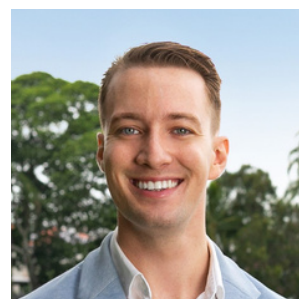




SAM WESTAWAY
Sales Agent

m: 0404 901 465
e: samwestaway@mcgrath.com.au




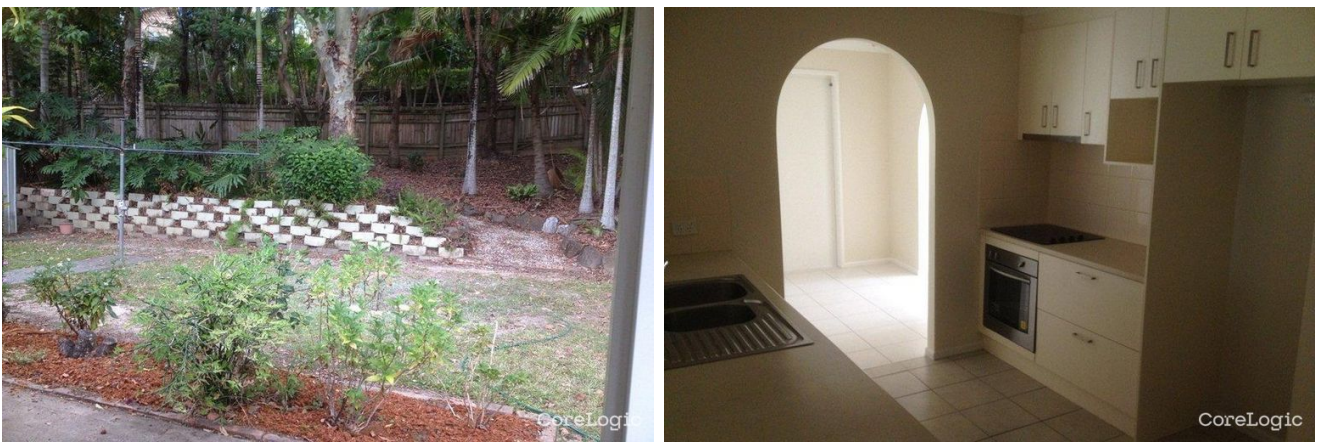
BLAKE PENHEY
Sales Agent

m: 0456 089 892
e: blakepenhey@mcgrath.com.au

Your Property

43 BOAB STREET ELANORA QLD 4221

3  2  1  680m²  153m² 



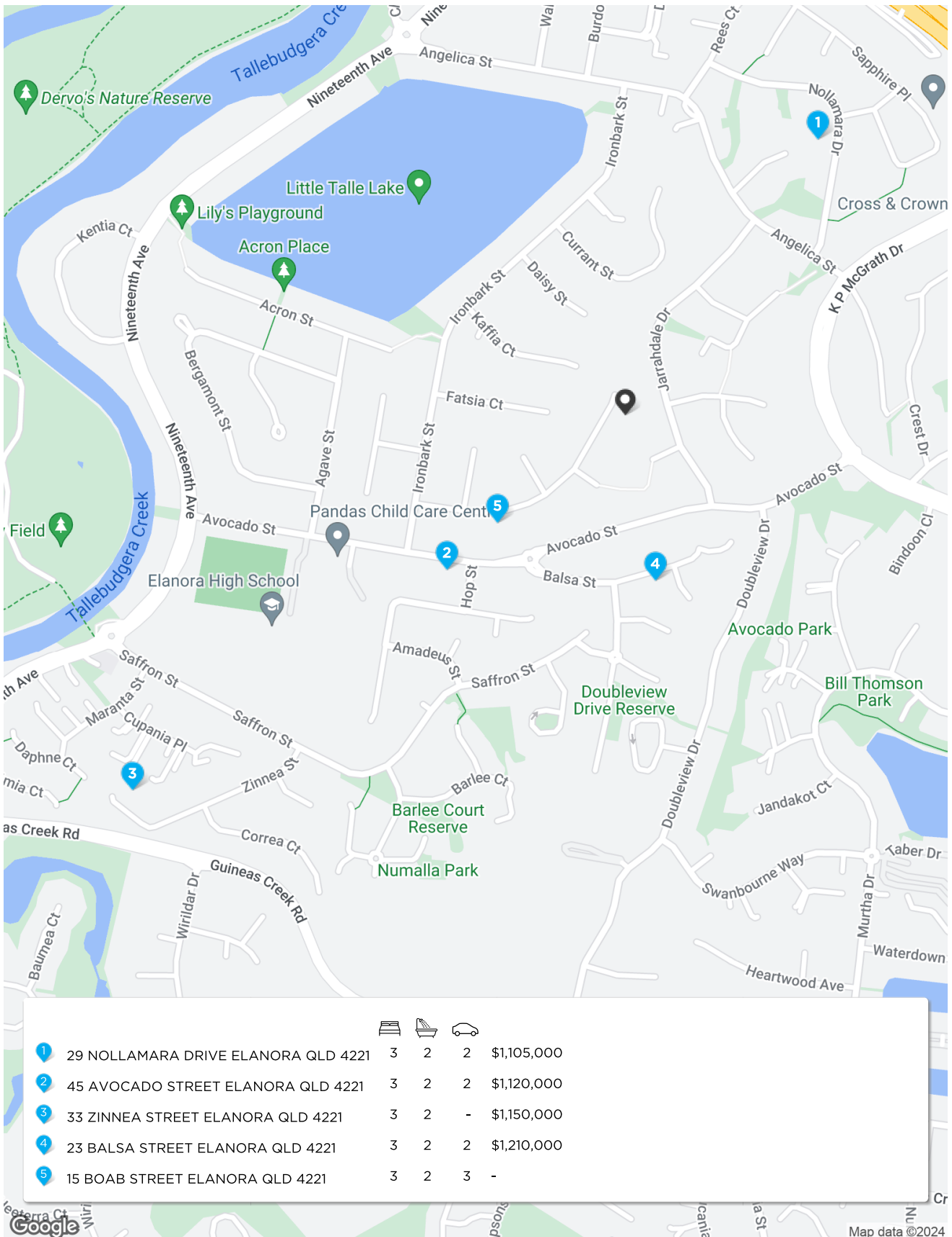
Your Property History

- 10 Aug, 2015 - Listed for rent as Not Disclosed
- 20 Dec, 2013 - Sold for \$425,000
- 30 Nov, 2013 - Listed for sale at \$439,000
- 17 Feb, 1992 - Sold for \$147,000
- 18 Aug, 1988 - Sold for \$128,000

Introducing Sam Westaway






Throughout his celebrated 12 year career in the highly competitive Gold Coast market, Sam Westaway's innovative and strategic approach to property sales has positioned him squarely at the forefront of the industry. With an astonishing \$200m worth of property sales and a slew of prestigious awards to his name, Sam's profound market knowledge and formidable negotiating skills are complemented by his genuine desire to cultivate an exceptional sales experience for his clients.

Comparables Map: Sales



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

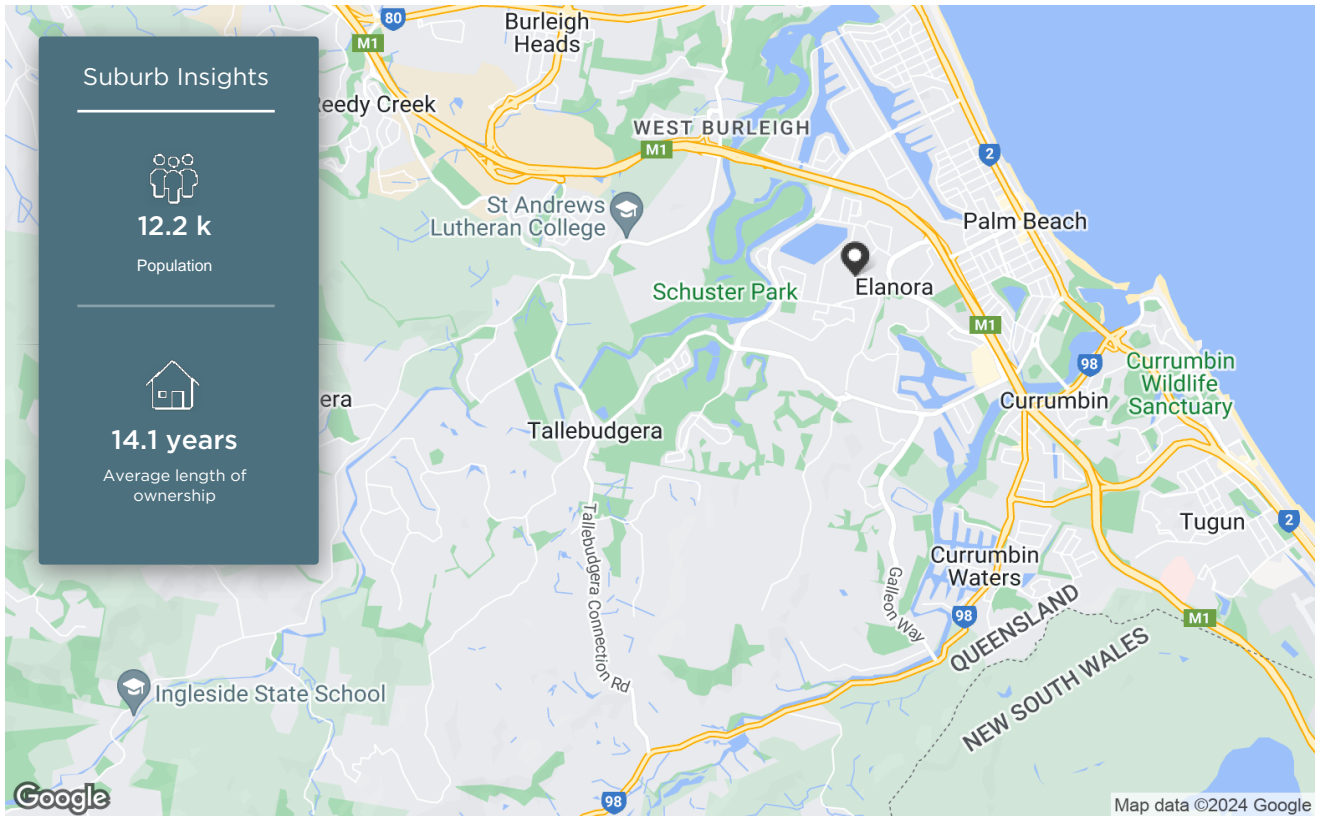
Comparable Sales

1	29 NOLLAMARA DRIVE ELANORA QLD 4221	Sold \$1,105,000
	3 2 2 2 720m ² 112m ² Year Built 1991 DOM 7 Sold Date 24-Mar-24 Distance 0.59km First Listing Offers Over \$1,045,000 Last Listing Offers Over \$1,045,000	
2	45 AVOCADO STREET ELANORA QLD 4221	Sold \$1,120,000
	3 2 2 2 667m ² 132m ² Year Built 1988 DOM 186 Sold Date 30-Mar-24 Distance 0.41km First Listing \$489,000 Last Listing \$489,000	
3	33 ZINNEA STREET ELANORA QLD 4221	Sold \$1,150,000
	3 2 - - 605m ² 104m ² Year Built 1995 DOM 6 Sold Date 22-May-24 Distance 1.08km First Listing - Last Listing -	
4	23 BALSA STREET ELANORA QLD 4221	Sold ^{RS} \$1,210,000
	3 2 2 2 648m ² 150m ² Year Built 1990 DOM 11 Sold Date 04-Jul-24 Distance 0.3km First Listing Offers presented on or before July 8th Last Listing Offers \$1,200,000+	
5	15 BOAB STREET ELANORA QLD 4221	Sold ^{RS UN}
	3 2 3 3 609m ² 172m ² Year Built 1988 DOM 26 Sold Date 21-Jul-24 Distance 0.29km First Listing Online Auction Last Listing SOLD UNDER THE HAMMER!	

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

Elanora

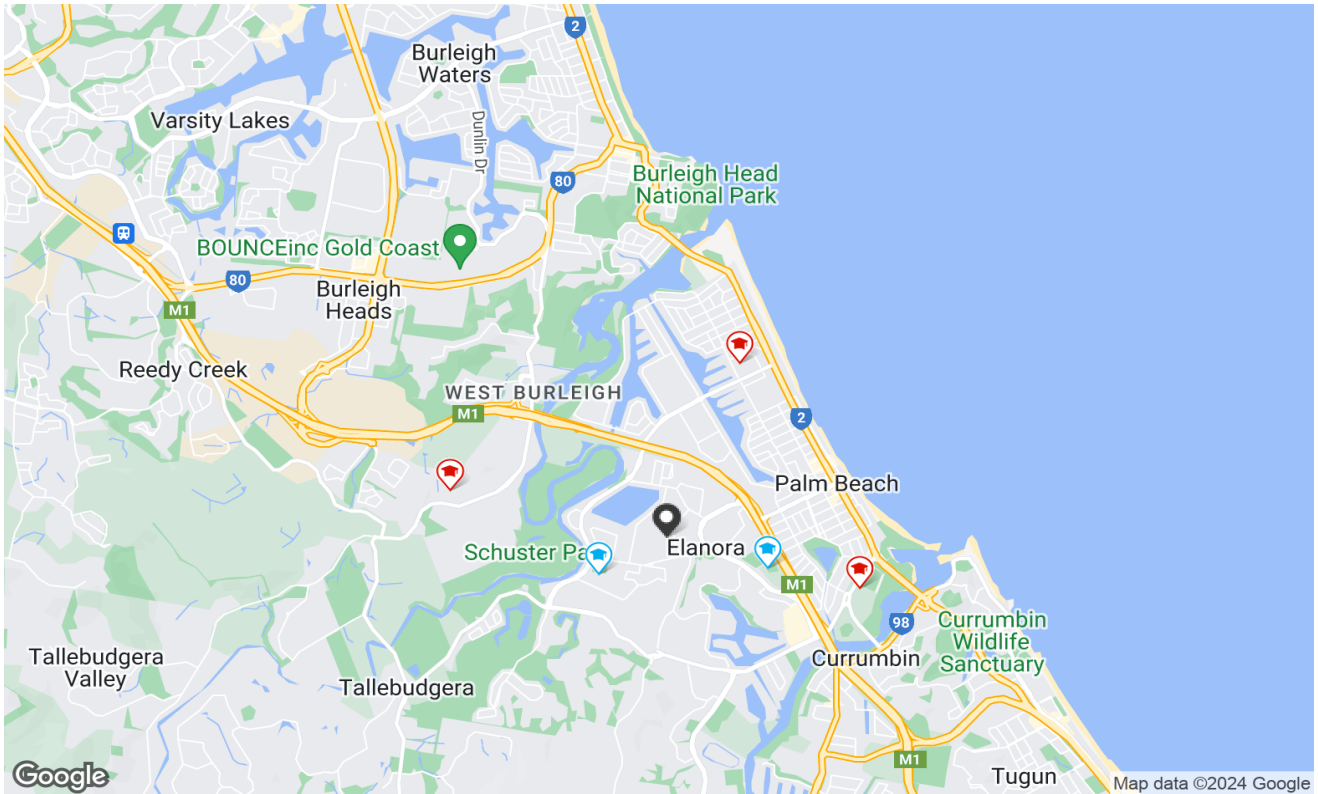
Demographic








The size of Elanora is approximately 8.9 square kilometres. It has 25 parks covering nearly 16% of total area. The population of Elanora in 2011 was 11,645 people. By 2016 the population was 12,161 showing a population growth of 4.4% in the area during that time. The predominant age group in Elanora is 40-49 years. Households in Elanora are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Elanora work in a professional occupation. In 2011, 77% of the homes in Elanora were owner-occupied compared with 78.2% in 2016. Currently the median sales price of houses in the area is \$1,225,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	37.3	Owns Outright	37.0	0-15.6K	3.1	0-9	12.6
Couples with Children	44.2	Purchaser	41.2	15.6-33.8K	13.8	10-19	13.4
Single Parents	17.9	Renting	19.0	33.8-52K	14.9	20-29	8.7
Other	0.9	Other	0.6	52-78K	15.4	30-39	11.3
		Not Stated	2.2	78-130K	23.9	40-49	14.7
				130-182K	12.3	50-59	13.4
				182K+	6.3	60-69	12.1
						70-79	8.5
						80-89	4.5
						90-99	1.0

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Elanora State High School 261-273 Nineteenth Avenue Elanora QLD 4221	0.74km	Secondary	Mixed	Government	7-12
	Elanora State School 3 Park Court Elanora QLD 4221	1.11km	Primary	Mixed	Government	0-6
	Palm Beach State School 13 Nineteenth Avenue Palm Beach QLD 4221	1.99km	Primary	Mixed	Government	0-6
	Palm Beach-Currumbin State High School LOT 230 Gold Coast Highway Palm Beach QLD 4221	2.05km	Secondary	Mixed	Government	7-12
	St Andrews Lutheran College 111-175 Tallebudgera Creek Road Tallebudgera QLD 4228	2.16km	Combined	Mixed	Non-Government	0-12



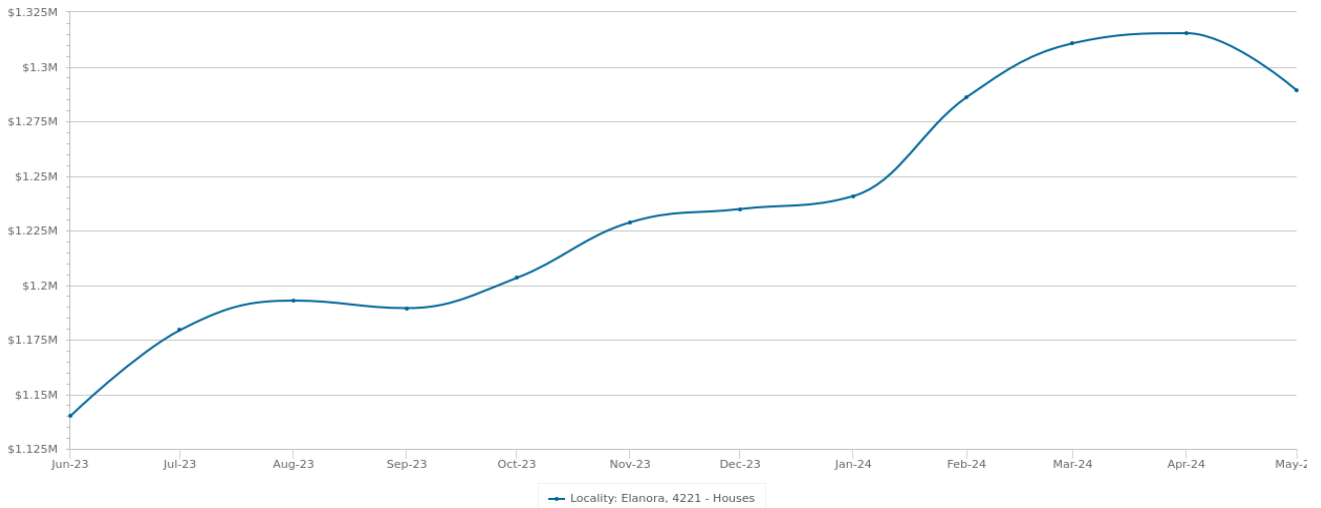
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

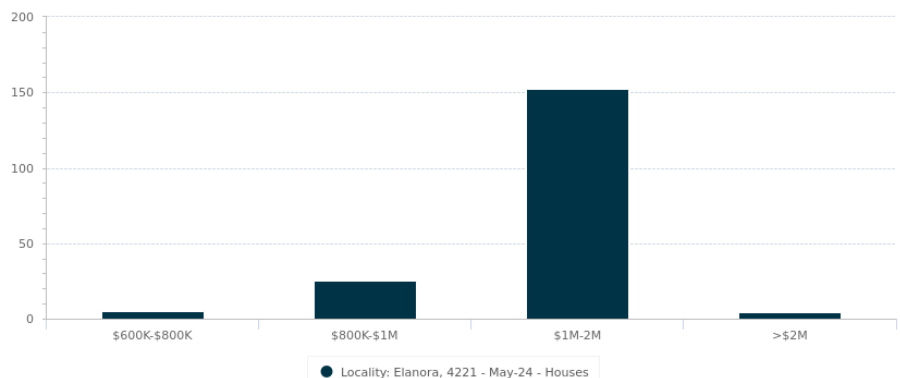


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
May 2024	18	\$1,289,268	-2.0% ▼	19	35	\$920
Apr 2024	13	\$1,315,360	0.3% ▲	20	30	\$920
Mar 2024	20	\$1,310,813	1.9% ▲	20	33	\$920
Feb 2024	15	\$1,286,204	3.7% ▲	22	29	\$900
Jan 2024	12	\$1,240,813	0.5% ▲	22	29	\$900
Dec 2023	8	\$1,234,830	0.5% ▲	25	18	\$900
Nov 2023	19	\$1,228,749	2.1% ▲	26	28	\$900
Oct 2023	15	\$1,203,315	1.2% ▲	25	34	\$900
Sep 2023	23	\$1,189,440	-0.3% ▼	27	44	\$890
Aug 2023	16	\$1,192,903	1.1% ▲	29	30	\$880
Jul 2023	14	\$1,179,402	3.5% ▲	30	31	\$890
Jun 2023	13	\$1,140,010	2.4% ▲	33	32	\$875

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
400K-600K	0
\$600K-\$800K	5
\$800K-\$1M	25
\$1M-\$2M	152
>\$2M	4



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	186	\$1,336,131	13.3% ▲	19	169	\$935
2023	198	\$1,179,402	0.5% ▲	33	217	\$890
2022	240	\$1,173,575	17.6% ▲	14	262	\$840
2021	185	\$998,094	32.6% ▲	13	196	\$700
2020	180	\$752,934	7.3% ▲	25	210	\$640
2019	176	\$702,008	-0.5% ▼	34	222	\$587
2018	225	\$705,303	6.0% ▲	26	265	\$600
2017	229	\$665,300	6.7% ▲	21	270	\$580
2016	215	\$623,442	9.0% ▲	23	278	\$550
2015	231	\$572,083	7.4% ▲	28	299	\$497
2014	194	\$532,572	12.5% ▲	29	268	\$480
2013	170	\$473,454	-7.3% ▼	54	274	\$465
2012	144	\$510,584	0.6% ▲	70	283	\$450
2011	129	\$507,499	-6.5% ▼	55	300	\$450
2010	206	\$542,664	5.5% ▲	43	321	\$450
2009	183	\$514,436	-7.8% ▼	61	322	\$440
2008	245	\$558,106	9.9% ▲	37	360	\$430
2007	272	\$507,751	14.6% ▲	42	318	\$390
2006	271	\$443,115	9.6% ▲	59	336	\$350
2005	248	\$404,231	-2.9% ▼	60	335	\$360

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