

Presenting the Market

COOLUM BEACH
YAROOMBA
MOUNT COOLUM
PEREGIAN SPRINGS
PEREGIAN BEACH
MARCOOLA



Photo: Coolum 1st Bay

YOUR 2018 PROPERTY REPORT

R&W

The year that was..

To borrow a line from Kevin Costner in the movie Field of Dreams, “If you build it, they will come”.

New international airport, new 5 star hotel resort, new international high speed internet submarine cable, new city centre, new hospital...it's all happening. Such a good news story is the Sunshine Coast. Defying all the doom and gloom coming out of Sydney and Melbourne in relation to the real estate market, we have bucked the trend with sales volume remaining constant simply because everyone wants to live here!

With my real estate hat on, this exciting infrastructure will attract more people which in turn will increase demand for homes and units which usually means an increase in property prices and rental returns.

However we must not spoil what we have. Thank goodness we've seen what happened to the Gold Coast which strengthens our resolve to prevent the same. Walking along Yaroomba beach this morning as the sun came over the horizon with just a handful of other members of the 5am club, it doesn't get any better.

Mark Lawler - Principal at Richardson & Wrench Coolum



Coolum Beach

1st January 2018 to 31st December 2018

Number of sales:



140

HOUSE SALES



122

UNIT SALES



18

LAND SALES

Median house price:



0.21% \$670,500

Median unit price:



0.27% \$395,500

Property

Median Price

3 bedroom home

\$657,000

4 bedroom home

\$751,000

Lowest House Price	Highest House Price	Lowest Unit Price	Highest Unit Price	Lowest Land Price	Highest Land Price
\$407,000	\$3,580,000	\$236,000	\$1,570,000	\$255,000	\$2,000,000
3 bedroom	6 bedroom	1 bedroom	3 bedroom	1019m2	809m2
49 Learg Street	31 Pacific Heights Ct	14/1750 David Low Way	80/1770-1774 David Low Way	20 Jasper Court	15-17 Beach Road

Yaroomba

1st January 2018 to 31st December 2018

Number of sales:



42

HOUSE SALES



5

LAND SALES

Median house price:



3.97% \$785,000

Property

Median Price

4 bedroom home

\$761,250

Lowest House Price	Highest House Price	Lowest Land Price	Highest Land Price
\$447,000	\$1,930,000	\$315,000	\$1,075,000
2 bedroom	4 bedroom	450m2	687m2
13 Binnea Street	1 Yinneburra Street	14 Vantage Drive	1 Geeribach Lane

Mount Coolum

1st January 2018 to 31st December 2018

Number of sales:



74

HOUSE SALES



61

UNIT SALES



2

LAND SALES

Median house price:



10.12% \$652,500

Median unit price:



1.23% \$410,000

Property

Median Price

3 bedroom home

\$550,000

4 bedroom home

\$750,000

Lowest House Price	Highest House Price	Lowest Unit Price	Highest Unit Price	Lowest Land Price	Highest Land Price
\$450,000	\$1,100,000	\$200,000	\$530,000	\$129,000	\$485,000
3 bedroom	4 bedroom	2 bedroom	3 bedroom	17 West	1083 m2
27 Nautica Court	23 Breakers Place	2/44 Jarnahill Drive	11/42 Boardwalk Boulevard	Coolum Road	14 Kim Close

Peregian Springs

1st January 2018 to 31st December 2018

Number of sales:



208

HOUSE SALES



40

UNIT SALES



23

LAND SALES

Median house price:



2.43% \$630,000

Median unit price:



6.29% \$625,000

Property

Median Price

3 bedroom home

\$600,000

4 bedroom home

\$636,944

Lowest House Price	Highest House Price	Lowest Unit Price	Highest Unit Price	Lowest Land Price	Highest Land Price
\$460,000	\$940,000	\$409,000	\$940,000	\$323,000	\$725,500
3 bedroom	5 bedroom	4 bedroom	4 bedroom	456m2	525m2
2 Beech Court	31 Glen Abby Avenue	54/115 Peregian Springs Drive	54/115 Peregian Springs Drive	19 Jarrah Drive	131 Balgownie Drive

Peregian Beach

1st January 2018 to 31st December 2018

Number of sales:



94

HOUSE SALES



26

UNIT SALES



27

LAND SALES

Median house price:



3.72% \$835,000

Median unit price:



11.71% \$567,500

Property

Median Price

3 bedroom home

\$783,250

4 bedroom home

\$936,250

Lowest House Price	Highest House Price	Lowest Unit Price	Highest Unit Price	Lowest Vacant Land Price	Highest Vacant Land Price
\$540,000	\$4,150,000	\$350,000	\$1,950,000	\$305,000	\$2,050,000
4 bedroom	4 bedroom	2 bedroom	5 bedroom	375m2	1300m2
6 Longboard Street	31 Pelican Street	9/380 David Low Way	1/42 Avocet Parade	35 Pipeline Avenue	3 Teal Street

Marcoola

1st January 2018 to 31st December 2018

Number of sales:



33

HOUSE SALES



88

UNIT SALES



4

LAND SALES

Median house price:



7.09% \$630,000

Median unit price:



4.05% \$355,000

Property

Median Price

3 bedroom house

\$585,000

Lowest House Price	Highest House Price	Lowest Unit Price	Highest Unit Price	Lowest Land Price	Highest Land Price
\$390,000	\$1,560,000	\$102,000	\$775,000	\$305,000	\$785,000
3 bedroom	4 bedroom	1 bedroom	3 bedroom	534m2	600m2
8 Boundary Crescent	70 Beachway Parade	2301/923 David Low Way	20/50 Seaside Boulevard	25 Taylor Street	62 Beach Way Parade

Proudly Sponsoring....



Captain Starlight's visit to the Pisaba Region



Proudly Leased

A snapshot of our recent leased properties in the area

Property	Bed Bath Car	Lease Price (pw)
Unit 6/26 Greenoaks Drive, Coolum Beach	3b 2b 1c	\$390
Unit 6/11 Melville Court, Mount Coolum	2b 1b 1c	\$390
Unit 2/35 Jarnahill Drive, Mount Coolum	3b 1b 1c	\$390
Unit 17/63 Marcoola Esplanade, Marcoola	3b 2b 1c	\$400
Unit 31/15 Heathfield Road, Coolum Beach	3b 2b 2c	\$430
152 Centenary Heights Road, Coolum Beach	3b 2b 2c	\$460
61 Centenary Heights Road, Coolum Beach	3b 2b 2c	\$480
9 Yungar Street, Coolum Beach	4b 2b 2c	\$520
7 Carmody Court, Yaroomba	3b 2b 2c	\$530
29 Brindabella Avenue, Peregian Springs	3b 2b 2c	\$530
80 Greenoaks Drive, Coolum Beach	3b 2b 2c	\$540
3 Terrace Court, Peregian Springs	3b 3b 2c	\$550
Unit 6/42-44 Sunrise Avenue, Coolum Beach	3b 2b 2c	\$550
4 Surfside Lane, Mount Coolum	4b 2b 2c	\$650
3/31 Lang Street, Coolum Beach	3b 2b 2c	\$650
20 Elly Circuit, Coolum Beach	4b 2b 4c	\$675
2/136 Grandview Drive, Yaroomba	3b 2b 2c	\$675
137 Grandview Drive, Yaroomba	4b 2b 2c	\$680
19 Country Coolum Drive, Yandina Creek	3b 2b 2c	\$750
18 Vantage Drive, Yaroomba	4b 2b 2c	\$750

Proudly Sold

A snapshot of our recent sales in the area

Property	Bed Bath Car	Sale Price
Unit 4/1768 David Low Way, Coolum Beach	1b 1b 1c	\$258,000
Unit 2/35 Jarnahill Drive, Mount Coolum	31b 1b 1c	\$355,000
Unit 76/885 David Low Way, Marcoola	3b 2b 1c	\$415,000
Unit 3/38 Petrie Avenue, Marcoola	3b 2b 1c	\$490,000
31 Scribbly Gum Circuit, Peregian Springs	3b 2b 3c	\$550,000
90 Centenary Heights Road, Coolum Beach	3b 2b 2c	\$565,000
8 Camille Court, Mount Coolum	3b 2b 2c	\$570,000
14 Pandanus Avenue, Coolum Beach	2b 1b 2c	\$580,000
12 Noonameena Court, Mount Coolum	5b 2b 1c	\$595,000
4 Century Court, Mount Coolum	4b 3b 3c	\$625,000
30 Tritonia Drive, Coolum Beach	3b 2b 1c	\$625,000
1 Grace Court, Yaroomba	4b 2b 2c	\$660,000
48 Tritonia Drive, Coolum Beach	4b 2b 2c	\$705,000
102 Grandview Drive, Coolum Beach	3b 1b 2c	\$720,000
30Unit 22/2 Seaward Lane, Marcoola	3b 2b 2c	\$750,000
11 Quoll Court, Peregian Springs	4b 2b 2c	\$855,500
82 The Avenue, Peregian Springs	4b 3b 2c	\$869,000
Unit 2/31 Lang Street, Coolum Beach	3b 2b 2c	\$920,000
63 Grandview Drive, Coolum Beach	4b 1b 2c	\$1,020,000
919 Yandina Coolum Road, Valdora	4b 5b 7c	\$1,260,000



Who will you trust to sell your property?

Richardson & Wrench Coolum sell more homes*

**Coolum Beach sales Jan - Dec 2018*

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