

RENTAL COMPARATIVE MARKET ANALYSIS



10/30 Moonie Drive Coomera QLD 4209

Carrie Brogden

Email: opal@manme.com.au

Office: 55736222

► YOUR PROFESSIONAL AGENT

Carrie Brogden

Email: opal@manme.com.au

Office: 55736222

ManageMe - Property Management Solutions

8/131 Old Pacific Highway, OXENFORD QLD 4210 AUS

+61(04)02445599

► ABOUT ME

► MY RENTAL SUCCESS

► YOUR PROPERTY

10/30 Moonie Drive Coomera QLD 4209



► KEY RENTAL POINTS

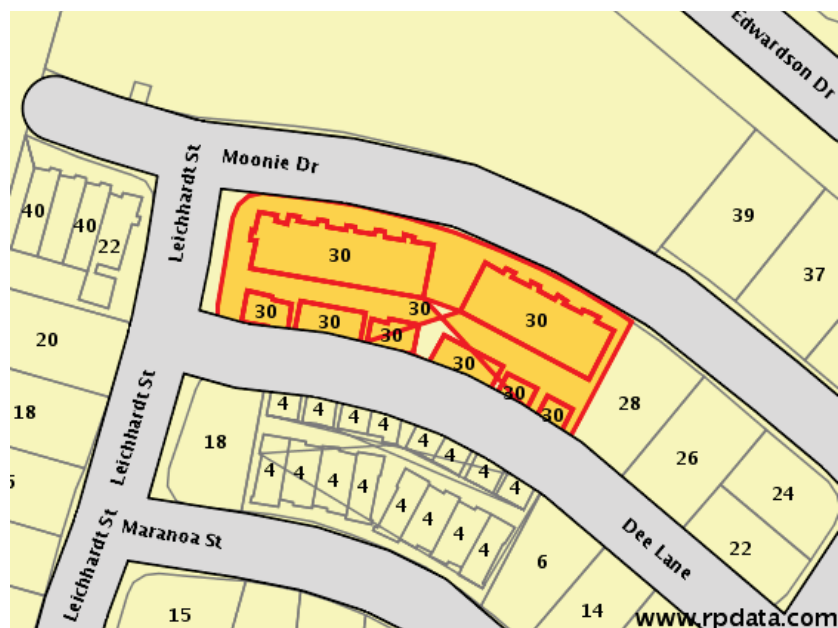
► THINGS TO CONSIDER

► SINGLE PROPERTY MAPPING


Aerial View



Cadastral View




► COMPARATIVE RENTAL PROPERTY




Mar 16

2/8 Seashell Avenue Coomera QLD 4209


First Rental Price:	\$365/W
Current Rental Price:	\$365/W
First Listed Date:	11 Mar 2016
Current Listed Date:	28 Mar 2016




3



2



-



Approx.
82m²


Category:

Unit:

Townhouse/villa

Distance:


1.53km




Mar 16

1/11 Seagreen Drive Coomera QLD 4209


First Rental Price:	\$360/W
Current Rental Price:	\$360/W
First Listed Date:	22 Jan 2016
Current Listed Date:	26 Apr 2016




3



1



1




Approx.
465m²

Category:

Unit

Distance:


1.46km




Mar 16

4/1 Leichhardt Street Coomera QLD 4209


First Rental Price:	\$370/W
Current Rental Price:	\$370/W
First Listed Date:	3 Feb 2016
Current Listed Date:	10 Feb 2016




3



2



-



Approx.
912m²


Category:

Unit:

Townhouse/villa

Distance:


0.17km




Mar 16

4/30 Seashell Avenue Coomera QLD 4209


First Rental Price:	\$350/W
Current Rental Price:	\$350/W
First Listed Date:	18 May 2016
Current Listed Date:	4 Jun 2016




3



2



1




-

Category:

Unit

Distance:


1.40km




Feb 16

2/30 Moonie Drive Coomera QLD 4209


First Rental Price:	\$350/W
Current Rental Price:	\$350/W
First Listed Date:	11 Feb 2016
Current Listed Date:	17 Mar 2016




3



2



1



Approx.
1,181m²


Category:

Unit:

Townhouse/villa

Distance:


0.00km




Mar 16

4/30 Moonie Drive Coomera QLD 4209


First Rental Price:	\$360/W
Current Rental Price:	\$360/W
First Listed Date:	8 Jun 2016
Current Listed Date:	14 Jun 2016




4



2



-



Approx.
1,181m²

Category:

Unit

Distance:

0.00km



Jun 16 www.realestate.com.au

2/23 Collingrove Circuit Pimpama QLD 4209

First Rental Price: \$345/W
 Current Rental Price: \$345/W
 First Listed Date: 3 Jun 2016
 Current Listed Date: 10 Jun 2016



Category: Unit:
 Townhouse/villa
 Distance: 1.88km



May 15 www.realestate.com.au

4/26 Venetian Way Coomera QLD 4209

First Rental Price: \$318/W
 Current Rental Price: \$318/W
 First Listed Date: 22 Jan 2016
 Current Listed Date: 1 Feb 2016



Category: Unit
 Distance: 0.99km



May 14 www.realestate.com.au

1/6 Anlaby Drive Pimpama QLD 4209

First Rental Price: \$350/W
 Current Rental Price: \$350/W
 First Listed Date: 21 Jun 2016
 Current Listed Date: 21 Jun 2016



Category: Unit
 Distance: 1.91km



May 16 www.realestate.com.au

2/21 Venetian Way Coomera QLD 4209

First Rental Price: \$370/W
 Current Rental Price: \$370/W
 First Listed Date: 11 May 2016
 Current Listed Date: 20 Jun 2016



Category: Unit:
 Townhouse/villa
 Distance: 1.04km



May 16 www.realestate.com.au






5/21 Venetian Way Coomera QLD 4209






First Rental Price: \$380/W
 Current Rental Price: \$380/W
 First Listed Date: 10 May 2016
 Current Listed Date: 26 May 2016








Category: Unit:
 Townhouse/villa
 Distance: 1.02km

► SOLD PROPERTIES

	4/11 Collingrove Circuit Pimpama QLD 4209	 3  2  2  -
	Sold Price: \$320,000	Distance: 1.95km
	Sold Date: 6 May 2016	
	Category: Unit	
	Lot Plan: 4/SP228557 PIMPAMA QLD	

	1/13 Bailer Street Coomera QLD 4209	 3  2  2  Approx. 81m ²
	Sold Price: \$310,000	Distance: 1.45km
	Sold Date: 18 Mar 2016	
	Category: Unit: Townhouse/villa	
	Lot Plan: 1/SP192692 COOMERA QLD	

	4/40 Moonie Drive Coomera QLD 4209	 3  2  2  Approx. 103m ²
	Sold Price: \$307,500	Distance: 0.08km
	Sold Date: 30 May 2016	
	Category: Unit: Townhouse/villa	
	Lot Plan: 1/SP204168 COOMERA QLD	

► STATISTICS SUMMARY

Suburb Rental Statistics

Category	Indicated Gross Rental Yield	Median Asking Rental Price
House	5.2%	\$450
Unit	6.6%	\$460

Statistics are based on a rolling 12 month period






Rents By Property Type - Houses and Units






		Quantity	Lowest Rent / Week	Highest Rent / Week	Median Rent / Week	Average Rent / Week
UNIT	3 bedrooms	10	\$318	\$380	\$355	\$355
	4 bedrooms	1	\$360	\$360	\$360	\$360
TOTAL UNIT		11			\$360	\$356
GRAND TOTAL		11			\$360	\$356






Average Number Of Days Advertised






		Quantity	Average Number Of Days Advertised
UNIT	\$300 - \$399	11	36






► ON THE MARKET






	<h3>3/23 Park Esplanade Coomera QLD 4209</h3> <table><tr><td>Listing Price:</td><td>Interest above \$319k</td></tr><tr><td>Listing Date:</td><td>10 Jun 2016</td></tr><tr><td>Agency:</td><td>Elever Property Group - Brisbane City</td></tr><tr><td>Lot Plan:</td><td>3/SP191983 COOMERA QLD</td></tr></table>	Listing Price:	Interest above \$319k	Listing Date:	10 Jun 2016	Agency:	Elever Property Group - Brisbane City	Lot Plan:	3/SP191983 COOMERA QLD	<div><div><div>3</div></div><div><div>2</div></div><div><div>2</div></div><div><div>-</div></div></div> <div><div>Listing Type:</div><div>Normal Sale</div></div> <div><div>Distance:</div><div>0.69km</div></div>
Listing Price:	Interest above \$319k									
Listing Date:	10 Jun 2016									
Agency:	Elever Property Group - Brisbane City									
Lot Plan:	3/SP191983 COOMERA QLD									


	<h3>7/23 Park Esplanade Coomera QLD 4209</h3> <table><tr><td>Listing Price:</td><td>offers from \$340,000</td></tr><tr><td>Listing Date:</td><td>22 Apr 2016</td></tr><tr><td>Agency:</td><td>Sunstate Property Group - Paradise Point</td></tr><tr><td>Lot Plan:</td><td>7/SP191983 COOMERA QLD</td></tr></table>	Listing Price:	offers from \$340,000	Listing Date:	22 Apr 2016	Agency:	Sunstate Property Group - Paradise Point	Lot Plan:	7/SP191983 COOMERA QLD	<div><div><div>3</div></div><div><div>2</div></div><div><div>2</div></div><div><div>-</div></div></div> <div><div>Listing Type:</div><div>Normal Sale</div></div> <div><div>Distance:</div><div>0.69km</div></div>
Listing Price:	offers from \$340,000									
Listing Date:	22 Apr 2016									
Agency:	Sunstate Property Group - Paradise Point									
Lot Plan:	7/SP191983 COOMERA QLD									

	<h3>4/5 Park Esplanade Coomera QLD 4209</h3> <table><tr><td>Listing Price:</td><td>Offers Over \$319,000</td></tr><tr><td>Listing Date:</td><td>11 May 2016</td></tr><tr><td>Agency:</td><td>Coomera Realty - Oxenford</td></tr><tr><td>Lot Plan:</td><td>4/SP191982 COOMERA QLD</td></tr></table>	Listing Price:	Offers Over \$319,000	Listing Date:	11 May 2016	Agency:	Coomera Realty - Oxenford	Lot Plan:	4/SP191982 COOMERA QLD	<div><div><div>3</div></div><div><div>2</div></div><div><div>1</div></div><div><div>Approx. 428m²</div></div></div> <div><div>Listing Type:</div><div>Normal Sale</div></div> <div><div>Distance:</div><div>0.66km</div></div>
Listing Price:	Offers Over \$319,000									
Listing Date:	11 May 2016									
Agency:	Coomera Realty - Oxenford									
Lot Plan:	4/SP191982 COOMERA QLD									

	<h3>1/9 Talpa Street Coomera QLD 4209</h3> <table><tr><td>Listing Price:</td><td>\$349,000</td></tr><tr><td>Listing Date:</td><td>22 Jun 2016</td></tr><tr><td>Agency:</td><td>Hillsea Real Estate - Oxenford</td></tr><tr><td>Lot Plan:</td><td>1/SP212357 COOMERA QLD</td></tr></table>	Listing Price:	\$349,000	Listing Date:	22 Jun 2016	Agency:	Hillsea Real Estate - Oxenford	Lot Plan:	1/SP212357 COOMERA QLD	<div><div><div>3</div></div><div><div>2</div></div><div><div>1</div></div><div><div>Approx. 79m²</div></div></div> <div><div>Listing Type:</div><div>Normal Sale</div></div> <div><div>Distance:</div><div>1.36km</div></div>
Listing Price:	\$349,000									
Listing Date:	22 Jun 2016									
Agency:	Hillsea Real Estate - Oxenford									
Lot Plan:	1/SP212357 COOMERA QLD									





	<h3>2/26 Jimmy Road Coomera QLD 4209</h3> <table><tr><td>Listing Price:</td><td>Offers Over \$315,000</td></tr><tr><td>Listing Date:</td><td>17 Jun 2016</td></tr><tr><td>Agency:</td><td>First National Monterey Keys - Monterey Keys</td></tr><tr><td>Lot Plan:</td><td>2/SP234251 COOMERA QLD</td></tr></table>	Listing Price:	Offers Over \$315,000	Listing Date:	17 Jun 2016	Agency:	First National Monterey Keys - Monterey Keys	Lot Plan:	2/SP234251 COOMERA QLD	<div><div><div>3</div></div><div><div>2</div></div><div><div>1</div></div><div><div>Approx. 632m²</div></div></div> <div><div>Listing Type:</div><div>Normal Sale</div></div> <div><div>Distance:</div><div>1.23km</div></div>
Listing Price:	Offers Over \$315,000									
Listing Date:	17 Jun 2016									
Agency:	First National Monterey Keys - Monterey Keys									
Lot Plan:	2/SP234251 COOMERA QLD									

	<h3>2/23 Collingrove Circuit Pimpama QLD 4209</h3> <table><tr><td>Listing Price:</td><td>\$335,000</td></tr><tr><td>Listing Date:</td><td>17 Jun 2016</td></tr><tr><td>Agency:</td><td>First National Monterey Keys - Monterey Keys</td></tr><tr><td>Lot Plan:</td><td>2/SP234244 PIMPAMA QLD</td></tr></table>	Listing Price:	\$335,000	Listing Date:	17 Jun 2016	Agency:	First National Monterey Keys - Monterey Keys	Lot Plan:	2/SP234244 PIMPAMA QLD	<div><div><div>3</div></div><div><div>2</div></div><div><div>1</div></div><div><div>Approx. 94m²</div></div></div> <div><div>Listing Type:</div><div>Normal Sale</div></div> <div><div>Distance:</div><div>1.88km</div></div>
Listing Price:	\$335,000									
Listing Date:	17 Jun 2016									
Agency:	First National Monterey Keys - Monterey Keys									
Lot Plan:	2/SP234244 PIMPAMA QLD									



1/6 Tuxworth Place Pimpama QLD 4209





Listing Price:	Offers Over \$310,000
Listing Date:	10 Jun 2016
Agency:	Ray White Oxenford
Lot Plan:	1/SP240137 PIMPAMA QLD


Listing Type:	Normal Sale
Distance:	2.04km

1/3 Christine Drive Coomera QLD 4209

Listing Price:	\$349,000
Listing Date:	8 Jun 2016
Agency:	First National - Upper Coomera
Lot Plan:	1/SP250191 COOMERA QLD










Listing Type:	Normal Sale
Distance:	1.40km




1/3 Christine Drive Coomera QLD 4209

Listing Price:	\$349,000
Listing Date:	22 Jun 2016
Agency:	First National - Upper Coomera
Lot Plan:	1/SP250191 COOMERA QLD










Listing Type:	Normal Sale
Distance:	1.40km



3/3 Christine Drive Coomera QLD 4209

Listing Price:	\$349,000
Listing Date:	21 Jun 2016
Agency:	First National - Upper Coomera
Lot Plan:	3/SP250191 COOMERA QLD

Listing Type:	Normal Sale
Distance:	1.39km

► SUGGESTED RENTAL PRICE

10/30 Moonie Drive Coomera QLD 4209



► ESTIMATED RENTAL PRICE

Recommended Listing Price:
Estimated Weekly Rental Price: \$345,000 - \$412,000

Prepared On: 24 Jun 2016
 Prepared For:

► AGENT DETAILS

Carrie Brogden

Email: opal@manme.com.au































Office: 55736222


► DISCLAIMER

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2016. 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.


MARKET COMPARISON


	3/23 Park Esplanade Coomera QLD 4209 First Ad Price: \$337,000 Last Ad Price: \$319,000 Actual Sale Price: % Change First to Last Ad Price: -5.34% % Total Change:	    Days On Market: 247 Distance: 0.69km
	7/23 Park Esplanade Coomera QLD 4209 First Ad Price: \$379,000 Last Ad Price: \$340,000 Actual Sale Price: % Change First to Last Ad Price: -10.29% % Total Change:	    Days On Market: 908 Distance: 0.69km
	4/5 Park Esplanade Coomera QLD 4209 First Ad Price: \$319,000 Last Ad Price: \$319,000 Actual Sale Price: % Change First to Last Ad Price: 0% % Total Change:	    Days On Market: 232 Distance: 0.66km
	2/6 Lenton Street Coomera QLD 4209 First Ad Price: \$320,000 Last Ad Price: Actual Sale Price: % Change First to Last Ad Price: % Total Change:	    Days On Market: 61 Distance: 1.19km
	4/40 Moonie Drive Coomera QLD 4209 First Ad Price: \$385,000 Last Ad Price: \$335,000 Actual Sale Price: \$307,500 % Change First to Last Ad Price: -12.99% % Total Change: -20.13%	    Days On Market: 183 Distance: 0.08km
	1/9 Talpa Street Coomera QLD 4209 First Ad Price: \$349,000 Last Ad Price: \$349,000 Actual Sale Price: % Change First to Last Ad Price: 0% % Total Change:	    Days On Market: 11 Distance: 1.36km





2/26 Jimmy Road Coomera QLD 4209

First Ad Price:	\$315,000	Last Ad Price:	\$315,000
Actual Sale Price:			
% Change First to Last Ad Price:		0%	
% Total Change:			



3


2


1



Approx.
632m²


Days On Market:	115
Distance:	1.23km





2/2 Jones Street Coomera QLD 4209

First Ad Price:	\$365,000	Last Ad Price:	\$355,000
Actual Sale Price:			
% Change First to Last Ad Price:		-2.74%	
% Total Change:			


3


2


-


Approx.
153m²

Days On Market:	81
Distance:	1.25km

► AREA PROFILE

The size of Coomera is approximately 37 square kilometres.

The population of Coomera in 2006 was 3,465 people. By 2011 the population was 8,791 showing a population growth of 153% in the area during that time.

The predominant age group in Coomera is 0-14 years.

Households in Coomera are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

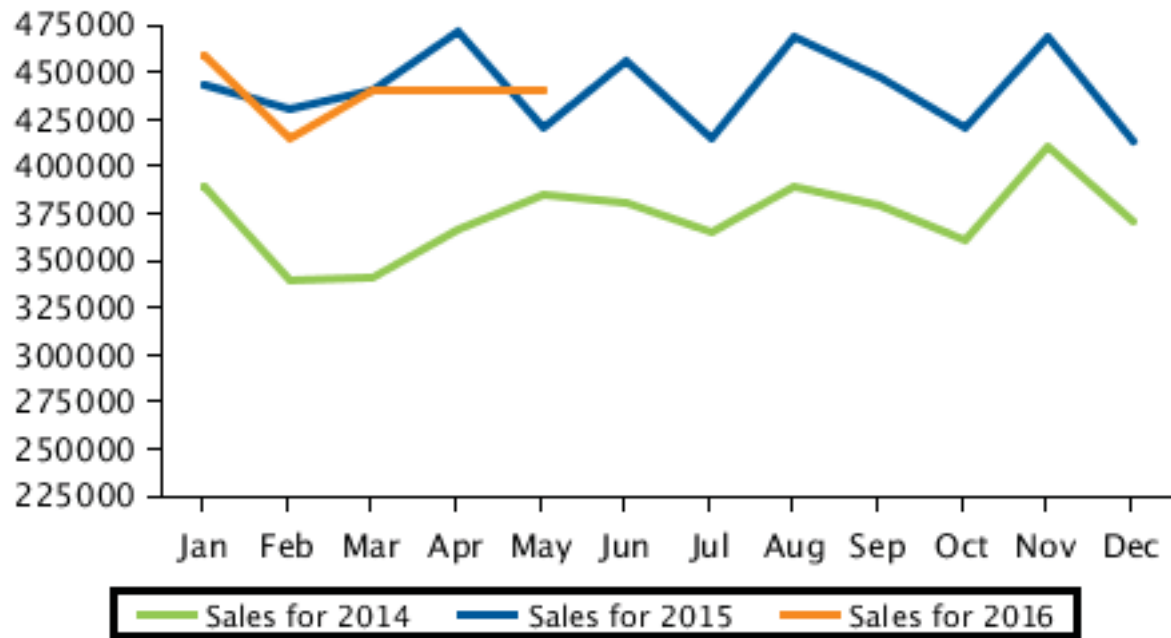
In general, people in Coomera work in a Professional occupation.

In 2006, 43.4% of the homes in Coomera were owner-occupied compared with 43.1% in 2011.

Currently the median sales price of houses in the area is 439,950.

Median Sale Price

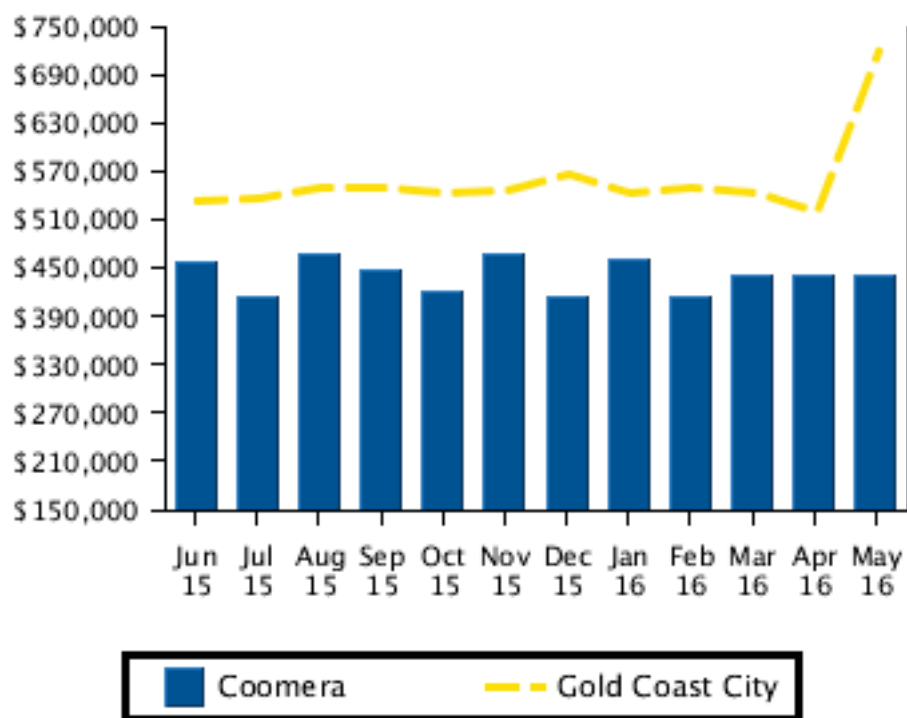
	YEAR 2014	YEAR 2015	YEAR 2016
Period	Median Price	Median Price	Median Price
January	\$389,000	\$443,500	\$459,000
February	\$340,000	\$430,000	\$414,500
March	\$340,444	\$440,750	\$439,950
April	\$367,000	\$471,000	\$439,950
May	\$385,000	\$420,000	\$439,950
June	\$380,000	\$456,000	\$0
July	\$364,500	\$415,000	\$0
August	\$389,000	\$468,000	\$0
September	\$378,500	\$447,000	\$0
October	\$360,000	\$420,000	\$0
November	\$410,000	\$468,000	\$0
December	\$370,000	\$413,000	\$0



► RECENT MEDIAN SALE PRICES

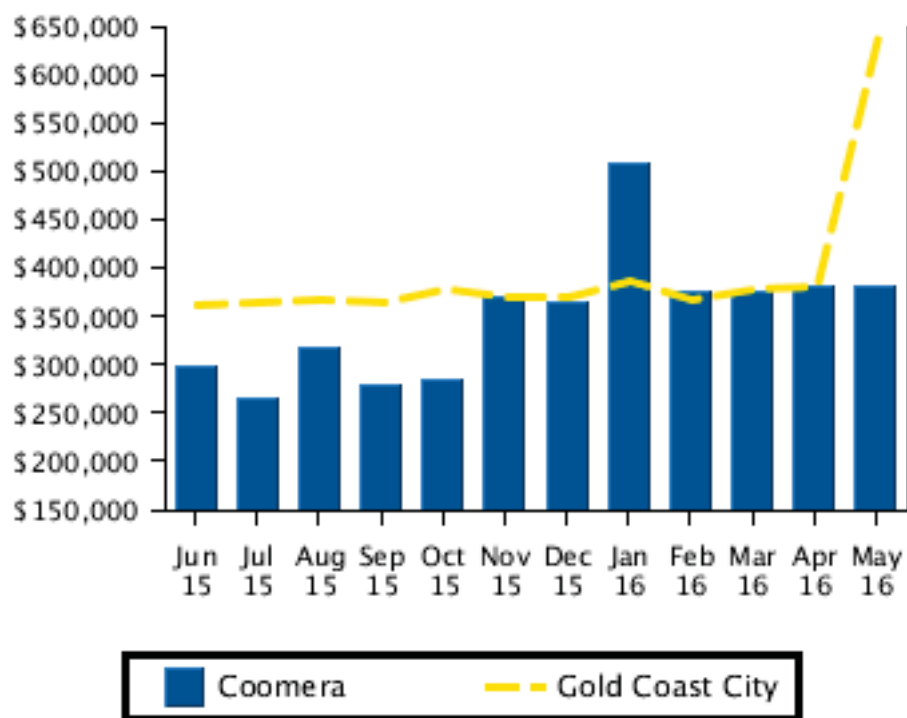
Recent Median House Sale Prices

Period	COOMERA	GOLD COAST CITY
	Median Price	Median Price
May 2016	\$439,950	\$720,000
April 2016	\$439,950	\$520,000
March 2016	\$439,950	\$544,000
February 2016	\$414,500	\$550,000
January 2016	\$459,000	\$544,000
December 2015	\$413,000	\$565,000
November 2015	\$468,000	\$545,000
October 2015	\$420,000	\$543,000
September 2015	\$447,000	\$549,000
August 2015	\$468,000	\$550,000
July 2015	\$415,000	\$537,000
June 2015	\$456,000	\$533,500



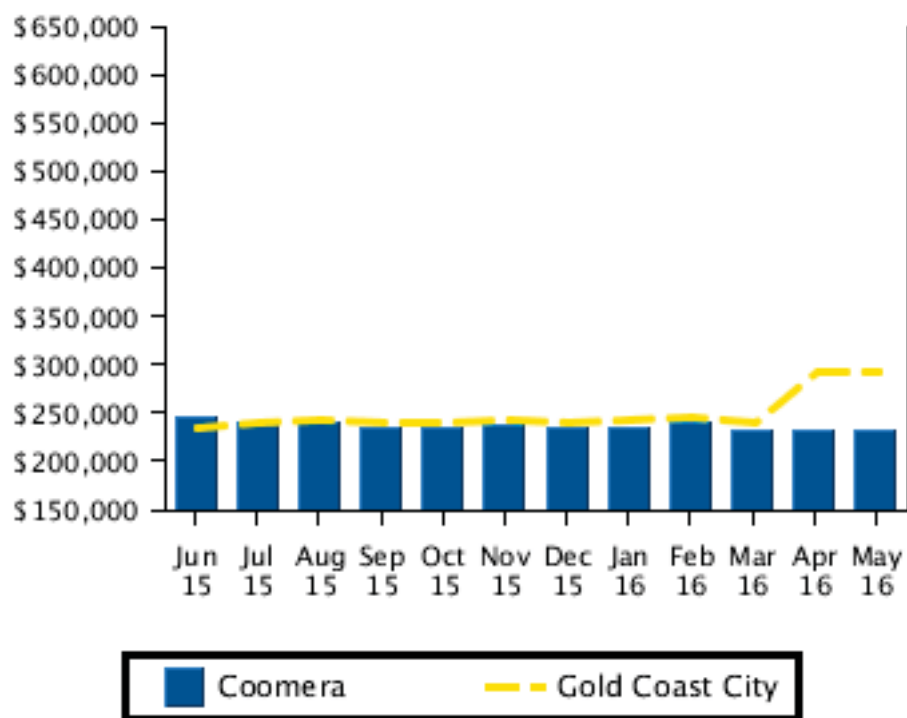
Recent Median Unit Sale Prices

Period	COOMERA	GOLD COAST CITY
	Median Price	Median Price
May 2016	\$380,950	\$640,000
April 2016	\$380,950	\$380,000
March 2016	\$374,400	\$379,000
February 2016	\$375,400	\$367,000
January 2016	\$507,000	\$385,000
December 2015	\$363,900	\$370,000
November 2015	\$369,650	\$370,500
October 2015	\$285,000	\$379,000
September 2015	\$277,500	\$365,000
August 2015	\$317,000	\$368,000
July 2015	\$265,000	\$365,000
June 2015	\$297,500	\$360,000



Recent Median Land Sale Prices

Period	COOMERA	GOLD COAST CITY
	Median Price	Median Price
May 2016	\$231,200	\$291,000
April 2016	\$231,200	\$291,000
March 2016	\$231,200	\$240,175
February 2016	\$238,950	\$244,375
January 2016	\$235,000	\$241,900
December 2015	\$234,900	\$240,000
November 2015	\$235,950	\$243,000
October 2015	\$233,500	\$240,000
September 2015	\$235,000	\$238,700
August 2015	\$240,000	\$242,000
July 2015	\$239,900	\$240,000
June 2015	\$245,000	\$235,000

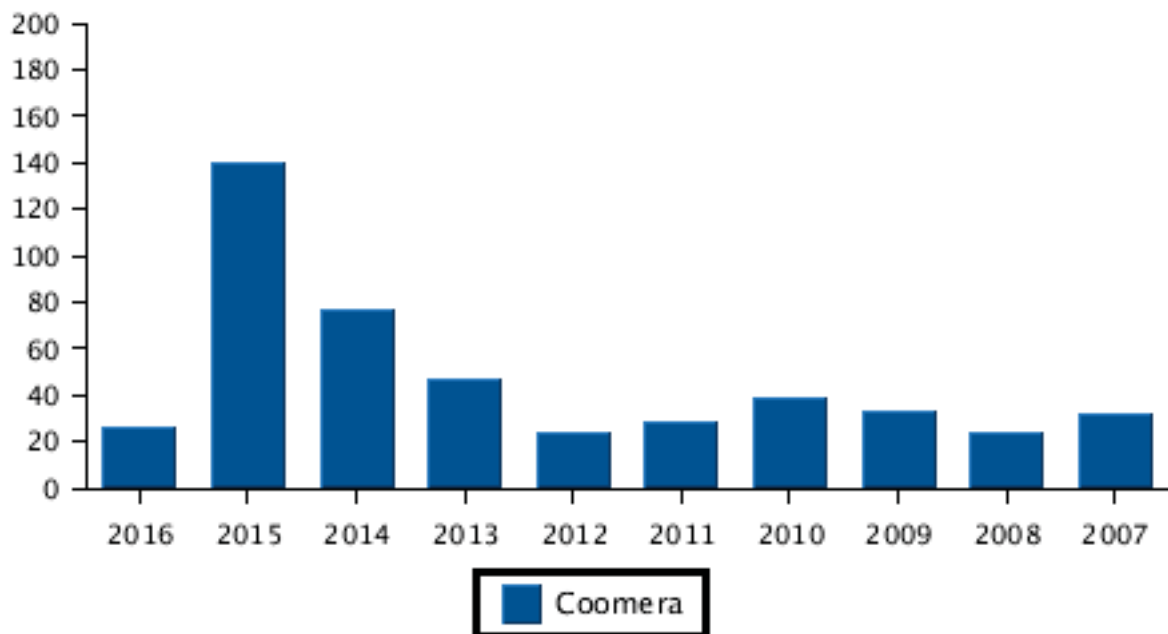


► SALES PER ANNUM

House Sales Per Annum

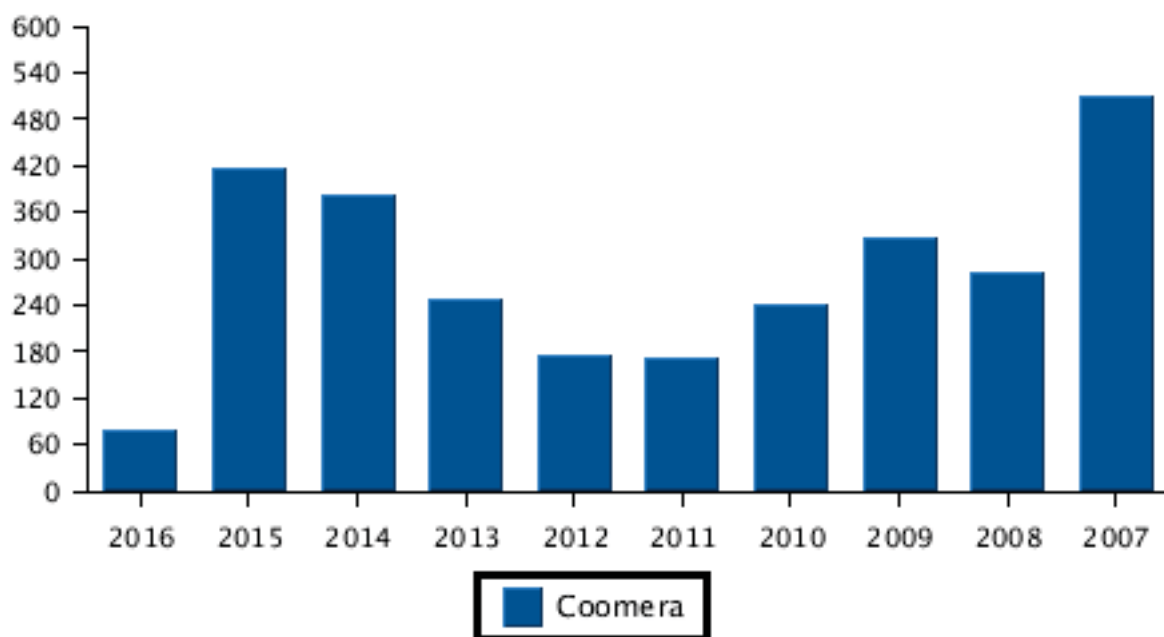
COOMERA

Period	Number
2016	26
2015	140
2014	76
2013	47
2012	24
2011	28
2010	39
2009	33
2008	24
2007	32



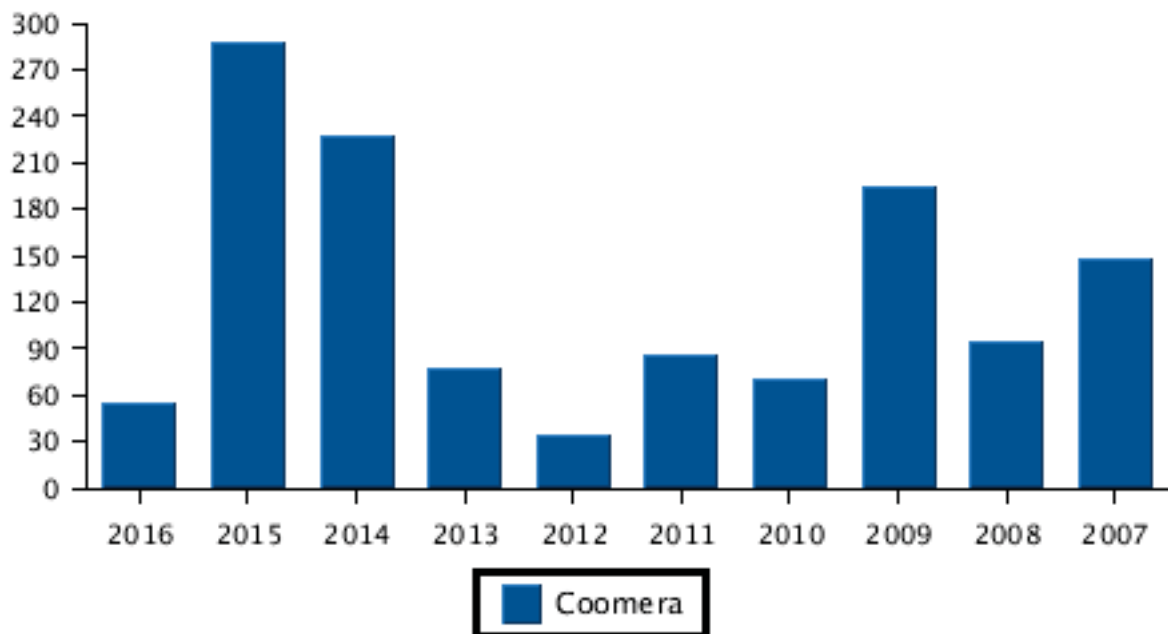
Unit Sales Per Annum

COOMERA	
Period	Number
2016	78
2015	415
2014	382
2013	246
2012	175
2011	171
2010	239
2009	326
2008	281
2007	507



Land Sales Per Annum

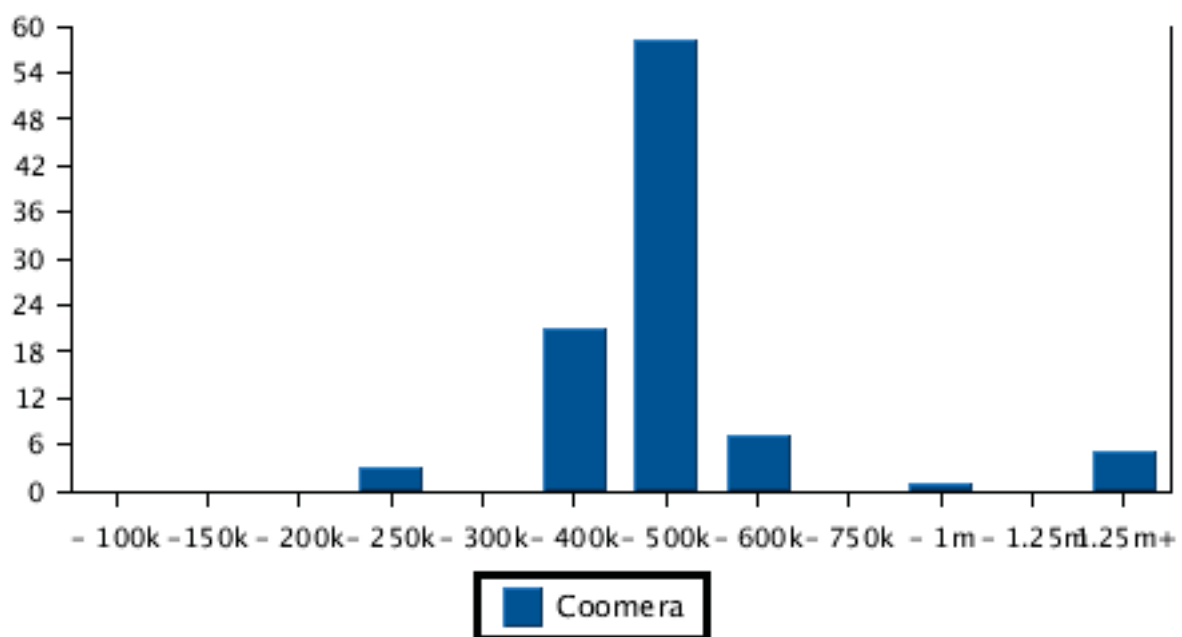
COOMERA	
Period	Number
2016	54
2015	287
2014	226
2013	76
2012	33
2011	85
2010	70
2009	194
2008	94
2007	148



► SALES BY PRICE

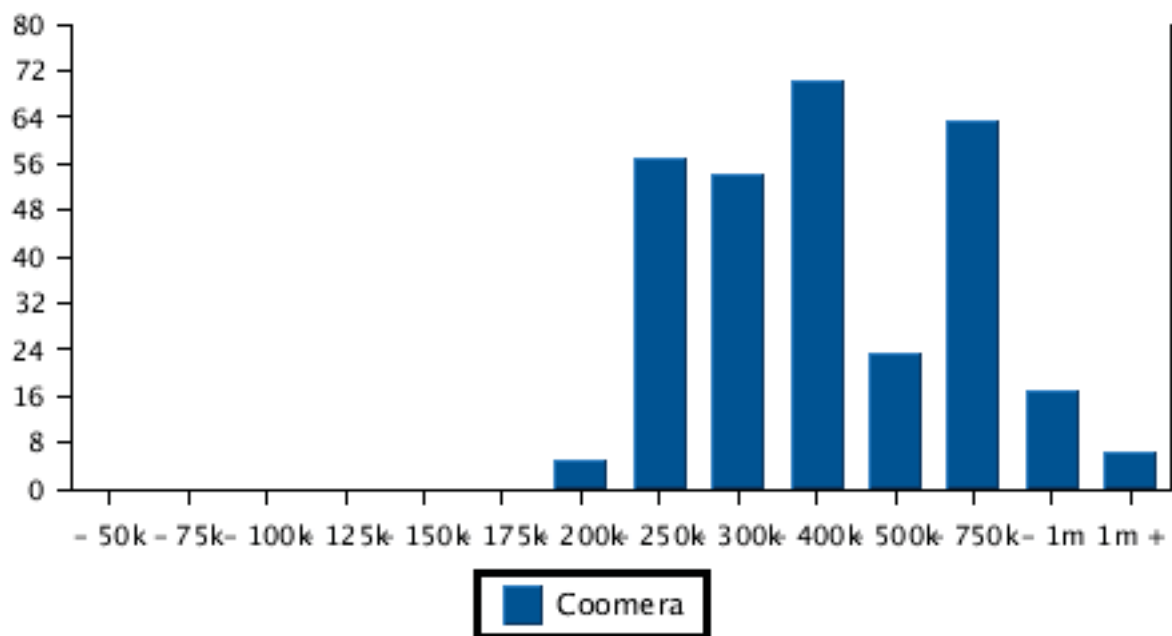
House Sale by Price (12 months)

COOMERA	
Price	Number
0 - 100k	0
101 - 150k	0
151 - 200k	0
201 - 250k	3
251 - 300k	0
301 - 400k	21
401 - 500k	58
501 - 600k	7
601 - 750k	0
751 - 1m	1
> 1m - 1.25m	0
1.25m+	5



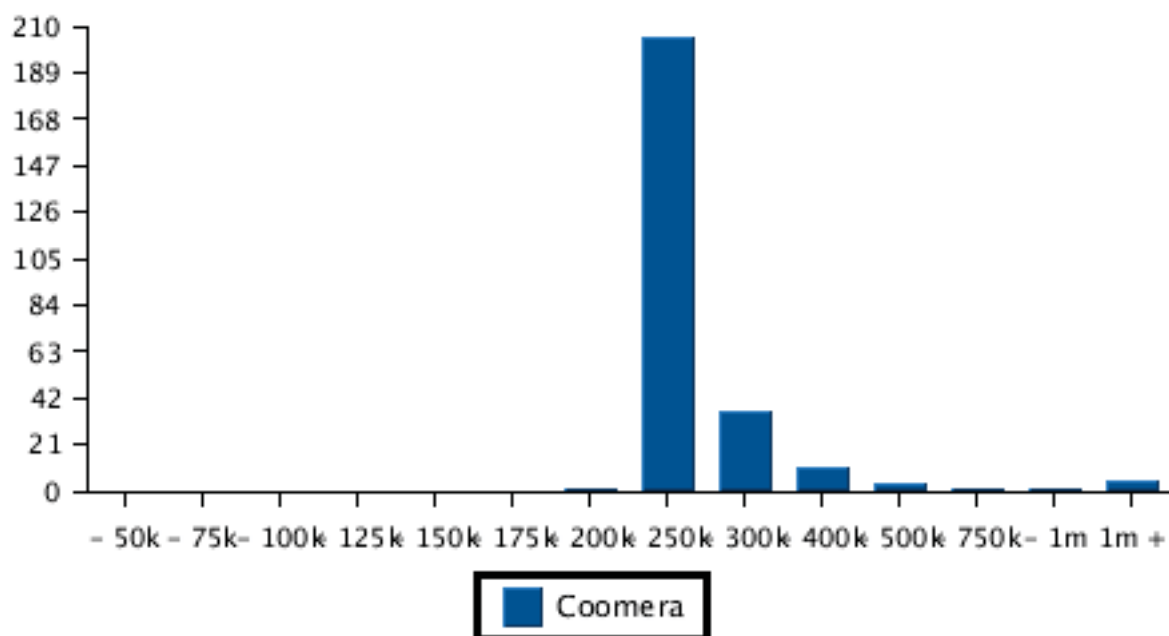
Unit Sale by Price (12 months)

COOMERA	
Price	Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	5
201 - 250k	57
251 - 300k	54
301 - 400k	70
401 - 500k	23
501 - 750k	63
751 - 1m	17
1m +	6



Land Sale by Price (12 months)

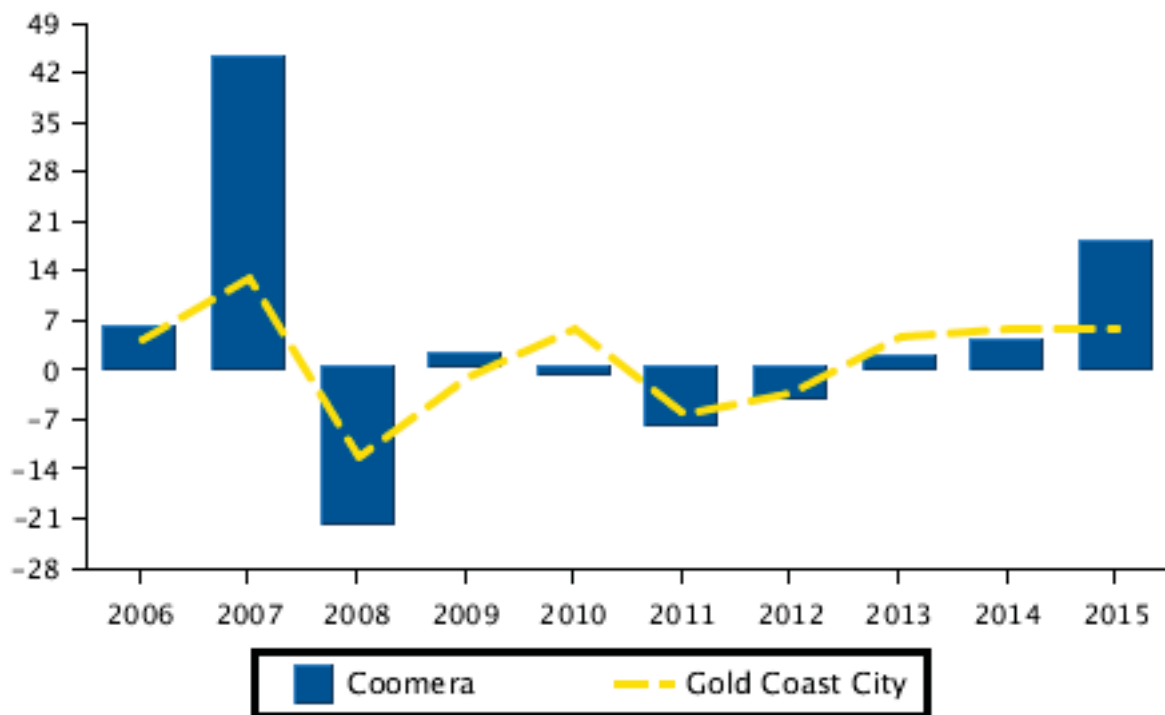
COOMERA	
Price	Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	1
201 - 250k	204
251 - 300k	36
301 - 400k	10
401 - 500k	3
501 - 750k	1
751 - 1m	1
1m +	4



► CAPITAL GROWTH MEDIAN PRICES

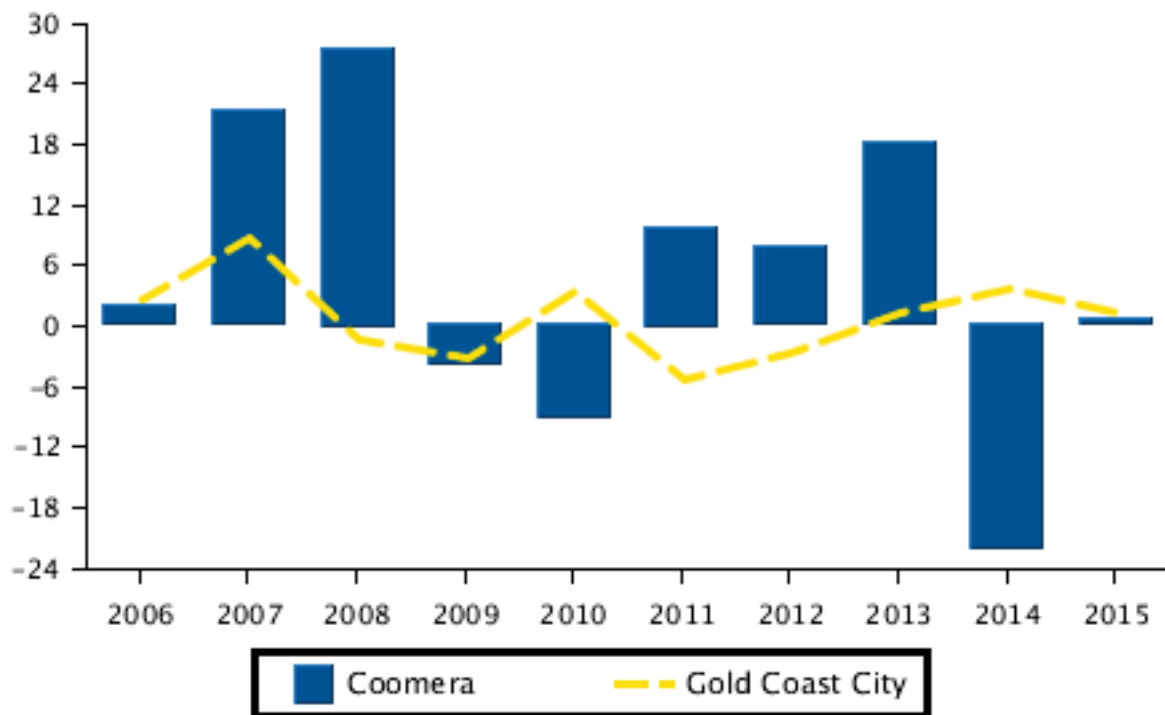
Capital Growth in Median Prices (Houses)

Period	COOMERA	GOLD COAST CITY
	% Change	% Change
2015	18.4%	5.9%
2014	4.3%	5.8%
2013	2.1%	4.8%
2012	-4.7%	-3.2%
2011	-8.6%	-6.4%
2010	-1.2%	5.7%
2009	2.2%	-1%
2008	-22.5%	-12.3%
2007	44.4%	12.9%
2006	6.2%	4.3%



Capital Growth in Median Prices (Unit)

Period	COOMERA	GOLD COAST CITY
	% Change	% Change
2015	0.7%	1.2%
2014	-22.4%	3.7%
2013	18.2%	1.4%
2012	7.8%	-2.8%
2011	9.8%	-5.3%
2010	-9.4%	3.3%
2009	-4.2%	-3.2%
2008	27.6%	-1.3%
2007	21.3%	8.6%
2006	2.1%	2.7%



Capital Growth in Median Prices (Land)

Period	COOMERA	GOLD COAST CITY
	% Change	% Change
2015	3%	3.9%
2014	4.1%	0.4%
2013	-5.9%	1.3%
2012	12.1%	-1.7%
2011	-2.6%	-3%
2010	-10.4%	0.9%
2009	2.1%	-4.1%
2008	26.4%	0%
2007	1.6%	2.5%
2006	0%	-11%

