

# COMPARATIVE MARKET ANALYSIS

7 SEAVIEW COURT, MAROOCHYDORE, QLD 4558

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Jacqueline Lyle; David Kenneth Mccrudden  
7 Seaview Court  
Maroochydore, QLD, 4558

Dear Jackie,

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.

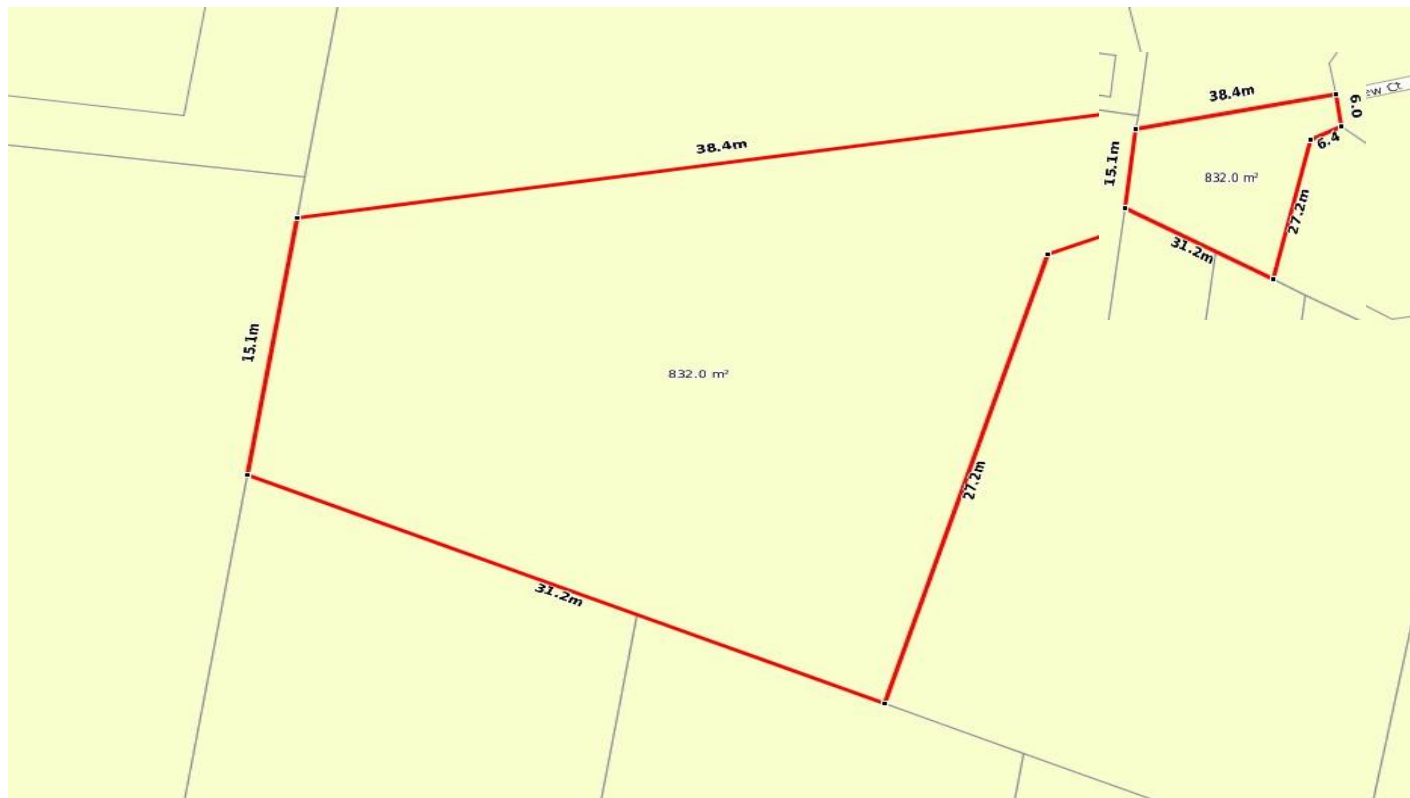
Should you have any questions relating to the information contained within, this document, please feel free to contact me on the details below.

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 SEAVIEW COURT, MAROOCHYDORE, QLD 4558



### Owner Details

Owner Name(s): JACQUELINE LYLE; DAVID KENNETH MCCRUDDEN

Owner Address: 7 SEAVIEW CT, MAROOCHYDORE QLD 4558

Phone(s):

Owner Type:

Owner Occupied

### Property Details



Property Type: House - Freehold [Issuing]

RPD: L14 RP132243

Valuation Amount: \$400,000 - Site Value on 30/06/2022

Valuation Amount: \$285,000 - Site Value on 30/06/2019

Land Use: SINGLE UNIT DWELLING

Zoning: Low Density Residential Zone

Council: SUNSHINE COAST (MAROOCHY)

Features:

Area: 832 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$164

Water/Sewerage:

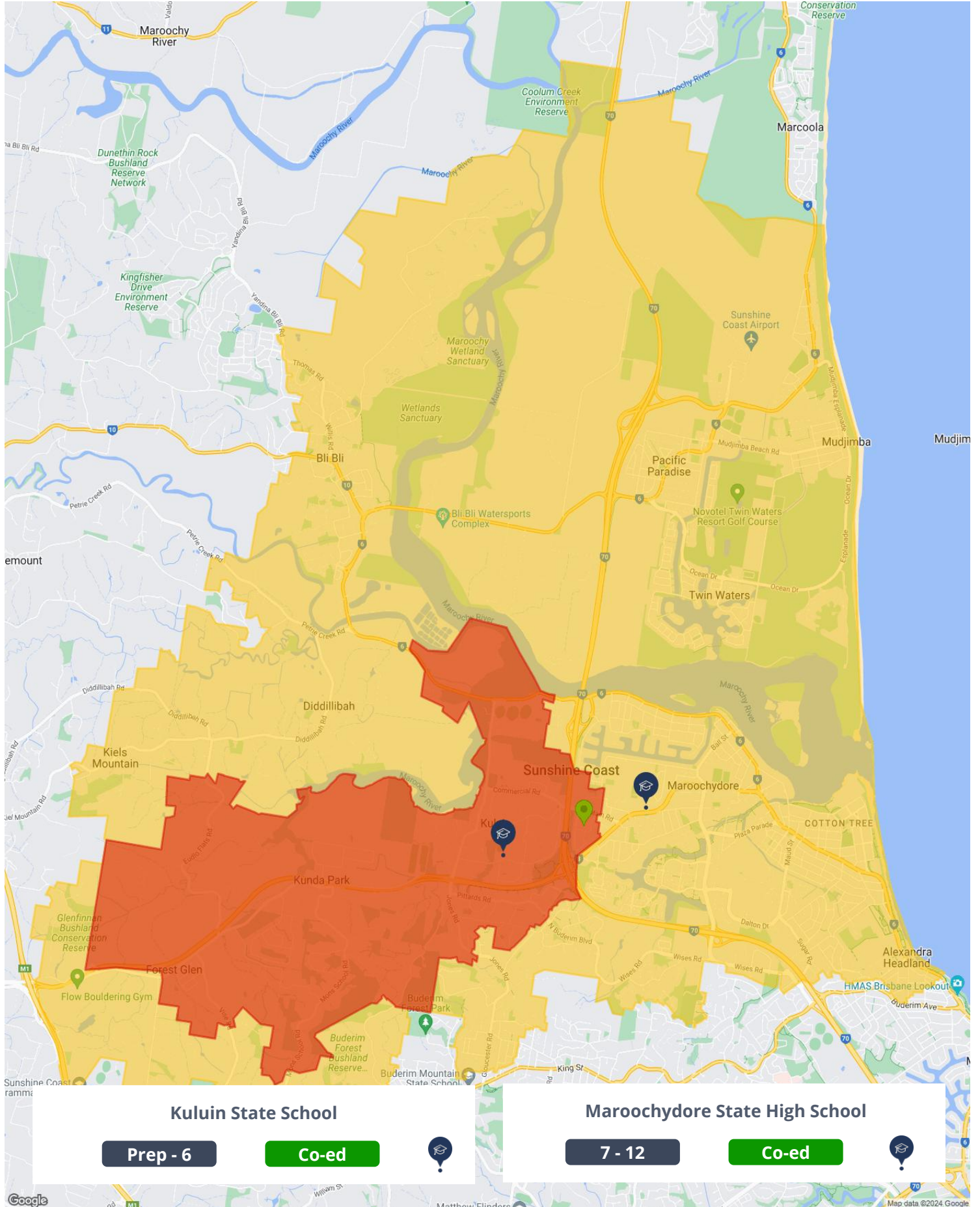
Property ID: 1375608 / QLD286721

UBD Ref: UBD Ref: 068 Q11

### Sales History

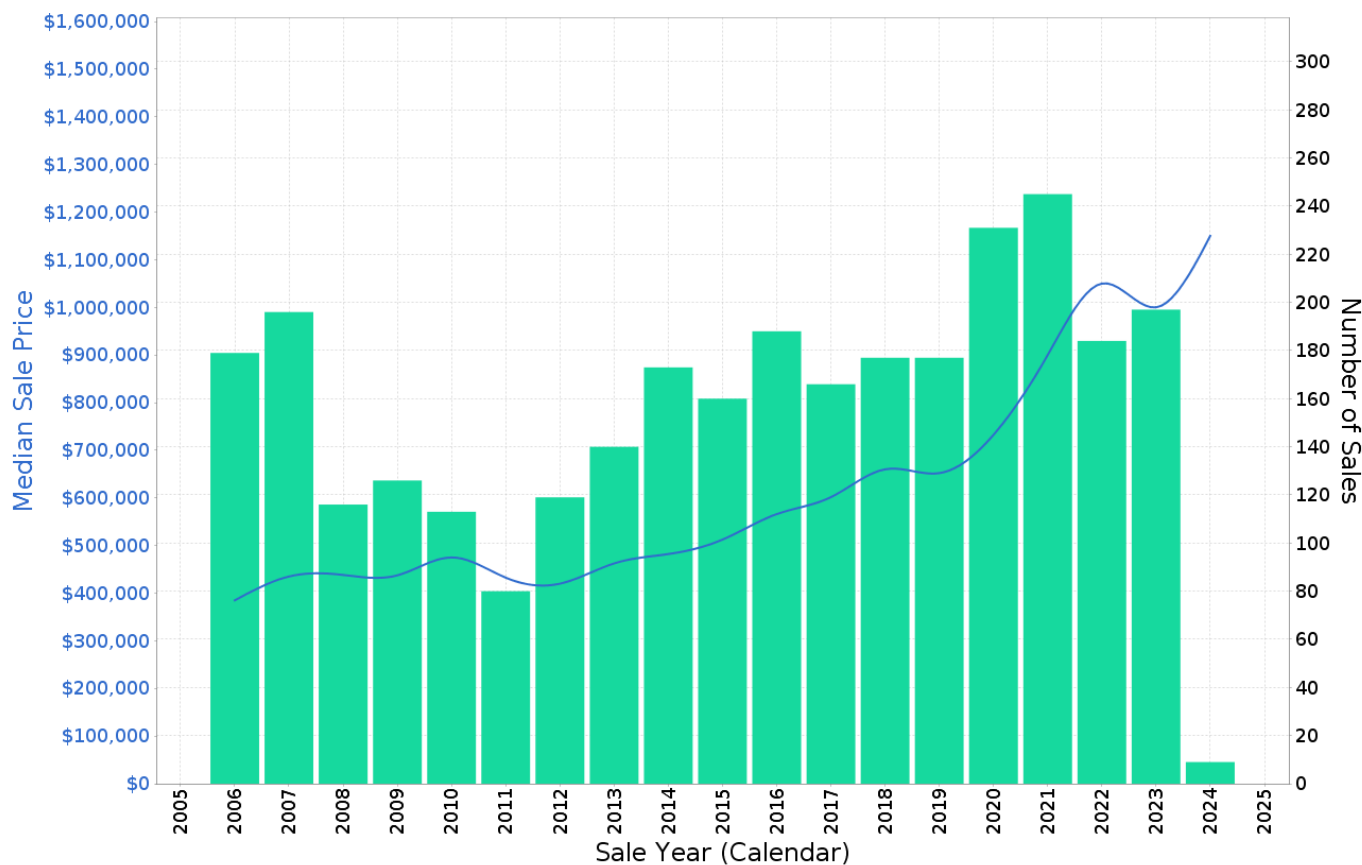
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 136,500	05/06/2001	STRANGE	832 m <sup>2</sup>	Normal Sale	No
\$ 32,500	05/05/1977	VENDOR NOT RECORDED	832 m <sup>2</sup>	Normal Sale	No

# School Catchment Areas



## Sales & Growth Chart (House)

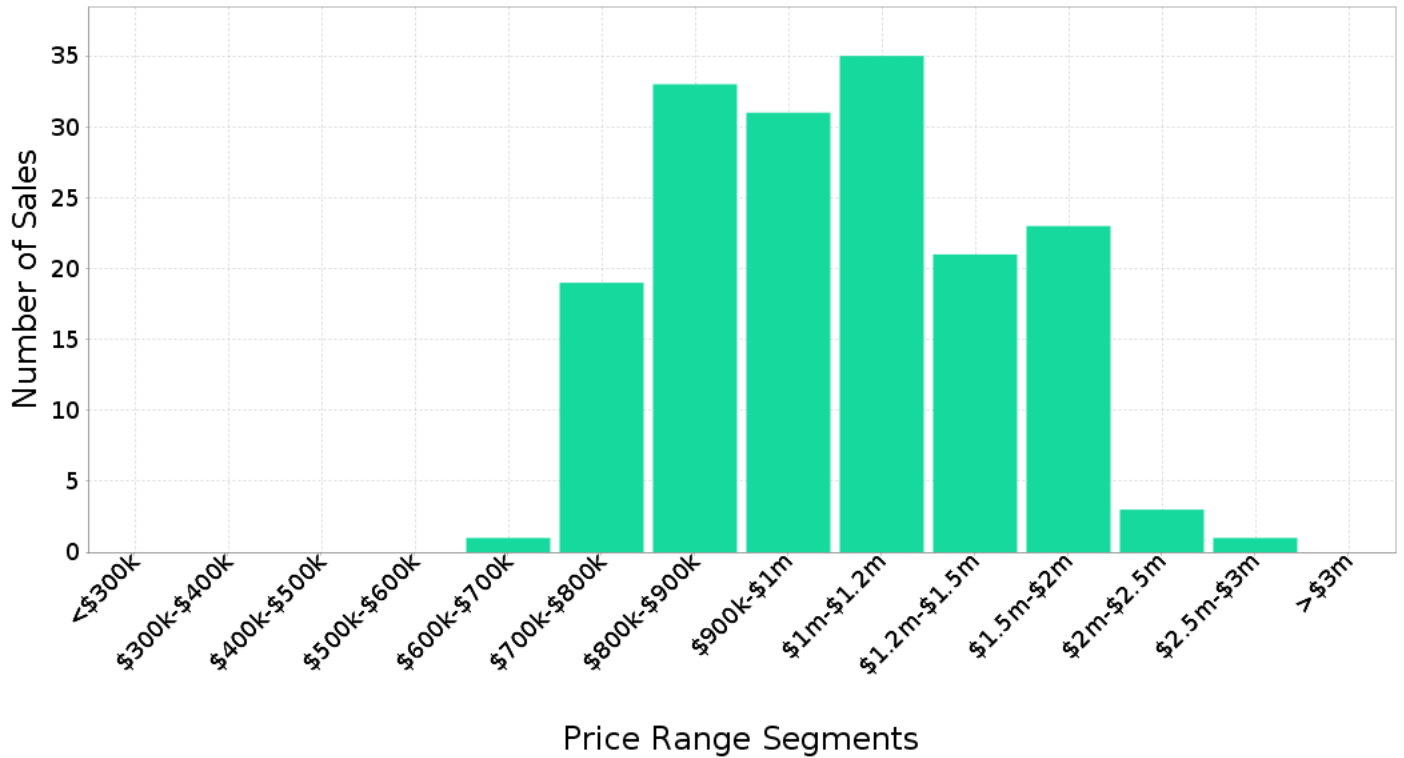
Year	No. of Sales	Average	Median	Growth	Low	High
2006	179	\$ 430,284	\$ 385,000		\$ 254,500	\$ 1,200,000
2007	196	\$ 483,140	\$ 435,000	13.0 %	\$ 280,000	\$ 1,430,000
2008	116	\$ 494,976	\$ 438,250	0.7 %	\$ 205,000	\$ 1,240,000
2009	126	\$ 490,804	\$ 437,500	-0.2 %	\$ 295,000	\$ 1,190,000
2010	113	\$ 520,021	\$ 475,000	8.6 %	\$ 196,875	\$ 1,430,000
2011	80	\$ 489,428	\$ 432,500	-8.9 %	\$ 297,000	\$ 1,240,000
2012	119	\$ 464,192	\$ 420,000	-2.9 %	\$ 231,000	\$ 1,050,000
2013	140	\$ 484,550	\$ 462,500	10.1 %	\$ 270,000	\$ 1,440,000
2014	173	\$ 524,542	\$ 482,130	4.2 %	\$ 227,000	\$ 1,300,000
2015	160	\$ 565,903	\$ 512,500	6.3 %	\$ 162,000	\$ 1,317,000
2016	188	\$ 596,832	\$ 566,000	10.4 %	\$ 189,000	\$ 1,460,000
2017	166	\$ 623,685	\$ 601,600	6.3 %	\$ 189,000	\$ 1,360,000
2018	177	\$ 732,463	\$ 660,000	9.7 %	\$ 400,000	\$ 1,900,000
2019	177	\$ 716,644	\$ 652,000	-1.2 %	\$ 272,500	\$ 2,750,000
2020	231	\$ 822,751	\$ 732,400	12.3 %	\$ 285,000	\$ 3,092,100
2021	245	\$ 1,038,559	\$ 900,000	22.9 %	\$ 540,000	\$ 3,800,000
2022	184	\$ 1,199,233	\$ 1,050,000	16.7 %	\$ 500,000	\$ 2,880,000
2023	197	\$ 1,108,519	\$ 1,000,000	-4.8 %	\$ 620,000	\$ 2,500,000
2024	9	\$ 1,214,667	\$ 1,150,000	15.0 %	\$ 760,000	\$ 1,825,000



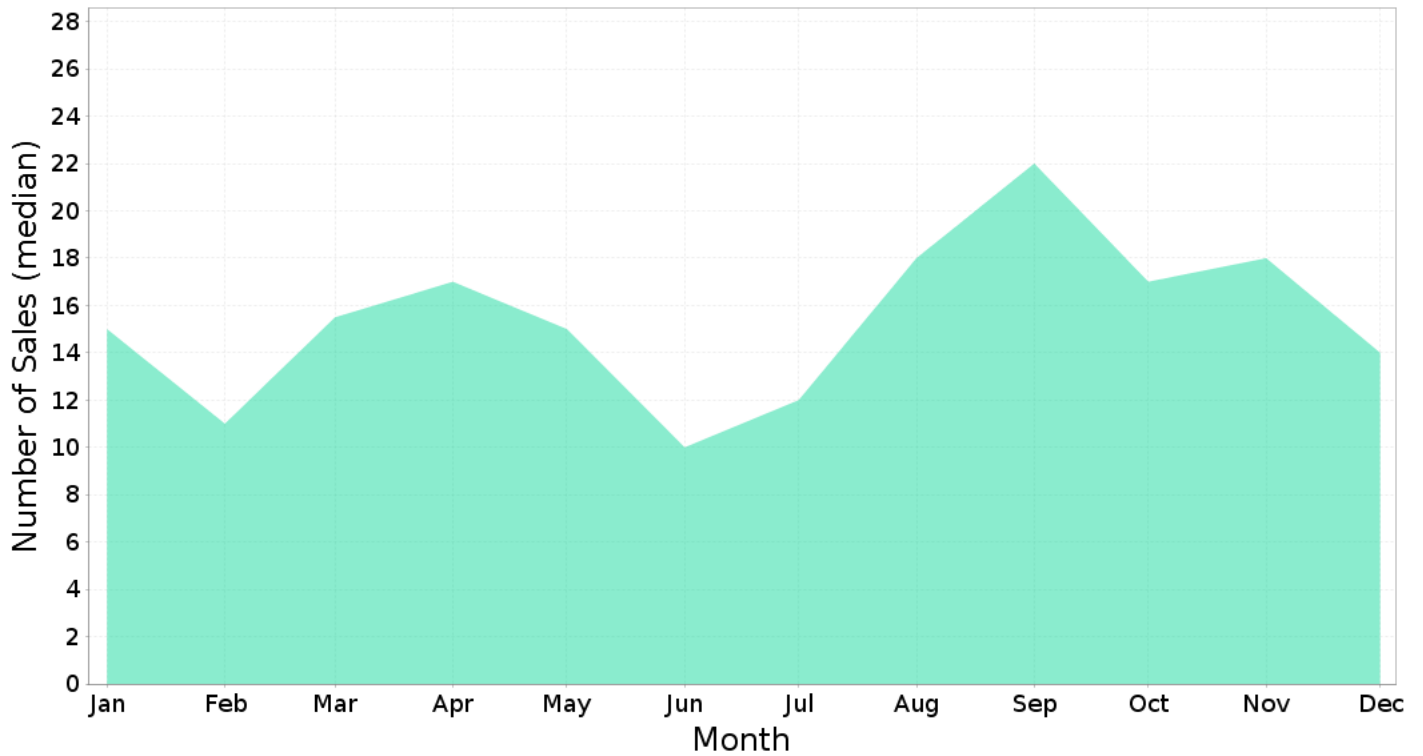
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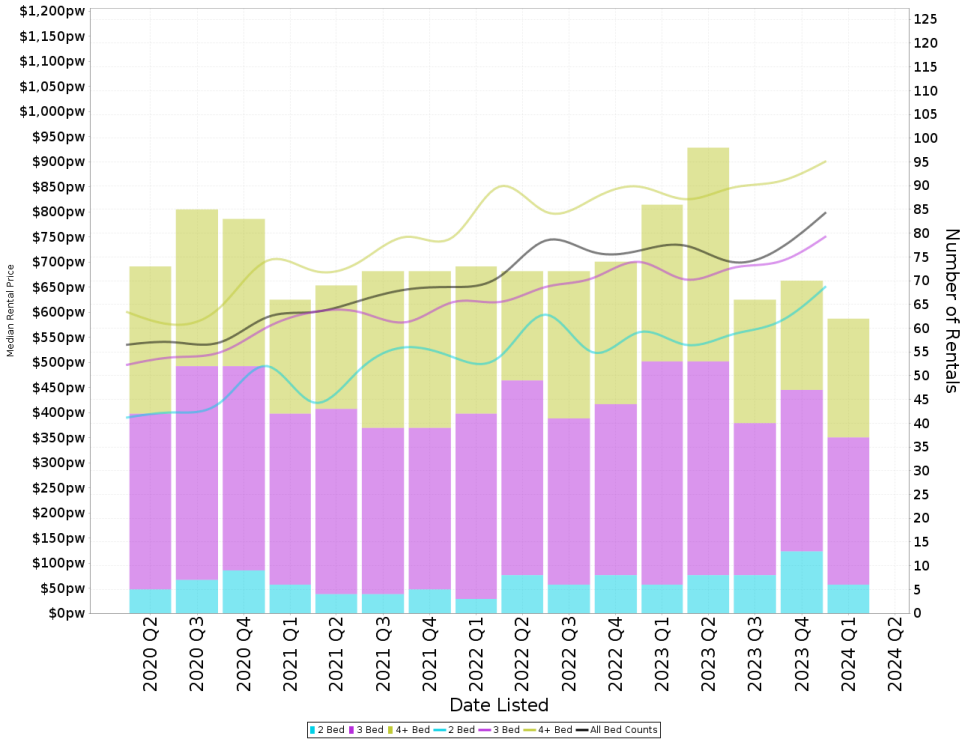
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.9%**

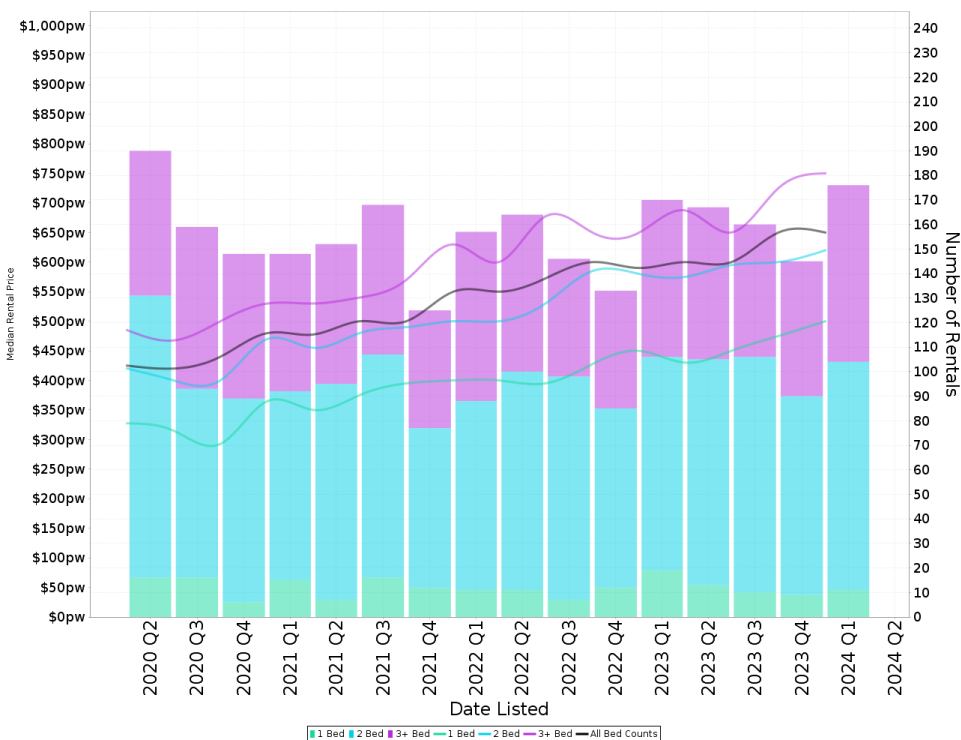
Current Median Price: \$995,000  
Previous Median Price: \$1,025,000  
Based on 330 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$995,000  
Current Median Rent: \$745  
Based on 296 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+4.0%**

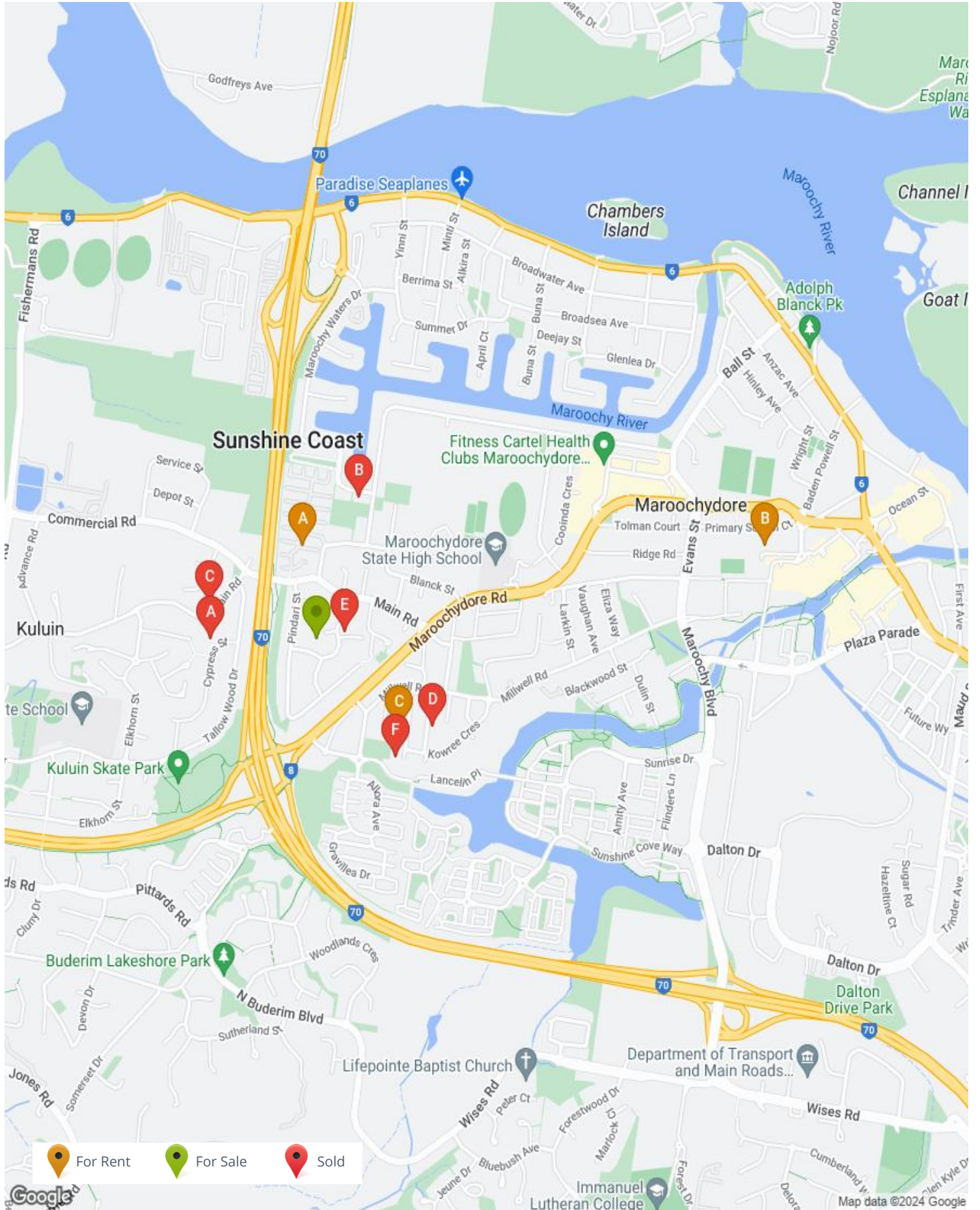
Current Median Price: \$707,500  
Previous Median Price: \$680,000  
Based on 924 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.6%**

Current Median Price: \$707,500  
Current Median Rent: \$620  
Based on 648 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 \$325 and the highest for rent price is \$800 with a median rental price of \$650. Days listed ranges from 5 to 125 days with the average currently at 30 days for these selected properties.

<p><b>27/19 ARWEN ST, MAROOCHYDORE 4558</b></p>  <p>Property Type: House Area: 2.61 ha (91 m<sup>2</sup>) RPD: L53-66 GTP100498 &amp; L68-82 GTP101343</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 068 Q9</p> <p> 2  1  1</p> <p>Current Rent Price: <b>\$580 per week</b> First Rent Price: <b>\$580 pw</b> Month Listed: <b>October 2023* (Rented)</b> Days on Market: <b>53 Days</b></p> <p></p>
<p><b>53/10 PIKKI ST, MAROOCHYDORE 4558</b></p>  <p>Property Type: House Area: 165 m<sup>2</sup> RPD: L53 SP326029</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 069 F9</p> <p> 2  2  1</p> <p>Current Rent Price: <b>\$650</b> First Rent Price: <b>\$650</b> Month Listed: <b>October 2023* (Rented)</b> Days on Market: <b>5 Days</b></p> <p></p>
<p><b>ROOM 4/16 JALUMBA ST, MAROOCHYDORE 4558</b></p>  <p>Property Type: House Area: 807 m<sup>2</sup> RPD: L121 RP137937</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 068 R12</p> <p> 1  1  2</p> <p>Current Rent Price: <b>\$325</b> First Rent Price: <b>\$325</b> Month Listed: <b>October 2023* (Rented)</b> Days on Market: <b>125 Days</b></p> <p></p>
<p><b>142 ELI LANE, MAROOCHYDORE 4558</b></p>  <p>Property Type: House Area: 200 m<sup>2</sup> RPD:</p> <p>Features:</p>	<p> 3  2  2</p> <p>Current Rent Price: <b>\$675 Per Week</b> First Rent Price: <b>\$675 Per Week</b> Month Listed: <b>October 2023* (Rented)</b> Days on Market: <b>8 Days</b></p>
<p><b>20 BROADSEA AVE, MAROOCHYDORE 4558</b></p>  <p>Property Type: House Area: 623 m<sup>2</sup> RPD:</p> <p>Features:</p>	<p> 3  2  2</p> <p>Current Rent Price: <b>\$800.00 Per Week</b> First Rent Price: <b>\$800.00 Per Week</b> Month Listed: <b>November 2023* (Rented)</b> Days on Market: <b>24 Days</b></p>

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**19 SUNRISE DR, MAROOCHYDORE 4558**

 3  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$650 per week**  
First Rent Price: **\$650 per week**  
Month Listed: **November 2023\* (Rented)**  
Days on Market: **13 Days**

**19 SUNRISE DR, MAROOCHYDORE 4558**

 3  2  2



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$650**  
First Rent Price: **\$650**  
Month Listed: **November 2023\* (Rented)**  
Days on Market: **8 Days**

**1/2 PEPPERTREE CCT, MAROOCHYDORE 4558**

 3  2  2



Property Type: House  
Area:  
RPD:

Features:

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

**BUDERIM 4556**

 3  2  2



Photo not available

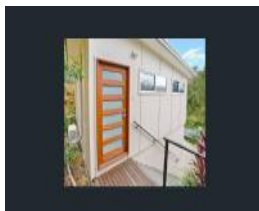
Property Type: House  
Area: 1,911 m<sup>2</sup>  
RPD:

Features:

Current Rent Price: **\$600.00 Per Week**  
First Rent Price: **\$600.00 Per Week**  
Month Listed: **November 2023\* (Rented)**  
Days on Market: **34 Days**

**72A MARTINS CREEK RD, BUDERIM 4556**

 1  1  -



Property Type: House  
Area:  
RPD:

Features:

Current Rent Price: **\$430 per week**  
First Rent Price: **\$410 per week**  
Month Listed: **November 2023\* (Rented)**  
Days on Market: **22 Days**

## Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$952,381 and the highest for sale price is \$1,350,000 with a median sale price of \$1,150,000. Days listed ranges from 21 to 85 days with the average currently at 39 days for these selected properties.

### 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: **85 Days**  
Listed Price Change:

### 46 TORAL DR, BUDERIM 4556

 4  2  2



Property Type: House  
Area: 450 m<sup>2</sup> (249 m<sup>2</sup>)  
RPD:

Features:

Current List Price: **Offers Over \$1,300,000**  
First List Price: Auction  
Date Listed: 05/03/2024 Days Listed: **31 Days**  
Listed Price Change:

### 76 OSBORNE CCT, MAROOCHYDORE 4558

 3  2  3



Property Type: House  
Area: 237 m<sup>2</sup>  
RPD:

Features:

Current List Price: **\$1,100,000**  
First List Price: 1,100,000  
Date Listed: 15/03/2024 Days Listed: **22 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: **21 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 \$820,000 and the highest sale price is \$1,035,000 with a median sale price of \$955,000. Days listed ranges from 23 to 115 days with the average currently at 69 days for these selected properties.

### 10 CYPRESS ST, KULUIN, QLD 4558

UBD Ref: Sunshine Coast - 068 N11  
Distance from Property: 418m

3 1 2



Property Type: House  
Area: 1,018 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$806  
RPD: L257 RP186231

Sale Price: **\$820,000 (Normal Sale)**  
Sale Date: 01/11/2023 Days to Sell: **N/A**  
Last Price: For Sale Chg %:  
First Price: For Sale Chg %:

Features:



### 131 MAROOCHY WATERS DR, MAROOCHYDORE, QLD

UBD Ref: Sunshine Coast - 068 R9  
Distance from Property: 534m

4 2 2



Property Type: House  
Area: 474 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,025  
RPD: L220 RP880310

Sale Price: **\$960,000 (Normal Sale)**  
Sale Date: 04/11/2023 Days to Sell: **23 Days**  
Last Price: Auction on site Chg %:  
First Price: Auction on site Chg %:

Features:



### 17 ORLANDO CRES, KULUIN, QLD 4558

UBD Ref: Sunshine Coast - 068 N10  
Distance from Property: 441m

5 3 3



Property Type: House  
Area: 949 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,043  
RPD: L30 RP157961

Sale Price: **\$990,000 (Normal Sale)**  
Sale Date: 16/11/2023 Days to Sell: **115 Days**  
Last Price: Under Contract (Under Chg %:  
First Price: Offers Over \$999,000 Chg %: **-0.9%**

Features: DECK, FIRE PLACE, IMPROVEMENTS: DISHWASHER, SECURE PARKING



### 11 WANNON ST, MAROOCHYDORE, QLD 4558

UBD Ref: Sunshine Coast - 069 A12  
Distance from Property: 556m

3 2 4



Property Type: House  
Area: 607 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,565  
RPD: L50 RP137939

Sale Price: **\$950,000 (Normal Sale)**  
Sale Date: 05/01/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:



### 13 HILLTOP CRES, MAROOCHYDORE, QLD 4558

UBD Ref: Sunshine Coast - 068 R11  
Distance from Property: 114m

5 3 2



Property Type: House  
Area: 678 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,527  
RPD: L28 RP132243

Sale Price: **\$1,035,000 (Normal Sale)**  
Sale Date: 21/02/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features: DECK, STUDY, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, DISHWASHER, FLOORBOARDS, PETS ALLOWED



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**26 JALUMBA ST, MAROOCHYDORE, QLD 4558**

Also known as: 26 JALUMBA STREET

UBD Ref: Sunshine Coast - 068 R13

Distance from Property: 527m



4



1



1



Property Type: House

Area: 804 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$1,080

RPD: L116 RP137937

Features: STUDY

Sale Price: **\$868,000 (Agents Advice - Sale)**

Sale Date: 12/03/2024 Days to Sell:

Last Price:

Chg %:

First Price:

Chg %:



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### Contact your agent for further information:

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