

# Reed & Co.

ESTATE AGENTS

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## Relevant Sales

*Noosaville*

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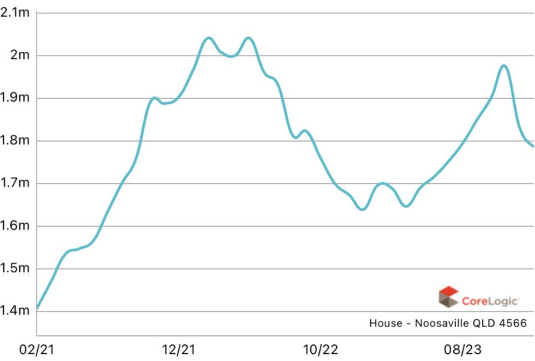
4 The Anchorage

# Market Value | Current Trends

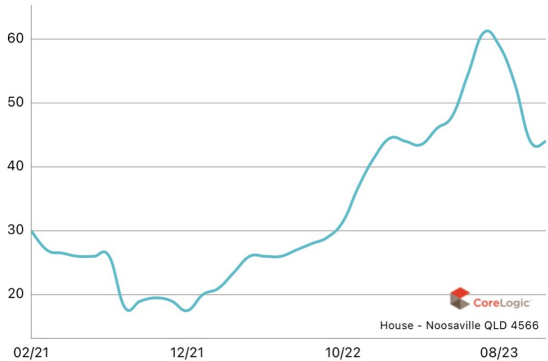
Median Sale Price - 20 years (House)



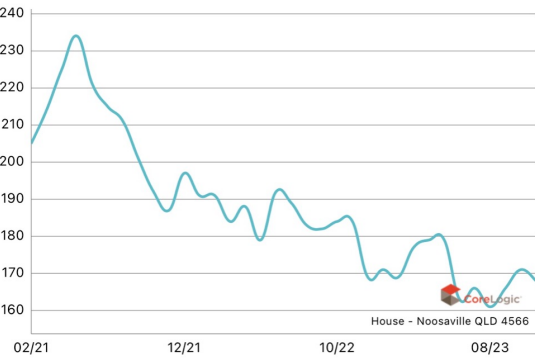
Median Value



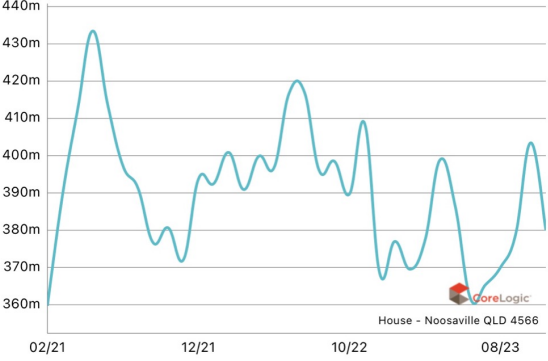
Median Days on Market



Number of Sales



Total Value of Sales



# Relevant Sales | Noosaville



39 The Anchorage | Noosaville  
5 Bed | 3 Bath | 2 Car  
Sold 11/04//2024 | \$5,300,000



41 The Anchorage | Noosaville  
4 Bed | 4 Bath | 2 Car  
Sold 02/06/2023 | \$5,300,000



69 Shorehaven Drive | Noosaville  
4 Bed | 2 Bath | 2 Car  
Sold 03/11/2023 | \$5,200,000



17 Shorehaven Drive | Noosaville  
4 Bed | 2 Bath | 3 Car  
Sold 27/05/2023 | \$5,000,000



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



117 Shorehaven Drive | Noosa Waters  
4 Bed | 3 Bath | 2 Car  
Sold April 2024 | \$4,500,000

## 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.

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Total Waterfront Sold Properties\*



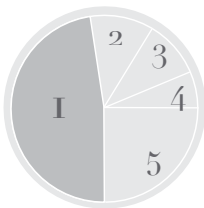
Includes off  
market sales

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

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Circa 1963

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



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