

COMPARATIVE MARKET ANALYSIS

19 KONDALILLA FALLS ROAD, FLAXTON, QLD 4560

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Teneale Thomas
19 Kondalilla Falls Road
Flaxton, QLD, 4560

Dear Teneale,

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

19 KONDALILLA FALLS ROAD, FLAXTON, QLD 4560



Owner Details

Owner Name(s): TENEALE THOMAS

Owner Address: N/A

Phone(s):

Owner Type:

Owner Occupied

Property Details

3 1 2

Property Type: House - Freehold [Issuing]

RPD: L9 RP148722

Valuation Amount: \$237,500 - Site Value on 30/06/2022

Valuation Amount: \$182,500 - Site Value on 30/06/2019

Land Use: SINGLE UNIT DWELLING

Zoning: Rural Residential Zone

Council: SUNSHINE COAST (MAROOCHY)

Features: Fire Place, Improvements: Dishwasher, Garden, Courtyard

Area: 811 m² (200 m²)

Area \$/m²: \$593 (\$2,405)

Water/Sewerage:

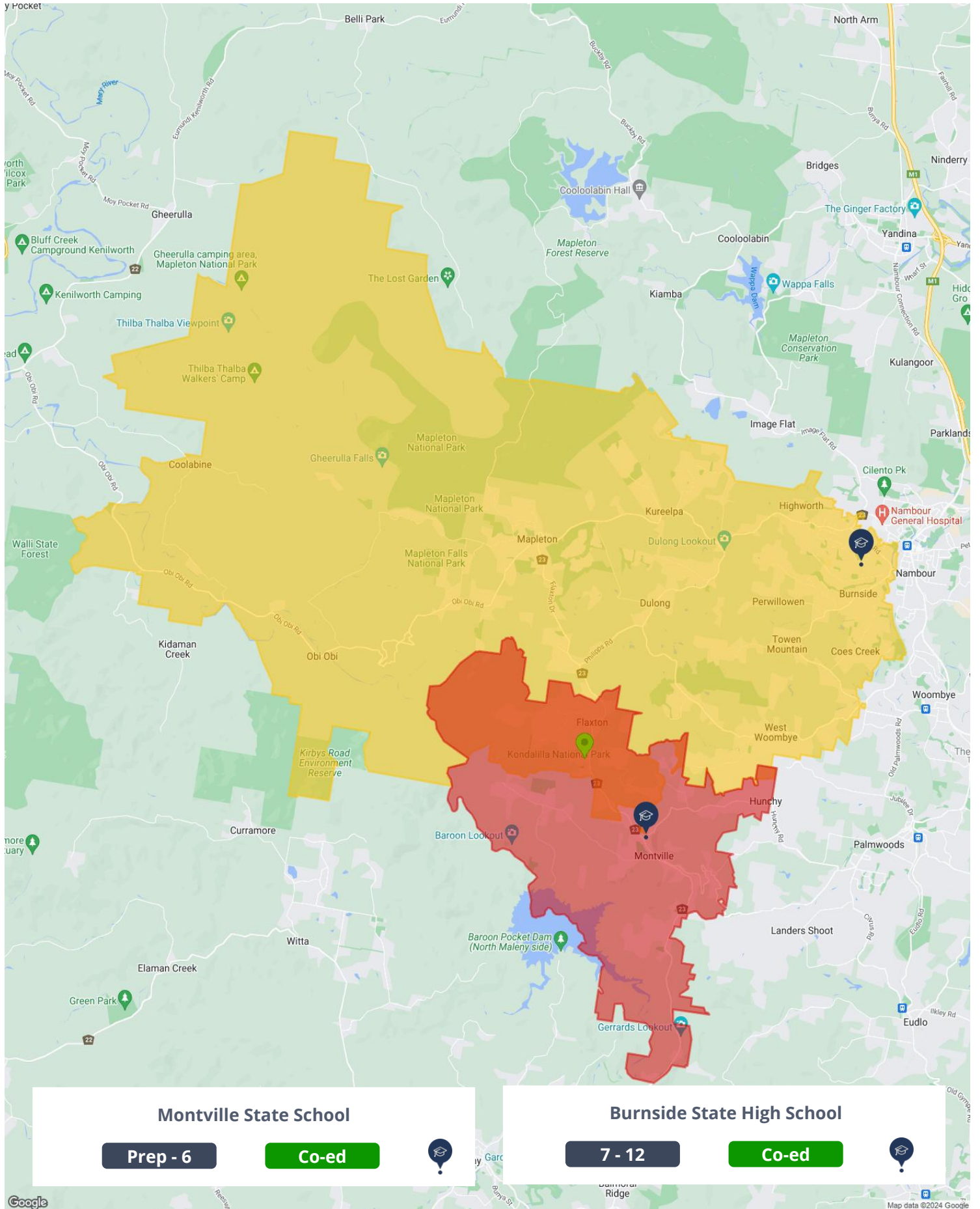
Property ID: 1388890 / QLD302160

UBD Ref: UBD Ref: 054 K19

Sales History

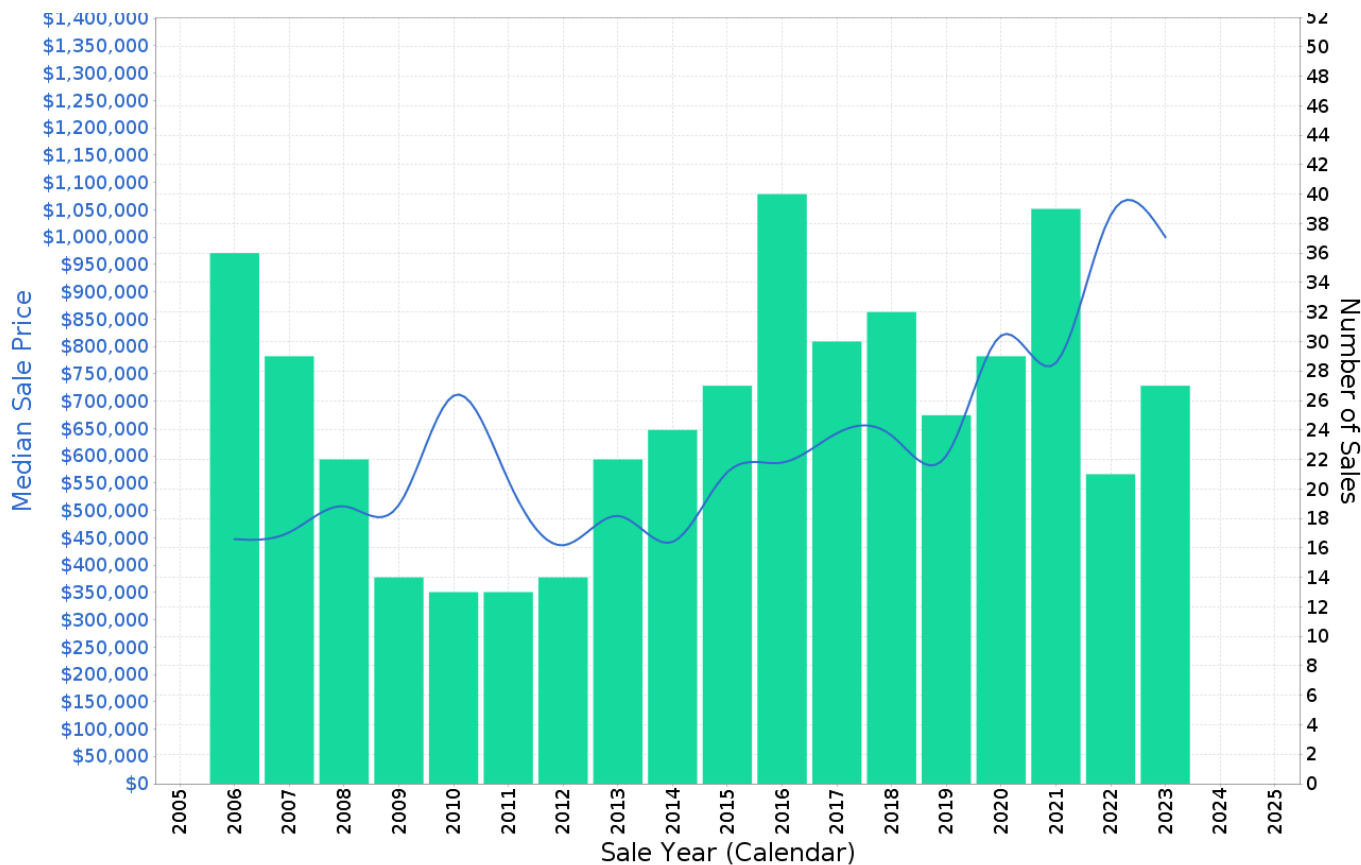
| Sale Amount: | Sale Date: | Vendor: | Area: | Sale Type: | Related: |
|--------------|------------|------------|--------------------|-------------|----------|
| \$ 481,000 | 26/06/2021 | MCCAULEY | 811 m ² | Normal Sale | No |
| \$ 375,000 | 06/04/2018 | TRETHERWAY | 811 m ² | Normal Sale | No |
| \$ 150,000 | 26/08/2003 | JOHNSTON | 811 m ² | Normal Sale | No |

School Catchment Areas



Sales & Growth Chart (House)

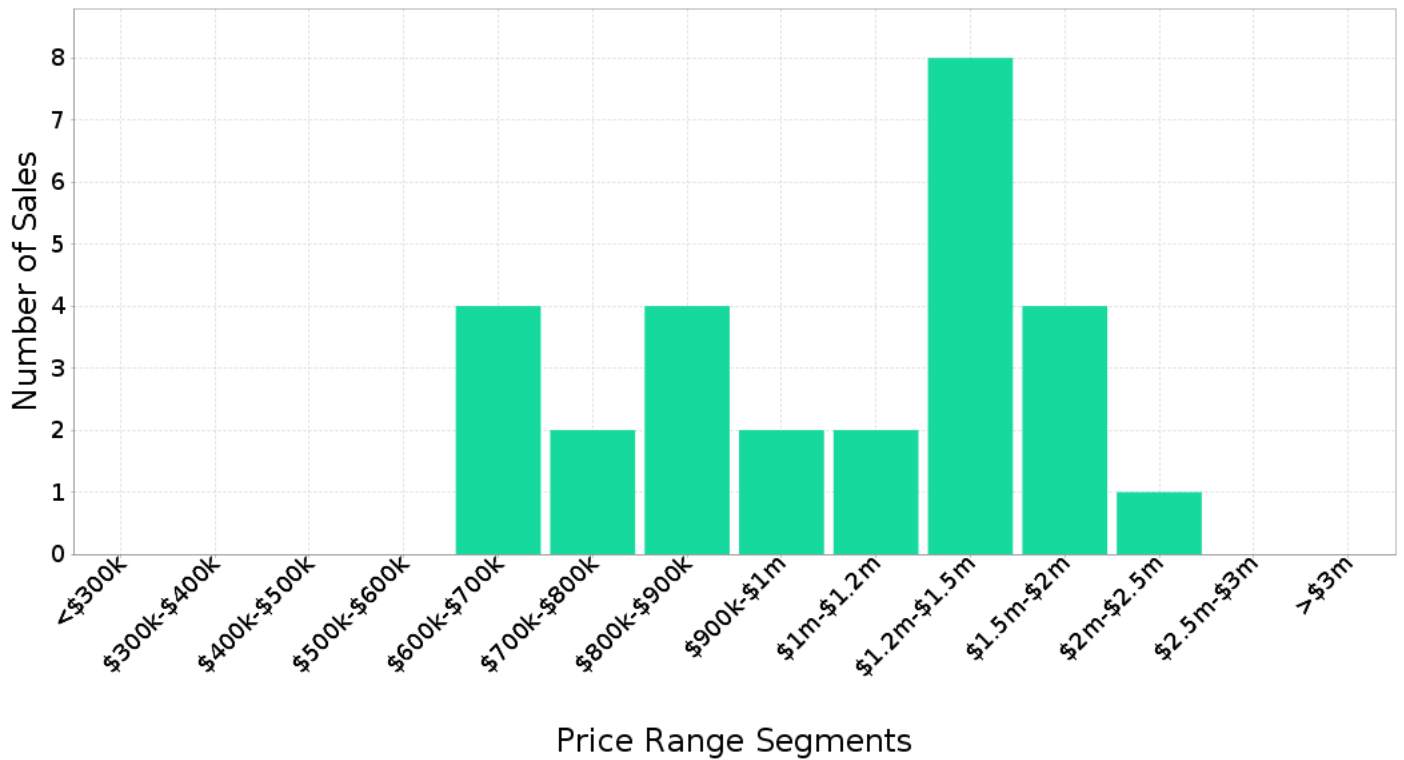
| Year | No. of Sales | Average | Median | Growth | Low | High |
|------|--------------|--------------|--------------|---------|------------|--------------|
| 2006 | 36 | \$ 476,389 | \$ 447,500 | | \$ 268,000 | \$ 780,000 |
| 2007 | 29 | \$ 503,879 | \$ 460,000 | 2.8 % | \$ 295,000 | \$ 785,000 |
| 2008 | 22 | \$ 550,830 | \$ 507,500 | 10.3 % | \$ 310,000 | \$ 1,045,000 |
| 2009 | 14 | \$ 554,393 | \$ 510,000 | 0.5 % | \$ 399,000 | \$ 767,500 |
| 2010 | 13 | \$ 631,846 | \$ 710,000 | 39.2 % | \$ 370,000 | \$ 910,000 |
| 2011 | 13 | \$ 585,923 | \$ 555,000 | -21.8 % | \$ 360,000 | \$ 800,000 |
| 2012 | 14 | \$ 495,679 | \$ 436,250 | -21.4 % | \$ 249,000 | \$ 810,000 |
| 2013 | 22 | \$ 502,545 | \$ 490,000 | 12.3 % | \$ 258,000 | \$ 780,000 |
| 2014 | 24 | \$ 490,417 | \$ 442,500 | -9.7 % | \$ 293,000 | \$ 849,000 |
| 2015 | 27 | \$ 581,648 | \$ 570,000 | 28.8 % | \$ 325,000 | \$ 899,000 |
| 2016 | 40 | \$ 607,200 | \$ 587,500 | 3.1 % | \$ 335,000 | \$ 1,000,000 |
| 2017 | 30 | \$ 639,350 | \$ 641,250 | 9.1 % | \$ 275,000 | \$ 1,150,000 |
| 2018 | 32 | \$ 681,266 | \$ 637,000 | -0.7 % | \$ 345,500 | \$ 1,275,000 |
| 2019 | 25 | \$ 664,980 | \$ 600,000 | -5.8 % | \$ 400,000 | \$ 1,115,000 |
| 2020 | 29 | \$ 840,751 | \$ 820,000 | 36.7 % | \$ 365,000 | \$ 1,300,000 |
| 2021 | 39 | \$ 881,346 | \$ 770,000 | -6.1 % | \$ 460,000 | \$ 1,900,000 |
| 2022 | 21 | \$ 1,271,310 | \$ 1,040,000 | 35.1 % | \$ 665,000 | \$ 2,575,000 |
| 2023 | 27 | \$ 1,134,186 | \$ 1,000,000 | -3.8 % | \$ 640,000 | \$ 2,000,000 |
| 2024 | 0 | | | | | |



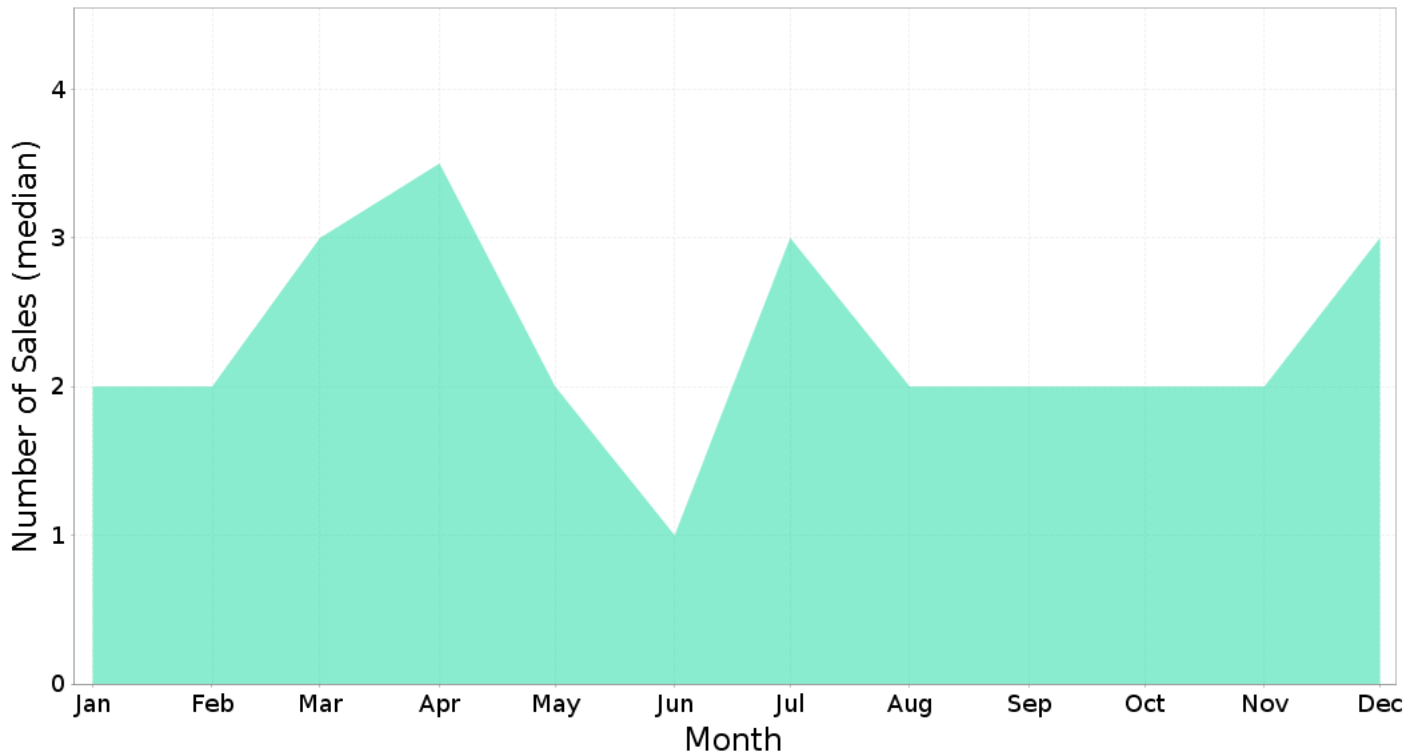
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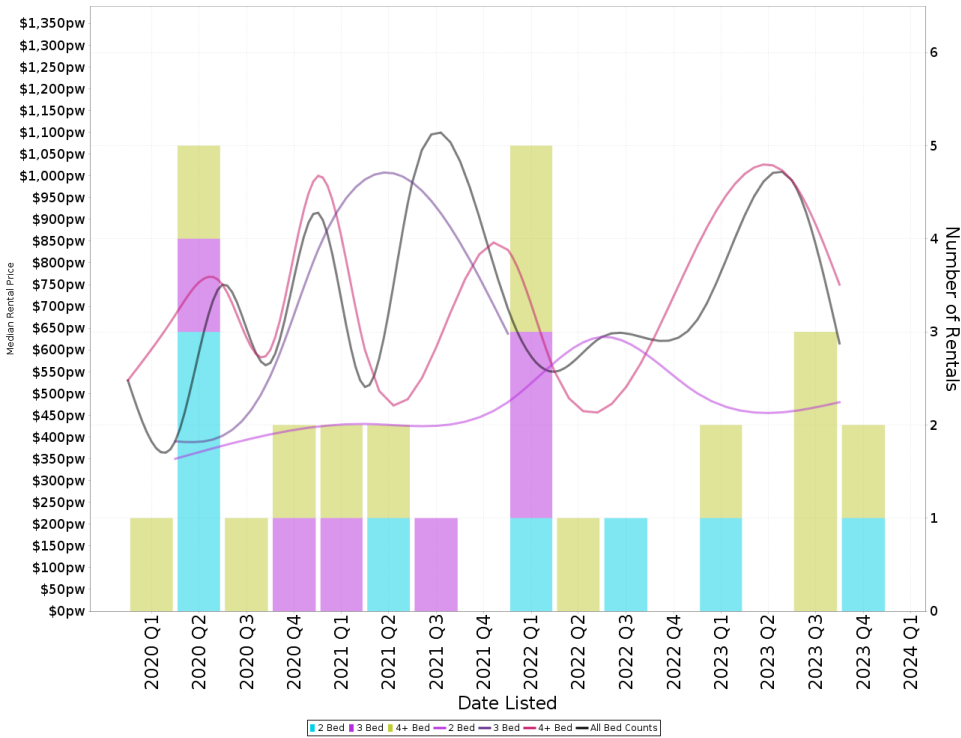
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.8%

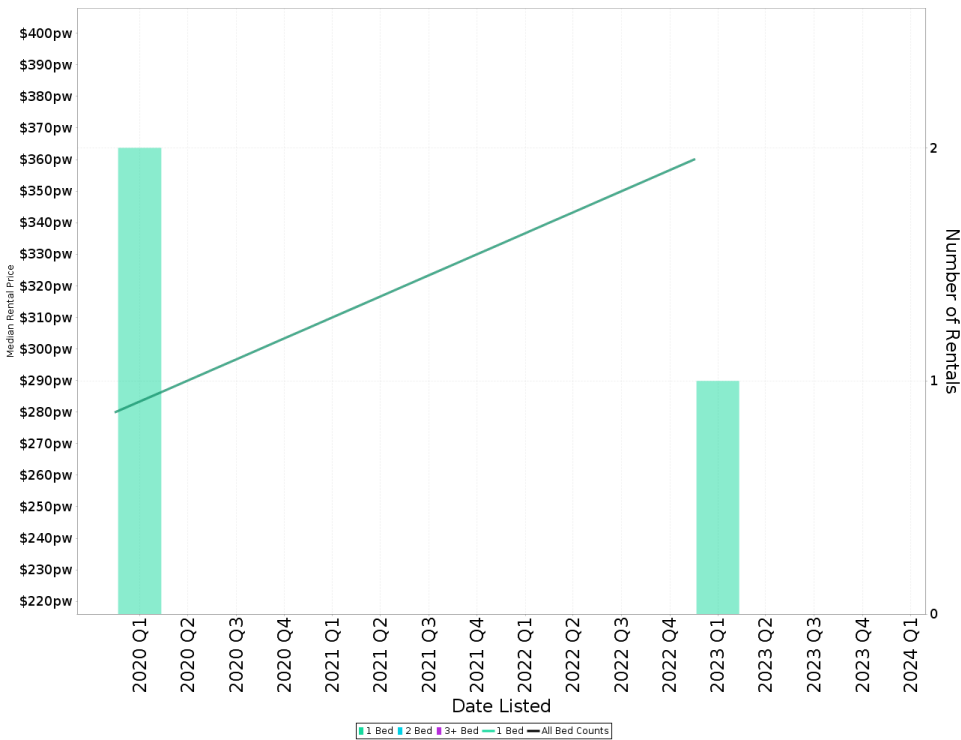
Current Median Price: \$1,000,000
Previous Median Price: \$1,040,000
Based on 48 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$1,000,000
Current Median Rent: \$750
Based on 7 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



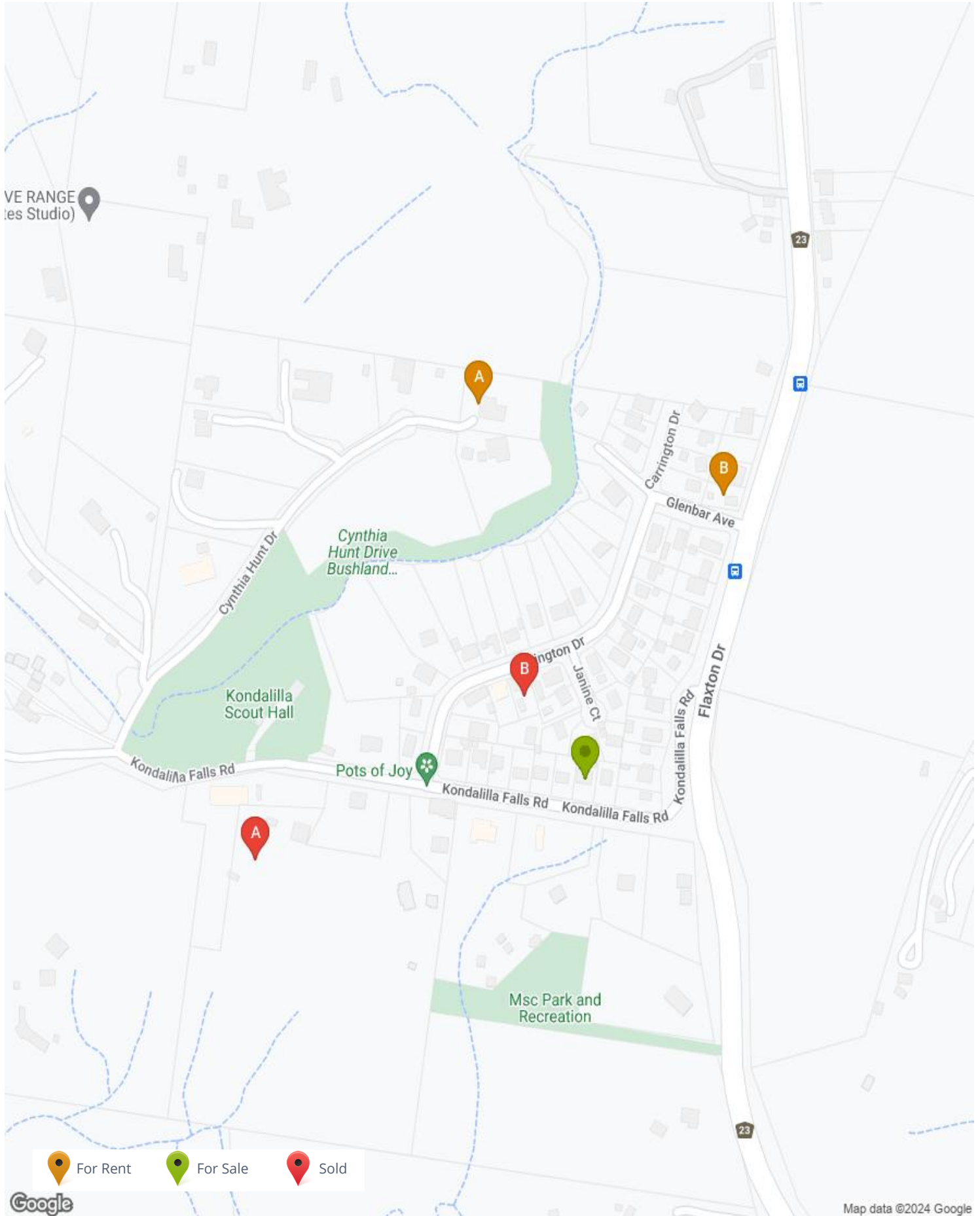
Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

Comparable Properties Map



Nearby Comparable Rental Properties

There are 8 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$430 and the highest for rent price is \$1,500 with a median rental price of \$550. Days listed ranges from 16 to 122 days with the average currently at 59 days for these selected properties.

52A KONDALILLA FALLS RD, MONTVILLE 4560

 3  1  2



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$650 Per Week**
First Rent Price: **\$700**
Month Listed: **October 2023* (Rented)**
Days on Market: **30 Days**

41 CYNTHIA HUNT DR, FLAXTON 4560

UBD Ref: Sunshine Coast - 054 K18  4  2  6



Property Type: House
Area: 4,423 m² (290 m²)
RPD: L3 SP100798

Features: LOWSET, CONTEMPORARY, SOLAR PANELS, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, ENTERTAINMENT AREA, BORE WATER, FULLY

Current Rent Price: **\$1500 Garden and pool**
First Rent Price: **\$1500 Garden and pool**
Month Listed: **September 2023* (Rented)**
Days on Market: **61 Days**



460 FLAXTON DR, FLAXTON 4560

UBD Ref: Sunshine Coast - 054 K18  2  1  2



Property Type: House
Area: 809 m²
RPD: L4 RP132100

Features:

Current Rent Price: **\$480 per week**
First Rent Price: **\$480 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **34 Days**



305A WESTERN AVE, MONTVILLE 4560

 1  1  -



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$550 Per Week**
First Rent Price: **\$550 Per Week**
Month Listed: **February 2024* (Rented)**
Days on Market: **18 Days**

MONTVILLE 4560

 1  1  1



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$650 p/w Fully Furnished**
First Rent Price: **\$650 p/w Fully Furnished**
Month Listed: **November 2023* (Rented)**
Days on Market: **75 Days**

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LOFT HOUSE/717 HUNCHY RD, HUNCHY 4555

 1  1  2



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **UNDER APPLICATION**
First Rent Price: **\$650 Per Week Fully Furnished**
Month Listed: **October 2023* (Rented)**
Days on Market: **16 Days**

5/172 MAIN ST, MONTVILLE 4560

 1  1  1



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$430**
First Rent Price: **\$430**
Month Listed: **October 2023* (Rented)**
Days on Market: **118 Days**

5/172 MAIN ST, MONTVILLE 4560

 1  1  1



Photo not available

Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$430 per week**
First Rent Price: **\$430 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **122 Days**

Nearby Comparable For Sale Properties

There are 1 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$1,100,000 and the highest for sale price is \$1,100,000 with a median sale price of \$1,100,000. Days listed ranges from 124 to 124 days with the average currently at 124 days for these selected properties.

19 KINGSVIEW DR, FLAXTON 4560

 3  2  -



Property Type: House
Area: 804 m² (135 m²)
RPD:

Features:

Current List Price: **Price Guide High \$1.1 Mill**
First List Price: Offers Over \$1,195,000
Date Listed: 10/11/2023 Days Listed: **124 Days**
Listed Price Change: **-7.9%**

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Nearby Comparable Sold Properties

There are 2 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 \$920,000 with a median sale price of \$885,000. Days listed ranges from 82 to 82 days with the average currently at 82 days for these selected properties.

38 KONDALILLA FALLS RD, MONTVILLE, QLD 4560

UBD Ref: Sunshine Coast - 054 J19
Distance from Property: 331m  3  1  2



Property Type: House
Area: 7,864 m²
Area \$/m²: \$117
RPD: L1 RP802939

Sale Price: **\$920,000 (Normal Sale)**
Sale Date: 25/09/2023 Days to Sell: **82 Days**
Last Price: Offers--- Above 1.2 Chg %: **-23.3%**
First Price: Auction Chg %:

Features: BUILD YR: 1980, WALL TYPE: CONCRETE BLOCK, ROOF TYPE: IRON, STOREYS: 2, DOUBLE STOREY, POST WAR, SOLAR PANELS, DECK, ENSUITE, FIRE PLACE, GARAGE,



10 CARRINGTON DR, FLAXTON, QLD 4560

UBD Ref: Sunshine Coast - 054 K19
Distance from Property: 96m  5  1  1



Property Type: House
Area: 810 m²
Area \$/m²: \$1,049
RPD: L20 RP148722

Sale Price: **\$850,000 (Normal Sale)**
Sale Date: 27/10/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



19 KONDALILLA FALLS ROAD, FLAXTON, QLD 4560



Contact your agent for further information:

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Email: jaz@jazrealty.com