

COMPARATIVE MARKET ANALYSIS

80 CHELSEA CRESCENT, MINYAMA, QLD 4575

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Garry James & Barbara Ann Mcgann
80 Chelsea Crescent
Minyama, QLD, 4575

Dear Garry and Barbara

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 access your property and for considering the services of our office. I look forward to meeting you soon.

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

80 CHELSEA CRESCENT, MINYAMA, QLD 4575



Owner Details

Owner Name(s): GARRY JAMES & BARBARA ANN MCGANN
 Owner Address: 80 CHELSEA CRES, MINYAMA QLD 4575
 Phone(s):

Owner Type: Owner Occupied

Property Details

5 3 2

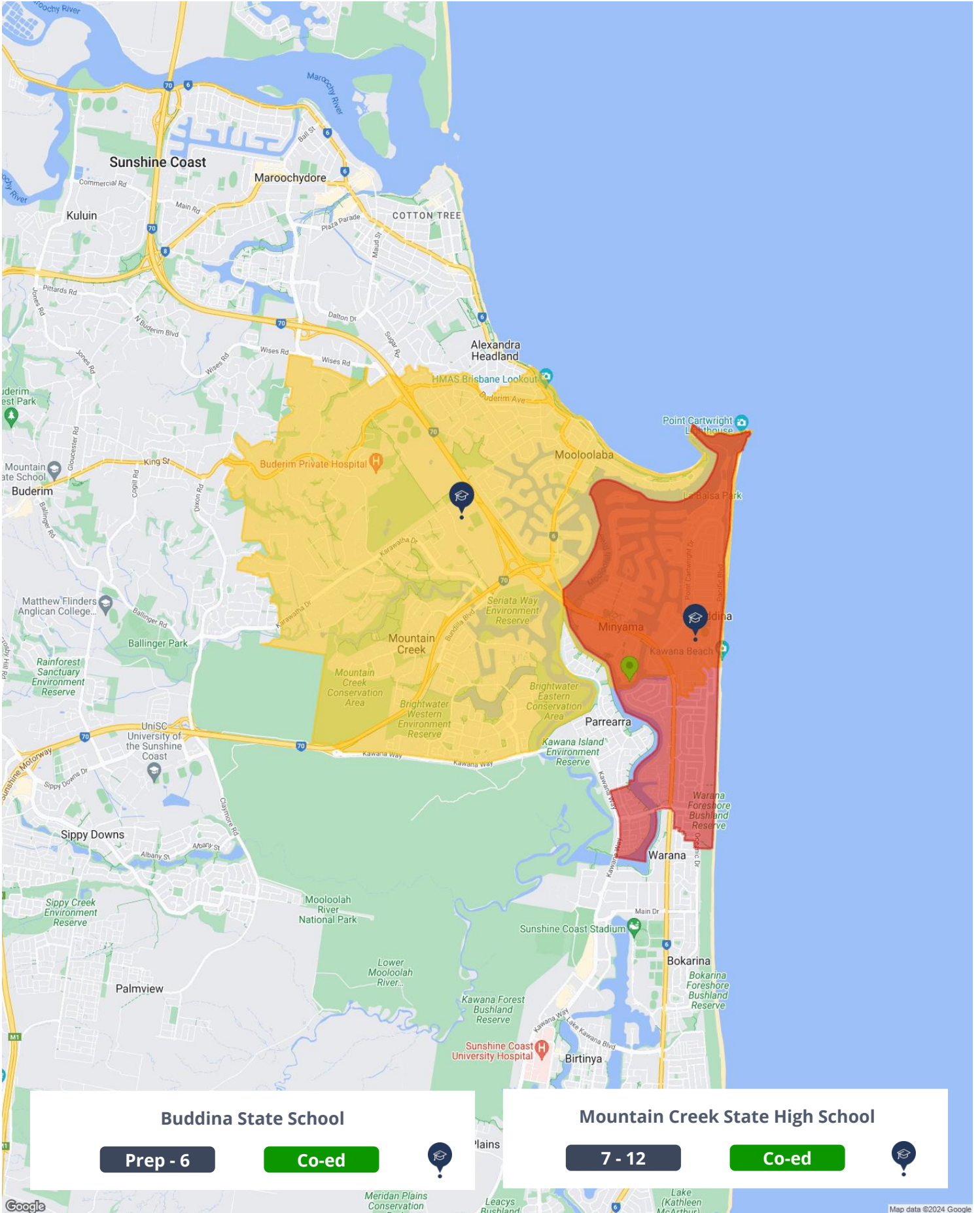
Property Type: House - Freehold [Issuing]
 RPD: L47 SP103457
 Valuation Amount: \$1,150,000 - Site Value on 30/06/2022
 Valuation Amount: \$810,000 - Site Value on 30/06/2019
 Land Use: SINGLE UNIT DWELLING
 Zoning: Low Density Residential Zone
 Council: SUNSHINE COAST (CALOUNDRA)
 Features: Study, Air Conditioned

Area: 855 m²
 Area \$/m²: \$1,404
 Water/Sewerage:
 Property ID: 654581 / QLD2055215
 UBD Ref: UBD Ref: 080 F13

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,200,000	03/10/2013	CAMILLERI	855 m ²	Normal Sale	No
\$ 177,950	12/11/1998	KAWANA ESTATES PTY LTD	855 m ²	Normal Sale	No

School Catchment Areas



Buddina State School

Prep - 6

Co-ed



Mountain Creek State High School

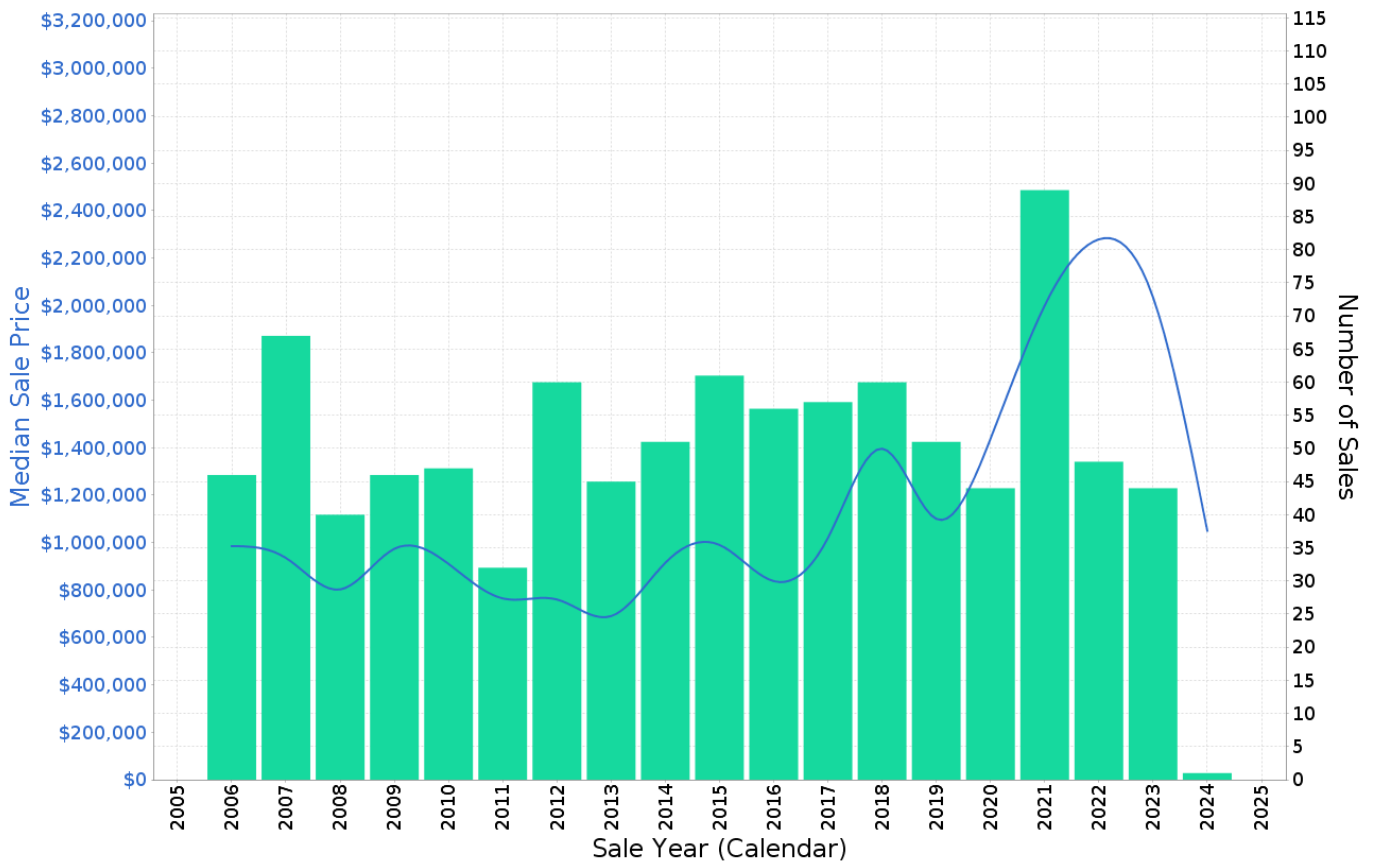
7 - 12

Co-ed



Sales & Growth Chart (House)

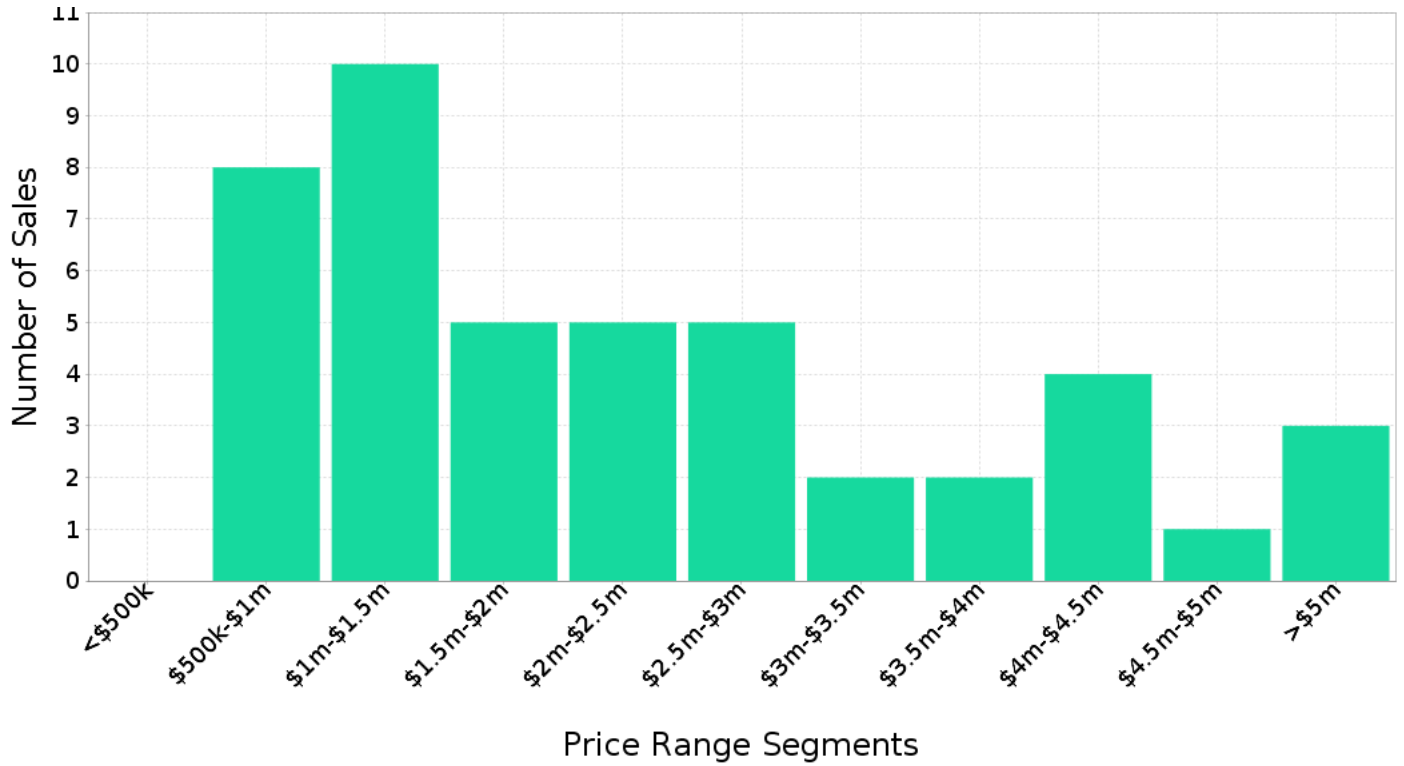
Year	No. of Sales	Average	Median	Growth	Low	High
2006	46	\$ 1,127,584	\$ 985,000		\$ 355,000	\$ 2,700,000
2007	67	\$ 1,206,304	\$ 935,000	-5.1 %	\$ 372,500	\$ 6,605,755
2008	40	\$ 1,175,386	\$ 802,500	-14.2 %	\$ 415,000	\$ 3,407,950
2009	46	\$ 1,273,529	\$ 974,000	21.4 %	\$ 440,000	\$ 5,700,000
2010	47	\$ 1,098,223	\$ 910,000	-6.6 %	\$ 439,000	\$ 5,500,000
2011	32	\$ 1,012,688	\$ 764,500	-16.0 %	\$ 400,000	\$ 3,200,000
2012	60	\$ 1,017,992	\$ 760,000	-0.6 %	\$ 360,000	\$ 6,750,000
2013	45	\$ 842,918	\$ 690,000	-9.2 %	\$ 385,000	\$ 1,900,000
2014	51	\$ 1,132,506	\$ 915,000	32.6 %	\$ 400,000	\$ 5,000,000
2015	61	\$ 1,182,992	\$ 990,000	8.2 %	\$ 380,000	\$ 4,750,000
2016	56	\$ 1,242,741	\$ 837,500	-15.4 %	\$ 487,000	\$ 6,250,000
2017	57	\$ 1,367,684	\$ 1,020,000	21.8 %	\$ 530,000	\$ 6,100,000
2018	60	\$ 1,561,175	\$ 1,396,000	36.9 %	\$ 610,000	\$ 5,150,000
2019	51	\$ 1,452,069	\$ 1,100,000	-21.2 %	\$ 400,000	\$ 4,800,000
2020	44	\$ 1,649,387	\$ 1,437,500	30.7 %	\$ 605,000	\$ 6,950,000
2021	89	\$ 2,378,444	\$ 2,000,000	39.1 %	\$ 695,000	\$ 12,000,000
2022	48	\$ 2,622,439	\$ 2,279,082	14.0 %	\$ 850,000	\$ 7,625,000
2023	44	\$ 2,460,875	\$ 2,035,000	-10.7 %	\$ 828,000	\$ 9,000,000
2024	1	\$ 1,050,000	\$ 1,050,000	-48.4 %	\$ 1,050,000	\$ 1,050,000



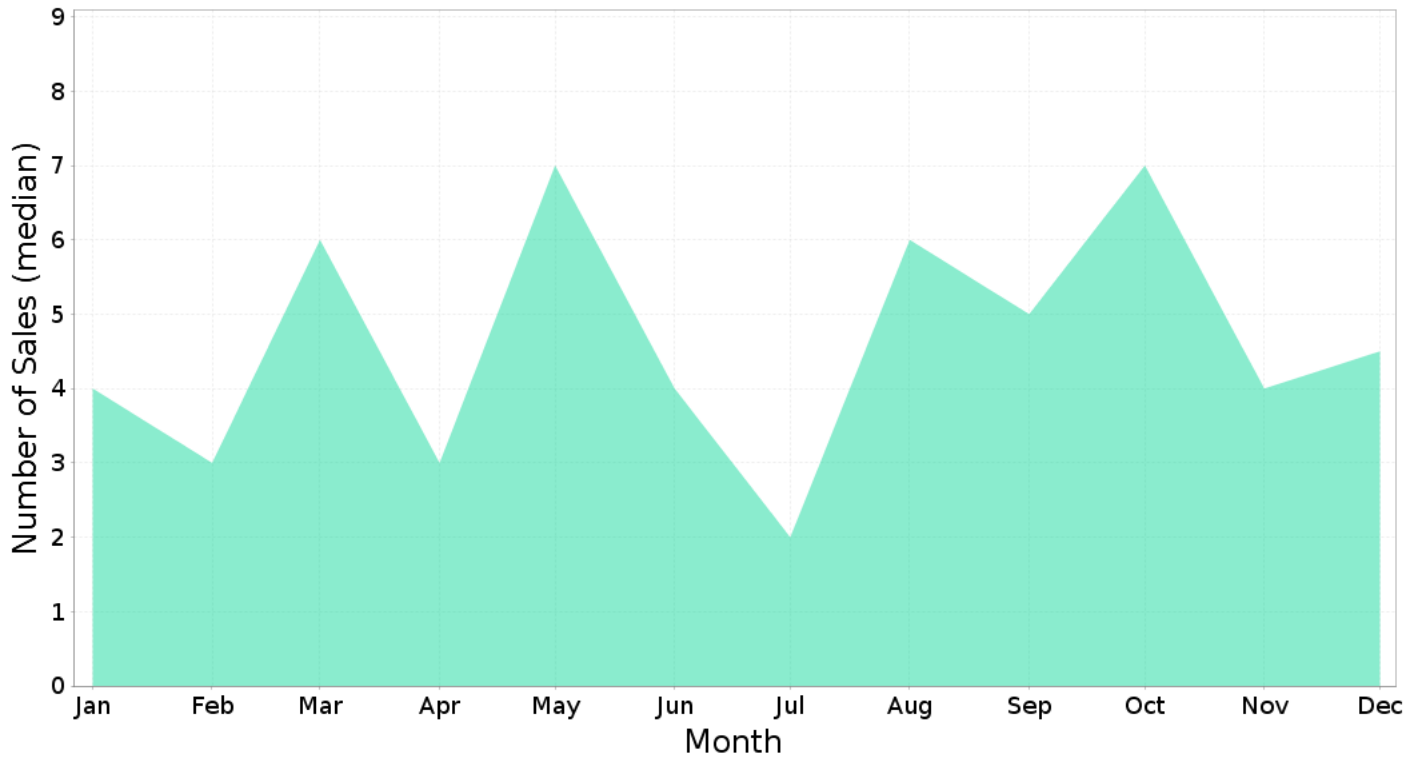
Prepared on 22/03/2024 by Jaz Realty. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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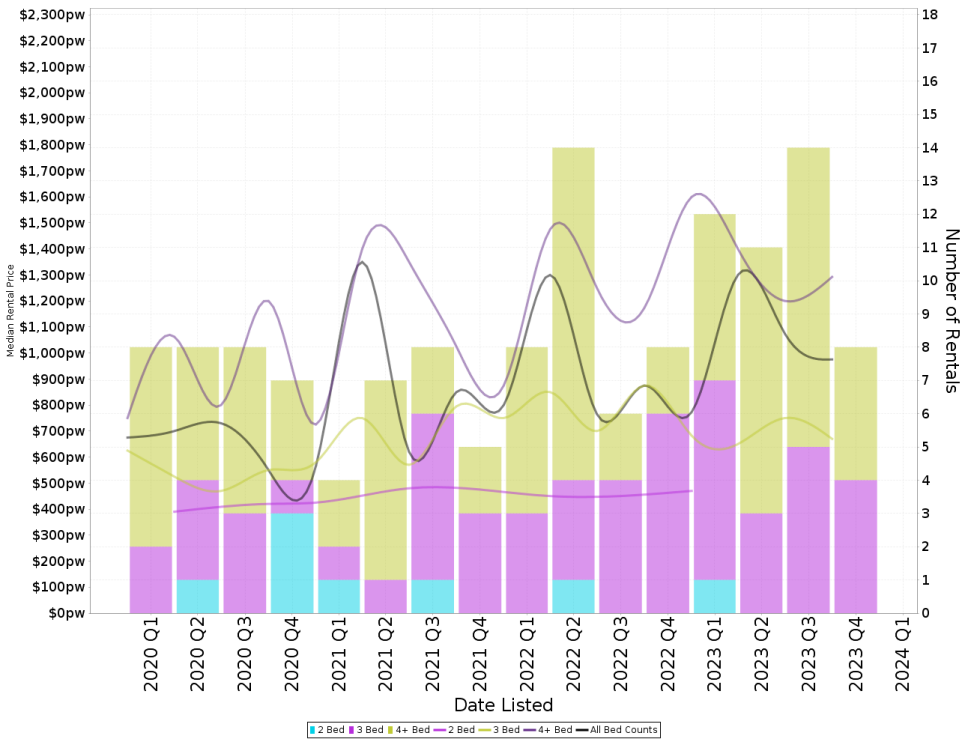
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.7%

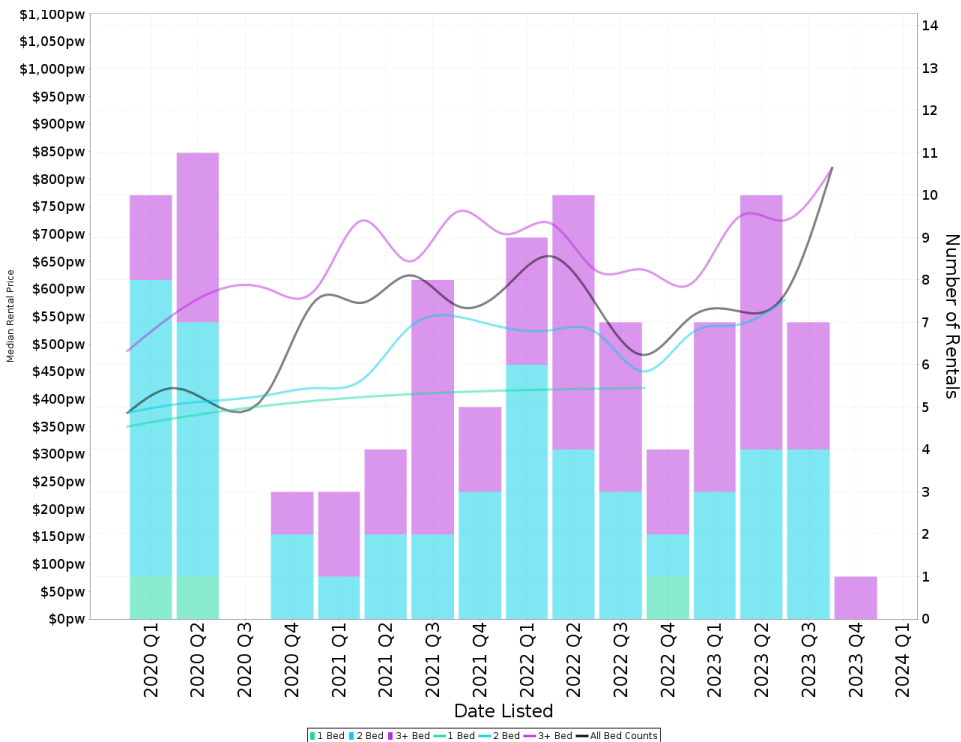
Current Median Price: \$2,035,000
Previous Median Price: \$2,279,082
Based on 92 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.6%

Current Median Price: \$2,035,000
Current Median Rent: \$1,000
Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.4%

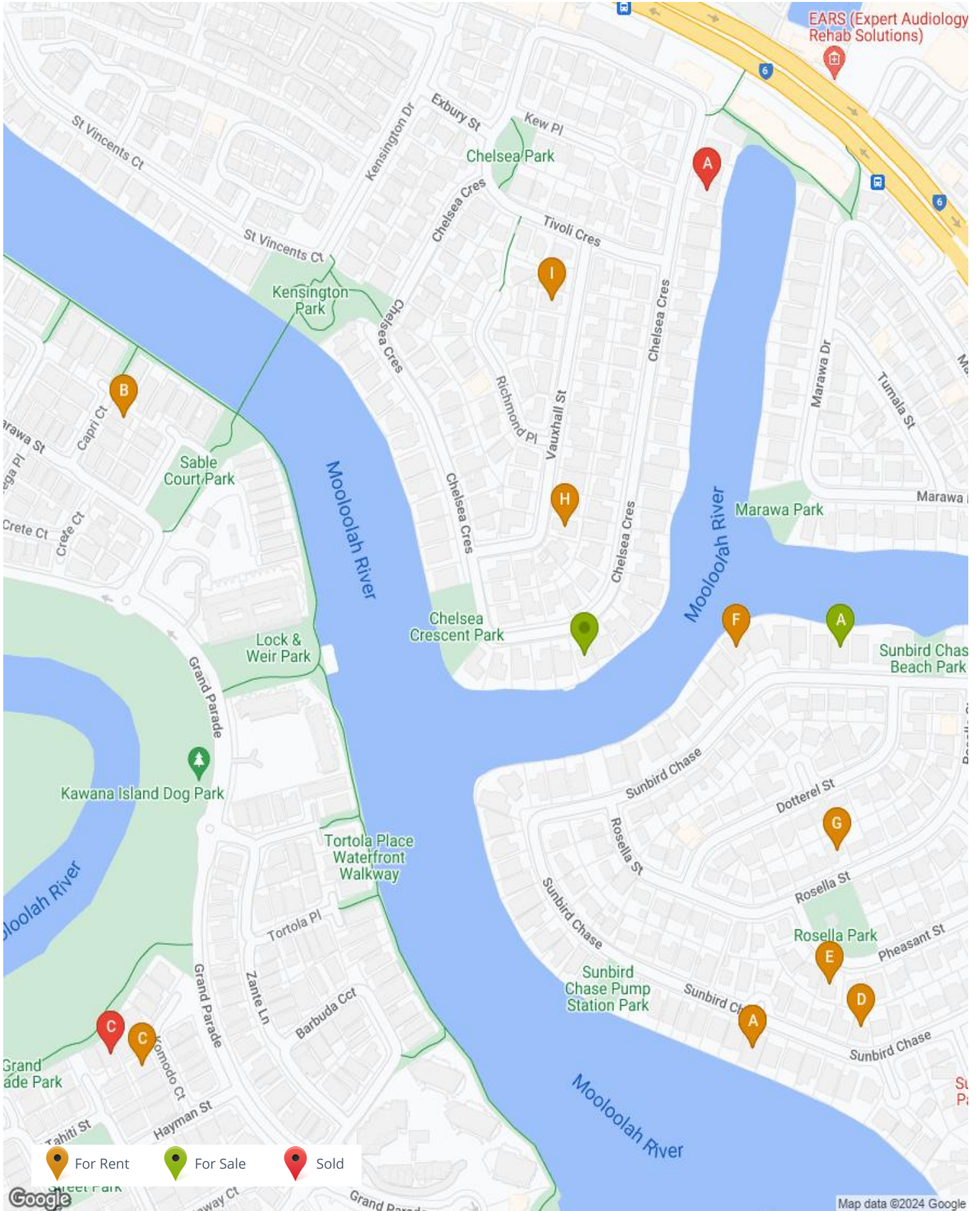
Current Median Price: \$585,000
Previous Median Price: \$555,000
Based on 62 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%


























Current Median Price: \$585,000
Current Median Rent: \$590
Based on 25 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 \$1 and the highest for rent price is \$1,400 with a median rental price of \$845. Days listed ranges from 9 to 74 days with the average currently at 23 days for these selected properties.

<p>30 SUNBIRD CH, PARREARRA 4575</p>  <p>Property Type: House Area: 800 m² RPD: L92 SP105799</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 080 F14</p> <p> 5  4  3</p> <p>Current Rent Price: \$1,900 per week First Rent Price: \$1,900 per week Month Listed: October 2023* (Rented) Days on Market: 23 Days</p> <p></p>
<p>8 CAPRI CT, PARREARRA 4575</p>  <p>Property Type: House Area: 381 m² RPD: L788 SP168891</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 080 D12</p> <p> 4  3  2</p> <p>Current Rent Price: \$945 Per Week First Rent Price: \$945 Per Week Month Listed: March 2024 Days on Market: 9 Days</p> <p></p>
<p>4 KOMODO CRT, PARREARRA 4575</p>  <p>Property Type: House Area: 601 m² RPD: L619 SP157258</p> <p>Features:</p>	<p>UBD Ref: Sunshine Coast - 080 D14</p> <p> 4  2  2</p> <p>Current Rent Price: \$980 First Rent Price: \$980 Month Listed: March 2024 Days on Market: 12 Days</p> <p></p>
<p>19 SUNBIRD CH, PARREARRA 4575</p>  <p>Property Type: House Area: 655 m² RPD: L226 B92956</p> <p>Features: BUILD YR: 1987, STOREYS: 1, LOWSET, VERANDAH/DECK, CLOSE TO TRANSPORT</p>	<p>UBD Ref: Sunshine Coast - 080 G14</p> <p> 4  2  2</p> <p>Current Rent Price: \$790 per week First Rent Price: \$790 per week Month Listed: March 2024 Days on Market: 16 Days</p> <p></p>
<p>22 PHEASANT ST, PARREARRA 4575</p>  <p>Property Type: House Area: 735 m² RPD: L213 B92956</p> <p>Features: LOWSET, ENSUITE, BUILT IN ROBES</p>	<p>UBD Ref: Sunshine Coast - 080 G14</p> <p> 4  2  2</p> <p>Current Rent Price: \$780 weekly First Rent Price: \$580 weekly Month Listed: January 2024 Days on Market: 74 Days</p> <p></p>

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98 SUNBIRD CH, PARREARRA 4575

UBD Ref: Sunshine Coast - 080 F13

 4  3  3



Property Type: House
Area: 904 m² (904 m²)
RPD: L59 SP103463

Current Rent Price: **\$1,400**
First Rent Price: **\$1,600**
Month Listed: **March 2024* (Rented)**
Days on Market: **18 Days**

Features: DECK, STUDY, BUILT IN ROBES, POOL, WATER FRONTAGE, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, CLOSE TO



19 LARK ST, MOUNTAIN CREEK 4557

 4  2  2



Property Type: House
Area:
RPD:

Current Rent Price: **\$680 per week**
First Rent Price: **\$680 per week**
Month Listed: **February 2024* (Rented)**
Days on Market: **13 Days**

Features:

22 ROSELLA ST, PARREARRA 4575

UBD Ref: Sunshine Coast - 080 G14

 4  1  1



Property Type: House
Area: 660 m²
RPD: L159 B92957

Current Rent Price: **\$750 per week**
First Rent Price: **\$750 per week**
Month Listed: **January 2024* (Rented)**
Days on Market: **20 Days**

Features:



21 VAUXHALL ST, MINYAMA 4575

UBD Ref: Sunshine Coast - 080 F12

 4  2  2



Property Type: House
Area: 743 m²
RPD: L144 CG6150

Current Rent Price: **\$1,000 per week**
First Rent Price: **\$1,000 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **12 Days**

Features:



4 VAUXHALL ST, MINYAMA 4575

UBD Ref: Sunshine Coast - 080 F12

 4  2  2



Property Type: House
Area: 650 m²
RPD: L156 CG6088

Current Rent Price: **LEASED**
First Rent Price: **\$950 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **42 Days**

Features:



Nearby Comparable For Sale Properties

There are 2 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$3,000,000 and the highest for sale price is \$3,425,000 with a median sale price of \$3,212,500. Days listed ranges from 79 to 117 days with the average currently at 98 days for these selected properties.

108 SUNBIRD CH, PARREARRA 4575

UBD Ref: Sunshine Coast - 080 G13
Distance from Property: 252m

 5  3  2



Property Type: House
Area: 800 m²
RPD: L54 SP103463

Current List Price: **UNDER CONTRACT \$3,425,000**
First List Price: Please Contact Agent
Date Listed: 04/01/2024 Days Listed: **79 Days**
Listed Price Change: **-7.4%**

Features: DOUBLE STOREY, CONTEMPORARY, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, SCENIC VIEWS, WATER FRONTAGE, CLOSE TO



NEW RD, BUDDINA 4575

 4  2  2



Property Type: House
Area: 580 m² (324 m²)
RPD:

Current List Price: **Price Guide \$3,699,000**
First List Price: Price Guide \$3,699,000
Date Listed: 27/11/2023 Days Listed: **117 Days**
Listed Price Change:

Features:

Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$1,650,000 and the highest sale price is \$3,250,000 with a median sale price of \$2,450,000. Days listed ranges from 12 to 149 days with the average currently at 89 days for these selected properties.

36 CHELSEA CRES, MINYAMA, QLD 4575

UBD Ref: Sunshine Coast - 080 F11
Distance from Property: 435m  5  3  3






Property Type: House
Area: 742 m²
Area \$/m²: \$3,302
RPD: L25 SP103457

Sale Price: **\$2,450,000 (Normal Sale)**
Sale Date: 05/10/2023 Days to Sell: **149 Days**
Last Price: Low to mid \$2million Chg %:
First Price: Contact Agent (Under Chg %: **-2.0%**)

Features:



30 SUNBIRD CH, PARREARRA, QLD 4575

UBD Ref: Sunshine Coast - 080 F14
Distance from Property: 390m  5  4  3




Property Type: House
Area: 800 m²
Area \$/m²: \$4,062
RPD: L92 SP105799

Sale Price: **\$3,250,000 (Normal Sale)**
Sale Date: 30/09/2023 Days to Sell: **106 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Auction Chg %:

Features:



19 MAGNETIC ST, PARREARRA, QLD 4575

UBD Ref: Sunshine Coast - 080 D14
Distance from Property: 587m  4  2  2



Property Type: House
Area: 702 m²
Area \$/m²: \$2,350
RPD: L627 SP157258

Sale Price: **\$1,650,000 (Normal Sale)**
Sale Date: 23/10/2023 Days to Sell: **12 Days**
Last Price: Under Contract Chg %:
First Price: New to Market Chg %:

Features: DOUBLE STOREY, CONTEMPORARY, DECK, ENSUITE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, ENTERTAINMENT AREA, FULLY FENCED,



80 CHELSEA CRESCENT, MINYAMA, QLD 4575



Contact your agent for further information:

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Email: jaz@jazrealty.com