

**2016**  
Quarter 3

# Market Update

**Ray White**

**Cannon Valley & 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 4802 SALES

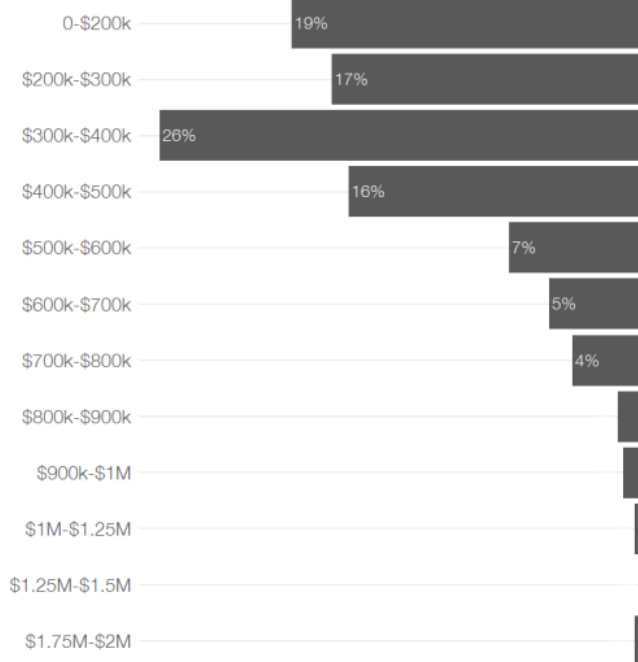
The median sales price for houses in 4802 last quarter came in at \$360,000.  
Current median unit price for the postcode sits at \$280,000 and median  
land price is at \$147,000.

3% ↓ prior month Jul 2016 >  
33 sales

23% ↑ last year Aug 2015 >  
26 sales

\$360,000

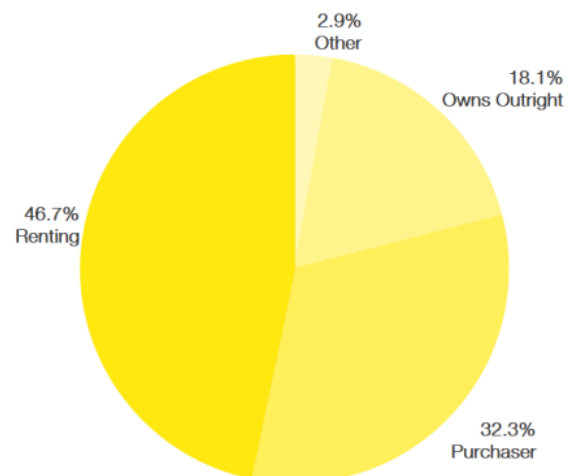
Median price



322 sales

1 Sep 2015 to 31 Aug 2016

37% of sales were houses



Household occupancy demographics

## CORE MARKET SNAPSHOT 4802 RENTALS

Median rent being achieved—Last 3 months

**\$380**  
Median  
House Rent

**\$273**  
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!

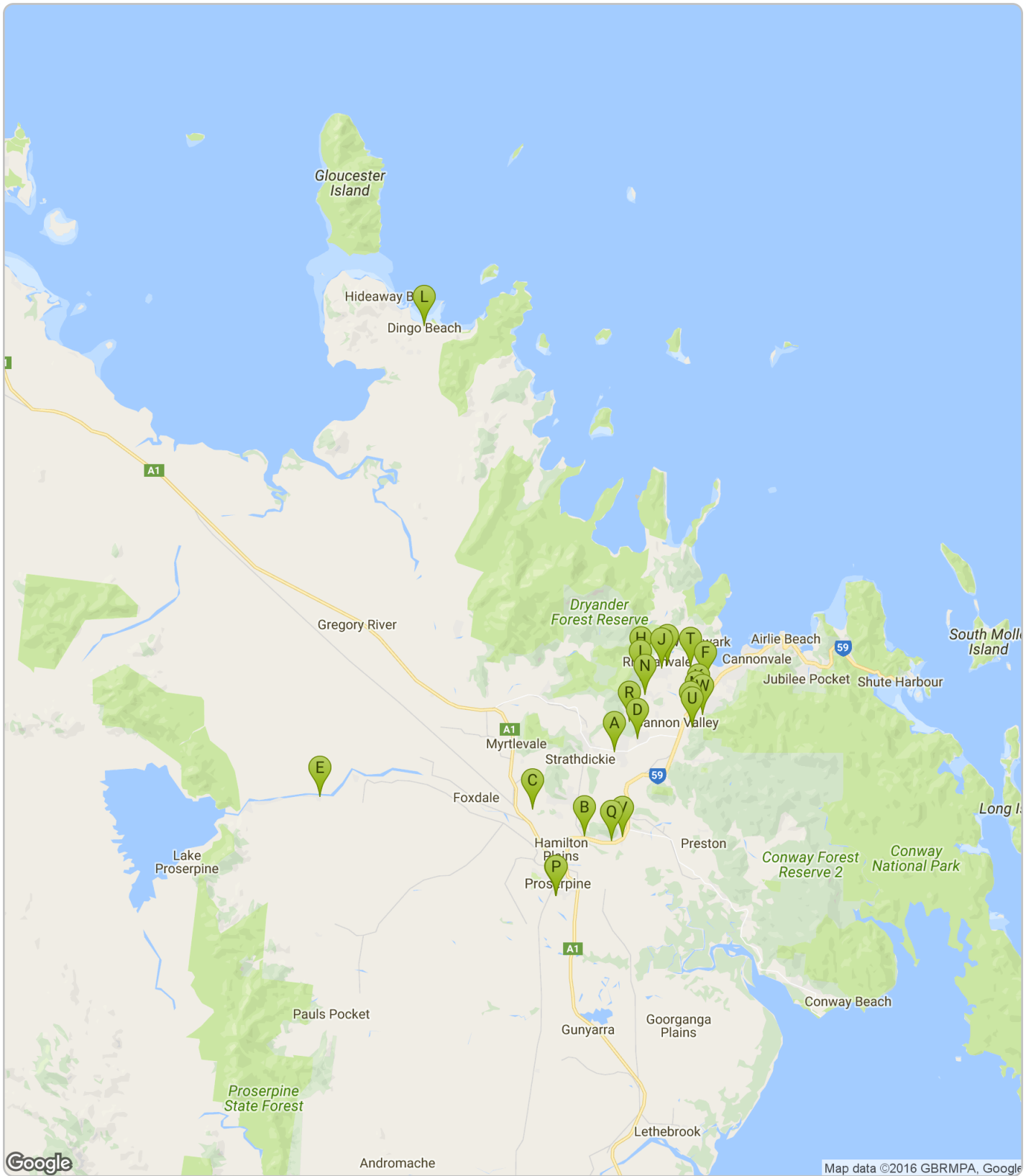
Contact Sandy Miller to discuss 07 4948 8530 [whitsundaypm@raywhite.com](mailto:whitsundaypm@raywhite.com)

# 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: 15/09/2016 to 14/11/2016

Listing Status: For Sale (Current)

Attributes: Any

Listing Price: Any

Property Type: Any

### Search Summary

Records: 33

	Price	Days	Area
<b>Lowest</b>	\$ 100,000	5	525 m <sup>2</sup>
<b>Highest</b>	\$ 3,000,000	59	385,260 m <sup>2</sup>
<b>Average</b>	\$ 582,044	33	34,233 m <sup>2</sup>
<b>Median</b>	\$ 550,000	39	4,691 m <sup>2</sup>



### 53 MOUNTNEY RD, STRATHDICKIE 4800

5 3 2



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

**Current List Price: \$849,000**  
**First List Price:** \$849,000  
**Date Listed:** 10/11/2016 **Days Listed:** 5 Days  
**Listed Price Change:**

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



### 4 TYREE RD, MOUNT JULIAN 4800

2 1 1



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

**Current List Price: \$500,000**  
**First List Price:** \$500,000  
**Date Listed:** 08/11/2016 **Days Listed:** 6 Days  
**Listed Price Change:**

**Features:**



### 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

**Current List Price: \$145,000**  
**First List Price:** \$145,000  
**Date Listed:** 07/11/2016 **Days Listed:** 7 Days  
**Listed Price Change:**

**Features:**



### 17 DOMENICA RD, SUGARLOAF 4800

3 1 4



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

**Current List Price: \$590,000**  
**First List Price:** \$590,000  
**Date Listed:** 01/11/2016 **Days Listed:** 13 Days  
**Listed Price Change:**

**Features:**





## 13 STANLEY DR, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 1,015 m<sup>2</sup>  
RPD: L117 SP285370

Features:

Current List Price: **\$715,000**

First List Price: \$715,000

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:



## 59 GALBRAITH PARK DR, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 2,250 m<sup>2</sup> (280 m<sup>2</sup>)  
RPD: L22 SP173637

Features:

Current List Price: **Contact Agent**

First List Price: \$780,000

Date Listed: 29/10/2016

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: 19 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: **20 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 m²)  
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: **21 Days**  
Listed Price Change:



## 4 HOMESTEAD PL, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 1,003 m²  
RPD: L2 SP256292

Features:

Current List Price: **\$565,000**  
First List Price: \$565,000  
Date Listed: 13/10/2016 Days Listed: **32 Days**  
Listed Price Change: **-9.1%**



## PROP LOT 3 STANILAND DR, STRATHDICKIE 4800

5 2 1



Property Type: House  
Area:  
RPD:

Features:

Current List Price: **\$369,000**  
First List Price: Auction  
Date Listed: 12/10/2016 Days Listed: **33 Days**  
Listed Price Change:



## 27 STANLEY DR, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 1,004 m<sup>2</sup> (288 m<sup>2</sup>)  
RPD: L112 SP285370

Features:

Current List Price: **\$685,000**

First List Price: \$685,000

Date Listed: 11/10/2016 Days Listed: 34 Days

Listed Price Change:



## 37 PIONEER DR, DINGO BEACH 4800

3 2 2



Property Type: House  
Area: 683 m<sup>2</sup> (686 m<sup>2</sup>)  
RPD: L212 D9354

Features:

Current List Price: **\$630,000**

First List Price: \$630,000

Date Listed: 11/10/2016 Days Listed: 34 Days

Listed Price Change:



## 10 PEPPERBERRY LANE, CANNON VALLEY 4800

5 2 3



Property Type: House  
Area: 3,238 m<sup>2</sup>  
RPD: L8 SP121702

Features:

Current List Price: **Under Contract (Under Offer)**

First List Price: Under Contract

Date Listed: 06/10/2016 Days Listed: 39 Days

Listed Price Change:



## 317 SUGARLOAF RD, SUGARLOAF 4800

4 2 6



Property Type: House  
Area: 2.04 ha  
RPD: L33 RP895918

Features:

Current List Price: **\$635,000**

First List Price: Price Reduction \$635,000

Date Listed: 30/09/2016 Days Listed: 45 Days

Listed Price Change: **-13.4%**



## 11991 BRUCE HWY, PROSERPINE 4800

6 2 1



Property Type: House  
Area: 4,437 m<sup>2</sup>  
RPD:

Features:

Current List Price: **\$395,000**

First List Price: \$395,000

Date Listed: 30/09/2016 Days Listed: 45 Days

Listed Price Change: **-24.1%**



## 5, PROSERPINE 4800

4 2 2



Property Type: House  
Area: 525 m<sup>2</sup>  
RPD: L162 SP260203

Features:

Current List Price: **Starting at \$402,000**  
First List Price: Starting at \$402,000  
Date Listed: 29/09/2016 Days Listed: 46 Days  
Listed Price Change:



## 3, PROSERPINE 4800

3 2 2



Property Type: House  
Area: 525 m<sup>2</sup>  
RPD: L161 SP260203

Features:

Current List Price: **Starting at \$395,000**  
First List Price: Starting at \$395,000  
Date Listed: 29/09/2016 Days Listed: 46 Days  
Listed Price Change:



## 19 RIVERVIEW DR, MOUNT JULIAN 4800

4 2 2



Property Type: House  
Area: 3,004 m<sup>2</sup>  
RPD: L24-25 RP897206

Features:

Current List Price: **Starting at \$589,300**  
First List Price: Starting at \$589,300  
Date Listed: 29/09/2016 Days Listed: 46 Days  
Listed Price Change:



## LOT 21 RIVERVIEW DR, MOUNT JULIAN 4800

4 2 2



Property Type: House  
Area:  
RPD:

Features:

Current List Price: **Starting at \$567,500**  
First List Price: Starting at \$567,500  
Date Listed: 29/09/2016 Days Listed: 46 Days  
Listed Price Change:



## 2 TELFORD RD, STRATHDICKIE 4800

4 2 2



Property Type: House  
Area: 3.41 ha (306 m<sup>2</sup>)  
RPD: L11 RP737361

Features:

Current List Price: **Starting at \$652,000**  
First List Price: Starting at \$652,000  
Date Listed: 29/09/2016 Days Listed: 46 Days  
Listed Price Change:







## 69 KOOKABURRA DR, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 7,364 m<sup>2</sup>  
RPD: L12 SP165628

Features:

Current List Price: **Starting at \$544,000**  
First List Price: Starting at \$544,000  
Date Listed: 29/09/2016 Days Listed: 46 Days  
Listed Price Change:



## L2 , 8, 23 & 48 REGATTA WTRS, CANNON VALLEY 4800

- - -



Property Type: Vacant Land  
Area:  
RPD:

Features:

Current List Price: **Expressions of Interest Closing**  
First List Price: Expressions of Interest Closing 20th  
Date Listed: 29/09/2016 Days Listed: 47 Days  
Listed Price Change:



## KOOKABURRA RISE, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 2,853 m<sup>2</sup> (195 m<sup>2</sup>)  
RPD:

Features:

Current List Price: **Starting at \$544,000**  
First List Price: Starting at \$544,000  
Date Listed: 29/09/2016 Days Listed: 47 Days  
Listed Price Change:



## PROP LOT 4 STANILAND DR, STRATHDICKIE 4800

- - -



Property Type: Vacant Land  
Area:  
RPD:

Features:

Current List Price: **\$139,000 (Under Offer)**  
First List Price: Auction  
Date Listed: 28/09/2016 Days Listed: 48 Days  
Listed Price Change:



## 110 TUCKER RD, RIORDANVALE 4800

3 2 4



Property Type: House  
Area: 1 ha  
RPD: L1 SP156131

Features:

Current List Price: **\$899,000**  
First List Price: By Expressions of Interest Closing 28  
Date Listed: 27/09/2016 Days Listed: 48 Days  
Listed Price Change: **-5.3%**





## 103 KOOKABURRA DR, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 4,691 m<sup>2</sup>  
RPD: L18 SP165628

Features:

Current List Price: **House and Land Package**  
First List Price: House and Land Package \$597,500  
Date Listed: 23/09/2016 Days Listed: **52 Days**  
Listed Price Change:



## KOOKABURRA RISE, CANNON VALLEY 4800

4 2 2



Property Type: House  
Area: 2,624 m<sup>2</sup> (301 m<sup>2</sup>)  
RPD:

Features:

Current List Price: **House and Land Package**  
First List Price: House and Land Package \$635,600  
Date Listed: 23/09/2016 Days Listed: **53 Days**  
Listed Price Change:



## 1 USHER RD, MOUNT JULIAN 4800

4 1 1



Property Type: House  
Area: 2,464 m<sup>2</sup> (139 m<sup>2</sup>)  
RPD: L5 RP720641

Features:

Current List Price: **\$245,000**  
First List Price: \$245,000  
Date Listed: 19/09/2016 Days Listed: **56 Days**  
Listed Price Change:



## BELLVIEW CL, CANNON VALLEY 4800

- - -



Property Type: Vacant Land  
Area: 6,352 m<sup>2</sup>  
RPD: L22 SP152079

Features:

Current List Price: **\$299,000**  
First List Price: \$299,000  
Date Listed: 16/09/2016 Days Listed: **59 Days**  
Listed Price Change:



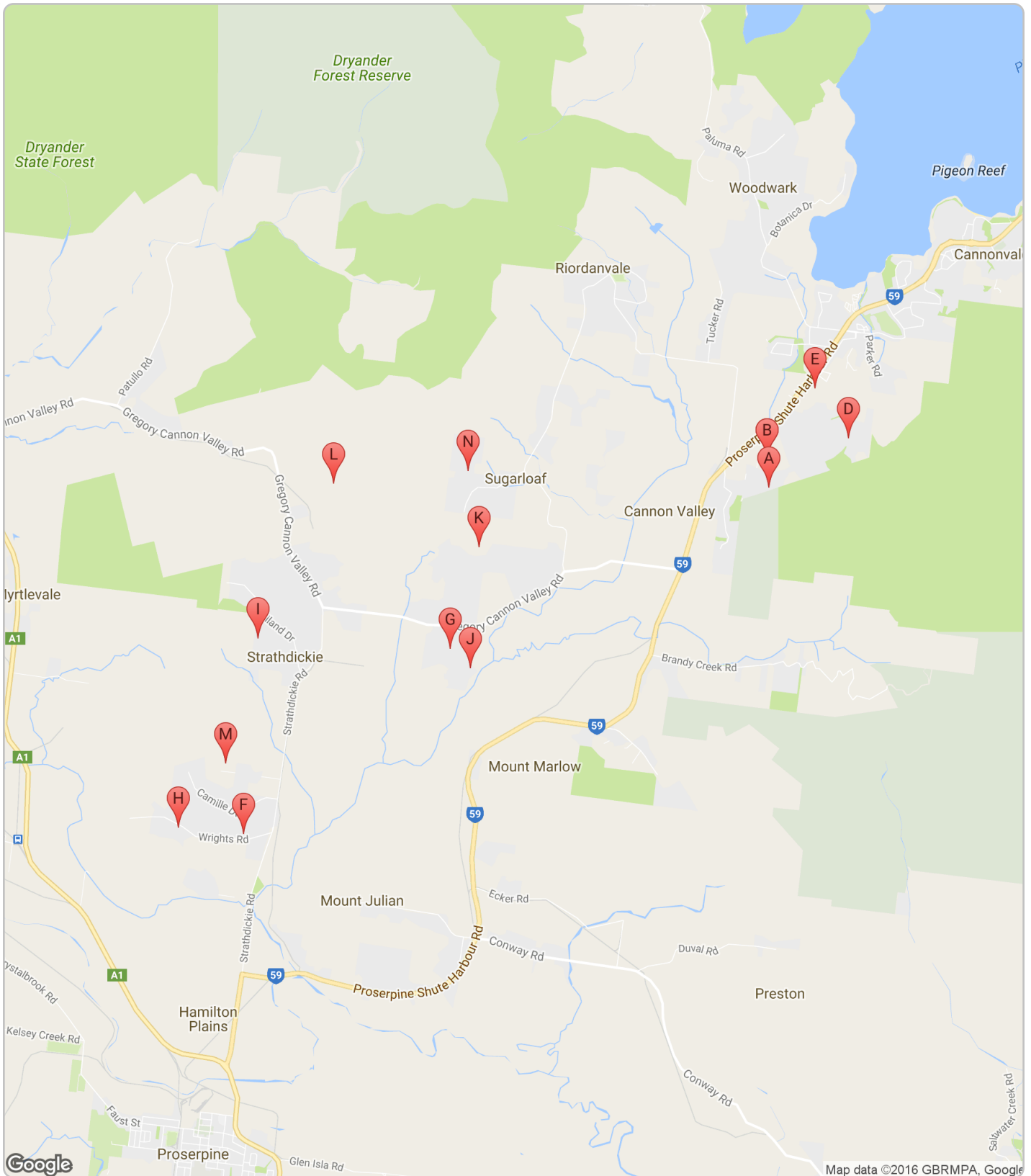
# Recently Sold

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: 14

	Price	Days	Area
Lowest	\$ 90,000	7	785 m <sup>2</sup>
Highest	\$ 660,000	230	27,170 m <sup>2</sup>
Average	\$ 283,236	74	11,035 m <sup>2</sup>
Median	\$ 230,000	34	11,270 m <sup>2</sup>



### 10 BELLVIEW CL, CANNON VALLEY, QLD 4800

Also known as: LOT 19 BELLVIEW CLOSE

3 2 -



Property Type: Vacant Land

Area: 6,966 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$37

RPD: L19 SP152079

Features:

Sale Price: **\$260,000 (Normal Sale)**

Sale Date: 27/07/2016 Days to Sell: **27 Days**

Last Price: \$260,000

Chg %:

First Price: \$260,000

Chg %: **-13.0%**

Office Name: Raine & Horne - Proserpine

Agent Name: Berni Clark



### 41 STANLEY DR, CANNON VALLEY, QLD 4800

- - -



Photo not available

Property Type: Vacant Land

Area: 1,168 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$166

RPD: L29 SP285370

Features:

Sale Price: **\$193,800 (Normal Sale)**

Sale Date: 12/07/2016 Days to Sell: **N/A**

Last Price:

Chg %:

First Price:

Chg %:

Office Name:

Agent Name:



### 31 STANLEY DR, CANNON VALLEY, QLD 4800

- - -



Photo not available

Property Type: Vacant Land

Area: 1,000 m<sup>2</sup>

Area \$/m<sup>2</sup>: \$187

RPD: L32 SP285370

Features:

Sale Price: **\$187,000 (Normal Sale)**

Sale Date: 12/07/2016 Days to Sell: **N/A**

Last Price:

Chg %:

First Price:

Chg %:

Office Name:

Agent Name:



### 63 ORCHID RD, CANNONVALE, QLD 4802

- - -



Property Type: Vacant Land

Area: 1.13 ha

Area \$/m<sup>2</sup>: \$18

RPD: L63 SP153768

Features:

Sale Price: **\$205,500 (Agents Advice - Sale)**

Sale Date: 23/08/2016 Days to Sell: **130 Days**

Last Price: Under Contract (Under Chg %: **-1.7%**

First Price: \$219,000 (Under Offer) Chg %: **-6.2%**

Office Name: Ray White - Whitsunday

Agent Name: Stephanie Bacon





## 9 SPINNAKER CRT, CANNONVALE, QLD 4802

Also known as: 9 SPINNAKER COURT

4 2 2



Property Type: Vacant Land  
Area: 785 m<sup>2</sup>  
Area \$/m<sup>2</sup>: \$115  
RPD: L9 SP219973

Features:

Sale Price: **\$90,000 (Agents Advice - Sale)**

Sale Date: 20/07/2016 Days to Sell:

Last Price: SOLD

Chg %: **-33.3%**

First Price: SOLD

Chg %: **-37.9%**

Office Name: First National - Whitsunday

Agent Name: Trish Lax



## 42 WRIGHT RD, STRATHDICKIE, QLD 4800

Also known as: 42 WRIGHTS ROAD

3 1 3



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



## 59 WINDEMERE DR, STRATHDICKIE, QLD 4800

Also known as: WINDEMERE DR

5 3 4



Property Type: House  
Area:  
Area \$/m<sup>2</sup>:  
RPD:

Features:

Sale Price: **\$660,000 (Agents Advice - Sale)**

Sale Date: 10/08/2016 Days to Sell: **34 Days**

Last Price: \$699,000

Chg %: **-7.4%**

First Price: Auction 25/07/16

Chg %: **-0.8%**

Office Name: PRDnationwide Whitsunday

Agent Name: Brad Sobott



## WRIGHT RD, STRATHDICKIE, QLD 4800

Also known as: WRIGHTS RD

- - -



Photo not available

Property Type: Vacant Land  
Area: 1.27 ha  
Area \$/m<sup>2</sup>: \$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 \$/m<sup>2</sup>: \$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





## 59 WINDEMERE DR, STRATHDICKIE, QLD 4800



Property Type: House  
Area: 1.22 ha  
Area \$/m2: \$54  
RPD: L20 SP264119

Features:

Sale Price: **\$660,000 (Normal Sale)**  
Sale Date: 29/07/2016 Days to Sell: N/A  
Last Price: Chg %:  
First Price: Chg %:  
Office Name:  
Agent Name:



## 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:



## RAINFOREST CL, SUGARLOAF, QLD 4800



Property Type: Vacant Land  
Area: 8,396 m<sup>2</sup>  
Area \$/m2: \$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

