

# COMPARATIVE MARKET ANALYSIS

7 FOREST GROVE CRESCENT, SIPPY DOWNS, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Beverley Jan Gonano  
7 Forest Grove Crescent  
Sippy Downs, QLD, 4556

Dear Beverley,

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.

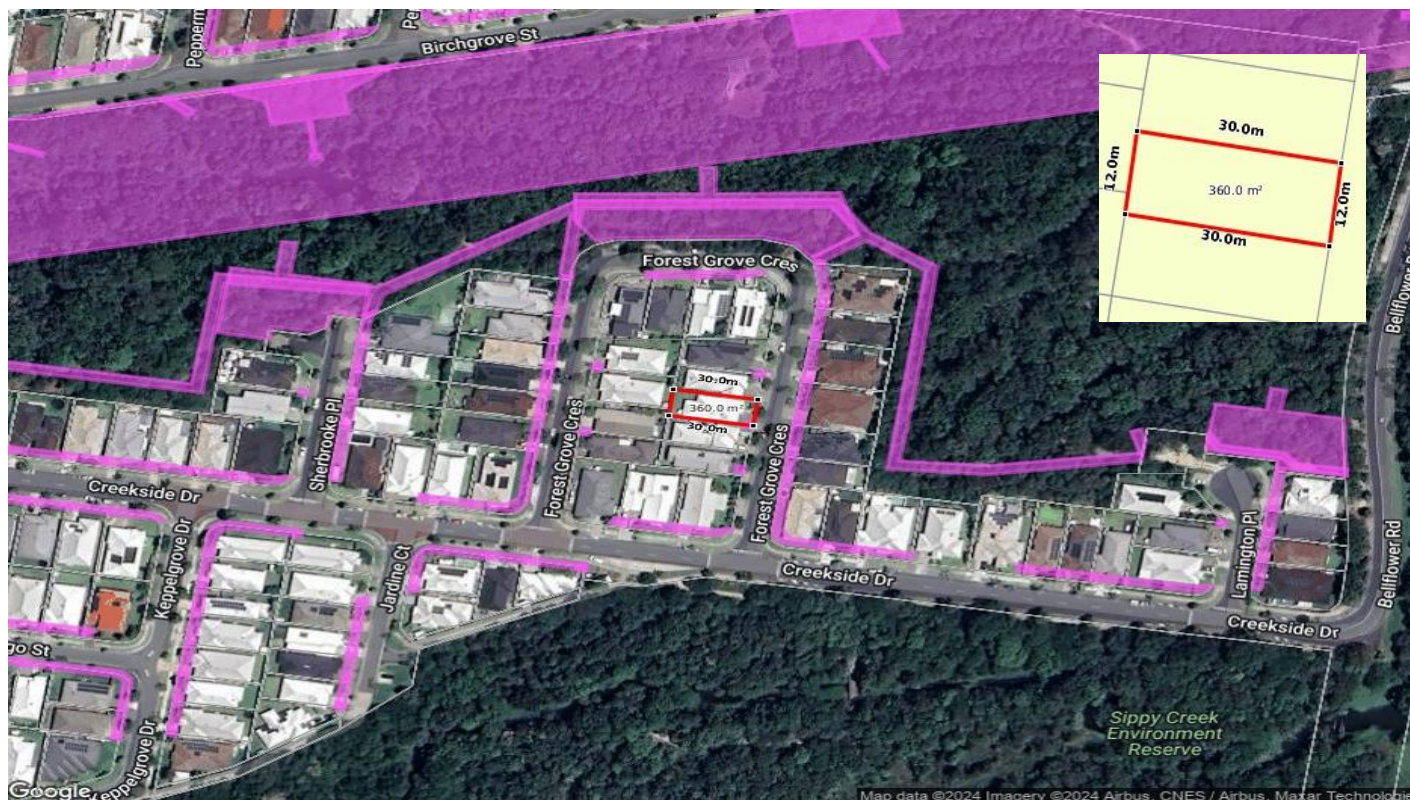
Thank you again for the opportunity to appraise your property and for considering the services of our office.

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



## 7 FOREST GROVE CRESCENT, SIPPY DOWNS, QLD 4556



### Owner Details

Owner Name(s): BEVERLEY JAN GONANO  
 Owner Address: 7 FOREST GROVE CRES, SIPPY DOWNS QLD 4556  
 Phone(s): \* \* \* \* \* 2700 (GONANO) \* \* \* \* \* 9954 (GONANO)      Owner Type: Owner Occupied

### Property Details

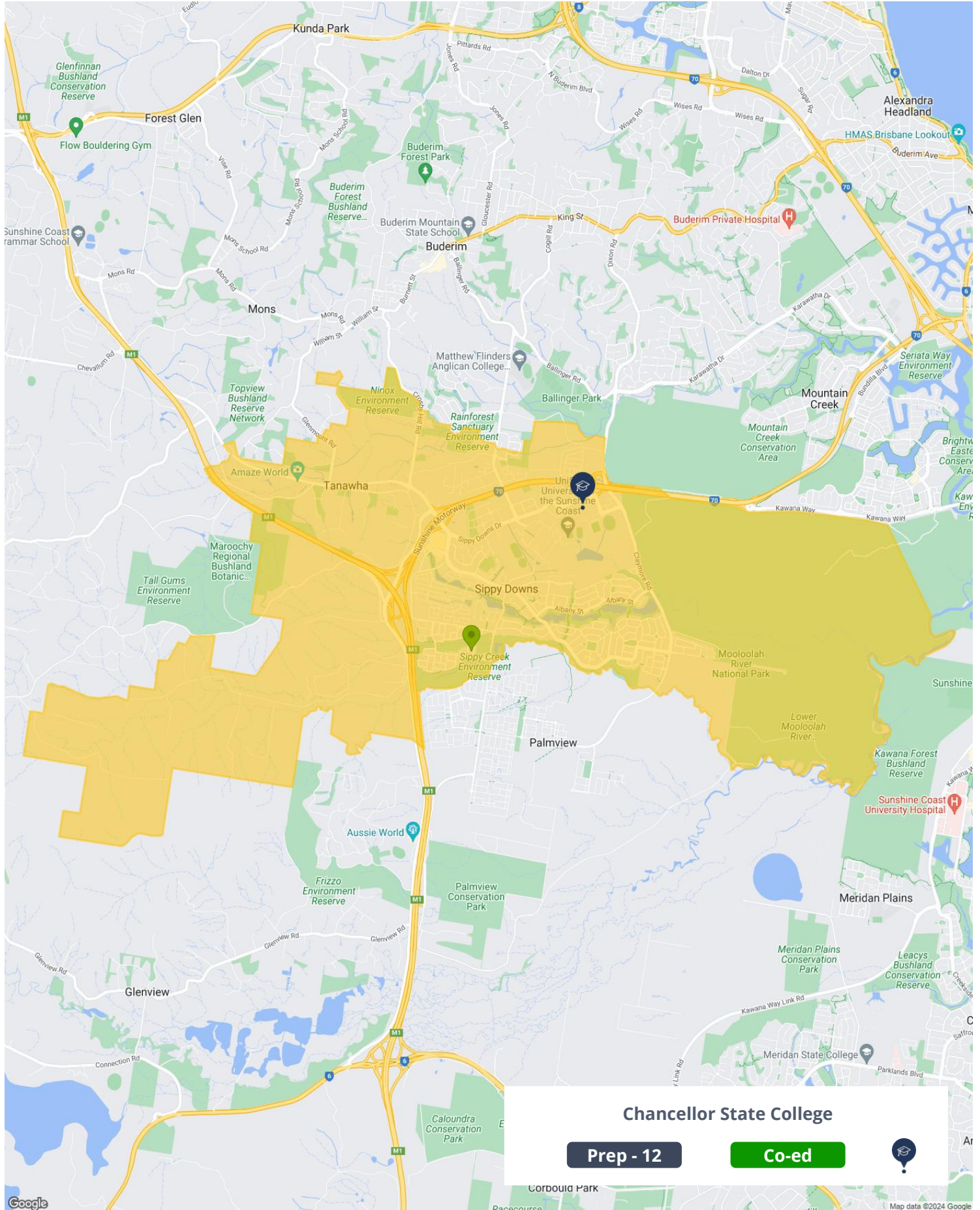
Property Type: House - Freehold [Issuing]      - - - -  
 RPD: L40 SP223015  
 Valuation Amount: \$247,500 - Site Value on 30/06/2022      Area: 360 m<sup>2</sup>  
 Valuation Amount: \$197,500 - Site Value on 30/06/2019      Area \$/m<sup>2</sup>: \$550  
 Land Use: SINGLE UNIT DWELLING      Water/Sewerage:  
 Zoning: Low Density Residential Zone      Property ID: 12226084 /  
 Council: SUNSHINE COAST (MAROOCHY)      UBD Ref: UBD Ref: 088 J3  
 Features:

### Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 198,000	14/09/2009	INVESTA FUNDS MANAGEMENT LTD; CLARENDON...	360 m <sup>2</sup>	Normal Sale	No



# School Catchment Areas



**Chancellor State College**

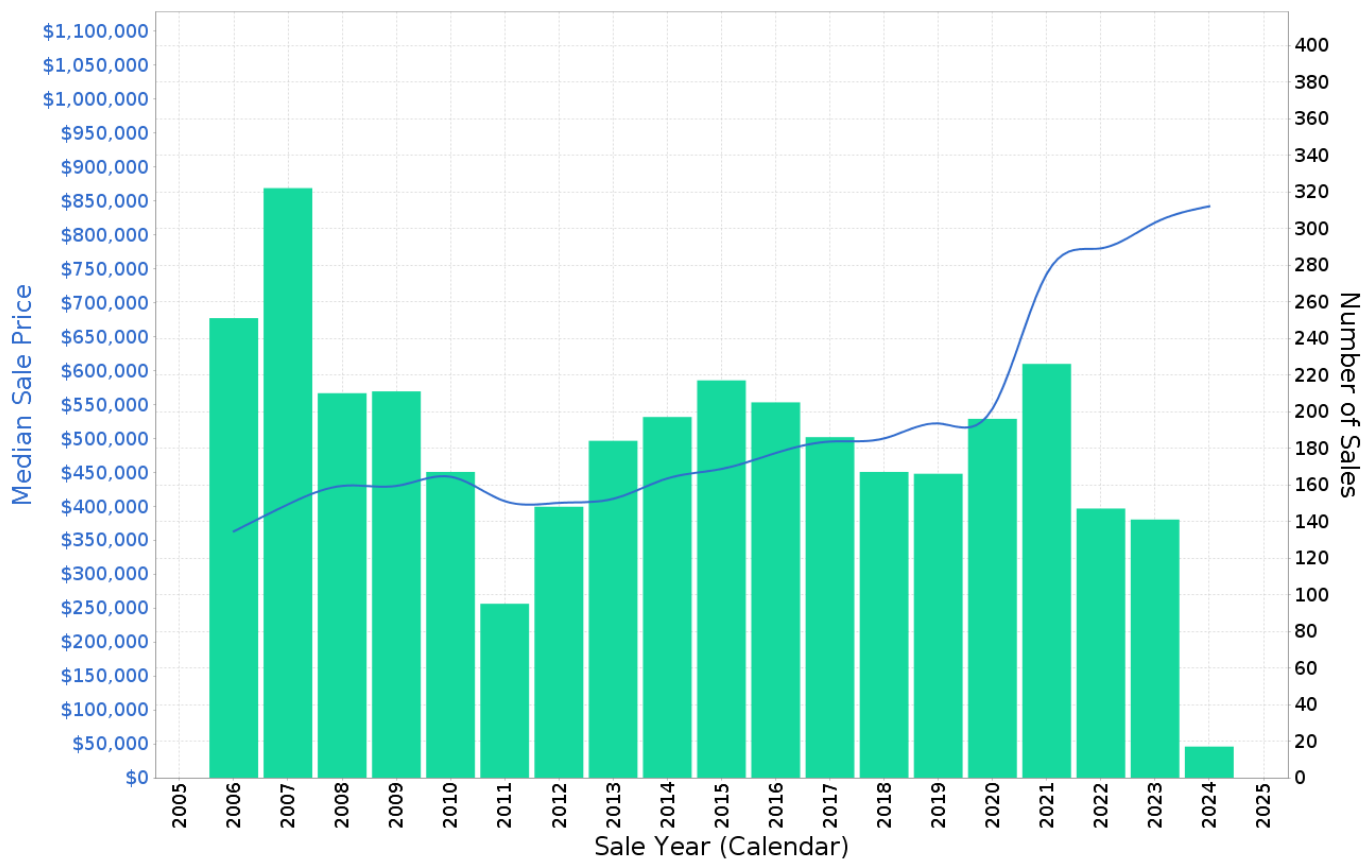
**Prep - 12**

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## Sales & Growth Chart (House)

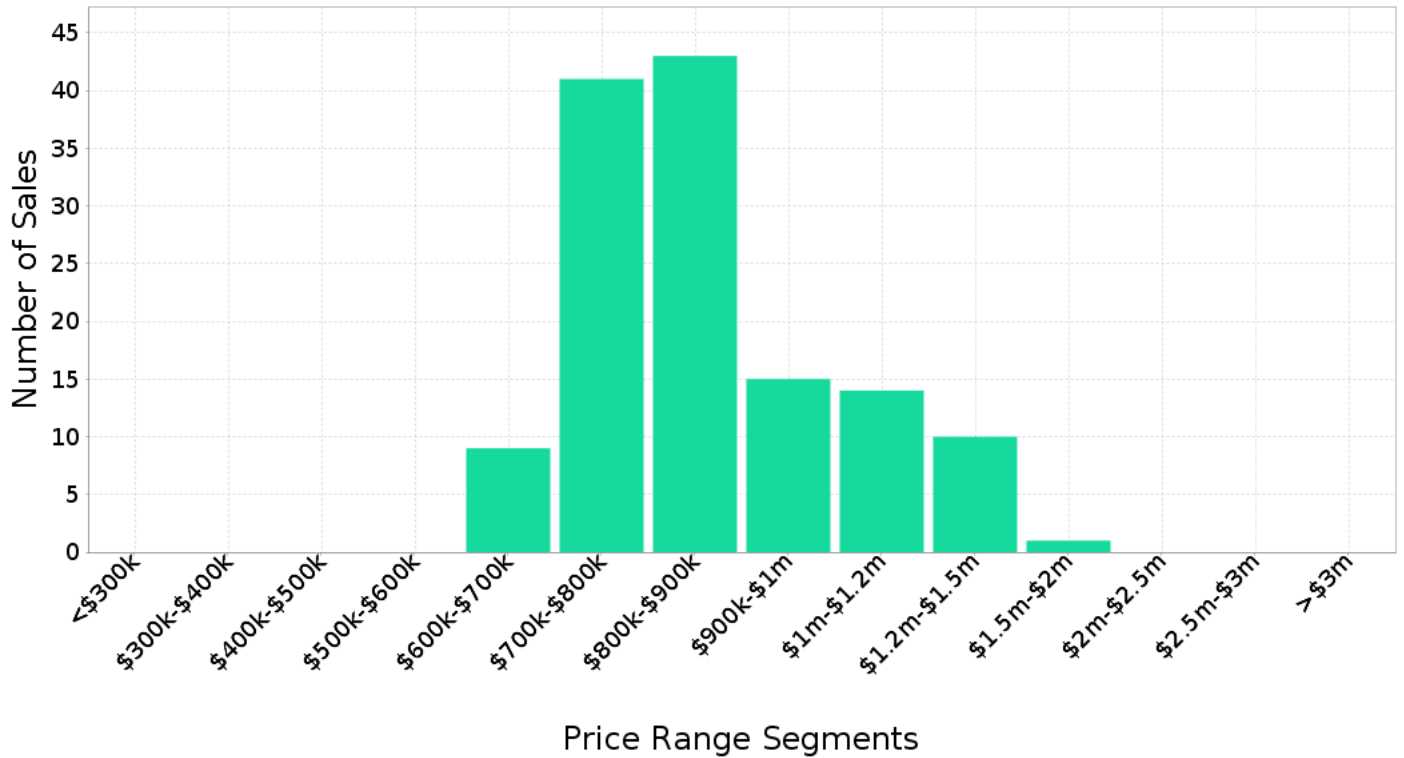
Year	No. of Sales	Average	Median	Growth	Low	High
2006	251	\$ 372,165	\$ 363,000		\$ 159,000	\$ 690,000
2007	322	\$ 412,817	\$ 402,750	11.0 %	\$ 295,000	\$ 723,500
2008	210	\$ 439,263	\$ 430,000	6.8 %	\$ 200,000	\$ 765,000
2009	211	\$ 444,998	\$ 430,000		\$ 210,000	\$ 765,000
2010	167	\$ 452,647	\$ 443,500	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	17	\$ 911,471	\$ 842,000	2.9 %	\$ 720,000	\$ 1,425,000



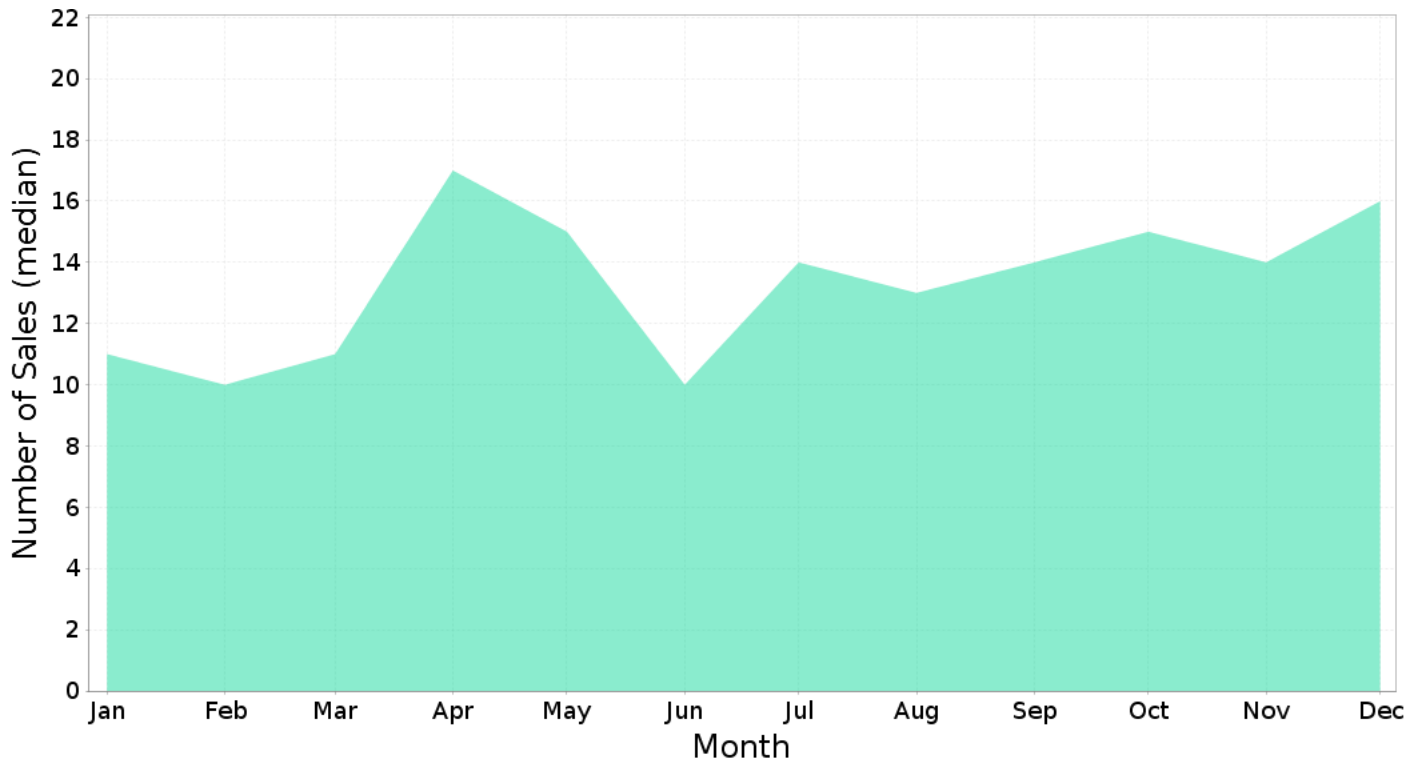
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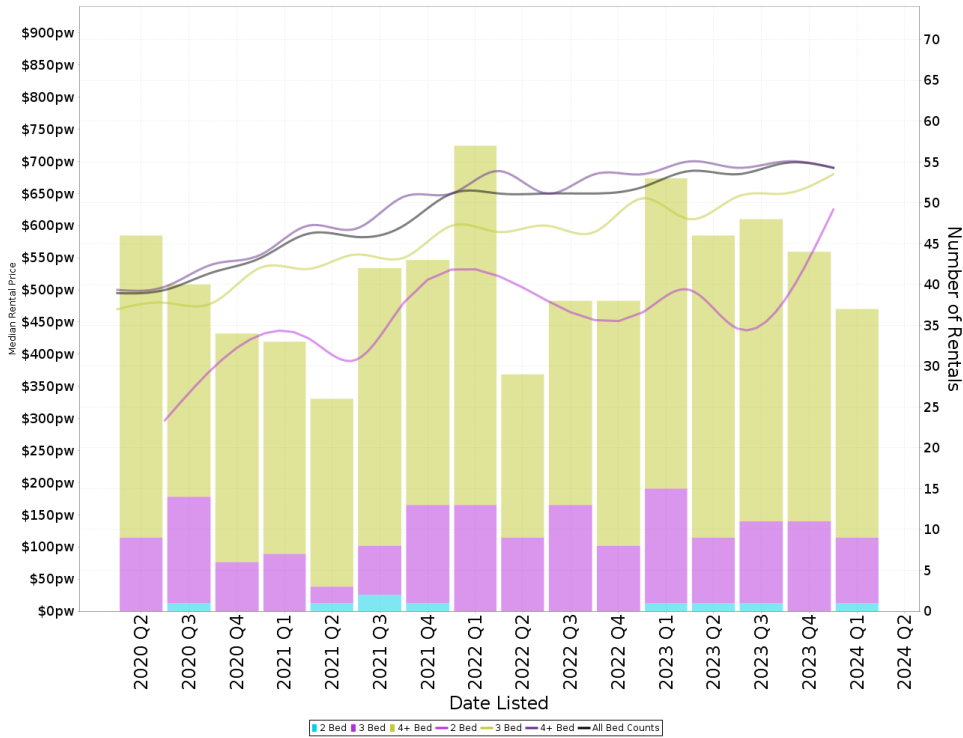
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.1%**

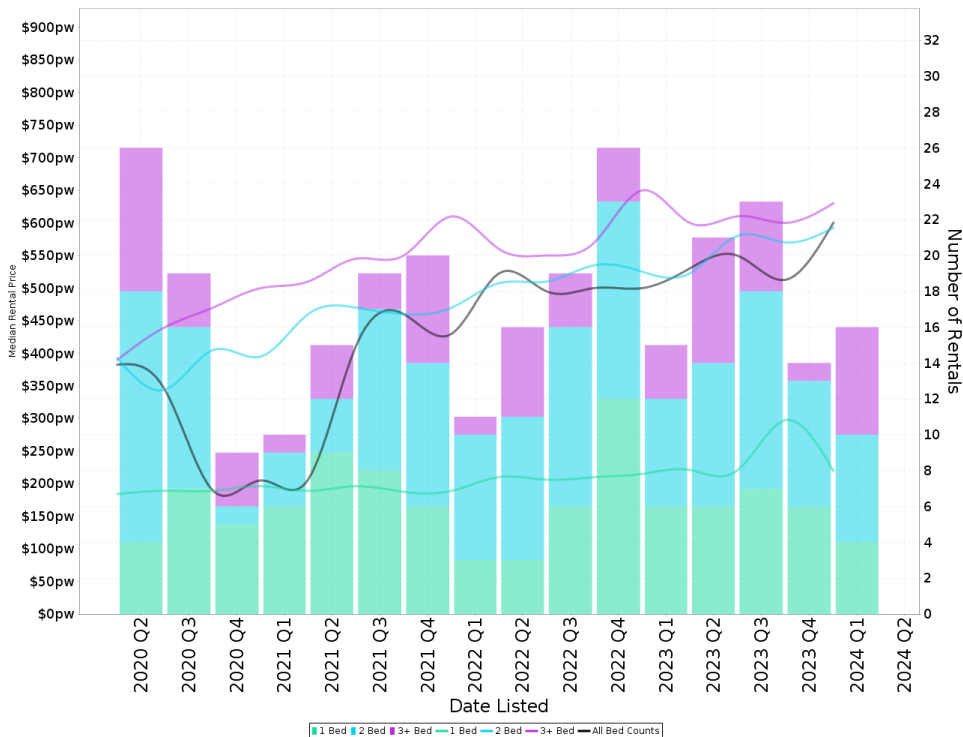
Current Median Price: \$830,000  
Previous Median Price: \$775,000  
Based on 269 registered House sales compared over the last two rolling 12 month periods.

### 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

**+2.6%**

Current Median Price: \$502,500  
Previous Median Price: \$490,000  
Based on 185 registered Unit sales compared over the last two rolling 12 month periods.

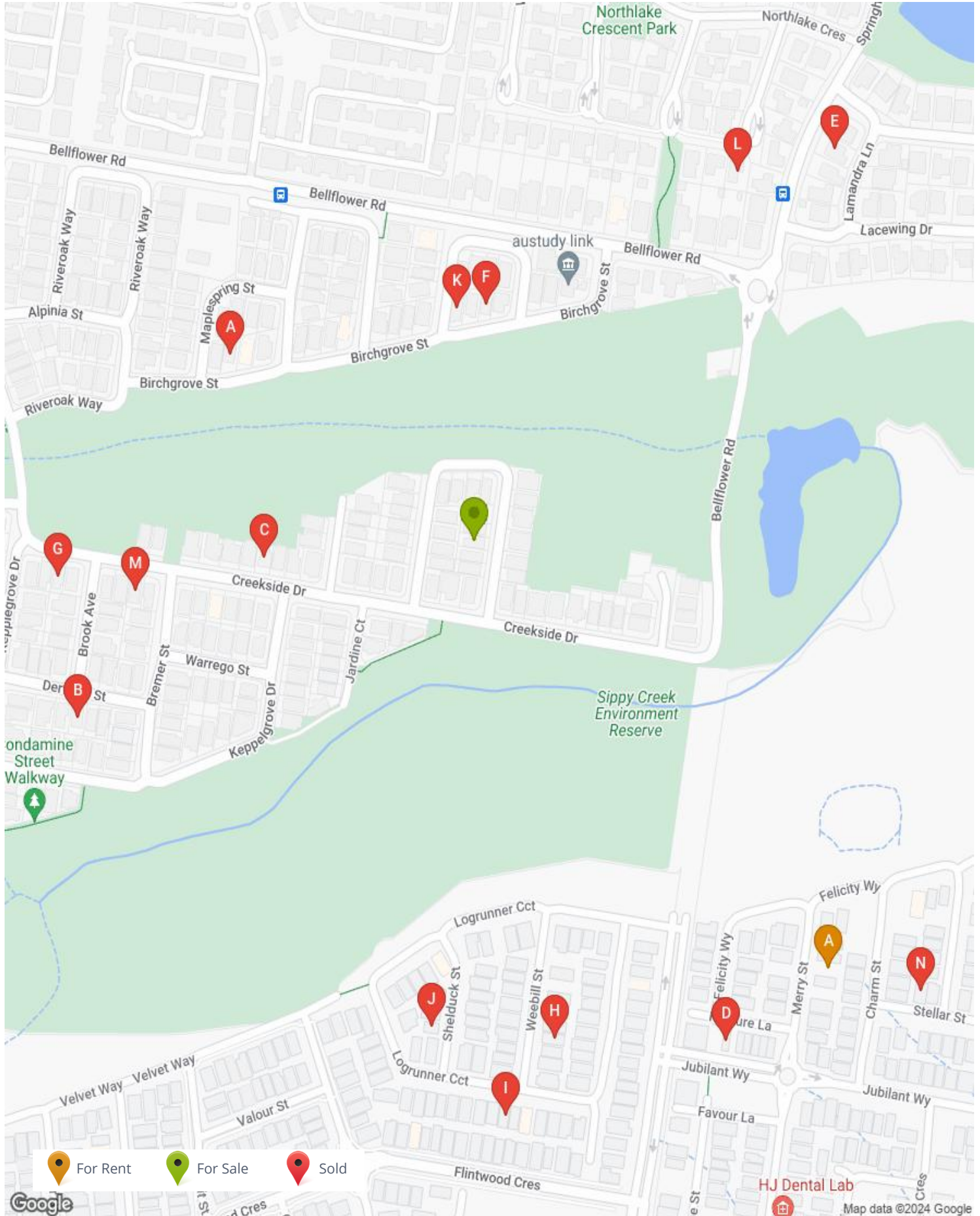
### Suburb Rental Yield

**+5.7%**

Current Median Price: \$502,500  
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 \$600 and the highest for rent price is \$700 with a median rental price of \$645. Days listed ranges from 5 to 22 days with the average currently at 14 days for these selected properties.

**14 MERRY ST, PALMVIEW 4553** UBD Ref: Sunshine Coast - 088 L5  4  2  2







Property Type: House  
Area: 375 m<sup>2</sup>  
RPD: L2058 SP327060

Features:

Current Rent Price: **\$695 per week**  
First Rent Price: **\$700 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **21 Days**






**14 MERRY ST, PALMVIEW 4553**  4  2  2




Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$695**  
First Rent Price: **\$700**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **21 Days**




**14 MERRY ST, PALMVIEW 4553**  4  2  2




Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$695 per week**  
First Rent Price: **\$700 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **22 Days**




**71 HARMONY BVD, PALMVIEW 4553**  4  2  2




Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$640 per week**  
First Rent Price: **\$640 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **15 Days**

**60 FICUS ST, PALMVIEW 4553**  3  2  2



Property Type: House  
Area: 300 m<sup>2</sup> (182 m<sup>2</sup>)  
RPD:

Features:

Current Rent Price: **\$650**  
First Rent Price: **\$650**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **22 Days**

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**83 TRANQUILITY WAY, PALMVIEW 4553**

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$640 per week**  
First Rent Price: **\$640 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **9 Days**

**83 TRANQUILITY WAY, PALMVIEW 4553**

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$640**  
First Rent Price: **\$640**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **7 Days**

**5 CLARENCE PL, SIPPY DOWNS 4556**

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$600 per week**  
First Rent Price: **\$600 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **10 Days**

**5 CLARENCE PL, SIPPY DOWNS 4556**

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$600**  
First Rent Price: **\$600**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **5 Days**

**67 HARMONY BVD, PALMVIEW 4553**

 4  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$700 per week**  
First Rent Price: **\$725 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **11 Days**

## Nearby Comparable For Sale Properties

There are 6 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$683,532 and the highest for sale price is \$950,000 with a median sale price of \$817,999. Days listed ranges from 31 to 714 days with the average currently at 237 days for these selected properties.

### 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: **714 Days**

Listed Price Change:

### BASIL PL, PALMVIEW 4553

 3  2  2



Property Type: House  
Area: 325 m<sup>2</sup> (325 m<sup>2</sup>)  
RPD:

Features:

Current List Price: **\$683,532**

First List Price: \$666,856

Date Listed: 16/06/2023 Days Listed: **297 Days**

Listed Price Change:

### 37 ASCOT CCT, PALMVIEW 4553

 4  2  2



Property Type: House  
Area: 510 m<sup>2</sup> (216 m<sup>2</sup>)  
RPD:

Features:

Current List Price: **\$970,000**

First List Price: \$970,000

Date Listed: 22/08/2023 Days Listed: **230 Days**

Listed Price Change:

### PALMVIEW 4553

 4  2  2



Property Type: House  
Area: 346 m<sup>2</sup> (190 m<sup>2</sup>)  
RPD:

Features:

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

First List Price: \$797,311

Date Listed: 22/01/2024 Days Listed: **76 Days**

Listed Price Change:

### 2459 VANTAGE WAY, PALMVIEW 4553

 4  4  2



Property Type: House  
Area: 188 m<sup>2</sup> (220 m<sup>2</sup>)  
RPD:

Features:

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

First List Price: \$775,000

Date Listed: 25/01/2024 Days Listed: **74 Days**

Listed Price Change:

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**CONIFER CRES, PALMVIEW 4553**

 **4**  **2**  **2**



Property Type: House  
Area: 545 m<sup>2</sup> (195 m<sup>2</sup>)  
RPD:




Features:

Current List Price: **From \$949,122**  
First List Price: From \$949,122  
Date Listed: 07/03/2024 Days Listed: **31 Days**  
Listed Price Change:

## Nearby Comparable Sold Properties

There are 14 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$702,500 and the highest sale price is \$840,000 with a median sale price of \$805,000. Days listed ranges from 5 to 67 days with the average currently at 19 days for these selected properties.

### 38 BIRCHGROVE ST, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 J2  
Distance from Property: 290m  3  2  2






Property Type: House  
Area: 477 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,604  
RPD: L163 SP202107

Sale Price: **\$765,000 (Normal Sale)**  
Sale Date: 08/10/2023 Days to Sell: **67 Days**  
Last Price: \$789,000 (Under Offer) Chg %: **-3.0%**  
First Price: \$805,000 Chg %: **-4.4%**

Features: LOWSET, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: BIG LIVING SPACES



### 8 DERWENT ST, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 H4  
Distance from Property: 418m  4  2  2



Property Type: House  
Area: 450 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,822  
RPD: L180 SP215557

Sale Price: **\$820,000 (Normal Sale)**  
Sale Date: 19/10/2023 Days to Sell: **21 Days**  
Last Price: Contact Agent (Under Chg %:  
First Price: Contact Agent Chg %:

Features: BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: INTERNAL LAUNDRY, DISHWASHER, SECURE PARKING, PETS ALLOWED



### 61 CREEKSIDE DR, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 J3  
Distance from Property: 205m  3  2  2



Property Type: House  
Area: 450 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,844  
RPD: L7 SP223015

Sale Price: **\$830,000 (Normal Sale)**  
Sale Date: 25/10/2023 Days to Sell: **5 Days**  
Last Price: New to the Market! Chg %:  
First Price: New to the Market! Chg %:

Features: LOWSET, DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT,



### 7 JUBILANT WAY, PALMVIEW, QLD 4553

UBD Ref: Sunshine Coast - 088 K5  
Distance from Property: 511m  4  2  2



Property Type: House  
Area: 208 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$3,601  
RPD: L2039 SP327060

Sale Price: **\$749,000 (Normal Sale)**  
Sale Date: 25/10/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features:



### 4 LAMANDRA LA, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 L2  
Distance from Property: 498m  4  2  2



Property Type: House  
Area: 743 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,131  
RPD: L139 SP124472

Sale Price: **\$840,000 (Normal Sale)**  
Sale Date: 31/10/2023 Days to Sell: **N/A**  
Last Price: For Sale Chg %:  
First Price: For Sale Chg %:

Features: LOWSET, ENSUITE, GARAGE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA, IMPROVEMENTS: GARDEN,



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**12 BIRCHGROVE ST, SIPPY DOWNS, QLD 4556**

UBD Ref: Sunshine Coast - 088 K2  3  2  2  
Distance from Property: 212m




Property Type: House  
Area: 354 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,034  
RPD: L122 SP202106

Features:

**Sale Price: \$720,000 (Normal Sale)**  
Sale Date: 02/11/2023 Days to Sell: **13 Days**  
Last Price: Contact Agent Chg %:  
First Price: New Listing - Offers Chg %:



**40 CREEKSIDE DR, SIPPY DOWNS, QLD 4556**

UBD Ref: Sunshine Coast - 088 H3  4  2  2  
Distance from Property: 407m



Property Type: House  
Area: 360 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,056  
RPD: L194 SP215557

Features: LOWSET, BRICK AND TILE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING,

**Sale Price: \$740,000 (Normal Sale)**  
Sale Date: 14/11/2023 Days to Sell: **17 Days**  
Last Price: Offers Over \$739,000 Chg %:  
First Price: Contact Agent (Under Chg %:



**15 WEBBILL ST, PALMVIEW, QLD 4553**

UBD Ref: Sunshine Coast - 088 K5  3  2  1  
Distance from Property: 453m



Property Type: House  
Area: 300 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,617  
RPD: L1811 SP319476

Features: LOWSET, SOLAR PANELS, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT

**Sale Price: \$785,000 (Normal Sale)**  
Sale Date: 14/11/2023 Days to Sell: **14 Days**  
Last Price: SOLD by Your Palmview Chg %:  
First Price: New Listing (Under Chg %:



**56 LOGRUNNER CRCT, PALMVIEW, QLD 4553**

UBD Ref: Sunshine Coast - 088 K5  3  2  2  
Distance from Property: 515m



Property Type: House  
Area: 300 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,342  
RPD: L1863 SP319476

Features:

**Sale Price: \$702,500 (Normal Sale)**  
Sale Date: 16/11/2023 Days to Sell: **5 Days**  
Last Price: Offers Over \$699,000 Chg %:  
First Price: Offers Over \$699,000 Chg %:



**8 SHELDUCK ST, PALMVIEW, QLD 4553**

UBD Ref: Sunshine Coast - 088 J5  4  2  2  
Distance from Property: 436m



Property Type: House  
Area: 313 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,588  
RPD: L1838 SP319476

Features: DOUBLE STOREY, CONTEMPORARY, SOLAR PANELS, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS,

**Sale Price: \$810,000 (Normal Sale)**  
Sale Date: 21/11/2023 Days to Sell: **13 Days**  
Last Price: Offers Above \$800,000 Chg %:  
First Price: Offers Above \$850,000 Chg %:





## 11 CEDARFIELD CRES, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 J2  
Distance from Property: 209m

 4  2  2



Property Type: House  
Area: 460 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,761  
RPD: L120 SP202106

Features:

Sale Price: **\$810,000 (Normal Sale)**  
Sale Date: 11/12/2023 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 14 BRIDGEWATER CT, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 L2  
Distance from Property: 420m

 5  2  2



Property Type: House  
Area: 755 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,073  
RPD: L470 RP905753

Features: STUDY, IMPROVEMENTS: INTERNAL LAUNDRY

Sale Price: **\$810,000 (Normal Sale)**  
Sale Date: 17/01/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 48 CREEKSIDE DR, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 H3  
Distance from Property: 333m

 4  2  2



Property Type: House  
Area: 432 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,852  
RPD: L25 SP183191

Features: BUILD YR: 2007

Sale Price: **\$800,000 (Normal Sale)**  
Sale Date: 31/01/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 10 STELLAR ST, PALMVIEW, QLD 4553

UBD Ref: Sunshine Coast - 088 L5  
Distance from Property: 595m

 4  2  2



Property Type: House  
Area: 313 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,620  
RPD: L2087 SP327060

Features:

Sale Price: **\$820,000 (Agents Advice - Sale)**  
Sale Date: 19/03/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:



## 7 FOREST GROVE CRESCENT, SIPPY DOWNS, 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)