

Reed & Co.

ESTATE AGENTS

Relevant Sales

Noosa Waters

23 Shorehaven Drive

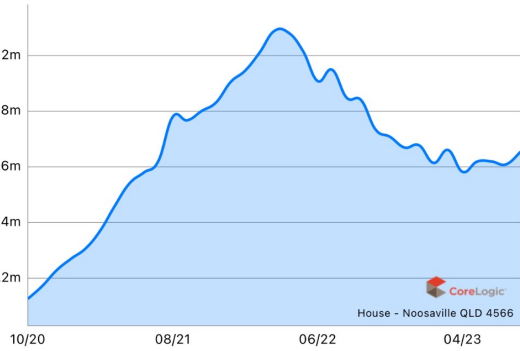
reedandco.co

Market Value | Current Trends

Median Sale Price - 20 years (House)



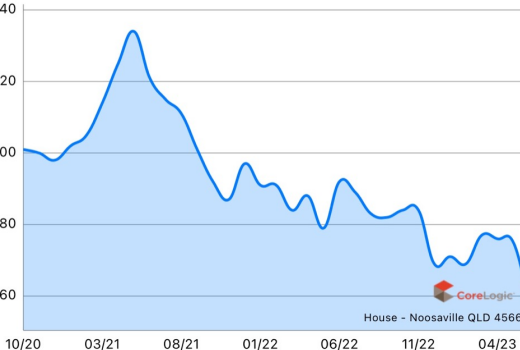
Median Value
10/20 - 08/23



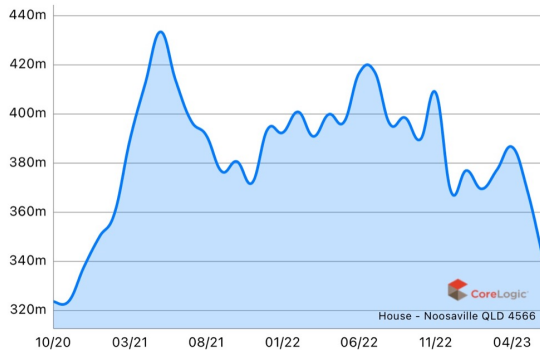
Median Days on Market
10/20 - 06/23



Number of Sales
10/20 - 06/23



Total Value of Sales
10/20 - 06/23



Relevant Sales | Noosa Waters



30 Saltwater Avenue | Noosa Waters
5 Bed | 3 Bath | 3 Car
Sold 20/04/2023 | \$4,700,000



22 The Promontory | Noosa Waters
4 Bed | 2 Bath | 2 Car
Sold 29/11/2022 | \$4,200,000



37 Shorehaven Drive | Noosa Waters
4 Bed | 2 Bath | 2 Car
Sold 14/03/2024 | \$4,000,000



44 Seamount Quay | Noosa Waters
4 Bed | 3 Bath | 3 Car
Sold 25/10/2023 | \$3,995,500



32 Mermaid Quay | Noosa Waters
3 Bed | 3 Bath | 2 Car
Sold 23/09/2023 | \$3,900,000



14 The Promontory | Noosa Waters
5 Bed | 2 Bath | 2 Car
Sold 08/04/2024 | \$3,900,000

Relevant Sales | Noosa Waters





Fun Facts | Noosa Waters

Noosa Waters was developed *over nine years* beginning in 1991.

The exclusive estate consists of 928 residential lots over 45Ha. 471 of these lots front a man-made waterway.

31 well-manicured parks, a recreational *oval* and *croquet court* which offers children's play facilities.

The water in the canal comes from the *Noosa River* and is about 400mm above the river level. The water is pumped in from the river and so is *constantly being refreshed*.

Access to the waterways by boat is for *waterfront property owners only* through a *lock and weir system* by way of a security sensor card. The lock is approximately 15m long, 4.5m wide and 2.8m deep. The lock caters for boats up to 15m in length and 4m in width.

Commercial access for conduct of river cruises and tours *is not permitted* under the Land Act as is commercial use of public land.

Residents are encouraged to join the *Noosa Waters Residents Association* (NWRA). The aim of the NWRA is to provide members with all the information needed to reside in Noosa Waters. They advocate on a diverse range of issues on behalf of all the Noosa Waters residents. These issues include – Estate Garden Maintenance, Water Watch, Lock Management for the Canals, Estate Security Patrols, Social Activities and supporting Neighbourhood Watch. Further information about NWRA can be found by simply scanning the QR code:



Statistics | That speak for themselves

Adrian Reed *Number 1* choice for waterfront sales.

Largest database of *active* buyers.

Trusted by *more sellers* on the waterfront.

Total Waterfront Sold Properties*



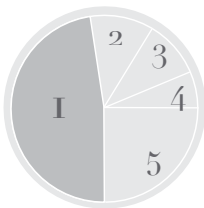
Includes off
market sales

Total Waterfront Sales*



Includes off
market sales

Sold Waterfront Properties by Agent



- 1 - Adrian Reed
- 2 - Agent 2
- 3 - Agent 3
- 4 - Agent 4
- 5 - Others

Community Fundraising Reed & Co.



Purchasing paediatric
medical equipment
for local hospitals

*Adrian Reed total agent statistics since launch in September 2018

Reed & Co.

ESTATE AGENTS



Circa 1991

*A fresh approach to Noosa's
prestige property market.*



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