



Property Research Report

Generated: Tuesday 24 March 2026 at 05:20 pm

1. Investment Summary



5.8/10 - Above Average

Investment Score



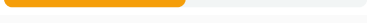


Key Reasoning

- Noosa Heads is a premium coastal suburb with strong lifestyle appeal and long-term scarcity, but detached housing prices are typically well above AUD 1,000,000, which limits choice at this budget.
- Current advertised rents for 3-bedroom homes are high in dollar terms, which supports holding costs if plans change and you need to rent the home out, but the high purchase prices can still keep yields around average rather than exceptional.
- Environmental and insurance-related risks matter in parts of the Noosa area, because council flood mapping and bushfire prone mapping apply in some pockets. This can affect both renovation flexibility and ongoing insurance costs, so address-by-address checking is essential.



Quick Facts

Metric	Value
Location	Noosa Heads and nearby Noosa-region alternatives (Noosa...
Property Type	Suburb scan with a practical focus on townhouses and un...
Estimated Value Range	AUD 850,000 to AUD 1,000,000 for many 2–3 bed units/tow...
Market Phase	mixed
Key Opportunity	The key opportunity in this area is to buy a well-locat...
Biggest Risk	The biggest risk is paying a premium price in a market ...






Score Breakdown

Category	Score	Weight
Strategy Alignment	5/10 	30%
Expert Recommendation	6/10 	25%
Risk Profile	5/10 	20%
Environmental Safety	5/10 	10%
Market Conditions	7/10 	15%

Comparison Metrics

Metric	Assessment
Affordability Vs Budget	over
Growth Potential	 Moderate
Rental Yield Assessment	average
Risk Level	 Moderate

Score Reference

Score	Rating	Guidance
 9-10	Excellent/Exceptional	Outstanding opportunity
 7-8	Good/Very Good	Strong fundamentals
 5-6	Average/Above Average	Some concerns
 3-4	Below Average/Fair	Significant concerns
 1-2	Very Poor/Poor	Avoid

2. Meta

Field	Value
Report Version	v1.1
Generated At	Tuesday 24 March 2026 at 01:00 am
Report Title	Comprehensive Property Strategy & Due Diligence Report
Report Type	Suburb

Applicability Flags

Flag	Status
Is Strata Or Body Corporate	No
Is Vacant Land	No
Is Rural Or Acreage	No
Is New Build Or Off The Plan	No
Is Heritage Listed Or Overlay	No

3. Executive Summary

Confidence: 62%

Noosa Heads is a premium coastal market where an AUD 1,000,000 budget is usually best matched to townhouses and units, not typical 3-bedroom houses.

Recommendation: Proceed With Caution

Rationale

Verified recent sales show many 3-bedroom houses in Noosa Heads transacting above AUD 1,000,000, which limits suitable detached-house options at this budget. Buying in Noosa can still be a sensible long-term lifestyle decision if you choose the right property type and do careful hazard, insurance, and body corporate checks. The largest avoidable mistake for first-home buyers in this market is falling in love with a location and then discovering late that flood or bushfire mapping, high insurance premiums, or body corporate costs make the home harder to afford or harder to improve later.

Key Strengths

- Noosa Heads has strong lifestyle appeal and is a globally known coastal destination, which supports ongoing demand for well-located homes.
- ABS Census data shows a mature, established community with a high share of homes owned outright, which often aligns with tighter supply and lower forced selling in downturns.
- Current advertised rents for 3-bedroom homes in Noosa Heads are high in dollar terms, which provides a useful safety net if you ever need to rent the property out.

Key Weaknesses

- Detached houses in Noosa Heads are often well above AUD 1,000,000, meaning buyers at this budget face limited choice and may need to accept compromises on size, condition, or location.
- Some parts of the Noosa area are flagged in council flood and bushfire mapping, which can raise insurance costs and add extra planning requirements for renovations or extensions.
- Units and townhouses can come with body corporate fees and the risk of special levies, which can be hard to predict without careful document review.

Critical Risks

- Address-specific flood hazard exposure can increase insurance premiums and may reduce resale demand in certain pockets.
- Bushfire prone mapping can trigger additional building requirements if you ever renovate or rebuild, increasing future costs.
- Overpaying in a premium market can reduce flexibility if you need to sell within 3 to 5 years, because high-end markets can be more sensitive to interest rates and buyer confidence.

Target Offer Strategy

For a suitable townhouse or unit, aim to negotiate with evidence from comparable sold results in the same complex or within 1 to 2 kilometres. Make your offer subject to finance and a satisfactory building and pest report (and for

strata, subject to body corporate record review). If a property is going to auction, complete your contract review and inspections before auction day so you are not forced into an unconditional decision.

Confidence: 62%

4. Strategy Alignment

Confidence: 62%

Noosa Heads is a premium coastal market where many 3-bedroom homes and larger townhomes sell well above AUD 1,000,000, and even many units can be above that level. Based on verified sold examples, 3-bedroom houses in 2025 ranged from about AUD 1.3 million to well above AUD 2.0 million in Noosa Heads, with waterfront and tightly held pockets much higher. This means the most realistic way to buy in this area at an AUD 1,000,000 total budget is usually to focus on smaller or older units, smaller townhouses, or to look at nearby Noosa-region suburbs where prices are typically lower than Noosa Heads itself. If you are set on Noosa Heads, you will likely need to compromise on size, age, or exact location within the suburb.

Alignment Score:

52%

Fit by Criterion

Criterion	Fit	Evidence
Budget	Partial	Verified 2025 sold 3-bedroom houses in Noosa Heads comm...
Location	Strong	Noosa Heads is a well-established coastal lifestyle loc...
Yield/Growth Ob...	Partial	Gross rental yields in premium coastal markets are ofte...
Renovation/Deve...	Strong	Because you prefer no renovation and no development, fo...
Risk Tolerance	Partial	Some parts of Noosa are affected by flood mapping and b...

Conflicts and Tradeoffs

- If you want to stay within AUD 1,000,000 in Noosa Heads, you will usually trade off land size and privacy, because standalone houses are often above this price point.
- If you choose a unit or townhouse to hit the budget, you may trade off future renovation freedom, because body corporate rules can limit changes and ongoing fees apply.
- If you prioritise being close to the beach and Hastings Street, you will usually trade off price and may face more noise and holiday letting activity in nearby pockets.

Prioritised Recommendations

1. Use the Noosa Plan 2020 interactive mapping to shortlist streets and complexes that are not flagged for higher flood hazard or bushfire prone areas, and keep screenshots or PDF exports as part of your purchase file.
2. Target 3-bedroom townhouses and larger units first, because they are the most realistic path to staying near your AUD 1,000,000 budget in Noosa Heads, based on verified recent sales evidence for houses being commonly above that level.
3. If you must buy a standalone house, expand the search to adjacent Noosa-region suburbs (for example Noosaville, Tewantin, or Sunshine Beach depending on your budget flexibility), and treat Noosa Heads houses under AUD 1,200,000 as 'rare' and likely to require compromise on condition or location.
4. Get insurance quotes early for any shortlisted address, using the exact street address, because coastal hazard exposure (storm, flood, bushfire) can change premiums significantly between nearby streets.
5. For any unit/townhouse, request the full body corporate records early (minutes, budgets, sinking fund balance, and any planned major works), because special levies can be a surprise cost for first-home buyers.

Alternatives if Misaligned

Consider Noosaville or Tewantin as nearby alternatives that can still feel 'Noosa' but may offer better value at the AUD 1,000,000 level, especially for 3-bedroom townhouses or older houses.

Confidence: 62%

5. Budget Feasibility

Confidence: 55%

Price Expectation Aud:

In Noosa Heads, verified 2025 3-bedroom house sales commonly sit above AUD 1,000,000 and often around AUD 1.3m to AUD 2.5m for typical non-waterfront homes, with premium pockets far higher. Units and townhouses are more likely to fall closer to an AUD 1,000,000 purchase ceiling, but exact current medians for 2026 are unknown from publicly verifiable sources.

Max Budget Aud1000000

Transaction Costs

Item: stamp_duty_estimate

Notes:

Queensland transfer duty depends on purchase price and eligibility for first-home concessions. Use the Queensland Government calculator or your conveyancer to confirm the correct amount for your situation and the exact contract price.

Item: lender_mortgage_insurance

Notes:

With a AUD 200,000 deposit on a AUD 1,000,000 purchase, you may be at 80% loan-to-value ratio, which can sometimes avoid LMI, but the exact result depends on valuation and lender policy.

Item: conveyancing

Notes:

Conveyancing (legal work for the contract) varies by firm and complexity. Budget extra for searches and any building and pest report costs.

Borrowing Scenario

Loan Amount Aud800000

Ltv Pct:80

Affordability Commentary:

Based on verified recent sales, Noosa Heads standalone houses that meet a typical 3-bedroom requirement often sell above AUD 1,000,000, which means buying a house there may require either increasing the budget, accepting a smaller/less central property, or buying a townhouse/unit instead. Because interest rate assumptions and your confirmed borrowing capacity are unknown, you should ask your lender or broker for an updated maximum purchase price (including stamp duty and fees) that still leaves a comfortable monthly buffer. This is especially important in a premium market where properties can sell quickly and price competition can be strong.

Confidence: 55%

Sources

- realestate.com.au: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-146052800>
- Domain: <https://www.domain.com.au/news/noosa-heads-home-values-forecasted-to-double-to-4-3-million-by-2032-1389784/>



6. Opportunity Shortlist

This shortlist is location-based because no single property address was provided. The items are practical 'buy boxes' inside and near Noosa Heads that are more likely to fit an AUD 1,000,000 total budget and a low-risk, move-in-ready preference.

Noosa Heads (QLD 4567) – 3-bed townhouse or large unit in low-hazard pockets

Fit: 68%

Metric	Value
Expected Price	\$950,000
Weekly Rent	\$1,200
Yield	6.6%
Distance to CBD	115 km

Pros

- You can often get close to the Noosa lifestyle at a lower entry price than a standalone house by choosing a townhouse or larger unit.
- Townhouses and units can reduce maintenance workload compared with older standalone houses, which suits a no-renovation preference.

Cons

- Body corporate fees and rules apply, and special levies can happen if major repairs are needed.
- Some pockets are exposed to flood or bushfire mapping, and this can affect insurance costs.

Value Thesis

In a premium coastal suburb where detached houses are commonly above AUD 1,000,000, a well-located townhouse or large unit can be the most realistic way to buy into the area without taking on renovation risk. The key is to choose a complex with strong building maintenance and to avoid hazard-flagged streets where possible.

Key Risks

Body corporate cost surprises if the sinking fund is low or major works are planned., Insurance premium jumps for specific addresses due to flood or bushfire mapping.

Noosaville – townhouse/duplex-style homes with good day-to-day practicality

Fit: 70%

Metric	Value
Expected Price	\$1,000,000
Weekly Rent	\$1,000
Yield	5.2%
Distance to CBD	116 km

Pros

- Noosaville can provide strong access to river, shops, and services, and it can be more practical for everyday living than the most tourist-heavy parts of Noosa Heads.
- You may find better value than Noosa Heads for a similar size home.

Cons

- Some parts of the broader Noosa area have flood mapping, so you still need address-by-address checks.

- Peak season traffic and visitor pressure can still affect some roads and parking.

Value Thesis

If Noosa Heads house prices are pushing above your comfortable range, Noosaville is a logical 'next ring' that still feels like Noosa but can offer more realistic options near AUD 1,000,000.

Key Risks

Flood mapping exposure in some precincts can increase insurance costs and create building constraints.

Tewantin – family-oriented housing options and potentially lower entry price		Fit: 66%
Metric	Value	
Expected Price	\$900,000	
Weekly Rent	\$850	
Yield	4.9%	
Distance to CBD	118 km	

Pros

- Tewantin can offer a more achievable price point while remaining close to Noosa amenities.
- You may find more 'normal suburb' living conditions, which some owner-occupiers prefer.

Cons

- You may be further from the beach and the most famous Noosa amenities.
- Some parts of the broader area can still have flood or bushfire considerations.

Value Thesis

If you want a lower-risk purchase with less price pressure than Noosa Heads, Tewantin can be a practical alternative that still keeps you within the Noosa region.

Key Risks

Location trade-off if your lifestyle priorities depend on walking access to beaches and Hastings Street.

Noosa Heads – smaller 2-bed unit in a top location as a stepping-stone		Fit: 60%
Metric	Value	
Expected Price	\$850,000	
Weekly Rent	\$750	
Yield	4.6%	
Distance to CBD	115 km	

Pros

- This can allow you to buy into Noosa Heads sooner, even if a 3-bedroom option is out of reach right now.
- Lower purchase price can reduce repayment stress, which matters in a higher interest rate environment.

Cons

- It does not meet the 3-bedroom preference, so it is a compromise.
- Some unit locations can have more noise and holiday-letting style activity, depending on the building.

Value Thesis

In premium suburbs, a smaller unit can be a sensible first-home stepping-stone. The key is to choose a building with good maintenance records and realistic body corporate costs.

Key Risks

Body corporate fees and potential special levies., Resale demand can be more sensitive if many similar units exist in the same pocket.

7. Search Strategy

Confidence: 60%

Brief:

This is a suburb-based strategy for buying in and around Noosa Heads with an AUD 1,000,000 total budget and a lower risk tolerance. The goal is to minimise nasty surprises by filtering for low-hazard locations, good building records, and realistic price expectations.

Target Suburbs Or Precincts

- Noosa Heads (QLD 4567) – focus on townhouses and larger units in lower hazard pockets
- Noosaville – as the closest value alternative
- Tewantin – as a further value alternative within the Noosa region

Property Filters

Price Range AudAUD 750,000 to AUD 1,000,000

Beds: 2 to 3 (prefer 3, accept 2 if location and building quality are excellent)

Baths: 1 to 2

Land Min Sqm: not_applicable for units; for houses/townhouses treat as flexible

Sourcing Channels

- on_market
- pre_market
- auction
- private_treaty
- off_market
- EOI

Inspection Plan:

You should plan to inspect at least 6 to 10 properties in-person (or via a trusted local buyer's agent if you are not local) before making an offer. For each shortlisted address, you should first check Noosa Plan 2020 mapping for zoning and overlays, then get an insurance quote using the exact address, and only then spend money on building and pest or body corporate searches. This order reduces the risk of paying for reports on a property you later decide is too risky or too expensive to insure.

Offer Timing Plan:

If you find a suitable property, you should be ready to act quickly, but not emotionally. In practice, this means having your conveyancer lined up, knowing your absolute walk-away price, and having a short due diligence list you can complete within a standard contract timeframe. If the property is going to auction, you should complete building and pest checks and contract review before auction day, because there is usually no cooling-off period for auction purchases in Queensland.

Fallback Plan:

If you cannot find a 3-bedroom option in Noosa Heads within budget and acceptable hazard/insurance conditions, you should shift the search to Noosaville or Tewantin for a 3-bedroom townhouse/house, or accept a 2-bedroom unit in a better Noosa Heads location as a stepping-stone purchase.

Confidence: 60%



Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Community/Mapping/Noosa-Plan-2020-mapping>
- Noosa Shire Council: <https://www.noosa.qld.gov.au/Community/Mapping/Disaster-Mapping>

8. Property Snapshot

Description:

not_applicable because no specific property address or listing was provided. This report is a suburb-level strategy and risk scan for Noosa (primary focus on Noosa Heads and nearby alternatives).

Layout Notesnot_applicable because no specific property was provided.

Recent Renovations Or Defectsunknown because no property inspection material was provided.

Site Photograph Brief Alt Textnot_applicable because no photos were provided.

Key Metrics Table

Metric:Land area (sqm)

Value:not_applicable because no subject property was provided.

Metric:Building area (sqm)

Value:not_applicable because no subject property was provided.

Metric:Zoning

Value:

unknown because zoning depends on the exact address. Use the Noosa Plan 2020 mapping for each shortlisted property.

Metric:Overlay(s)

Value:

unknown because overlays depend on the exact address. Use council flood and disaster mapping tools for each shortlisted property.

Sources

- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>
- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>

9. Location Overview

Confidence: 68%

Suburb Profile:

Noosa Heads is a premium coastal suburb within the Noosa Shire on Queensland's Sunshine Coast. It is well known for beaches, national park access, and a strong tourism economy, which tends to support long-term demand for housing but can also increase price volatility in higher-priced segments when interest rates rise. The local housing market includes a mix of separate houses, townhouses, and apartments, with many buyers attracted to lifestyle and downsizer living rather than purely affordability.

Demographics Insight:

ABS 2021 Census QuickStats for the Noosa Heads SA2 shows a median age of 54, which is older than many Australian suburbs and suggests a large downsizer and retiree presence. The same ABS snapshot shows a high share of homes owned outright (49.0%) and a relatively smaller share owned with a mortgage (23.6%). In plain English, this often means many owners are not forced to sell quickly during short-term interest rate changes, which can keep supply tight, but it can also mean fewer 'entry level' opportunities for first-home buyers.



Economy Employment:

The local economy has a significant tourism and services component. This can be positive for local amenity and jobs, but it can also mean seasonal peaks in traffic and activity and can influence the rental market, including higher rent levels for well-located homes.

Gentrification Trends:

Noosa Heads is already a high-amenity, established market rather than an early-stage gentrification area. The more relevant trend for buyers is ongoing upgrade and redevelopment pressure in certain pockets, which can lift prices but also increase construction activity and planning complexity.

Crime And Safety Snapshot:

unknown. Crime rates vary by street and over time, and this report did not retrieve a current official crime dashboard for Noosa Heads. If safety is a key concern, you should review Queensland Police crime statistics for the exact area and speak with locals during inspections.

Median Household Income Au\$5836

Median Age:54

Confidence: 68%

Sources

- Australian Bureau of Statistics: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/316051434>
- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Noosa-Plan-2020>

10. Planning Zoning Overlays

Confidence: 55%

Zoning Summary:

Zoning in Noosa Heads depends on the exact address and can vary street to street. Before you make an offer, you should check the Noosa Plan 2020 interactive mapping for the property's zone (for example low density residential, medium density, or centre zones). Zoning affects what you can do in the future, such as extensions, rebuilding, or running certain businesses from home.

Overlays

Name: Flood Hazard Overlay (address-specific)

Implications:

If a home is mapped as flood affected, you may face higher insurance premiums and extra building requirements. Even if the home has never flooded, lenders and insurers often price risk based on mapping.

Permit Requirements:

You may need additional reports or design changes for building approvals, such as minimum floor levels or engineering certification, depending on the mapped hazard level.

Source Url:<https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>

Name: Bushfire prone mapping (address-specific)

Implications:

If a property is in a bushfire prone area, future building work can require extra construction standards to reduce ember and radiant heat risk. This can increase build and renovation costs.

Permit Requirements:

Council or state planning requirements may apply for development applications in mapped areas, and you may need bushfire assessments for certain works.

Source Url:<https://www.noosa.qld.gov.au/Community/Mapping/Disaster-Mapping>



Development Controls

Setbacks Summary:

unknown because these controls depend on the exact zone, overlay, and the type of development. Confirm using Noosa Plan 2020 and a town planner for the specific address.

Confidence: 55%

Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Noosa-Plan-2020>
- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>
- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>

11. Site Title Services

Confidence: 35%

Title Summary:

not_applicable because no specific property (lot/plan) was provided. Title details must be checked per property through a Queensland title search and the contract of sale.

Easements Covenants Encumbrances

Implication unknown because this is property-specific and requires a title search.

Lot Dimensions

Topography Soil Notes:

unknown because these are property-specific and require site inspection and, where needed, a survey or geotechnical advice.

Utilities And Connections

Service: water/power/gas/sewer/NBN

Notes:

Utility connections must be confirmed for each shortlisted property. For units and townhouses, also confirm if services are separately metered.

Confidence: 35%

Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Community/Mapping/Noosa-Plan-2020-mapping>
- Queensland Government – Department of State Development, Infrastructure, Local Government and Planning: <https://www.planning.qld.gov.au/planning-framework/mapping>

12. Dwelling Condition

Confidence: 30%

Methodology Note Visual/desktop review; not a building inspection.

Construction Summary:

not_applicable because no subject property was provided. Construction type and condition should be assessed for each shortlisted property with a qualified building inspector.

Condition By Element

Element: Roof

Issues: unknown because no property was inspected.

Element: Foundation/stumps



Issues: unknown because no property was inspected.

Compliance Items

Item: Smoke alarms

Notes:

Confirm smoke alarm compliance for the specific dwelling. Queensland requirements differ depending on whether it is owner-occupied or rented, and compliance should be verified before settlement.

Confidence: 30%

Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Noosa-Plan-2020>
- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>

13. Environmental Hazards Risks

Confidence: 58%

Summary:

In the Noosa area, flood mapping and bushfire prone mapping can apply to some streets and precincts. This does not automatically mean a property is unsafe, but it can change insurance costs and the approvals process for future building work. Because you have a lower risk tolerance, you should treat hazard checks and insurance quotes as a first step, not a final step.

Hazards

Type: flood

Map Link: <https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>

Notes:

Flood exposure is address-specific. Use council flood maps and confirm with an insurer using the exact address.

Type: bushfire

Map Link: <https://www.noosa.qld.gov.au/Community/Mapping/Disaster-Mapping>

Notes:

Bushfire prone mapping is address-specific. If mapped, future building work may need additional design and materials.

Type: soil_contamination

Notes:

No specific contamination mapping was retrieved for Noosa Heads in this report. If a property has a history of commercial use or fill, you should ask your conveyancer about environmental searches.

Type: noise_aircraft/road/rail

Notes:

Noise is street-specific. During inspections, visit at different times of day and check nearby main roads, construction sites, and hospitality precincts.

Insurance Implications:

Insurance pricing can vary dramatically in coastal and hazard-mapped areas. Before making an offer, get at least two insurance quotes using the exact address and the building type (house versus unit). If quotes are unusually high or exclusions apply, treat that as a serious red flag and renegotiate or walk away unless the property is priced to compensate for the ongoing cost.

Confidence: 58%



Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>
- Noosa Shire Council: <https://www.noosa.qld.gov.au/Community/Mapping/Disaster-Mapping>
- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>

14. Local Market Conditions

Confidence: 42%

Market Phase: mixed

Days On Market Trend:

unknown because a current suburb-specific days-on-market dataset within the last 30 days was not retrieved from an authoritative source in this report.

Stock Levels Trend:

unknown because a current suburb-specific stock-on-market dataset within the last 30 days was not retrieved from an authoritative source in this report.

Buyer Competition:

Based on premium coastal positioning and high price points, competition is typically strongest for well-priced, move-in-ready homes and well-located units/townhouses. Exact competition intensity for the last 30 days is unknown due to missing current stock and clearance data.

Macro Factors:

Higher interest rates can reduce borrowing power and can soften buyer demand at the expensive end of the market, but tightly held lifestyle suburbs can still remain competitive when supply is limited.

Confidence: 42%

Sources

- Reserve Bank of Australia: <https://www.rba.gov.au/cash-rate-target-overview.html>
- SQM Research: <https://sqmresearch.com.au/property/vacancy-rates?postcode=4567>

15. Comparable Sales Analysis

Confidence: 60%

Selection Method: Because no single subject property was provided, the comparable sales below are used to anchor real price reality for 3-bedroom houses in Noosa Heads. They are not adjusted against a subject dwelling. For an actual purchase, you should select comparables within 2.0 km of the specific address, similar land size and condition, and sold within the last 6 months where possible.

Comparable Properties

Address	Sale Price	Beds	Land Size	Sale Date
4 Eugarie Street, Noosa Head...	\$1,275,000	N/A	N/A	08/05/2025
25 Leslie Drive, Noosa Heads...	\$1,420,000	N/A	N/A	11/01/2025
43 Tarina Street, Noosa Head...	\$1,500,000	N/A	N/A	10/04/2025

Valuation Synthesis

These sold examples support a key conclusion for this strategy report: in Noosa Heads, many 3-bedroom detached houses sell above AUD 1,000,000. For an AUD 1,000,000 total budget, the most realistic path to buying in Noosa Heads is usually a townhouse or unit, unless a rare, compromised, or less central house becomes available.

Confidence: 60%



Sources

- realestate.com.au: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-147538552>
- realestate.com.au: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-146052800>
- realestate.com.au: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-146837176>

16. Pricing Valuation

Confidence: 50%

Methods

Method:comparable_sales

Conclusion Aud950000

Notes:

This is a budget-aligned estimate for a 2–3 bedroom unit or townhouse in Noosa Heads, not for a detached house. Detached house comparables shown are often above AUD 1.0m.

Method:income_capitalisation

Conclusion Aud946000

Notes:

Illustrative only: using a rent benchmark of about AUD 1,040 to AUD 1,200 per week for a 3-bedroom rental listing and assuming a 5.7% to 6.6% gross yield suggests a wide value range. This is not a substitute for sold comparables and must be checked against strata costs and insurance.

Estimated Value Range Aud

Low:850000

High:1000000

Most Probable Value Aud950000

Sensitivity Analysis

Driver:market shift $\pm 5\%$

Impact On Value Aud:

A 5% market fall would reduce a AUD 950,000 value to about AUD 902,500. A 5% rise would increase it to about AUD 997,500.

Confidence: 50%

Sources

- realestate.com.au: <https://www.realestate.com.au/property-house-qld-noosa%2Bheads-443587112>
- realestate.com.au: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-146837176>

17. Rental Investment Metrics

Confidence: 56%

Rental Comparables

Address	Weekly Rent	Beds	Notes
8 Mirrabook Court, Noosa Hea...	\$1,200/wk	N/A	Listing shows availability ...
5 Mirrabook Court, Noosa Hea...	\$1,199/wk	N/A	Check inspection availabili...
9 David Street, Noosa Heads ...	\$1,040/wk	N/A	Listing notes rent increase...



Five Year Hold Scenarios

Base Case

Assumptions:

This is an owner-occupier-focused report. The base case assumes you live in the home and only rent it out if plans change. It assumes rent around AUD 1,150 per week for a 3-bedroom home as a rough benchmark, but it does not include body corporate fees, insurance, rates, maintenance, or vacancy.

Cashflow Summary:

If you ever need to rent the property out, the advertised rent levels in Noosa Heads suggest it could meaningfully offset mortgage repayments. However, net cashflow may be much lower after insurance, maintenance, and (if applicable) body corporate fees, so do not rely on gross rent alone.

Confidence: 56%

Sources

- realestate.com.au: <https://www.realestate.com.au/property-house-qld-noosa%2Bheads-443594260>
- realestate.com.au: <https://www.realestate.com.au/property-house-qld-noosa%2Bheads-443596956>
- realestate.com.au: <https://www.realestate.com.au/property-house-qld-noosa%2Bheads-443587112>
- SQM Research: <https://sqmresearch.com.au/property/vacancy-rates?postcode=4567>

18. Development Potential

Confidence: 50%

Highest And Best Use:

For a first-home owner-occupier in Noosa Heads with a no-development preference, the highest and best use is typically to buy a well-maintained home that suits your day-to-day living and avoids high-risk overlays. If you buy a unit or townhouse, your practical 'development potential' is usually limited to internal improvements and minor works, subject to body corporate approval and council rules.

Feasibility Scenarios

Scenario Name: Not pursued (owner-occupier focus)

Yield Summary:

No development scenario is recommended for this scope because your preference is no development and because feasibility is highly site-specific in Noosa due to zoning and overlays.

Key Constraints:

Zoning and overlays vary by address under Noosa Plan 2020. Flood and bushfire mapping can add design and approval requirements. For units and townhouses, body corporate rules can limit changes.

High Level Financials:

unknown because a feasibility study requires a specific site, concept design, and current builder pricing.

Permit Pathway Summary:

If you later choose to renovate or extend, you should first confirm zoning and overlays on the Noosa Plan 2020 map, then speak with a local town planner before spending money on design. This avoids starting a design that is not approvable due to overlays or zone limits.

Confidence: 50%

Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Noosa-Plan-2020>
- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>



19. Transport Accessibility

Confidence: 35%

Commute Summary:

unknown because no specific workplace destination was provided. In general, Noosa Heads is a car-oriented coastal area with local bus services. If commuting to Brisbane regularly is required, you should test-drive the route at peak times because travel times can vary significantly with traffic and holiday periods.

Nearest Public Transport

Mode: bus

Distance Km: 0.5

Road Connectivity:

Noosa Heads is connected to the broader Sunshine Coast and Brisbane via regional road networks. Travel times can be impacted by peak tourism periods, school holidays, and local congestion near key precincts.

Cycle Infrastructure Notes:

unknown. If cycling is important, you should check council maps and do a practical route test from shortlisted addresses.

Confidence: 35%

Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Community/Mapping/Noosa-Plan-2020-mapping>
- Australian Bureau of Statistics: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/316051434>

20. Amenities Lifestyle

Confidence: 40%

Overview:

Noosa Heads is known for beach access, national park proximity, dining, and a strong outdoor lifestyle. These amenities can support long-term desirability, but they can also bring peak-season crowds, traffic, and parking pressure in some pockets.

Amenities

Category: park

Distance Km: 1

Notes:

No specific park or reserve was verified in this report. Confirm nearby parks during inspections based on your shortlisted addresses.

Category: retail

Distance Km: 1

Notes:

Retail access varies by pocket. Confirm walking and driving routes and parking convenience during inspections.

Category: health

Distance Km: 2

Notes: Confirm nearest GP, pharmacy, and emergency access once you shortlist specific addresses.

Category: dining

Distance Km: 1



Notes:

Dining precincts can be a lifestyle positive but can also add noise and parking pressure. Visit at night before committing.

Liveability Considerations:

Before buying, visit the exact street at least twice: once during a busy time (weekend or school holidays) and once at night. This helps you understand noise, parking, and traffic. For units, ask whether short-term letting is common in the building, because it can change the feel of the community and building wear-and-tear.

Confidence: 40%

Sources

- Australian Bureau of Statistics: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/316051434>
- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>

21. Education School Catchments

Confidence: 25%

Summary:

unknown because specific school catchments and nearest schools were not verified with an authoritative catchment tool for this report. If schools matter for resale value or family planning, you should confirm the catchment status for each shortlisted address before offering, because boundaries can change and some schools have enrolment restrictions.

Schools

Type:primary

Distance Km:1.5

Type:secondary

Distance Km:3

Confidence: 25%

Sources

- ACARA: <https://www.myschool.edu.au/>
- Australian Bureau of Statistics: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/316051434>

22. Digital Connectivity

Confidence: 20%

Internet**Mobile Coverage Notes:**

unknown. You should test your mobile signal on-site during inspections, especially inside the home, and confirm NBN availability using the exact street address.

Confidence: 20%

Sources

- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>
- Australian Bureau of Statistics: <https://www.abs.gov.au/census/find-census-data/quickstats/2021/316051434>



23. Legal Compliance Checks

Confidence: 30%

Planning Compliance Summary:

unknown because compliance depends on the specific property and any past renovations or approvals. For any shortlisted home, your conveyancer should review the contract and any council approvals (if provided), and you should cross-check zoning and overlays on the Noosa Plan 2020 map.

Building Permits History:

unknown. This must be checked for the specific address through contract documents and council records where available.

Strata Body Corporate

Applicablefalse

Bylaws Notable Restrictions:

unknown. If you buy a unit or townhouse, these items become applicable and must be checked before you commit.

Confidence: 30%

Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Noosa-Plan-2020>
- Noosa Shire Council: <https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>

24. Negotiation Strategy

Confidence: 55%

Campaign Intelligence:

Because no specific listing was provided, the key intelligence you need to gather for each target property is: how long it has been on the market, whether the price has changed, how many contracts have fallen over, and why the seller is moving. Ask the agent these questions directly and write down their answers, then verify what you can (for example, by checking listing history and comparable sales).

Buyer Positioning:

As a first-home buyer, your strength is being ready to move quickly and cleanly if the due diligence checks out. You should position yourself as organised and decisive, but only after you have checked insurance costs, planning overlays, and (for strata) body corporate records.

Offer Tactics:

For private treaty: start with a written offer supported by 3 to 5 comparable sales and include clear conditions (finance, building and pest, and body corporate record review if relevant). For auction: do all checks before auction day and set a firm walk-away price. If the property has known hazards or higher insurance costs, use those as negotiation points supported by written insurance quotes.

Recommended Conditions

- finance
- building_pest
- due_diligence
- subject_to_sale

Walk Away Price Aud1000000

Confidence: 55%



Sources

- Noosa Shire Council: <https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>
- realestate.com.au: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-147538552>

25. Due Diligence

Outstanding Items

Item	Priority	Responsible	Due By
Confirm current suburb-wide media...	High	buyer	31/03/2026
For each shortlisted address, exp...	High	buyer	31/03/2026
Get at least two insurance quotes...	High	buyer	31/03/2026
If buying a unit or townhouse, or...	High	solicitor	07/04/2026
Confirm the latest vacancy rate f...	Medium	buyer	31/03/2026
Verify nearest schools and catchm...	Medium	buyer	14/04/2026

Confirm current suburb-wide median pr...:

This is needed to replace older publicly verifiable median references and to strengthen the affordability and market phase assessment.

For each shortlisted address, export ...:

Do this before making any offer, because flood/bushfire overlays are address-specific.

Get at least two insurance quotes for...:

Insurance cost is a key affordability risk in coastal and hazard-mapped locations.

If buying a unit or townhouse, order ...:

This is the best way to avoid special levy surprises and to understand rules around pets, renovations, and short-term letting.

Confirm the latest vacancy rate figur...:

SQM displays this in an interactive chart. Screenshot the current month's number for your records.

Verify nearest schools and catchments...:

Catchments can affect resale value and day-to-day convenience.

Recommended Site Inspections

- Building And Pest
- Plumber Drain Camera
- Electrician
- Surveyor
- Town Planner

Documents to Request

- Contract Of Sale
- Title
- Plan Of Subdivision
- Strata Minutes

- Rates Notices
- Building Permits

26. Risk Register

The property you choose is in a mapped flood hazard area, which inc...

Likelihood: **Medium** Impact: **High** Residual: **Medium**

The property you choose is in a mapped flood hazard area, which increases insurance costs and can restrict future building work.

Mitigation:

Check the council flood mapping for the exact address before offering, and obtain at least two written insurance quotes. If premiums are high, renegotiate the price or choose a different address.

The property you choose is in a bushfire prone mapped area, increas...

Likelihood: **Medium** Impact: **Medium** Residual: **Medium**

The property you choose is in a bushfire prone mapped area, increasing future renovation or rebuild costs.

Mitigation:

Use council disaster mapping and state planning mapping to confirm bushfire status for the exact address. If mapped, ask a building professional what extra construction requirements may apply before you commit.

Body corporate fees and special levies make a unit or townhouse mor...

Likelihood: **Medium** Impact: **High** Residual: **Medium**

Body corporate fees and special levies make a unit or townhouse more expensive than expected.

Mitigation:

Make the offer subject to a satisfactory body corporate records review. Check sinking fund balance, insurance premiums for the building, and planned capital works. Avoid buildings with repeated water ingress, concrete spalling, or ongoing disputes unless priced to compensate.

You overpay in a premium market and then need to sell within a shor...

Likelihood: **Medium** Impact: **Medium** Residual: **Medium**

You overpay in a premium market and then need to sell within a short timeframe, reducing flexibility if prices soften.

Mitigation:

Set a firm walk-away price supported by comparable sold results. Prefer properties with broad appeal (good layout, parking, light, and low-hazard location) and plan for a 7–10 year hold if possible to ride out market cycles.

Rental market data and vacancy conditions change quickly, so using ...

Likelihood:

Medium

Impact:

Medium

Residual:

Low

Rental market data and vacancy conditions change quickly, so using stale information could lead to wrong decisions if you need to rent the property out.

Mitigation:

If you want the rental safety-net, re-check vacancy and rent comparables right before purchase and keep a conservative buffer in your budget for vacancy and maintenance.

27. Australian Economy & Global Context

Confidence: 62%

Headline:Australian Economy & Global Context

Macro Summary:

Australia is in a higher interest rate environment, with the RBA cash rate target at 3.85% (as at early February 2026). In plain English, this usually means higher mortgage repayments than a few years ago and stricter borrowing limits, which can reduce what buyers can pay and can make negotiation slightly easier in some expensive markets. At the same time, the labour market remains relatively tight with an unemployment rate around the low 4% range, which can support household incomes and reduce forced selling. New dwelling approvals fell sharply in January 2026, which may point to slower new supply coming through later, which can support prices and rents in well-located markets if demand stays steady.

Australian Indicators

Indicator:RBA cash rate target

Latest Value:3.85% (effective 4 Feb 2026)

Trend:up

Buyer Impact:

Higher rates reduce borrowing power and increase monthly repayments. For a premium suburb like Noosa Heads, this can reduce the number of buyers who can stretch to detached houses, which is one reason townhouses and units can become the 'value' segment.

Indicator:Unemployment rate (seasonally adjusted)

Latest Value:4.3% (February 2026)

Trend:stable_to_slightly_up

Buyer Impact:

A relatively low unemployment rate can support buyer confidence and reduce distressed sales. This can keep supply tight in established lifestyle markets where many owners are financially secure.

Indicator:Dwelling approvals (seasonally adjusted, total dwellings approved)

Latest Value:14,564 (January 2026), down 7.2% m/m

Trend:down

Buyer Impact:

Fewer approvals can mean fewer new homes in the pipeline later. In markets with limited land like Noosa, constrained supply can support prices, but it can also keep competition firm for 'move-in ready' stock.

Indicator:CPI (inflation) reference point

Latest Value:December quarter 2025 (latest quarter available as at 28 Jan 2026 release)

Buyer Impact:

Inflation affects living costs and can influence interest rates. Because the exact latest inflation figure was not extracted from the ABS tables in this report, you should treat inflation direction as uncertain here, but the key

practical point is to keep a repayment buffer so higher costs do not force you into a rushed sale.

Global Factors

Factor:Global interest rate settings

Region:Developed markets

Buyer Impact:

Global rates can influence Australian funding costs and investor appetite. Without a verified current global policy snapshot in this report, treat this as a general risk: if global rates stay high, Australian mortgage rates may stay higher for longer.

Factor:Global travel and tourism conditions

Region:International/Asia-Pacific

Buyer Impact:

Noosa is a lifestyle and tourism-linked region. If travel demand is strong, it can support local spending and rental demand. If it weakens, some premium price segments can cool. This report did not retrieve a current tourism dataset, so treat this as a watch item rather than a quantified forecast.

Timing Implications:

With the cash rate at 3.85%, buyers often become more price-sensitive, and sellers can be more willing to negotiate on properties that are overpriced or have drawbacks (for example poor layout, high body corporate fees, or higher insurance costs). However, when supply is limited, the best homes can still sell quickly. Practically, this means you should be ready to move fast once you find a property that passes your risk checks, but you should not stretch beyond your walk-away price just to win a negotiation.

Location Implications:

For Noosa Heads, the key location implication of high rates is that the detached-house segment can become less affordable for many buyers, which can concentrate demand into high-quality townhouses and units that still deliver the lifestyle. Because Noosa Heads is already expensive, price drops can happen if confidence falls, but the suburb's scarcity and amenity can help it recover over a longer hold period. Your best protection is to buy a property with broad resale appeal and to avoid addresses with higher hazard and insurance risks.

Confidence: 62%

Sources

- Reserve Bank of Australia: <https://www.rba.gov.au/media-releases/2026/mr-26-03.html>
- Reserve Bank of Australia: <https://www.rba.gov.au/cash-rate-target-overview.html>
- Australian Bureau of Statistics: <https://www.abs.gov.au/statistics/labour/employment-and-unemployment/labour-force-australia/feb-2026>
- Australian Bureau of Statistics: <https://www.abs.gov.au/statistics/industry/building-and-construction/building-approvals-australia/jan-2026>
- Australian Bureau of Statistics: <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/dec-2025>

28. Glossary

0

Term:CMA

Definition:

Comparable Market Analysis. This means estimating a fair price by comparing the property to similar properties that sold recently nearby.

1

Term:Overlay

Definition:

An extra set of planning rules that apply to certain land because of special issues such as flood risk, bushfire risk, or character controls. Overlays can add costs or limit what you can build.

2

Term:Body corporate

Definition:

The group that manages a unit or townhouse complex. It collects fees to pay for shared costs like building insurance and maintenance, and it enforces rules for the building.

3

Term:Special levy

Definition:

An extra one-off payment owners in a unit/townhouse complex may have to pay if the body corporate needs more money for major repairs and the normal budget is not enough.

29. Appendices

Maps And Links

Title:Noosa Plan 2020 interactive mapping (zones and overlays)

Url:<https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>

Title:Noosa flood mapping guidance and maps

Url:<https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>

Title:Noosa disaster mapping (includes bushfire prone areas)

Url:<https://www.noosa.qld.gov.au/Community/Mapping/Disaster-Mapping>

Title:ABS QuickStats (Noosa Heads SA2)

Url:<https://www.abs.gov.au/census/find-census-data/quickstats/2021/316051434>

Title:SQM vacancy rate chart (postcode 4567)

Url:<https://sqmresearch.com.au/property/vacancy-rates?postcode=4567>

Supporting Charts Tables Notes:

Key evidence captured includes: (1) ABS 2021 Census QuickStats for Noosa Heads SA2 for demographic and income context, (2) Noosa Council planning scheme and mapping for zoning/overlays and hazard checks, (3) verified sold records from realestate.com.au showing that many 3-bedroom houses in Noosa Heads sold above AUD 1,000,000, and (4) current rental listings from realestate.com.au to anchor a realistic rent range if the home ever needs to be rented. Suburb-wide current medians, days on market, stock levels, and a numeric vacancy rate were not fully captured in this run and are listed as outstanding items.

Web Sources Accessed Date:2026-03-24T00:00:00+10:00

Sources Master

Title:ABS Census 2021 QuickStats – Noosa Heads (SA2 316051434)

Publisher:Australian Bureau of Statistics

Url:<https://www.abs.gov.au/census/find-census-data/quickstats/2021/316051434>

Title:Noosa Plan 2020

Publisher:Noosa Shire Council

Url:<https://www.noosa.qld.gov.au/Planning-and-Development/Noosa-Plan-2020>

Title:Noosa Plan 2020 interactive mapping

Publisher:Noosa Shire Council

Url:<https://www.mapping.noosa.qld.gov.au/noosa-plan-2020>

Title:Noosa Plan 2020 mapping hub

Publisher:Noosa Shire Council

Url: <https://www.noosa.qld.gov.au/Community/Mapping/Noosa-Plan-2020-mapping>

Title:Flood Mapping | Noosa Shire Council

Publisher:Noosa Shire Council

Url: <https://www.noosa.qld.gov.au/Planning-and-Development/Flood-mapping>

Title:Disaster Mapping | Noosa Shire Council

Publisher:Noosa Shire Council

Url: <https://www.noosa.qld.gov.au/Community/Mapping/Disaster-Mapping>

Title:Statement by the Monetary Policy Board: Monetary Policy Decision (3 February 2026)

Publisher:Reserve Bank of Australia

Url: <https://www.rba.gov.au/media-releases/2026/mr-26-03.html>

Title:Cash Rate Target Overview

Publisher:Reserve Bank of Australia

Url: <https://www.rba.gov.au/cash-rate-target-overview.html>

Title:Labour Force, Australia, February 2026

Publisher:Australian Bureau of Statistics

Url: <https://www.abs.gov.au/statistics/labour/employment-and-unemployment/labour-force-australia/feb-2026>

Title:Building Approvals, Australia, January 2026

Publisher:Australian Bureau of Statistics

Url: <https://www.abs.gov.au/statistics/industry/building-and-construction/building-approvals-australia/jan-2026>

Title:Consumer Price Index, Australia, December 2025

Publisher:Australian Bureau of Statistics

Url:

<https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia/dec-2025>

Title:Vacancy Rates - 4567

Publisher:SQM Research

Url: <https://sqmresearch.com.au/property/vacancy-rates?postcode=4567>

Title:25 Leslie Drive, Noosa Heads QLD 4567 - sold record

Publisher:realestate.com.au

Url: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-146052800>

Title:43 Tarina Street, Noosa Heads QLD 4567 - sold record

Publisher:realestate.com.au

Url: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-146837176>

Title:4 Eugarie Street, Noosa Heads QLD 4567 - sold record

Publisher:realestate.com.au

Url: <https://www.realestate.com.au/sold/property-house-qld-noosa%2Bheads-147538552>

Title:8 Mirrabook Court, Noosa Heads - rental listing

Publisher:realestate.com.au

Url: <https://www.realestate.com.au/property-house-qld-noosa%2Bheads-443594260>

Title:5 Mirrabook Court, Noosa Heads - rental listing

Publisher:realestate.com.au

Url:<https://www.realestate.com.au/property-house-qld-noosa%2Bheads-443596956>

Title:9 David Street, Noosa Heads - rental listing

Publisher:realestate.com.au

Url:<https://www.realestate.com.au/property-house-qld-noosa%2Bheads-443587112>

Title:My School

Publisher:ACARA

Url:<https://www.myschool.edu.au/>

Title:Queensland planning framework mapping (SPP IMS entry point)

Publisher:

Queensland Government – Department of State Development, Infrastructure, Local Government and Planning

Url:<https://www.planning.qld.gov.au/planning-framework/mapping>

Title:Noosa Heads median price reporting (March 2025 quarter cited in article)

Publisher:Domain

Url:

<https://www.domain.com.au/news/noosa-heads-home-values-forecasted-to-double-to-4-3-million-by-2032-1389784/>

30. Client Profile

Profile Item	Value
Investment Purpose	Owner Occupier
Experience Level	First Home
Total Budget	\$1,000,000
Deposit	\$200,000
Finance Status	Preapproved
Settlement Timing	30-60d
Risk Tolerance	30%
Primary Objective	Balance
Hold Period	5-10
Location Scope	Suburb
Renovation Appetite	None
Development Appetite	None



Property Criteria

Criteria	Value
Bedrooms	3
Bathrooms	2
Property Types	House, Apartment Unit, Townhouse

Target Locations

- Noosa

31. Legal Disclaimer

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Before making any investment decision, you should:

- Conduct your own independent research and due diligence
- Seek advice from qualified professionals (financial advisors, lawyers, valuers, building inspectors)
- Verify all information independently from authoritative sources
- Consider your personal financial situation, risk tolerance, and investment objectives
- Obtain professional building, pest, and strata inspections where applicable

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Sample