

Comparative Market Analysis

- Comparable Sales
- Comparable Listings
- Customise Report
- Final Preview

Report Type: Comparative Market Analysis LT

1 MCDOWALL STREET MAREEBA QLD 4880

Prepared on 18th May 2023

Lynette Tahir
Mareeba Real Estate Agencies

7 Hort St

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The Proprietor
Mcdowall Street
Mareeba QLD 4880

18th May 2023

Dear Reader,

Thank you for the opportunity to appraise your property at 1 MCDOWALL STREET MAREEBA QLD 4880

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,




Lynette Tahir
Mareeba Real Estate Agencies
7 Hort St

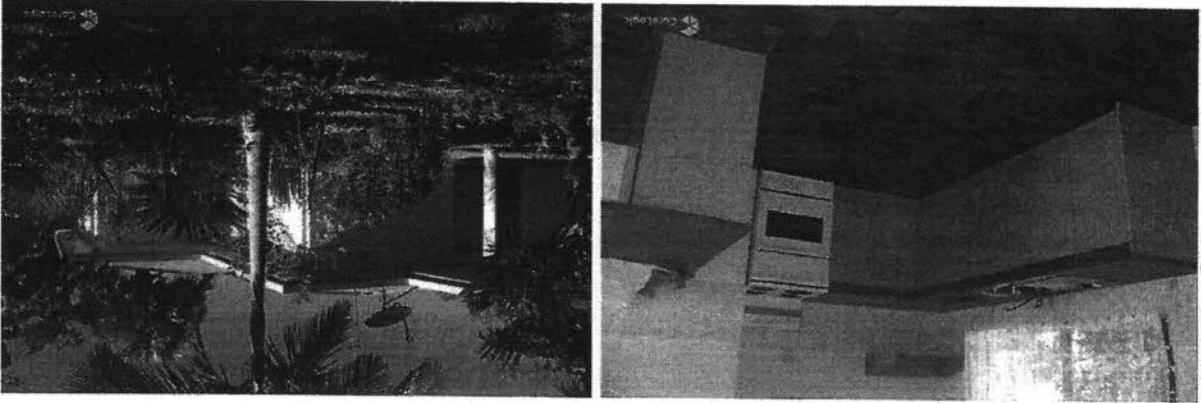
MAREEBA QLD 4880
m: 0427 153 868

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Your Property

1 MCDOWALL STREET MAREEBA QLD 4880

3  1  2  841m²  114m² 



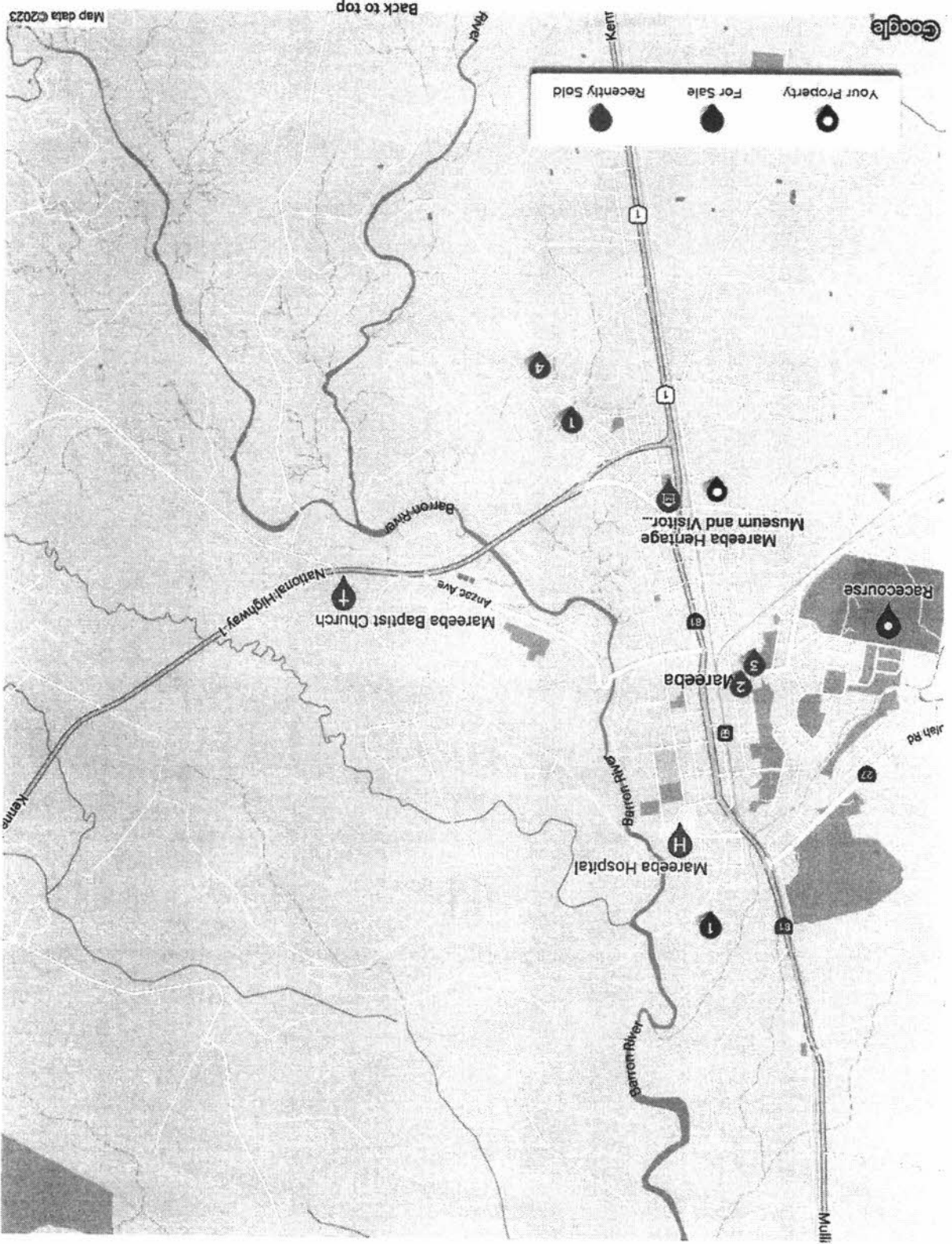
Your Property History

- 22 Jul, 2019 - Listed for rent at \$310 / week
- 16 May, 2018 - Listed for rent at \$310 / week
- 25 Jul, 2007 - Sold for \$280,000
- 20 Jul, 2007 - Listed for sale at \$285,000
- 15 Mar, 1995 - Sold for \$32,000

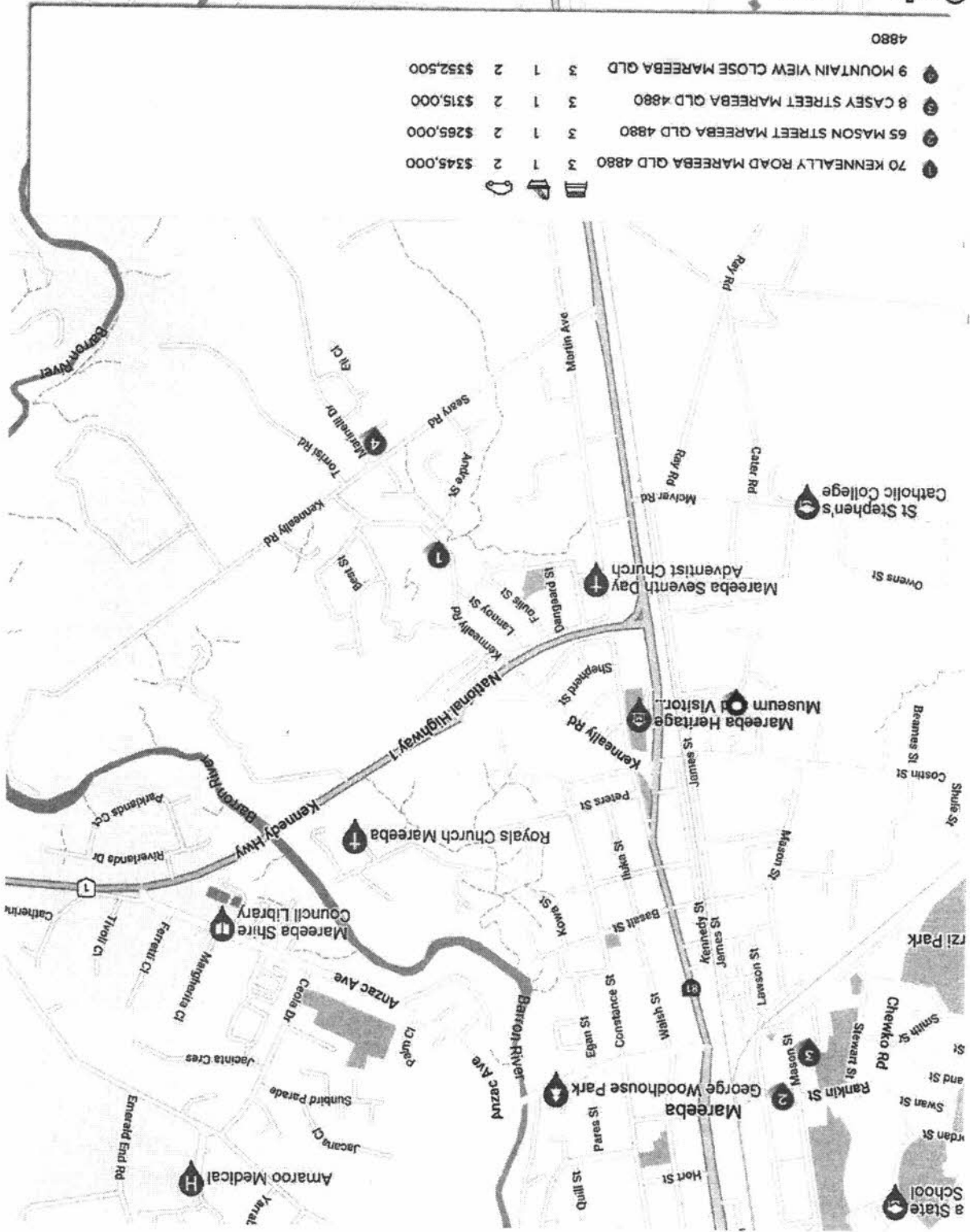
Introducing Lynette Tahir

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Comparables Map: Sales & Listings



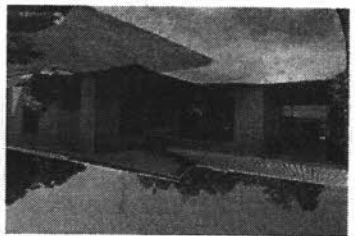
Composables Map: Sales



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 * This data point was edited by the author of this CMA and has not been verified by CoreLogic.
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 Map data ©2023

Comparable Sales

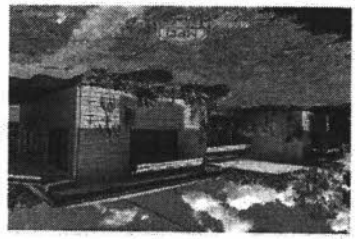
1 70 KENNEDY ROAD MAREEBA QLD 4880



Sold Price **\$345,000**
 Year Built 1994
 Sold Date 14-Sep-21
 Distance 1.25km
 DOM 6
 3 Beds 1 Bath 2 Car 997m²

First Listing \$345,000 NEG
 Last Listing \$345,000 NEG

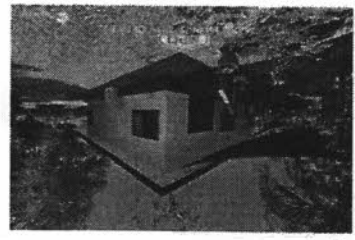
2 65 MASON STREET MAREEBA QLD 4880



Sold Price **\$265,000**
 Year Built 1960
 Sold Date 11-Jan-22
 Distance 1.46km
 DOM 1,271
 3 Beds 1 Bath 2 Car 1,012m²

First Listing \$269,000 NEG
 Last Listing \$269,000

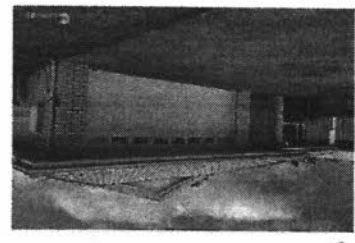
3 8 CASEY STREET MAREEBA QLD 4880



Sold Price **\$315,000**
 Year Built 1960
 Sold Date 03-Nov-21
 Distance 1.32km
 DOM 6
 3 Beds 1 Bath 2 Car 850m²

First Listing \$325,000
 Last Listing \$325,000

4 9 MOUNTAIN VIEW CLOSE MAREEBA QLD 4880



Sold Price **\$352,500**
 Year Built 1990
 Sold Date 10-Aug-21
 Distance 1.67km
 DOM 352
 3 Beds 1 Bath 2 Car 883m²

First Listing \$365,000 WWW.MPO.NET.AU
 Last Listing \$299,000 WWW.MPO.NET.AU

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

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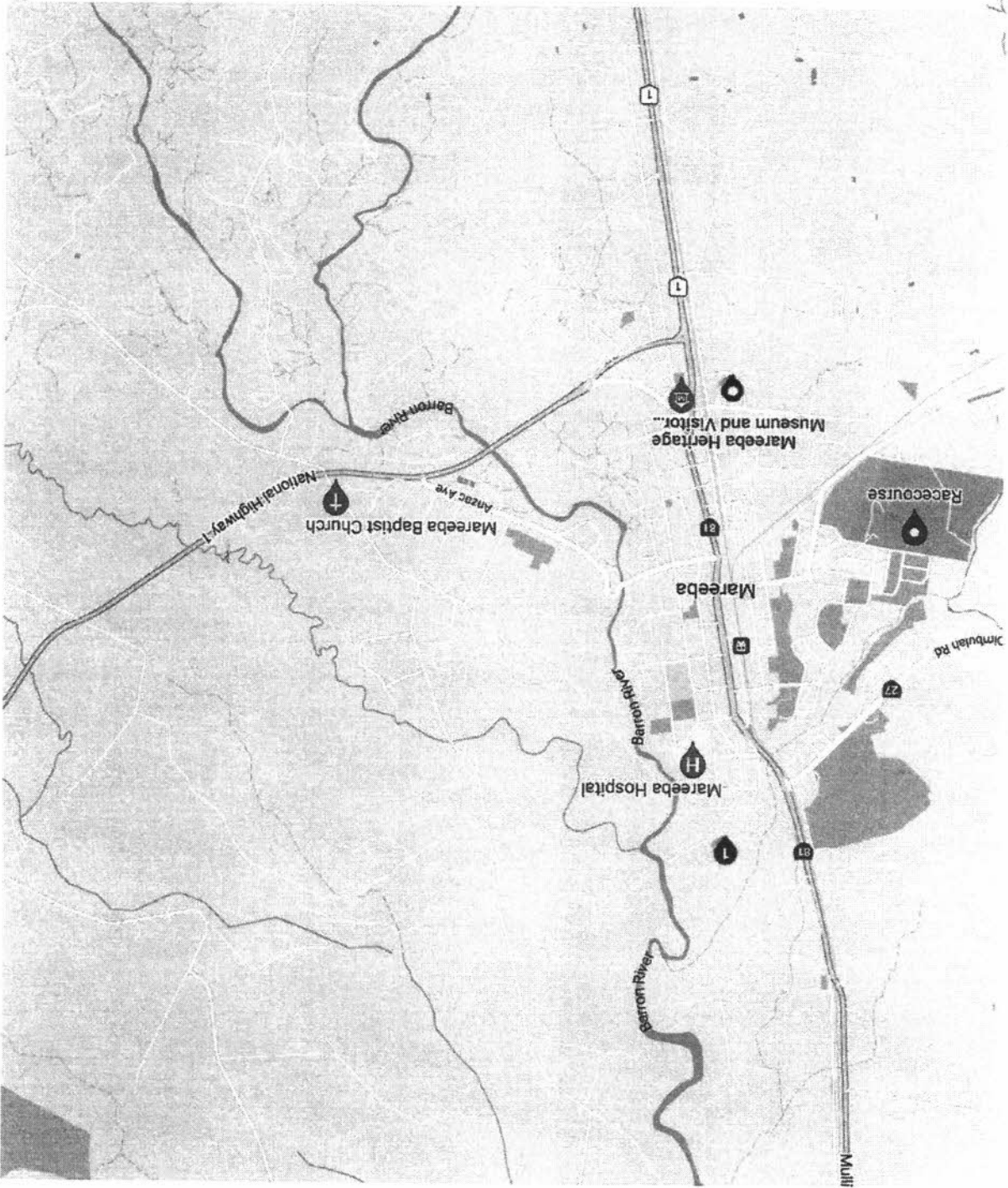
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Comparables Map: Listings



38 WALSH STREET MAREEBA QLD 4880
DOM 45 \$310,000
3 1 2 45
DOM

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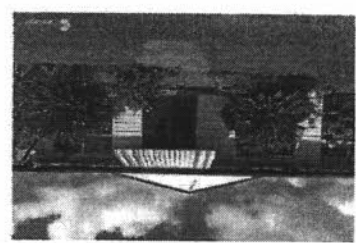
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DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

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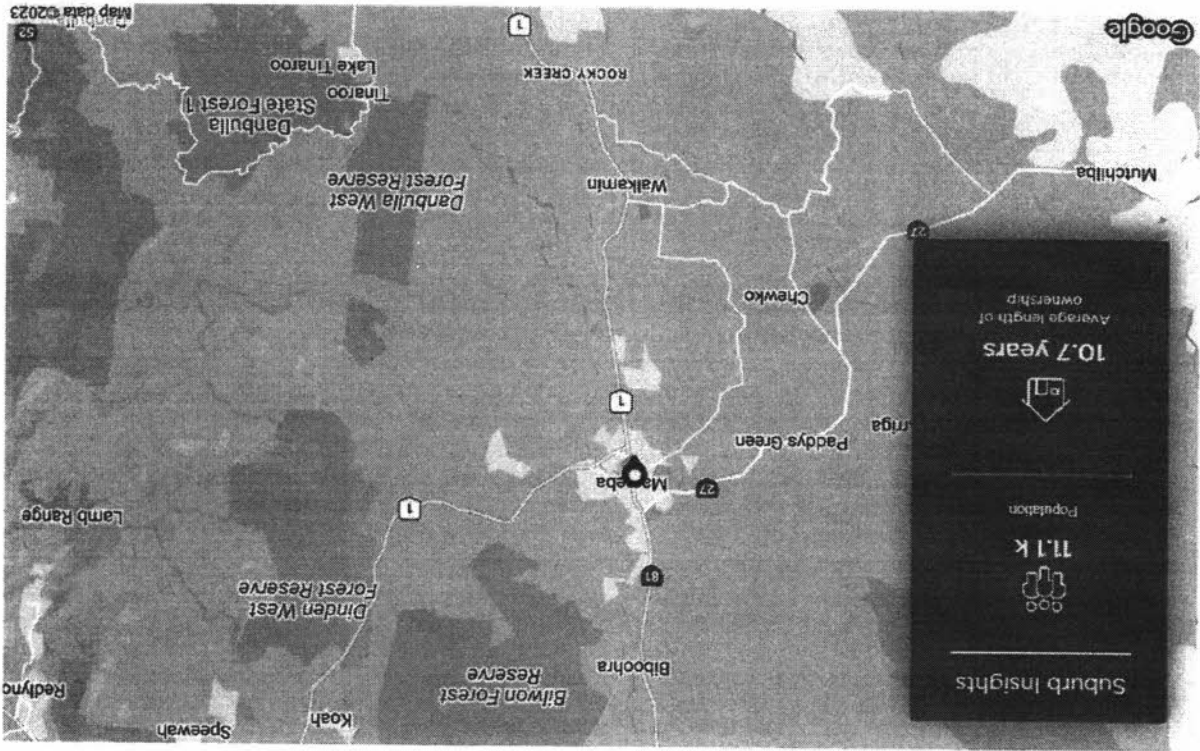
38 WALSH STREET MAREEBA QLD 4880

3 1 2 1,012m² 134m²
 Year Built 1950
 Listing Date 04-Apr-23
 Listing Price \$310,000
 DOM 45 days
 Distance 3.3km

Comparable Listings

Mareeba

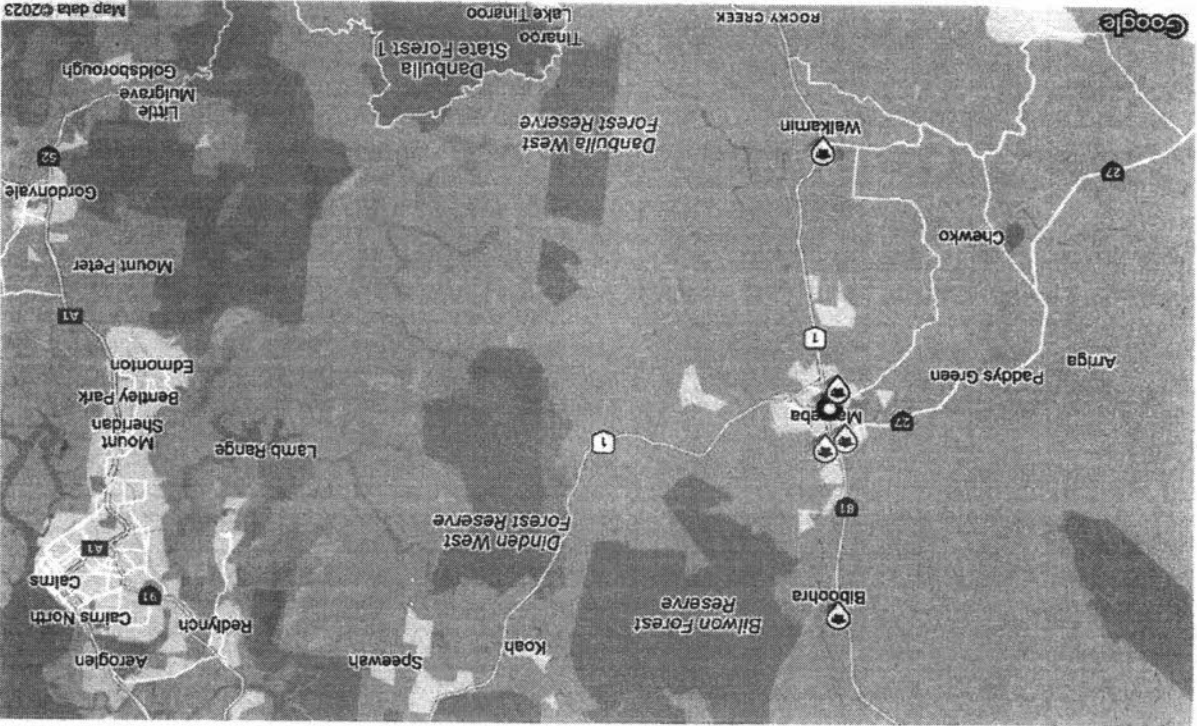
Demographic



The size of Mareeba is approximately 480.2 square kilometres. It has 60 parks covering nearly 28.4% of total area. The population of Mareeba in 2011 was 10,181 people. By 2016 the population was 11,091 showing a population growth of 8.9% in the area during that time. The predominant age group in Mareeba is 0-9 years. Households in Mareeba are primarily childless couples and are likely to be repaying \$1000 - \$1399 per month on mortgage repayments. In general, people in Mareeba work in a labourer occupation. In 2011, 62.2% of the homes in Mareeba were owner-occupied compared with 63.4% in 2016. Currently the median sales price of houses in the area is \$425,000.

HOUSEHOLD STRUCTURE	%	HOUSEHOLD OCCUPANCY	%	HOUSEHOLD INCOME	%	AGE
Childless Couples	42.0	Owns outright	38.0	0-15.6K	4.6	0-9
Couples with Children	37.7	Purchaser	25.4	15.6-33.8K	19.8	10-19
Single Parents	18.5	Renting	32.5	33.8-52K	18.2	20-29
Other	1.6	Other	0.5	52-78K	16.2	30-39
		Not Stated	3.5	78-130K	18.0	40-49
				130-182K	8.2	50-59
				182K+	3.3	60-69
						70-79
						80-89
						90-99

Local Schools



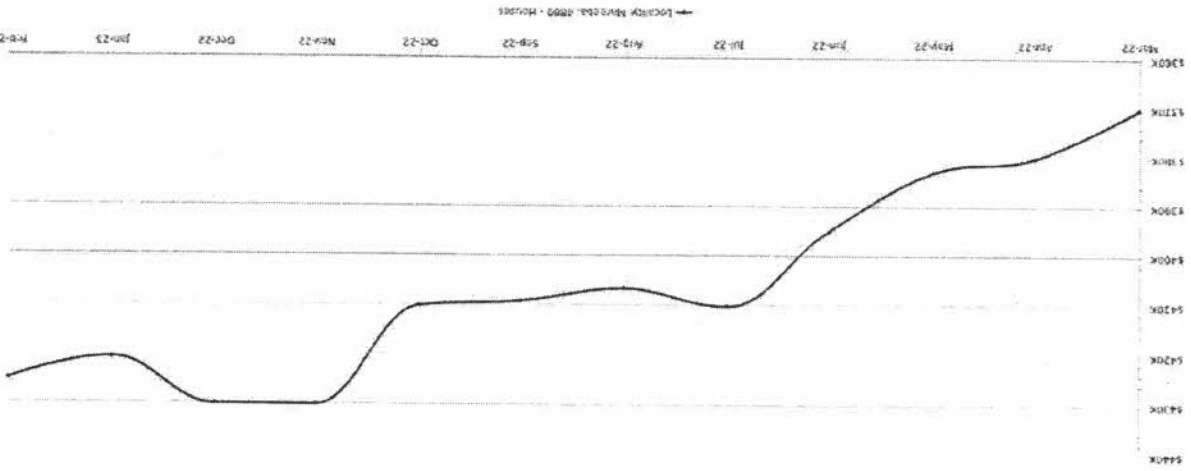
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
St Stephen's Catholic College LOT 3 McIver Road Mareeba QLD 4880	0.76km	Secondary	Mixed	Non-Government	7-12
Mareeba State High School 17-37 Jasper Street Mareeba QLD 4880	1.81km	Secondary	Mixed	Government	7-12
Mareeba State School 19-37 Constance Street Mareeba QLD 4880	2.25km	Primary	Mixed	Government	0-6
Bidoohra State School 2 Petersen Street Bidoohra QLD 4880	10.59km	Primary	Mixed	Government	0-6
Waikamin State School 28-44 Wattle Street Waikamin QLD 4872	12.93km	Primary	Mixed	Government	0-6

 Property is within school catchment area
 Property is outside school catchment area

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Recent Market Trends

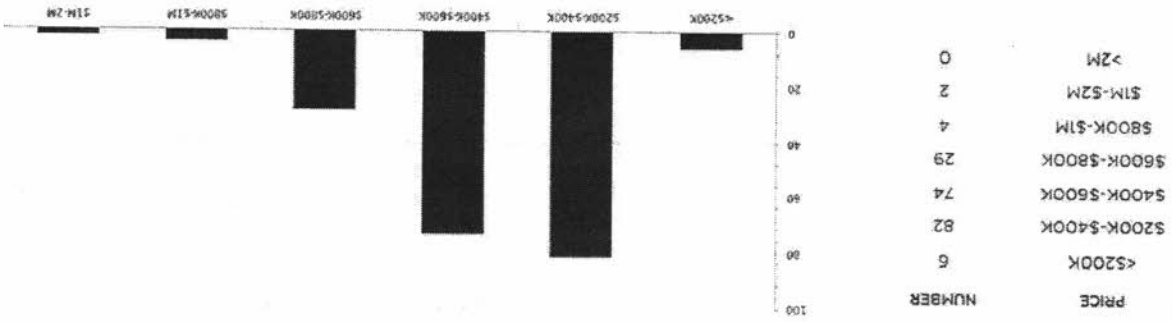
Median Sale Price - 12 months (House)



ASKING RENT LISTINGS DAYS ON MARKET GROWTH MEDIAN PRICE PROPERTIES SOLD PERIOD

Period	Median Price	Growth	Days on Market	Listings	Asking Rent
Feb 2023	\$425,000	1.1%	27	95	\$385
Jan 2023	\$420,500	-2.2%	27	97	\$385
Dec 2022	\$430,000	0.0%	24	101	\$380
Nov 2022	\$430,000	4.9%	24	103	\$380
Oct 2022	\$410,000	0.2%	28	101	\$370
Sep 2022	\$409,000	0.6%	27	89	\$375
Aug 2022	\$406,500	-0.9%	27	93	\$382
Jul 2022	\$410,000	3.8%	28	90	\$385
Jun 2022	\$395,000	3.1%	29	97	\$385
May 2022	\$383,000	0.8%	29	98	\$390
Apr 2022	\$380,000	2.7%	31	95	\$375
Mar 2022	\$370,000	0.6%	32	98	\$370

Sales by Price - 12 months (House)



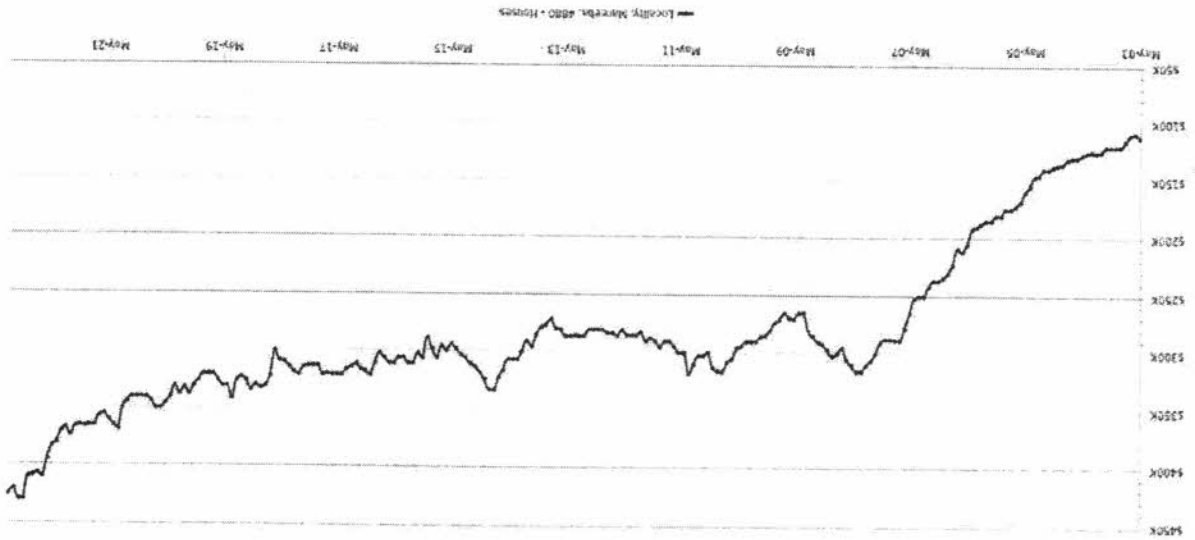
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Location: Mareeba, QLD - Feb 23 - Houses



Long Term Market Trends

Median Sale Price - 20 years (House)



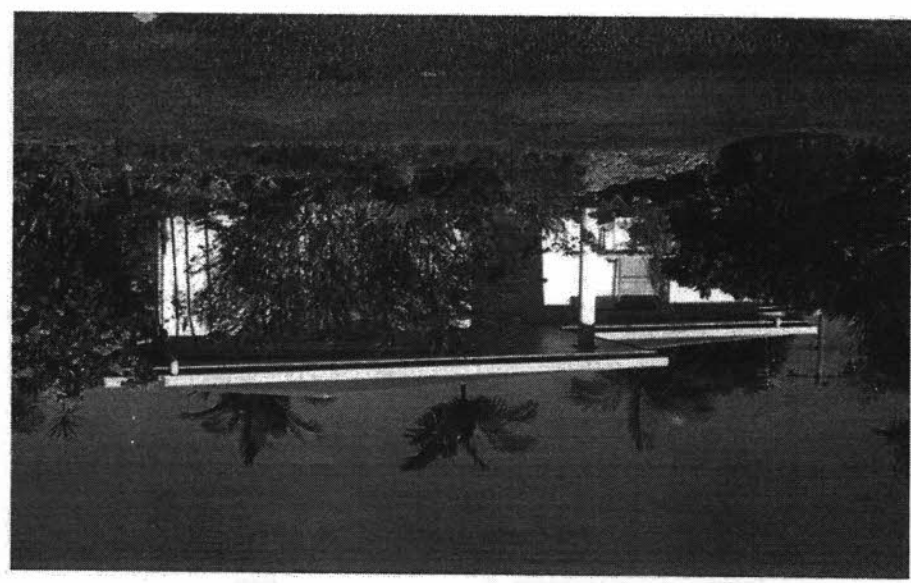
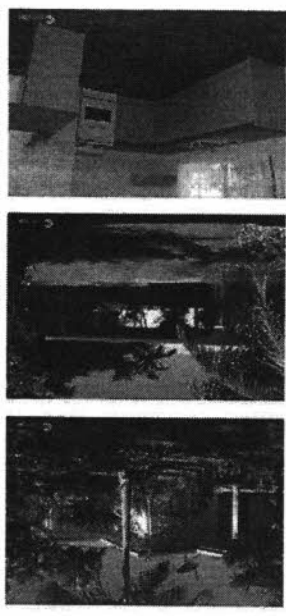
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PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2023	197	\$425,000	15.6% ▲	27	247	\$380
2022	256	\$367,750	5.1% ▲	32	307	\$375
2021	195	\$350,000	3.7% ▲	93	312	\$350
2020	145	\$337,500	3.8% ▲	89	323	\$330
2019	135	\$325,000	2.4% ▲	94	328	\$330
2018	166	\$317,500	1.3% ▲	82	391	\$330
2017	122	\$313,500	1.1% ▲	78	397	\$330
2016	141	\$310,000	1.6% ▲	89	444	\$335
2015	145	\$305,000	1.8% ▲	82	390	\$315
2014	148	\$299,500	4.7% ▲	93	367	-
2013	111	\$286,000	0.4% ▲	107	373	-
2012	97	\$285,000	-8.1% ▼	106	377	\$290
2011	98	\$310,000	6.9% ▲	94	302	\$270
2010	118	\$290,000	3.6% ▲	74	273	\$270
2009	121	\$280,000	-9.7% ▼	57	216	\$280
2008	173	\$310,000	24.0% ▲	27	144	-
2007	220	\$250,000	33.0% ▲	82	27	-
2006	189	\$188,000	29.7% ▲	-	14	-
2005	234	\$145,000	16.0% ▲	112	6	-
2004	209	\$125,000	14.7% ▲	39	27	-

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Notes from your agent
Appraisal price range
\$310,000 - \$320,000.



1 MCDOWALL STREET MAREEBA QLD 4880

Summary





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