



## 8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558

Prepared for Ian and Jan Somers on 15th June 2022



**Paul Angell**  
First National Coastal

Shop 21, 121 Mooloolaba Esplanade  
MOOLOOLABA QLD 4557

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Jan & Ian Somers  
Re 8/90 Alexandra Parade  
Maroochydore QLD 4558

15th June 2022

Dear Jan & Ian,

Thank you for the opportunity to appraise your property at 8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558

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,

Paul Angell  
First National Coastal  
Shop 21, 121 Mooloolaba Esplanade  
MOOLOOLABA QLD 4557  
m: 0438 468 378

# Your Property

8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558

2 

2 

1 

109m<sup>2</sup> 

109m<sup>2</sup> 



## Your Property History

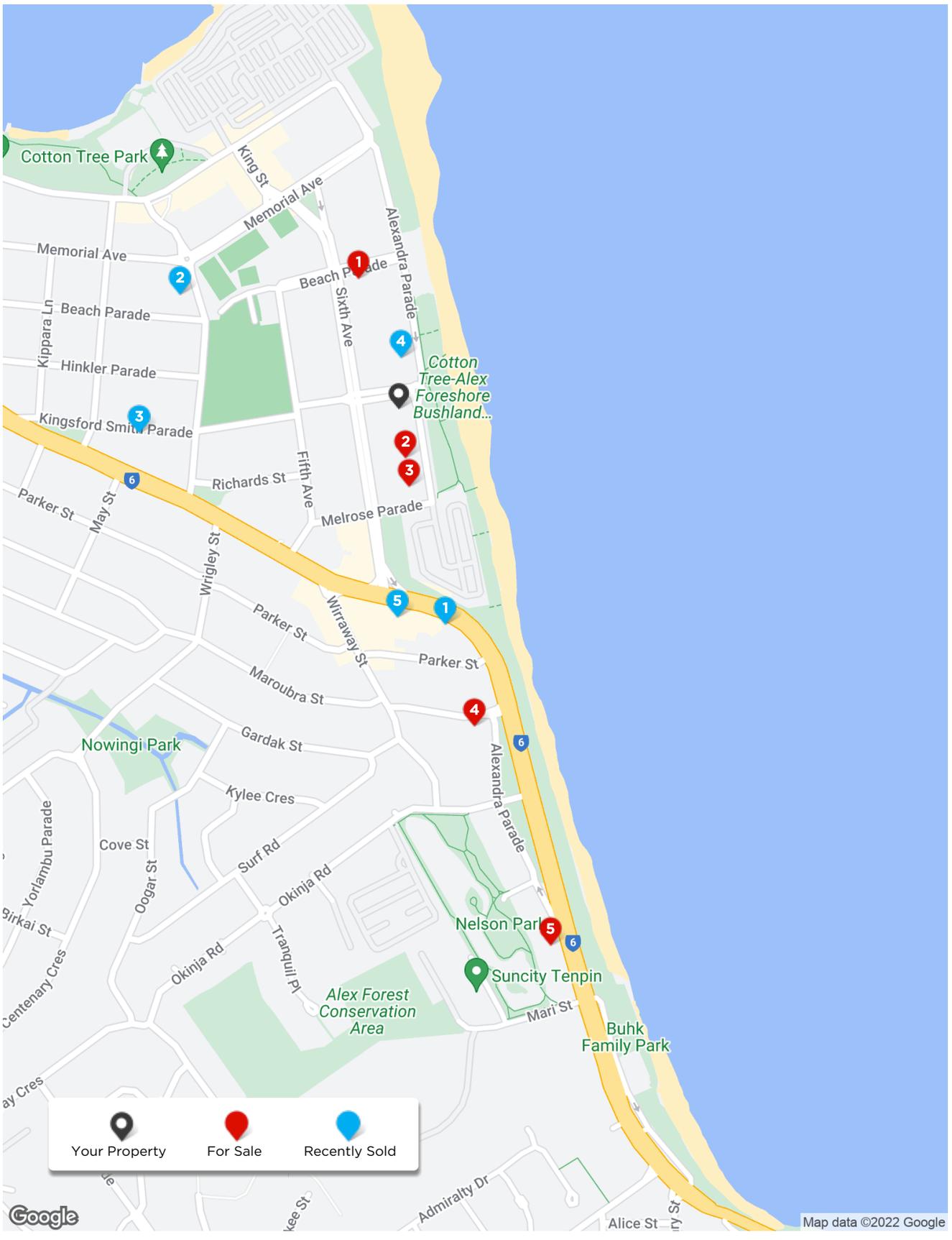
- 14 Nov, 2019 - Listed for rent at \$385 / week
- 6 Nov, 2010 - Listed for rent at \$330 / week
- 7 Jan, 2009 - Listed for rent at \$400 / week
- 24 Apr, 1995 - Sold for \$89,496
- 15 May, 1993 - Sold for \$89,496
- 6 Jan, 1988 - Sold for \$104,000



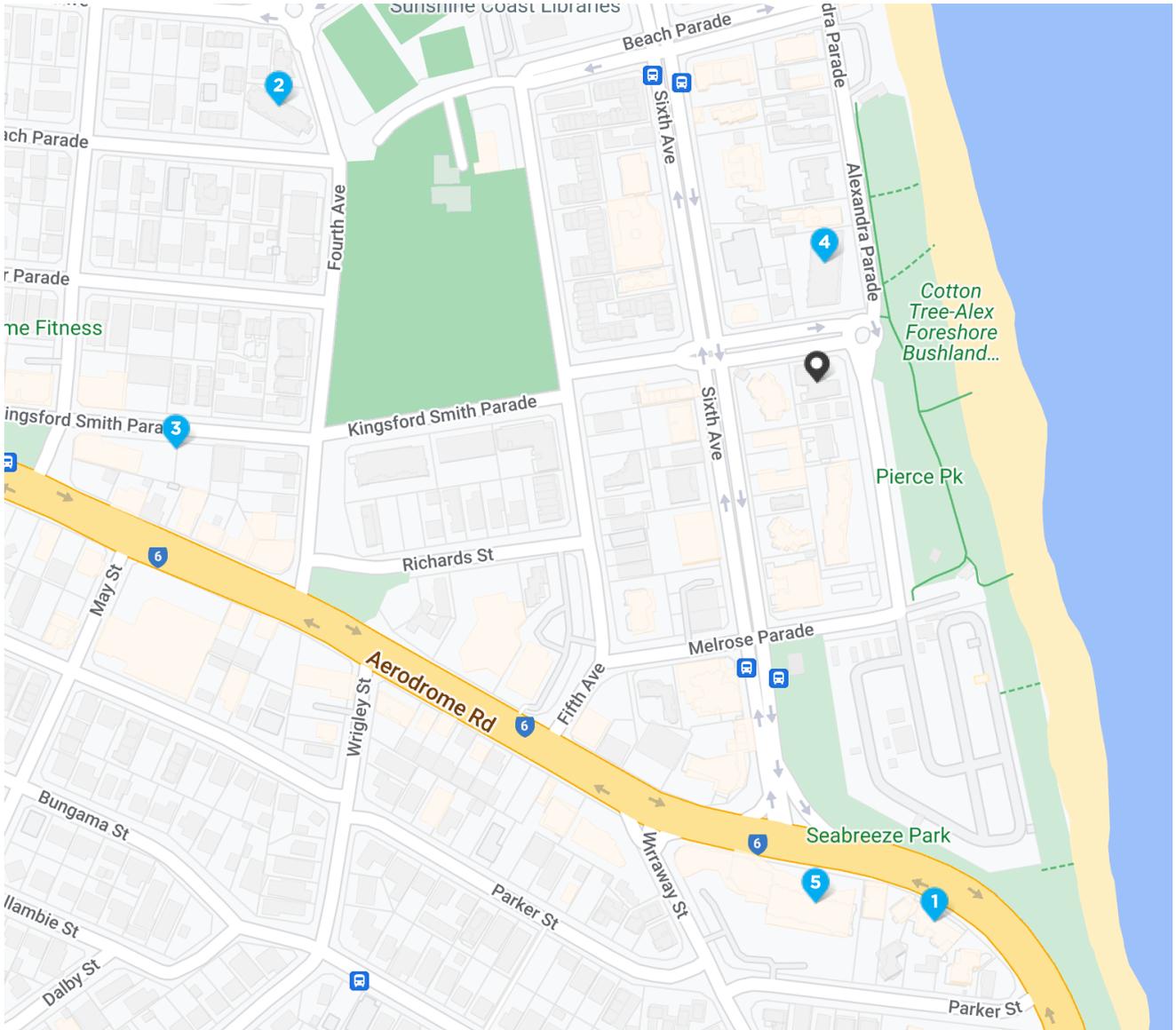
## Introducing Paul Angell

After a 13 year stint with the Department of Defence Paul ventured into real estate in 1992 starting his career in Caloundra. After a relatively short period Paul saw the opportunity and potential of Mooloolaba and purchased a local agency. The agency flourished as an independent, boutique office but now operates as a proud member of the First National Real Estate Group.

# Comparables Map: Sales & Listings



# Comparables Map: Sales



1 17/6-8 AERODROME ROAD MAROOCHYDORE	2	2	1	\$760,000
QLD 4558				
2 8/44 BEACH PARADE MAROOCHYDORE	2	2	1	\$630,000
QLD 4558				
3 3/57 KINGSFORD SMITH PARADE	2	2	1	\$780,000
MAROOCHYDORE QLD 4558				
4 4/52-54 ALEXANDRA PARADE	2	2	1	\$834,000
MAROOCHYDORE QLD 4558				
5 202/14 AERODROME ROAD MAROOCHYDORE	2	2	1	\$725,000
QLD 4558				

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

# Recent Sales

**1** 17/6-8 AERODROME ROAD MAROOCHYDORE QLD 4558 **Sold Price** \$760,000



2  2  1  107m <sup>2</sup> 107m <sup>2</sup>
Year Built 1996 DOM 29
Sold Date 28-Mar-22 Distance 0.4km
First Listing Auction on site Saturday, 26th March at 10am
Last Listing Auction on site Saturday, 26th March at 10am

**Notes from your agent**

Key Lago Beautifully presented apartment  
Higher BC

**2** 8/44 BEACH PARADE MAROOCHYDORE QLD 4558 **Sold Price** \$630,000



2  2  1  91m <sup>2</sup> 91m <sup>2</sup>
Year Built 1995 DOM 13
Sold Date 15-Dec-21 Distance 0.43km
First Listing Submit All Offers
Last Listing Submit All Offers

**Notes from your agent**

Les Beaches - Smaller Unit - Inferior position

**3** 3/57 KINGSFORD SMITH PARADE MAROOCHYDORE QLD 4558 **Sold Price** \$780,000



2  2  1  112m <sup>2</sup> 82m <sup>2</sup>
Year Built 2016 DOM 7
Sold Date 02-Mar-22 Distance 0.46km
First Listing Offers over \$750,000
Last Listing Offers over \$750,000

**Notes from your agent**

Newer building - Inferior position

**4** 4/52-54 ALEXANDRA PARADE MAROOCHYDORE QLD 4558 **Sold Price** \$834,000



2  2  1  111m <sup>2</sup> 99m <sup>2</sup>
Year Built 1980 DOM 24
Sold Date 12-Feb-22 Distance 0.09km
First Listing Auction on site Saturday, 12th February at 1pm
Last Listing Auction on site Saturday, 12th February at 1pm

**Notes from your agent**

Ground Floor with courtyard

# Recent Sales

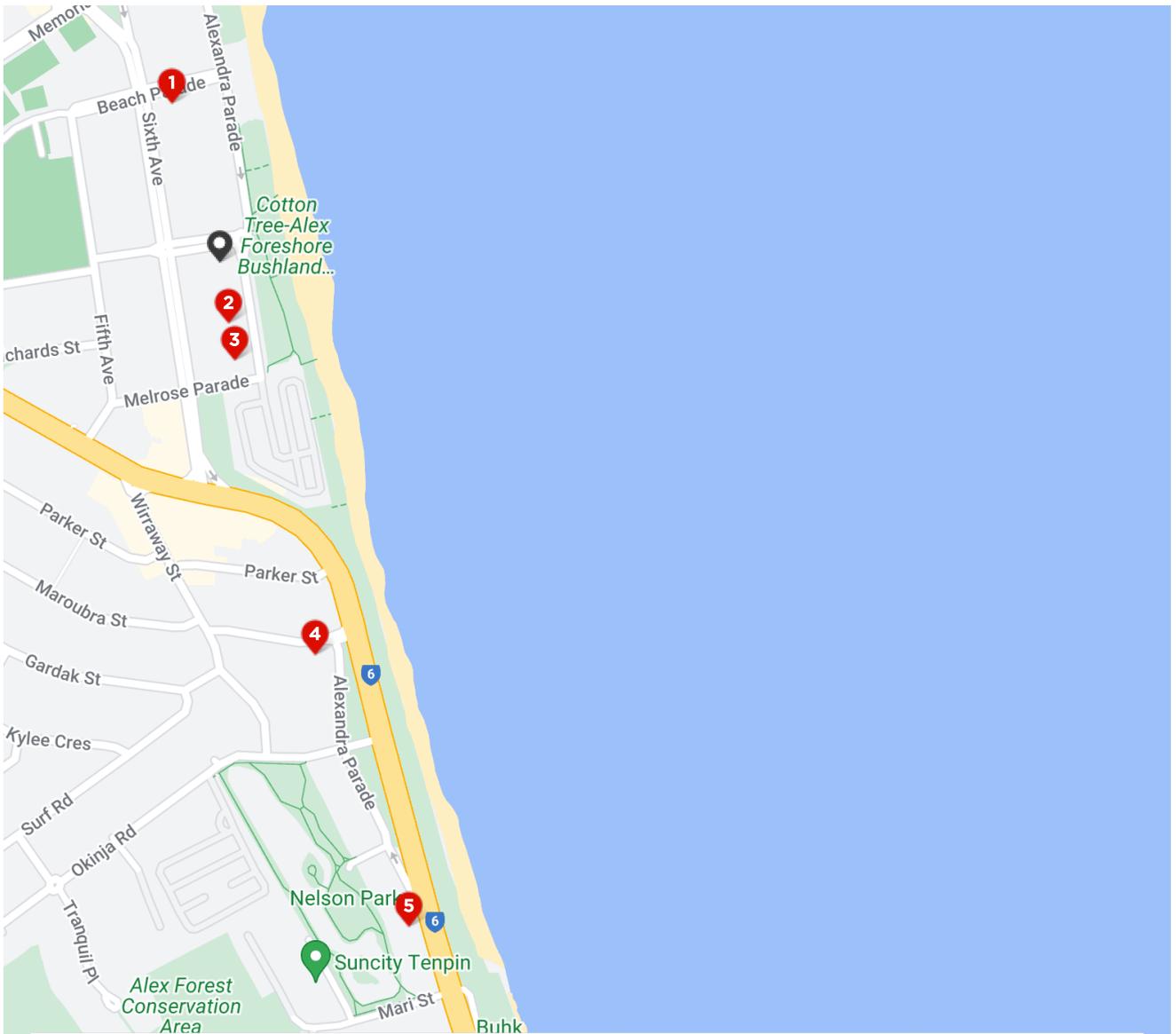
5	202/14 AERODROME ROAD MAROOCHYDORE QLD 4558		<b>Sold Price</b>	<b>\$725,000</b>
	 2  2  1  122m <sup>2</sup>	 129m <sup>2</sup>		
	Year Built	2004	DOM	8
	Sold Date	16-Feb-22	Distance	0.38km
	First Listing	Contact Agent		
	Last Listing	Contact Agent		



**Notes from your agent**

Sebel - Newer building - inferior position

# Comparables Map: Listings



					DOM	
1	6/43 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	50	\$499,000
2	11/70-78 ALEXANDRA PARADE MAROOCHYDORE QLD 4558	2	2	1	22	Forthcoming Auction
3	7/81 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	4	Offers Over \$498,000
4	203/98 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572	2	2	1	16	Offers Over \$760,000
5	21/140-144 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572	2	2	1	64	Offers Over \$775,000

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# Summary

**8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558**



## Appraisal price range

Mid to High \$700,000

## Notes from your agent

The property is well positioned directly across the road from the beach and features an exclusive roof terrace.

This will appeal to owner occupiers and possible someone who wants a lock up / weekender.

Last sale in the building was u 7 (with renovated bathrooms and kitchen and covered roof terrace ) in Nov 2021 at \$800,000 but the market has cooled since recently.

## Disclaimer

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