

# COMPARATIVE MARKET ANALYSIS

26 REGENCY ROAD, MOORE PARK BEACH, QLD 4670

PREPARED BY AMANDA FILMER, FOUR WALLS REALTY, PHONE: 0416164190





Edna Dube  
26 Regency Road  
Moore Park Beach, QLD, 4670

Dear Edna,

RE: Property Appraisal - 26 Regency Street, Moore Park Beach

Thank you for your invitation to provide you with a current market appraisal of your property.

In my professional opinion, with the market continuing to firm up at present, your property should achieve between \$466,000 to \$513,000 based on the property's current condition, recent comparative property sales and available stock in the Moore Park Beach area.

This is a curbside market appraisal only, please be advised that I am not a registered valuer and prices are subject to change along with market conditions.

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.

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

Amanda Filmer  
Four Walls Realty  
Phone: 0416164190  
Office Phone: 07 4153 6444  
Email: [amanda@thefourwalls.com.au](mailto:amanda@thefourwalls.com.au)

## 26 REGENCY ROAD, MOORE PARK BEACH, QLD 4670



### Owner Details

Owner Name(s): EDNA DUBE

Owner Address: 17 / 28 BURFORD ST, MERRYLANDS NSW 2160

Phone(s):

Owner Type:

Rental

### Property Details

 4  2  2

Property Type: House - Freehold [Issuing]

RPD: L73 SP202244

Valuation Amount: \$110,000 - Site Value on 30/06/2022

Valuation Amount: \$100,000 - Site Value on 30/06/2020

Land Use: SINGLE UNIT DWELLING

Zoning

Council: BUNDABERG REGIONAL

Features: Lowset, Contemporary, Deck, Ensuite, Garage, Built in Robes, Modern Kitchen, Air Conditioned, Close to Schools, Entertainment Area, Fully Fenced, Improvements: Internal Laundry, Secure Parking, Water efficient fixtures, Close to Shops, Wall / ceiling

Area: 1,629 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$88

Water/Sewerage:

Property ID: 1927597 / QLD40814668

UBD Ref: UBD Ref:

### Sales History

Sale Amount: Sale Date: Vendor:

\$ 144,000 27/06/2013 MALVERN DEVELOPMENT CO PTY LTD

Area:

1,629 m<sup>2</sup>

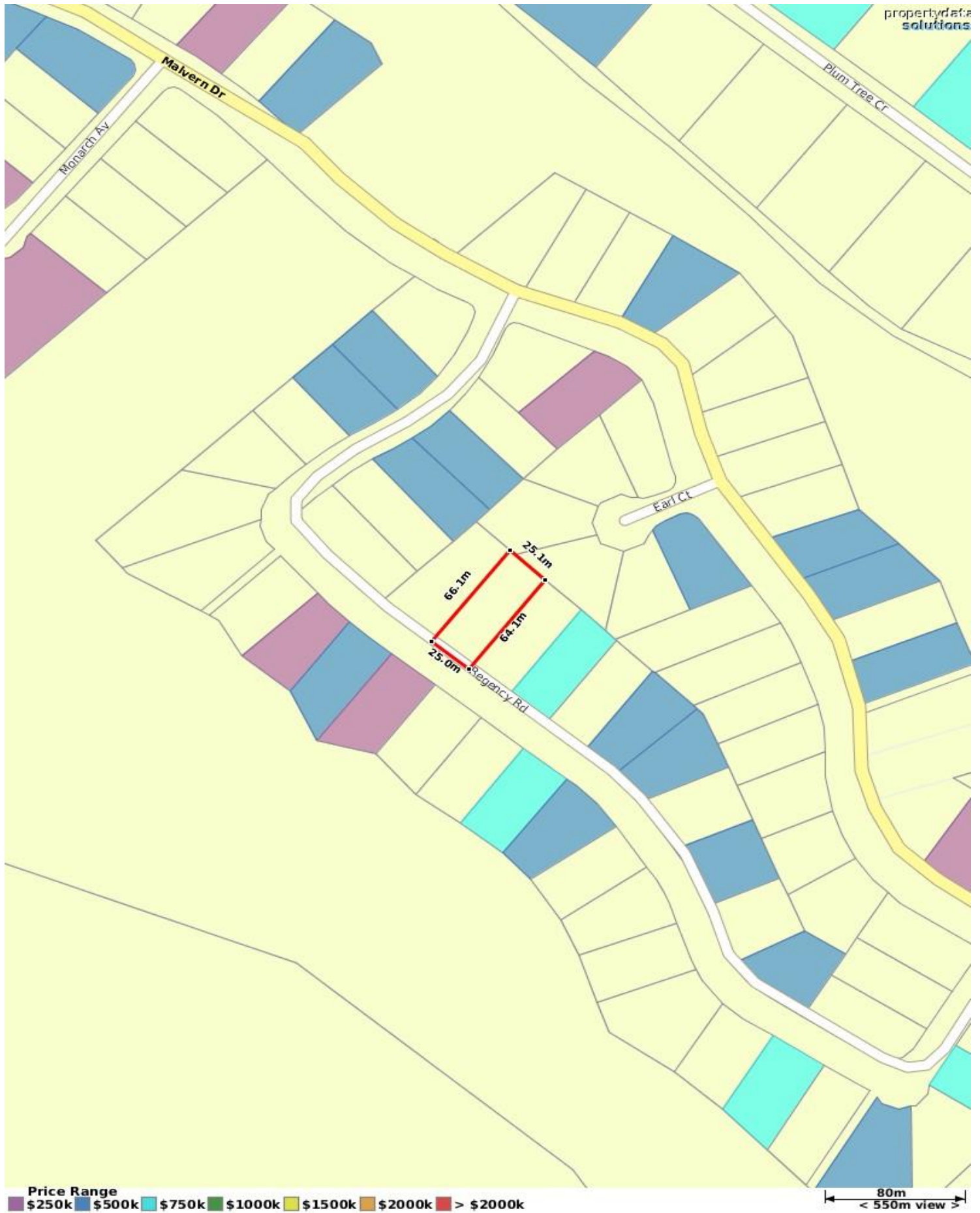
Sale Type:

Normal Sale

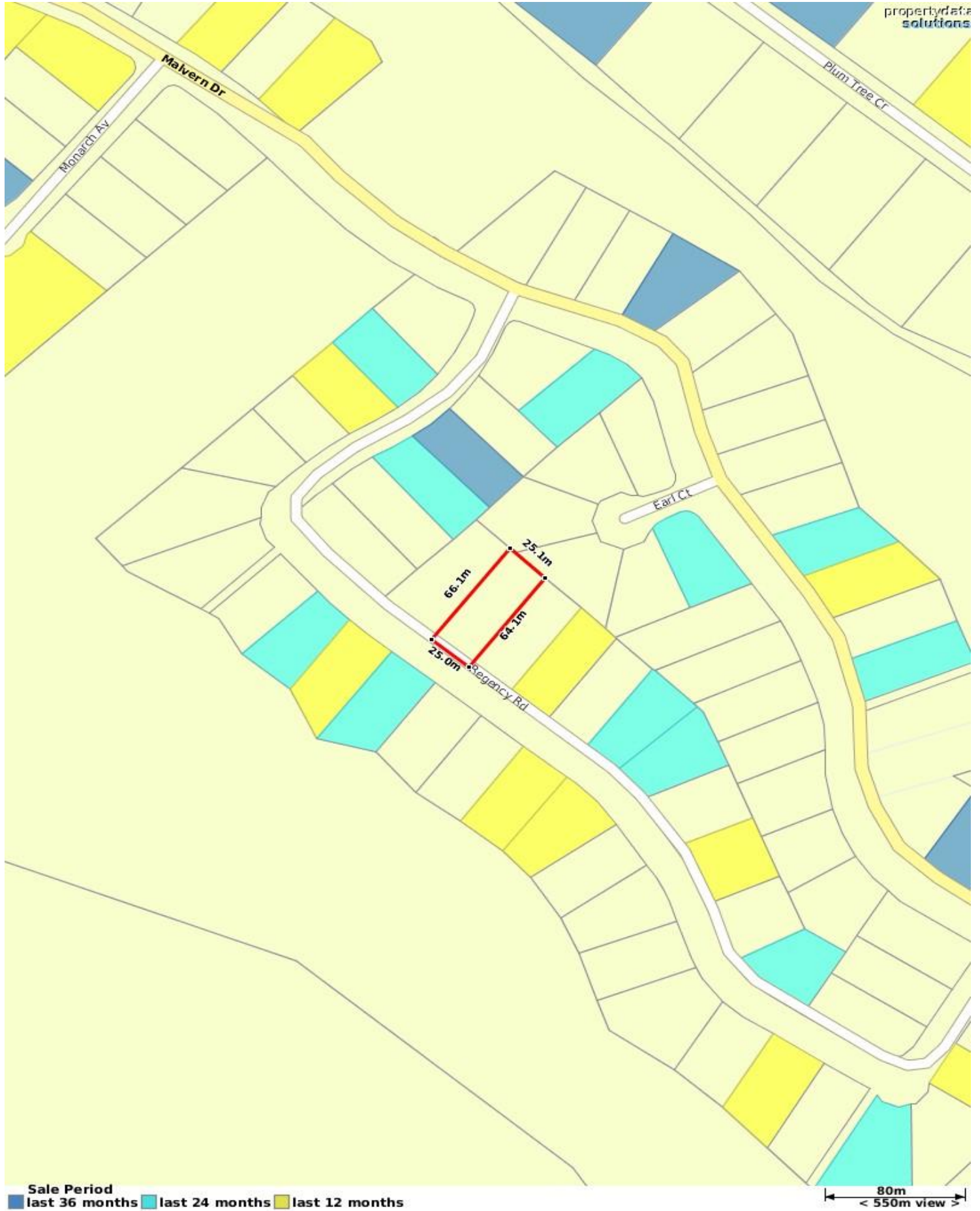
Related:

No

## Nearby Sold Properties (Price Range)



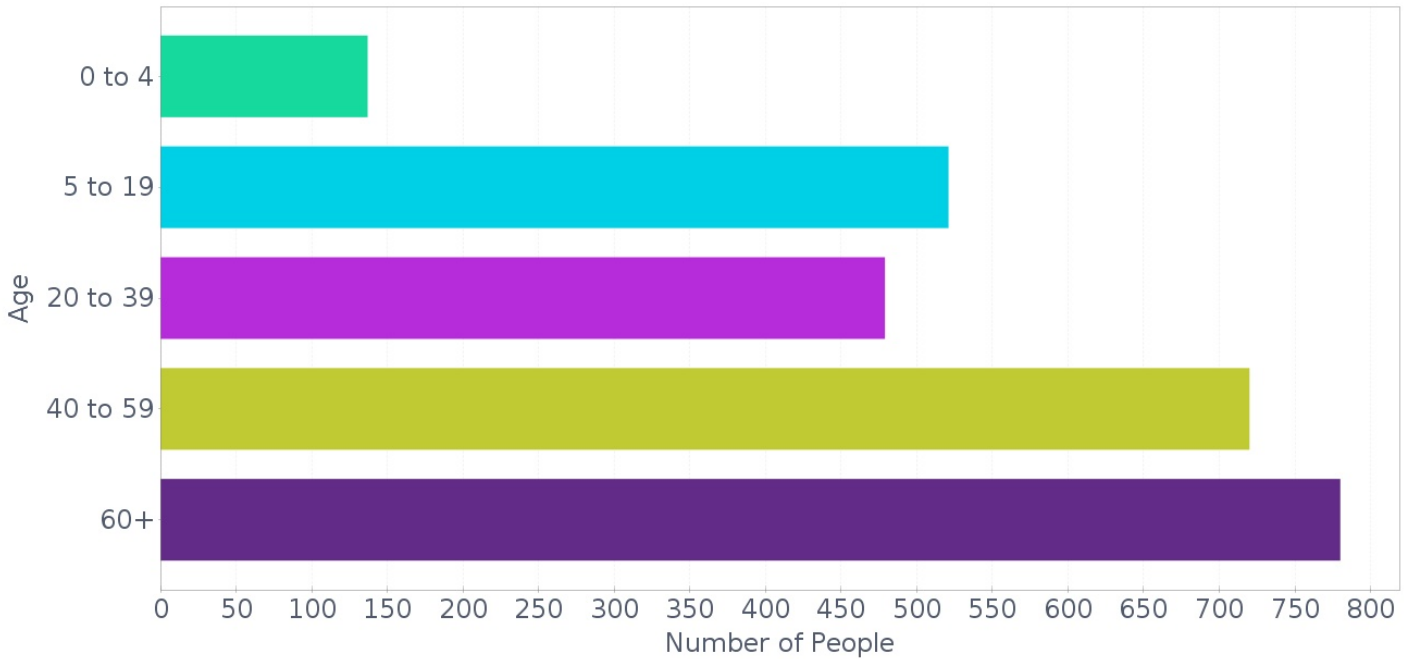
## Nearby Sold Properties (Sale Date)



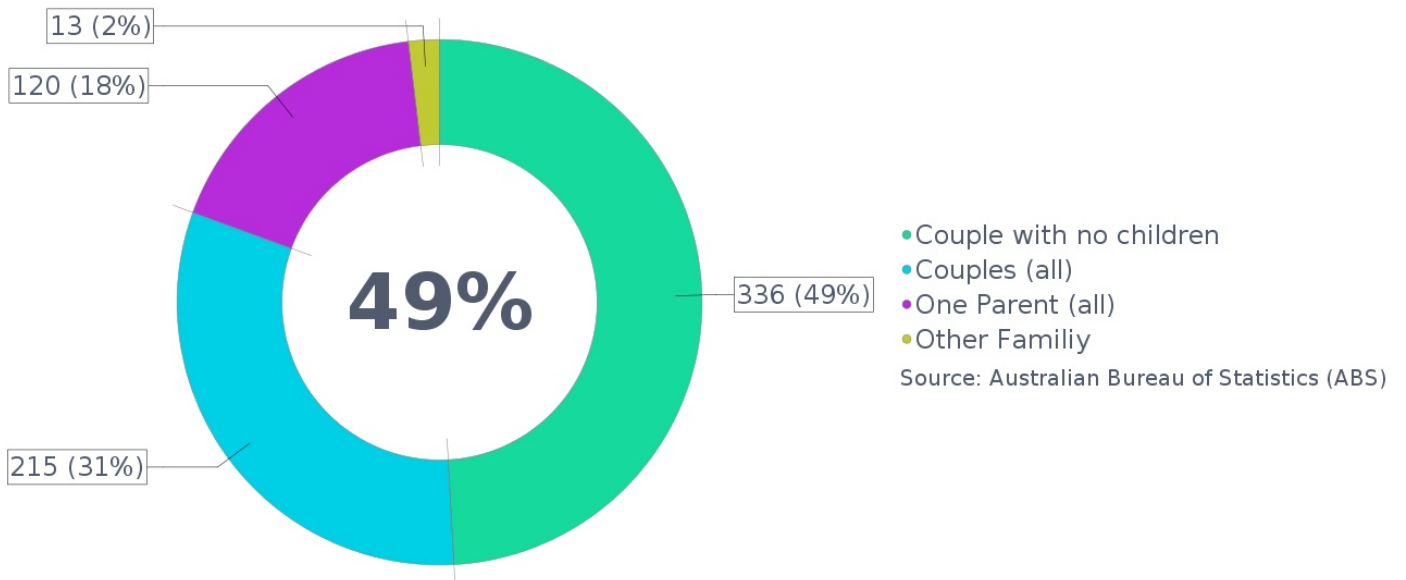
## Nearby Properties For Sale



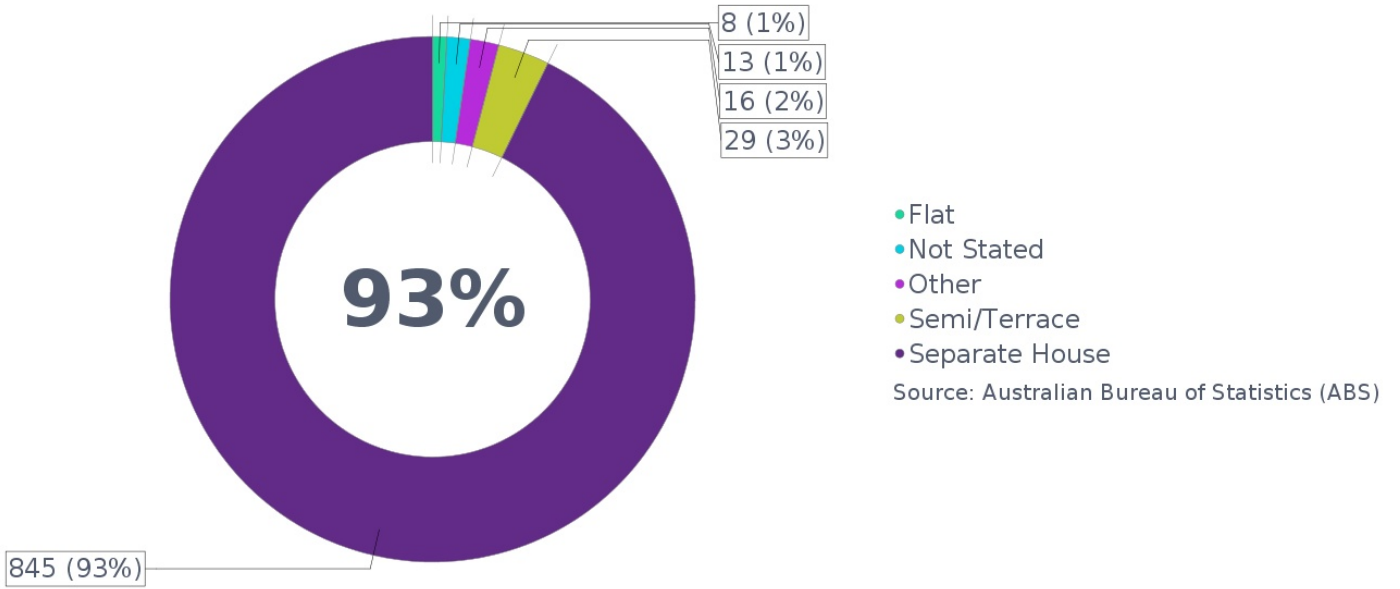
## Age of Population (2016)



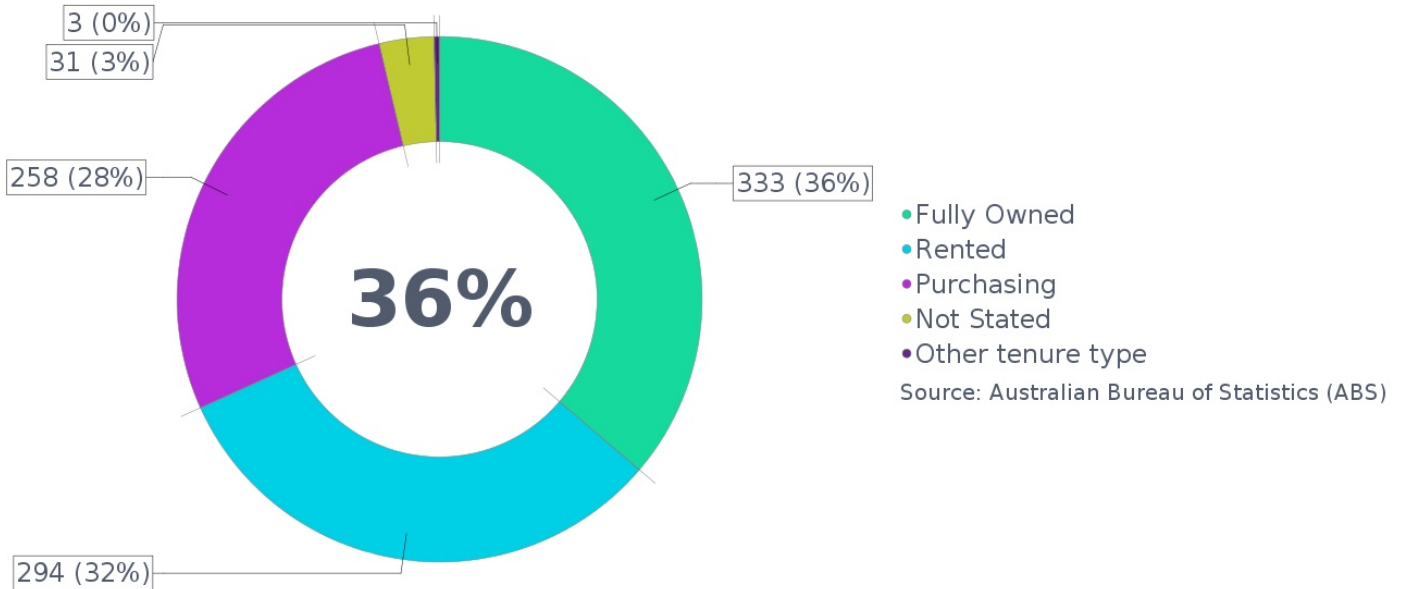
## Family Composition (2016)



## Dwelling Structure (2016)

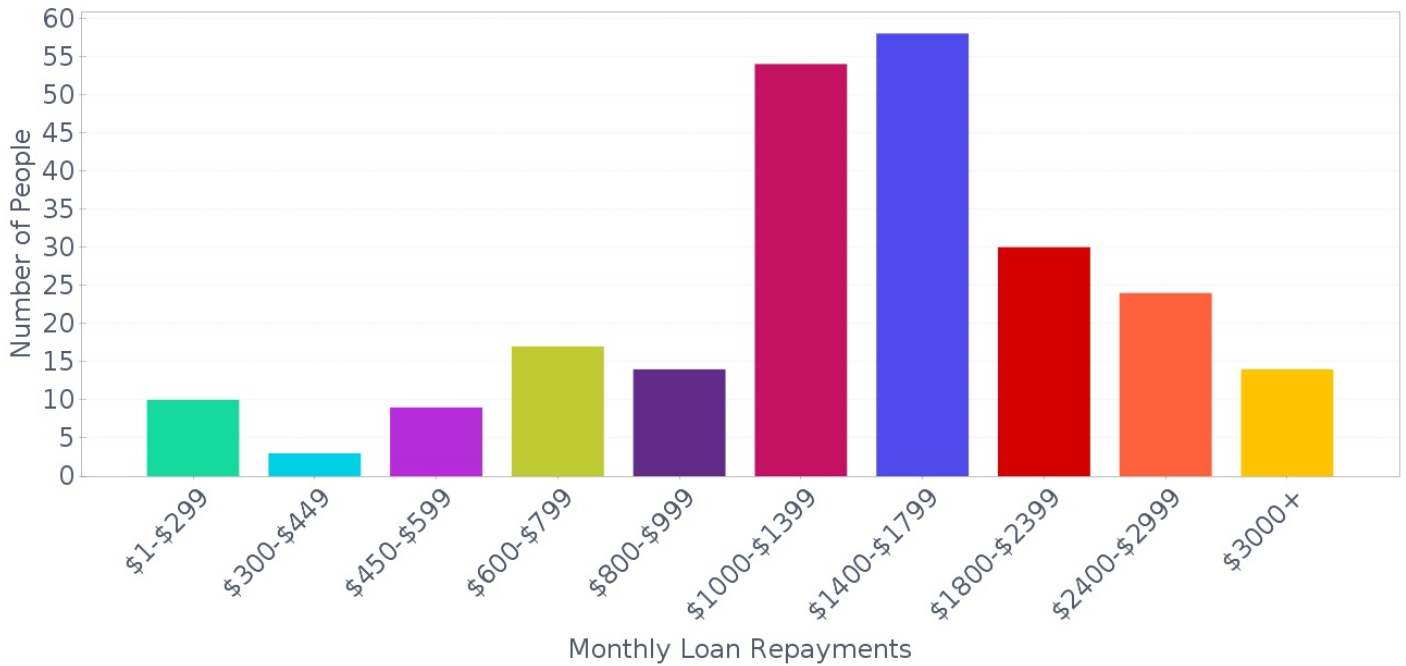


## Home Ownership (2016)

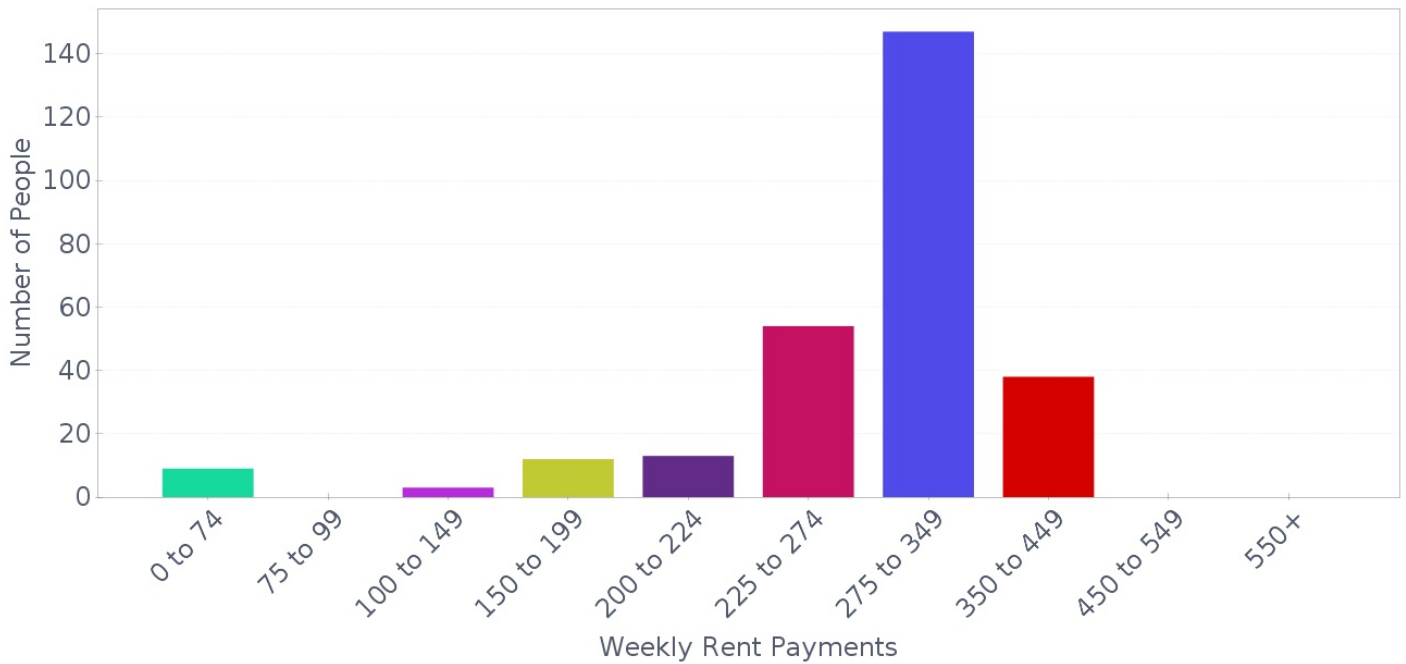




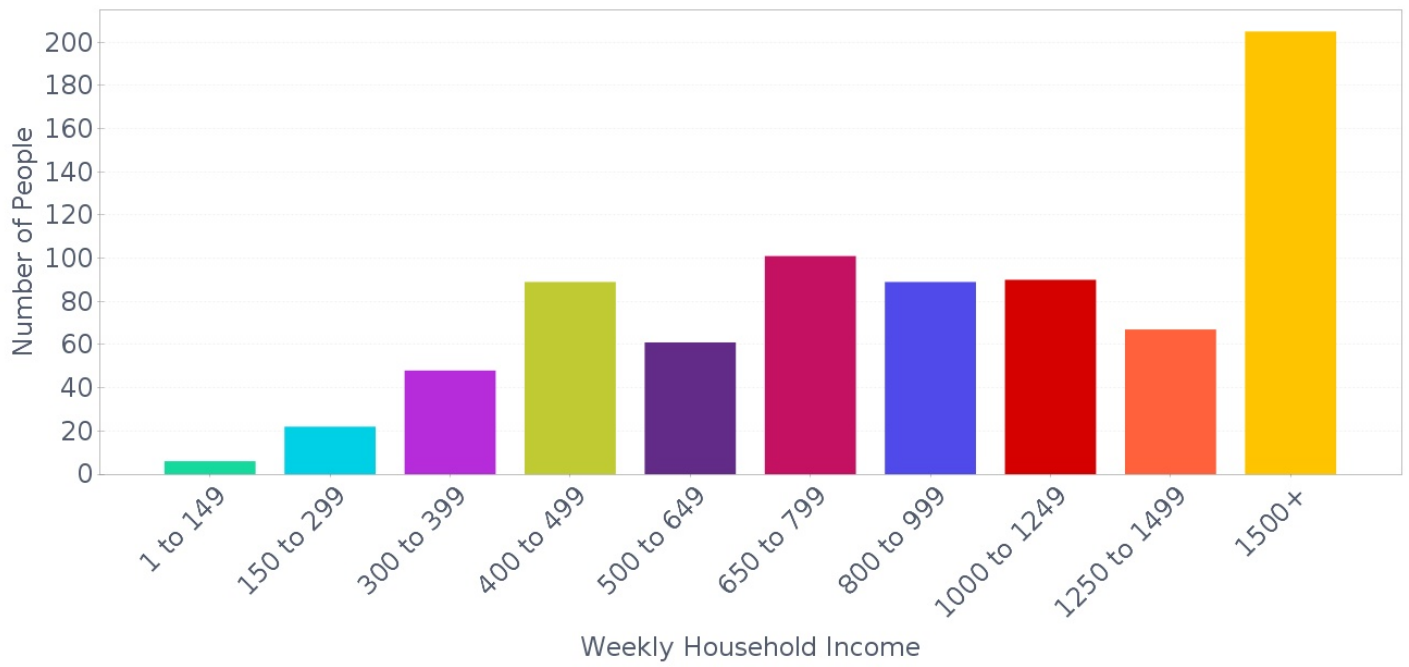
## Home Loan Repayments - Monthly (2016)



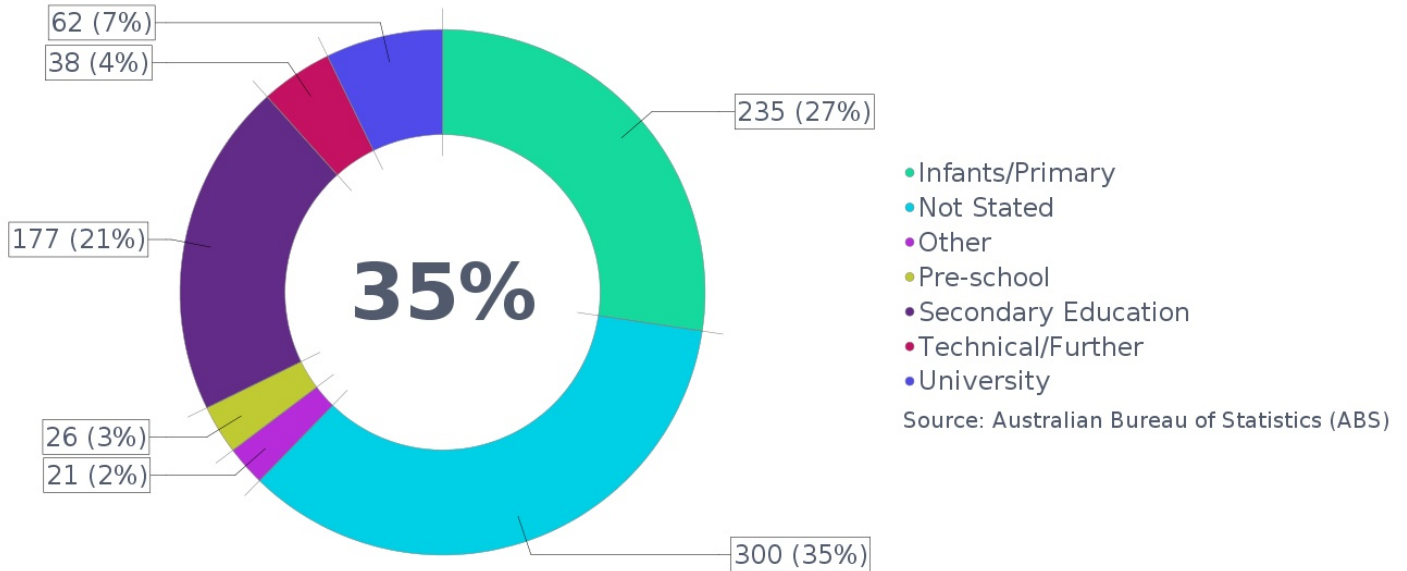
## Rent Payments - Weekly (2016)



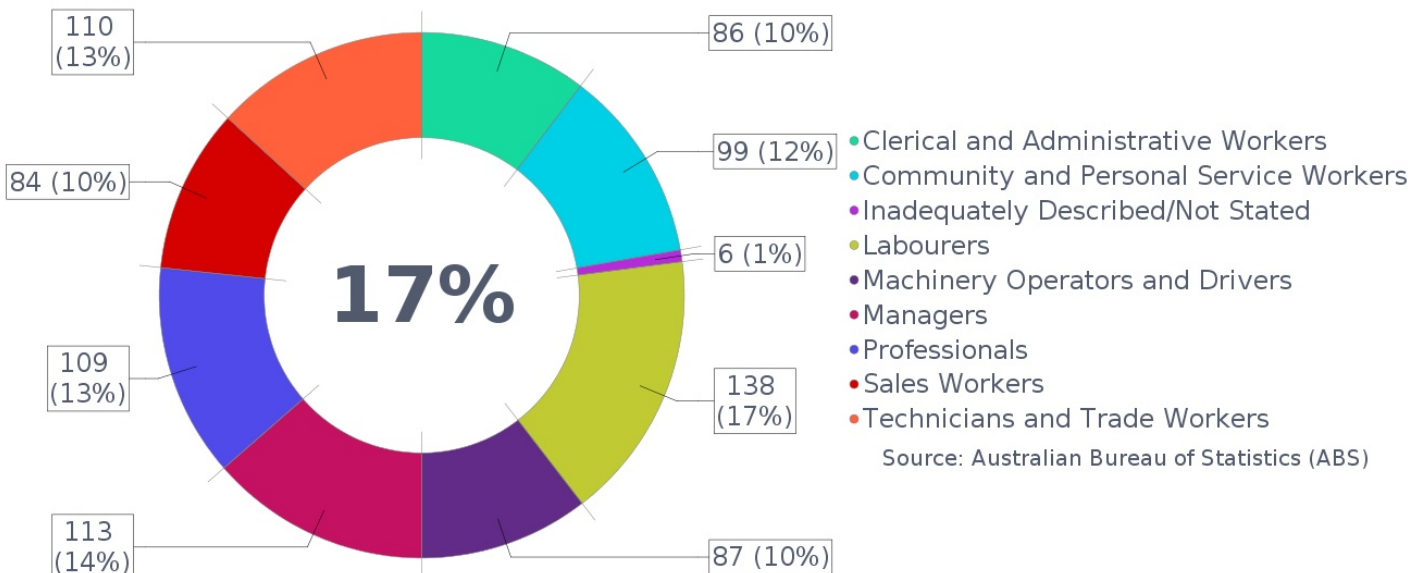
## Household Income - Weekly (2016)



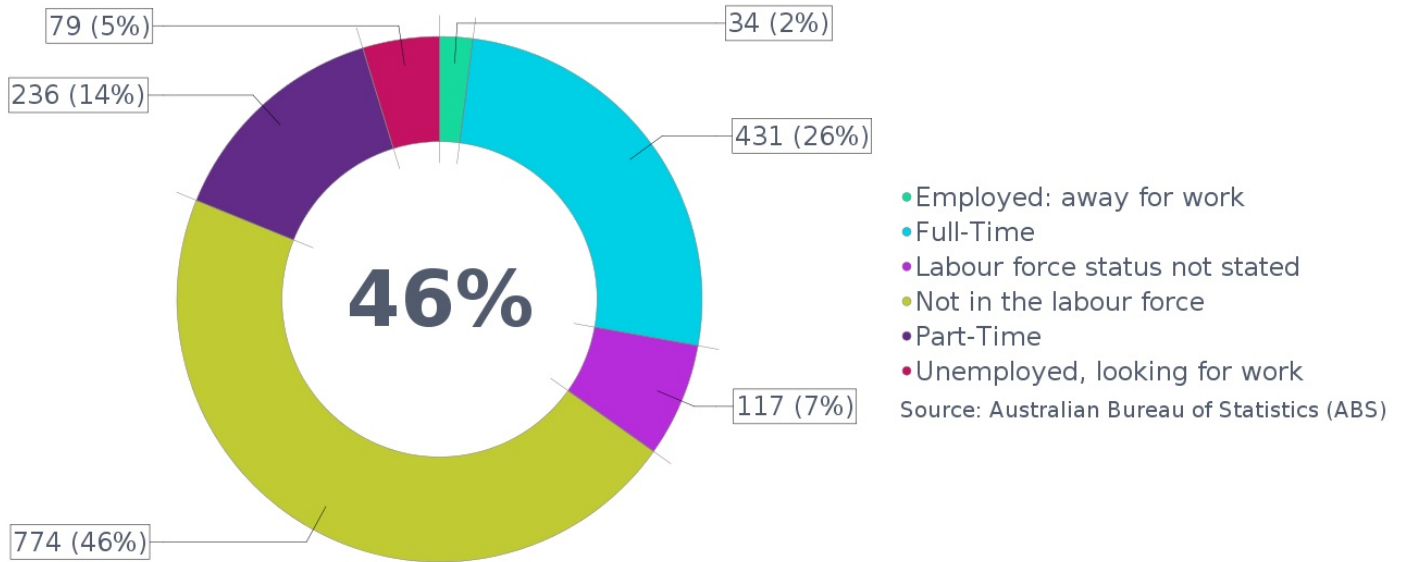
## Non-School Qualification: Level of Education (2016)



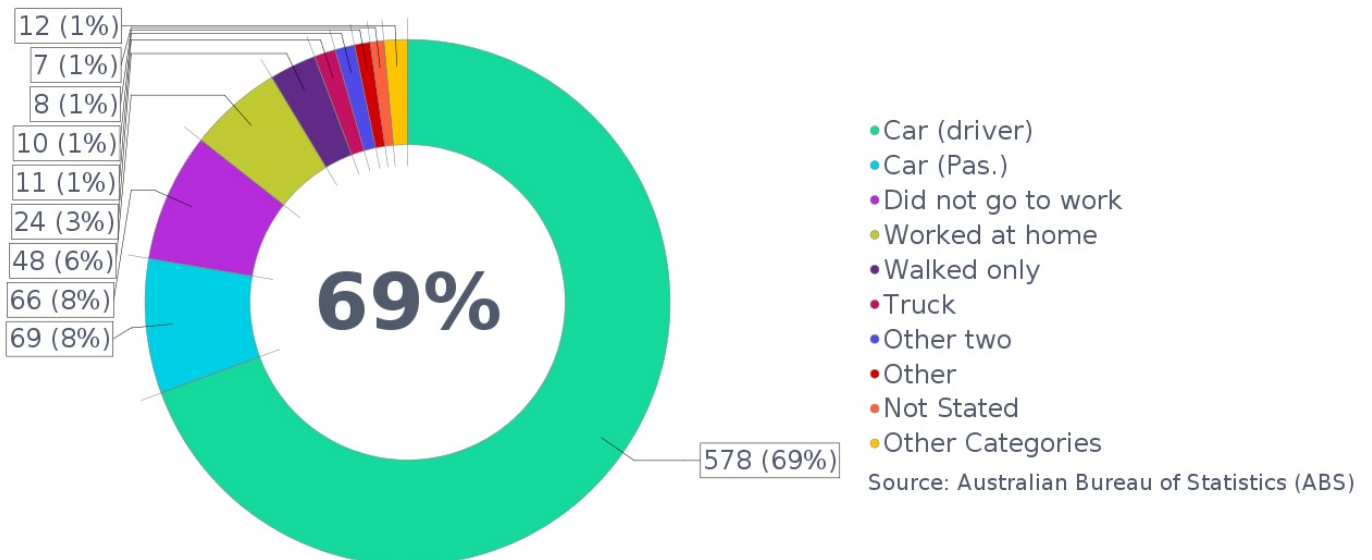
## Occupation (2016)



## Employment (2011)

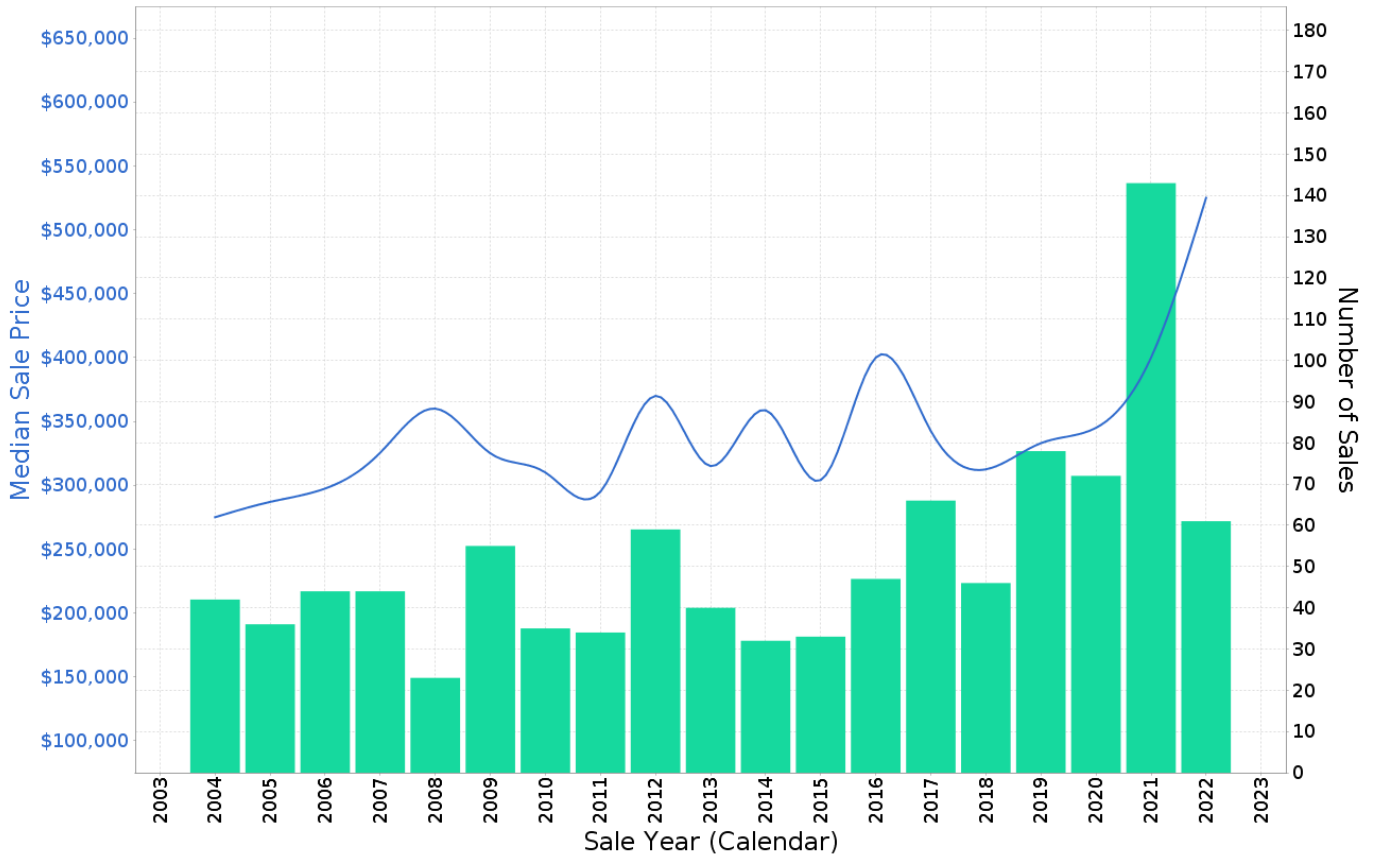


## Method of Travel to Work (2016)



## Sales & Growth Chart (House)

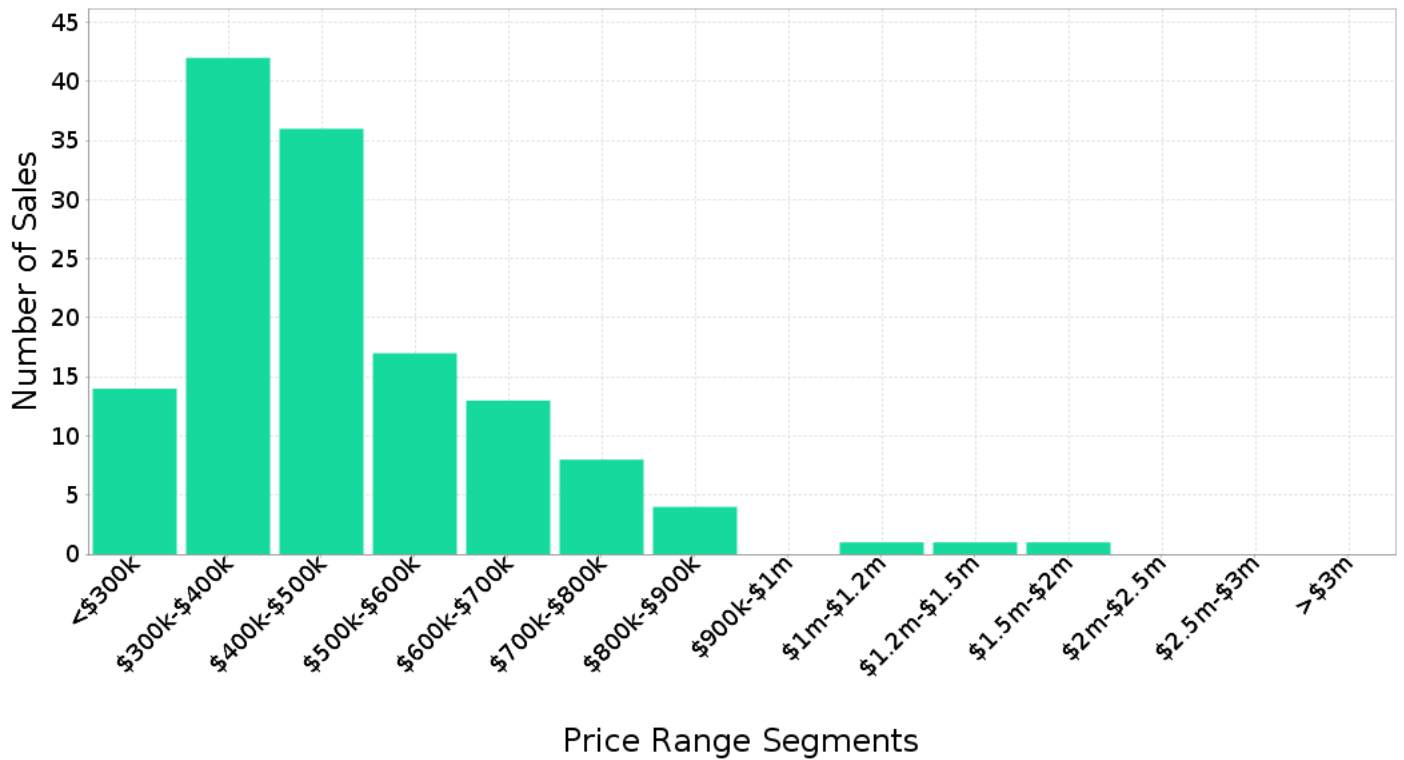
Year	No. of Sales	Average	Median	Growth	Low	High
2004	42	\$ 318,071	\$ 275,000		\$ 132,500	\$ 1,030,000
2005	36	\$ 316,794	\$ 287,000	4.4 %	\$ 115,000	\$ 1,000,000
2006	44	\$ 317,478	\$ 297,500	3.7 %	\$ 175,000	\$ 750,000
2007	44	\$ 333,409	\$ 325,500	9.4 %	\$ 105,000	\$ 790,000
2008	23	\$ 356,322	\$ 360,000	10.6 %	\$ 174,000	\$ 650,000
2009	55	\$ 343,136	\$ 325,000	-9.7 %	\$ 165,000	\$ 750,000
2010	35	\$ 335,586	\$ 310,000	-4.6 %	\$ 175,000	\$ 690,000
2011	34	\$ 303,691	\$ 295,000	-4.8 %	\$ 120,000	\$ 610,000
2012	59	\$ 351,458	\$ 370,000	25.4 %	\$ 135,000	\$ 660,000
2013	40	\$ 336,288	\$ 315,000	-14.9 %	\$ 122,000	\$ 810,000
2014	32	\$ 360,578	\$ 358,750	13.9 %	\$ 170,000	\$ 700,000
2015	33	\$ 329,697	\$ 304,000	-15.3 %	\$ 117,500	\$ 500,000
2016	47	\$ 392,162	\$ 400,000	31.6 %	\$ 181,000	\$ 630,000
2017	66	\$ 360,674	\$ 342,500	-14.4 %	\$ 170,000	\$ 800,000
2018	46	\$ 334,348	\$ 312,500	-8.8 %	\$ 185,000	\$ 692,000
2019	78	\$ 383,603	\$ 333,000	6.6 %	\$ 137,500	\$ 920,000
2020	72	\$ 373,278	\$ 345,000	3.6 %	\$ 85,000	\$ 850,000
2021	143	\$ 448,140	\$ 400,000	15.9 %	\$ 148,000	\$ 1,350,000
2022	61	\$ 556,516	\$ 525,000	31.2 %	\$ 255,000	\$ 1,585,000



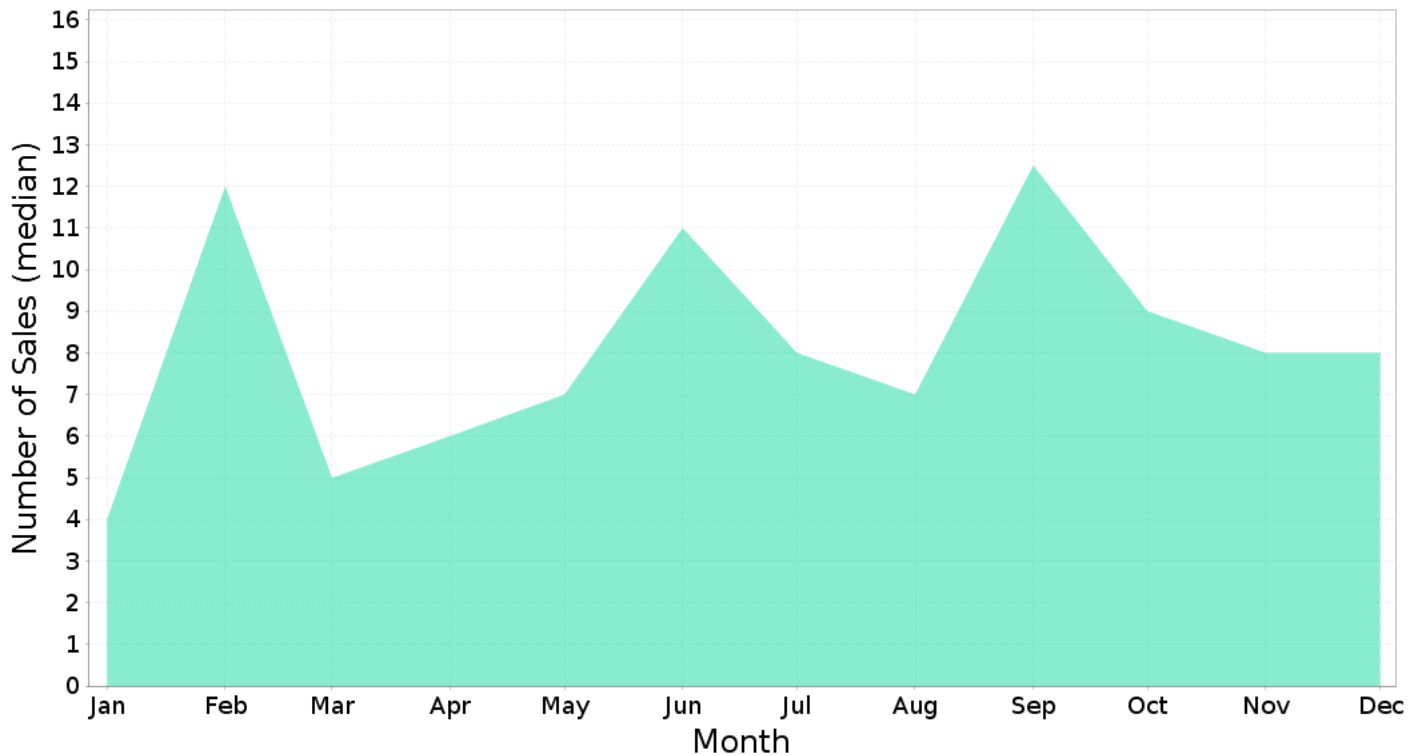
Prepared on 06/10/2022 by Amanda Filmer, 0416164190 at Four Walls Realty. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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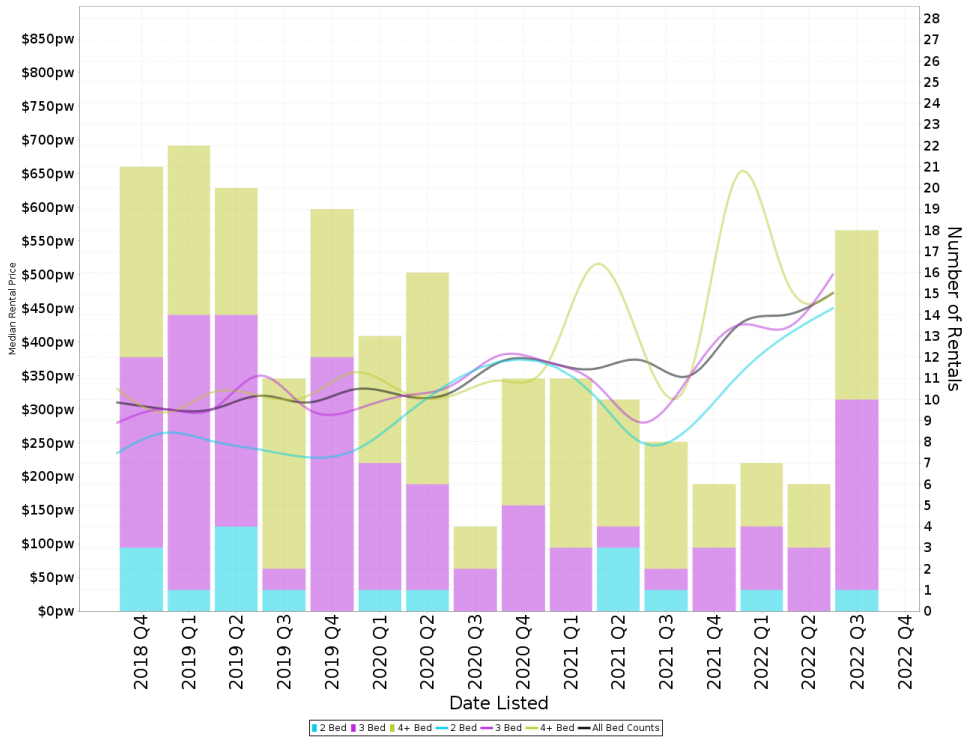
## Price Segmentation



## Peak Selling Periods



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+22.7%**

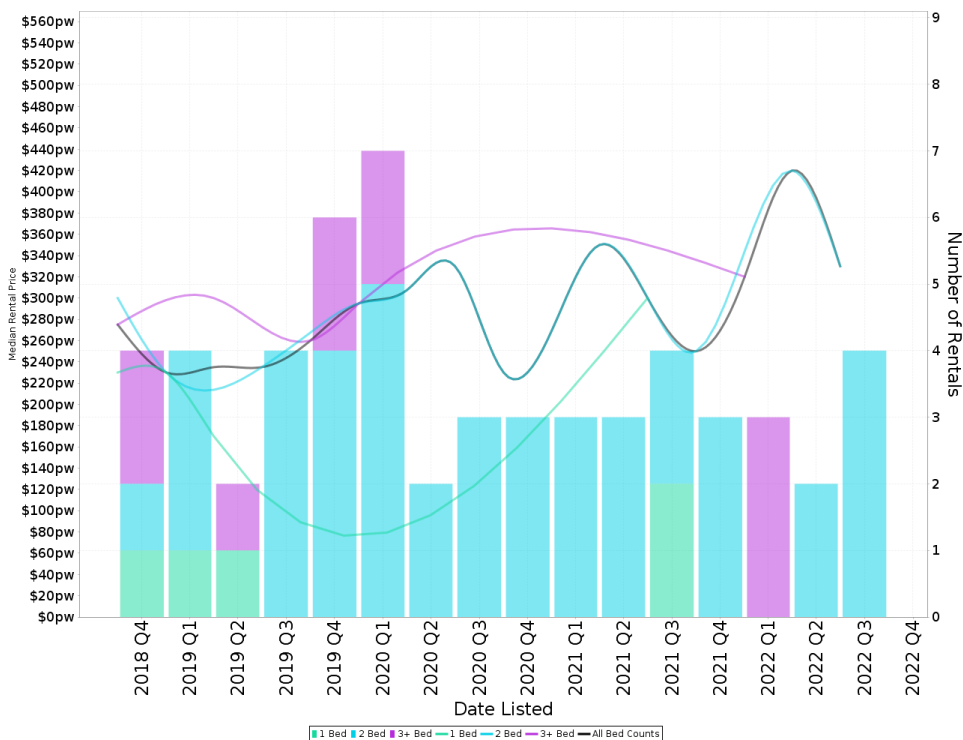
Current Median Price: \$475,000  
Previous Median Price: \$387,000  
Based on 229 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.3%**

Current Median Price: \$475,000  
Current Median Rent: \$300  
Based on 74 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+19.6%**

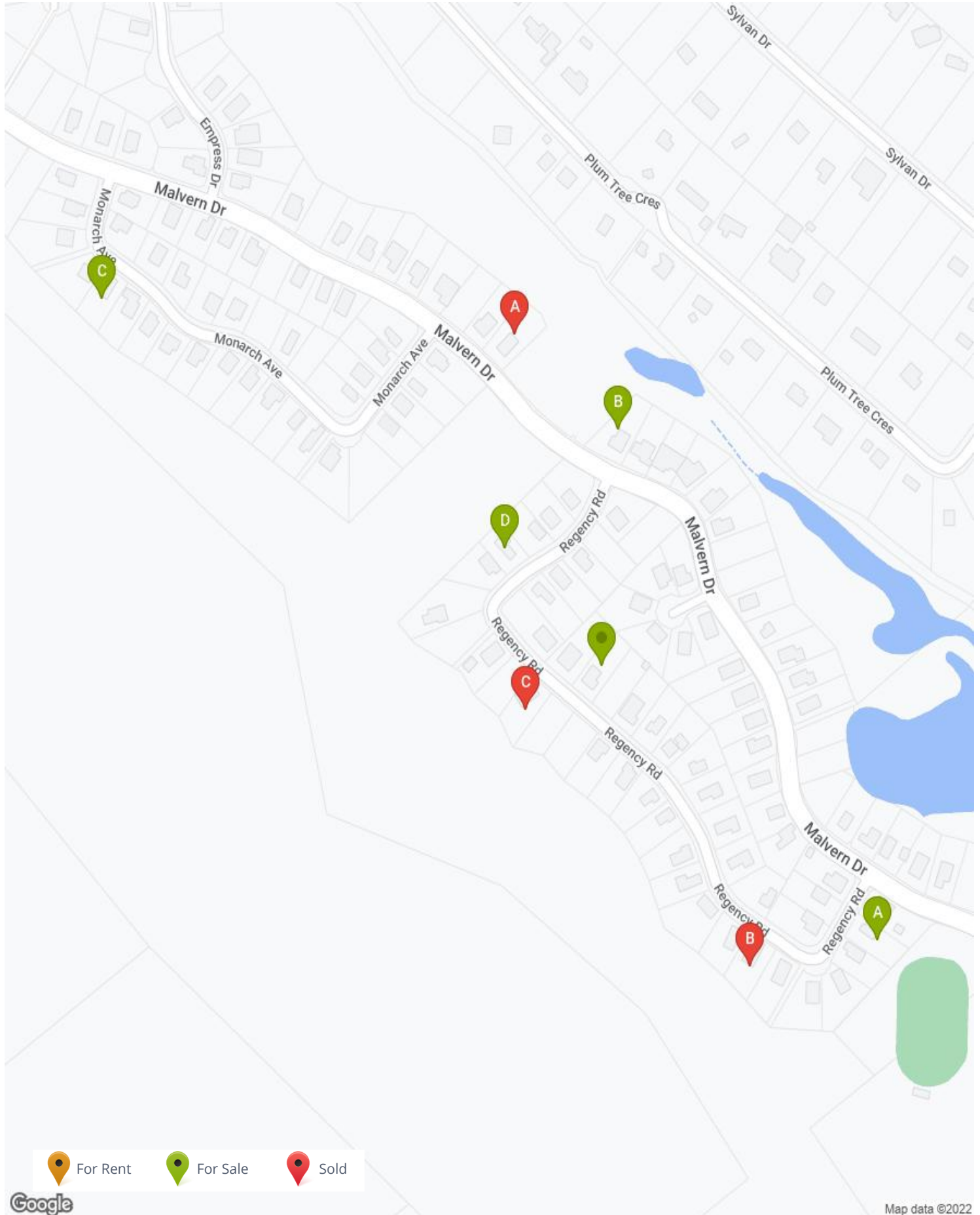
Current Median Price: \$335,000  
Previous Median Price: \$280,000  
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$335,000  
Current Median Rent: \$240  
Based on 14 registered Unit rentals compared over the last 12 months.

## Comparable Properties Map





## 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 \$450,000 and the highest for sale price is \$490,000 with a median sale price of \$457,500. Days listed ranges from 8 to 81 days with the average currently at 49 days for these selected properties.

### 3 REGENCY RD, MOORE PARK BEACH 4670

Distance from Property: 371m  4  2  2



Property Type: House  
Area: 1,446 m<sup>2</sup>  
RPD: L42 SP202244

Current List Price: **Offers above \$450,000**  
First List Price: Offers above \$450,000  
Date Listed: 29/09/2022 Days Listed: 8 Days  
Listed Price Change:

Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: WATER EFFICIENT APPLIANCES, SECURE PARKING, RAINWATER STORAGE TANK, GROUND FLOOR,



### 56 MALVERN DR, MOORE PARK BEACH 4670

Distance from Property: 216m  4  2  2



Property Type: House  
Area: 1,972 m<sup>2</sup> (140 m<sup>2</sup>)  
RPD: L23 SP202244

Current List Price: **Submit All Offers (Under Offer)**  
First List Price: Submit All Offers  
Date Listed: 06/09/2022 Days Listed: 30 Days  
Listed Price Change:

Features:



### 31 MONARCH AVE, MOORE PARK BEACH 4670

Distance from Property: 599m  4  2  2



Property Type: House  
Area: 1,500 m<sup>2</sup>  
RPD: L109 SP213323

Current List Price: **Offers Above \$460,000!**  
First List Price: \$495,000  
Date Listed: 20/07/2022 Days Listed: 78 Days  
Listed Price Change: **-6.1%**

Features:



### 47 REGENCY RD, MOORE PARK BEACH 4670

Distance from Property: 144m  4  2  2



Property Type: House  
Area: 1,188 m<sup>2</sup>  
RPD: L64 SP202244

Current List Price: **\$490,000 (Under Offer)**  
First List Price: \$490,000  
Date Listed: 18/07/2022 Days Listed: 81 Days  
Listed Price Change:

Features: ENSUITE, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, FULLY FENCED, IMPROVEMENTS: PETS ALLOWED, CLOSE TO SHOPS, DISHWASHER



## 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 \$465,000 and the highest sale price is \$505,000 with a median sale price of \$500,000. Days listed ranges from 5 to 20 days with the average currently at 14 days for these selected properties.

### 68 MALVERN DR, MOORE PARK BEACH, QLD 4670

Distance from Property: 314m  4  2  2



Property Type: House  
Area: 1,962 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$237  
RPD: L85 SP213323

Features:

Sale Price: **\$465,000 (Normal Sale)**  
Sale Date: 03/08/2022 Days to Sell: **5 Days**  
Last Price: Best Offer Above Chg %:  
First Price: Best Offer Above Chg %:



### 13 REGENCY RD, MOORE PARK BEACH, QLD 4670

Distance from Property: 311m  4  2  1



Property Type: House  
Area: 1,646 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$307  
RPD: L47 SP202244

Features:

Sale Price: **\$505,000 (Normal Sale)**  
Sale Date: 08/07/2022 Days to Sell: **20 Days**  
Last Price: Offers Above \$500,000 Chg %:  
First Price: Offers Above \$500,000 Chg %:



### 35 REGENCY RD, MOORE PARK BEACH, QLD 4670

Distance from Property: 86m  4  2  2



Property Type: House  
Area: 1,576 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$317  
RPD: L58 SP202244

Features: LOWSET, ENSUITE, BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED

Sale Price: **\$500,000 (Normal Sale)**  
Sale Date: 09/05/2022 Days to Sell: **17 Days**  
Last Price: Offers Above \$470,000 Chg %:  
First Price: Offers Above \$470,000 Chg %:



## 26 REGENCY ROAD, MOORE PARK BEACH, QLD 4670



### Appraisal Price

This market analysis has been prepared on 06/10/2022 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:

**\$466,000 to \$513,000**

### Contact your agent for further information:



Agent Name: Amanda Filmer  
Mobile: 0416164190  
Office: Four Walls Realty  
Office Phone: 07 4153 6444  
Email: [amanda@thefourwalls.com.au](mailto:amanda@thefourwalls.com.au)