

COMPARATIVE MARKET ANALYSIS

6 DANIELLE PLACE, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Michael Alfred Stevens
6 Danielle Place
Buderim, QLD, 4556

Dear Mike,

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an ideal 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.

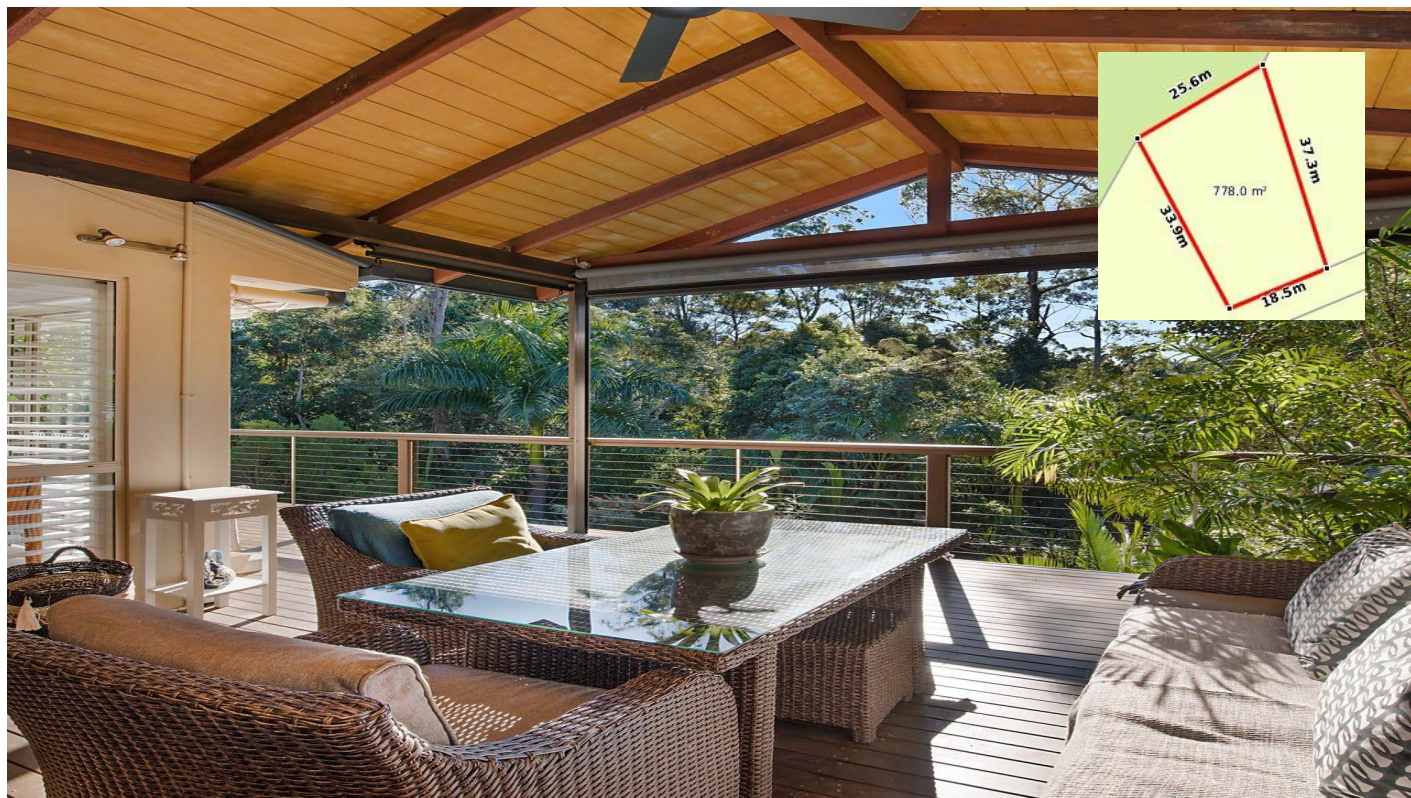
Thank you again for the opportunity to appraise your property and for considering the services of our office,

Kind regards,

Jaz Hoy
Principal
Jaz Realty
0448 000 252

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

6 DANIELLE PLACE, BUDERIM, QLD 4556



Owner Details

Owner Name(s): MICHAEL ALFRED STEVENS
 Owner Address: N/A
 Phone(s): * **** * 7538 (TAYLOR)

Owner Type: Owner Occupied

Property Details

4 2 2

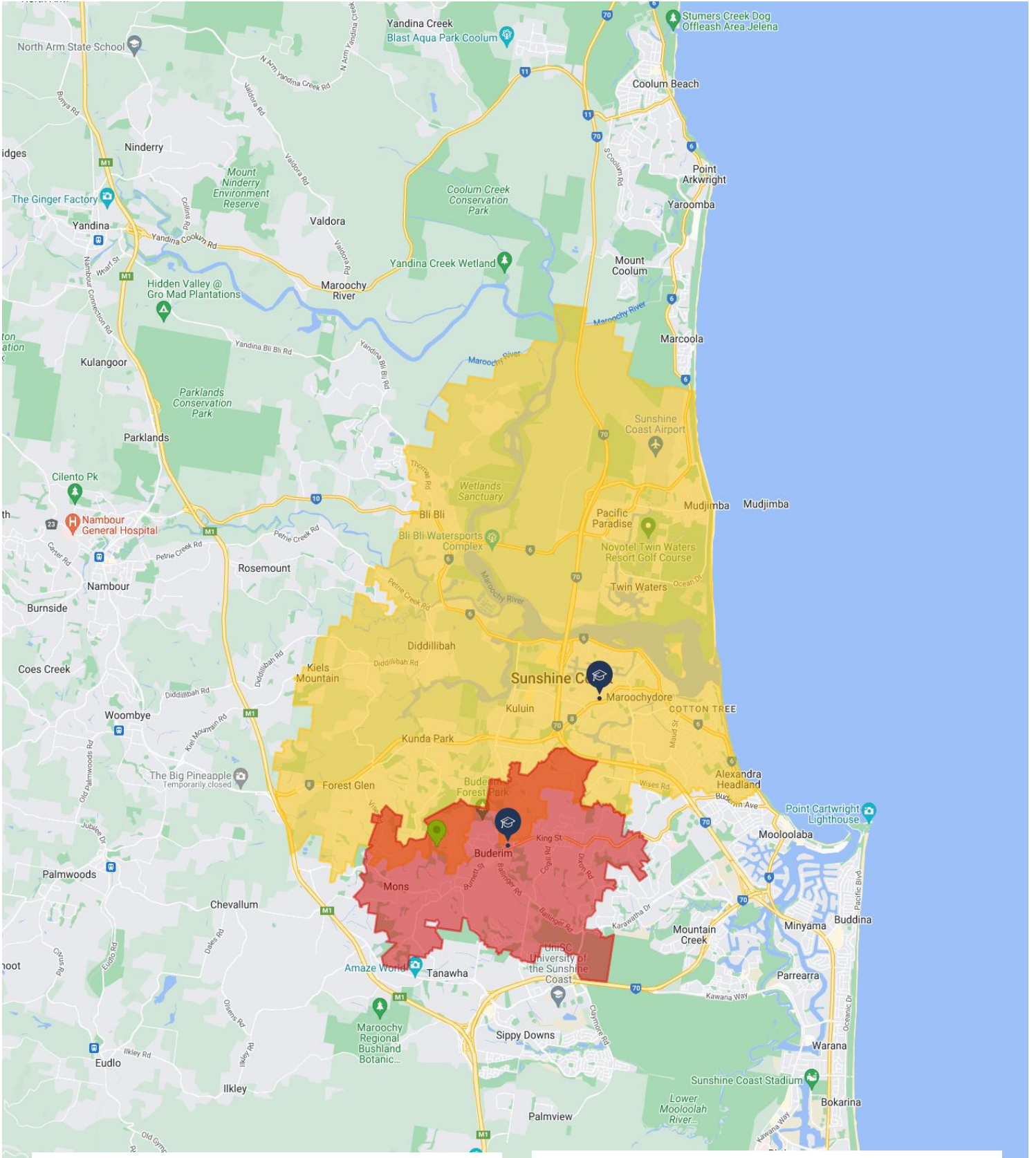
Property Type: House - Freehold [Issuing]
 RPD: L28 RP851966
 Valuation Amount: \$390,000 - Site Value on 30/06/2024
 Valuation Amount: \$300,000 - Site Value on 30/06/2022
 Land Use: SINGLE UNIT DWELLING
 Zoning: Low Density Residential Zone
 Council: SUNSHINE COAST (MAROOCHY)
 Features: Build Yr: 1998, Storeys: 1, Double Storey, Deck, Fire Place, Built in Robes, Close to Transport, Entertainment Area, Improvements: Close to Shops, Secure Parking, Garden, Floorboards

Area: 778 m²
 Area \$/m²: \$810
 Water/Sewerage:
 Property ID: 1360990 / QLD270702
 UBD Ref: UBD Ref: 078 C3

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 630,000	22/09/2019	TAYLOR; TAYLOR	778 m ²	Normal Sale	No
\$ 591,000	01/06/2016	HARRIS; HARRIS	778 m ²	Normal Sale	No
\$ 355,000	20/01/2004	WHITELAW	778 m ²	Normal Sale	No
\$ 190,000	12/12/2001	WHYTE	778 m ²	Normal Sale	No

School Catchment Areas



Buderim Mountain State School

Prep - 6

Co-ed



Maroochydore State High School

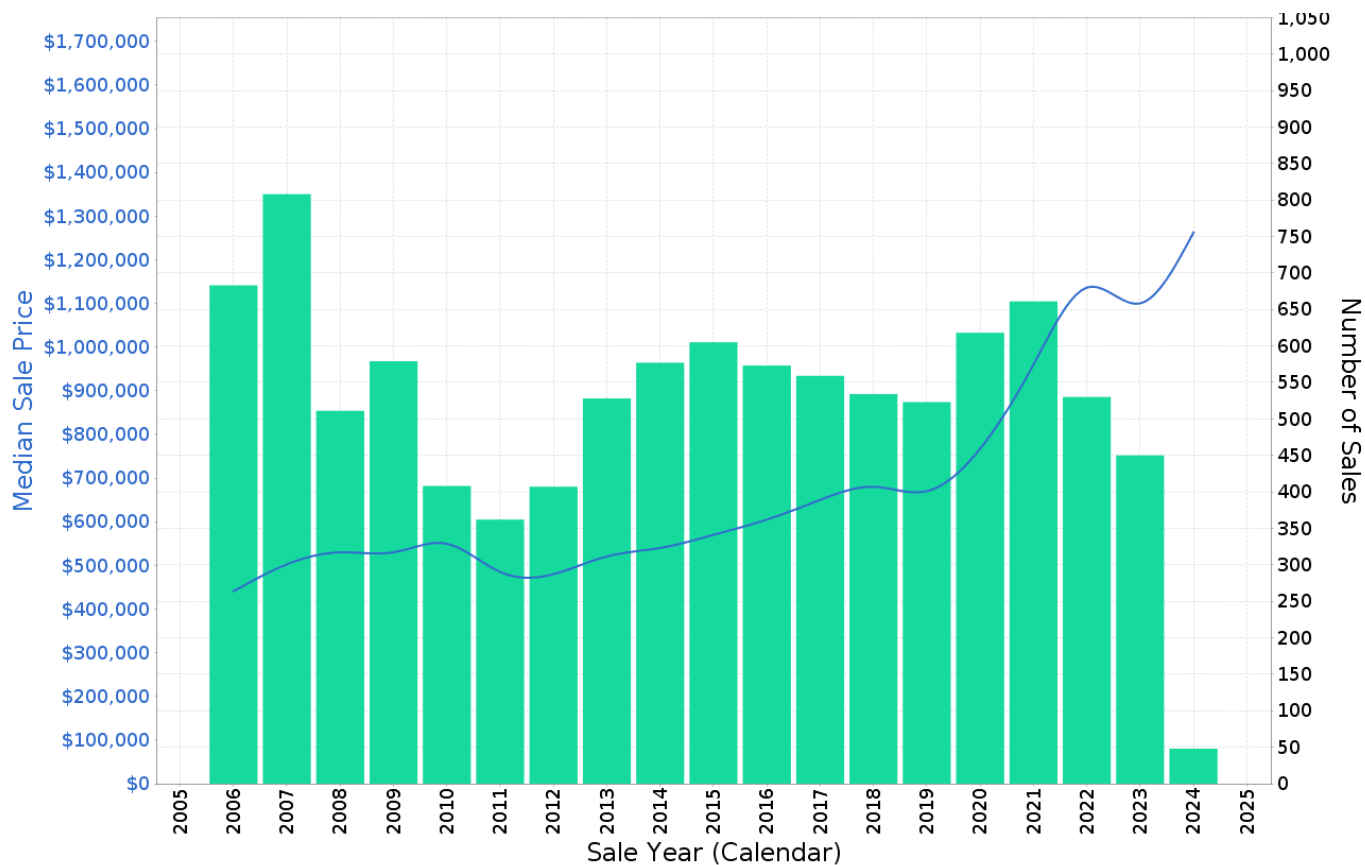
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Sales & Growth Chart (House)

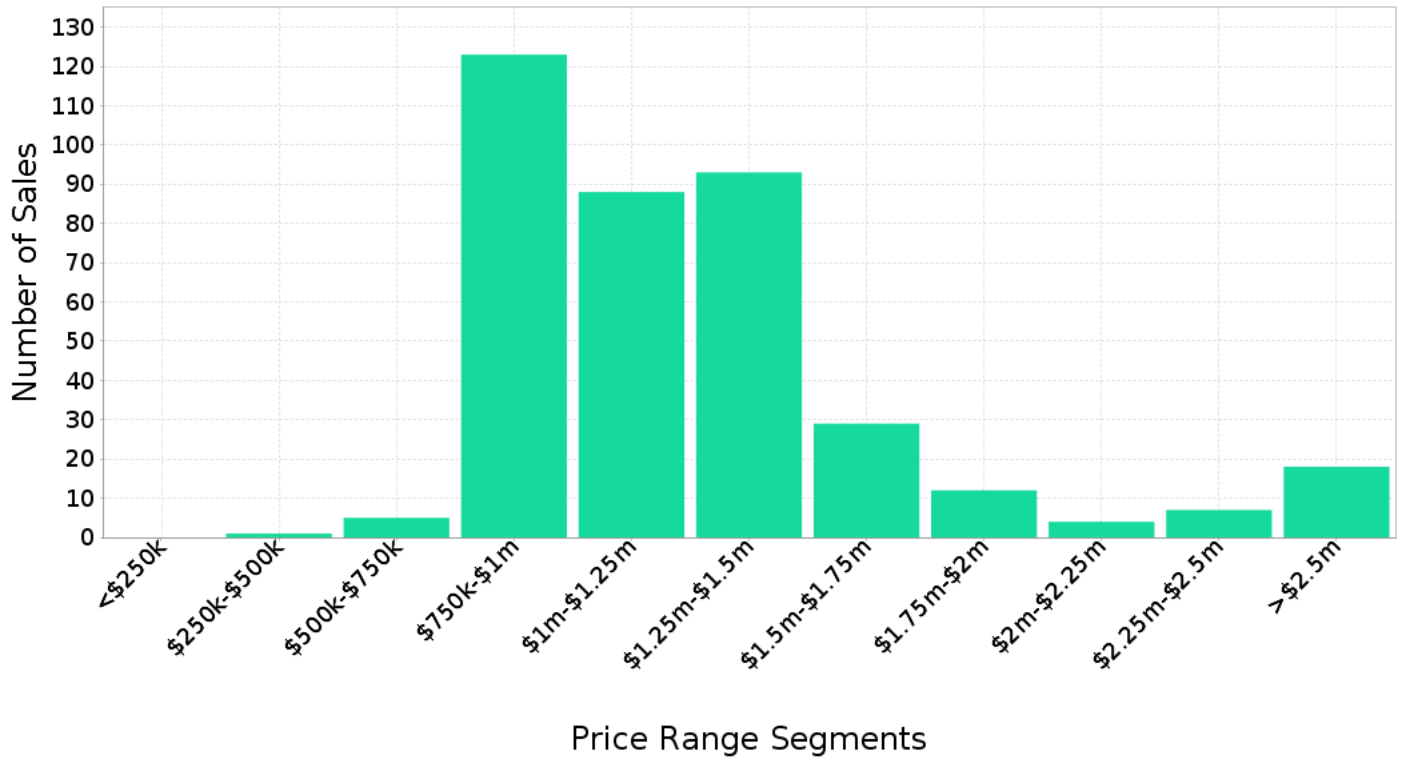
Year	No. of Sales	Average	Median	Growth	Low	High
2006	683	\$ 500,997	\$ 441,000		\$ 168,000	\$ 3,300,000
2007	808	\$ 560,191	\$ 502,250	13.9 %	\$ 70,000	\$ 3,700,000
2008	511	\$ 587,282	\$ 530,000	5.5 %	\$ 310,000	\$ 2,200,000
2009	579	\$ 590,874	\$ 530,000		\$ 242,500	\$ 6,500,000
2010	408	\$ 604,364	\$ 549,500	3.7 %	\$ 199,000	\$ 2,350,000
2011	362	\$ 534,842	\$ 485,000	-11.7 %	\$ 270,000	\$ 1,750,000
2012	407	\$ 536,772	\$ 480,000	-1.0 %	\$ 141,000	\$ 2,200,000
2013	528	\$ 571,704	\$ 520,500	8.4 %	\$ 299,000	\$ 3,000,000
2014	577	\$ 591,753	\$ 540,000	3.7 %	\$ 250,000	\$ 2,300,000
2015	605	\$ 625,404	\$ 570,000	5.6 %	\$ 43,941	\$ 2,100,000
2016	573	\$ 659,673	\$ 605,000	6.1 %	\$ 259,000	\$ 3,035,000
2017	559	\$ 725,727	\$ 650,000	7.4 %	\$ 387,000	\$ 2,900,000
2018	534	\$ 747,040	\$ 680,000	4.6 %	\$ 430,000	\$ 2,100,000
2019	523	\$ 736,103	\$ 670,000	-1.5 %	\$ 360,000	\$ 2,130,000
2020	618	\$ 832,358	\$ 767,500	14.6 %	\$ 325,000	\$ 4,250,000
2021	661	\$ 1,130,976	\$ 960,000	25.1 %	\$ 430,000	\$ 17,100,000
2022	530	\$ 1,282,099	\$ 1,136,250	18.4 %	\$ 520,000	\$ 9,000,000
2023	450	\$ 1,255,956	\$ 1,100,000	-3.2 %	\$ 415,000	\$ 9,000,000
2024	48	\$ 1,444,135	\$ 1,262,500	14.8 %	\$ 770,000	\$ 4,600,000



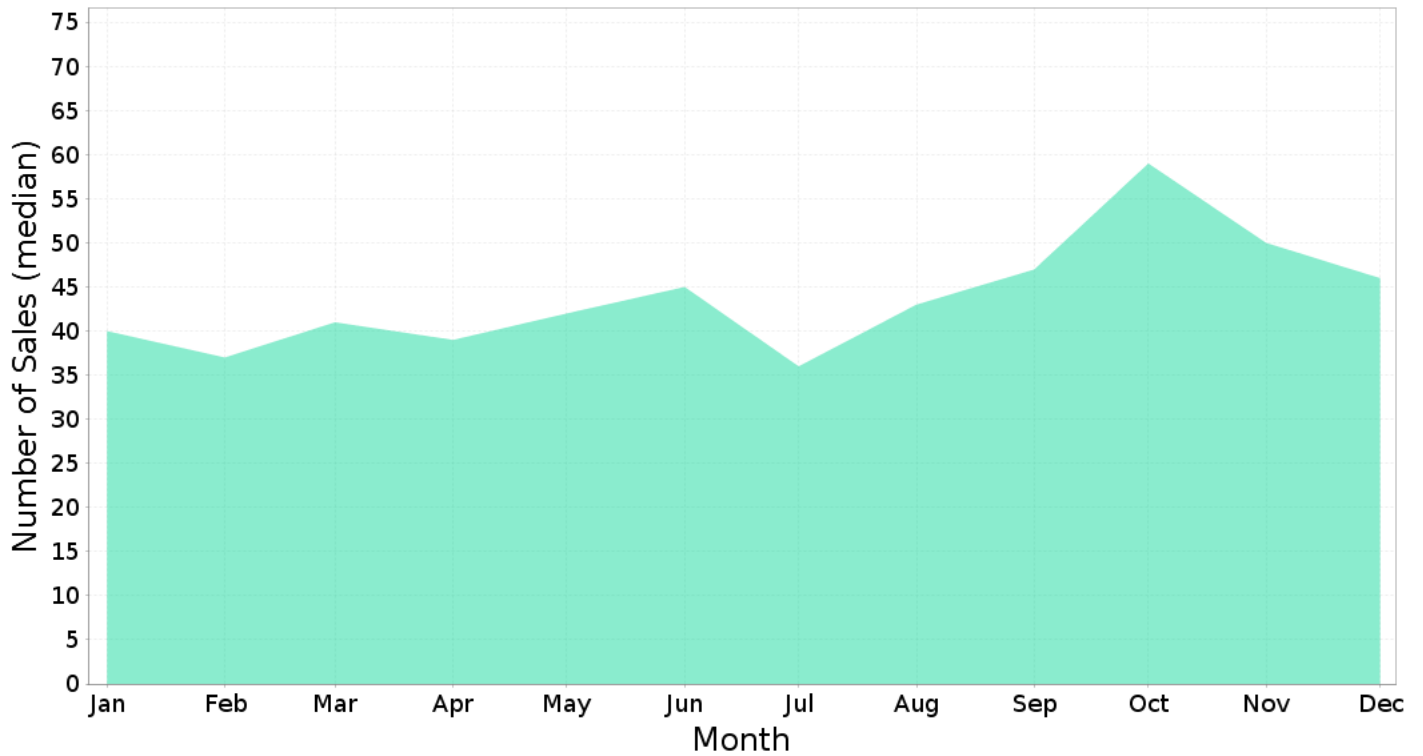
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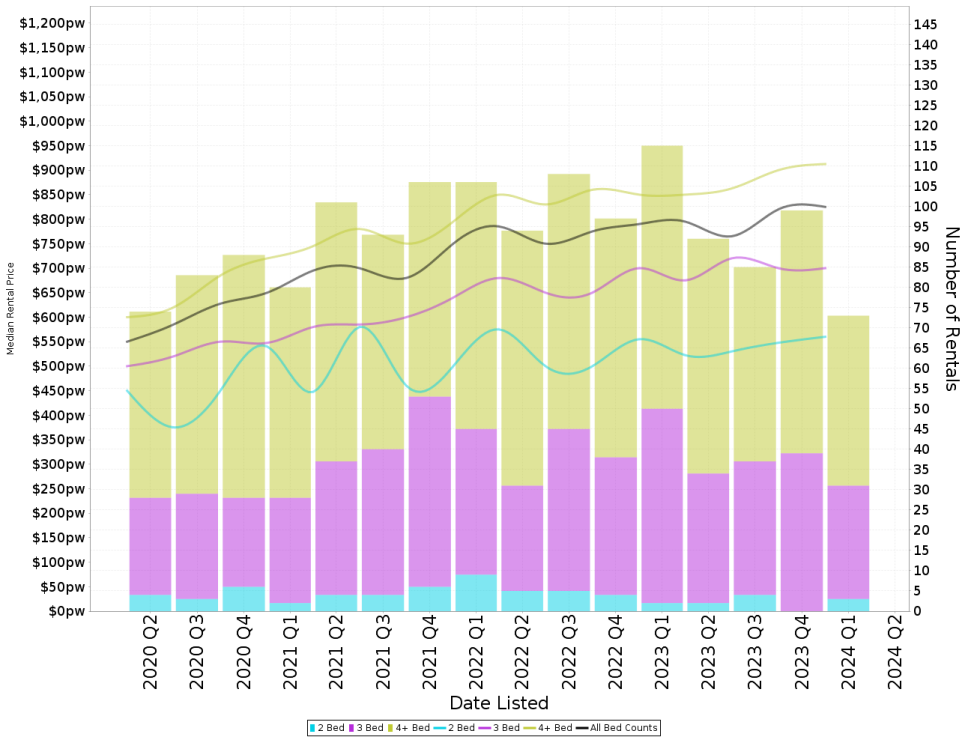
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.5%

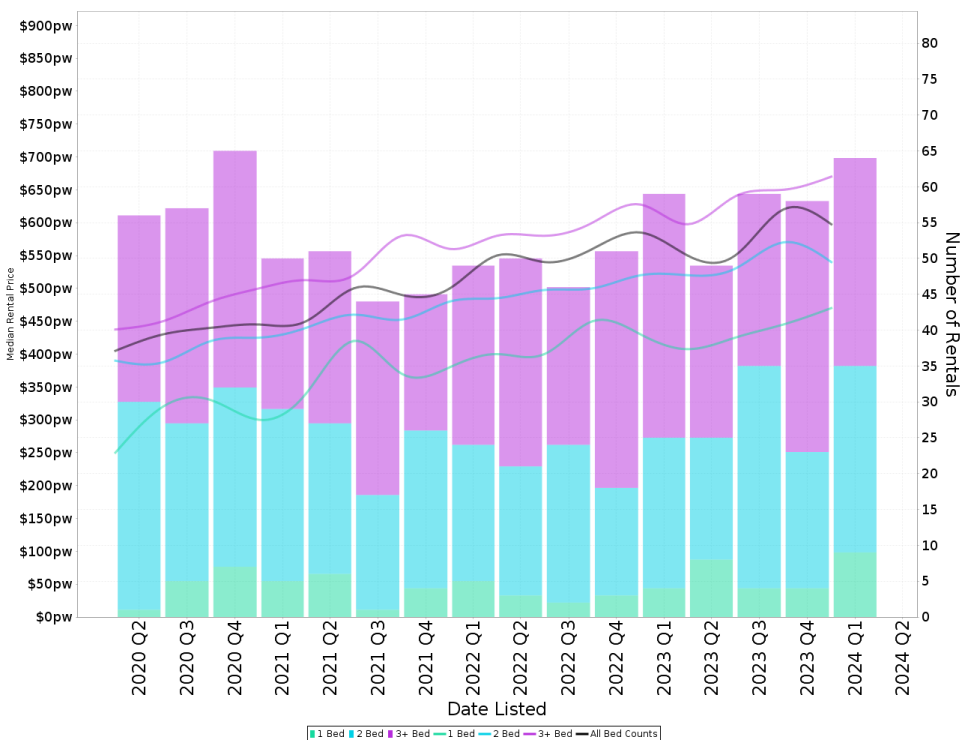
Current Median Price: \$1,160,000
Previous Median Price: \$1,100,000
Based on 888 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,160,000
Current Median Rent: \$800
Based on 349 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.0%

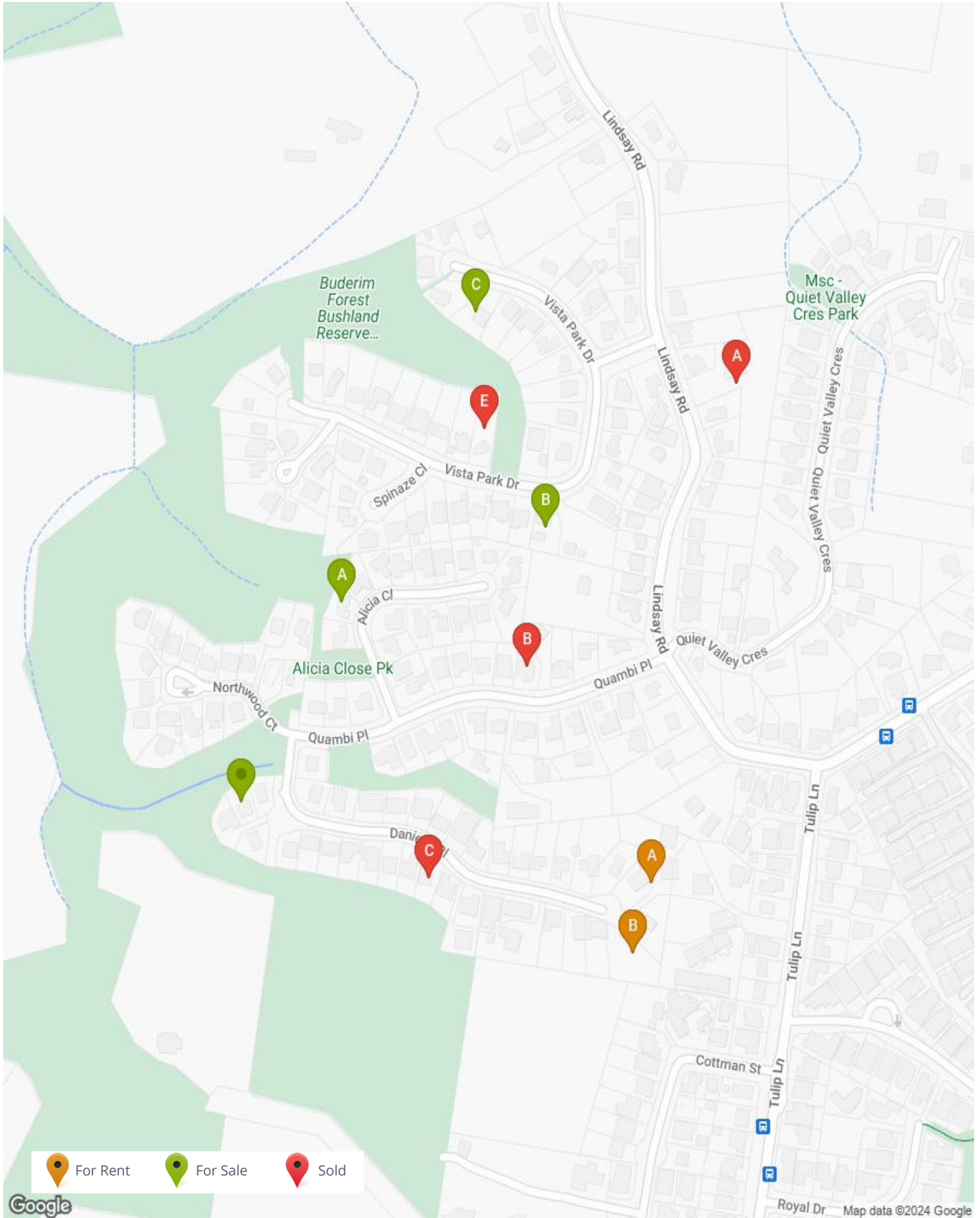
Current Median Price: \$618,000
Previous Median Price: \$600,000
Based on 508 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$618,000
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 \$675 and the highest for rent price is \$1,100 with a median rental price of \$838. Days listed ranges from 6 to 38 days with the average currently at 20 days for these selected properties.

35 DANIELLE PL, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 E4

4 2 2



Property Type: House
Area: 1,172 m²
RPD: L61 RP858452

Features:

Current Rent Price: **\$800 Per Week**
First Rent Price: **\$850 Rent Per Week**
Month Listed: **March 2024**
Days on Market: **32 Days**



BUDERIM 4556

4 2 2



Property Type: House
Area:
RPD:

Features:

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**

41 BRIBIE PINE CRT, BUDERIM 4556

4 2 2



Property Type: House
Area:
RPD:

Features:

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

11A COMPASS CRT, BUDERIM 4556

3 1 -



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$675 pw including utilities &**
First Rent Price: **\$675 pw including utilities &**
Month Listed: **March 2024* (Rented)**
Days on Market: **7 Days**

79 COGILL ST, BUDERIM 4556

3 1 1



Property Type: House
Area:
RPD:

Features:

Current Rent Price: **\$685 per week**
First Rent Price: **\$685 per week**
Month Listed: **March 2024* (Rented)**
Days on Market: **12 Days**

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46 MONARCH RD, MONS 4556

3 1 2



Property Type: House
Area:
RPD:

Current Rent Price: **\$850 per week**
First Rent Price: **\$900 per week**
Month Listed: **February 2024* (Rented)**
Days on Market: **17 Days**

Features:

48 DANIELLE PL, BUDERIM 4556

UBD Ref: Sunshine Coast - 078 D4 3 2 4



Property Type: House
Area: 1,968 m²
RPD: L63 RP858452

Current Rent Price: **\$920 Rent Per Week Inc. Lawn**
First Rent Price: **\$920 Rent Per Week Inc. Lawn &**
Month Listed: **February 2024* (Rented)**
Days on Market: **6 Days**

Features: HIGHSET, QUEENSLANDER, VERANDAH/DECK, CLOSE TO SCHOOLS



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* (Rented)**
Days on Market: **38 Days**

Features:

9 COURCHEVAL TCE, MONS 4556

3 2 4



Property Type: House
Area:
RPD:

Current Rent Price: **\$1,100**
First Rent Price: **\$1,100**
Month Listed: **February 2024* (Rented)**
Days on Market: **10 Days**

Features:

9 COURCHEVAL TCE, MONS 4556

3 2 4



Photo not available






Property Type: House
Area:
RPD:

Current Rent Price: **\$1,100 per week**
First Rent Price: **\$1,100 per week**
Month Listed: **February 2024* (Rented)**
Days on Market: **13 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 \$1,300,000 with a median sale price of \$1,045,000. Days listed ranges from 33 to 94 days with the average currently at 59 days for these selected properties.





















<p>9 ALICIA CL, BUDERIM 4556</p> 	<p>Property Type: House Area: 817 m² RPD: L29 RP848471</p> <p>Features: DOUBLE STOREY, CONTEMPORARY, DECK, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS</p>	<p>UBD Ref: Sunshine Coast - 078 C3 Distance from Property: 203m</p> <p>🛏️ 4 🍷 2 🚗 2</p> <p>Current List Price: Offers from 1.3M First List Price: Auction Date Listed: 27/02/2024 Days Listed: 48 Days Listed Price Change:</p> <p>A</p>
<p>29 VISTA PARK DR, BUDERIM 4556</p> 	<p>Property Type: House Area: 1,197 m² RPD: L23 RP195536</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 078 D2 Distance from Property: 386m</p> <p>🛏️ 5 🍷 4 🚗 5</p> <p>Current List Price: Offers over \$1,250,000 First List Price: Auction 07/04/24 Date Listed: 13/03/2024 Days Listed: 33 Days Listed Price Change: -10.7%</p> <p>B</p>
<p>6 VISTA PARK DR, BUDERIM 4556</p> 	<p>Property Type: House Area: 1,395 m² (210 m²) RPD: L10 RP195538</p> <p>Features: MULTI-LEVEL, SOLAR PANELS, DECK, ENSUITE, FIRE PLACE, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO</p>	<p>UBD Ref: Sunshine Coast - 078 D2 Distance from Property: 495m</p> <p>🛏️ 5 🍷 4 🚗 1</p> <p>Current List Price: Offers Over \$ 1,000,000 First List Price: Inviting Offers Date Listed: 08/02/2024 Days Listed: 67 Days Listed Price Change:</p> <p>C</p>
<p>15A BESLEY ST, BUDERIM 4556</p> 	<p>Property Type: House Area: 367 m² (176 m²) RPD:</p> <p>Features:</p>	<p>🛏️ 3 🍷 2 🚗 2</p> <p>Current List Price: From \$907,700 First List Price: From \$907,700 Date Listed: 19/02/2024 Days Listed: 56 Days Listed Price Change:</p>
<p>114 KING ST, BUDERIM 4556</p> 	<p>Property Type: House Area: 614 m² RPD:</p> <p>Features:</p>	<p>🛏️ 3 🍷 1 🚗 2</p> <p>Current List Price: Buyers Low \$1,000,000 (Under First List Price: Buyers Low \$1,000,000 Date Listed: 12/01/2024 Days Listed: 94 Days Listed Price Change:</p>

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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 \$870,000 and the highest sale price is \$1,535,000 with a median sale price of \$1,051,000. Days listed ranges from 29 to 75 days with the average currently at 52 days for these selected properties.

<p>142 LINDSAY RD, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 6,517 m² Area \$/m²: \$236 RPD: L2 RP800398</p> <p>Features: DECK, ENSUITE, BUILT IN ROBES, POOL, IMPROVEMENTS: DISHWASHER</p>	<p>UBD Ref: Sunshine Coast - 078 E2 Distance from Property: 612m  4  4  2</p> <p>Sale Price: \$1,535,000 (Normal Sale) Sale Date: 20/12/2023 Days to Sell: 29 Days Last Price: Current Bid \$ 1,350, Chg %: First Price: Inviting Offers Chg %:</p> <p>A</p>
<p>11 QUAMBI PL, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 867 m² Area \$/m²: \$1,442 RPD: L9 SP146198</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 078 D3 Distance from Property: 304m  5  3  3</p> <p>Sale Price: \$1,250,000 (Normal Sale) Sale Date: 01/11/2023 Days to Sell: 75 Days Last Price: UNDER Chg %: -5.7% First Price: For Sale Chg %: -10.7%</p> <p>B</p>
<p>28 DANIELLE PL, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 855 m² Area \$/m²: \$1,088 RPD: L50 RP858451</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 078 D4 Distance from Property: 195m  3  2  2</p> <p>Sale Price: \$930,000 (Agents Advice - Sale) Sale Date: 06/03/2024 Days to Sell: Last Price: Chg %: First Price: Chg %:</p> <p>C</p>
<p>48 DANIELLE PL, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 1,968 m² Area \$/m²: \$534 RPD: L63 RP858452</p> <p>Features: HIGHSET, QUEENSLANDER, VERANDAH/DECK, CLOSE TO SCHOOLS</p>	<p>UBD Ref: Sunshine Coast - 078 D4 Distance from Property: 405m  3  2  4</p> <p>Sale Price: \$1,051,000 (Agents Advice - Sale) Sale Date: 02/02/2024 Days to Sell: Last Price: Chg %: First Price: Chg %:</p> <p>D</p>
<p>26 VISTA PARK DR, BUDERIM, QLD 4556</p> 	<p>Property Type: House Area: 1,354 m² Area \$/m²: \$643 RPD: L33 RP195537</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 078 D2 Distance from Property: 410m  3  2  1</p> <p>Sale Price: \$870,000 (Normal Sale) Sale Date: 05/12/2023 Days to Sell: Last Price: Chg %: First Price: Chg %:</p> <p>E</p>

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Contact your agent for further information:

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