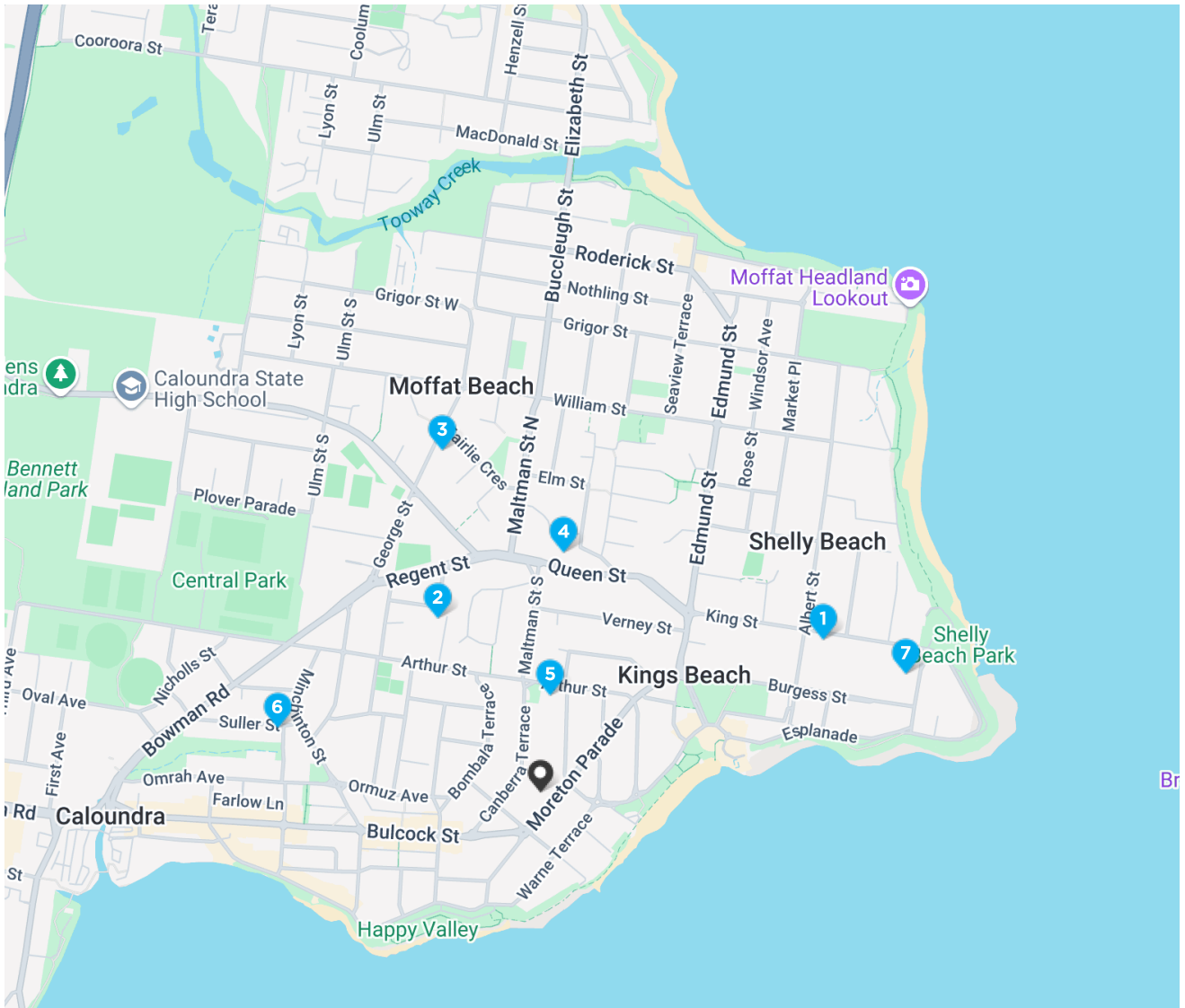
Admin First National
FIRST NATIONAL REAL ESTATE CALOUNDRA

24 Oval Ave
CALOUNDRA QLD 4551

m: 0438 112 311

admin@fncaloundra.com.au

Comparables Map: Sales




| 1 28 KING STREET KINGS BEACH QLD 4551 | 3 | 2 | 2 | \$1,250,000 |
|---------------------------------------------|---|---|---|-------------|
| 2 13 MAUD STREET CALOUNDRA QLD 4551 | 3 | 1 | 2 | \$1,300,000 |
| 3 34 GEORGE STREET MOFFAT BEACH QLD 4551 | 4 | 2 | 3 | \$1,430,000 |
| 4 17B QUEEN STREET MOFFAT BEACH QLD 4551 | 4 | 3 | 2 | \$1,630,000 |
| 5 12 UPPER GAY TERRACE KINGS BEACH QLD 4551 | 3 | 2 | 1 | \$1,650,000 |
| 6 8 SULLER STREET CALOUNDRA QLD 4551 | 5 | 3 | 6 | \$1,835,000 |
| 7 6 ERNEST STREET KINGS BEACH QLD 4551 | 5 | 4 | 2 | \$2,000,000 |


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

Comparable Sales


- 1** 28 KING STREET KINGS BEACH QLD 4551 **Sold \$1,250,000**




🏠 3 🚤 2 🚗 2 📏 506m² 📏 96m²
 Year Built - DOM 59
 Sold Date 07-May-24 Distance 0.91km
 First Listing Offers Over \$1.4M
 Last Listing Offers Over \$1.2M
- 2** 13 MAUD STREET CALOUNDRA QLD 4551 **Sold \$1,300,000**




🏠 3 🚤 1 🚗 2 📏 2,023m² 📏 120m²
 Year Built 1970 DOM 44
 Sold Date 12-Jul-24 Distance 0.56km
 First Listing For Sale
 Last Listing Offers Over \$1.3M
- 3** 34 GEORGE STREET MOFFAT BEACH QLD 4551 **Sold \$1,430,000**



🏠 4 🚤 2 🚗 3 📏 630m² 📏 207m²
 Year Built 1982 DOM 15
 Sold Date 11-Feb-24 Distance 1km
 First Listing CONTACT AGENT
 Last Listing OFFERS OVER \$1,625,000
- 4** 17B QUEEN STREET MOFFAT BEACH QLD 4551 **Sold \$1,630,000**



🏠 4 🚤 3 🚗 2 📏 650m² 📏 -
 Year Built - DOM 29
 Sold Date 17-Jul-24 Distance 0.68km
 First Listing Offers Above \$1,600,000
 Last Listing Offers Above \$1,600,000
- 5** 12 UPPER GAY TERRACE KINGS BEACH QLD 4551 **Sold \$1,650,000**




🏠 3 🚤 2 🚗 1 📏 607m² 📏 105m²
 Year Built 1960 DOM 44
 Sold Date 05-Feb-24 Distance 0.27km
 First Listing Offers over \$1,795,000
 Last Listing Offers over \$1,650,000

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


Comparable Sales

6 8 SULLER STREET CALOUNDRA QLD 4551 **Sold** ^{RS} **\$1,835,000**



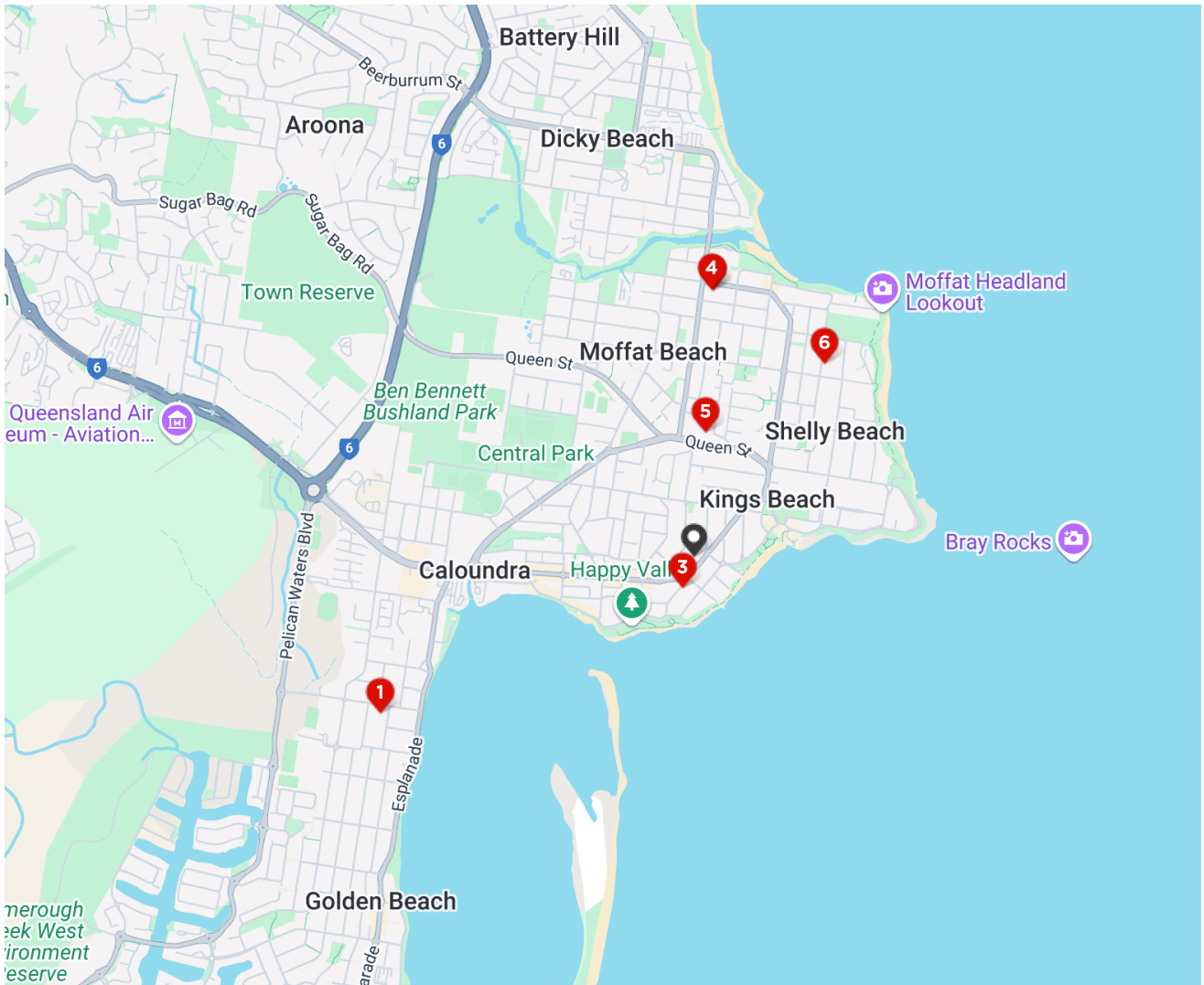
🏠 5 🚰 3 🚗 6 📏 340m² 🏠 161m²
 Year Built 1987 DOM 69
 Sold Date 15-Apr-24 Distance 0.77km
 First Listing Expressions of Interest
 Last Listing \$1,899,000

7 6 ERNEST STREET KINGS BEACH QLD 4551 **Sold** **\$2,000,000**



🏠 5 🚰 4 🚗 2 📏 607m² 🏠 607m²
 Year Built 2000 DOM 48
 Sold Date 03-Jul-24 Distance 1.09km
 First Listing -
 Last Listing Offers over \$1,900,000

Comparables Map: Listings








| | | | | DOM | |
|---------------------------------------------------|---|---|---|-----|--------------------------|
| 1 14 COOK STREET GOLDEN BEACH QLD 4551 | 2 | 1 | 3 | 91 | OFFERS OVER \$1,099,000 |
| 2 39 NOTHLING STREET MOFFAT BEACH QLD 4551 | 2 | 2 | - | 56 | Offers Over \$1,150,000 |
| 3 33 LOWER GAY TERRACE CALOUNDRA QLD 4551 | 2 | 1 | 1 | 62 | FOR SALE \$1,395,000 |
| 4 41 NOTHLING STREET MOFFAT BEACH QLD 4551 | 4 | 2 | 4 | 55 | Offers Over \$1,600,000 |
| 5 17B QUEEN STREET MOFFAT BEACH QLD 4551 | 4 | 3 | 2 | 29 | Offers Above \$1,600,000 |
| 6 13 MARKET PLACE SHELLY BEACH QLD 4551 | 8 | 4 | 6 | 83 | Offers Over \$1,900,000 |

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Comparable Listings






1 14 COOK STREET GOLDEN BEACH QLD 4551



 2  1  3  607m²  108m²
 Year Built 1970 DOM 91 days
 Listing Date 17-May-24 Distance 1.96km
 Listing Price OFFERS OVER \$1,099,000






2 39 NOTHLING STREET MOFFAT BEACH QLD 4551



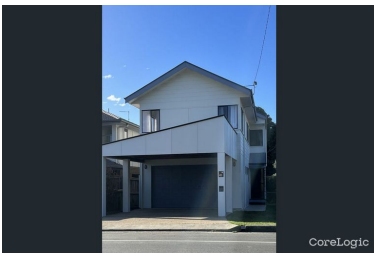
 2  2  -  405m²  151m²
 Year Built - DOM 56 days
 Listing Date 31-Jul-24 Distance 1.47km
 Listing Price Offers Over \$1,150,000






3 33 LOWER GAY TERRACE CALOUNDRA QLD 4551



 2  1  1  589m²  97m²
 Year Built 1950 DOM 62 days
 Listing Date 25-Jul-24 Distance 0.21km
 Listing Price FOR SALE \$1,395,000






4 41 NOTHLING STREET MOFFAT BEACH QLD 4551



 4  2  4  405m²  178m²
 Year Built 1980 DOM 55 days
 Listing Date 28-Jun-24 Distance 1.47km
 Listing Price Offers Over \$1,600,000

5 17B QUEEN STREET MOFFAT BEACH QLD 4551








 4  3  2  650m²  -
 Year Built - DOM 29 days
 Listing Date 04-Jul-24 Distance 0.68km
 Listing Price Offers Above \$1,600,000

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

Comparable Listings

 13 MARKET PLACE SHELLY BEACH QLD 4551

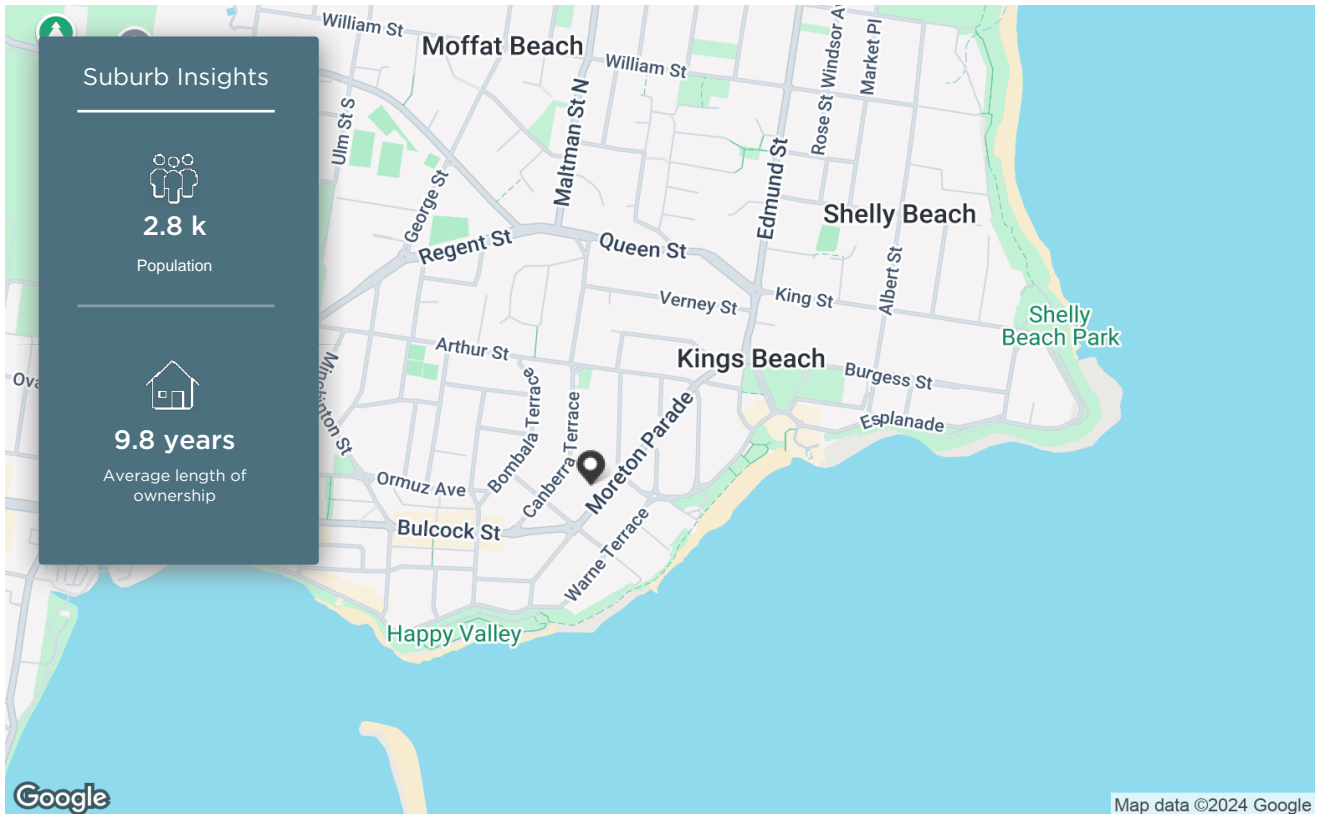


 8  4  6  1,002m²  285m²
Year Built 1975 DOM 83 days
Listing Date 28-Jun-24 Distance 1.29km
Listing Price Offers Over \$1,900,000

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

Kings Beach

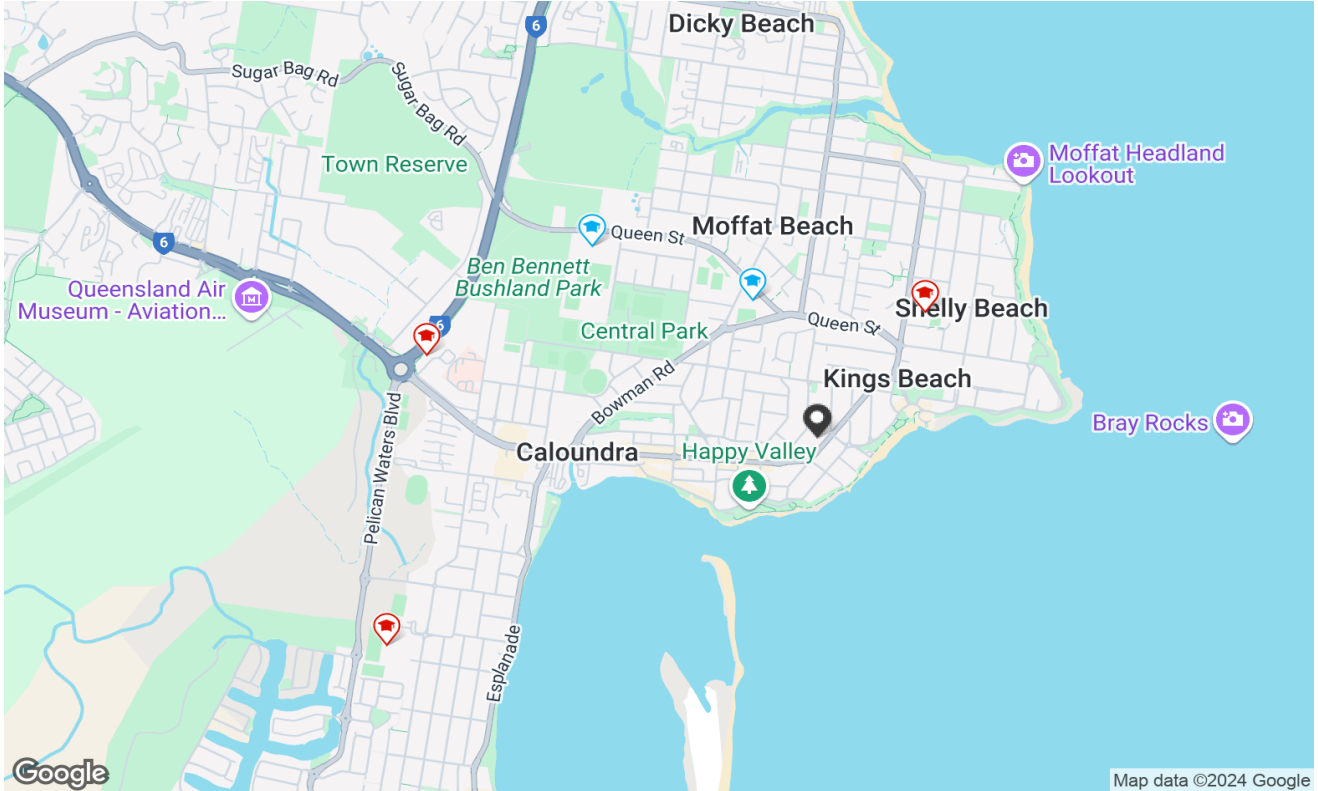
Demographic



The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% in the area during that time. The predominant age group in Kings Beach is 60-69 years. Households in Kings Beach are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Kings Beach work in a professional occupation. In 2011, 40% of the homes in Kings Beach were owner-occupied compared with 43% in 2016. Currently the median sales price of houses in the area is \$1,700,000.

| HOUSEHOLD STRUCTURE | | HOUSEHOLD OCCUPANCY | | HOUSEHOLD INCOME | | AGE | |
|-----------------------|------|---------------------|------|------------------|------|-------|------|
| TYPE | % | TYPE | % | TYPE | % | TYPE | % |
| Childless Couples | 57.8 | Owns Outright | 28.4 | 0-15.6K | 5.9 | 0-9 | 6.6 |
| Couples with Children | 19.4 | Purchaser | 14.6 | 15.6-33.8K | 18.5 | 10-19 | 8.2 |
| Single Parents | 20.3 | Renting | 54.0 | 33.8-52K | 19.8 | 20-29 | 12.0 |
| Other | 2.0 | Other | 0.2 | 52-78K | 21.0 | 30-39 | 11.3 |
| | | Not Stated | 2.4 | 78-130K | 18.5 | 40-49 | 11.3 |
| | | | | 130-182K | 3.6 | 50-59 | 16.9 |
| | | | | 182K+ | 4.8 | 60-69 | 17.4 |
| | | | | | | 70-79 | 11.8 |
| | | | | | | 80-89 | 3.6 |
| | | | | | | 90-99 | 0.4 |

Local Schools



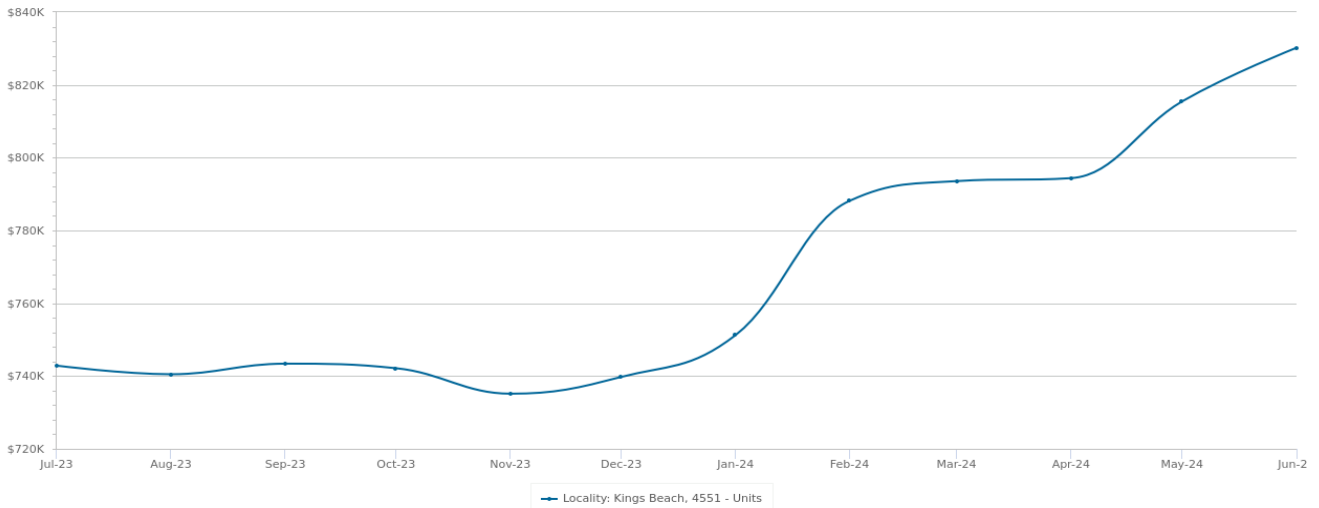
| SCHOOL ADDRESS | DISTANCE | SCHOOL TYPE | GENDER | SECTOR | YEARS |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------|--------|----------------|-------|
|  Caloundra State School 56A Queen Street Caloundra QLD 4551 | 0.79km | Primary | Mixed | Government | 0-6 |
|  Our Lady of the Rosary School | 0.88km | Primary | Mixed | Non-Government | 0-6 |
|  Caloundra State High School 40 Bower Street Caloundra QLD 4551 | 1.5km | Secondary | Mixed | Government | 7-12 |
|  Caloundra Christian College 7 Gregson Place Caloundra QLD 4551 | 1.99km | Combined | Mixed | Non-Government | 0-12 |
|  Golden Beach State School 34 Gregory Street Golden Beach QLD 4551 | 2.42km | Primary | Mixed | Government | 0-6 |

 Property is within school catchment area

 Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Flats)

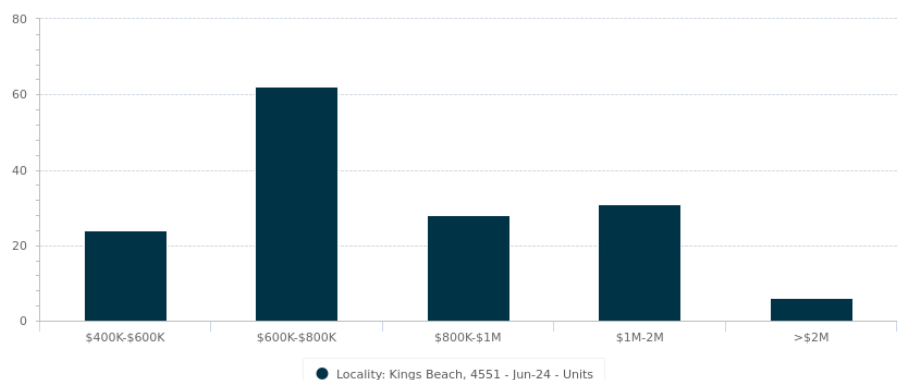


Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|----------|-----------------|--------------|---------|----------------|----------|-------------|
| Jun 2024 | 8 | \$830,207 | 1.8% ▲ | 27 | 34 | \$600 |
| May 2024 | 14 | \$815,473 | 2.7% ▲ | 30 | 31 | \$600 |
| Apr 2024 | 12 | \$794,390 | 0.1% ▲ | 34 | 30 | \$590 |
| Mar 2024 | 6 | \$793,571 | 0.7% ▲ | 32 | 31 | \$590 |
| Feb 2024 | 14 | \$788,194 | 4.9% ▲ | 36 | 41 | \$580 |
| Jan 2024 | 18 | \$751,268 | 1.6% ▲ | 38 | 41 | \$580 |
| Dec 2023 | 8 | \$739,761 | 0.6% ▲ | 38 | 31 | \$580 |
| Nov 2023 | 16 | \$735,153 | -0.9% ▼ | 36 | 42 | \$580 |
| Oct 2023 | 11 | \$742,150 | -0.2% ▼ | 32 | 41 | \$570 |
| Sep 2023 | 16 | \$743,407 | 0.4% ▲ | 31 | 42 | \$560 |
| Aug 2023 | 12 | \$740,498 | -0.3% ▼ | 38 | 33 | \$570 |
| Jul 2023 | 16 | \$742,864 | 0.2% ▲ | 38 | 33 | \$550 |

Sales by Price - 12 months (Flats)

| PRICE | NUMBER |
|---------------|--------|
| <200K | 0 |
| 200K-400K | 0 |
| \$400K-\$600K | 24 |
| \$600K-\$800K | 62 |
| \$800K-\$1M | 28 |
| \$1M-\$2M | 31 |
| >\$2M | 6 |



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Flats)

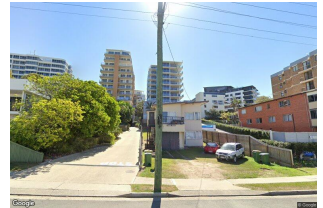


Statistics are calculated at the end of the displayed month

| PERIOD | PROPERTIES SOLD | MEDIAN VALUE | GROWTH | DAYS ON MARKET | LISTINGS | ASKING RENT |
|--------|-----------------|--------------|---------|----------------|----------|-------------|
| 2024 | 151 | \$846,913 | 14.4% ▲ | 27 | 150 | \$600 |
| 2023 | 144 | \$740,498 | -2.7% ▼ | 39 | 149 | \$570 |
| 2022 | 207 | \$760,973 | 18.5% ▲ | 16 | 197 | \$522 |
| 2021 | 236 | \$642,091 | 33.6% ▲ | 14 | 226 | \$440 |
| 2020 | 166 | \$480,770 | 6.8% ▲ | 57 | 216 | \$395 |
| 2019 | 143 | \$449,984 | -1.8% ▼ | 59 | 222 | \$370 |
| 2018 | 202 | \$458,052 | 7.1% ▲ | 37 | 259 | \$360 |
| 2017 | 188 | \$427,795 | 10.6% ▲ | 43 | 264 | \$350 |
| 2016 | 180 | \$386,833 | -3.4% ▼ | 64 | 279 | \$350 |
| 2015 | 169 | \$400,289 | 7.7% ▲ | 51 | 253 | \$337 |
| 2014 | 164 | \$371,635 | 0.5% ▲ | 70 | 217 | \$320 |
| 2013 | 119 | \$369,818 | 0.0% | 91 | 192 | \$310 |
| 2012 | 111 | \$369,648 | -0.0% | 101 | 210 | \$300 |
| 2011 | 83 | \$369,743 | -8.9% ▼ | 75 | 220 | \$290 |
| 2010 | 168 | \$405,911 | 2.9% ▲ | 74 | 200 | \$300 |
| 2009 | 135 | \$394,400 | -3.4% ▼ | 86 | 175 | \$285 |
| 2008 | 203 | \$408,384 | 6.2% ▲ | 63 | 154 | \$290 |
| 2007 | 251 | \$384,440 | 6.7% ▲ | 62 | 120 | \$250 |
| 2006 | 196 | \$360,363 | 2.2% ▲ | 69 | 105 | \$235 |
| 2005 | 208 | \$352,486 | 0.2% ▲ | 66 | 114 | \$230 |

Summary

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