



SAMPLE ONLY

**YOUR ANZ PROPERTY PROFILE
AND EQUITY REPORT**

**1/3 KARIBU ST,
BUDERIM 4556**

Date created:

11 August 2022

Powered by:



Your free Property Profile Report

WHAT'S IN THIS REPORT?

YOUR PROPERTY PROFILE

Find out more about the current market price estimate and the potential equity you may have in your property.

PROPERTY PROFILE OF BUDERIM

Follow the local price trends, clearance rates, rental yields and more.

INTERESTING SUBURB INSIGHTS

Discover more about the suburb including local amenities.

SELECTED COMPARABLE PROPERTIES

What are the prices and features of properties recently sold, for sale and for rent in the area?

SUBURB SALES RESULTS

Facts for sellers including property sales by price range and real estate agent results.

WHAT'S NEXT

A range of tools, tips and guides to help you become next home ready.

IMPORTANT INFORMATION

This ANZ Property Profile Report is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. This report includes information provided by PropTrack Pty Ltd (PropTrack). While ANZ has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and ANZ takes no responsibility for any error or omission relating to this information.

Temp_07 (05/2022)

YOUR PROPERTY PROFILE | 1/3 KARIBU ST, BUDERIM

CURRENT MARKET PRICE RANGE ESTIMATE



Your estimated equity calculations based on this property's current market price range estimate

Estimated price range	A Estimated property value ^A	−	B Loan balance ^B	=	C Estimated total equity ^C	D Useable equity ^D A x 80% - B = D
Lower range	\$1,107,000		\$434,600		\$672,400	\$551,000
Midpoint	\$1,199,000		\$434,600		\$764,400	\$624,600
Higher range	\$1,292,000		\$443,600		\$857,400	\$699,000

What is equity

As a homeowner, you could build up equity in your home over time, when you pay down your home loan and if the value of your property grows. Thus, equity can be considered as the difference between your **estimated property value (A)** and your **home loan balance (B)** at the time the calculation is performed.¹ This report helps provide an **estimated total equity (C)** based on your inputs.

Using equity for your next home move

Looking to renovate, build or buy? You could use some of the **estimated total equity (C)** to borrow the money that you need to fund your next home move. The amount you could borrow, also known as '**useable equity**' (D) is generally 80% of the estimated property value, minus **loan balance (B)** inclusive of any redraw amount. You could potentially borrow more than 80%, however you may need to take out Lenders Mortgage Insurance (LMI) to make it happen.

How to access equity

If you are an existing ANZ home loan customer you could extend finance further on your existing home loan to access equity. If you have your home loan elsewhere, you could refinance over to ANZ. An increase in your home loan may impact your mortgage repayments and the amount of interest you pay on your loan.

WE'RE HERE TO HELP WITH YOUR NEXT MOVE

An ANZ Home Loan Specialist can help calculate your equity, repayments and borrowing power and make a plan so you can make your next move with confidence.

[Request a call back](#)

IMPORTANT INFORMATION

- A. This estimated price range and estimated total equity are estimates only. They are based on certain available information and/or equity estimates provided when ordering this Property Profile Report. This is not a valuation² of the property or guarantees of its market value or future sale price. Price ranges may change daily and the actual sale price (if the property is sold) may be different.
- B. The loan balance figure is based on the current loan amount data (inclusive of any redraw amount) that is inputted into the ANZ Property Profile Report request form.
- C. Estimated total equity is calculated at each of the lower, midpoint and higher estimated price range points, less the loan balance figure.
- D. Useable equity is calculated at each of the lower, midpoint and higher estimated price range points, and is representative of a sum being 80% of the estimated property value, minus loan balance (inclusive of any redraw amount). Although it should be noted that you may wish to borrow less than 80%.

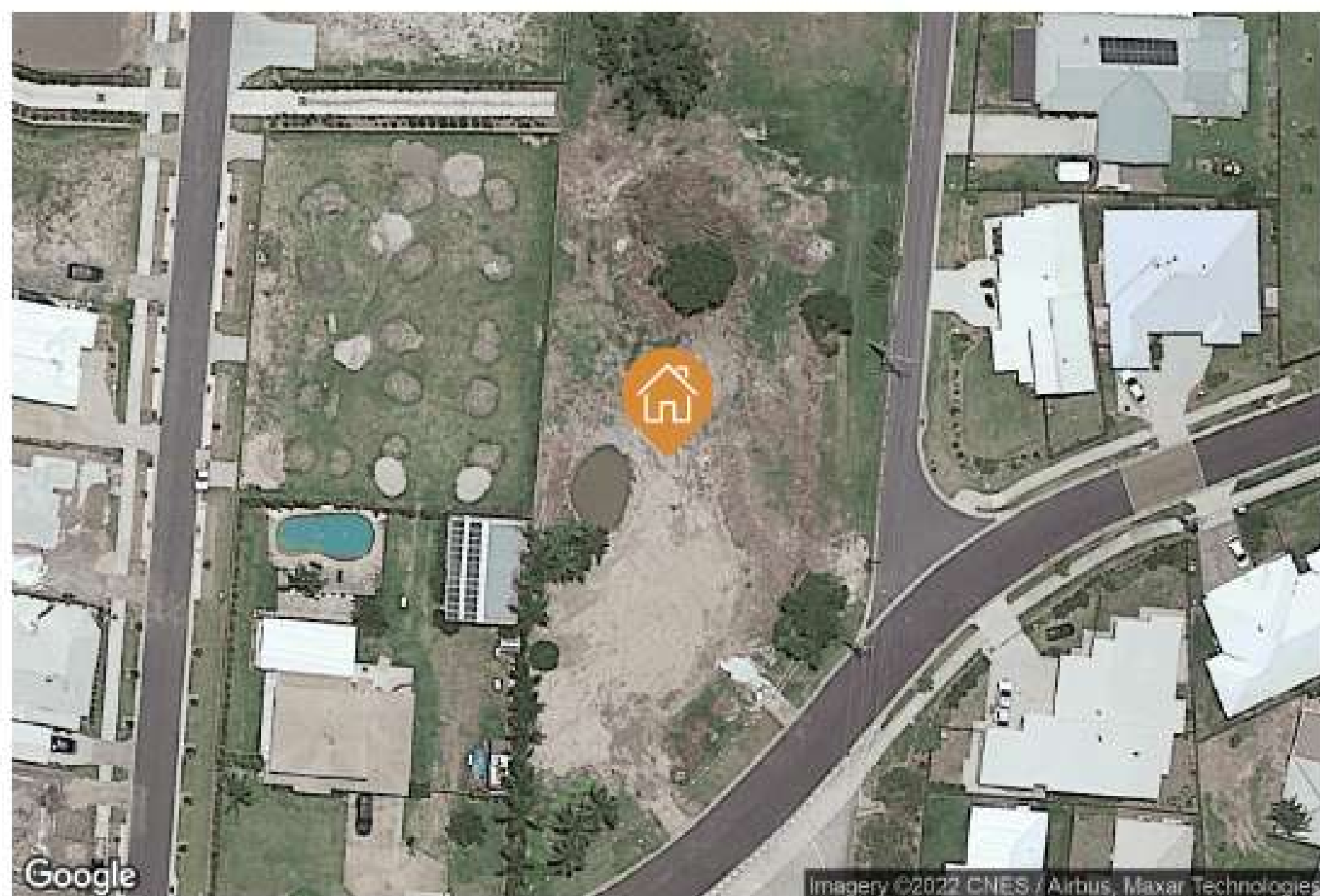
Equity in your home is calculated as the difference between the value of your home and the amount you have left to pay on your home loan at the time the calculation is performed. Estimated equity ranges are estimates only and may not be available for all properties. They are based on certain available information and dependent on the current loan amount data that you input into your ANZ Property Profile Report request form, calculated against the price range estimate. Estimated equity ranges are not confirmation as to the equity you may have in a property or a guarantee of the equity available should a property be sold. If the property is used as collateral for other loans in addition to the loan inputted at Column B above, or if the loan inputted at Column B above has other properties being used as collateral, the equity available may be different. Estimated equity ranges do not take into account possible further costs such as any applicable sale costs or other potentially applicable fees such as any early repayment costs.

You should make your own enquiries and obtain independent financial and legal advice before deciding whether to use your equity to invest in property, renovate or deciding the price you are willing to pay for a property. Sales history and past performance are not indicative of future price or performance.

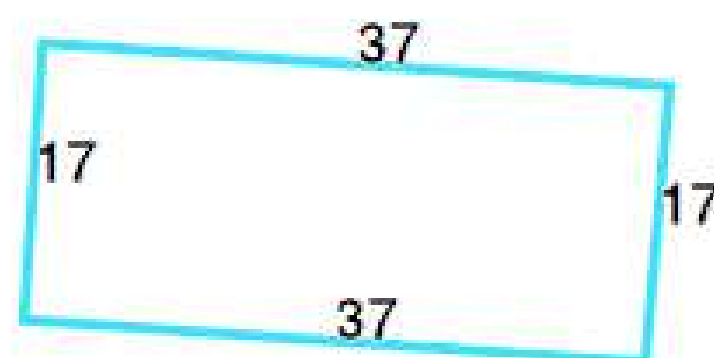


Find out more online at anz.com/buyready or call us on 1800 809 218

YOUR PROPERTY PROFILE | 1/3 KARIBU ST, BUDERIM 4556



Land size:
Approximately 599 sqm



MEDIAN DAYS ON MARKET
FOR SIMILAR PROPERTIES⁴ IN
BUDERIM:

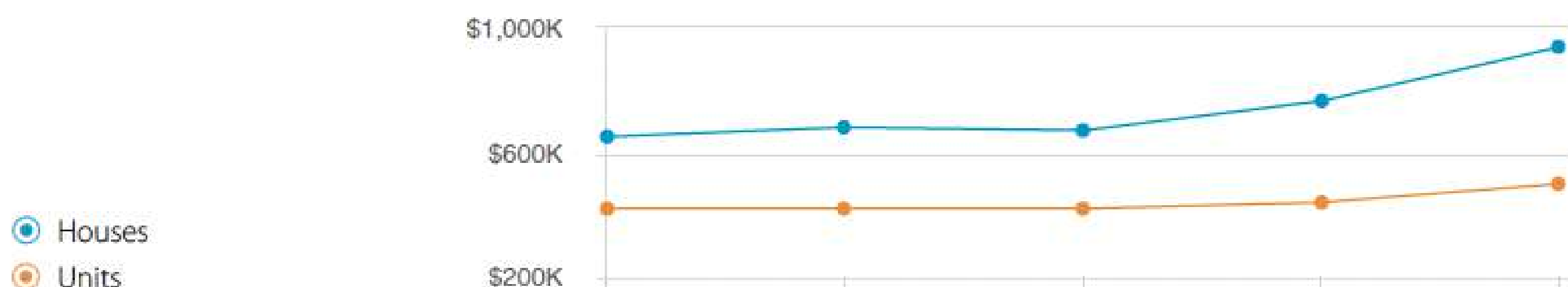
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SAMPLE ONLY

PROPERTY PROFILE OF BUDERIM

What is the property price trend in Buderim over the past 5 years?

The following graph and snapshot show the median price trends for houses and units in Buderim. The data is indicative only and is based on historical sales data.



		2017	2018	2019	2020	2021
House	Median	\$650K	\$680K	\$670K	\$765K	\$937K
	Change	8.33%	4.62%	-1.47%	14.18%	22.48%
Unit	Median	\$420K	\$420K	\$420K	\$440K	\$500K
	Change	6.33%	0.00%	-0.01%	4.77%	13.64%

Based on calendar years

Suburb snap shot for 12 months ending July 2022

Number of existing dwellings:	14,578	Auction clearance rate ⁷ (houses):	87.50% ↑
Number of dwellings sold:	803 ↓	Median days on market ⁸ :	NA
Portion of dwellings sold ⁵ (% of turnover):	5.51%	Median discounting ⁹ (houses):	-0.07% ↓
Median house price ⁶ :	\$1,111,000 ↑	Highest sold price (houses):	\$9,000,000 ↑
Number of houses sold at auction:	181	Lowest sold price (houses):	\$130,000 ↓

Arrows signify change compared to previous 12 month period

5 YEAR TREND¹⁰

Median prices: 2016-2021

Houses

9.63%

State: 3.97%
National: 5.93%

Units

4.95%

State: 1.48%
National: 2.84%

MEDIAN PRICE⁶

12 months to Dec 2021 vs previous 12 months

Houses

31.48%

State: 17.59%
National: 15.08%

Units

25.13%

State: 10.59%
National: 4.67%

RENTAL YIELD¹¹

12 months to Dec 2021 vs previous 12 months

Houses

3% ↓

State: 4%
National: 3%

Units

4% ↓

State: 4%
National: 3%

AUCTION CLEARANCE RATE⁷

12 months to Dec 2021 vs previous 12 months

Houses

87.50% ↑

State: 82.84%
National: 85.70%

Units

SNR

State: 84%
National: 85.66%

Data Source: PropTrack Pty Ltd

NA – Data not available; SNR – Statistically not reliable



Find out more online at: anz.com/buyready or call us on 1800 809 218

INTERESTING SUBURB INSIGHTS



ABOUT BUDERIM

Population: 27,069
Distance to CBD: 7.0km
Local council: Sunshine Coast

Shopping

- Woolworths
- Coles

Emergency Services

- Buderim Ambulance Station
- Sippy Downs Police Station

Schools & Universities

- Siena Catholic Primary School
- UniSC: University of the Sunshine Coast

Sports & Recreation Facilities

- The Coffee Club
- Club Lime Sippy Downs

Other Services

- Australia Post
- USC Sunshine Coast Library

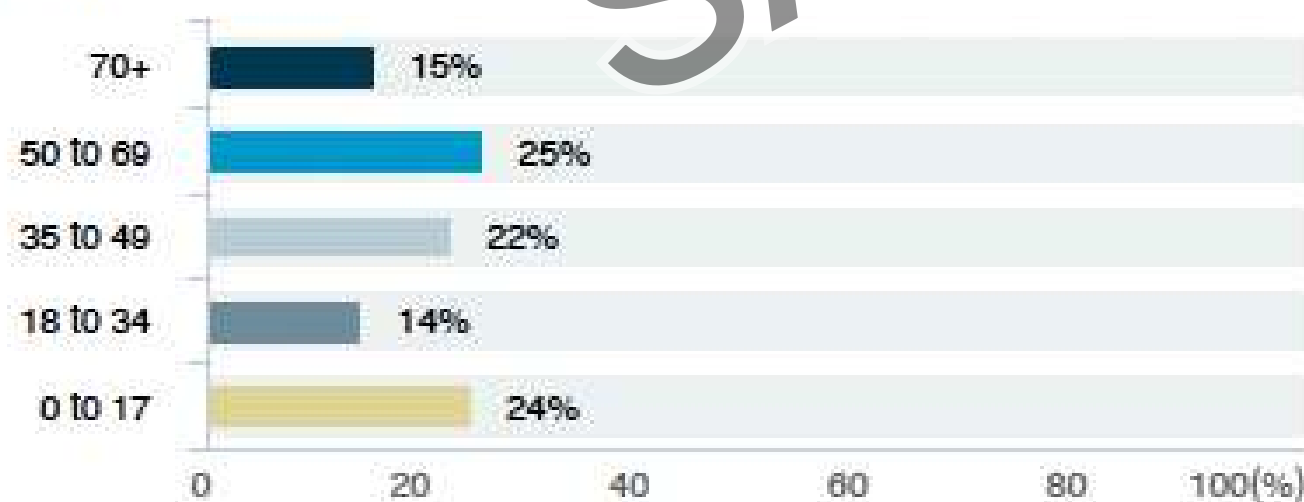
ANZ Branches

- Buderim

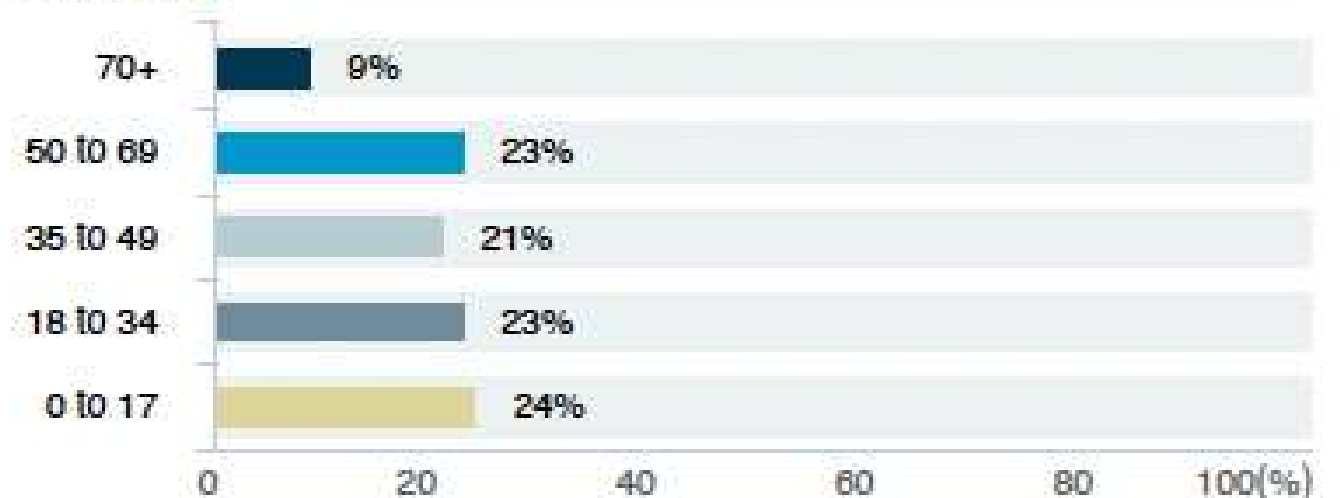
powered by Google

AGE DISTRIBUTION

Buderim

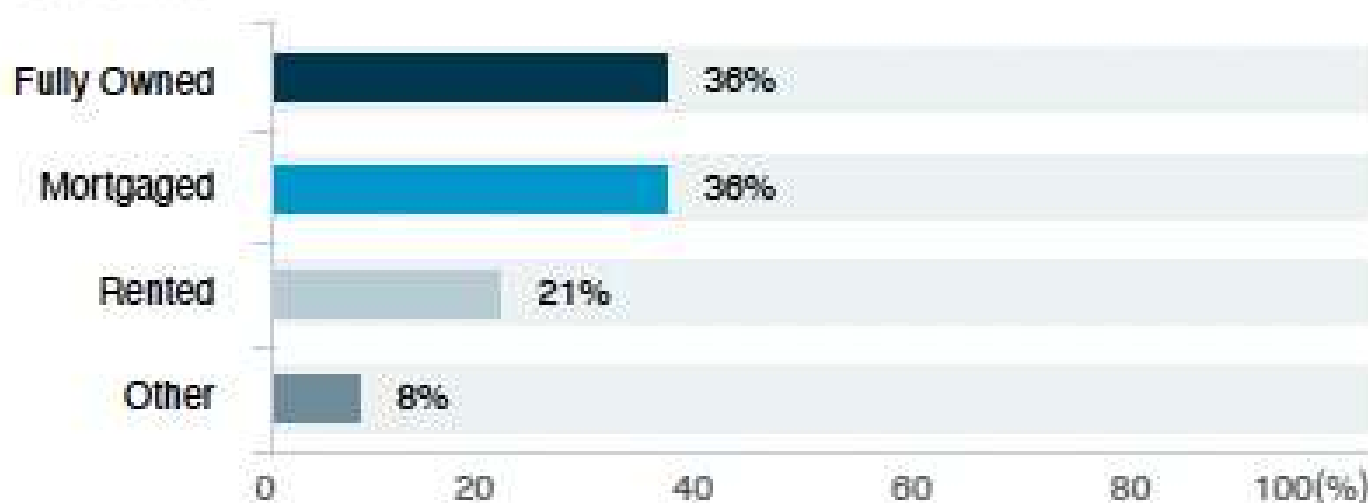


Queensland

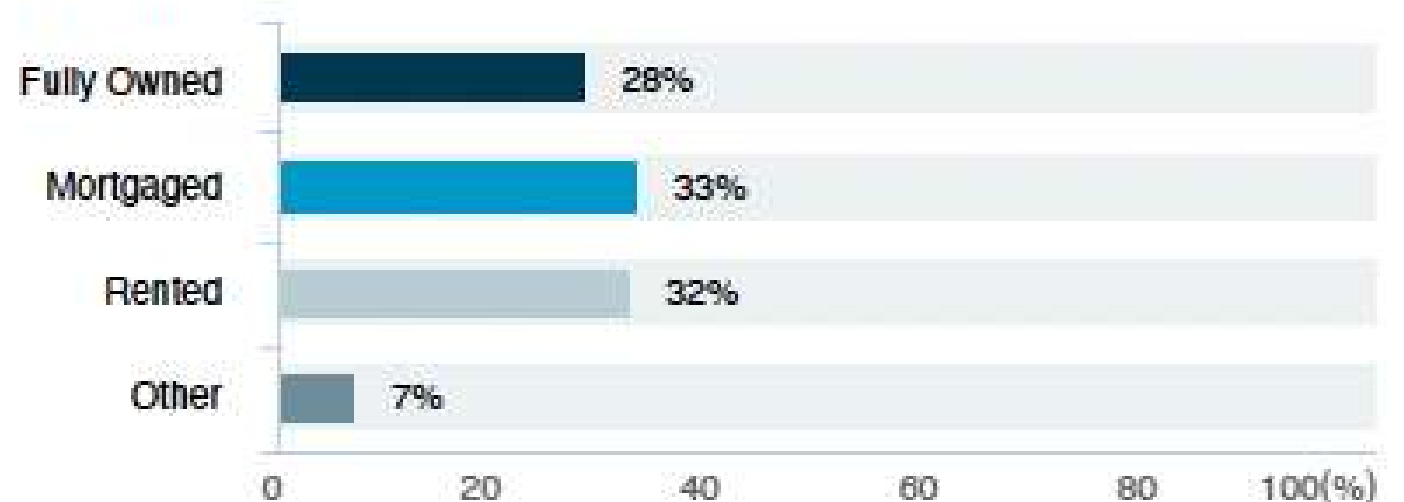


DO RESIDENTS MAINLY OWN OR RENT?

Buderim



Queensland



Source: The above information is indicative only, and is based on data from the Australian Bureau of Statistics under a Creative Commons Attribution Licence 4.0 International licence and research by PropTrack Pty Ltd.

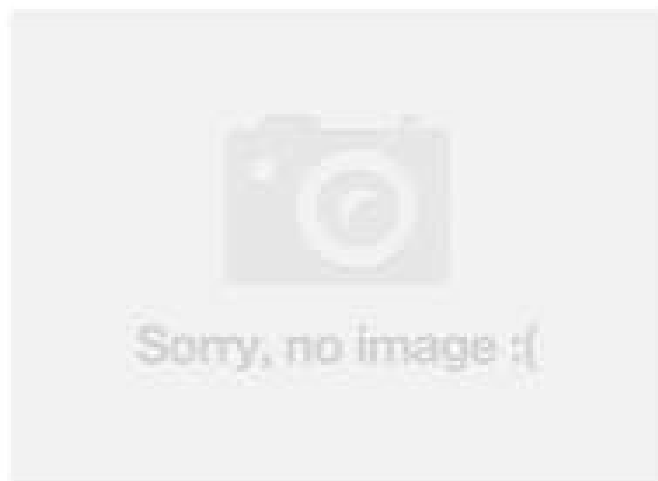
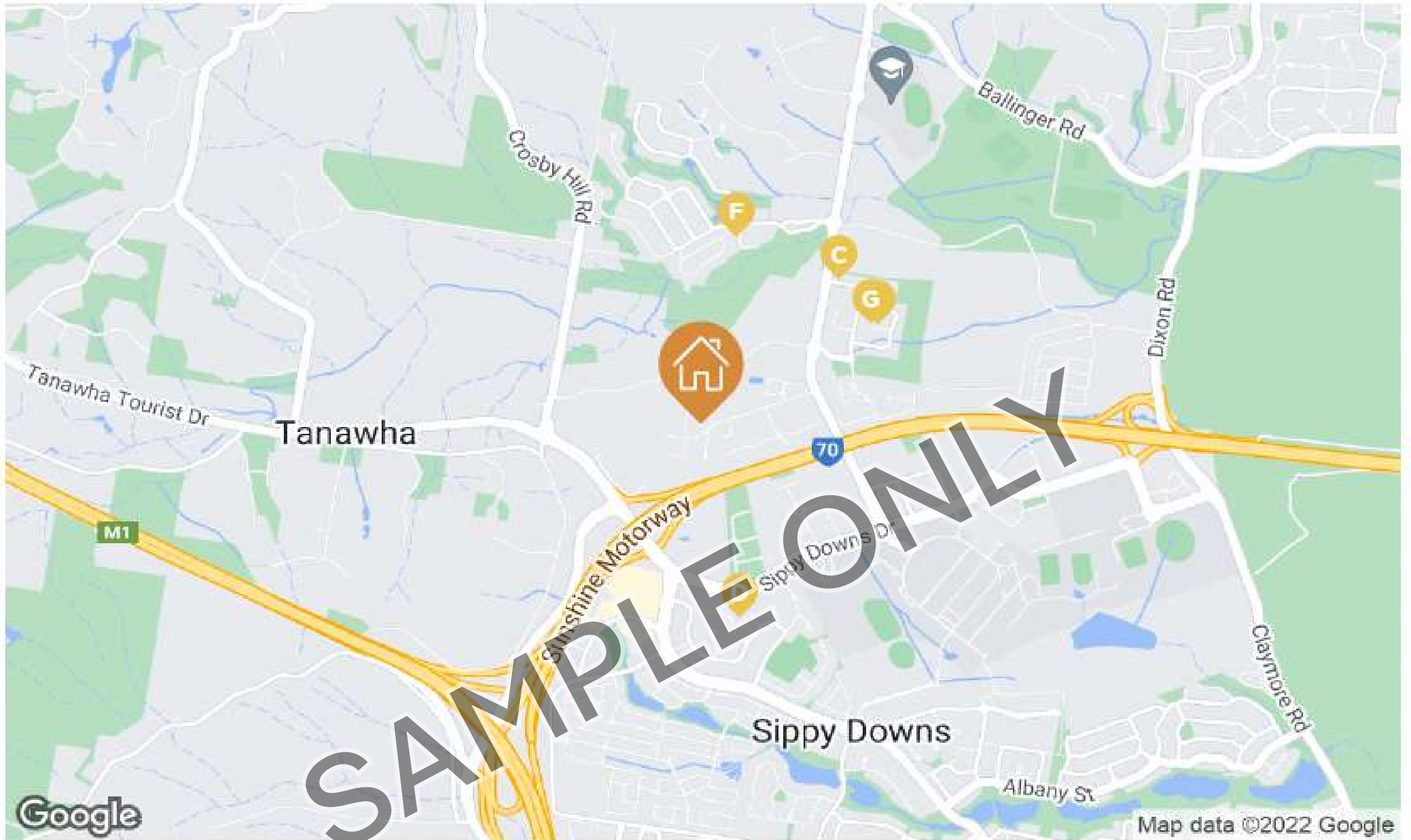


Find out more online at: anz.com/buyready or call us on 1800 809 218

RECENTLY SOLD HOUSES IN BUDERIM

SOLD

PropTrack has selected a number of recently sold properties to assist you to assess 1/3 Karibu St, Buderim. These are chosen based on property features, recency of sale and distance to your selected property.

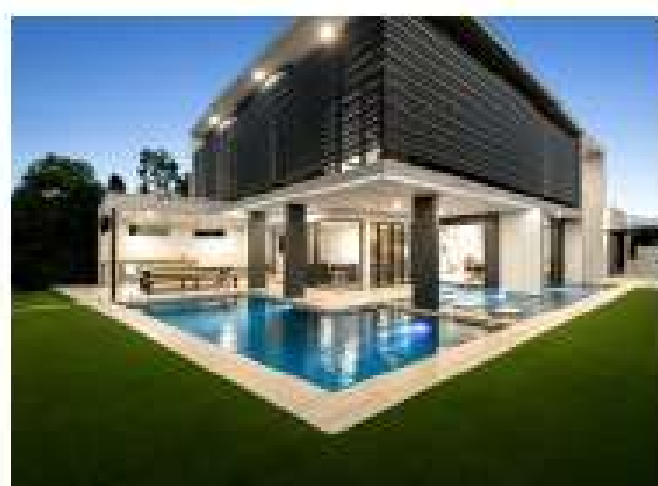


Sold for: Not Available

3 2 2

A LOT2 Jorl Ct, Buderim

Land size: Approx. 600 sqm



Sold for: \$2,020,000

4 2 3

B 48 Jorl Ct, Buderim

Land size: Approx. 600 sqm

Agency name: HOME

Sold on: 20 Feb 22
Sale type: Private Treaty
Listed on: 23 Jan 22



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RECENTLY SOLD HOUSES IN BUDERIM

SOLD



Sold for: \$1,715,000

4 3 2

C 3 Sanctuary Grove Dr, Buderim

Land size: Approx. 599 sqm
Agency name: Nicholl & Young Property

Sold on: 21 Jun 22
Sale type: Auction
Listed on: 29 May 22



Sold for: \$910,000

4 2 2

D 9 Northridge Ct, Sippy Downs

Land size: Approx. 720 sqm
Features: Air conditioning, Built in wardrobes
Agency name: First National Real Estate Lifestyle

Sold on: 04 Apr 22
Sale type: Private Treaty
Listed on: 06 Mar 22



Sold for: \$1,030,000

4 2 2

E 6 Thornbill Ct, Buderim

Land size: Approx. 601 sqm
Agency name: Ray White Rural

Sold on: 09 Nov 21
Sale type: Private Treaty
Listed on: 31 Oct 21



Sold for: \$1,200,000

4 2 2

F 4 Kakadu Lane, Buderim

Land size: Approx. 709 sqm
Agency name: CENTURY 21 Grant Smith Property

Sold on: 25 Jan 22
Sale type: Private Treaty
Listed on: 16 Jan 22



Sold for: \$990,000

4 2 2

G 8 Thornbill Ct, Buderim

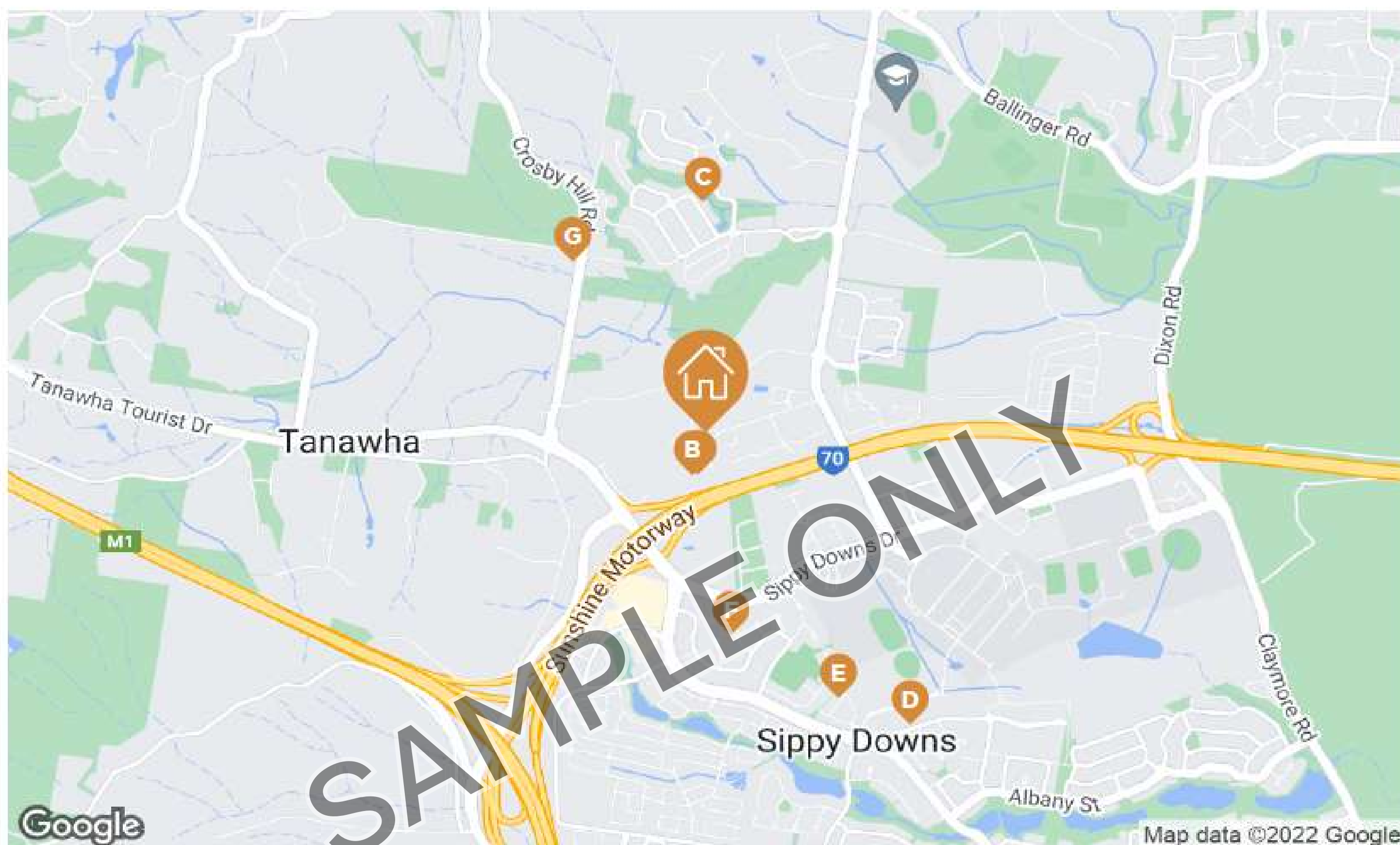
Land size: Approx. 610 sqm
Features: Air conditioning, Built in wardrobes, Dishwasher, Pool
Agency name: Nicholl & Young Property

Sold on: 16 Sep 21
Sale type: Auction
Listed on: 05 Sep 21

HOUSES FOR SALE IN BUDERIM

SALES

PropTrack has selected a number of properties recently listed for sale to assist you to assess 1/3 Karibu St, Buderim. These are chosen based on property features, recency of listing and distance to your selected property.



Advertised price: \$767,500

4 2 2

A 9 Nature Pl, Buderim

Land size: Approx. 718 sqm
Agency name: Property & Estates Sunshine Coast

Sale type: Private Treaty
Listed on: 18 Oct 20



Advertised price: \$750,000

4 2 2

B 13 Nature Pl, Buderim

Land size: Approx. 450 sqm
Agency name: Ray White Buderim

Sale type: Private Treaty
Listed on: 10 Jul 22

HOUSES FOR SALE IN BUDERIM

SALES



Advertised price: \$1,000,000

4 2 2

C 12 Springbrook Gr, Buderim

Land size: Approx. 730 sqm
Agency name: PerryCooper Property

Sale type: Private Treaty
Listed on: 29 May 22



Advertised price: Not Available

3 2 2

D 17 Columbia St, Sippy Downs

Land size: Approx. 480 sqm
Agency name: Ray White Buderim

Sale type: Private Treaty
Listed on: 05 Jun 22



Advertised price: Not Available

3 2 2

E 19 Beaverbrook Cct, Sippy Downs

Land size: Approx. 450 sqm
Agency name: Ray White Buderim

Sale type: Private Treaty
Listed on: 05 Jun 22



Advertised price: \$799,000

4 2 2

F 14 Northridge Ct, Sippy Downs

Land size: Approx. 804 sqm
Agency name: Ray White Buderim

Sale type: Private Treaty
Listed on: 19 Jun 22



Advertised price: \$899,000

3 1 2

G 136-140 Crosby Hill Rd, Tanawha

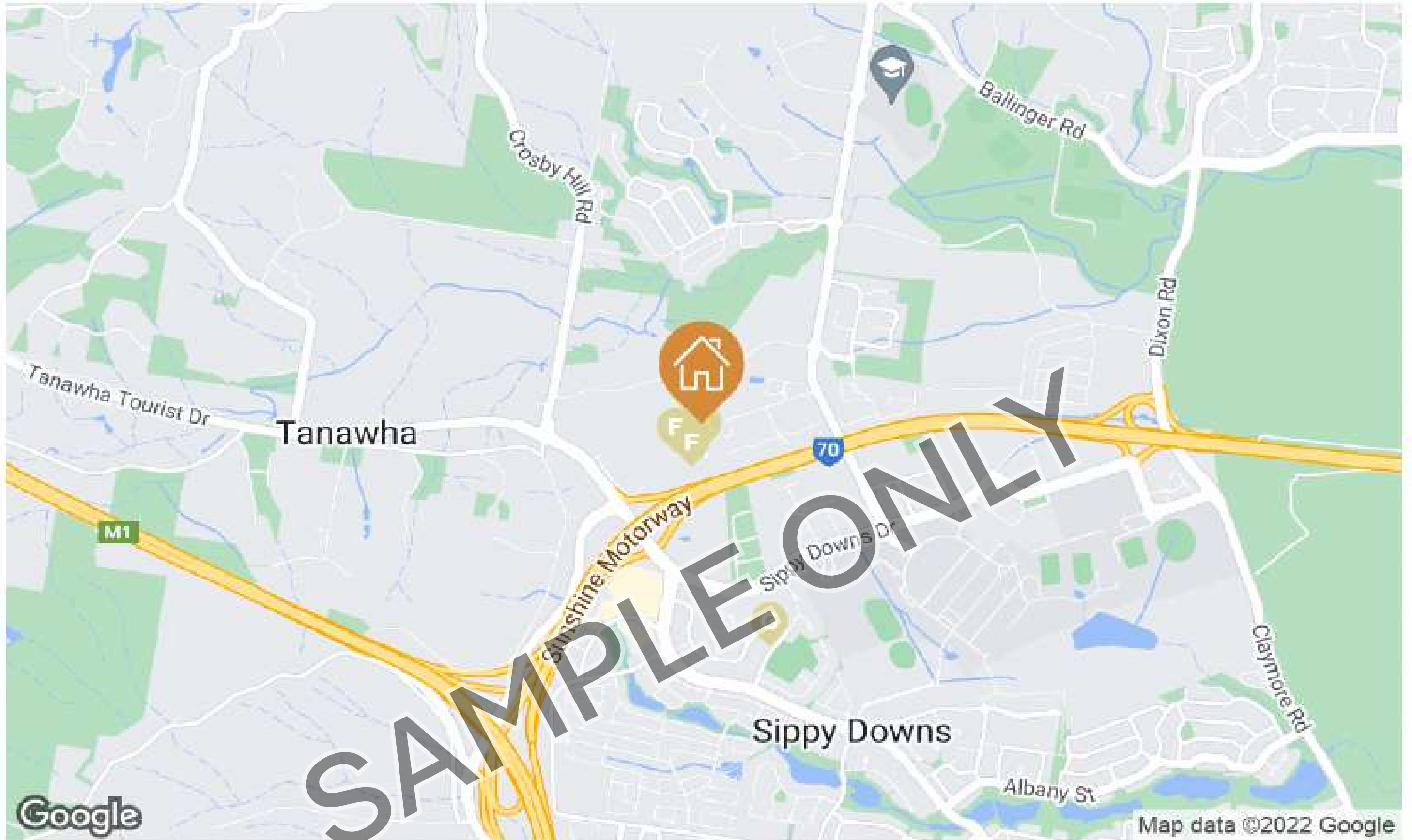
Land size: Approx. 2,019 sqm
Agency name: CENTURY 21 Grant Smith Property

Sale type: Private Treaty
Listed on: 09 Jan 22

HOUSES FOR RENT IN BUDERIM

RENT

PropTrack has selected a number of properties recently listed for rent to assist you to assess 1/3 Karibu St, Buderim. These are chosen based on property features, recency of listing and distance to your selected property.



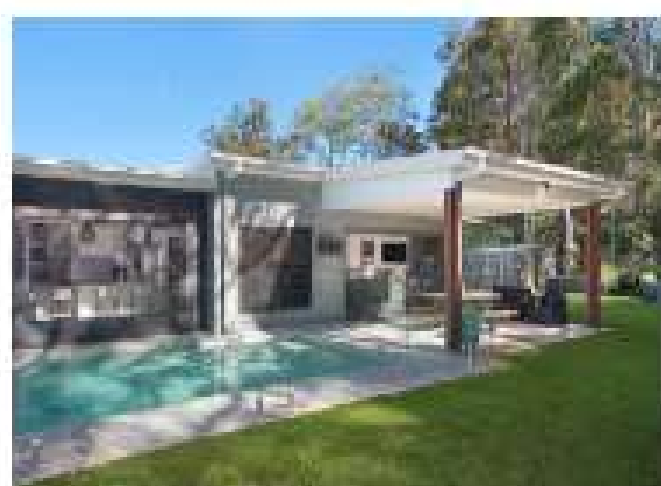
Advertised rent: \$200 (per week)



A 4 Honeysuckle Ct, Buderim

Land size: Approx. 600 sqm
Features: Built in wardrobes, Courtyard, Dishwasher
Agency name: Cotton Tree Real Estate

Listed on: 28 Jun 20



Advertised rent: \$800 (per week)



B 11 Woodbrook Dr, Buderim

Land size: Approx. 621 sqm
Agency name: CENTURY 21 Grant Smith Property

Listed on: 06 Dec 20

HOUSES FOR RENT IN BUDERIM

RENT



Advertised rent: \$760 (per week)

4 2 2

C 7 Nature Pl, Buderim

Land size: Approx. 500 sqm

Agency name: Propertyscouts

Listed on: 29 May 22



Advertised rent: \$750 (per week)

4 2 2

D 4 Nature Pl, Buderim

Land size: Approx. 450 sqm

Agency name: Devcon Property Services

Listed on: 06 Feb 22



Advertised rent: \$750 (per week)

4 2 2

E 8 Nature Pl, Buderim

Land size: Approx. 451 sqm

Agency name: Devcon Property Services

Listed on: 26 Jun 22



Advertised rent: \$740 (per week)

4 2 2

F 11 Nature Pl, Buderim

Land size: Approx. 450 sqm

Agency name: OLIVER HUME REAL ESTATE GROUP (QLD)

Listed on: 20 Mar 22



Advertised rent: \$760 (per week)

4 2 2

G 22 Oxford Cl, Sippy Downs

Land size: Approx. 700 sqm

Features: Air conditioning, Built in wardrobes

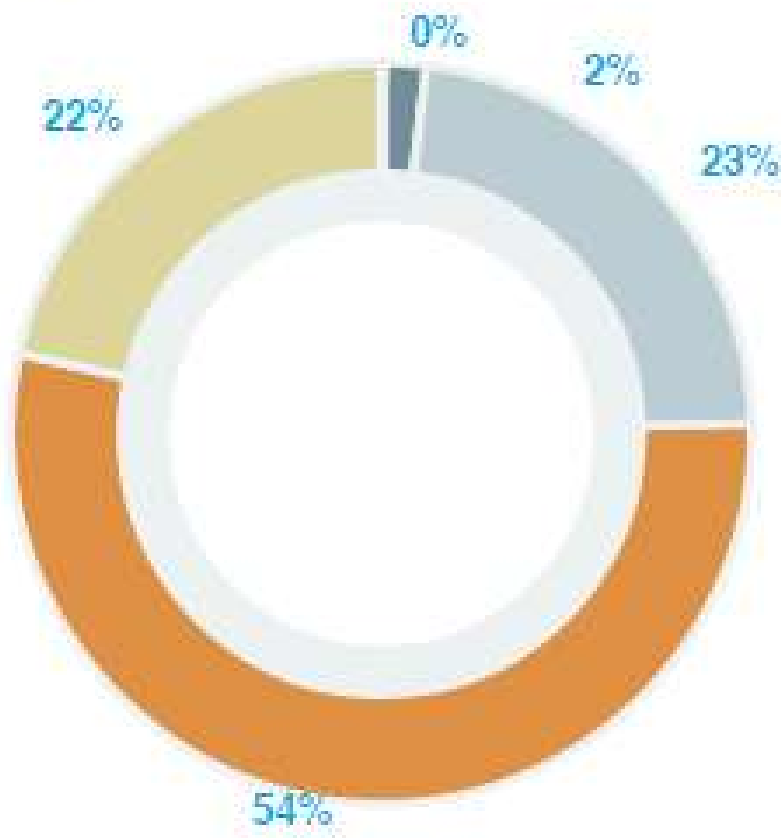
Agency name: CENTURY 21 Grant Smith Property

Listed on: 05 Jun 22

SALES RESULTS IN BUDERIM

HOUSES FOR SALE - BY BEDROOM COUNT

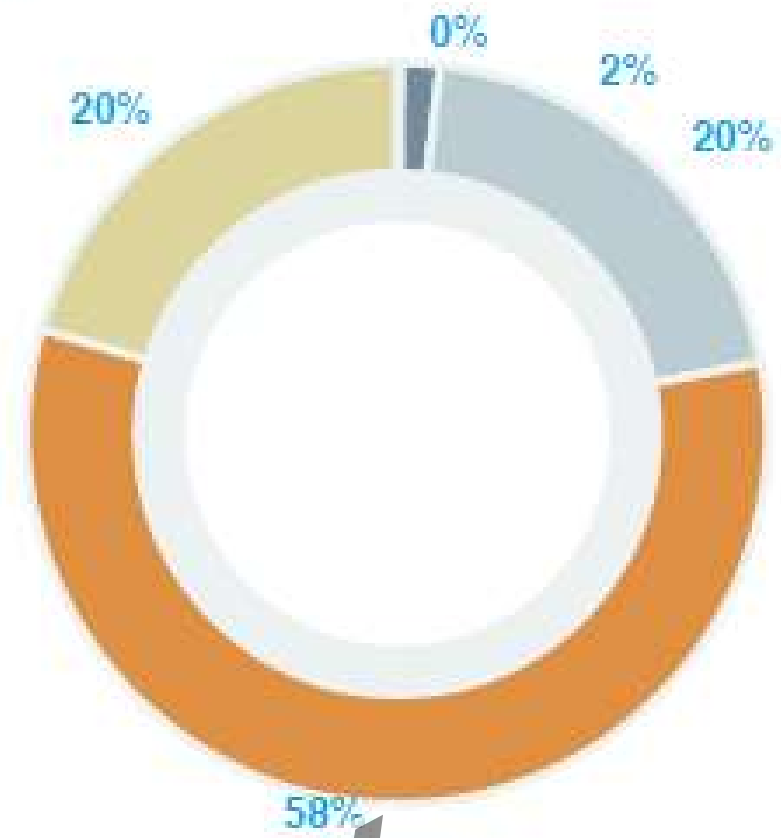
Percentage of houses advertised for sale by bedroom count
Auction and Private treaty - 12 months to July 2022



- 1 Bedroom House (0%)
- 2 Bedroom House (2%)
- 3 Bedroom House (23%)
- 4 Bedroom House (54%)
- 5+ Bedroom House (22%)

HOUSES SOLD - BY BEDROOM COUNT

Percentage of houses sold by bedroom count
Auction and Private treaty - 12 months to July 2022

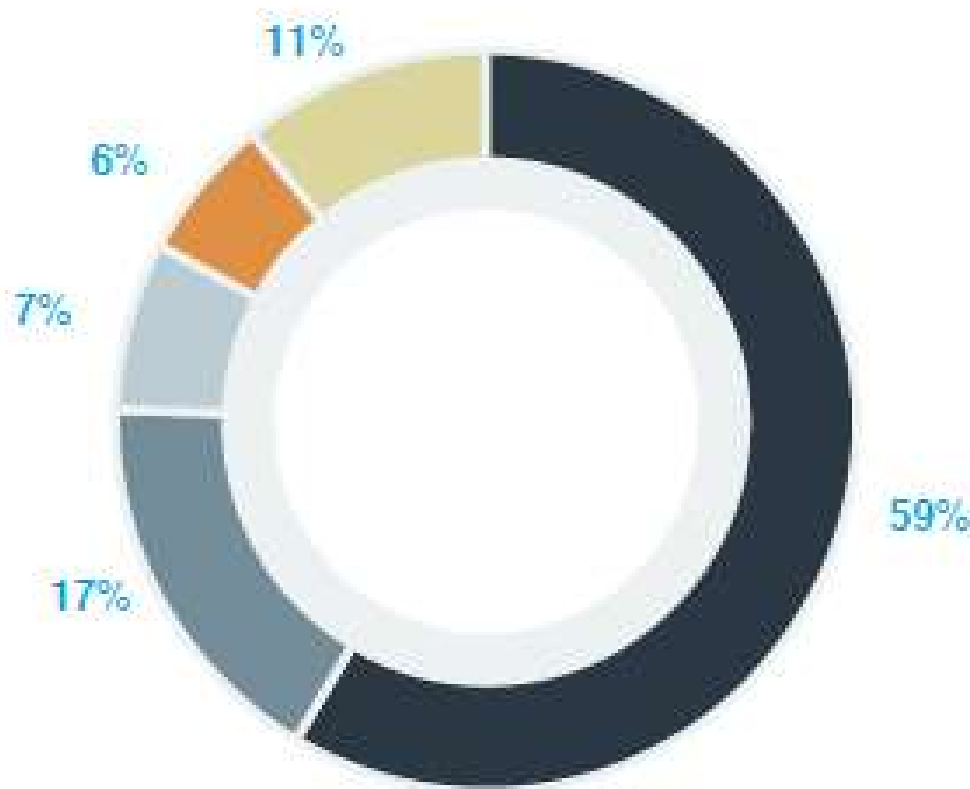


- 1 Bedroom House (0%)
- 2 Bedroom House (2%)
- 3 Bedroom House (20%)
- 4 Bedroom House (58%)
- 5+ Bedroom House (20%)

Records without bedroom count are not included above. Figures are rounded to the nearest percentage.
Source: PropTrack Pty Ltd.

HOUSES SOLD - BY PRICE RANGE

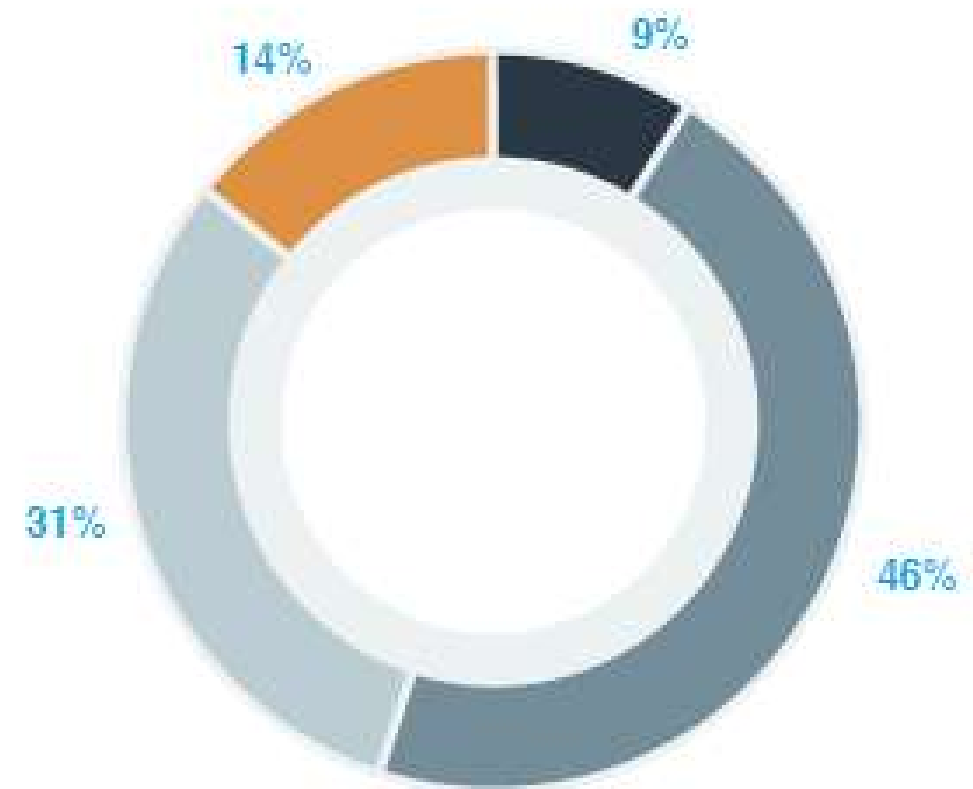
Percentage of houses sold by price range
Auction and Private treaty - 12 months to July 2022



- <= \$1,200,000 (59%)
- \$1,200,000 to \$1,400,000 (17%)
- \$1,400,000 to \$1,600,000 (7%)
- \$1,600,000 to \$1,800,000 (6%)
- > \$1,800,000 (11%)

UNITS SOLD - BY PRICE RANGE

Percentage of units sold by price range
Auction and Private treaty - 12 months to July 2022



- \$200,000 to \$400,000 (9%)
- \$400,000 to \$600,000 (46%)
- \$600,000 to \$800,000 (31%)
- > \$800,000 (14%)

Records without price are not included above. Figures are rounded to the nearest percentage.
Source: PropTrack Pty Ltd.



Find out more online at: anz.com/buyready or call us on 1800 809 218

SALES RESULTS AS REPORTED BY PROTRACK FOR BUDERIM

What is this data based on?

This data is provided by PropTrack Pty Ltd, sourced on or before the date on the report, for the period specified. A maximum of ten entries per table are displayed and are arranged in alphabetical order by agency name if results are the same. Figures are rounded to nearest whole number. Information on this page is general only and is not a substitute for professional advice in relation to real estate agents.

MEDIAN DAYS ON MARKET FOR PRIVATE TREATY SALES¹²

Agencies by ascending median days on market
12 months to July 2022

Agency name	Number listed (private treaty only)	Median days on the market
Aspire Estate Agents	4	9
Harcourts	19	9
Century 21 On Duporth	4	10
TM Estate Agents	18	11
Blue Moon Property	9	12
Property Now	3	14
McGrath	47	15
McGrath Buderim	22	16
Amber Werchon Property	14	17
Property & Estates Sunshine Coast	3	17

Agencies must have at least three recorded listed sales in the time period.
Source: PropTrack Pty Ltd.

NUMBER OF AUCTION LISTINGS

Agencies by descending number of listings
12 months to July 2022

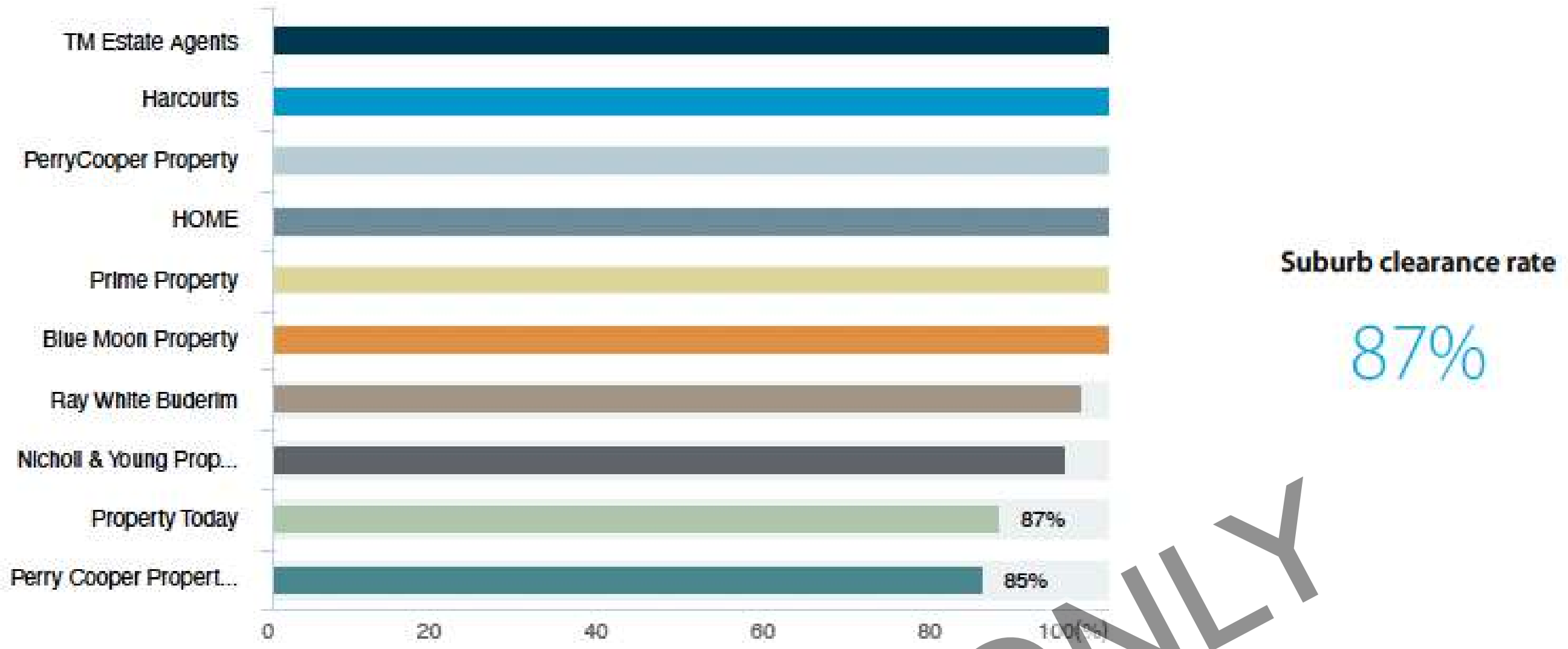
Agency name	Number of auction listings	Number of auction sales
Ray White Buderim	48	47
Ray White	24	18
Nicholl & Young Property	21	20
CENTURY 21 Grant Smith Property	19	9
Define Property	8	6
Property Today	8	7
Perry Cooper Property	7	6
Blue Moon Property	6	6
Prime Property	5	5
Harcourts	4	4

Agencies must have at least three recorded auctions in the time period.
Source: PropTrack Pty Ltd.

SALES RESULTS AS REPORTED BY PROTRACK FOR BUDERIM

AUCTION CLEARANCE RATE⁷

Agencies by descending order of auction clearance rates
12 months to July 2022



Agencies must have at least three recorded listed sales in the time period.
Source: PropTrack Pty Ltd.

SAMPLE ONLY

WHAT'S NEXT

Now that you know how much equity you may have in your home, there are a number of things you can do in order to move towards becoming next home ready.

TOOLS

Use our tools and calculators to get next home ready sooner.



Calculate your payments



How much you can borrow



Calculate your deposit, costs and stamp duty

TIPS AND GUIDES

Our articles provide you with insights on how to get ready for your next home, things you need to consider and tips when making your next home move.

Using the equity in your home

Equity is the difference between the value of your property and how much you owe on it at the time the calculation is performed¹. Find out how unlocking the equity in your home could open up opportunities.

[Keep reading >](#)

New home, same loan – the security swap option

Want to buy a new home and keep your same home loan? Learn about the benefits of a security swap, and see whether it is possible for you.

[Keep reading >](#)

How to refinance a home loan

Refinancing your home loan could help you find a loan that better meets your needs. Understand what's involved with our step by step guide on how to refinance a home loan.

[Keep reading >](#)

Typical costs of selling a property

When you're selling your home it's easy to underestimate the costs involved. You'll need to consider everything, from agents costs, legal fees and if you wish to style the property for sale.

[Keep reading >](#)

NEXT STEPS



Chat about your needs



Apply for pre approval



Compare ANZ home loans



Be next home ready

Can't decide if you should buy, build or renovate?

 [Compare your options](#)

An ANZ Home Loan Specialist can help you understand your options and build a personalised plan.

IMPORTANT INFORMATION

*The ANZ Property Profile Report is not a valuation and the property has not been inspected for the purposes of this report.

PropTrack's price ranges and price midpoints in ANZ Property Profile Reports are indicative only and are not valuations. They are based on a range of data sources which are subject to their availability at the time of publication, including public sales history (which may not include all property sales results).

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All applications for credit are subject to ANZ's credit approval criteria. Terms and conditions, fees and charges, and eligibility criteria apply.

***Approval in Principle is available to eligible customers who apply for an ANZ home loan, complete an application form and satisfy other eligibility criteria. An Approval in Principle is an approval for a loan subject to conditions being met, including that loan security is satisfactory to ANZ.

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ANZ Buy Ready is a trademark of ANZ.

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GLOSSARY

¹ Equity

Equity is the difference between the value of your property and how much you owe (outstanding balance, inclusive of any redraw amount) on your home loan at the time the calculation is performed. For example: If your property is worth \$500,000 dollars, and you still owe \$300,000 dollars, you have \$200,000 dollars in equity at that point in time.

² Valuation

A valuation is conducted independently and is one of the matters which ANZ will consider in assessing an application for a home loan.

Generally speaking, a valuer may take into consideration fair market value, risks associated with the property and comparative sales. A valuation is different to a PropTrack Pty Ltd price range estimate or the price a buyer has decided to pay for a property.

³ Days on market for the property

The number of days it has taken from the initial date of advertisement to the date of report generation.

⁴ Median days on market for similar properties

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

⁵ Portion of dwellings sold

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

⁶ Median price

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

⁷ Auction clearance rate

The percentage of properties put to auction that sold 'under the hammer' or prior to auction.

⁸ Median days on market

The median number of days it has taken to sell properties (houses & units). Measured from the initial date of advertisement to the exchange date of sale.

⁹ Median Discounting

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price.

¹⁰ 5 year trend

Trimmed average of the annual percentage change of median prices for the past 5 years.

¹¹ Rental yield

A percentage of the annualised rental median divided by the annualised median sold for the suburb.

¹² Median days on market, private treaty only

The median number of days it has taken to sell properties (houses & units) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

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