

A yellow bicycle with a brown leather saddle and handlebars is parked against a white picket fence. The front basket is filled with pink flowers. The background shows a blurred street scene with trees and buildings.

RayWhite.

**Comparative
market
analysis**

447B GOLDEN FOUR DRIVE, TUGUN, QLD 4224

PREPARED BY JOHN PARKES, RAY WHITE TUGUN, PHONE: +61 418 245 590



Neil Thomas Ashton
447b Golden Four Drive
Tugun, QLD, 4224

Over my last 15 years in real estate, if I have learnt anything it's that the choice of an agent to represent you as the client is one of the most important decisions you will make towards your biggest asset.

To make that decision I think it's so important for you to understand the person sitting across from you. Track record, results & experience are important things to consider and after 15 years in the local area I am humbled to tick those boxes but I also believe the decision is so much more.

A little bit about me... I was fortunate enough to call the rural snowy mountains area of NSW home for the first 18 years of my life before taking the plunge to move to the Gold Coast to pursue my career in real estate. I grew up in a small country town of only 2000 people, a vast difference to what I am used to & where I call home now.

That however has been one of my biggest blessings working in this industry. That way of life taught me so many things from my values & beliefs, my ethical approaches & my understanding & passion for true customer service. These elements play the most vital role in the result you receive at sale.

Most importantly the best possible price has to be your number one priority & that is always mine!

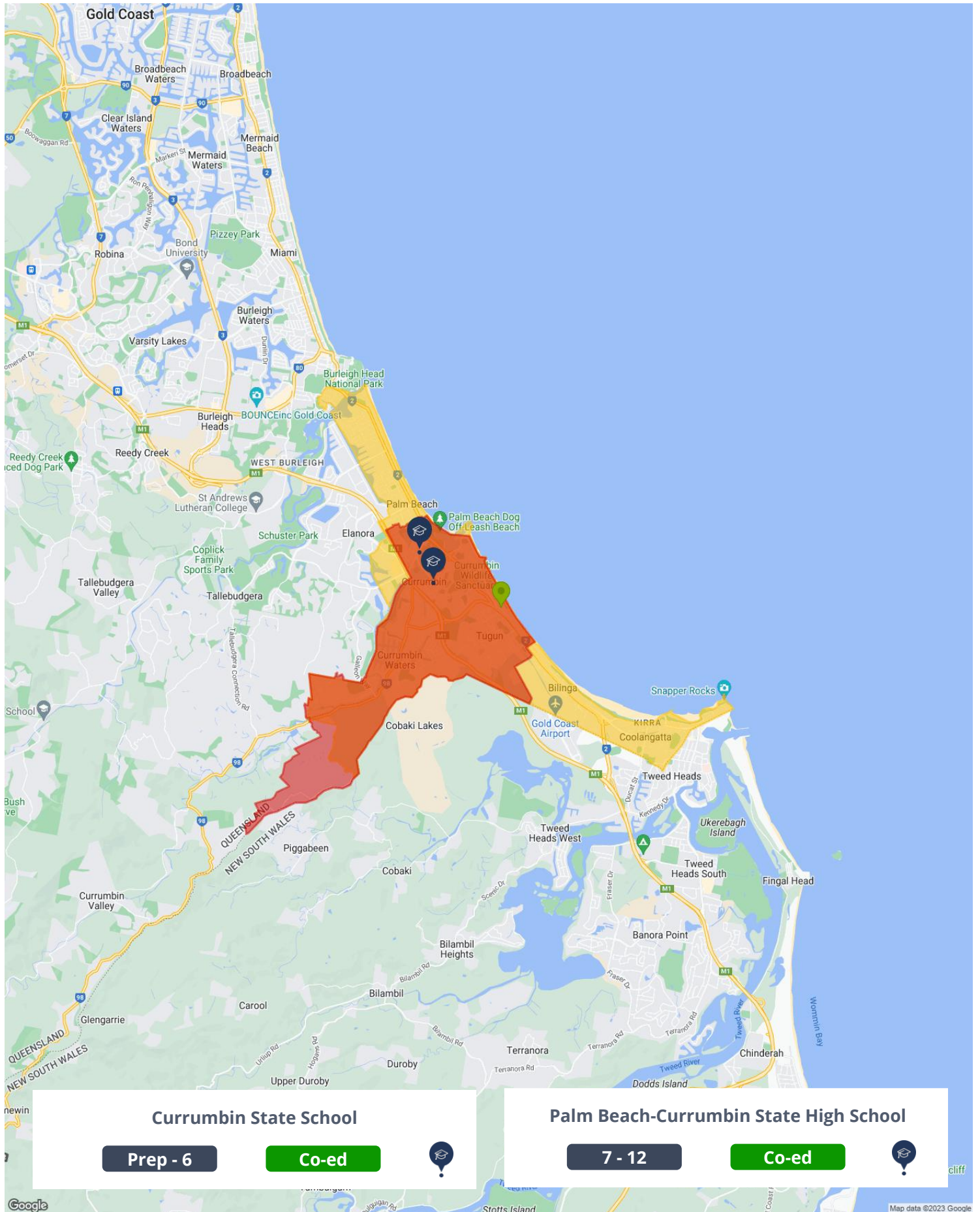
Its important to consider how much the real estate game has changed. It's highly competitive, there is a vast difference from your "old school typical agent" to your Elite performing agent & your agent must be able to negotiate at the highest level.

With the backing of Australia's biggest real estate brand who I hold very close to my heart & who has supported me every step of the way & my highly skilled team who live and breath this job like I do gives me endless confidence around being your right choice for the sale of your biggest asset.

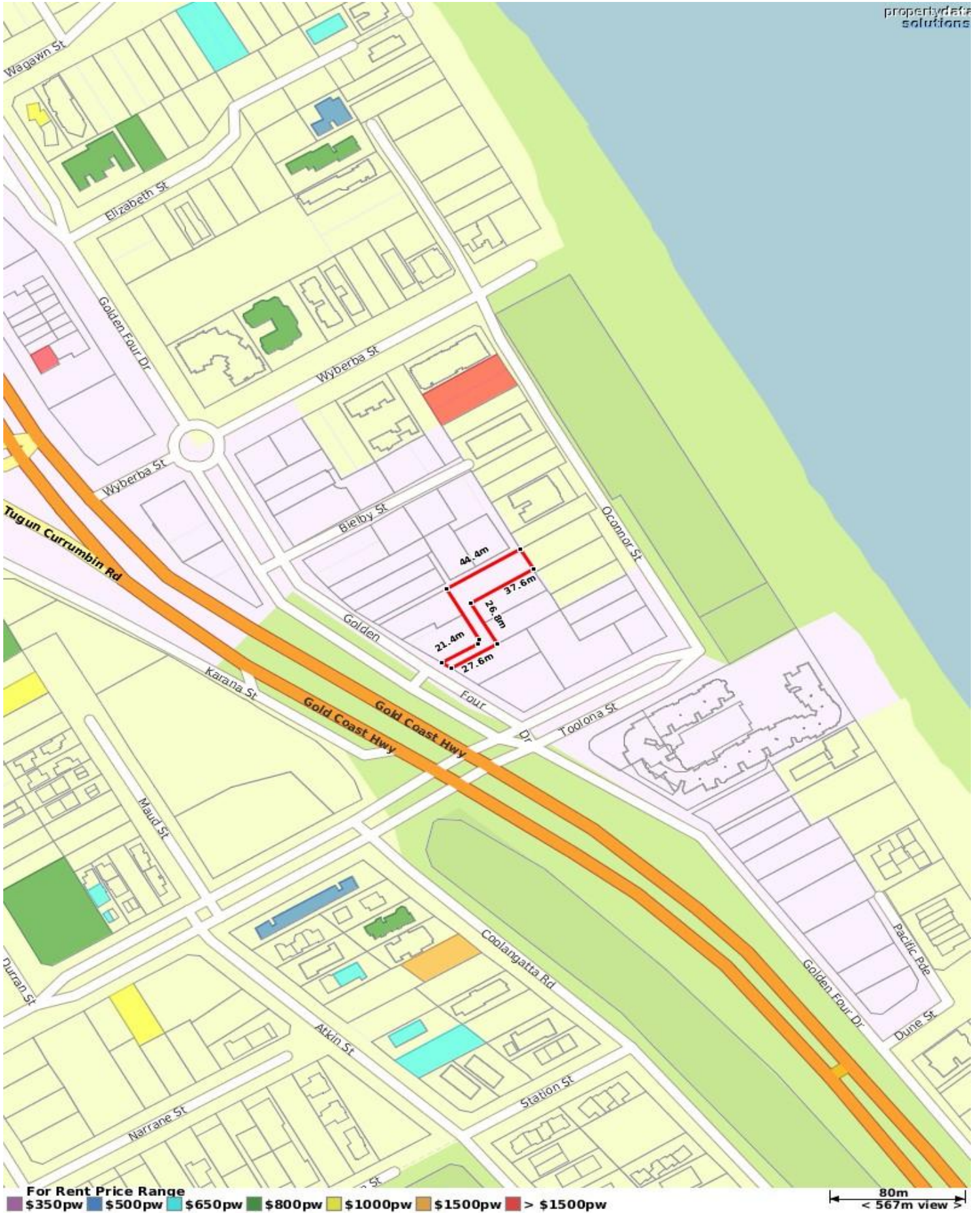
Best Wishes
John Parkes

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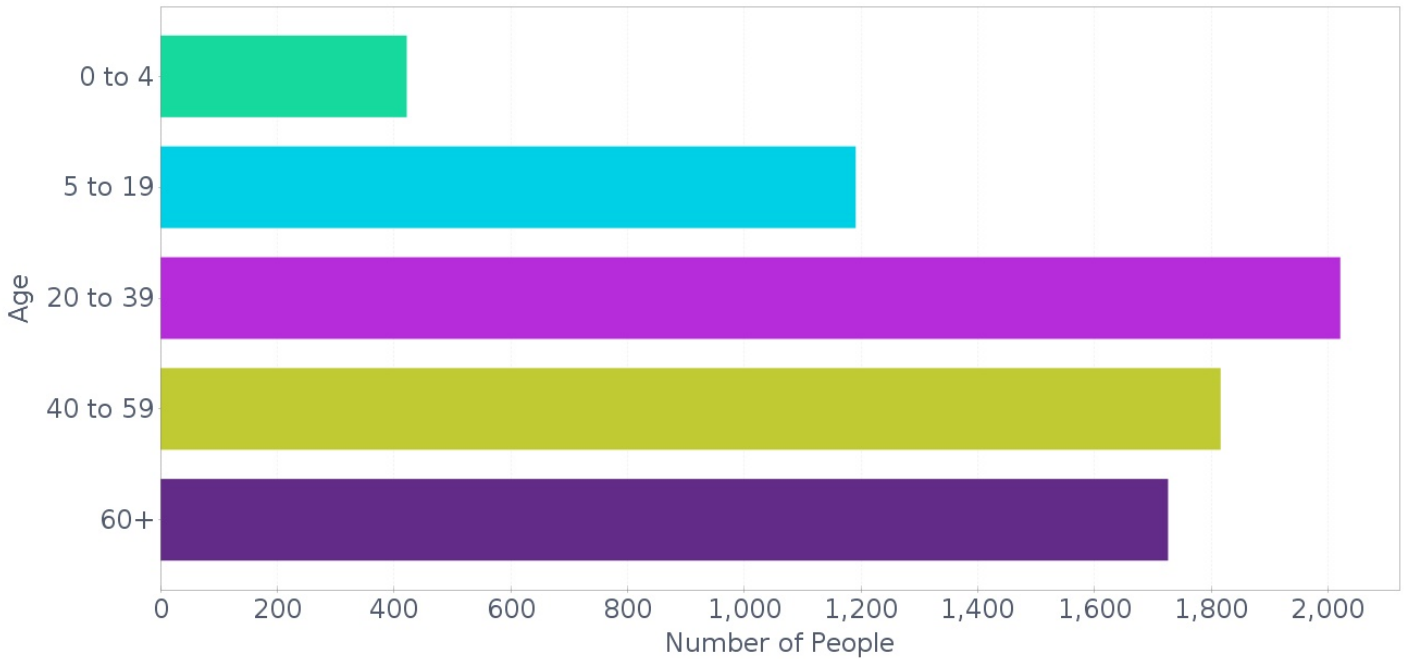
School Catchment Areas



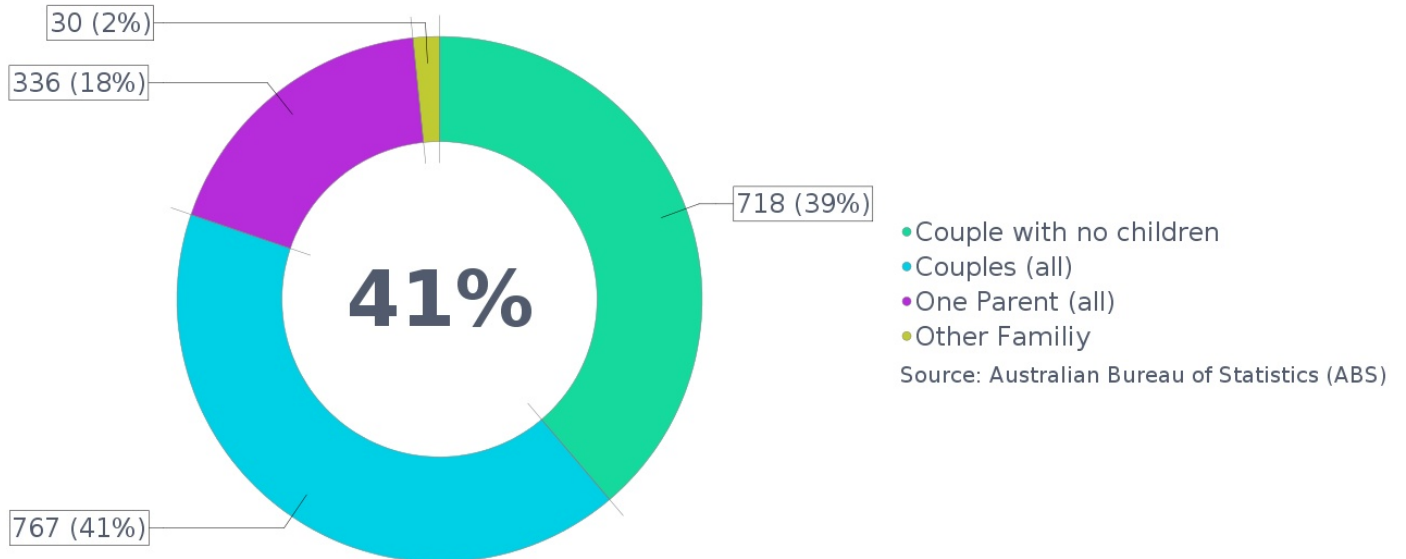
Nearby Properties For Rent



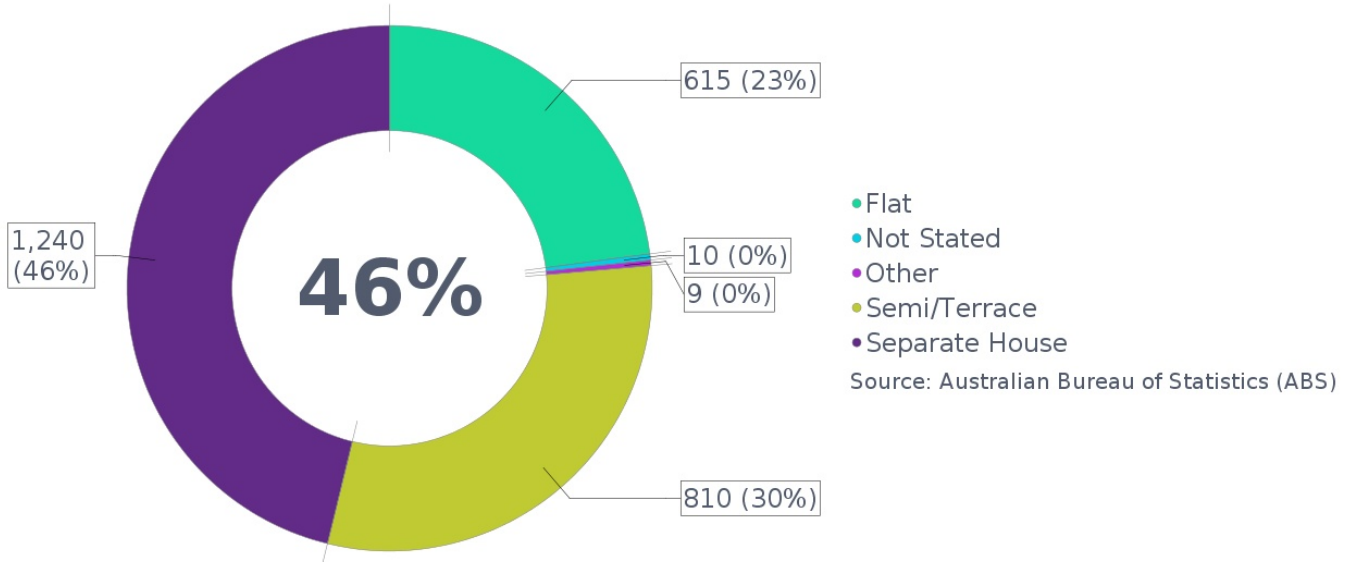
Age of Population (2021)



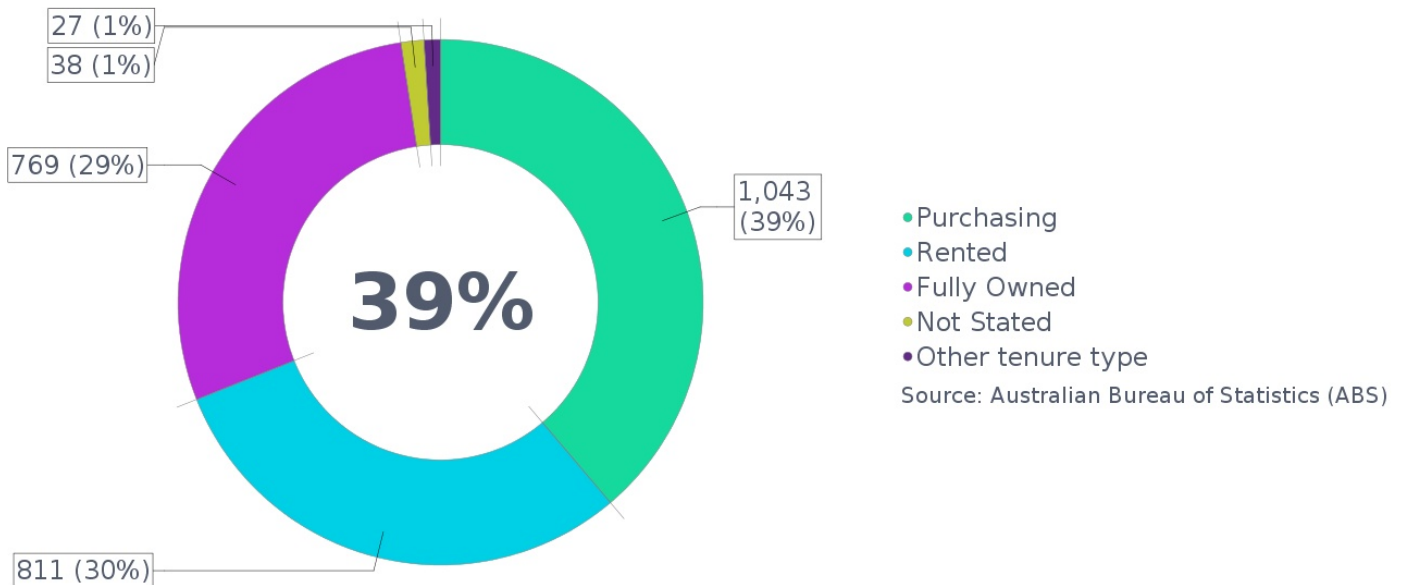
Family Composition (2021)



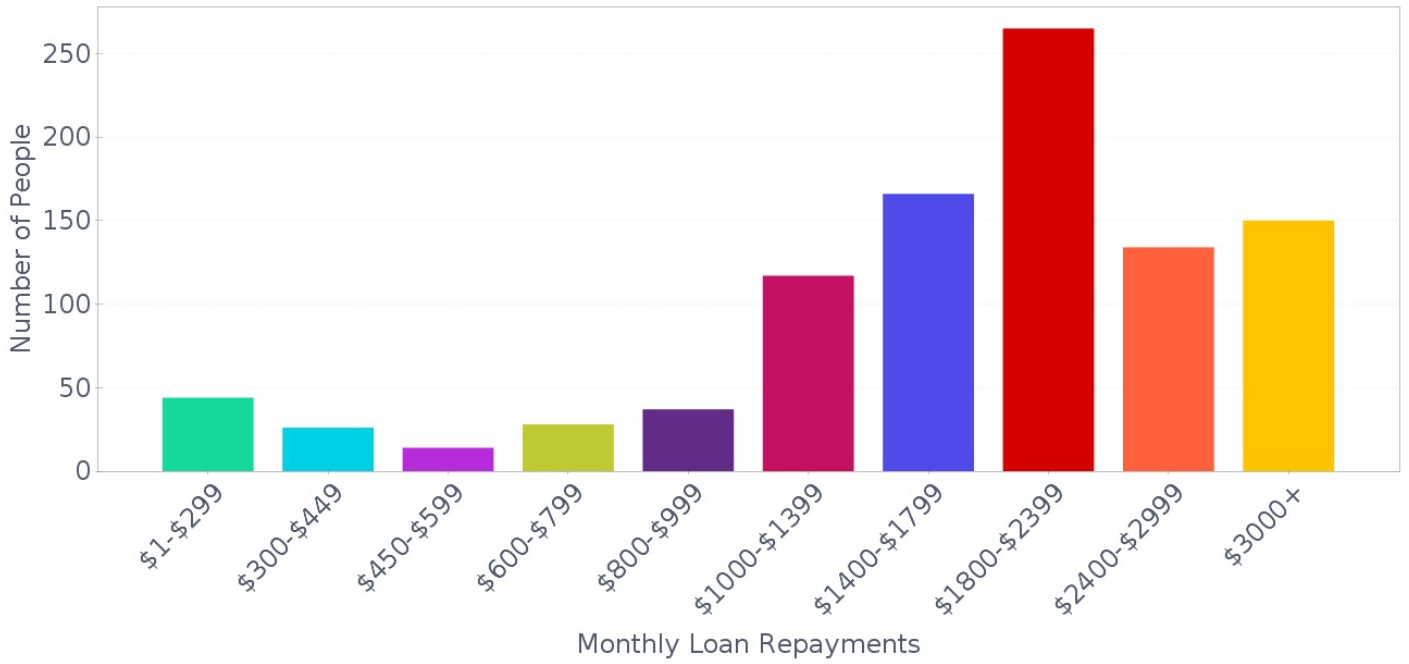
Dwelling Structure (2021)



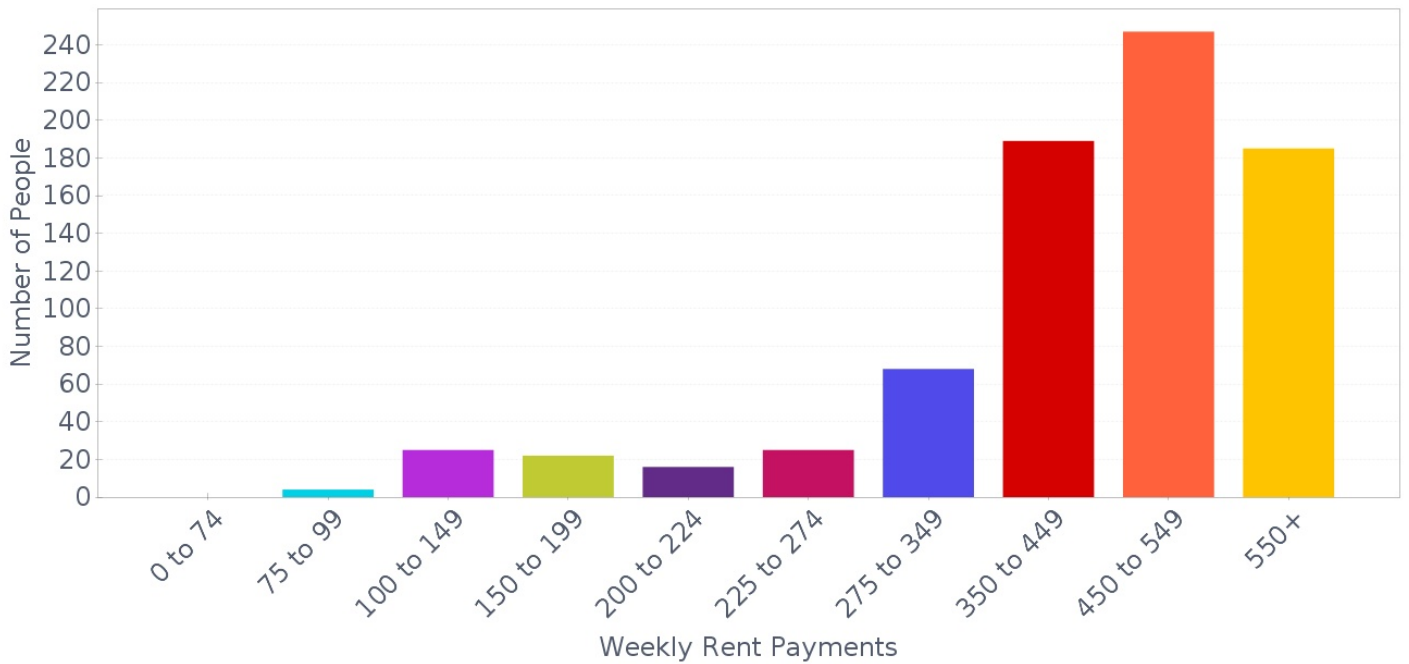
Home Ownership (2021)



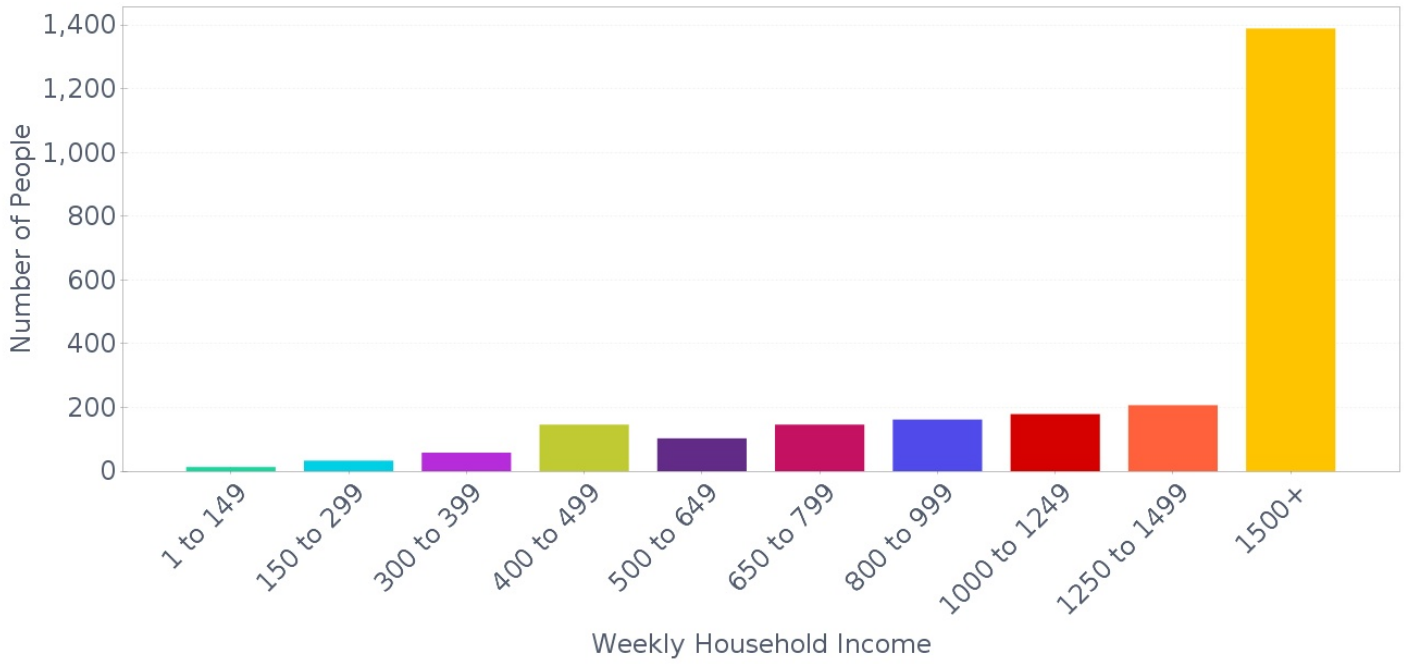
Home Loan Repayments - Monthly (2021)



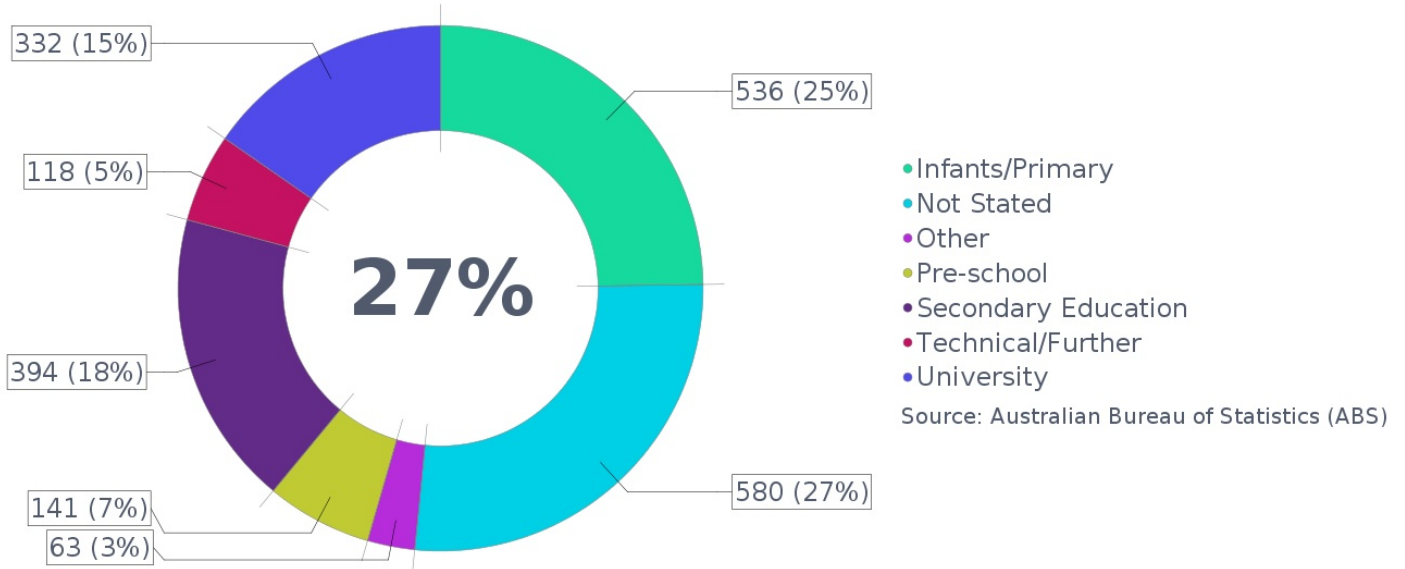
Rent Payments - Weekly (2021)



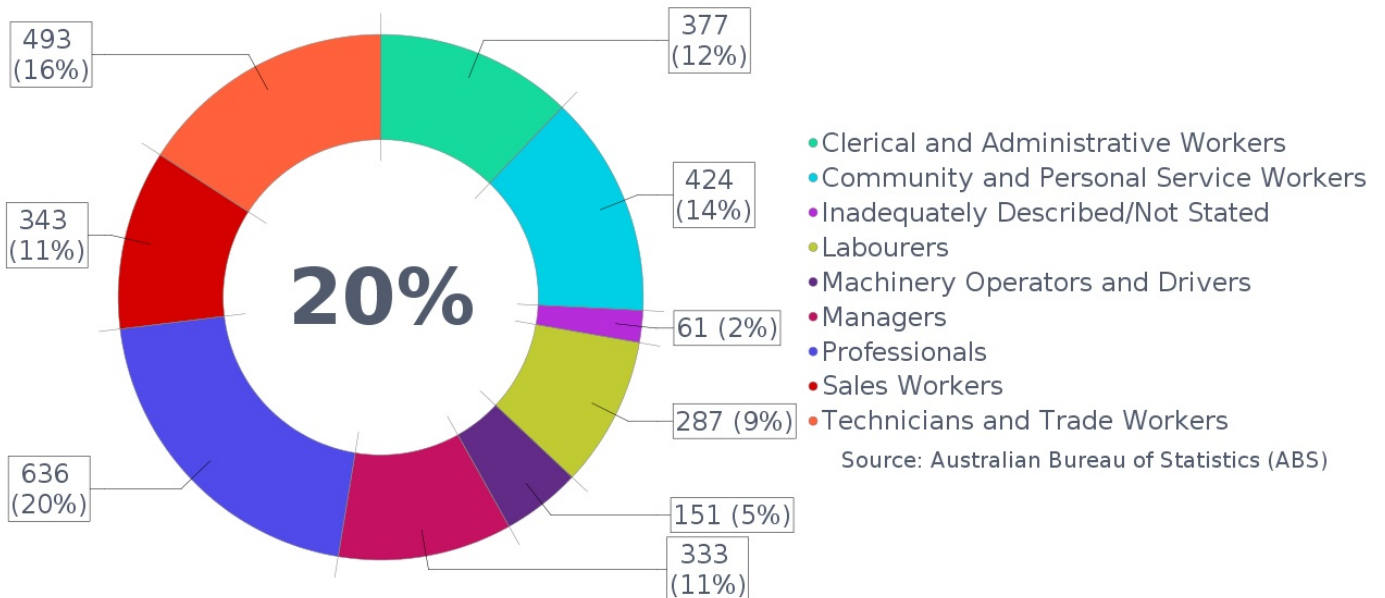
Household Income - Weekly (2021)



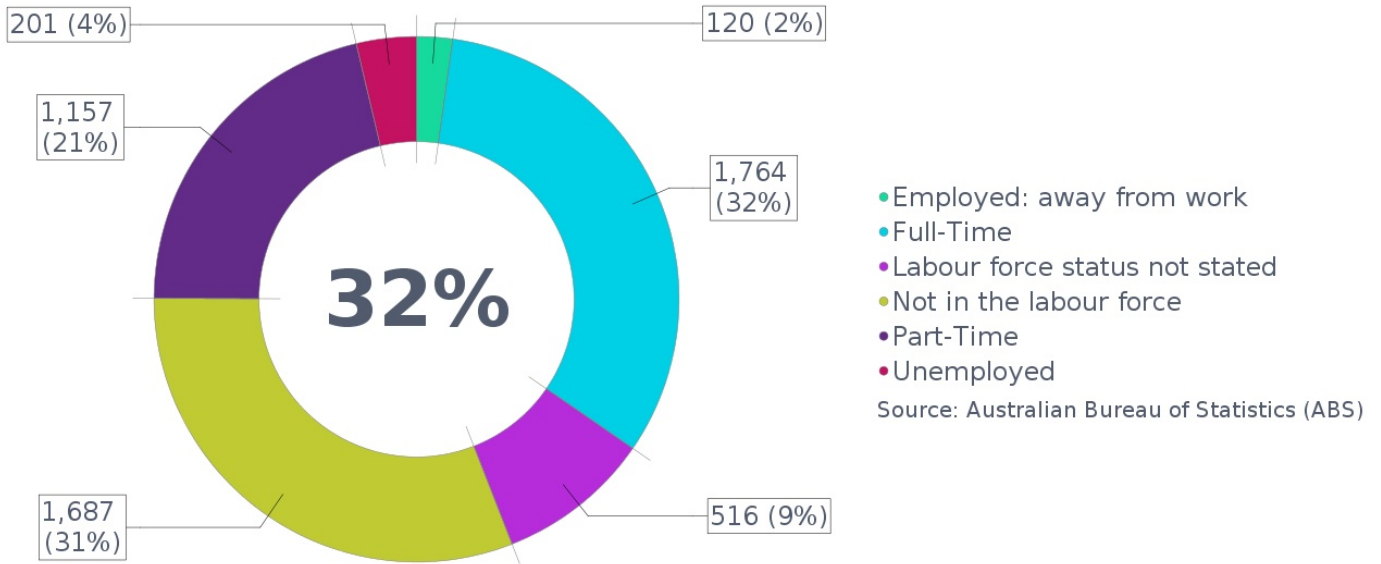
Non-School Qualification: Level of Education (2021)



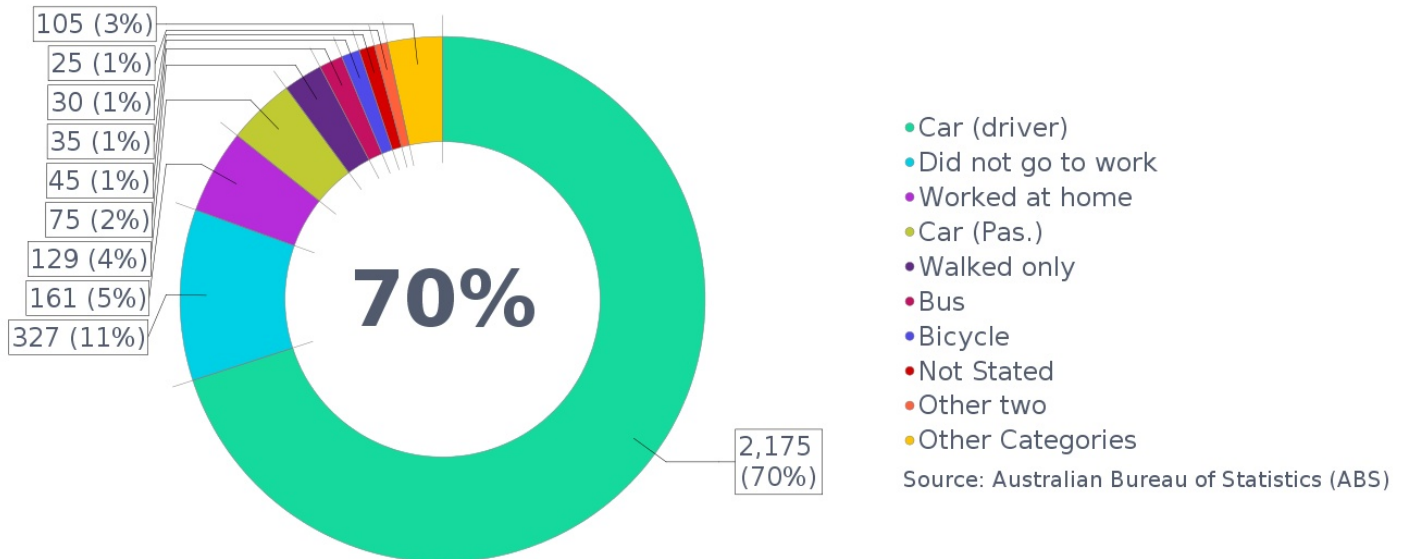
Occupation (2021)



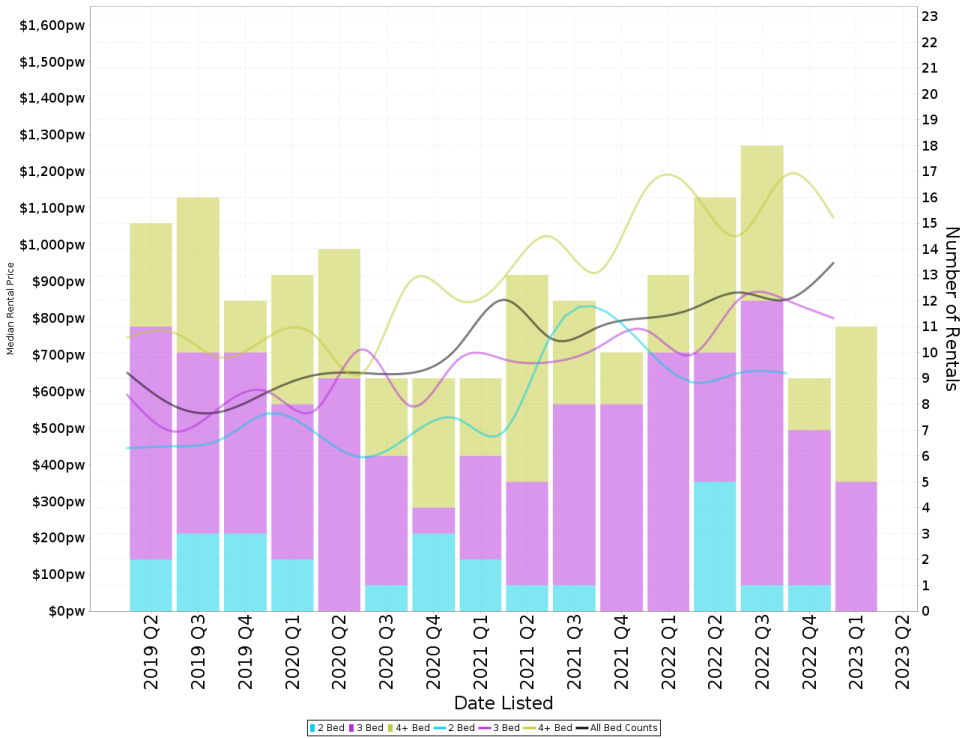
Employment (2021)



Method of Travel to Work (2021)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.4%

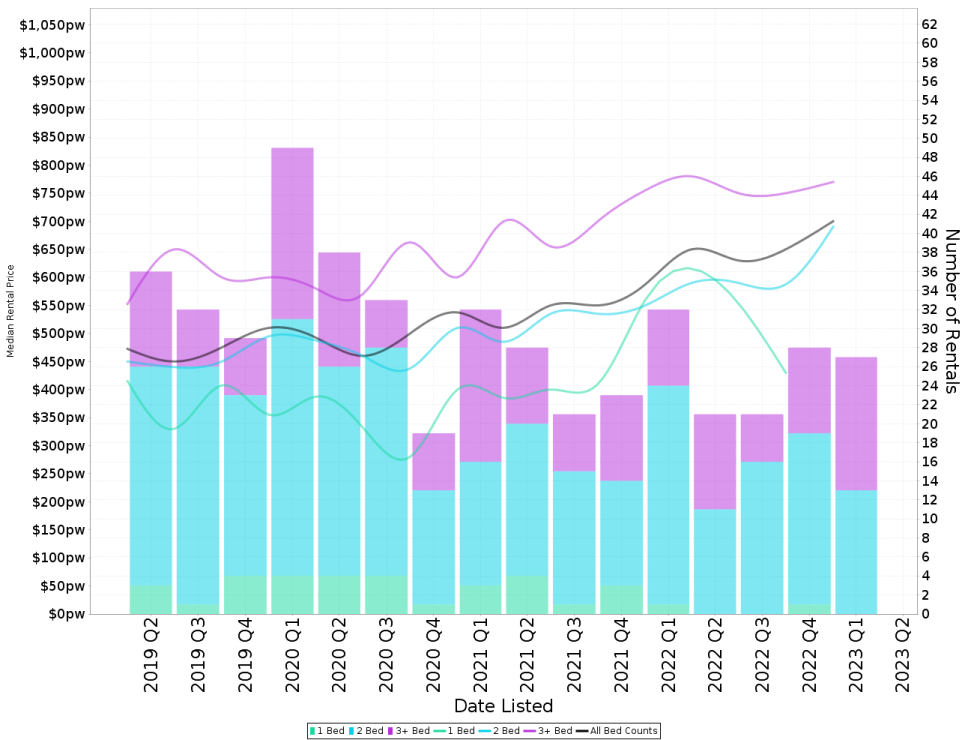
Current Median Price: \$1,072,500
Previous Median Price: \$1,197,500
Based on 130 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$1,072,500
Current Median Rent: \$860
Based on 54 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.9%

Current Median Price: \$772,000
Previous Median Price: \$750,000
Based on 260 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$772,000
Current Median Rent: \$650
Based on 97 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 4 rental properties selected within the suburb of TUGUN. The lowest for rent price is \$800 and the highest for rent price is \$850 with a median rental price of \$835. Days listed ranges from 12 to 44 days with the average currently at 26 days for these selected properties.

5 BOYD ST, TUGUN 4224

 3  1  2



Property Type: House
Area: 620 m²
RPD:

Features:

Current Rent Price: **\$850 per week**
First Rent Price: **\$850 per week**
Month Listed: **March 2023**
Days on Market: **12 Days**

27 MARION ST, TUGUN 4224

UBD Ref: Gold Coast - 071 E12  3  1  2



Property Type: House
Area: 516 m²
RPD: L588 RP96896

Features:

Current Rent Price: **\$800 per week pw**
First Rent Price: **\$825 per week pw**
Month Listed: **March 2023**
Days on Market: **30 Days**



5 TAPERELL DR, TUGUN 4224

UBD Ref: Gold Coast - 071 C11  3  1  2



Property Type: House
Area: 714 m²
RPD: L127 RP198026

Features: VERANDAH/DECK, BUILT IN ROBES, MODERN KITCHEN, AIR CONDITIONED, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SECURE PARKING, CLOSE TO SHOPS,

Current Rent Price: **\$820 per week**
First Rent Price: **\$850 per week**
Month Listed: **January 2023* (Rented)**
Days on Market: **44 Days**



1/9 ALINJARRA DR, TUGUN 4224

UBD Ref: Gold Coast - 071 B13  3  2  1



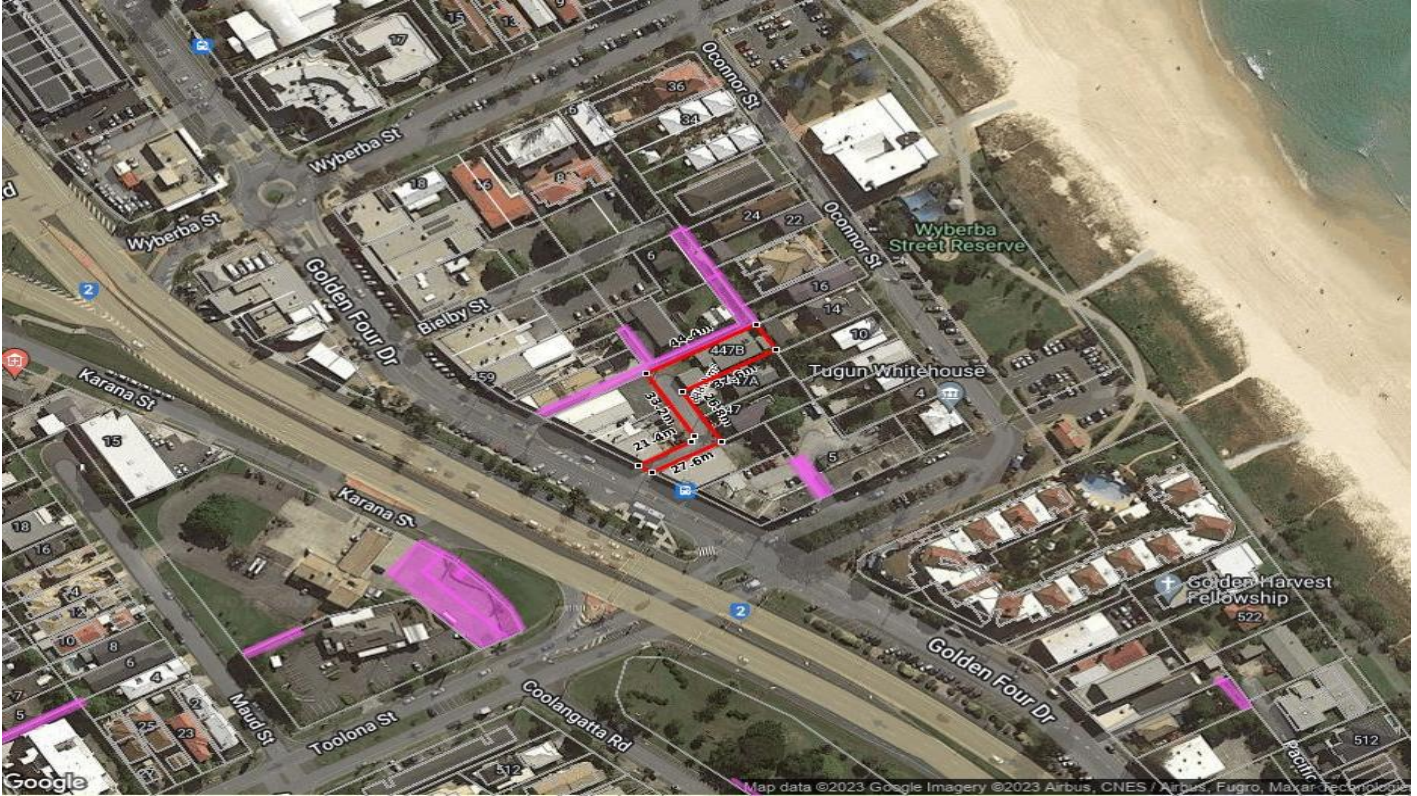
Property Type: House
Area: 189 m²
RPD: L1 SP312566

Features:

Current Rent Price: **\$850 Per Week**
First Rent Price: **\$900 Per Week**
Month Listed: **October 2022* (Rented)**
Days on Market: **20 Days**



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Appraisal Price

This market analysis has been prepared on 06/04/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$800pw to \$850pw

Contact your agent for further information:



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