



**17/3576 MAIN BEACH PARADE MAIN BEACH QLD 4217**

Prepared on 28th September 2022

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Main Beach Property Sales

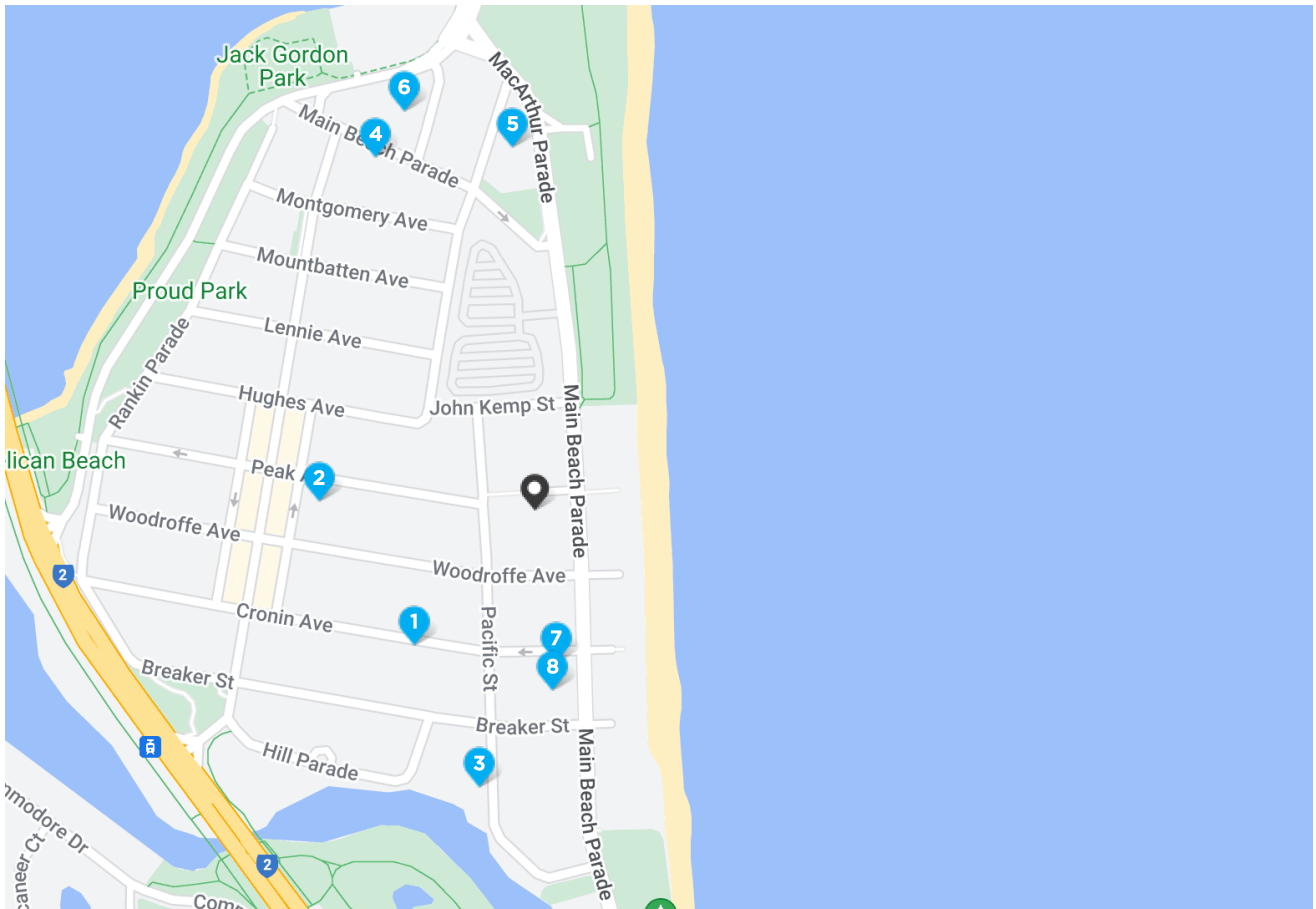
Shop 4 25 Tedder  
MAIN BEACH QLD 4217

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# Comparables Map: Sales




1 67/15-21 BREAKER STREET MAIN BEACH QLD 4217	2	2	1	\$820,000
2 64/29-39 WOODROFFE AVENUE MAIN BEACH QLD 4217	2	2	1	\$950,000
3 52/1 SERISIER AVENUE MAIN BEACH QLD 4217	2	2	1	\$955,000
4 11/3656 MAIN BEACH PARADE MAIN BEACH QLD 4217	2	2	1	\$1,150,000
5 13/3645 MAIN BEACH PARADE MAIN BEACH QLD 4217	2	2	1	\$1,100,000
6 8/3653-3657 MAIN BEACH PARADE MAIN BEACH QLD 4217	2	2	1	\$965,000
7 1001/3544 MAIN BEACH PARADE MAIN BEACH QLD 4217	2	2	1	\$980,000
8 18C/3540 MAIN BEACH PARADE MAIN BEACH QLD 4217	2	2	1	\$810,000

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales

**1** 67/15-21 BREAKER STREET MAIN BEACH QLD 4217 **Sold Price**    **\$820,000**




🛏️ 2 🚿 2 🚗 1 🏠 - 📏 85m<sup>2</sup>  
 Year Built    2000                      DOM            14  
 Sold Date     30-Jun-22                      Distance       0.23km  
 First Listing   Offers Over \$850,000  
 Last Listing    \$850,000

**Notes from your agent**

The Crest  
14th floor  
Original presentation

**2** 64/29-39 WOODROFFE AVENUE MAIN BEACH QLD 4217 **Sold Price**    **\$950,000**



🛏️ 2 🚿 2 🚗 1 🏠 161m<sup>2</sup> 📏 114m<sup>2</sup>  
 Year Built     1994                      DOM            -  
 Sold Date     06-Jul-22                      Distance       0.27km  
 First Listing   -  
 Last Listing   -

**Notes from your agent**

The Meriton on Main  
11th floor  
Original presentation  
144m2 - much larger apartment

**3** 52/1 SERISIER AVENUE MAIN BEACH QLD 4217 **Sold Price**    **\$955,000**



🛏️ 2 🚿 2 🚗 1 🏠 - 📏 130m<sup>2</sup>  
 Year Built     1989                      DOM            1  
 Sold Date     28-Mar-22                      Distance       0.36km  
 First Listing   Under Contract  
 Last Listing   Under Contract


**Notes from your agent**

Contessa  
Non renovated  
Level 14  
Much larger apartment

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Sales

**4** 11/3656 MAIN BEACH PARADE MAIN BEACH QLD 4217 **Sold Price** **\$1,150,000**




🛏 2 🚿 2 🚗 1 🏠 - 📏 123m<sup>2</sup>  
 Year Built 1988 DOM 23  
 Sold Date 03-May-22 Distance 0.48km  
 First Listing Offers Over \$1,100,000  
 Last Listing Offers Over \$1,100,000

### Notes from your agent

Royal surfrider  
5th Floor  
Renovated

**5** 13/3645 MAIN BEACH PARADE MAIN BEACH QLD 4217 **Sold Price** <sup>RS</sup> **\$1,100,000**




🛏 2 🚿 2 🚗 1 🏠 4,877m<sup>2</sup> 📏 133m<sup>2</sup>  
 Year Built 1981 DOM 122  
 Sold Date 19-Sep-22 Distance 0.45km  
 First Listing Offers Over \$1,100,000  
 Last Listing Offers Over \$1,100,000

### Notes from your agent

DeVille  
Level 3  
Some renovation

**6** 8/3653-3657 MAIN BEACH PARADE MAIN BEACH QLD 4217 **Sold Price** **\$965,000**



🛏 2 🚿 2 🚗 1 🏠 - 📏 78m<sup>2</sup>  
 Year Built 2004 DOM 149  
 Sold Date 11-Jun-22 Distance 0.53km  
 First Listing \$535,000  
 Last Listing \$535,000

### Notes from your agent

Newport On Main  
Original 2004 presentation  
Level 5

## Comparable Sales

**7** 1001/3544 MAIN BEACH PARADE MAIN BEACH QLD 4217 **Sold Price \$980,000**



 2  2  1  124m<sup>2</sup>  133m<sup>2</sup>  
 Year Built 1980 DOM 5  
 Sold Date 07-Jun-22 Distance 0.2km  
 First Listing Offers Over \$950,000  
 Last Listing Offers Over \$950,000

**Notes from your agent**

Bougainvillea  
10th floor  
Fully renovated

**8** 18C/3540 MAIN BEACH PARADE MAIN BEACH QLD 4217 **Sold Price \$810,000**

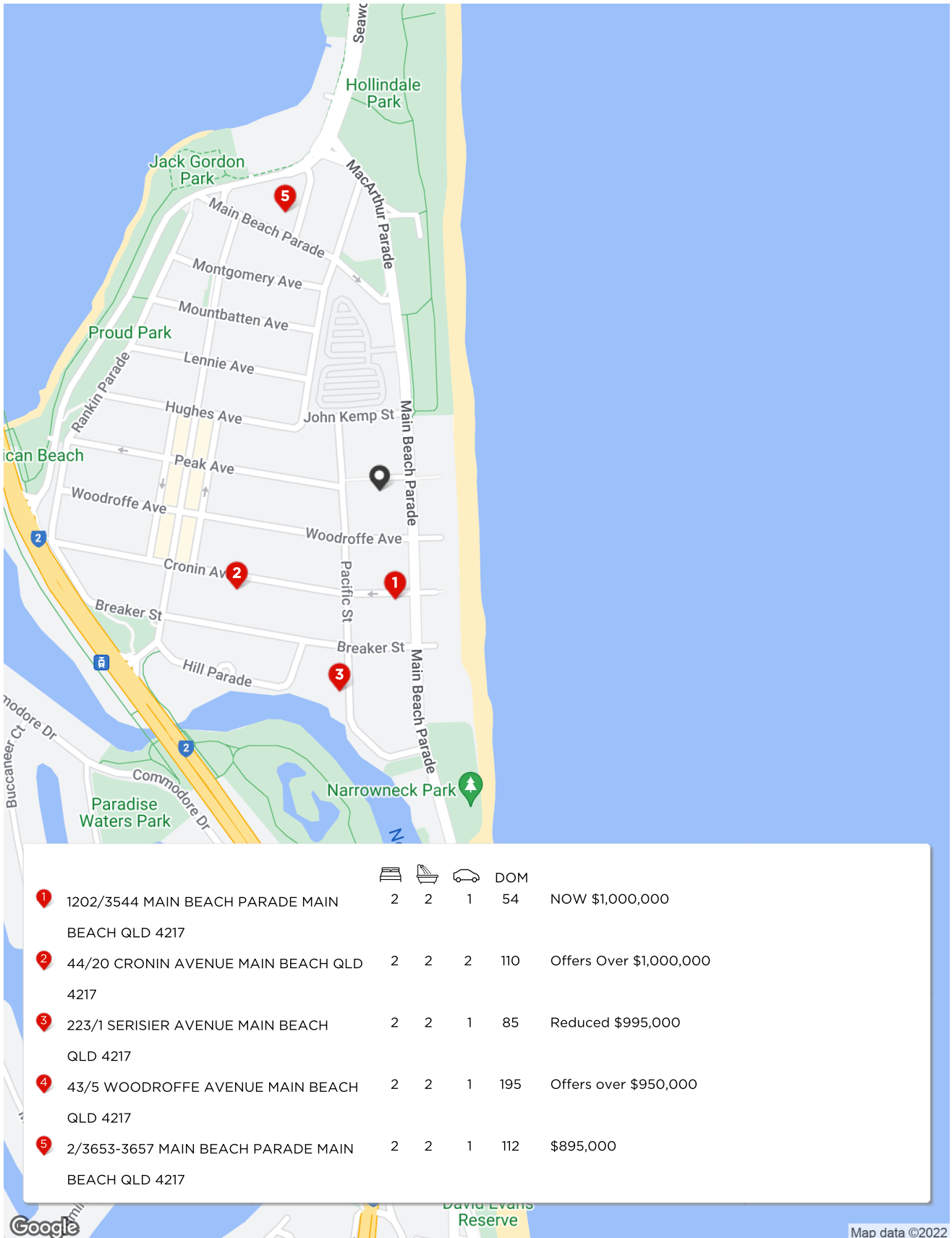


 2  2  1  124m<sup>2</sup>  121m<sup>2</sup>  
 Year Built 1982 DOM 41  
 Sold Date 12-Apr-22 Distance 0.23km  
 First Listing \$800,000 Plus Buyers  
 Last Listing Contact Agent

**Notes from your agent**

Sunbird  
18th floor  
Some internal upgrades

# Comparables Map: Listings



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# Comparable Listings

**1** 1202/3544 MAIN BEACH PARADE MAIN BEACH QLD 4217



2 2 1 124m<sup>2</sup> 125m<sup>2</sup>  
 Year Built 1983 DOM 54 days  
 Listing Date 05-Aug-22 Distance 0.2km  
 Listing Price NOW \$1,000,000

**Notes from your agent**

Bougainvillea  
12th Floor  
Renovated  
Offers over \$1,000,000

**2** 44/20 CRONIN AVENUE MAIN BEACH QLD 4217



2 2 2 158m<sup>2</sup> 144m<sup>2</sup>  
 Year Built 1990 DOM 110 days  
 Listing Date 10-Jun-22 Distance 0.31km  
 Listing Price Offers Over \$1,000,000

**Notes from your agent**

Main Beach Tower  
23rd floor  
Original presentation

**3** 223/1 SERISIER AVENUE MAIN BEACH QLD 4217



2 2 1 - 107m<sup>2</sup>  
 Year Built 1989 DOM 85 days  
 Listing Date 05-Jul-22 Distance 0.36km  
 Listing Price Reduced \$995,000

**Notes from your agent**

Contessa Apartments  
Original presentation  
23rd Level

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Listings

### 4 43/5 WOODROFFE AVENUE MAIN BEACH QLD 4217



2 2 1 - -  
Year Built - DOM 195 days  
Listing Date 17-Mar-22 Distance -  
Listing Price Offers over \$950,000

#### Notes from your agent

Pacific Views  
Level 16  
Original presentation

### 5 2/3653-3657 MAIN BEACH PARADE MAIN BEACH QLD 4217



2 2 1 855m<sup>2</sup> 113m<sup>2</sup>  
Year Built 2004 DOM 112 days  
Listing Date 08-Jun-22 Distance 0.51km  
Listing Price \$895,000

#### Notes from your agent

Newport on Main  
1st Floor  
Tidy original 2004 presentation

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



## Summary

17/3576 MAIN BEACH PARADE MAIN BEACH QLD 4217



### Appraisal price range

#### Notes

Since buying #17, as you are aware the market went a little crazy with everything seller for more than the previous regardless of presentation, or elevation. The last 'B' style unit sold for \$800 in Nov 21, renovated on floor 11.

'B' Style apartments with Carrington Court are far more the sought after style due to size, configuration and outlook. Given the floor level and the well executed and maintained renovated status of apartment #17, the current competition, the market strength, buyers around v's the properties available, we would feel very comfortable seeing a list price between \$850,000 and \$900,000 with every intention of upholding and achieving the higher end price point. This also factors in the time since the last sale and the floor variance.

FYI. Not sales speak whatsoever,- we do have buyers at this price point for ocean facing properties.

## Disclaimer

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