

# COMPARATIVE MARKET ANALYSIS

4 BROWNING BOULEVARD, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Rebecca Vede & Christopher Leslie Pitman  
4 Browning Boulevard  
Buderim, QLD, 4556

Dear Christopher,

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](mailto:jaz@jazrealty.com)  
Phone: 07 5476 7384

## 4 BROWNING BOULEVARD, BUDERIM, QLD 4556



**Macaulay**  
REALTY

### Owner Details

**Owner Name(s):** REBECCA VEDE & CHRISTOPHER LESLIE PITMAN  
**Owner Address:** 4 BROWNING BVD, BUDERIM QLD 4556  
**Phone(s):** \* \*\*\*\* \* 0240 (SHANNON)

**Owner Type:** Owner Occupied

### Property Details

3 1 1

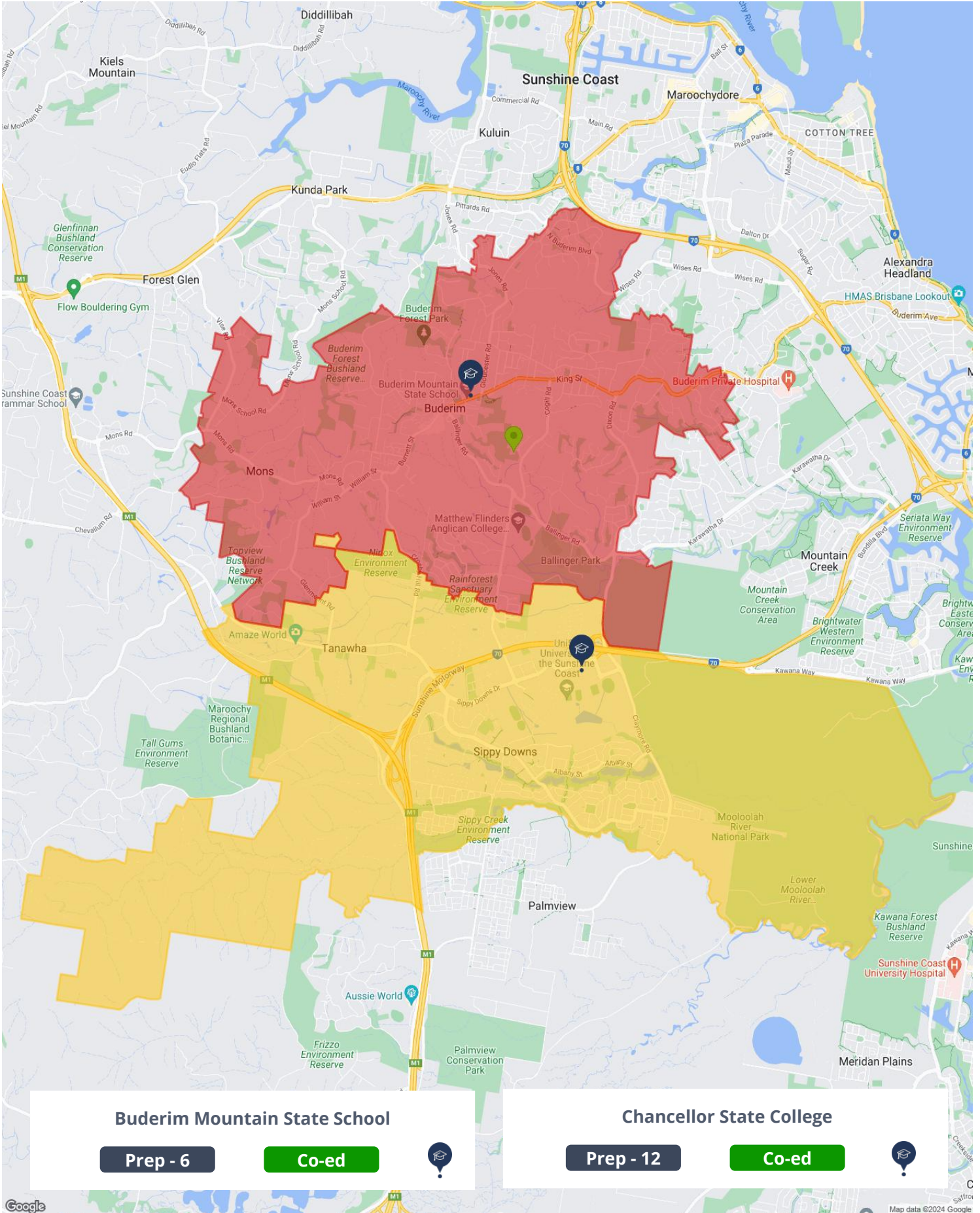
**Property Type:** House - Freehold [Issuing]  
**RPD:** L66 RP841408  
**Valuation Amount:** \$365,000 - Site Value on 30/06/2022  
**Valuation Amount:** \$280,000 - Site Value on 30/06/2019  
**Land Use:** SINGLE UNIT DWELLING  
**Zoning:** Limited Development (Landscape Residential) Zone  
**Council:** SUNSHINE COAST (MAROOCHY)  
**Features:** Improvements: Dishwasher

**Area:** 838 m<sup>2</sup>  
**Area \$/m<sup>2</sup>:** \$510  
**Water/Sewerage:**  
**Property ID:** 1359399 / QLD268956  
**UBD Ref:** UBD Ref: 078 M6

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 427,000	28/04/2015	SANDERSON; MARTIN	838 m <sup>2</sup>	Normal Sale	No
\$ 425,000	13/05/2014	CANTWELL	838 m <sup>2</sup>	Normal Sale	No
\$ 314,000	25/09/2004	DICKENS; DOWNES	838 m <sup>2</sup>	Normal Sale	No
\$ 154,000	04/07/2001	WHITTAKER; WHITTAKER	838 m <sup>2</sup>	Normal Sale	No

# School Catchment Areas



**Buderim Mountain State School**

**Prep - 6**

**Co-ed**



**Chancellor State College**

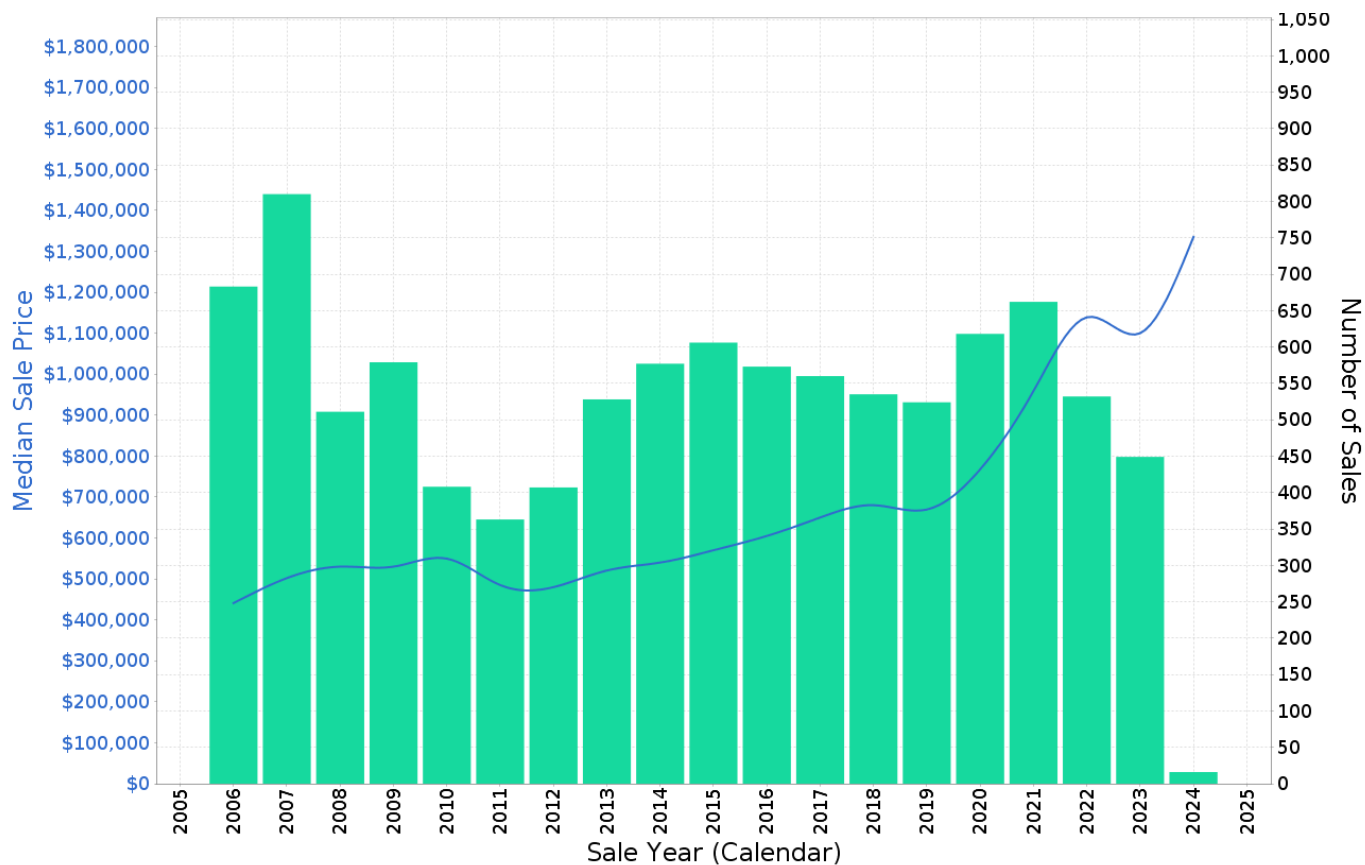
**Prep - 12**

**Co-ed**



## Sales & Growth Chart (House)

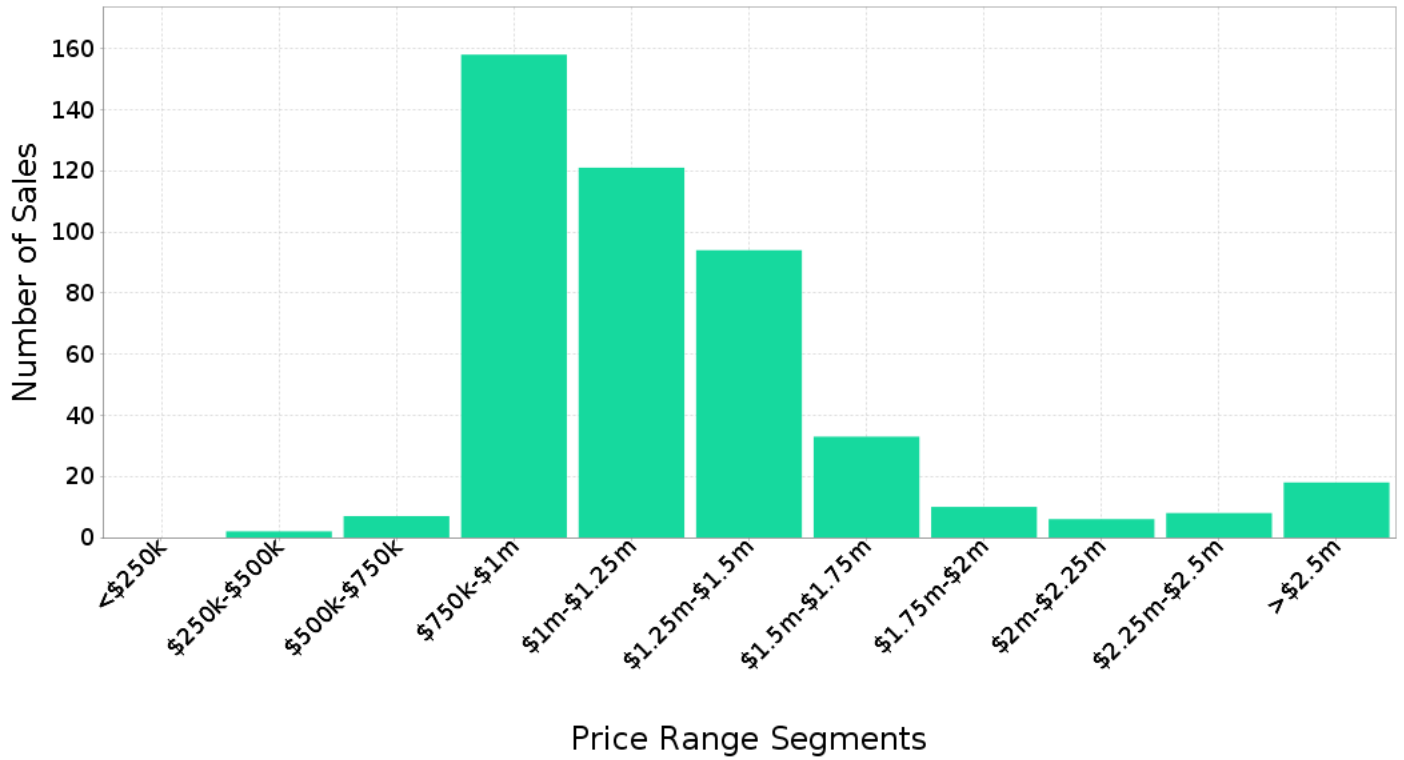
Year	No. of Sales	Average	Median	Growth	Low	High
2006	683	\$ 500,997	\$ 441,000		\$ 168,000	\$ 3,300,000
2007	810	\$ 559,919	\$ 502,000	13.8 %	\$ 70,000	\$ 3,700,000
2008	511	\$ 587,282	\$ 530,000	5.6 %	\$ 310,000	\$ 2,200,000
2009	579	\$ 590,874	\$ 530,000		\$ 242,500	\$ 6,500,000
2010	408	\$ 604,364	\$ 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



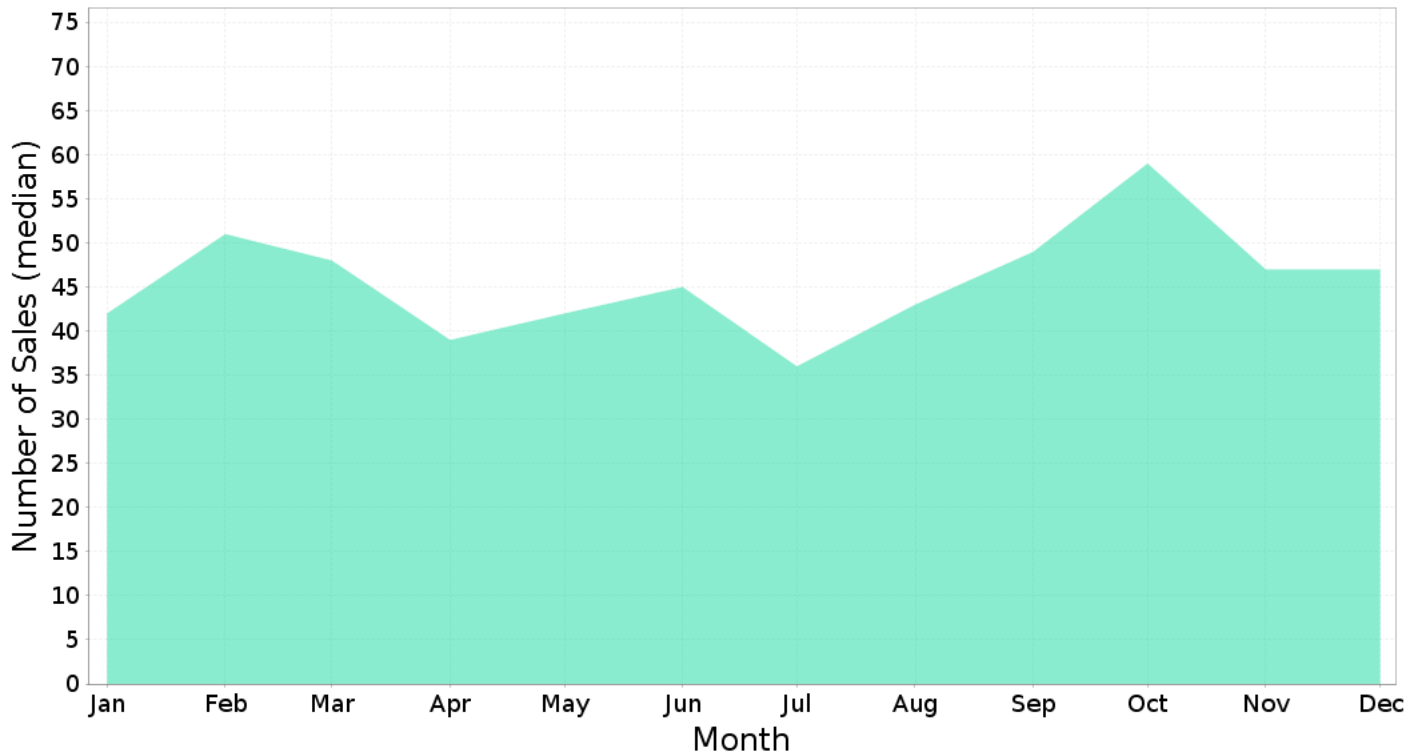
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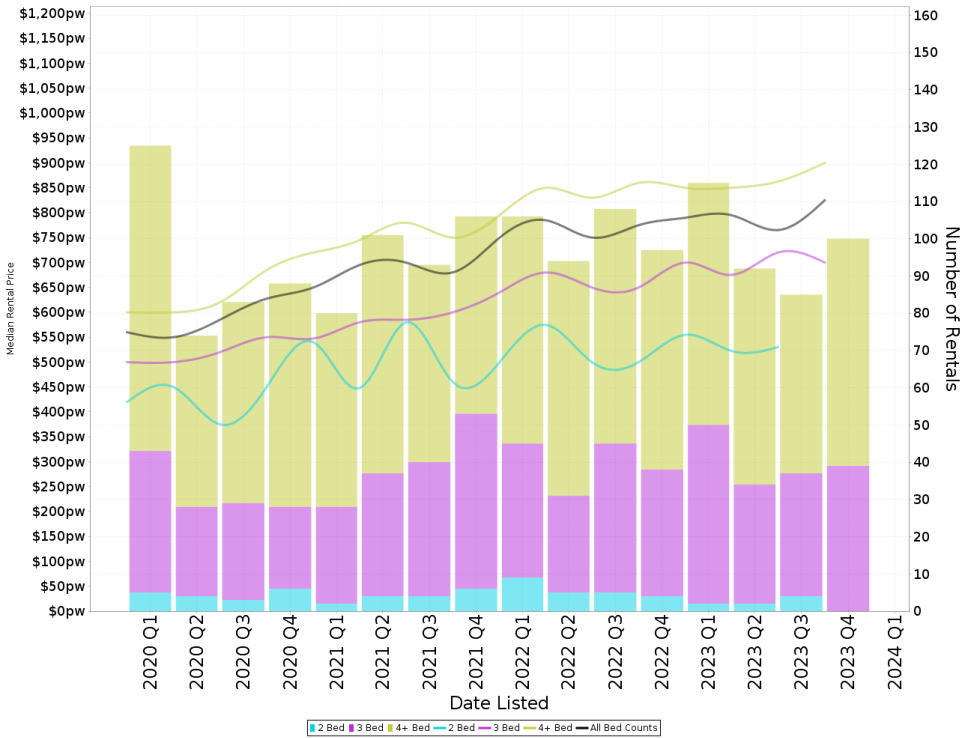
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.4%**

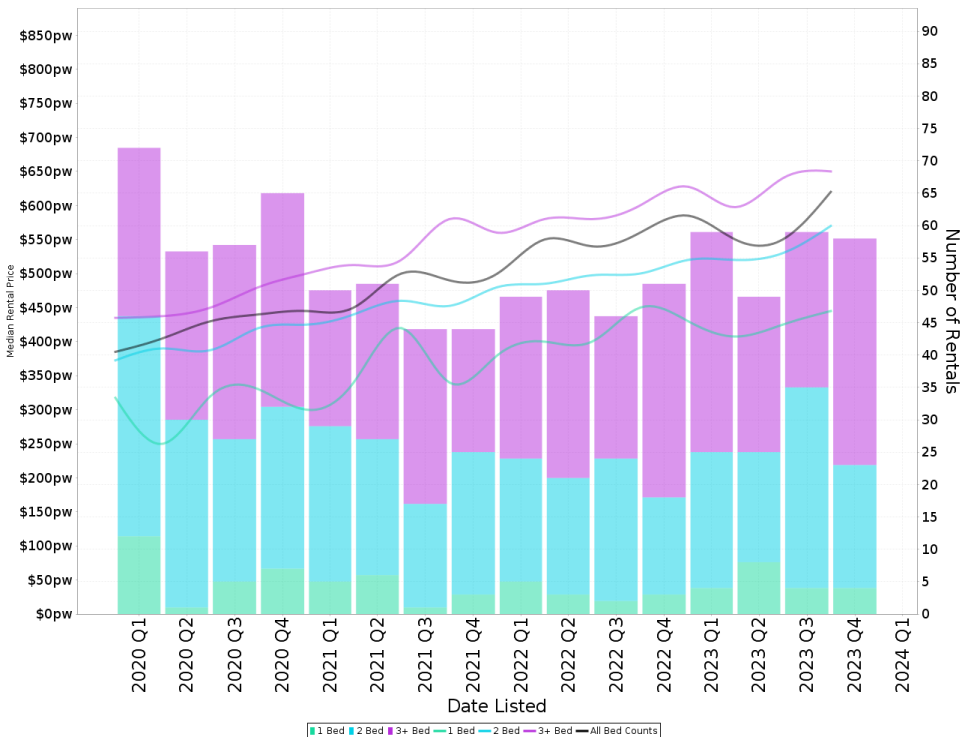
Current Median Price: \$1,100,000  
Previous Median Price: \$1,138,750  
Based on 981 registered House sales compared over the last two rolling 12 month periods.

### 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%**

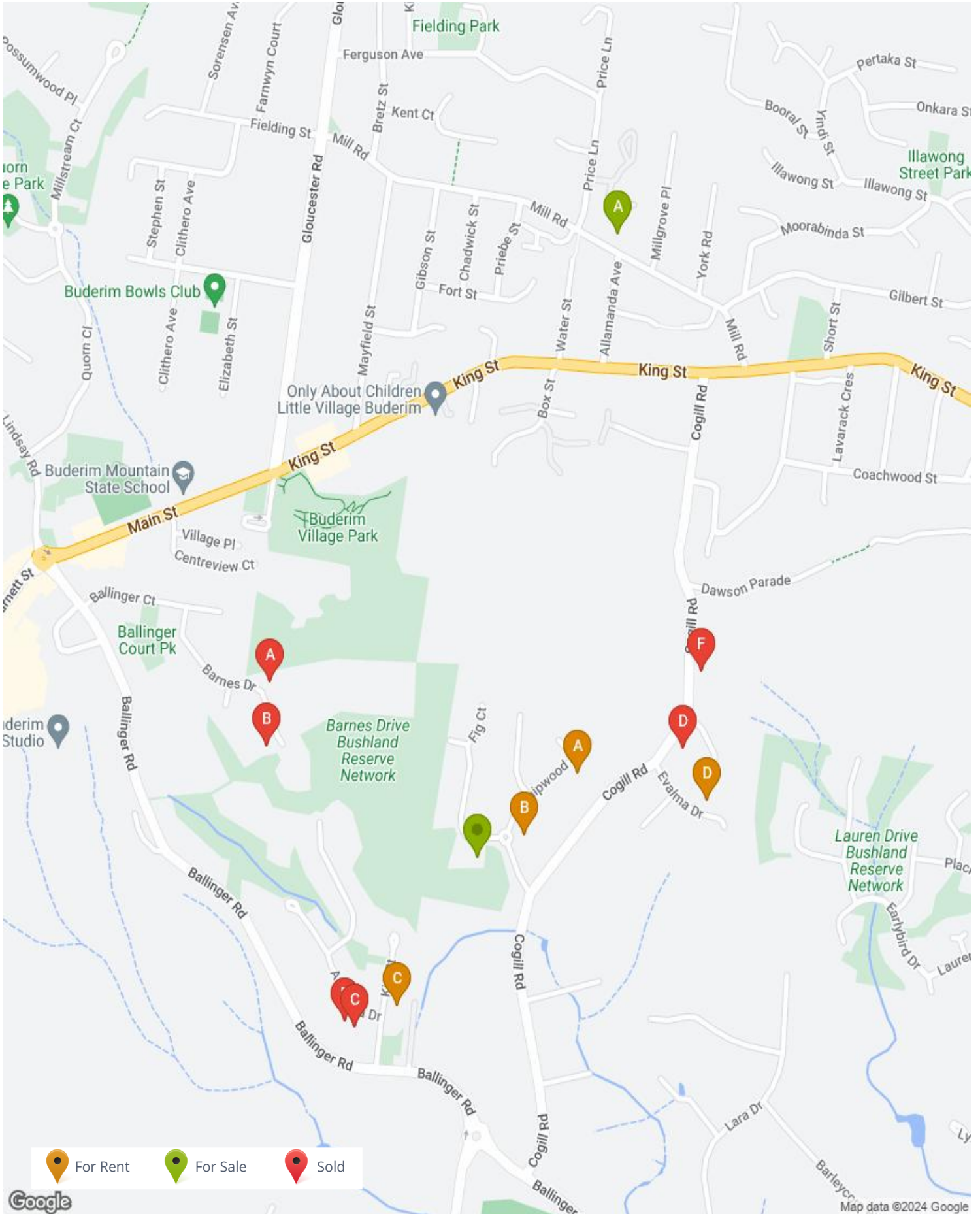
Current Median Price: \$600,000  
Previous Median Price: \$610,000  
Based on 561 registered Unit sales compared over the last two rolling 12 month periods.

### 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 \$650 and the highest for rent price is \$950 with a median rental price of \$750. Days listed ranges from 8 to 45 days with the average currently at 18 days for these selected properties.

<p><b>25 TURNIPWOOD DR, BUDERIM 4556</b></p> 	<p>Property Type: House Area: 830 m<sup>2</sup> RPD: L11 RP841410</p> <p>Features: BUILT IN ROBES, IMPROVEMENTS: INTERNAL LAUNDRY, DISHWASHER</p>	<p>UBD Ref: Sunshine Coast - 078 M5  3  1  4</p> <p>Current Rent Price: <b>\$670 Per Week</b> First Rent Price: <b>\$670 Per Week</b> Month Listed: <b>March 2024</b> Days on Market: <b>10 Days</b></p> <p></p>
<p><b>161 STRINYBARK RD, BUDERIM 4556</b></p> 	<p>Property Type: House Area: RPD:</p> <p>Features:</p>	<p> 3  3  1</p> <p>Current Rent Price: <b>\$800 Per Week</b> First Rent Price: <b>\$800 Per Week</b> Month Listed: <b>February 2024</b> Days on Market: <b>27 Days</b></p>
<p><b>11 TURNIPWOOD DR, BUDERIM 4556</b></p> 	<p>Property Type: House Area: 1,196 m<sup>2</sup> RPD: L4 RP841409</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 078 M6  3  2  2</p> <p>Current Rent Price: <b>\$650 per week Includes</b> First Rent Price: <b>\$650 per week Includes Monthly</b> Month Listed: <b>February 2024* (Rented)</b> Days on Market: <b>11 Days</b></p> <p></p>
<p><b>3 KIRI CRT, BUDERIM 4556</b></p> 	<p>Property Type: House Area: 700 m<sup>2</sup> RPD: L4 RP865212</p> <p>Features: DECK, BUILT IN ROBES, IMPROVEMENTS: INTERNAL LAUNDRY, PETS ALLOWED</p>	<p>UBD Ref: Sunshine Coast - 078 L7  3  2  2</p> <p>Current Rent Price: <b>\$650</b> First Rent Price: <b>\$650</b> Month Listed: <b>February 2024* (Rented)</b> Days on Market: <b>8 Days</b></p> <p></p>
<p><b>9 EVALMA DR, BUDERIM 4556</b></p> 	<p>Property Type: House Area: 853 m<sup>2</sup> (175 m<sup>2</sup>) RPD: L32 RP146226</p> <p>Features: DOUBLE STOREY, BRICK AND TILE, DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,</p>	<p>UBD Ref: Sunshine Coast - 078 N5  3  1  1</p> <p>Current Rent Price: <b>\$700</b> First Rent Price: <b>\$700</b> Month Listed: <b>January 2024* (Rented)</b> Days on Market: <b>15 Days</b></p> <p></p>

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**8 ANDRIANA DR, BUDERIM 4556**

UBD Ref: Sunshine Coast - 078 L7

 3  2  2



Property Type: House  
Area: 874 m<sup>2</sup> (186 m<sup>2</sup>)  
RPD: L49 RP865212

Current Rent Price: **\$850 per week**  
First Rent Price: **\$850 per week**  
Month Listed: **January 2024\* (Rented)**  
Days on Market: **9 Days**

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

**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:

**4 QUAMBI ST, BUDERIM 4556**

 3  2  2



Photo not available

Property Type: House  
Area:  
RPD:

Current Rent Price: **\$950 per week**  
First Rent Price: **\$950 per week**  
Month Listed: **December 2023\* (Rented)**  
Days on Market: **17 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 \$1,700,000 with a median sale price of \$1,200,000. Days listed ranges from 3 to 92 days with the average currently at 54 days for these selected properties.

### 15A BESLEY ST, BUDERIM 4556

 3  2  2



Property Type: House  
Area: 367 m<sup>2</sup> (176 m<sup>2</sup>)  
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 m<sup>2</sup>  
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:

### 23 QUAMBI PL, BUDERIM 4556

 4  2  3



Property Type: House  
Area: 875 m<sup>2</sup>  
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:

### 59 MILL RD, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 N1  
Distance from Property: 1.2km

 4  3  2



Property Type: House  
Area: 701 m<sup>2</sup> (350 m<sup>2</sup>)  
RPD: L2 SP337362

Features:

Current List Price: **\$1,757,524**  
First List Price: \$1,757,524  
Date Listed: 18/12/2023 Days Listed: **92 Days**  
Listed Price Change:



### 23 SUNSET AVE, BUDERIM 4556

 5  2  5



Property Type: House  
Area: 1,014 m<sup>2</sup>  
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%**

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## 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 \$925,000 and the highest sale price is \$1,700,000 with a median sale price of \$1,155,000. Days listed ranges from 2 to 126 days with the average currently at 72 days for these selected properties.

### 15 BARNES DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 K5  
Distance from Property: 514m  3  2  2



Property Type: House  
Area: 911 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,262  
RPD: L43 RP848362

Features:

Sale Price: **\$1,150,000 (Agents Advice - Sale)**  
Sale Date: 27/02/2024 Days to Sell: **122 Days**  
Last Price: \$1,189,000 Chg %: **-3.3%**  
First Price: \$1,345,000 Chg %: **-14.5%**



### 28 BARNES DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 K5  
Distance from Property: 458m  3  2  2






Property Type: House  
Area: 701 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,783  
RPD: L50 RP848362

Features: BUILD YR: 1999, DOUBLE STOREY, BRICK AND TILE, CONTEMPORARY, ENSUITE, FAMILY/RUMPUS ROOM, STUDY, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED,

Sale Price: **\$1,250,000 (Agents Advice - Sale)**  
Sale Date: 19/02/2024 Days to Sell: **2 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: FOR SALE (Under Offer) Chg %:



### 8 ANDRIANA DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 L7  
Distance from Property: 387m  3  2  2





Property Type: House  
Area: 874 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,086  
RPD: L49 RP865212

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

Sale Price: **\$949,000 (Normal Sale)**  
Sale Date: 27/11/2023 Days to Sell: **38 Days**  
Last Price: UNDER Chg %: **-3.1%**  
First Price: For Sale (Under Offer) Chg %:



### 59 COGILL RD, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 N5  
Distance from Property: 448m  4  2  2






Property Type: House  
Area: 809 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,143  
RPD: L1 RP135582

Features:

Sale Price: **\$925,000 (Agents Advice - Sale)**  
Sale Date: 29/02/2024 Days to Sell: **126 Days**  
Last Price: \$895k Chg %:  
First Price: Contact Agent Chg %: **-2.9%**



### 10 ANDRIANA DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 078 L7  
Distance from Property: 393m  4  3  3



Property Type: House  
Area: 919 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,262  
RPD: L48 RP865212

Features: DECK, STUDY, AIR CONDITIONED, POOL, IMPROVEMENTS: COURTYARD, SECURE PARKING, DISHWASHER, FLOORBOARDS

Sale Price: **\$1,160,000 (Normal Sale)**  
Sale Date: 24/01/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



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**51 COGILL RD, BUDERIM, QLD 4556**

UBD Ref: Sunshine Coast - 078 N5  
Distance from Property: 552m

 **6**  **3**  **2**



Property Type: House  
Area: 1,194 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,424  
RPD: L5 RP96814

Features:

Sale Price: **\$1,700,000 (Normal Sale)**

Sale Date: 18/10/2023 Days to Sell:

Last Price: Chg %:

First Price: Chg %:



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## 4 BROWNING BOULEVARD, BUDERIM, QLD 4556



### Contact your agent for further information:

Name: Jaz Realty  
Mobile: 0448 000 252  
Office: Jaz Realty  
Office Phone: 07 5476 7384  
Email: [jaz@jazrealty.com](mailto:jaz@jazrealty.com)