

COMPARATIVE MARKET ANALYSIS

40 CAVALRY WAY, SIPPY DOWNS, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Kenneth John & Jillian Annette Patrick
40 Cavalry Way
Sippy Downs, QLD, 4556

Dear Ken,

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

40 CAVALRY WAY, SIPPY DOWNS, QLD 4556



Owner Details

Owner Name(s): KENNETH JOHN & JILLIAN ANNETTE PATRICK
Owner Address: 40 CAVALRY WAY, SIPPY DOWNS QLD 4556
Phone(s): ^0413 871 271 (PATRICK) ^07 5326 3077 (PATRICK) **Owner Type:** Owner Occupied

Property Details

Property Type: House - Freehold [Issuing]
RPD: L144 SP265500
Valuation Amount: \$260,000 - Site Value on 30/06/2022
Valuation Amount: \$207,500 - Site Value on 30/06/2019
Land Use: SINGLE UNIT DWELLING
Zoning: Emerging Community Zone
Council: SUNSHINE COAST (MAROOCHY)
Features: Build Yr: 2016

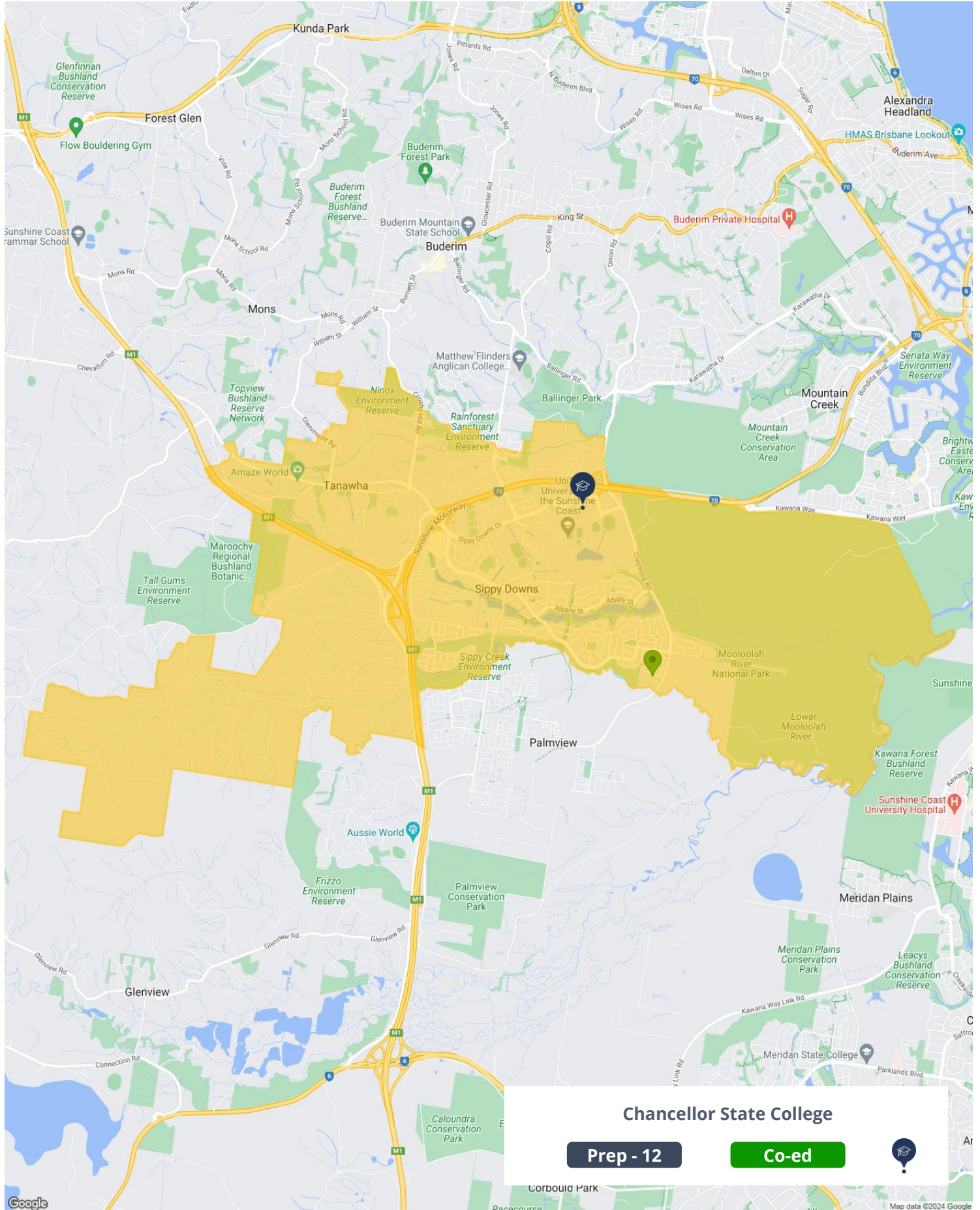
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Area: 300 m²
Area \$/m²: \$667
Water/Sewerage:
Property ID: 29374315 /
UBD Ref: UBD Ref: 089 B4

Sales History

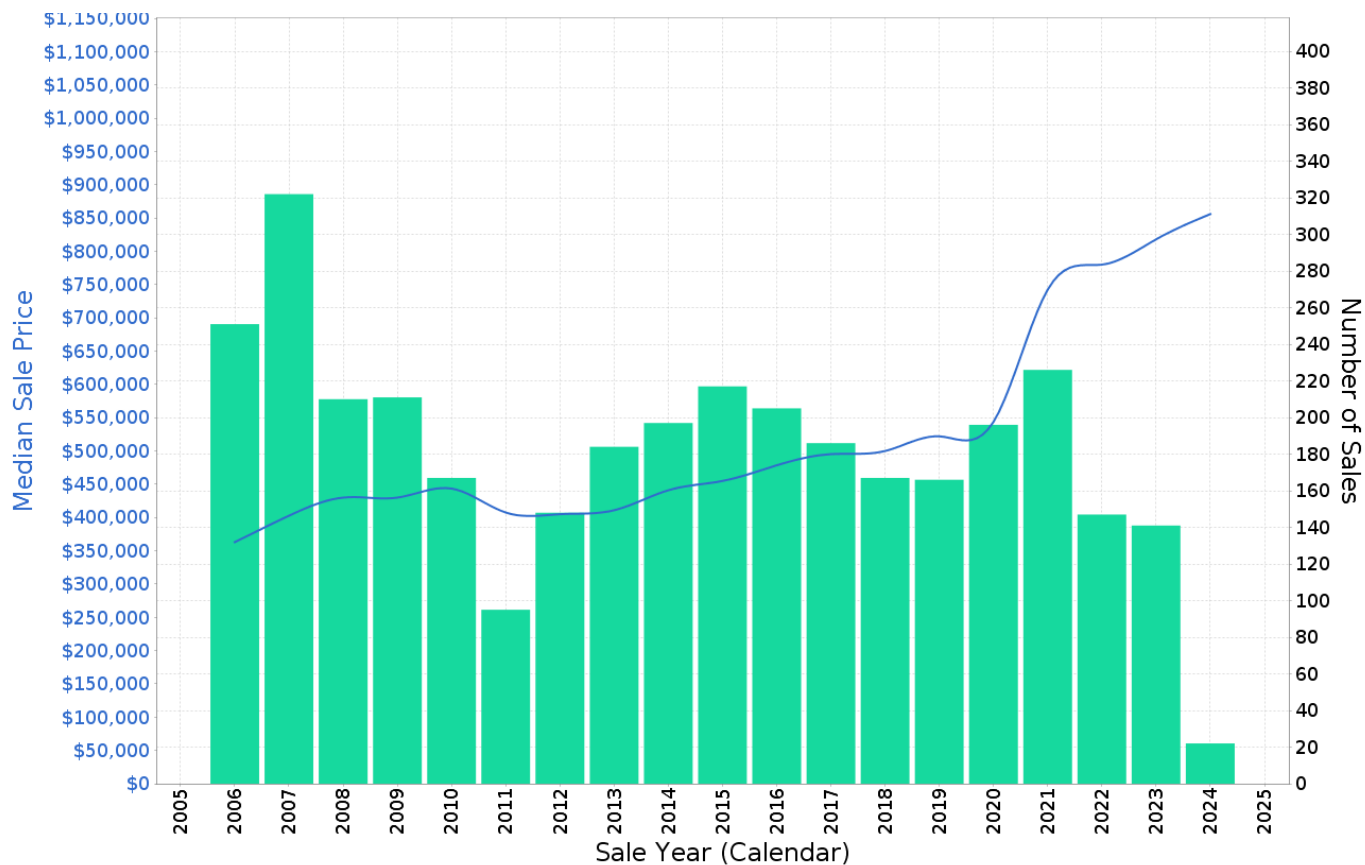
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 200,000	29/06/2015	CROSBY; CROSBY; BOYCE	300 m ²	Normal Sale	No

School Catchment Areas



Sales & Growth Chart (House)

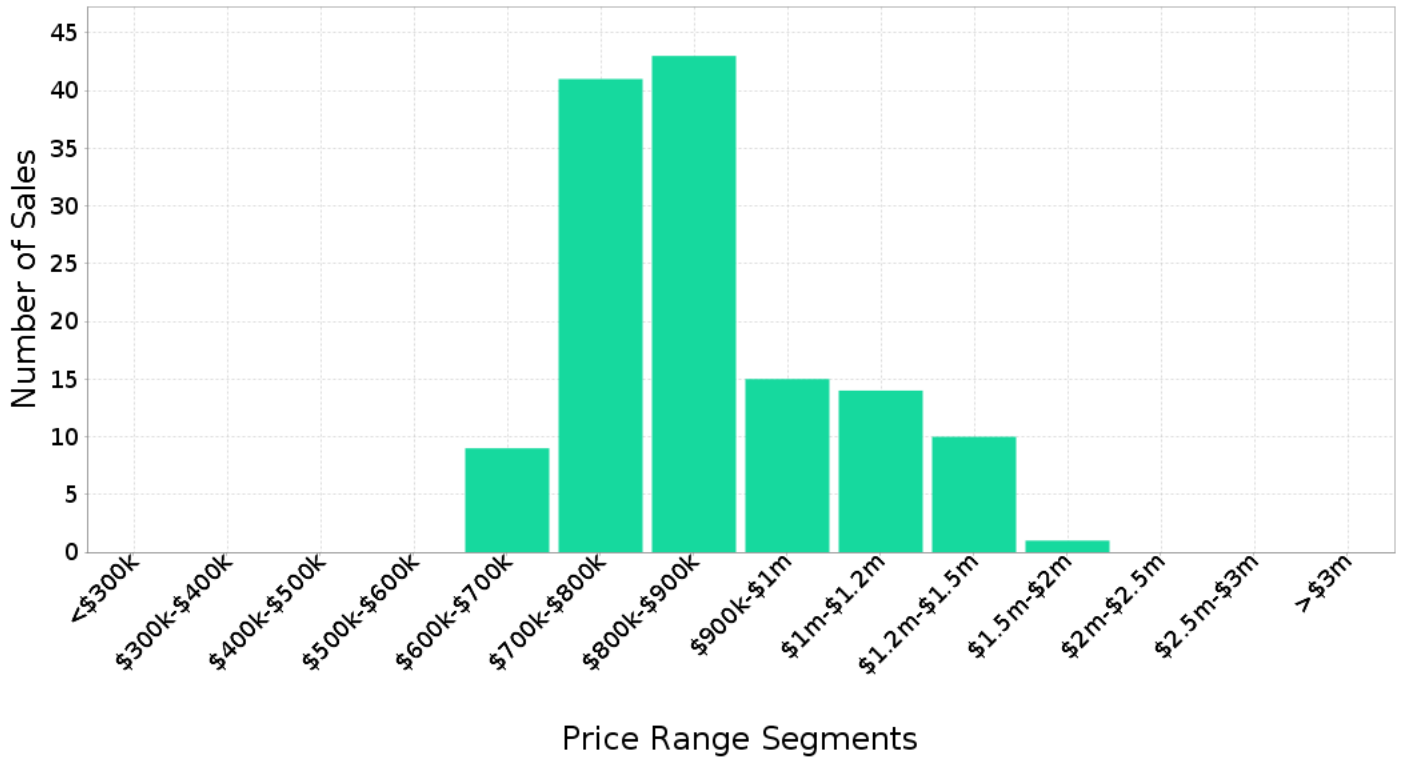
Year	No. of Sales	Average	Median	Growth	Low	High
2006	251	\$ 372,165	\$ 363,000		\$ 159,000	\$ 690,000
2007	322	\$ 412,817	\$ 402,750	11.0 %	\$ 295,000	\$ 723,500
2008	210	\$ 439,263	\$ 430,000	6.8 %	\$ 200,000	\$ 765,000
2009	211	\$ 444,998	\$ 430,000		\$ 210,000	\$ 765,000
2010	167	\$ 452,647	\$ 443,500	3.1 %	\$ 365,000	\$ 678,000
2011	95	\$ 419,579	\$ 407,500	-8.1 %	\$ 320,000	\$ 670,000
2012	148	\$ 410,086	\$ 405,000	-0.6 %	\$ 320,000	\$ 572,500
2013	184	\$ 420,116	\$ 411,000	1.5 %	\$ 325,000	\$ 625,000
2014	197	\$ 455,332	\$ 441,000	7.3 %	\$ 330,000	\$ 712,000
2015	217	\$ 487,500	\$ 455,000	3.2 %	\$ 199,000	\$ 3,394,600
2016	205	\$ 496,982	\$ 478,500	5.2 %	\$ 234,000	\$ 795,000
2017	186	\$ 510,746	\$ 495,250	3.5 %	\$ 400,000	\$ 830,000
2018	167	\$ 516,593	\$ 500,000	1.0 %	\$ 70,000	\$ 780,000
2019	166	\$ 546,010	\$ 522,000	4.4 %	\$ 410,000	\$ 930,000
2020	196	\$ 565,834	\$ 543,750	4.2 %	\$ 425,000	\$ 900,000
2021	226	\$ 763,944	\$ 742,500	36.6 %	\$ 450,000	\$ 1,510,000
2022	147	\$ 827,202	\$ 780,000	5.1 %	\$ 250,000	\$ 1,455,000
2023	141	\$ 860,411	\$ 818,000	4.9 %	\$ 625,000	\$ 1,700,000
2024	22	\$ 929,818	\$ 856,000	4.6 %	\$ 720,000	\$ 1,450,000



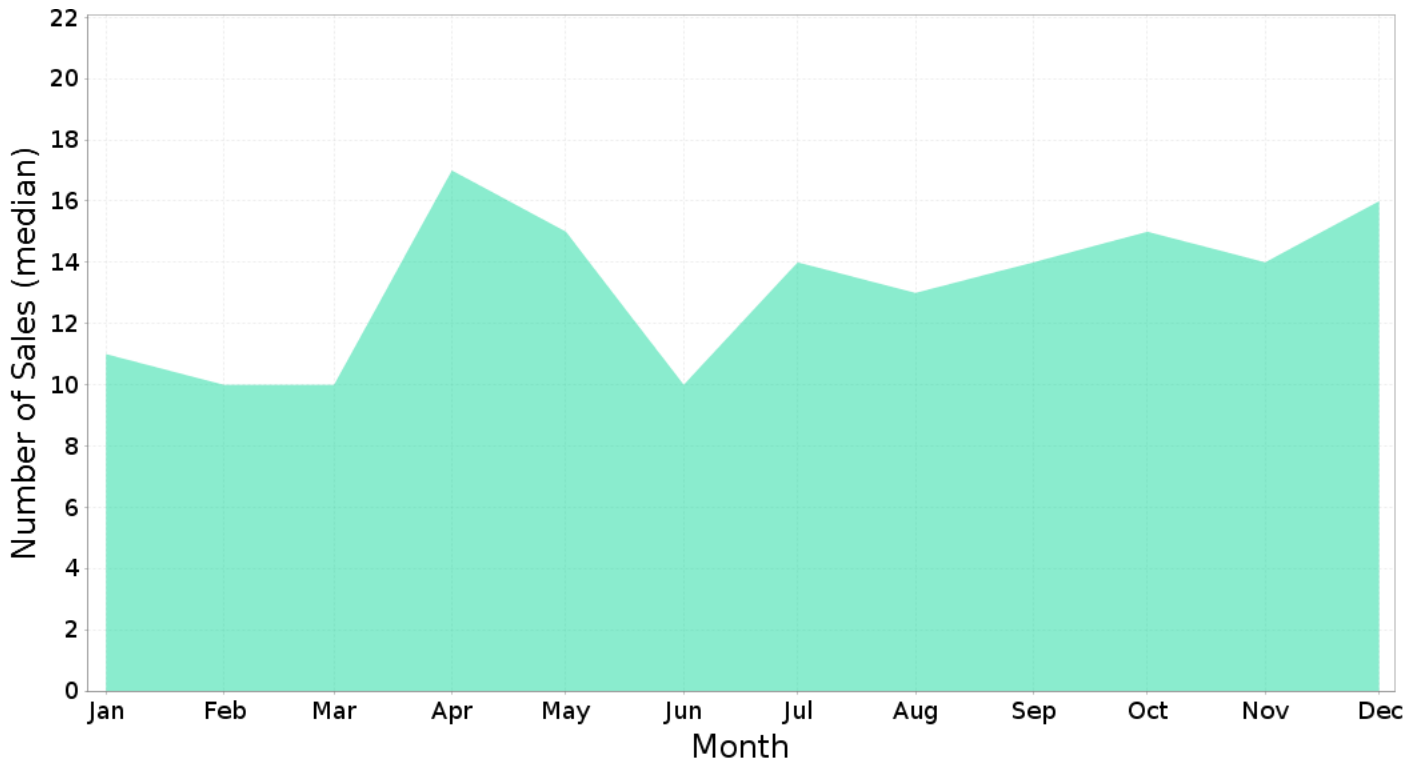
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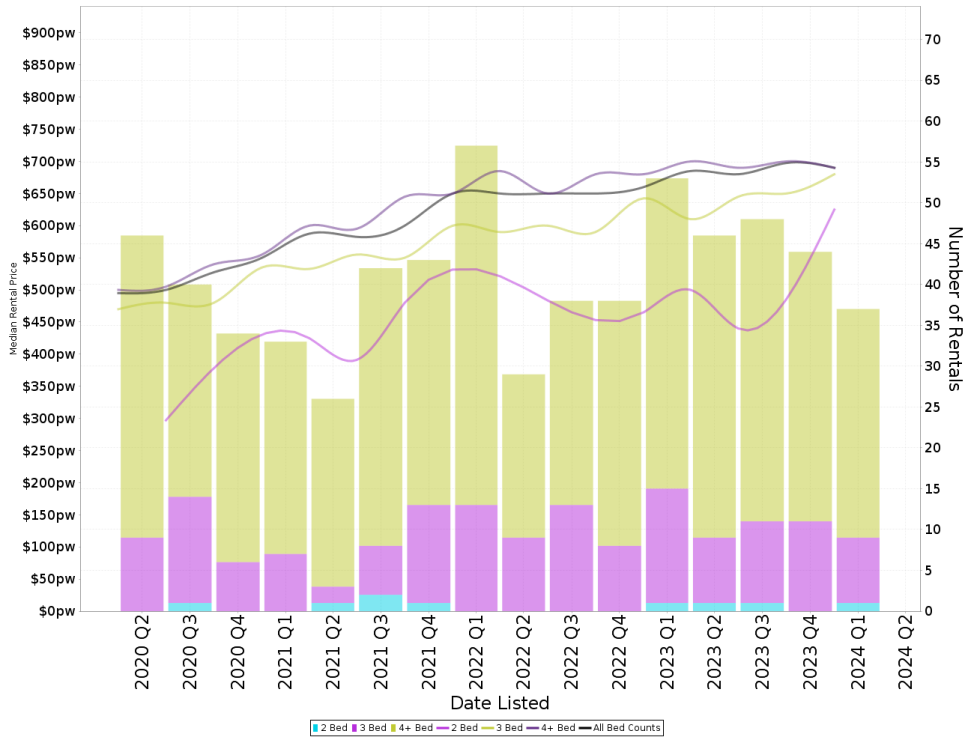
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.1%

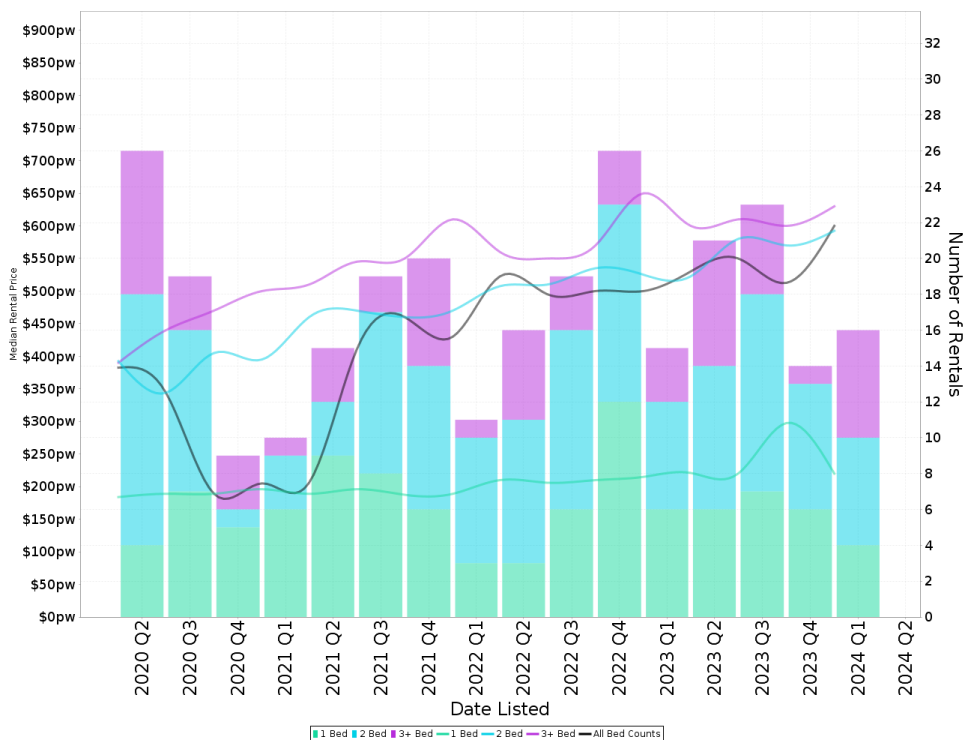
Current Median Price: \$830,000
Previous Median Price: \$775,000
Based on 269 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$830,000
Current Median Rent: \$690
Based on 175 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.1%

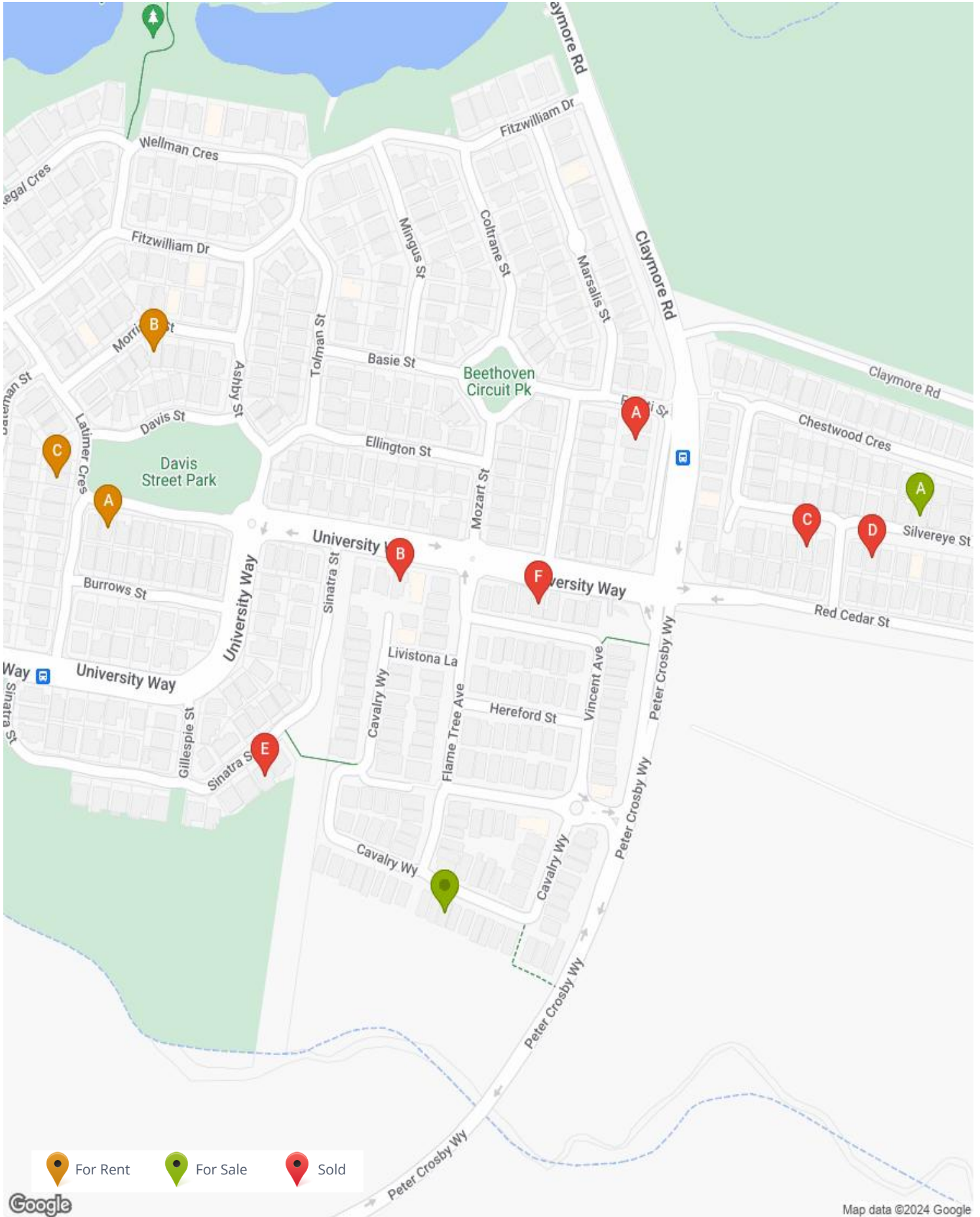
Current Median Price: \$505,000
Previous Median Price: \$490,000
Based on 184 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$505,000
Current Median Rent: \$555
Based on 74 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 \$660 and the highest for rent price is \$900 with a median rental price of \$745. Days listed ranges from 5 to 37 days with the average currently at 15 days for these selected properties.

15 JUBILANT WAY, PALMVIEW 4553

 4  2  2



Property Type: House
Area:
RPD:

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **April 2024**
Days on Market: **5 Days**

Features:

60 VILLAGE GREEN BVD, PALMVIEW 4553

 4  2  2



Property Type: House
Area:
RPD:

Current Rent Price: **\$750**
First Rent Price: **\$750**
Month Listed: **April 2024**
Days on Market: **6 Days**

Features:

60 VILLAGE GREEN BVD, PALMVIEW 4553

 4  2  2



Property Type: House
Area:
RPD:

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **April 2024**
Days on Market: **6 Days**

Features:

89 TRANQUILITY WAY, PALMVIEW 4553

 4  2  2



Property Type: House
Area:
RPD:

Current Rent Price: ***Short Term Lease Available**
First Rent Price: ***Short Term Lease Available**
Month Listed: **March 2024**
Days on Market: **14 Days**

Features:

22 LATIMER CRES, SIPPY DOWNS 4556

UBD Ref: Sunshine Coast - 089 A3  4  2  2



Property Type: House
Area: 450 m²
RPD: L189 SP181308

Current Rent Price: **\$660 per week**
First Rent Price: **\$660 per week**
Month Listed: **March 2024* (Rented)**
Days on Market: **18 Days**

Features:



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10 MORRISON ST, SIPPY DOWNS 4556

UBD Ref: Sunshine Coast - 089 A2

 4  2  2



Property Type: House
Area: 461 m²
RPD: L230 SP181308

Current Rent Price: **\$680**
First Rent Price: **\$680**
Month Listed: **March 2024* (Rented)**
Days on Market: **14 Days**

Features: BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING



9 PINKWOOD ST, PALMVIEW 4553

 4  2  2



Property Type: House
Area:
RPD:

Current Rent Price: **\$750**
First Rent Price: **\$750**
Month Listed: **March 2024* (Rented)**
Days on Market: **31 Days**

Features:

28 VELVET WAY, PALMVIEW 4553

 4  3  2



Property Type: House
Area: 308 m²
RPD:

Current Rent Price: **\$900 per week**
First Rent Price: **\$900 per week**
Month Listed: **February 2024* (Rented)**
Days on Market: **37 Days**

Features:

28 CONCERT AVE, PALMVIEW 4553

 4  2  2



Property Type: House
Area:
RPD:

Current Rent Price: **\$700 per week**
First Rent Price: **\$700 per week**
Month Listed: **February 2024* (Rented)**
Days on Market: **9 Days**

Features:

16 LATIMER CRES, SIPPY DOWNS 4556

UBD Ref: Sunshine Coast - 089 A3

 4  2  2



Property Type: House
Area: 438 m²
RPD: L194 SP181308

Current Rent Price: **\$740 weekly**
First Rent Price: **\$740 weekly**
Month Listed: **February 2024* (Rented)**
Days on Market: **14 Days**

Features: CLOSE TO SCHOOLS, FULLY FENCED, IMPROVEMENTS: DISHWASHER, SECURE PARKING, CLOSE TO SHOPS



Nearby Comparable For Sale Properties

There are 12 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 \$1,102,500 with a median sale price of \$798,606. Days listed ranges from 14 to 715 days with the average currently at 116 days for these selected properties.

2187 KINSHIP ST, PALMVIEW 4553

 4  2  2



Property Type:House
Area: 401 m² (184 m²)
RPD:

Features:

Current List Price:**\$785,000**
First List Price:\$785,000
Date Listed: 25/03/2024 Days Listed: 14 Days
Listed Price Change:

18 JUBILANT WAY, PALMVIEW 4553

 4  2  2



Property Type:House
Area:
RPD:

Features:

Current List Price:**Offer's Over \$749,000**
First List Price:Offer's Over \$749,000
Date Listed: 12/03/2024 Days Listed: 27 Days
Listed Price Change:

81 HARVEST, PALMVIEW 4553

 4  3  2



Property Type:House
Area: 270 m² (200 m²)
RPD:

Features:

Current List Price:**\$799,900**
First List Price:\$799,900
Date Listed: 10/03/2024 Days Listed: 30 Days
Listed Price Change:

CONIFER CRES, PALMVIEW 4553

 4  2  2



Property Type:House
Area: 545 m² (195 m²)
RPD:

Features:

Current List Price:**From \$949,122**
First List Price:From \$949,122
Date Listed: 07/03/2024 Days Listed: 32 Days
Listed Price Change:

58 VILLAGE GREEN BVD, PALMVIEW 4553

 4  2  2



Property Type:House
Area: 188 m² (208 m²)
RPD:

Features:

Current List Price:**Buyers in the Mid \$700,000's**
First List Price:Buyers in the Mid \$700,000's
Date Listed: 06/03/2024 Days Listed: 33 Days
Listed Price Change:

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9 SILVEREYE ST, SIPPY DOWNS 4556

UBD Ref: Sunshine Coast - 089 D3
Distance from Property: 584m

 4  2  2



Property Type:House
Area: 465 m² (208 m²)
RPD: L455 SP217551

Features:IMPROVEMENTS: DISHWASHER

Current List Price:**\$895,000**

First List Price:\$895,000

Date Listed: 01/03/2024 Days Listed: **39 Days**

Listed Price Change:



15 JUBILANT WAY, PALMVIEW 4553

 4  2  2



Property Type:House
Area: 188 m²
RPD:

Features:

Current List Price:**Mid \$700,000s (Under Offer)**

First List Price:Mid \$700,000s

Date Listed: 14/02/2024 Days Listed: **54 Days**

Listed Price Change:

2839 CONIFER CRES, PALMVIEW 4553

 4  3  2



Property Type:House
Area: 545 m² (289 m²)
RPD:

Features:

Current List Price:**\$1,102,500**

First List Price:\$1,099,500

Date Listed: 01/02/2024 Days Listed: **68 Days**

Listed Price Change:

2459 VANTAGE WAY, PALMVIEW 4553

 4  4  2



Property Type:House
Area: 188 m² (220 m²)
RPD:

Features:

Current List Price:**\$775,000 (Under Offer)**

First List Price:\$775,000

Date Listed: 25/01/2024 Days Listed: **75 Days**

Listed Price Change:

PALMVIEW 4553

 4  2  2



Property Type:House
Area: 346 m² (190 m²)
RPD:

Features:

Current List Price:**\$797,311**

First List Price:\$797,311

Date Listed: 22/01/2024 Days Listed: **77 Days**

Listed Price Change:

37 ASCOT CCT, PALMVIEW 4553

 4  2  2



Property Type: House
Area: 510 m² (216 m²)
RPD:

Features:

Current List Price: **\$970,000**
First List Price: \$970,000
Date Listed: 22/08/2023 Days Listed: **231 Days**
Listed Price Change:

PALMVIEW 4553

 4  2  2



Property Type: House
Area:
RPD:


Features:

Current List Price: **\$838,687**
First List Price: \$838,687
Date Listed: 24/04/2022 Days Listed: **715 Days**
Listed Price Change:

Nearby Comparable Sold Properties

There are 6 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$765,000 and the highest sale price is \$1,175,000 with a median sale price of \$955,000. Days listed ranges from 6 to 92 days with the average currently at 28 days for these selected properties.

10 FRANTI ST, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 089 C3
Distance from Property: 462m  4  2  2






Property Type: House
Area: 600 m²
Area \$/m²: \$1,667
RPD: L382 SP201670

Sale Price: **\$1,000,000 (Normal Sale)**
Sale Date: 27/12/2023 Days to Sell: **7 Days**
Last Price: SOLD by Gavin Flaton Chg %:
First Price: NEW LISTING (Under Chg %:

Features:



8 PETRUS PL, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 089 B3
Distance from Property: 300m  4  2  2






Property Type: House
Area: 558 m²
Area \$/m²: \$1,720
RPD: L69 SP265498

Sale Price: **\$960,000 (Normal Sale)**
Sale Date: 15/12/2023 Days to Sell: **6 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Contact Agent (Under Chg %:

Features: DECK, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,
IMPROVEMENTS: FLOORBOARDS, CLOSE TO SHOPS, GAS, SECURE PARKING, GARDEN,



5 CHESTWOOD CRES, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 089 D3
Distance from Property: 482m  4  2  2



Property Type: House
Area: 450 m²
Area \$/m²: \$1,778
RPD: L415 SP203828

Sale Price: **\$800,000 (Normal Sale)**
Sale Date: 21/11/2023 Days to Sell: **25 Days**
Last Price: \$799,000+ Chg %:
First Price: \$799,000+ Chg %:

Features: STOREYS: 1, LOWSET, BRICK AND TILE, SOLAR PANELS, DECK, BUILT IN ROBES,
AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED,



4 SILVEREYE ST, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 089 D3
Distance from Property: 524m  4  2  2






Property Type: House
Area: 450 m²
Area \$/m²: \$1,700
RPD: L433 SP217551

Sale Price: **\$765,000 (Normal Sale)**
Sale Date: 13/11/2023 Days to Sell: **9 Days**
Last Price: SOLD BY GAVIN & AMY Chg %:
First Price: NEW LISTING (Under Chg %:

Features: CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: PETS ALLOWED,
CLOSE TO SHOPS



34 SINATRA ST, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 089 B4
Distance from Property: 214m  4  2  2



Property Type: House
Area: 700 m²
Area \$/m²: \$1,679
RPD: L153 SP163554

Sale Price: **\$1,175,000 (Normal Sale)**
Sale Date: 11/11/2023 Days to Sell: **92 Days**
Last Price: Contact Agent (Under Chg %:
First Price: Offers over \$1,189,000 Chg %:

Features: STUDY, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



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9 VINCENT AVE, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 089 C3
Distance from Property: 291m

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



Property Type: House
Area: 402 m²
Area \$/m²: \$2,363
RPD: L5 SP265498

Sale Price: **\$950,000 (Normal Sale)**

Sale Date: 10/11/2023 Days to Sell:

Last Price: Chg %:

First Price: Chg %:

Features: CONTEMPORARY, SOLAR PANELS, ENSUITE, GARAGE, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, FULLY FENCED



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40 CAVALRY WAY, SIPPY DOWNS, QLD 4556



Contact your agent for further information:

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