

# Comparative Market Analysis



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REAL ESTATE

Palm Beach  
The Pines  
Burleigh



## 501/46 PACIFIC PARADE BILINGA QLD 4225

Prepared on 3rd May 2022



**Jason Taylor**  
First National Palm Beach

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ELANORA QLD 4221

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The Proprietor  
Pacific Parade  
Bilinga QLD 4225

3rd May 2022

Dear Neville and Patricia,  
Thank you for the opportunity to appraise your property at 501/46 Pacific Parade, Bilinga 4225.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Jason Taylor  
First National Real Estate Palm Beach  
m: (07) 5559 9600



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# Your Property

## 501/46 PACIFIC PARADE BILINGA QLD 4225

3

3

2

251m<sup>2</sup>

150m<sup>2</sup>



## Your Property History

- 23 Oct, 2020 - Sold for \$1,675,000
- 23 Jan, 2020 - Listed for sale at \$1.750M
- 28 Jun, 2019 - Listed for rent at \$850 / week
- 29 Nov, 2013 - Listed for rent at \$750 / week
- 7 Jan, 2012 - Listed for rent at \$700 / week
- 10 Jul, 2007 - Sold for \$1,680,000



## Introducing Jason Taylor

Your home is my specialty.

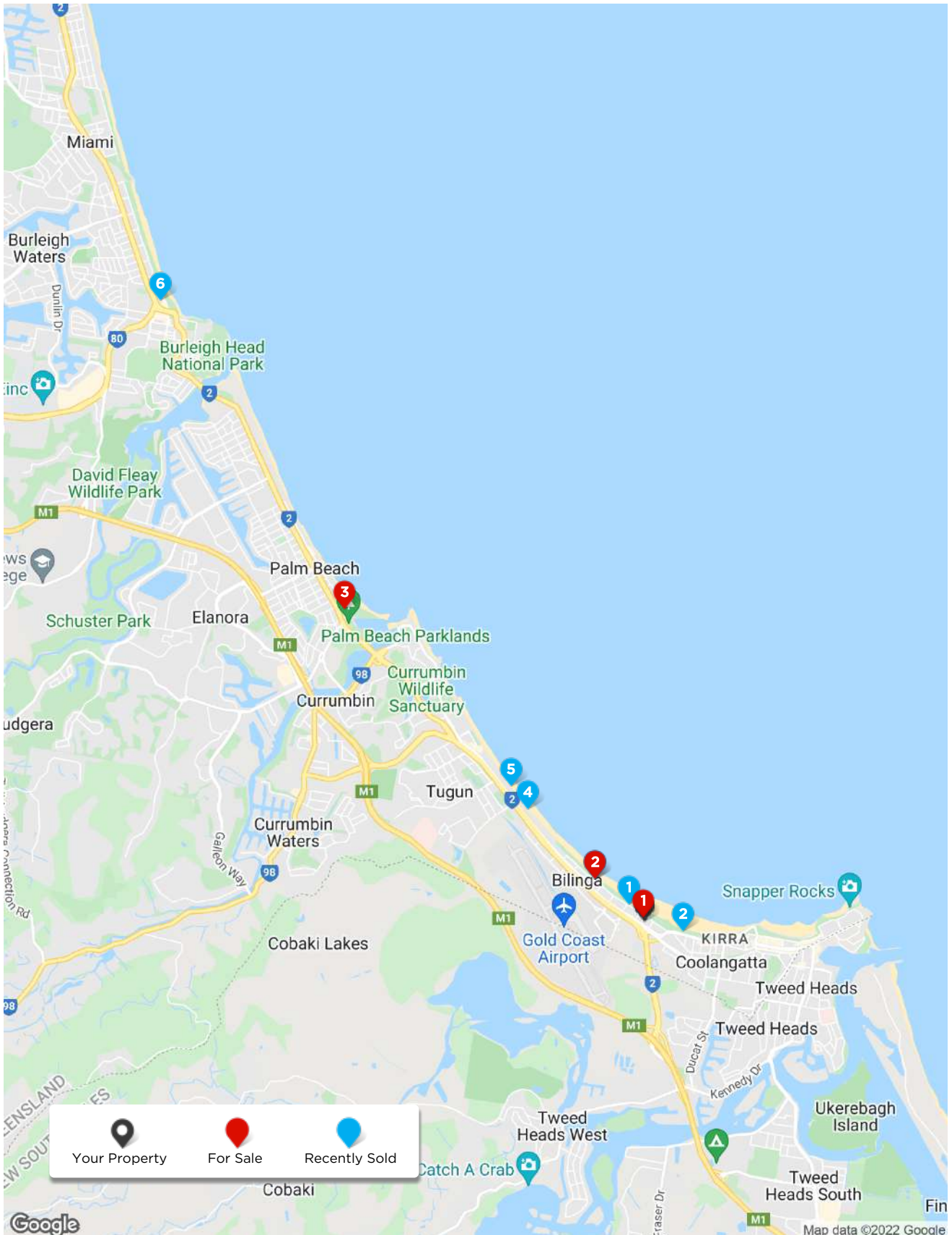
From Units, Houses or Acreage to Waterfronts and Beachfronts, I have been consistently achieving premium prices for Home Owners for the last 17 years. I provide a professional service second to none, my results speak for themselves. I am humbled by my continued referrals from my appreciative clients.



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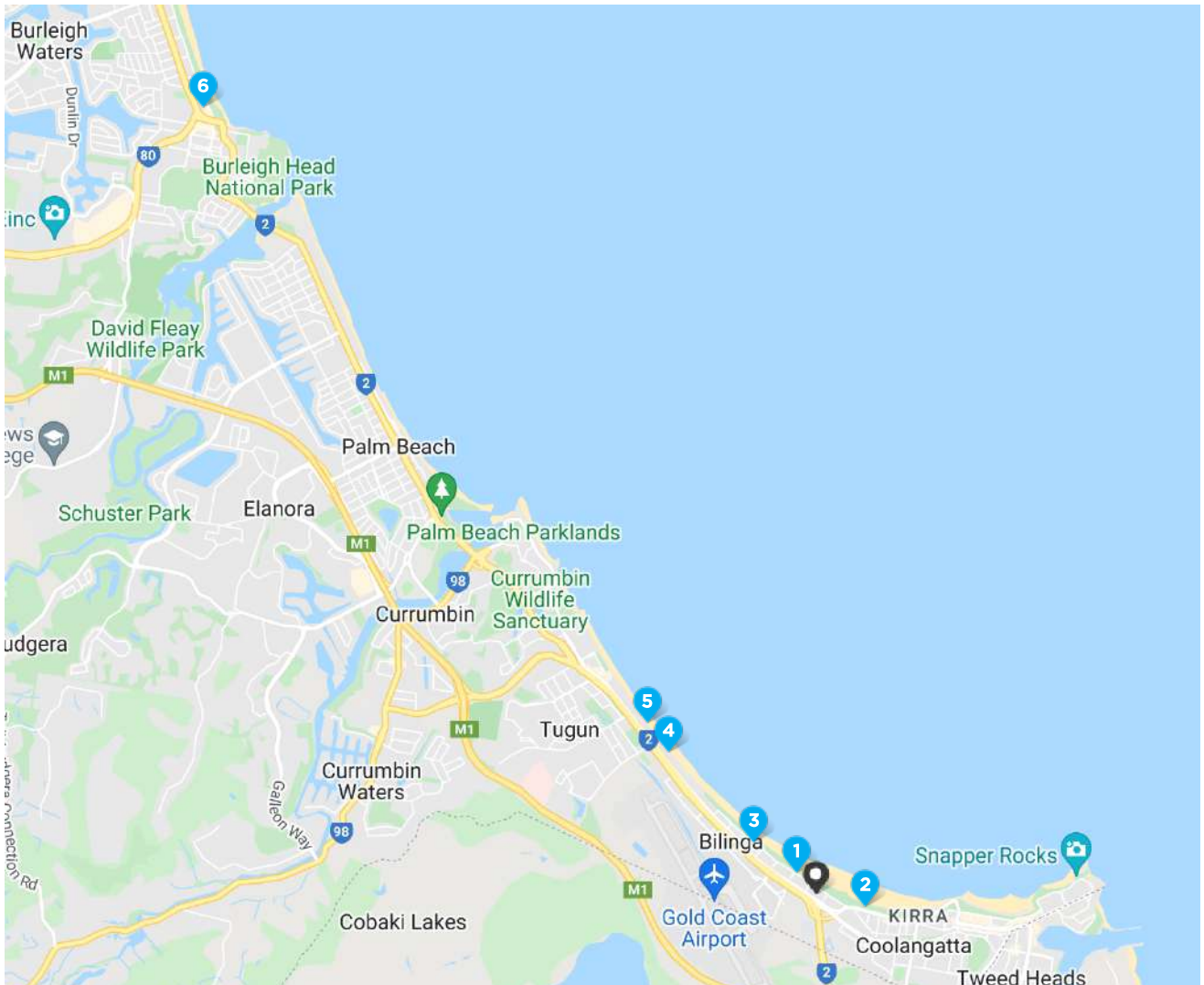
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# Comparables Map: Sales & Listings





# Comparables Map: Sales



1 2/94 PACIFIC PARADE BILINGA QLD 4225	4	3	4	\$2,310,000
2 101/16 MUSGRAVE STREET COOLANGATTA QLD 4225	3	2	2	\$2,800,000
3 6/174 PACIFIC PARADE BILINGA QLD 4225	3	3	1	\$2,575,000
4 8/311 GOLDEN FOUR DRIVE BILINGA QLD 4225	3	3	2	-
5 3/353 GOLDEN FOUR DRIVE TUGUN QLD 4224	3	2	2	\$2,205,000
6 2083/2-14 THE ESPLANADE BURLEIGH HEADS QLD 4220	3	2	2	\$2,200,000

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



# Comparable Sales

1	2/94 PACIFIC PARADE BILINGA QLD 4225	<b>Sold Price</b> <b>\$2,310,000</b>
	<p>  4  3  4  373m<sup>2</sup>  225m<sup>2</sup>            Year Built 2008 DOM 61            Sold Date 11-Jan-22 Distance 0.28km            First Listing Auction            Last Listing Contact Agent         </p>	
2	101/16 MUSGRAVE STREET COOLANGATTA QLD 4225	<b>Sold Price</b> <sup>RS</sup> <b>\$2,800,000</b>
	<p>  3  2  2  181m<sup>2</sup>  -            Year Built - DOM 99            Sold Date 28-Apr-22 Distance 0.59km            First Listing Offers Over \$2,975,000            Last Listing Contact Agent         </p>	
3	6/174 PACIFIC PARADE BILINGA QLD 4225	<b>Sold Price</b> <b>\$2,575,000</b>
	<p>  3  3  1  222m<sup>2</sup>  178m<sup>2</sup>            Year Built 2018 DOM 14            Sold Date 31-Jan-22 Distance 0.86km            First Listing Offers over \$2,450,000            Last Listing Offers over \$2,450,000         </p>	
4	8/311 GOLDEN FOUR DRIVE BILINGA QLD 4225	<b>Sold Price</b> <sup>RS UN</sup>
	<p>  3  3  2  -  147m<sup>2</sup>            Year Built 1997 DOM 108            Sold Date 24-Feb-22 Distance 2.21km            First Listing Auction            Last Listing Offers over \$2,000,000         </p>	
5	3/353 GOLDEN FOUR DRIVE TUGUN QLD 4224	<b>Sold Price</b> <b>\$2,205,000</b>
	<p>  3  2  2  274m<sup>2</sup>  160m<sup>2</sup>            Year Built 1980 DOM 19            Sold Date 06-Dec-21 Distance 2.61km            First Listing Auction            Last Listing Auction         </p>	

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



# Comparable Sales

6 2083/2-14 THE ESPLANADE BURLEIGH HEADS QLD 4220

**Sold Price**    **\$2,200,000**

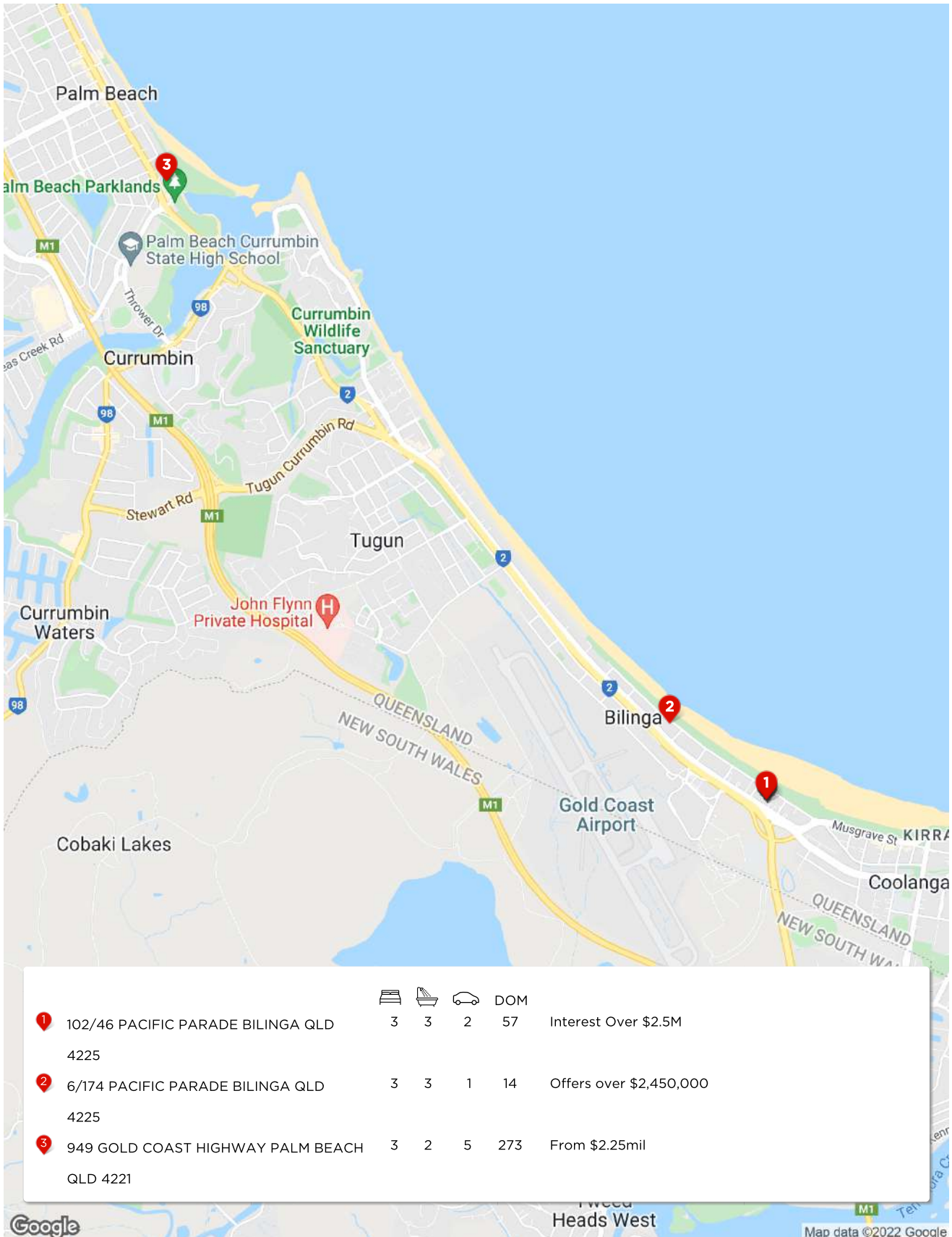


3	2	2	158m <sup>2</sup>	155m <sup>2</sup>
Year Built	2008	DOM	46	
Sold Date	19-Mar-22	Distance	10.96km	
First Listing	OFFERS OVER \$899,000			
Last Listing	OFFERS OVER \$899,000			

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



# Comparables Map: Listings



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# Comparable Listings

## 1 102/46 PACIFIC PARADE BILINGA QLD 4225



3 3 2 312m<sup>2</sup> 151m<sup>2</sup>  
Year Built 2008 DOM 57 days  
Listing Date 07-Mar-22 Distance -  
Listing Price Interest Over \$2.5M

## 2 6/174 PACIFIC PARADE BILINGA QLD 4225



3 3 1 222m<sup>2</sup> 178m<sup>2</sup>  
Year Built 2018 DOM 14 days  
Listing Date 18-Jan-22 Distance 0.86km  
Listing Price Offers over \$2,450,000

## 3 949 GOLD COAST HIGHWAY PALM BEACH QLD 4221

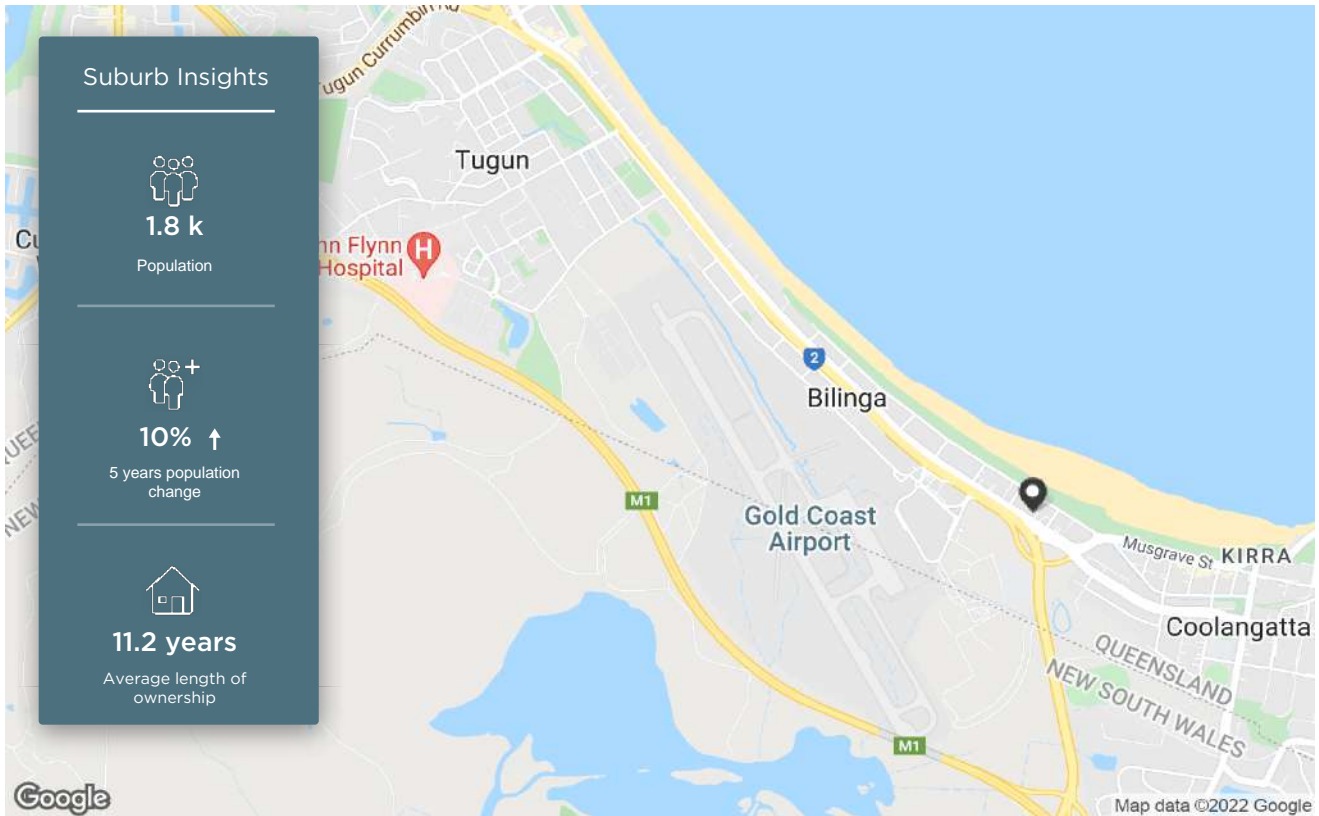


3 2 5 569m<sup>2</sup> 230m<sup>2</sup>  
Year Built 1960 DOM 273 days  
Listing Date 03-Aug-21 Distance 6.01km  
Listing Price From \$2.25mil

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Bilinga

## Demographic

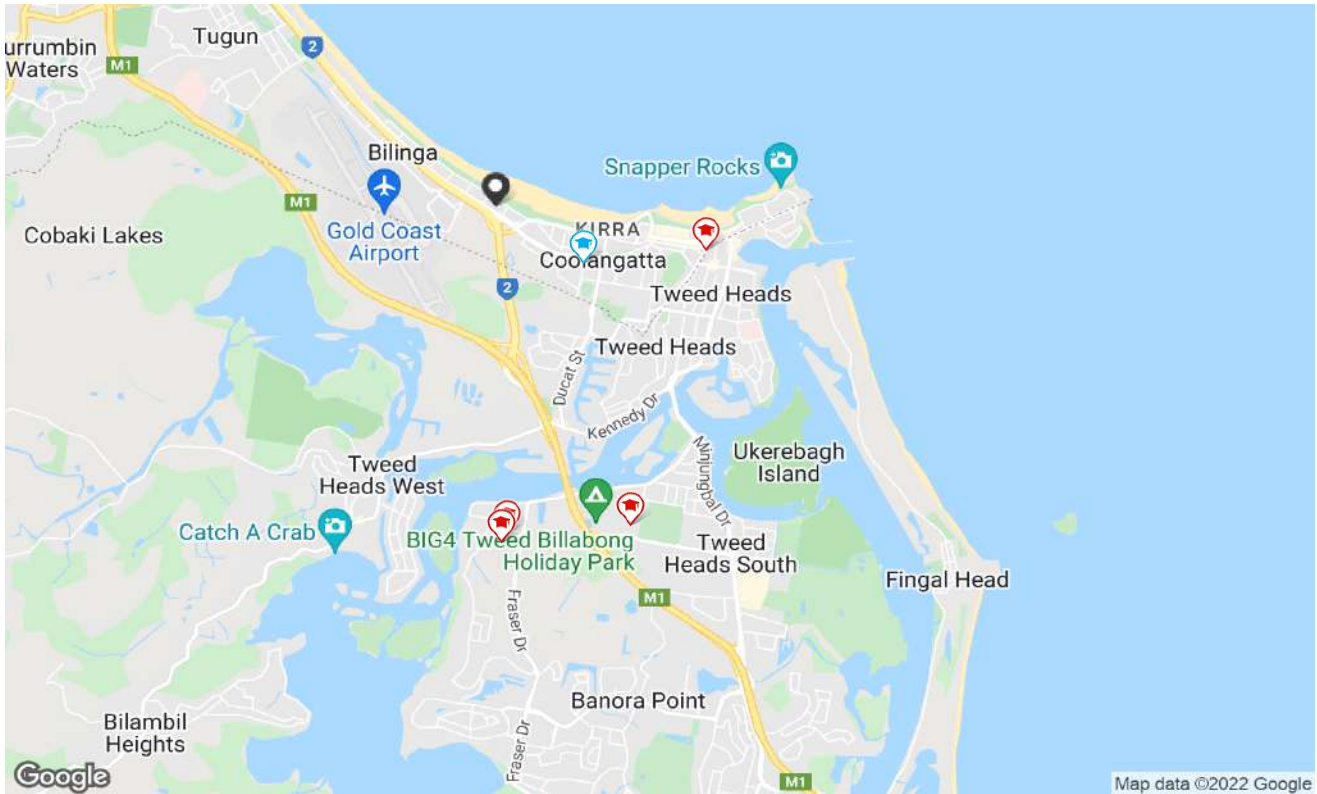







The size of Bilinga is approximately 2.6 square kilometres. It has 6 parks covering nearly 8.6% of total area. The population of Bilinga in 2011 was 1,662 people. By 2016 the population was 1,833 showing a population growth of 10.3% in the area during that time. The predominant age group in Bilinga is 50-59 years. Households in Bilinga are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Bilinga work in a professional occupation. In 2011, 42.7% of the homes in Bilinga were owner-occupied compared with 46.2% in 2016. Currently the median sales price of houses in the area is \$1,075,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	48.6	Owns Outright	28.8	0-15.6K	4.9	0-9	7.7
Couples with Children	29.0	Purchaser	17.4	15.6-33.8K	18.5	10-19	6.4
Single Parents	19.5	Renting	48.7	33.8-52K	17.3	20-29	15.9
Other	2.8	Other	0.6	52-78K	18.3	30-39	13.6
		Not Stated	3.9	78-130K	21.1	40-49	10.0
				130-182K	5.6	50-59	16.6
				182K+	5.3	60-69	16.1
						70-79	9.5
						80-89	4.7
						90-99	1.1



# Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Coolangatta State School</b> 29 Miles Street Coolangatta QLD 4225	1.1km	Primary	Mixed	Government	0-6
 <b>Tweed Heads Public School</b> 1-5 Stuart Street Tweed Heads NSW 2485	2.2km	Primary	Mixed	Government	0-6
 <b>Pacific Coast Christian School</b> 3.43km	3.43km	Combined	Mixed	Non-Government	0-12
 <b>Pacific Hope School</b> 3.52km	3.52km	Special	Mixed	Non-Government	0-0
 <b>Lindisfarne Anglican Grammar School, Junior School</b> 36-52 Sunshine Avenue Tweed Heads South NSW 2486	3.62km	Primary	Mixed	Non-Government	0-0



Property is within school catchment area

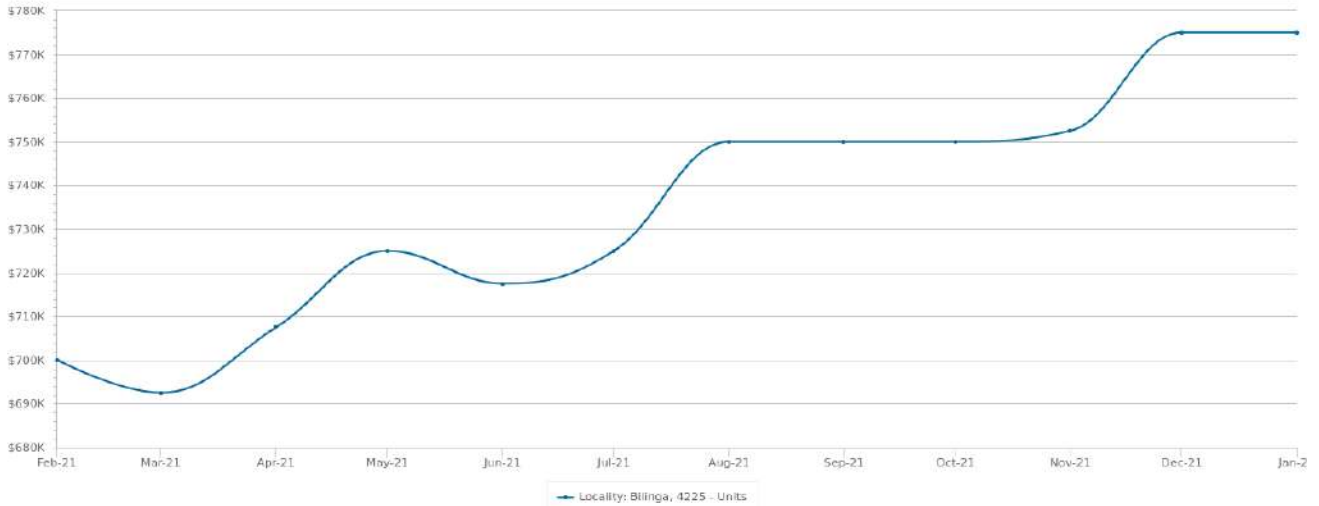


Property is outside school catchment area



# Recent Market Trends

Median Sale Price - 12 months (Unit)

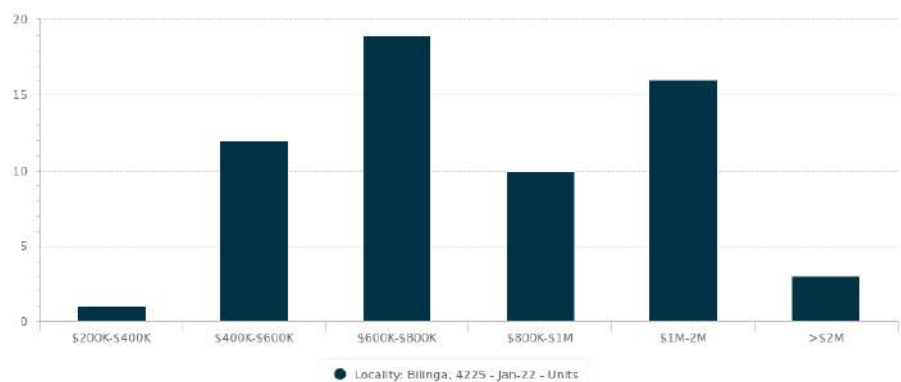


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2022	3	\$775,000	0.0%	16	11	\$525
Dec 2021	2	\$775,000	3.0% ▲	15	9	\$522
Nov 2021	4	\$752,500	0.3% ▲	16	9	\$522
Oct 2021	-	\$750,000	0.0%	16	4	\$525
Sep 2021	2	\$750,000	0.0%	25	5	\$535
Aug 2021	5	\$750,000	3.4% ▲	26	9	\$525
Jul 2021	7	\$725,000	1.0% ▲	31	11	\$535
Jun 2021	7	\$717,500	-1.0% ▼	31	13	\$535
May 2021	11	\$725,000	2.5% ▲	34	17	\$525
Apr 2021	5	\$707,500	2.2% ▲	34	18	\$525
Mar 2021	9	\$692,500	-1.1% ▼	34	15	\$510
Feb 2021	8	\$700,000	2.2% ▲	32	14	\$520

Sales by Price - 12 months (Unit)

PRICE	NUMBER
<200K	0
\$200K-\$400K	1
\$400K-\$600K	12
\$600K-\$800K	19
\$800K-\$1M	10
\$1M-\$2M	16
>\$2M	3

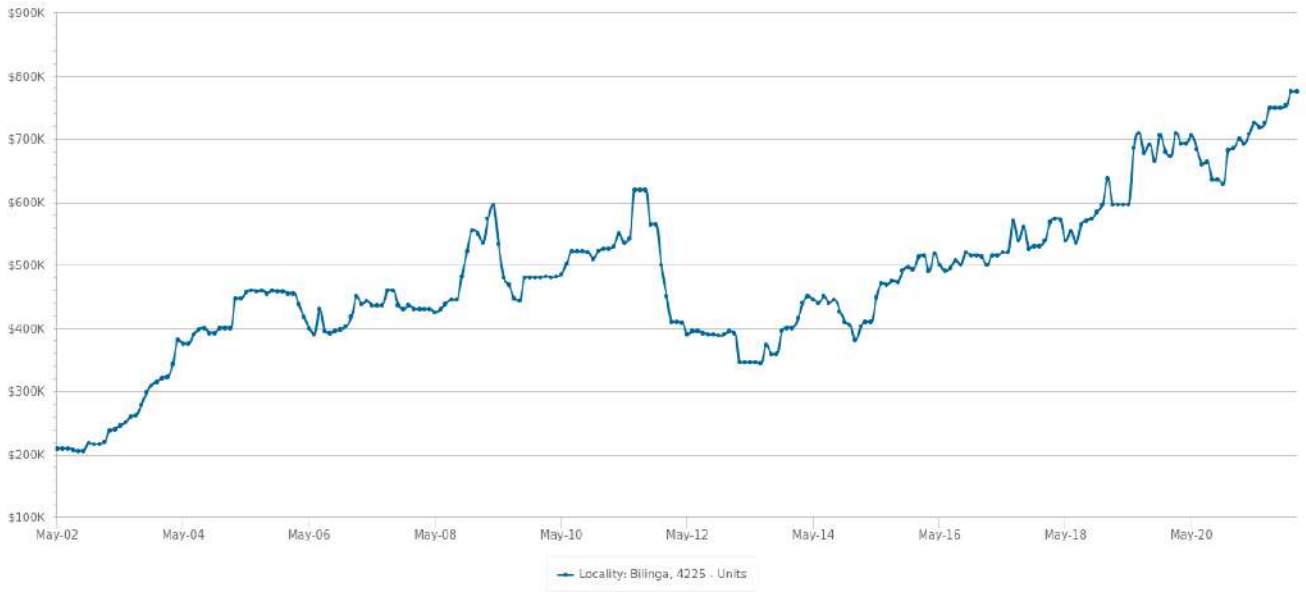


Statistics are calculated over a rolling 12 month period



# 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	63	\$775,000	13.1% ▲	16	61	\$525
2021	50	\$685,000	1.9% ▲	37	60	\$510
2020	54	\$672,500	5.6% ▲	68	61	\$490
2019	40	\$637,000	18.4% ▲	23	69	\$450
2018	69	\$538,000	5.1% ▲	41	63	\$420
2017	75	\$512,000	-0.1% ▼	40	81	\$400
2016	70	\$512,500	34.9% ▲	51	94	\$420
2015	45	\$380,000	-5.0% ▼	78	78	\$370
2014	43	\$400,000	1.4% ▲	119	76	\$350
2013	29	\$394,500	-12.5% ▼	64	79	\$320
2012	22	\$451,000	-14.3% ▼	68	89	\$320
2011	34	\$526,250	9.6% ▲	56	91	\$320
2010	53	\$480,000	-12.7% ▼	58	86	\$300
2009	31	\$550,000	27.9% ▲	129	67	\$327
2008	91	\$430,000	3.0% ▲	54	62	\$290
2007	62	\$417,500	-8.2% ▼	71	58	\$250
2006	61	\$455,000	13.7% ▲	84	54	\$247
2005	66	\$400,000	24.8% ▲	63	52	-
2004	75	\$320,500	48.4% ▲	-	30	-
2003	115	\$216,000	8.0% ▲	-	-	-

# Summary

501/46 PACIFIC PARADE BILINGA QLD 4225



Appraisal price range

Notes from your agent

# Testimonials

## Palm Beach Purchase



“ Palm beach purchase  
As we were buying from interstate- Jason was extremely helpful, great with communication which was highly valued - appreciated his professional approach  
Verified by RateMyAgent ”

**Stephen & Colleen Hunter**

Septembe 2019

## Excellent Agent



“ Jason has a very good knowledge of the market. He did everything possible and sold our house in a very tough market.  
We were very happy with the service he provided to us.  
Verified by RateMyAgent ”

**Diane & Warren**

March 2019

## Amazing Agent



“ Amazing Agent  
I would highly recommend Jason Taylor as a sales agent. Very professional and thorough. Always happy to help, answered any questions promptly and made entire process very RateMyAgent ”

**Jessica & Nathan**

March 2019

# Testimonials

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## Jason the Agent!



“

We found Jason to be informative without being pushy. He kept in touch without being a nuisance, following through on all our enquiries. Very helpful in the negotiations between us and the seller.

”

**Ian & Dianne Ogden**

January 2019

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## Amazing Agent



“

As a buyer from Sydney Jason from the first meeting was always professional, very knowledgeable and went way beyond his duty as an agent. I would have no hesitation in recommending Jason as an agent and definitely would use him again if we sold.

”

**Karen & John Pope**

February 2019

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## Totally Professional



“

Jason Taylor was totally professional in the way he conducted the sale of my property. He went over and above to get it sold and it was a very difficult property due to its noisy location. I would totally recommend Jason to anybody else and have him sell another property for me.

”

**Jayson Brown**

October 2018

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## Disclaimer

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