

# 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 \$477,000 to \$525,000 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](mailto: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: \$110,000 - Site Value on 30/06/2022

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

Land Use: SINGLE UNIT DWELLING

Zoning

Council: BUNDABERG REGIONAL

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

Area: 1,629 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$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 m<sup>2</sup>

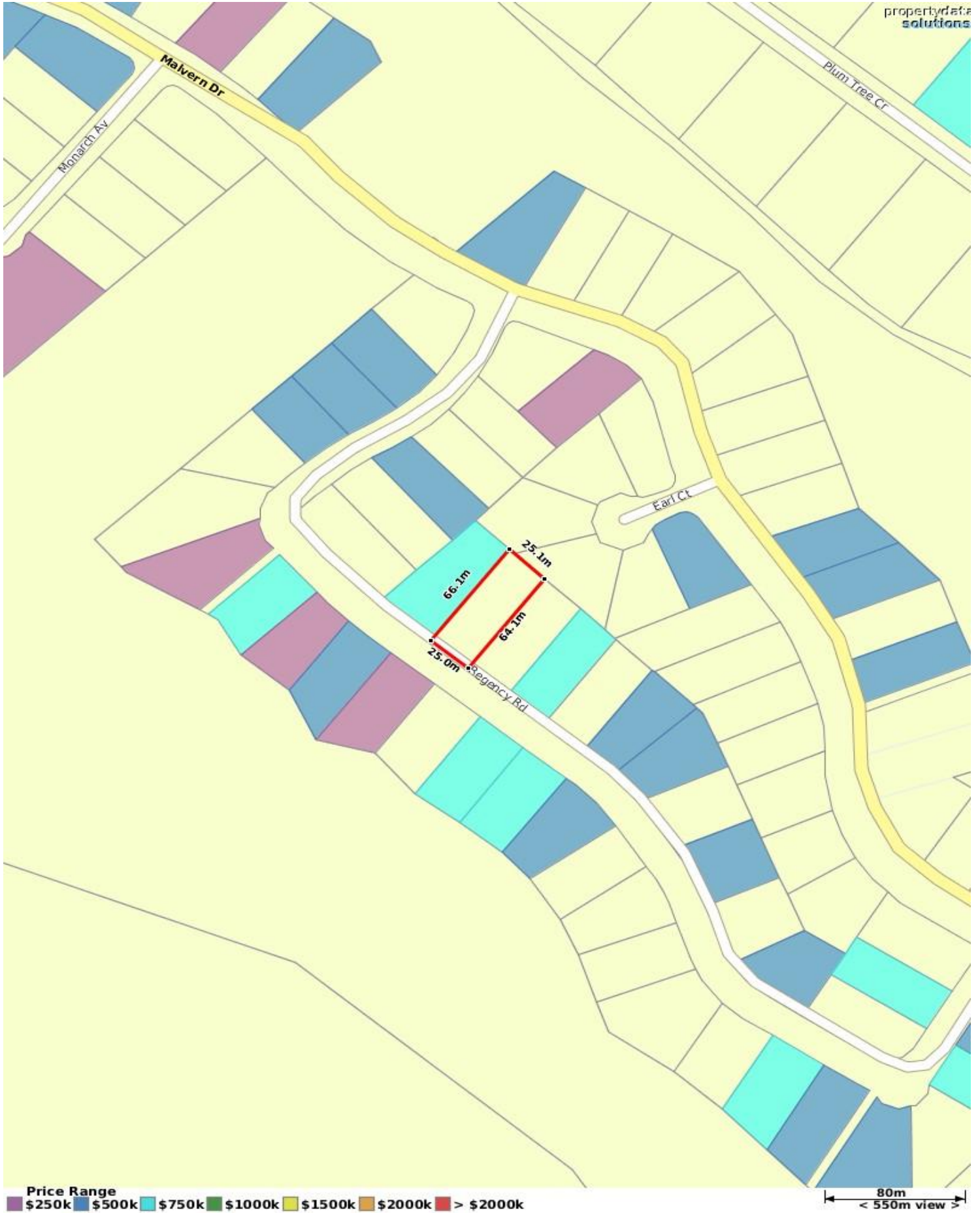
Sale Type:

Normal Sale

Related:

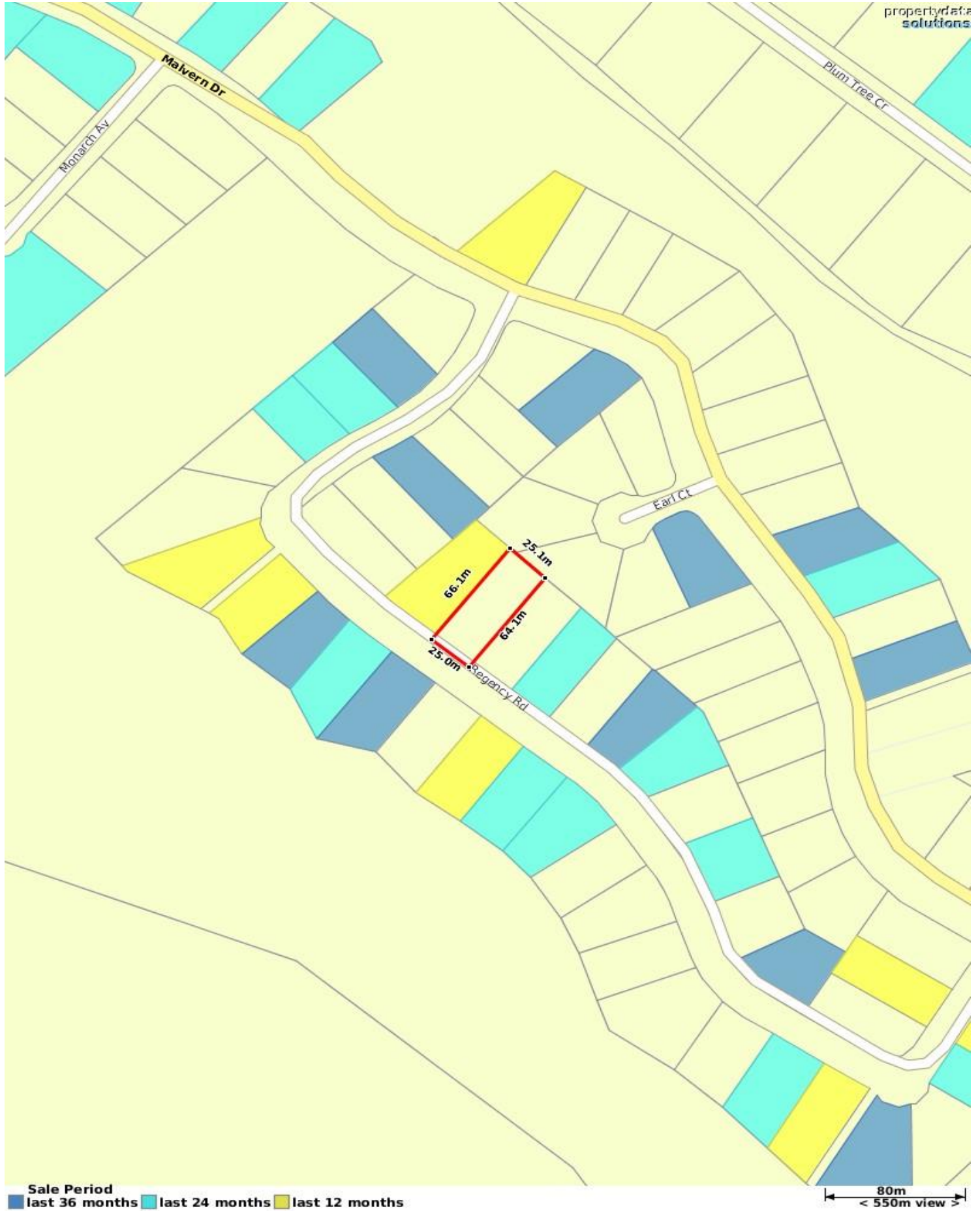
No

## Nearby Sold Properties (Price Range)

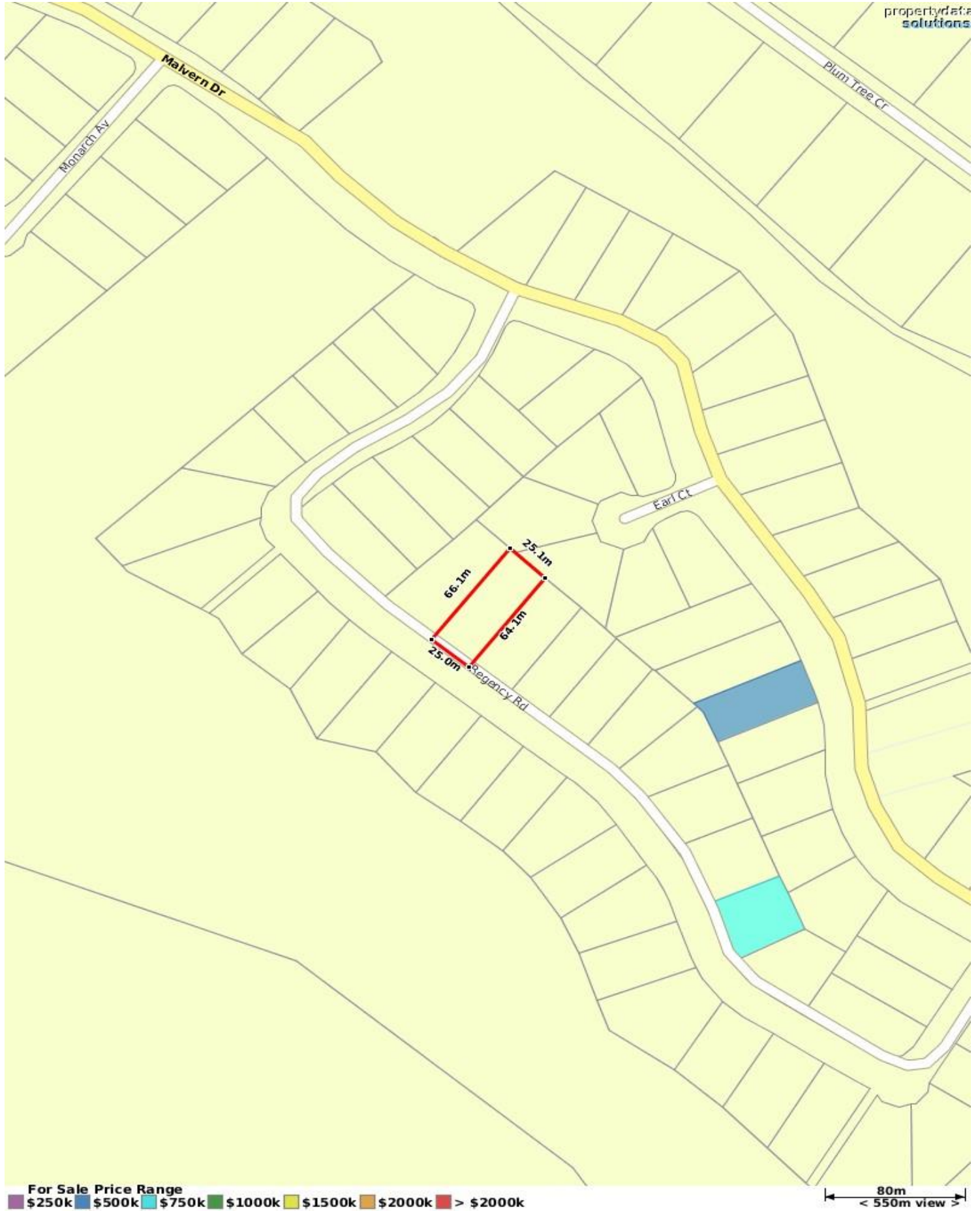




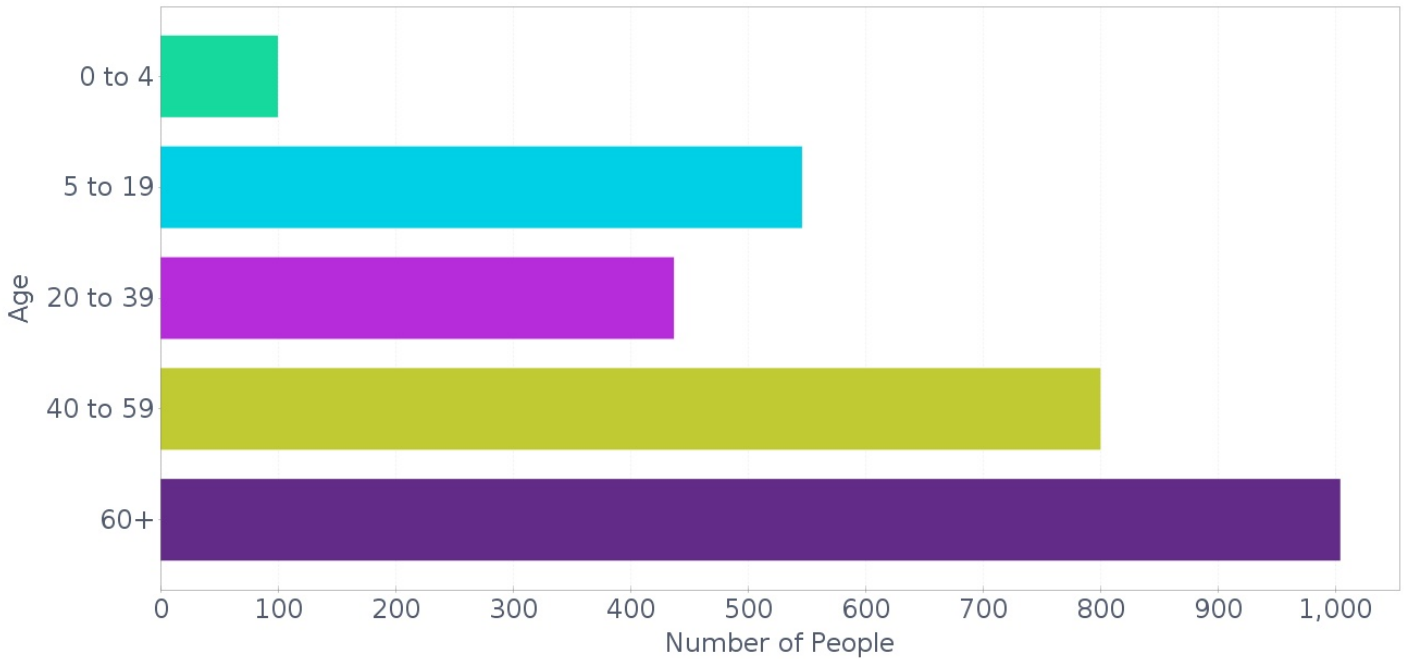
## Nearby Sold Properties (Sale Date)



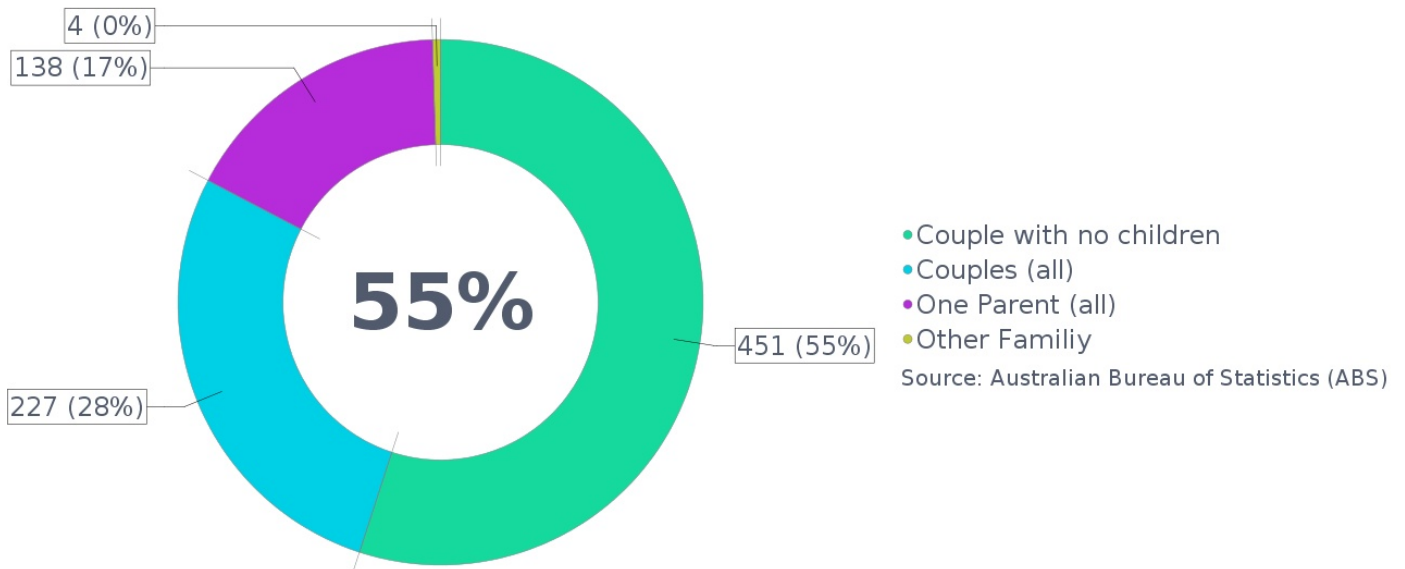
## Nearby Properties For Sale



## Age of Population (2021)

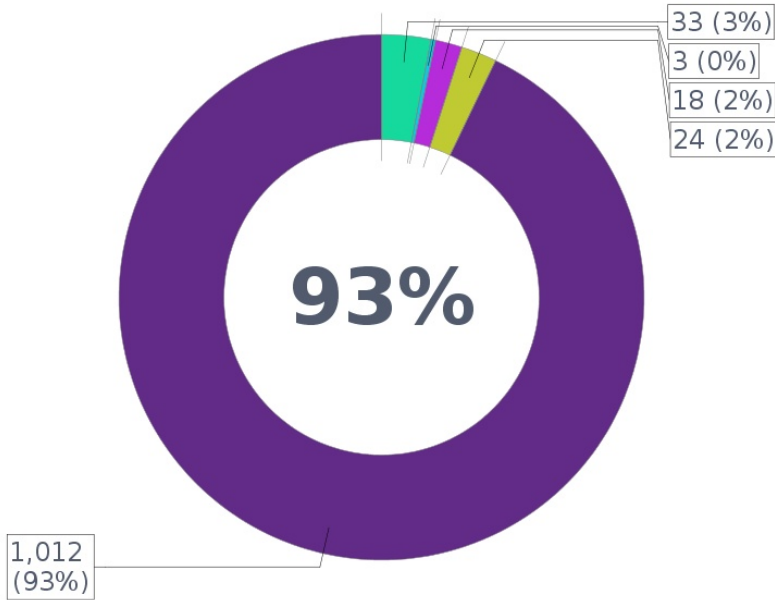


## Family Composition (2021)





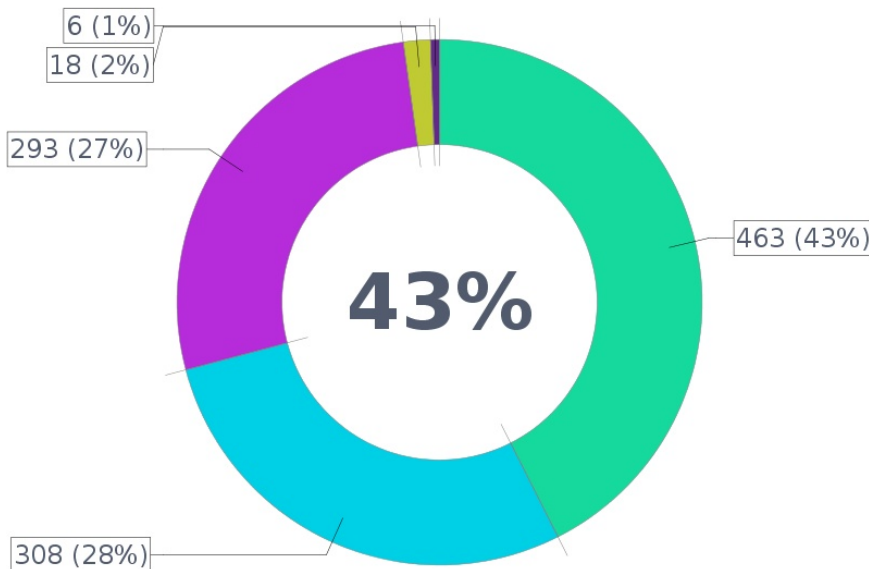
## Dwelling Structure (2021)



- Flat
- Not Stated
- Other
- Semi/Terrace
- Separate House

Source: Australian Bureau of Statistics (ABS)

## Home Ownership (2021)

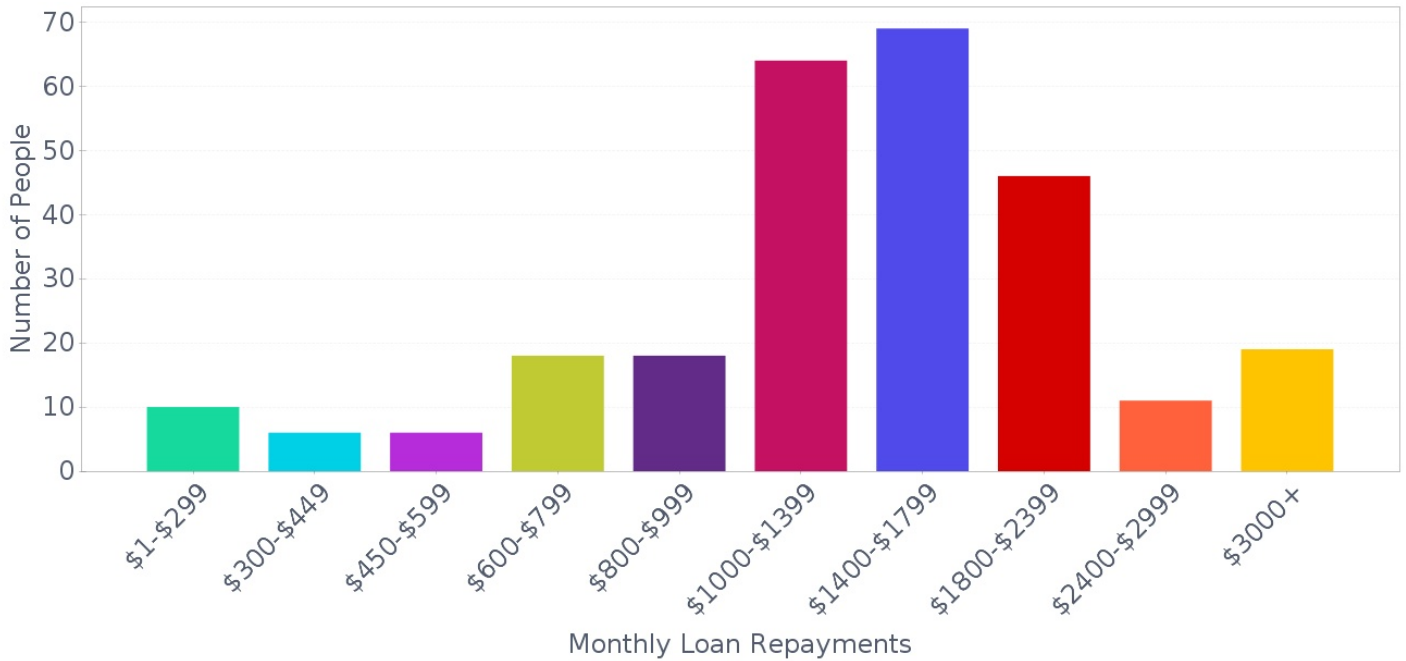


- Fully Owned
- Rented
- Purchasing
- Not Stated
- Other tenure type

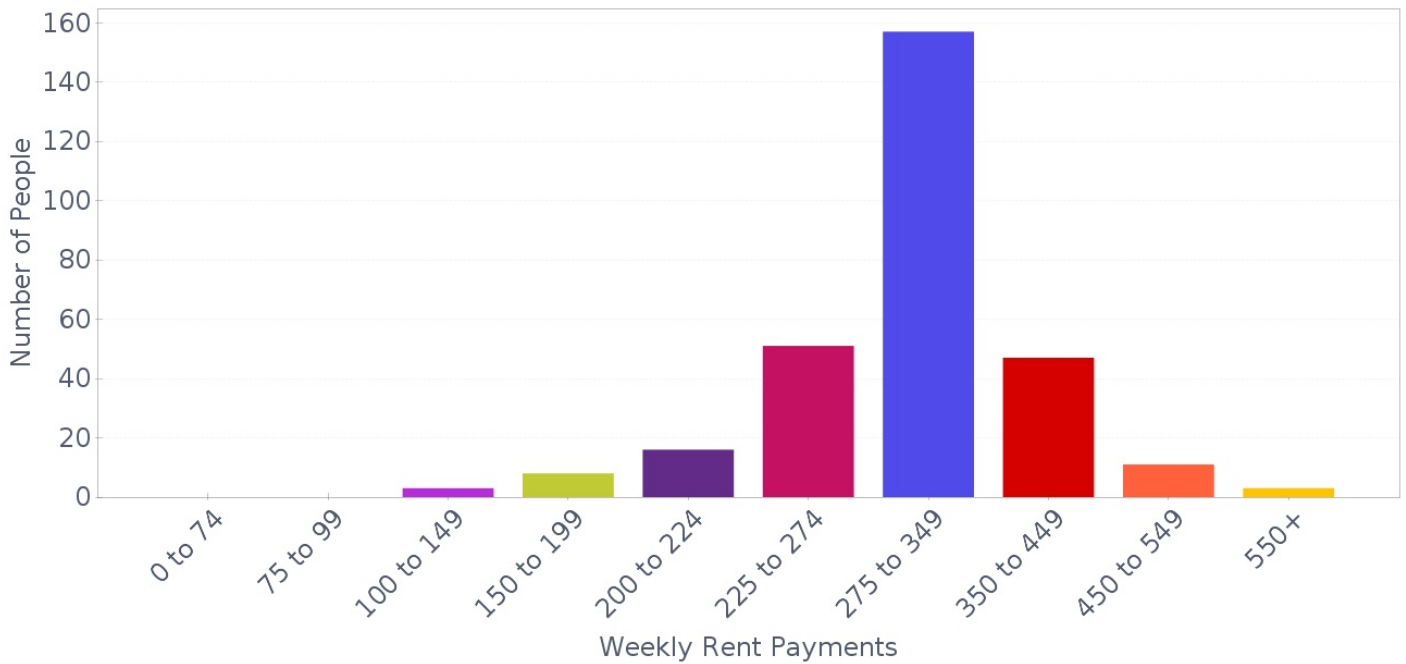
Source: Australian Bureau of Statistics (ABS)



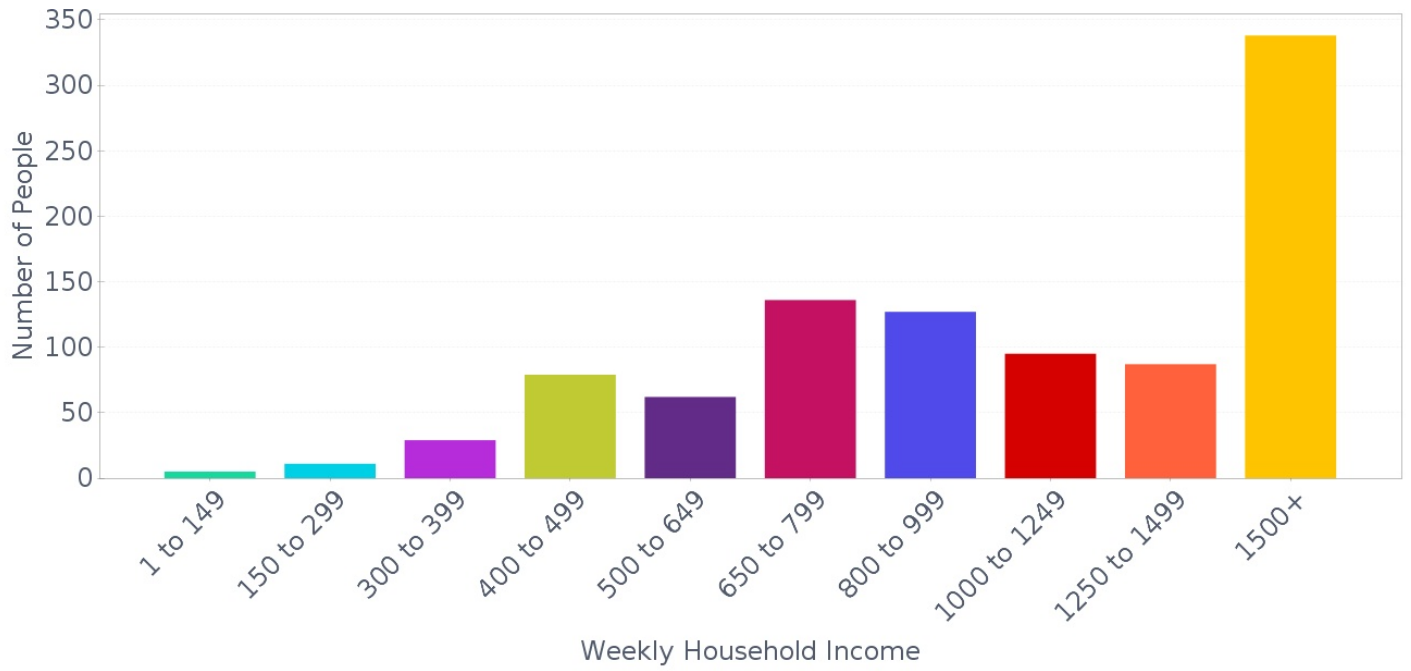
## Home Loan Repayments - Monthly (2021)



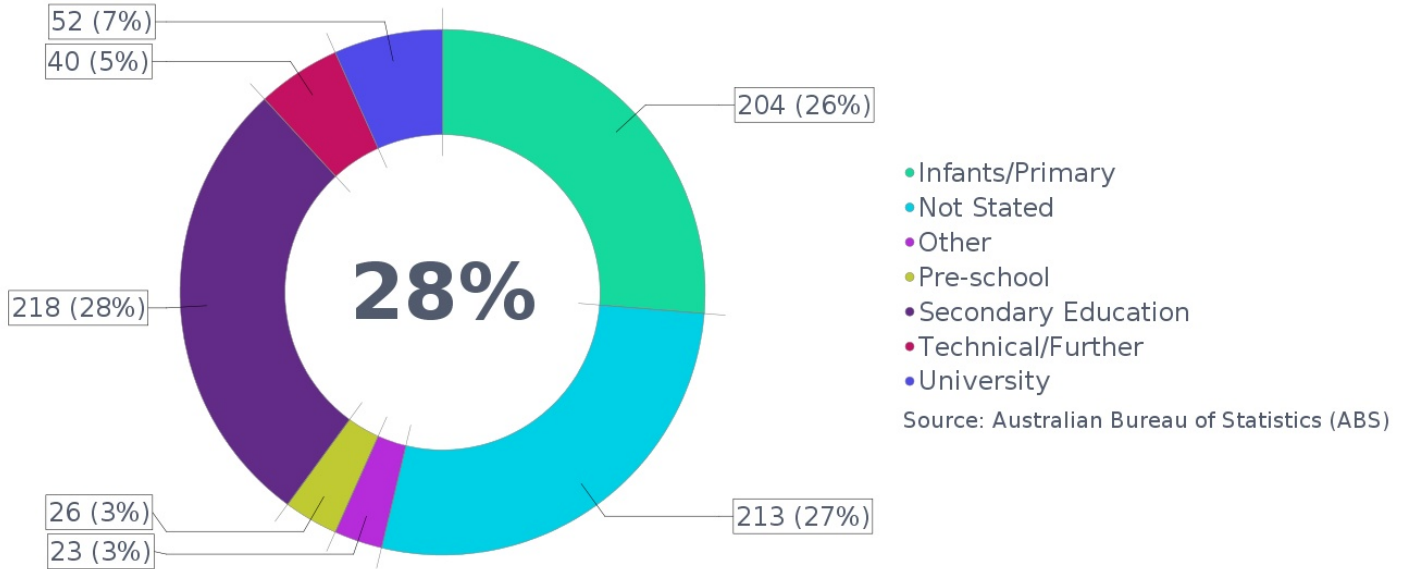
## Rent Payments - Weekly (2021)



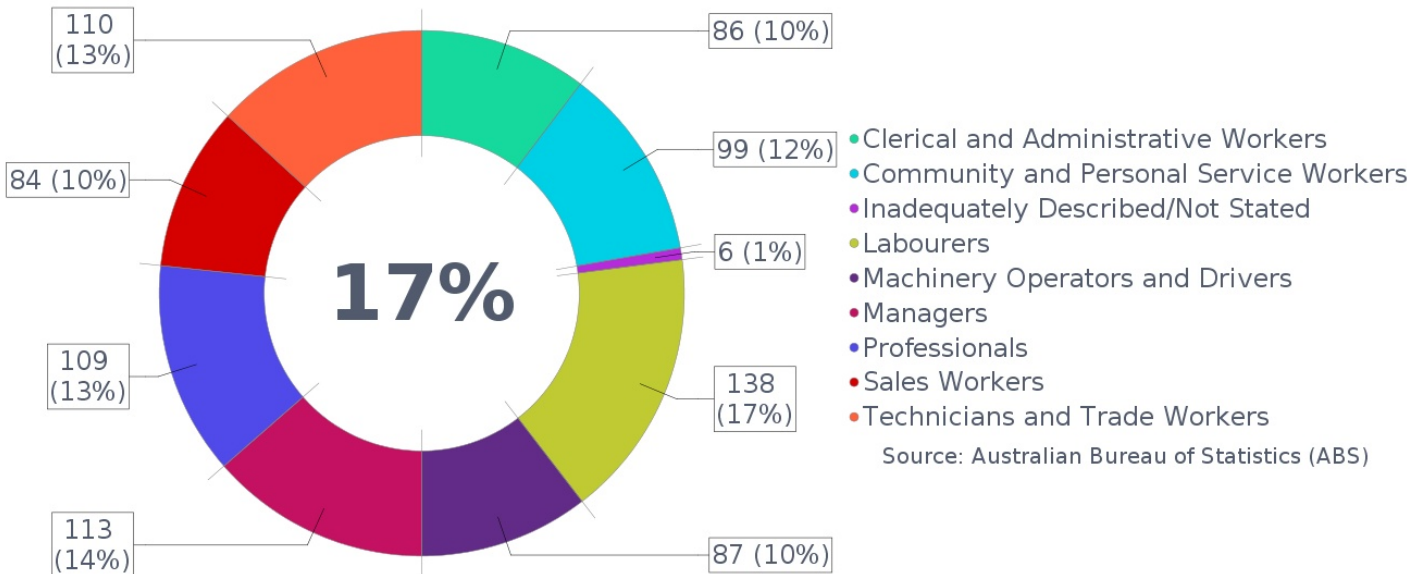
## Household Income - Weekly (2021)



## Non-School Qualification: Level of Education (2021)

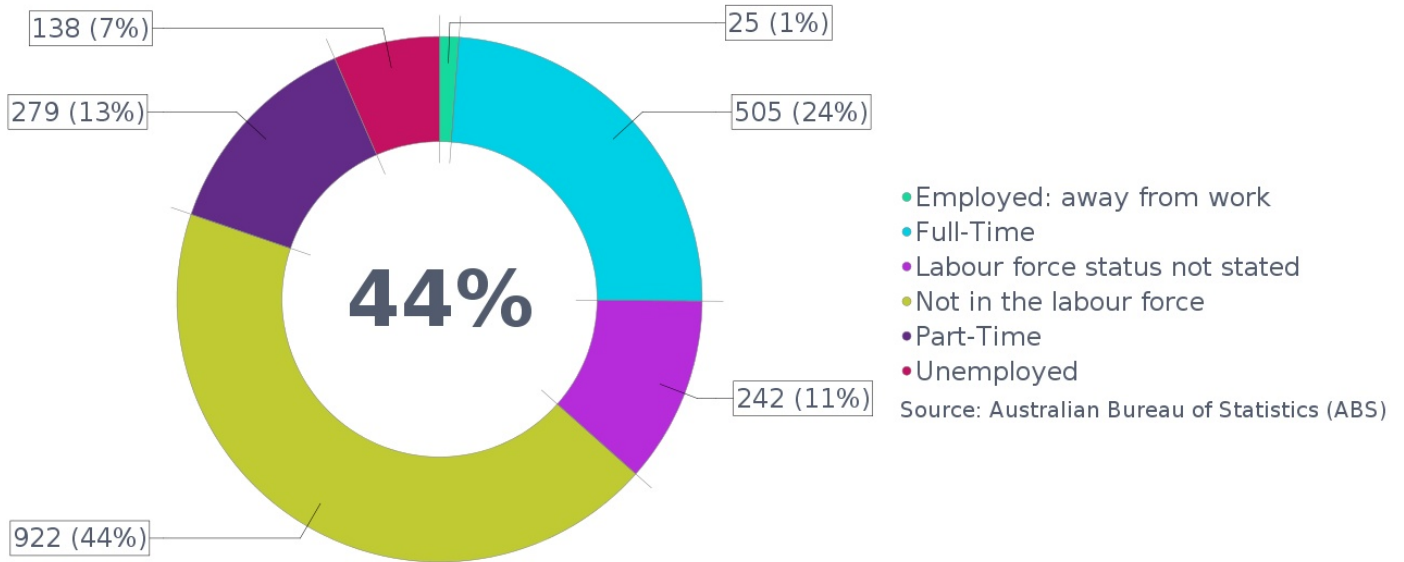


## Occupation (2021)

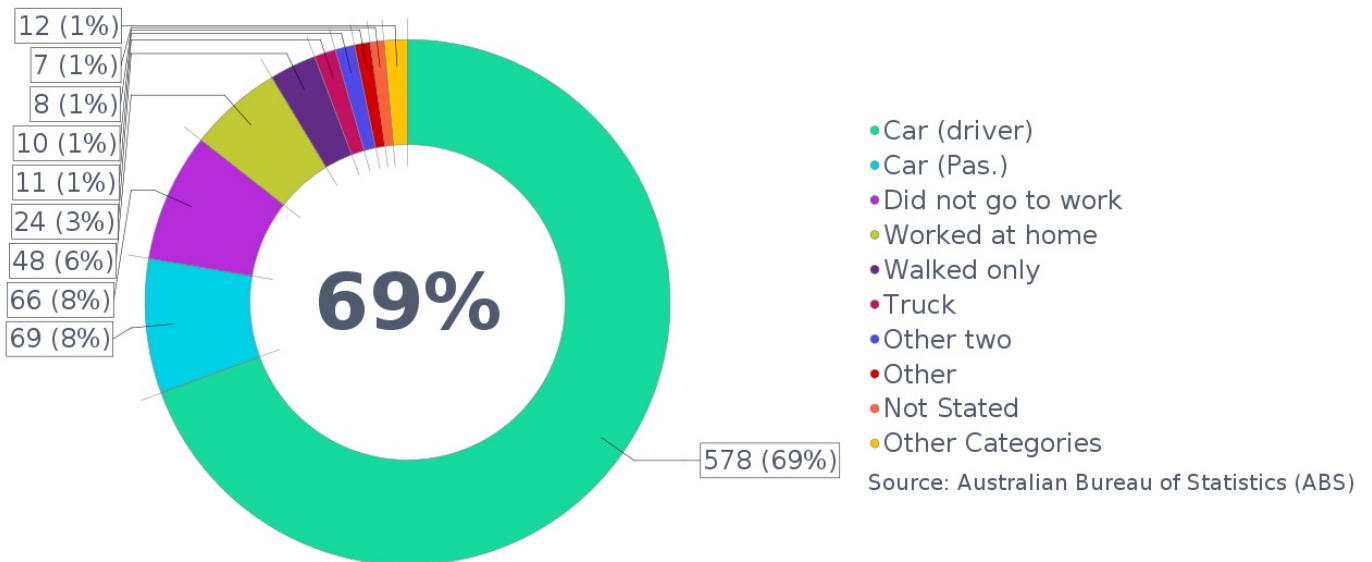




## Employment (2021)

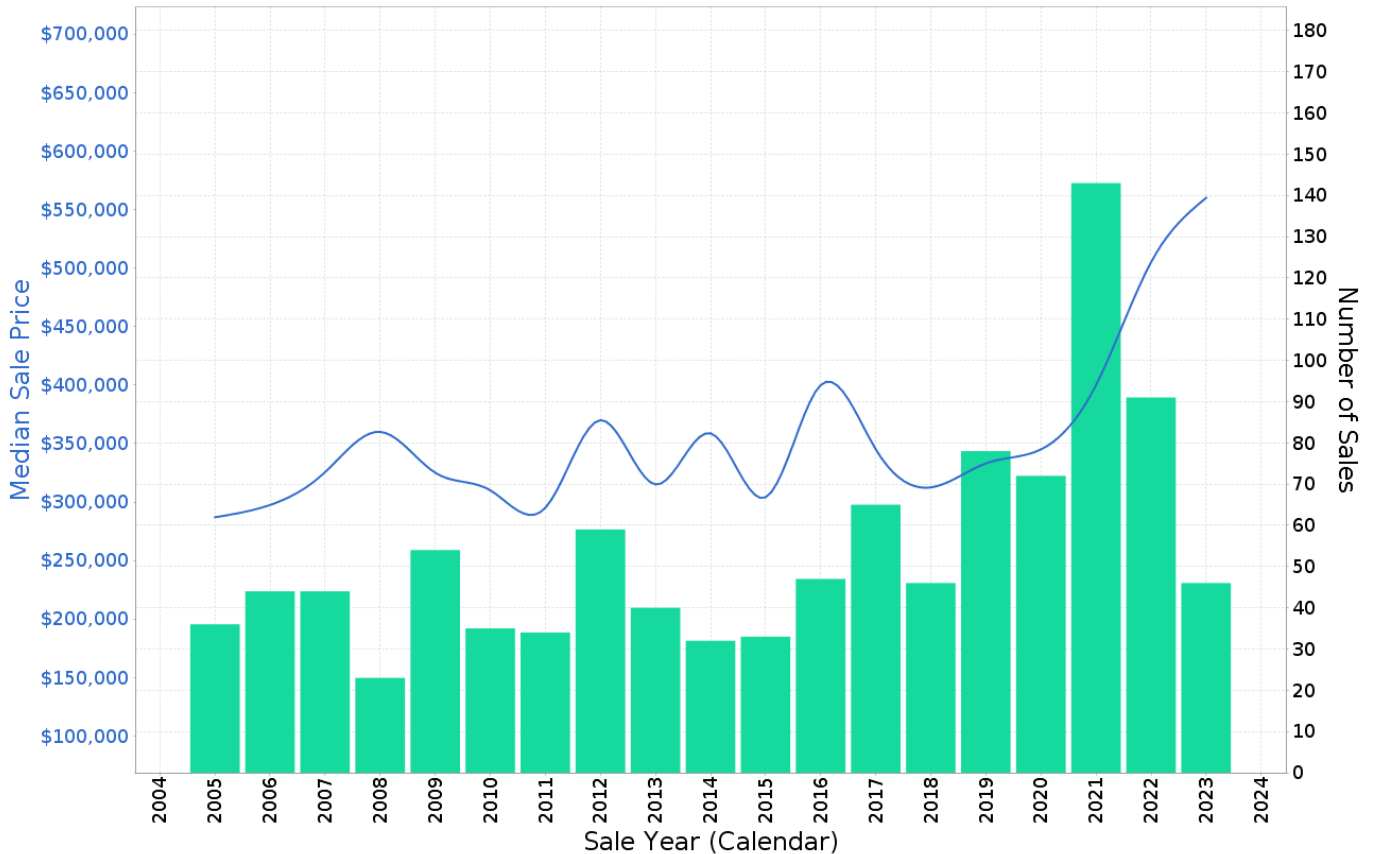


## Method of Travel to Work (2021)



## Sales & Growth Chart (House)

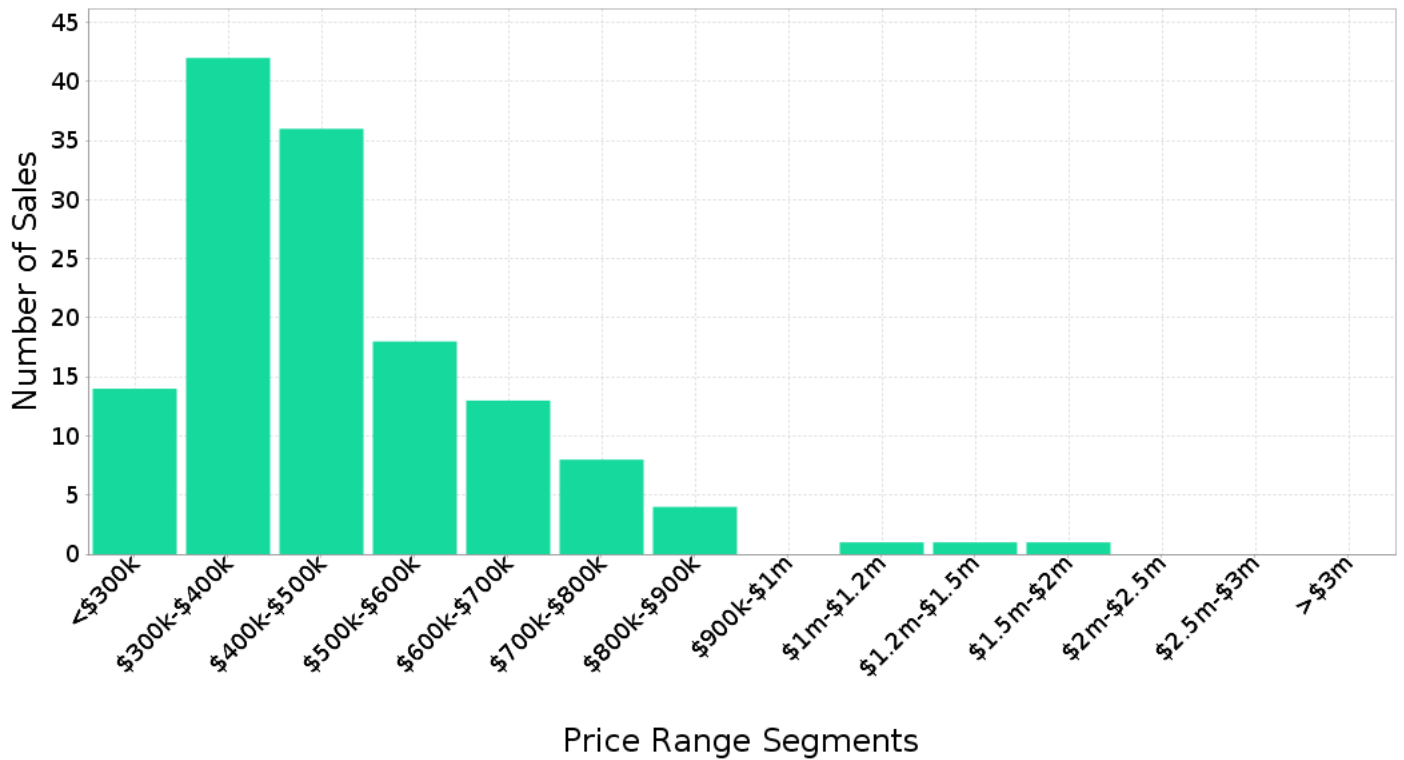
Year	No. of Sales	Average	Median	Growth	Low	High
2005	36	\$ 316,794	\$ 287,000		\$ 115,000	\$ 1,000,000
2006	44	\$ 317,478	\$ 297,500	3.7 %	\$ 175,000	\$ 750,000
2007	44	\$ 333,409	\$ 325,500	9.4 %	\$ 105,000	\$ 790,000
2008	23	\$ 356,322	\$ 360,000	10.6 %	\$ 174,000	\$ 650,000
2009	54	\$ 340,046	\$ 325,000	-9.7 %	\$ 165,000	\$ 750,000
2010	35	\$ 335,586	\$ 310,000	-4.6 %	\$ 175,000	\$ 690,000
2011	34	\$ 303,691	\$ 295,000	-4.8 %	\$ 120,000	\$ 610,000
2012	59	\$ 351,458	\$ 370,000	25.4 %	\$ 135,000	\$ 660,000
2013	40	\$ 336,288	\$ 315,000	-14.9 %	\$ 122,000	\$ 810,000
2014	32	\$ 360,578	\$ 358,750	13.9 %	\$ 170,000	\$ 700,000
2015	33	\$ 329,697	\$ 304,000	-15.3 %	\$ 117,500	\$ 500,000
2016	47	\$ 392,162	\$ 400,000	31.6 %	\$ 181,000	\$ 630,000
2017	65	\$ 361,069	\$ 345,000	-13.8 %	\$ 170,000	\$ 800,000
2018	46	\$ 334,348	\$ 312,500	-9.4 %	\$ 185,000	\$ 692,000
2019	78	\$ 383,603	\$ 333,000	6.6 %	\$ 137,500	\$ 920,000
2020	72	\$ 373,278	\$ 345,000	3.6 %	\$ 85,000	\$ 850,000
2021	143	\$ 448,140	\$ 400,000	15.9 %	\$ 148,000	\$ 1,350,000
2022	91	\$ 562,258	\$ 505,000	26.2 %	\$ 255,000	\$ 1,585,000
2023	46	\$ 613,436	\$ 560,000	10.9 %	\$ 290,000	\$ 1,400,000



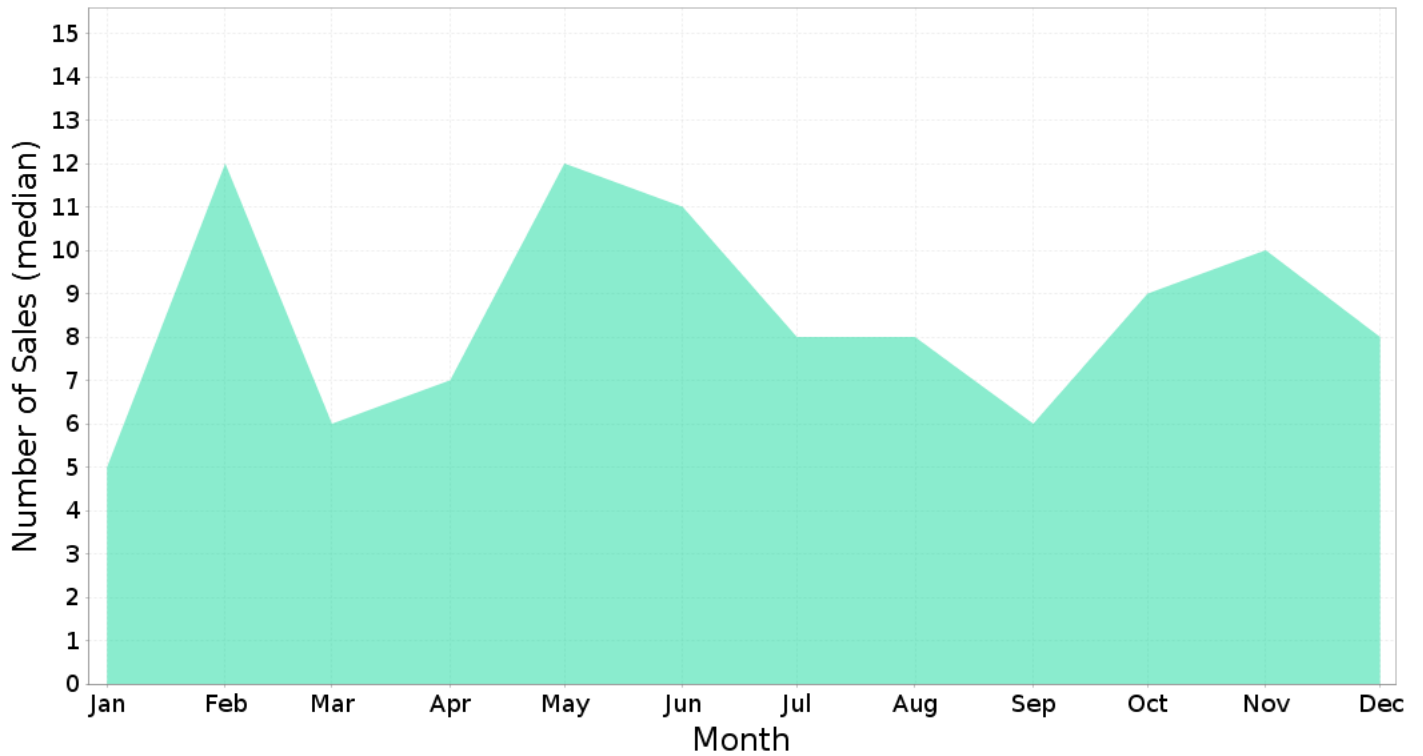
Prepared on 12/09/2023 by Amanda Filmer, 0416164190 at Four Walls Realty. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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## Price Segmentation

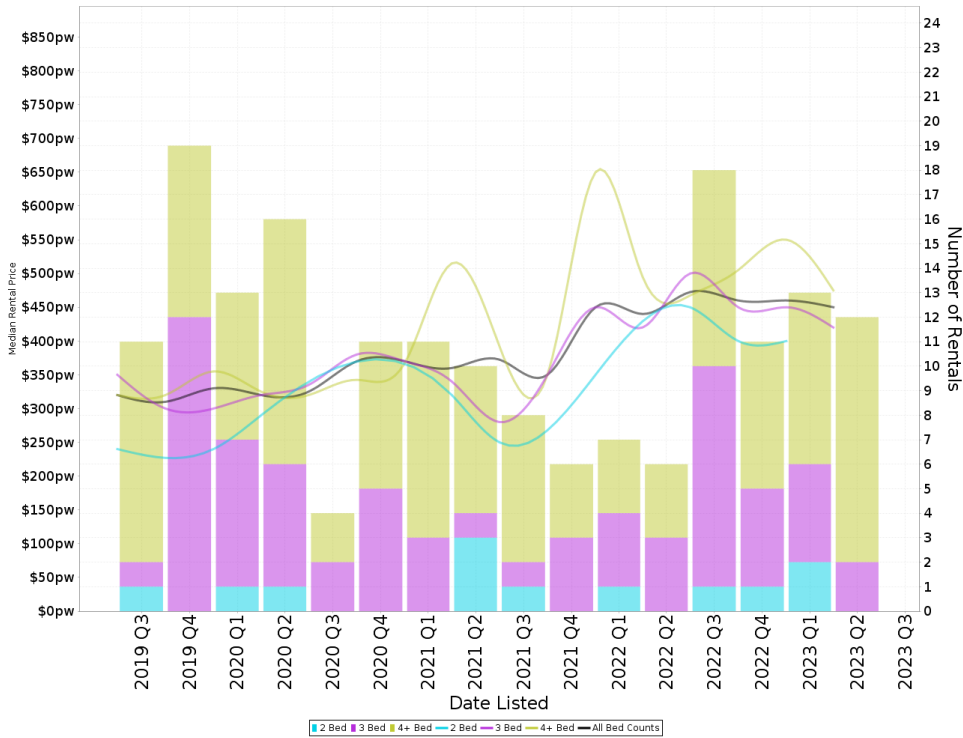


## Peak Selling Periods





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+16.5%**

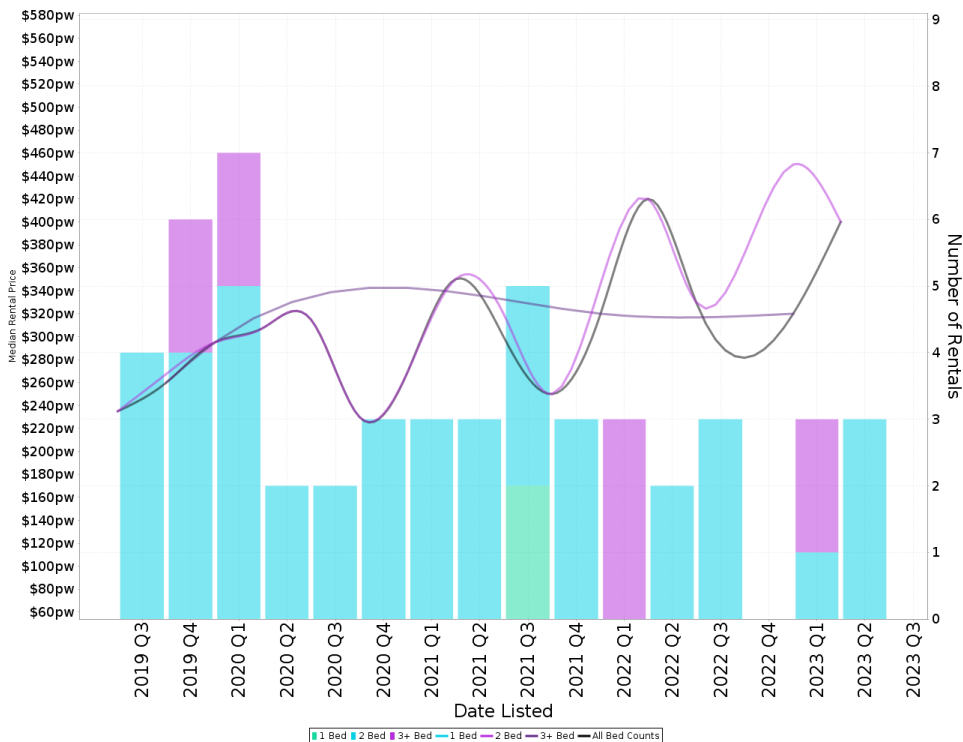
Current Median Price: \$530,000  
 Previous Median Price: \$455,000  
 Based on 210 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$530,000  
 Current Median Rent: \$455  
 Based on 54 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+35.0%**

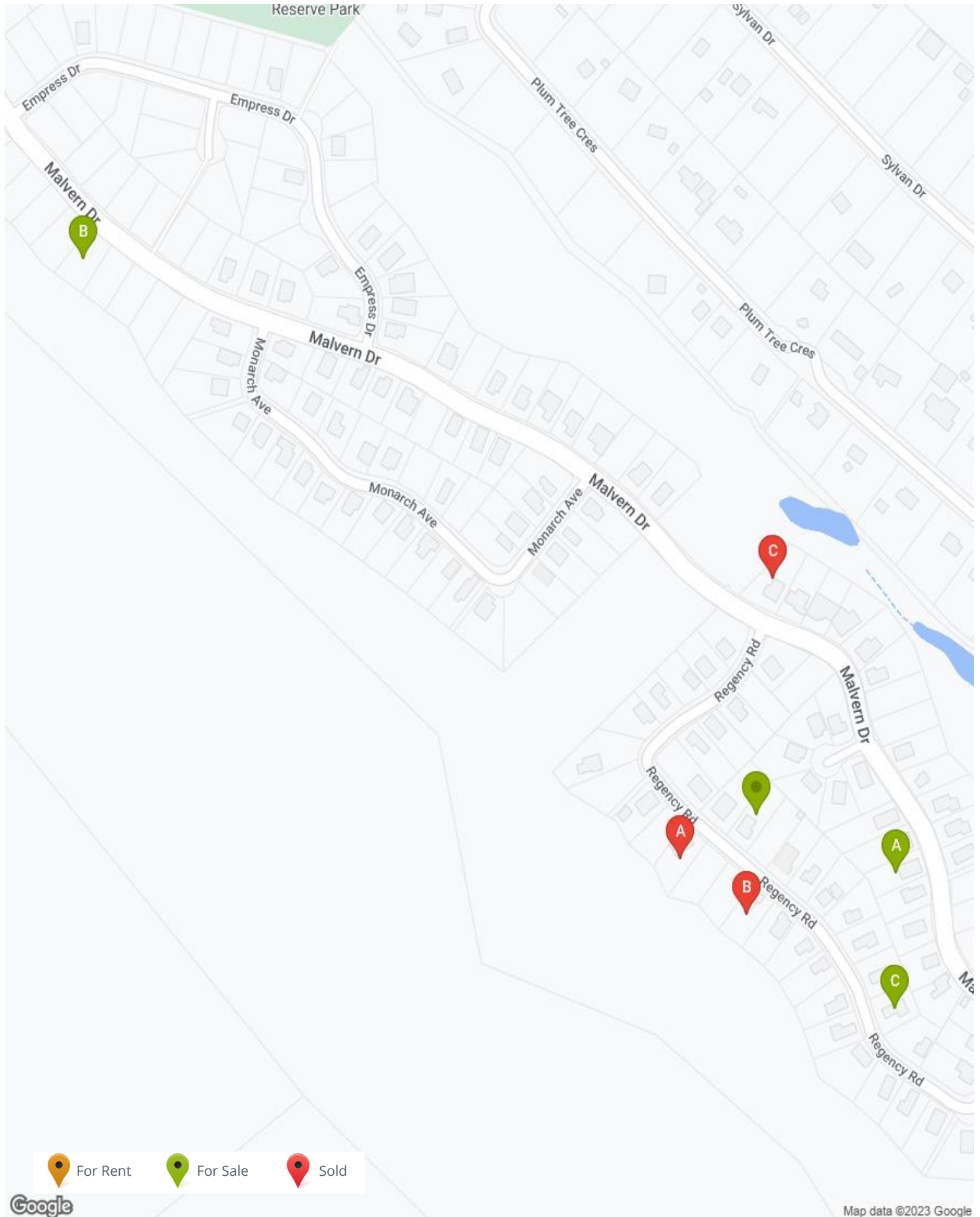
Current Median Price: \$405,000  
 Previous Median Price: \$300,000  
 Based on 22 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.5%**

Current Median Price: \$405,000  
 Current Median Rent: \$350  
 Based on 9 registered Unit rentals compared over the last 12 months.

## Comparable Properties Map



## Nearby Comparable For Sale Properties

There are 3 properties selected within the radius of 1500.0m from the focus property. The lowest for sale price is \$480,000 and the highest for sale price is \$510,000 with a median sale price of \$500,000. Days listed ranges from 35 to 130 days with the average currently at 71 days for these selected properties.

### 29 MALVERN DR, MOORE PARK BEACH 4670

Distance from Property: 148m

 4  2  2



Property Type: House  
Area: 1,447 m<sup>2</sup>  
RPD: L35 SP202244

Current List Price: **Offers Above \$480,000 (Under First List Price: Offers Above \$480,000)**  
Date Listed: 08/08/2023 Days Listed: 35 Days  
Listed Price Change:

Features: LOWSET, CONTEMPORARY, ENSUITE, GARAGE, FAMILY/RUMPUS ROOM, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, 

### 99 MALVERN DR, MOORE PARK BEACH 4670

Distance from Property: 839m

 4  2  2



Property Type: House  
Area: 1,628 m<sup>2</sup>  
RPD: L150 SP213341

Current List Price: **Offers Above \$550,000**  
First List Price: Offers Above \$550,000  
Date Listed: 24/07/2023 Days Listed: 50 Days  
Listed Price Change:

Features:



### 10 REGENCY ROAD, MOORE PARK BEACH 4670

Distance from Property: 224m

 4  2  1



Property Type: House  
Area: 1,428 m<sup>2</sup>  
RPD: L81 SP202244

Current List Price: **\$510,000 (Under Offer)**  
First List Price: \$549,000  
Date Listed: 05/05/2023 Days Listed: 130 Days  
Listed Price Change: **-7.1%**

Features:





## Nearby Comparable Sold Properties

There are 3 sold properties selected within the radius of 1500.0m from the focus property. The lowest sale price is \$500,000 and the highest sale price is \$505,000 with a median sale price of \$500,000. Days listed ranges from 12 to 17 days with the average currently at 15 days for these selected properties.

### 35 REGENCY RD, MOORE PARK BEACH, QLD 4670

Distance from Property: 86m  4  2  2



Property Type: House  
Area: 1,576 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$317  
RPD: L58 SP202244

Sale Price: **\$500,000 (Normal Sale)**  
Sale Date: 09/05/2022 Days to Sell: **17 Days**  
Last Price: Offers Above \$470,000 Chg %:  
First Price: Offers Above \$470,000 Chg %:

Features: LOWSET, ENSUITE, BUILT IN ROBES, AIR CONDITIONED, FULLY FENCED



### 29 REGENCY RD, MOORE PARK BEACH, QLD 4670

Distance from Property: 91m  4  2  2



Property Type: House  
Area: 1,521 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$332  
RPD: L55 SP202244

Sale Price: **\$505,000 (Normal Sale)**  
Sale Date: 18/05/2023 Days to Sell: **12 Days**  
Last Price: Offers Above \$499,000 Chg %:  
First Price: Offers Above \$499,000 Chg %:

Features:



### 56 MALVERN DR, MOORE PARK BEACH, QLD 4670

Distance from Property: 216m  4  2  2



Property Type: House  
Area: 1,972 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$254  
RPD: L23 SP202244

Sale Price: **\$500,000 (Normal Sale)**  
Sale Date: 13/09/2022 Days to Sell:  
Last Price: Chg %:  
First Price: Chg %:

Features:



## 26 REGENCY ROAD, MOORE PARK BEACH, QLD 4670



### Appraisal Price

This market analysis has been prepared on 12/09/2023 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:

**\$477,000 to \$525,000**

### 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](mailto:amanda@thefourwalls.com.au)