



## 22 SPRINGBROOK STREET CALOUNDRA WEST QLD 4551

Prepared on 7th June 2024

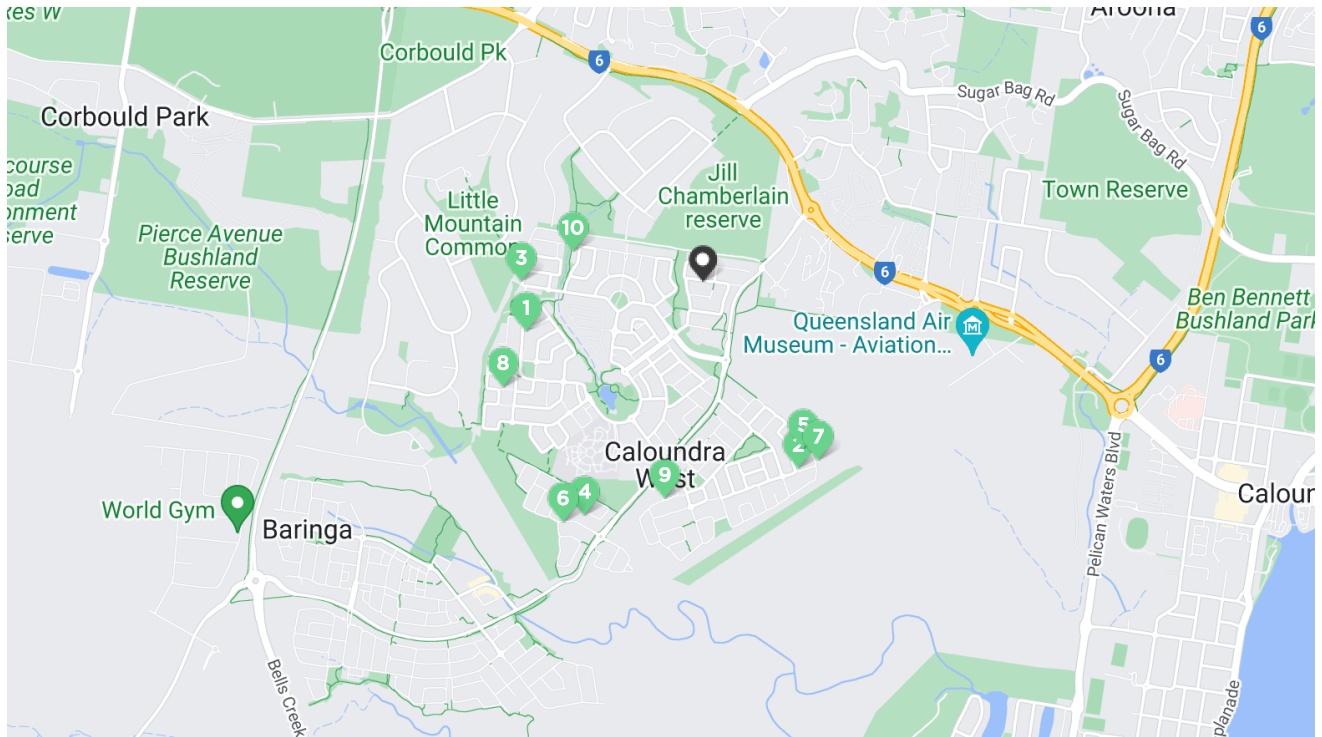
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# Comps Map: Rentals



1	60 RAWSON STREET CALOUNDRA WEST QLD 4551	4	2	2	\$670
2	2 OCHRE CRESCENT CALOUNDRA WEST QLD 4551	4	2	2	\$680
3	4 BIMBERRI COURT CALOUNDRA WEST QLD 4551	4	2	2	\$690
4	12 EMERALD DRIVE CALOUNDRA WEST QLD 4551	4	2	2	\$700
5	3 OCHRE CRESCENT CALOUNDRA WEST QLD 4551	4	2	2	\$700
6	3 OLIVE CIRCUIT CALOUNDRA WEST QLD 4551	4	2	2	\$700
7	1 TOPAZ DRIVE CALOUNDRA WEST QLD 4551	4	2	2	\$730
8	50 CRATER STREET CALOUNDRA WEST QLD 4551	4	2	2	\$750
9	49 COBALT CRESCENT CALOUNDRA WEST QLD 4551	4	2	2	\$750
10	3 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551	4	2	2	\$800



# Comparable Rentals

## 1 60 RAWSON STREET CALOUNDRA WEST QLD 4551



4 2 2 386m<sup>2</sup> 166m<sup>2</sup>  
 Year Built 2007 DOM 12 days  
 Listing Date 15-Feb-24 Distance 0.94km  
 Listing Price \$670 per week

## 2 2 OCHRE CRESCENT CALOUNDRA WEST QLD 4551



4 2 2 350m<sup>2</sup> 153m<sup>2</sup>  
 Year Built 2015 DOM 14 days  
 Listing Date 12-Mar-24 Distance 1.09km  
 Listing Price \$680 Weekly

## 3 4 BIMBERRI COURT CALOUNDRA WEST QLD 4551



4 2 2 555m<sup>2</sup> 156m<sup>2</sup>  
 Year Built 2010 DOM 7 days  
 Listing Date 31-May-24 Distance 0.92km  
 Listing Price \$690 per week

## 4 12 EMERALD DRIVE CALOUNDRA WEST QLD 4551



4 2 2 350m<sup>2</sup> 158m<sup>2</sup>  
 Year Built 2015 DOM 11 days  
 Listing Date 01-Mar-24 Distance 1.35km  
 Listing Price \$700 WEEKLY

## 5 3 OCHRE CRESCENT CALOUNDRA WEST QLD 4551



4 2 2 400m<sup>2</sup> 165m<sup>2</sup>  
 Year Built 2014 DOM 35 days  
 Listing Date 12-Jan-24 Distance 1.01km  
 Listing Price \$700 Weekly

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

## Comparable Rentals

### 6 3 OLIVE CIRCUIT CALOUNDRA WEST QLD 4551



4 2 2 400m<sup>2</sup> 175m<sup>2</sup>  
 Year Built 2015 DOM 3 days  
 Listing Date 05-Feb-24 Distance 1.43km  
 Listing Price \$700 PW

### 7 1 TOPAZ DRIVE CALOUNDRA WEST QLD 4551



4 2 2 266m<sup>2</sup> 126m<sup>2</sup>  
 Year Built 2017 DOM 9 days  
 Listing Date 06-Mar-24 Distance 1.1km  
 Listing Price \$730 WEEKLY

### 8 50 CRATER STREET CALOUNDRA WEST QLD 4551



4 2 2 610m<sup>2</sup> 185m<sup>2</sup>  
 Year Built 2008 DOM 14 days  
 Listing Date 25-Mar-24 Distance 1.16km  
 Listing Price \$750 per week

### 9 49 COBALT CRESCENT CALOUNDRA WEST QLD 4551



4 2 2 448m<sup>2</sup> 163m<sup>2</sup>  
 Year Built 2013 DOM 9 days  
 Listing Date 11-Apr-24 Distance 1.14km  
 Listing Price \$750 WEEKLY

### 10 3 COUGAL CIRCUIT CALOUNDRA WEST QLD 4551

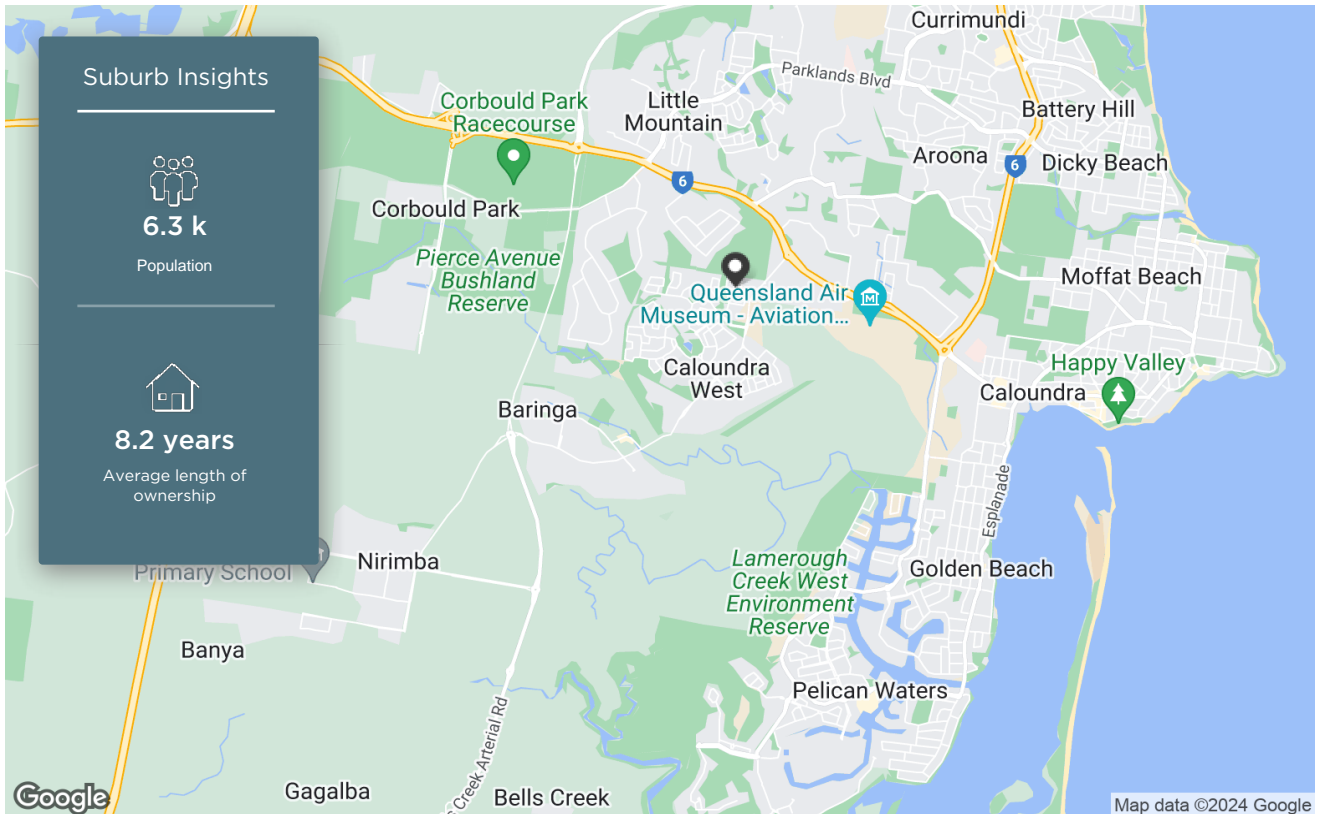


4 2 2 487m<sup>2</sup> 182m<sup>2</sup>  
 Year Built 2007 DOM 17 days  
 Listing Date 11-May-24 Distance 0.67km  
 Listing Price \$800 per week

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

# Caloundra West

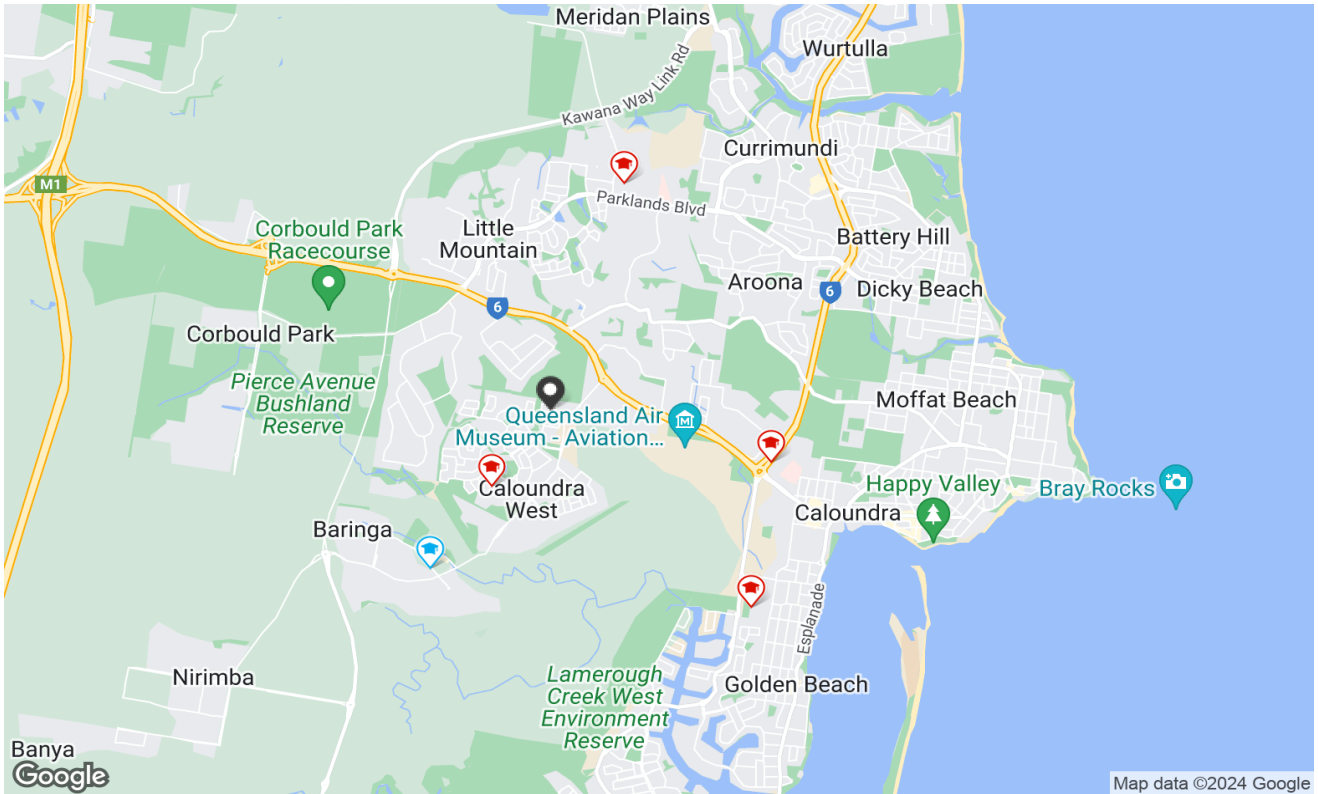
## Demographic



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 \$750,000.

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



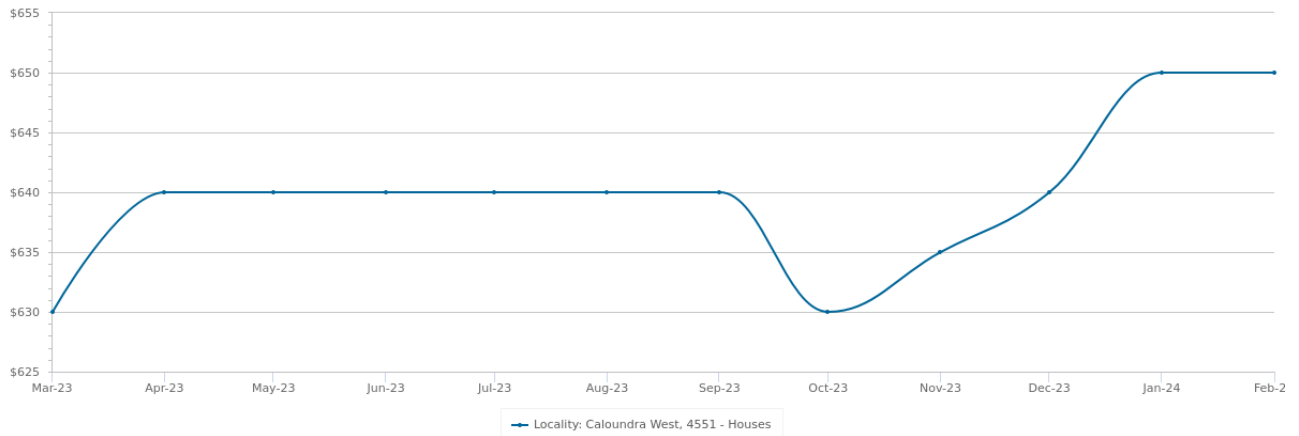
Property is within school catchment area



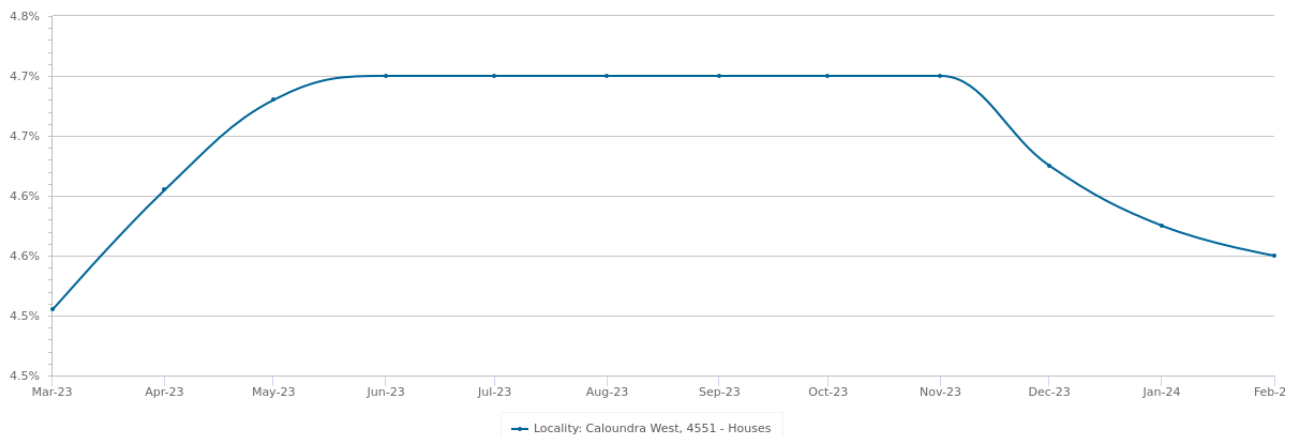
Property is outside school catchment area

# Recent Market Trends

Median Asking Rent - 12 months



Gross Rental Yield - 12 months

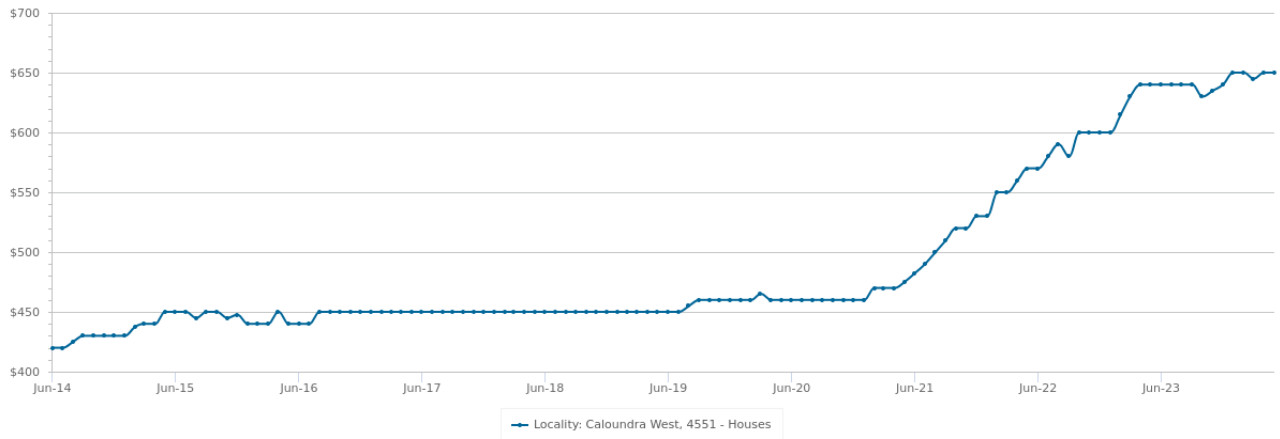


PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Feb 2024	\$650	0.0%	4.5%
Jan 2024	\$650	1.6% ▲	4.6%
Dec 2023	\$640	0.8% ▲	4.6%
Nov 2023	\$635	0.8% ▲	4.7%
Oct 2023	\$630	-1.6% ▼	4.7%
Sep 2023	\$640	0.0%	4.7%
Aug 2023	\$640	0.0%	4.7%
Jul 2023	\$640	0.0%	4.7%
Jun 2023	\$640	0.0%	4.7%
May 2023	\$640	0.0%	4.7%
Apr 2023	\$640	1.6% ▲	4.6%
Mar 2023	\$630	2.4% ▲	4.5%

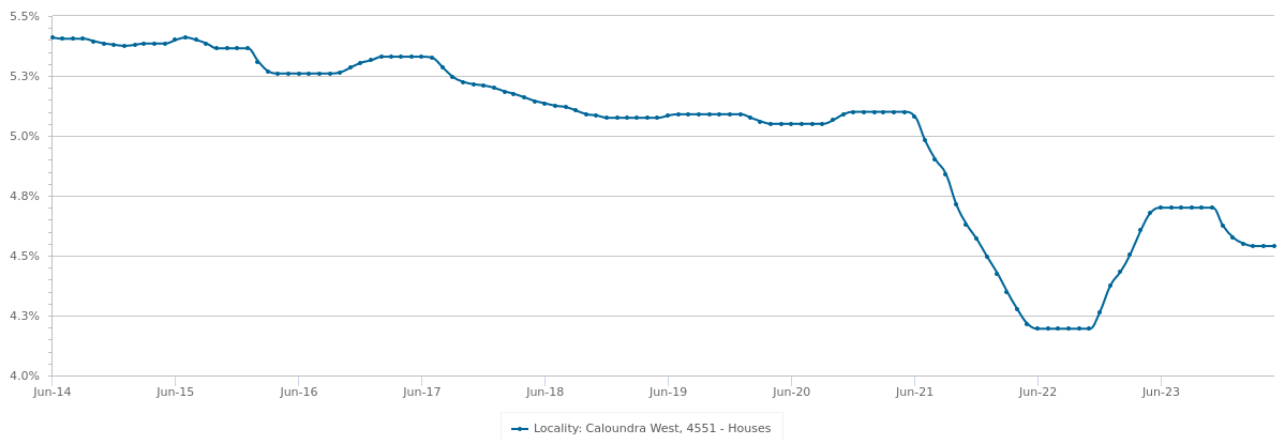


# Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$650	-	4.5%
2023	-	-	-
2023	\$640	-	4.7%
2022	-	-	-
2022	\$570	-	4.2%
2021	-	-	-
2021	\$475	-	5.1%
2020	-	-	-
2020	\$460	-	5.1%
2019	-	-	-



# Summary

**22 SPRINGBROOK STREET CALOUNDRA WEST QLD 4551**



**Appraisal price range**  
\$690 - \$715 per week

**Notes from your agent**

## Disclaimer

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