

COMPARATIVE MARKET ANALYSIS

1/53 ERBACHER ROAD, NAMBOUR, QLD 4560

PREPARED BY 4551 PROPERTY GROUP



1/53 ERBACHER ROAD, NAMBOUR, QLD 4560



Owner Details

Owner Name(s): SALT AIR SUPER PTY LTD (TTE)
 Owner Address: N/A
 Phone(s): 0418 385 486 (GORTON)

Owner Type: Owner Occupied

Property Details

4 2 1

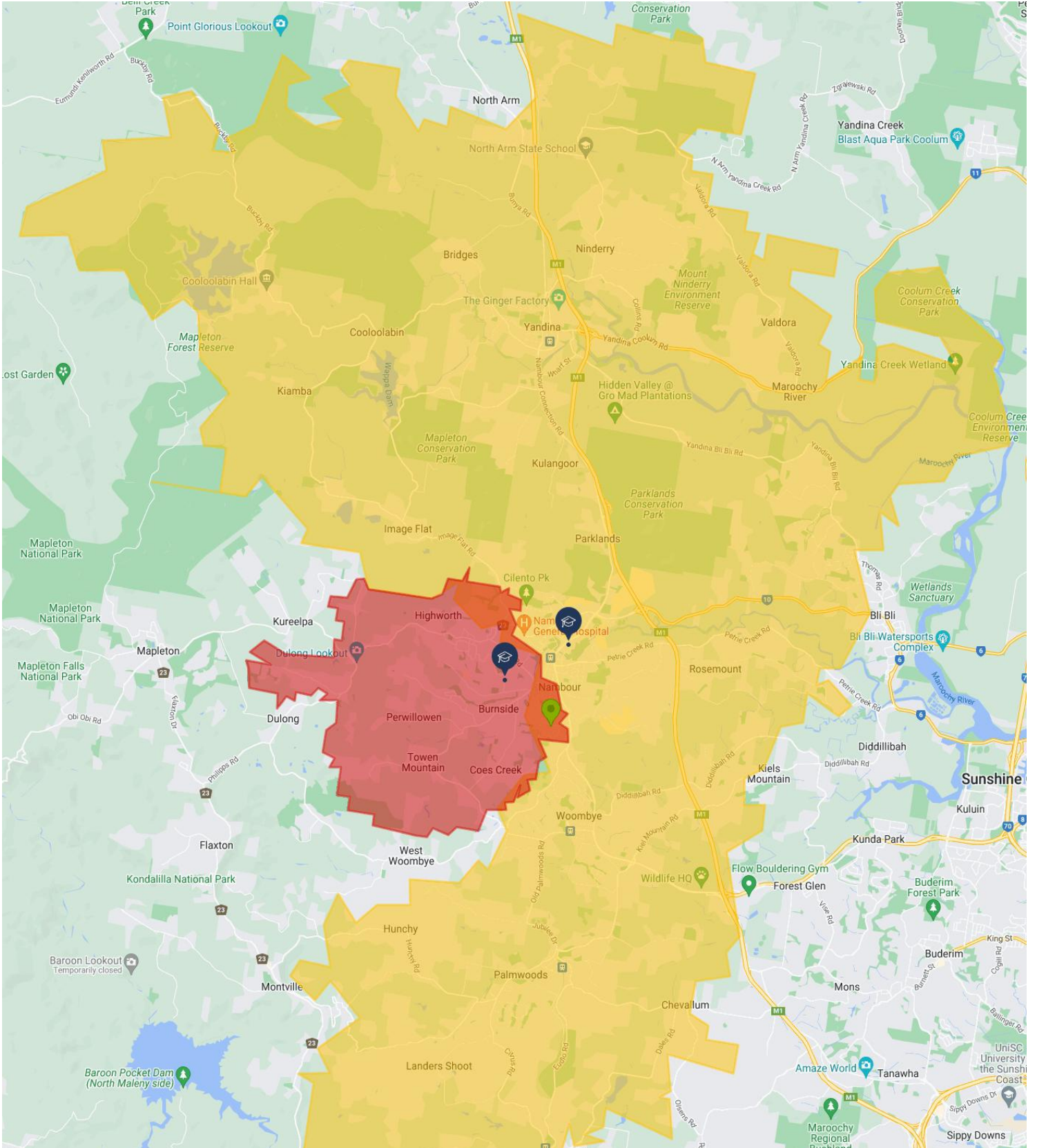
Property Type: Unit - Freehold [Issuing]
 RPD: L4 RP111727
 Valuation Amount: \$237,500 - Site Value on 30/06/2022
 Valuation Amount: \$215,000 - Site Value on 30/06/2019
 Land Use: MULTI UNIT DWELLING (FLATS)
 Zoning
 Council: SUNSHINE COAST (MAROOCHY)
 Features: Study

Area: 809 m²
 Area \$/m²: \$470
 Water/Sewerage:
 Property ID: 1380198 / QLD291690
 UBD Ref: UBD Ref: 066 D3

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 380,000	24/12/2015	COX; COX	809 m ²	Normal Sale	No
\$ 106,000	09/12/1999	CRICK	807 m ²	Normal Sale	No
\$ 78,000	23/02/1989	VENDOR NOT RECORDED	807 m ²	Normal Sale	No

School Catchment Areas



Burnside State School

Prep - 6

Co-ed



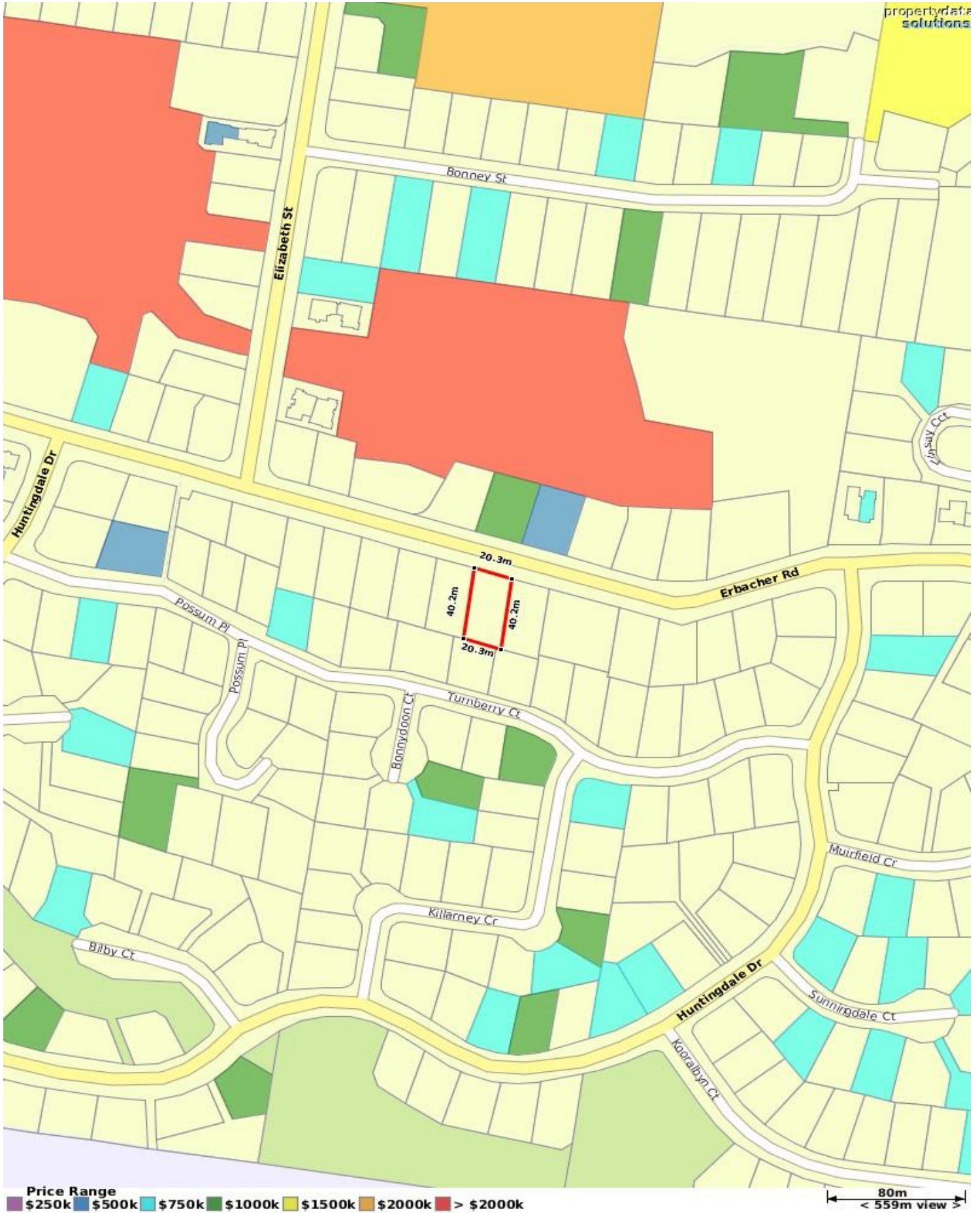
Nambour State College

Prep - 12

Co-ed



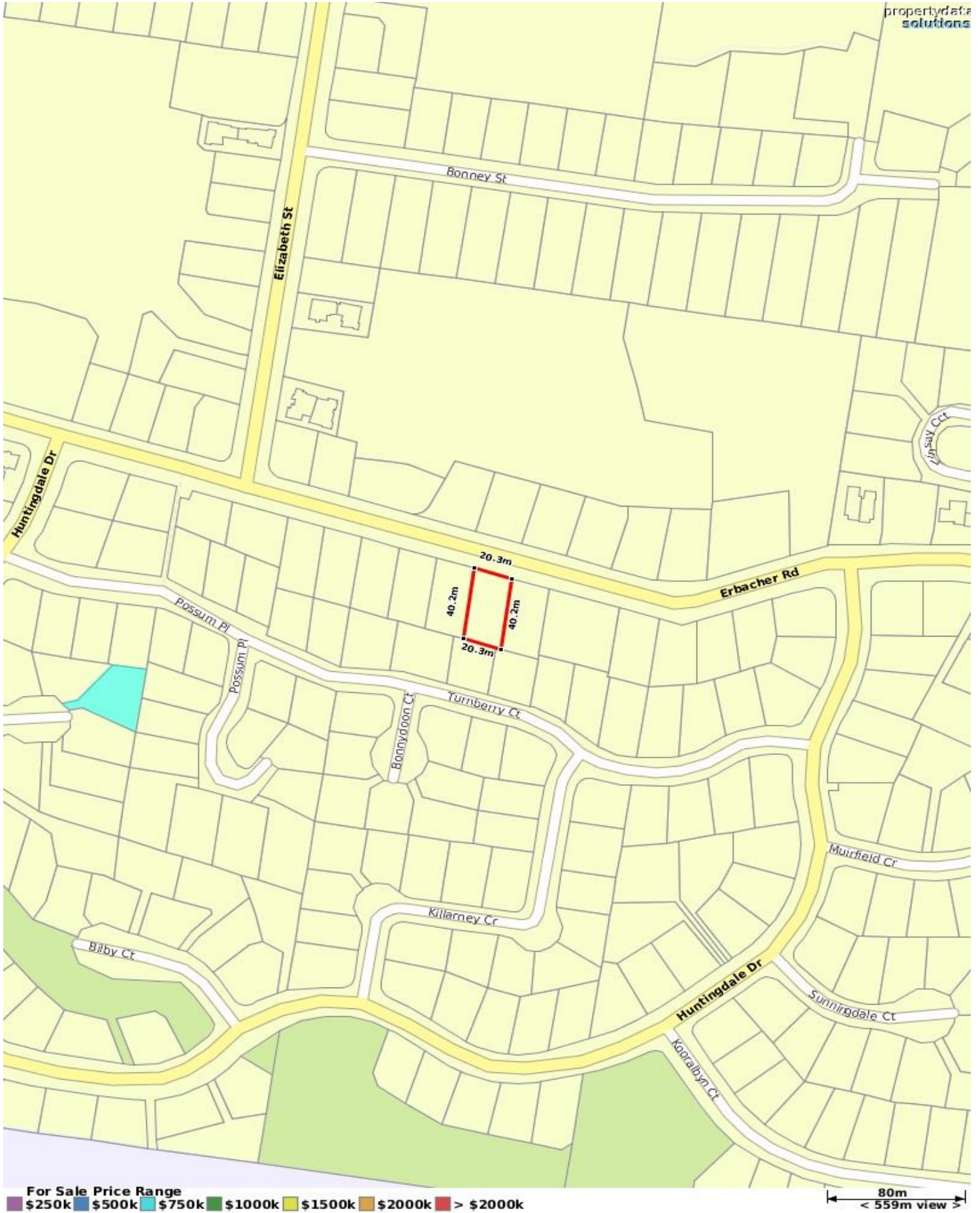
Nearby Sold Properties (Price Range)



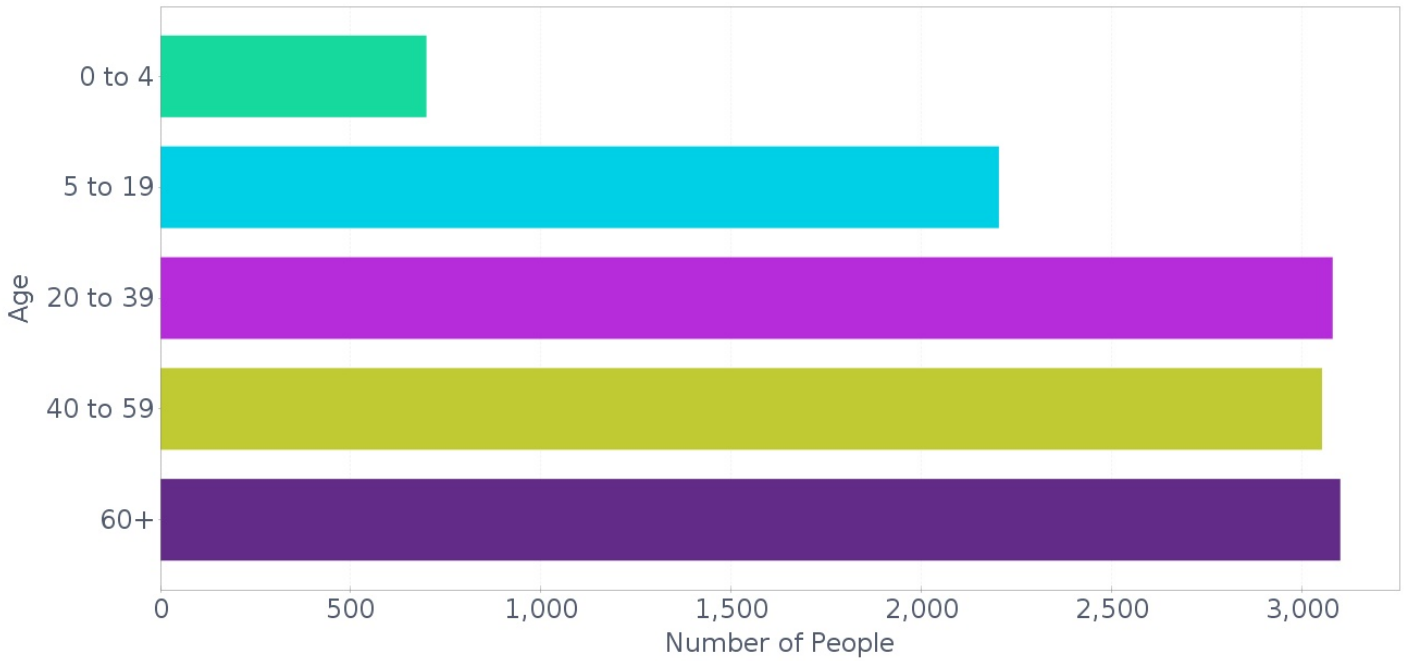
Nearby Sold Properties (Sale Date)



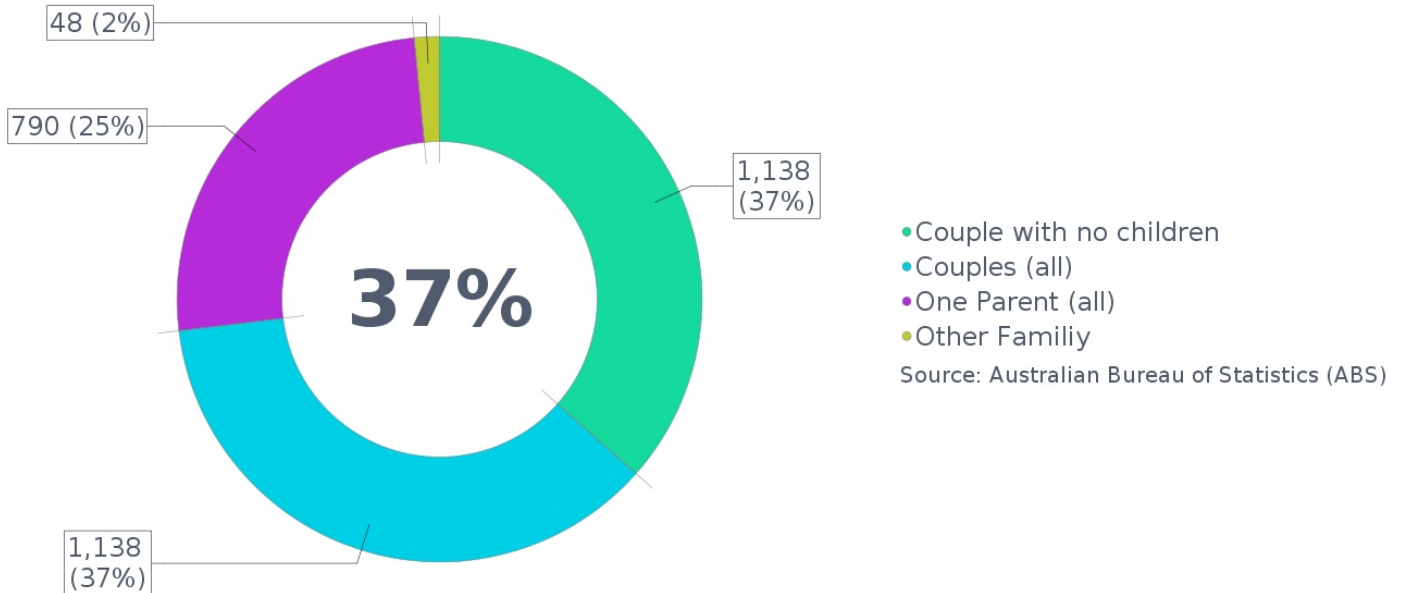
Nearby Properties For Sale



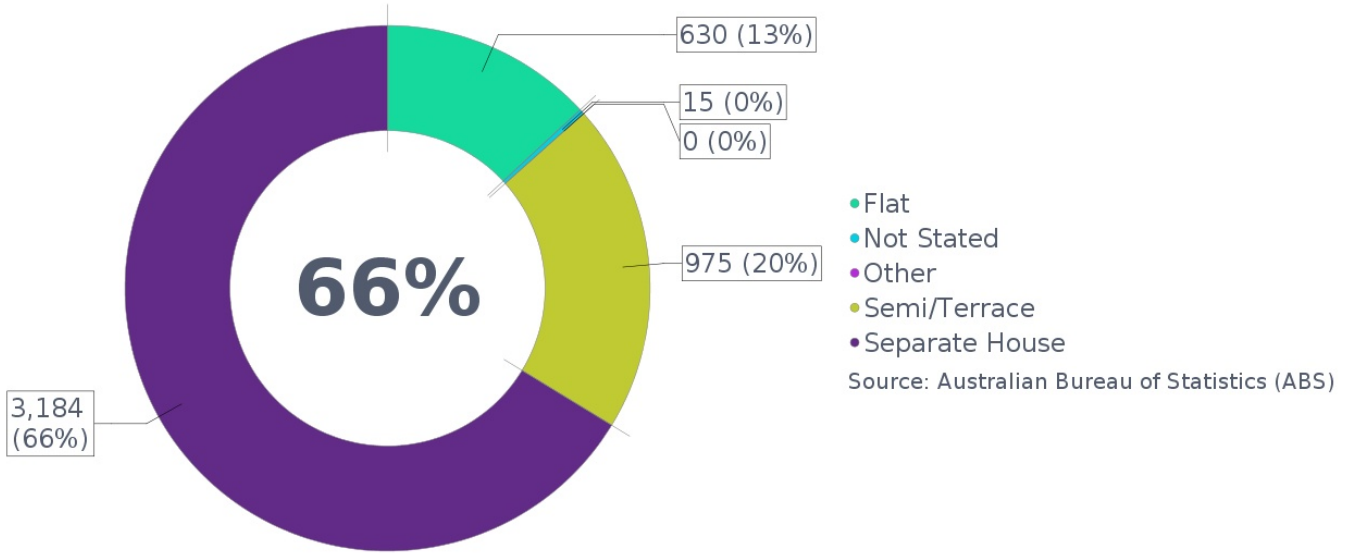
Age of Population (2021)



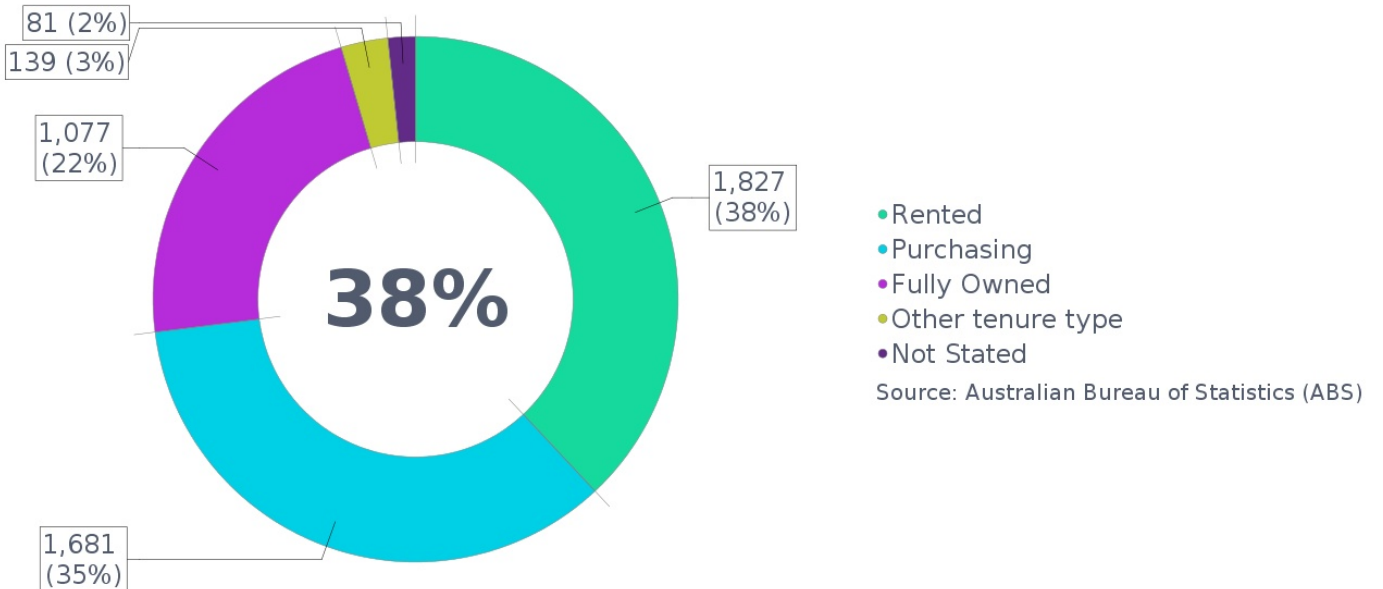
Family Composition (2021)



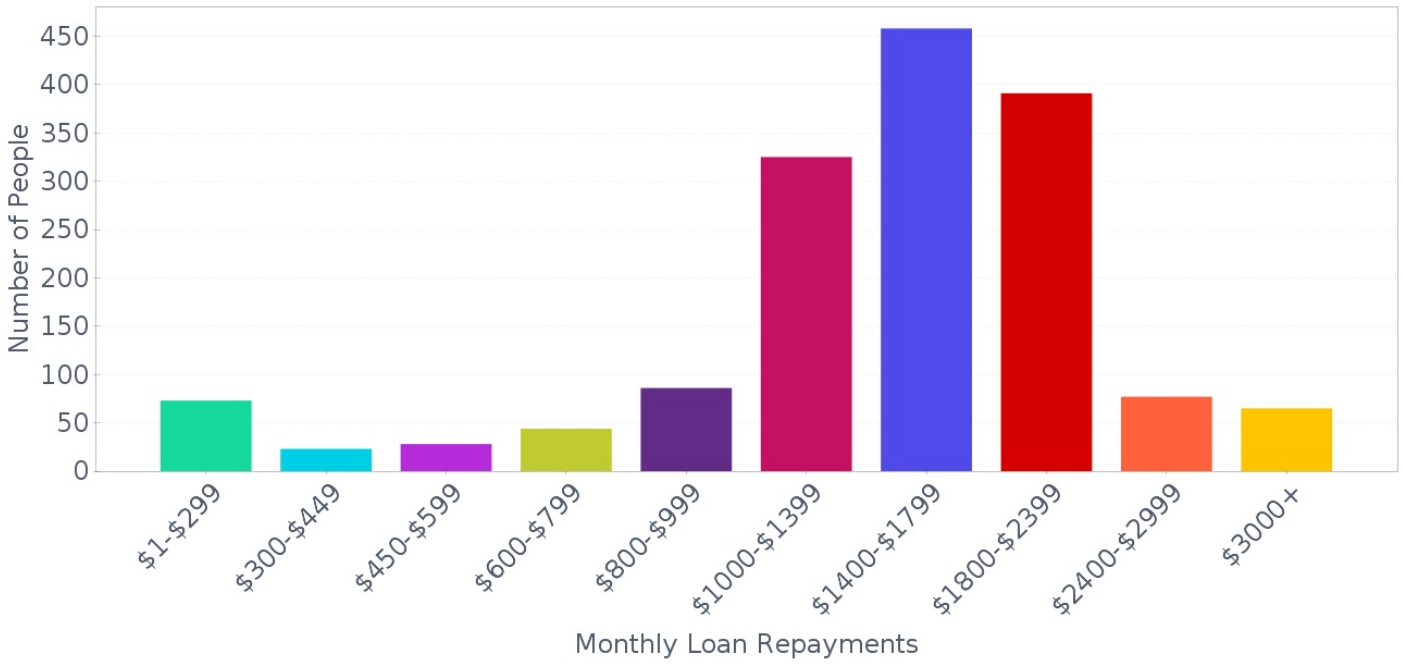
Dwelling Structure (2021)



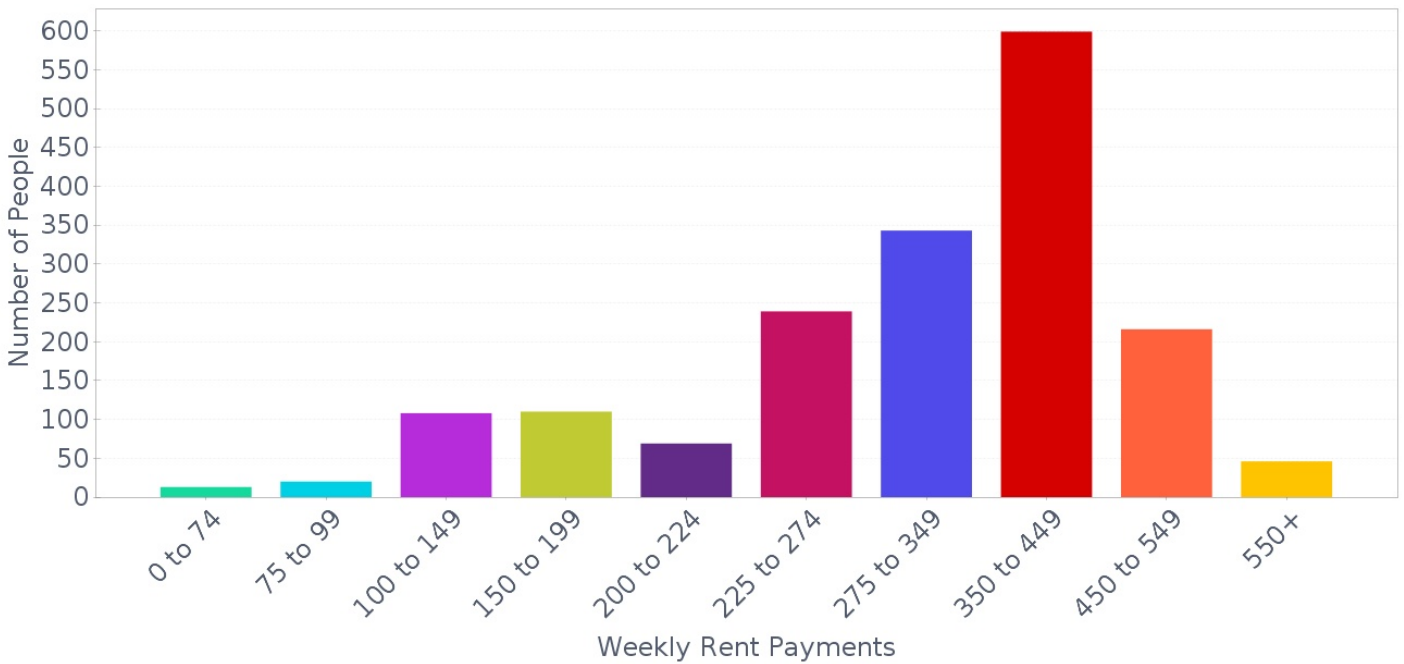
Home Ownership (2021)



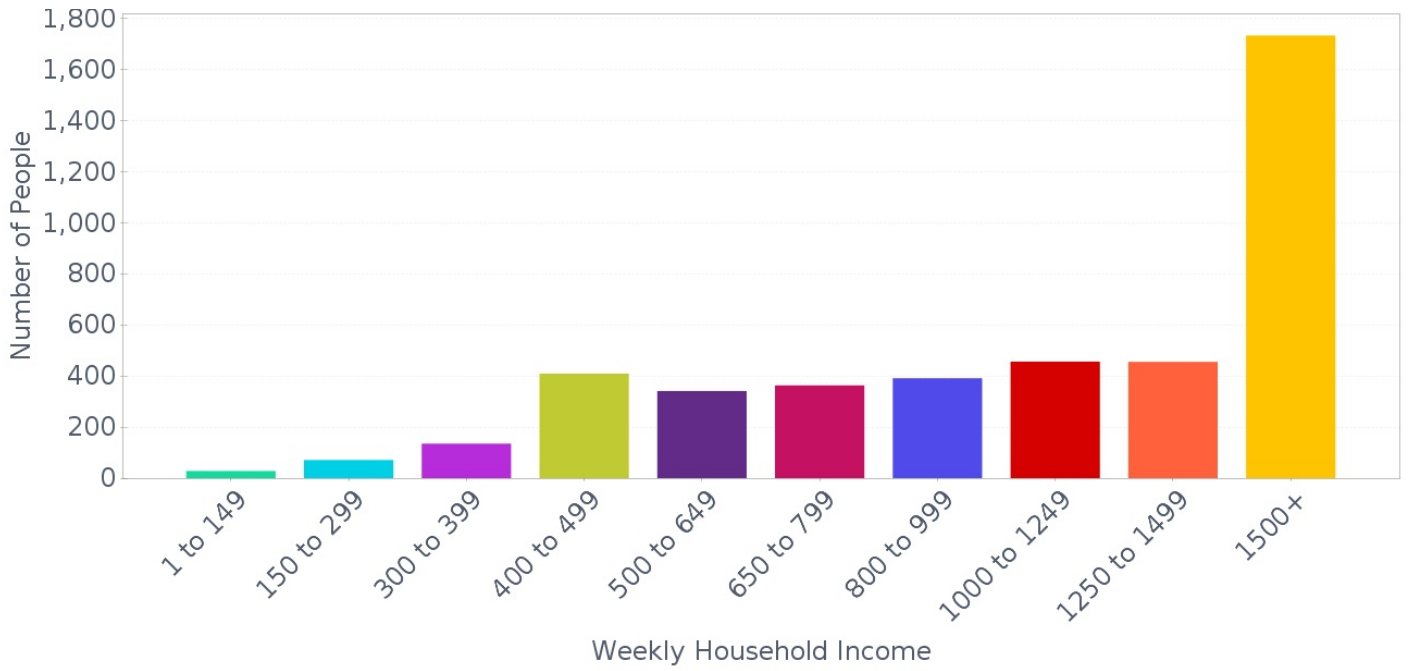
Home Loan Repayments - Monthly (2021)



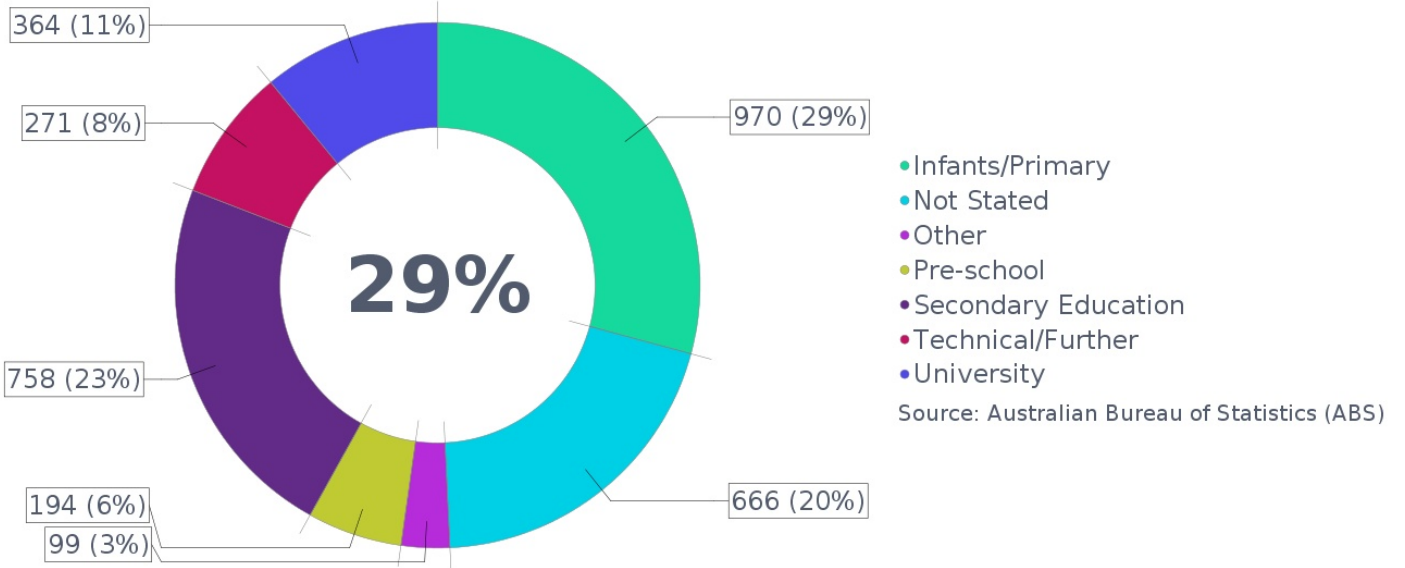
Rent Payments - Weekly (2021)



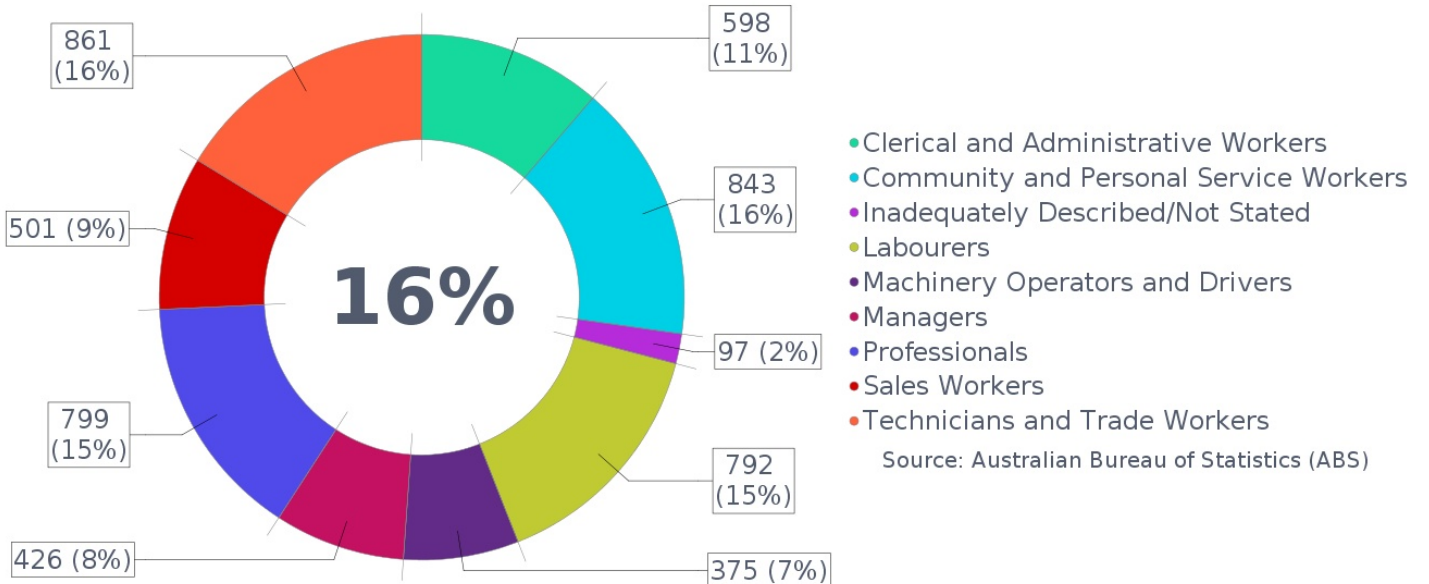
Household Income - Weekly (2021)



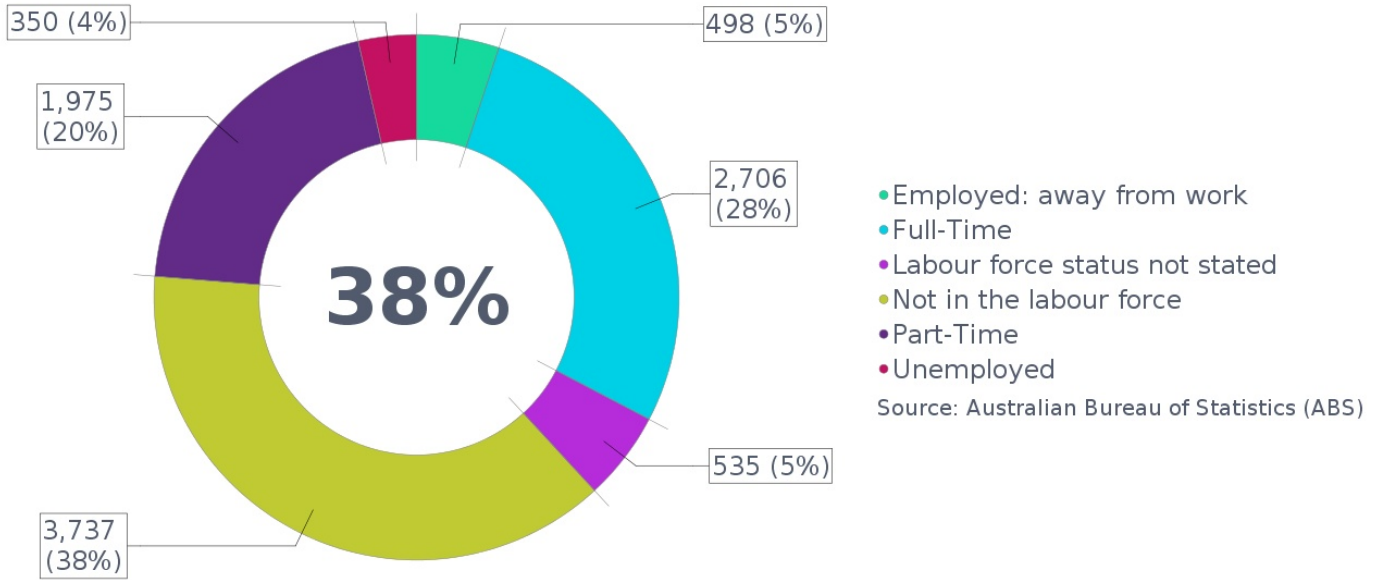
Non-School Qualification: Level of Education (2021)



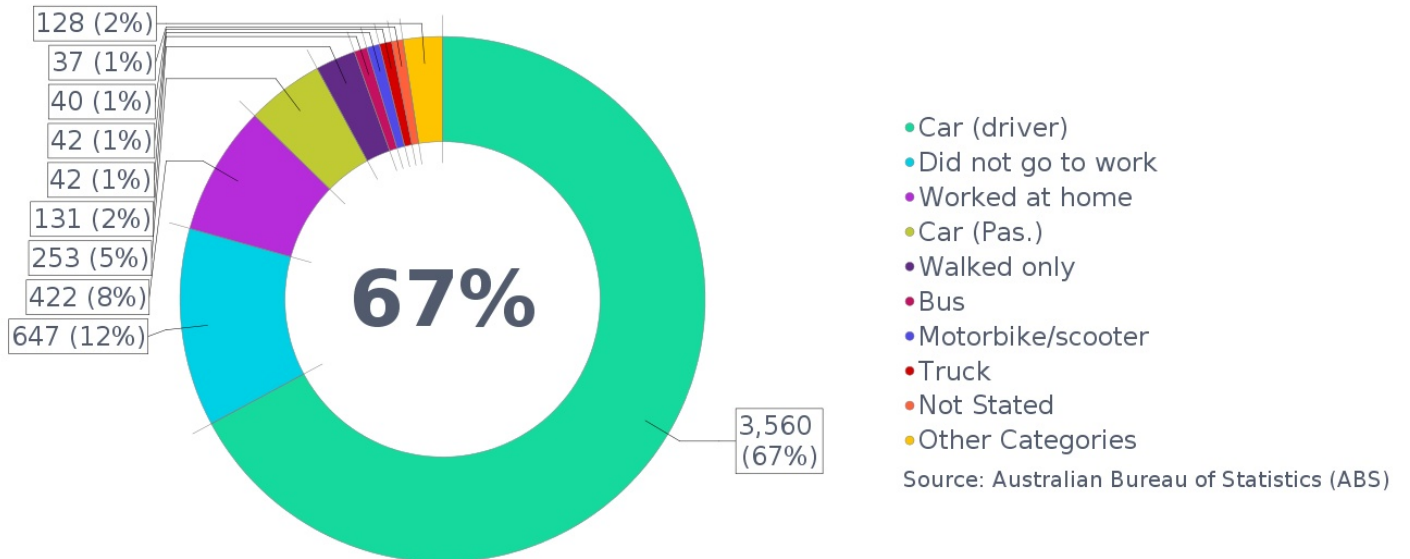
Occupation (2021)



Employment (2021)

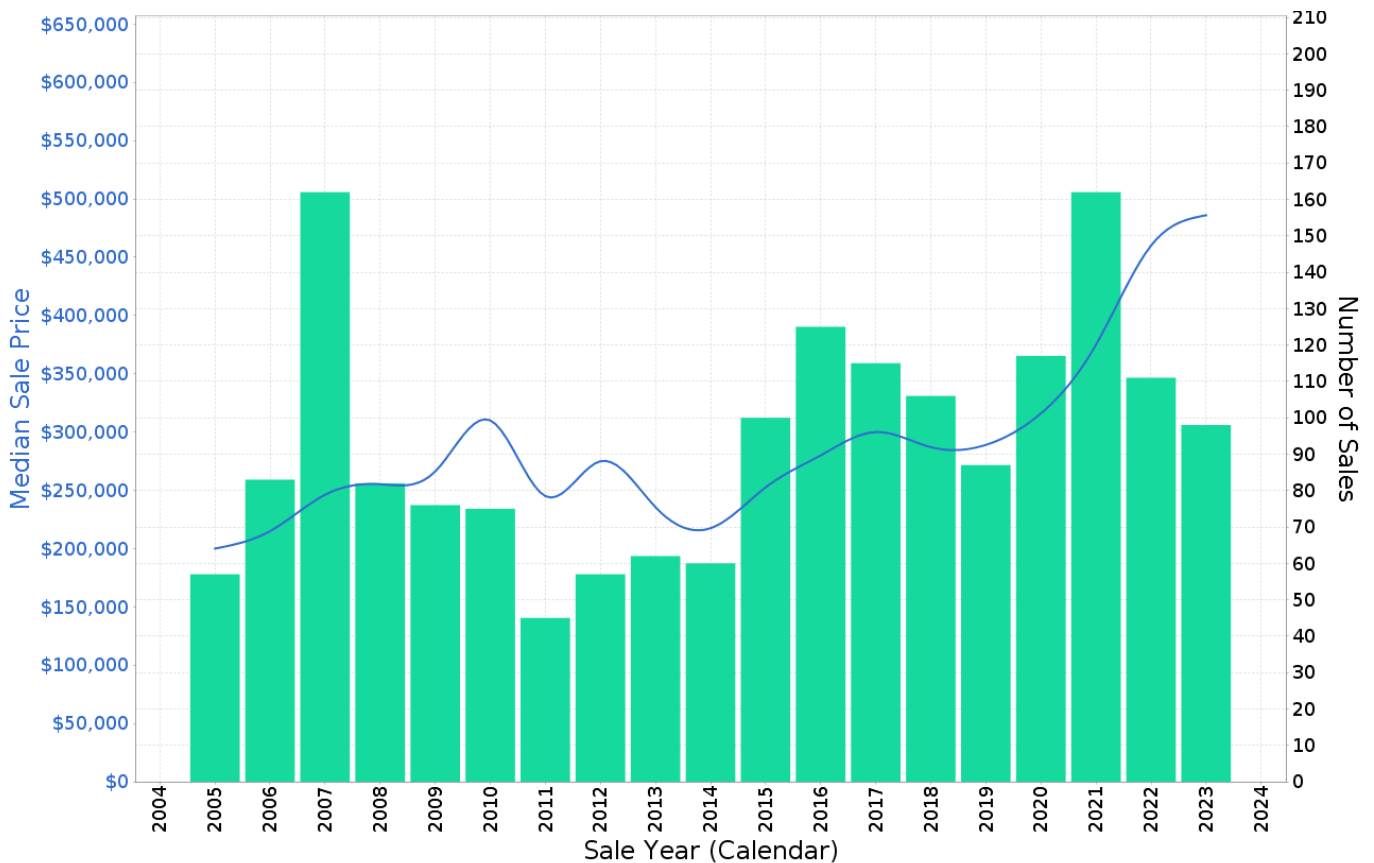


Method of Travel to Work (2021)



Sales & Growth Chart (Unit)

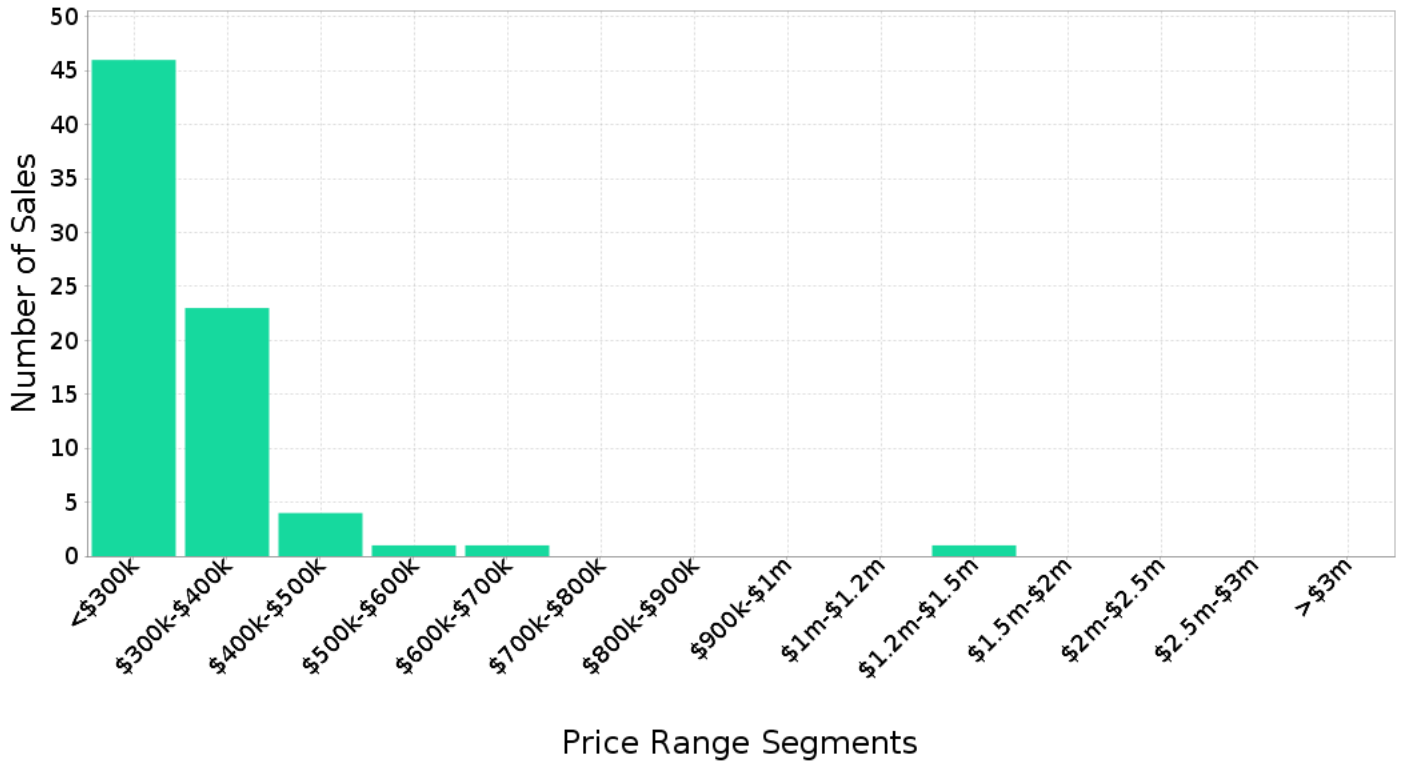
Year	No. of Sales	Average	Median	Growth	Low	High
2005	57	\$ 220,619	\$ 200,000		\$ 114,000	\$ 630,080
2006	83	\$ 244,568	\$ 215,000	7.5 %	\$ 120,000	\$ 1,020,000
2007	162	\$ 258,144	\$ 246,200	14.5 %	\$ 128,722	\$ 715,000
2008	82	\$ 257,721	\$ 255,250	3.7 %	\$ 82,000	\$ 617,000
2009	76	\$ 292,130	\$ 266,250	4.3 %	\$ 90,000	\$ 1,610,000
2010	75	\$ 301,665	\$ 310,000	16.4 %	\$ 146,000	\$ 850,000
2011	45	\$ 239,164	\$ 245,000	-21.0 %	\$ 128,000	\$ 425,000
2012	57	\$ 293,656	\$ 275,000	12.2 %	\$ 151,900	\$ 2,100,000
2013	62	\$ 237,774	\$ 235,500	-14.4 %	\$ 120,000	\$ 450,000
2014	60	\$ 232,940	\$ 217,500	-7.6 %	\$ 100,000	\$ 430,000
2015	100	\$ 284,855	\$ 252,500	16.1 %	\$ 145,000	\$ 1,490,000
2016	125	\$ 270,624	\$ 280,000	10.9 %	\$ 104,445	\$ 480,000
2017	115	\$ 286,345	\$ 300,000	7.1 %	\$ 93,000	\$ 682,000
2018	106	\$ 284,267	\$ 287,000	-4.3 %	\$ 97,500	\$ 520,000
2019	87	\$ 305,882	\$ 289,000	0.7 %	\$ 76,000	\$ 1,230,000
2020	117	\$ 314,119	\$ 316,000	9.3 %	\$ 99,000	\$ 660,000
2021	162	\$ 391,699	\$ 375,000	18.7 %	\$ 153,000	\$ 2,000,000
2022	111	\$ 466,968	\$ 460,000	22.7 %	\$ 175,000	\$ 1,400,000
2023	98	\$ 469,401	\$ 486,000	5.7 %	\$ 220,000	\$ 900,000



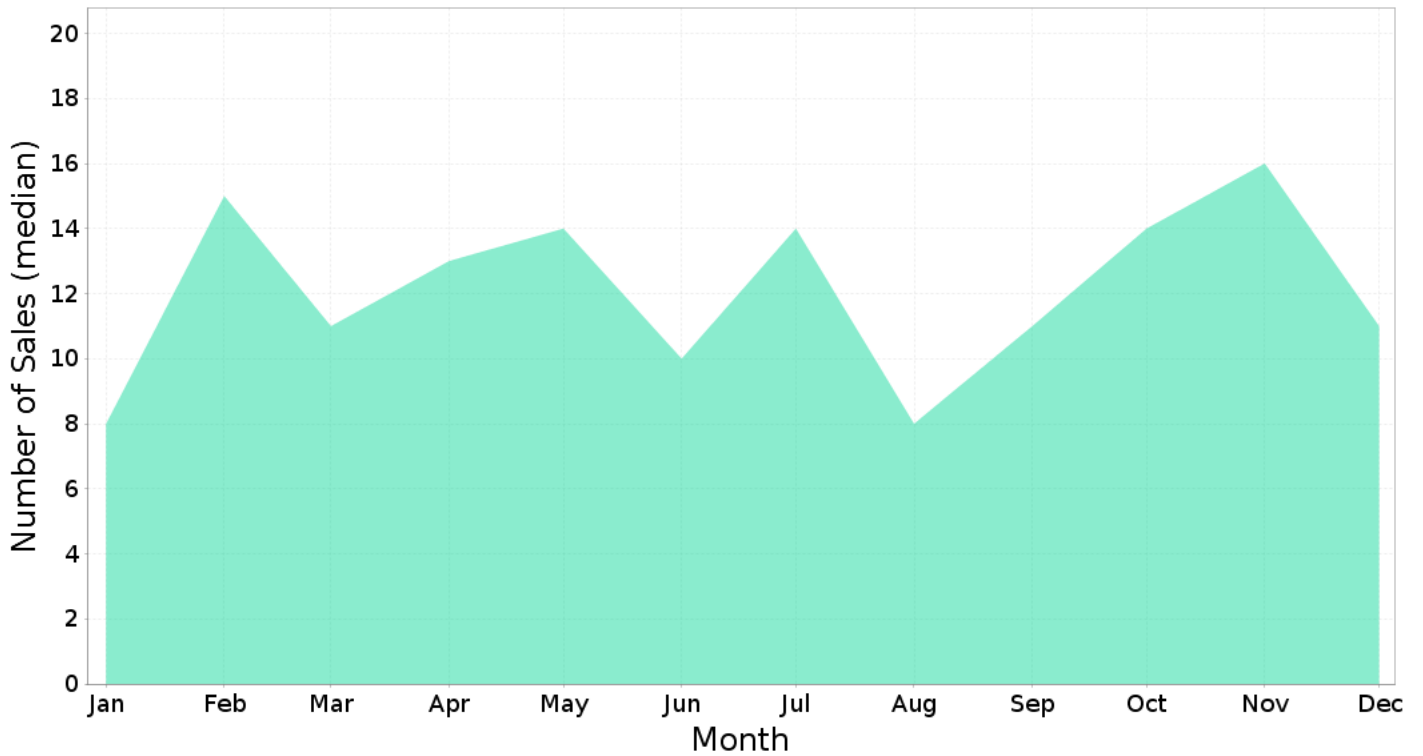
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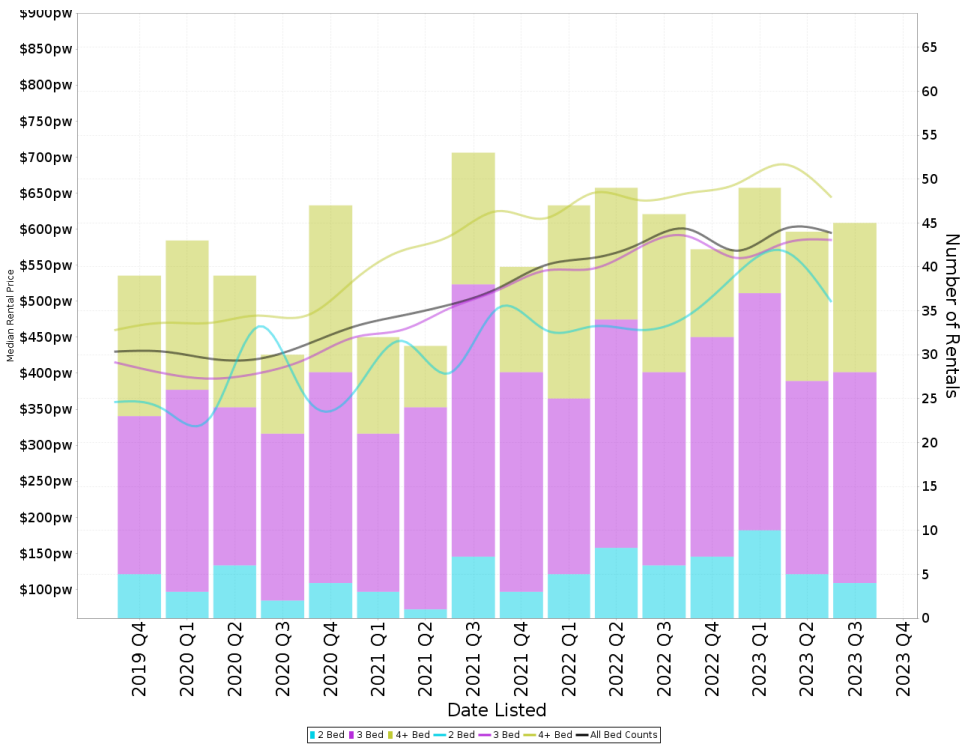
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.2%

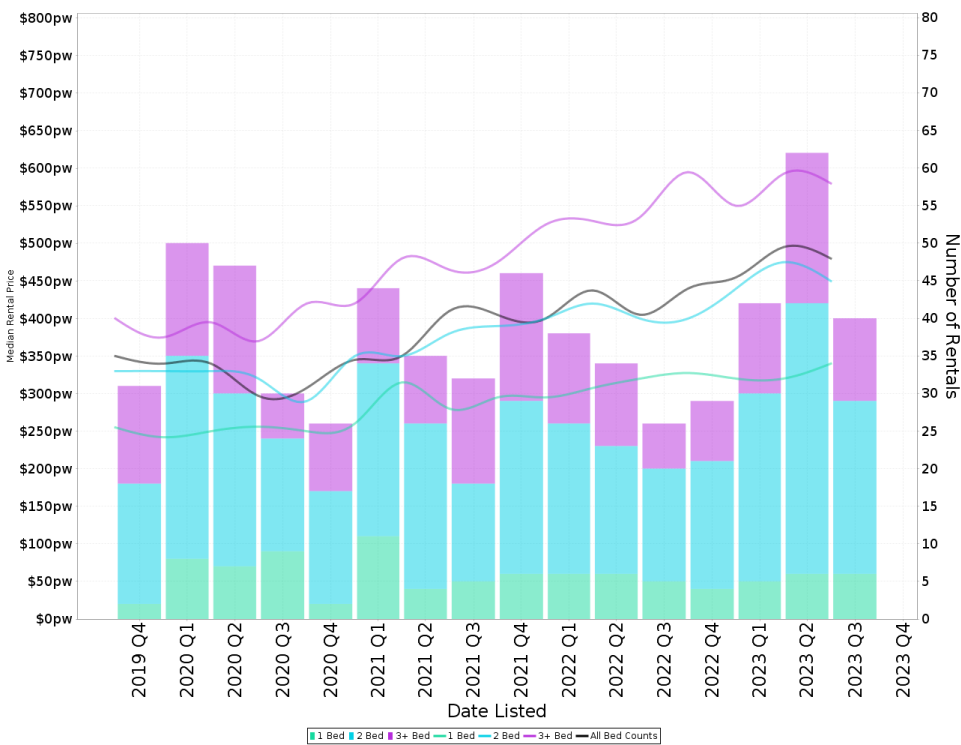
Current Median Price: \$660,000
Previous Median Price: \$675,000
Based on 443 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$660,000
Current Median Rent: \$590
Based on 180 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.5%

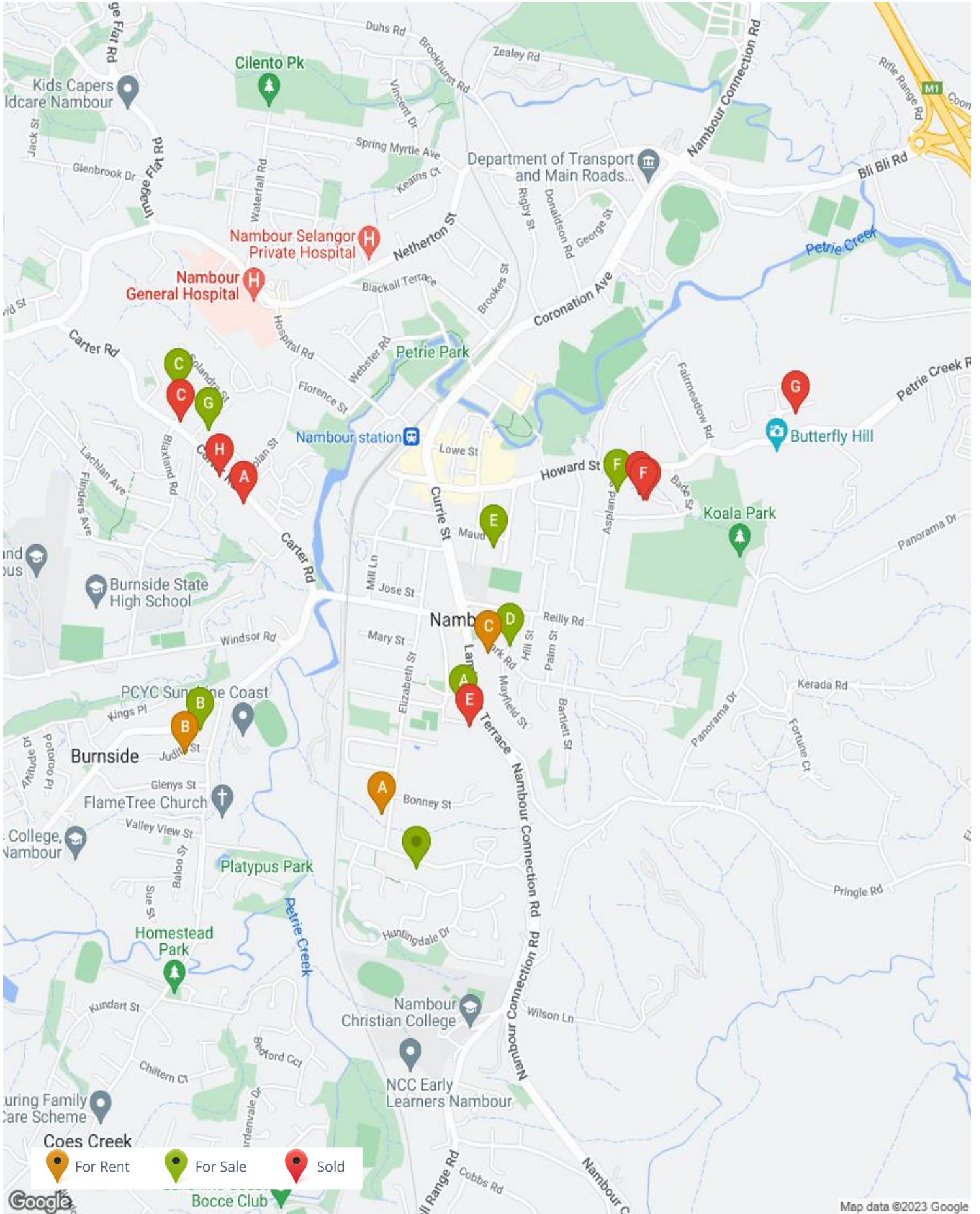
Current Median Price: \$457,500
Previous Median Price: \$455,000
Based on 247 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$457,500
Current Median Rent: \$480
Based on 173 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 9 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$520 and the highest for rent price is \$595 with a median rental price of \$550. Days listed ranges from 6 to 60 days with the average currently at 22 days for these selected properties.

14/39 FAIRMEADOW RD, NAMBOUR 4560

 3  2  2



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550**
Month Listed: **October 2023* (Rented)**
Days on Market: **13 Days**

199A COES CREEK RD, COES CREEK 4560

 3  2  2



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$528 per week**
First Rent Price: **\$528 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **14 Days**

1/62 ELIZABETH ST, NAMBOUR 4560

UBD Ref: Sunshine Coast - 066 C2  3  2  2



Property Type: Unit
Area: 810 m²
RPD: L204 SP311276

Features: IMPROVEMENTS: DISHWASHER, PETS ALLOWED

Current Rent Price: **\$595**
First Rent Price: **\$650**
Month Listed: **May 2023* (Rented)**
Days on Market: **60 Days**



8 HONEYBEE LANE, BURNSIDE 4560

UBD Ref: Sunshine Coast - 065 R2  3  2  1



Property Type: Unit
Area: 142 m²
RPD: L2 SP297921

Features:

Current Rent Price: **\$580 per week**
First Rent Price: **\$580 per week**
Month Listed: **November 2023* (Rented)**
Days on Market: **17 Days**



1/7 HORIZONS WAY, WOOMBYE 4559

 3  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$550 per week**
First Rent Price: **\$550 per week**
Month Listed: **October 2023* (Rented)**
Days on Market: **6 Days**

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1/69 PERWILLOWEN RD, NAMBOUR 4560

 3  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$585 per week including**
First Rent Price: **\$585 per week including water**
Month Listed: **July 2023* (Rented)**
Days on Market: **9 Days**

1/31 NETHERTON ST, NAMBOUR 4560

 3  1  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$530 per week**
First Rent Price: **\$530 per week**
Month Listed: **July 2023* (Rented)**
Days on Market: **35 Days**

1/13- JEANETTE AVE, NAMBOUR 4560

 3  2  1



Property Type: Unit
Area:
RPD:

Features:

Current Rent Price: **\$580 Per week**
First Rent Price: **\$595 Per week**
Month Listed: **May 2023* (Rented)**
Days on Market: **33 Days**

3/9 LAMINGTON TCE, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 E20

 3  1  2



Property Type: Unit
Area: 111 m²
RPD: L3 BUP1570:PAR MOOLOOLAH

Features:

Current Rent Price: **\$520 per week**
First Rent Price: **\$540 per week**
Month Listed: **April 2023* (Rented)**
Days on Market: **19 Days**



Nearby Comparable For Sale Properties

There are 7 properties selected within the radius of 2000.0m from the focus property. The lowest for sale price is \$429,000 and the highest for sale price is \$600,000 with a median sale price of \$455,000. Days listed ranges from 8 to 82 days with the average currently at 45 days for these selected properties.

12/24 - 30 LAMINGTON TCE, NAMBOUR 4560

UBD Ref: Sunshine Coast - 066 D1
Distance from Property: 610m

3 2 1



Property Type: Unit
Area: 132 m²
RPD: L12 BUP101893

Current List Price: **Offers Over \$499,000**
First List Price: Offers Over \$499,000
Date Listed: 06/12/2023 Days Listed: 8 Days
Listed Price Change: **-8.0%**

Features:



1/73A PERWILLOWEN RD, BURNSIDE 4560

UBD Ref: Sunshine Coast - 065 R1
Distance from Property: 986m

3 2 2



Property Type: Unit
Area: 185 m² (185 m²)
RPD: L1 SP315358

Current List Price: **Offers Mid \$600k**
First List Price: Offers over \$650,000
Date Listed: 17/10/2023 Days Listed: 58 Days
Listed Price Change: **-7.7%**

Features: BUILD YR: 2018, WALL TYPE: CLADDING, ROOF TYPE: COLORBOND, STOREYS: 2, DOUBLE STOREY, SPLIT-LEVEL, CONTEMPORARY, ENSUITE, BUILT IN ROBES, MODERN



11/68 CARTER RD, NAMBOUR 4560

UBD Ref: Sunshine Coast - 055 R16
Distance from Property: 2km

2 2 1



Property Type: Unit
Area: 153 m²
RPD: L11 SP185758: PAR MAROOCHY

Current List Price: **\$525,000 (Under Offer)**
First List Price: \$525,000
Date Listed: 23/11/2023 Days Listed: 20 Days
Listed Price Change:

Features:



2/21 PARK RD, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 E20
Distance from Property: 883m

2 1 1



Property Type: Unit
Area: 70 m²
RPD: L2 BUP7629: PAR MOOLOOLAH

Current List Price: **\$429,000**
First List Price: \$429,000
Date Listed: 31/10/2023 Days Listed: 44 Days
Listed Price Change:

Features:



301/14 MAUD ST, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 E19
Distance from Property: 1.2km

2 2 1



Property Type: Unit
Area: 84 m² (97 m²)
RPD: L301 SP323141

Current List Price: **Expression of Interest**
First List Price: Expression of Interest
Date Listed: 23/10/2023 Days Listed: 52 Days
Listed Price Change:

Features:



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1/46 ASPLAND ST, NAMBOUR 4560

UBD Ref: Sunshine Coast - 056 G18
Distance from Property: 1.6km

 2  1  1



Property Type: Unit
Area: 78 m²
RPD: L1 SP311205

Current List Price: **Buyers from \$450,000 (Under First List Price: Contact Agent)**
Date Listed: 19/10/2023 Days Listed: **55 Days**
Listed Price Change:

Features: LOWSET, QUEENSLANDER, VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT



5/8 SOLANDRA ST, NAMBOUR 4560

UBD Ref: Sunshine Coast - 055 R17
Distance from Property: 1.8km

 2  1  2



Property Type: Unit
Area: 97 m²
RPD: L5 SP159609

Current List Price: **offers over \$490,000**
First List Price: offers over \$515,000
Date Listed: 22/09/2023 Days Listed: **82 Days**
Listed Price Change: **-7.1%**



Features: MULTI-LEVEL, CONTEMPORARY, DECK, BUILT IN ROBES, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, FULLY FENCED



Nearby Comparable Sold Properties

There are 8 sold properties selected within the suburb of NAMBOUR. The lowest sale price is \$460,500 and the highest sale price is \$610,000 with a median sale price of \$532,000. Days listed ranges from 2 to 123 days with the average currently at 73 days for these selected properties.

35 CARTER RD, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 A18
Distance from Property: 1.5km  3  2  1



Property Type: Unit
Area: 120 m²
Area \$/m²: \$4,333
RPD: L2 SP196526

Sale Price: **\$520,000 (Normal Sale)**
Sale Date: 18/08/2023 Days to Sell: **42 Days**
Last Price: Buyers from \$529,000 Chg %: **-1.7%**
First Price: Buyers from \$529,000 Chg %: **-1.7%**

Features:



14-18 BADE ST, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 G18
Distance from Property: 1.6km  3  2  2



Property Type: Unit
Area: 187 m²
Area \$/m²: \$2,888
RPD: L16 SP218382

Sale Price: **\$540,000 (Normal Sale)**
Sale Date: 18/05/2023 Days to Sell: **84 Days**
Last Price: \$545,000 (Under Offer) Chg %: **-0.9%**
First Price: \$579,000 (Under Offer) Chg %: **-6.7%**

Features: DECK, BUILT IN ROBES, FULLY FENCED, IMPROVEMENTS: BROADBAND INTERNET ACCESS, ALARM SYSTEM



66 CARTER RD, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 055 R17
Distance from Property: 1.9km  3  2  1



Property Type: Unit
Area: 153 m²
Area \$/m²: \$3,497
RPD: L1 SP206440

Sale Price: **\$535,000 (Normal Sale)**
Sale Date: 13/03/2023 Days to Sell: **2 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Contact Agent (Under Chg %:

Features:



14-18 BADE ST, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 G18
Distance from Property: 1.6km  3  2  2




Property Type: Unit
Area: 190 m²
Area \$/m²: \$2,784
RPD: L8 SP218382

Sale Price: **\$529,000 (Normal Sale)**
Sale Date: 25/01/2023 Days to Sell: **91 Days**
Last Price: \$529,000 (Under Offer) Chg %:
First Price: \$580000 Chg %: **-8.8%**

Features: BUILT IN ROBES



9A DESLYNN LA, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 066 D1
Distance from Property: 553m  3  2  2



Property Type: Unit
Area: 143 m²
Area \$/m²: \$3,776
RPD: L10 SP193678

Sale Price: **\$540,000 (Normal Sale)**
Sale Date: 24/01/2023 Days to Sell: **N/A**
Last Price: Chg %:
First Price: Chg %:

Features:



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14-18 BADE ST, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 G18
Distance from Property: 1.6km

 3  2  2



Property Type: Unit
Area: 195 m²
Area \$/m²: \$2,641
RPD: L9 SP218382

Features:

Sale Price: **\$515,000 (Normal Sale)**
Sale Date: 25/09/2022 Days to Sell: **61 Days**
Last Price: Auction Chg %:
First Price: Offers Over \$560,000 Chg %:



6 BETSY WAY, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 056 J17
Distance from Property: 2.2km

 3  2  1



Property Type: Unit
Area: 127 m²
Area \$/m²: \$4,803
RPD: L2 SP305262

Features: LOWSET, BRICK AND TILE, ENSUITE, GARAGE, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, CLOSE TO TRANSPORT, ENTERTAINMENT

Sale Price: **\$610,000 (Normal Sale)**
Sale Date: 13/09/2022 Days to Sell: **123 Days**
Last Price: \$629,000 Chg %: **-3.0%**
First Price: Offers above \$635,000 Chg %: **-3.9%**



47 CARTER RD, NAMBOUR, QLD 4560

UBD Ref: Sunshine Coast - 055 R18
Distance from Property: 1.6km

 3  2  2



Property Type: Unit
Area: 298 m²
Area \$/m²: \$1,545
RPD: L3 SP207090

Features:

Sale Price: **\$460,500 (Normal Sale)**
Sale Date: 20/08/2022 Days to Sell: **107 Days**
Last Price: \$465,000 (Under Offer) Chg %: **-1.0%**
First Price: \$549,000 (Under Offer) Chg %: **-16.1%**



1/53 ERBACHER ROAD, NAMBOUR, QLD 4560



Appraisal Price

This market analysis has been prepared on 13/12/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$840,000 to \$860,000

Contact your agent for further information:

Name: 4551 Property Group
Mobile: 0407780500
Office: 4551 Property Group
Office Phone: 0407780500
Email: david@4551propertygroup.com.au