

COMPARATIVE MARKET ANALYSIS

4/2B CENTREVIEW COURT, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Michelle Louise Murray; Simon Ehan Pitt
4/2b Centreview Court
Buderim, QLD, 4556

Dear Michelle,

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 with 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

4/2B CENTREVIEW COURT, BUDERIM, QLD 4556



Owner Details

Owner Name(s): MICHELLE LOUISE MURRAY; SIMON EHAN PITT

Owner Address: ASCENT ON BUDERIM, 4 / 2B CENTREVIEW CT, BUDERIM QLD 4556

Phone(s):

Owner Type:

Owner Occupied

Property Details

3 2 1

Property Type: Unit - Freehold [Unit]

RPD: L6 SP300547

Valuation Amount:

Area: 193 m²

Valuation Amount:

Area \$/m²: \$4,798

Land Use: BUILDING UNITS (PRIMARY USE ONLY)

Water/Sewerage:

Zoning

Property ID: 1505487526 /

Council: SUNSHINE COAST (MAROOCHY)

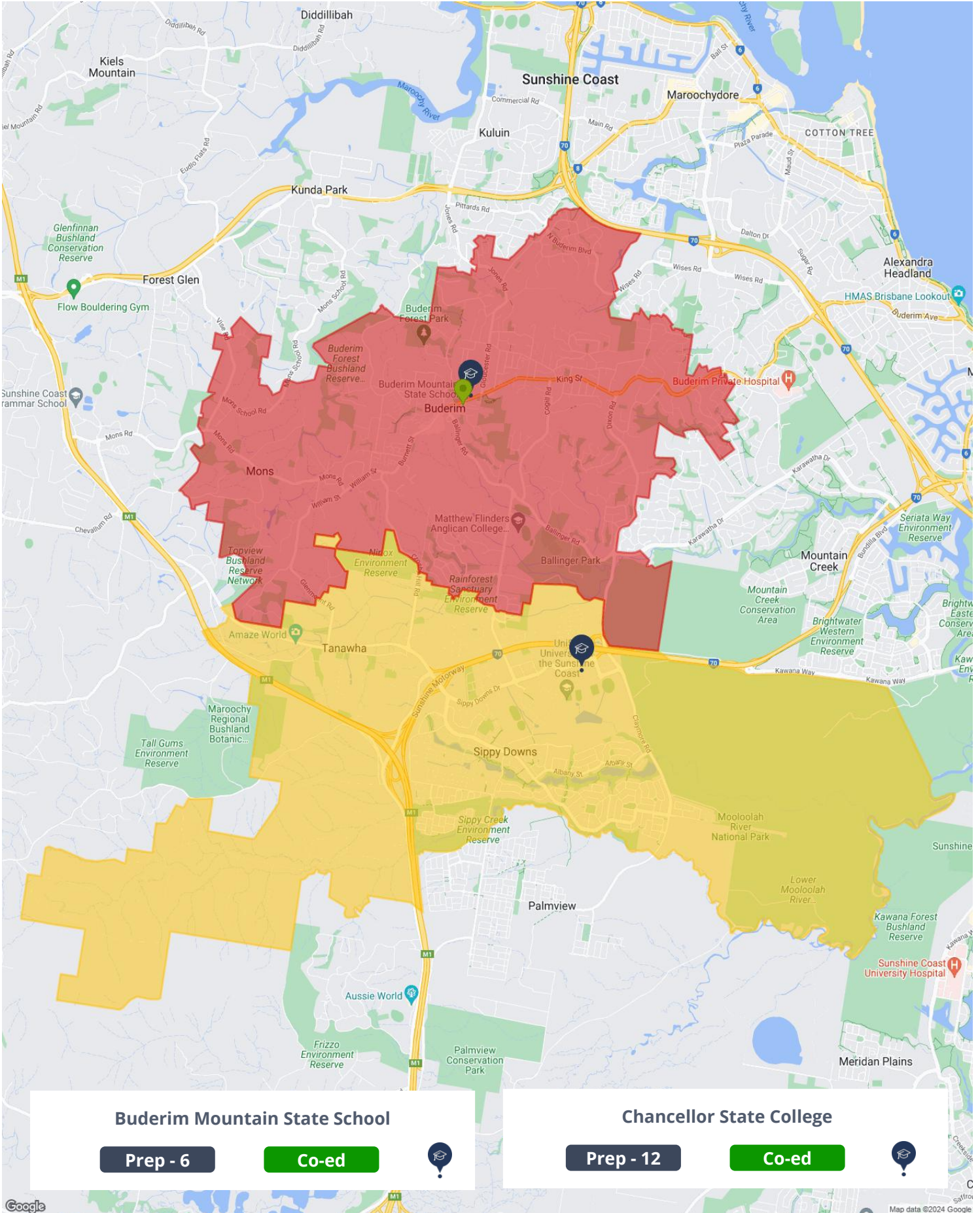
UBD Ref: UBD Ref: 078 J4

Features: Deck, Improvements: Broadband internet access, Secure Parking, Intercom, Dishwasher

Sales History

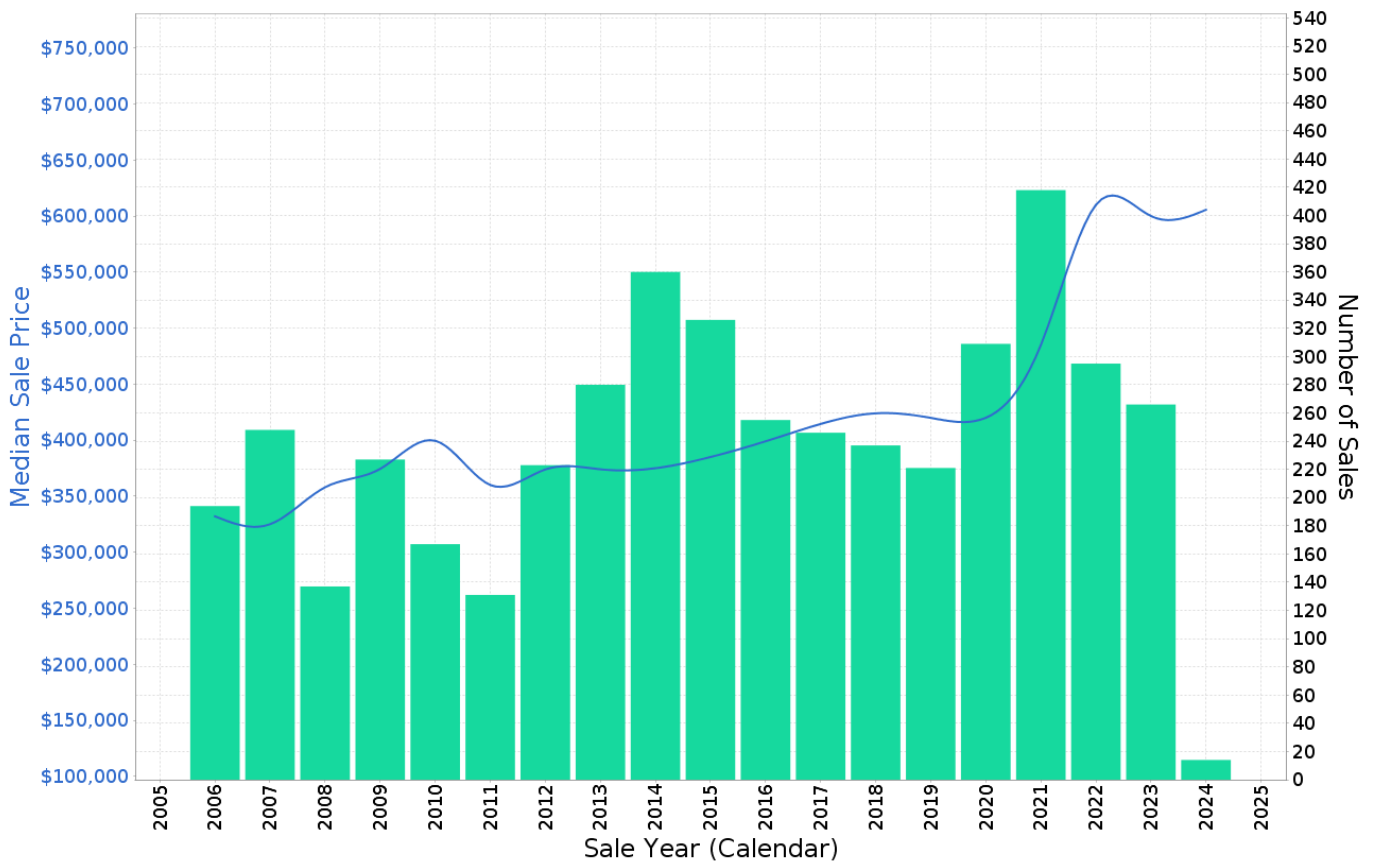
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 926,000	16/03/2023	HAPPY PANDA INVESTMENTS PTY LTD	193 m ²	Normal Sale	No
\$ 720,000	07/06/2018	COLLYNS INDUSTRIAL PTY LTD	193 m ²	Normal Sale	No

School Catchment Areas



Sales & Growth Chart (Unit)

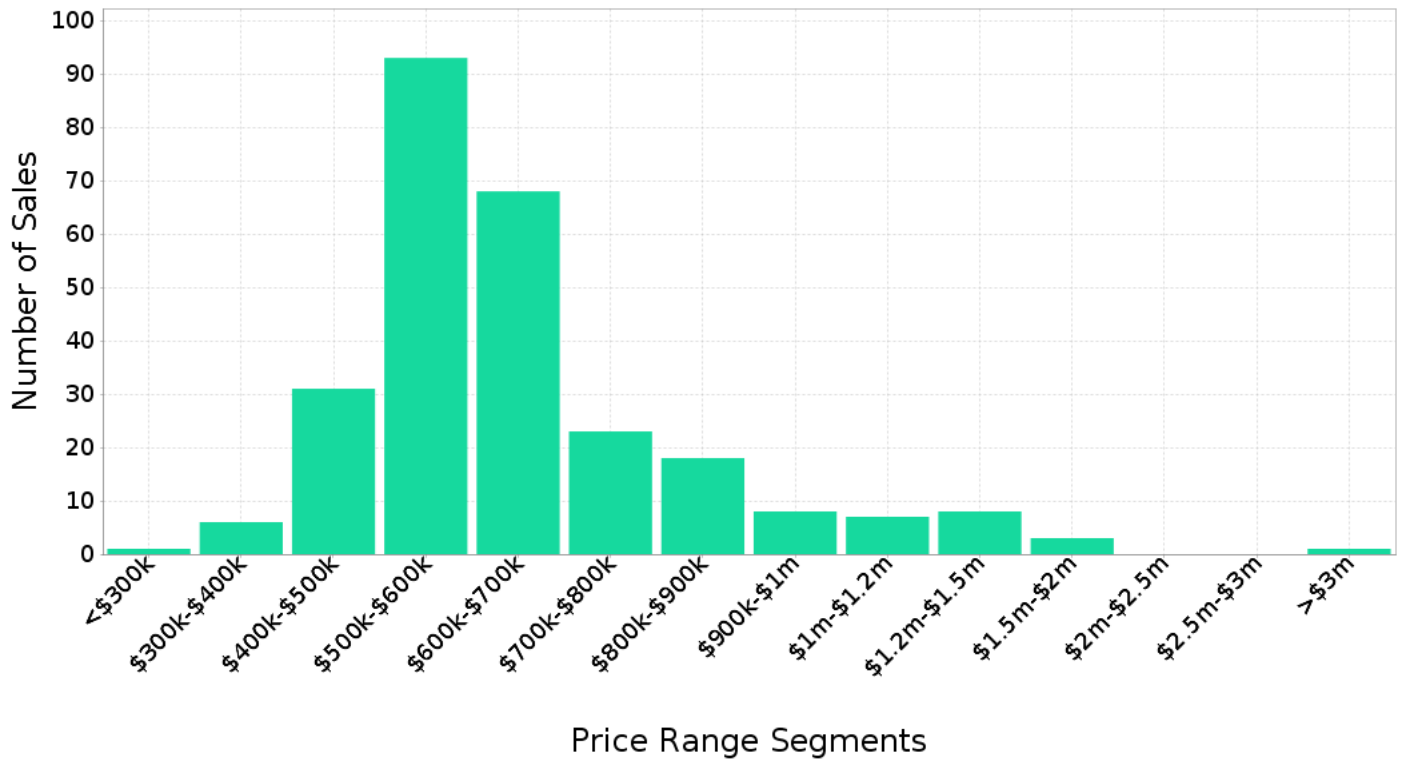
Year	No. of Sales	Average	Median	Growth	Low	High
2006	194	\$ 332,852	\$ 332,000		\$ 34,000	\$ 1,100,000
2007	248	\$ 357,486	\$ 325,000	-2.1 %	\$ 37,000	\$ 2,400,000
2008	137	\$ 383,875	\$ 358,000	10.2 %	\$ 42,000	\$ 1,500,000
2009	227	\$ 391,136	\$ 374,400	4.6 %	\$ 59,000	\$ 1,200,000
2010	167	\$ 436,982	\$ 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	309	\$ 468,992	\$ 420,000	0.0 %	\$ 45,000	\$ 1,700,000
2021	418	\$ 540,767	\$ 485,000	15.5 %	\$ 55,000	\$ 2,200,000
2022	295	\$ 688,123	\$ 610,000	25.8 %	\$ 309,900	\$ 2,550,000
2023	266	\$ 668,297	\$ 600,000	-1.6 %	\$ 250,000	\$ 3,200,000
2024	14	\$ 607,089	\$ 605,625	0.9 %	\$ 460,000	\$ 771,000



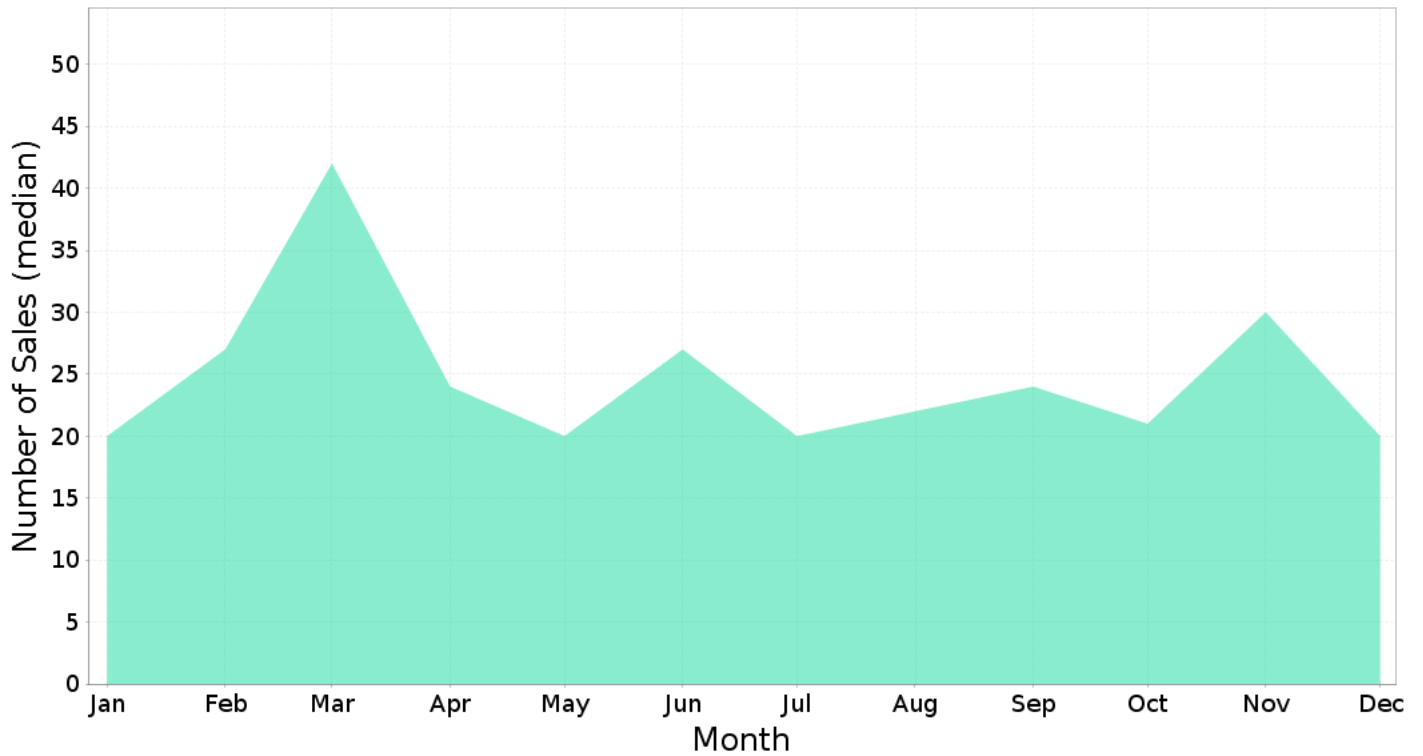
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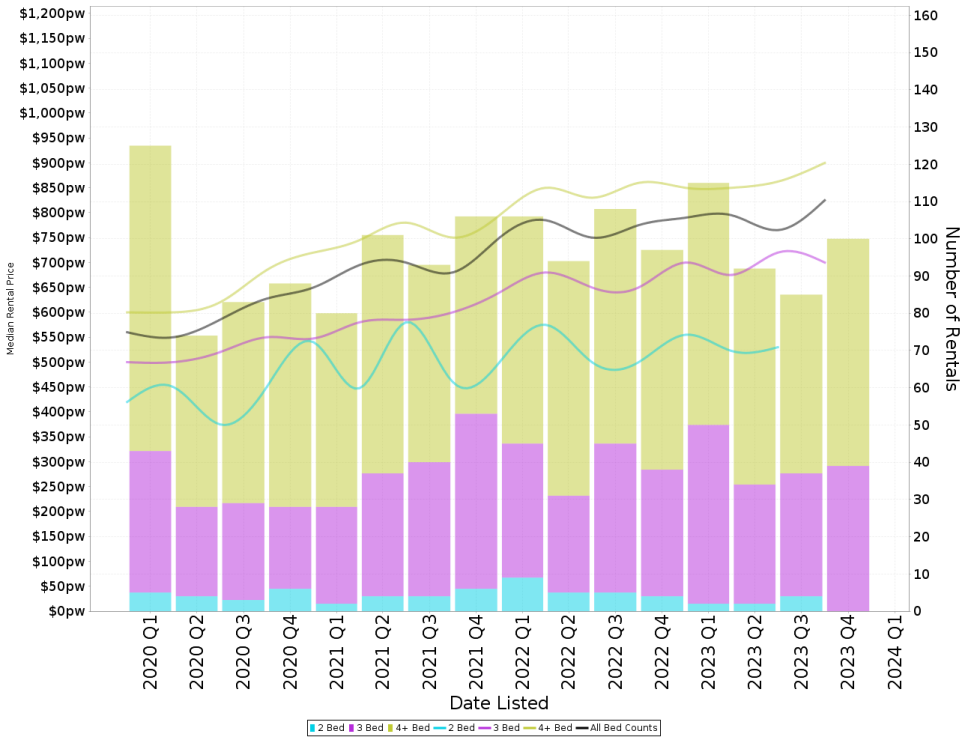
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.4%

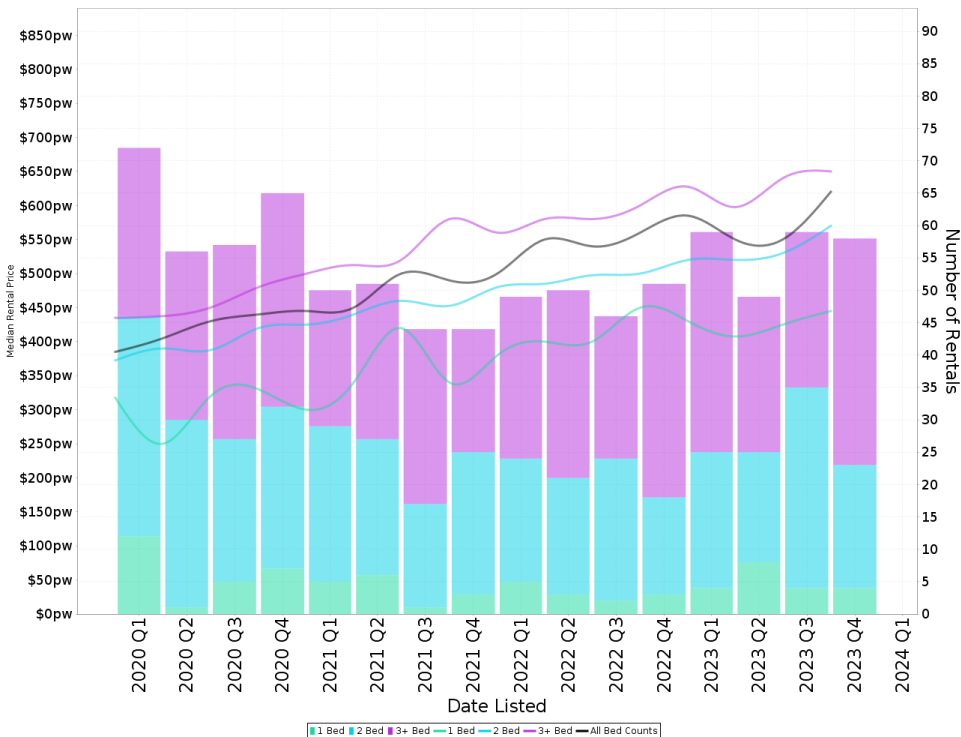
Current Median Price: \$1,100,000
Previous Median Price: \$1,138,750
Based on 981 registered House sales compared over the last two rolling 12 month periods.

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%

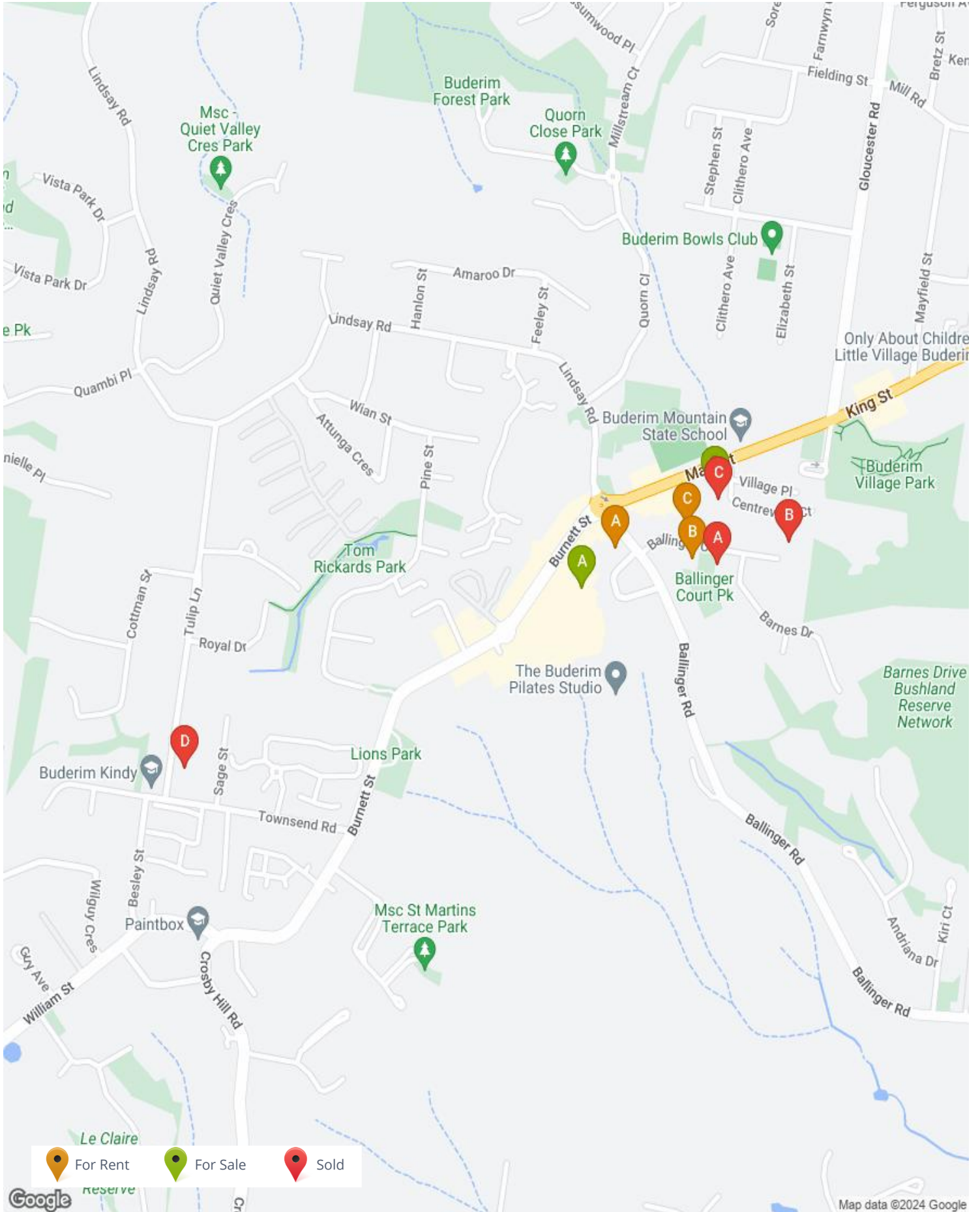
Current Median Price: \$600,000
Previous Median Price: \$610,000
Based on 561 registered Unit sales compared over the last two rolling 12 month periods.

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 \$620 and the highest for rent price is \$800 with a median rental price of \$665. Days listed ranges from 2 to 106 days with the average currently at 29 days for these selected properties.

9/16 TORAL DR, BUDERIM 4556 🛏️ 3 🍽️ 2 🚗 2




Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$640 per week**
 First Rent Price: **\$640 per week**
 Month Listed: **March 2024* (Rented)**
 Days on Market: **2 Days**

ID:3883482/7 FIGBIRD CRES, BUDERIM 4556 🛏️ 3 🍽️ 2 🚗 2




Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$680**
 First Rent Price: **\$680**
 Month Listed: **March 2024* (Rented)**
 Days on Market: **15 Days**


2/2 PIONEER CRES, BUDERIM 4556 UBD Ref: Sunshine Coast - 078 H4 🛏️ 3 🍽️ 2 🚗 2




Property Type: Unit
Area: 1,336 m² (120 m²)
RPD: L1-9 SP306453

Features:

Current Rent Price: **\$800 PW**
 First Rent Price: **\$800 PW**
 Month Listed: **February 2024* (Rented)**
 Days on Market: **17 Days**



20/45 KING RD, BUDERIM 4556 🛏️ 3 🍽️ 2 🚗 1




Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **APPLICATION APPROVED**
 First Rent Price: **\$680 per week**
 Month Listed: **February 2024* (Rented)**
 Days on Market: **12 Days**

20/45 KING RD, BUDERIM 4556 🛏️ 3 🍽️ 2 🚗 1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$680 per week**
 First Rent Price: **\$680 per week**
 Month Listed: **February 2024* (Rented)**
 Days on Market: **17 Days**

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2/8 BALLINGER CRT, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 J4  3  2  1



Property Type: Unit
Area: 163 m²
RPD: L2 BUP10828

Current Rent Price: **\$620 per week**
First Rent Price: **\$620 per week**
Month Listed: **February 2024* (Rented)**
Days on Market: **20 Days**

Features:



1/7 BALLINGER CRT, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 J4  3  2  2



Property Type: Unit
Area: 152 m²
RPD: L1 BUP13178

Current Rent Price: **\$625 per week**
First Rent Price: **\$650 per week**
Month Listed: **January 2024* (Rented)**
Days on Market: **23 Days**

Features:



1/16 TORAL DR, BUDERIM 4556

 3  2  2



Property Type: Unit
Area:
RPD:

Current Rent Price: **\$640 per week**
First Rent Price: **\$630 per week**
Month Listed: **December 2023**
Days on Market: **106 Days**

Features:

13/ JORL CRT, BUDERIM 4556

 3  2  2



Property Type: Unit
Area:
RPD:

Current Rent Price: **\$650 per week**
First Rent Price: **\$650 per week**
Month Listed: **November 2023* (Rented)**
Days on Market: **57 Days**

Features:

1/107A KING ST, BUDERIM 4556

 3  3  2



Photo not available

Property Type: Unit
Area:
RPD:

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

Features:

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 \$700,000 and the highest for sale price is \$700,000 with a median sale price of \$700,000. Days listed ranges from 101 to 101 days with the average currently at 101 days for these selected properties.

12/61A BURNETT ST, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 H4
Distance from Property: 318m

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



Property Type: Unit
Area: 2,150 m² (118 m²)
RPD: L1-16 SP154483

Features:

Current List Price: **Over \$725,000**
First List Price: Over \$725,000
Date Listed: 11/12/2023 Days Listed: **101 Days**
Listed Price Change:



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Nearby Comparable Sold Properties

There are 4 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$762,000 and the highest sale price is \$955,000 with a median sale price of \$785,500. Days listed ranges from 14 to 46 days with the average currently at 30 days for these selected properties.

10 BALLINGER CRT, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 J4
Distance from Property: 136m  3  2  1






Property Type: Unit
Area: 137 m²
Area \$/m²: \$5,562
RPD: L3 BUP106467

Sale Price: **\$762,000 (Agents Advice - Sale)**
Sale Date: 15/03/2024 Days to Sell: **14 Days**
Last Price: UNDER Chg %:
First Price: For Sale (Under Offer) Chg %:

Features: DECK, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: INTERNAL LAUNDRY, SECURE PARKING, CLOSE TO SHOPS, COURTYARD, DISHWASHER



21 BALLINGER CT, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 K4
Distance from Property: 173m  3  2  2






Property Type: Unit
Area: 138 m²
Area \$/m²: \$5,587
RPD: L3 BUP100222

Sale Price: **\$771,000 (Normal Sale)**
Sale Date: 16/01/2024 Days to Sell: **46 Days**
Last Price: \$799,000 - Present all Chg %: **-3.5%**
First Price: \$829,000 Chg %: **-7.0%**

Features: MULTI-LEVEL, DECK, ENSUITE, BUILT IN ROBES, AIR CONDITIONED, WATER FRONTAGE, ENTERTAINMENT AREA, FULLY FENCED, IMPROVEMENTS: DISHWASHER,



2B CENTREVIEW CT, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 J4
Distance from Property: 19m  2  2  2



Property Type: Unit
Area: 194 m²
Area \$/m²: \$4,923
RPD: L7 SP300548

Sale Price: **\$955,000 (Normal Sale)**
Sale Date: 02/11/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: MULTI-LEVEL, CONTEMPORARY, DECK, GARAGE, BUILT IN ROBES, MODERN KITCHEN, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT



4 TULIP LA, BUDERIM, QLD 4556

Distance from Property: 1.2km  -  -  -



Photo not available

Property Type: Unit
Area: 150 m²
Area \$/m²: \$5,333
RPD: L1 SP332497

Sale Price: **\$800,000 (Normal Sale)**
Sale Date: 26/09/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features:



4/2B CENTREVIEW COURT, BUDERIM, QLD 4556



Contact your agent for further information:

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