



James Vane <james@doddaccounting.com>

Fw: Market Appraisal 26 Regency Road Moore Park Beach

Edna Dube <dubeedna@yahoo.co.uk>
To: James Vane <james@doddaccounting.com>

Tue, Apr 19, 2022 at 3:48 PM

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, April 19, 2022, 11:27, Amanda Filmer <amanda@thefourwalls.com.au> wrote:

Good Morning Edna,

Thank you for your request for an updated CMA of your property at Moore Park Beach.

Please find attached report for you tax accountant.

Should you have any further questions please feel free to contact me.

Kind regards



 **FOURWALLS
REALTY**

AMANDA FILMER

Sales Manager

m 0416 164 190

p 07 4154 7788

amanda@thefourwalls.com.au

Shop 1 Coral Coast Plaza,

20 Bauer Street, Bargara Qld 4670

www.thefourwalls.com.au



CMA-26_REGENCY_ROAD-MOORE_PARK_BEACH-QLD_4670.pdf
4404K

COMPARATIVE MARKET ANALYSIS

26 REGENCY ROAD, MOORE PARK BEACH, QLD 4670

PREPARED BY AMANDA FILMER, FOUR WALLS REALTY, PHONE: 0416164190





Edna Dube
26 Regency Road
Moore Park Beach, QLD, 4670

Dear Edna,

RE: Property Appraisal - 26 Regency Street, Moore Park Beach

Thank you for your invitation to provide you with a current market appraisal of your property.

In my professional opinion, with the market continuing to firm up at present, your property should achieve between \$435,000 to \$479,000 based on the property's current condition, recent comparative property sales and available stock in the Moore Park Beach area.

This is a curbside market appraisal only, please be advised that I am not a registered valuer and prices are subject to change along with market conditions.

We have based this appraisal on current market conditions as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained within this document please feel free to contact me.

Thank you again for the opportunity to access your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Amanda Filmer
Four Walls Realty
Phone: 0416164190
Office Phone: 07 4153 6444
Email: amanda@thefourwalls.com.au

26 REGENCY ROAD, MOORE PARK BEACH, QLD 4670



Owner Details

Owner Name(s): EDNA DUBE

Owner Address: 17 / 28 BURFORD ST, MERRYLANDS NSW 2160

Phone(s):

Owner Type: Rental

Property Details

 4  2  2

Property Type: House - Freehold [Issuing]

RPD: L73 SP202244

Valuation Amount: \$100,000 - Site Value on 30/06/2020

Valuation Amount: \$105,000 - Site Value on 30/06/2017

Land Use: SINGLE UNIT DWELLING

Zoning

Council: BUNDABERG REGIONAL

Features: Lowset, Contemporary, Deck, Ensuite, Garage, Built in Robes, Modern Kitchen, Close to Schools, Entertainment Area, Fully Fenced, Improvements: Internal Laundry, Secure Parking, Water efficient fixtures, Close to Shops, Wall / ceiling insulation.

Area: 1,629 m²

Area \$/m²: \$88

Water/Sewerage:

Property ID: 1927597 / QLD40814668

UBD Ref: UBD Ref:

Sales History

Sale Amount: Sale Date: Vendor:

\$ 144,000 27/06/2013 MALVERN DEVELOPMENT CO PTY LTD

Area:

1,629 m²

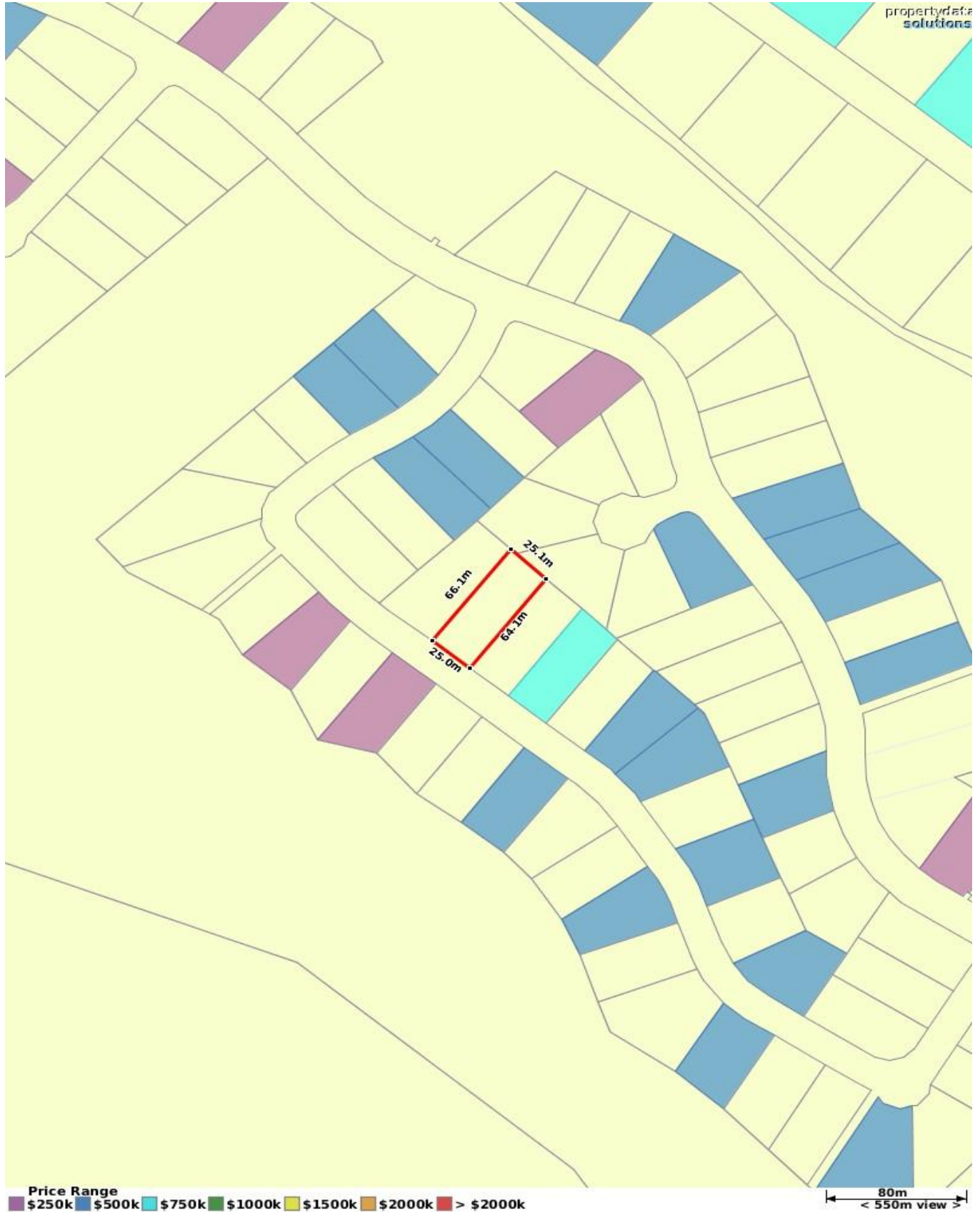
Sale Type:

Normal Sale

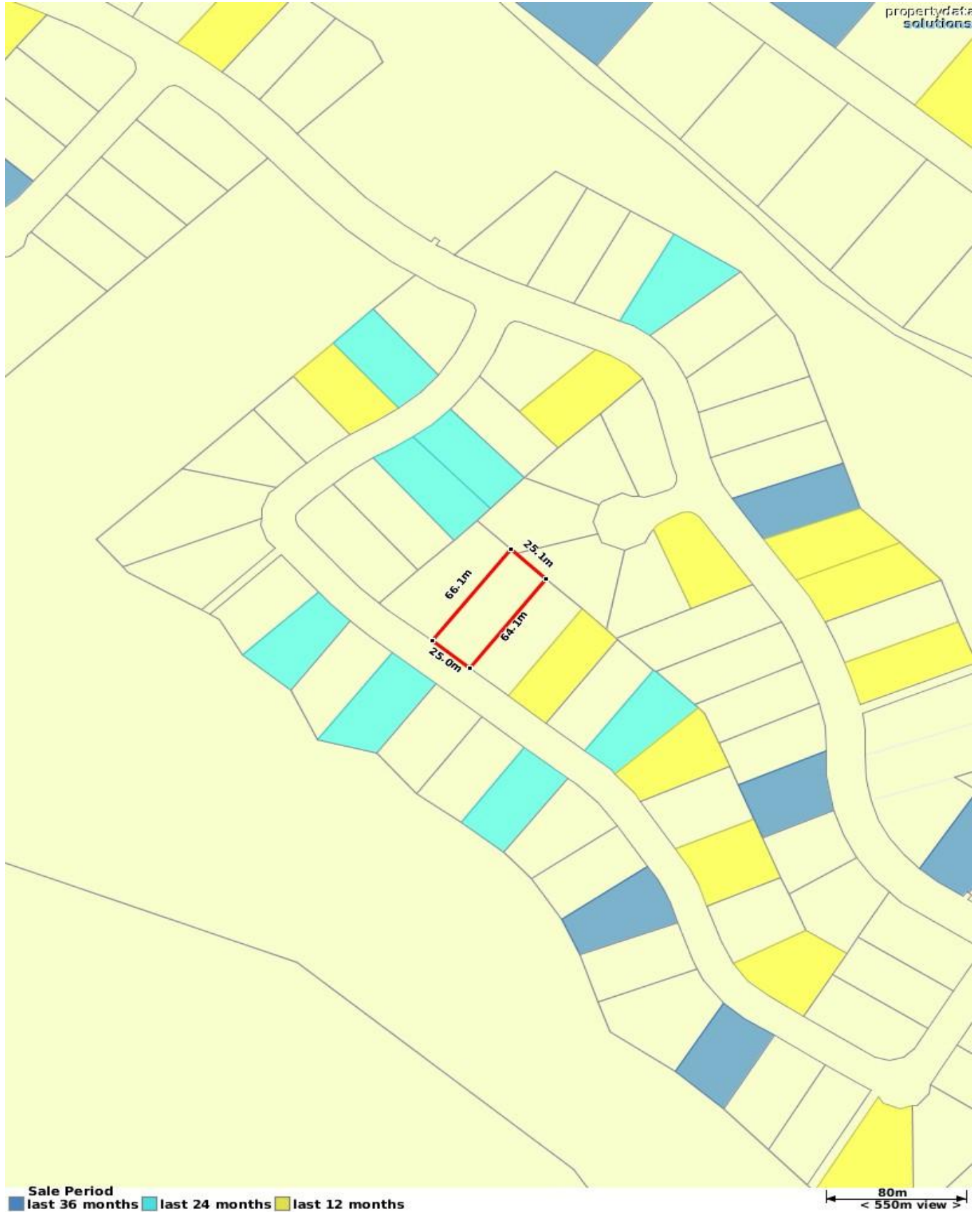
Related:

No

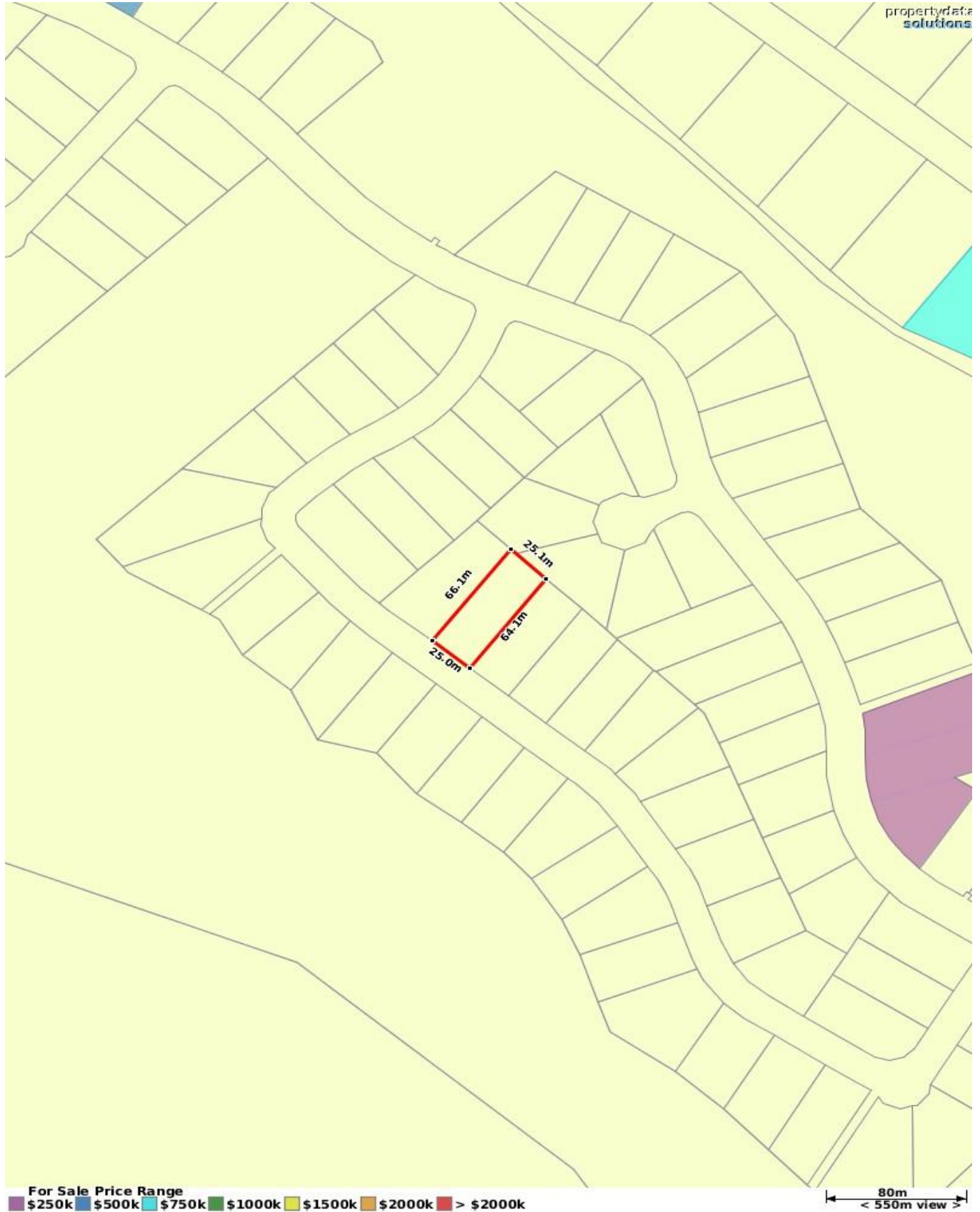
Nearby Sold Properties (Price Range)



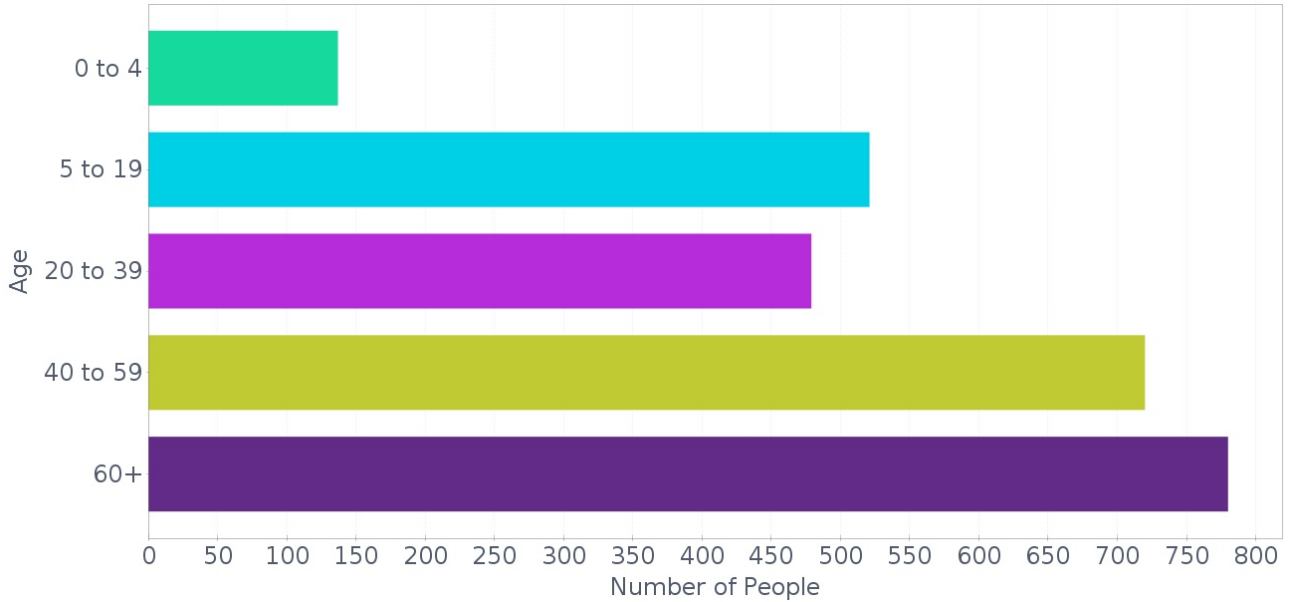
Nearby Sold Properties (Sale Date)



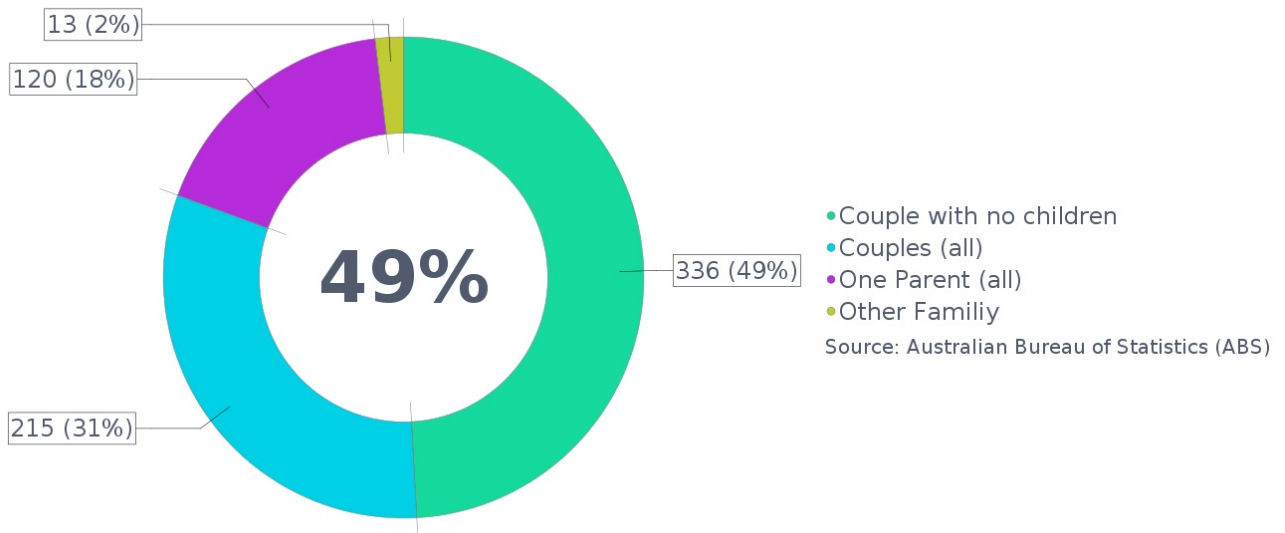
Nearby Properties For Sale



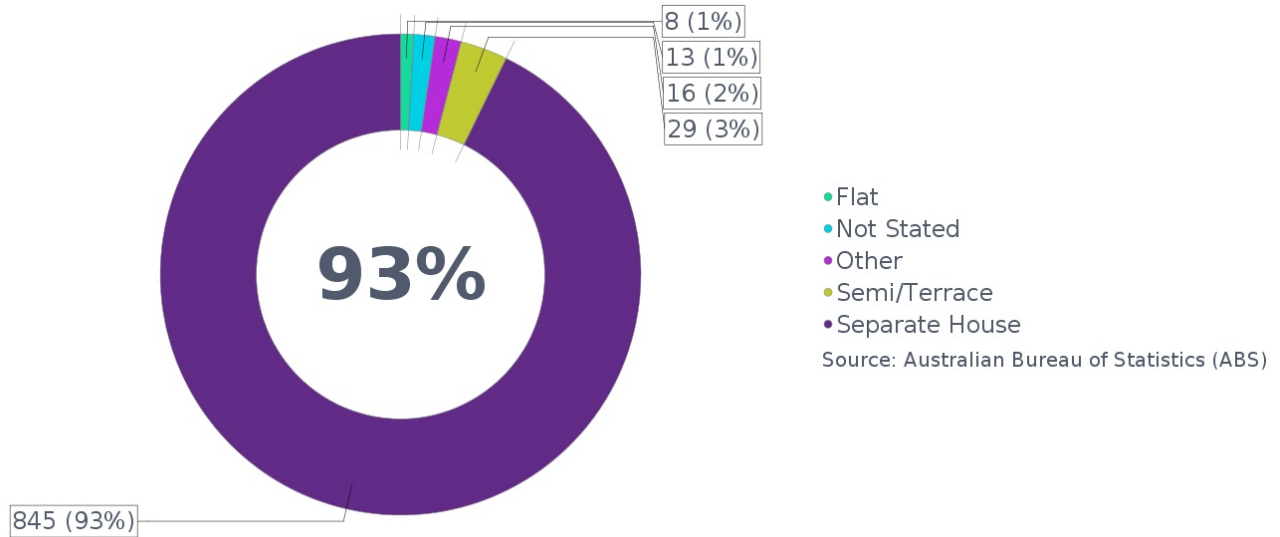
Age of Population (2016)



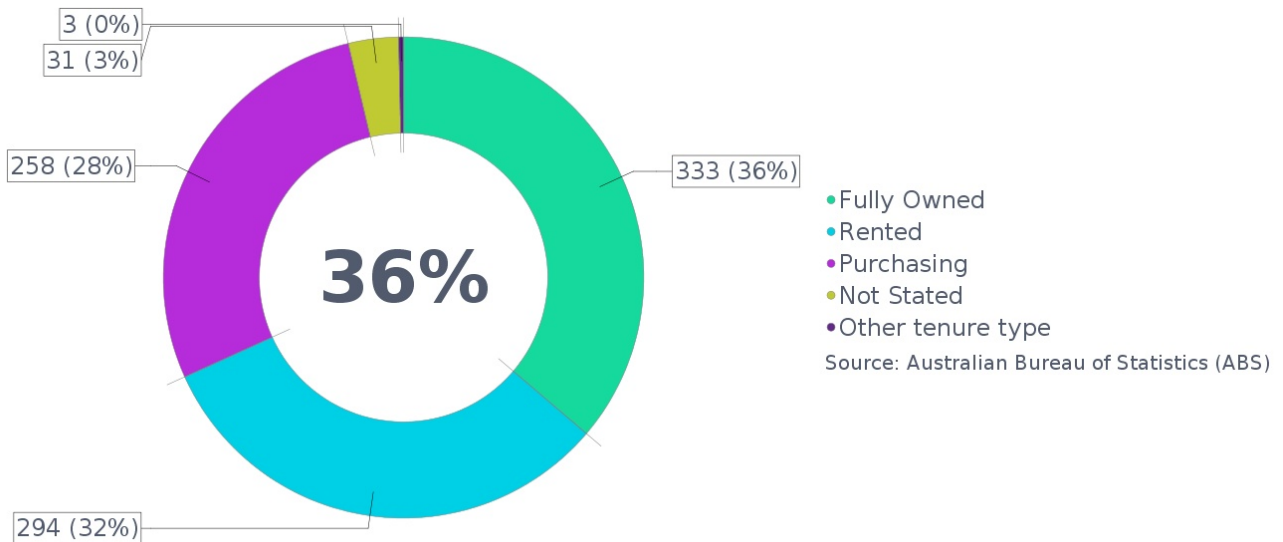
Family Composition (2016)



Dwelling Structure (2016)



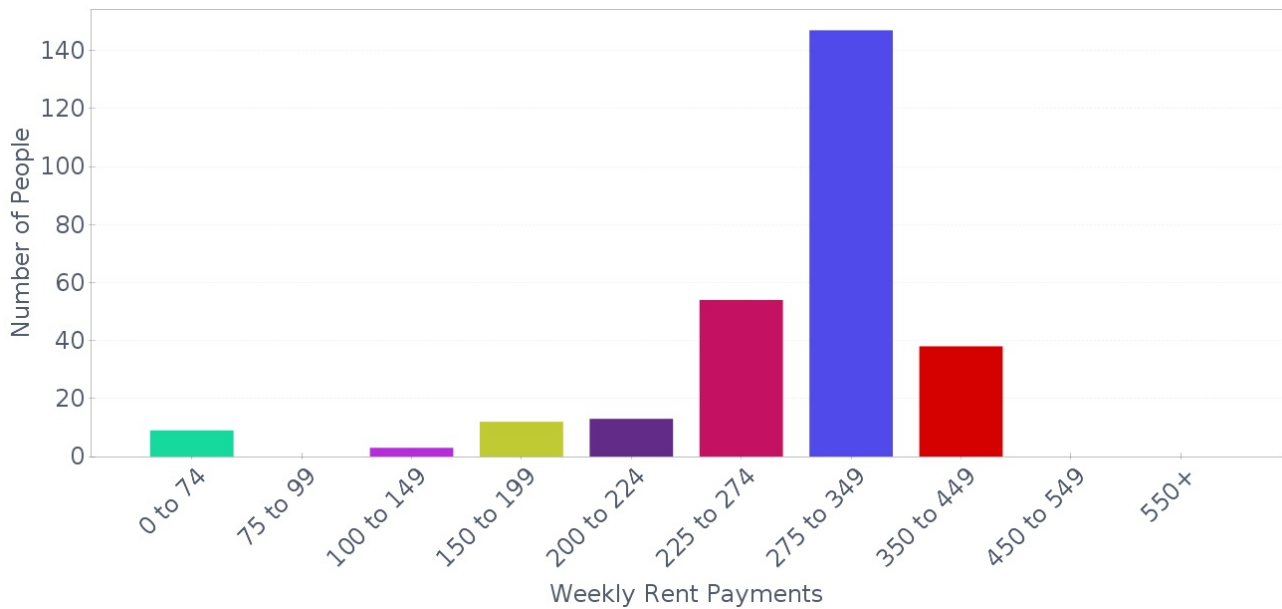
Home Ownership (2016)



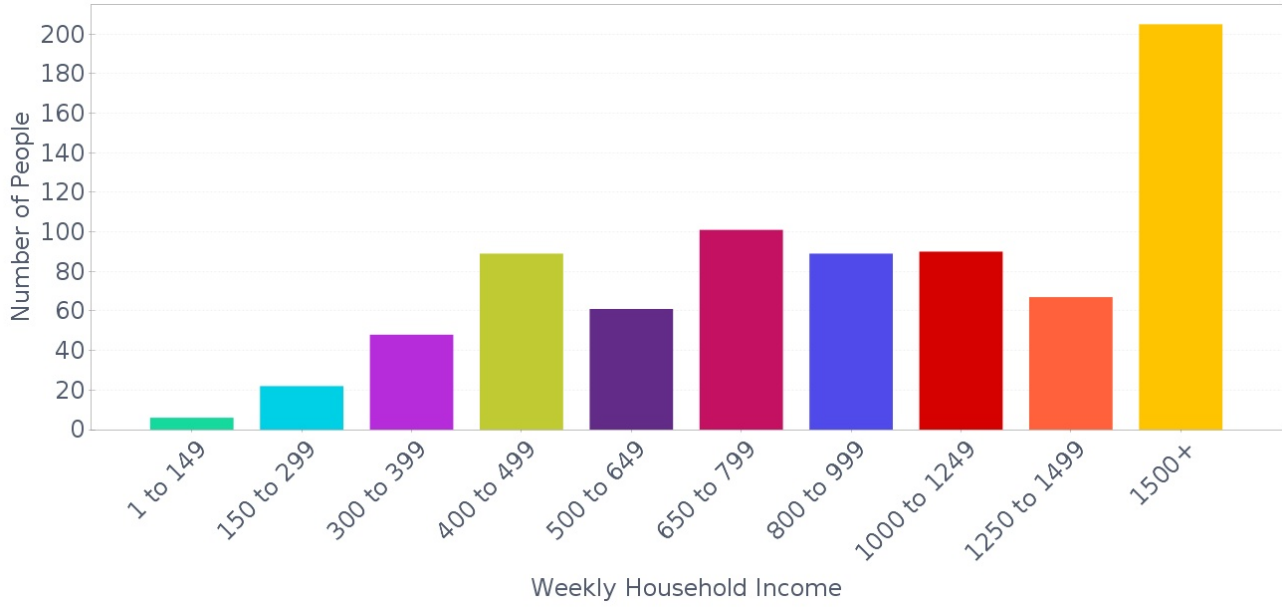
Home Loan Repayments - Monthly (2016)



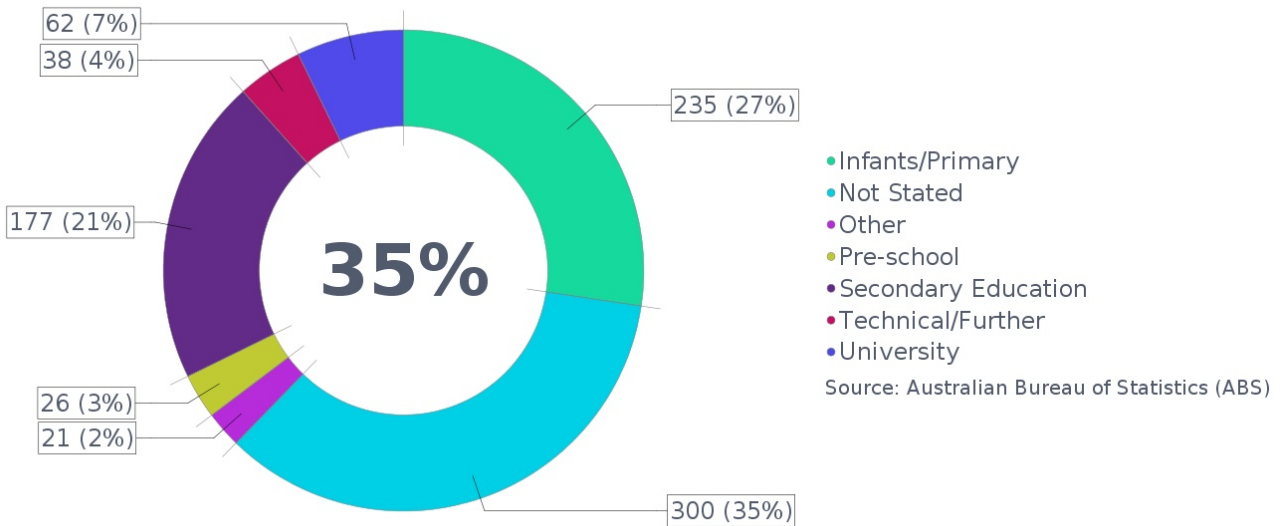
Rent Payments - Weekly (2016)



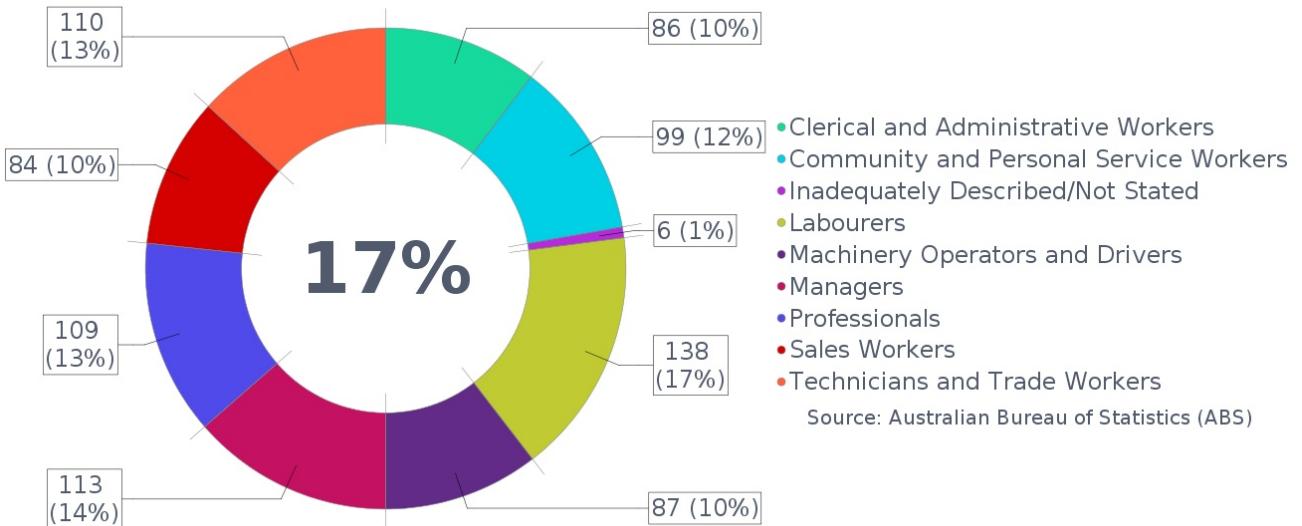
Household Income - Weekly (2016)



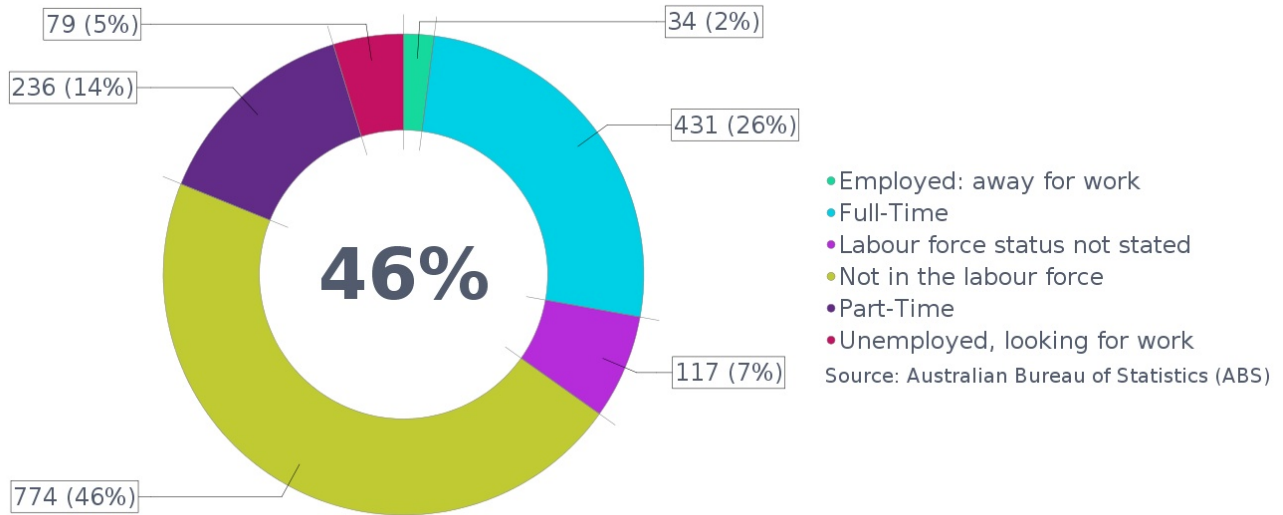
Non-School Qualification: Level of Education (2016)



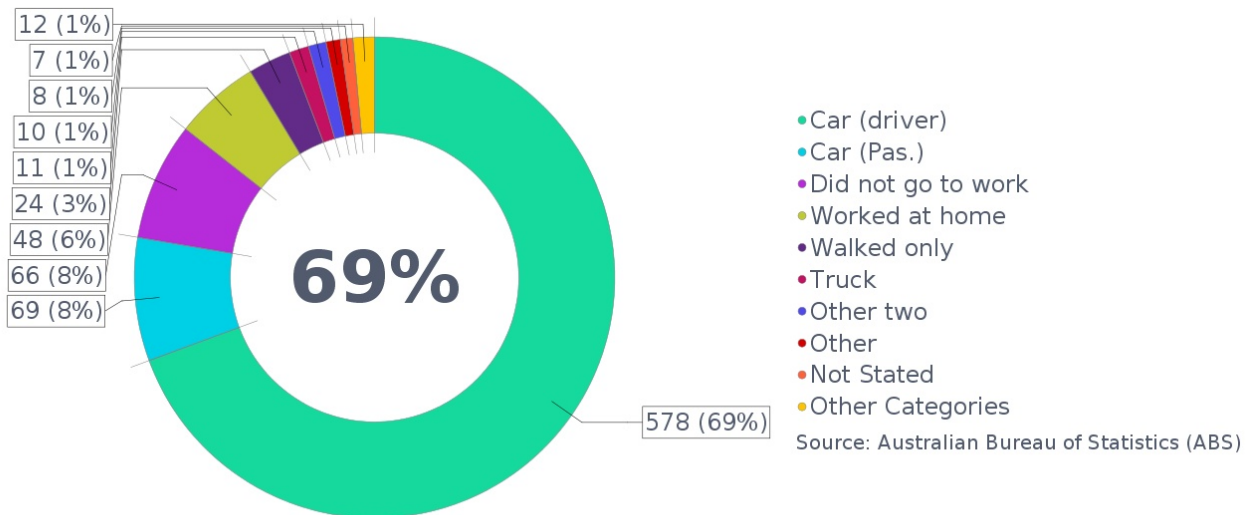
Occupation (2016)



Employment (2011)

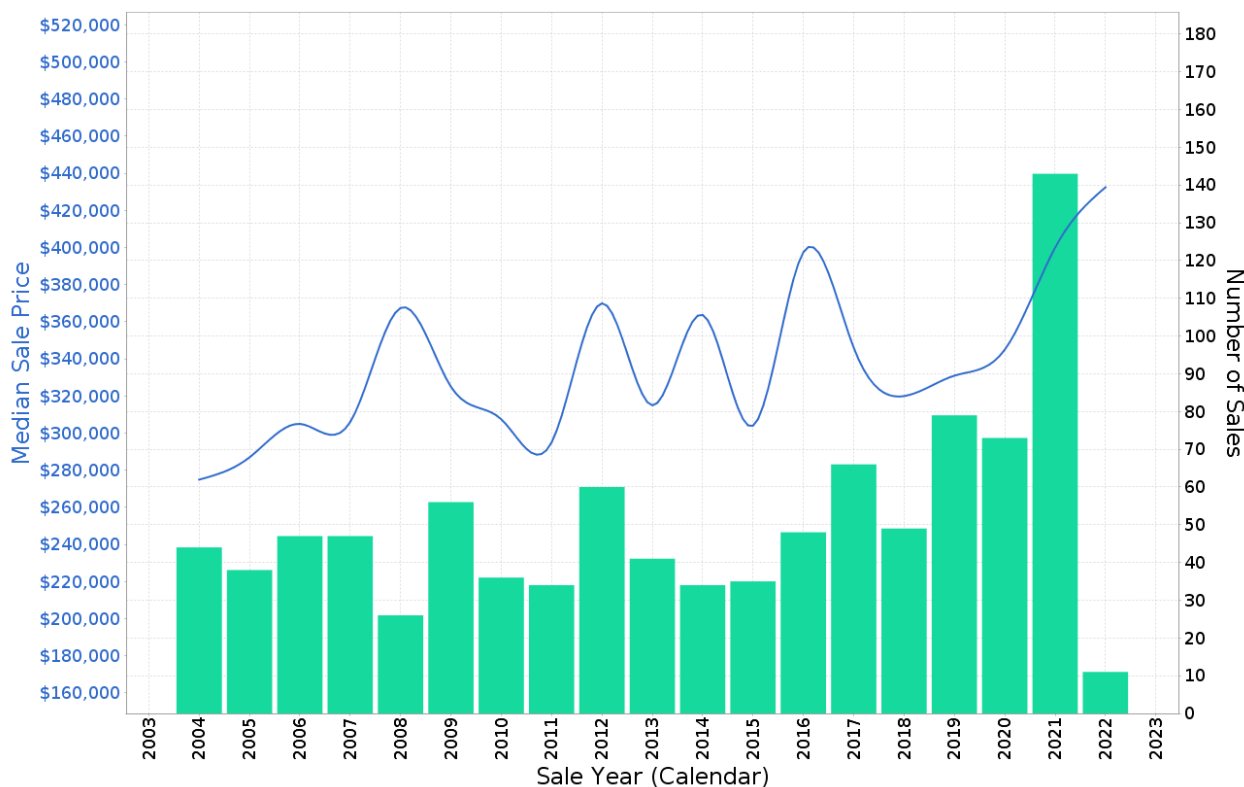


Method of Travel to Work (2016)



Sales & Growth Chart (House)

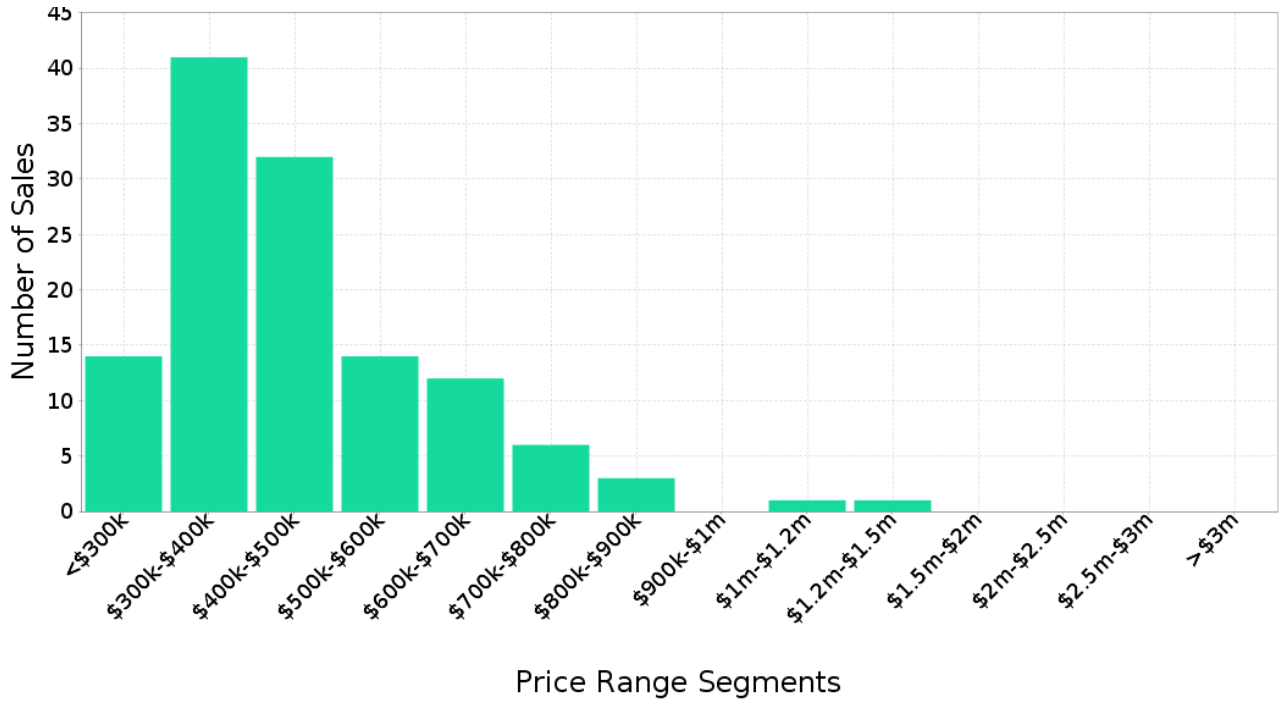
Year	No. of Sales	Average	Median	Growth	Low	High
2004	44	\$ 313,045	\$ 275,000		\$ 132,500	\$ 1,030,000
2005	38	\$ 315,423	\$ 287,000	4.4 %	\$ 115,000	\$ 1,000,000
2006	47	\$ 322,959	\$ 305,000	6.3 %	\$ 175,000	\$ 750,000
2007	47	\$ 327,553	\$ 306,000	0.3 %	\$ 105,000	\$ 790,000
2008	26	\$ 358,188	\$ 367,500	20.1 %	\$ 174,000	\$ 650,000
2009	56	\$ 336,241	\$ 325,000	-11.6 %	\$ 165,000	\$ 750,000
2010	36	\$ 333,958	\$ 307,500	-5.4 %	\$ 175,000	\$ 690,000
2011	34	\$ 303,691	\$ 295,000	-4.1 %	\$ 120,000	\$ 610,000
2012	60	\$ 351,267	\$ 370,000	25.4 %	\$ 135,000	\$ 660,000
2013	41	\$ 344,573	\$ 315,000	-14.9 %	\$ 122,000	\$ 810,000
2014	34	\$ 384,809	\$ 363,750	15.5 %	\$ 170,000	\$ 875,000
2015	35	\$ 345,086	\$ 304,000	-16.4 %	\$ 117,500	\$ 950,000
2016	48	\$ 391,054	\$ 397,500	30.8 %	\$ 181,000	\$ 630,000
2017	66	\$ 362,568	\$ 346,000	-13.0 %	\$ 170,000	\$ 800,000
2018	49	\$ 339,286	\$ 320,000	-7.5 %	\$ 185,000	\$ 692,000
2019	79	\$ 382,544	\$ 331,000	3.4 %	\$ 137,500	\$ 920,000
2020	73	\$ 375,596	\$ 345,000	4.2 %	\$ 85,000	\$ 850,000
2021	143	\$ 448,140	\$ 400,000	15.9 %	\$ 148,000	\$ 1,350,000
2022	11	\$ 478,591	\$ 432,500	8.1 %	\$ 255,000	\$ 800,000



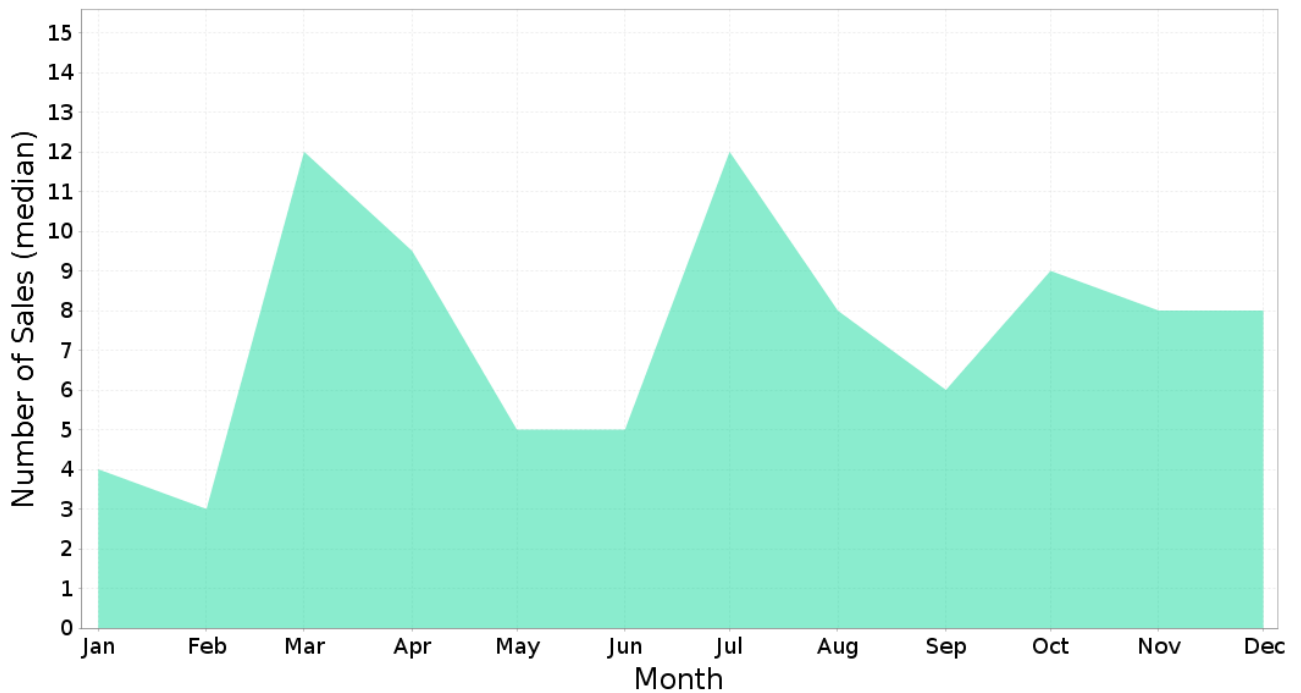
Prepared on 14/04/2022 by Amanda Filmer, 0416164190 at Four Walls Realty. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) April/2022. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2022. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

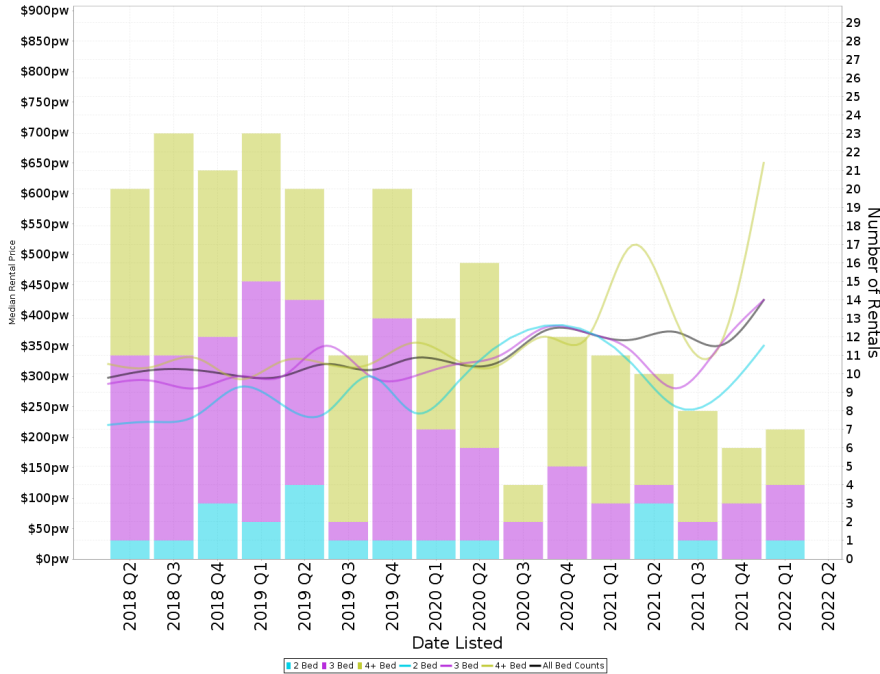
Price Segmentation



Peak Selling Periods



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.2%

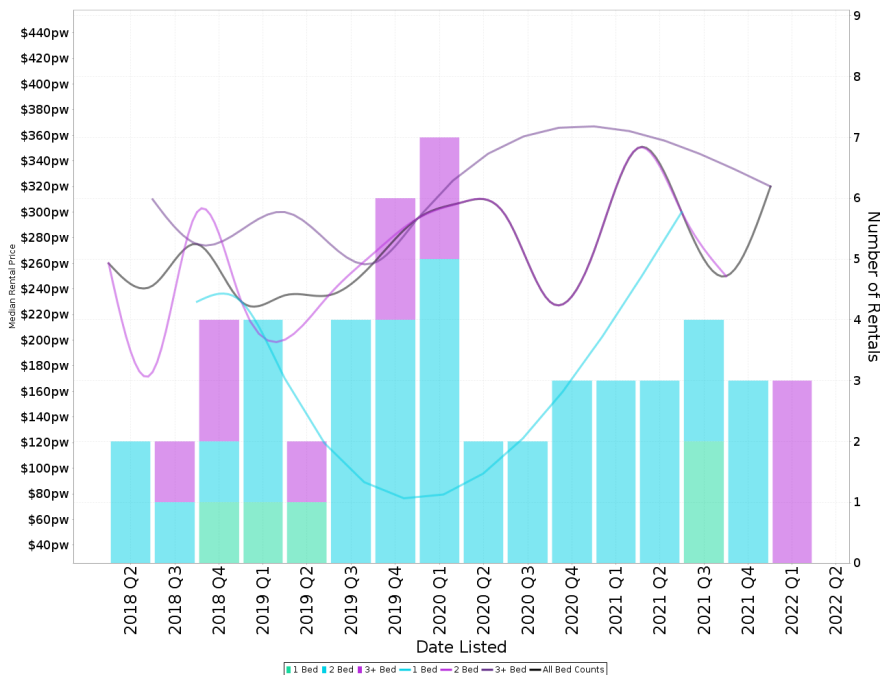
Current Median Price: \$409,000
Previous Median Price: \$355,000
Based on 216 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$409,000
Current Median Rent: \$300
Based on 87 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.5%

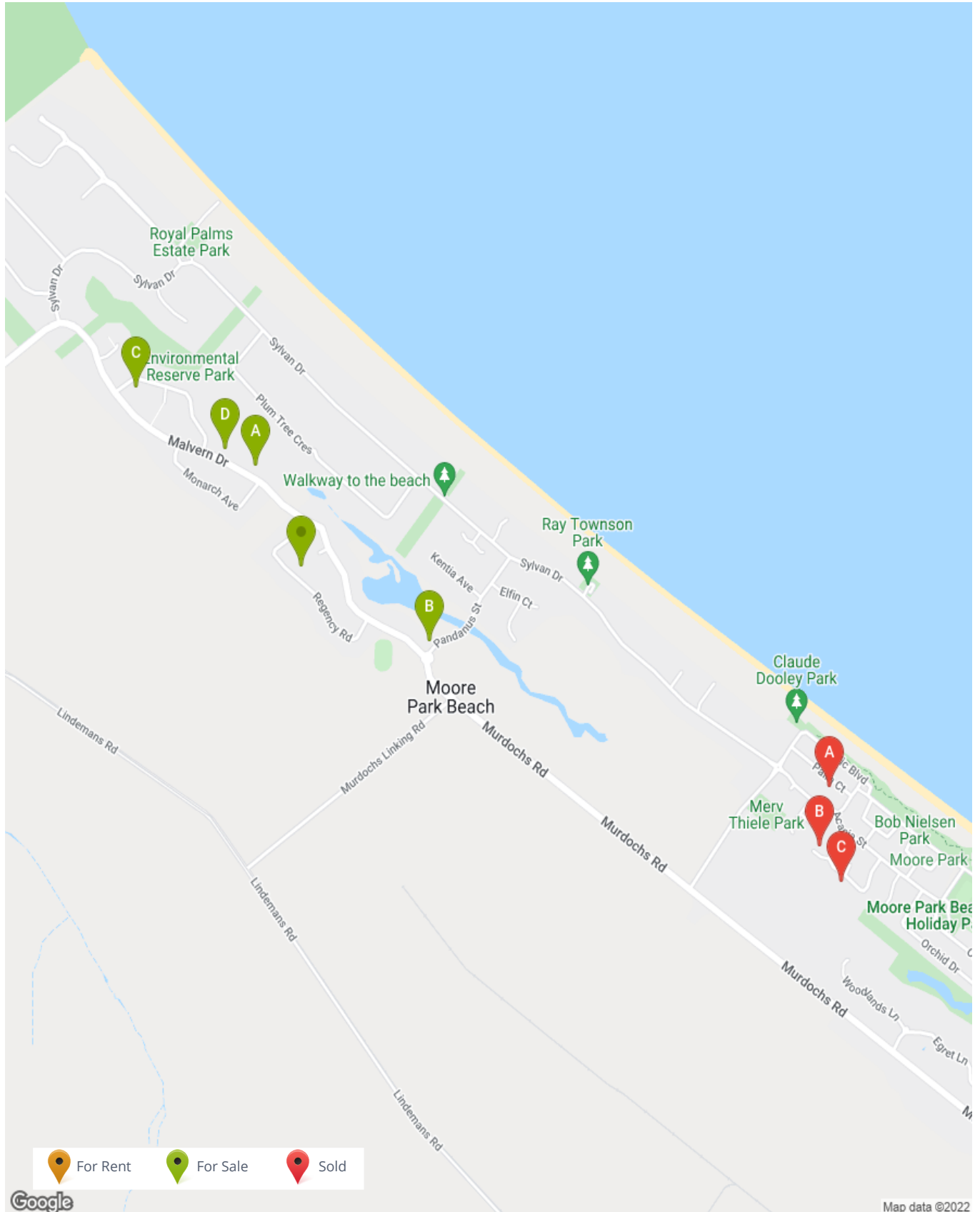
Current Median Price: \$313,500
Previous Median Price: \$271,500
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%





















Current Median Price: \$313,500
Current Median Rent: \$250
Based on 12 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable For Sale Properties

There are 4 properties selected within the radius of 2500.0m from the focus property. The lowest for sale price is \$410,000 and the highest for sale price is \$451,200 with a median sale price of \$420,000. Days listed ranges from 51 to 65 days with the average currently at 59 days for these selected properties.

<p>76 MALVERN DR, MOORE PARK BEACH 4670</p>  <p>Property Type: House Area: 1,548 m² RPD: L89 SP213323</p> <p>Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: GROUND FLOOR, SECURE PARKING, INTERNAL LAUNDRY</p>	<p>Distance from Property: 410m</p> <p> 4  2  4</p> <p>Current List Price: \$420,000 First List Price: \$420,000 Date Listed: 22/02/2022 Days Listed: 51 Days Listed Price Change:</p> <p></p>
<p>2 MALVERN DR, MOORE PARK BEACH 4670</p>  <p>Property Type: House Area: 1,746 m² RPD: L5 SP213340</p> <p>Features: BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED, IMPROVEMENTS: SECURE PARKING, RAINWATER STORAGE TANK, WALL / CEILING INSULATION, WATER EFFICIENT</p>	<p>Distance from Property: 578m</p> <p> 4  2  2</p> <p>Current List Price: OFFERS ABOVE \$410,000 (Under First List Price: OFFERS ABOVE \$410,000 Date Listed: 10/02/2022 Days Listed: 63 Days Listed Price Change:</p> <p></p>
<p>19 EMPRESS DR, MOORE PARK BEACH 4670</p>  <p>Property Type: House Area: 1,460 m² (150 m²) RPD: L199 SP213341</p> <p>Features:</p>	<p>Distance from Property: 927m</p> <p> 4  2  2</p> <p>Current List Price: Offers Over \$470,000 First List Price: Offers Over \$470,000 Date Listed: 09/02/2022 Days Listed: 65 Days Listed Price Change:</p> <p></p>
<p>86 MALVERN DR, MOORE PARK BEACH 4670</p>  <p>Property Type: House Area: 1,617 m² RPD: L94 SP213323</p> <p>Features:</p>	<p>Distance from Property: 525m</p> <p> 4  2  2</p> <p>Current List Price: Price on Application (Under First List Price: Date Listed: Days Listed: 1000+ Days Listed Price Change:</p> <p></p>

Prepared on 14/04/2022 by Amanda Filmer, 0416164190 at Four Walls Realty. © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) April/2022. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2022. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 3500.0m from the focus property. The lowest sale price is \$450,000 and the highest sale price is \$470,000 with a median sale price of \$455,000. Days listed ranges from 3 to 61 days with the average currently at 39 days for these selected properties.

15 PALM CT, MOORE PARK BEACH, QLD 4670

Distance from Property: 2.3km  4  1  1



Property Type: House
Area: 1,234 m²
Area \$/m²: \$381
RPD: L257-258 RP106120

Features:

Sale Price: **\$470,000 (Normal Sale)**
Sale Date: 17/11/2021 Days to Sell: **61 Days**
Last Price: OFFERS ABOVE Chg %:
First Price: \$449,000 (Under Offer) Chg %:



4 TULIP CT, MOORE PARK BEACH, QLD 4670

Distance from Property: 2.3km  4  2  2



Property Type: House
Area: 909 m²
Area \$/m²: \$495
RPD: L60 SP204865

Features:

Sale Price: **\$450,000 (Normal Sale)**
Sale Date: 12/10/2021 Days to Sell: **3 Days**
Last Price: \$450,000 Chg %:
First Price: \$450,000 (Under Offer) Chg %:



21 ALEXANDER DR, MOORE PARK BEACH, QLD 4670

Distance from Property: 2.4km  4  2  2



Property Type: House
Area: 744 m²
Area \$/m²: \$612
RPD: L26 RP899237

Features:

Sale Price: **\$455,000 (Normal Sale)**
Sale Date: 05/10/2021 Days to Sell: **52 Days**
Last Price: \$475,000 Chg %: **-4.2%**
First Price: \$475,000 (Under Offer) Chg %: **-4.2%**



26 REGENCY ROAD, MOORE PARK BEACH, QLD 4670



Appraisal Price

This market analysis has been prepared on 14/04/2022 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:

\$435,000 to \$479,000

Contact your agent for further information:



Agent Name: Amanda Filmer
Mobile: 0416164190
Office: Four Walls Realty
Office Phone: 07 4153 6444
Email: amanda@thefourwalls.com.au