Comparative Market Analysis



6 ERNEST STREET KINGS BEACH QLD 4551

Prepared on **3rd May 2024**

Admin First National
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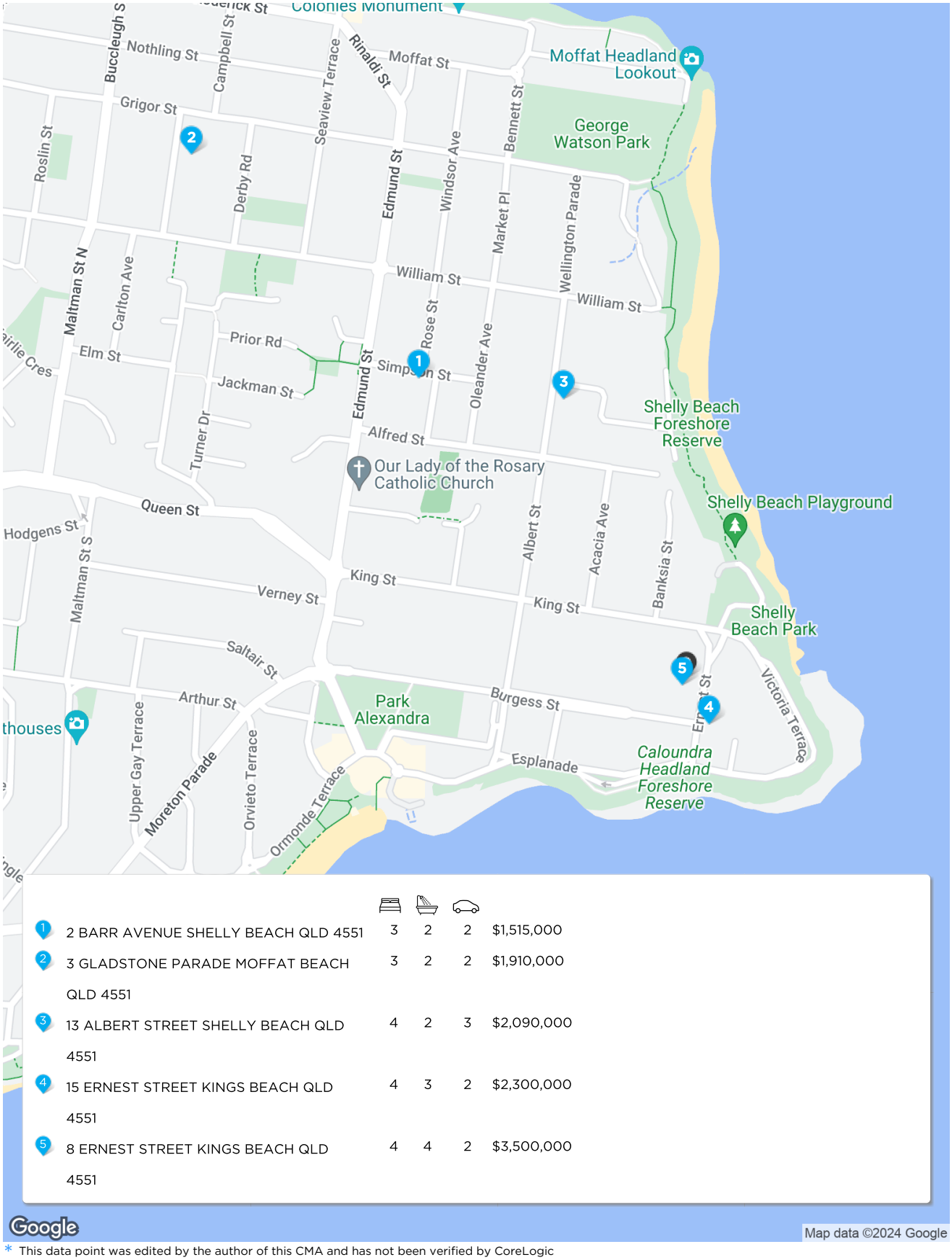
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Comparables Map: Sales



1	2 BARR AVENUE SHELLY BEACH QLD 4551	3	2	2	$1,515,000
2	3 GLADSTONE PARADE MOFFAT BEACH QLD 4551	3	2	2	$1,910,000
3	13 ALBERT STREET SHELLY BEACH QLD 4551	4	2	3	$2,090,000
4	15 ERNEST STREET KINGS BEACH QLD 4551	4	3	2	$2,300,000
5	8 ERNEST STREET KINGS BEACH QLD 4551	4	4	2	$3,500,000

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Comparable Sales

1 2 BARR AVENUE SHELLY BEACH QLD 4551

Sold Price $1,515,000



3 | 2 | 2 | 529m² | -

Year Built	1975	DOM	44
Sold Date	03-Nov-23	Distance	0.7km
First Listing	Contact Agent		
Last Listing	Contact Agent		

2 3 GLADSTONE PARADE MOFFAT BEACH QLD 4551

Sold Price $1,910,000



3 | 2 | 2 | 1,133m² | -

Year Built	-	DOM	22
Sold Date	16-Mar-24	Distance	1.26km
First Listing	Auction		
Last Listing	Auction		

3 13 ALBERT STREET SHELLY BEACH QLD 4551

Sold Price $2,090,000



4 | 2 | 3 | 604m² | 239m²

Year Built	2016	DOM	57
Sold Date	10-Feb-24	Distance	0.53km
First Listing	Auction		
Last Listing	Offers over $2,100,000		

4 15 ERNEST STREET KINGS BEACH QLD 4551

Sold Price RS $2,300,000



4 | 3 | 2 | 739m² | -

Year Built	-	DOM	27
Sold Date	20-Apr-24	Distance	0.1km
First Listing	Auction		
Last Listing	Auction		

5 8 ERNEST STREET KINGS BEACH QLD 4551

Sold Price $3,500,000



4 | 4 | 2 | 607m² | 278m²

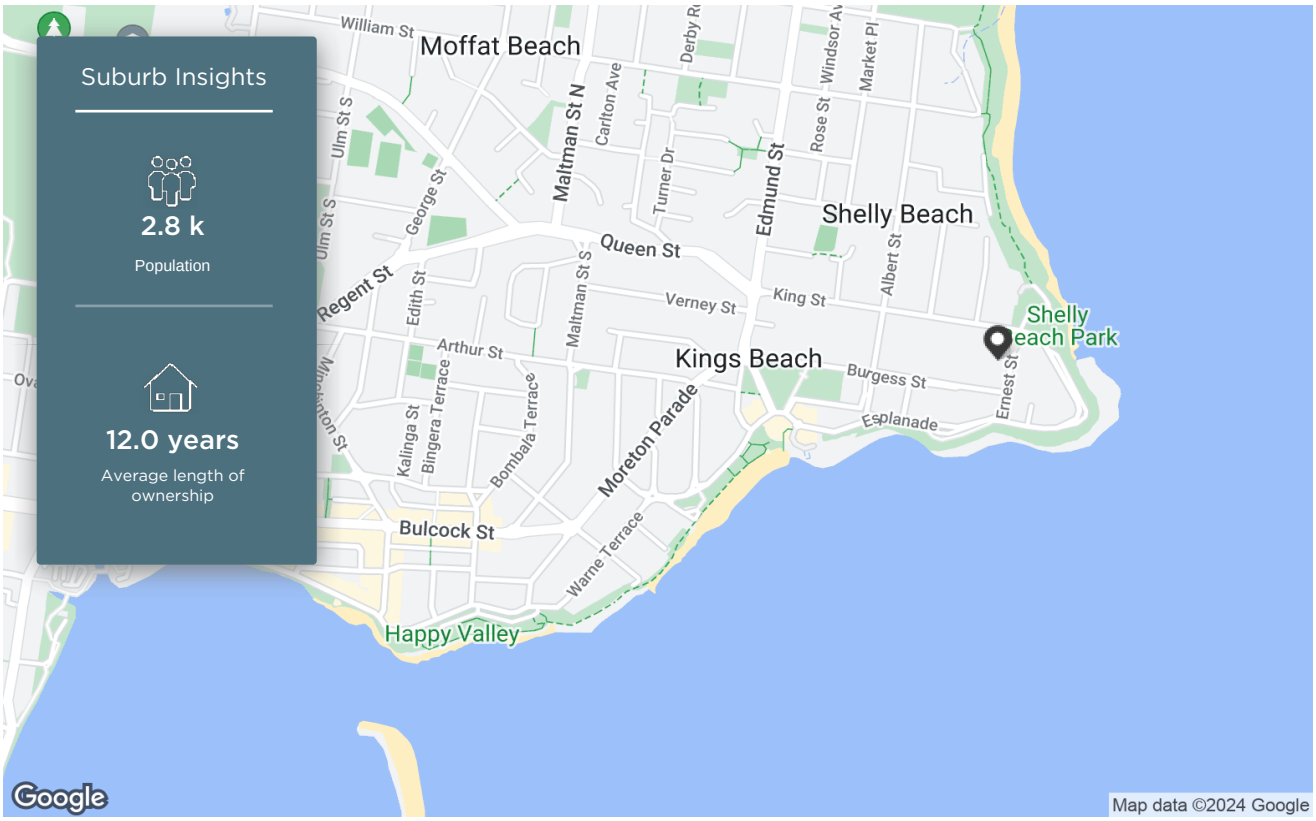
Year Built	1987	DOM	25
Sold Date	09-Oct-23	Distance	0.02km
First Listing	Auction		
Last Listing	Auction		

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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Kings Beach

Demographic

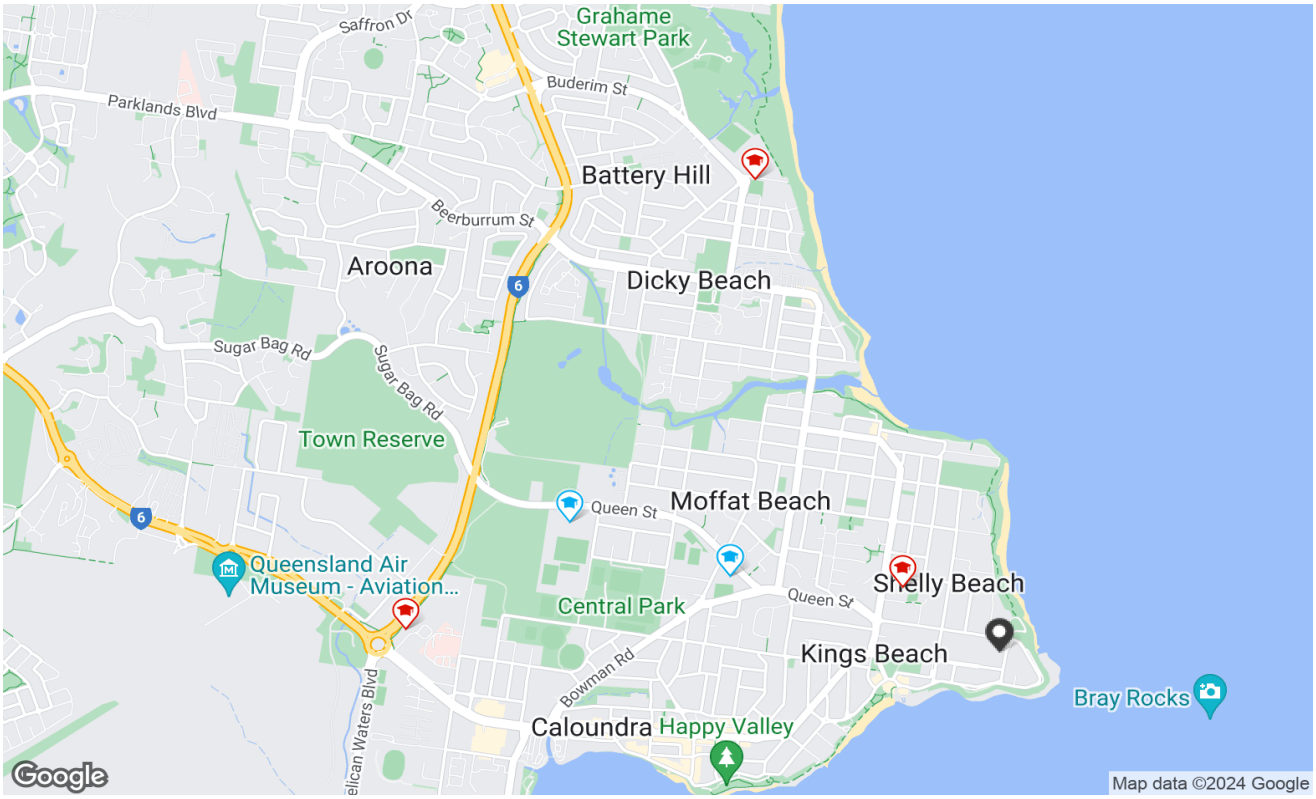


The size of Kings Beach is approximately 0.6 square kilometres. It has 3 parks covering nearly 12.2% of total area. The population of Kings Beach in 2011 was 2,528 people. By 2016 the population was 2,775 showing a population growth of 9.8% in the area during that time. The predominant age group in Kings 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 $1,875,000.

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

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Local Schools



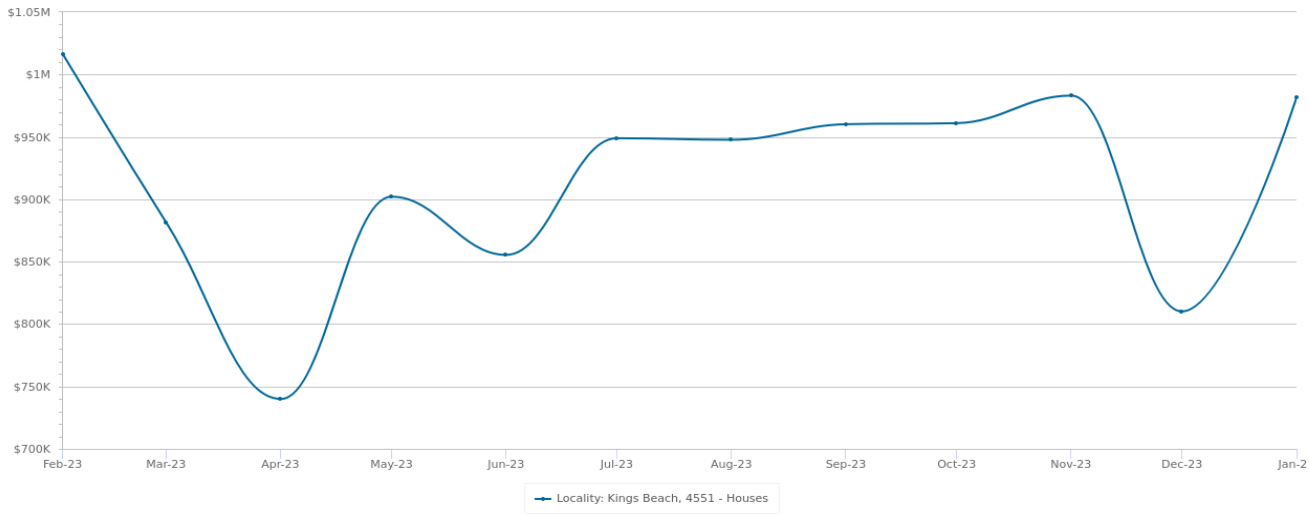
	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Our Lady of the Rosary School	0.58km	Primary	Mixed	Non-Government	0-6
	Caloundra State School 56A Queen Street Caloundra QLD 4551	1.39km	Primary	Mixed	Government	0-6
	Caloundra State High School 40 Bower Street Caloundra QLD 4551	2.25km	Secondary	Mixed	Government	7-12
	Currimundi Special School	2.78km	Special	Mixed	Government	0-12
	Caloundra Christian College 7 Gregson Place Caloundra QLD 4551	2.97km	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 Value - 12 Months (House)

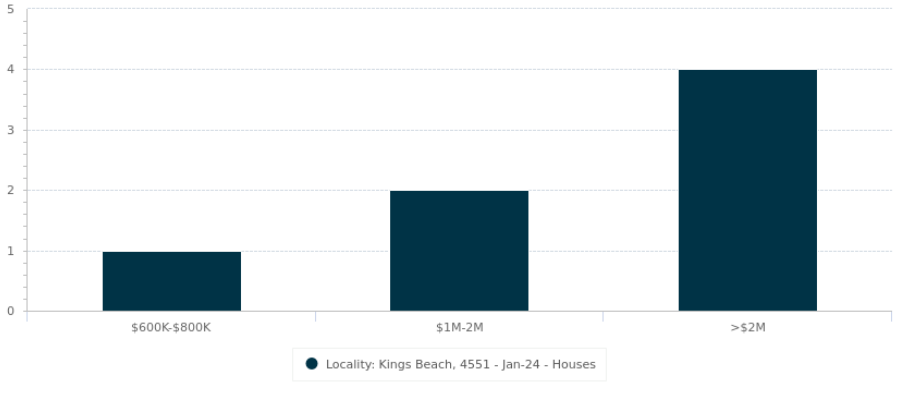


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2024	-	$981,378	21.1% ▲	-	7	$670
Dec 2023	-	$810,161	-17.6% ▼	-	5	$670
Nov 2023	-	$983,095	2.3% ▲	-	8	$660
Oct 2023	2	$961,007	0.1% ▲	-	7	$660
Sep 2023	-	$960,178	1.3% ▲	-	5	$635
Aug 2023	-	$947,679	-0.1% ▼	-	6	$670
Jul 2023	2	$948,942	10.9% ▲	-	7	$600
Jun 2023	1	$855,429	-5.2% ▼	-	7	$620
May 2023	1	$902,085	21.9% ▲	-	5	$620
Apr 2023	-	$739,993	-16.0% ▼	-	4	$600
Mar 2023	-	$881,169	-13.3% ▼	-	3	$580
Feb 2023	1	$1,016,038	0.6% ▲	-	4	$600

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
$600K-$800K	1
800K-1M	0
$1M-$2M	2
>$2M	4



Statistics are calculated over a rolling 12 month period

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Long Term Market Trends

Median Value - 20 Years (House)



PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	7	$1,000,436	13.5% ▲	-	21	$695
2023	7	$881,169	-19.9% ▼	-	16	$580
2022	18	$1,099,537	39.0% ▲	24	33	$500
2021	6	$791,242	21.8% ▲	-	23	$440
2020	4	$649,620	7.3% ▲	-	20	$450
2019	10	$605,305	0.1% ▲	-	24	$410
2018	9	$604,980	4.1% ▲	-	25	$395
2017	8	$580,887	-5.3% ▼	-	22	$350
2016	5	$613,250	5.0% ▲	-	27	$370
2015	8	$584,041	13.6% ▲	-	21	$360
2014	9	$514,159	15.7% ▲	-	23	$310
2013	5	$444,379	-7.7% ▼	-	24	$350
2012	1	$481,336	-12.0% ▼	-	21	$310
2011	9	$547,163	3.2% ▲	-	27	$330
2010	3	$529,955	-9.2% ▼	-	18	$330
2009	10	$583,822	2.0% ▲	-	21	$322
2008	8	$572,271	17.3% ▲	-	23	$287
2007	3	$487,885	11.1% ▲	-	11	$270
2006	5	$439,141	-8.4% ▼	-	12	-
2005	4	$479,186	10.2% ▲	-	8	-

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