



**15/21 FORTUNE STREET COOMERA QLD 4209**

Prepared on 24th July 2024



**Cushla Morgan**  
**McGrath Gold Coast North**

6-8 Grice Avenue  
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# McGrath

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The Proprietor  
Fortune Street  
Coomera QLD 4209

24th July 2024

Dear Reader,  
Thank you for the opportunity to appraise your property at 15/21 FORTUNE STREET COOMERA QLD 4209

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,

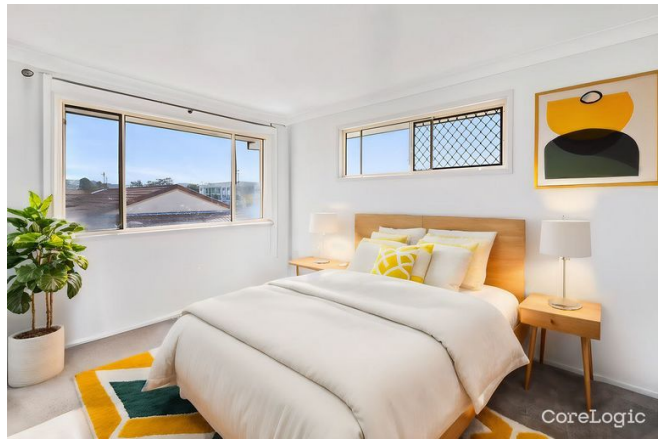
Cushla Morgan  
McGrath Gold Coast North  
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Paradise Point QLD 4216  
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## Your Property

15/21 FORTUNE STREET COOMERA QLD 4209

3  1  -  -  93m<sup>2</sup> 



## Your Property History

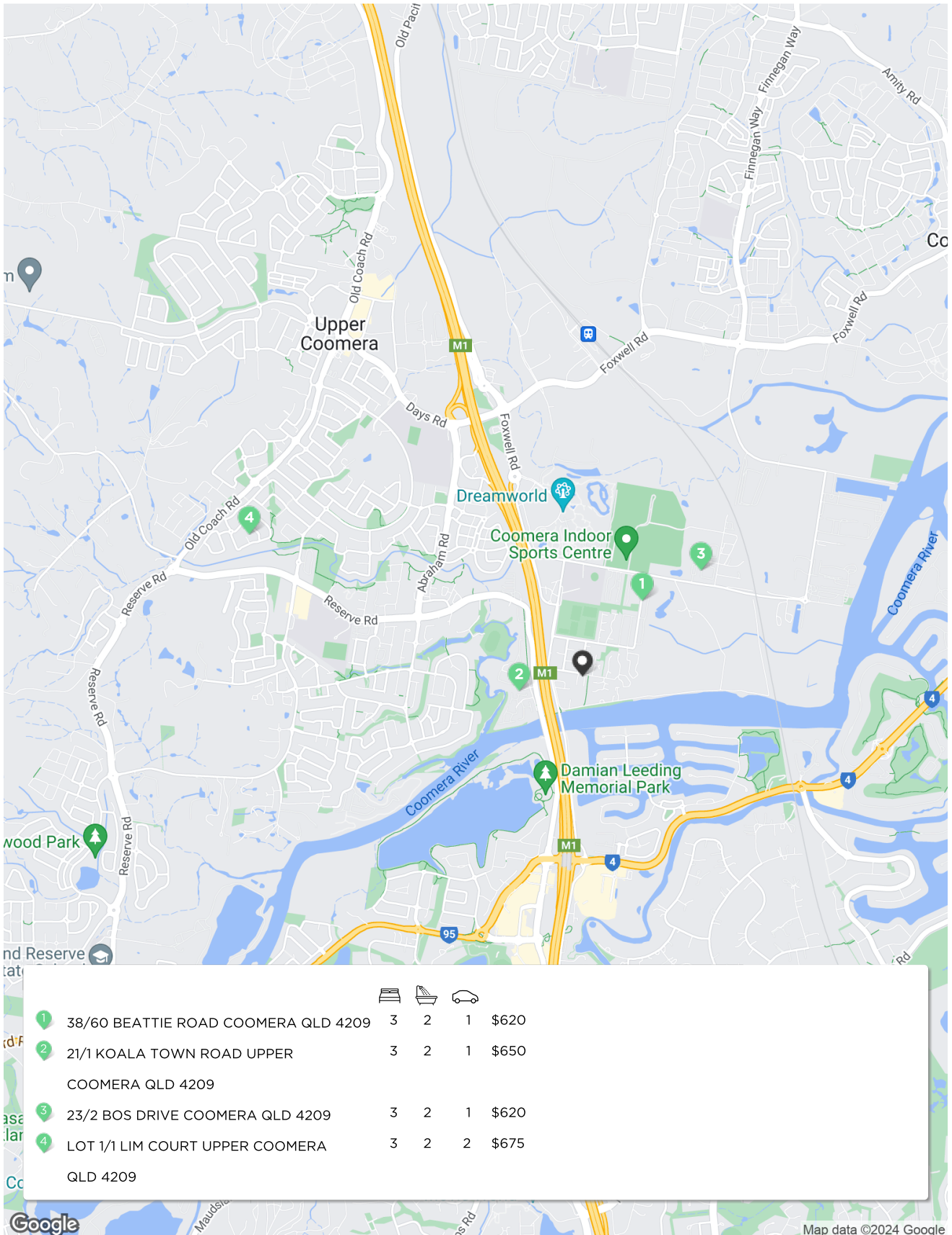
- 1 Jul, 2024 - Listed for sale as Just Listed
- 13 Nov, 2014 - Sold for \$248,000
- 11 Mar, 2014 - Listed for sale at \$249,000
- 26 Feb, 2013 - Listed for sale at OFFERS OVER \$249,000
- 19 May, 2008 - Sold for \$275,000
- 13 Mar, 2008 - Listed for sale at PRICE FURTHER SLASHED TO \$279,000



### Introducing Cushla Morgan

Cushla has achieved excellence throughout her 25+ years' property management career. Having spent much of her career at the coalface of property management, in 2006 she became a national property management consultant and trainer assisting and working with other property managers in the industry to achieve excellence. Despite the success achieved through this endeavour, Cushla realised that her passion was in working within Property Management Industry, and more

## Comps Map: Rentals



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

## Comparable Rentals

### 1 38/60 BEATTIE ROAD COOMERA QLD 4209



🏠 3 🚿 2 🚗 1 🏠 - 📏 93m<sup>2</sup>  
Year Built 2002 DOM 71 days  
Listing Date 14-May-24 Distance 0.67km  
Listing Price AVAILABLE 04/06/24 \$620 PER WEEK

### 2 21/1 KOALA TOWN ROAD UPPER COOMERA QLD 4209



🏠 3 🚿 2 🚗 1 🏠 264m<sup>2</sup> 📏 113m<sup>2</sup>  
Year Built 2000 DOM 5 days  
Listing Date 19-Jul-24 Distance 0.45km  
Listing Price \$650 per week

### 3 23/2 BOS DRIVE COOMERA QLD 4209



🏠 3 🚿 2 🚗 1 🏠 - 📏 104m<sup>2</sup>  
Year Built 2003 DOM 1 day  
Listing Date 23-Jul-24 Distance 1.11km  
Listing Price \$620 per week

### 4 LOT 1/1 LIM COURT UPPER COOMERA QLD 4209

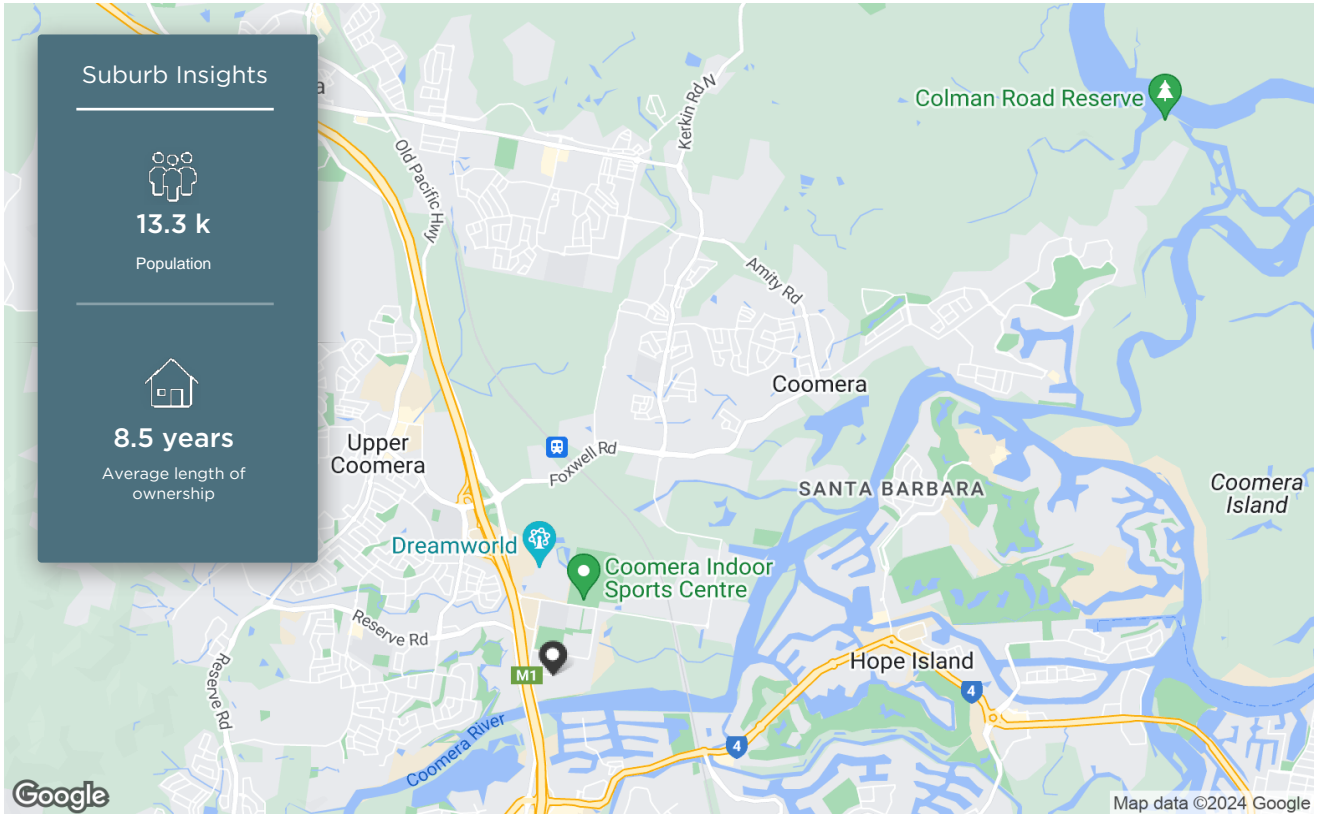


🏠 3 🚿 2 🚗 2 🏠 169m<sup>2</sup> 📏 109m<sup>2</sup>  
Year Built 2009 DOM 0 days  
Listing Date 24-Jul-24 Distance 2.52km  
Listing Price \$675 Weekly

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

## Coomera

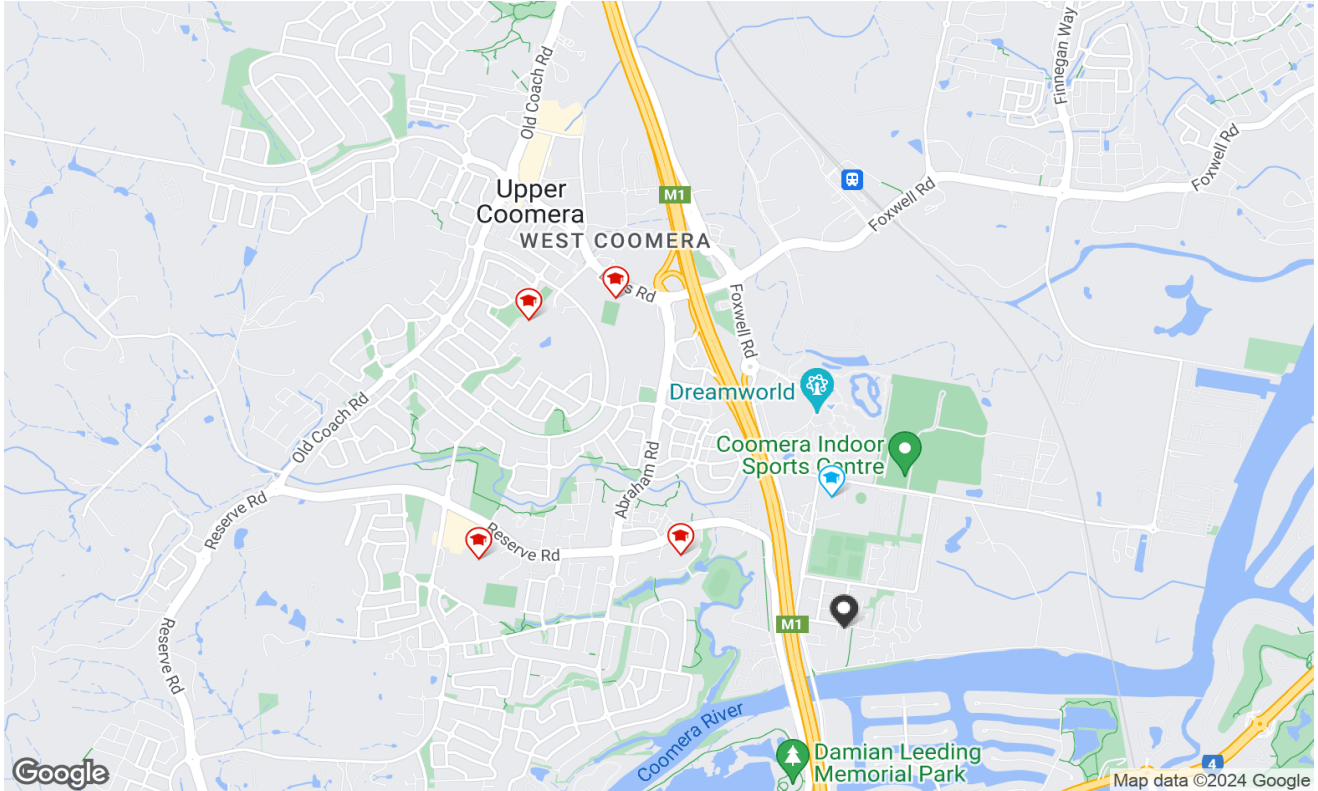
### Demographic








The size of Coomera is approximately 24.6 square kilometres. It has 33 parks covering nearly 9.8% of total area. The population of Coomera in 2011 was 8,792 people. By 2016 the population was 13,312 showing a population growth of 51.4% in the area during that time. The predominant age group in Coomera is 0-9 years. Households in Coomera are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Coomera work in a trades occupation. In 2011, 42.9% of the homes in Coomera were owner-occupied compared with 36.8% in 2016. Currently the median sales price of houses in the area is \$810,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	26.3	Owns Outright	8.0	0-15.6K	2.1	0-9	20.3
Couples with Children	52.3	Purchaser	28.8	15.6-33.8K	6.7	10-19	15.5
Single Parents	20.2	Renting	61.2	33.8-52K	11.5	20-29	16.9
Other	1.2	Other	0.3	52-78K	18.0	30-39	16.3
		Not Stated	1.7	78-130K	28.4	40-49	14.9
				130-182K	13.4	50-59	8.9
				182K+	10.6	60-69	4.7
						70-79	2.0
						80-89	0.4
						90-99	0.1

## Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>Coomera State School</b> 16 Beattie Road Coomera QLD 4209	0.69km	Primary	Mixed	Government	0-6
 <b>Saint Stephen's College</b>	0.88km	Combined	Mixed	Non-Government	0-12
 <b>Upper Coomera State College</b> 137 Reserve Road Upper Coomera QLD 4209	1.83km	Combined	Mixed	Government	0-12
 <b>Coomera Anglican College</b> 142 Billinghamurst Crescent Upper Coomera QLD 4209	2.06km	Combined	Mixed	Non-Government	0-12
 <b>Assisi Catholic College</b> 165-185 Billinghamurst Crescent Upper Coomera QLD 4209	2.24km	Combined	Mixed	Non-Government	0-12



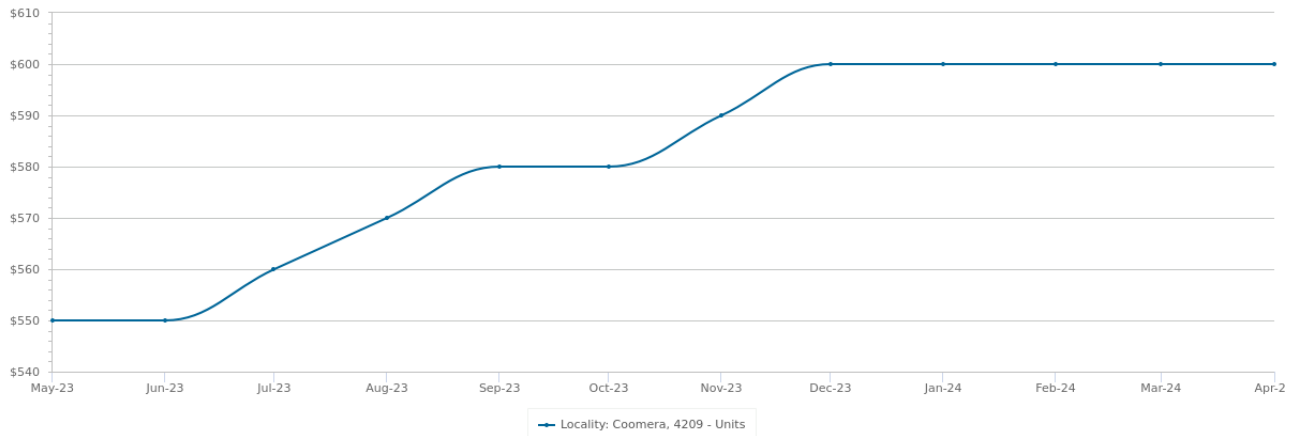
Property is within school catchment area



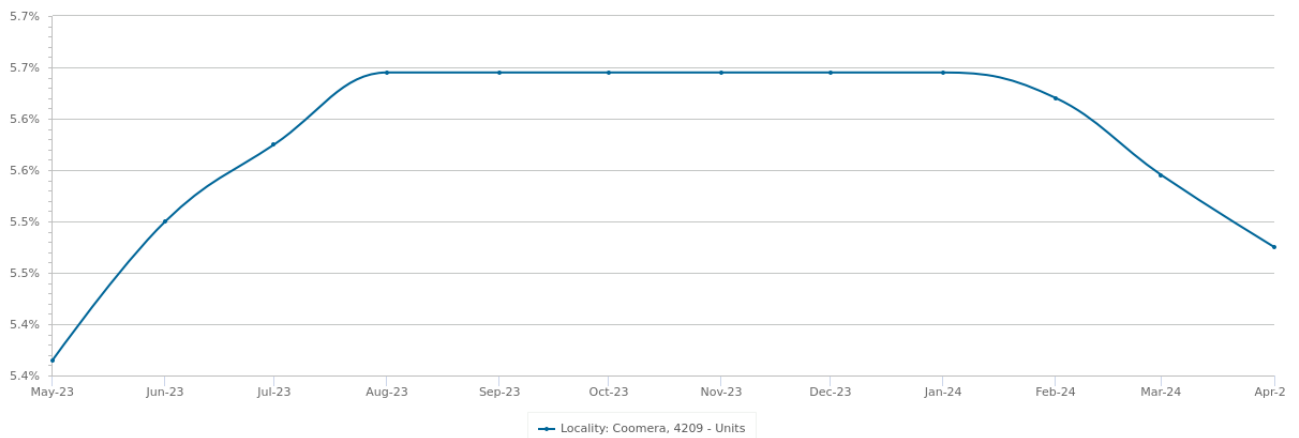
Property is outside school catchment area

## Recent Market Trends

Median Asking Rent - 12 months



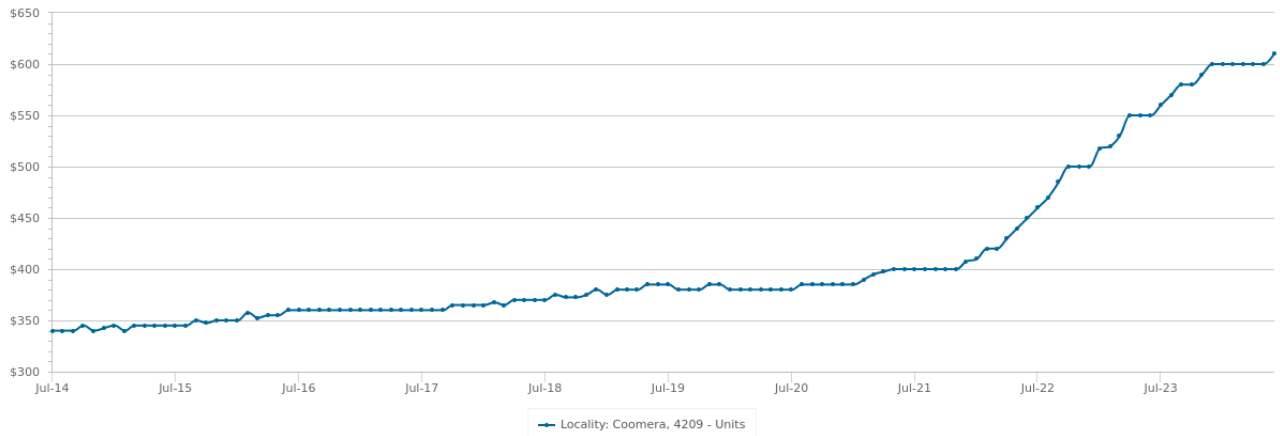
Gross Rental Yield - 12 months



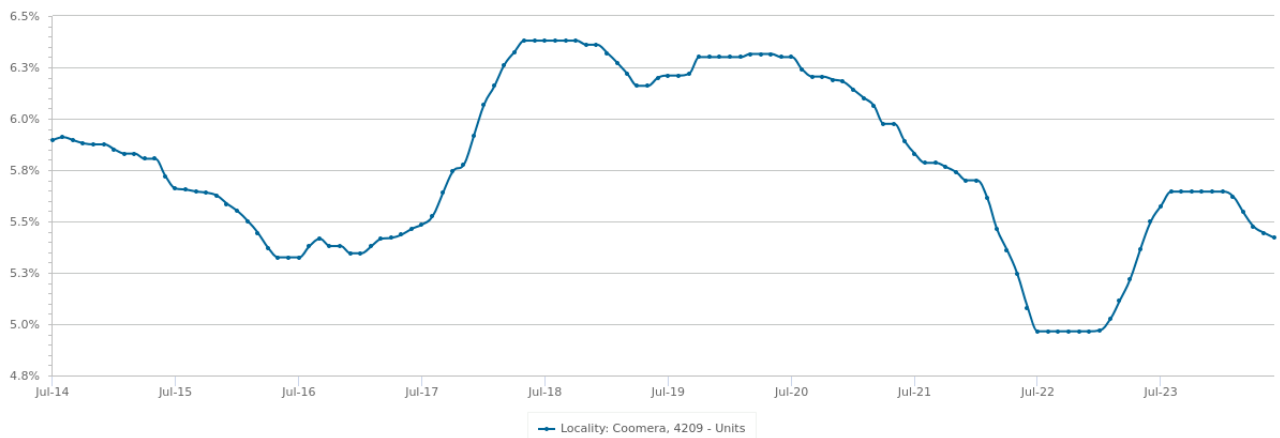
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
Apr 2024	\$600	0.0%	5.5%
Mar 2024	\$600	0.0%	5.5%
Feb 2024	\$600	0.0%	5.6%
Jan 2024	\$600	0.0%	5.6%
Dec 2023	\$600	1.7% ▲	5.6%
Nov 2023	\$590	1.7% ▲	5.6%
Oct 2023	\$580	0.0%	5.6%
Sep 2023	\$580	1.8% ▲	5.6%
Aug 2023	\$570	1.8% ▲	5.6%
Jul 2023	\$560	1.8% ▲	5.6%
Jun 2023	\$550	0.0%	5.5%
May 2023	\$550	0.0%	5.4%

## Long Term Market Trends

Median Asking Rent - 10 years



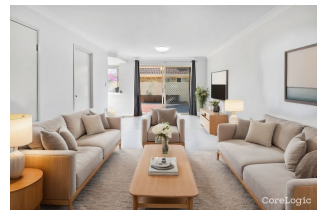
Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD
2024	\$610	-	5.4%
2023	-	-	-
2023	\$550	-	5.5%
2022	-	-	-
2022	\$450	-	5.1%
2021	-	-	-
2021	\$400	-	5.9%
2020	-	-	-
2020	\$380	-	6.3%
2019	-	-	-

## Summary

15/21 FORTUNE STREET COOMERA QLD 4209



### Appraisal price range

\$640 - \$650 per week

### Notes from your agent

Demand for 3 and 4 bedroom homes in the Coomera and Upper Coomera Areas remains strong. This will continue to improve as we move into Spring and Summer

## Testimonials

### Owner - Marina Promenade



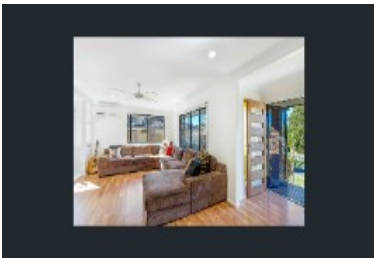
“ Thank you Cushla for taking care of me and making it all easy! I really appreciate your ongoing kind, professional, efficient support and co operation with all my Investment property matters. I am confident & happy being in the best hands!

”

**Moira Forrest**

February 2024

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“ "Love your work..... thank u for being the best agent on the GC"

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**Ricky Smith**

February 2024

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“ We have 3 properties managed by Cushla and we are extremely satisfied with her service. She is highly professional and communicates effortlessly with both owners and tenants alike.

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**Lyn McKenzie**

July 2024

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## Disclaimer

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