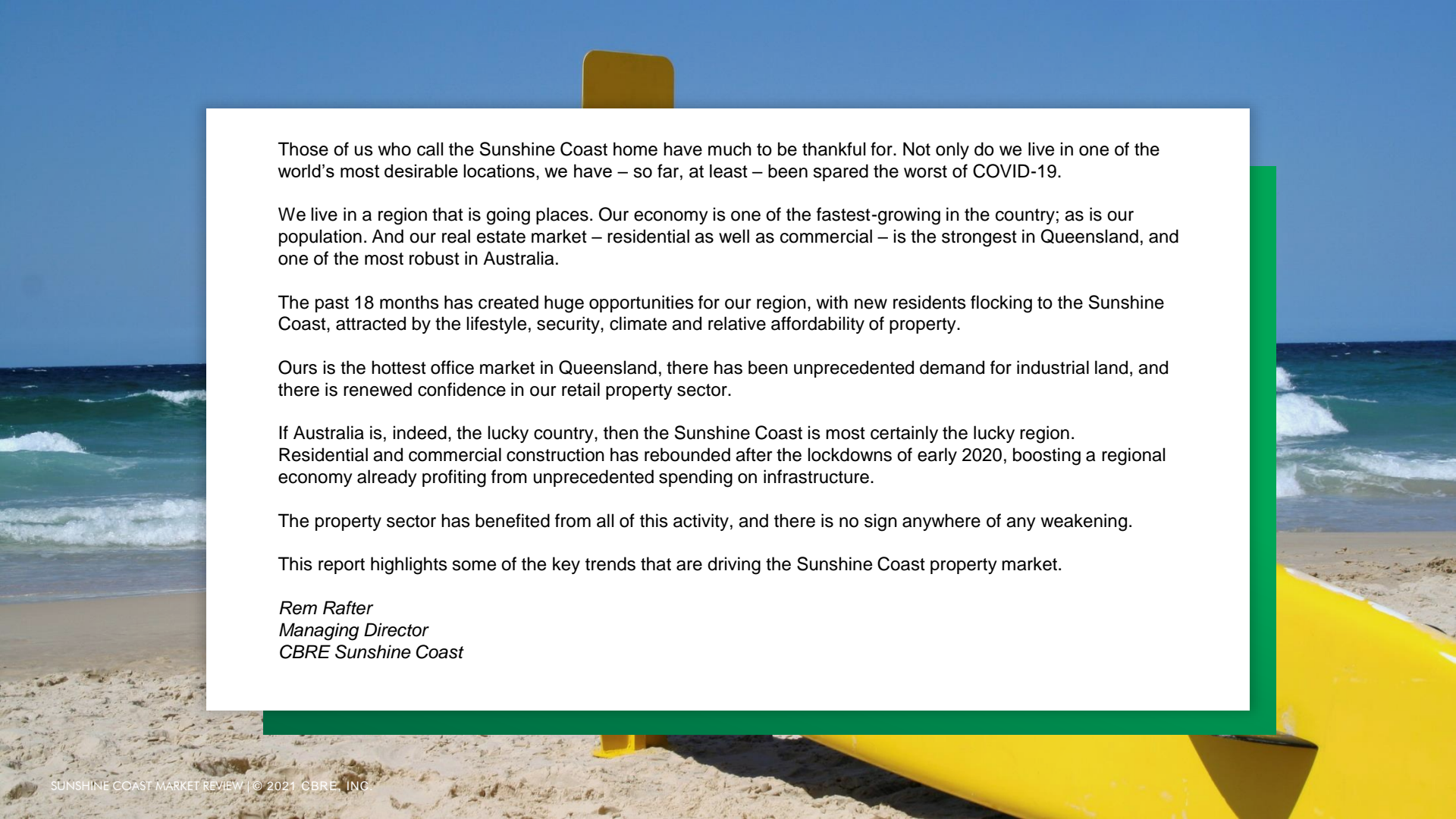


AUGUST 2021

SUNSHINE COAST MARKET REVIEW

CBRE



Those of us who call the Sunshine Coast home have much to be thankful for. Not only do we live in one of the world's most desirable locations, we have – so far, at least – been spared the worst of COVID-19.

We live in a region that is going places. Our economy is one of the fastest-growing in the country; as is our population. And our real estate market – residential as well as commercial – is the strongest in Queensland, and one of the most robust in Australia.

The past 18 months has created huge opportunities for our region, with new residents flocking to the Sunshine Coast, attracted by the lifestyle, security, climate and relative affordability of property.

Ours is the hottest office market in Queensland, there has been unprecedented demand for industrial land, and there is renewed confidence in our retail property sector.

If Australia is, indeed, the lucky country, then the Sunshine Coast is most certainly the lucky region. Residential and commercial construction has rebounded after the lockdowns of early 2020, boosting a regional economy already profiting from unprecedented spending on infrastructure.

The property sector has benefited from all of this activity, and there is no sign anywhere of any weakening.

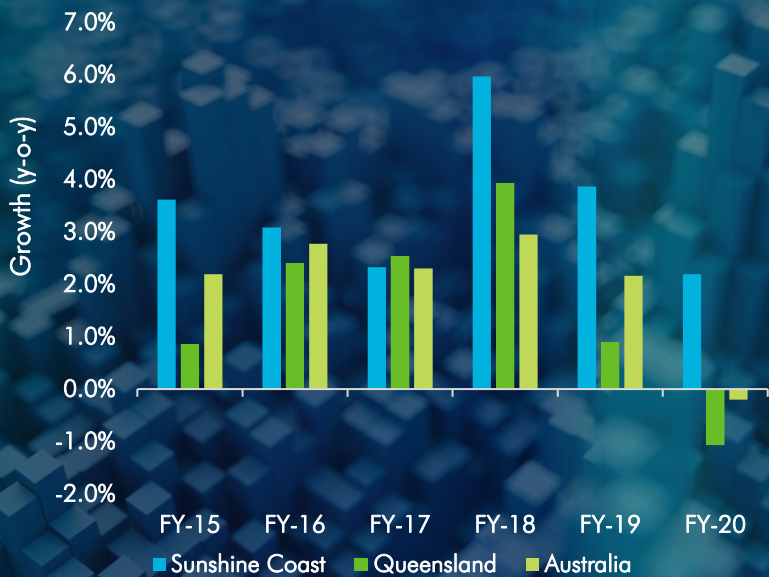
This report highlights some of the key trends that are driving the Sunshine Coast property market.

Rem Rafter
Managing Director
CBRE Sunshine Coast

The background features a dark blue gradient with a white wireframe mountain range. The mountains are composed of interconnected lines and dots, with some dots colored in yellow, orange, and light blue. The overall effect is a futuristic, data-driven landscape.

ECONOMIC OUTLOOK

Economic Growth



Source: NIEIR, Deloitte Access Economics

Sunshine Coast Economy

The Sunshine Coast economy has grown by an average 3.5% each year since 2015 - well above the average for both Queensland (1.6%) and Australia (2.0%). The economy is also expected to reach \$33 billion (NIEIR, 2018) by 2033.

The consistent economic growth is fuelled by an increase in knowledge-based jobs, exports and household income as the regional economy continues to evolve into a modern, 'smart' economy.

The evolution of the Sunshine Coast has resulted in a broad range of key sectors contributing to economic growth, including healthcare, education, finance, construction, professional services and tourism. Queensland has the country's lowest payroll tax environment, which has benefitted the Sunshine Coast where business operating costs are lower than other interstate markets. As a result, some outstanding businesses have chosen to base themselves on the Sunshine Coast, including the insurance giant Youi, which has established its global headquarters at Sippy Downs, close to the University of the Sunshine Coast.

Labour Market

The Sunshine Coast is among the top 10 regions in the country for employment generation, adding more than 23,000 jobs over the past five years. The new Maroochydore CBD alone is forecast to provide 15,000 jobs over the project's 20-year lifespan, and inject \$4.4 billion into the economy.

The Sunshine Coast labour market has bounced back strongly since the lockdowns of early 2020. The unemployment rate for the region peaked at about 8.7% but has averaged just 5.4% over the past 3 months, not far from pre-pandemic levels. Major employment industries include healthcare and social assistance (16.5%), retail (13.2%), construction (11.3%), accommodation and food services (9.1%), education and training (8.7%) and manufacturing (5.7%).

Sunshine Coast Unemployment Rate



Source: ABS
*Rolling 3 Month Average

Population

The Sunshine Coast is one of the fastest-growing regions in Australia – fuelled mostly by people moving from other parts of the country. In the 12 months to 30th June 2020, the population grew by 2.5%, compared with Brisbane's growth of 1.9% and the national average of 1.3%.

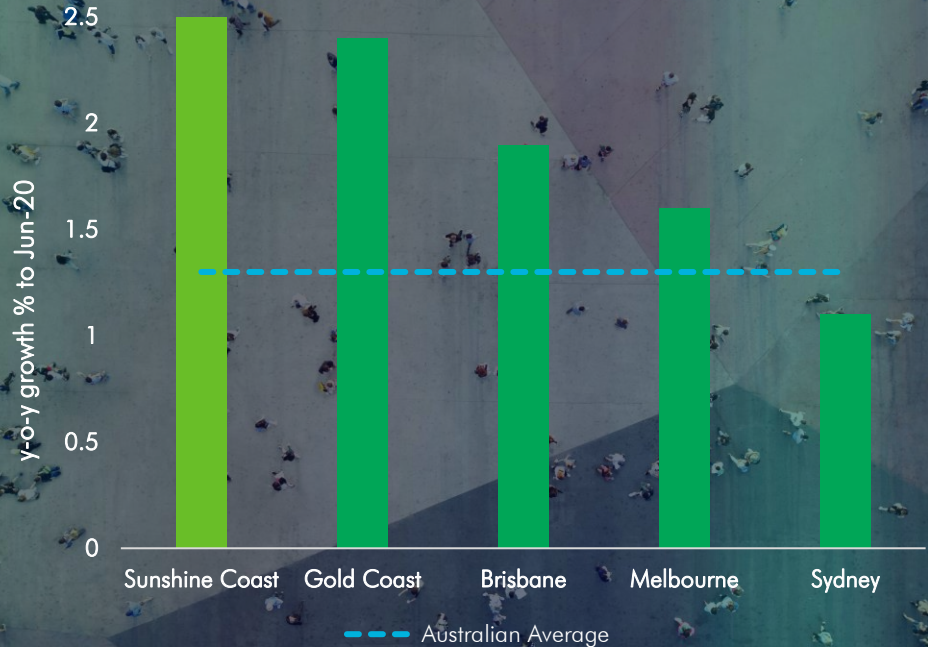
The Sunshine Coast is the third most populous place in Queensland, after Brisbane and the Gold Coast.

Furthermore, it is the ninth most populous city in the country.

Total current population is officially estimated at 351,400 and is predicted to increase to 436,800 by 2031 and nearly 580,000 by 2041. That is a far cry from the 9,882 people who lived in the area in 1950.

By 2041 the region will need a total of more than 217,230 dwellings to house the population.

Population Growth



Source: ABS

The Public Transport Debate

A major challenge facing the Sunshine Coast is how to deliver an efficient, low-cost public transport system that would reduce the number of private cars from a road network never designed to meet the needs of current population levels.

Sunshine Coast Council's vision is an upgrade of the heavy rail line between Beerwah and Nambour, a new heavy rail from Beerwah to Caloundra, Kawana and Maroochydore along the CAMCOS corridor, plus a Gold Coast-style local mass transit light rail service along the coastal corridor. This would be supplemented by an improved high frequency bus service going as far as the hinterland, and an improved supporting network of feeder buses and park 'n' rides.

The problem is that such a plan would need the support and resources of all tiers of government, and the Federal Government is not likely to fund any system that included a mass transport component.

Indeed, Federal Member for Fisher Andrew Wallace is so opposed to it that he recently urged his Government not to fund any of the \$1.5 billion construction cost for a possible light rail system from Maroochydore to Birtinya.

Undaunted, the Council recently asked Sunshine Coast people to comment on a range of options, all highlighting the need for a mass transit system, and most including a light rail system, ranging in price from \$429 million to \$1.15 billion, the cost of which would be met by Federal and State Governments.

Critics of the light rail proposal cite its cost, the disruption to traffic and business during construction, the reduced road space available to private vehicles after construction, and the questionable value of shifting passengers along the coastal strip.

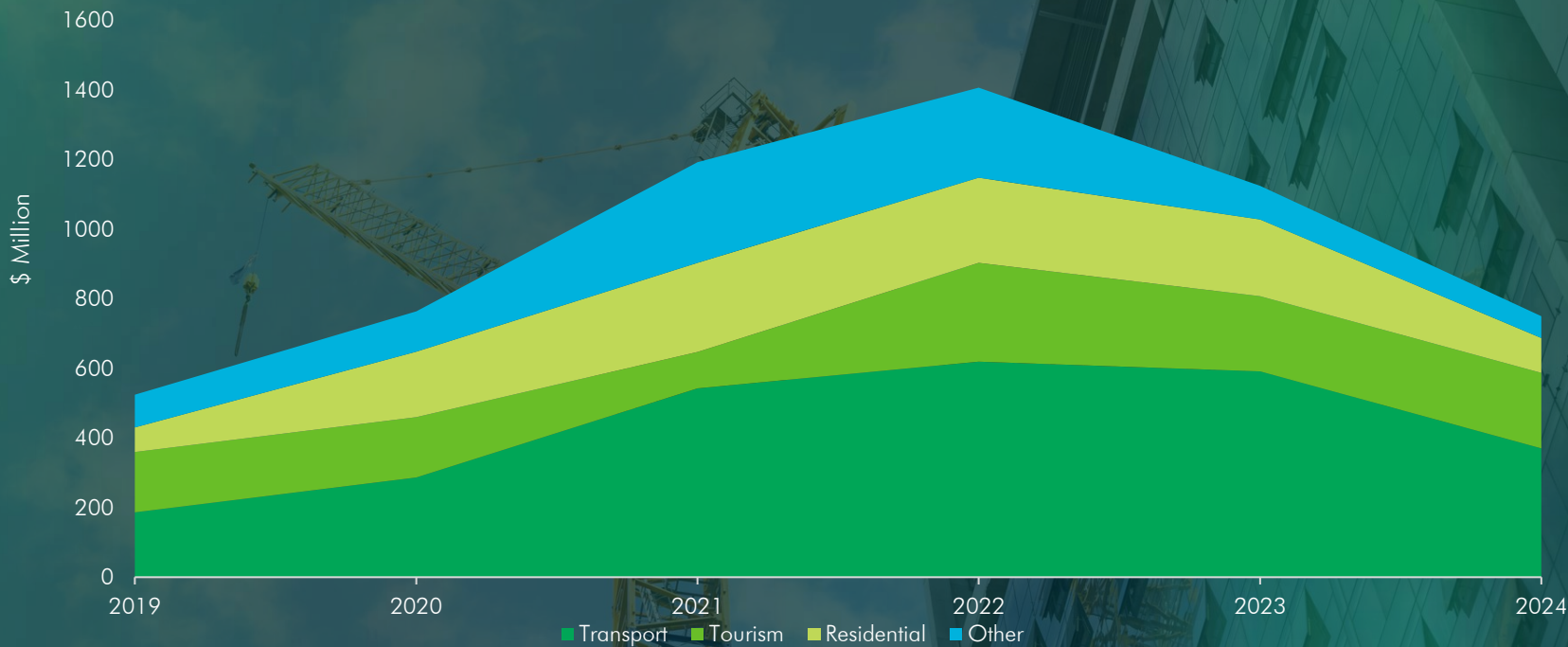
An option gaining popularity is to concentrate on a new heavy rail link between Beerwah and Maroochydore – and possibly to the Sunshine Coast Airport – along the CAMCOS corridor which was identified in the 1990s. The State Government at the time resumed many properties for a promised rail link from Beerwah, with stations at Pelican Waters, Caloundra, Aroona, Kawana, Parrearra, Mooloolaba and Maroochydore. The plan never eventuated.

Federal Member for Fairfax Ted O'Brien, who favours such a proposal, said it was vital the focus did not shift from the need for improved heavy rail, and that the region needed to unite in its push for such infrastructure. Others agree, pointing out the need for large numbers of people to have access to the region, and arguing that a fast train service between Brisbane and the Sunshine Coast, with a new rail interchange somewhere west of Sippy Downs, possibly linking with a light rail network, would allow passengers to access the coastal towns of Maroochydore, Mooloolaba and Caloundra.

One thing everybody seems to agree on is that doing nothing is not an option.

Otherwise, by 2041, there will be 830,000 extra car trips on Coast roads each day, traffic congestion and lost productivity will cost the region up to \$3 billion a year, and Sunshine Coast people will see significant impacts on liveability and the environment.

Major Projects and Infrastructure Pipeline



Source: Deloitte Access Economics, Cordell Connect

Major Projects and Infrastructure

Significant capital investment is already underway on the Sunshine Coast. A dozen new infrastructure projects, just completed or currently under construction, are transforming the Sunshine Coast into one of Australia's most dynamic regions. They include:

The Maroochydore City Centre: The only greenfield CBD in Australia is taking shape on 53ha of land in central Maroochydore. The first office building, known as Foundation Place, is fully leased and houses two popular ground floor restaurants. Building is progressing on Sunshine Coast Council's new headquarters, an apartment complex, and a Holiday Inn hotel. When complete, the development will comprise 75,000sqm of retail GFA, 165,000sqm of commercial space, and about 4,000 dwellings, open space and waterways.

Sunshine Coast Health Precinct: This remarkable project is the catalyst for rapid development in and around the suburb of Birtinya. Australia's largest health infrastructure project, the precinct incorporates the \$1.8 billion Sunshine Coast University Hospital, Sunshine Coast Health Institute and the Sunshine Coast University Private Hospital. It is expected to contribute \$3.2 billion to the regional economy and another \$447 million a year from operations.

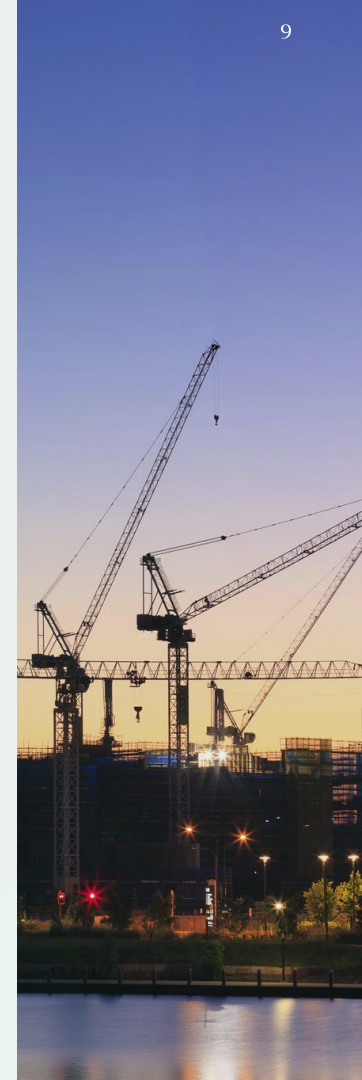
Sunshine Coast Airport Expansion: The recently completed \$347 million upgrade will allow future access to international flights. A new 2.45km east-west runway, completed last year, and associated improvements, will lead to an estimated 2,230 fulltime jobs and help provide a range of benefits that will contribute \$4.1 billion to the regional economy in the next two decades.

Sunshine Coast Business and Technology Precinct: The development of a business and technology precinct adjacent to the University of the Sunshine Coast will mean companies can work directly with, and leverage off, the university's research and development programs. The 15.5ha park is important infrastructure in the development of the region's knowledge-based industry.

Bruce Highway Upgrade: This project, to upgrade the Bruce Highway to six lanes between Caloundra Road and the Sunshine Motorway, is nearing completion. The \$812 million project, funded by the Federal and State Governments, will meet future growth needs of the Sunshine Coast region.

Sunshine Coast Plaza: The region's largest shopping centre has undergone a \$440 million expansion, making it the first Super Regional Centre north of Brisbane. An additional 35,000sqm was added, bringing the centre to 107,000sqm, with an additional 114 new tenancies.

International Broadband Submarine Cable: The delivery of this cable has provided Australia's fastest telecommunication connection to Asia, and is tipped to generate investment with the potential for more than 860 new jobs and \$927 million in new investment.





COMMERCIAL PROPERTY MARKET

Office Market

Like some other regional centres, the Sunshine Coast has avoided the trend of falling office occupancy rates that has plagued metropolitan areas during the current pandemic. Indeed, the Sunshine Coast has become the hottest office market in Queensland.

A glut of office buildings in the region was quickly absorbed, and vacancy rates dropped from 21.9% in 2019 to just 13.2% in July 2021, according to Property Council figures. Total office stock at July 2021 was 193,500sqm. The occupier market has steadily improved over the past few years, with net absorption over the past 12 months at 9,800sqm, well above the 10-year average of 5,400sqm. Indeed, the Sunshine Coast is one of the best performing office markets in Australia, partly due to its exposure to small to medium sized businesses that have been more nimble in the era of COVID-19.

Market Balance – July 2021



Source: PCA

Sunshine Coast Supply Pipeline



Source: CBRE Research

Office Market (Continued)

The expansion of the medical precinct at Birtinya has partly driven the uptake of office space and also the Sunshine Coast has one of the highest levels of start-up businesses in the country.

The success of Foundation Place, the first commercial project to open in the new Maroochydore City Centre, has boosted confidence in the local market. The five-storey office building was fully leased within months of construction.

Sunshine Coast Council's Town Hall complex, across the street from Foundation Place, will be finished next year, boosting available new office stock. But, apart from the activity in the Maroochydore CBD, limited new stock is expected to enter the market from 2022 and beyond.

According to CBRE research, rents for A-grade space on the Sunshine Coast ranged from \$380 to \$420 per square metre, and from \$280 to \$340 per square metre for B grade stock with yields from 6.25-7% for A grade, and 7-7.5% for B grade stock.

Non-CBD Annual % Change in Occupied Stock: Twelve Months to July 2021



Source: PCA

Industrial Market

The first six months of 2021 has seen unmatched levels of inquiry for vacant land and large freehold industrial property on the Sunshine Coast.

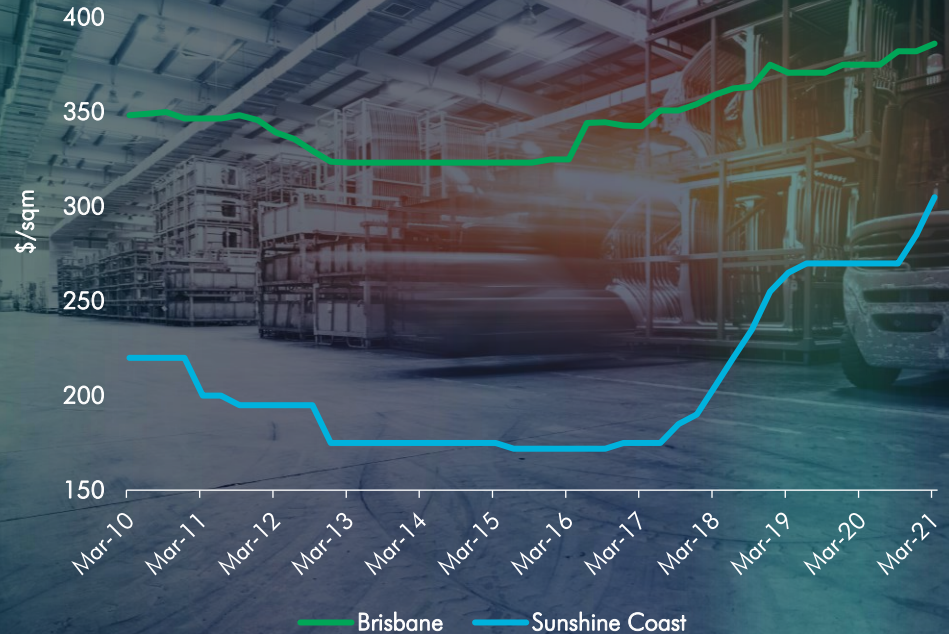
All available land, strata units, larger freehold industrial blocks and, especially, investment stock are in record low supply, with little indication Sunshine Coast Council has an appetite to designate further land for industrial use.

This has led to unprecedented prices across the industrial sector, with demand at a 15-year peak. As a result, some rental rates are lagging on existing leases, but new leases are now being negotiated at record highs.

The lack of industrial land on the Sunshine Coast is acute, and presents a potential major problem in the future, with the potential for frustrated investors to look elsewhere.

Part of the demand is due to local companies seeking to maximise their production capacity, or ensure their warehouse and distribution chain is at the highest level of efficiency.

Industrial Land Values



Source: CBRE Research

Industrial Market (Continued)

With E-commerce purchases at an all-time high, there has been a demand for additional warehouse space, so retailers can deliver product more swiftly. The goal is for an order received today to be delivered tomorrow. In addition, the COVID-19 pandemic has restricted overseas travel, which has led many Australians to invest in home renovations. Manufacturers and retailers have benefitted from this and need larger premises to carry stock to meet the increasing demand.

Industrial supply is expected to virtually dry up in the second half of the year, while off-the-plan unit projects will continue to attract record levels of demand – particularly those in the more established precincts at Kunda Park, Noosaville and Caloundra West, but also in the developing industrial areas of Coolum, Aura, Chevallum, Landsborough, Beerwah and Cooroy.

Prices and demand will likely continue to remain high, with the cost of debt still at historic lows. Despite the major banks reducing Self-Managed Super Fund lending, there is still a large number of investors with established funds seeking to build on the record high earnings they achieved throughout 2021.

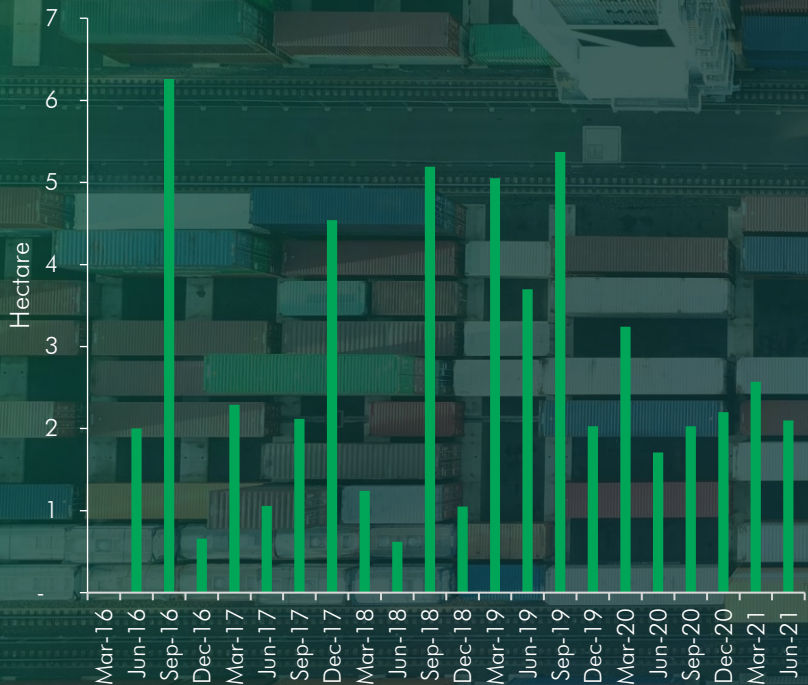
The Sunshine Coast Enterprise Corridor – stretching along the coastal strip from the airport to south of Caloundra - is the key location for commercial and residential growth over the next 20 years and home to many of the region's 31,695 registered businesses. More than 80% of the region's projected population growth and most new business investment in the high-value industries will be accommodated within this area.

QLD E-Commerce Growth by Category - 2020

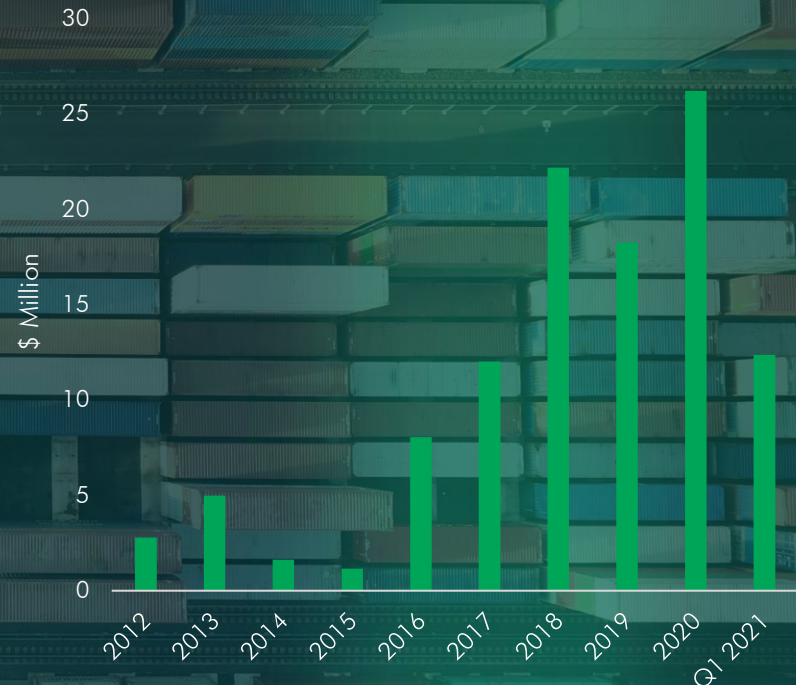


Source: Australia Post, CBRE Research

Sunshine Coast Quarterly Land Absorption



Sunshine Coast Industrial Sales Volumes



Source: CBRE Research

Retail Market

After being hit relatively hard by the COVID-19 crisis in 2020, the Sunshine Coast's retail sector has bounced back this year – in some cases to levels higher than before the pandemic.

Confidence has returned to the sector, with retail leasing activity bucking the national trend.

Lease vacancies along key beachside retail strips on the Sunshine Coast are relatively scarce. In Hastings Street, Noosa Heads, for example, there were only five vacant shops for lease in early July 2021, from a total of 100 street front shops. They were being offered for rent at \$2,000-\$3,000 per square metre net, at strata capital value rates of \$33,000-\$55,000 per square metre, providing investment yields of 5.25%-6%. On Cooloom Esplanade, four of the 54 street front shops were vacant, at rents of \$600-\$850 per square metre. Meanwhile on Mooloolaba Esplanade, six of the 78 street front shops were available to lease at rents of \$1,200-\$2,000 per square metre net. Finally, on Caloundra's Bulcock Street there were 17 vacant shops for lease out of a total of 175 street front shops. They were being offered for rents of \$350-\$500 per square metre net. Yields in the cases of Cooloom, Mooloolaba and Caloundra shops were in the 6%-7% range.

Sunshine Coast Retail Vacancy



Source: CBRE Research

Retail Market (Continued)

Retailing is evolving quicker than ever and the businesses that will most benefit will be those that shift with the market to create unique experiences to draw customers into their shops and e-stores.

Despite the COVID-19 pandemic, rents and incentives remain at levels similar to 2019, with tenancies in tourist strip locations, particularly those without food service, experiencing small declines (10-15%) in rental value, perhaps as a result of the slump in international tourists.

Food and beverage businesses on the Sunshine Coast have done well during the pandemic, along with medical and health services – a result of people focusing more than ever on their health.

Some Sunshine Coast retailers reported in July a recent dip in trade – perhaps the result of a combination of the strain of Job Keeper being removed and seasonal slower winter trade.

The Large Format Retail (LFR) sector has benefited greatly from the construction boom on the Sunshine Coast and increased levels of household expenditure.

The Maroochydore Homemaker Centre, a 32,000sqm complex, owned and anchored by Harvey Norman, has enjoyed a sustained period of sales growth over the 2020/2021 financial year, with sales up by more than 25%.

Retail Turnover Growth QLD – Past 24 months



Source: ABS

QLD Historical Yields – Retail Sub-Categories



Source: CBRE Research

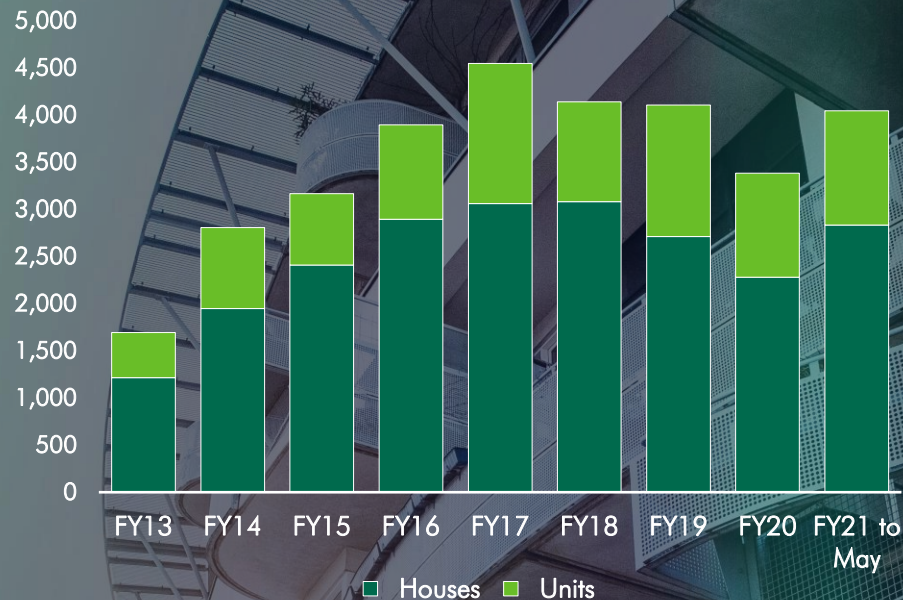
Residential Market

The Sunshine Coast has been the strongest property market in Queensland for the past two years and it continues to strengthen. Not only has the region achieved unprecedented property price growth for houses and units, but the rental market is also booming. Indeed, Noosa has been confirmed as the most expensive housing market in Queensland, with Real Estate Institute of Queensland figures recording an average house price of \$900,000 – up 15.4% in just a year.

Experts say a mixture of the global pandemic, an increased ability to work from home and low interest rates has inspired lifestyle changes and retirees to bring plans forward to live on the Sunshine Coast.

REIQ chief executive Antonia Mercorella said the Sunshine Coast property market had achieved an annual growth of 7.7% - higher than Brisbane's – with the median house price now sitting at \$630,000.

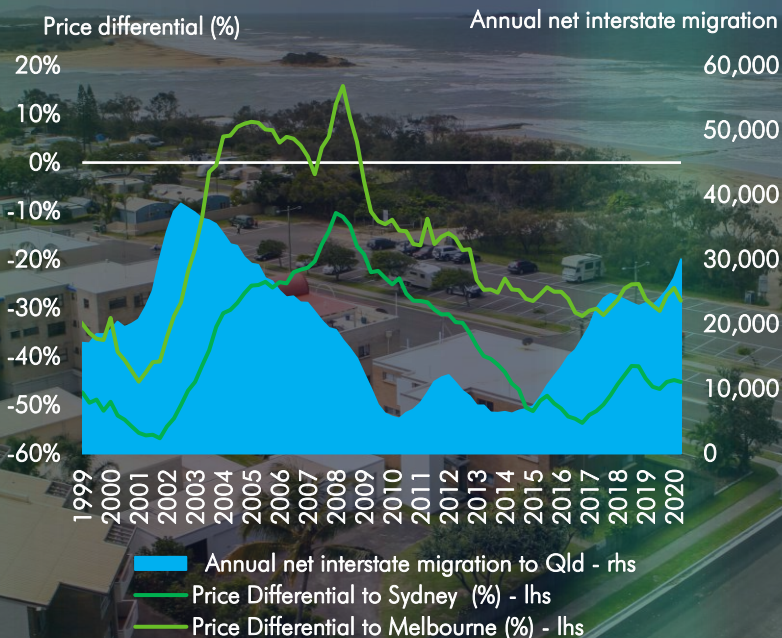
Sunshine Coast Residential Dwelling Approvals



Source: Queensland Government

Residential Market (Continued)

QLD Net Interstate Migration vs SC House Prices



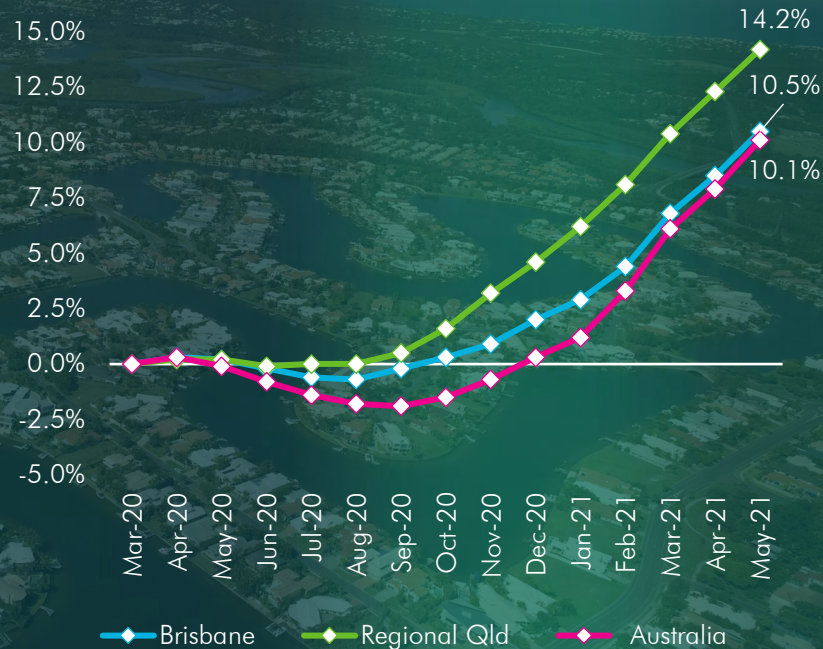
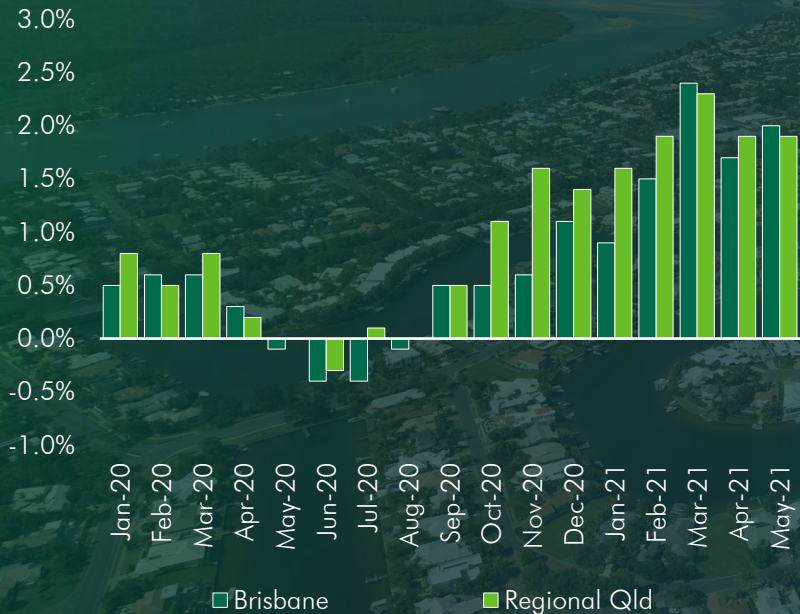
Source: REIA, ABS

The region's unit market achieved an annual growth of 10.5% - one of the strongest performing unit markets in the state.

The relative affordability of the Sunshine Coast has caused a significant amount of buyers from the southern markets of Sydney and Melbourne to consider the region, which has contributed to this price appreciation. In addition, interest rates are likely to remain low with the RBA indicating they won't raise official rates until 2024. Sunshine Coast real estate agents report auction sales regularly soaring past the reserve price – at the high end of the market, sometimes as much as \$500,000 above the reserve. Average house prices have increased by more than 15% at Yandina and Alexandra Headland, 19% at Moffat Beach, 18% at Mt Coolum and 20% at Minyama.

Recent months have seen properties being snapped up within 48 hours of listing, with agents no longer pricing property, but selling to the 'best offer by 5pm Friday'. There is a shortage of properties available to purchase, huge demand from buyers, and premiums being paid across the region. Permanent rental vacancy rates remain very low with limited availability, while holiday bookings remain strong due to Queenslanders holidaying 'local'.

Monthly Dwelling Value Change – Brisbane vs Regional QLD



Source: CoreLogic

SALES TRANSACTIONS

A scenic view of a coastal path with people walking and running, overlaid with the text 'SALES TRANSACTIONS'. The path is paved and bordered by a wooden railing on the left. The background shows a rocky beach, the ocean, and a clear blue sky. The text is in a large, bold, white font, centered horizontally across the middle of the image.



**Pelican Waters Hotel,
38 Pelican Waters Boulevard, Caloundra**

Sale Date	March 2021
Sale Price	\$10.8 Million
Yield	4.15%
Comments	Property had long term lease to ALH



**Noosa Reef Hotel,
19 Noosa Drive, Noosa Heads**

Sale Date	Changed hands in April 2021
Sale Price	\$13.9 Million
Yield	4.98%
Comments	Property had long term lease to ALH



**McDonalds
Nicklin Way, Minyama**

Sale Date	March 2021
Sale Price	\$7.1 Million
Yield	3.5%
Comments	Purchased by the sitting tenant, McDonalds



**19 Ocean Street
Maroochydore**

Sale Date	March 2021
Sale Price	\$3.55 Million
Yield	6.2%
Comments	Well known nightclub venue



**54 Canberra Terrace
Caloundra**

Sale Date	November 2020
Sale Price	\$8.5 Million
Yield	6.92%
Comments	Largely occupied by government tenants



Foundation Place, Cnr South Sea Islander Way & Market Lane, Maroochydore

Sale Date	April 2021
Sale Price	\$31.187 Million
Yield	6.34%
Comments	Fully leased building in new SunCentral development in Maroochydore CBD

INVESTMENT SALES (CONTINUED)



9 Nicklin Way, Minyama

Sale Date	August 2020
Sale Price	\$6.325 Million
Yield	7.06%
Comments	Main road position



144 Horton Parade, Maroochydore

Sale Date	July 2020
Sale Price	\$4.9 Million
Yield	6.34%
Comments	Main road position



Channel 7 Building, Horton Parade, Maroochydore

Sale Date	June 2020
Sale Price	\$6.75 Million
Yield	6.42%
Comments	Leaseback to Channel 7 for a 10-year lease term



Building 2 – 10 Capital Place, Birtinya

Sale Date	February 2021
Sale Price	\$3.115 Million
Yield	5.4%
Comments	Strata titled investment comprising a total floor area of 361sqm. One of 5 buildings in the complex.



Building 3 – 10 Capital Place, Birtinya

Sale Date	October 2020
Sale Price	\$3.94 Million
Yield	6.77%
Comments	Strata titled investment comprising a total floor area of 1,150sqm. One of 5 buildings in the complex.



Building 5 – 10 Capital Place, Birtinya

Sale Date	December 2020
Sale Price	\$3.055 Million
Yield	6.57%
Comments	Strata titled investment comprising a total floor area of 1,137sqm. One of 5 buildings in the complex.

INVESTMENT SALES (CONTINUED)



Sails Restaurant, 6/71 Hastings Street, Noosa Heads

Sale Date	October 2020
Sale Price	\$12 Million
Yield	5%
Comments	Beachfront restaurant in Hastings Street leased until January 2027



126-140 Bulcock Street, Caloundra

Sale Date	January 2020 & August 2020
Sale Price	\$7.4 Million
Yield	5.75%
Comments	Land area – 3,640sqm Situated at the southern side western end of Bulcock Street. Current improvements provide a substantial holding income pending redevelopment of this site. Potential development up to 40 metres as of right.



Hungry Jacks Nambour

Sale Date	June 2021
Sale Price	\$5.3 Million
Yield	3.71%
Comments	Includes 900sqm of undeveloped land



15-17 Dacmar Road, Coolool

Sale Date	June 2021
Sale Price	\$22.05 Million
Yield	5.8%
Comments	Long term lease to 2030 to Weir Minerals Australia



63 St Andrews Drive Tewantin

Sale Date	July 2021
Sale Price	\$10.95 Million
Yield	4.99%
Comments	Strong performing neighbourhood centre

TOWNHOUSE SITE SALES



1 Vantage Drive, Yaroomba

Sale Date	August 2020
Sale Price	\$2.3 Million
Area	604sqm
Comments	Approved for 25 townhouses. Sale equates to \$92,000 per townhouse site.



2 College Court, Little Mountain

Sale Date	June 2021
Sale Price	\$4.2 Million
Area	1.205 hectares
Comments	Approved for 40 x 2 & 3 bedroom townhouses. Sale equates to \$105,000 per townhouse site.



5 Pavilion Drive, Peregian Springs

Sale Date	May 2021
Sale Price	\$4.4 Million
Area	2.79 hectares
Comments	DA Approved for 51 x 2 & 3 bedroom townhouses. Sale equates to \$86,275 per townhouse site.

CENTRAL SUNSHINE COAST SITE SALES

19-23 Parker Street, Maroochydore

Sale Date	May 2020
Sale Price	\$3.147 Million
Area	1,958sqm
Comments	Approved for 34 units. Sale price equates to \$1,607/sqm unimproved.



Sun City Bowl, Mari Street, Alexandra Headland

Sale Date	June 2020
Sale Price	\$5.7 Million
Area	5,167sqm
Comments	Major home unit development site in handy position at Alexandra Headland (initial plans provide for 135 units). Sale analyses to \$1,103/sqm unimproved.



5 First Avenue, Maroochydore

Sale Date	July 2020
Sale Price	\$2.25 Million
Area	994sqm
Comments	Site had preliminary approval for 47 motel style units. Sale equates to \$2,263/sqm unimproved.



Cosmetics Building, 49 Cotton Tree Esplanade, Maroochydore

Sale Date	March 2020
Sale Price	\$5.5 Million
Area	1,012sqm
Comments	Current proposal is for 12 units in total over 6 levels. Sale analyses to \$5,435/sqm unimproved.



14 Memorial Avenue, Maroochydore (ex Weir's Surf Shop)

Sale Date	August 2020
Sale Price	\$2.36 Million
Area	1,012sqm
Comments	Sale equates to \$2,332/sqm unimproved.



SIPPY DOWNS SITE SALES



Lots 3 & 4, 103 Sippy Downs Drive, Sippy Downs

Sale Date	Lot 3 – Nov 2020 & Lot 4 – Mar 2021
Sale Price	\$5 Million
Area	9,086sqm
Comments	Suitably zoned for Mixed Use Development. Sale analyses to \$550/sqm unimproved.



209 Sippy Downs Drive, Sippy Downs

Sale Date	May 2021
Sale Price	\$2.35 Million
Area	6,650sqm
Comments	Site is zoned Community Facilities and appears to be only suitable for a child care centre development. For any intense child care development the site will require rezoning. Sale analysed to \$353/sqm unimproved.



Lot 3 Central Drive, Sippy Downs

Sale Date	February 2021
Sale Price	\$3.25 Million
Area	8,680sqm (NB only 7,530sqm is useable)
Comments	Development proposed for the site is believed to be a mini storage complex. Sale equates to \$433/sqm unimproved for the useable site area.

CALOUNDRA SITE SALES



21 Queen of Colonies Parade, Moffat Beach

Sale Date	May 2020
Sale Price	\$3.25 Million
Area	637sqm
Comments	Currently being developed with 5 home units – one per floor. Sale equates to \$5,102/sqm unimproved.



Lots 133-143 Bulcock Street & 72-78 Omrah Avenue, Caloundra

Sale Date	May 2021
Sale Price	\$8.25 Million
Area	6,167sqm
Comments	Major site on the northern side of Bulcock Street which is suitable for development up to 40 metres.

BIRTINYA SITE SALES



Lot 907 Eccles Boulevard, Birtinya

Sale Date	March 2020
Sale Price	\$3.6 Million
Area	3,600sqm
Comments	Multi storey medical building proposed for this site which is located directly opposite the Sunshine Coast Hospital. Sale equates to \$1,000/sqm unimproved.



Lots 930 & 931 Central Boulevard, Birtinya

Sale Date	May 2021
Sale Price	\$13.225 Million
Area	8,976sqm
Comments	Site capable of taking 193 units. Sale analyses to \$68,500 per home unit or \$1,473/sqm unimproved.



Lot 932 Central Boulevard, Birtinya

Sale Date	January 2021
Sale Price	\$3.45 Million
Area	6,434sqm
Comments	Purchased for an aged care facility by one of the leading aged care providers proposed 90 aged care beds. Sale equates to \$545/sqm unimproved.



Lot 907 Bokarina Beach, Birtinya

Sale Date	July 2021
Sale Price	\$4.925 Million
Area	3,214sqm
Comments	Development potential believed to be for 60 units over 6 levels. Sale equates to \$1,532/sqm unimproved.

CONTACT

Rem Rafter

Managing Director

Sunshine Coast

E rem.rafter@cbre.com.au

M +61 408 714 420