

# COMPARATIVE MARKET ANALYSIS

9 TREEFERN COURT, BUDERIM, QLD 4556

PREPARED BY JAZ REALTY, 7 SAINT MARTINS TERRACE BUDERIM





Stephen Noel & Stephen Noel & Kerrie Ann & Kerrie  
Ann Grace  
9 Treefern Court  
Buderim, QLD, 4556

Dear Stephen and Kerrie Ann,

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.

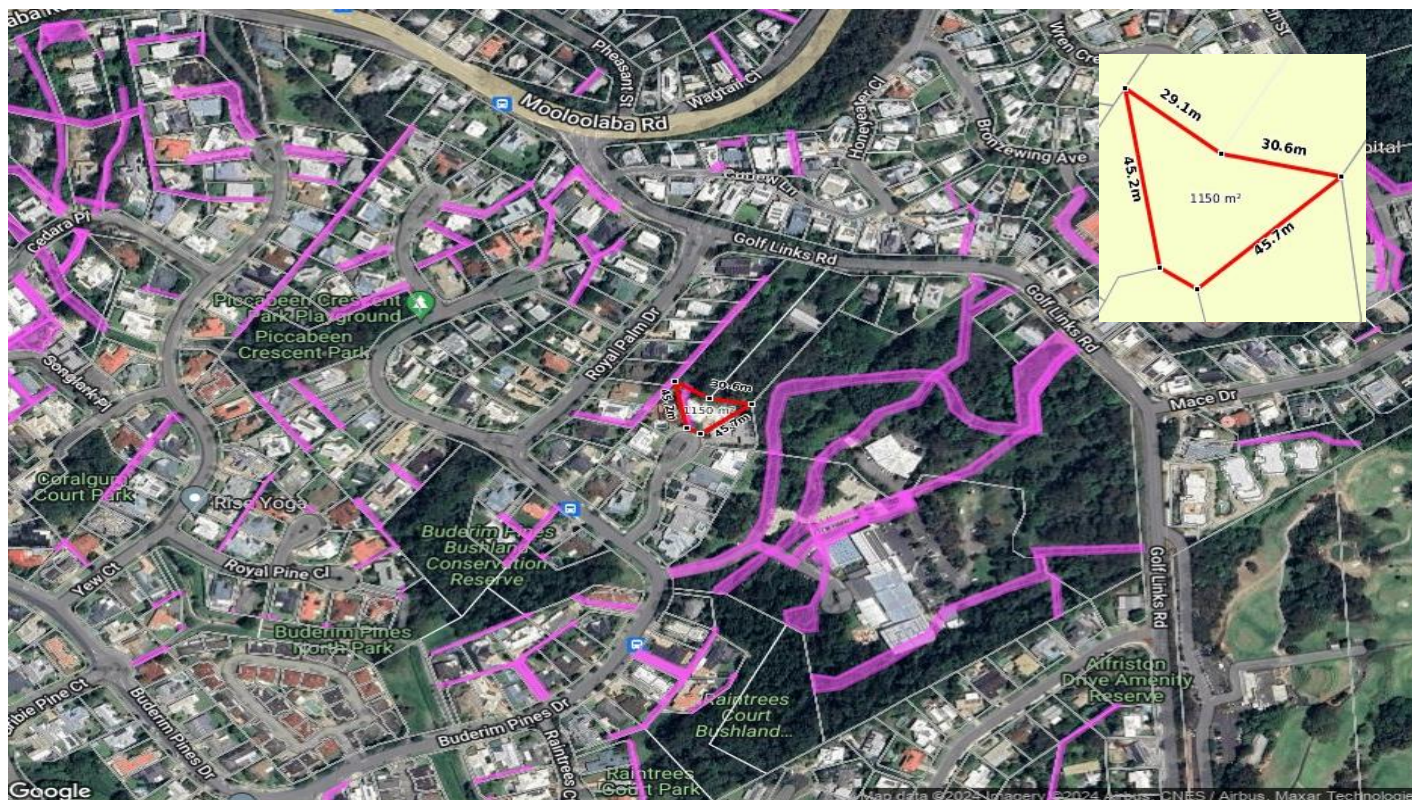
Kind regards,

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



# 9 TREEFERN COURT, BUDERIM, QLD 4556



## Owner Details

Owner Name(s): STEPHEN NOEL & STEPHEN NOEL & KERRIE ANN & KERRIE ANN GRACE

Owner Address: 9 TREEFERN CT, BUDERIM QLD 4556

Phone(s): [+0433 497 649](tel:+617433497649) (GRACE)

Owner Type: Owner Occupied

## Property Details

Property Type: House - Freehold [Issuing]

RPD: L66 RP901525

Valuation Amount: \$350,000 - Site Value on 30/06/2022

Valuation Amount: \$270,000 - Site Value on 30/06/2019

Land Use: SINGLE UNIT DWELLING

Zoning: Low Density Residential Zone

Council: SUNSHINE COAST (MAROOCHY)

Features:



Area: 1,150 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$52

Water/Sewerage:

Property ID: 1401192 / QLD2032602

UBD Ref: UBD Ref: 079 G4

## Sales History

Sale Amount: Sale Date: Vendor:

\$ 60,000 24/11/1996 DRINNAN

Area:

1,150 m<sup>2</sup>

Sale Type:

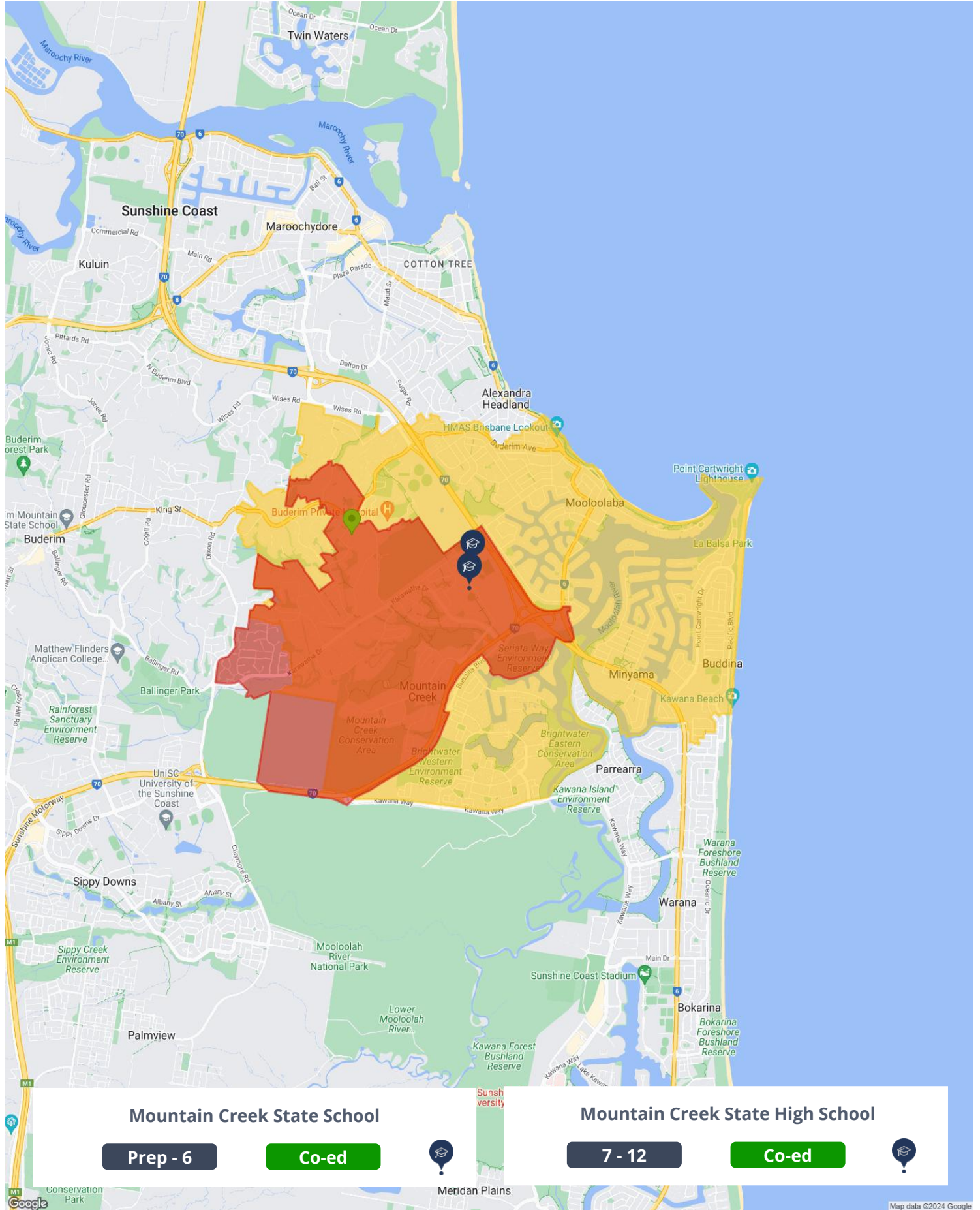
Normal Sale

Related:

No



# School Catchment Areas



**Mountain Creek State School**

**Prep - 6**

**Co-ed**



**Mountain Creek State High School**

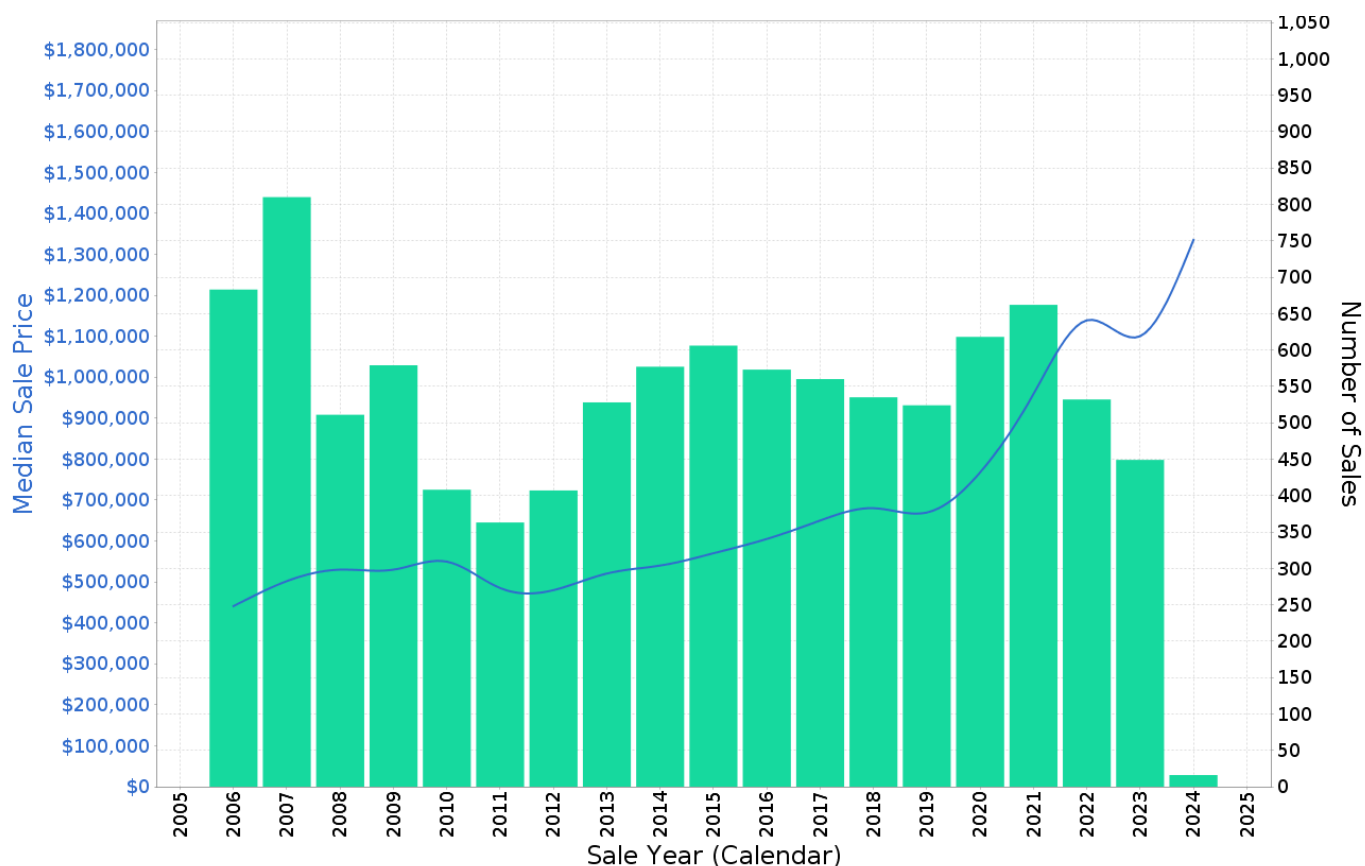
**7 - 12**

**Co-ed**



## Sales & Growth Chart (House)

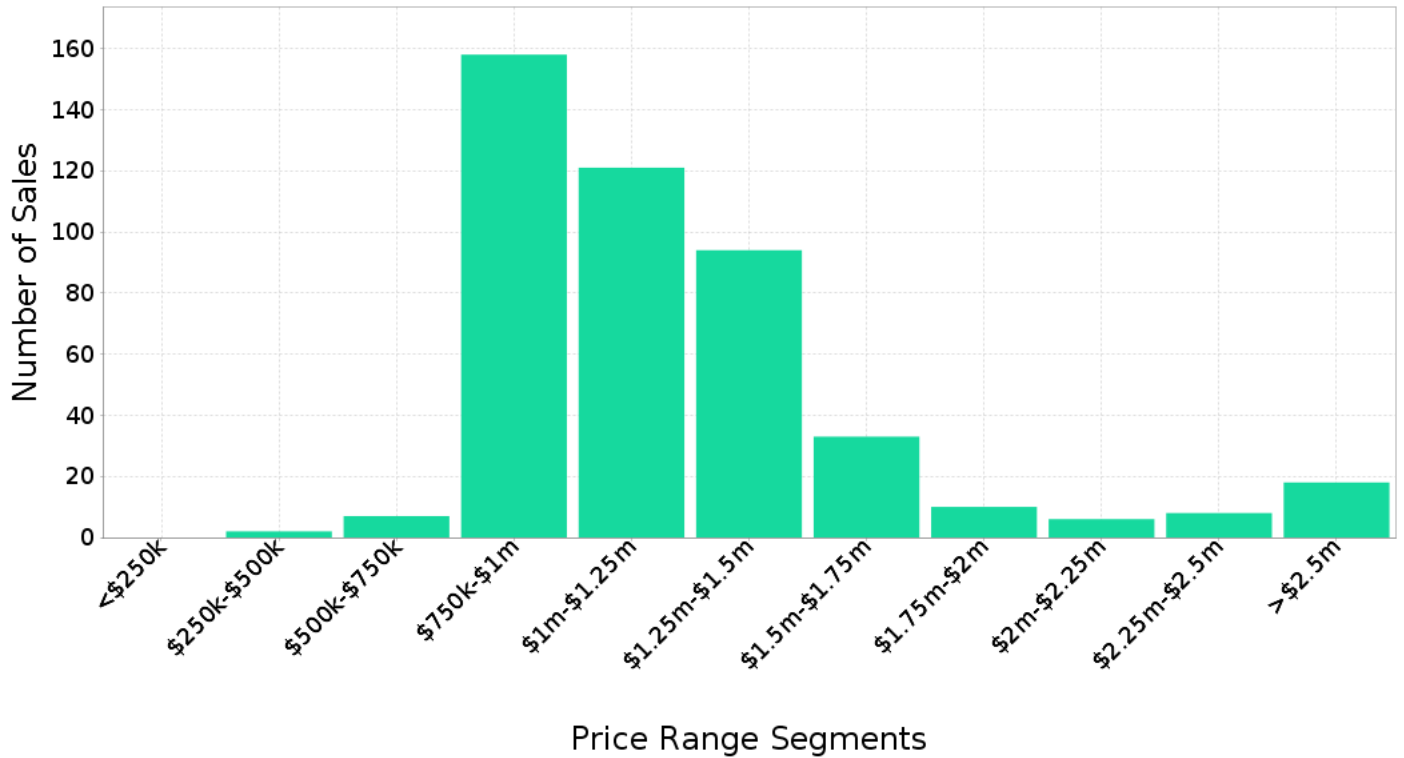
Year	No. of Sales	Average	Median	Growth	Low	High
2006	683	\$ 500,997	\$ 441,000		\$ 168,000	\$ 3,300,000
2007	810	\$ 559,919	\$ 502,000	13.8 %	\$ 70,000	\$ 3,700,000
2008	511	\$ 587,282	\$ 530,000	5.6 %	\$ 310,000	\$ 2,200,000
2009	579	\$ 590,874	\$ 530,000		\$ 242,500	\$ 6,500,000
2010	408	\$ 604,364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



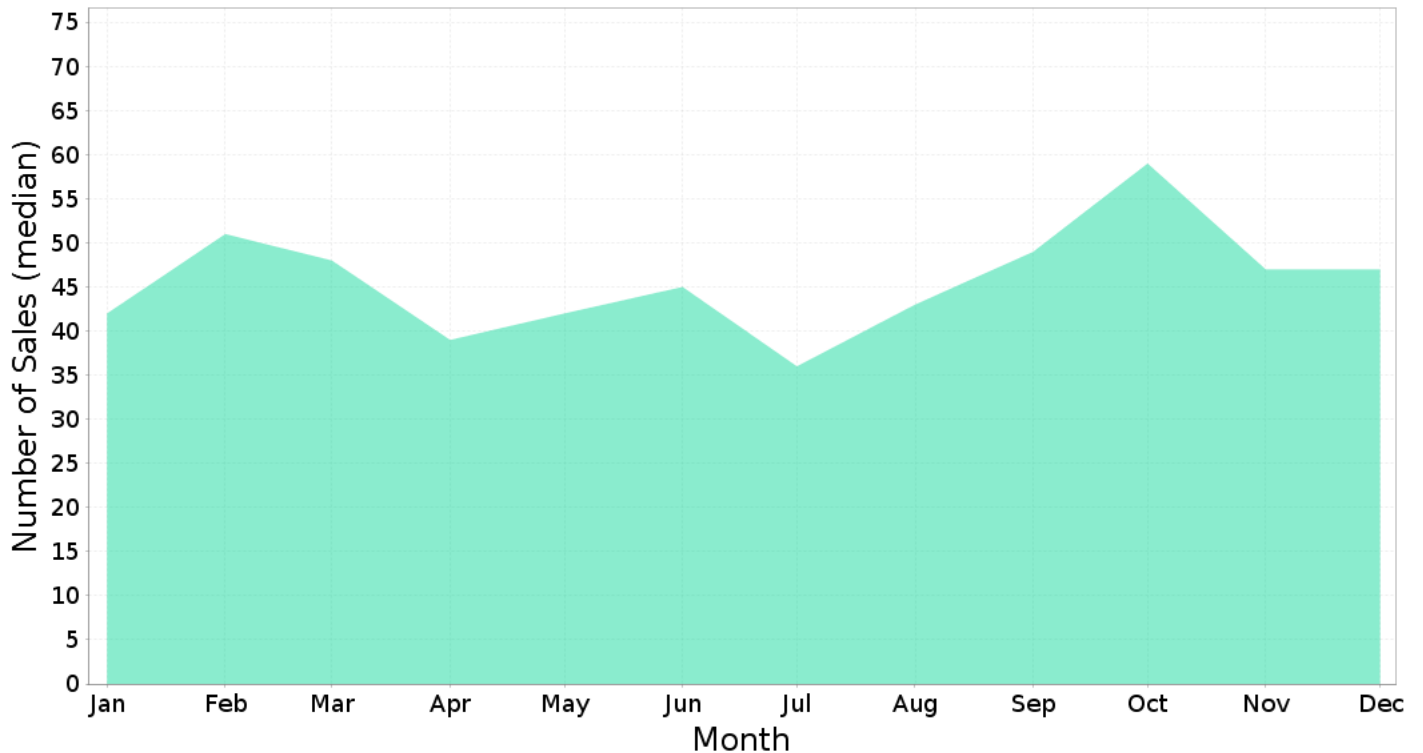
Prepared on 22/03/2024 by Jaz Realty. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) March/2024. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

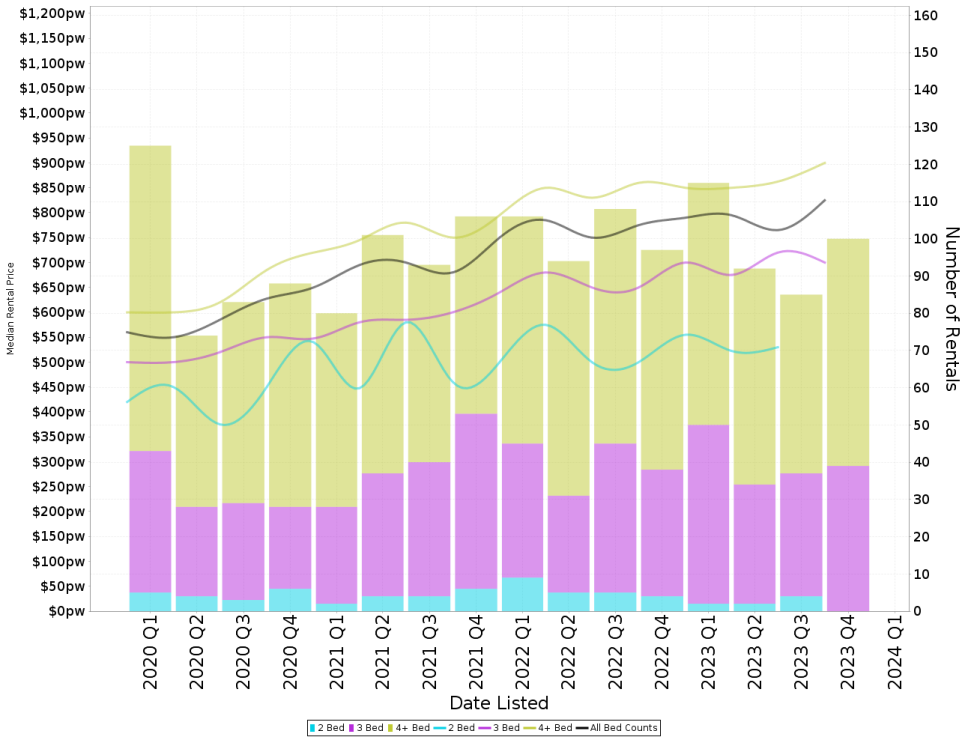
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.4%**

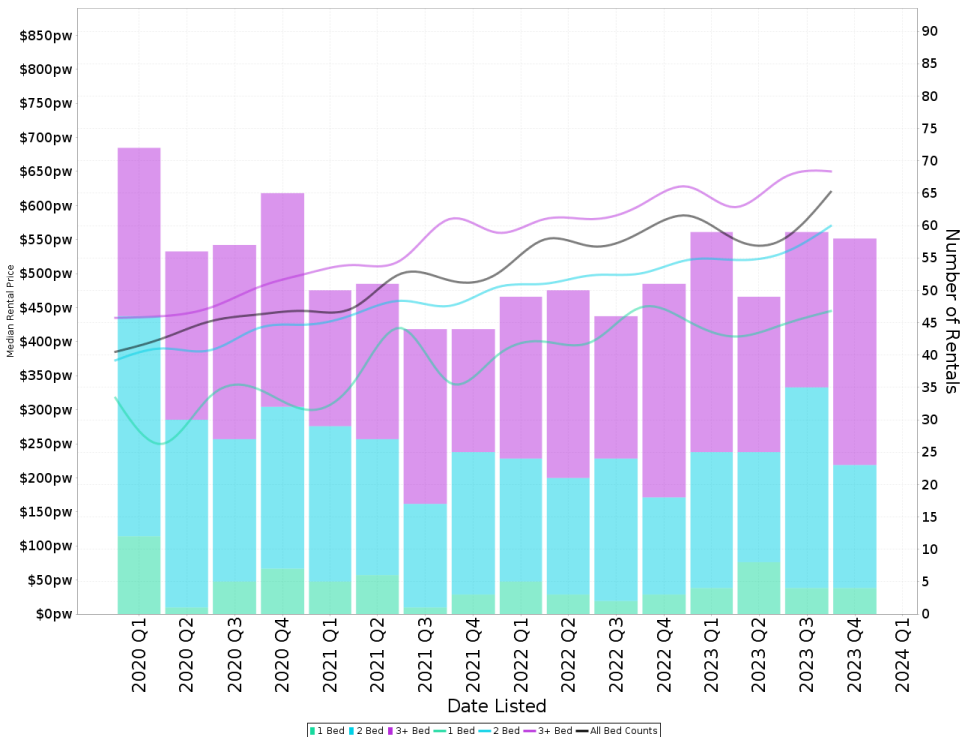
Current Median Price: \$1,100,000  
Previous Median Price: \$1,138,750  
Based on 981 registered House sales compared over the last two rolling 12 month periods.

### 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.

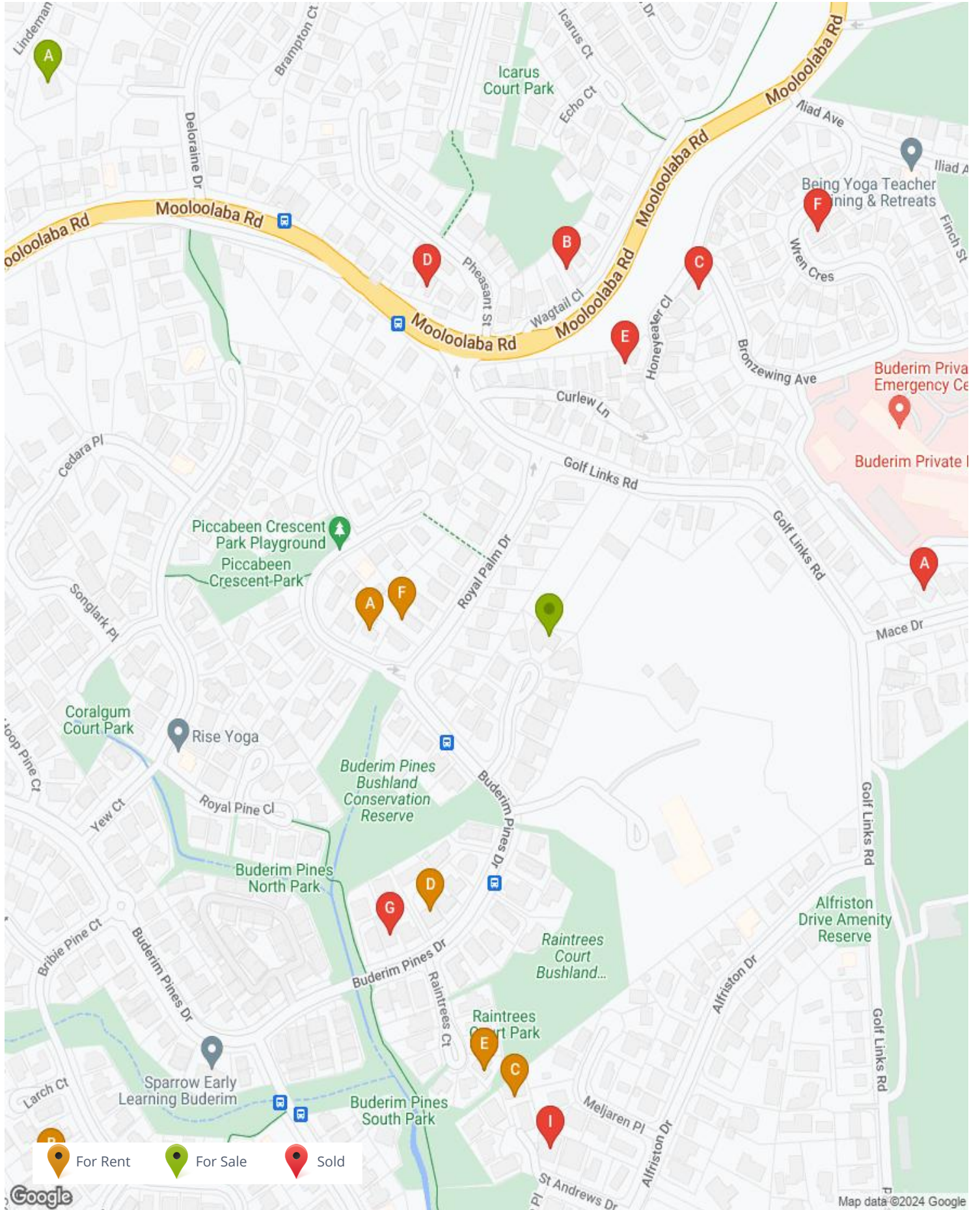
### Suburb Rental Yield

**+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 \$1 and the highest for rent price is \$950 with a median rental price of \$752. Days listed ranges from 8 to 46 days with the average currently at 24 days for these selected properties.

### 3 PICCABEEN CRES, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 G4  4  2  1



Property Type: House  
Area: 876 m<sup>2</sup>  
RPD: L15 RP838020

Current Rent Price: **\$950 per week**  
First Rent Price: **\$1,200 per week**  
Month Listed: **October 2023\* (Rented)**  
Days on Market: **32 Days**

Features: ENSUITE, FAMILY/RUMPUS ROOM, MODERN KITCHEN, AIR CONDITIONED, POOL, ENTERTAINMENT AREA



### 23 BRIBIE PINE CRT, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 E6  4  2  2



Property Type: House  
Area: 1,217 m<sup>2</sup>  
RPD: L151 RP845371

Current Rent Price: **\$775**  
First Rent Price: **\$850**  
Month Listed: **November 2023\* (Rented)**  
Days on Market: **43 Days**

Features: DECK, STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, IMPROVEMENTS: CLOSE TO SHOPS, GARDEN, SECURE PARKING, COURTYARD



### 12 SAINT ANDREWS DR, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 G5  4  2  2



Property Type: House  
Area: 796 m<sup>2</sup>  
RPD: L5 SP194359

Current Rent Price: **\$930 pw inc pool service**  
First Rent Price: **\$930 pw inc pool service**  
Month Listed: **November 2023\* (Rented)**  
Days on Market: **10 Days**

Features: LOWSET, BRICK AND TILE, DECK, ENSUITE, GARAGE, BUILT IN ROBES, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, ENTERTAINMENT AREA,



### BUDERIM 4556

 3  2  2



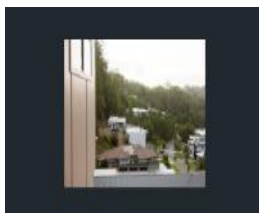
Property Type: House  
Area: 1,911 m<sup>2</sup>  
RPD:

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

Features:

### 72A MARTINS CREEK RD, BUDERIM 4556

 1  1  -



Property Type: House  
Area:  
RPD:

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

Features:

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

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) March/2024. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

**2/1 WOODBROOK AVE, BUDERIM 4556**

3 2 2



Property Type: House  
Area:  
RPD:

Current Rent Price: **\$670 Weekly**  
First Rent Price: **\$670 Weekly**  
Month Listed: **December 2023\* (Rented)**  
Days on Market: **26 Days**

Features:

**81 BUDERIM PINES DR, BUDERIM 4556**

UBD Ref: Sunshine Coast - 079 G5 4 2 4



Property Type: House  
Area: 732 m<sup>2</sup>  
RPD: L53 RP895052

Current Rent Price: **\$795 pw**  
First Rent Price: **\$795 pw**  
Month Listed: **December 2023\* (Rented)**  
Days on Market: **9 Days**

Features: LOWSET, BRICK AND TILE, ENSUITE, FAMILY/RUMPUS ROOM, ENTERTAINMENT AREA



**11 RAINTREES CRT, BUDERIM 4556**

UBD Ref: Sunshine Coast - 079 G5 4 2 2



Property Type: House  
Area: 716 m<sup>2</sup>  
RPD: L85 RP895054

Current Rent Price: **\$1,400 per week**  
First Rent Price: **\$1,400 per week**  
Month Listed: **December 2023\* (Rented)**  
Days on Market: **46 Days**

Features:



**18 ROYAL PALM DR, BUDERIM 4556**

UBD Ref: Sunshine Coast - 079 G4 3 1 2



Property Type: House  
Area: 1,158 m<sup>2</sup>  
RPD: L13 RP838019

Current Rent Price: **\$730**  
First Rent Price: **\$730**  
Month Listed: **December 2023\* (Rented)**  
Days on Market: **8 Days**

Features: LOWSET, BRICK AND TILE, SOLAR PANELS, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, ENTERTAINMENT AREA, FULLY FENCED



**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 \$952,381 and the highest for sale price is \$1,350,000 with a median sale price of \$1,250,000. Days listed ranges from 7 to 86 days with the average currently at 38 days for these selected properties.

### 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: 86 Days  
Listed Price Change: **-7.7%**

### 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: 70 Days  
Listed Price Change:

### 6 PANORAMA RIDGE RD, BUDERIM 4556

 4  2  2



Property Type: House  
Area: 1,040 m<sup>2</sup>  
RPD:

Features:

Current List Price: **AUCTION**  
First List Price: Auction  
Date Listed: 05/03/2024 Days Listed: 17 Days  
Listed Price Change:

### 29 LINDEMAN AVE, BUDERIM 4556

UBD Ref: Sunshine Coast - 079 E2  
Distance from Property: 702m

 5  3  2



Property Type: House  
Area: 2,015 m<sup>2</sup>  
RPD: L1 RP838102

Features: ENSUITE, STUDY, MODERN KITCHEN, ENTERTAINMENT AREA



Current List Price: **Offers Over \$1,300,000**  
First List Price: Offers Over \$1,300,000  
Date Listed: 11/03/2024 Days Listed: 11 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: 7 Days  
Listed Price Change:

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

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) March/2024. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).

## Nearby Comparable Sold Properties

There are 9 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$1,000,000 and the highest sale price is \$1,560,000 with a median sale price of \$1,225,000. Days listed ranges from 24 to 64 days with the average currently at 51 days for these selected properties.

### 5 MACE DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 J3  
Distance from Property: 370m  5  3  4



Property Type: House  
Area: 857 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,820  
RPD: L12 RP130733

Sale Price: **\$1,560,000 (Normal Sale)**  
Sale Date: 25/09/2023 Days to Sell: **N/A**  
Last Price: For Sale Chg %:  
First Price: For Sale Chg %:

Features: STOREYS: 2, DOUBLE STOREY, CONTEMPORARY, DECK, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN,



### 7 WAGTAIL CL, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 G2  
Distance from Property: 331m  4  2  2






Property Type: House  
Area: 625 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,600  
RPD: L6 RP89458

Sale Price: **\$1,000,000 (Normal Sale)**  
Sale Date: 06/11/2023 Days to Sell: **N/A**  
Last Price: Chg %:  
First Price: Chg %:

Features: DECK, IMPROVEMENTS: DISHWASHER



### 2 BRONZEWING AVE, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 H2  
Distance from Property: 346m  4  2  2



Property Type: House  
Area: 516 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,519  
RPD: L48 RP95875

Sale Price: **\$1,300,000 (Normal Sale)**  
Sale Date: 17/11/2023 Days to Sell: **50 Days**  
Last Price: \$1,350,000 Chg %: **-3.7%**  
First Price: Buy Me Chg %:

Features:



### 319 MOOLOOLABA RD, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 G2  
Distance from Property: 338m  4  3  2



Property Type: House  
Area: 530 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,500  
RPD: L1 RP155112

Sale Price: **\$1,325,000 (Normal Sale)**  
Sale Date: 17/11/2023 Days to Sell: **64 Days**  
Last Price: Contact Agent (Under Chg %:  
First Price: Offers Over \$1,400,000 Chg %: **-5.4%**

Features: STOREYS: 2, DOUBLE STOREY, DECK, ENSUITE, GARAGE, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS,



### 4 HONEYEATER CL, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 H3  
Distance from Property: 257m  5  3  3



Property Type: House  
Area: 508 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,165  
RPD: L33 RP95875

Sale Price: **\$1,100,000 (Agents Advice - Sale)**  
Sale Date: 29/11/2023 Days to Sell: **64 Days**  
Last Price: UNDER CONTRACT Chg %:  
First Price: FOR SALE Chg %: **-8.3%**

Features:



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

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) March/2024. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2024. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at [www.propertydatacodeofconduct.com.au](http://www.propertydatacodeofconduct.com.au).



## 9 WREN CRES, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 H2  
Distance from Property: 450m

 5  4  3



Property Type: House  
Area: 506 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$2,372  
RPD: L134 RP95875

Sale Price: **\$1,200,000 (Normal Sale)**  
Sale Date: 09/12/2023 Days to Sell: **24 Days**  
Last Price: Auction 09/12/23 Chg %:  
First Price: Auction Chg %:

Features: BUILD YR: 1980, WALL TYPE: HARDY PLANK/BLOCK, ROOF TYPE: COLOUR BOND, HIGHSET, VERANDAH/DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO



## 73 BUDERIM PINES DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 G5  
Distance from Property: 311m

 4  2  2



Property Type: House  
Area: 745 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,477  
RPD: L49 RP895052

Sale Price: **\$1,100,000 (Normal Sale)**  
Sale Date: 13/12/2023 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features: STUDY, BUILT IN ROBES, POOL, IMPROVEMENTS: SOLAR HOT WATER, NORTH FACING, DISHWASHER, COURTYARD, SECURE PARKING, WATER EFFICIENT FIXTURES,



## 11 RAINTREES CT, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 G5  
Distance from Property: 397m

 4  2  2



Property Type: House  
Area: 716 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,711  
RPD: L85 RP895054

Sale Price: **\$1,225,000 (Normal Sale)**  
Sale Date: 09/01/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:



## 8 ST ANDREWS DR, BUDERIM, QLD 4556

UBD Ref: Sunshine Coast - 079 G5  
Distance from Property: 462m

 5  3  2



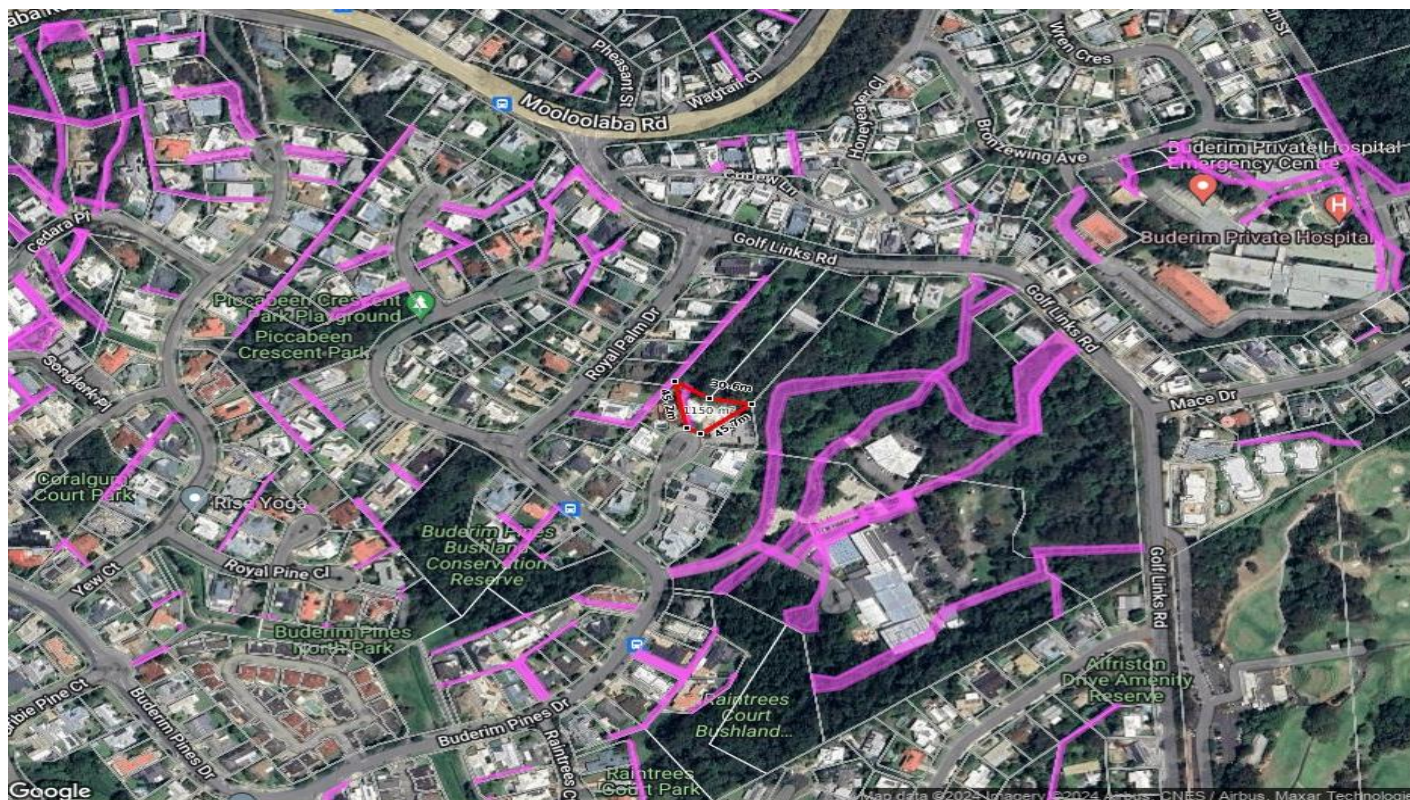
Property Type: House  
Area: 809 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$1,752  
RPD: L74 RP132486

Sale Price: **\$1,417,500 (Normal Sale)**  
Sale Date: 12/01/2024 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features: STUDY, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, GARDEN, CLOSE TO SHOPS, INTERNAL LAUNDRY



## 9 TREEFERN COURT, 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)