


Comparative Market Analysis



104 Swan Parade Warner QLD 4500

Your Property

104 Swan Parade Warner QLD 4500

3  2  2  420m²  142m² 

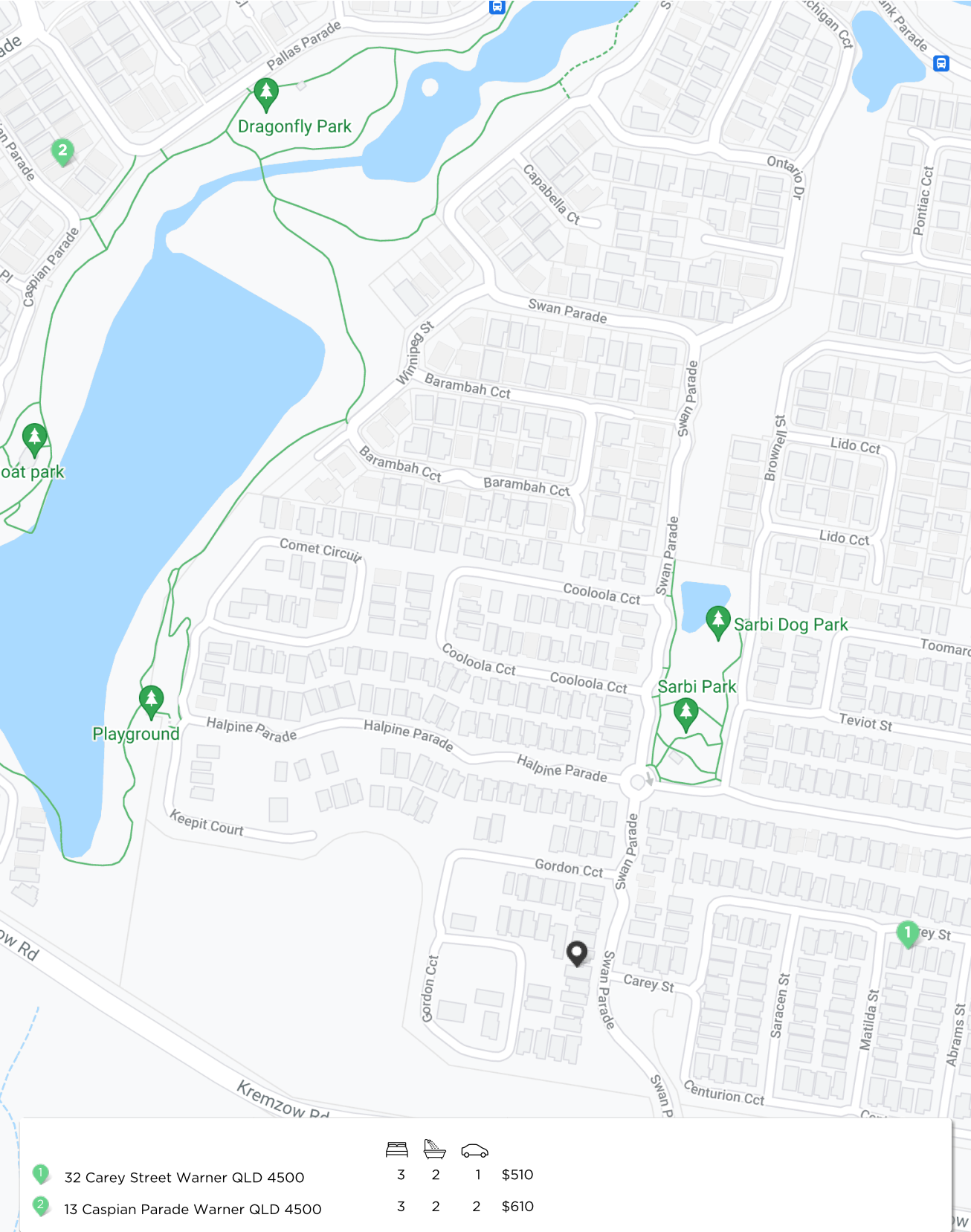


Your Property History

- 5 Sep, 2017 - Sold for \$510,000
- 3 Sep, 2017 - Listed for sale at Inviting All Offers
- 14 May, 2014 - Sold for \$245,500
- 2015 - Property Built

Introducing Ali Rogerson

Comps Map: Rentals



Map data ©2022

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

Comparable Rentals

1 32 Carey Street Warner QLD 4500



3 2 1 321m²

Year Built 2016

Listing Date 03-Dec-21

Listing Price \$510 per week

132m²

DOM 6 days

Distance 0.29km

2 13 Caspian Parade Warner QLD 4500



3 2 2 481m²

Year Built 2012

Listing Date 25-Jan-22

Listing Price \$610 per week

163m²

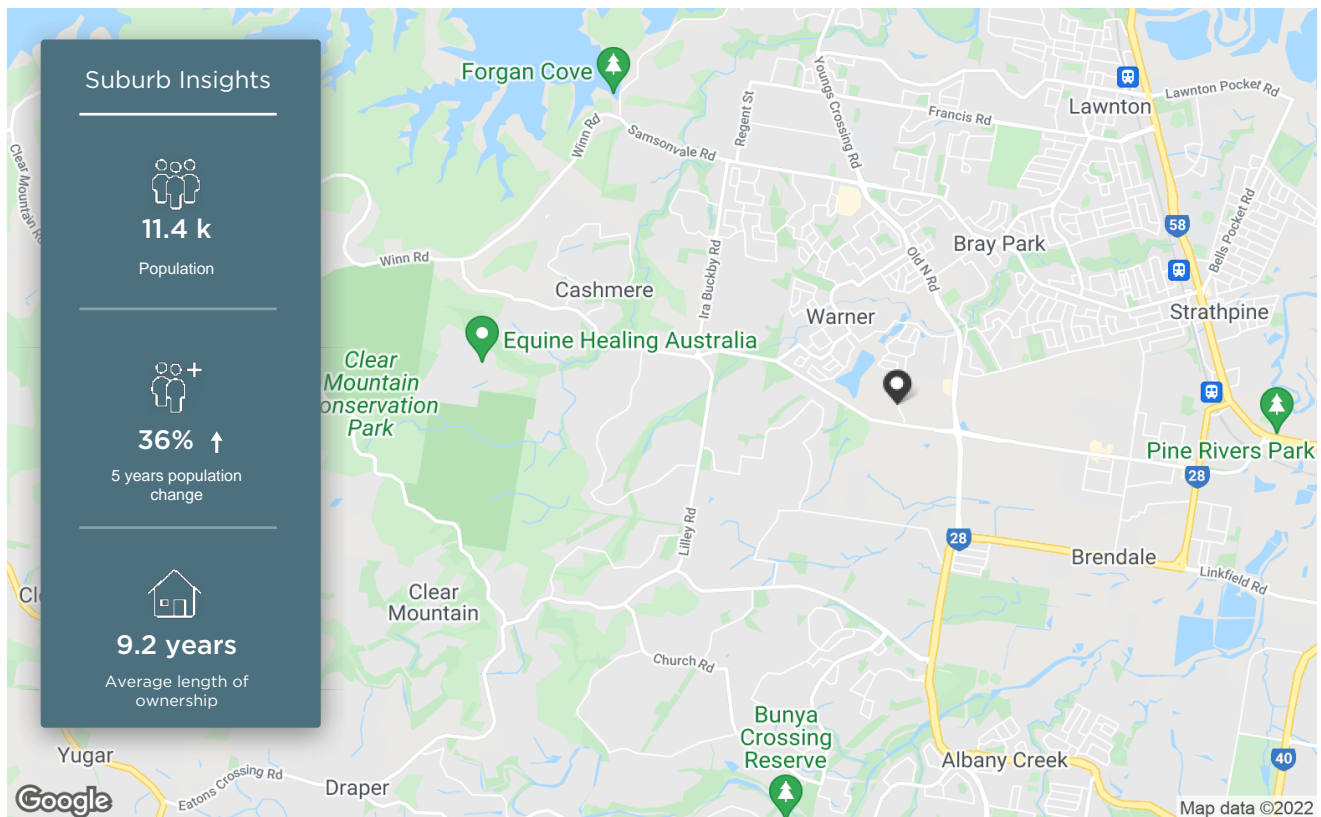
DOM 9 days

Distance 0.81km

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

Warner

Demographic



The size of Warner is approximately 10.6 square kilometres. It has 49 parks covering nearly 10.5% of total area. The population of Warner in 2011 was 8,380 people. By 2016 the population was 11,406 showing a population growth of 36.1% in the area during that time. The predominant age group in Warner is 0-9 years. Households in Warner are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Warner work in a professional occupation. In 2011, 69.2% of the homes in Warner were owner-occupied compared with 66.7% in 2016. Currently the median sales price of houses in the area is \$661,250.

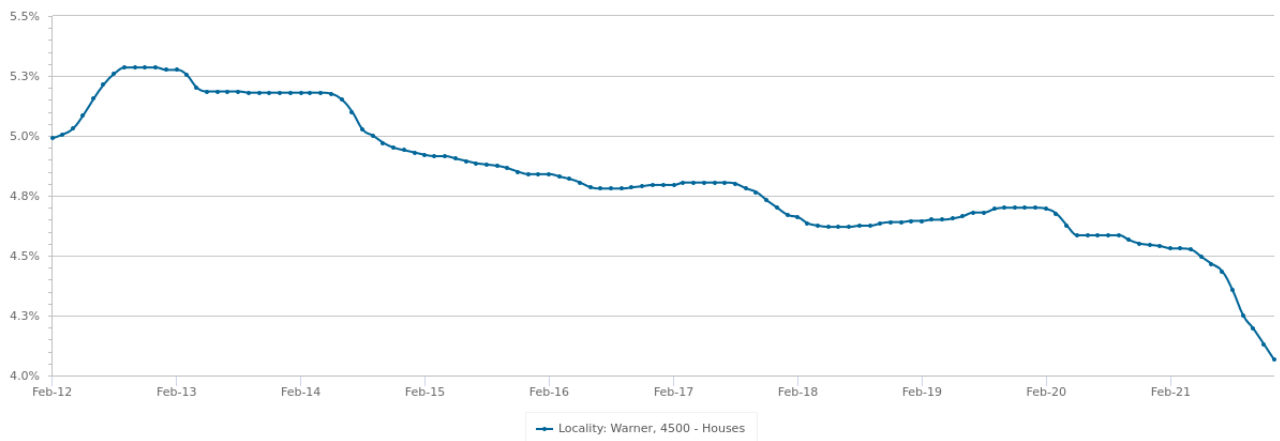
HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	31.8	Owns Outright	15.9	0-15.6K	1.1	0-9	17.9
Couples with Children	54.5	Purchaser	50.8	15.6-33.8K	4.4	10-19	14.2
Single Parents	12.4	Renting	31.8	33.8-52K	7.9	20-29	15.5
Other	0.9	Other	0.2	52-78K	14.9	30-39	17.3
		Not Stated	1.3	78-130K	32.1	40-49	13.7
				130-182K	18.9	50-59	11.0
				182K+	11.4	60-69	6.7
						70-79	3.0
						80-89	0.7
						90-99	0.1

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$477	6.1% ▲	4.1%	204
2020	\$450	0.0%	4.5%	245
2019	\$450	2.3% ▲	4.7%	307
2018	\$440	2.3% ▲	4.6%	322
2017	\$430	-2.3% ▼	4.7%	363
2016	\$440	2.3% ▲	4.8%	372
2015	\$430	0.0%	4.8%	434
2014	\$430	0.0%	4.9%	387
2013	\$430	2.4% ▲	5.2%	318
2012	\$420	-	5.3%	269

Disclaimer

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