

# COMPARATIVE MARKET ANALYSIS

18 CHELSEA ROSE CLOSE, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Robert Ashley & Janet Elisabeth Bailey  
18 Chelsea Rose Close  
Buderim, QLD, 4556

Dear Jan

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an idea as to what your property may be worth in today's market.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained within this document, please feel free to contact me on the details below.

Thank you again for the opportunity to appraise your property and for considering the services of our office.

Kind regards,  
Jaz Hoy  
Principal  
Jaz Realty  
0448 000 252

Jaz Realty  
7 Saint Martins Terrace Buderim  
Email: [jaz@jazrealty.com](mailto:jaz@jazrealty.com)  
Phone: 07 5476 7384

# 18 CHELSEA ROSE CLOSE, BUDERIM, QLD 4556



## Owner Details

**Owner Name(s):** ROBERT ASHLEY & JANET ELISABETH BAILEY  
**Owner Address:** 18 CHELSEA ROSE CL, BUDERIM QLD 4556  
**Phone(s):** ^0438 188 089 (BAILEY) ^0402 129 348 (BAILEY) **Owner Type:** Owner Occupied

## Property Details

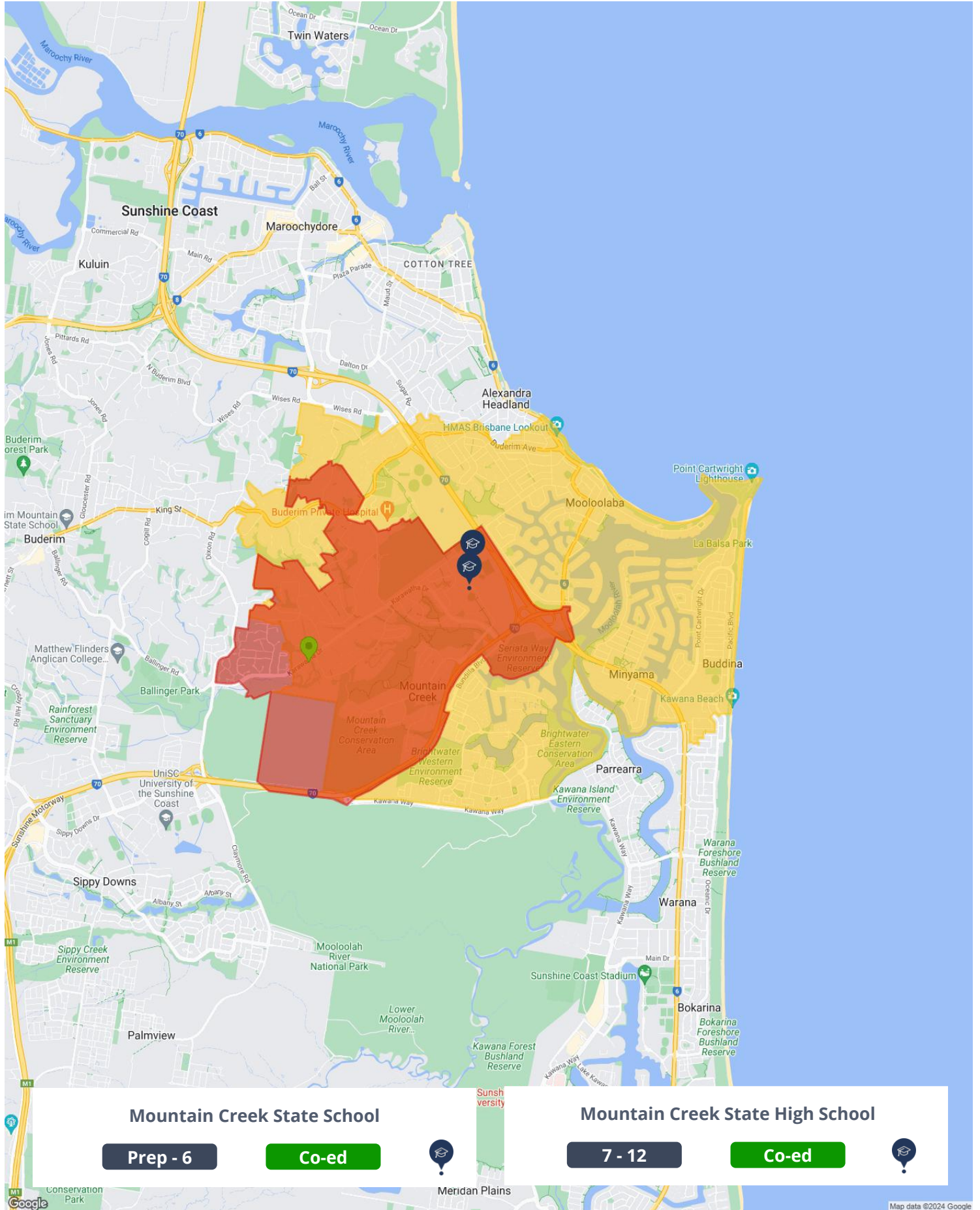
5 2 2

<b>Property Type:</b> House - Freehold [Issuing]	
<b>RPD:</b> L104 SP142253	
<b>Valuation Amount:</b> \$360,000 - Site Value on 30/06/2022	<b>Area:</b> 976 m <sup>2</sup>
<b>Valuation Amount:</b> \$275,000 - Site Value on 30/06/2019	<b>Area \$/m<sup>2</sup>:</b> \$640
<b>Land Use:</b> SINGLE UNIT DWELLING	<b>Water/Sewerage:</b>
<b>Zoning:</b> Low Density Residential Zone	<b>Property ID:</b> 1411771 / QLD40205840
<b>Council:</b> SUNSHINE COAST (MAROOCHY)	<b>UBD Ref:</b> UBD Ref: 079 E10
<b>Features:</b>	

## Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 625,000	04/12/2007	OGG; OGG	976 m <sup>2</sup>	Normal Sale	No
\$ 107,500	13/11/2001	MOUNTAIN CREEK MEADOWS PTY LTD	976 m <sup>2</sup>	Normal Sale	No

# School Catchment Areas



## Mountain Creek State School

**Prep - 6**

**Co-ed**



## Mountain Creek State High School

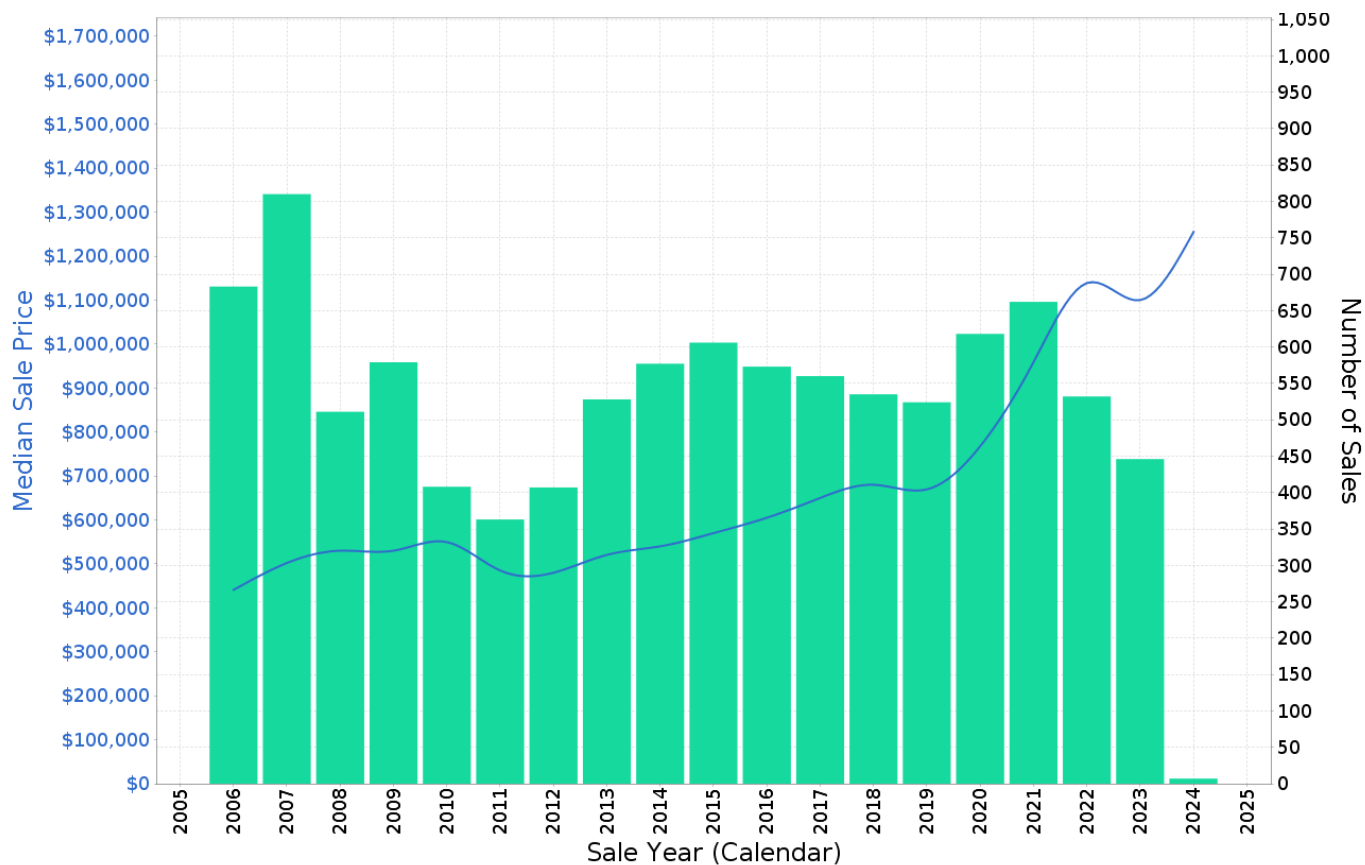
**7 - 12**

**Co-ed**



## Sales & Growth Chart (House)

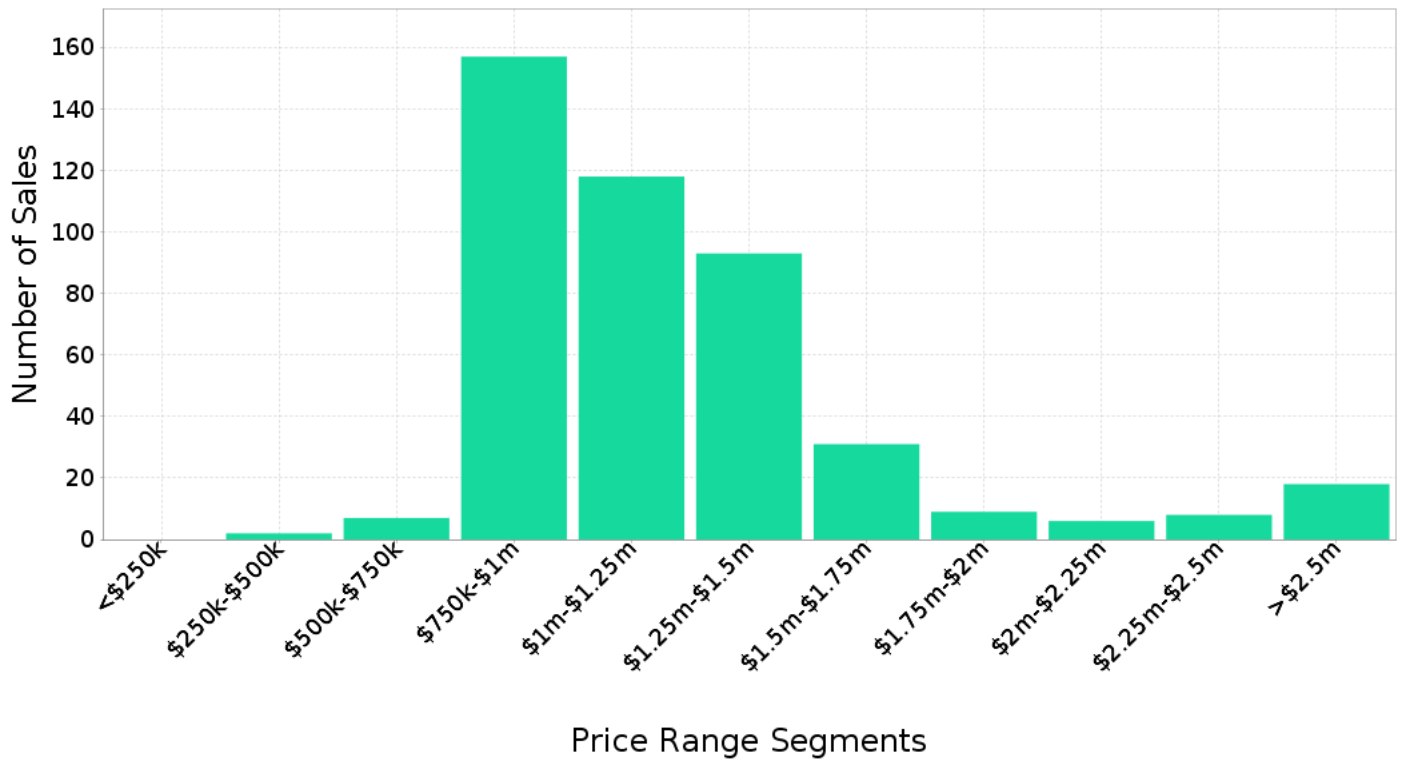
Year	No. of Sales	Average	Median	Growth	Low	High
2006	683	\$ 500,997	\$ 441,000		\$ 168,000	\$ 3,300,000
2007	810	\$ 559,919	\$ 502,000	13.8 %	\$ 70,000	\$ 3,700,000
2008	511	\$ 587,282	\$ 530,000	5.6 %	\$ 310,000	\$ 2,200,000
2009	579	\$ 590,874	\$ 530,000		\$ 242,500	\$ 6,500,000
2010	408	\$ 604,364	\$ 549,500	3.7 %	\$ 199,000	\$ 2,350,000
2011	363	\$ 534,335	\$ 485,000	-11.7 %	\$ 270,000	\$ 1,750,000
2012	407	\$ 536,772	\$ 480,000	-1.0 %	\$ 141,000	\$ 2,200,000
2013	528	\$ 571,669	\$ 520,500	8.4 %	\$ 299,000	\$ 3,000,000
2014	577	\$ 591,753	\$ 540,000	3.7 %	\$ 250,000	\$ 2,300,000
2015	606	\$ 625,956	\$ 570,000	5.6 %	\$ 43,941	\$ 2,100,000
2016	573	\$ 659,673	\$ 605,000	6.1 %	\$ 259,000	\$ 3,035,000
2017	560	\$ 725,440	\$ 650,000	7.4 %	\$ 387,000	\$ 2,900,000
2018	535	\$ 746,780	\$ 680,000	4.6 %	\$ 430,000	\$ 2,100,000
2019	524	\$ 735,796	\$ 669,500	-1.5 %	\$ 360,000	\$ 2,130,000
2020	618	\$ 832,358	\$ 767,500	14.6 %	\$ 325,000	\$ 4,250,000
2021	662	\$ 1,130,337	\$ 959,000	25.0 %	\$ 430,000	\$ 17,100,000
2022	532	\$ 1,282,073	\$ 1,138,750	18.7 %	\$ 520,000	\$ 9,000,000
2023	446	\$ 1,251,927	\$ 1,100,000	-3.4 %	\$ 405,000	\$ 9,000,000
2024	7	\$ 1,232,143	\$ 1,255,000	14.1 %	\$ 930,000	\$ 1,360,000



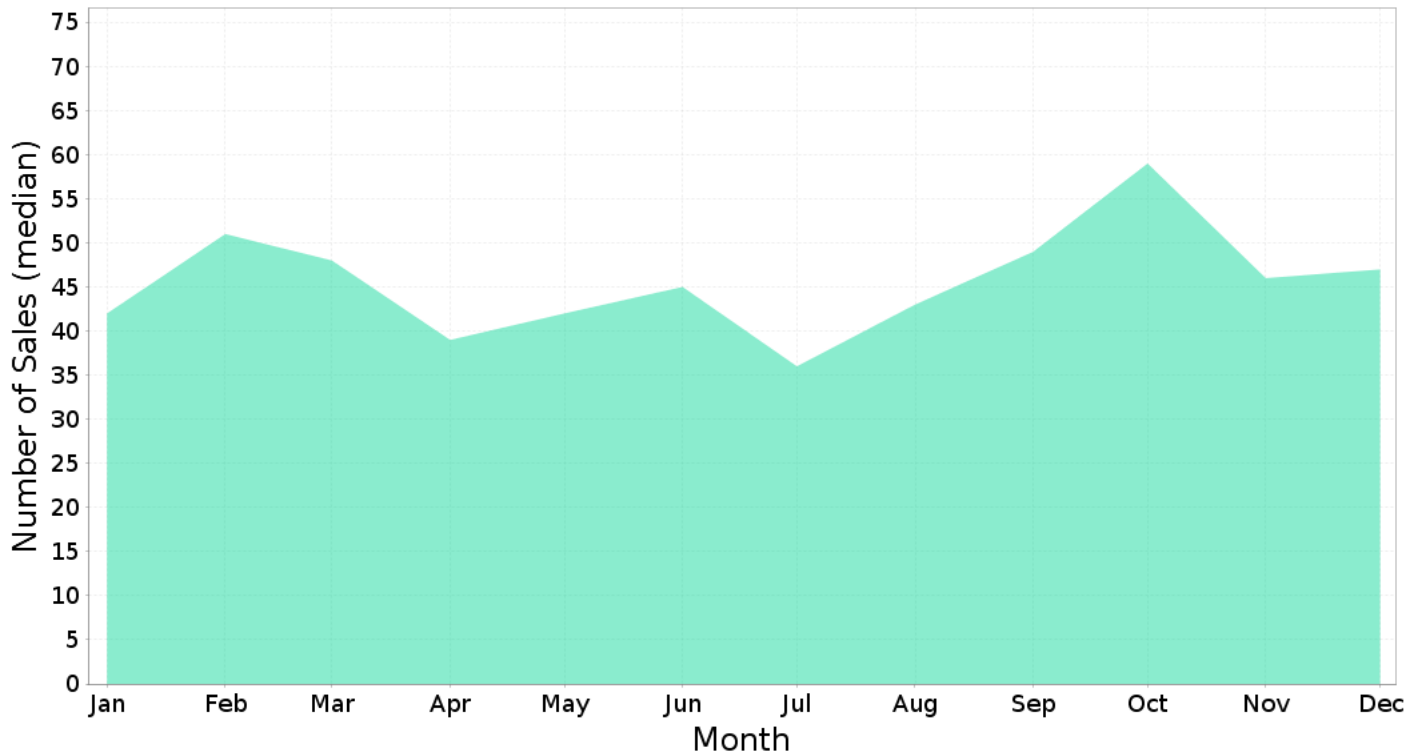
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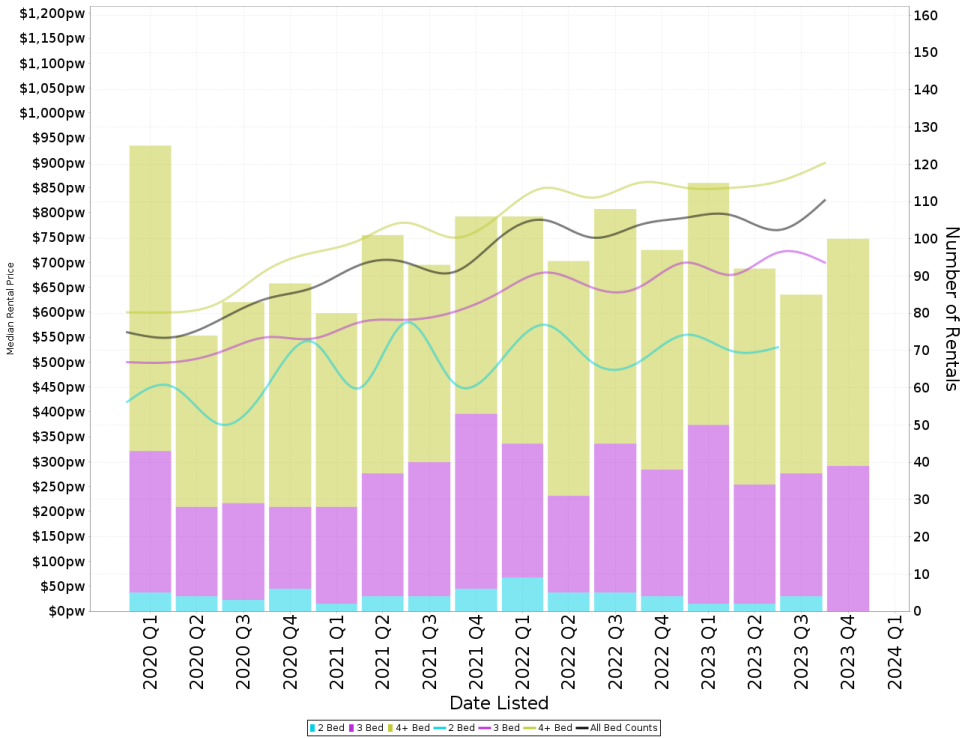
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.4%**

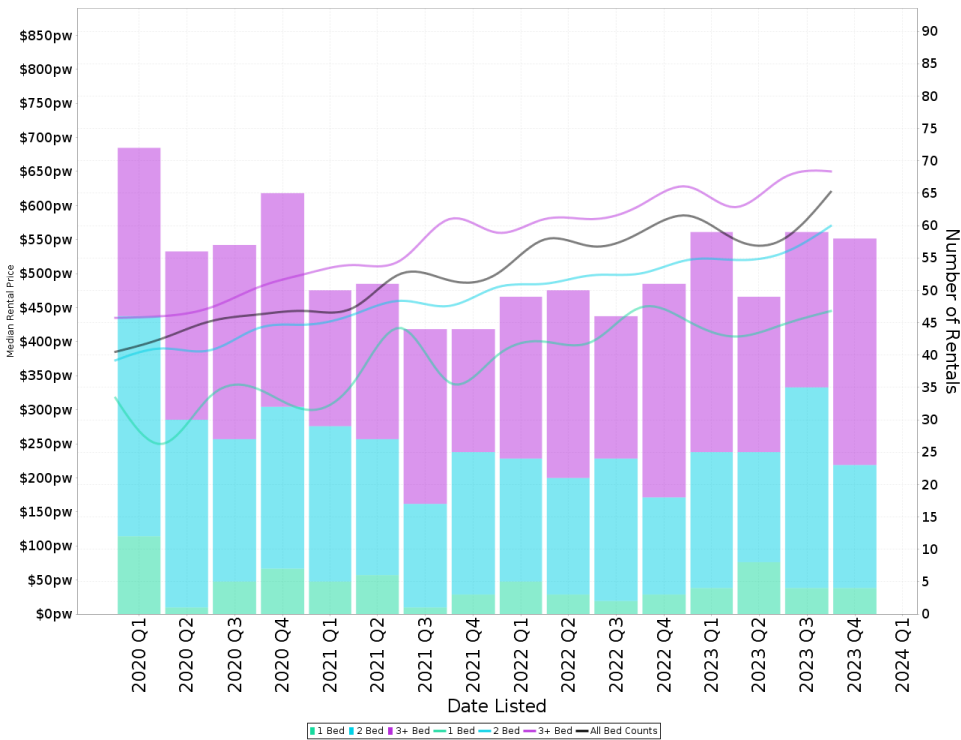
Current Median Price: \$1,100,000  
Previous Median Price: \$1,138,750  
Based on 978 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$1,100,000  
Current Median Rent: \$795  
Based on 392 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.6%**

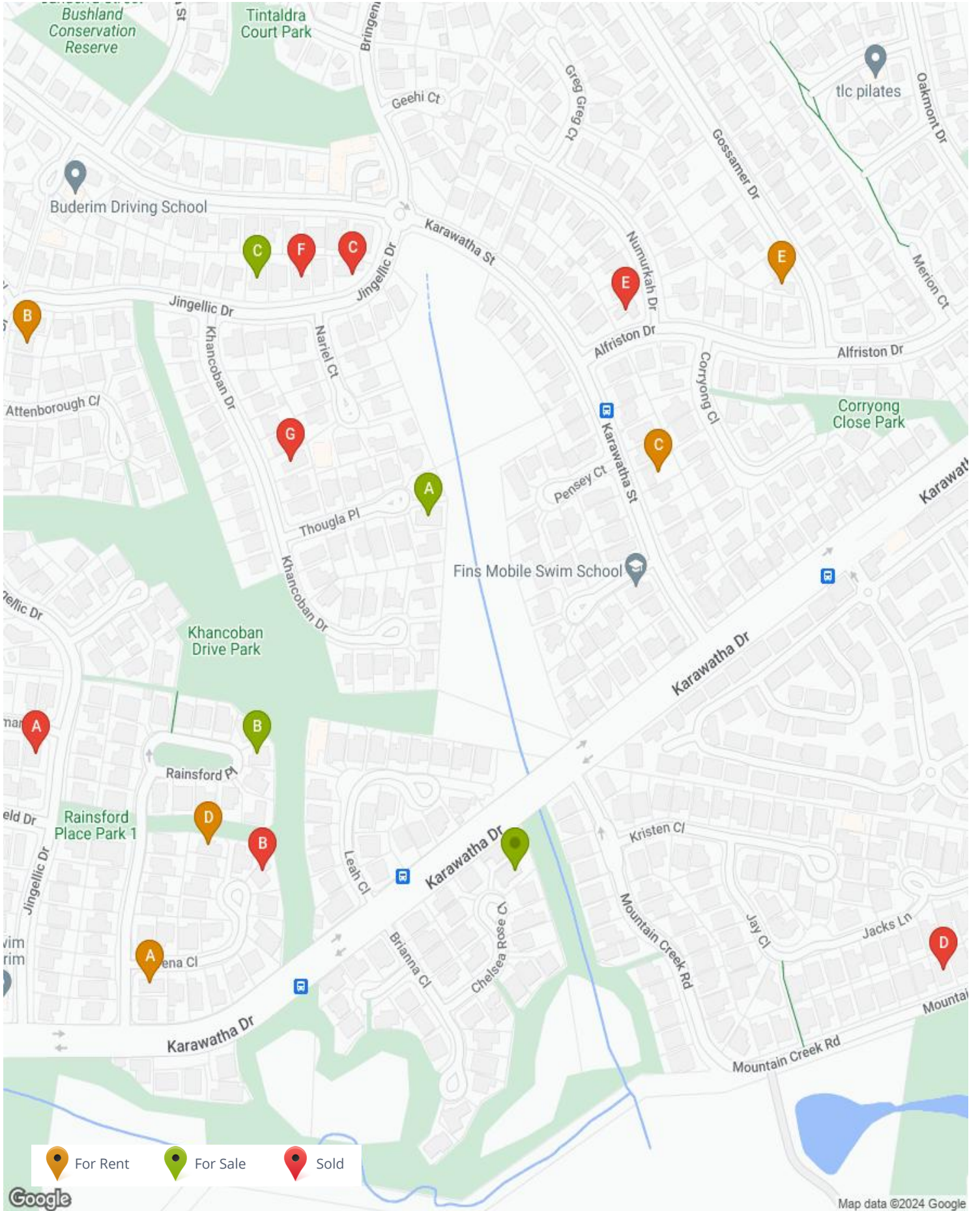
Current Median Price: \$600,000  
Previous Median Price: \$610,000  
Based on 559 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.0%**

Current Median Price: \$600,000  
Current Median Rent: \$580  
Based on 225 registered Unit rentals compared over the last 12 months.

## Comparable Properties Map





## Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$620 and the highest for rent price is \$950 with a median rental price of \$810. Days listed ranges from 4 to 38 days with the average currently at 23 days for these selected properties.

### 19 LARK ST, MOUNTAIN CREEK 4557

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$680 per week**  
First Rent Price: **\$680 per week**  
Month Listed: **February 2024\* (Rented)**  
Days on Market: **13 Days**

### BUDERIM 4556

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$825.00 Per Week. Coastal**  
First Rent Price: **\$825.00 Per Week. Coastal**  
Month Listed: **January 2024\* (Rented)**  
Days on Market: **38 Days**

### 4 RAINSFORD PL, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 D10  4  3  2



Property Type: House  
Area: 765 m<sup>2</sup>  
RPD: L151 SP127887

Features: BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING, DISHWASHER

Current Rent Price: **\$950 per week**  
First Rent Price: **\$950 per week**  
Month Listed: **January 2024\* (Rented)**  
Days on Market: **21 Days**



### 41 BRIBIE PINE CRT, BUDERIM 4556

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$925 Per Week**  
First Rent Price: **\$925 Per Week**  
Month Listed: **January 2024\* (Rented)**  
Days on Market: **31 Days**

### 40 JINGELIC DR, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 C8  4  2  2



Property Type: House  
Area: 733 m<sup>2</sup>  
RPD: L631 RP854116

Features:

Current Rent Price: **\$830 Per Week**  
First Rent Price: **\$830 Per Week**  
Month Listed: **December 2023\* (Rented)**  
Days on Market: **23 Days**



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## 97 KARAWATHA ST, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 F8

4 2 2



Property Type: House  
Area: 865 m<sup>2</sup>  
RPD: L403 RP851045

Features:

Current Rent Price: **\$795 per week**  
First Rent Price: **\$795 per week**  
Month Listed: **November 2023\* (Rented)**  
Days on Market: **21 Days**



## 15 SERENA CL, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 D10

4 2 2



Property Type: House  
Area: 709 m<sup>2</sup>  
RPD: L161 SP127887

Features:

Current Rent Price: **\$930**  
First Rent Price: **\$930**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **4 Days**



## 6 SAILFISH DR, MOUNTAIN CREEK 4557

4 2 2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$780**  
First Rent Price: **\$780**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **29 Days**

## 6 SAILFISH DR, MOUNTAIN CREEK 4557

4 2 2



Photo not available

Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$780 per week**  
First Rent Price: **\$780 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **32 Days**

## 3A GOSSAMER DR, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 F8

4 3 2



Property Type: House  
Area: 539 m<sup>2</sup>  
RPD: L2 SP230646

Features:

Current Rent Price: **\$620 per week**  
First Rent Price: **\$620 per week**  
Month Listed: **September 2023\* (Rented)**  
Days on Market: **22 Days**



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## Nearby Comparable For Sale Properties

There are 5 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$952,381 and the highest for sale price is \$1,300,000 with a median sale price of \$1,295,000. Days listed ranges from 19 to 74 days with the average currently at 44 days for these selected properties.

### 14 THOUGLA PL, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 E8  
Distance from Property: 330m

5 2 2



Property Type: House  
Area: 829 m<sup>2</sup>  
RPD: L351 RP843856

Features:

Current List Price: **Offers Over \$1,350,000**  
First List Price: Offers Over \$1,350,000  
Date Listed: 21/02/2024 Days Listed: 19 Days  
Listed Price Change:



### 23 SUNSET AVE, BUDERIM 4556

5 2 5



Property Type: House  
Area: 1,014 m<sup>2</sup>  
RPD:

Features:

Current List Price: **Offers Over \$1,200,000**  
First List Price: Selling  
Date Listed: 28/12/2023 Days Listed: 74 Days  
Listed Price Change: **-7.7%**

### 28 RAINSFORD PL, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 D9  
Distance from Property: 274m

4 2 4



Property Type: House  
Area: 742 m<sup>2</sup> (204 m<sup>2</sup>)  
RPD: L179 SP127887

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS

Current List Price: **OFFERS \$1.3M+ CONSIDERED**  
First List Price: Buyers \$1.5M+  
Date Listed: 05/02/2024 Days Listed: 34 Days  
Listed Price Change: **-13.3%**



### 15 JINGELIC DR, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 D8  
Distance from Property: 591m

3 2 2



Property Type: House  
Area: 970 m<sup>2</sup>  
RPD: L305 RP841613

Features:

Current List Price: **\$1,295,000**  
First List Price: BUYERS OVER \$1,300,000  
Date Listed: 05/02/2024 Days Listed: 34 Days  
Listed Price Change: **-0.4%**



### 114 KING ST, BUDERIM 4556

3 1 2



Property Type: House  
Area: 614 m<sup>2</sup>  
RPD:

Features:

Current List Price: **Buyers Low \$1,000,000 (Under**  
First List Price: Buyers Low \$1,000,000  
Date Listed: 12/01/2024 Days Listed: 59 Days  
Listed Price Change:




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## Nearby Comparable Sold Properties

There are 7 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$850,000 and the highest sale price is \$1,400,000 with a median sale price of \$1,120,000. Days listed ranges from 6 to 36 days with the average currently at 19 days for these selected properties.

### 75 JINGELIC DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 C9  
Distance from Property: 482m  5  2  2



Property Type: House  
Area: 812 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,607  
RPD: L827 RP819231

Sale Price: **\$1,305,000 (Agents Advice - Sale)**  
Sale Date: 16/02/2024 Days to Sell: **21 Days**  
Last Price: Offers over \$1,300,000 Chg %:  
First Price: Offers over \$1,300,000 Chg %:

Features: POOL



### 18 SERENA CL, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 D10  
Distance from Property: 247m  5  2  5






Property Type: House  
Area: 832 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,550  
RPD: L159 SP127887

Sale Price: **\$1,290,000 (Normal Sale)**  
Sale Date: 27/12/2023 Days to Sell: **14 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: Contact Agent (Under Chg %:

Features: STUDY, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: CLOSE TO SHOPS



### 5-7 JINGELIC DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 E8  
Distance from Property: 560m  4  2  2



Property Type: House  
Area: 881 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,192  
RPD: L301 RP841613

Sale Price: **\$1,050,000 (Agents Advice - Sale)**  
Sale Date: 29/02/2024 Days to Sell: **21 Days**  
Last Price: Auction Chg %:  
First Price: Auction Chg %:

Features: BUILD YR: 1994, WALL TYPE: BRICK, ROOF TYPE: TILE, LOWSET, BRICK AND TILE, CONTEMPORARY, SOLAR PANELS, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN



### 84 MOUNTAIN CREEK RD, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 G10  
Distance from Property: 430m  4  2  2






Property Type: House  
Area: 701 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,997  
RPD: L56 SP142269

Sale Price: **\$1,400,000 (Normal Sale)**  
Sale Date: 01/12/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS, GARDEN



### 104 ALFRISTON DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 F8  
Distance from Property: 516m  4  2  2



Property Type: House  
Area: 815 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,374  
RPD: L5 RP801923

Sale Price: **\$1,120,000 (Normal Sale)**  
Sale Date: 28/11/2023 Days to Sell: **17 Days**  
Last Price: \$1,150,000 (Under Chg %: **-2.6%**  
First Price: BUYERS OVER Chg %: **-2.6%**

Features: POOL



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**11 JINGELIC DR, BUDERIM, QLD 4556**

UBD Ref: Sunshine Coast - 079 D8  
Distance from Property: 574m

 **4**  **2**  **2**



Property Type: House  
Area: 808 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,052  
RPD: L303 RP841613

Sale Price: **\$850,000 (Normal Sale)**  
Sale Date: 12/10/2023 Days to Sell: **36 Days**  
Last Price: Auction 20/09/23 Chg %:  
First Price: Auction Chg %:

Features: BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS:  
CLOSE TO SHOPS, PETS ALLOWED



**13 KHANCOBAN DR, BUDERIM, QLD 4556**

UBD Ref: Sunshine Coast - 079 D8  
Distance from Property: 429m

 **3**  **2**  **2**



Property Type: House  
Area: 881 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,084  
RPD: L360 RP843854

Sale Price: **\$955,000 (Normal Sale)**  
Sale Date: 11/09/2023 Days to Sell: **6 Days**  
Last Price: Contact Agent Chg %:  
First Price: Contact Agent Chg %:

Features: STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,  
IMPROVEMENTS: CLOSE TO SHOPS, GARDEN



## 18 CHELSEA ROSE CLOSE, BUDERIM, QLD 4556



### Contact your agent for further information:

Name: Jaz Realty  
Mobile: 0448 000 252  
Office: Jaz Realty  
Office Phone: 07 5476 7384  
Email: [jaz@jazrealty.com](mailto:jaz@jazrealty.com)