



78-82 PACIFIC PARADE TAMBORINE MOUNTAIN QLD 4272

Prepared on 7th July 2022



Diane Pihl
Professionals Serendipity Real Estate

10-12 Main Street
TAMBORINE MOUNTAIN QLD 4272

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w: (07) 5545 5000
diane.pihl@professionals.com.au



Mr & Mrs Kelly
78-82 Pacific Parade
Tamborine Mountain QLD 4272

Anthony & Christina
78-82 Pacific Parade
Tamborine Mountain QLD 4272
7th July 2022

Dear Anthony & Christina,

Thank you for giving me the opportunity to appraise your property at 78-82 Pacific Parade, Tamborine Mountain QLD 4272.

Careful consideration has been taken to provide you with an appraisal for your property in the current property market.

The following services will be provided by the agent Free of charge to the Client:

1. Listing on Domain.com.au, Professional's website, Rural listing on Realestate.com.au, The homepage.com.au, i-property.com.au and RateMyAgent.com.au etc.
2. Professional photography, video and where possible aerial footage valued at \$700
3. Complimentary advertisement in local publication. Distributed into 7200 homes in the region.
4. Open Home alerts/updates to our substantial database weekly
5. Large colour signboard \$250
6. LED illuminated window card
7. Feature "Property of the Week" in publications and A-frame signage at Professionals office
8. Property Booklets available to all public
9. Title search \$20
10. Social media promotions \$60

I would recommend extra marketing for your property to increase the visibility of your listing. A premiere listing on realestate.com.au comes at an additional cost of \$1619. This will remain a premiere for the life of the property, rotating to the top every 15 days for 60 days then it just stops rotating but slips down the premiere listings

We also have a silver marketing deal with Domain at a cost of \$77.00. The Southern states tend to use this platform so it ensures we capture that market too

In our office we have 8 salespeople. Every salesperson has a database of buyers that they will introduce to the property.

Open homes will attract a good amount of foot traffic through the property to produce the best possible result.

We send out an open home alert to all current buyers.

Our special commission rate for you is 2.0% plus GST.

Should you have any questions relating to the information contained within this appraisal or, 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.

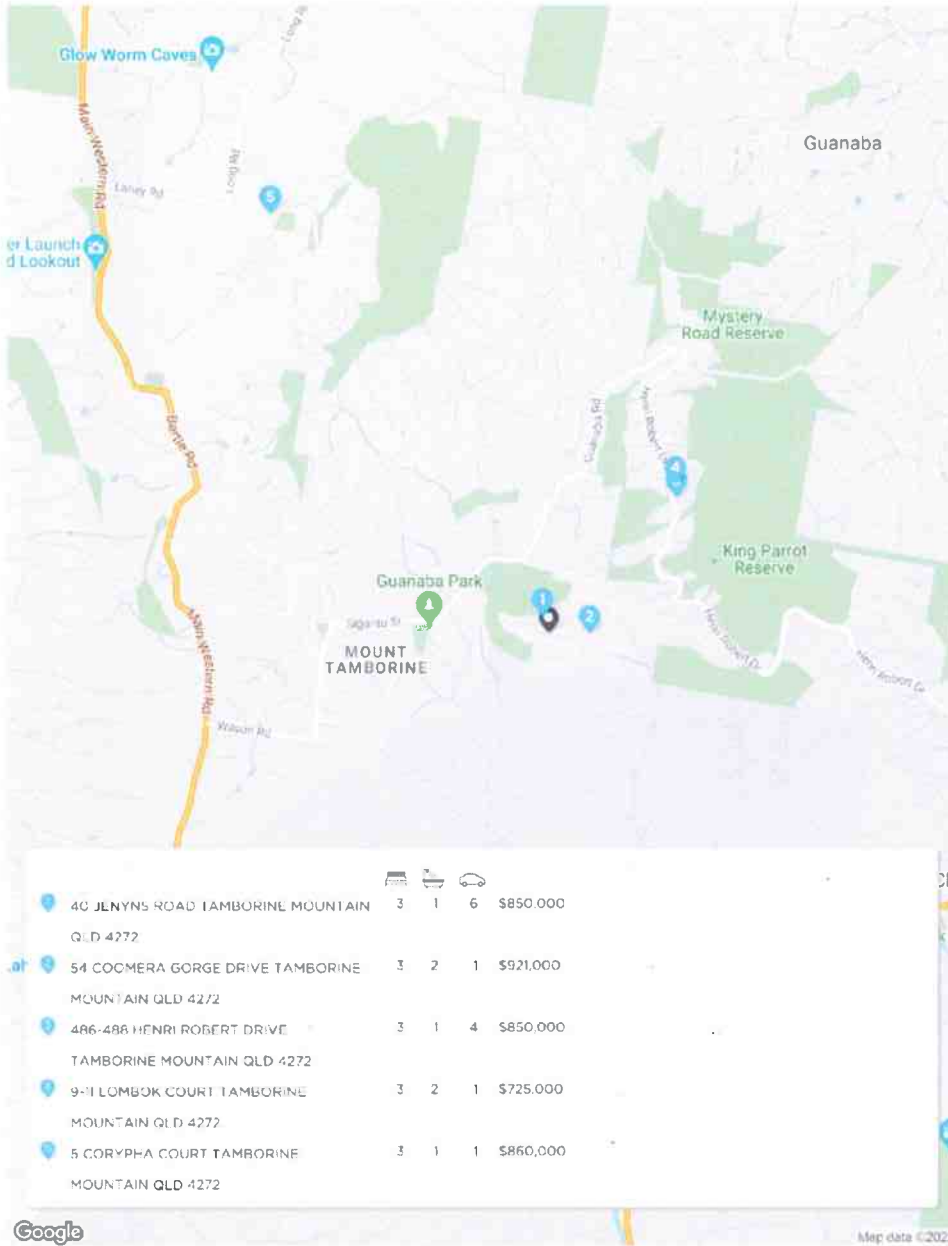
Thank you very much for the opportunity.

Yours Sincerely,

Diane Pihl
Professionals Serendipity Real Estate
10-12 Main Street

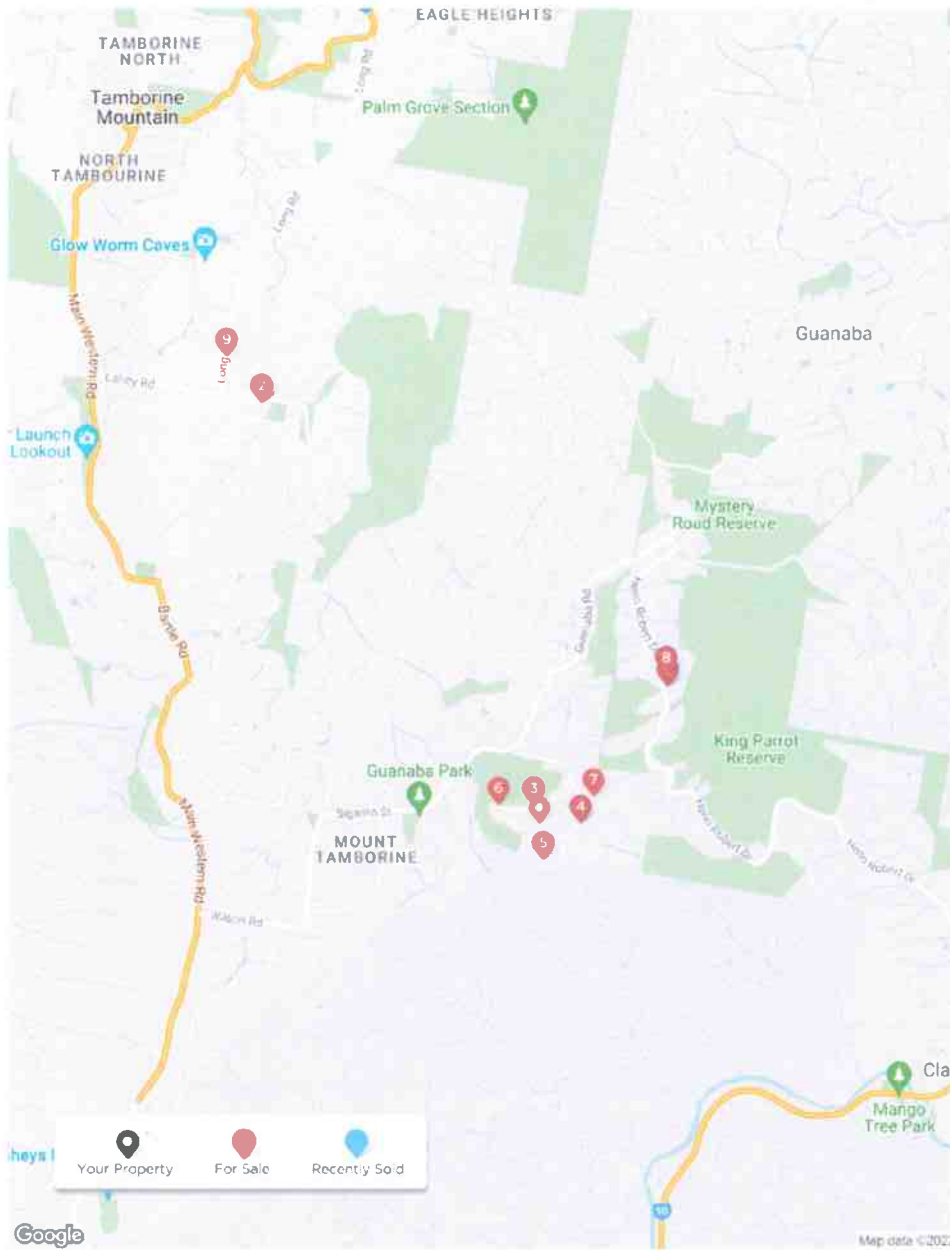
TAMBORINE MOUNTAIN QLD 4272
m: 0424653316

Comparables Map: Sales




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

Comparables Map: Sales & Listings



Your Property

78-82 PACIFIC PARADE TAMBORINE MOUNTAIN QLD 4272

3  1  2  1,191m²  87m² 



Your Property History

- 19 Feb, 2018 - Listed for rent at \$450 / week
- 30 Jun, 2017 - Listed for rent at \$450 / week
- 6 Jun, 2016 - Listed for rent at \$450 / week
- 3 Jun, 2016 - Listed for sale at \$439,000 UNDER CONTRACT
- 2 May, 2016 - Sold for \$439,000
- 25 Jun, 2008 - Sold for \$375,000




Introducing Diane Pihl

Diane Pihl
Experienced Sales Professional with a demonstrated history of working in the Real Estate Industry. Skilled in Negotiation, Property Sales, Property Advertising and Customer Service. Licensed sales professional with a track record of success.

Comparable Sales

40 JENYNS ROAD TAMBORINE MOUNTAIN QLD 4272 **Sold Price** **\$850,000**



3 Beds 1 Bath 6 Car 1,012m² 144m²
 Year Built: 1989 DOM: 5
 Sold Date: 12-Feb-22 Distance: 0.1km
 First Listing: Price Guide \$799,000+
 Last Listing: Price Guide \$799,000+

Notes from your agent


Renovated Kitchen, Large enclosed outdoor room, double colorbond shed and double garage. Larger living area. Similar block size.

54 COOMERA GORGE DRIVE TAMBORINE MOUNTAIN QLD 4272 **Sold Price** **\$921,000**



3 Beds 2 Bath 1 Car 819m² 142m²
 Year Built: 1989 DOM: 7
 Sold Date: 23-Jan-22 Distance: 0.3km
 First Listing: Interest Over \$800,000
 Last Listing: Interest Over \$800,000

486-488 HENRI ROBERT DRIVE TAMBORINE MOUNTAIN QLD 4272 **Sold Price** **\$850,000**



3 Beds 1 Bath 4 Car 1,524m² 127m²
 Year Built: 2000 DOM: 9
 Sold Date: 29-Apr-22 Distance: 1.3km
 First Listing: Guide \$770,000
 Last Listing: Guide \$770,000

9-11 LOMBOK COURT TAMBORINE MOUNTAIN QLD 4272 **Sold Price** **\$725,000**



3 Beds 2 Bath 1 Car 1,900m² 140m²
 Year Built: 1992 DOM: 105
 Sold Date: 01-Jun-22 Distance: 1.35km
 First Listing: Offers over \$750,000
 Last Listing: Offers over \$750,000

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.

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Comparable Sales

5 CORYPHA COURT TAMBORINE MOUNTAIN QLD 4272

Sold Price **\$860,000**

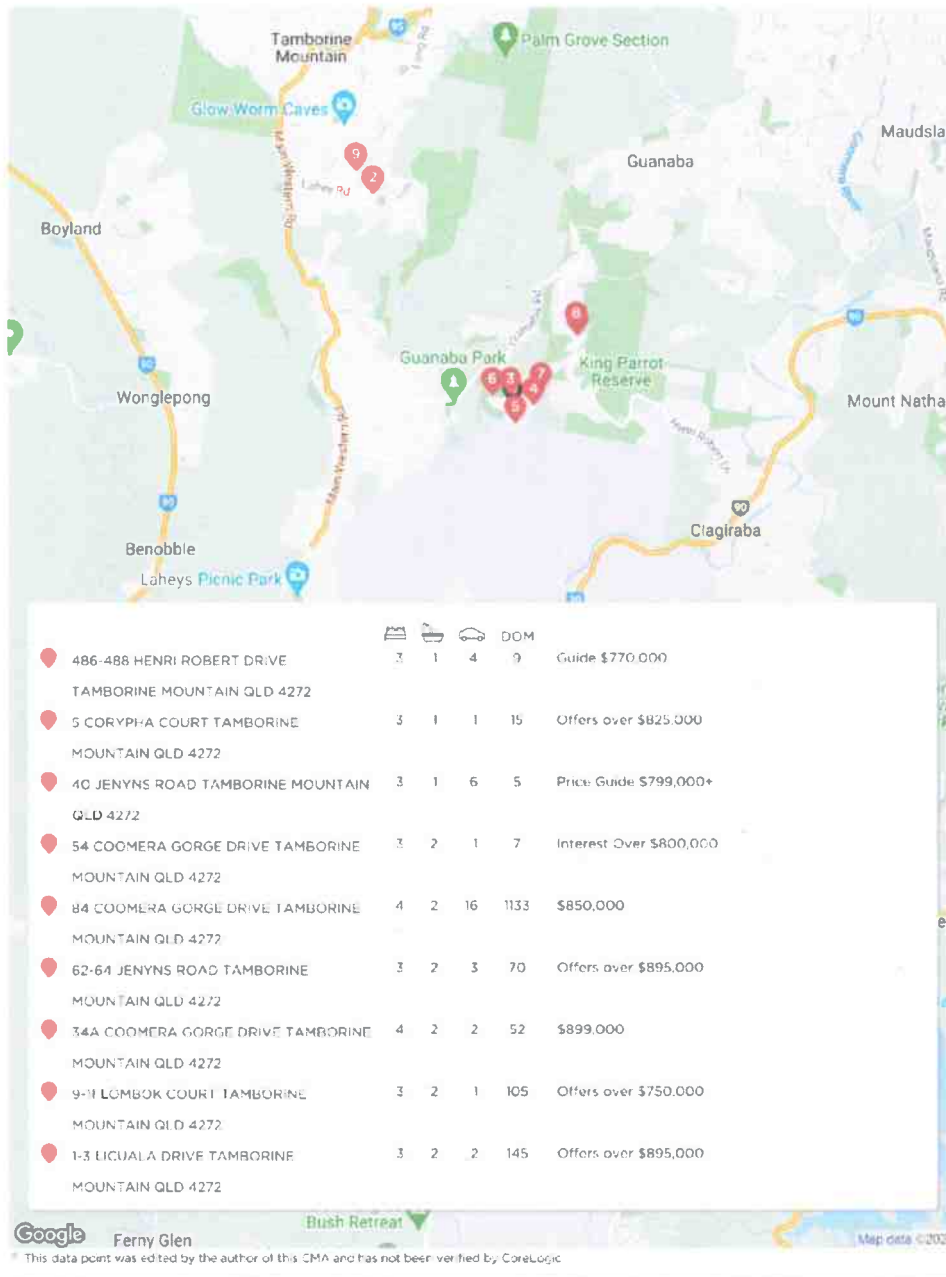


🏠 3 🛏 1 🚿 1 📏 1,332m² 📏 114m²
 Year Built: 1989 DCM: 15
 Sold Date: 20-Apr-22 Distance: 3.48km
 First Listing: Offers over \$825,000
 Last Listing: Offers over \$825,000

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

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Comparables Map: Listings



Comparable Listings

486-488 HENRI ROBERT DRIVE TAMBORINE MOUNTAIN QLD 4272



 3
  1
  4
  1,524m²
 127m²
 Year Built: 2000 DOM: 9 days
 Listing Date: 21-Apr-22 Distance: 1.3km
 Listing Price: Guide \$770,000

Notes from your agent

Inferior location as it is on a busy road. Larger block

5 CORYPHA COURT TAMBORINE MOUNTAIN QLD 4272








 3
  1
  1
  1,332m²
 114m²
 Year Built: 1989 DOM: 15 days
 Listing Date: 06-Apr-22 Distance: 3.48km
 Listing Price: Offers over \$825,000

Notes from your agent

Larger block with nice yard. Large shed out the back.

40 JENYNS ROAD TAMBORINE MOUNTAIN QLD 4272



 3
  1
  6
  1,012m²
 144m²
 Year Built: 1989 DOM: 5 days
 Listing Date: 08-Feb-22 Distance: 0.1km
 Listing Price: Price Guide \$799,000+

54 COOMERA GORGE DRIVE TAMBORINE MOUNTAIN QLD 4272



 3
  2
  1
  819m²
 142m²
 Year Built: 1989 DOM: 7 days
 Listing Date: 17-Jan-22 Distance: 0.3km
 Listing Price: Interest Over \$800,000

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

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Comparable Listings

84 COOMERA GORGE DRIVE TAMBORINE MOUNTAIN QLD 4272



 4  2  16  1.58ha  176m²
 Year Built: 2011 DOM: 1133 days
 Listing Date: 31-May-19 Distance: 0.28km
 Listing Price: \$850,000

62-64 JENYNS ROAD TAMBORINE MOUNTAIN QLD 4272



 3  2  3  1,996m²  -
 Year Built: - DOM: 70 days
 Listing Date: 28-Apr-22 Distance: 0.29km
 Listing Price: Offers over \$895,000

Notes from your agent

Almost 1/2 acre block. Vaulted ceilings. 3 car accommodation. Additional bathroom.

34A COOMERA GORGE DRIVE TAMBORINE MOUNTAIN QLD 4272



 4  2  2  961m²  101m²
 Year Built: 1970 DOM: 52 days
 Listing Date: 16-May-22 Distance: 0.43km
 Listing Price: \$899,000

Notes from your agent

Vaulted ceiling with selected use of timber floors. Extra bedroom and bathroom. Slightly smaller block with pleasant outlook. Nice deck along the back. Carport only for vehicle storage.

9-11 LOMBOK COURT TAMBORINE MOUNTAIN QLD 4272



 3  2  1  1,900m²  140m²
 Year Built: 1992 DOM: 105 days
 Listing Date: 17-Feb-22 Distance: 1.35km
 Listing Price: Offers over \$750,000

Notes from your agent

Needed some TLC. Large block but not usable affected by some road nose.

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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Comparable Listings

 1-3 LICUALA DRIVE TAMBORINE MOUNTAIN QLD 4272



 3  2  2  2,000m²  142m²
Year Built: 1985 DOM: 145 days
Listing Date: 19-Nov-21 Distance: 3.88km
Listing Price: Offers over \$895,000

Notes from your agent

Larger block with sheds. Also a corner block. Second bathroom

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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Summary

78-82 PACIFIC PARADE TAMBORINE MOUNTAIN QLD 4272



RP Data Estimate
\$825,000-\$849,000

Average \$837,000



Notes from your agent

There is very little on the market at present .I have based my opinion of price on past sales in the area. The attraction with this property is a low maintenace house onsizeable flat block. The market at the moment is a little unpredictable but there are still buyers about who will pay a fair price.

Disclaimer

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PO Box 2286
NORTH IPSWICH QLD 4305
LG 6510 Prop ID 168956

Land valuation notice

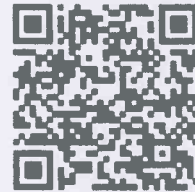
014613 000



ANTHONY D'ARCY & CHRISTINA KELLY AS TTE
kellycm_ada@outlook.com

Register for email notices and find your valuation online:

Scan QR code here



For further information and to view your current land valuation visit:

www.qld.gov.au/landvaluation

Valuation enquiries

1300 664 217

Local government enquiries

(07) 5540 5111

LAND valuation

The State Valuation Service has completed a valuation of all properties in your local government area in accordance with the *Land Valuation Act 2010*.

Property address:	78-82 LOOKOUT PDE, TAMBORINE MOUNTAIN 4272
Issue date:	31 March 2022
Property ID:	168956
Valuation reference:	67454284776
Local government:	SCENIC RIM REGIONAL
Area:	1,191 M2
Real property description:	L86 RP41076

NEW SITE VALUATION:	\$265,000
Date of valuation:	1 October 2021
Date of effect:	30 June 2022

For further details regarding your **new site valuation**, please turn over.

WJ Kearnan
Valuer-General
Department of Resources

