Comparative Market Analysis



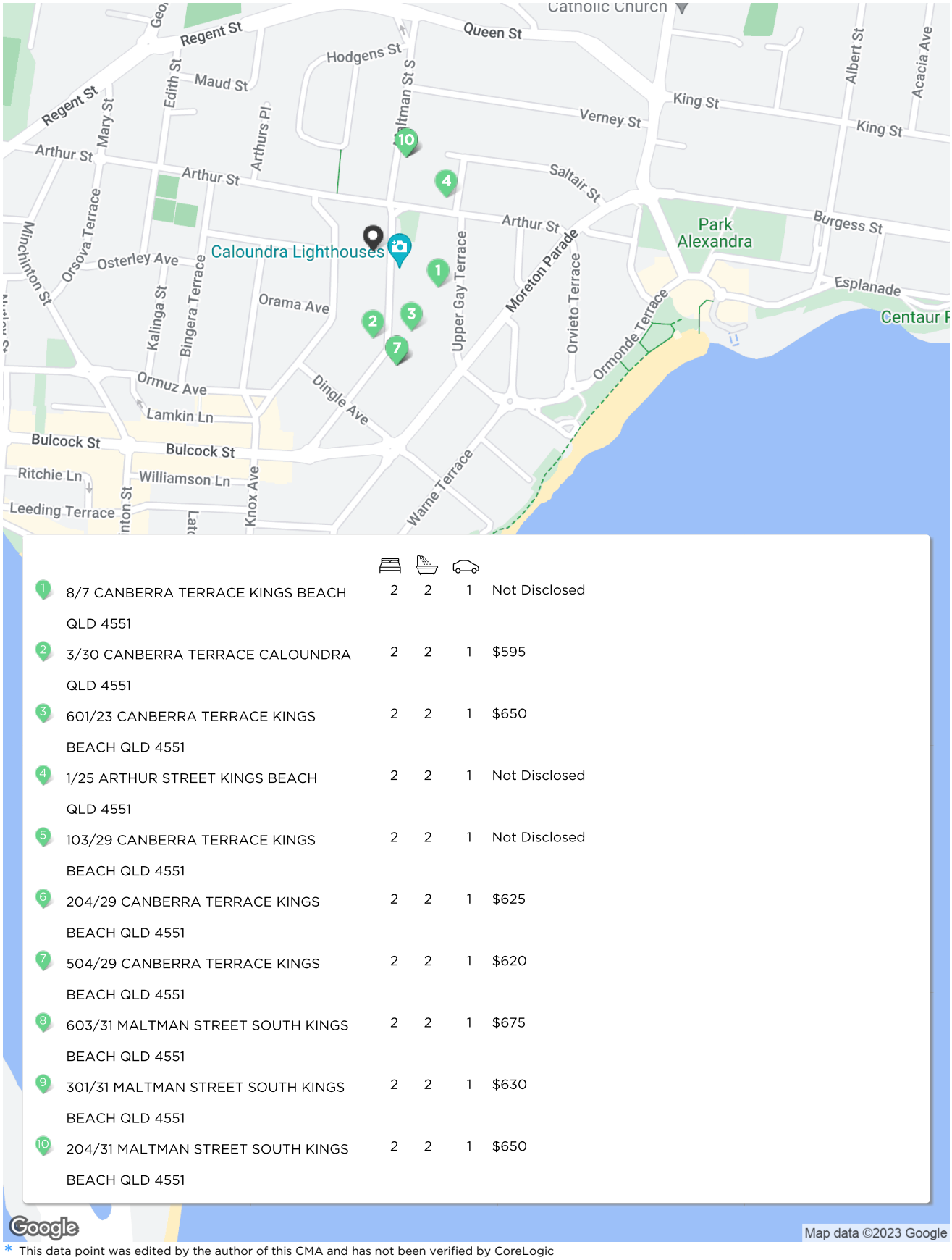
Prepared on **23rd October 2023**

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Comps Map: Rentals



1	8/7 CANBERRA TERRACE KINGS BEACH QLD 4551	2	2	1	Not Disclosed
2	3/30 CANBERRA TERRACE CALOUNDRA QLD 4551	2	2	1	$595
3	601/23 CANBERRA TERRACE KINGS BEACH QLD 4551	2	2	1	$650
4	1/25 ARTHUR STREET KINGS BEACH QLD 4551	2	2	1	Not Disclosed
5	103/29 CANBERRA TERRACE KINGS BEACH QLD 4551	2	2	1	Not Disclosed
6	204/29 CANBERRA TERRACE KINGS BEACH QLD 4551	2	2	1	$625
7	504/29 CANBERRA TERRACE KINGS BEACH QLD 4551	2	2	1	$620
8	603/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551	2	2	1	$675
9	301/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551	2	2	1	$630
10	204/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551	2	2	1	$650

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Comparable Rentals

1 8/7 CANBERRA TERRACE KINGS BEACH QLD 4551



2 2 1 143m² 109m²

Year Built	2008	DOM	32 days
Listing Date	16-Jun-23	Distance	0.13km
Listing Price	LEASED		

Notes from your agent

Leased $550 Per Week

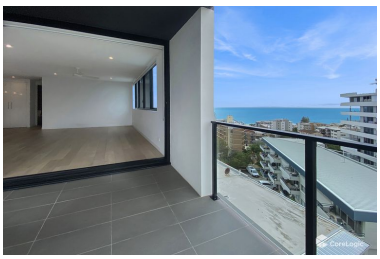
2 3/30 CANBERRA TERRACE CALOUNDRA QLD 4551



2 2 1 107m² 86m²

Year Built	2003	DOM	28 days
Listing Date	26-Apr-23	Distance	0.16km
Listing Price	$595 per week		

3 601/23 CANBERRA TERRACE KINGS BEACH QLD 4551



2 2 1 109m² 109m²

Year Built	2018	DOM	27 days
Listing Date	26-Sep-23	Distance	0.16km
Listing Price	$650 per week		

4 1/25 ARTHUR STREET KINGS BEACH QLD 4551



2 2 1 149m² 72m²

Year Built	1980	DOM	16 days
Listing Date	04-Sep-23	Distance	0.16km
Listing Price	Not Disclosed		

Notes from your agent

Listed $660 Per Week, Leased Price Not Disclosed.

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

5 103/29 CANBERRA TERRACE KINGS BEACH QLD 4551



2 2 1 149m² 75m²

Year Built	2017	DOM	15 days
Listing Date	11-Apr-23	Distance	0.21km
Listing Price	Not Disclosed		

Notes from your agent

Listed $650 Per Week, Leased in 15 Days

6 204/29 CANBERRA TERRACE KINGS BEACH QLD 4551



2 2 1 105m² 91m²

Year Built	2017	DOM	17 days
Listing Date	06-Jun-23	Distance	0.21km
Listing Price	$625 per week		

7 504/29 CANBERRA TERRACE KINGS BEACH QLD 4551



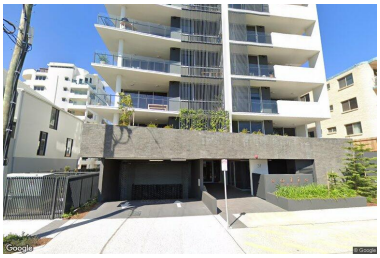
2 2 1 105m² -

Year Built	2018	DOM	39 days
Listing Date	19-May-23	Distance	0.21km
Listing Price	$620 per week		

Notes from your agent

Ducted A/c

8 603/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551



2 2 1 100m² 89m²

Year Built	2018	DOM	13 days
Listing Date	18-May-23	Distance	0.17km
Listing Price	$675		

Notes from your agent

Ducted A/c, Limited View, Lift, Pool

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Comparable Rentals

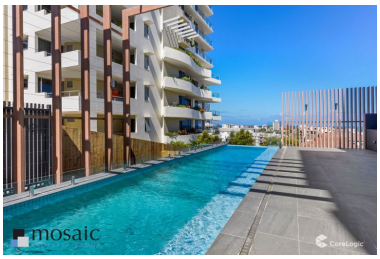
9 301/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551



2 2 1 109m² 109m²

Year Built	2018	DOM	15 days
Listing Date	19-Jul-23	Distance	0.17km
Listing Price	$630 Rent Per Week		

10 204/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551



2 2 1 120m² 99m²

Year Built	2018	DOM	14 days
Listing Date	08-Jun-23	Distance	0.17km
Listing Price	$650 Rent Per Week		

11 202/31 MALTMAN STREET SOUTH KINGS BEACH QLD 4551



2 2 1 122m² 91m²

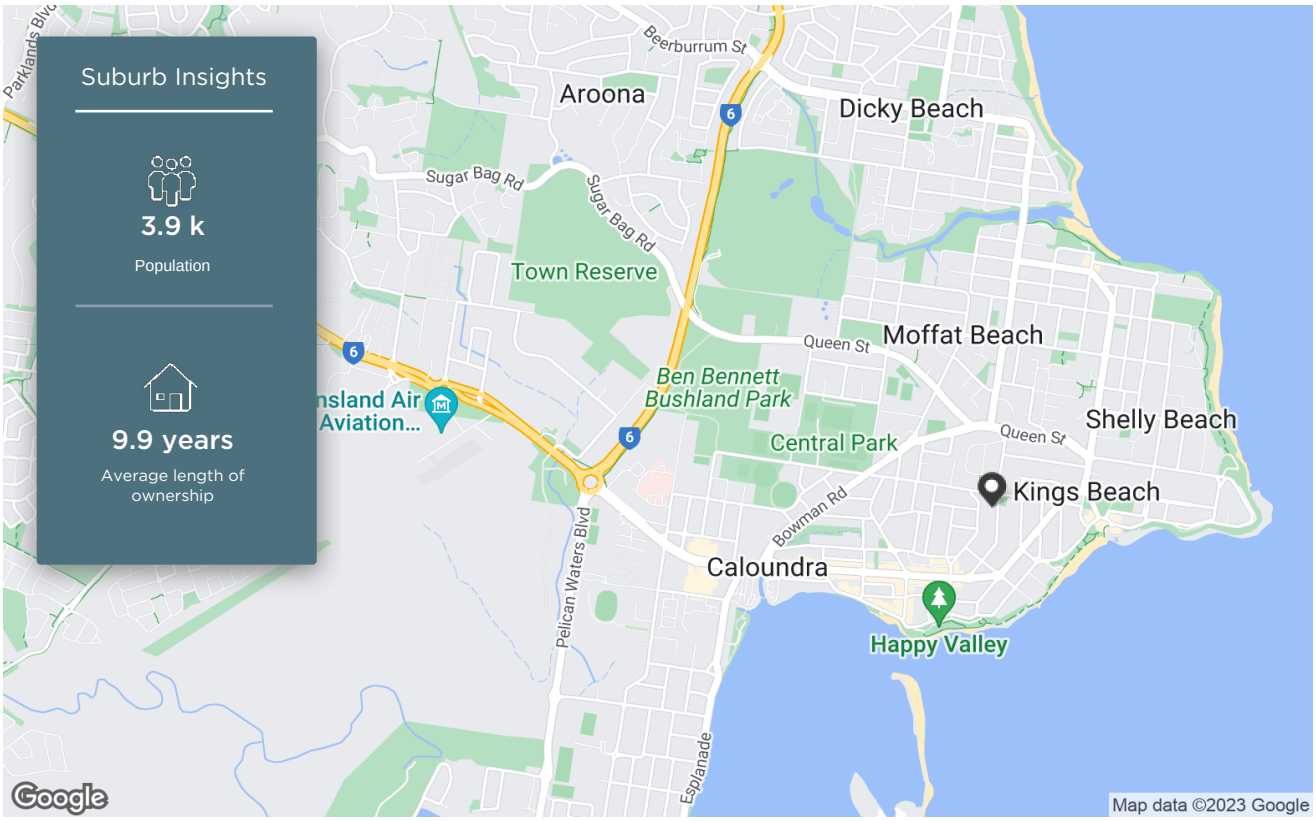
Year Built	2018	DOM	24 days
Listing Date	29-Sep-23	Distance	0.17km
Listing Price	$600 Weekly		

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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Caloundra

Demographic

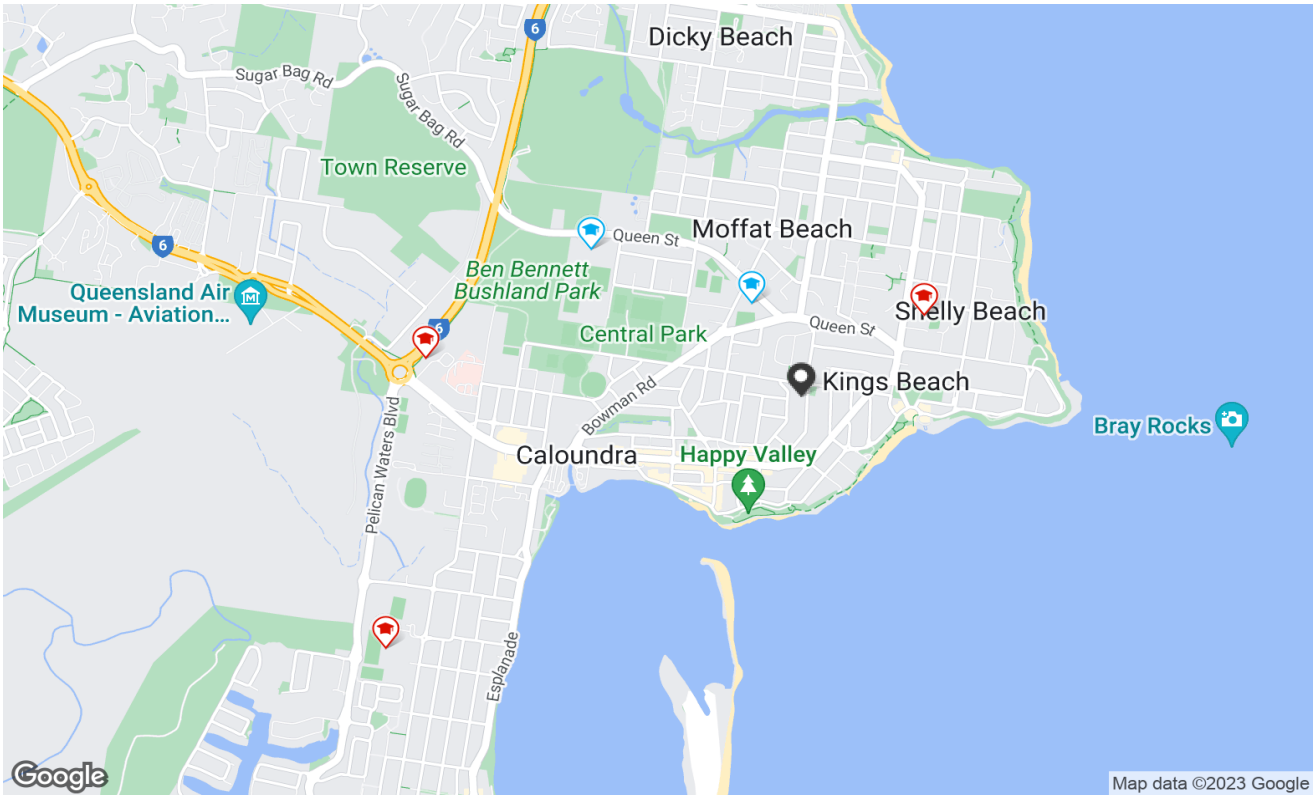


The size of Caloundra is approximately 3.2 square kilometres. It has 8 parks covering nearly 36.9% of total area. The population of Caloundra in 2011 was 3,558 people. By 2016 the population was 3,914 showing a population growth of 10.0% in the area during that time. The predominant age group in Caloundra is 60-69 years. Households in Caloundra are primarily childless couples and are likely to be repaying $1400 - $1799 per month on mortgage repayments. In general, people in Caloundra work in a trades occupation. In 2011, 48% of the homes in Caloundra were owner-occupied compared with 49.9% in 2016. Currently the median sales price of houses in the area is $800,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	56.5	Owns Outright	37.1	0-15.6K	5.0	0-9	5.4
Couples with Children	22.9	Purchaser	12.8	15.6-33.8K	27.2	10-19	7.4
Single Parents	18.3	Renting	44.9	33.8-52K	21.4	20-29	8.3
Other	2.3	Other	1.1	52-78K	15.8	30-39	7.8
		Not Stated	4.6	78-130K	13.3	40-49	10.2
				130-182K	3.9	50-59	13.8
				182K+	3.8	60-69	16.3
						70-79	14.9
						80-89	11.0
						90-99	4.6

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Local Schools



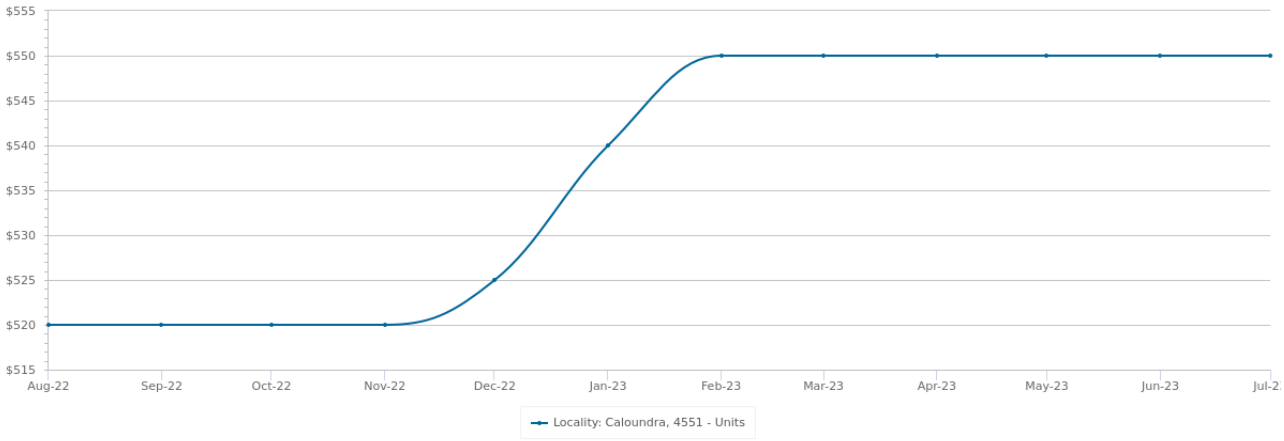
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Caloundra State School 56A Queen Street Caloundra QLD 4551	0.54km	Primary	Mixed	Government	0-6
	Our Lady of the Rosary School	0.78km	Primary	Mixed	Non-Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	1.29km	Secondary	Mixed	Government	7-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	1.87km	Combined	Mixed	Non-Government	0-12
	Golden Beach State School 34 Gregory Street Golden Beach QLD 4551	2.47km	Primary	Mixed	Government	0-6

Property is within school catchment area Property is outside school catchment area

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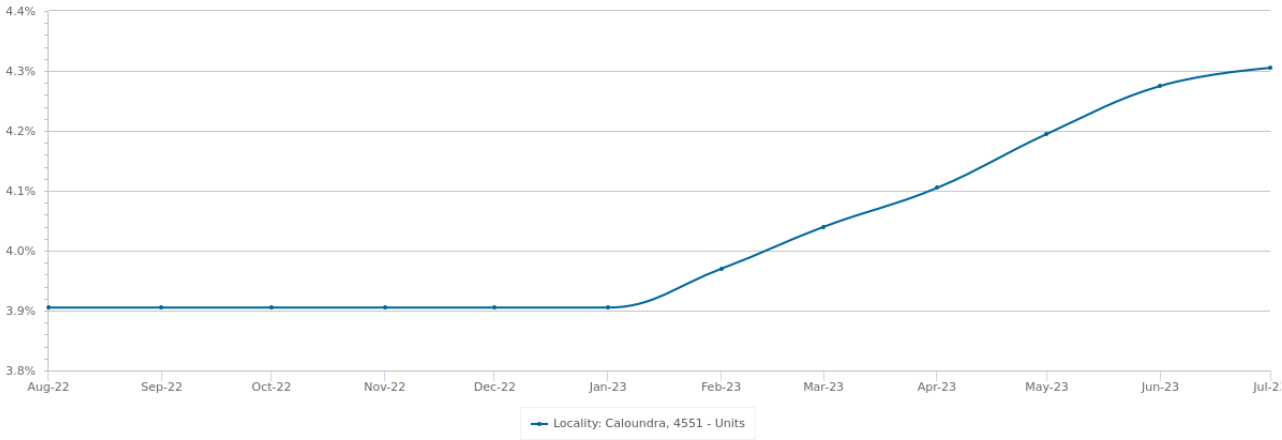
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 12 months



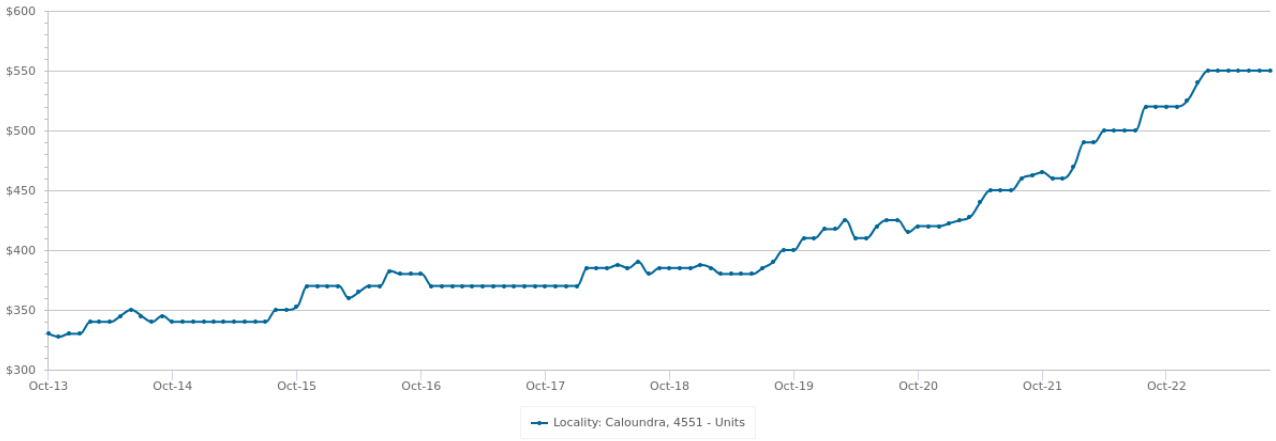
Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Jul 2023	$550	0.0%	4.3%	96
Jun 2023	$550	0.0%	4.3%	102
May 2023	$550	0.0%	4.2%	98
Apr 2023	$550	0.0%	4.1%	99
Mar 2023	$550	0.0%	4%	98
Feb 2023	$550	1.9% ▲	4%	96
Jan 2023	$540	2.9% ▲	3.9%	98
Dec 2022	$525	1.0% ▲	3.9%	93
Nov 2022	$520	0.0%	3.9%	89
Oct 2022	$520	0.0%	3.9%	97
Sep 2022	$520	0.0%	3.9%	97
Aug 2022	$520	4.0% ▲	3.9%	97

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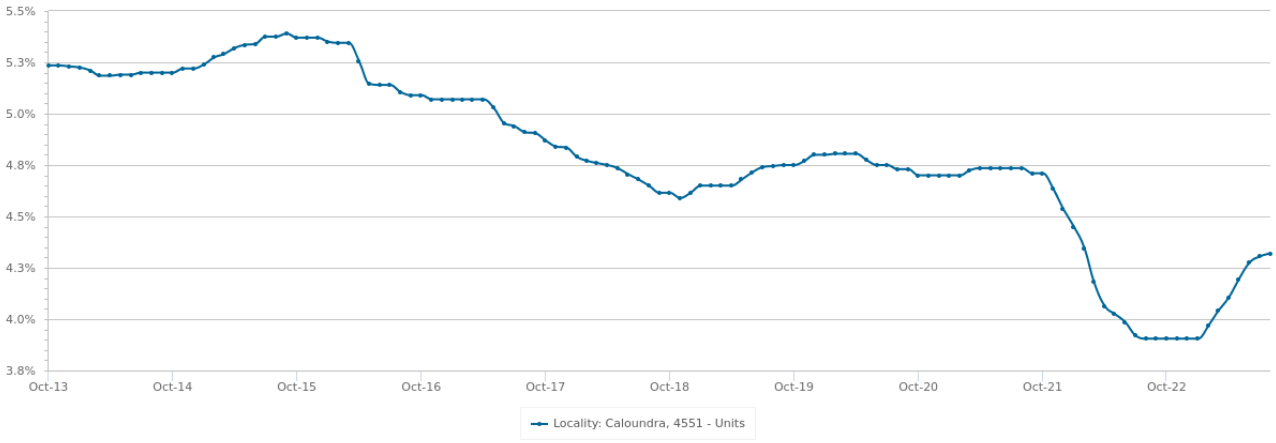
Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 12 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2023	$550	5.8% ▲	4.3%	94
2022	$520	13.0% ▲	3.9%	97
2021	$460	8.2% ▲	4.7%	92
2020	$425	9.0% ▲	4.7%	140
2019	$390	2.6% ▲	4.7%	123
2018	$380	2.7% ▲	4.7%	133
2017	$370	-2.6% ▼	4.9%	146
2016	$380	8.6% ▲	5.1%	173
2015	$350	2.9% ▲	5.4%	124
2014	$340	-	5.2%	130

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Summary

1/10 CANBERRA TERRACE CALOUNDRA QLD 4551









Appraisal price range

$570 - $600 Per Week

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