

10/30 Moonie Drive Coomera QLD 4209

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► YOUR PROFESSIONAL AGENT

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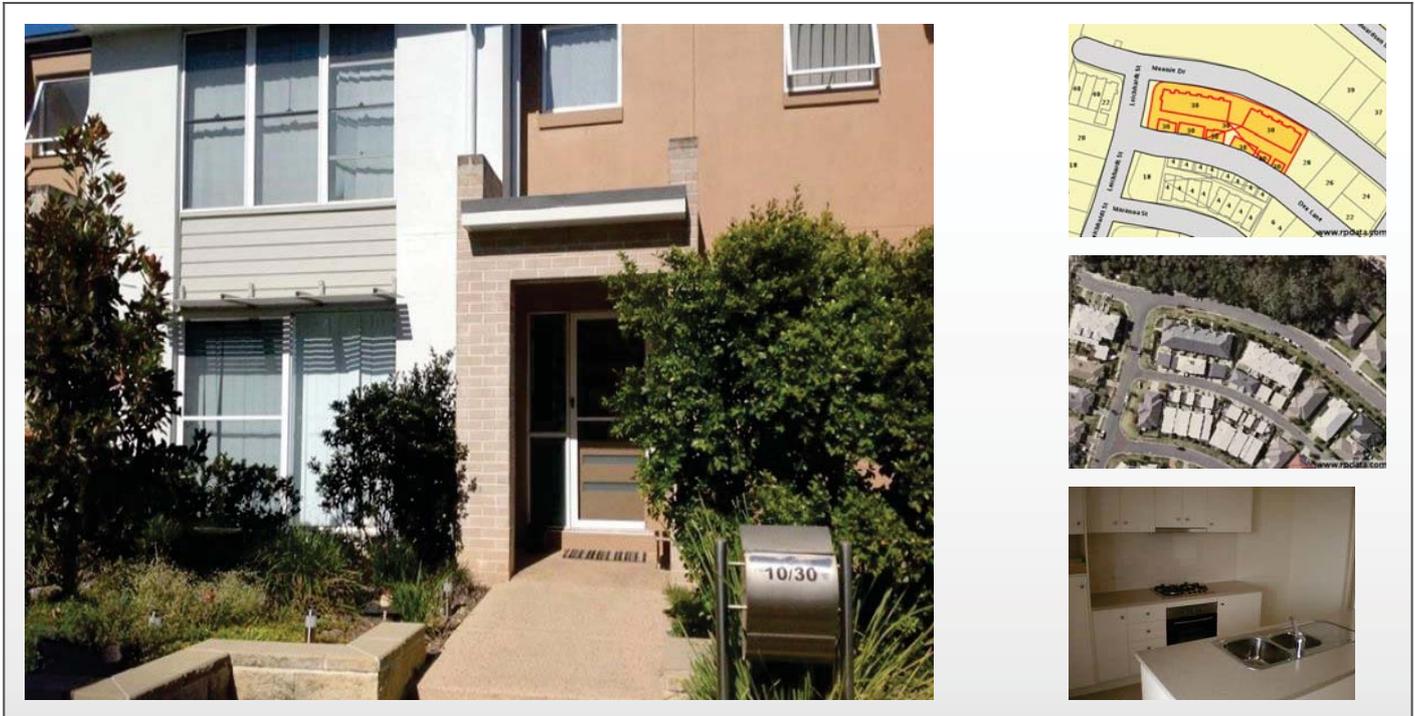
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► ABOUT ME

► MY RENTAL SUCCESS

▶ YOUR PROPERTY

10/30 Moonie Drive Coomera QLD 4209



▶ KEY RENTAL POINTS

▶ THINGS TO CONSIDER

▶ COMPARATIVE RENTAL PROPERTY



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



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



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



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



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



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



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 |



3



2



1



Approx.
94m²

Category: Unit: Townhouse/villa
Distance: 1.88km



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 |



3



2



1



Approx.
106m²

Category: Unit
Distance: 0.99km



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 |



3



2



1



-

Category: Unit
Distance: 1.91km



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 |



3



2



2



164m²

Category: Unit: Townhouse/villa
Distance: 1.04km



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 |



3



2



2



164m²

Category: Unit: Townhouse/villa
Distance: 1.02km

▶ SOLD PROPERTIES



4/11 Collingrove Circuit Pimpama QLD 4209

Sold Price: \$320,000

Sold Date: 6 May 2016

Category: Unit

Lot Plan: 4/SP228557 PIMPAMA QLD



3



2



2



-

Distance: 1.95km



1/13 Bailer Street Coomera QLD 4209

Sold Price: \$310,000

Sold Date: 18 Mar 2016

Category: Unit: Townhouse/villa

Lot Plan: 1/SP192692 COOMERA QLD



3



2



2



Approx.
81m²

Distance: 1.45km



4/40 Moonie Drive Coomera QLD 4209

Sold Price: \$307,500

Sold Date: 30 May 2016

Category: Unit: Townhouse/villa

Lot Plan: 1/SP204168 COOMERA QLD



3



2



2



Approx.
103m²

Distance: 0.08km

▶ 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



3/23 Park Esplanade Coomera QLD 4209

| | |
|-----------------------|---------------------------------------|
| Listing Price: | Interest above \$319k |
| Listing Date: | 10 Jun 2016 |
| Agency: | Elever Property Group - Brisbane City |
| Lot Plan: | 3/SP191983 COOMERA QLD |

| | | | |
|---|---|---|---|
|  3 |  2 |  2 |  - |
|---|---|---|---|

| | |
|----------------------|-------------|
| Listing Type: | Normal Sale |
| Distance: | 0.69km |



7/23 Park Esplanade Coomera QLD 4209

| | |
|-----------------------|--|
| Listing Price: | offers from \$340,000 |
| Listing Date: | 22 Apr 2016 |
| Agency: | Sunstate Property Group - Paradise Point |
| Lot Plan: | 7/SP191983 COOMERA QLD |

| | | | |
|---|---|---|---|
|  3 |  2 |  2 |  - |
|---|---|---|---|

| | |
|----------------------|-------------|
| Listing Type: | Normal Sale |
| Distance: | 0.69km |



4/5 Park Esplanade Coomera QLD 4209

| | |
|-----------------------|---------------------------|
| Listing Price: | Offers Over \$319,000 |
| Listing Date: | 11 May 2016 |
| Agency: | Coomera Realty - Oxenford |
| Lot Plan: | 4/SP191982 COOMERA QLD |

| | | | |
|---|---|---|---|
|  3 |  2 |  1 |  Approx. 428m ² |
|---|---|---|---|

| | |
|----------------------|-------------|
| Listing Type: | Normal Sale |
| Distance: | 0.66km |



1/9 Talpa Street Coomera QLD 4209

| | |
|-----------------------|--------------------------------|
| Listing Price: | \$349,000 |
| Listing Date: | 22 Jun 2016 |
| Agency: | Hillsea Real Estate - Oxenford |
| Lot Plan: | 1/SP212357 COOMERA QLD |

| | | | |
|---|---|---|--|
|  3 |  2 |  1 |  Approx. 79m ² |
|---|---|---|--|

| | |
|----------------------|-------------|
| Listing Type: | Normal Sale |
| Distance: | 1.36km |



2/26 Jimmy Road Coomera QLD 4209

| | |
|-----------------------|--|
| Listing Price: | Offers Over \$315,000 |
| Listing Date: | 17 Jun 2016 |
| Agency: | First National Monterey Keys - Monterey Keys |
| Lot Plan: | 2/SP234251 COOMERA QLD |

| | | | |
|---|---|---|---|
|  3 |  2 |  1 |  Approx. 632m ² |
|---|---|---|---|

| | |
|----------------------|-------------|
| Listing Type: | Normal Sale |
| Distance: | 1.23km |



2/23 Collingrove Circuit Pimpama QLD 4209

| | |
|-----------------------|--|
| Listing Price: | \$335,000 |
| Listing Date: | 17 Jun 2016 |
| Agency: | First National Monterey Keys - Monterey Keys |
| Lot Plan: | 2/SP234244 PIMPAMA QLD |

| | | | |
|---|---|---|--|
|  3 |  2 |  1 |  Approx. 94m ² |
|---|---|---|--|

| | |
|----------------------|-------------|
| Listing Type: | Normal Sale |
| Distance: | 1.88km |



1/6 Tuxworth Place Pimpama QLD 4209

| | | | | | |
|-----------------------|------------------------|---|---|---|--|
| Listing Price: | Offers Over \$310,000 |  3 |  2 |  1 |  Approx. 84m ² |
| 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 |  3 |  2 |  1 |  692m ² |
| 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 |  3 |  2 |  1 |  159m ² |
| Listing Date: | 22 Jun 2016 | | | | |
| Agency: | First National - Upper Coomera | | | | |
| Lot Plan: | 1/SP250191 COOMERA QLD | | | | |
| | | Listing Type: | | Normal Sale | |
| | | Distance: | | 1.40km | |

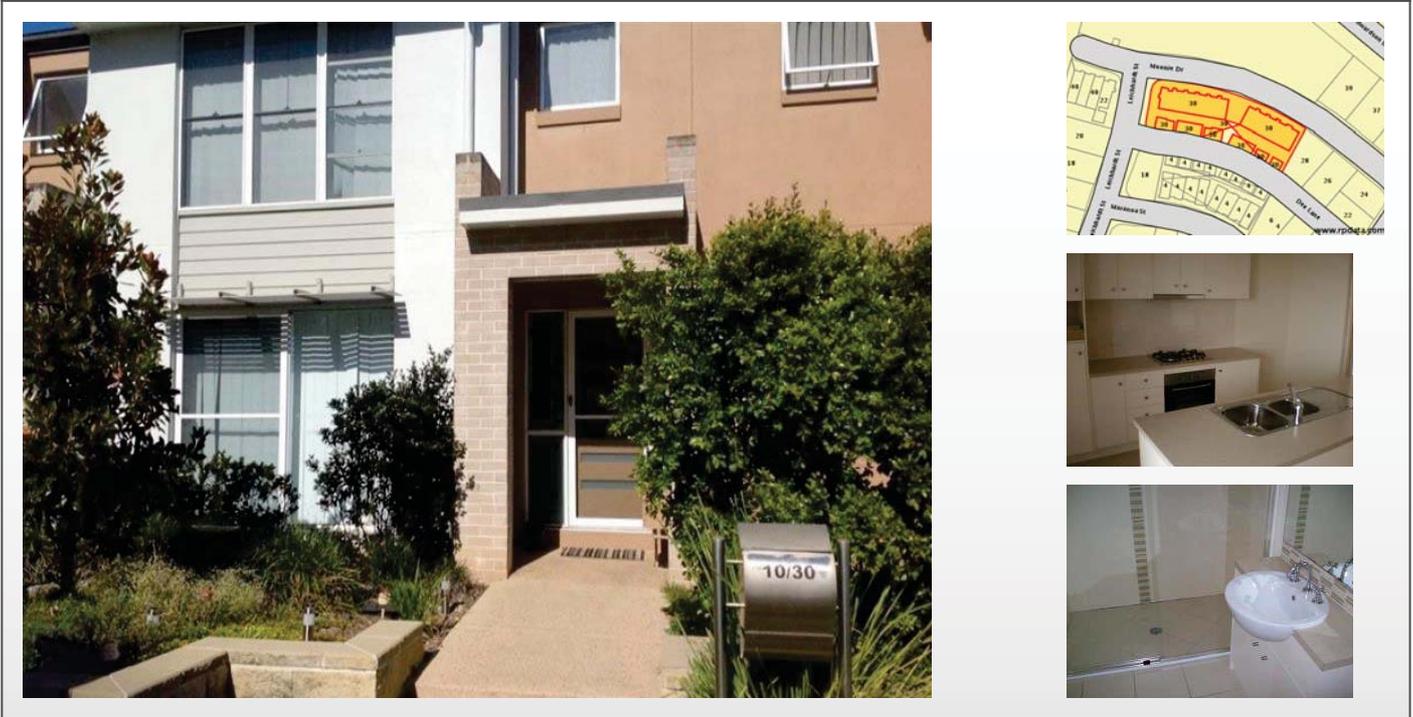


3/3 Christine Drive Coomera QLD 4209

| | | | | | |
|-----------------------|--------------------------------|---|---|---|---|
| Listing Price: | \$349,000 |  3 |  2 |  2 |  156m ² |
| 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

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Office: 55736222

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MARKET COMPARISON

| | | |
|---|--|---|
|  | <p>3/23 Park Esplanade Coomera QLD 4209</p> <p>First Ad Price: \$337,000 Last Ad Price: \$319,000</p> <p>Actual Sale Price:</p> <p>% Change First to Last Ad Price: -5.34%</p> <p>% Total Change:</p> | <p>3 2 2 -</p> <p>Days On Market: 247</p> <p>Distance: 0.69km</p> |
|  | <p>7/23 Park Esplanade Coomera QLD 4209</p> <p>First Ad Price: \$379,000 Last Ad Price: \$340,000</p> <p>Actual Sale Price:</p> <p>% Change First to Last Ad Price: -10.29%</p> <p>% Total Change:</p> | <p>3 2 2 -</p> <p>Days On Market: 908</p> <p>Distance: 0.69km</p> |
|  | <p>4/5 Park Esplanade Coomera QLD 4209</p> <p>First Ad Price: \$319,000 Last Ad Price: \$319,000</p> <p>Actual Sale Price:</p> <p>% Change First to Last Ad Price: 0%</p> <p>% Total Change:</p> | <p>3 2 1 Approx. 428m²</p> <p>Days On Market: 232</p> <p>Distance: 0.66km</p> |
|  | <p>2/6 Lenton Street Coomera QLD 4209</p> <p>First Ad Price: \$320,000 Last Ad Price:</p> <p>Actual Sale Price:</p> <p>% Change First to Last Ad Price:</p> <p>% Total Change:</p> | <p>3 2 2 Approx. 152m²</p> <p>Days On Market: 61</p> <p>Distance: 1.19km</p> |
|  | <p>4/40 Moonie Drive Coomera QLD 4209</p> <p>First Ad Price: \$385,000 Last Ad Price: \$335,000</p> <p>Actual Sale Price: \$307,500</p> <p>% Change First to Last Ad Price: -12.99%</p> <p>% Total Change: -20.13%</p> | <p>3 2 2 Approx. 103m²</p> <p>Days On Market: 183</p> <p>Distance: 0.08km</p> |
|  | <p>1/9 Talpa Street Coomera QLD 4209</p> <p>First Ad Price: \$349,000 Last Ad Price: \$349,000</p> <p>Actual Sale Price:</p> <p>% Change First to Last Ad Price: 0%</p> <p>% Total Change:</p> | <p>3 2 1 Approx. 79m²</p> <p>Days On Market: 11</p> <p>Distance: 1.36km</p> |



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. 632m ² |
|--|--|--|---|

| | |
|-----------------|--------|
| 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. 153m ² |
|--|--|--|---|

| | |
|-----------------|--------|
| 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.

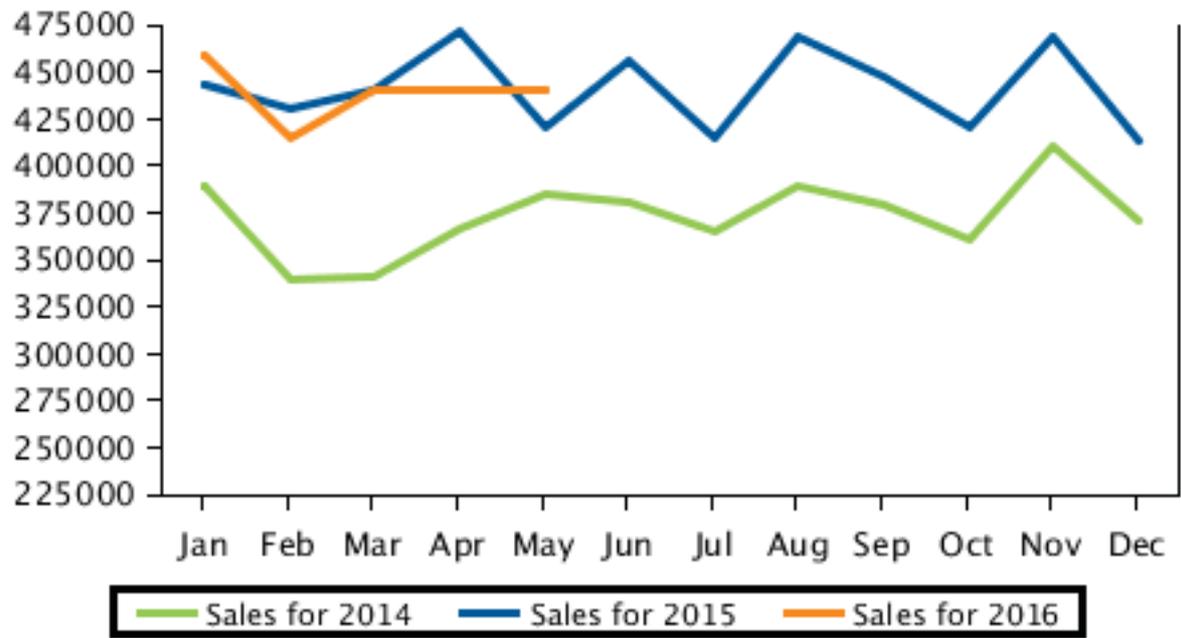
Households in Coomera are primarily couples with children and are likely to be repaying between \$3000 - \$4000 per month on mortgage repayments.

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.

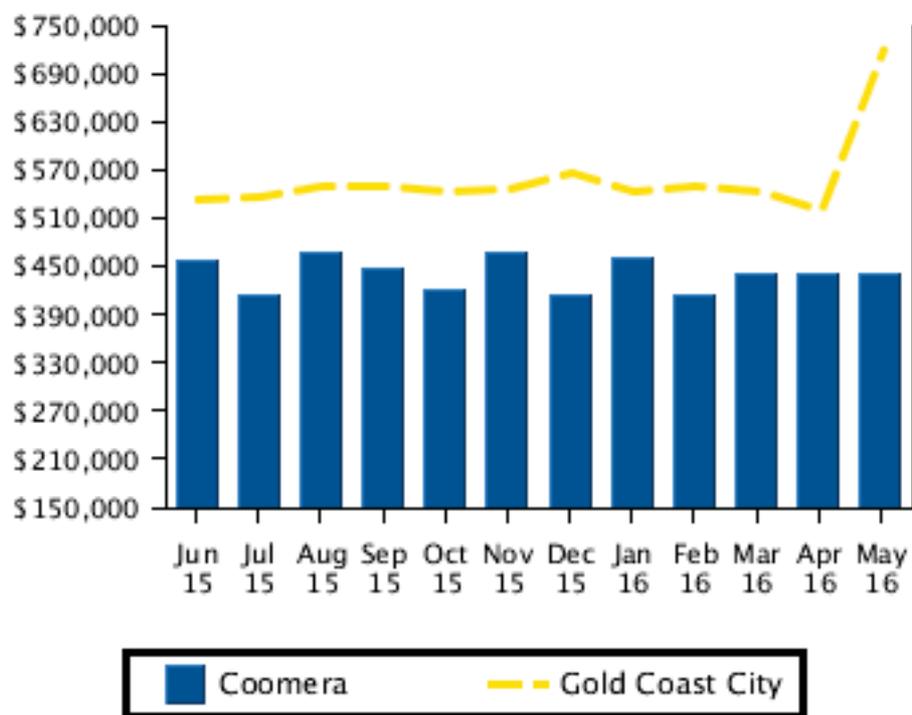
| Median Sale Price | | | |
|--------------------------|---------------------|---------------------|---------------------|
| | YEAR 2014 | YEAR 2015 | YEAR 2016 |
| Period | Median Price | Median Price | Median Price |
| January | \$389,000 | \$443,500 | \$459,000 |
| February | \$340,000 | \$430,000 | \$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

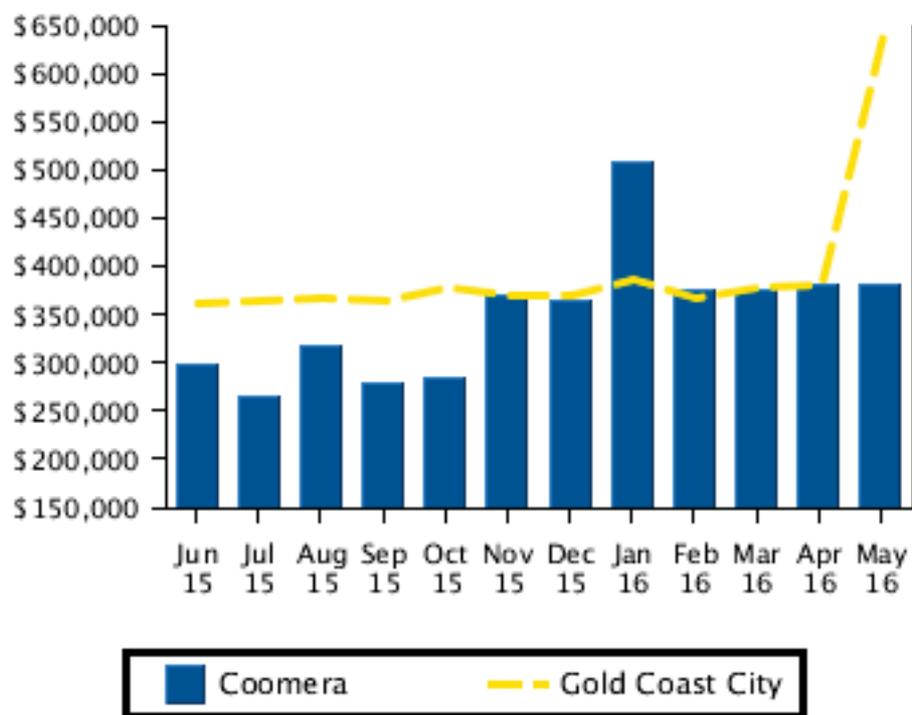
Recent Median House Sale Prices

| 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 |



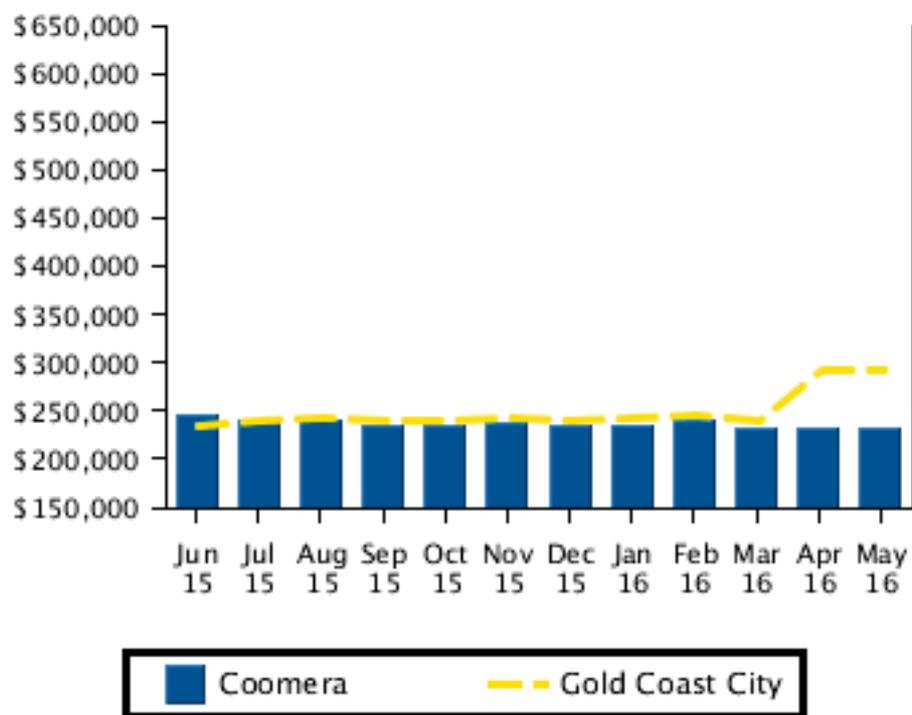
Recent Median Unit Sale Prices

| 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

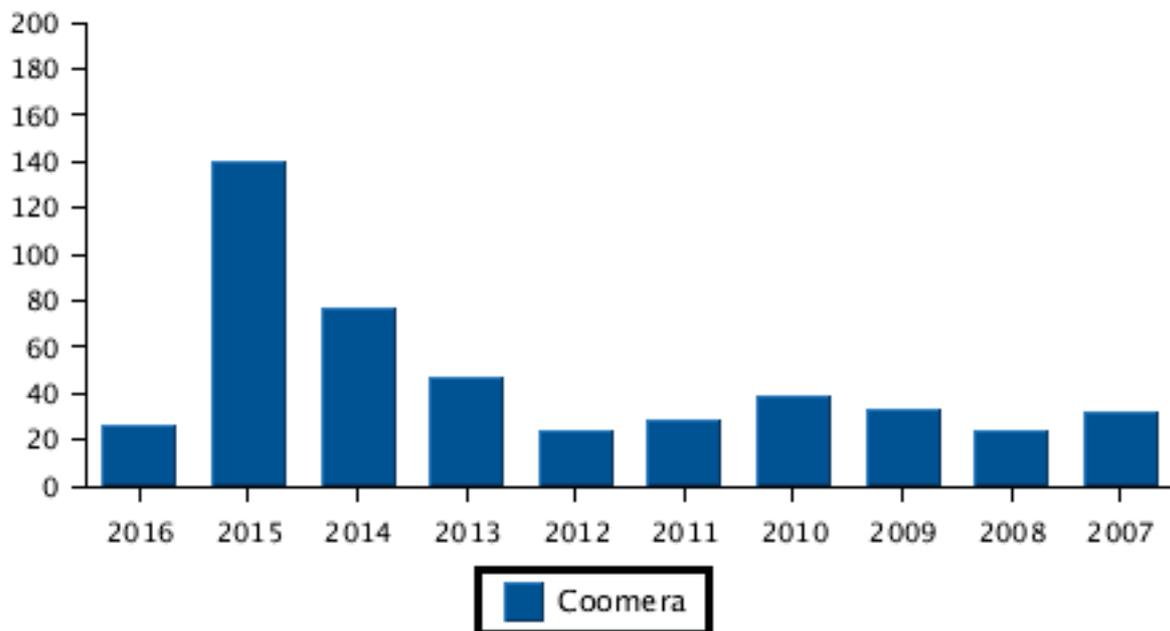
| Period | COOMERA | GOLD COAST CITY |
|----------------|--------------|-----------------|
| | Median Price | Median Price |
| May 2016 | \$231,200 | \$291,000 |
| April 2016 | \$231,200 | \$291,000 |
| March 2016 | \$231,200 | \$240,175 |
| February 2016 | \$238,950 | \$244,375 |
| January 2016 | \$235,000 | \$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

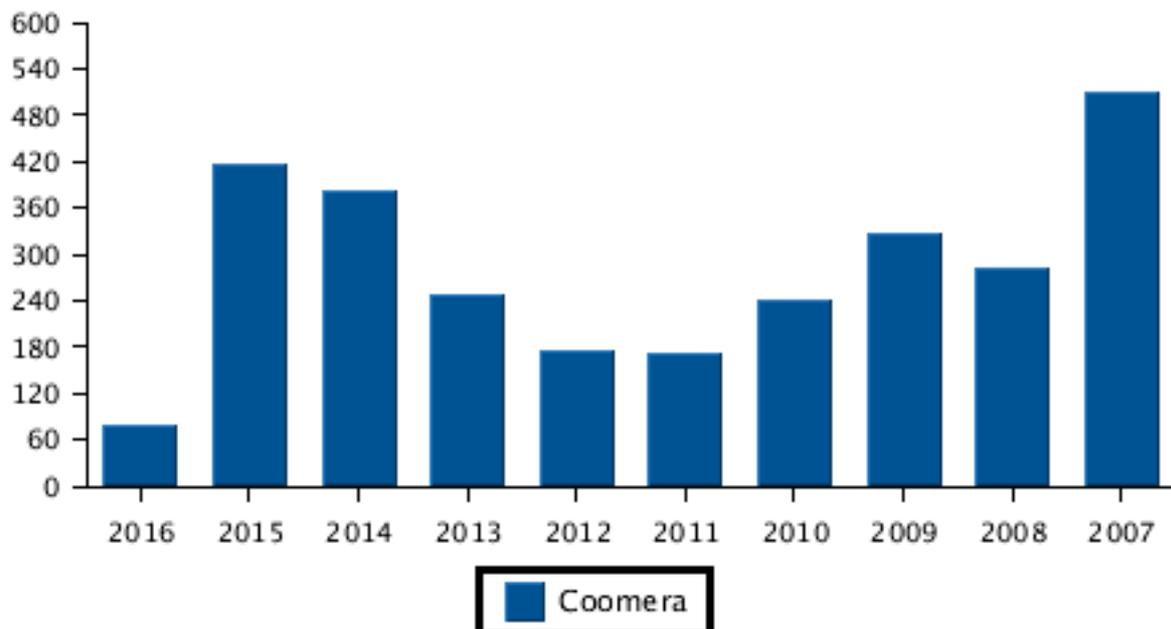
House Sales Per Annum

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



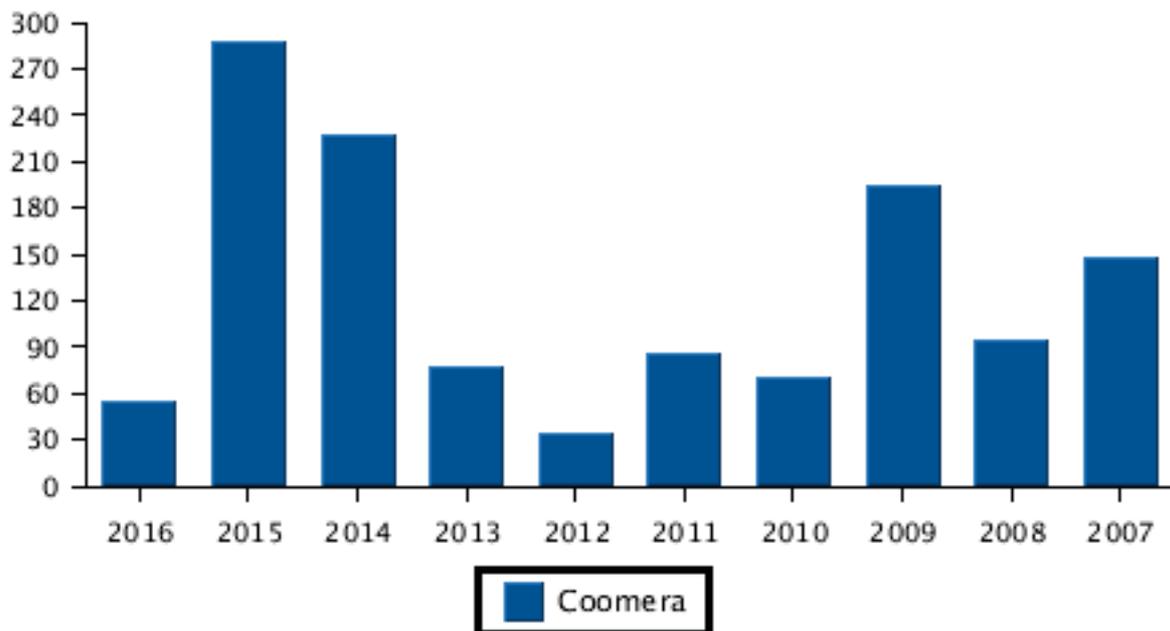
Unit Sales Per Annum

| Period | COOMERA 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

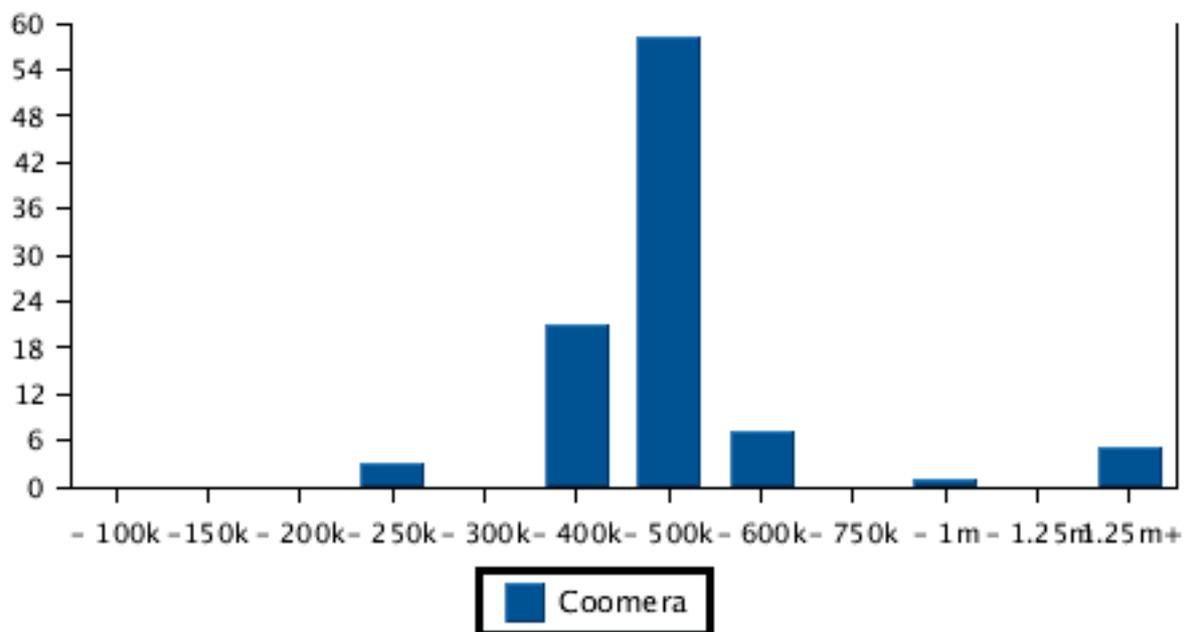
| Period | COOMERA Number |
|--------|-------------------|
| 2016 | 54 |
| 2015 | 287 |
| 2014 | 226 |
| 2013 | 76 |
| 2012 | 33 |
| 2011 | 85 |
| 2010 | 70 |
| 2009 | 194 |
| 2008 | 94 |
| 2007 | 148 |



SALES BY PRICE

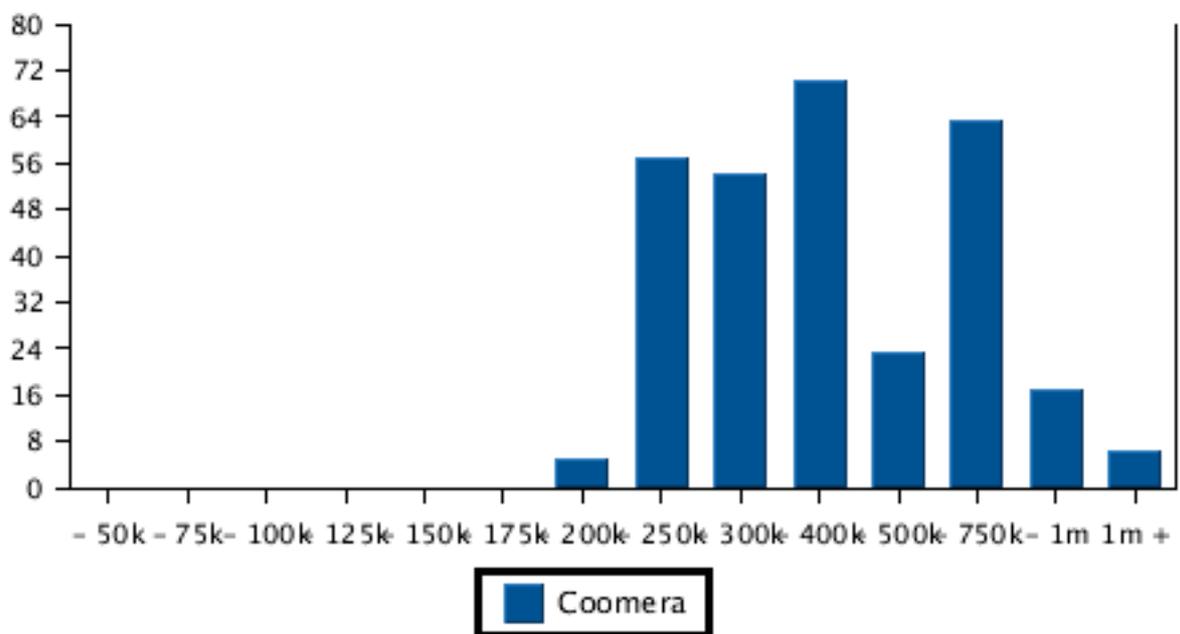
House Sale by Price (12 months)

| Price | COOMERA 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 |



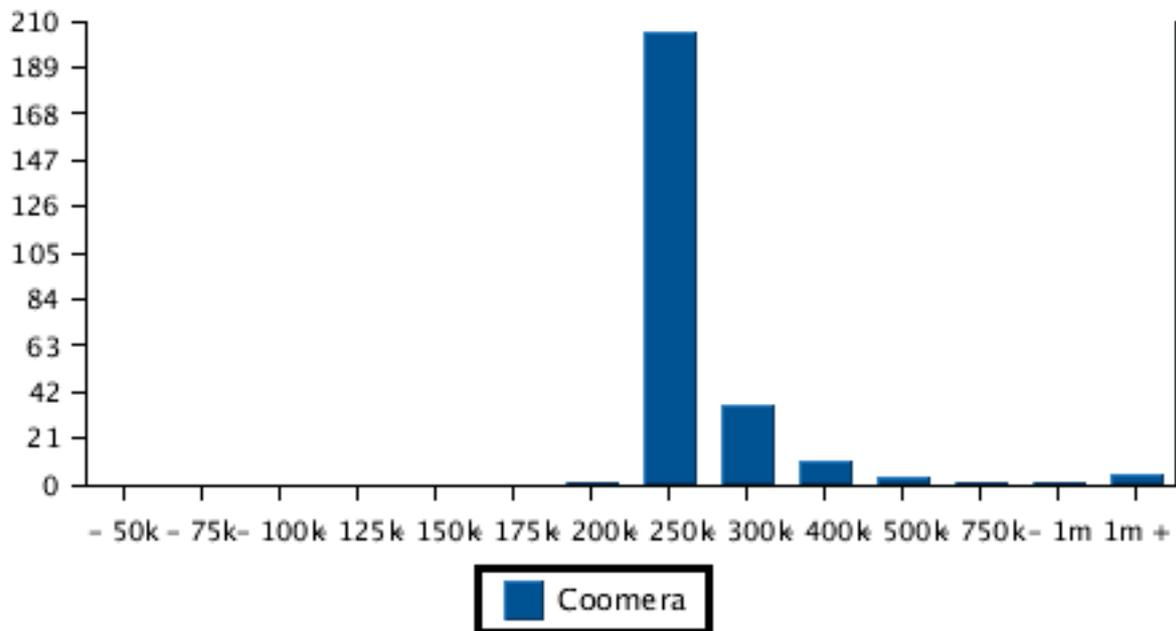
Unit Sale by Price (12 months)

| Price | COOMERA 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)

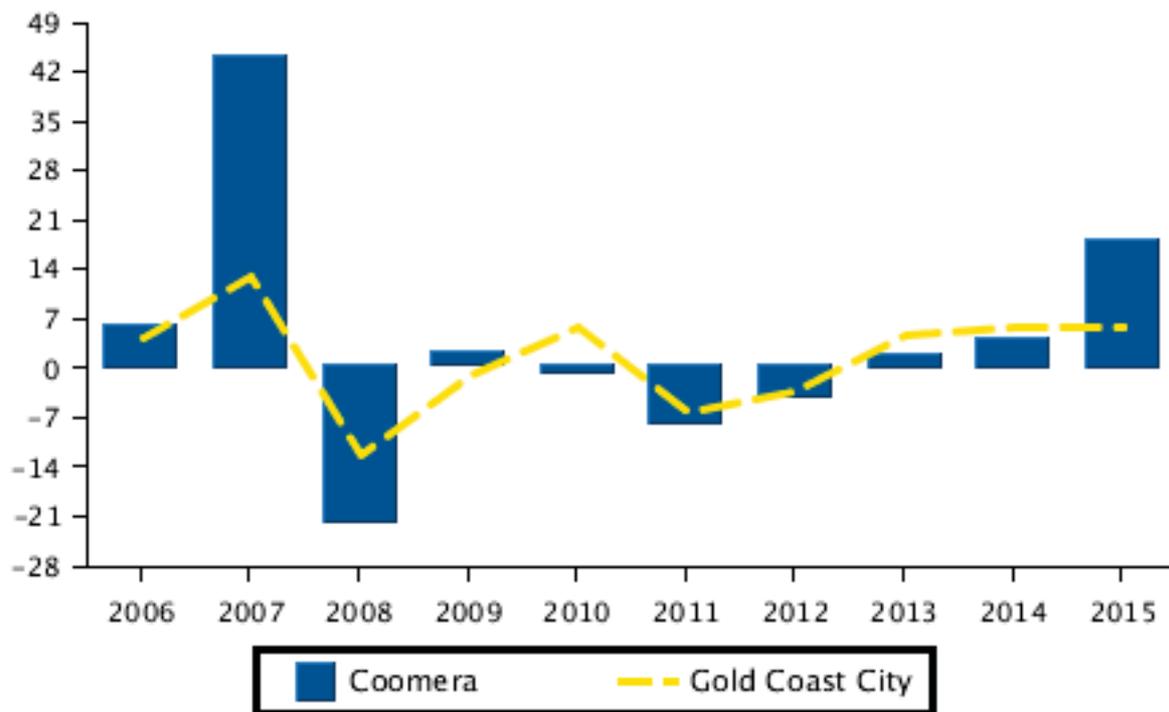
| Price | COOMERA Number |
|------------|-------------------|
| 0 - 50k | 0 |
| 51 - 75k | 0 |
| 76 - 100k | 0 |
| 101 - 125k | 0 |
| 126 - 150k | 0 |
| 151 - 175k | 0 |
| 176 - 200k | 1 |
| 201 - 250k | 204 |
| 251 - 300k | 36 |
| 301 - 400k | 10 |
| 401 - 500k | 3 |
| 501 - 750k | 1 |
| 751 - 1m |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



► CAPITAL GROWTH MEDIAN PRICES

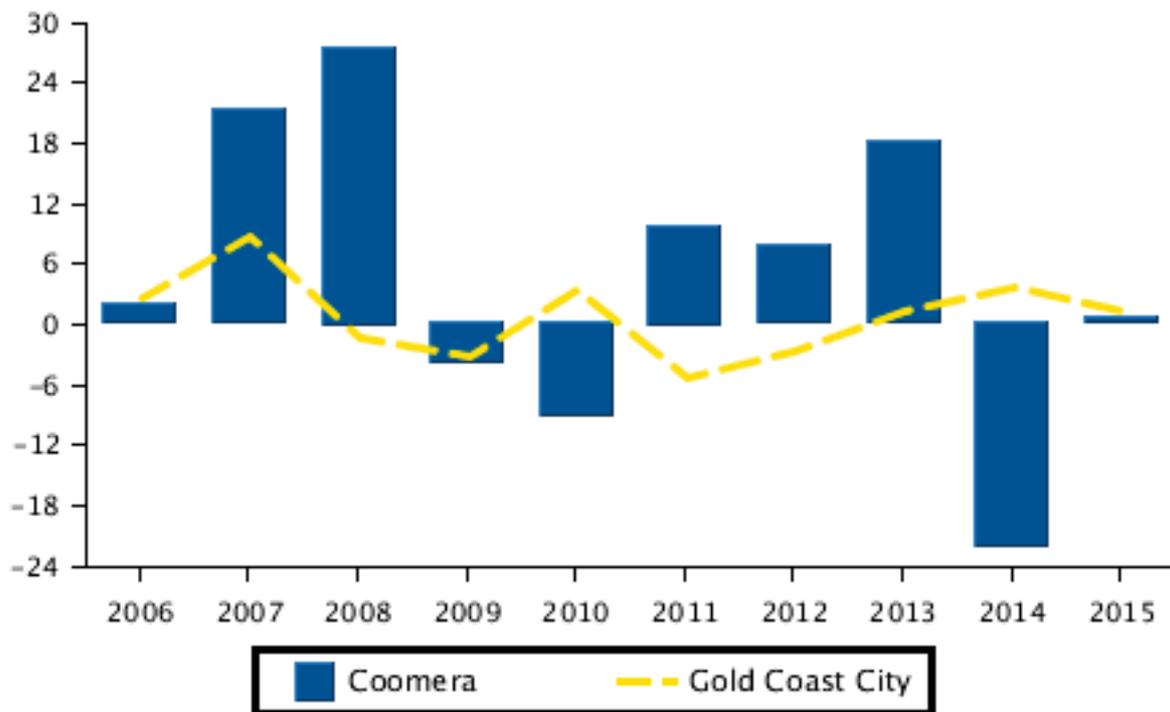
Capital Growth in Median Prices (Houses)

| 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% |

