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COMPARATIVE MARKET ANALYSIS

18 JAMES COOK DRIVE, SIPPY DOWNS, QLD 4556

PREPARED BY COMPLETE PROPERTY TRAINING



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Paul Price
18 James Cook Drive
Sippy Downs, QLD, 4556

Dear

RE: Property Appraisal

Thank you for your invitation to appraise your property and provide you with an appraisal 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 with 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 working with you soon.

Kind Regards

Complete Property Training
Unit 31 Yachting Towers Main Beach
Email: peter@completepropertytraining.com.au
Phone: 07 5438 8922



18 JAMES COOK DRIVE, SIPPY DOWNS, QLD 4556



Owner Details

Owner Name(s): LORRAINE RICHARDSON
Owner Address: C/- MR DAVID ROFE, PO BOX 138, MOUNT PERRY QLD 4671
Phone(s): *(07) 5476 5013 (RICHARDS...)

Owner Type: Owner Occupied

Property Details

4 2 2

Property Type: House - Freehold [Issuing]
RPD: L100 RP863578
Valuation Amount: \$285,000 - Site Value on 30/06/2019
Valuation Amount: \$260,000 - Site Value on 30/06/2018
Land Use: SINGLE UNIT DWELLING
Zoning: RESIDENTIAL A
Council: SUNSHINE COAST (MAROOCHY)
Features: Lowset, Brick and Tile

Area: 740 m²
Area \$/m²: \$403
Water/Sewerage:
Property ID: 1394995 / QLD2006054
UBD Ref: UBD Ref: 078 J19

Sales History

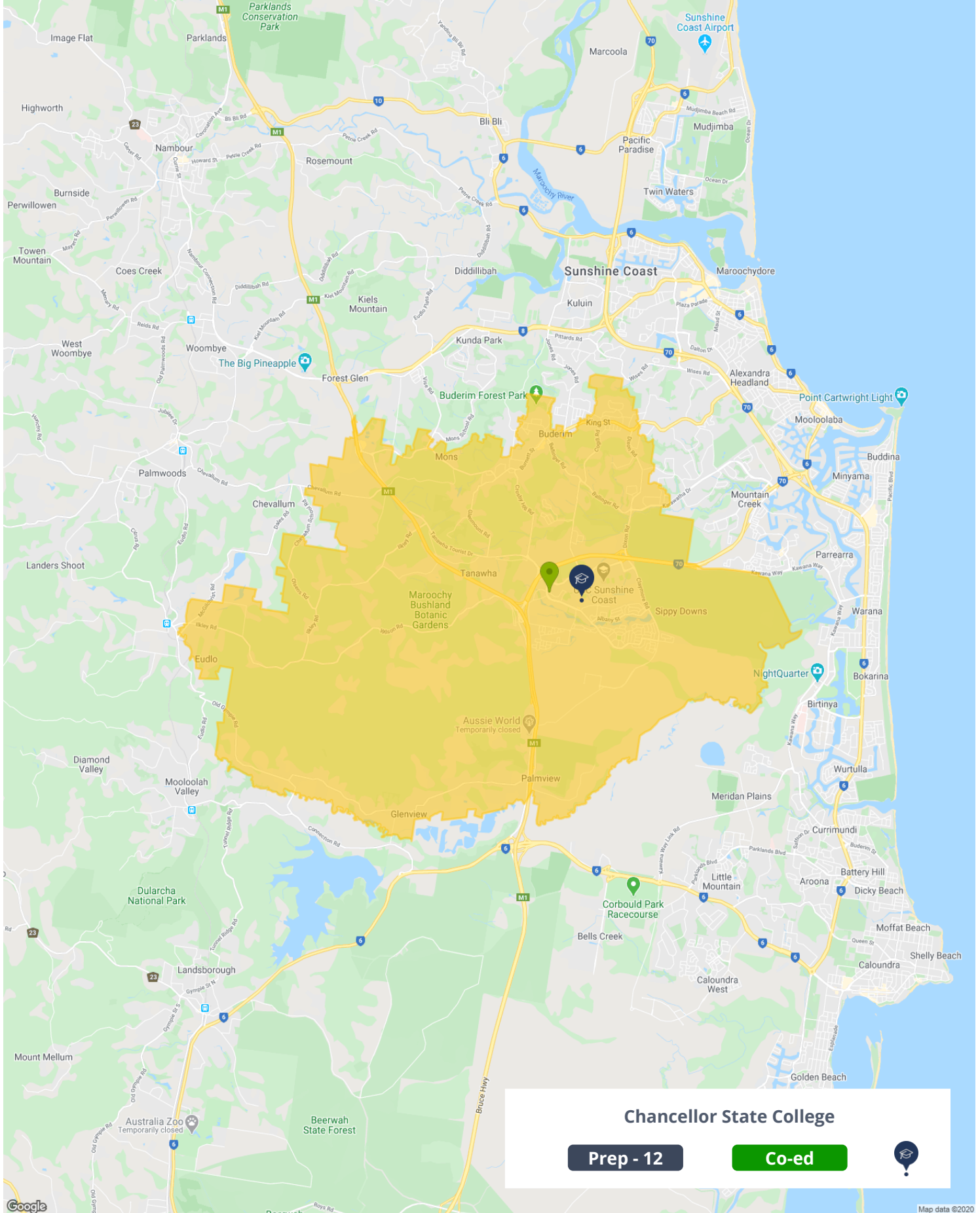
Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 298,500	26/03/2003	MOEHEAD; MOEHEAD	740 m ²	Normal Sale	No
\$ 158,000	07/08/1997	FERNBEND PTY LTD	740 m ²	Normal Sale	No
\$ 138,000	24/12/1996	JAGOE	740 m ²	Normal Sale	No
\$ 54,000	17/05/1994	EXPECTATION PTY LTD	740 m ²	Normal Sale	No

Prepared on 14/04/2020 by Complete Property Training. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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School Catchment Areas



Chancellor State College

Prep - 12

Co-ed





Nearby Sold Properties (Price Range)



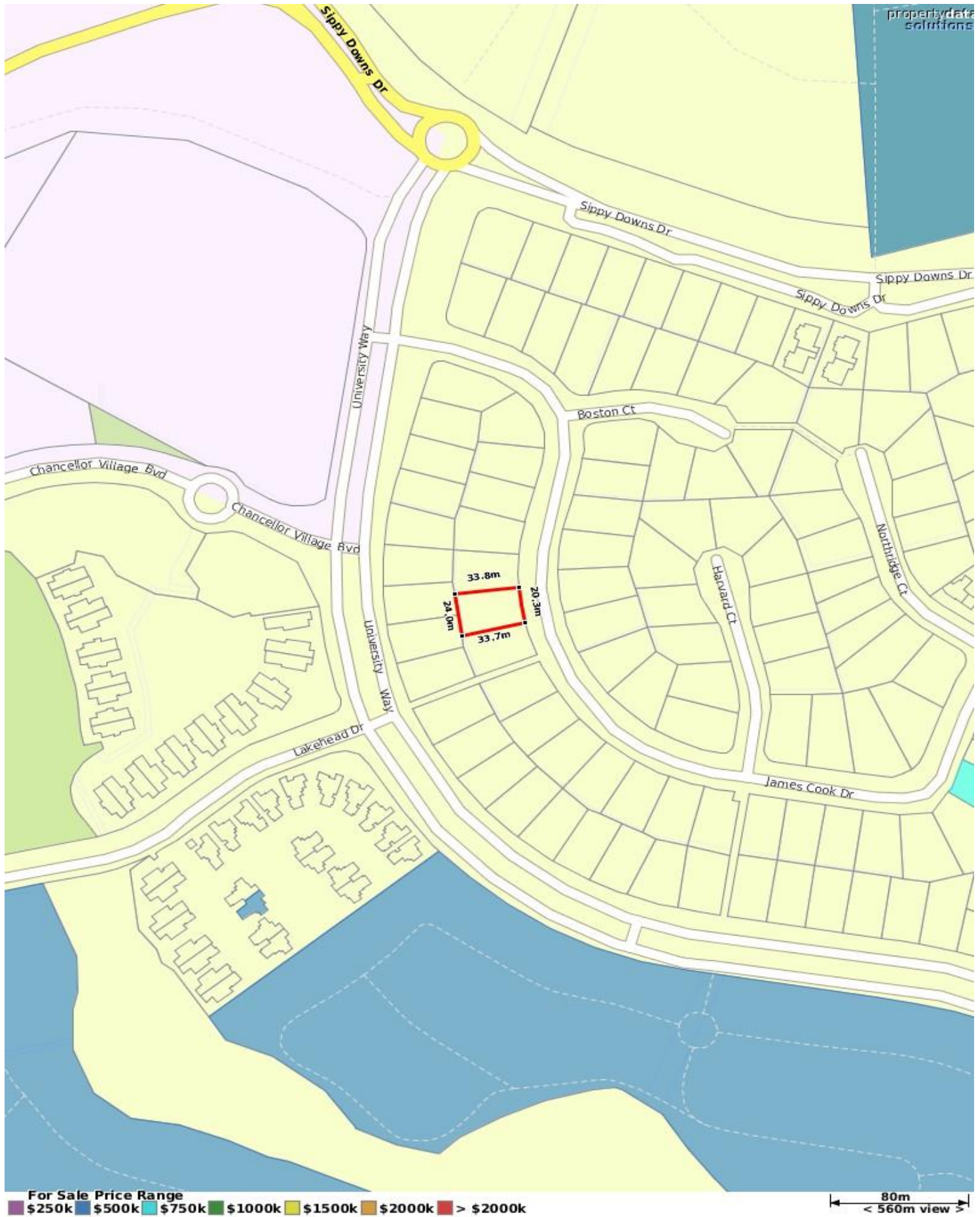


Nearby Sold Properties (Sale Date)



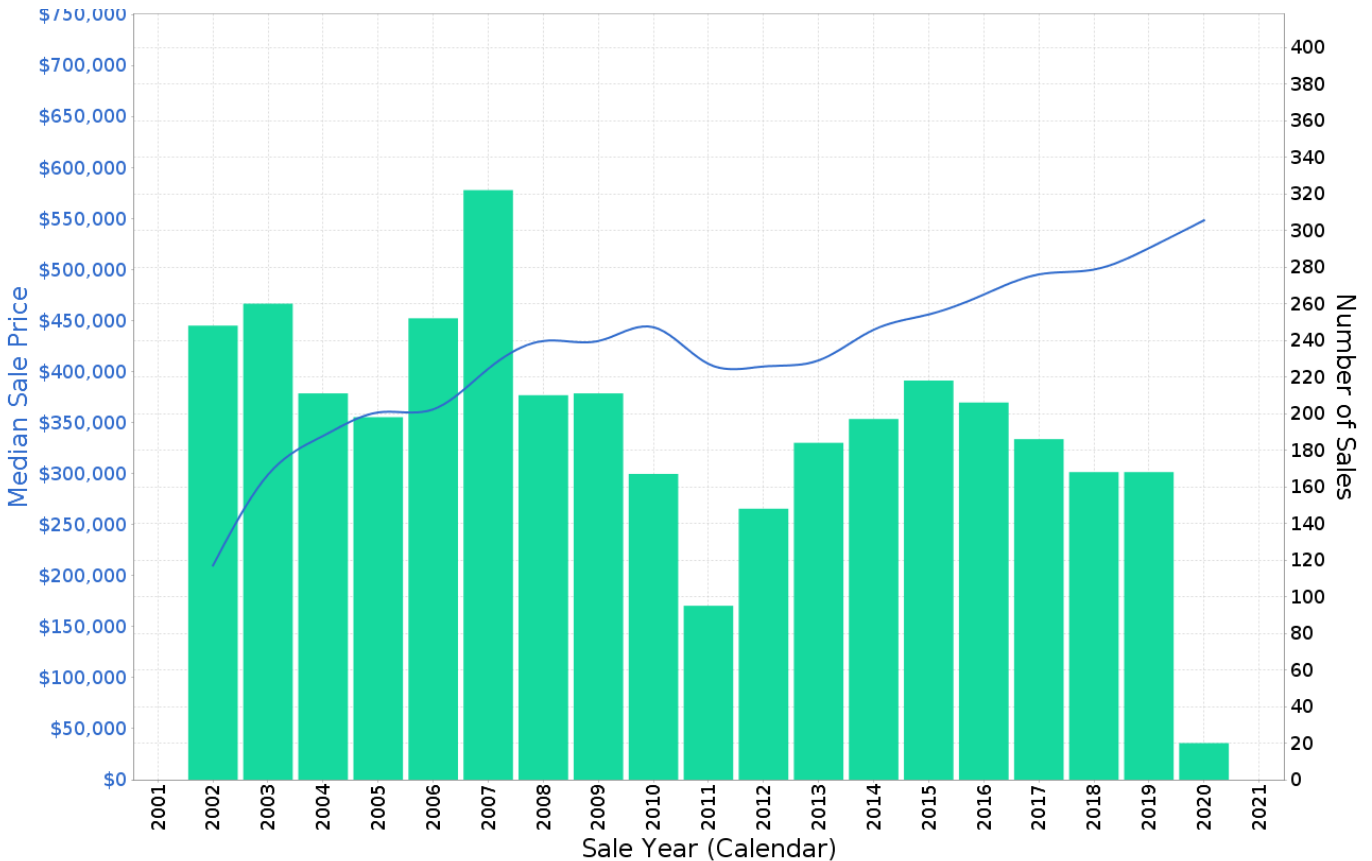


Nearby Properties For Sale



Sales & Growth Chart (House)

Year	No. of Sales	Average	Median	Growth	Low	High
2002	248	\$ 219,800	\$ 210,000		\$ 66,000	\$ 910,000
2003	260	\$ 323,567	\$ 299,000	42.4 %	\$ 94,000	\$ 5,000,000
2004	211	\$ 359,631	\$ 337,000	12.7 %	\$ 265,000	\$ 3,100,000
2005	198	\$ 526,469	\$ 360,000	6.8 %	\$ 217,560	\$ 6,679,245
2006	252	\$ 436,689	\$ 363,000	0.8 %	\$ 159,000	\$ 16,632,000
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	218	\$ 510,494	\$ 456,000	3.4 %	\$ 199,000	\$ 5,500,000
2016	206	\$ 496,652	\$ 475,500	4.3 %	\$ 234,000	\$ 795,000
2017	186	\$ 510,746	\$ 495,250	4.2 %	\$ 400,000	\$ 830,000
2018	168	\$ 517,804	\$ 500,000	1.0 %	\$ 70,000	\$ 780,000
2019	168	\$ 545,570	\$ 521,000	4.2 %	\$ 410,000	\$ 930,000
2020	20	\$ 556,050	\$ 548,250	5.2 %	\$ 430,000	\$ 750,000

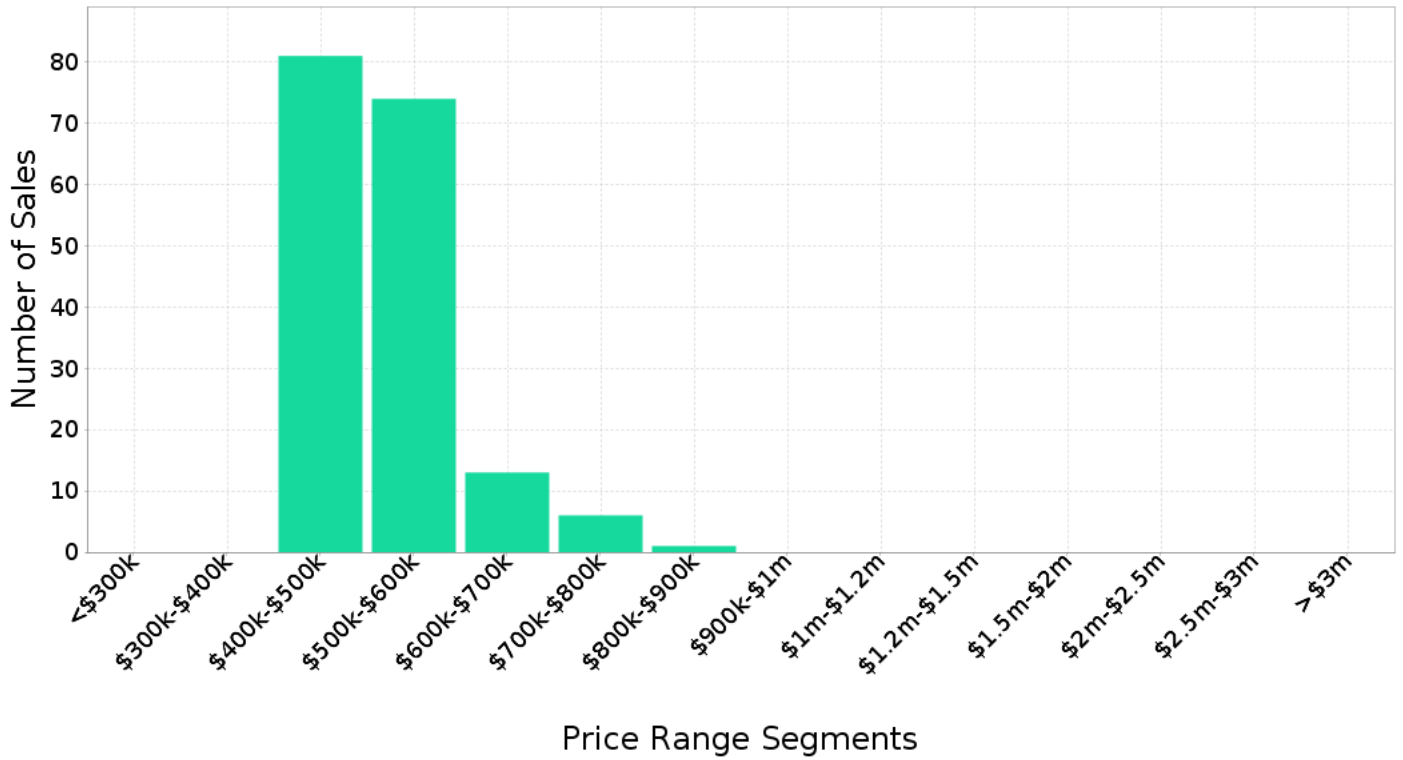


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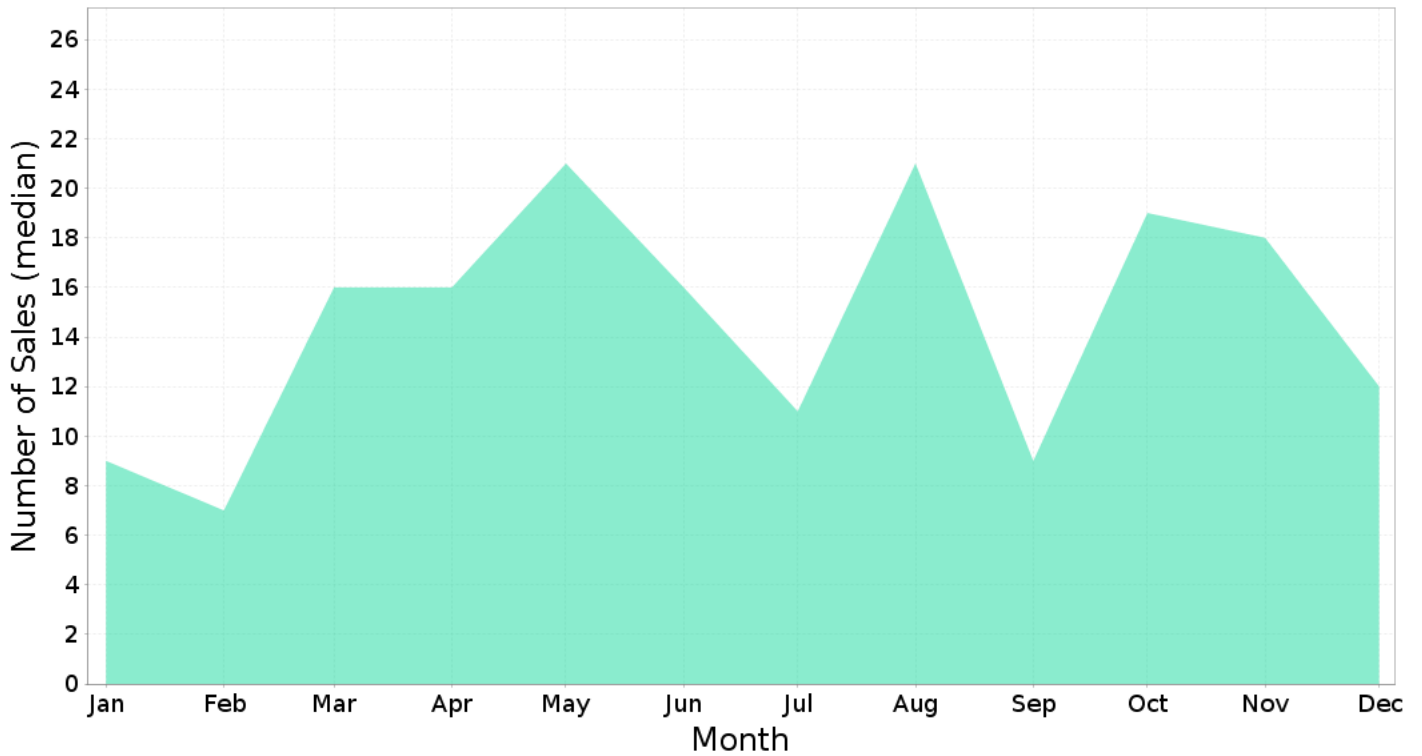
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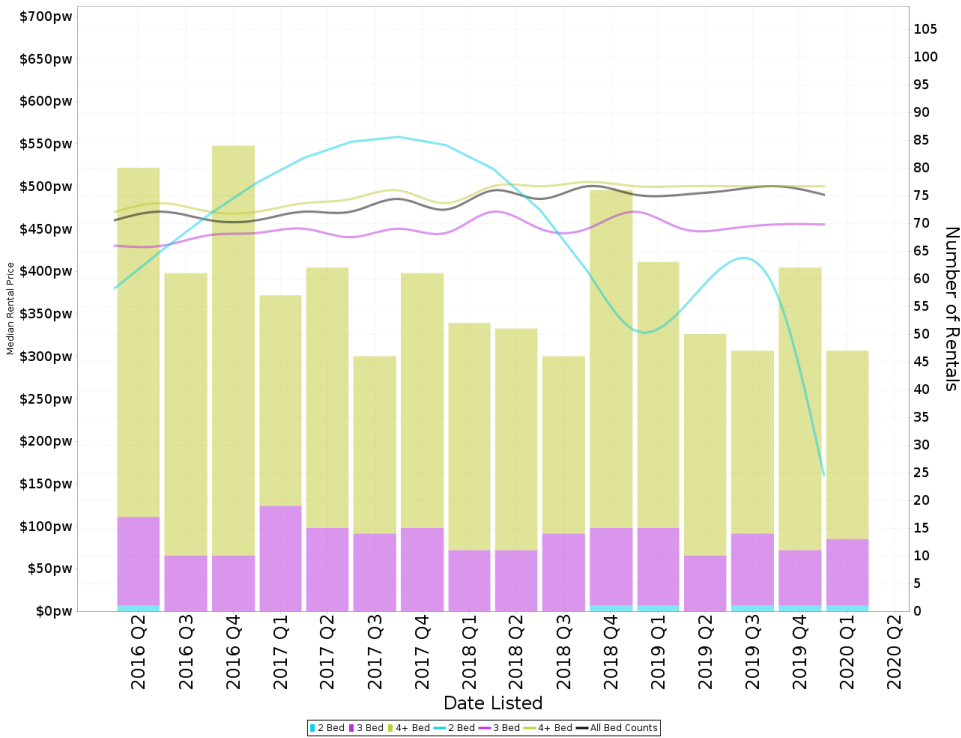
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

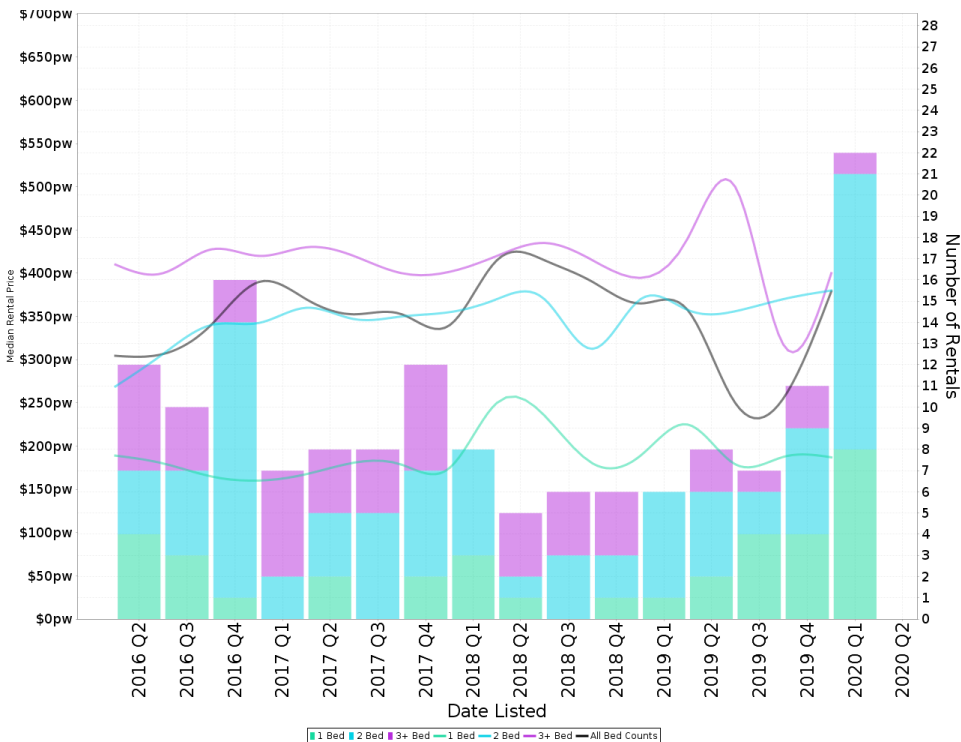
Current Median Price: \$522,500
Previous Median Price: \$510,500
Based on 316 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$522,500
Current Median Rent: \$460
Based on 282 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.8%

Current Median Price: \$398,900
Previous Median Price: \$387,900
Based on 179 registered Unit sales compared over the last two rolling 12 month periods.

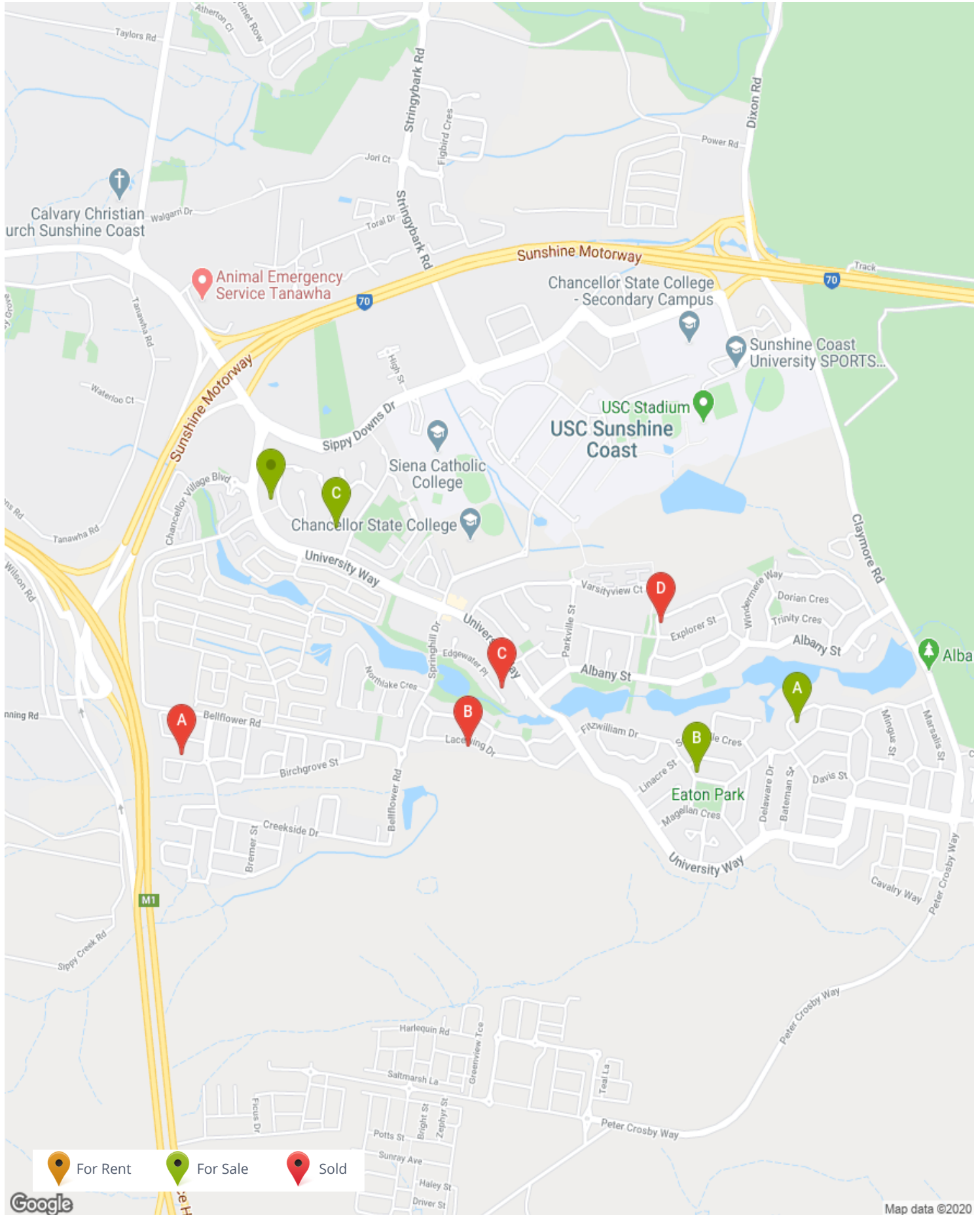
Suburb Rental Yield

+4.4%

Current Median Price: \$398,900
Current Median Rent: \$340
Based on 45 registered Unit rentals compared over the last 12 months.



Comparable Properties Map





Nearby Comparable For Sale Properties

There are 3 properties selected within the suburb of SIPPY DOWNS. The lowest for sale price is \$500,000 and the highest for sale price is \$571,429 with a median sale price of \$571,429. Days listed ranges from 7 to 26 days with the average currently at 18 days for these selected properties.

6 REGAL CRES, SIPPY DOWNS 4556

UBD Ref: Sunshine Coast - 089 A2
Distance from Property: 2.2km

4 2 2



Property Type: House
Area: 700 m²
RPD: L21 SP152920

Features:

Current List Price: **CONTACT AGENT**
First List Price: Mid to High \$500,000's
Date Listed: 07/04/2020 Days Listed: 7 Days
Listed Price Change:



35 FITZWILLIAM DR, SIPPY DOWNS 4556

UBD Ref: Sunshine Coast - 088 Q2
Distance from Property: 1.9km

4 2 2



Property Type: House
Area: 658 m²
RPD: L300 SP152922

Features:

Current List Price: **\$600,000**
First List Price: \$639,000
Date Listed: 24/03/2020 Days Listed: 22 Days
Listed Price Change: **-3.2%**



48 JAMES COOK DR, SIPPY DOWNS 4556

UBD Ref: Sunshine Coast - 078 K19
Distance from Property: 276m

4 2 2



Property Type: House
Area: 756 m²
RPD: L115 RP863582

Features:

Current List Price: **Offers Over \$629,000 (Under**
First List Price: Offers Over \$629,000
Date Listed: 19/03/2020 Days Listed: 26 Days
Listed Price Change:








Nearby Comparable Sold Properties

There are 4 sold properties selected within the suburb of SIPPY DOWNS. The lowest sale price is \$505,000 and the highest sale price is \$565,000 with a median sale price of \$545,000. Days listed ranges from 47 to 58 days with the average currently at 53 days for these selected properties.

10 RIBBONWOOD ST, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 G2  4  2  2
Distance from Property: 981m



Property Type: House
Area: 600 m²
Area \$/m²: \$933
RPD: L94 SP190384

Sale Price: **\$560,000 (Agents Advice - Sale)**
Sale Date: 30/03/2020 Days to Sell: **N/A**
Last Price: For Sale Chg %:
First Price: For Sale Chg %:

Features:



24 LACEWING DR, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 M2  4  2  2
Distance from Property: 1.2km



Property Type: House
Area: 700 m²
Area \$/m²: \$721
RPD: L177 SP124473

Sale Price: **\$505,000 (Normal Sale)**
Sale Date: 30/01/2020 Days to Sell: **47 Days**
Last Price: Over \$490,000 Chg %:
First Price: Over \$500,000 Chg %:

Features: BUILD YR: 2002, LOWSET, ENSUITE, BUILT IN ROBES, MAIN ROOMS: 2



29 EDGEWATER PL, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 088 M1  4  2  2
Distance from Property: 1.1km






Property Type: House
Area: 700 m²
Area \$/m²: \$807
RPD: L101 SP118136

Sale Price: **\$565,000 (Normal Sale)**
Sale Date: 08/01/2020 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



63 STATESMAN CRCT, SIPPY DOWNS, QLD 4556

UBD Ref: Sunshine Coast - 078 Q20  4  2  2
Distance from Property: 1.6km



Property Type: House
Area: 721 m²
Area \$/m²: \$735
RPD: L132 SP124498

Sale Price: **\$530,000 (Normal Sale)**
Sale Date: 06/01/2020 Days to Sell: **58 Days**
Last Price: \$539,000 Chg %:
First Price: Auction on-site Chg %:

Features:





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Appraisal Price

This market analysis has been prepared on 14/04/2020 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$520,000 to \$570,000

Contact your agent for further information:

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Mobile: 0438620009
Office: Complete Property Training
Office Phone: 0754388922
Email: peter@completepropertytraining.com.au