

Comparative Market Analysis



LOT 26/1198 GOLD COAST HIGHWAY PALM BEACH QLD 4221

Prepared on 24th May 2022


Michael Hamilton

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Your Property

LOT 26/1198 GOLD COAST HIGHWAY PALM BEACH QLD

2  2  1  93m²  86m² 



Your Property History

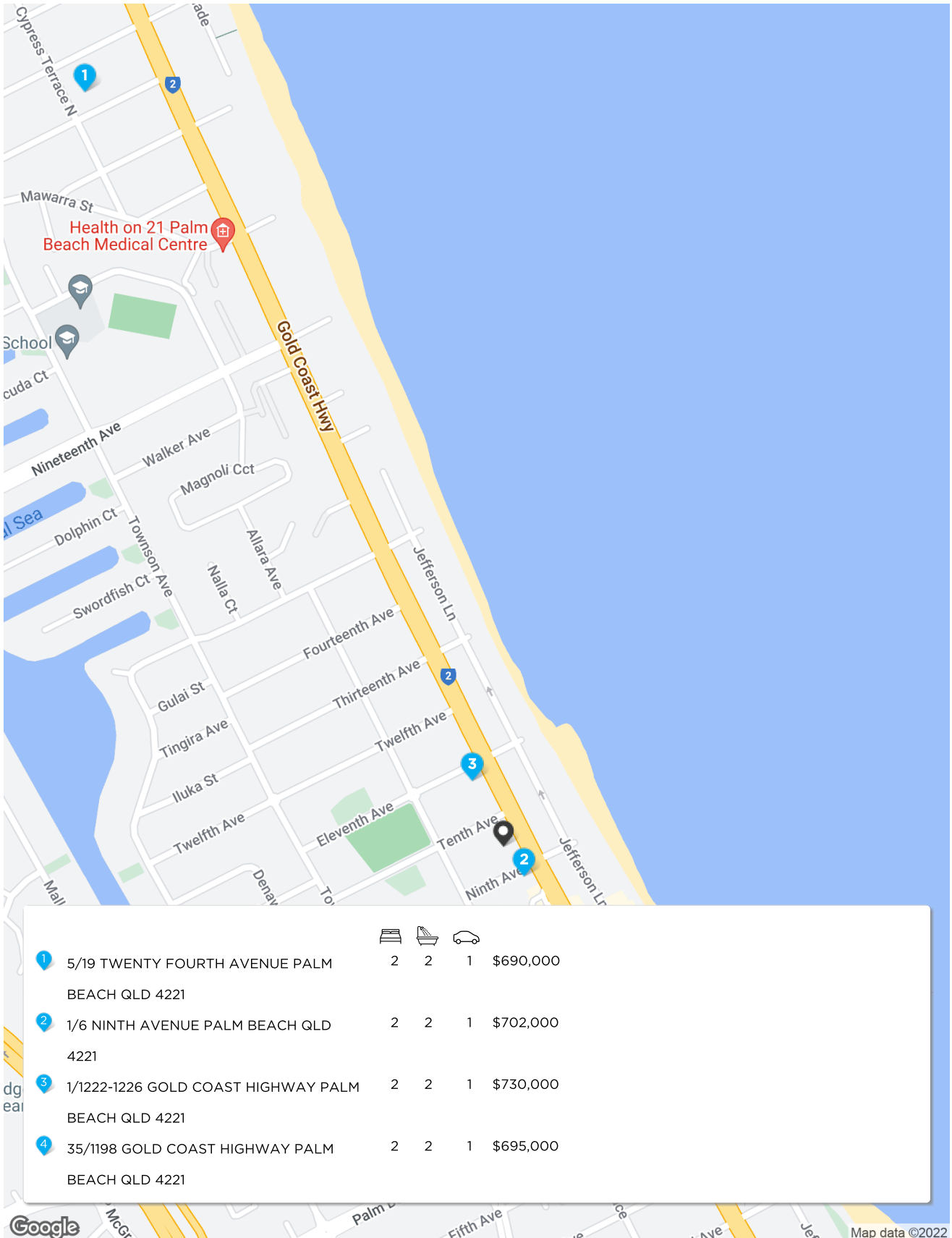
- 4 May, 2017 - Listed for rent at \$450 / week
- 4 Aug, 2016 - Listed for rent at \$450 / week
- 26 May, 2015 - Listed for rent at \$450 / week
- 22 Dec, 2014 - Listed for rent at \$450 / week
- 11 Jun, 2013 - Sold for \$282,000
- 26 Jan, 2013 - Listed for sale at \$309,000 +



first
national
REAL ESTATE

Palm Beach
The Pines
Burleigh

Comparables Map: Sales



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




Comparable Sales

1 5/19 TWENTY FOURTH AVENUE PALM BEACH QLD 4221 **Sold Price** **\$690,000**



🏠 2 🚗 2 🚗 1 📏 126m² 📏 78m²
 Year Built 1999 DOM 3
 Sold Date 22-Dec-21 Distance -
 First Listing Offers Over \$659,000
 Last Listing Offers Over \$659,000

2 1/6 NINTH AVENUE PALM BEACH QLD 4221 **Sold Price** **\$702,000**




🏠 2 🚗 2 🚗 1 📏 100m² 📏 114m²
 Year Built 1980 DOM 218
 Sold Date 11-Mar-22 Distance 0.07km
 First Listing PRICE \$335,000
 Last Listing PRICE GUIDE OVER \$285,000

Notes from your agent

Block of 6 units on corner site (future development potential), larger internal floorspace, fully original

3 1/1222-1226 GOLD COAST HIGHWAY PALM BEACH QLD 4221 **Sold Price** ^{RS} **\$730,000**




🏠 2 🚗 2 🚗 1 📏 1,238m² 📏 87m²
 Year Built 1998 DOM 23
 Sold Date 26-Apr-22 Distance 0.12km
 First Listing Contact Agent
 Last Listing Contact Agent

Notes from your agent

Similar age, block of 12 units, ground floor, main balcony off of living area, secondary large patio area off of master bedroom at rear of building.

4 35/1198 GOLD COAST HIGHWAY PALM BEACH QLD 4221 **Sold Price** ^{RS} **\$695,000**



🏠 2 🚗 2 🚗 1 📏 - 📏 -
 Year Built - DOM 20
 Sold Date 23-May-22 Distance -
 First Listing Contact Agent
 Last Listing Contact Agent

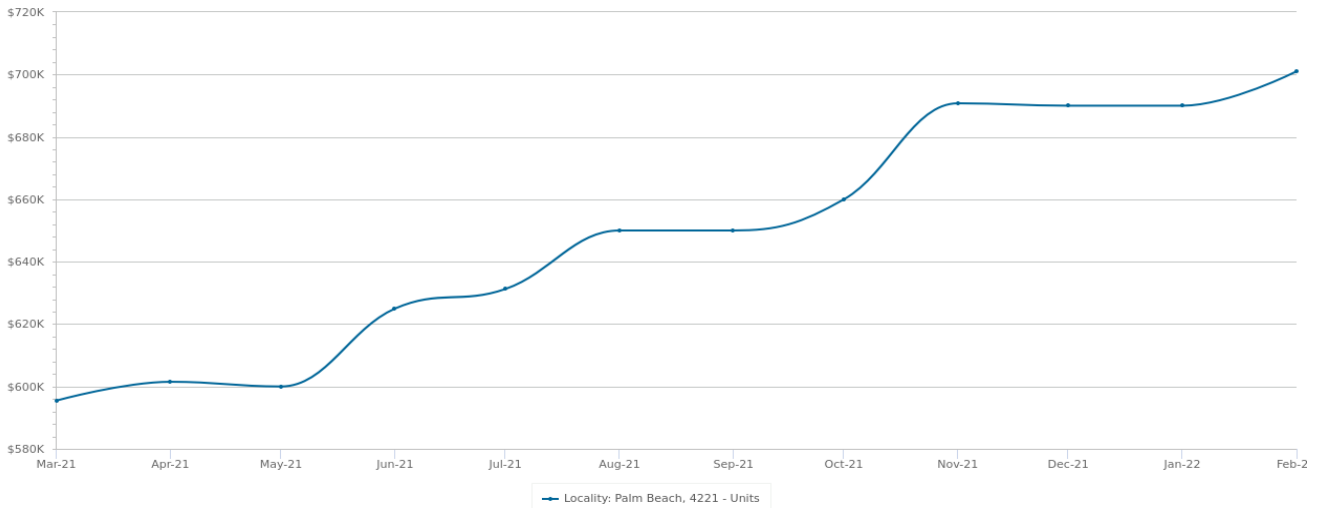
Notes from your agent

Sold \$695,000 May 2022, most recent sale in the building



Recent Market Trends

Median Sale Price - 12 months (Unit)

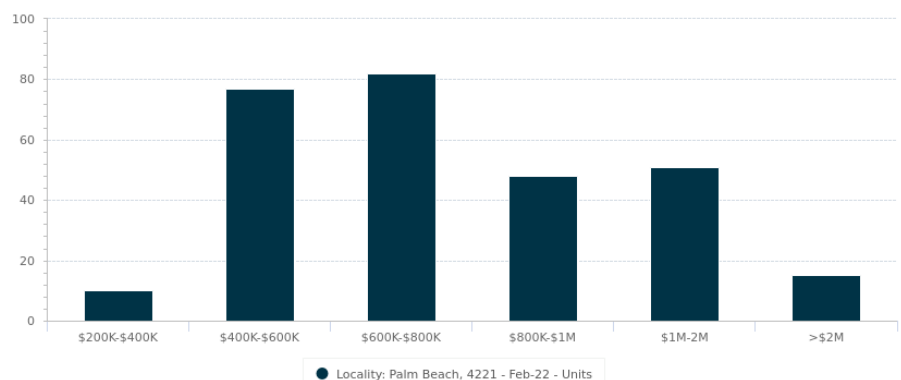


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Feb 2022	15	\$701,000	1.6% ▲	16	74	\$520
Jan 2022	9	\$690,000	0.0%	16	55	\$515
Dec 2021	20	\$690,000	-0.1% ▼	17	47	\$500
Nov 2021	20	\$690,777	4.7% ▲	18	55	\$500
Oct 2021	30	\$660,000	1.5% ▲	19	59	\$490
Sep 2021	29	\$650,000	0.0%	18	66	\$485
Aug 2021	30	\$650,000	3.0% ▲	20	56	\$480
Jul 2021	28	\$631,250	1.0% ▲	22	51	\$480
Jun 2021	21	\$625,000	4.2% ▲	23	53	\$470
May 2021	26	\$600,000	-0.2% ▼	24	56	\$462
Apr 2021	20	\$601,500	1.0% ▲	24	60	\$460
Mar 2021	35	\$595,500	5.7% ▲	26	67	\$460

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	10
\$400K-\$600K	77
\$600K-\$800K	82
\$800K-\$1M	48
\$1M-\$2M	51
>\$2M	15

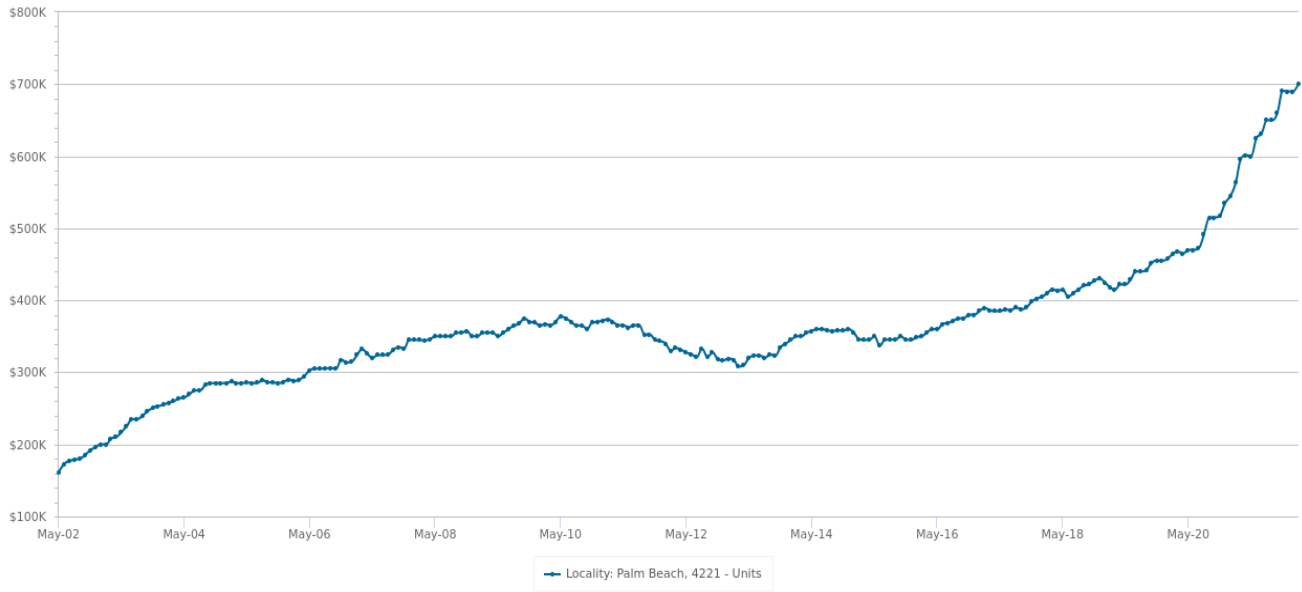


Statistics are calculated over a rolling 12 month period



Long Term Market Trends

Median Sale Price - 20 years (Unit)



Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	283	\$701,000	24.4% ▲	16	278	\$550
2021	270	\$563,500	21.2% ▲	29	260	\$460
2020	263	\$465,000	11.4% ▲	39	292	\$430
2019	238	\$417,500	1.8% ▲	43	294	\$420
2018	213	\$410,000	5.3% ▲	27	274	\$400
2017	330	\$389,444	11.3% ▲	27	282	\$367
2016	333	\$350,000	1.2% ▲	29	321	\$360
2015	285	\$346,000	-1.1% ▼	45	329	\$320
2014	233	\$350,000	10.2% ▲	48	322	\$320
2013	158	\$317,500	-3.8% ▼	56	270	\$300
2012	163	\$330,000	-11.6% ▼	67	318	\$300
2011	214	\$373,500	1.8% ▲	65	346	\$295
2010	256	\$367,000	3.4% ▲	34	310	\$290
2009	225	\$355,000	2.9% ▲	53	257	\$280
2008	426	\$345,000	6.5% ▲	32	275	\$270
2007	303	\$324,000	12.5% ▲	44	231	\$250
2006	292	\$288,000	0.2% ▲	57	209	\$230
2005	256	\$287,500	11.4% ▲	47	186	-
2004	478	\$258,000	29.0% ▲	30	134	-
2003	520	\$200,000	29.0% ▲	-	6	-

Summary

LOT 26/1198 GOLD COAST HIGHWAY PALM BEACH QLD



Appraisal Value
\$790,000 - \$710,000

Disclaimer

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