



## 8/60 ALEXANDRA PARADE MAROOCHYDORE QLD 4558

Prepared for Ian and Jan Somers on 12th September 2023



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

Shop 21, 121 Mooloolaba Esplanade  
MOOLOOLABA QLD 4557


m: 0438 468 378

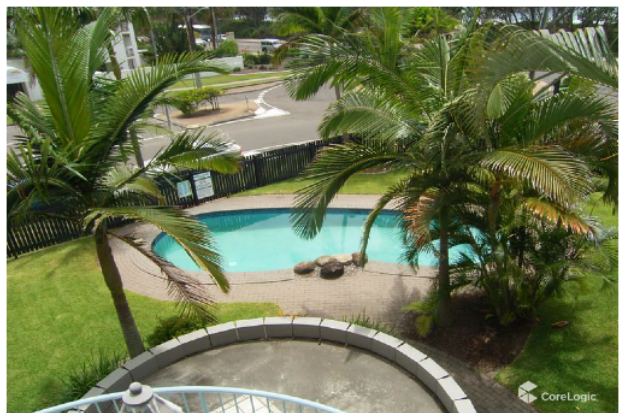
w: 07 5444 0800

paul@fncoastal.com.au

# Your Property

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

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



## Your Property History

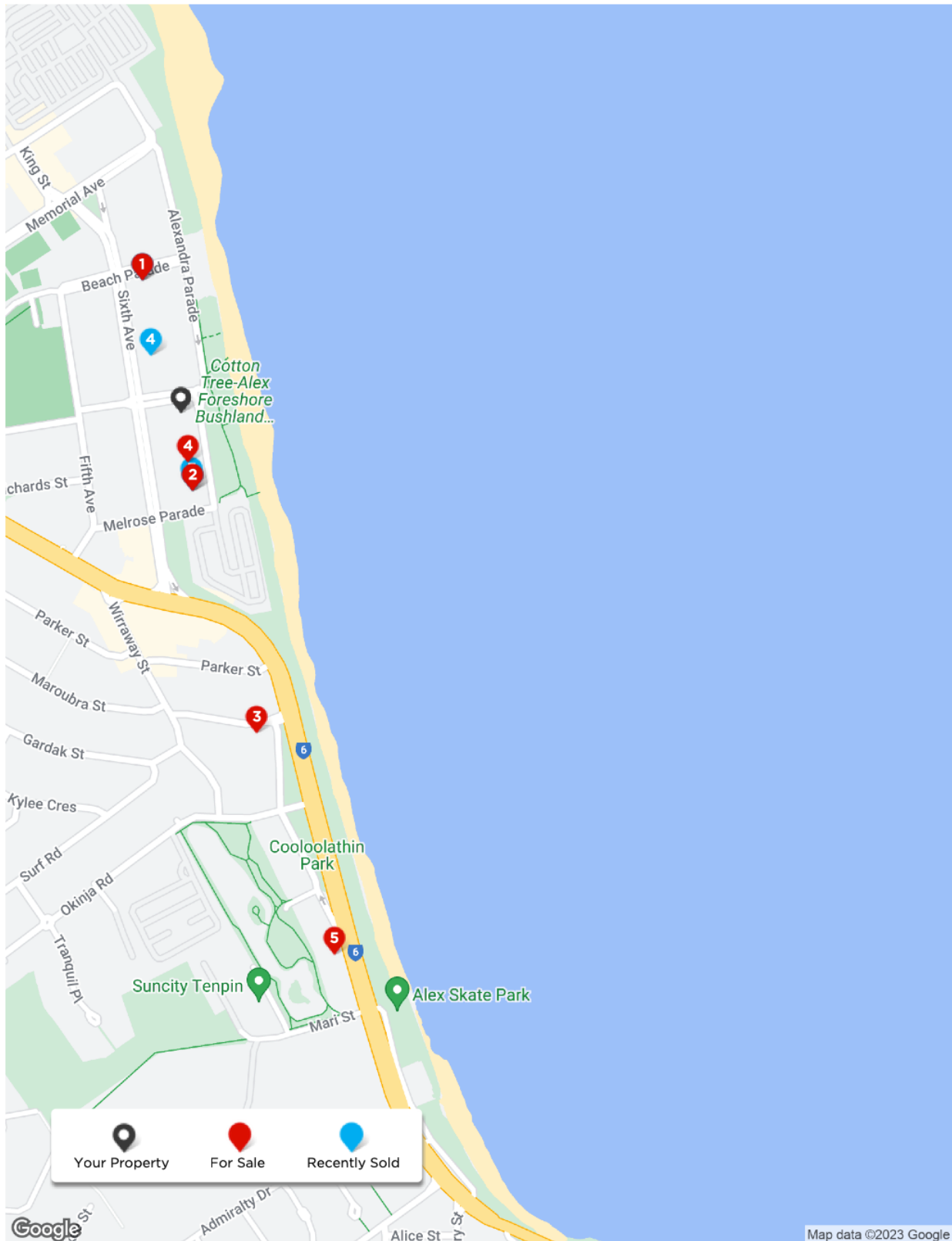
- 14 Nov, 2019** - Listed for rent at \$385 / week
- 6 Nov, 2010** - Listed for rent at \$330 / week
- 7 Jan, 2009** - Listed for rent at \$400 / week
- 24 Apr, 1995** - Sold for \$89,496
- 15 May, 1993** - Sold for \$89,496
- 6 Jan, 1988** - Sold for \$104,000



### Introducing Paul Angell

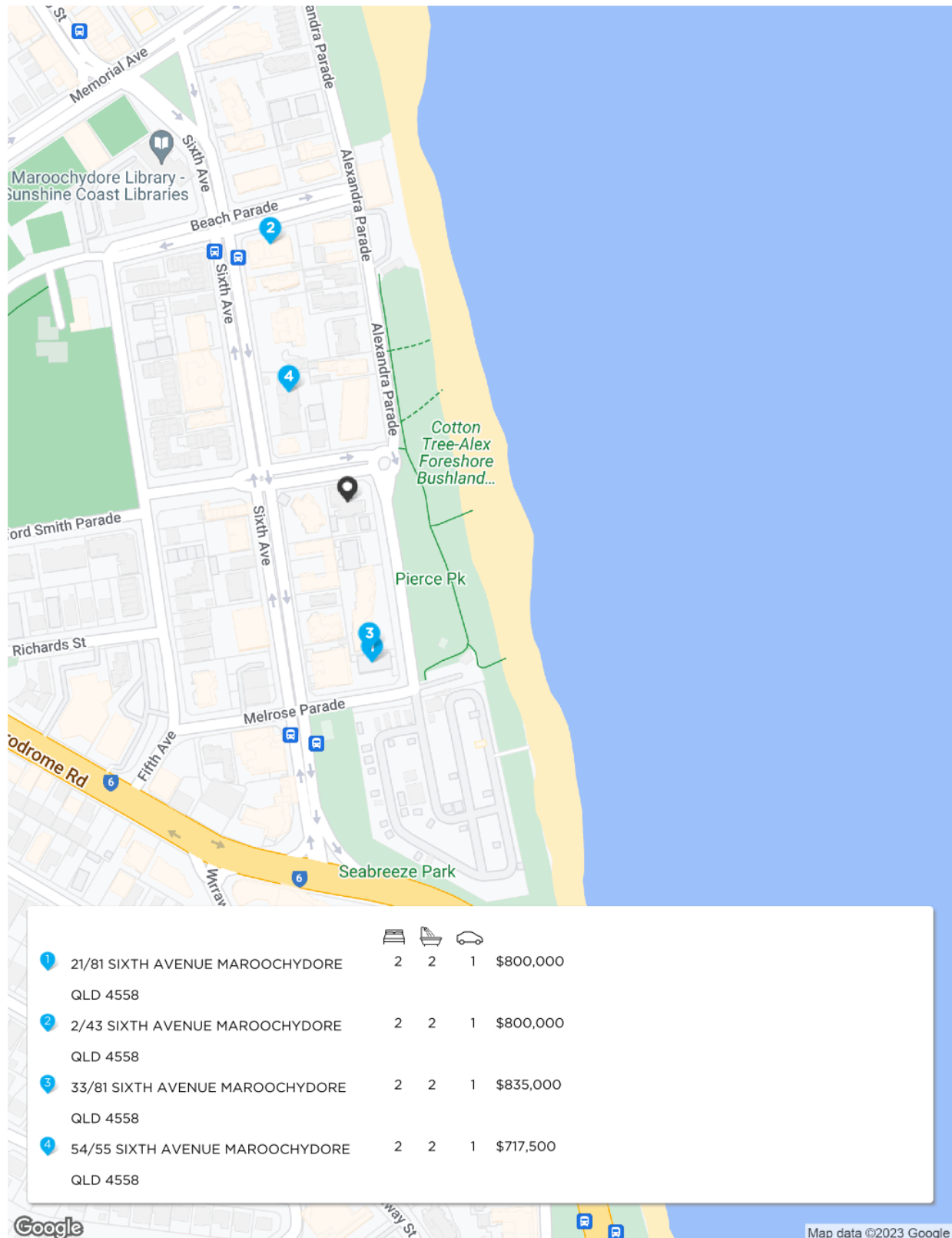
After a 13 year stint with the Department of Defence Paul ventured into real estate in 1992 starting his career in Caloundra. After a relatively short period Paul saw the opportunity and potential of Mooloolaba and purchased a local agency. The agency flourished as an independent, boutique office but now operates as a proud member of the First National Real Estate Group.

# Comparables Map: Sales & Listings





# Comparables Map: Sales




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

# Recent Sales

1

21/81 SIXTH AVENUE MAROOCHYDORE QLD 4558



2

2

1

116m<sup>2</sup>

92m<sup>2</sup>

Year Built

1981

DOM

26

Sold Date

19-May-23

Distance

0.15km

First Listing


AUCTION Auction On Site

Last Listing

UNDER CONTRACT/OFFER

2

2/43 SIXTH AVENUE MAROOCHYDORE QLD 4558



2

2

1

100m<sup>2</sup>

100m<sup>2</sup>

Year Built

1994

DOM

4

Sold Date

30-Nov-22

Distance

0.24km

First Listing


Buy the unit & business | Offers over \$1M

Last Listing

Buy the unit & business | Offers over \$1M

3

33/81 SIXTH AVENUE MAROOCHYDORE QLD 4558



2

2

1

117m<sup>2</sup>

117m<sup>2</sup>

Year Built

1981

DOM

32

Sold Date

28-Jan-23

Distance

0.13km

First Listing


Auction On Site Saturday, 28th of January at 10am

Last Listing

Auction On Site Saturday, 28th of January at 10am

4

54/55 SIXTH AVENUE MAROOCHYDORE QLD 4558



2

2

1

98m<sup>2</sup>

80m<sup>2</sup>

Year Built

2001

DOM

41

Sold Date

14-May-23

Distance

0.11km

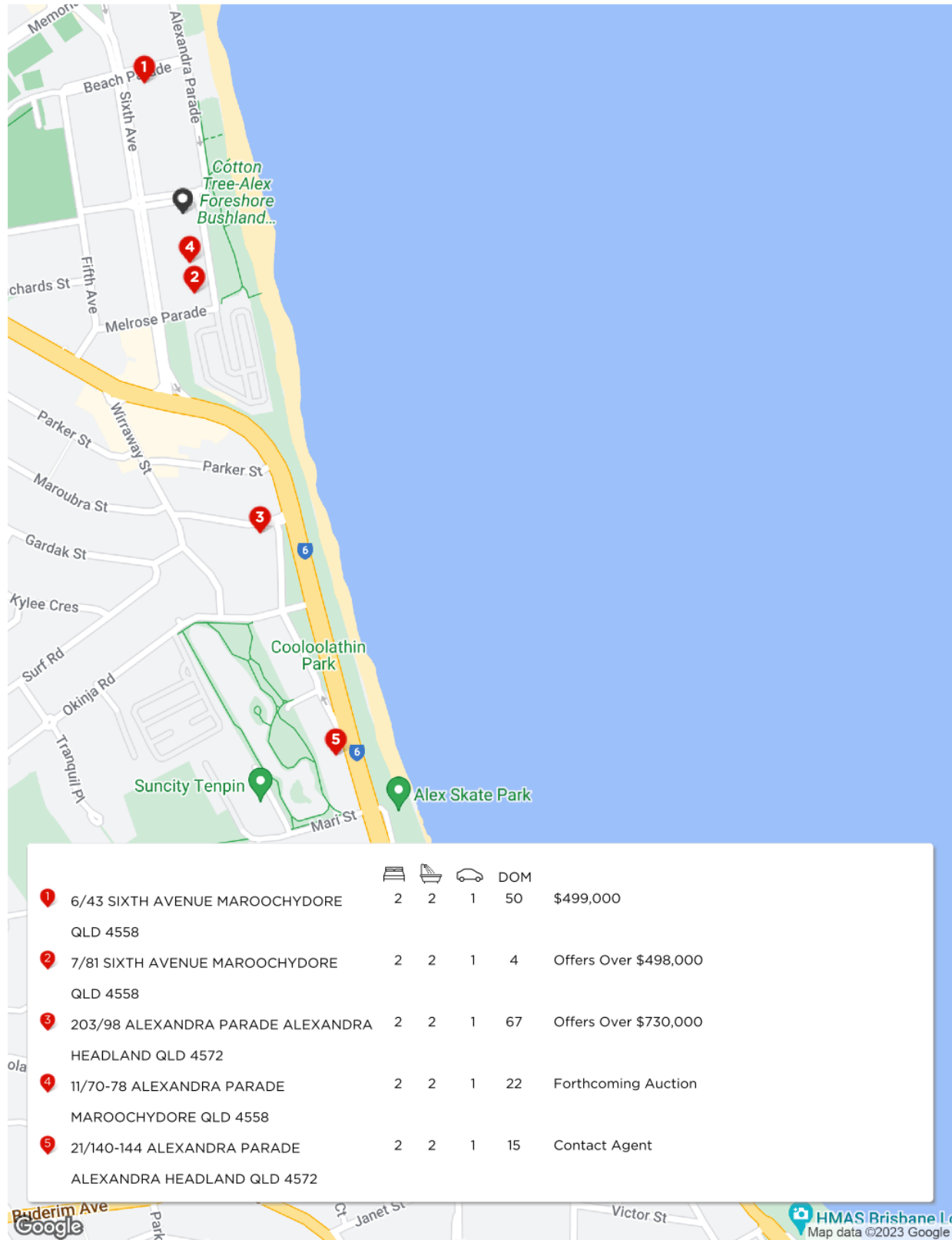
First Listing

Auction on site Saturday 22nd of April at 1pm

Last Listing

\$735,000






# Comparables Map: Listings



## 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

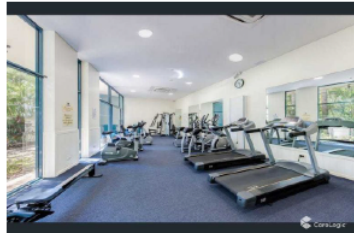
### 2 7/81 SIXTH AVENUE MAROOCHYDORE QLD 4558








 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

# 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

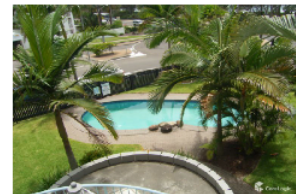


DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



# 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 possibly 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

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