



102/47 Esplanade Bargara QLD 4670

Prepared on 22nd February 2022

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Your Property

102/47 Esplanade Bargara QLD 4670

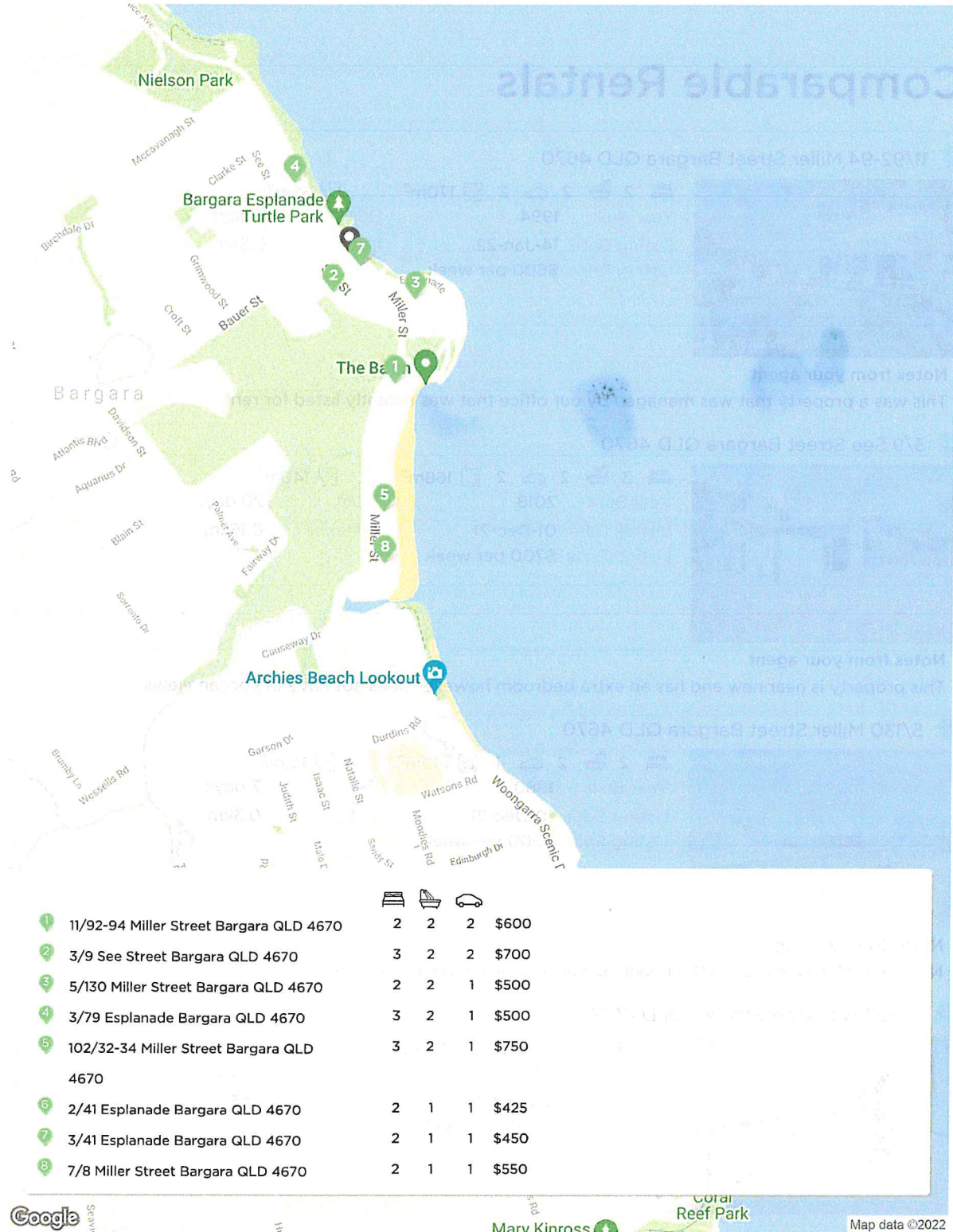
2 2 1 142m² 114m²



Your Property History

- 24 Feb, 2021 - Sold for \$579,000
- 29 Oct, 2020 - Listed for rent at \$600 / week
- 5 Sep, 2019 - Listed for sale at \$595,000
- 6 Dec, 2018 - Sold for \$560,000
- 20 Mar, 2018 - Listed for sale at \$595,000
- 7 Feb, 2010 - Listed for sale at \$695,000

Comps Map: Rentals



Google

Marv Kinross

Coral Reef Park

Map data ©2022

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

Comparable Rentals

1 11/92-94 Miller Street Bargara QLD 4670



2 2 2 170m² 66m²
 Year Built 1994 DOM 5 days
 Listing Date 14-Jan-22 Distance 0.51km
 Listing Price \$600 per week

Notes from your agent

This was a property that was managed by our office that was recently listed for rent.

2 3/9 See Street Bargara QLD 4670



3 2 2 168m² 140m²
 Year Built 2018 DOM 20 days
 Listing Date 01-Dec-21 Distance 0.16km
 Listing Price \$700 per week

Notes from your agent

This property is near new and has an extra bedroom however does not have the ocean views

3 5/130 Miller Street Bargara QLD 4670



2 2 1 149m² 131m²
 Year Built 1980 DOM 7 days
 Listing Date 10-Dec-21 Distance 0.3km
 Listing Price \$500 per week

Notes from your agent

Near new, close location to the beach however does not have the same views.

4 3/79 Esplanade Bargara QLD 4670



3 2 1 186m² 143m²
 Year Built 2007 DOM 13 days
 Listing Date 28-Oct-21 Distance 0.31km
 Listing Price \$500 per week

Competition Review

5 102/32-34 Miller Street Bargara QLD 4670



3 2 1 176m² 136m²
 Year Built 2008 DOM 42 days
 Listing Date 18-Aug-21 Distance 0.95km
 Listing Price \$750 per week

Notes from your agent

Bottom story unit of a newer property with direct views to the ocean.

6 2/41 Esplanade Bargara QLD 4670



2 1 1 165m² 165m²
 Year Built 1975 DOM 12 days
 Listing Date 07-Oct-21 Distance 0.07km
 Listing Price \$425 per week

Notes from your agent

Similar location however one less bathroom and slightly older inside.

7 3/41 Esplanade Bargara QLD 4670



2 1 1 158m² 158m²
 Year Built 1985 DOM 64 days
 Listing Date 29-Jul-21 Distance 0.07km
 Listing Price \$450 per week

8 7/8 Miller Street Bargara QLD 4670

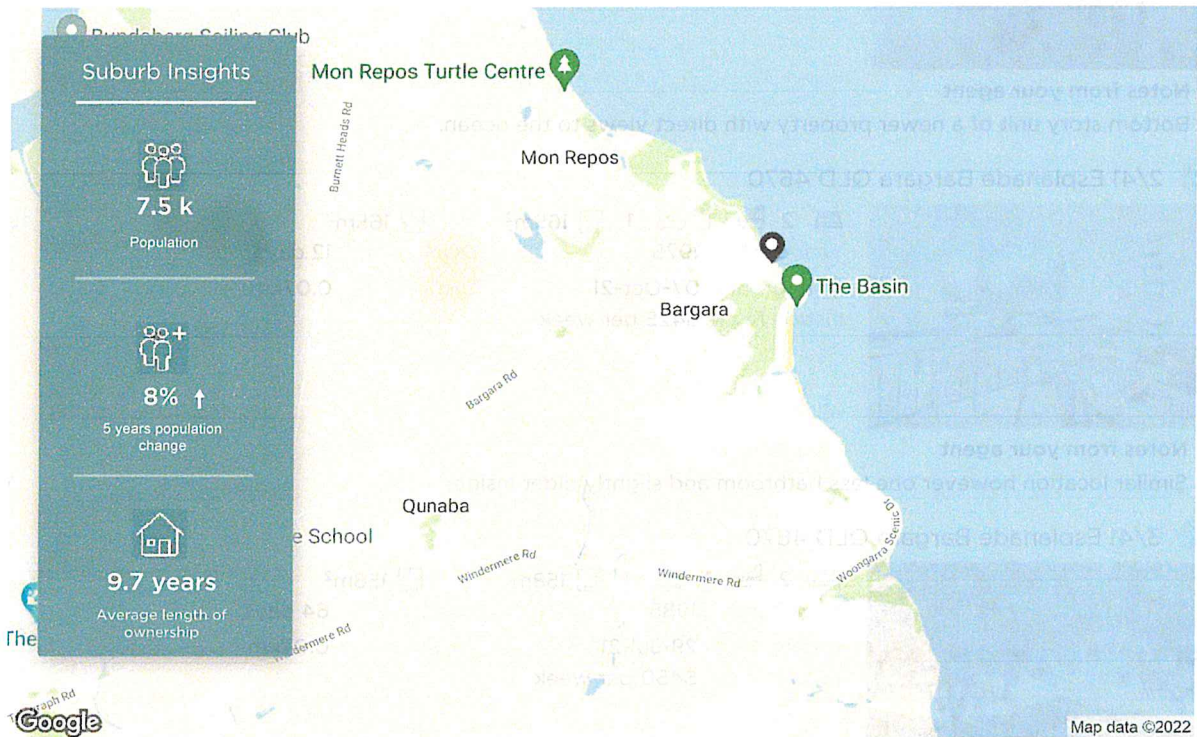


2 1 1 112m² 112m²
 Year Built 1982 DOM 2 days
 Listing Date 05-Jan-22 Distance 1.14km
 Listing Price \$550 per week

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

Bargara

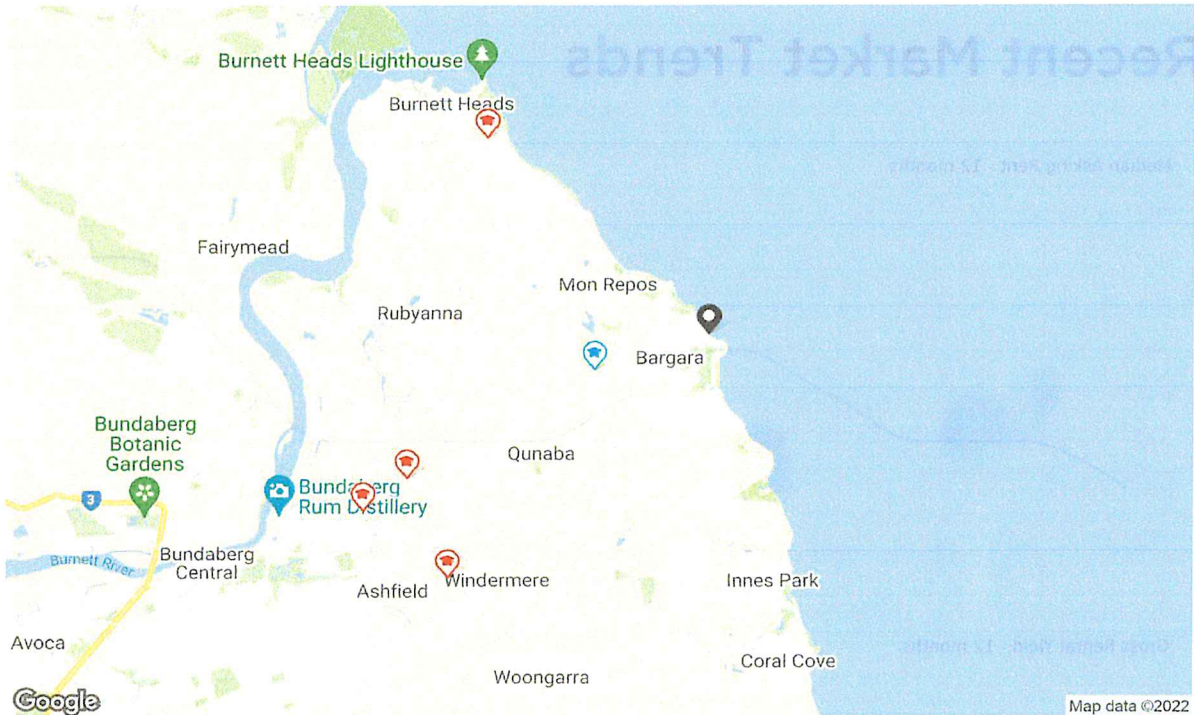
Demographic



The size of Bargara is approximately 9.4 square kilometres. It has 15 parks covering nearly 9% of total area. The population of Bargara in 2011 was 6,893 people. By 2016 the population was 7,461 showing a population growth of 8.2% in the area during that time. The predominant age group in Bargara is 60-69 years. Households in Bargara are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bargara work in a professional occupation. In 2011, 60.7% of the homes in Bargara were owner-occupied compared with 63.9% in 2016. Currently the median sales price of houses in the area is \$500,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	57.7	Owens outright	39.8	0-15.6K	3.8	0-9	9.9
Couples with Children	28.6	Purchaser	24.1	15.6-33.8K	17.2	10-19	11.1
Single Parents	12.9	Renting	29.1	33.8-52K	21.0	20-29	6.9
Other	0.7	Other	4.0	52-78K	16.1	30-39	9.2
		Not Stated	3.1	78-130K	18.0	40-49	12.1
				130-182K	7.7	50-59	13.5
				182K+	6.8	60-69	17.1
						70-79	14.2
						80-89	5.0
						90-99	0.6

Local Schools

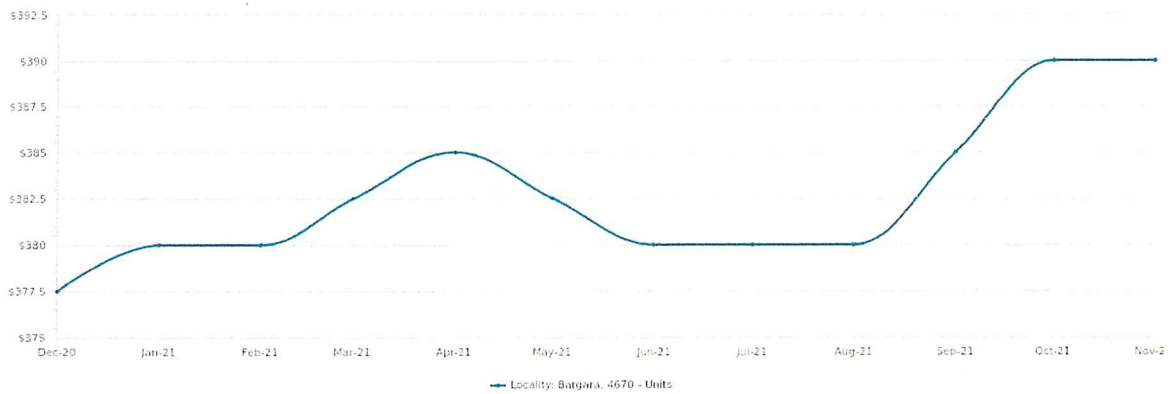


	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Bargara State School 591 Bargara Road Mon Repos QLD 4670	2.62km	Primary	Mixed	Government	0-6
	Burnett Heads State School 52 Burnett Heads Road Burnett Heads QLD 4670	6.81km	Primary	Mixed	Government	0-6
	Kalkie State School 257 Bargara Road Kalkie QLD 4670	7.54km	Primary	Mixed	Government	0-6
	Bundaberg Christian College	8.22km	Combined	Mixed	Non-Government	0-12
	St Luke's Anglican School 4 Mezger Street Kalkie QLD 4670	8.79km	Combined	Mixed	Non-Government	0-12

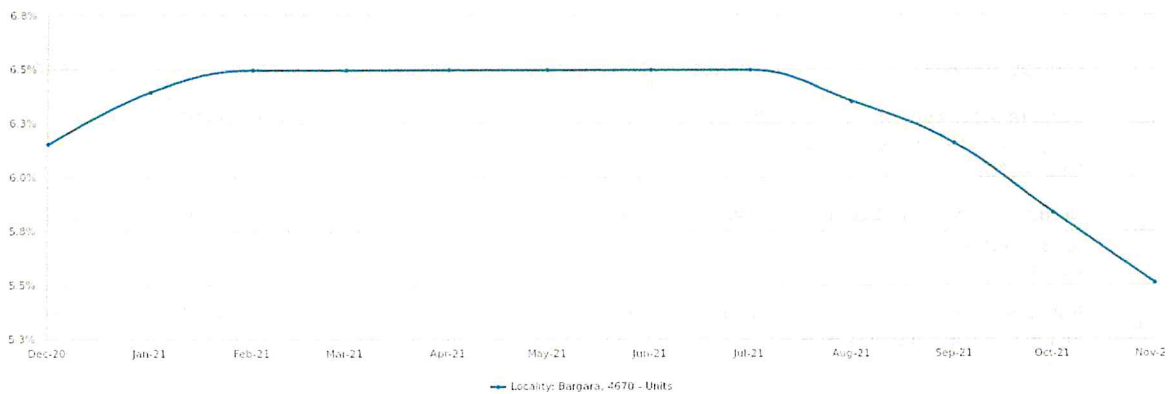
Property is within school catchment area Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



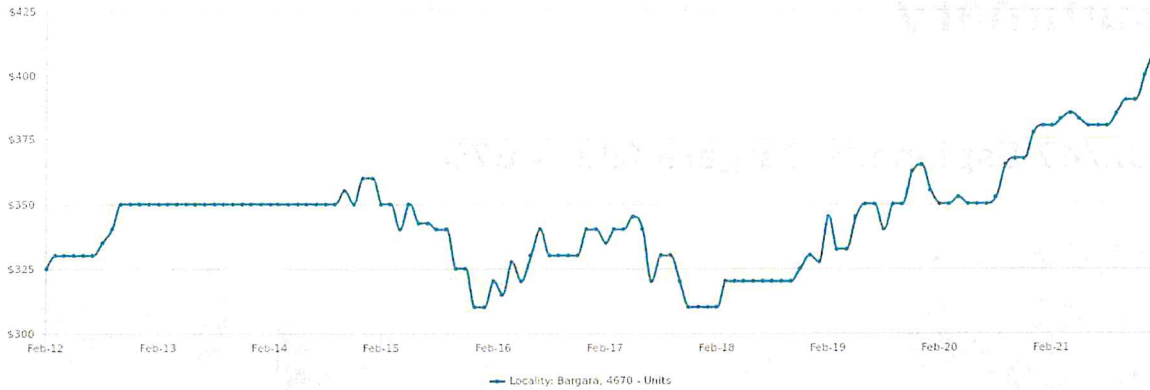
Gross Rental Yield - 12 months



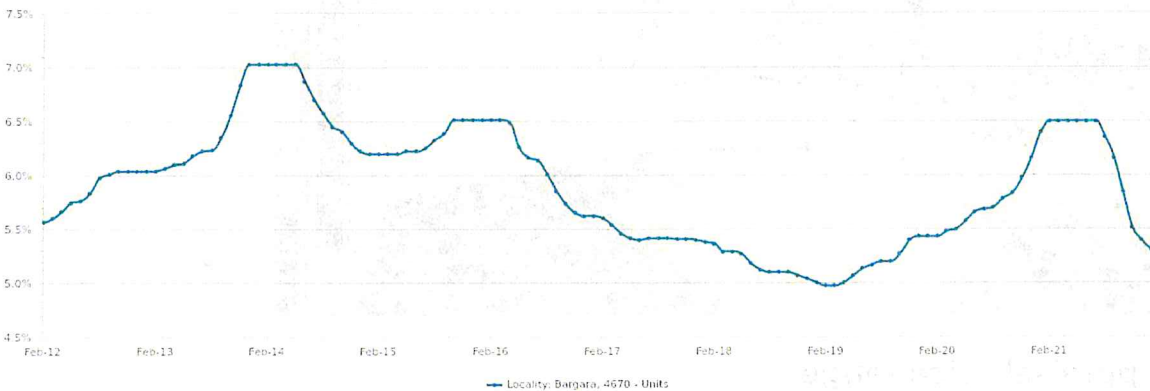
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2021	\$390	0.0%	5.5%	65
Oct 2021	\$390	1.3% ▲	5.8%	66
Sep 2021	\$385	1.3% ▲	6.2%	63
Aug 2021	\$380	0.0%	6.3%	68
Jul 2021	\$380	0.0%	6.5%	64
Jun 2021	\$380	-0.7% ▼	6.5%	67
May 2021	\$382	-0.6% ▼	6.5%	67
Apr 2021	\$385	0.7% ▲	6.5%	66
Mar 2021	\$382	0.7% ▲	6.5%	74
Feb 2021	\$380	0.0%	6.5%	78
Jan 2021	\$380	0.7% ▲	6.4%	83
Dec 2020	\$377	2.7% ▲	6.1%	88

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2022	\$410	7.9% ▲	5.3%	68
2021	\$380	7.0% ▲	6.4%	83
2020	\$355	8.4% ▲	5.4%	140
2019	\$327	5.6% ▲	5%	163
2018	\$310	-8.8% ▼	5.4%	169
2017	\$340	9.7% ▲	5.6%	161
2016	\$310	-13.9% ▼	6.5%	144
2015	\$360	2.9% ▲	6.2%	103
2014	\$350	0.0%	7%	98
2013	\$350	16.7% ▲	6%	115

Summary

102/47 Esplanade Bargara QLD 4670



Appraisal price range
\$650 - \$670/week

Notes from your agent

Please note that based on the data collected - Corelogic has listed the property appraisal between \$604 - \$696/week. (it has calculated slightly lower this time). Current rental amount is \$600/week. New lease was to be offered at \$650/week from March 2022. I would recommend a listing amount of \$650 - \$670/week.

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