

COMPARATIVE MARKET ANALYSIS

2 GUMNUT COURT, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Anna Brooke Roberts
2 Gumnut Court
Buderim, QLD, 4556

Dear Anna,

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.

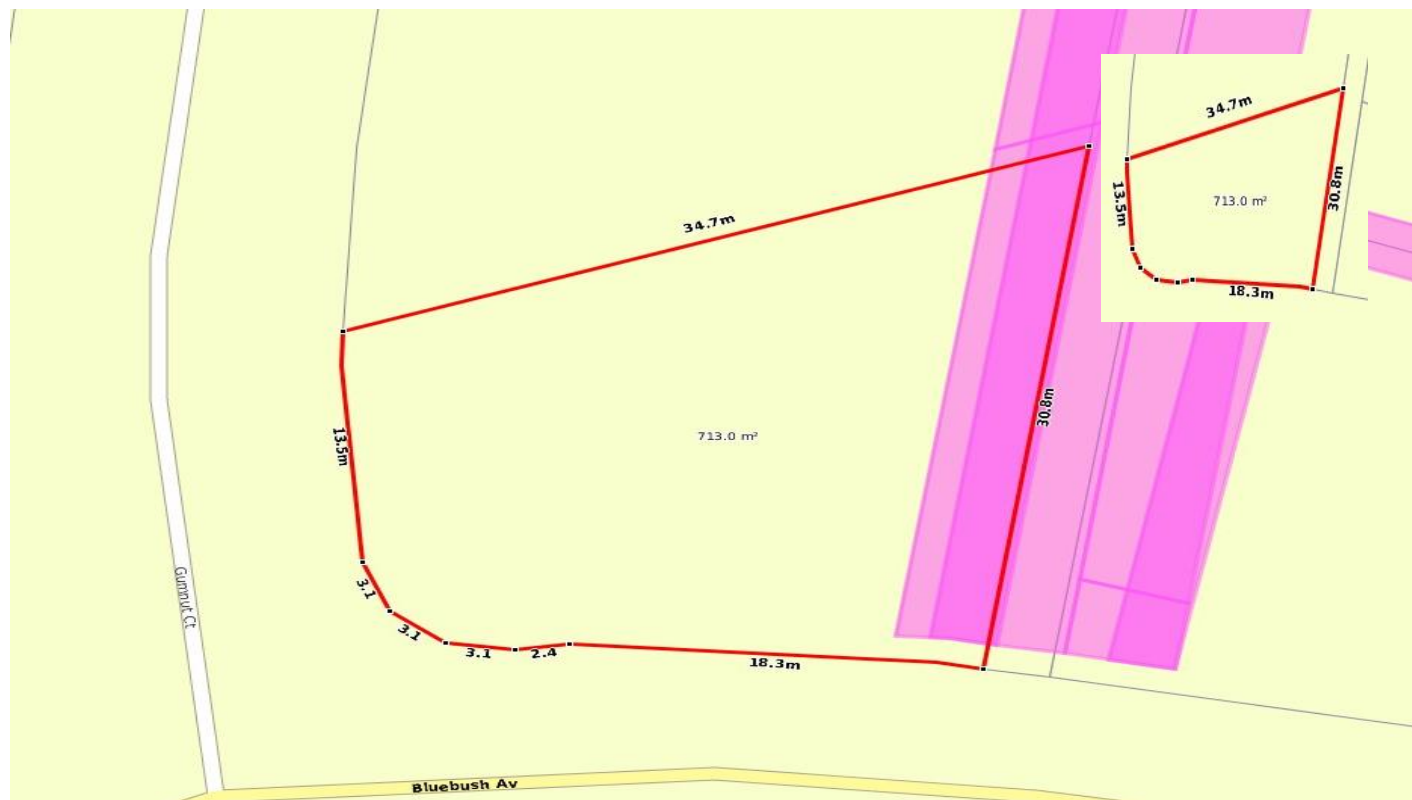
Should you have any questions relating to the information contained within this document, please feel free to contact me on the details below.

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

2 GUMNUT COURT, BUDERIM, QLD 4556



Owner Details

Owner Name(s): ANNA BROOKE ROBERTS
 Owner Address: 2 GUMNUT CT, BUDERIM QLD 4556
 Phone(s): * **** * 4585 (ROBERTS) * **** * 2962 (ROBERTS) Owner Type: Owner Occupied

Property Details

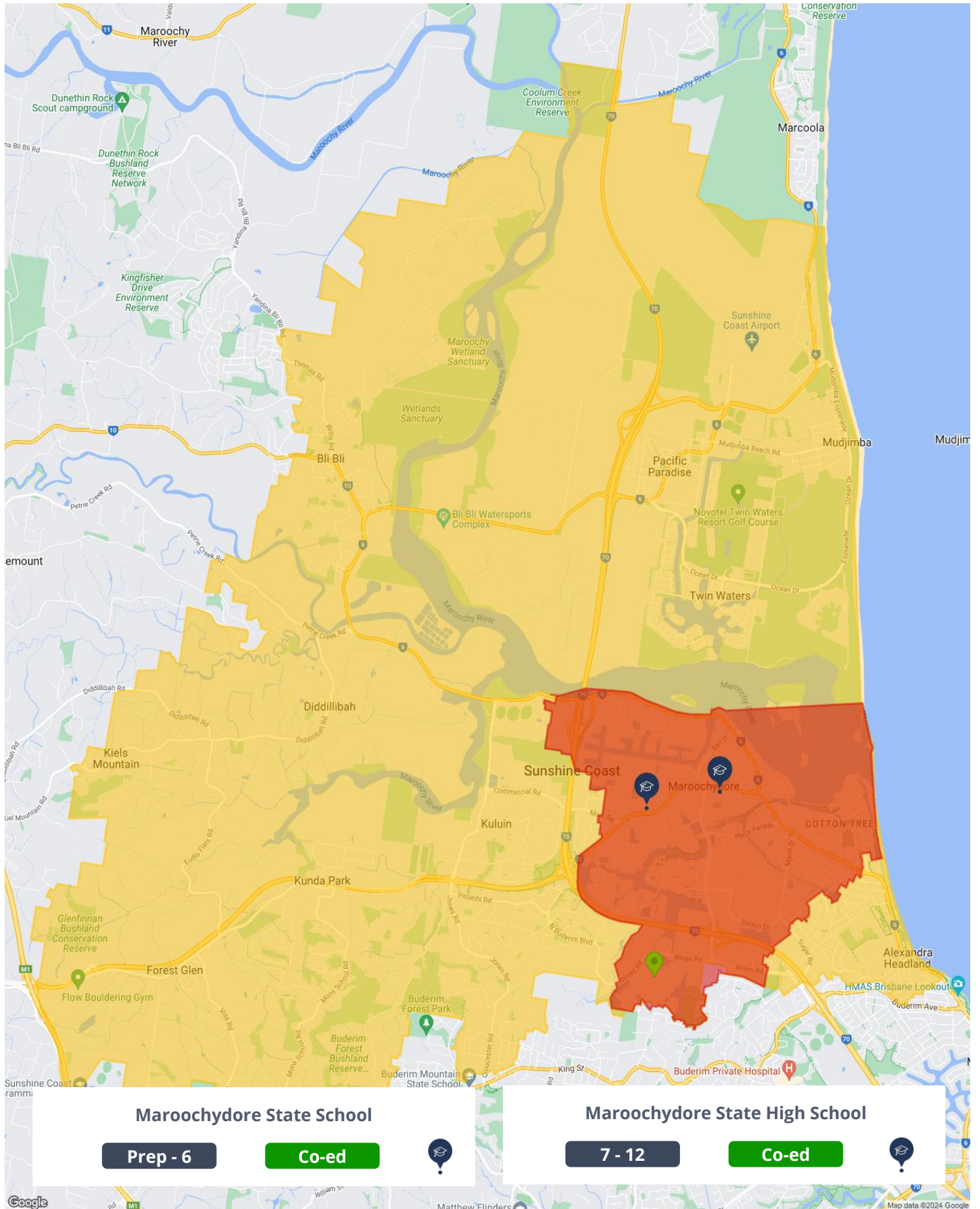
4 2 2

Property Type: House - Freehold [Issuing]
 RPD: L22 RP865585
 Valuation Amount: \$330,000 - Site Value on 30/06/2022
 Valuation Amount: \$255,000 - Site Value on 30/06/2019
 Land Use: SINGLE UNIT DWELLING
 Zoning: Low Density Residential Zone
 Council: SUNSHINE COAST (MAROOCHY)
 Features:
 Area: 713 m²
 Area \$/m²: \$589
 Water/Sewerage:
 Property ID: 1394359 / QLD2000179
 UBD Ref: UBD Ref: 069 C18

Sales History

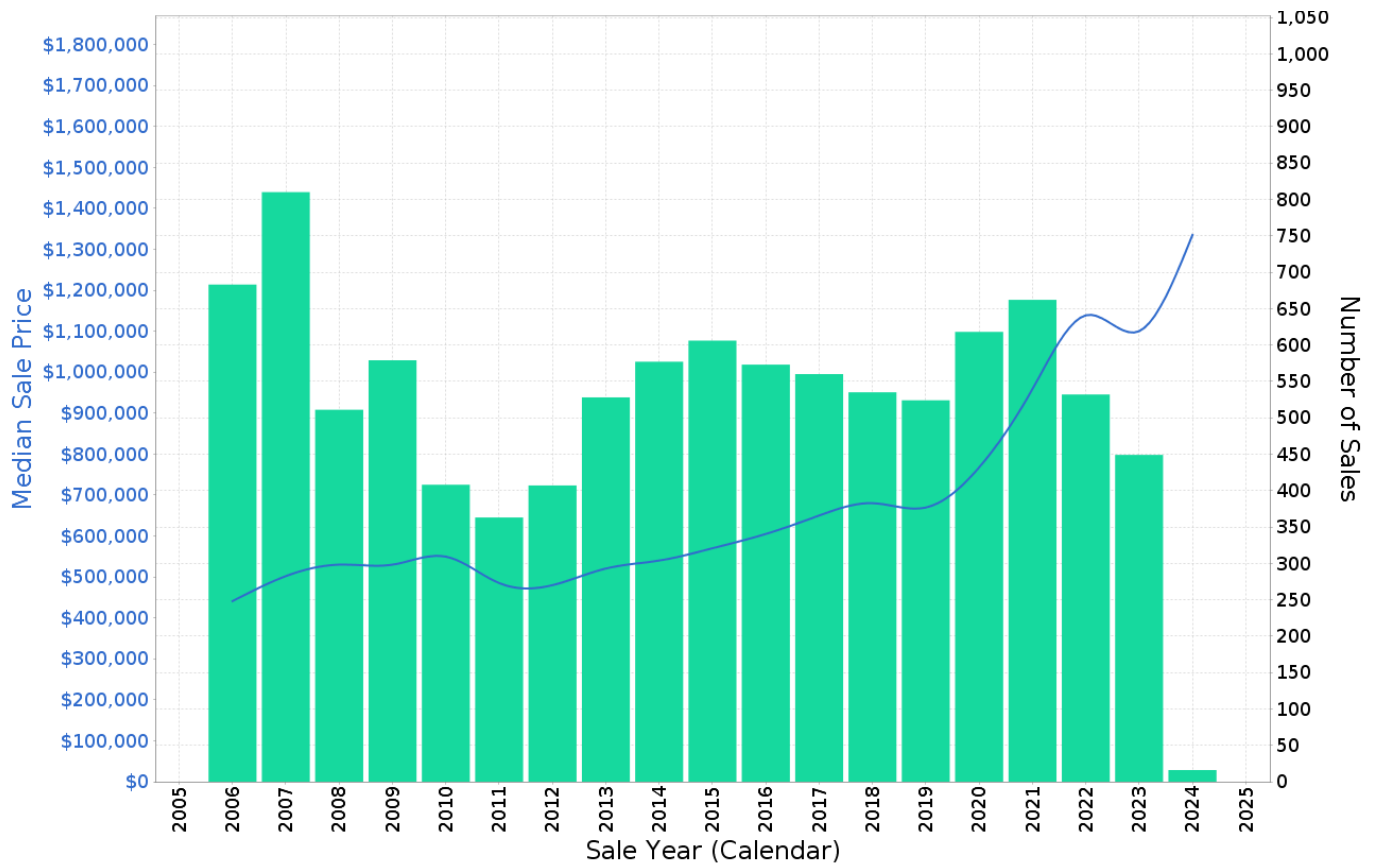
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 420,000	15/12/2004	HUNTER	713 m²	Normal Sale	No
\$ 180,000	26/06/1997	BAAS; LATEMORE	713 m²	Normal Sale	No
\$ 58,000	04/03/1994	BUDERIM FOREST PTY LTD	713 m²	Normal Sale	No

School Catchment Areas



Sales & Growth Chart (House)

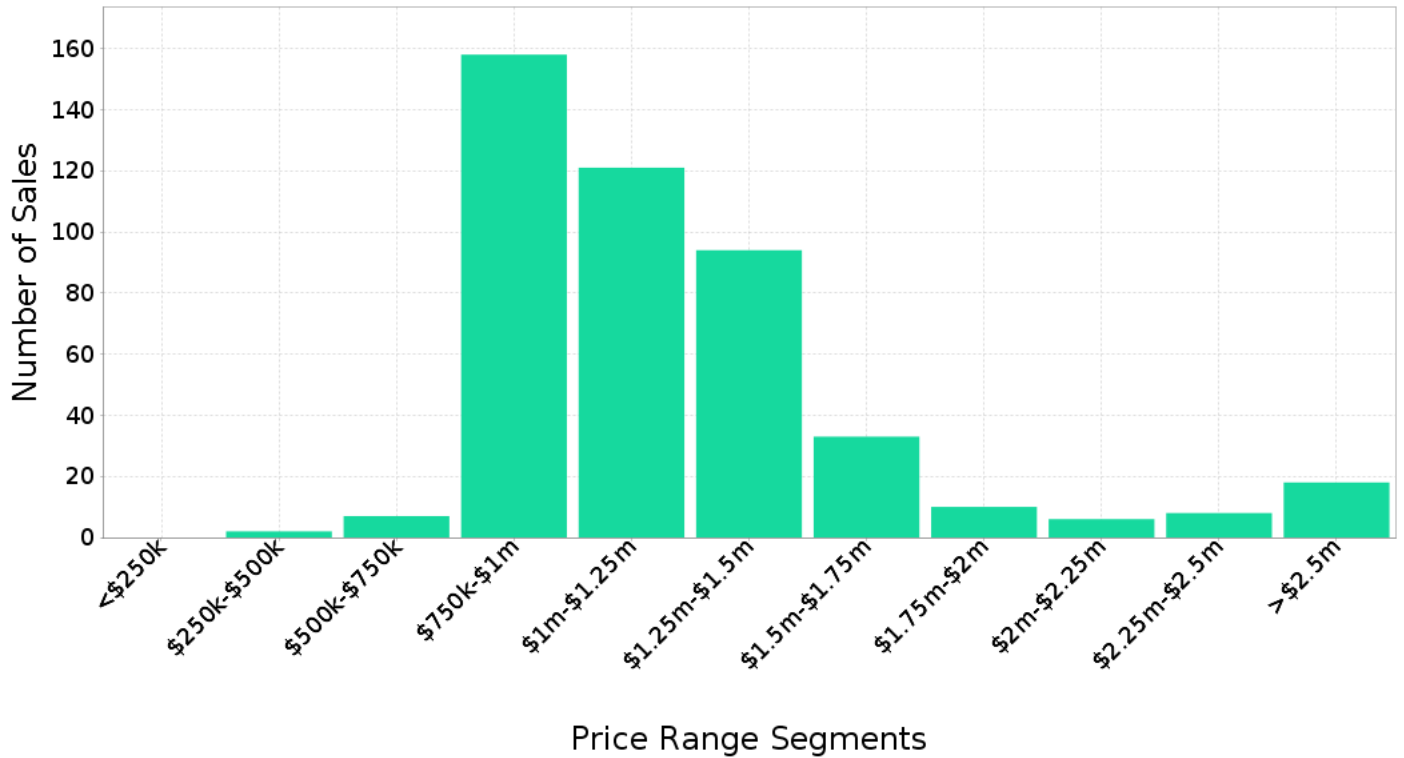
Year	No. of Sales	Average	Median	Growth	Low	High
2006	683	\$ 500,997	\$ 441,000		\$ 168,000	\$ 3,300,000
2007	810	\$ 559,919	\$ 502,000	13.8 %	\$ 70,000	\$ 3,700,000
2008	511	\$ 587,282	\$ 530,000	5.6 %	\$ 310,000	\$ 2,200,000
2009	579	\$ 590,874	\$ 530,000		\$ 242,500	\$ 6,500,000
2010	408	\$ 604,364	\$ 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	449	\$ 1,251,938	\$ 1,100,000	-3.4 %	\$ 405,000	\$ 9,000,000
2024	16	\$ 1,349,344	\$ 1,335,000	21.4 %	\$ 770,000	\$ 2,325,000



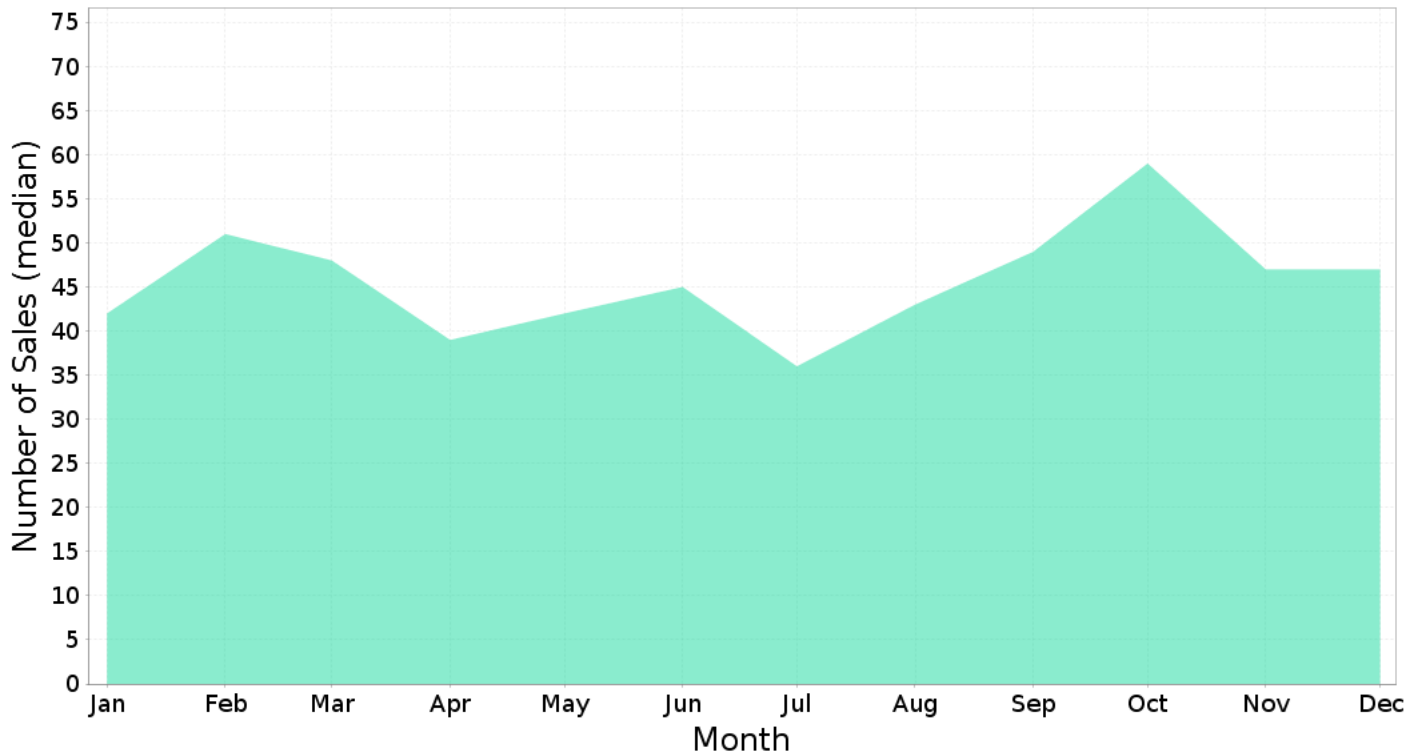
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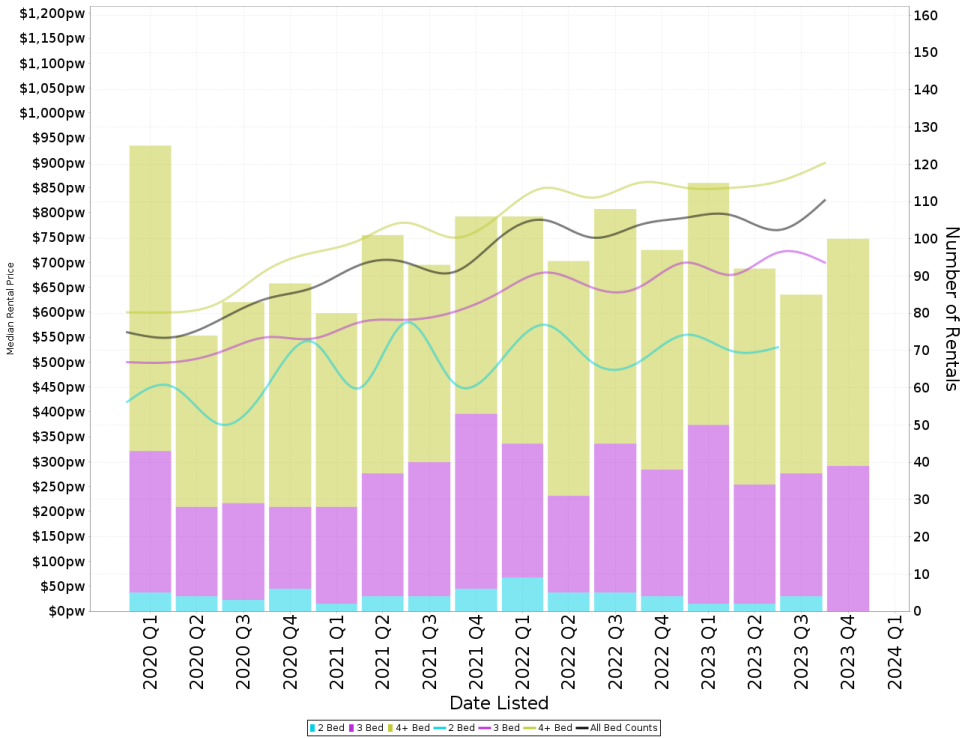
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.4%

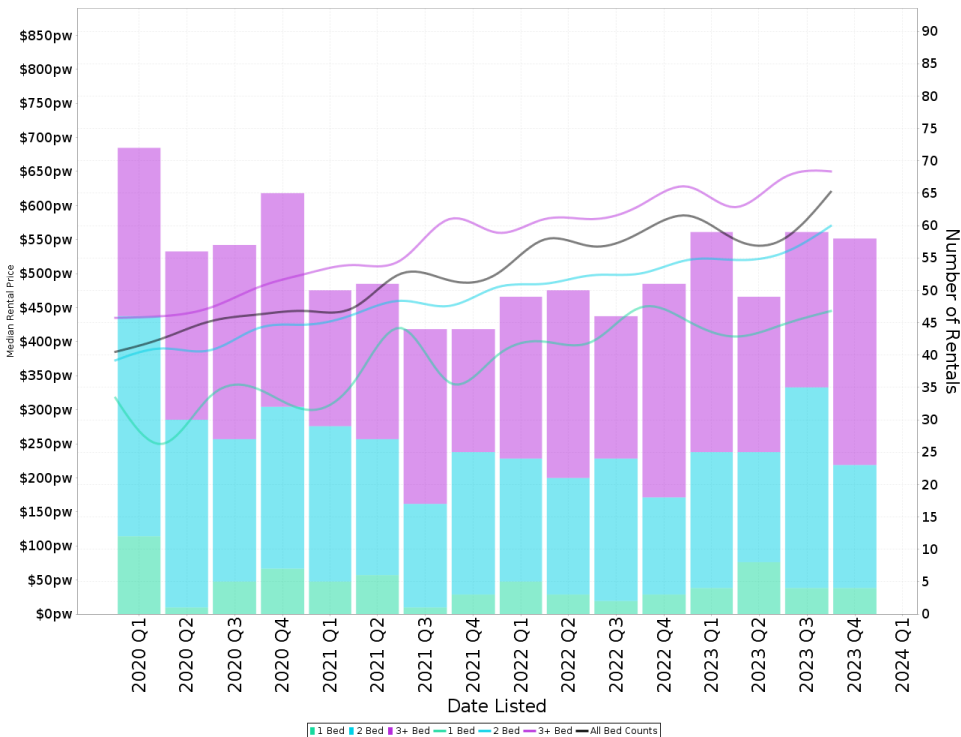
Current Median Price: \$1,100,000
Previous Median Price: \$1,138,750
Based on 981 registered House sales compared over the last two rolling 12 month periods.

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%

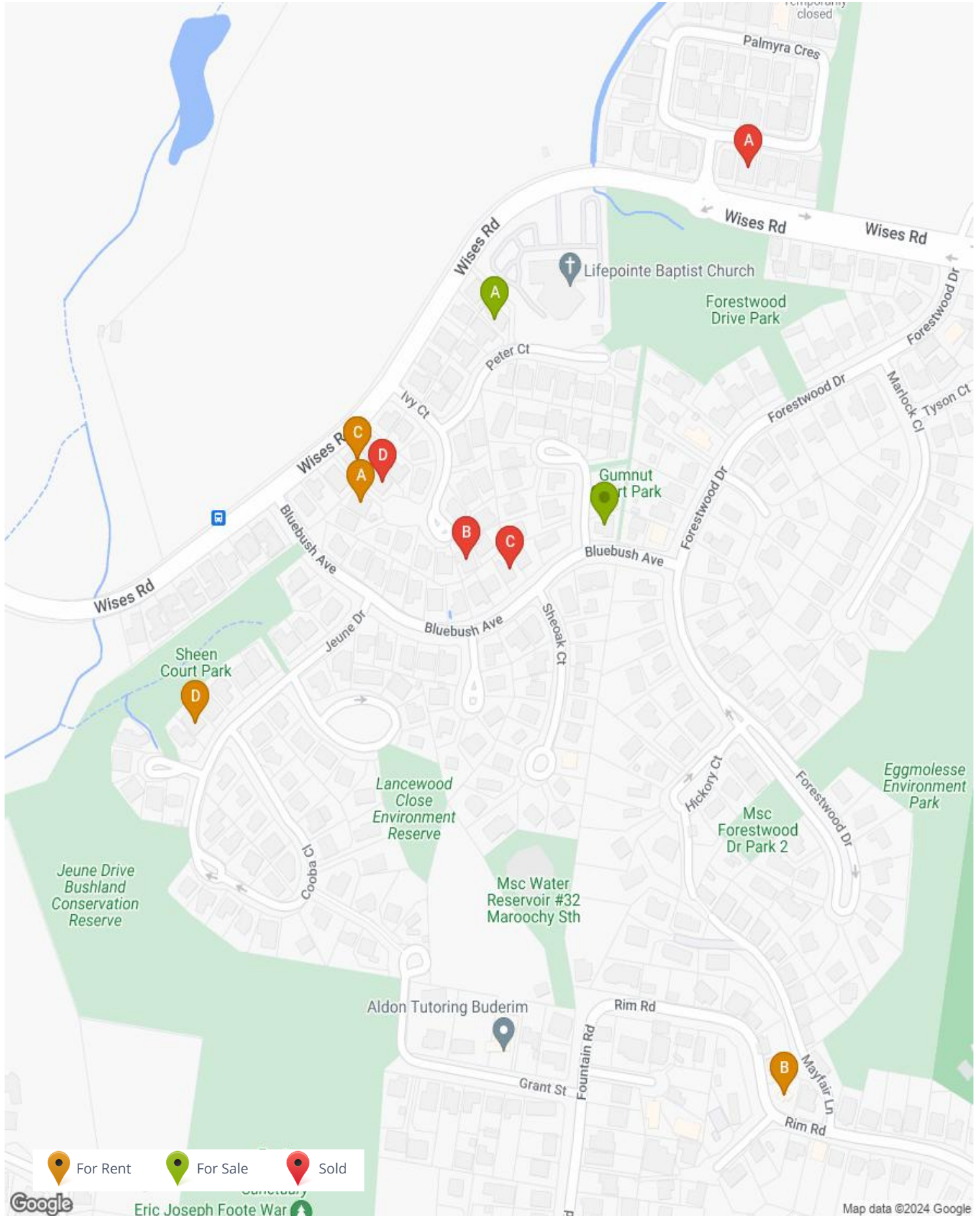
Current Median Price: \$600,000
Previous Median Price: \$610,000
Based on 561 registered Unit sales compared over the last two rolling 12 month periods.

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 \$750 and the highest for rent price is \$1,100 with a median rental price of \$838. Days listed ranges from 6 to 45 days with the average currently at 26 days for these selected properties.

14 IVY CRT, BUDERIM 4556

UBD Ref: Sunshine Coast - 069 B18

 4  2  3



Property Type: House
Area: 713 m² (244 m²)
RPD: L32 SP127764

Current Rent Price: **\$850**
First Rent Price: **\$850**
Month Listed: **February 2024* (Rented)**
Days on Market: **11 Days**

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



BUDERIM 4556

 4  2  2



Property Type: House
Area:
RPD:

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**

Features:

41 BRIBIE PINE CRT, BUDERIM 4556

 4  2  2



Property Type: House
Area:
RPD:

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

Features:

19 RIM RD, BUDERIM 4556

UBD Ref: Sunshine Coast - 069 C20

 4  2  2



Property Type: House
Area: 792 m²
RPD: L6 RP99499

Current Rent Price: **\$1100 Per Week**
First Rent Price: **\$1100 Per Week-Flexible Lease**
Month Listed: **December 2023* (Rented)**
Days on Market: **36 Days**

Features:



222 WISES RD, BUDERIM 4556

UBD Ref: Sunshine Coast - 069 B18

 4  2  2



Property Type: House
Area: 669 m²
RPD: L40 SP127763

Current Rent Price: **\$760**
First Rent Price: **\$760**
Month Listed: **October 2023* (Rented)**
Days on Market: **6 Days**

Features:



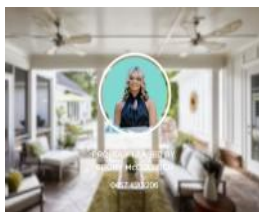
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20 JEUNE DR, BUDERIM 4556

UBD Ref: Sunshine Coast - 069 A19

 **5**  **2**  **2**



Property Type: House
Area: 825 m²
RPD: L105 RP901054

Current Rent Price: **\$1,100**
First Rent Price: **\$1,100**
Month Listed: **November 2023* (Rented)**
Days on Market: **27 Days**

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



161 STRINYBARK RD, BUDERIM 4556

 **3**  **3**  **1**



Property Type: House
Area:
RPD:

Current Rent Price: **\$800 Per Week**
First Rent Price: **\$800 Per Week**
Month Listed: **February 2024**
Days on Market: **27 Days**

Features:

24 PANORAMA RDGE, BUDERIM 4556

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



Property Type: House
Area:
RPD:

Current Rent Price: **\$940 per week**
First Rent Price: **\$940 per week**
Month Listed: **January 2024* (Rented)**
Days on Market: **45 Days**

Features:

7 KAMALA ST, BUDERIM 4556

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



Property Type: House
Area:
RPD:

Current Rent Price: **\$750**
First Rent Price: **\$750**
Month Listed: **December 2023* (Rented)**
Days on Market: **21 Days**

Features:

7 KAMALA ST, BUDERIM 4556

 **3**  **2**  **1**



Property Type: House
Area:
RPD:

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **December 2023* (Rented)**
Days on Market: **25 Days**

Features:

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 \$900,000 and the highest for sale price is \$1,350,000 with a median sale price of \$1,050,000. Days listed ranges from 3 to 116 days with the average currently at 59 days for these selected properties.

23 QUAMBI PL, BUDERIM 4556

4 2 3



Property Type: House
Area: 875 m²
RPD:

Features:

Current List Price: **Offers Over \$1,395,000**
First List Price: Offers Over \$1,395,000
Date Listed: 15/03/2024 Days Listed: 3 Days
Listed Price Change:

9 PETER CRT, BUDERIM 4556

UBD Ref: Sunshine Coast - 069 B17
Distance from Property: 213m 4 2 2



Property Type: House
Area: 734 m²
RPD: L10 SP127764

Features:

Current List Price: **Offers Over \$1,050,000**
First List Price: Offers Over \$1,050,000
Date Listed: 24/11/2023 Days Listed: 116 Days
Listed Price Change:



23 SUNSET AVE, BUDERIM 4556

5 2 5



Property Type: House
Area: 1,014 m²
RPD:

Features:

Current List Price: **Offers Over \$1,200,000**
First List Price: Selling
Date Listed: 28/12/2023 Days Listed: 82 Days
Listed Price Change: **-7.7%**

15A BESLEY ST, BUDERIM 4556

3 2 2



Property Type: House
Area: 367 m² (176 m²)
RPD:

Features:

Current List Price: **From \$907,700**
First List Price: From \$907,700
Date Listed: 19/02/2024 Days Listed: 29 Days
Listed Price Change:

114 KING ST, BUDERIM 4556

3 1 2



Property Type: House
Area: 614 m²
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: 67 Days
Listed Price Change:

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Nearby Comparable Sold Properties

There are 5 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 \$1,270,000 with a median sale price of \$920,000. Days listed ranges from 9 to 24 days with the average currently at 16 days for these selected properties.

4 PALMYRA CRES, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 069 C17
Distance from Property: 350m

 4  2  2



Property Type: House
Area: 760 m²
Area \$/m²: \$1,671
RPD: L30 SP175850

Features:

Sale Price: **\$1,270,000 (Agents Advice - Sale)**
Sale Date: 01/03/2024 Days to Sell: **24 Days**
Last Price: Auction Event 1 March -Chg %:
First Price: Auction Event 1 March -Chg %:



17 IVY CT, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 069 B18
Distance from Property: 139m

 4  2  2



Property Type: House
Area: 702 m²
Area \$/m²: \$1,353
RPD: L26 SP127764

Features: ENSUITE, STUDY

Sale Price: **\$950,000 (Normal Sale)**
Sale Date: 14/12/2023 Days to Sell: **19 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Auction (Under Offer) Chg %:



11 BLUEBUSH AVE, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 069 B18
Distance from Property: 101m

 4  2  2



Property Type: House
Area: 716 m²
Area \$/m²: \$1,271
RPD: L39 RP865586

Features:

Sale Price: **\$910,000 (Normal Sale)**
Sale Date: 05/12/2023 Days to Sell: **9 Days**
Last Price: \$899,000 (Under Offer) Chg %:
First Price: \$899,000 (Under Offer) Chg %:



12 IVY CT, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 069 B18
Distance from Property: 220m

 4  2  2



Property Type: House
Area: 695 m²
Area \$/m²: \$1,324
RPD: L33 SP127764

Features:

Sale Price: **\$920,000 (Normal Sale)**
Sale Date: 10/11/2023 Days to Sell: **10 Days**
Last Price: \$949,000 (Under Offer) Chg %: **-3.1%**
First Price: For Sale (Under Offer) Chg %:



222 WISES RD, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 069 B18
Distance from Property: 248m

 4  2  2



Property Type: House
Area: 669 m²
Area \$/m²: \$1,271
RPD: L40 SP127763

Features:

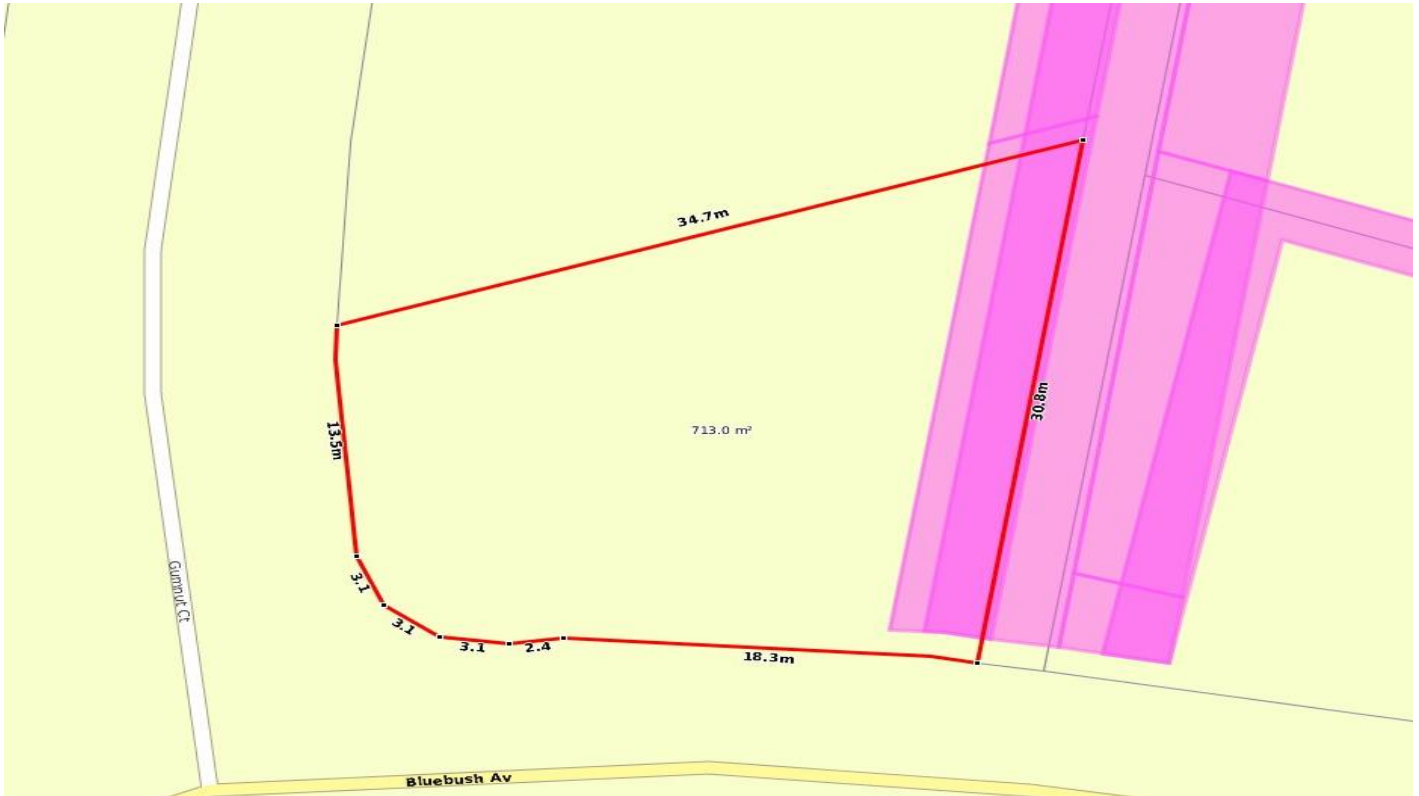
Sale Price: **\$850,000 (Normal Sale)**
Sale Date: 19/10/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:



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Contact your agent for further information:

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