



28/7-9 Charlotte Close Woree QLD 4868

Prepared on 14th June 2021



Tamara West
First National Real Estate Cairns Central and

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The Proprietor
28/7-9 Charlotte Close
Woree QLD 4868

14/06/2021

Dear Samuel,

Thank you for the opportunity to appraise the property at 28/7-9 Charlotte Close, Woree.

Careful consideration has been taken to provide you with an appraisal for the 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 rented, or currently on the market.

Should you have any questions relating to the information contained within this appraisal or 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,

Tamara West
First National Real Estate Cairns Central
Suite 1/155
Mulgrave Road
Cairns, QLD 4870
m: 0499 700 985

Your Home

28/7-9 Charlotte Close Woree QLD 4868

2  1  1  72m²  61m² 



Your Property History

- 11 Jun, 2021 - Listed for sale at \$119,000
- 11 Nov, 2016 - Listed for rent at \$210 / week
- 14 Jul, 2016 - Sold for \$110,000
- 20 May, 2016 - Listed for sale at \$119,000
- 13 Aug, 2011 - Listed for rent at \$160 / week
- 23 Feb, 2010 - Listed for rent at \$170 / week

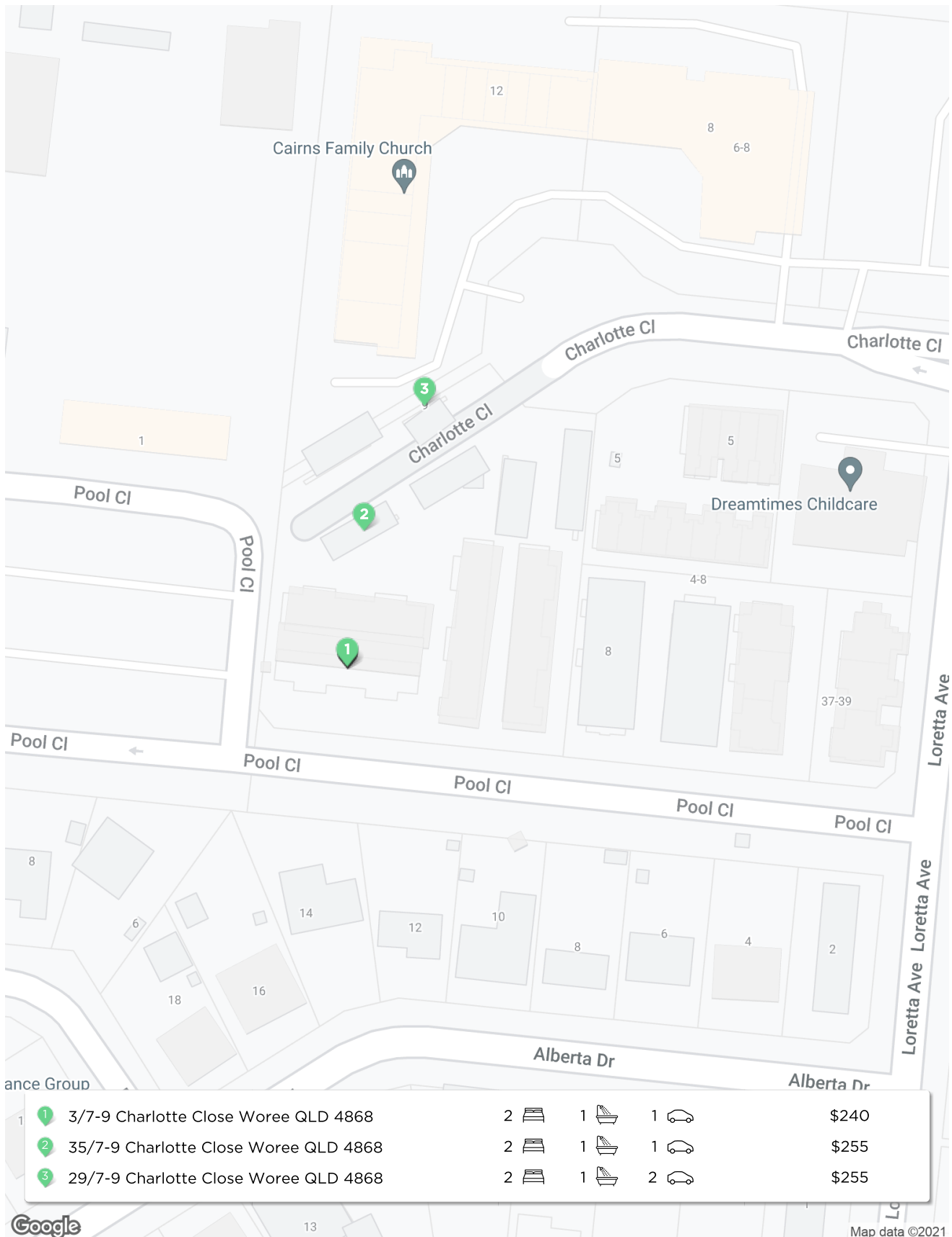


Tamara West

New Client Consultant

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Comparable Rentals Map



Comparable Rentals



3/7-9 Charlotte Close Woree QLD 4868

 2
  1
  1
  71m²
 71m²

Listing Price
 \$240 per week

Listed Date 06-Jan-21
 DOM 23 days

Year Built 1989
Distance -

1



35/7-9 Charlotte Close Woree QLD 4868

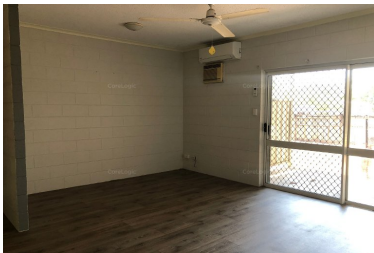
 2
  1
  1
  72m²
 61m²

Listing Price
 \$255 per week






Listed Date 19-Apr-21
 DOM 57 days

Year Built 1989
Distance 0.03km

2



29/7-9 Charlotte Close Woree QLD 4868

 2
  1
  2
  71m²
 71m²

Listing Price
 \$255 per week

Listed Date 24-Dec-20
 DOM 7 days

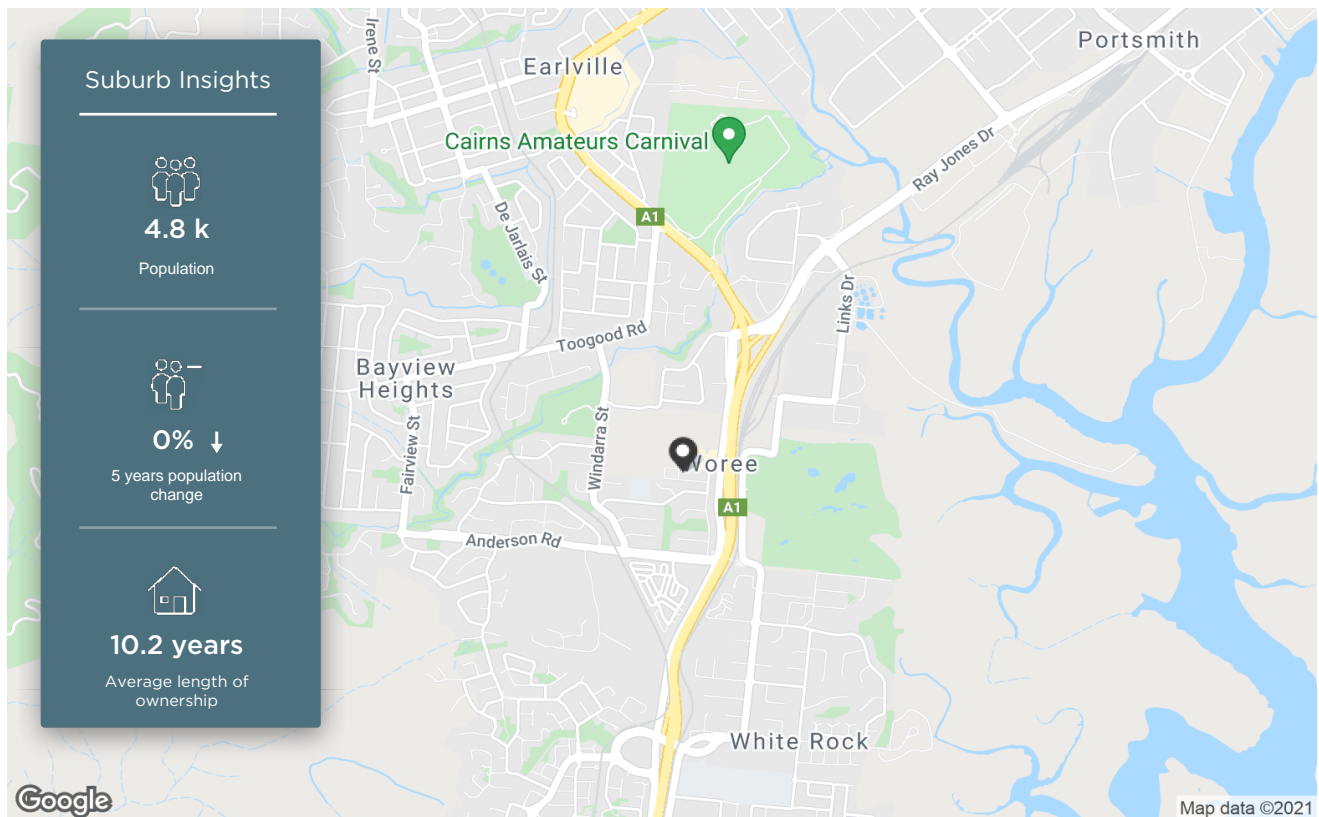
Year Built 1989
Distance 0.06km

3

DOM = Days on market

Woree

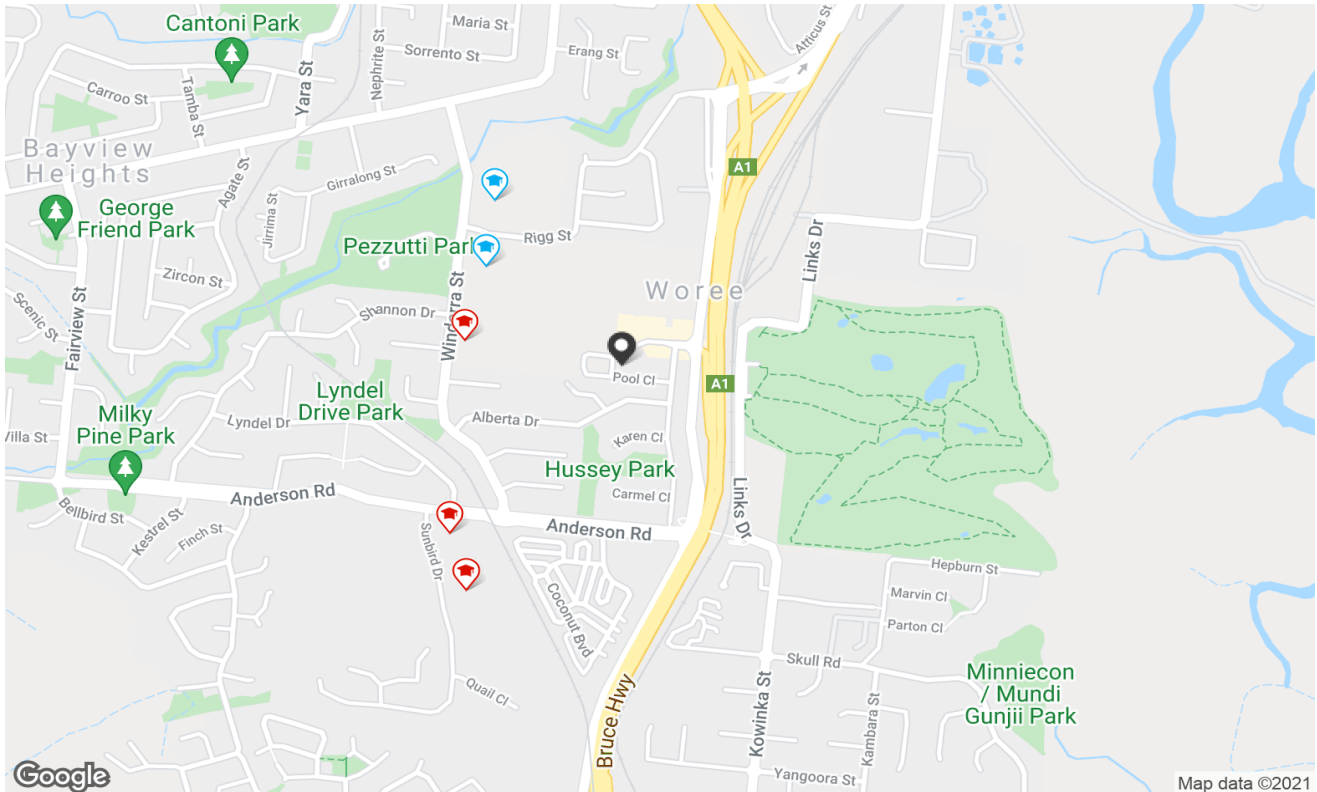
Demographic



The size of Woree is approximately 5.8 square kilometres. It has 8 parks covering nearly 3.1% of total area. The population of Woree in 2011 was 4,826 people. By 2016 the population was 4,822 showing a population decline of 0.1% in the area during that time. The predominant age group in Woree is 20-29 years. Households in Woree are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Woree work in a trades occupation. In 2011, 44% of the homes in Woree were owner-occupied compared with 42.8% in 2016. Currently the median sales price of houses in the area is \$360,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	34.7	Owns Outright	20.9	0-15.6K	4.9	0-9	13.6
Couples with Children	32.9	Purchaser	21.9	15.6-33.8K	20.6	10-19	12.3
Single Parents	30.2	Renting	51.7	33.8-52K	19.3	20-29	14.4
Other	1.6	Other	0.5	52-78K	17.5	30-39	12.8
		Not Stated	4.7	78-130K	17.4	40-49	12.8
				130-182K	5.3	50-59	12.9
				182K+	2.8	60-69	11.7
						70-79	6.0
						80-89	2.7
						90-99	0.7

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Cairns State Special School 42-80 Windarra Street Woree QLD 4868	0.42km	Special	Mixed	Government	0-12
	Woree State High School 42-80 Windarra Street Woree QLD 4868	0.46km	Secondary	Mixed	Government	7-12
	Woree State School 82-96 Windarra Street Woree QLD 4868	0.58km	Primary	Mixed	Government	0-6
	St Gerard Majella Primary School 53 Anderson Road Woree QLD 4868	0.66km	Primary	Mixed	Non-Government	0-6
	St Mary's Catholic College 53 Anderson Road Woree QLD 4868	0.77km	Secondary	Mixed	Non-Government	7-12



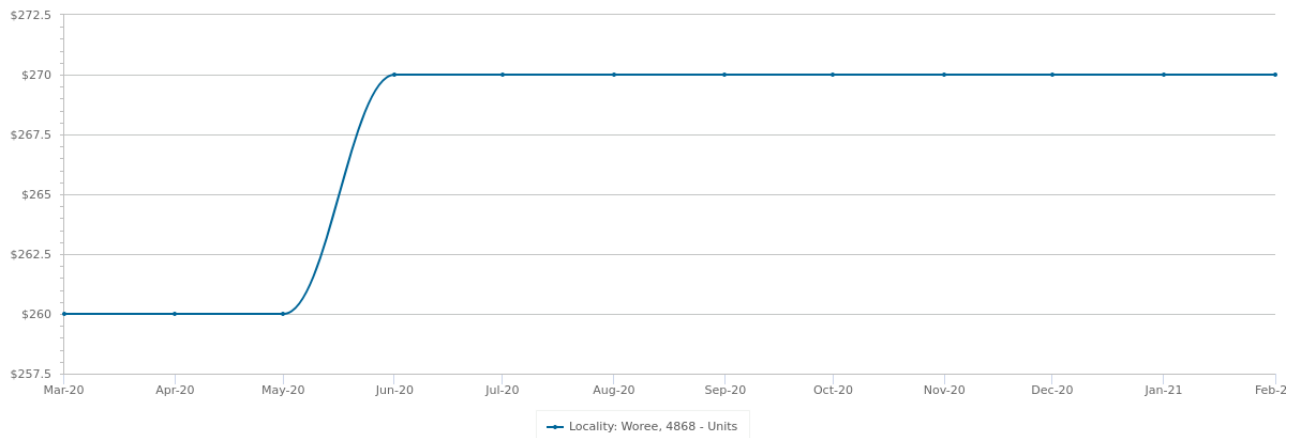
Property is within school catchment area



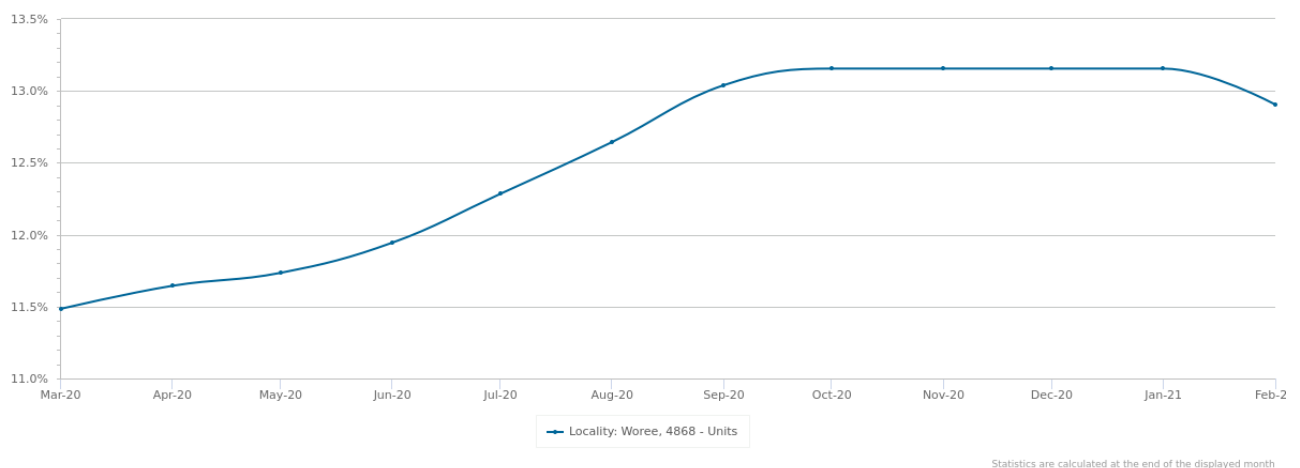
Property is outside school catchment area

Recent Market Trends

Median Asking Rent - 12 months



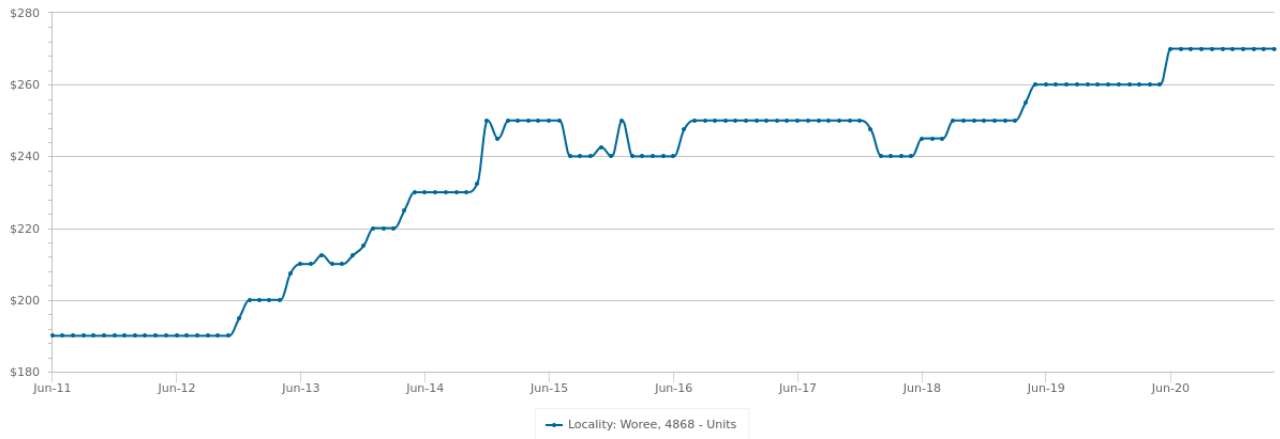
Gross Rental Yield - 12 months



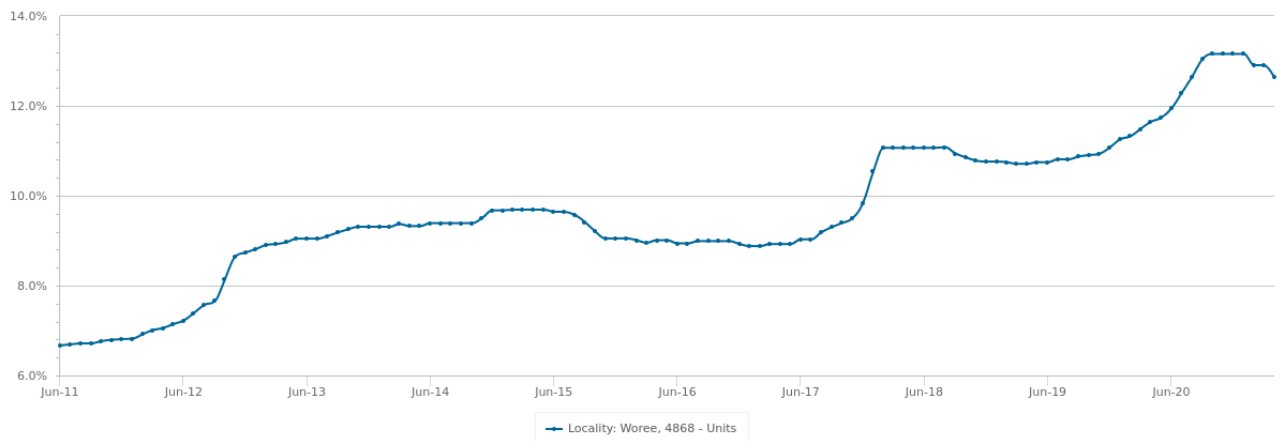
PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Feb 2021	\$270	0.0%	12.9%	135
Jan 2021	\$270	0.0%	13.2%	133
Dec 2020	\$270	0.0%	13.2%	125
Nov 2020	\$270	0.0%	13.2%	123
Oct 2020	\$270	0.0%	13.2%	123
Sep 2020	\$270	0.0%	13%	126
Aug 2020	\$270	0.0%	12.6%	120
Jul 2020	\$270	0.0%	12.3%	119
Jun 2020	\$270	3.8% ▲	11.9%	119
May 2020	\$260	0.0%	11.7%	120
Apr 2020	\$260	0.0%	11.6%	129
Mar 2020	\$260	0.0%	11.5%	126

Long Term Market Trends

Median Asking Rent - 10 years



Gross Rental Yield - 10 years



PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2021	\$270	3.8% ▲	12.6%	135
2020	\$260	2.0% ▲	11.6%	129
2019	\$255	6.2% ▲	10.7%	146
2018	\$240	-4.0% ▼	11.1%	165
2017	\$250	4.2% ▲	8.9%	197
2016	\$240	-4.0% ▼	9%	240
2015	\$250	11.1% ▲	9.7%	178
2014	\$225	12.5% ▲	9.3%	156
2013	\$200	5.3% ▲	9%	115
2012	\$190	-	7.1%	149

Summary

28/7-9 Charlotte Close Woree QLD 4868



Appraisal price range
\$250 - \$260

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