



## 8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558

Prepared for Ian and Jan Somers on 12th September 2023



**Paul Angell**  
**FIRST NATIONAL COASTAL**

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# Your Property

## 8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558

2  2  1  109m<sup>2</sup>  109m<sup>2</sup> 



## Your Property History

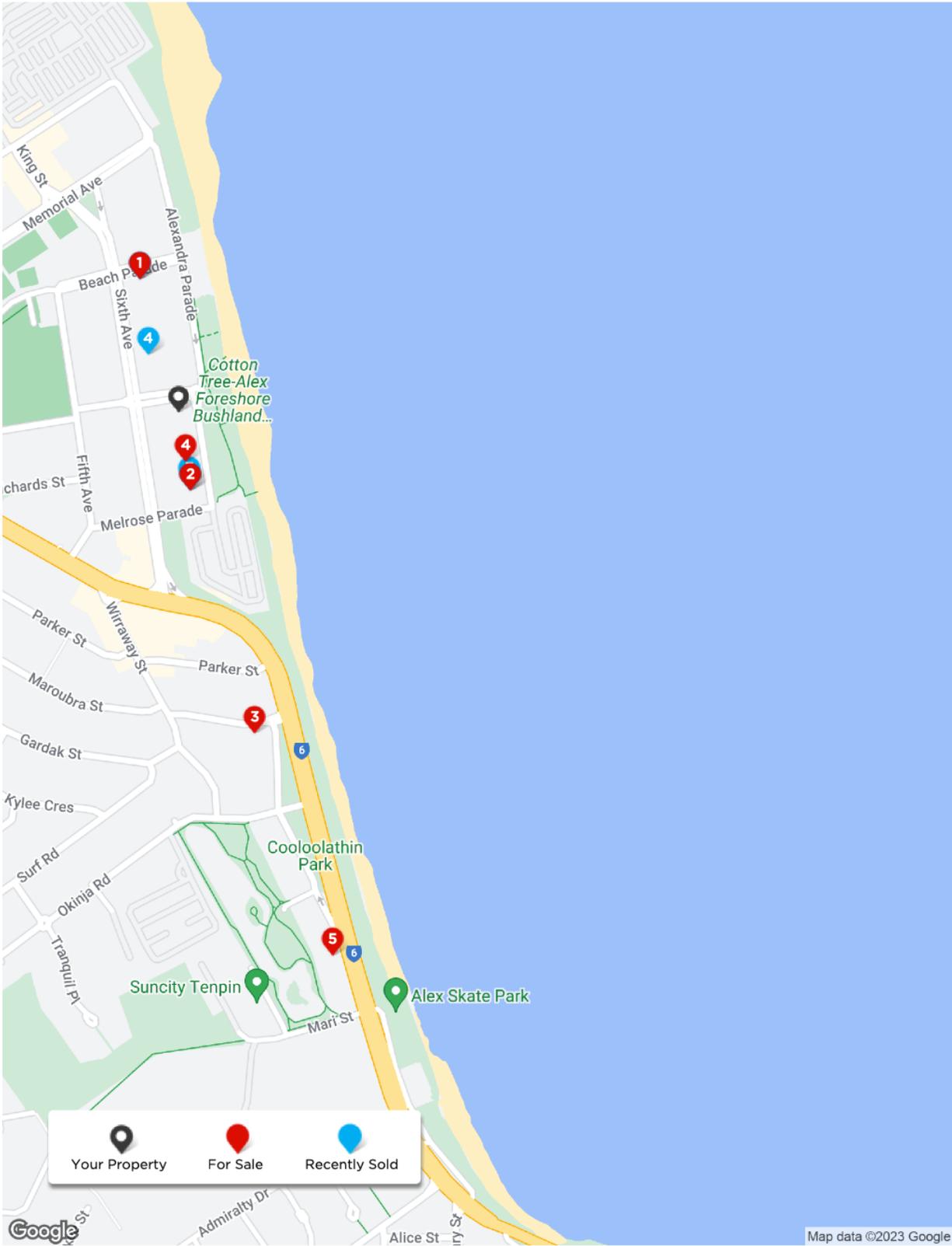
- 14 Nov, 2019 - Listed for rent at \$385 / week
- 6 Nov, 2010 - Listed for rent at \$330 / week
- 7 Jan, 2009 - Listed for rent at \$400 / week
- 24 Apr, 1995 - Sold for \$89,496
- 15 May, 1993 - Sold for \$89,496
- 6 Jan, 1988 - Sold for \$104,000



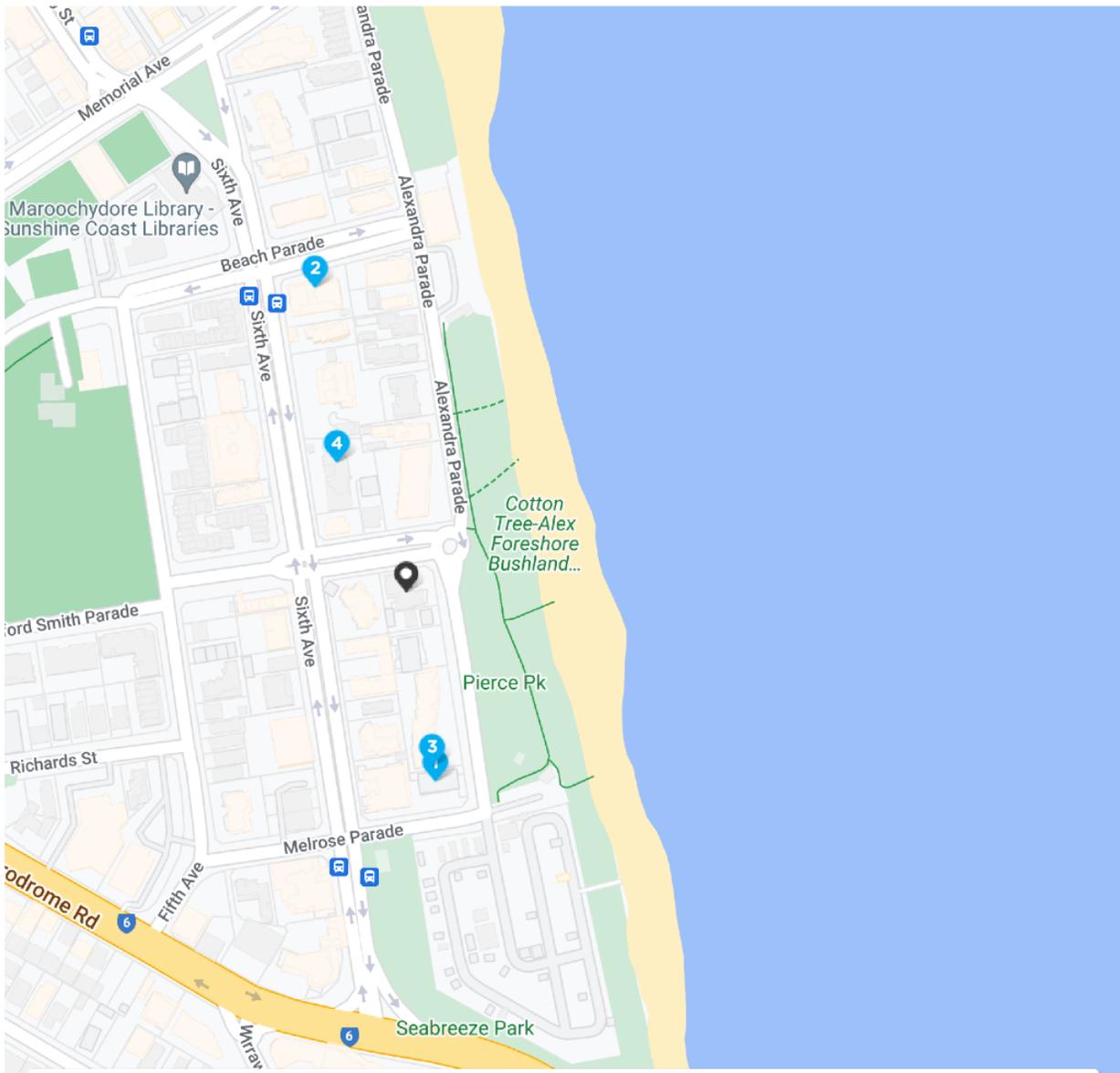
### Introducing Paul Angell

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

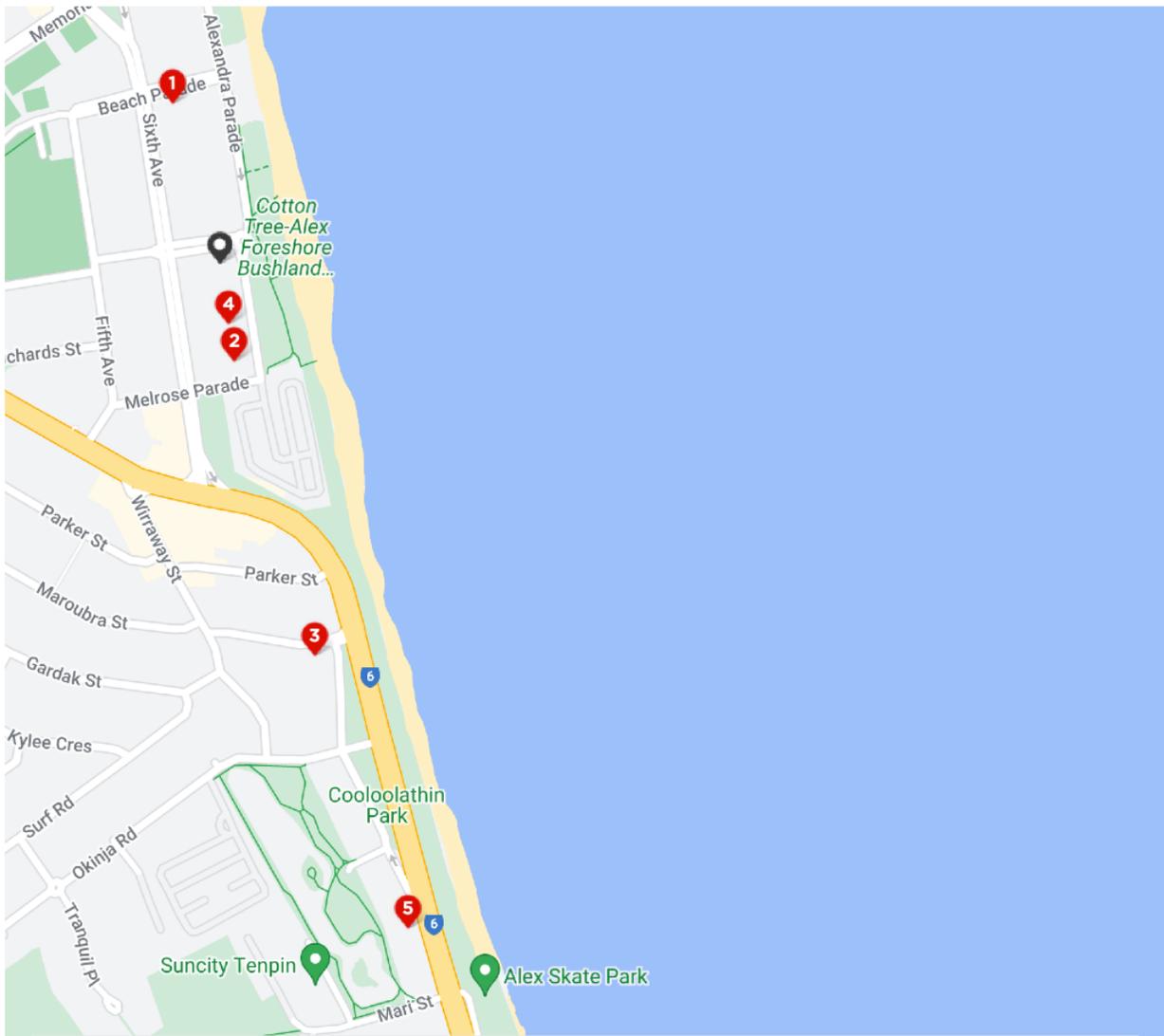


1 21/81 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	\$800,000
2 2/43 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	\$800,000
3 33/81 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	\$835,000
4 54/55 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	\$717,500

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



# Comparables Map: Listings



					DOM	
1	6/43 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	50	\$499,000
2	7/81 SIXTH AVENUE MAROOCHYDORE QLD 4558	2	2	1	4	Offers Over \$498,000
3	203/98 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572	2	2	1	67	Offers Over \$730,000
4	11/70-78 ALEXANDRA PARADE MAROOCHYDORE QLD 4558	2	2	1	22	Forthcoming Auction
5	21/140-144 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572	2	2	1	15	Contact Agent

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# Recent Listings

**1** 6/43 SIXTH AVENUE MAROOCHYDORE QLD 4558



2 2 1 107m<sup>2</sup> 107m<sup>2</sup>  
 Year Built 1994 DOM 50 days  
 Listing Date 02-Jul-19 Distance 0.24km  
 Listing Price \$499,000

**Notes from your agent**  
good sized apartment

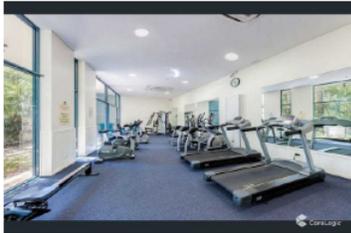
**2** 7/81 SIXTH AVENUE MAROOCHYDORE QLD 4558



2 2 1 116m<sup>2</sup> 116m<sup>2</sup>  
 Year Built 1980 DOM 4 days  
 Listing Date 11-Sep-20 Distance 0.15km  
 Listing Price Offers Over \$498,000

**Notes from your agent**  
Renovated

**3** 203/98 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD 4572



2 2 1 140m<sup>2</sup> 86m<sup>2</sup>  
 Year Built 1999 DOM 67 days  
 Listing Date 30-May-22 Distance 0.59km  
 Listing Price Offers Over \$730,000

**4** 11/70-78 ALEXANDRA PARADE MAROOCHYDORE QLD 4558



2 2 1 121m<sup>2</sup> 121m<sup>2</sup>  
 Year Built 1982 DOM 22 days  
 Listing Date 26-Jun-19 Distance 0.09km  
 Listing Price Forthcoming Auction

**Notes from your agent**  
Similar Position - High Body Corp

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

# Recent Listings

 21/140-144 ALEXANDRA PARADE ALEXANDRA HEADLAND QLD  
4572



 2  2  1  111m<sup>2</sup>  89m<sup>2</sup>

Year Built 2002 DOM 15 days

Listing Date 13-Feb-23 Distance 1km

Listing Price Contact Agent

# Summary

**8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558**



## Appraisal price range

\$760,000 - \$790,000

## 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

## Disclaimer

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