



10/2431 Gold Coast Highway Mermaid Beach QLD 4218



**Erin Ridley**  
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The Proprietor  
10/2431 Gold Coast Highway  
Mermaid Beach QLD 4218

30th September 2020

Dear Reader,

Thank you for the opportunity to appraise your property at 10/2431 Gold Coast Highway Mermaid Beach QLD 4218

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.


If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Erin Ridley  
Enygma Real Estate  
PO Box 891  
NERANG QLD 4211  
m: 0422 150 319

# Your Property

10/2431 Gold Coast Highway Mermaid Beach QLD 4218

-  -  5  882m<sup>2</sup>  147m<sup>2</sup> 



## Your Property History

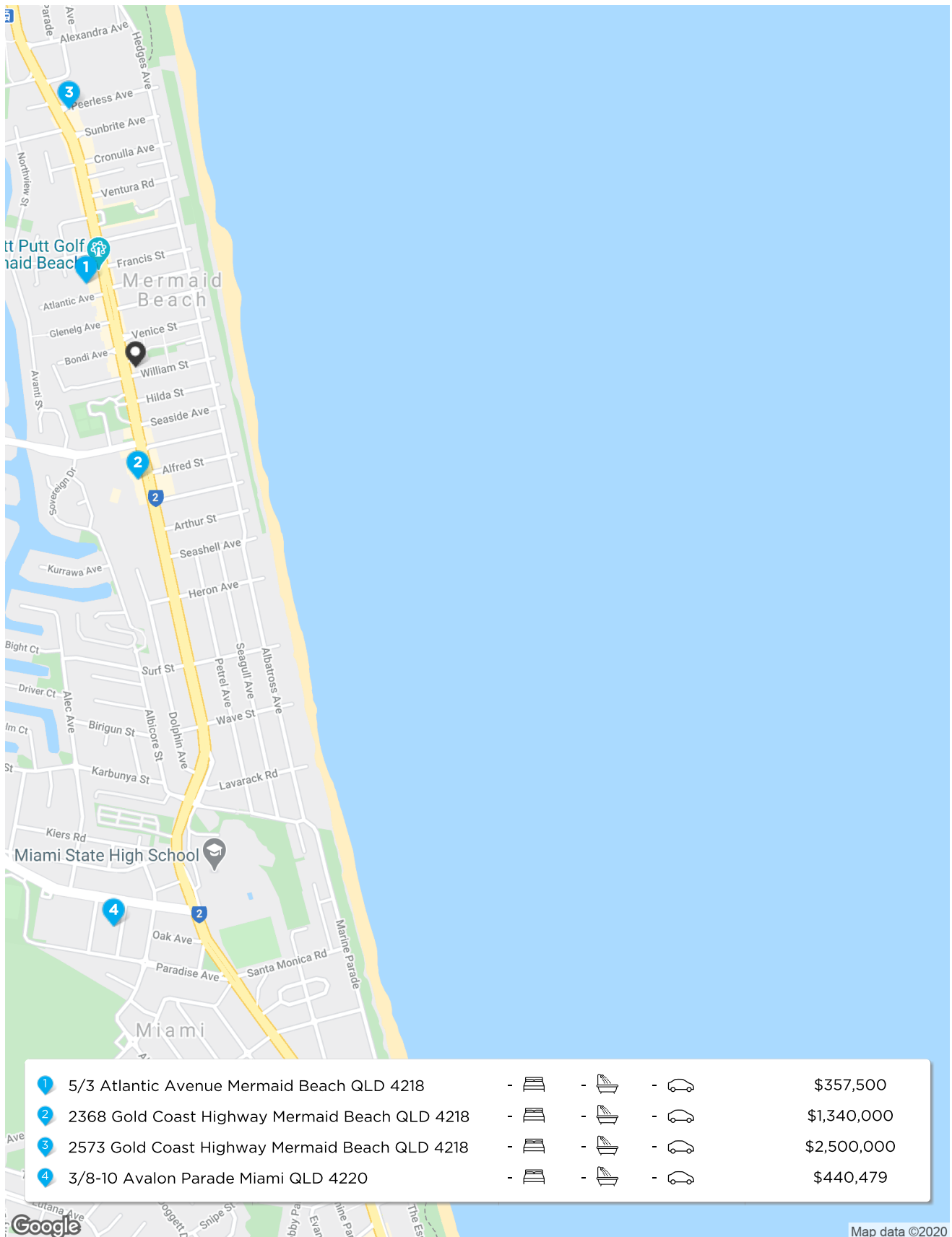
- 24 Jun, 2013 - Sold for \$497,500
- 15 May, 2012 - Listed for sale at \$750,000
- 6 Jun, 2003 - Sold for \$370,000
- 27 Apr, 2001 - Sold for \$800,000
- 31 Dec, 1991 - Sold for \$330,885



### Introducing Erin Ridley

I enjoy networking to build key customer relationships while maintaining an extensive knowledge of current market conditions; and in so doing creating value for my clients regarding their Property needs.

# Comparables Map: Sales



Map data ©2020

# Comparable Sales



5/3 Atlantic Avenue Mermaid Beach  
QLD 4218

**Sold Price**      **\$357,500**

🛋️ - 🚰 - 🚗 - 📏 86m<sup>2</sup> 🏠 -

Sold Date 01-Jul-20      First Listing -      Year Built -  
DOM -      Last Listing -  
Distance 0.33km



2368 Gold Coast Highway Mermaid  
Beach QLD 4218

**Sold Price**      **\$1,340,000**

🛋️ - 🚰 - 🚗 - 📏 506m<sup>2</sup> 🏠 -

Sold Date 21-May-20      First Listing -      Year Built -  
DOM -      Last Listing -  
Distance 0.4km

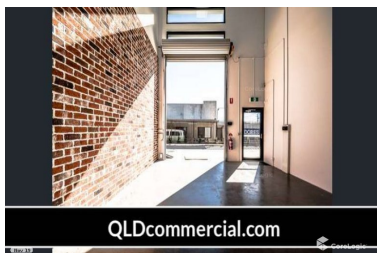


2573 Gold Coast Highway Mermaid  
Beach QLD 4218

**Sold Price**      **\$2,500,000**

🛋️ - 🚰 - 🚗 - 📏 496m<sup>2</sup> 🏠 126m<sup>2</sup>

Sold Date 30-Mar-20      First Listing -      Year Built -  
DOM -      Last Listing -  
Distance 0.92km



3/8-10 Avalon Parade Miami QLD 4220

**Sold Price**      **\$440,479**

🛋️ - 🚰 - 🚗 - 📏 101m<sup>2</sup> 🏠 -

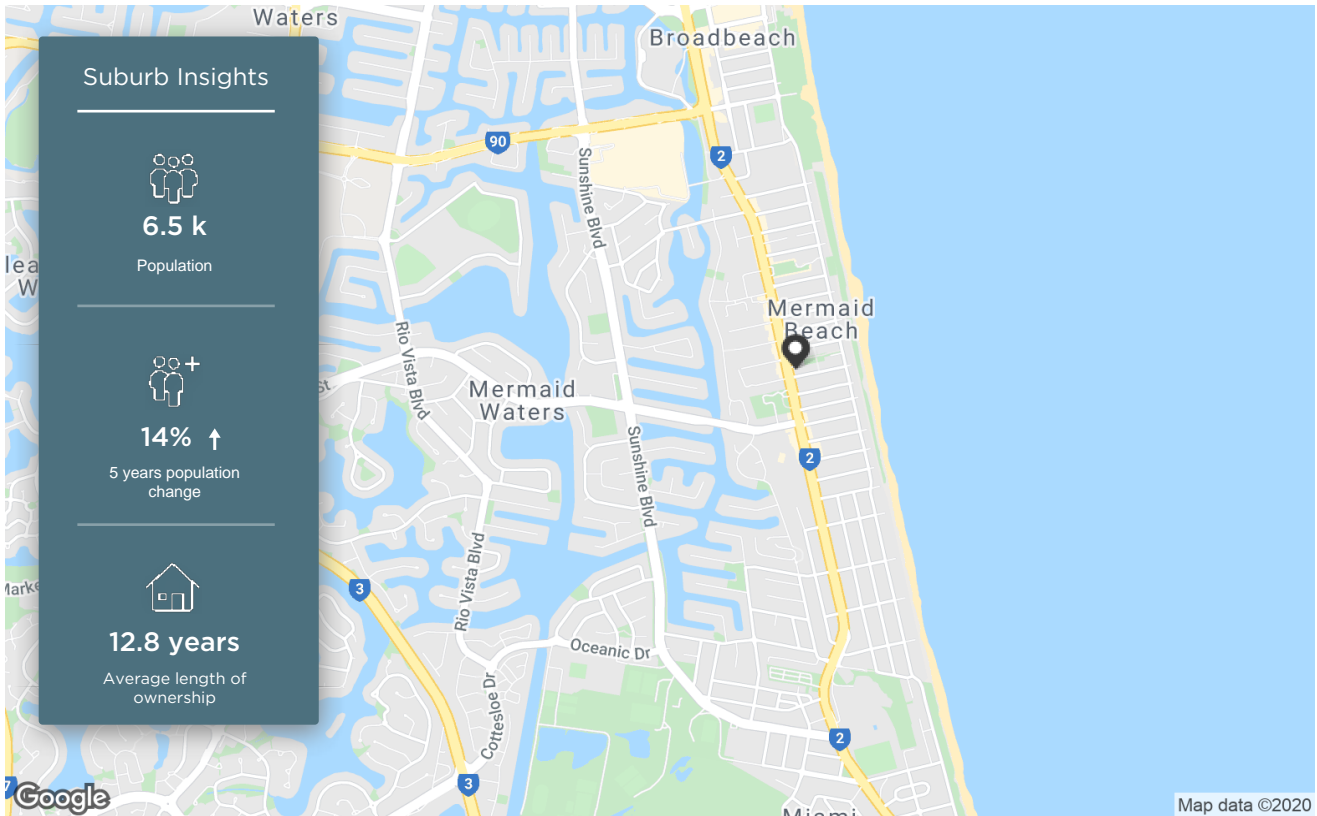
Sold Date 29-Apr-20      First Listing -      Year Built -  
DOM -      Last Listing -  
Distance 1.97km



DOM = Days on market      RS = Recent sale      UN = Undisclosed Sale

# Mermaid Beach

## Demographic

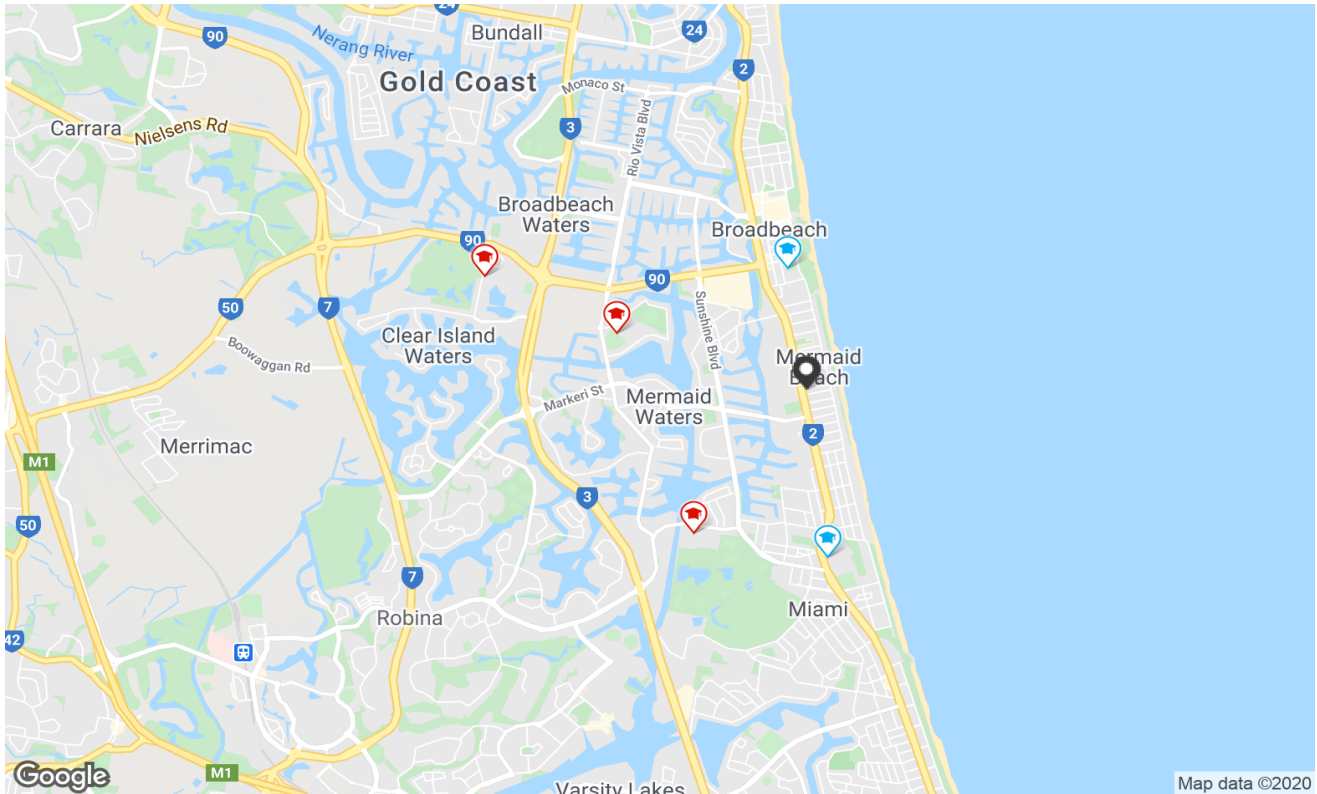






The size of Mermaid Beach is approximately 1.5 square kilometres. It has 11 parks covering nearly 4% of total area. The population of Mermaid Beach in 2011 was 5,722 people. By 2016 the population was 6,524 showing a population growth of 14.0% in the area during that time. The predominant age group in Mermaid Beach is 20-29 years. Households in Mermaid Beach are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Mermaid Beach work in a professional occupation. In 2011, 41.3% of the homes in Mermaid Beach were owner-occupied compared with 43.5% in 2016. Currently the median sales price of houses in the area is \$1,382,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	52.1	Owns Outright	20.3	0-15.6K	3.1	0-9	6.9
Couples with Children	27.9	Purchaser	23.2	15.6-33.8K	10.3	10-19	7.4
Single Parents	17.4	Renting	53.2	33.8-52K	15.1	20-29	23.8
Other	2.6	Other	0.4	52-78K	18.0	30-39	19.6
		Not Stated	3.0	78-130K	24.3	40-49	11.9
				130-182K	9.7	50-59	12.6
				182K+	10.2	60-69	9.1
						70-79	5.4
						80-89	2.3
						90-99	0.9



# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Broadbeach State School</b> 187 Old Burleigh Road Broadbeach QLD 4218	1.27km	Primary	Mixed	Government	0-6
 <b>Miami State High School</b>	1.8km	Secondary	Mixed	Government	7-12
 <b>Miami State School</b>	1.87km	Primary	Mixed	Government	0-6
 <b>Merrimac State High School</b> 208 Rio Vista Boulevard Mermaid Waters QLD 4218	1.93km	Secondary	Mixed	Government	7-12
 <b>St Vincent's Primary School</b> 20-56 Fairway Drive Clear Island Waters QLD 4226	3.37km	Primary	Mixed	Non-Government	0-6



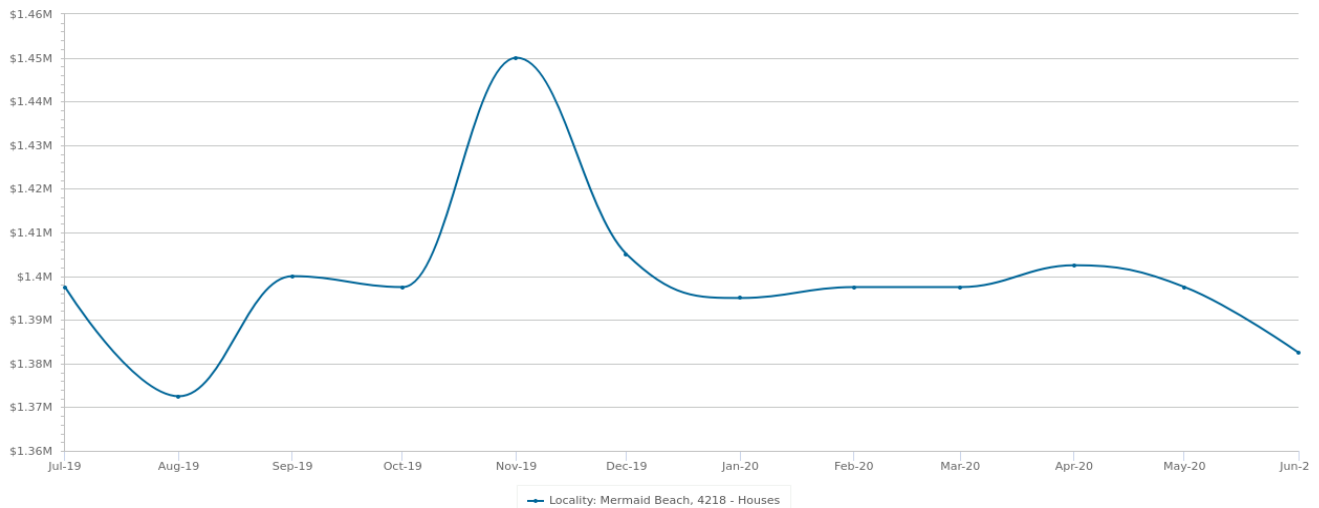
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (Commercial)

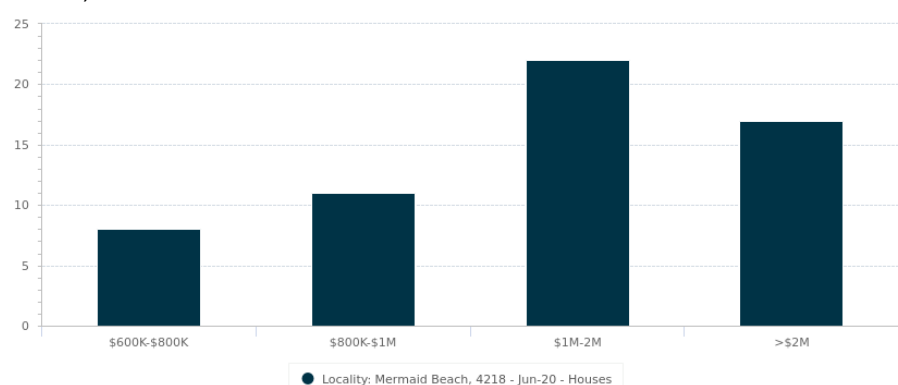


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jun 2020	3	\$1,382,500	-1.1% ▼	64	29	\$650
May 2020	8	\$1,397,500	-0.4% ▼	64	28	\$650
Apr 2020	1	\$1,402,500	0.4% ▲	64	26	\$650
Mar 2020	4	\$1,397,500	0.0%	67	25	\$650
Feb 2020	5	\$1,397,500	0.2% ▲	74	29	\$630
Jan 2020	2	\$1,395,000	-0.7% ▼	70	26	\$630
Dec 2019	4	\$1,405,000	-3.1% ▼	78	27	\$630
Nov 2019	7	\$1,450,000	3.8% ▲	80	26	\$610
Oct 2019	10	\$1,397,500	-0.2% ▼	80	25	\$610
Sep 2019	7	\$1,400,000	2.0% ▲	70	27	\$620
Aug 2019	3	\$1,372,500	-1.8% ▼	71	28	\$625
Jul 2019	4	\$1,397,500	-0.2% ▼	70	26	\$640

Sales by Price - 12 months (Commercial)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	8
\$800K-\$1M	11
\$1M-\$2M	22
>\$2M	17

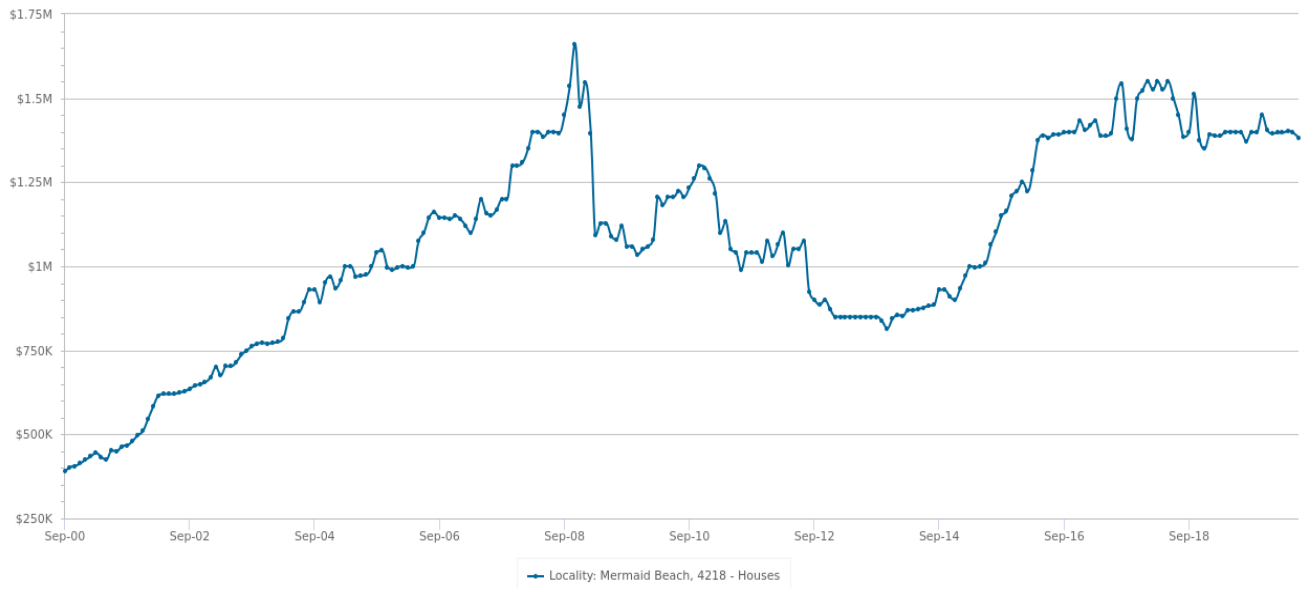


Statistics are calculated over a rolling 12 month period



# Long Term Market Trends

Median Sale Price - 20 years (Commercial)

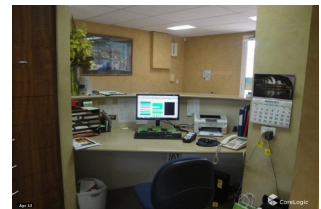


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2020	58	\$1,382,500	-1.2% ▼	64	99	\$662
2019	55	\$1,400,000	-6.7% ▼	67	98	\$625
2018	77	\$1,500,000	7.5% ▲	56	103	\$650
2017	57	\$1,395,000	0.9% ▲	62	101	\$650
2016	64	\$1,382,500	36.9% ▲	43	101	\$615
2015	77	\$1,010,000	15.1% ▲	38	101	\$590
2014	54	\$877,500	3.2% ▲	59	81	\$520
2013	61	\$850,000	-19.2% ▼	78	101	\$485
2012	41	\$1,052,500	1.2% ▲	64	127	\$495
2011	34	\$1,040,000	-13.8% ▼	127	112	\$450
2010	44	\$1,206,250	10.7% ▲	95	114	\$420
2009	40	\$1,090,000	-22.1% ▼	48	119	\$480
2008	82	\$1,400,000	21.0% ▲	43	126	\$400
2007	88	\$1,157,500	5.2% ▲	53	111	\$380
2006	68	\$1,100,000	13.1% ▲	82	98	\$387
2005	64	\$972,500	12.4% ▲	78	98	\$335
2004	73	\$865,000	20.8% ▲	69	80	-
2003	60	\$716,000	15.5% ▲	-	35	-
2002	80	\$620,000	37.2% ▲	-	-	-
2001	83	\$452,000	25.2% ▲	-	1	-

# Summary

10/2431 Gold Coast Highway Mermaid Beach QLD 4218



**Appraisal price range**  
\$610,932 - 664,293

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## Disclaimer

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