



Comparative Market Analysis

1 Example Street, Surfers Paradise QLD 4217



Prepared 14 Oct 2011

Prepared for: Mr. John Doe

Appraisal Price: \$3,300,000 - \$3,600,000

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Property Details

1 Example Street, Surfers Paradise QLD 4217

Description

Property Type: House

Zoning: Residential A (gold Coast)

Land Use: Single Unit Dwelling

Area: 506m²

Real Property Descriptor: L7 RP12345:PAR GILSTON

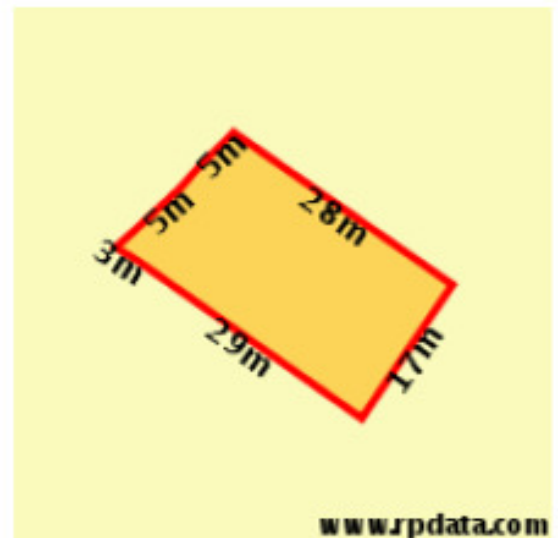
Bedrooms: 6

Bathrooms: 3

Car Spaces: 2

Attributes

- Water Feature
- Swimming Pool
- River Frontage
- Water
- Sewage
- 1 Lockup Garages
- \$2,500,000 Site Value
- 30 Jun 11 Date of SV
- Private Person Owner Code
- Freehold Fee Code





XYZ Real Estate Agency
"We Sell Your Property For More!"

Sales History

Sale Code	Sale Date	Sale Price
Normal Sale	5 May 2006	\$2,050,000
Normal Sale	23 Apr 1996	\$615,000
Normal Sale	3 Feb 1978	\$78,000



Points of Interest View





Sold Properties



2 Example Street Surfers Paradise QLD 4217

Sale Price: \$3,550,000

Sale Date: 1 Apr 2011

Area: 675m²

Attributes: 4 Beds, 6 Baths, 1 Car Spaces, 4 Lock Up Garages



3 Ocean Drive Surfers Paradise QLD 4217

Sale Price: \$4,800,000

Sale Date: 24 Feb 2011

Area: 675m²

Attributes: 4 Beds, 7 Baths, 5 Car Spaces, 5 Lock Up Garages



4 Surfers Road Surfers Paradise QLD 4217

Sale Price: \$2,700,000

Sale Date: 9 Feb 2011

Area: 0m²

Attributes: 4 Beds, 5 Baths, 5 Car Spaces, 5 Lock Up Garages, 1 Ensuites



5 Example Street Surfers Paradise QLD 4217

Sale Price: \$2,800,000

Sale Date: 10 Apr 2011

Area: 680m²

Attributes: 6 Beds, 6 Baths, 7 Car Spaces, 10 Lock Up Garages, 6 Ensuites



6 Ocean Drive Surfers Paradise QLD 4217

Sale Price: \$2,350,000

Sale Date: 8 Jul 2011

Area: 675m²

Attributes: 4 Beds, 4 Baths, 4 Car Spaces, 4 Lock Up Garages, 1 Ensuites



7 Surfers Road Surfers Paradise QLD 4217

Sale Price: \$2,200,000

Sale Date: 20 Apr 2011

Area: 0m²

Attributes: 3 Beds, 3 Baths, 5 Car Spaces, 4 Lock Up Garages, 1 Ensuites



8 Example Street Surfers Paradise QLD 4217

Sale Price: \$2,200,000

Sale Date: 18 Nov 2010

Area: 803m²

Attributes: 4 Beds, 5 Baths, 4 Car Spaces, 4 Lock Up Garages, 1 Ensuites



On the Market



9 Ocean Drive Surfers Paradise QLD 4217

Listing: \$2,800,000

Listing Type: Normal Sale

Area: 0m2

Attributes: 5 Beds, 3 Baths, 4 Lock Up Garages, 1 Ensuites



10 Surfers Road Surfers Paradise QLD 4217

Listing: \$2,500,000

Listing Type: Normal Sale

Area: 508m2

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuites



11 Example Street Surfers Paradise QLD 4217

Listing: \$3,500,000

Listing Type: Normal Sale

Area: 733m2

Attributes: 4 Beds, 2 Baths, 2 Lock Up Garages, 1 Ensuites



12 Ocean Drive Surfers Paradise QLD 4217

Listing: CONTACT AGENT

Listing Type: Normal Sale

Area: 812m2

Attributes: 5 Beds, 5 Baths, 2 Car Spaces, 3 Lock Up Garages, 7 Ensuites



13 Surfers Road Surfers Paradise QLD 4217

Listing: PRICE UPON APPLICATION

Listing Type: Normal Sale

Area: 1,037m2

Attributes: 5 Beds, 4 Baths, 2 Car Spaces, 1 Ensuites



14 Example Street Surfers Paradise QLD 4217

Listing: PRICE UPON APPLICATION

Listing Type: Normal Sale

Area: 1,102m2

Attributes: 5 Beds, 4 Baths, 3 Car Spaces, 3 Lock Up Garages, 2 Ensuites



15 Ocean Drive Surfers Paradise QLD 4217

Listing: \$2 000 000 + BUYERS

Listing Type: Normal Sale

Area: 807m2

Attributes: 5 Beds, 3 Baths, 5 Car Spaces, 3 Lock Up Garages, 1 Ensuites



16 Surfers Road Surfers Paradise QLD 4217

Listing: PRICE GUIDE OVER \$2,000,000

Listing Type: Normal Sale

Area: 780m2

Attributes: 4 Beds, 4 Baths, 4 Car Spaces, 4 Lock Up Garages



17 Example Street Surfers Paradise QLD 4217

Listing: Auction

Listing Type: Auction

Area: 834m2

Attributes: 5 Beds, 3 Baths, 2 Car Spaces, 3 Lock Up Garages, 2 Ensuites



18 Ocean Drive Surfers Paradise QLD 4217

Listing: FOR BUYERS IN THE \$2ML'S.

Listing Type: Normal Sale

Area: 733m2

Attributes: 5 Beds, 4 Baths, 2 Lock Up Garages, 2 Ensuites



Area Profile

The size of Surfers Paradise is approximately 6 square kilometres. It has 6 parks covering nearly 5% of total area.

The population of Surfers Paradise in 2001 was 23,980 people. By 2008 the population was 18,723 showing a population decline of 21% in the area during that time.

The predominant age group in Surfers Paradise is 20-29 years.

Households in Surfers Paradise are primarily single parents and are likely to be repaying between Over \$2000 per month on mortgage repayments

In general, people in Surfers Paradise work in a non-specific occupation.

In 2001, 32.8% of the homes in Surfers Paradise were owner-occupied compared with 45.7% in 2008.

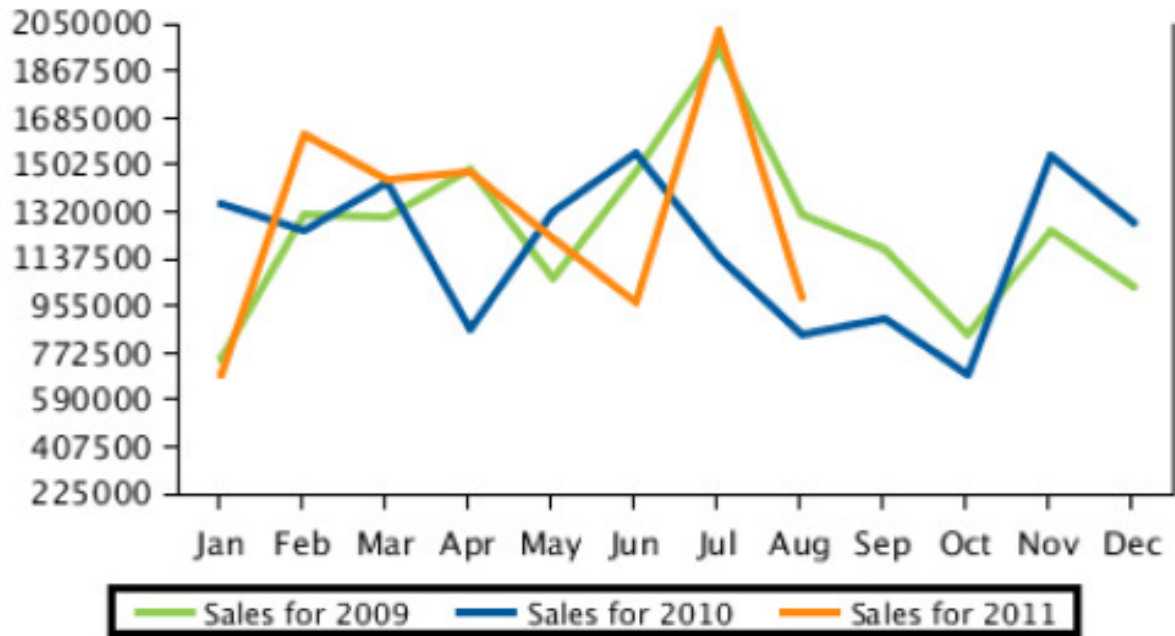
Currently the median sales price of houses in the area is 990,000.

Median Sale Price

Period	Year 2009	Year 2010	Year 2011
	Median Price	Median Price	Median Price
January	\$750,000	\$1,345,000	\$685,000
February	\$1,310,000	\$1,250,000	\$1,617,500
March	\$1,300,000	\$1,435,000	\$1,442,500
April	\$1,490,000	\$863,000	\$1,477,500
May	\$1,055,000	\$1,318,500	\$1,210,375
June	\$1,475,000	\$1,550,000	\$968,750
July	\$1,950,000	\$1,140,000	\$2,025,000
August	\$1,310,000	\$837,500	\$990,000
September	\$1,175,000	\$900,000	\$0
October	\$840,000	\$689,000	\$0
November	\$1,250,000	\$1,532,500	\$0
December	\$1,031,500	\$1,275,000	\$0



Median Sale Price



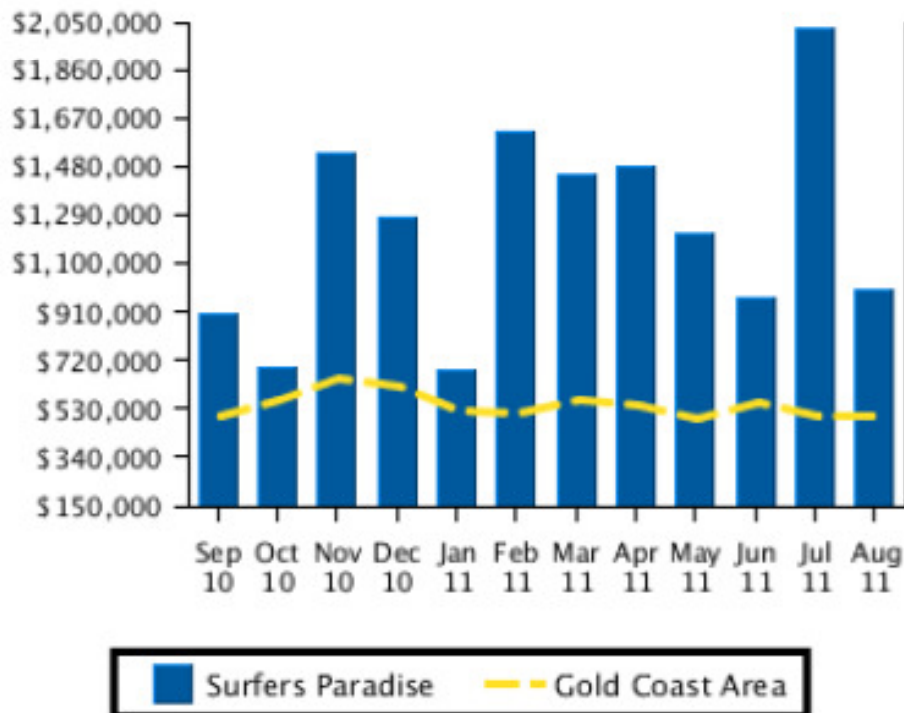


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Surfers Paradise Median Price	Gold Coast Area Median Price
August 2011	\$990,000	\$505,000
July 2011	\$2,025,000	\$497,000
June 2011	\$968,750	\$555,000
May 2011	\$1,210,375	\$488,500
April 2011	\$1,477,500	\$545,000
March 2011	\$1,442,500	\$562,500
February 2011	\$1,617,500	\$515,000
January 2011	\$685,000	\$526,500
December 2010	\$1,275,000	\$615,000
November 2010	\$1,532,500	\$650,000
October 2010	\$689,000	\$560,000
September 2010	\$900,000	\$497,500

Recent Median House Sale Prices



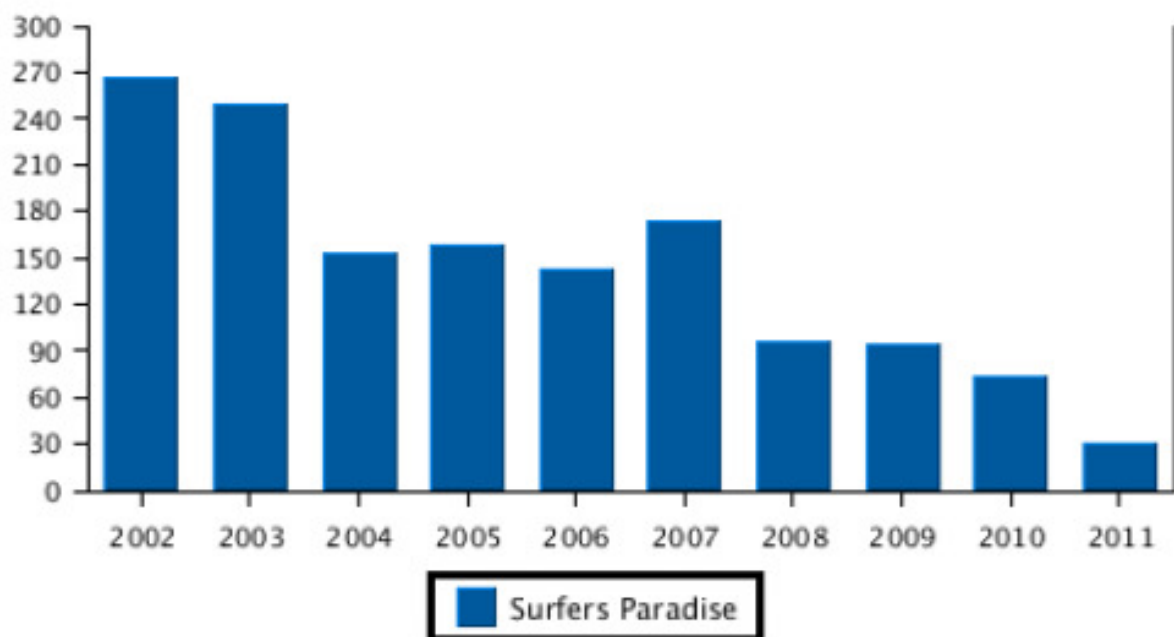


Sales Per Annum

House Sales Per Annum

Period	Surfers Paradise Number
2002	266
2003	249
2004	152
2005	158
2006	142
2007	173
2008	96
2009	94
2010	73
2011	30

House Sales Per Annum



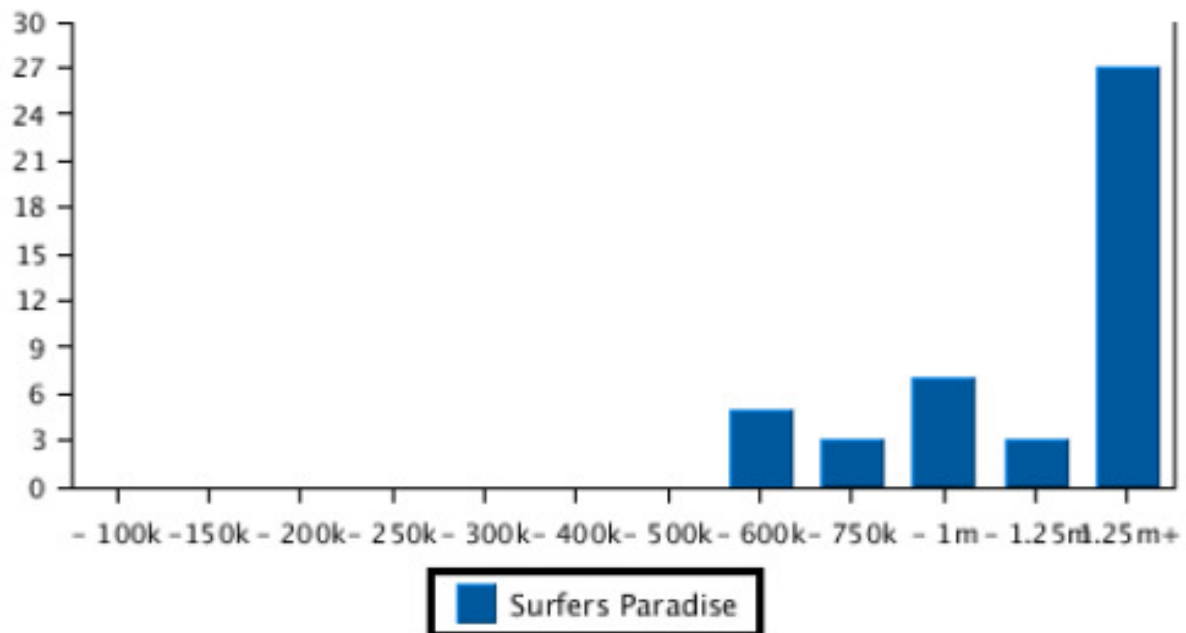


Sales By Price

House Sale by Price (12 months)

Price	Surfers Paradise	
	Price	Number
0 - 100k		0
101 - 150k		0
151 - 200k		0
201 - 250k		0
251 - 300k		0
301 - 400k		0
401 - 500k		0
501 - 600k		5
601 - 750k		3
751 - 1m		7
> 1m - 1.25m		3
1.25m+		27

House Sales By Price (12 months)



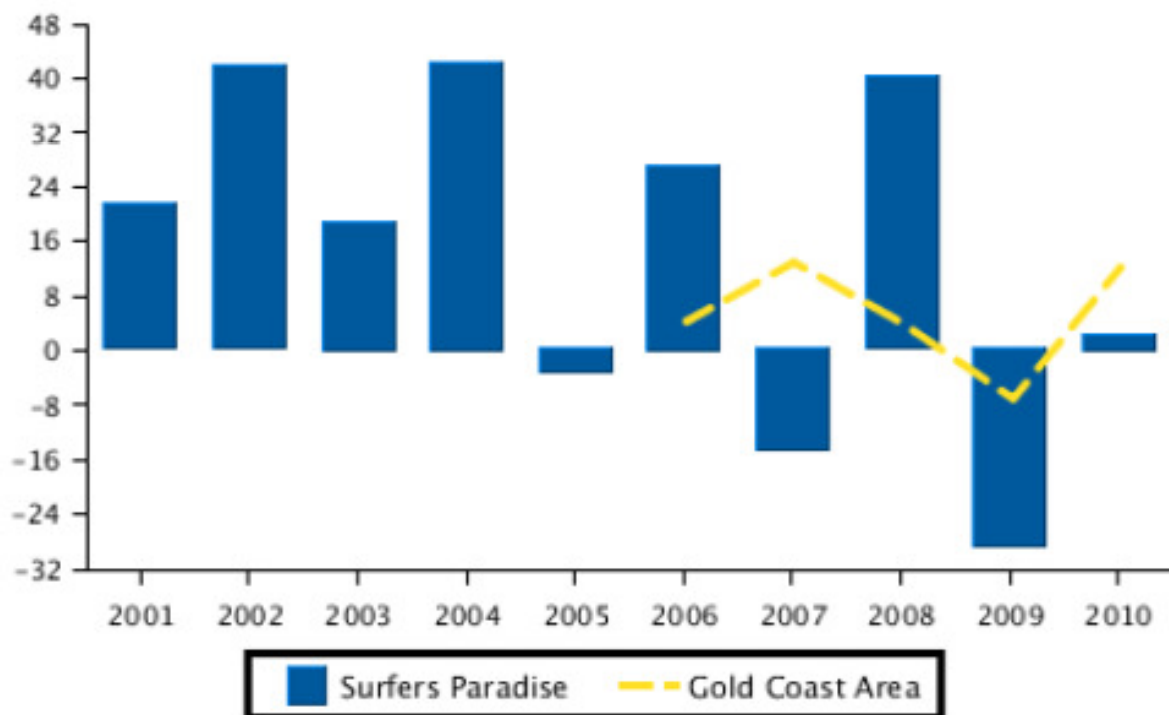


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Surfers Paradise % Change	Gold Coast Area % Change
2010	2.5%	12.1%
2009	-29.1%	-7%
2008	40.2%	4%
2007	-15%	12.9%
2006	27.1%	4.3%
2005	-3.7%	0%
2004	42.4%	0%
2003	18.9%	0%
2002	41.9%	0%
2001	21.4%	0%

Capital Growth in Median Prices (Houses)



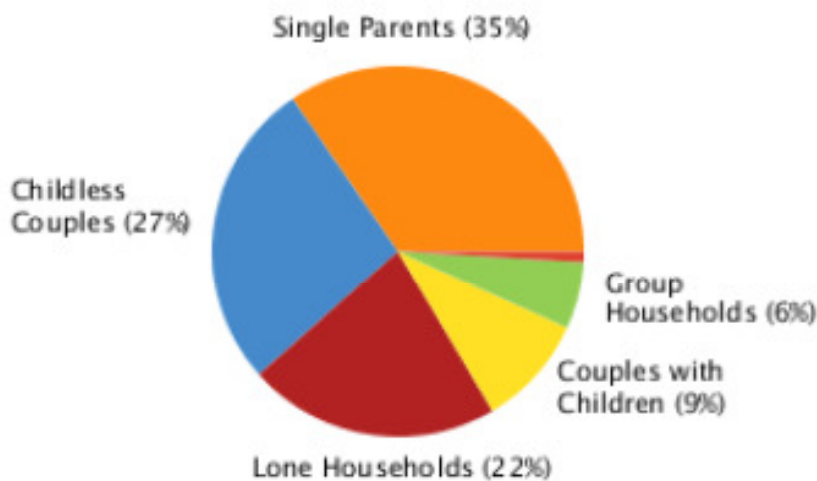


Household

Household Structure

Type	Percent
Single Parents	34.6
Childless Couples	27.0
Lone Households	21.9
Couples with Children	9.7
Group Households	5.9
Other	0.9

Household Structure

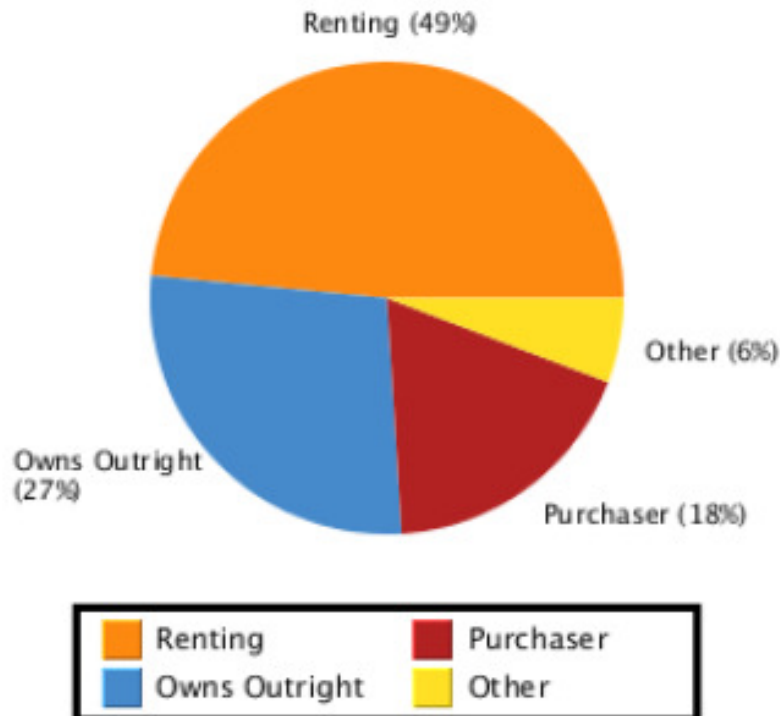


Household Occupancy

Type	Percent
Renting	48.5
Owns Outright	27.5
Purchaser	18.2
Other	5.8



Household Occupancy

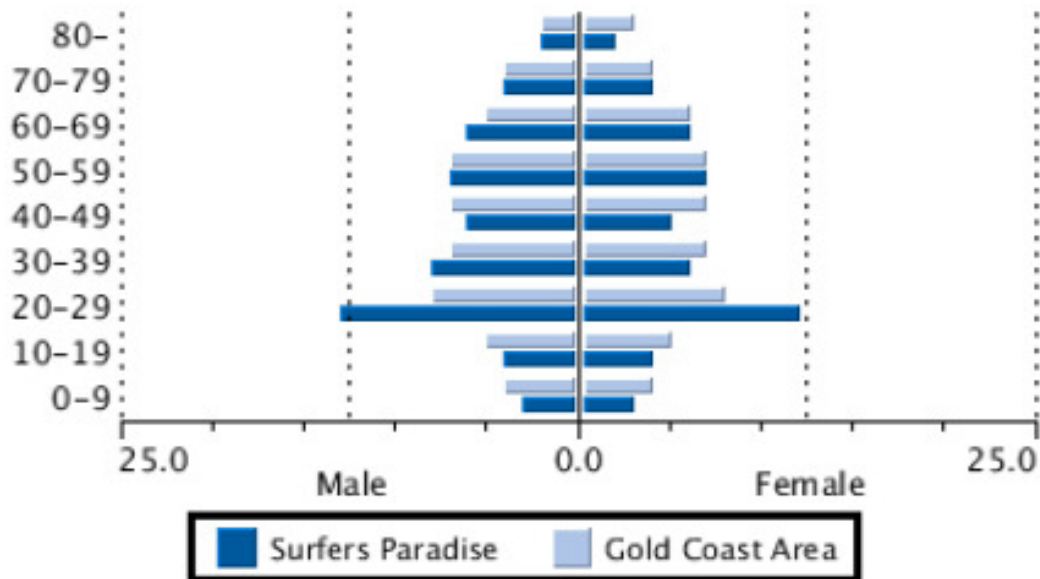




Age Sex Ratio

Age Group	Surfers Paradise		Gold Coast Area	
	Male %	Female %	Male %	Female %
0-9	3.0	3.0	4.0	4.0
10-19	4.0	4.0	5.0	5.0
20-29	13.0	12.0	8.0	8.0
30-39	8.0	6.0	7.0	7.0
40-49	6.0	5.0	7.0	7.0
50-59	7.0	7.0	7.0	7.0
60-69	6.0	6.0	5.0	6.0
70-79	4.0	4.0	4.0	4.0
80-	2.0	2.0	2.0	3.0

Age Sex Ratio

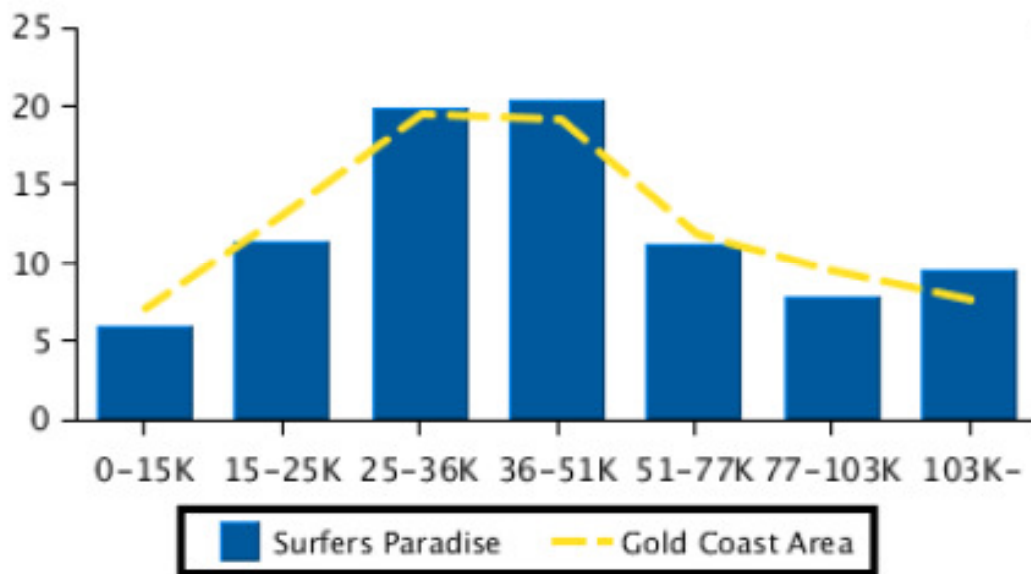




Household Income

Income Range	Surfers Paradise %	Gold Coast Area %
0-15K	5.9	7.0
15-25K	11.3	13.2
25-36K	19.8	19.4
36-51K	20.4	19.1
51-77K	11.1	11.8
77-103K	7.8	9.4
103K-	9.5	7.6

Household Income





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