



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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paul@fncoastal.com.au

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  109m²  109m² 



Your Property History

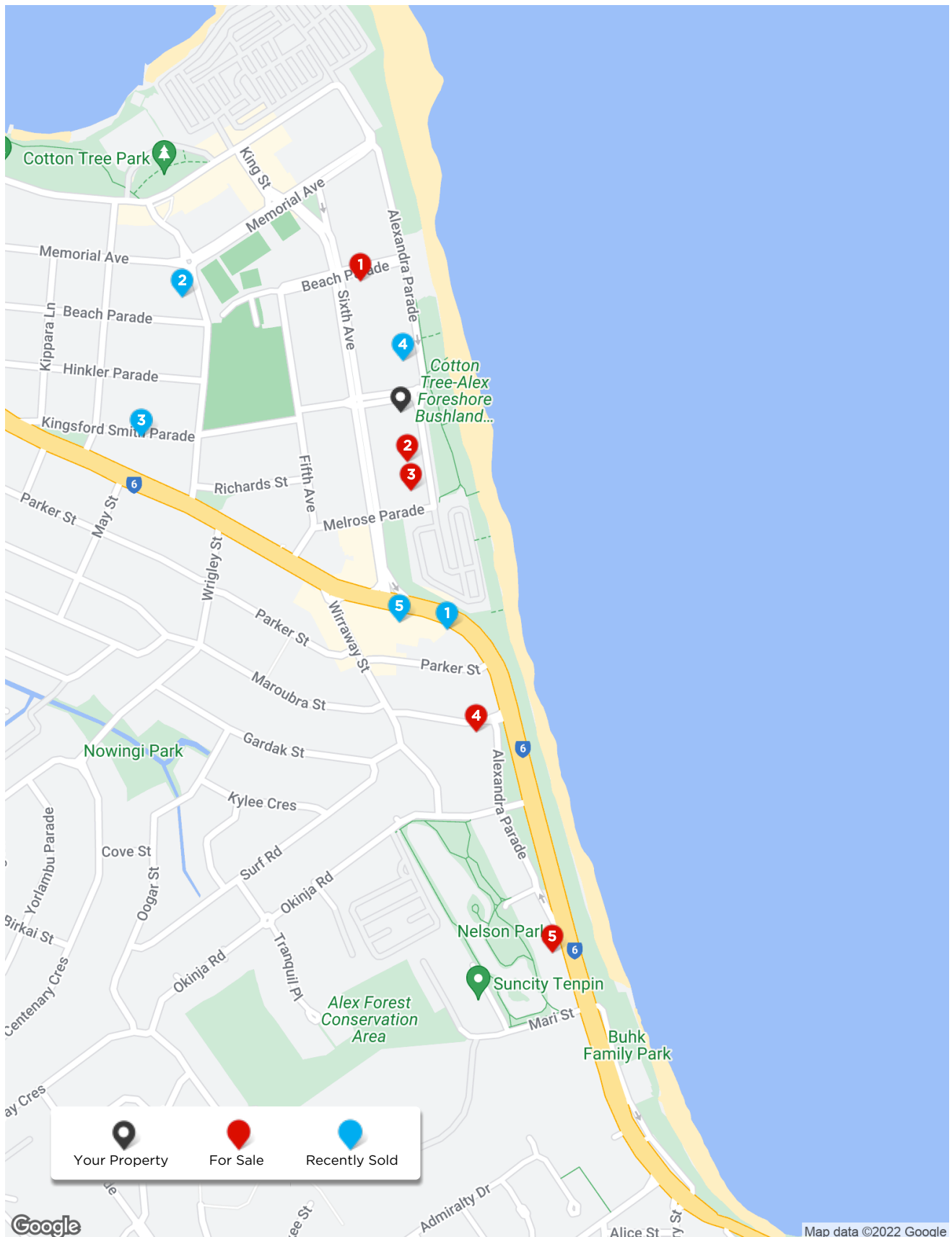
- 14 Nov, 2019 - Listed for rent at \$385 / week
- 6 Nov, 2010 - Listed for rent at \$330 / week
- 7 Jan, 2009 - Listed for rent at \$400 / week
- 24 Apr, 1995 - Sold for \$89,496
- 15 May, 1993 - Sold for \$89,496
- 6 Jan, 1988 - Sold for \$104,000



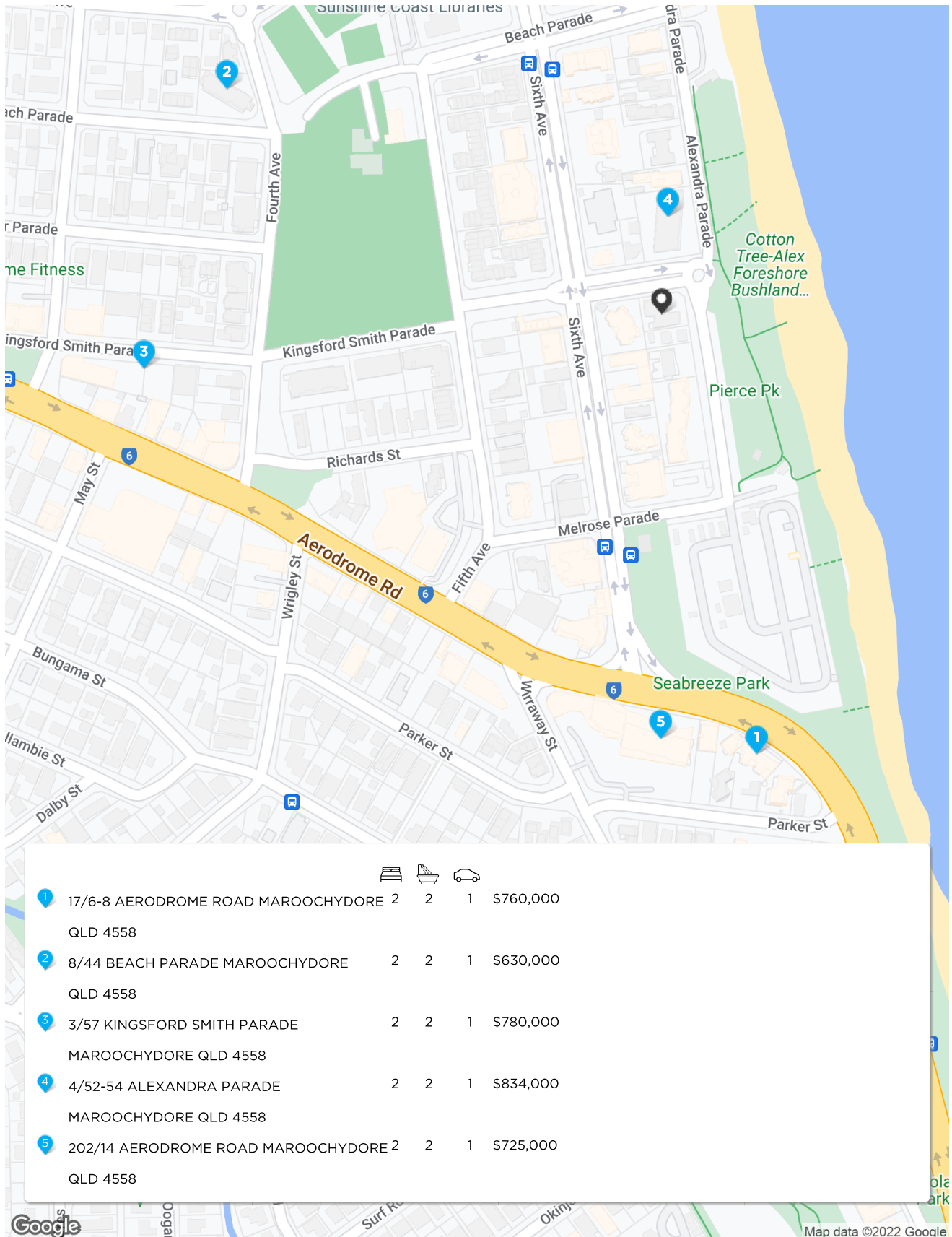
Introducing Paul Angell

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




* 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 107m² 107m²
 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 91m² 91m²
 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 112m² 82m²
 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 111m² 99m²
 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

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale


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Recent Sales

5

202/14 AERODROME ROAD MAROOCHYDORE QLD 4558

Sold Price
\$725,000



2

2

1

122m²

129m²

Year Built
2004
DOM
8

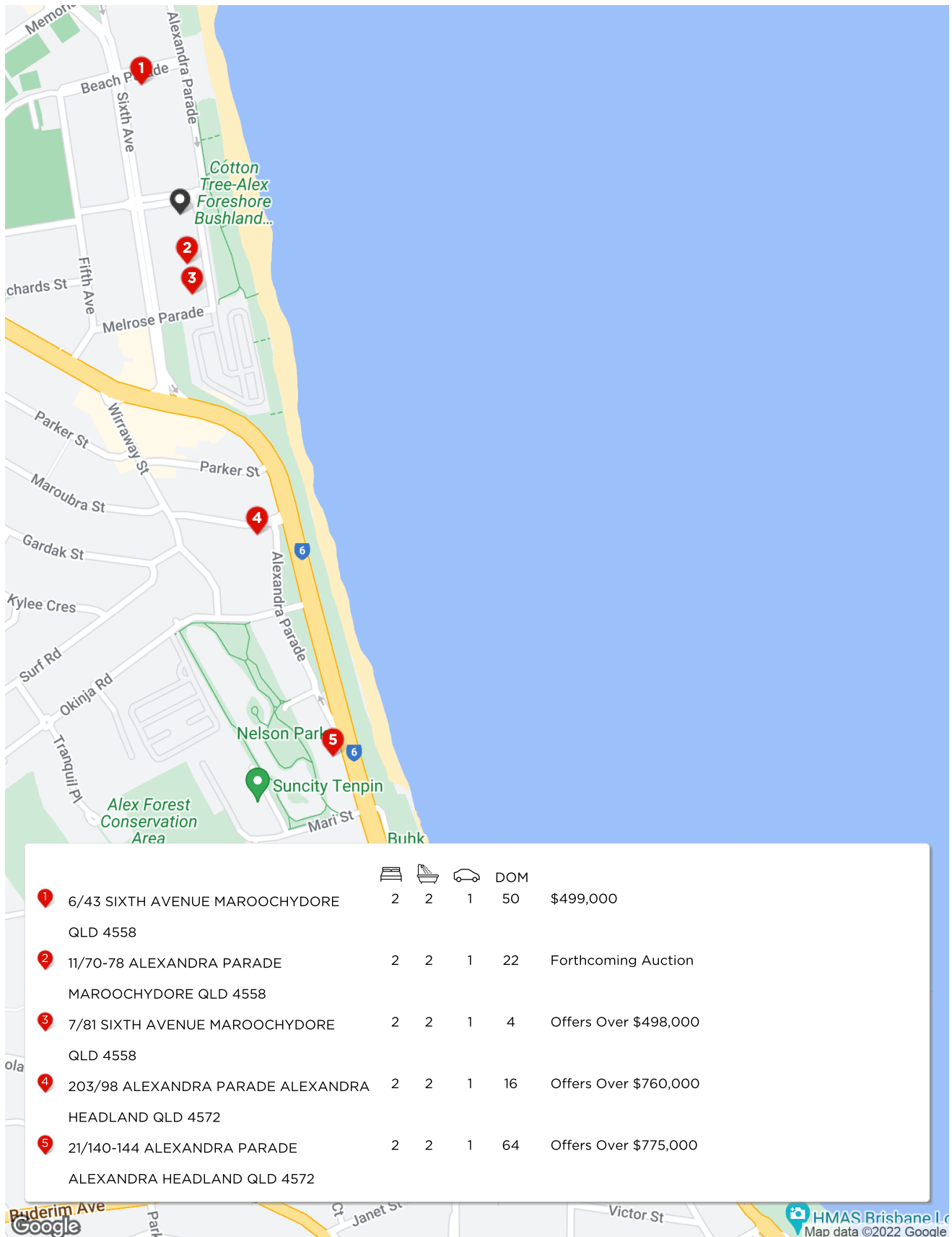
Sold Date
16-Feb-22
Distance
0.38km

First Listing
Contact Agent

Last Listing
Contact Agent

Notes from your agent
Sebel - Newer building - inferior position

Comparables Map: Listings



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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.

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