

**2016**  
Quarter 3

# Market Update

**Ray White**

**Proserpine & Surrounds**

COURTESY OF RAY WHITE WHITSUNDAY



## WHAT'S HAPPENING IN OUR MARKET

Hi and welcome once again to our Quarterly update, designed to keep you in the loop for Whitsunday Real Estate.

There's a LOT of positive news coming out of the Whitsundays at the moment and it's not just tourism based (for a change). This month I had breakfast with the Premier Anastacia Palaszczuk and Minister for Small Business Leanne Enoch through our Whitsunday Coast Chamber of Commerce whilst they were in town for the Ministerial cabinet meeting. The overall discussions with the various ministers were that they were in awe of the Whitsundays and how lucky we were to live and work here. The international airport expansion for Proserpine was also discussed as a priority matter for the Government which is great news.

The additional flights from Tiger Air announced recently are wonderful news to the region with 55,000 additional seats to the region per year (110,000 including return seats). Tiger will soon be operating more flights direct from Sydney and Brisbane and there will be more than seven flights a week, up from just three. Fingers crossed Virgin and Jetstar open up more flights soon too.

The draft town plan public consultation period has now ended. Let's hope that Council stamp it and get development and jobs going in the region sooner rather than later. No doubt the Port of Airlie development application will be next on the agenda for the community with 12 storeys requested on the site adjacent to the main street at the Port of Airlie. Stay tuned for more information on this one.

Our sales team are flat out signing contracts this month as buyers see great value in the Whitsundays. We are looking to string three or four great months in a row and then we will know for sure that the market is on the move.

The rentals figures coming out of our office are looking impressive with our in office vacancy rate down to 4.2% - the lowest for many years. Less than 12 months ago this figure was nearly 10%! We will be monitoring the supply/demand equation closely over the next few months but it is our estimate that we will see some price growth in rentals in the next 12 months.

Our rentals team completed over 200 routine inspections, filled nearly 50 properties and did 48 vacate inspections in the last 4 weeks. The team are working hard to cover as much as they can and as you can see by the big numbers, there is no time for a breather!

As always, if there is anything we can do for you please make contact anytime on 0404 498 790 or [whitsunday.qld@raywhite.com](mailto:whitsunday.qld@raywhite.com)

Till next time

*Mark Beale*

Mark Beale



## CORE MARKET SNAPSHOT 4800 SALES

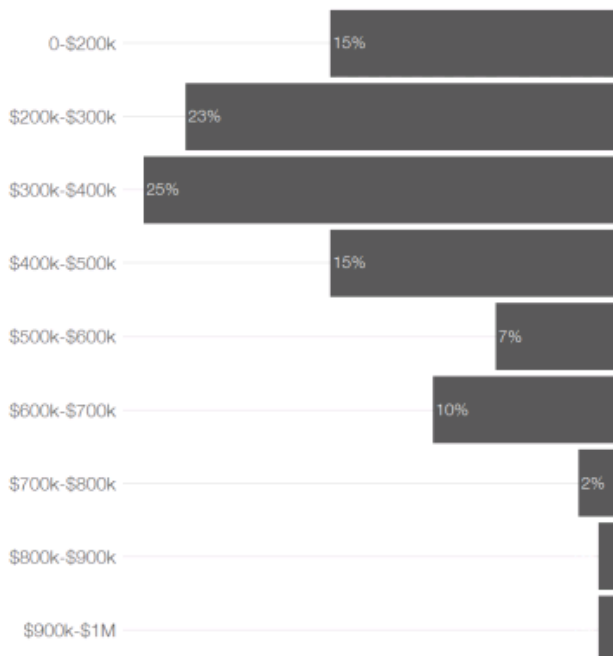
The median sales price for houses in 4800 last quarter came in at \$320,000.  
Median land price for the quarter came in at is at \$190,400.

25% ↓ prior month Aug 2016 >  
8 sales

50% ↓ last year Sep 2015 >  
12 sales

\$347,000

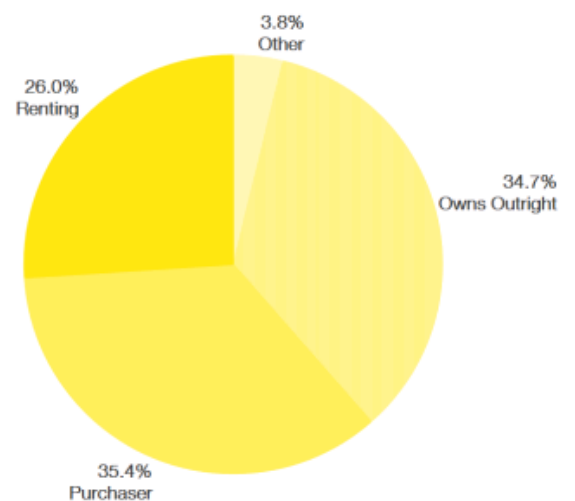
Median price



91 sales

1 Oct 2015 to 30 Sep 2016

95% of sales were houses



Household occupancy demographics

## CORE MARKET SNAPSHOT 4800 RENTALS

Median rent being achieved—Last 3 months

**\$330**  
Median  
House Rent

**\$200**  
Median  
Unit Rent

**HIGH**  
Rental Yield

\* Source: rta.qld.gov.au

## Ray White Property Management September FAST FACTS



VACANCY RATE 4.2%



134 PROPERTY INSPECTIONS



83 APPLICATIONS RECEIVED



36 PROPERTIES LEASED



189 ROUTINE INSPECTIONS



ARREARS OVER 7 DAYS 2.34%



5 OWNER INSPECTIONS

We want to manage your property & we have  
the Know\_**How**.  
Let us prove it to you!

Bring your property to us to manage for you  
and receive 3 months **FREE** management fees!

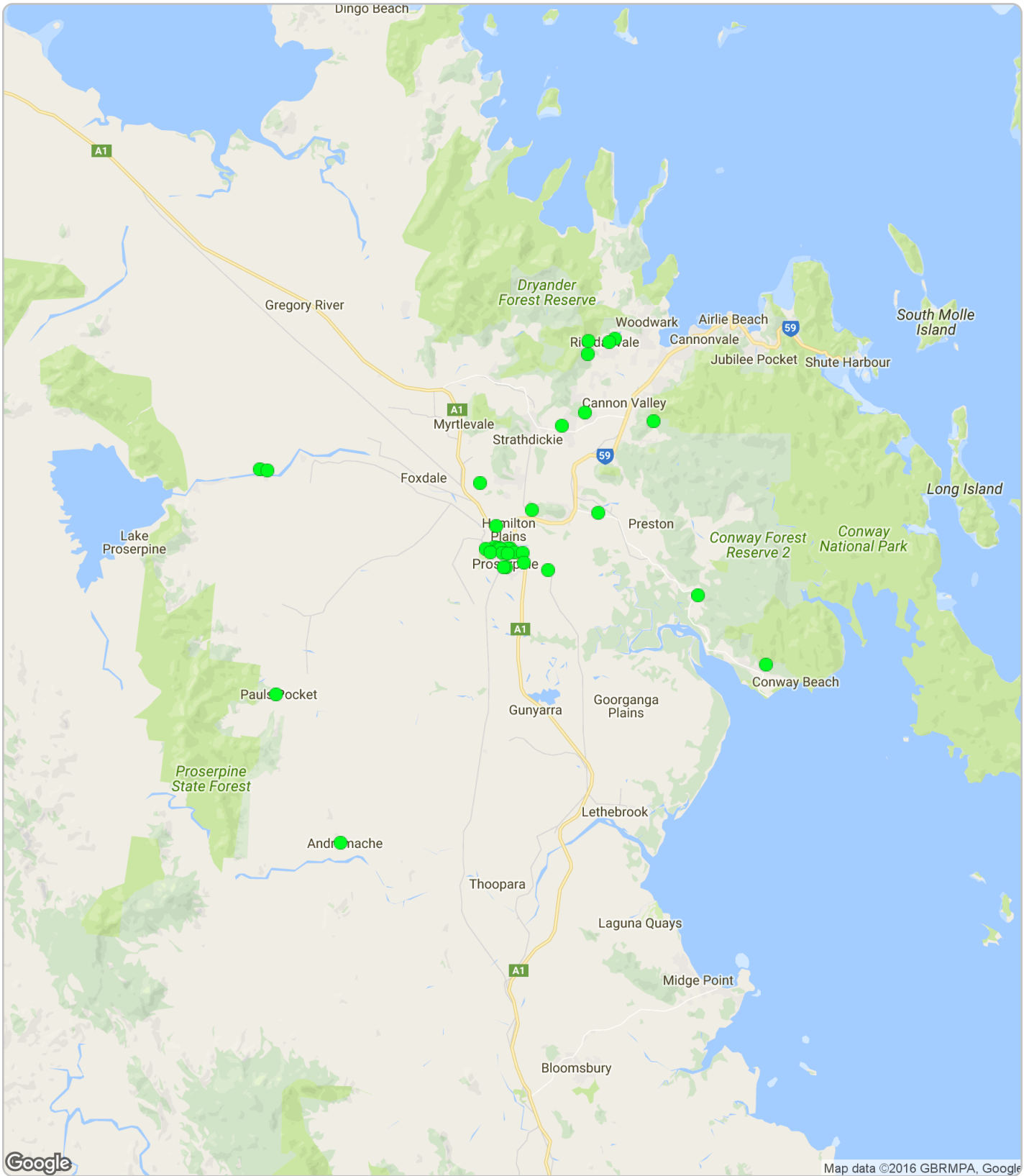
Contact Sandy Miller to discuss 07 4948 8530 [whitsundaypm@raywhite.com](mailto:whitsundaypm@raywhite.com)

# Recently Listed

The following research includes properties that have been recently listed for sale in your area.



## Listings Map



Prepared on 14/11/2016 by Jennifer Rattray, 0498571128 at Ray White Whitsunday/Hamilton Island. © Property Data Solutions Pty Ltd 2016 (pricfinder.com.au)

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## Nearby Comparable For Sale Properties

### Search Criteria

Postcode: 4800

Listed Period: 30/09/2016 to 14/11/2016

Listing Status: For Sale (Current)

Attributes: Any

Listing Price: Any

Property Type: Any

### Search Summary

Records: 41

	Price	Days	Area
<b>Lowest</b>	\$ 100,000	5	2 m <sup>2</sup>
<b>Highest</b>	\$ 3,000,000	39	626,077 m <sup>2</sup>
<b>Average</b>	\$ 615,039	17	71,465 m <sup>2</sup>
<b>Median</b>	\$ 460,250	13	7,958 m <sup>2</sup>



### 9 CHAPMAN ST, PROSERPINE 4800

5 2 2



Property Type: House  
Area: 1,543 m<sup>2</sup> (1,543 m<sup>2</sup>)  
RPD: L32 RP907582

Features:

Current List Price: **AUCTION**

First List Price: Auction

Date Listed: 10/11/2016 Days Listed: **5 Days**

Listed Price Change:



### 53 MOUNTNEY RD, STRATHDICKIE 4800

5 3 2



Property Type: Commercial  
Area: 7.33 ha  
RPD: L1 RP746301 & L22 SP167795

Features: LOWSET, ENSUITE, FAMILY/RUMPUS ROOM, STUDY, VERANDAH/DECK, AIR CONDITIONED, POOL, SCENIC VIEWS, ENTERTAINMENT AREA, BORE WATER, SHED/S

Current List Price: **\$849,000**

First List Price: \$849,000

Date Listed: 10/11/2016 Days Listed: **5 Days**

Listed Price Change:



### 6 FIG TREE ST, PROSERPINE 4800

4 2 2



Property Type: House  
Area: 600 m<sup>2</sup> (142 m<sup>2</sup>)  
RPD: L279 SP219984

Features:

Current List Price: **\$375,000**

First List Price: \$375,000

Date Listed: 09/11/2016 Days Listed: **6 Days**

Listed Price Change:



### 205 BRANDY CREEK RD, BRANDY CREEK 4800

6 3 4



Property Type: Commercial  
Area: 62.61 ha  
RPD: L12 RP835219

Features:

Current List Price: **Expressions Of Interest**

First List Price: Expressions Of Interest

Date Listed: 09/11/2016 Days Listed: **6 Days**

Listed Price Change:



## 369 KURKOWSKI RD, PAULS POCKET 4800

4 2 4



Property Type: Commercial  
Area: 5.33 ha  
RPD: L2 RP739879

Features:

Current List Price: **\$630,000**  
First List Price: \$630,000  
Date Listed: 09/11/2016 Days Listed: **6 Days**  
Listed Price Change:



## 1069 CONWAY RD, CONWAY 4800

4 2 6



Property Type: Commercial  
Area: 11.79 ha (9 m<sup>2</sup>)  
RPD: L6 RP738287

Features:

Current List Price: **\$585,000**  
First List Price: \$585,000  
Date Listed: 09/11/2016 Days Listed: **6 Days**  
Listed Price Change:



## 1783 GUNYARRA RD, ANDROMACHE 4800

4 2 3



Property Type: Commercial  
Area: 50 ha  
RPD: L7 RP713354

Features:

Current List Price: **\$615,000**  
First List Price: \$615,000  
Date Listed: 09/11/2016 Days Listed: **6 Days**  
Listed Price Change:



## 7 TAMARIND CRES, PROSERPINE 4800

3 2 2



Property Type: House  
Area: 600 m<sup>2</sup>  
RPD: L182 SP219982

Features:

Current List Price: **\$325,000**  
First List Price: \$325,000  
Date Listed: 08/11/2016 Days Listed: **6 Days**  
Listed Price Change:



## 4 TYREE RD, MOUNT JULIAN 4800

2 1 1



Property Type: Commercial  
Area: 2,376 m<sup>2</sup>  
RPD: L100 SP241776

Features:

Current List Price: **\$500,000**  
First List Price: \$500,000  
Date Listed: 08/11/2016 Days Listed: **7 Days**  
Listed Price Change:





## 34 CHAPMAN ST, PROSERPINE 4800

2 1 3



Property Type: Commercial  
Area: 1,062 m<sup>2</sup> (28 m<sup>2</sup>)  
RPD: L16 RP706143

Features:

Current List Price: **\$380,000**  
First List Price: \$380,000  
Date Listed: 08/11/2016 Days Listed: 7 Days  
Listed Price Change:



## 138 MAIN ST, PROSERPINE 4800

- - -



Property Type: Commercial  
Area: 1,829 m<sup>2</sup> (160 m<sup>2</sup>)  
RPD: L1 RP714563 & L1 RP718914

Features:

Current List Price: **\$1,400,000**  
First List Price: \$1,400,000  
Date Listed: 08/11/2016 Days Listed: 7 Days  
Listed Price Change:



## 5 ANZAC RD, PROSERPINE 4800

- - -



Property Type: Commercial  
Area:  
RPD:

Features:

Current List Price: **\$295,000**  
First List Price: \$295,000  
Date Listed: 08/11/2016 Days Listed: 7 Days  
Listed Price Change:



## 10 HORSFORD PL, PROSERPINE 4800

- - -



Property Type: Vacant Land  
Area: 5,867 m<sup>2</sup>  
RPD: L13 SP241798

Features:

Current List Price: **POA**  
First List Price: POA  
Date Listed: 08/11/2016 Days Listed: 7 Days  
Listed Price Change:



## LOT 10 BRUCE HWY, HAMILTON PLAINS 4800

1 1 5



Property Type: Commercial  
Area: 2,628 m<sup>2</sup>  
RPD: L10,12 HR1082

Features:

Current List Price: **\$650,000**  
First List Price: \$650,000  
Date Listed: 08/11/2016 Days Listed: 7 Days  
Listed Price Change:



## 8 WAITE ST, PROSERPINE 4800

3 1 3



Property Type: House  
Area: 794 m<sup>2</sup>  
RPD: L2 RP708330

Features:

Current List Price: **\$245,000**  
First List Price: \$245,000  
Date Listed: 08/11/2016 Days Listed: 7 Days  
Listed Price Change:



## 15 HINSCHEN ST, PROSERPINE 4800

2 1 1



Property Type: House  
Area: 80 m<sup>2</sup>  
RPD: L6 SP178740:PAR TAWVALE

Features:

Current List Price: **\$125,000**  
First List Price: \$125,000  
Date Listed: 07/11/2016 Days Listed: 8 Days  
Listed Price Change:



## WRIGHTS RD, STRATHDICKIE 4800

- - -



Property Type: Vacant Land  
Area: 5.19 ha  
RPD: L14,18 RP734153 & L5-7 RP739257 & L6-7 RP740970 & L8-11 RP742873 & L6-8

Features:

Current List Price: **\$145,000**  
First List Price: \$145,000  
Date Listed: 07/11/2016 Days Listed: 8 Days  
Listed Price Change:



## LOT 6 SPOORS RD, KELSEY CREEK 4800

- - -



Property Type: Commercial  
Area:  
RPD:

Features:

Current List Price: **FOR SALE**  
First List Price: FOR SALE  
Date Listed: 03/11/2016 Days Listed: 11 Days  
Listed Price Change:



## ALLAN RD, CONWAY BEACH 4800

- - -



Property Type: Commercial  
Area:  
RPD:

Features:

Current List Price: **Price on Application**  
First List Price: Price on Application  
Date Listed: 03/11/2016 Days Listed: 12 Days  
Listed Price Change:



## 60 CASSWELL RD, GLEN ISLA 4800

5 2 1



Property Type: Commercial  
Area: 16.85 ha  
RPD: L4 RP841898

Features:

Current List Price: **\$660,000**

First List Price: \$660,000

Date Listed: 02/11/2016 Days Listed: 12 Days

Listed Price Change:



## 90 FAUST ST, PROSERPINE 4800

5 2 4



Property Type: House  
Area: 2,496 m²  
RPD: L2 SP211510

Features:

Current List Price: **Offers over \$549,000 will be**

First List Price: Offers over \$549,000 will be

Date Listed: 02/11/2016 Days Listed: 13 Days

Listed Price Change:



## 17 DOMENICA RD, SUGARLOAF 4800

3 1 4



Property Type: House  
Area: 3.28 ha  
RPD: L4 RP865699

Features:

Current List Price: **\$590,000**

First List Price: \$590,000

Date Listed: 01/11/2016 Days Listed: 13 Days

Listed Price Change:



## 1894 CRYSTALBROOK RD, CRYSTAL BROOK 4800

2 1 -



Property Type: House  
Area: 2.82 ha  
RPD: L3 RP739253

Features:

Current List Price: **\$350,000**

First List Price: \$350,000

Date Listed: 31/10/2016 Days Listed: 14 Days

Listed Price Change:



## 136 CONWAY RD, PRESTON 4800

3 2 5



Property Type: House  
Area: 1 ha  
RPD: L8 RP737084

Features:

Current List Price: **\$490,500**

First List Price: \$490,500

Date Listed: 30/10/2016 Days Listed: 16 Days

Listed Price Change:





## STRATHDICKIE, STRATHDICKIE 4800

1 2 3



Property Type: House  
Area: 2.51 ha  
RPD:

Features:

Current List Price: **\$355,000**

First List Price: \$355,000

Date Listed: 28/10/2016 Days Listed: 17 Days

Listed Price Change:



## 99 TURNER RD, RIORDANVALE 4800

4 1 2



Property Type: Other  
Area: 2.1 ha  
RPD: L9 RP744880

Features:

Current List Price: **\$540,000**

First List Price: \$540,000

Date Listed: 26/10/2016 Days Listed: 20 Days

Listed Price Change:



## 481 SUGARLOAF RD, SUGARLOAF 4800

1 1 4



Property Type: House  
Area: 25.38 ha  
RPD: L3 RP800708

Features:

Current List Price: **\$650,000 Offers Considered**

First List Price: \$650,000 Offers Considered

Date Listed: 25/10/2016 Days Listed: 21 Days

Listed Price Change:



## 385 SUGARLOAF RD, RIORDANVALE 4800

3 3 2



Property Type: Vacant Land  
Area: 38.53 ha  
RPD: L3 RP703871

Features:

Current List Price: **Contact Agent**

First List Price: Contact Agent

Date Listed: 25/10/2016 Days Listed: 21 Days

Listed Price Change:



## SUGARLOAF RD, RIORDANVALE 4800

4 2 2



Property Type: House  
Area: 1.03 ha (250 m<sup>2</sup>)  
RPD: L5 SP253100

Features: BUILD YR: 2013, LOWSET, ENSUITE, FAMILY/RUMPUS ROOM, BUILT IN/WIR, MODERN KITCHEN, AIR CONDITIONED, SCENIC VIEWS, ENTERTAINMENT AREA, FULLY

Current List Price: **\$599,000**

First List Price: \$599,000

Date Listed: 24/10/2016 Days Listed: 22 Days

Listed Price Change:



## 46 TELFORD ST, PROSERPINE 4800

4 2 2



Property Type: House  
Area: 966 m<sup>2</sup> (166 m<sup>2</sup>)  
RPD: L25 SP211527

Features:

Current List Price: **\$430,000**

First List Price: \$430,000

Date Listed: 21/10/2016

Days Listed: 24 Days

Listed Price Change:



## 14 TELFORD ST, PROSERPINE 4800

3 2 1



Property Type: House  
Area: 923 m<sup>2</sup> (923 m<sup>2</sup>)  
RPD: L19 RP710342

Features:

Current List Price: **\$235,000 (Under Offer)**

First List Price: \$235,000

Date Listed: 17/10/2016

Days Listed: 29 Days

Listed Price Change:



## 15 ALLAN RD, CONWAY BEACH 4800

3 1 2



Property Type: Other  
Area: 1.96 ha  
RPD: L5 RP746282

Features:

Current List Price: **\$440,000**

First List Price: \$440,000

Date Listed: 14/10/2016

Days Listed: 32 Days

Listed Price Change:



## 7 BARRY ST, PROSERPINE 4800

5 2 2



Property Type: Unit  
Area: 759 m<sup>2</sup>  
RPD: L4 RP711855

Features:

Current List Price: **\$275,000**

First List Price: \$275,000

Date Listed: 12/10/2016

Days Listed: 33 Days

Listed Price Change:



## LOT 6 GILLIES RD, PROSERPINE 4800

- - -



Property Type: Vacant Land  
Area:  
RPD:

Features:

Current List Price: **Offers over \$220,000**

First List Price: Offers over \$220,000

Date Listed: 12/10/2016

Days Listed: 34 Days

Listed Price Change:



## LOT 5 GILLIES RD, PROSERPINE 4800

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Property Type: Vacant Land  
Area:  
RPD:

Features:

Current List Price: **\$250,000**

First List Price: \$250,000

Date Listed: 12/10/2016

Days Listed: 34 Days

Listed Price Change:



## LOT 7 GILLIES RD, PROSERPINE 4800

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Property Type: Vacant Land  
Area:  
RPD:

Features:

Current List Price: **Offers over \$220,000**

First List Price: Offers over \$220,000

Date Listed: 12/10/2016

Days Listed: 34 Days

Listed Price Change:



## PROP LOT 3 STANILAND DR, STRATHDICKIE 4800

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Property Type: House  
Area:  
RPD:

Features:

Current List Price: **\$369,000**

First List Price: Auction

Date Listed: 12/10/2016

Days Listed: 34 Days

Listed Price Change:



## GILLIES RD, PROSERPINE 4800

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Property Type: Vacant Land  
Area: 2 m<sup>2</sup>  
RPD:

Features:

Current List Price: **Offers over \$220,000**

First List Price: Offers over \$220,000

Date Listed: 12/10/2016

Days Listed: 34 Days

Listed Price Change:



## 7 TELFORD ST, PROSERPINE 4800

🏠 8 🚗 4 🚚 6



Property Type: Unit  
Area: 941 m<sup>2</sup>  
RPD: L13 RP710342

Features:

Current List Price: **\$585,000**

First List Price: \$585,000

Date Listed: 11/10/2016

Days Listed: 35 Days

Listed Price Change:





## 19 GARDENIA ST, PROSERPINE 4800

4 2 2



Property Type: House  
Area: 840 m<sup>2</sup>  
RPD: L78 RP860292

Features:

Current List Price: **PRICE SLASHED \$399,000**  
First List Price: \$410,000  
Date Listed: 10/10/2016 Days Listed: 36 Days  
Listed Price Change: **-2.7%**



## 1962 STATION RD, LAKE PROSERPINE 4800

4 2 5



Property Type: House  
Area: 2.83 ha  
RPD: L1 RP739253

Features:

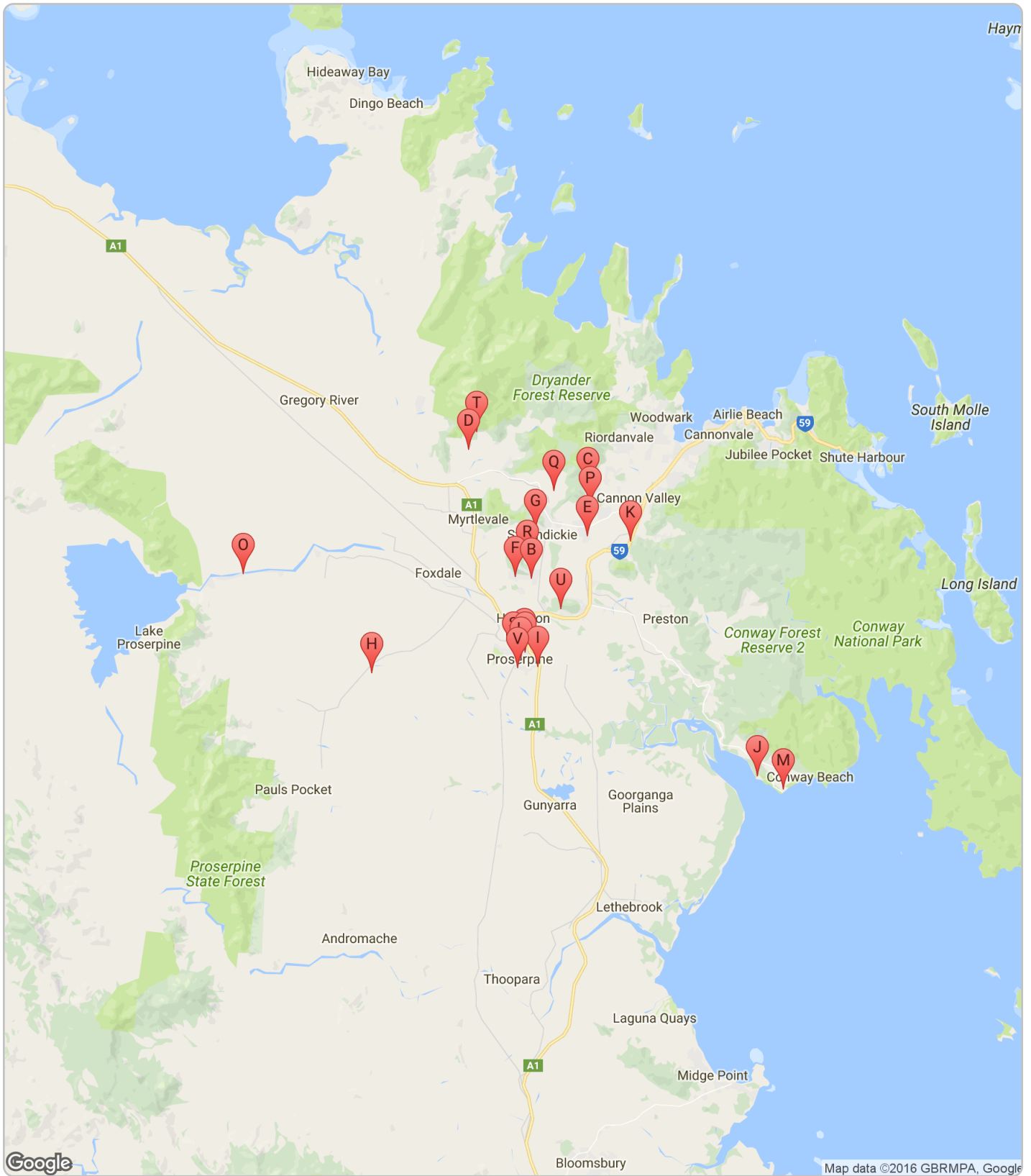
Current List Price: **\$659,000**  
First List Price: \$659,000  
Date Listed: 07/10/2016 Days Listed: 39 Days  
Listed Price Change:

# Recently Sold

The following research includes properties that have recently been sold in your area.



## Sales Map



Prepared on 14/11/2016 by Jennifer Rattray, 0498571128 at Ray White Whitsunday/Hamilton Island. © Property Data Solutions Pty Ltd 2016 (pricfinder.com.au)

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## Sales Search Report - Image Report

### Search Criteria

Postcode: 4800

Sale Date: 01/07/2016 to 30/09/2016

Sale Price: Any

Land Size: Any

Attributes: Any

Property Type: Any

### Search Summary

Records: 22

	Price	Days	Area
Lowest	\$ 100,000	7	494 m <sup>2</sup>
Highest	\$ 660,000	374	265,400 m <sup>2</sup>
Average	\$ 267,909	130	22,938 m <sup>2</sup>
Median	\$ 235,000	135	8,209 m <sup>2</sup>



### 79 MAIN ST, PROSERPINE, QLD 4800

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Property Type: Commercial

Area: 503 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$437

RPD: L37 RP724055

Features:

Sale Price: **\$220,000 (Normal Sale)**

Sale Date: 15/09/2016 Days to Sell: **N/A**

Last Price: Chg %:

First Price: Chg %:

Office Name:

Agent Name:



### 42 WRIGHT RD, STRATHDICKIE, QLD 4800

Also known as: 42 WRIGHTS ROAD

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Property Type: House

Area: 5,582 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$54

RPD: L1 RP720271

Features:

Sale Price: **\$300,000 (Normal Sale)**

Sale Date: 09/09/2016 Days to Sell: **62 Days**

Last Price: \$310,000 Chg %: **-3.2%**

First Price: \$310,000 (Under Offer) Chg %: **-3.2%**

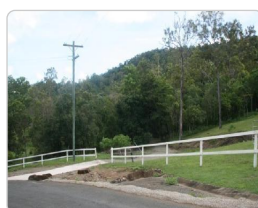
Office Name: Spannys Whitsunday Real Estate

Agent Name: Graham Padgett



### RAINFOREST CL, SUGARLOAF, QLD 4800

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Property Type: Vacant Land

Area: 8,396 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$17

RPD: L22 SP268387

Features:

Sale Price: **\$145,000 (Normal Sale)**

Sale Date: 31/08/2016 Days to Sell: **230 Days**

Last Price: Sold by Ray White Chg %: **-3.3%**

First Price: \$179,000 Chg %: **-27.5%**

Office Name: Ray White - Whitsunday

Agent Name: Ellen -TeamKerr



### 2 DE BONI RD, GREGORY RIVER, QLD 4800

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Property Type: House

Area: 5.46 ha

Area \$/m<sup>2</sup>: \$11

RPD: L9 RP746314

Features:

Sale Price: **\$610,000 (Normal Sale)**

Sale Date: 18/08/2016 Days to Sell: **170 Days**

Last Price: Sold by Ray White Chg %:

First Price: \$699,000 Chg %:

Office Name: Ray White - Whitsunday

Agent Name: Fiona Donnellan



## 59 WINDEMERE DR, STRATHDICKIE, QLD 4800 5 3 4



**Property Type:** House  
**Area:** 8,022 m<sup>2</sup>  
**Area \$/m2:** \$82  
**RPD:** L19 SP264119

**Features:**

**Sale Price:** \$660,000 (Agents Advice - Sale)  
**Sale Date:** 10/08/2016 **Days to Sell:** 35 Days  
**Last Price:** \$699,000 (Under Offer) **Chg %:** -5.6%  
**First Price:** Auction (Under Offer) **Chg %:**

**Office Name:** PRDnationwide - Whitsunday  
**Agent Name:** Brad Sobott



## WRIGHT RD, STRATHDICKIE, QLD 4800 - - - Also known as: WRIGHTS RD



**Property Type:** Vacant Land  
**Area:** 1.27 ha  
**Area \$/m2:** \$17  
**RPD:** L17 SP248746

**Features:**

**Sale Price:** \$210,000 (Normal Sale)  
**Sale Date:** 09/08/2016 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Office Name:**  
**Agent Name:**



## 70 LAURINA DR, STRATHDICKIE, QLD 4800 3 1 1



**Property Type:** House  
**Area:** 2.12 ha  
**Area \$/m2:** \$16  
**RPD:** L35 RP891516

**Features:**

**Sale Price:** \$347,000 (Normal Sale)  
**Sale Date:** 01/08/2016 **Days to Sell:** 31 Days  
**Last Price:** \$365,000 **Chg %:** -0.9%  
**First Price:** \$365,000 (Under Offer) **Chg %:** -4.9%

**Office Name:** PRDnationwide Whitsunday  
**Agent Name:** Robert Taylor



## 878 KELSEY CREEK RD, KELSEY CREEK, QLD 4800 5 1 3 Also known as: 878 KELSEY CREEK ROAD



**Property Type:** House  
**Area:** 8,460 m<sup>2</sup>  
**Area \$/m2:**  
**RPD:** L2 RP726037

**Features:**

**Sale Price:** Price Withheld  
**Sale Date:** 28/07/2016 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Office Name:**  
**Agent Name:**



## 14 ROSE ST, PROSERPINE, QLD 4800 - - -



**Property Type:** Vacant Land  
**Area:** 776 m<sup>2</sup>  
**Area \$/m2:** \$129  
**RPD:** L58 RP806609

**Features:**

**Sale Price:** \$100,000 (Normal Sale)  
**Sale Date:** 27/07/2016 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Office Name:**  
**Agent Name:**




**5 HALL DR, WILSON BEACH, QLD 4800**


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




**Property Type:** Other  
**Area:** 607 m<sup>2</sup>  
**Area \$/m2:** \$231  
**RPD:** L303 W9361  
**Features:**

**Sale Price:** \$140,000 (Normal Sale)  
**Sale Date:** 27/07/2016 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:  
**Office Name:**  
**Agent Name:**





**1156 SHUTE HARBOUR RD, BRANDY CREEK, QLD 4800**


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**Property Type:** House  
**Area:** 2,023 m<sup>2</sup>  
**Area \$/m2:** \$109  
**RPD:** L1 RP712045  
**Features:**

**Sale Price:** \$220,000 (Agents Advice - Sale)  
**Sale Date:** 25/07/2016 **Days to Sell:** 25 Days  
**Last Price:** AUCTION 25th July @ Chg %:  
**First Price:** Auction (Under Offer) Chg %:  
**Office Name:** PRDnationwide Whitsunday  
**Agent Name:** Robert Taylor





**17 ROBERT ST, PROSERPINE, QLD 4800**

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**Property Type:** Other  
**Area:** 1,113 m<sup>2</sup>  
**Area \$/m2:** \$135  
**RPD:** L7 RP706661  
**Features:**

**Sale Price:** \$150,000 (Normal Sale)  
**Sale Date:** 22/07/2016 **Days to Sell:** N/A  
**Last Price:** Chg %:  
**First Price:** Chg %:  
**Office Name:**  
**Agent Name:**




**11 TI TREE AVE, CONWAY BEACH, QLD 4800**

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**Property Type:** House  
**Area:** 607 m<sup>2</sup>  
**Area \$/m2:** \$432  
**RPD:** L26 C9262  
**Features:**

**Sale Price:** \$262,500 (Normal Sale)  
**Sale Date:** 21/07/2016 **Days to Sell:** 218 Days  
**Last Price:** Under Contract Chg %:  
**First Price:** \$320,000 Chg %: -18.0%  
**Office Name:** Ray White Whitsunday  
**Agent Name:** Stephanie Bacon




**24 TAYLOR ST, PROSERPINE, QLD 4800**

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**Property Type:** House  
**Area:** 771 m<sup>2</sup>  
**Area \$/m2:** \$376  
**RPD:** L2 RP713623  
**Features:**

**Sale Price:** \$290,000 (Normal Sale)  
**Sale Date:** 19/07/2016 **Days to Sell:** 141 Days  
**Last Price:** \$319,000 (Under Offer) Chg %: -9.1%  
**First Price:** \$365,000 Chg %: -20.5%  
**Office Name:** PRDnationwide - Whitsunday  
**Agent Name:** Robert Taylor





## 2158 CRYSTALBROOK RD, CRYSTAL BROOK, QLD 3 2 2



**Property Type:** House  
**Area:** 2.01 ha  
**Area \$/m2:** \$21  
**RPD:** L17 RP733409

**Features:**

**Sale Price:** \$430,000 (Normal Sale)  
**Sale Date:** 18/07/2016 **Days to Sell:** N/A  
**Last Price:** Under Contract **Chg %:** -13.1%  
**First Price:** Under Contract (Under **Chg %:**

**Office Name:** Professional Whitsundays

**Agent Name:** Michael Kavanagh



## 106 MOODYS RD, STRATHDICKIE, QLD 4800 - - -



**Property Type:** Vacant Land  
**Area:** 2.27 ha  
**Area \$/m2:** \$9  
**RPD:** L106 SP198041

**Features:**

**Sale Price:** \$207,000 (Normal Sale)  
**Sale Date:** 13/07/2016 **Days to Sell:** 7 Days  
**Last Price:** \$209,000 **Chg %:**  
**First Price:** \$209,000 (Under Offer) **Chg %:** -1.0%

**Office Name:** PRDnationwide Whitsunday

**Agent Name:** Robert Taylor



## BATES RD, STRATHDICKIE, QLD 4800 - - -



**Property Type:** Vacant Land  
**Area:** 2.72 ha  
**Area \$/m2:** \$9  
**RPD:** L1 SP277862

**Features:**

**Sale Price:** \$250,000 (Normal Sale)  
**Sale Date:** 11/07/2016 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Office Name:**

**Agent Name:**



## STRATHDICKIE RD, STRATHDICKIE, QLD 4800 - - -



**Property Type:** Vacant Land  
**Area:** 1.24 ha  
**Area \$/m2:** \$20  
**RPD:** L2 SP274029

**Features:**

**Sale Price:** \$250,000 (Normal Sale)  
**Sale Date:** 04/07/2016 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Office Name:**

**Agent Name:**



## 1/12 FAUST ST, PROSERPINE, QLD 4800 2 1 1



**Property Type:** Unit  
**Area:** 494 m<sup>2</sup>  
**Area \$/m2:** \$536  
**RPD:** L1 SP225071

**Features:**

**Sale Price:** \$265,000 (Normal Sale)  
**Sale Date:** 01/07/2016 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Office Name:** Spannys Whitsunday Real Estate

**Agent Name:** Cathy Padgett





## 95 ASHTON RD, GREGORY RIVER, QLD 4800

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**Property Type:** Vacant Land  
**Area:** 26.54 ha  
**Area \$/m2:** \$1  
**RPD:** L95 SP148664

**Features:**

**Sale Price:** \$177,500 (Normal Sale)  
**Sale Date:** 01/07/2016 **Days to Sell:** 374 Days  
**Last Price:** Under Contract **Chg %:**  
**First Price:** \$249,000 **Chg %:** -40.8%  
**Office Name:** Ray White Whitsunday  
**Agent Name:** Fiona Donnellan



## 50 SMETHURST RD, MOUNT JULIAN, QLD 4800

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**Property Type:** Vacant Land  
**Area:** 3.04 ha  
**Area \$/m2:** \$4  
**RPD:** L8 RP744841

**Features:**

**Sale Price:** \$120,000 (Agents Advice - Sale)  
**Sale Date:** 01/07/2016 **Days to Sell:** N/A  
**Last Price:** \$125,000 (Under Offer) **Chg %:** -4.0%  
**First Price:** \$125,000 **Chg %:**  
**Office Name:** PRDnationwide - Whitsunday  
**Agent Name:** Melinda Butcher



## 7 HONEY MYRTLE ST, PROSERPINE, QLD 4800

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**Property Type:** House  
**Area:** 601 m<sup>2</sup>  
**Area \$/m2:** \$624  
**RPD:** L81 SP198029

**Features:**

**Sale Price:** \$375,000 (Normal Sale)  
**Sale Date:** 01/07/2016 **Days to Sell:** 135 Days  
**Last Price:** \$399,000 (Under Offer) **Chg %:** -6.0%  
**First Price:** \$420,000 (Under Offer) **Chg %:** -10.7%  
**Office Name:** Airlie Beach And Whitsunday Real  
**Agent Name:** Terry McMullen

