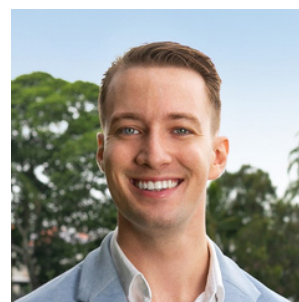




SAM WESTAWAY
Sales Agent

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



BLAKE PENHEY
Sales Agent

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


Your Property


60 GALEEN DRIVE BURLEIGH WATERS QLD 4220

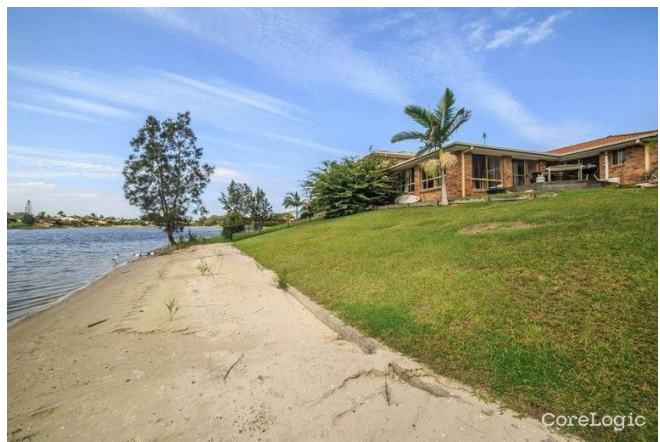
3 

2 

2 

564m² 

121m² 



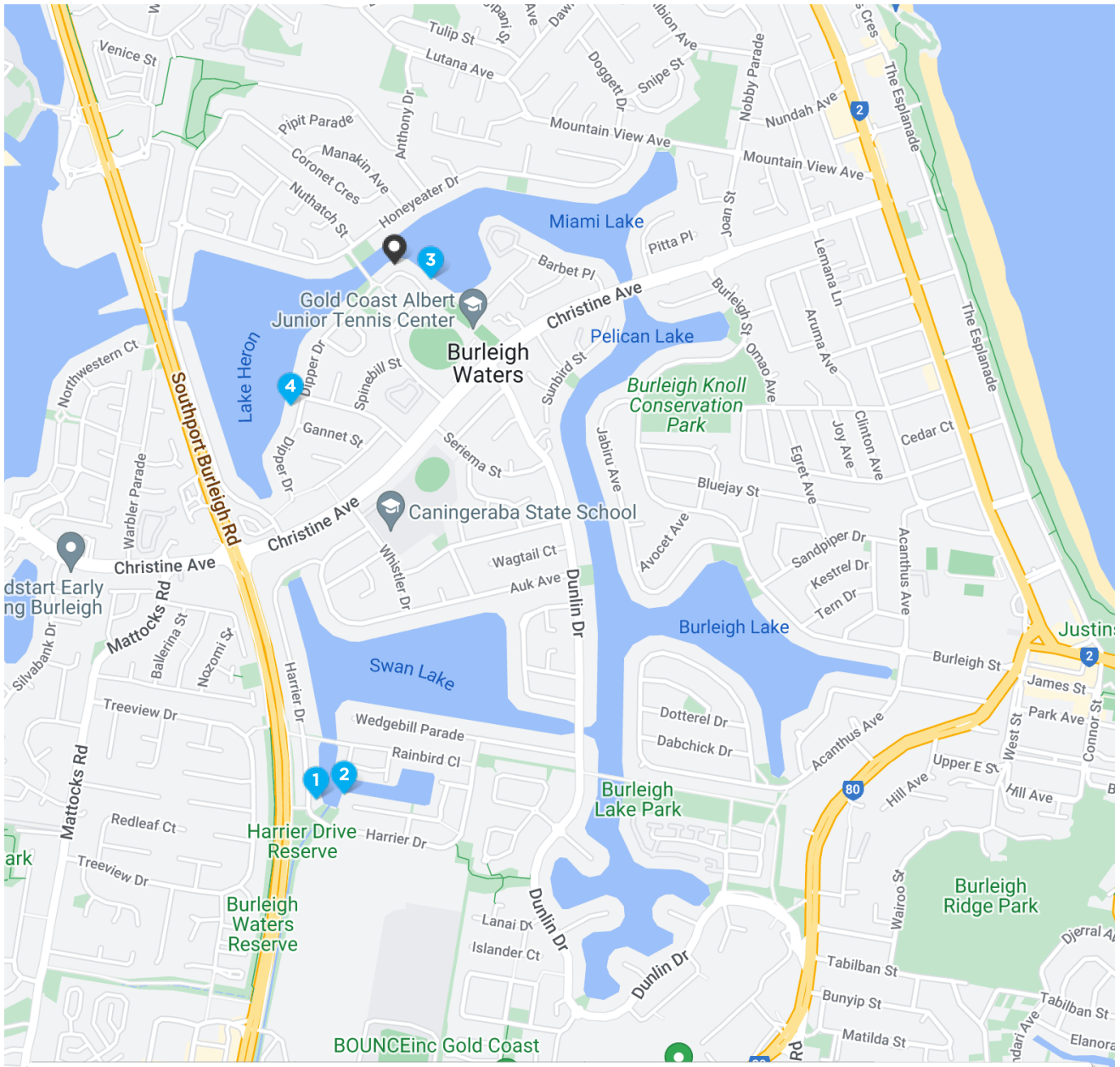
Your Property History


- 12 Feb, 2018** - Listed for rent at \$470 per week
- 24 Mar, 2015** - Listed for rent at \$450.00 per week
- 12 Dec, 2013** - Listed for rent as Not Disclosed
- 20 Oct, 2012** - Listed for rent as Not Disclosed
- 11 Jul, 2012** - Listed for rent as Not Disclosed
- 20 Jan, 2009** - Listed for rent as Not Disclosed

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.


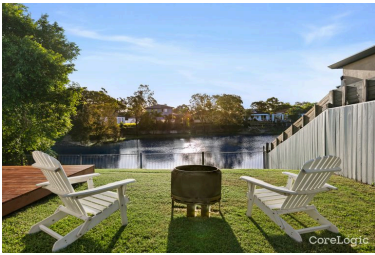


Comparables Map: Sales



				
1 74 HARRIER DRIVE BURLEIGH WATERS QLD 4220	4	2	4	\$1,505,000
2 43 GARDENDALE CRESCENT BURLEIGH WATERS QLD 4220	3	2	2	\$1,580,000
3 44 GALEEN DRIVE BURLEIGH WATERS QLD 4220	3	2	2	\$1,700,000
4 78 DIPPER DRIVE BURLEIGH WATERS QLD 4220	4	2	2	\$1,820,000

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

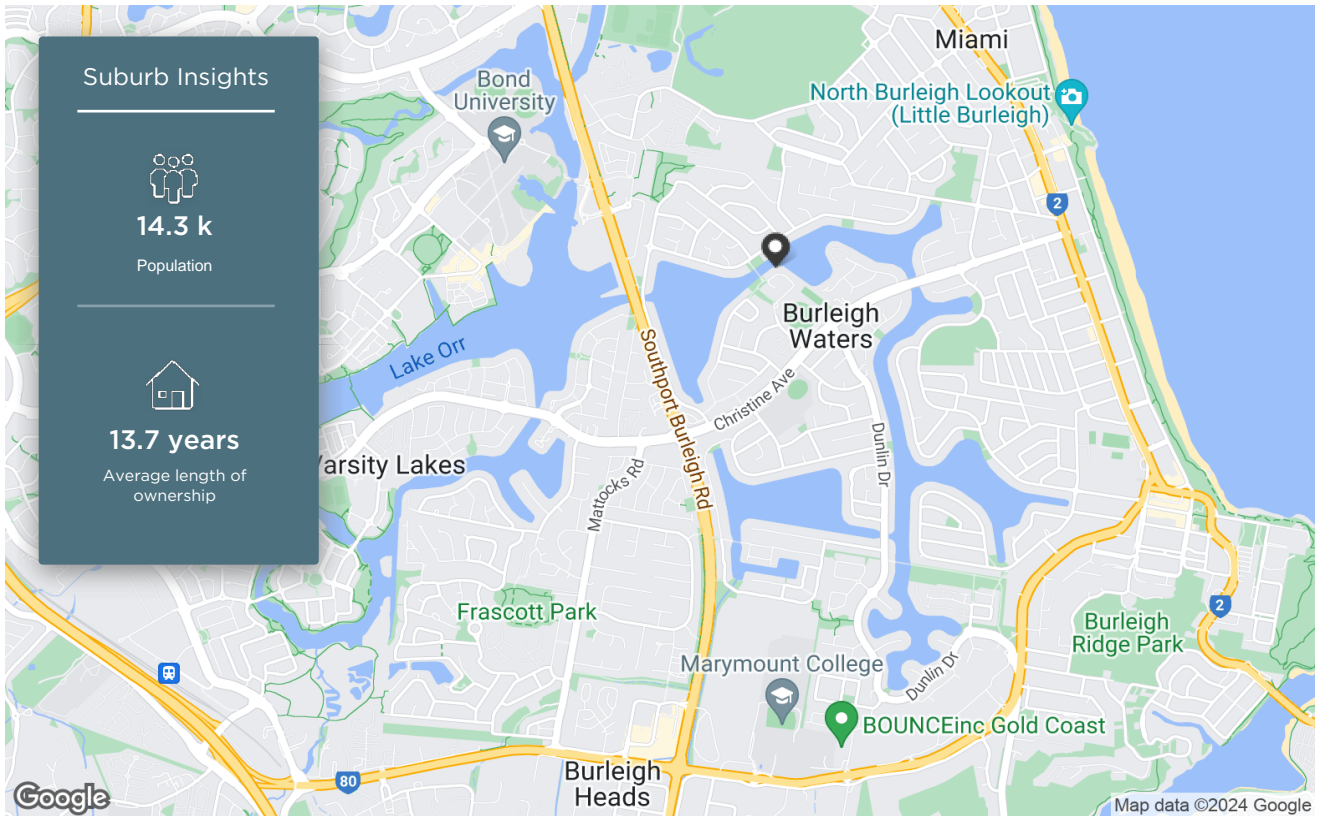
Comparable Sales

1	74 HARRIER DRIVE BURLEIGH WATERS QLD 4220	Sold \$1,505,000
	<p> 🏠 4 🚤 2 🚗 4 📏 606m² 📏 153m² Year Built 1998 DOM 88 Sold Date 01-Feb-24 Distance 1.61km First Listing Auction onsite Last Listing Auction onsite </p>	
2	43 GARDENDALE CRESCENT BURLEIGH WATERS QLD 4220	Sold \$1,580,000
	<p> 🏠 3 🚤 2 🚗 2 📏 483m² 📏 148m² Year Built 2000 DOM 39 Sold Date 21-Apr-24 Distance 1.59km First Listing \$1,500,000 Plus Buyers Last Listing Present all offers! </p>	
3	44 GALEEN DRIVE BURLEIGH WATERS QLD 4220	Sold \$1,700,000
	<p> 🏠 3 🚤 2 🚗 2 📏 613m² 📏 137m² Year Built 1996 DOM 51 Sold Date 06-Apr-24 Distance 0.12km First Listing INTEREST OVER \$1,670,000 Last Listing INTEREST OVER \$1,670,000 </p>	
4	78 DIPPER DRIVE BURLEIGH WATERS QLD 4220	Sold \$1,820,000
	<p> 🏠 4 🚤 2 🚗 2 📏 840m² 📏 193m² Year Built 1996 DOM 31 Sold Date 06-Mar-24 Distance 0.52km First Listing \$869,000 Last Listing \$869,000 </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

Burleigh Waters

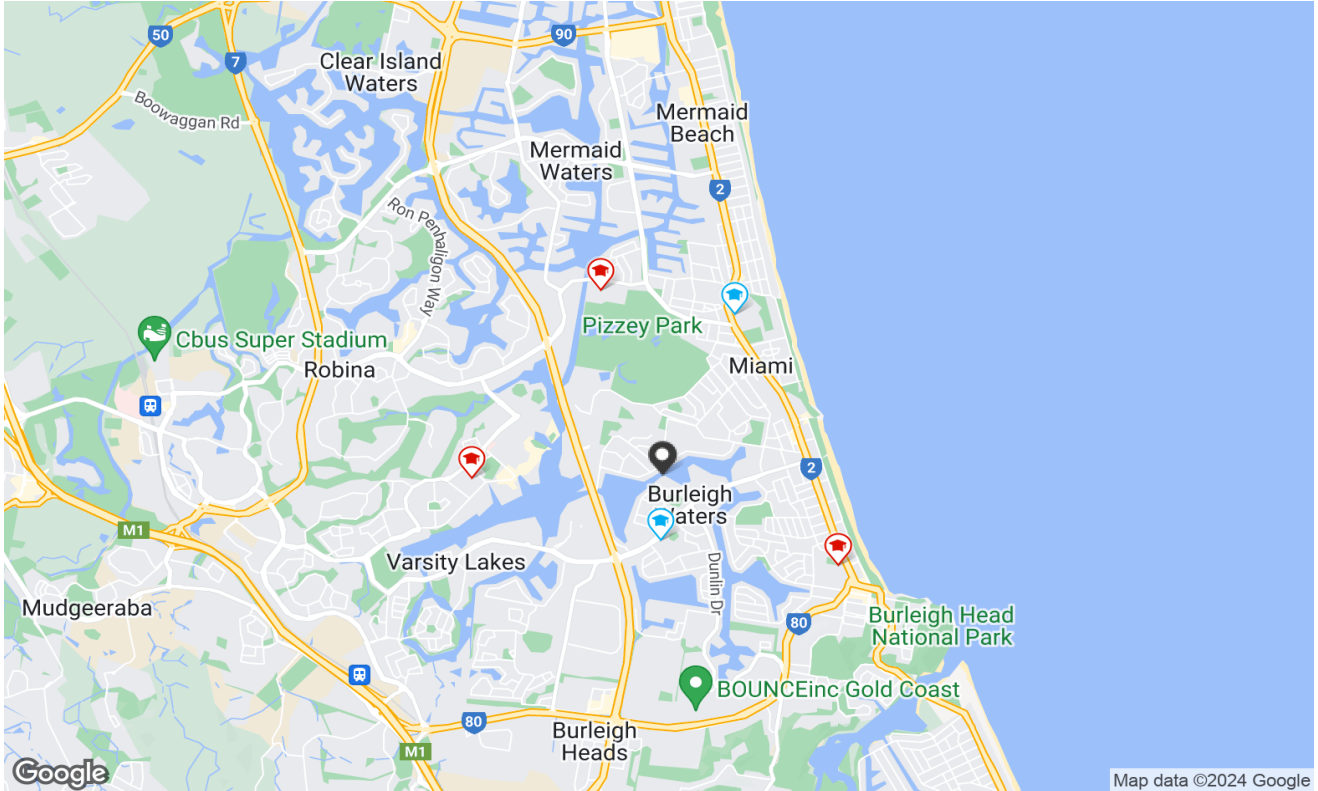
Demographic



The size of Burleigh Waters is approximately 6.7 square kilometres. It has 21 parks covering nearly 5.9% of total area. The population of Burleigh Waters in 2011 was 13,868 people. By 2016 the population was 14,311 showing a population growth of 3.2% in the area during that time. The predominant age group in Burleigh Waters is 40-49 years. Households in Burleigh Waters are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Burleigh Waters work in a professional occupation. In 2011, 72.8% of the homes in Burleigh Waters were owner-occupied compared with 73.7% in 2016. Currently the median sales price of houses in the area is \$1,422,500.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	39.2	Owns Outright	36.8	0-15.6K	3.1	0-9	13.3
Couples with Children	42.1	Purchaser	36.9	15.6-33.8K	14.4	10-19	11.5
Single Parents	17.3	Renting	23.1	33.8-52K	14.9	20-29	9.9
Other	1.4	Other	0.5	52-78K	15.8	30-39	12.8
		Not Stated	2.8	78-130K	21.3	40-49	14.2
				130-182K	12.6	50-59	12.0
				182K+	8.0	60-69	11.1
						70-79	8.9
						80-89	5.1
						90-99	1.1

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Caningeraba State School 4 Whistler Drive Burleigh Waters QLD 4220	0.68km	Primary	Mixed	Government	0-6
	Miami State High School	1.86km	Secondary	Mixed	Government	7-12
	Varsity College 198 Varsity Parade Varsity Lakes QLD 4227	1.86km	Combined	Mixed	Government	0-12
	Miami State School	2.02km	Primary	Mixed	Government	0-6
	Burleigh Heads State School 1750 Gold Coast Highway Burleigh Heads QLD 4220	2.03km	Primary	Mixed	Government	0-6



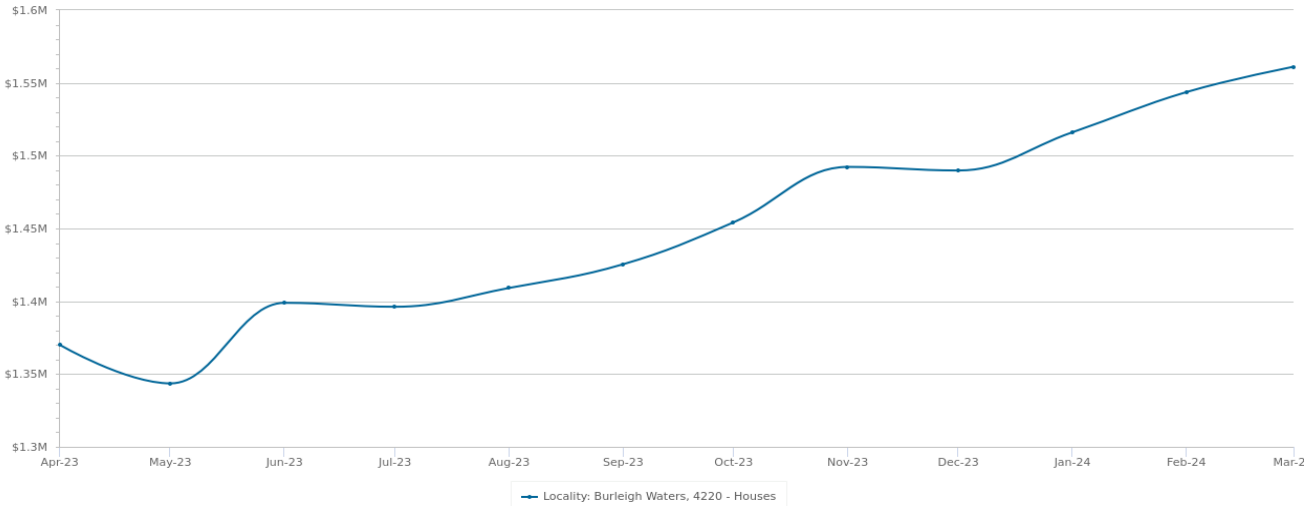
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

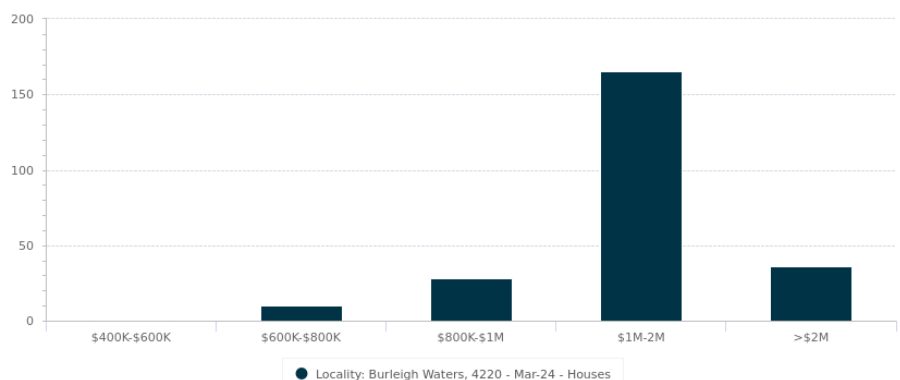


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2024	27	\$1,561,117	1.1% ▲	28	70	\$950
Feb 2024	23	\$1,543,763	1.8% ▲	29	62	\$950
Jan 2024	11	\$1,516,130	1.8% ▲	31	41	\$950
Dec 2023	13	\$1,489,840	-0.2% ▼	33	40	\$980
Nov 2023	18	\$1,492,300	2.6% ▲	35	49	\$980
Oct 2023	17	\$1,454,310	2.0% ▲	33	53	\$950
Sep 2023	20	\$1,425,476	1.2% ▲	34	54	\$950
Aug 2023	22	\$1,409,171	0.9% ▲	35	66	\$950
Jul 2023	30	\$1,396,229	-0.2% ▼	36	62	\$950
Jun 2023	22	\$1,398,933	4.1% ▲	36	76	\$950
May 2023	18	\$1,343,587	-1.9% ▼	35	77	\$950
Apr 2023	19	\$1,369,975	0.5% ▲	35	65	\$920

Sales by Price - 12 months (House)

PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	1
\$600K-\$800K	10
\$800K-\$1M	28
\$1M-\$2M	165
>\$2M	36



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	240	\$1,639,711	22.0% ▲	28	271	\$1,010
2023	225	\$1,343,587	-12.2% ▼	34	297	\$950
2022	287	\$1,530,464	29.3% ▲	18	304	\$865
2021	228	\$1,183,708	34.4% ▲	14	253	\$700
2020	251	\$880,551	10.3% ▲	30	275	\$650
2019	215	\$798,415	-3.7% ▼	39	320	\$610
2018	249	\$829,352	6.5% ▲	26	343	\$600
2017	221	\$778,455	5.8% ▲	20	292	\$597
2016	245	\$735,862	15.0% ▲	25	320	\$549
2015	217	\$639,617	4.8% ▲	26	314	\$520
2014	211	\$610,395	17.1% ▲	26	289	\$500
2013	171	\$521,333	-4.3% ▼	53	291	\$470
2012	197	\$544,919	-0.1% ▼	51	352	\$450
2011	176	\$545,259	-7.9% ▼	55	364	\$450
2010	252	\$591,869	8.7% ▲	35	368	\$450
2009	157	\$544,498	-7.4% ▼	63	371	\$440
2008	294	\$587,915	9.6% ▲	35	373	\$430
2007	311	\$536,234	12.0% ▲	47	310	\$380
2006	317	\$478,970	7.1% ▲	56	302	\$350
2005	277	\$447,222	-0.6% ▼	66	277	-

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