

COMPARATIVE MARKET ANALYSIS

1 DAYDREAM COURT, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Stephen Stanley Jermyn
1 Daydream Court
Buderim, QLD, 4556

Dear Stephen,

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
0448000252

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

1 DAYDREAM COURT, BUDERIM, QLD 4556



Owner Details

Owner Name(s): STEPHEN STANLEY JERMYN
Owner Address: 1 DAYDREAM CT, BUDERIM QLD 4556
Phone(s): ^0413 808 878 (JERMYN) * * * * * 6257 (JERMYN) **Owner Type:** Rental

Property Details

1 1 1

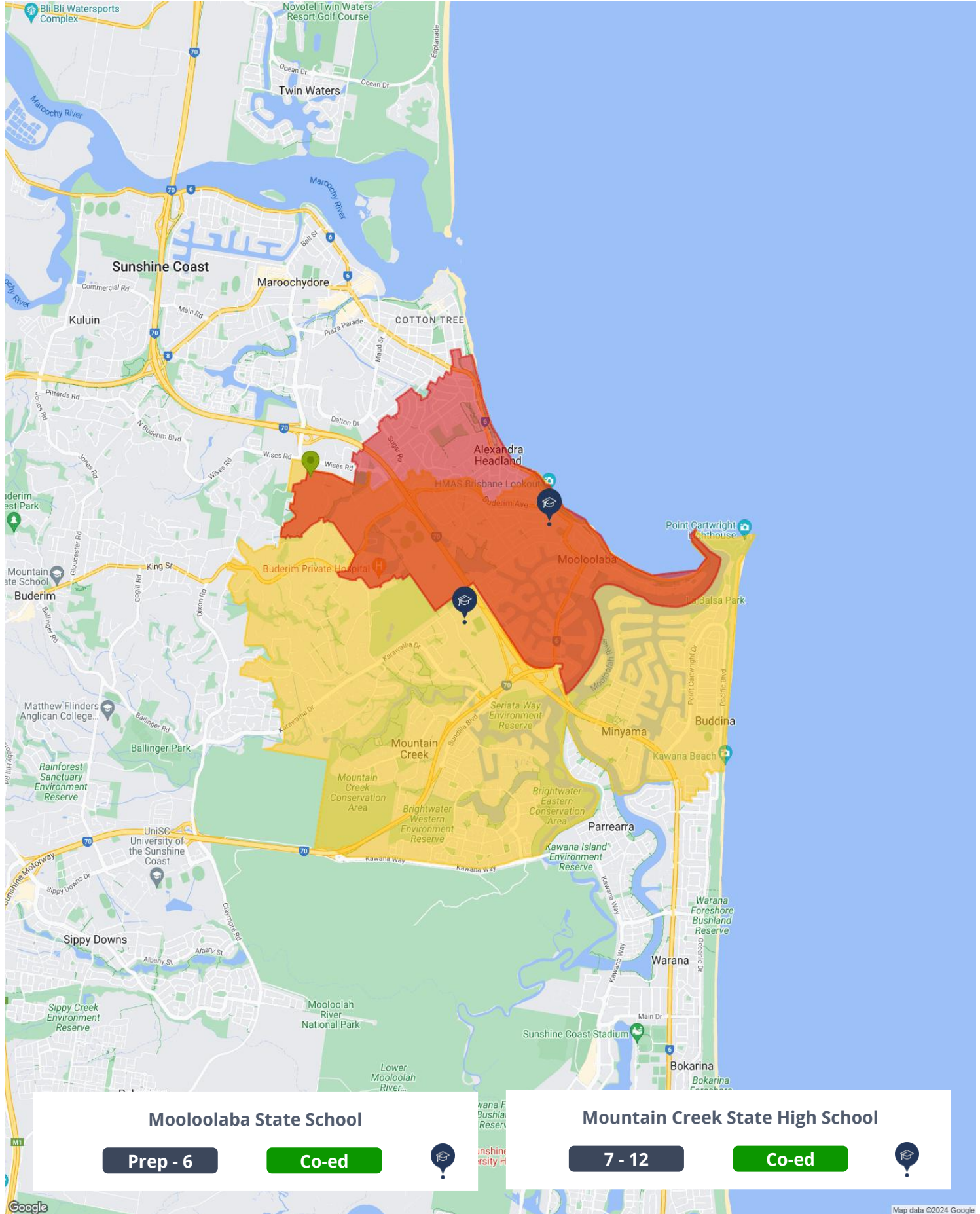
Property Type: Unit - Freehold [Issuing]
RPD: L250 RP840534
Valuation Amount: \$570,000 - Site Value on 30/06/2024
Valuation Amount: \$440,000 - Site Value on 30/06/2022
Land Use: SINGLE UNIT DWELLING
Zoning: Low Density Residential Zone
Council: SUNSHINE COAST (MAROOCHY)
Features: Lowset, Brick and Tile, Ensuite, Garage, Built in Robes, Modern Kitchen, Pool, Close to Schools, Close to Transport, Entertainment Area, Fully Fenced

Area: 800 m²
Area \$/m²: \$230
Water/Sewerage:
Property ID: 1363764 / QLD273682
UBD Ref: UBD Ref: 069 F18

Sales History

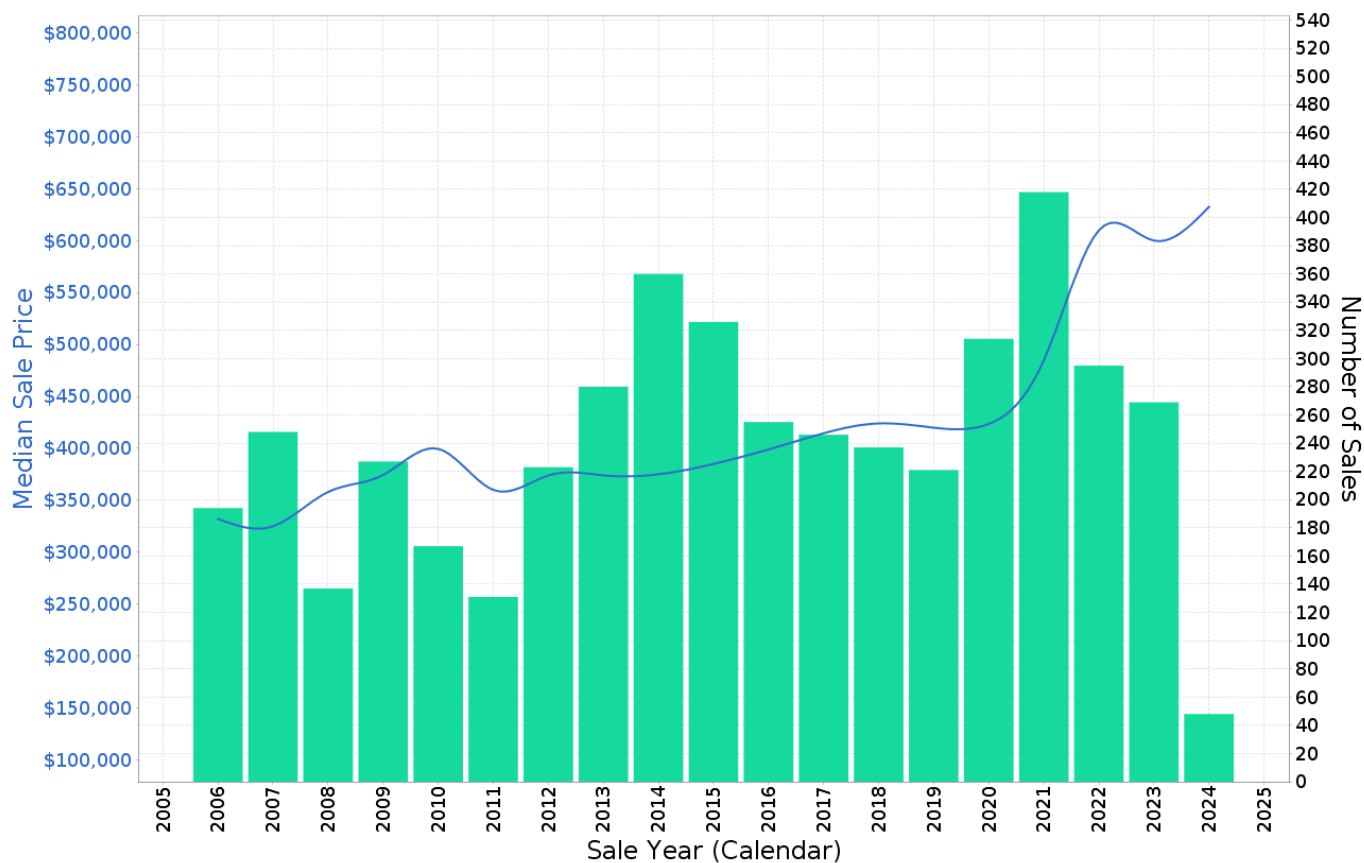
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 184,000	24/06/1999	WOODS; PALMA	800 m ²	Normal Sale	No
\$ 62,500	07/08/1992		16.19 ha	Normal Sale	No

School Catchment Areas



Sales & Growth Chart (Unit)

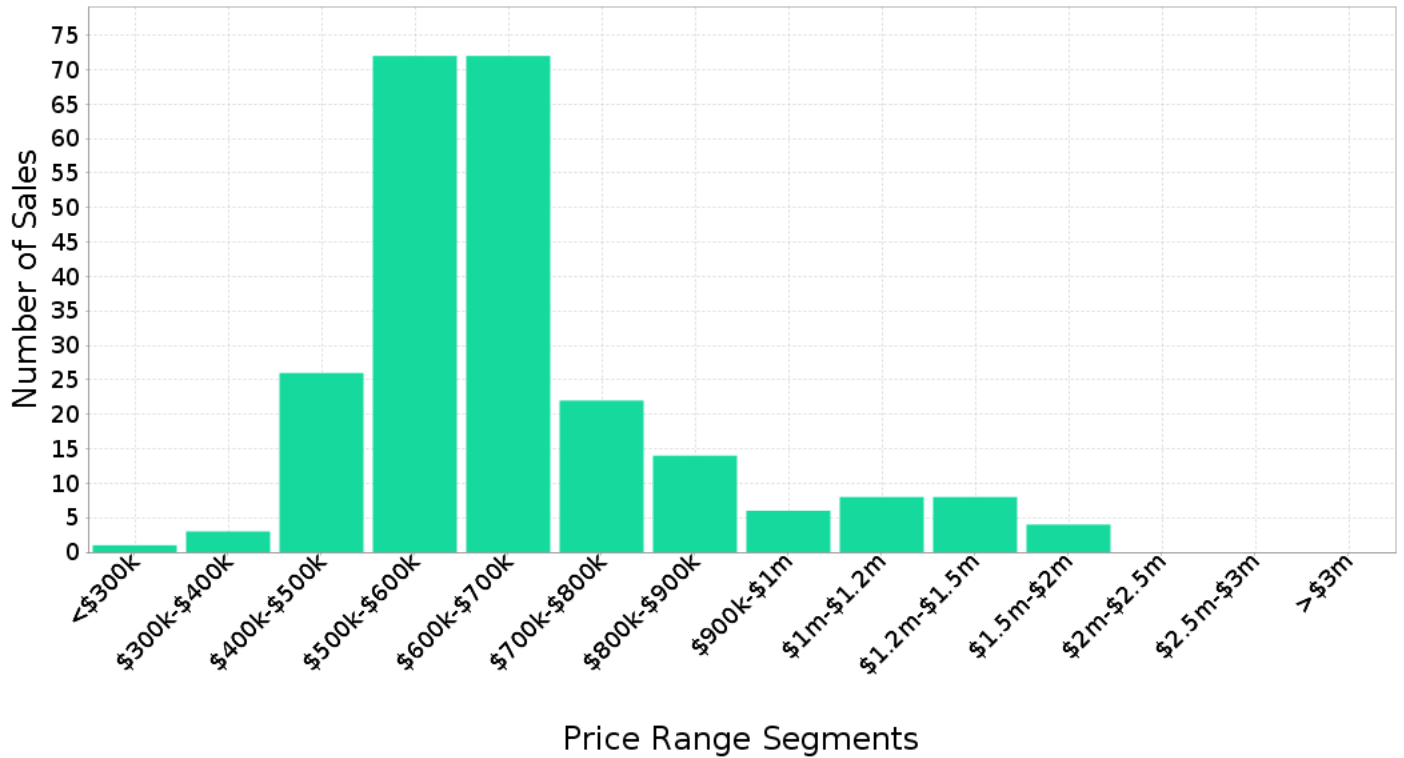
Year	No. of Sales	Average	Median	Growth	Low	High
2006	194	\$ 332,852	\$ 332,000		\$ 34,000	\$ 1,100,000
2007	248	\$ 357,486	\$ 325,000	-2.1 %	\$ 37,000	\$ 2,400,000
2008	137	\$ 383,875	\$ 358,000	10.2 %	\$ 42,000	\$ 1,500,000
2009	227	\$ 391,136	\$ 374,400	4.6 %	\$ 59,000	\$ 1,200,000
2010	167	\$ 436,982	\$ 399,500	6.7 %	\$ 159,000	\$ 1,223,750
2011	131	\$ 389,681	\$ 360,000	-9.9 %	\$ 200,000	\$ 1,292,500
2012	223	\$ 379,515	\$ 373,900	3.9 %	\$ 37,000	\$ 1,100,000
2013	280	\$ 387,960	\$ 374,000	0.0 %	\$ 175,000	\$ 1,600,000
2014	360	\$ 392,064	\$ 375,000	0.3 %	\$ 120,000	\$ 2,591,000
2015	326	\$ 423,359	\$ 385,000	2.7 %	\$ 43,000	\$ 2,550,000
2016	255	\$ 425,126	\$ 399,000	3.6 %	\$ 36,500	\$ 2,050,000
2017	246	\$ 469,058	\$ 414,500	3.9 %	\$ 43,000	\$ 2,900,000
2018	237	\$ 484,884	\$ 424,000	2.3 %	\$ 206,000	\$ 3,200,000
2019	221	\$ 443,011	\$ 419,900	-1.0 %	\$ 45,000	\$ 1,175,000
2020	314	\$ 468,307	\$ 423,500	0.9 %	\$ 45,000	\$ 1,700,000
2021	418	\$ 540,767	\$ 485,000	14.5 %	\$ 55,000	\$ 2,200,000
2022	295	\$ 688,123	\$ 610,000	25.8 %	\$ 309,900	\$ 2,550,000
2023	269	\$ 670,193	\$ 600,000	-1.6 %	\$ 250,000	\$ 3,200,000
2024	48	\$ 687,412	\$ 632,500	5.4 %	\$ 415,000	\$ 1,739,950



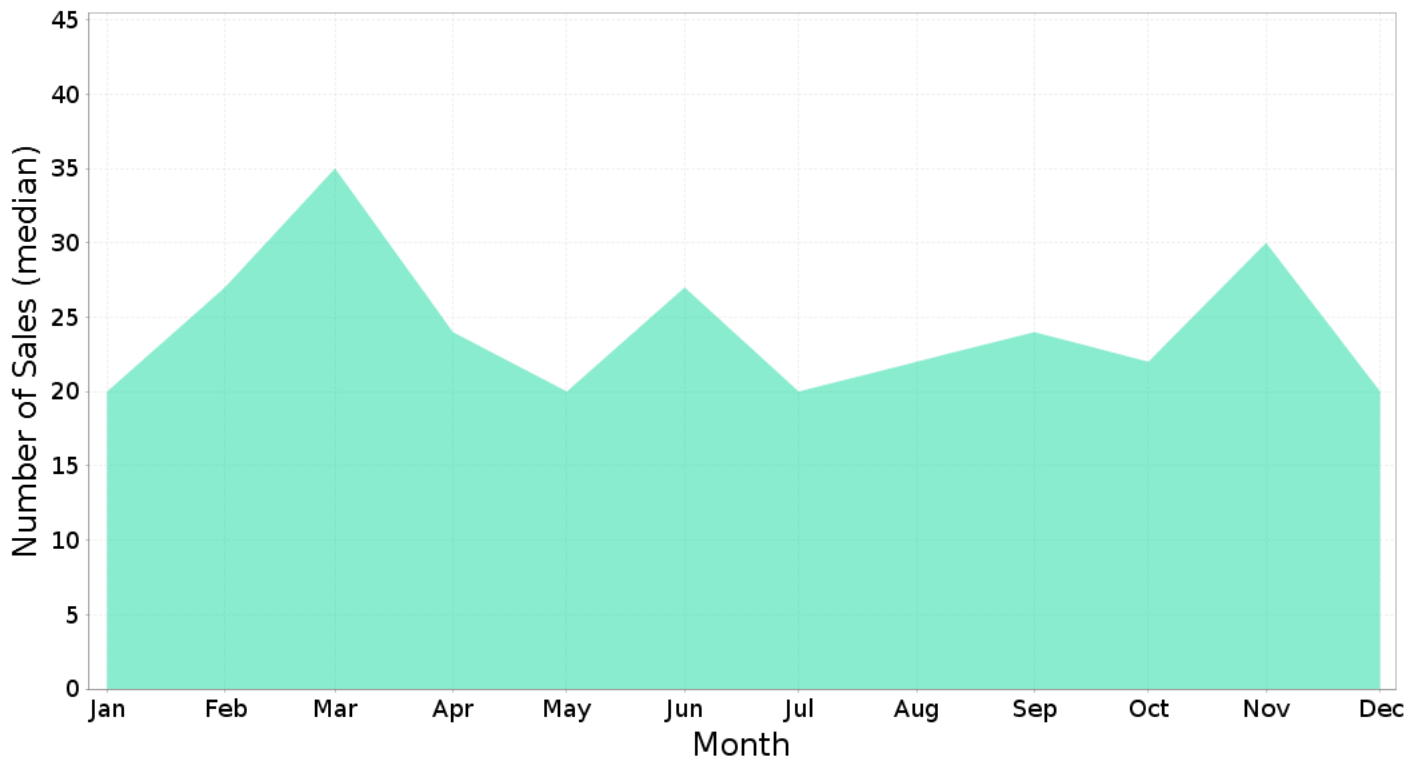
Prepared on 30/04/2024 by Jaz Realty. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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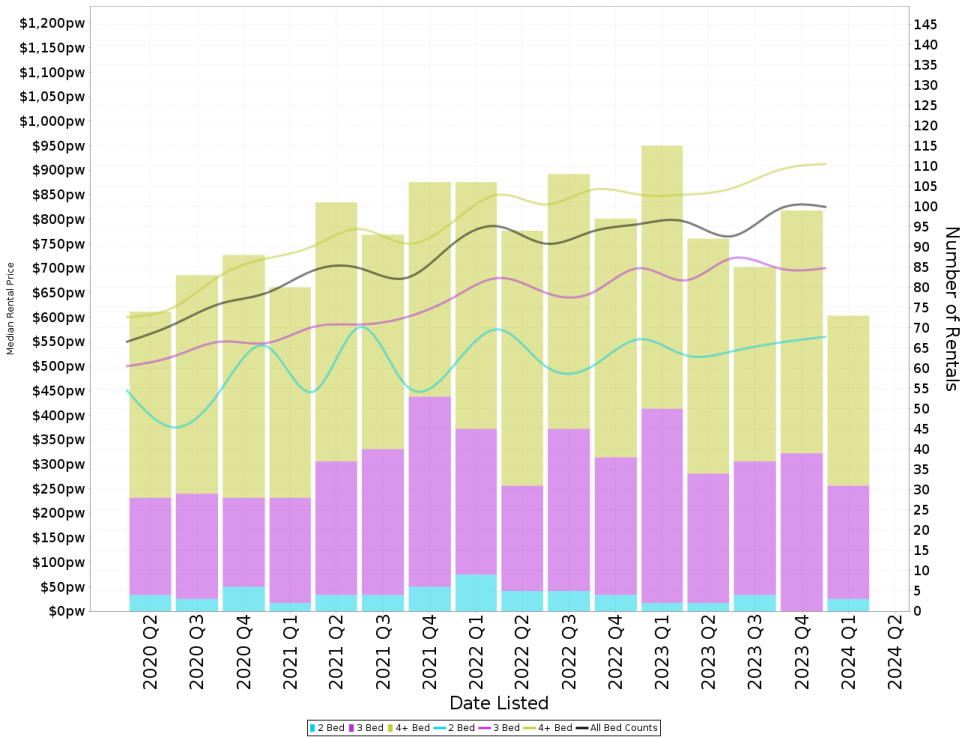
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.0%

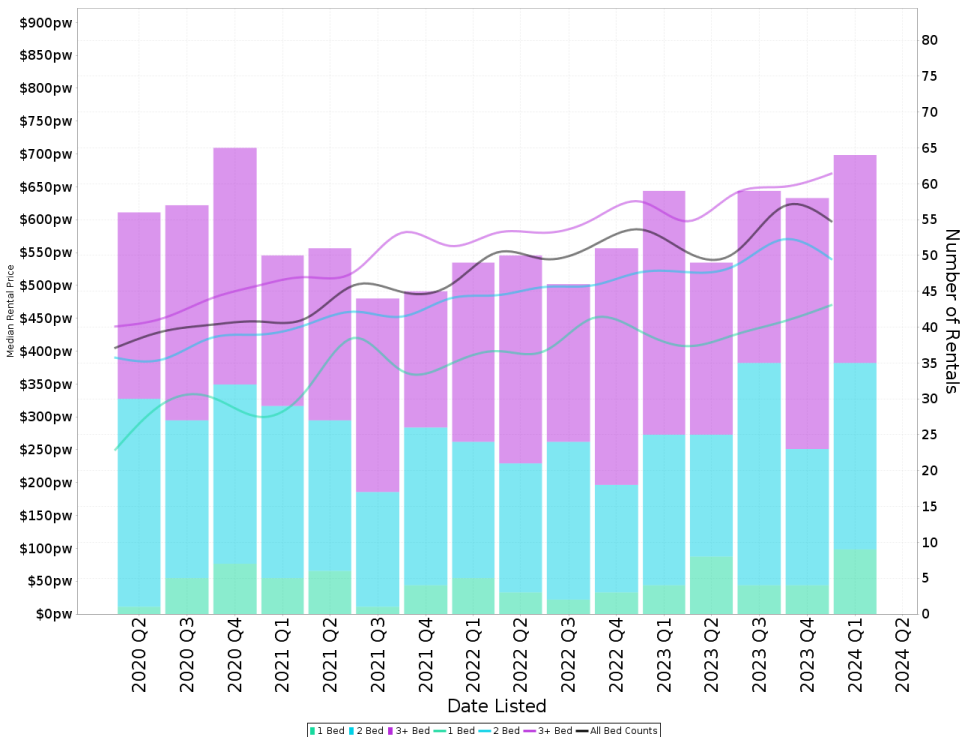
Current Median Price: \$1,166,250
Previous Median Price: \$1,100,000
Based on 912 registered House sales compared over the last two rolling 12 month periods.

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%

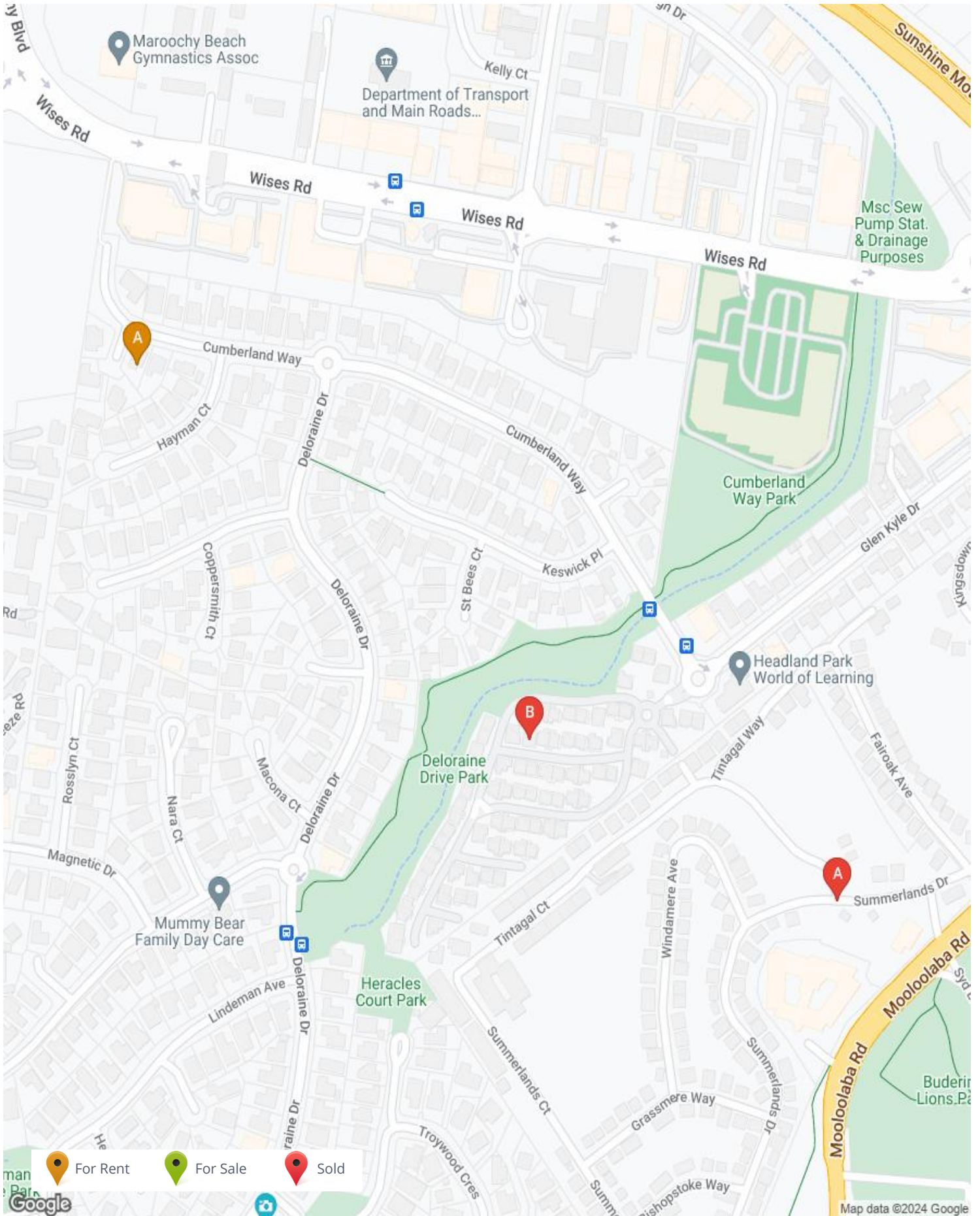
Current Median Price: \$622,500
Previous Median Price: \$600,000
Based on 523 registered Unit sales compared over the last two rolling 12 month periods.

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 \$370 and the highest for rent price is \$550 with a median rental price of \$445. Days listed ranges from 6 to 25 days with the average currently at 14 days for these selected properties.

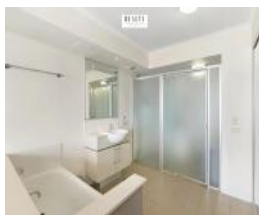
<p>2/52 BEACH PDE, MAROOCHYDORE 4558</p>  <p>Property Type: Unit Area: RPD: Features:</p>	<p style="text-align: right;">  1  1  1 </p> <p> Current Rent Price: \$450 per week First Rent Price: \$450 per week Month Listed: April 2024 Days on Market: 6 Days </p>
<p>2/52 BEACH PDE, MAROOCHYDORE 4558</p>  <p>Property Type: Unit Area: RPD: Features:</p>	<p style="text-align: right;">  1  1  1 </p> <p> Current Rent Price: \$450 First Rent Price: \$450 Month Listed: April 2024 Days on Market: 6 Days </p>
<p>1 DAYDREAM CRT, BUDERIM 4556</p>  <p>Property Type: Unit Area: 800 m² RPD: L250 RP840534 Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED</p>	<p style="text-align: right;"> UBD Ref: Sunshine Coast - 069 F18  1  1  1 </p> <p> Current Rent Price: \$430 per week First Rent Price: \$430 per week Month Listed: April 2024 Days on Market: 20 Days </p>
<p>13/16 JORL CRT, BUDERIM 4556</p>  <p>Property Type: Unit Area: RPD: Features:</p>	<p style="text-align: right;">  1  1  1 </p> <p> Current Rent Price: \$500 Per Week First Rent Price: \$500 Per Week Month Listed: April 2024* (Rented) Days on Market: 13 Days </p>
<p>2/6 HINKLER PDE, MAROOCHYDORE 4558</p>  <p>Property Type: Unit Area: RPD: Features:</p>	<p style="text-align: right;">  1  1  1 </p> <p> Current Rent Price: \$550 per week First Rent Price: \$550 per week Month Listed: April 2024* (Rented) Days on Market: 13 Days </p>

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6/1A MUNGAR ST, MAROOCHYDORE 4558

 1  1  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **March 2024* (Rented)**
Days on Market: **11 Days**

140B BURNETT ST, BUDERIM 4556

 1  1  -



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$420 per week**
First Rent Price: **\$420 per week**
Month Listed: **March 2024* (Rented)**
Days on Market: **21 Days**

1/21 FRASER AVE, MAROOCHYDORE 4558

 1  1  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$440 Per Week**
First Rent Price: **\$440 Per Week**
Month Listed: **February 2024* (Rented)**
Days on Market: **13 Days**

R1 -3/161A STRINGYBARK RD, BUDERIM 4556

 1  1  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$370 Per Room**
First Rent Price: **\$370 Per Room**
Month Listed: **February 2024* (Rented)**
Days on Market: **25 Days**

37 (FLAT) KING ST, BUDERIM 4556

 1  1  1



Photo not available

Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$410 inc power & water**
First Rent Price: **\$410 inc power & water**
Month Listed: **January 2024* (Rented)**
Days on Market: **14 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 \$480,000 and the highest for sale price is \$480,000 with a median sale price of \$480,000. Days listed ranges from 13 to 13 days with the average currently at 13 days for these selected properties.

2/12A GLOUCESTER RD, BUDERIM 4556

 **2**  **1**  **1**



Property Type: Unit
Area: (62 m²)
RPD:

Features:

Current List Price: **495,000 (Under Offer)**

First List Price: 495,000

Date Listed: 18/04/2024 Days Listed: **12 Days**

Listed Price Change:

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 \$0 and the highest sale price is \$588,800 with a median sale price of \$294,400.

405 MOOLOOLABA RD, BUDERIM, QLD 4556

Also known as: 1A FAIROAK AVENUE

UBD Ref: Sunshine Coast - 069 J20

Distance from Property: 838m



1



1



1



Property Type: Unit
Area: 25.54 ha
Area \$/m2:
RPD: L1 RP218796 & L18 SP209340

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 21/11/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features: DECK, STUDY, AIR CONDITIONED, IMPROVEMENTS: COURTYARD, DISHWASHER



45 GLEN KYLE DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 069 G19

Distance from Property: 510m



2



2



1



Property Type: Unit
Area: 106 m²
Area \$/m2: \$5,555
RPD: L14 SP146376

Sale Price: **\$588,800 (Normal Sale)**
Sale Date: 24/11/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: IMPROVEMENTS: COURTYARD



1 DAYDREAM COURT, BUDERIM, QLD 4556



Contact your agent for further information:

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Mobile: 0448 000 252
Office: Jaz Realty
Office Phone: 07 5476 7384
Email: jaz@jazrealty.com