

COMPARATIVE MARKET ANALYSIS

18 COOLUM VIEW TERRACE, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Katrina Lee Lamond
18 Coolum View Terrace
Buderim, QLD, 4556

Dear Beau,

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.

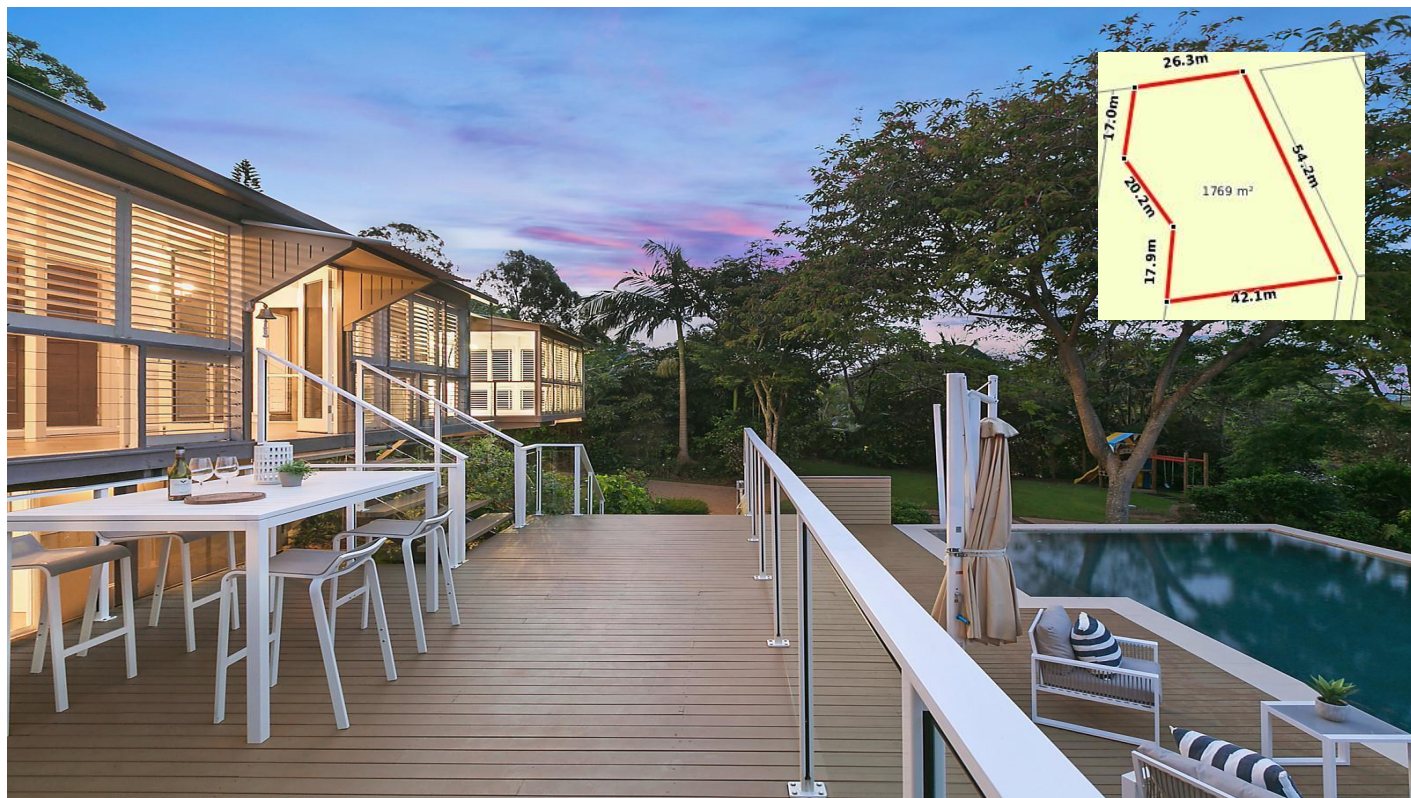
Thank you again for the opportunity to appraise your property and for considering the services of our office.

Kind regards,

Jaz Hoy
Principal
Jaz Realty
0448 000 252

Jaz Realty
7 Saint Martins Terrace Buderim
Email: jaz@jazrealty.com
Phone: 07 5476 7384

18 COOLUM VIEW TERRACE, BUDERIM, QLD 4556



Owner Details

Owner Name(s): KATRINA LEE LAMOND

Owner Address: N/A

Phone(s): * **** * 9434 (BLOND)

* **** * 5437 (BLOND)

Owner Type:

Owner Occupied

Property Details

5 3 2

Property Type: House - Freehold [Issuing]

RPD: L201 RP224111

Valuation Amount: \$1,100,000 - Site Value on 30/06/2024

Valuation Amount: \$860,000 - Site Value on 30/06/2022

Land Use: SINGLE UNIT DWELLING

Zoning

Council: SUNSHINE COAST (MAROOCHY)

Features:

Area: 1,769 m²

Area \$/m²: \$656

Water/Sewerage:

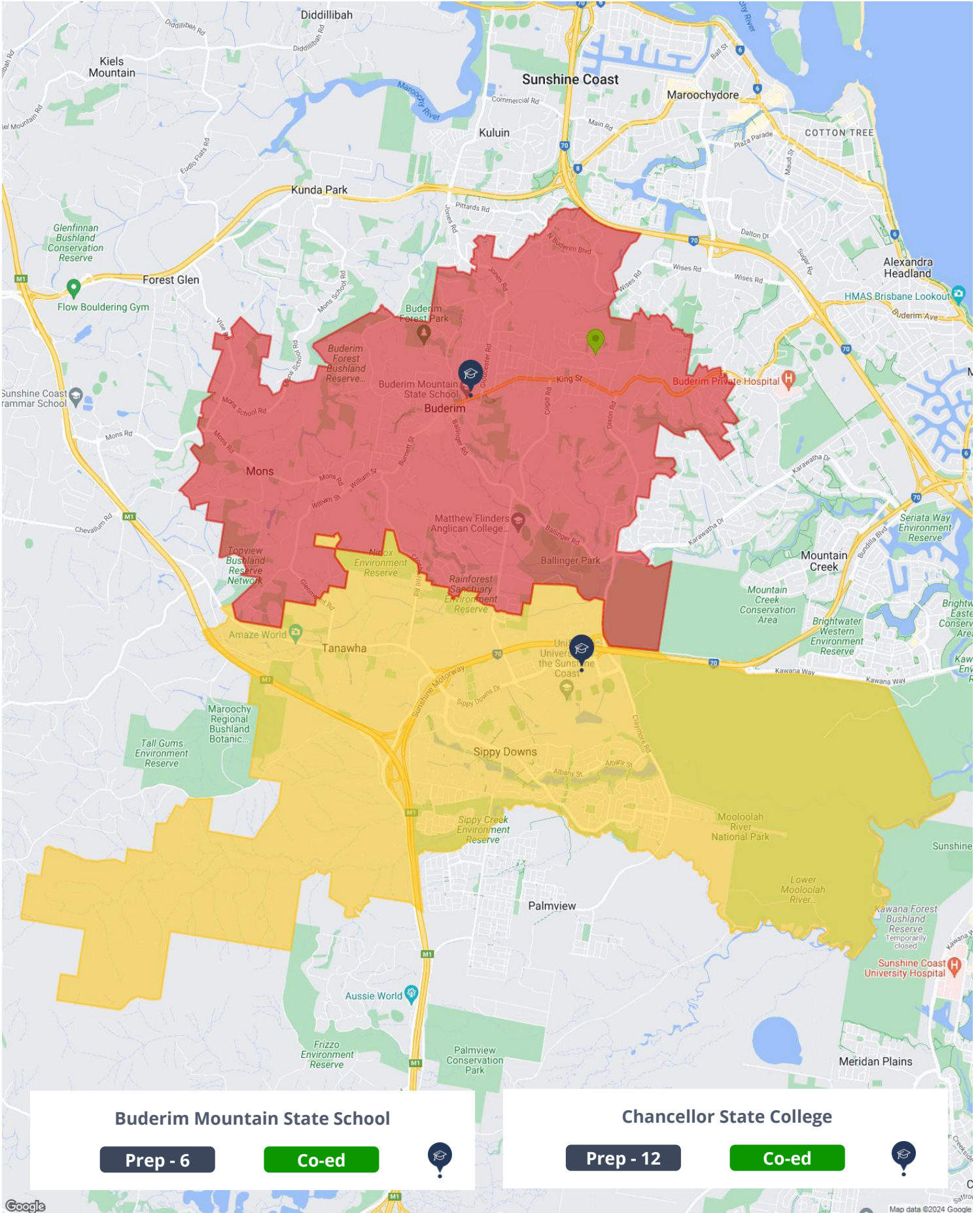
Property ID: 1405782 / QLD2054180

UBD Ref: UBD Ref: 078 R1

Sales History

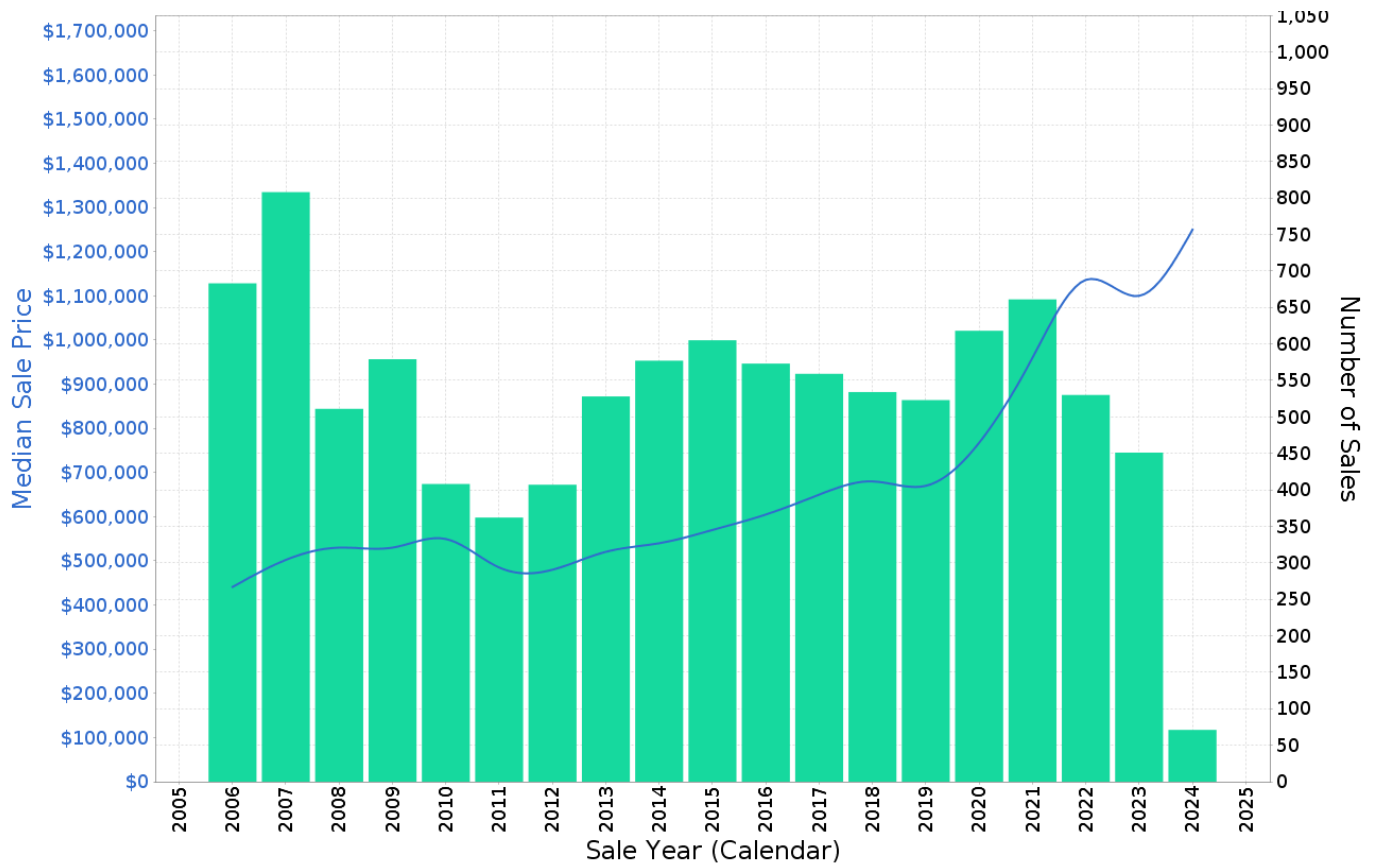
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,160,000	07/02/2018	BLOND; BLOND	1,769 m ²	Normal Sale	No
\$ 1,110,000	11/05/2010	STEVENS	1,769 m ²	Normal Sale	No
\$ 830,000	15/07/2003	ROGERS	1,769 m ²	Normal Sale	No
\$ 345,000	27/11/1998	ARIOTTI; ARIOTTI	1,769 m ²	Normal Sale	No

School Catchment Areas



Sales & Growth Chart (House)

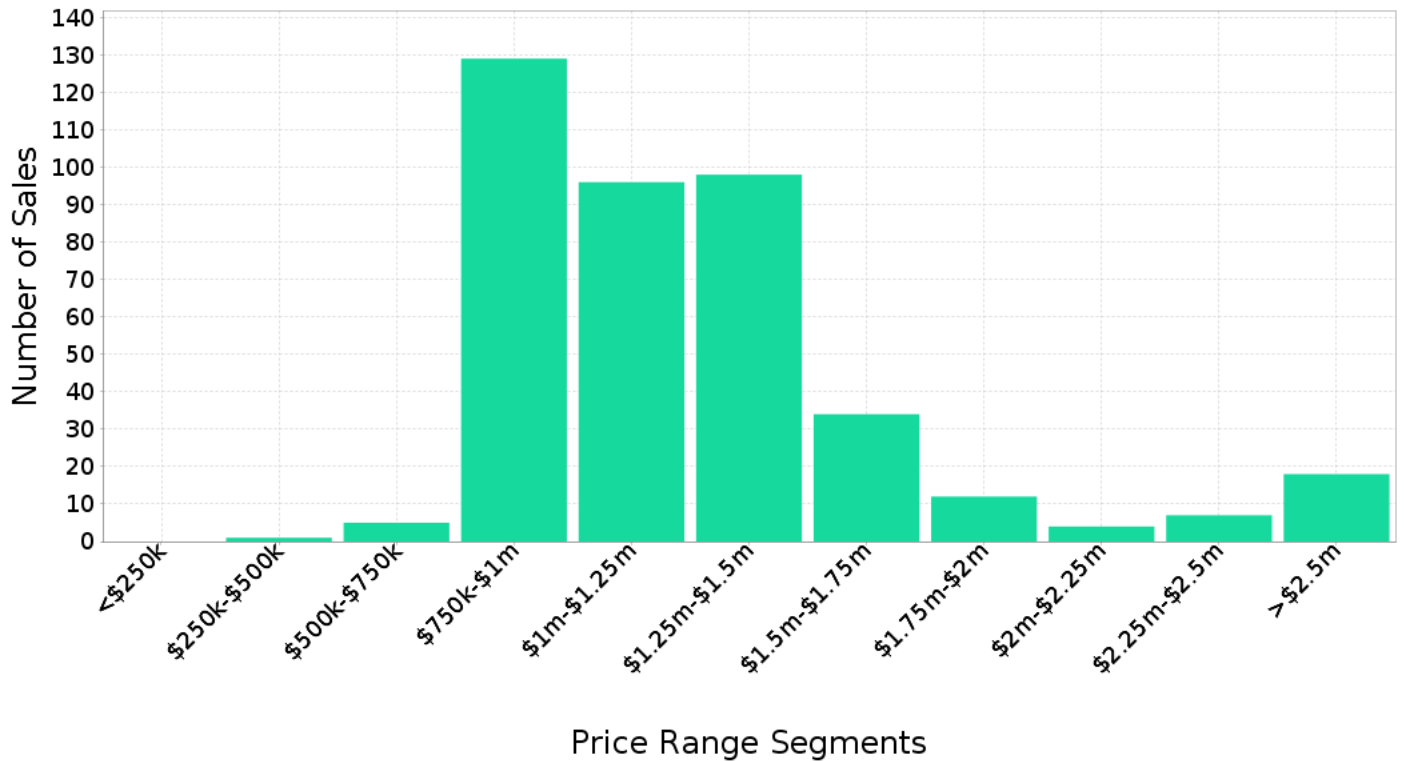
Year	No. of Sales	Average	Median	Growth	Low	High
2006	683	\$ 500,997	\$ 441,000		\$ 168,000	\$ 3,300,000
2007	808	\$ 560,191	\$ 502,250	13.9 %	\$ 70,000	\$ 3,700,000
2008	511	\$ 587,282	\$ 530,000	5.5 %	\$ 310,000	\$ 2,200,000
2009	579	\$ 590,874	\$ 530,000		\$ 242,500	\$ 6,500,000
2010	408	\$ 604,364	\$ 549,500	3.7 %	\$ 199,000	\$ 2,350,000
2011	362	\$ 534,842	\$ 485,000	-11.7 %	\$ 270,000	\$ 1,750,000
2012	407	\$ 536,772	\$ 480,000	-1.0 %	\$ 141,000	\$ 2,200,000
2013	528	\$ 571,704	\$ 520,500	8.4 %	\$ 299,000	\$ 3,000,000
2014	577	\$ 591,753	\$ 540,000	3.7 %	\$ 250,000	\$ 2,300,000
2015	605	\$ 625,404	\$ 570,000	5.6 %	\$ 43,941	\$ 2,100,000
2016	573	\$ 659,673	\$ 605,000	6.1 %	\$ 259,000	\$ 3,035,000
2017	559	\$ 725,727	\$ 650,000	7.4 %	\$ 387,000	\$ 2,900,000
2018	534	\$ 747,040	\$ 680,000	4.6 %	\$ 430,000	\$ 2,100,000
2019	523	\$ 736,103	\$ 670,000	-1.5 %	\$ 360,000	\$ 2,130,000
2020	618	\$ 832,358	\$ 767,500	14.6 %	\$ 325,000	\$ 4,250,000
2021	661	\$ 1,130,976	\$ 960,000	25.1 %	\$ 430,000	\$ 17,100,000
2022	530	\$ 1,282,099	\$ 1,136,250	18.4 %	\$ 520,000	\$ 9,000,000
2023	451	\$ 1,255,655	\$ 1,100,000	-3.2 %	\$ 415,000	\$ 9,000,000
2024	71	\$ 1,372,775	\$ 1,250,000	13.6 %	\$ 770,000	\$ 4,600,000



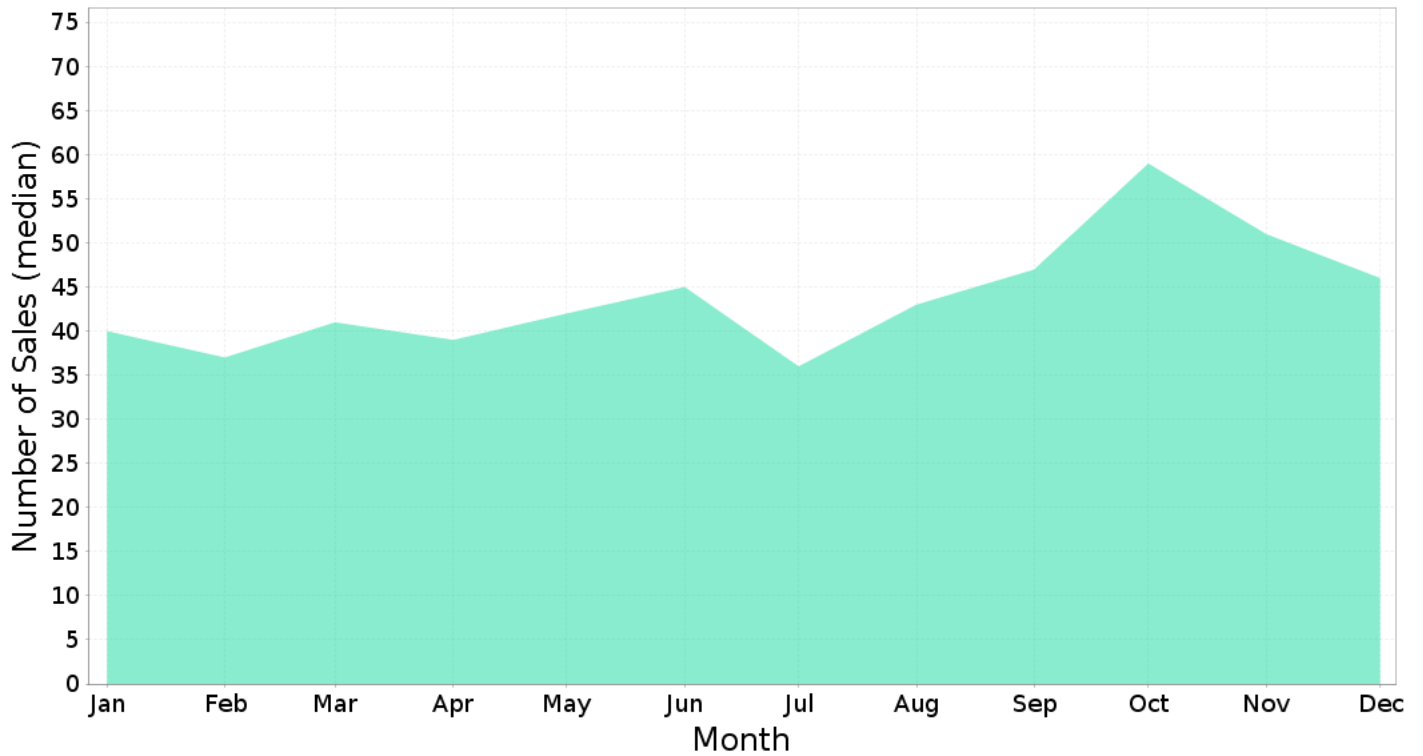
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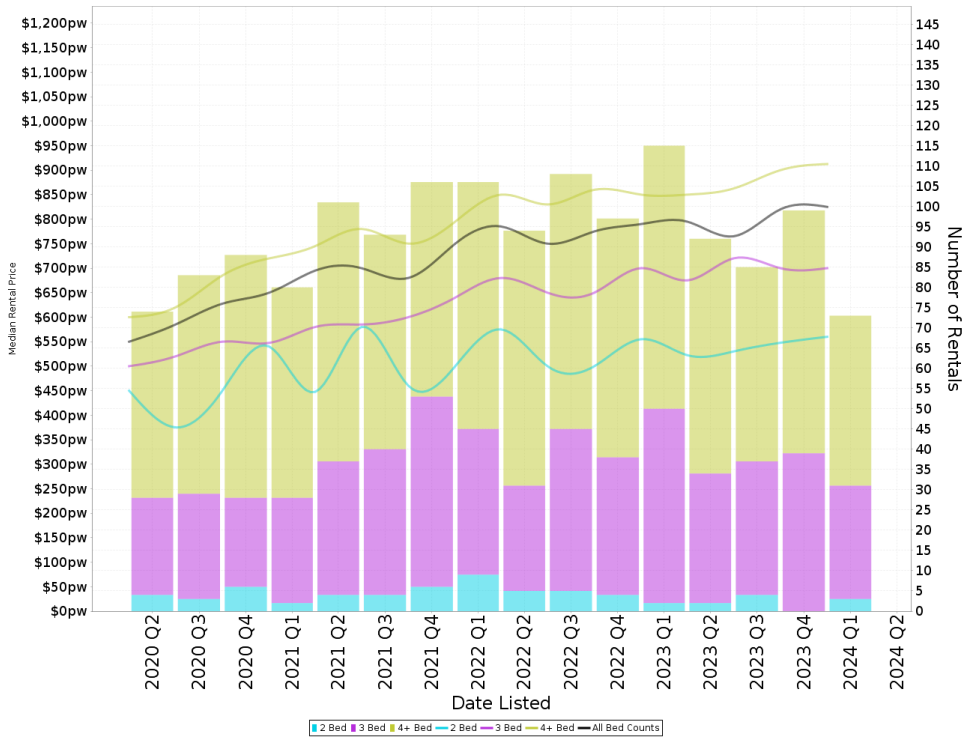
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.0%

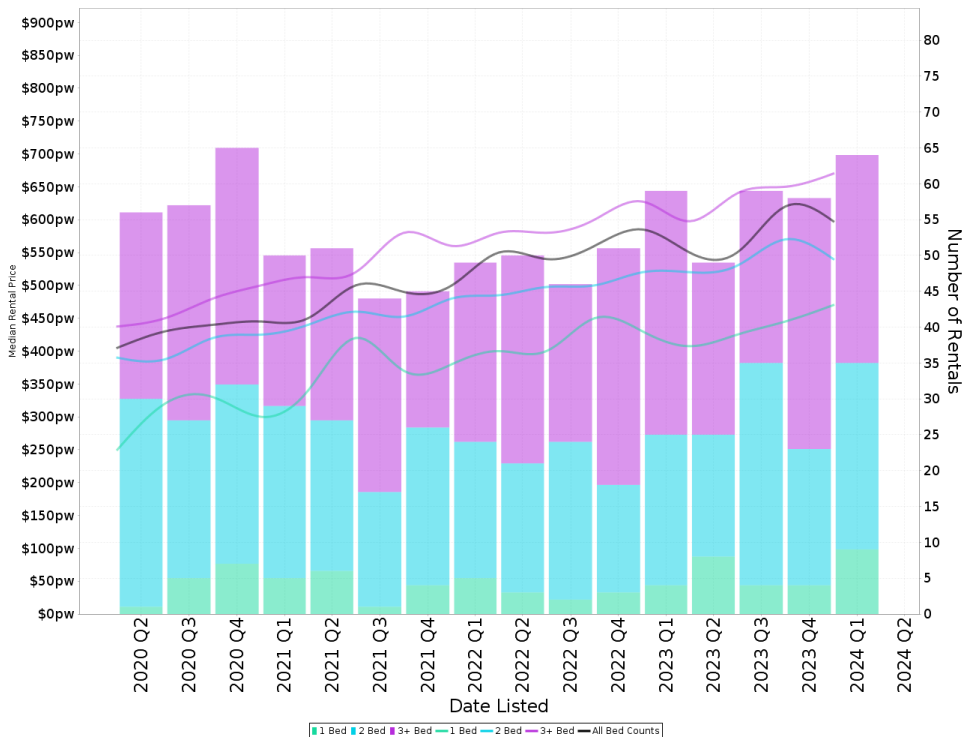
Current Median Price: \$1,166,250
Previous Median Price: \$1,100,000
Based on 912 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,166,250
Current Median Rent: \$800
Based on 349 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.8%

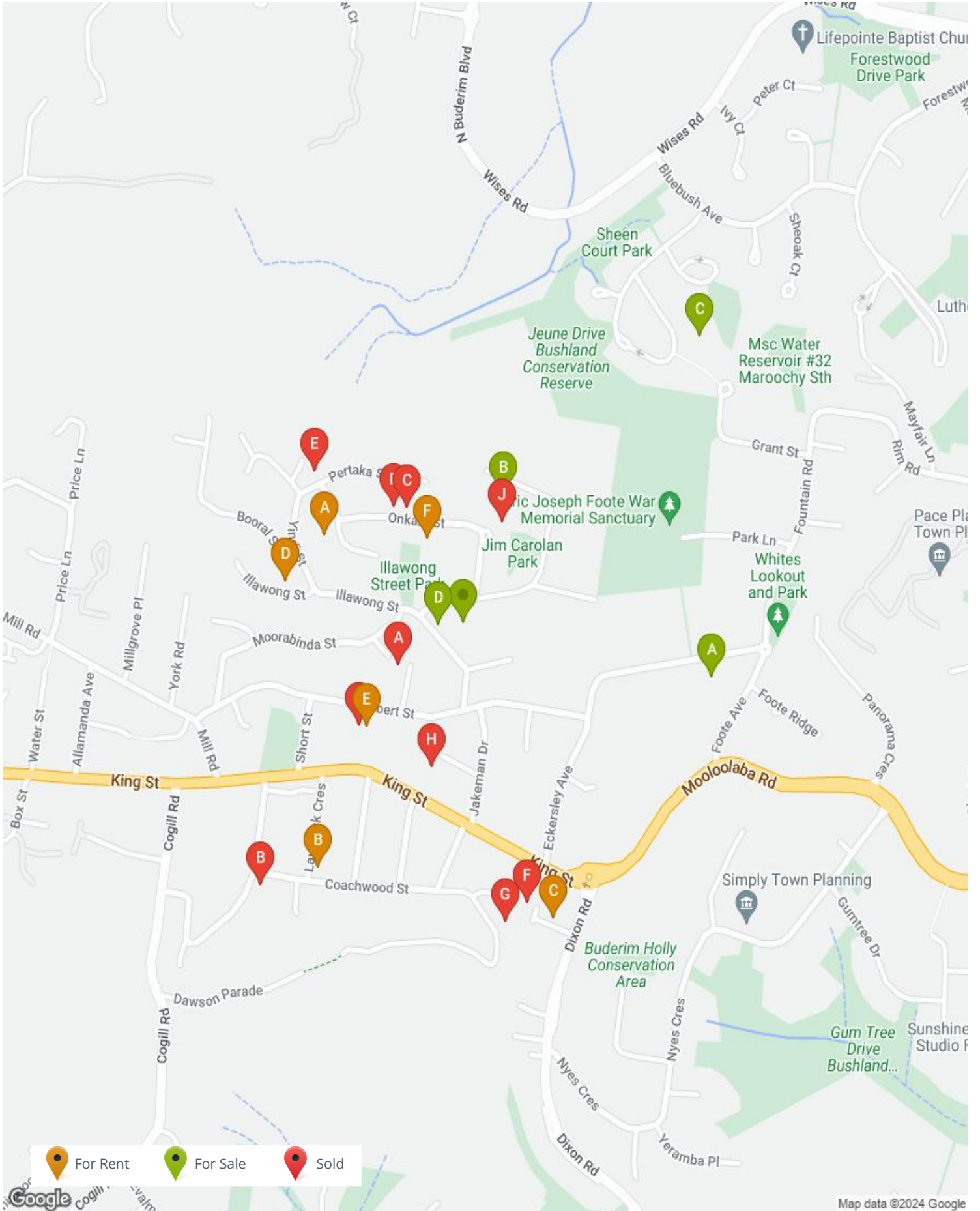
Current Median Price: \$622,500
Previous Median Price: \$600,000
Based on 523 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%
























Current Median Price: \$622,500
Current Median Rent: \$580
Based on 230 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 \$675 and the highest for rent price is \$1,290 with a median rental price of \$868. Days listed ranges from 4 to 43 days with the average currently at 17 days for these selected properties.

<p>8 TULONG CRT, BUDERIM 4556</p> 	<p>Property Type: House Area: 847 m² RPD: L151 RP125107</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 078 Q1  4  3  2</p> <p>Current Rent Price: \$950 Per Week First Rent Price: \$950 Per Week Month Listed: March 2024* (Rented) Days on Market: 13 Days</p> <p></p>
<p>9 COACHWOOD ST, BUDERIM 4556</p> 	<p>Property Type: House Area: 746 m² RPD: L34 RP90687</p> <p>Features: DECK, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: INTERNAL LAUNDRY, PETS ALLOWED, INDOOR SPA, SEPARATE</p>	<p>UBD Ref: Sunshine Coast - 078 Q3  4  2  2</p> <p>Current Rent Price: \$1290 per week including First Rent Price: \$1290 per week including pool Month Listed: March 2024* (Rented) Days on Market: 10 Days</p> <p></p>
<p>BUDERIM 4556</p> 	<p>Property Type: House Area: RPD:</p> <p>Features:</p>	<p> 4  2  2</p> <p>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</p>
<p>41 BRIBIE PINE CRT, BUDERIM 4556</p> 	<p>Property Type: House Area: RPD:</p> <p>Features:</p>	<p> 4  2  2</p> <p>Current Rent Price: \$925 Per Week First Rent Price: \$925 Per Week Month Listed: January 2024* (Rented) Days on Market: 31 Days</p>
<p>4 MANOR LANE, BUDERIM 4556</p> 	<p>Property Type: House Area: 415 m² RPD: L8 SP128921</p> <p>Features: DOUBLE STOREY, DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: DISHWASHER, CLOSE TO SHOPS,</p>	<p>UBD Ref: Sunshine Coast - 078 R3  4  2  2</p> <p>Current Rent Price: \$950 per week First Rent Price: \$950 per week Month Listed: December 2023* (Rented) Days on Market: 6 Days</p> <p></p>

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20 ILLAWONG ST, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 P1

4 2 3



Property Type: House
Area: 787 m²
RPD: L108 RP113532

Current Rent Price: **\$850**
First Rent Price: **\$850**
Month Listed: **December 2023* (Rented)**
Days on Market: **43 Days**

Features:



30 GILBERT ST, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 Q2

4 2 2



Property Type: House
Area: 1,012 m² (240 m²)
RPD: L31-32 RP27801

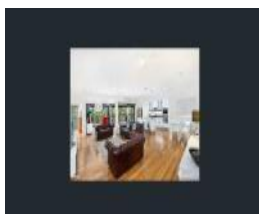
Current Rent Price: **\$885 per week**
First Rent Price: **\$885 per week**
Month Listed: **November 2023* (Rented)**
Days on Market: **19 Days**

Features: DECK, STUDY, IMPROVEMENTS: FLOORBOARDS, DISHWASHER, INTERNAL LAUNDRY



A28 DONNA PL, BUDERIM 4556

3 2 -



Property Type: House
Area:
RPD:

Current Rent Price: **\$800.00 per week**
First Rent Price: **\$800.00 per week**
Month Listed: **April 2024**
Days on Market: **4 Days**

Features:

16 ONKARA ST, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 Q1

3 3 2



Property Type: House
Area: 819 m²
RPD: L6 RP128010

Current Rent Price: **\$780 per week**
First Rent Price: **\$780 per week**
Month Listed: **April 2024* (Rented)**
Days on Market: **7 Days**

Features:



11A COMPASS CRT, BUDERIM 4556

3 1 -























Property Type: House
Area:
RPD:

Current Rent Price: **\$675 pw including utilities &**
First Rent Price: **\$675 pw including utilities &**
Month Listed: **March 2024* (Rented)**
Days on Market: **7 Days**

Features:

Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$1,250,000 and the highest for sale price is \$2,000,000 with a median sale price of \$1,650,000. Days listed ranges from 5 to 53 days with the average currently at 37 days for these selected properties.


























<p>62 ECKERSLEY AVE, BUDERIM 4556</p>  <p>Property Type: House Area: 991 m² (424 m²) RPD: L1 RP892357</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 079 B2 Distance from Property: 498m</p> <p> 5  3  3</p> <p>Current List Price: Price Guide \$1,900,000 plus First List Price: Best Offers closing 9th April Date Listed: 13/03/2024 Days Listed: 40 Days Listed Price Change: -10.0%</p> <p></p>
<p>51 COOLUM VIEW TCE, BUDERIM 4556</p>  <p>Property Type: House Area: 1,272 m² RPD: L3 RP881991</p> <p>Features: DECK, BUILT IN ROBES, POOL, CLOSE TO SCHOOLS, IMPROVEMENTS: CLOSE TO SHOPS, SECURE PARKING</p>	<p>UBD Ref: Sunshine Coast - 068 R20 Distance from Property: 243m</p> <p> 5  3  4</p> <p>Current List Price: \$1,250,000 First List Price: Auction Date Listed: 01/03/2024 Days Listed: 53 Days Listed Price Change:</p> <p></p>
<p>15 COOBA CL, BUDERIM 4556</p>  <p>Property Type: House Area: 1,507 m² (314 m²) RPD: L90 RP901516</p> <p>Features: DOUBLE STOREY, HIGHSET, MULTI-LEVEL, DECK, ENSUITE, FIRE PLACE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR</p>	<p>UBD Ref: Sunshine Coast - 069 B19 Distance from Property: 696m</p> <p> 5  2  2</p> <p>Current List Price: \$1,600,000+ First List Price: \$1,690,000 Date Listed: 29/02/2024 Days Listed: 53 Days Listed Price Change: -6.3%</p> <p></p>
<p>14 COOLUM VIEW TCE, BUDERIM 4556</p>  <p>Property Type: House Area: 1,330 m² (345 m²) RPD: L2 RP110564</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 078 Q1 Distance from Property: 49m</p> <p> 4  2  2</p> <p>Current List Price: Best Offer by 5pm 8th of May, First List Price: Best Offer by 5pm 8th of May, 2024 Date Listed: 17/04/2024 Days Listed: 5 Days Listed Price Change:</p> <p></p>

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Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$940,000 and the highest sale price is \$2,680,000 with a median sale price of \$1,337,500. Days listed ranges from 7 to 346 days with the average currently at 76 days for these selected properties.

<p>5 PARALLA ST, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 612 m² Area \$/m²: \$2,908 RPD: L63 RP95883</p> <p>Features: STUDY, BUILT IN ROBES, POOL, WATER FRONTAGE</p>	<p>UBD Ref: Sunshine Coast - 078 Q2 Distance from Property: 148m  5  5  2</p> <p>Sale Price: \$1,780,000 (Normal Sale) Sale Date: 12/01/2024 Days to Sell: 53 Days Last Price: FOR SALE Chg %: First Price: FOR SALE Chg %:</p> 
<p>1 MONKS CRES, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 722 m² Area \$/m²: \$3,186 RPD: L36 SP268987</p> <p>Features: DOUBLE STOREY, HIGHSET, DECK, ENSUITE, GARAGE, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, SCENIC VIEWS, CLOSE TO SCHOOLS,</p>	<p>UBD Ref: Sunshine Coast - 078 P3 Distance from Property: 618m  5  2  2</p> <p>Sale Price: \$2,300,000 (Normal Sale) Sale Date: 15/12/2023 Days to Sell: 36 Days Last Price: \$2,375,000 Chg %: -3.2% First Price: Auction On Site Chg %:</p> 
<p>11 ONKARA ST, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 708 m² Area \$/m²: \$3,785 RPD: L170 RP125119</p> <p>Features: DECK, POOL, IMPROVEMENTS: DISHWASHER, FLOORBOARDS</p>	<p>UBD Ref: Sunshine Coast - 068 Q20 Distance from Property: 234m  5  3  2</p> <p>Sale Price: \$2,680,000 (Normal Sale) Sale Date: 19/11/2023 Days to Sell: 101 Days Last Price: \$2,600,000+ Chg %: First Price: Auction 26/08/23 Chg %: -7.6%</p> 
<p>9 ONKARA ST, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 713 m² Area \$/m²: \$1,879 RPD: L171 RP125119</p> <p>Features: DECK, STUDY, BUILT IN ROBES, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, INTERNAL LAUNDRY, PETS</p>	<p>UBD Ref: Sunshine Coast - 068 Q20 Distance from Property: 250m  4  2  2</p> <p>Sale Price: \$1,340,000 (Agents Advice - Sale) Sale Date: 06/04/2024 Days to Sell: 22 Days Last Price: Auction Chg %: First Price: Auction Chg %:</p> 
<p>3 PERTAKA ST, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 711 m² Area \$/m²: \$1,322 RPD: L194 RP125107</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 068 Q20 Distance from Property: 400m  4  2  -</p> <p>Sale Price: \$940,000 (Normal Sale) Sale Date: 02/03/2024 Days to Sell: 30 Days Last Price: Auction Chg %: First Price: Auction Chg %:</p> 

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8 MANOR LA, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 R3
Distance from Property: 520m

 4  3  2



Property Type: House
Area: 478 m²
Area \$/m²: \$2,772
RPD: L6 SP128921

Sale Price: **\$1,325,000 (Normal Sale)**
Sale Date: 21/11/2023 Days to Sell: **29 Days**
Last Price: \$1,300,000 Chg %:
First Price: Auction Chg %:

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



9 GLASSHOUSE VIEW CT, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 R3
Distance from Property: 544m

 4  2  2



Property Type: House
Area: 900 m²
Area \$/m²: \$1,389
RPD: L47 RP136036

Sale Price: **\$1,250,000 (Normal Sale)**
Sale Date: 08/11/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



7 SEAVIEW TCE, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 Q2
Distance from Property: 267m

 4  2  1



Property Type: House
Area: 690 m²
Area \$/m²: \$1,797
RPD: L24 RP97172

Sale Price: **\$1,240,000 (Normal Sale)**
Sale Date: 03/11/2023 Days to Sell: **7 Days**
Last Price: Under Contract Chg %:
First Price: Contact Agent (Under Chg %:

Features: DECK, STUDY



28A GILBERT ST, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 Q2
Distance from Property: 275m

 4  2  2



Property Type: House
Area: 506 m²
Area \$/m²: \$2,638
RPD: L30 RP27801

Sale Price: **\$1,335,000 (Normal Sale)**
Sale Date: 03/11/2023 Days to Sell: **57 Days**
Last Price: Under Contract (Under Chg %:
First Price: Contact Agent (Under Chg %:

Features: DOUBLE STOREY, CONTEMPORARY, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS,



10 PACIFIC VIEW PDE, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 R1
Distance from Property: 196m

 4  3  3



Property Type: House
Area: 1,394 m²
Area \$/m²: \$1,367
RPD: L27 RP113838

Sale Price: **\$1,905,000 (Normal Sale)**
Sale Date: 23/10/2023 Days to Sell: **346 Days**
Last Price: Contact Agent (Under Chg %:
First Price: EXPRESSIONS OF Chg %:

Features: WALL TYPE: TIMBER, STOREYS: 2, DOUBLE STOREY, HIGHSET, ENSUITE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED,



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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