



**26/20-22 MAROUBRA ROAD MAROUBRA NSW 2035**

Prepared on 30th June 2023

**BLUE CHIP SUPER PTY**

PO Box 1777


WOLLONGONG DC NSW 2500

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# Your Property

26/20-22 MAROUBRA ROAD MAROUBRA NSW 2035

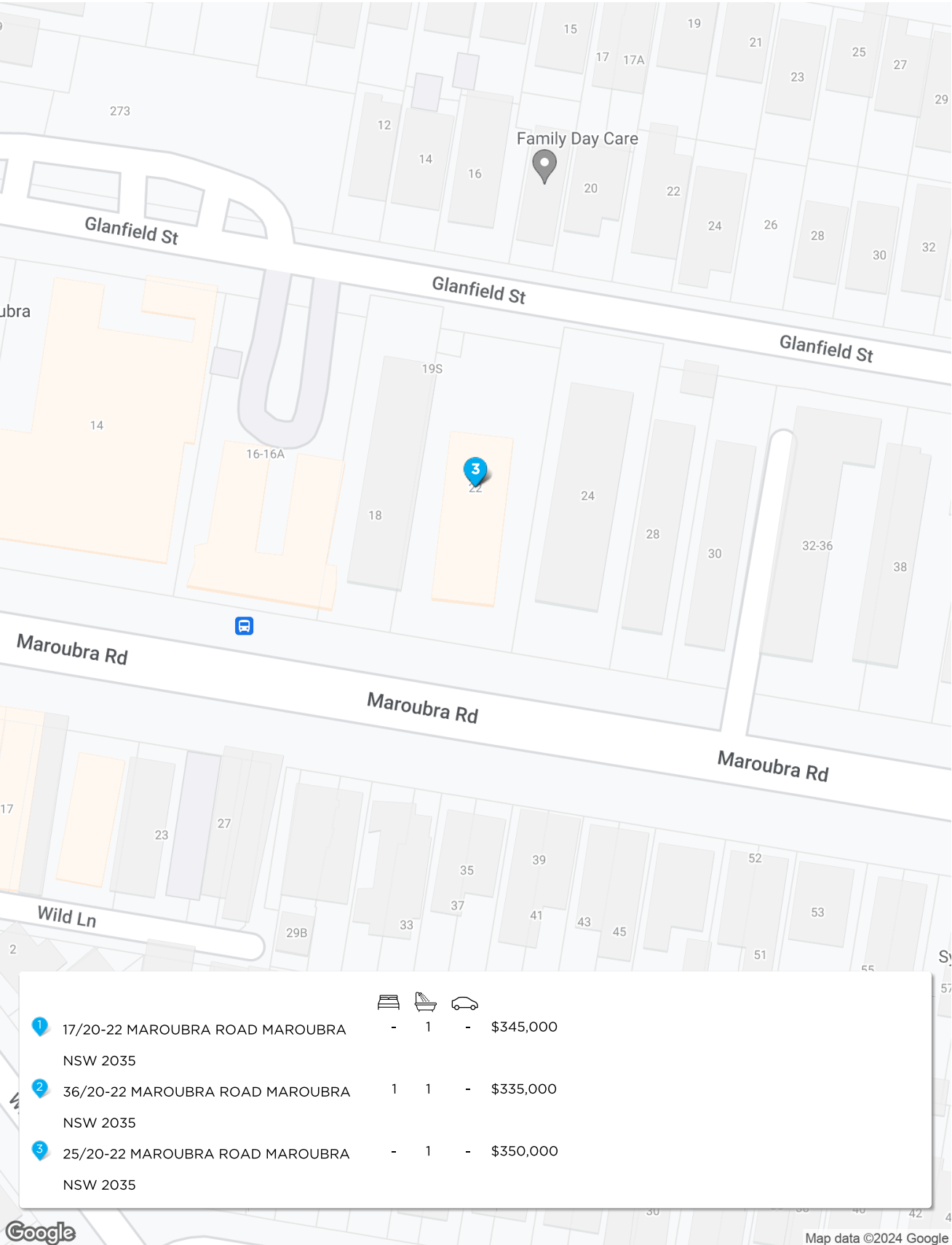
-  1  -  21m<sup>2</sup>  83m<sup>2</sup> 



## Your Property History

- 3 Mar, 2020** - Listed for rent at \$300 WEEKLY
- 15 Jan, 2019** - Listed for rent as Not Disclosed
- 11 Aug, 2017** - Listed for rent as Not Disclosed
- 27 Jan, 2017** - Listed for rent as Not Disclosed
- 16 Jun, 2016** - Listed for rent as Not Disclosed
- 14 Dec, 2015** - Listed for rent as Not Disclosed

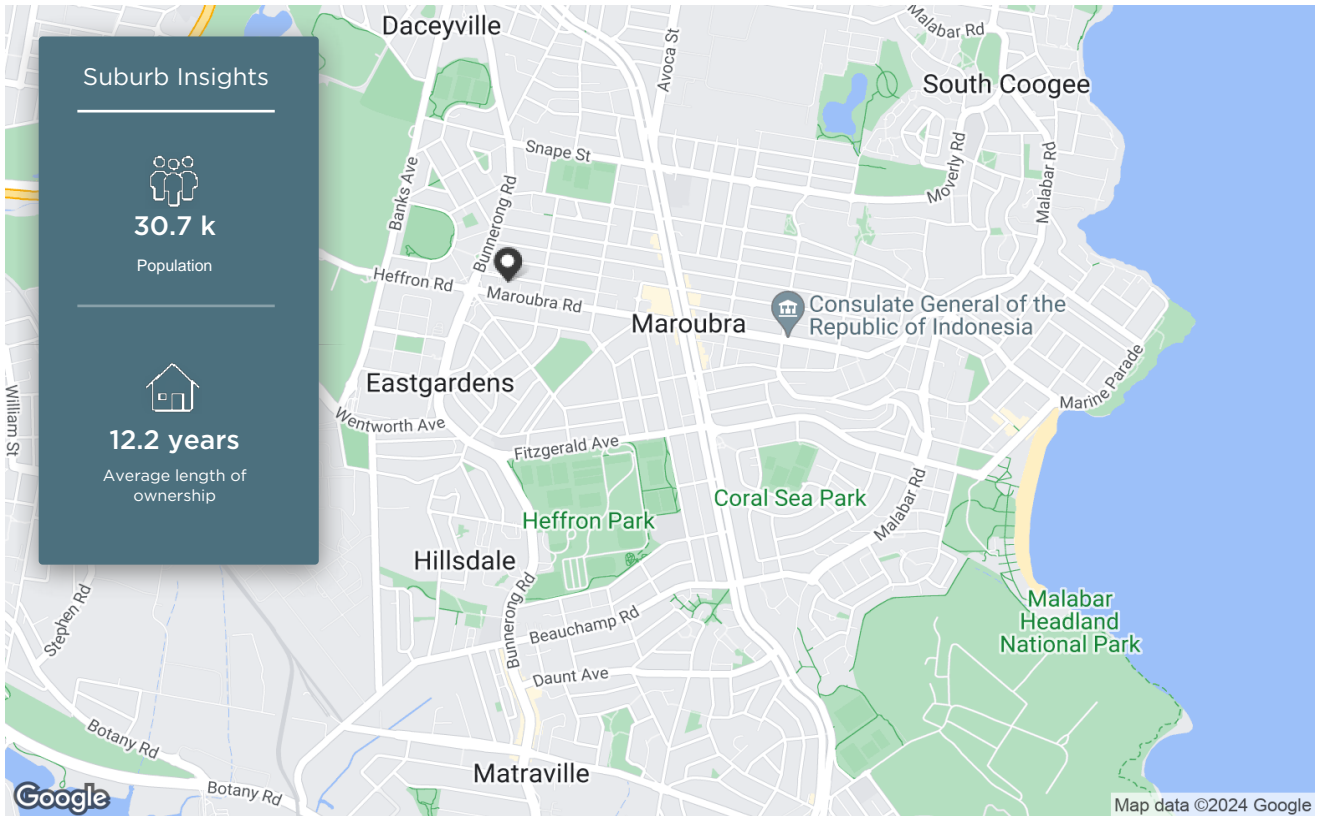
# Comparables Map: Sales





# Maroubra

## Demographic

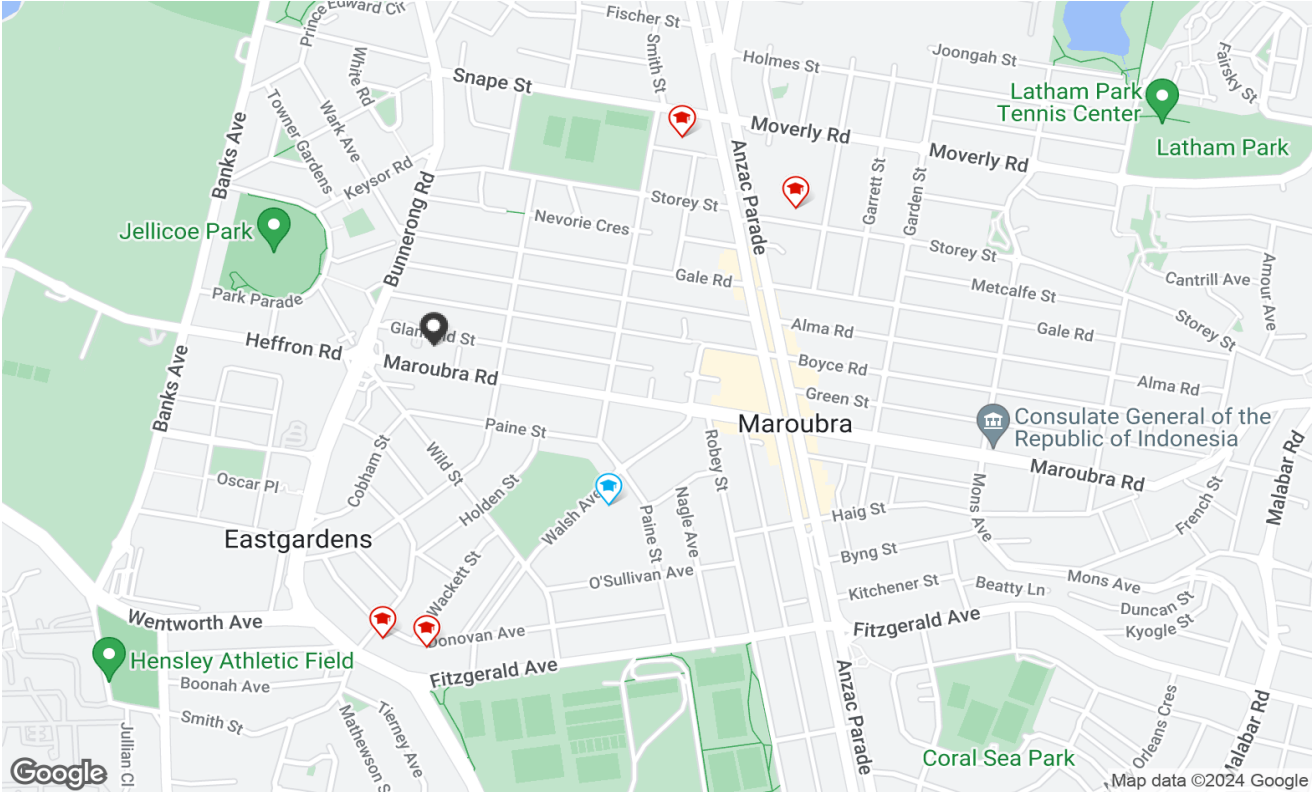






The size of Maroubra is approximately 6 square kilometres. It has 23 parks covering nearly 18.2% of total area. The population of Maroubra in 2011 was 29,594 people. By 2016 the population was 30,672 showing a population growth of 3.6% in the area during that time. The predominant age group in Maroubra is 20-29 years. Households in Maroubra are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Maroubra work in a professional occupation. In 2011, 55.3% of the homes in Maroubra were owner-occupied compared with 53.7% in 2016. Currently the median sales price of houses in the area is \$2,765,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	35.4	Owns Outright	30.0	0-15.6K	6.2	0-9	11.4
Couples with Children	45.9	Purchaser	23.7	15.6-33.8K	12.2	10-19	10.2
Single Parents	15.4	Renting	41.8	33.8-52K	10.0	20-29	16.5
Other	3.3	Other	1.0	52-78K	11.9	30-39	15.9
		Not Stated	3.5	78-130K	19.7	40-49	13.7
				130-182K	10.9	50-59	11.4
				182K+	18.4	60-69	9.0
						70-79	6.6
						80-89	4.3
						90-99	1.0



# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>South Sydney High School</b> 39 Walsh Avenue Maroubra NSW 2035	0.58km	Secondary	Mixed	Government	7-12
	<b>Our Lady of the Annunciation Catholic Primary School</b> Parer Street Maroubra NSW 2035	0.73km	Primary	Mixed	Non-Government	0-6
	<b>Champagnat Catholic College</b> Parer Street Maroubra NSW 2035	0.75km	Secondary	-	Non-Government	7-12
	<b>Mount Sinai College</b> 29 Snape Street Maroubra NSW 2035	0.8km	Primary	Mixed	Non-Government	0-6
	<b>Maroubra Junction Public School</b> 758A Anzac Parade Maroubra NSW 2035	0.94km	Primary	Mixed	Government	0-6



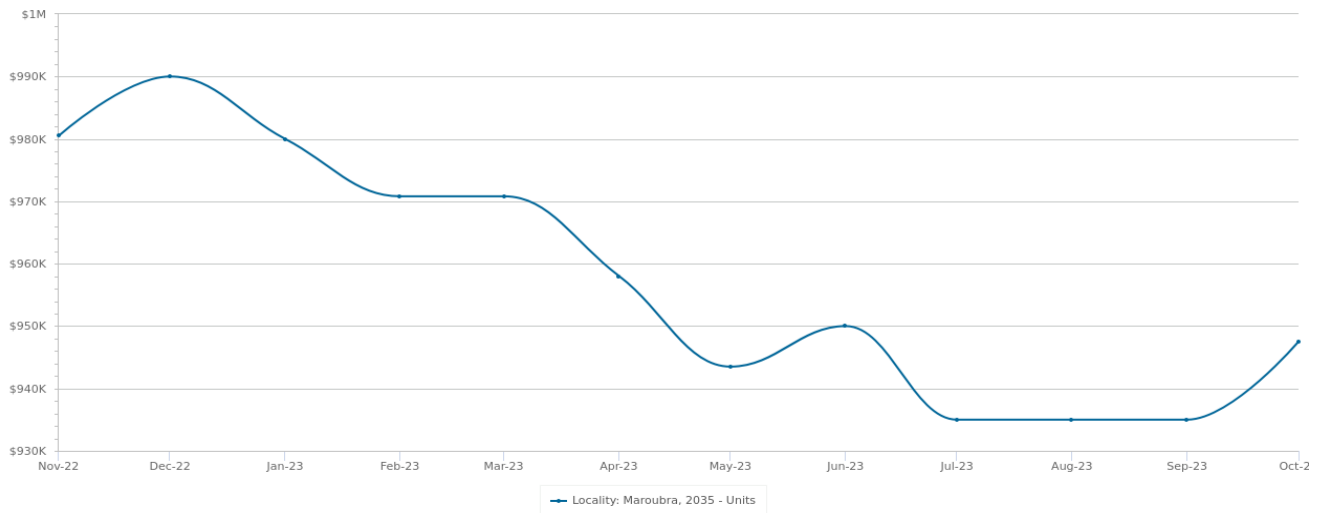
Property is within school catchment area



Property is outside school catchment area

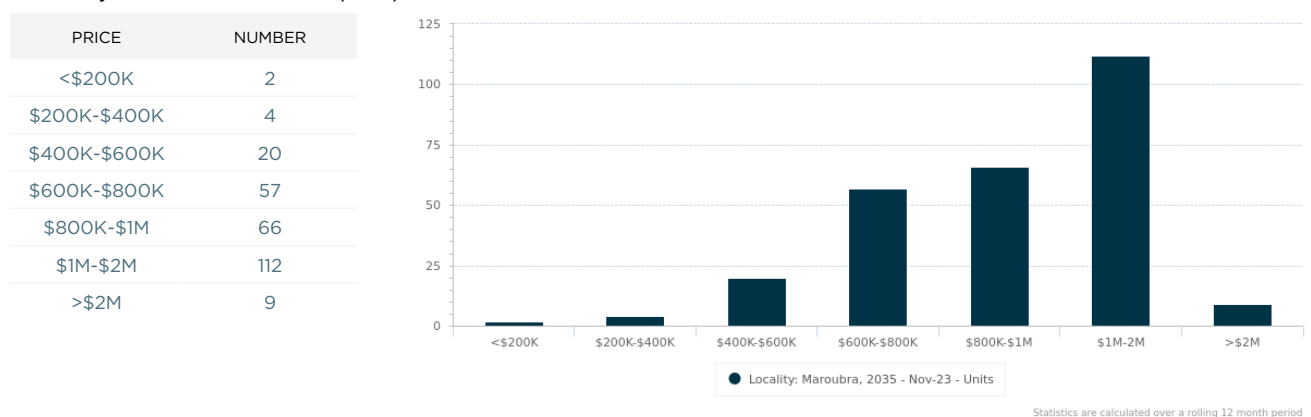
# Recent Market Trends

Median Sale Price - 12 months (Unit)



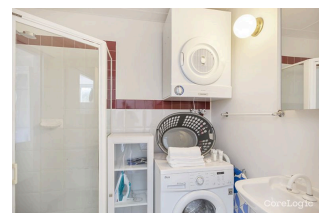
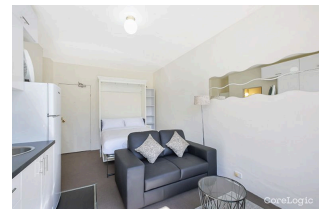
PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2023	-	-	-	-	-	-
Oct 2023	36	\$947,500	1.3% ▲	40	68	\$750
Sep 2023	27	\$935,000	0.0%	41	64	\$750
Aug 2023	14	\$935,000	0.0%	42	60	\$720
Jul 2023	33	\$935,000	-1.6% ▼	43	57	\$700
Jun 2023	20	\$950,000	0.7% ▲	44	53	\$694
May 2023	27	\$943,500	-1.5% ▼	42	60	\$680
Apr 2023	20	\$958,000	-1.3% ▼	43	61	\$650
Mar 2023	24	\$970,800	0.0%	42	62	\$650
Feb 2023	20	\$970,800	-0.9% ▼	40	60	\$650
Jan 2023	5	\$980,000	-1.0% ▼	40	47	\$635
Dec 2022	15	\$990,000	1.0% ▲	41	41	\$620

Sales by Price - 12 months (Unit)



# Summary

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**Appraisal price range**  
\$340,000 - \$360,000



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