

SUBURB FLYOVER REPORT

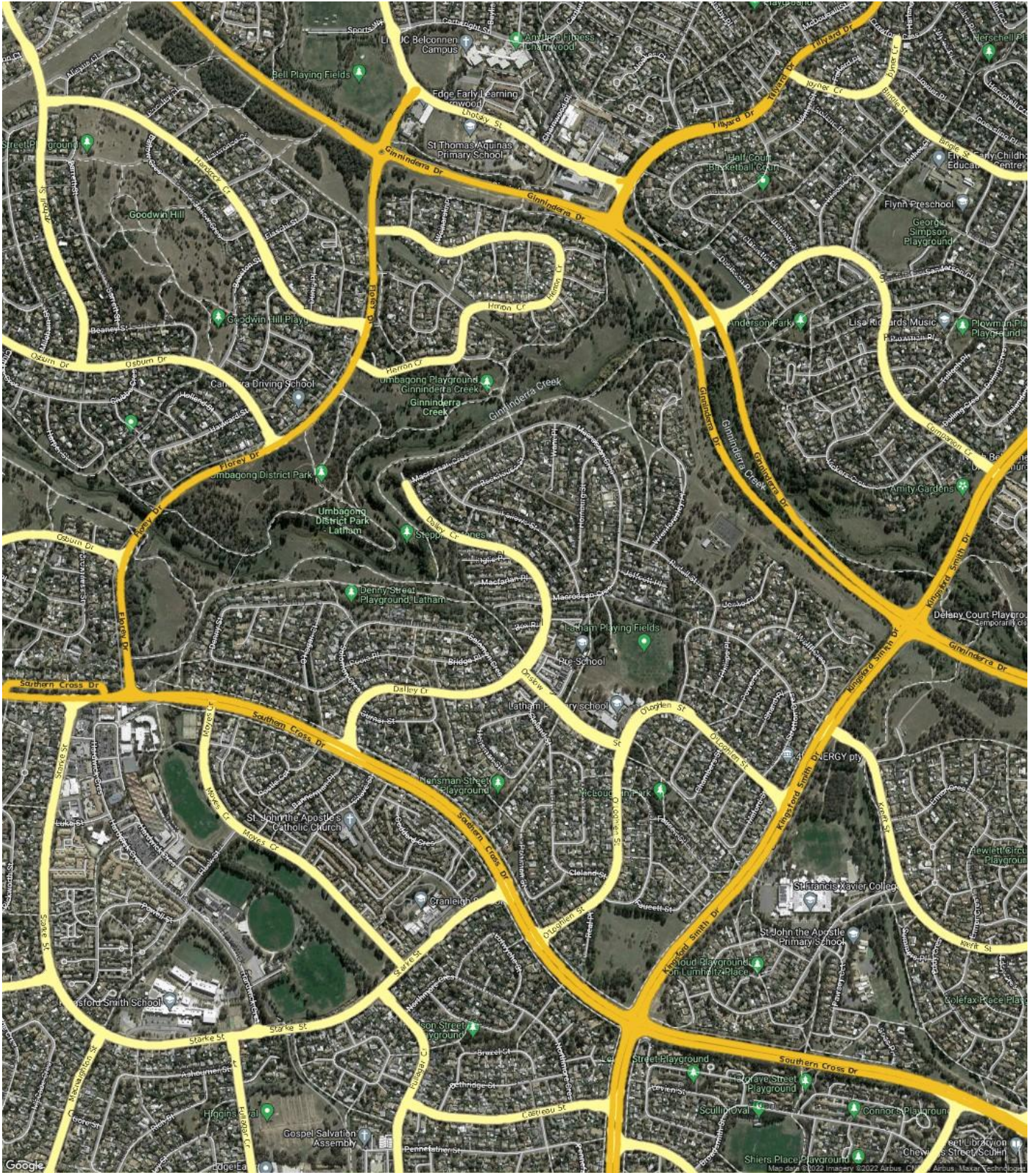
LATHAM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





LATHAM - Suburb Map



Prepared on 06/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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LATHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	53	\$ 312,500	0.0 %	\$ 2,700	\$ 426,000
2006	59	\$ 328,000	5.0 %	\$ 115,000	\$ 495,000
2007	59	\$ 360,000	9.8 %	\$ 146,000	\$ 500,000
2008	53	\$ 387,500	7.6 %	\$ 243,333	\$ 540,000
2009	48	\$ 402,000	3.7 %	\$ 50,000	\$ 699,500
2010	33	\$ 445,000	10.7 %	\$ 4,600	\$ 692,500
2011	32	\$ 425,500	-4.4 %	\$ 8,500	\$ 595,000
2012	56	\$ 456,250	7.2 %	\$ 50,000	\$ 635,000
2013	43	\$ 452,500	-0.8 %	\$ 4,250	\$ 580,000
2014	36	\$ 461,000	1.9 %	\$ 170,000	\$ 700,000
2015	44	\$ 476,000	3.3 %	\$ 67,000	\$ 780,000
2016	48	\$ 487,750	2.5 %	\$ 150,000	\$ 710,000
2017	52	\$ 547,500	12.3 %	\$ 410,000	\$ 740,000
2018	43	\$ 556,000	1.6 %	\$ 295,000	\$ 950,000
2019	41	\$ 592,500	6.6 %	\$ 317,500	\$ 730,000
2020	52	\$ 620,000	4.6 %	\$ 250,000	\$ 814,000
2021	54	\$ 810,000	30.6 %	\$ 610,000	\$ 1,125,000
2022	45	\$ 835,000	3.1 %	\$ 80,000	\$ 1,200,000
2023	0				

Median Sale Price

\$835k

Based on 45 recorded House sales within the last 12 months (2022)

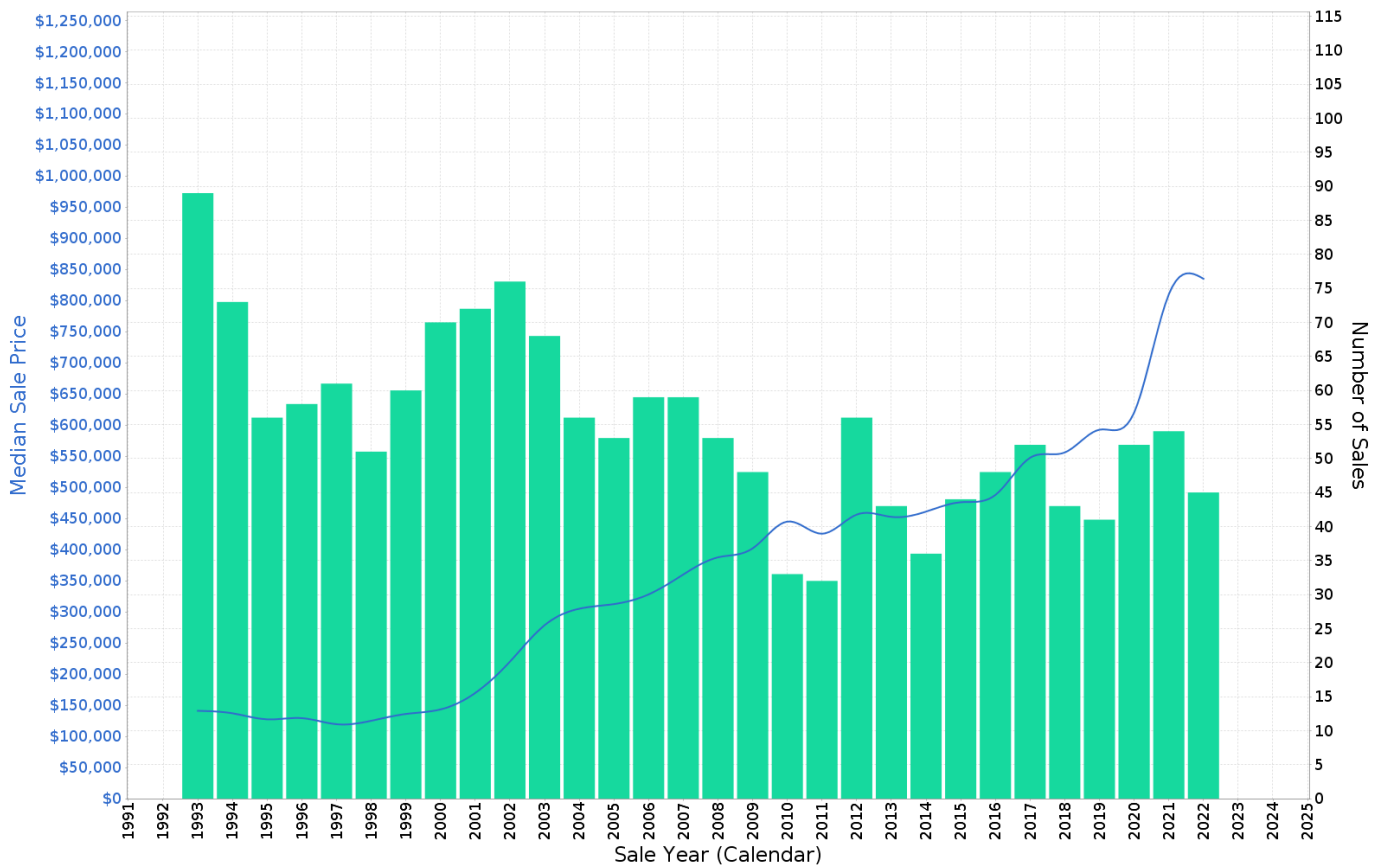
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

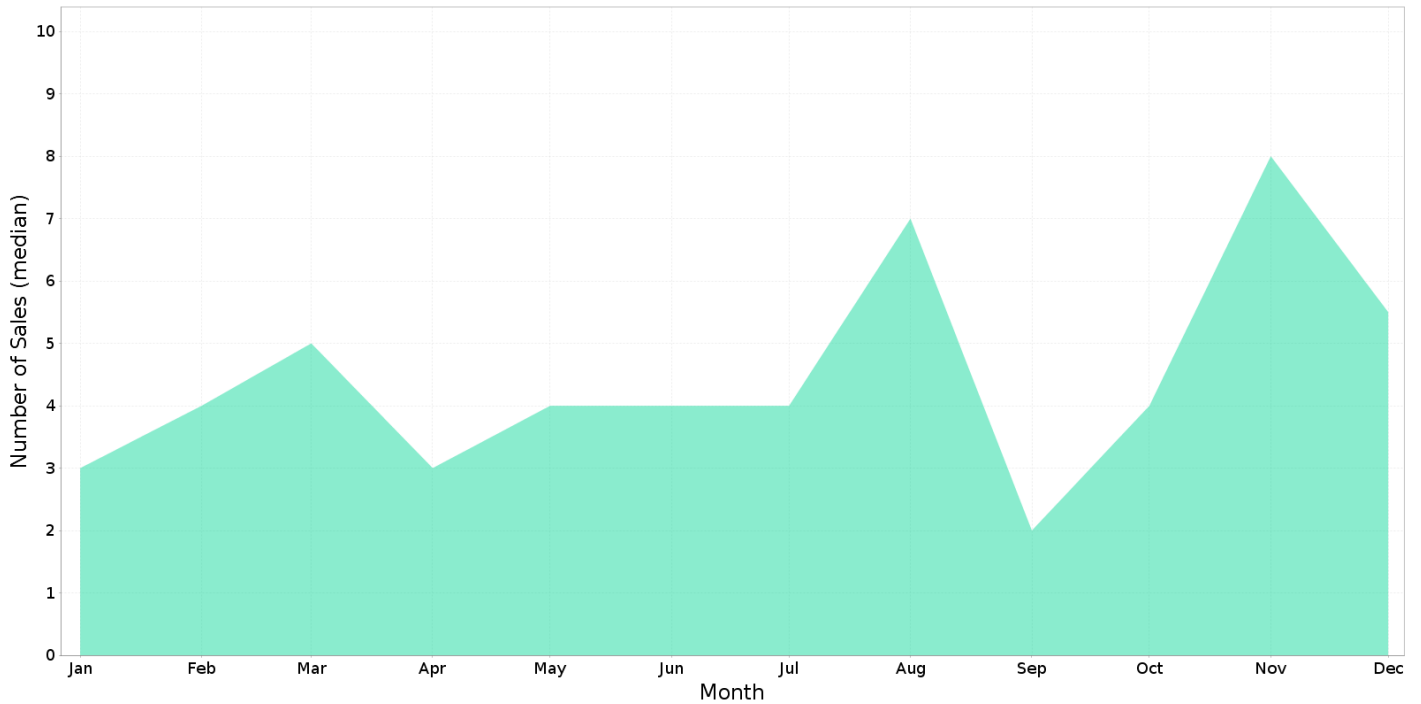
+3.1%

Current Median Price: \$835,000
Previous Median Price: \$810,000

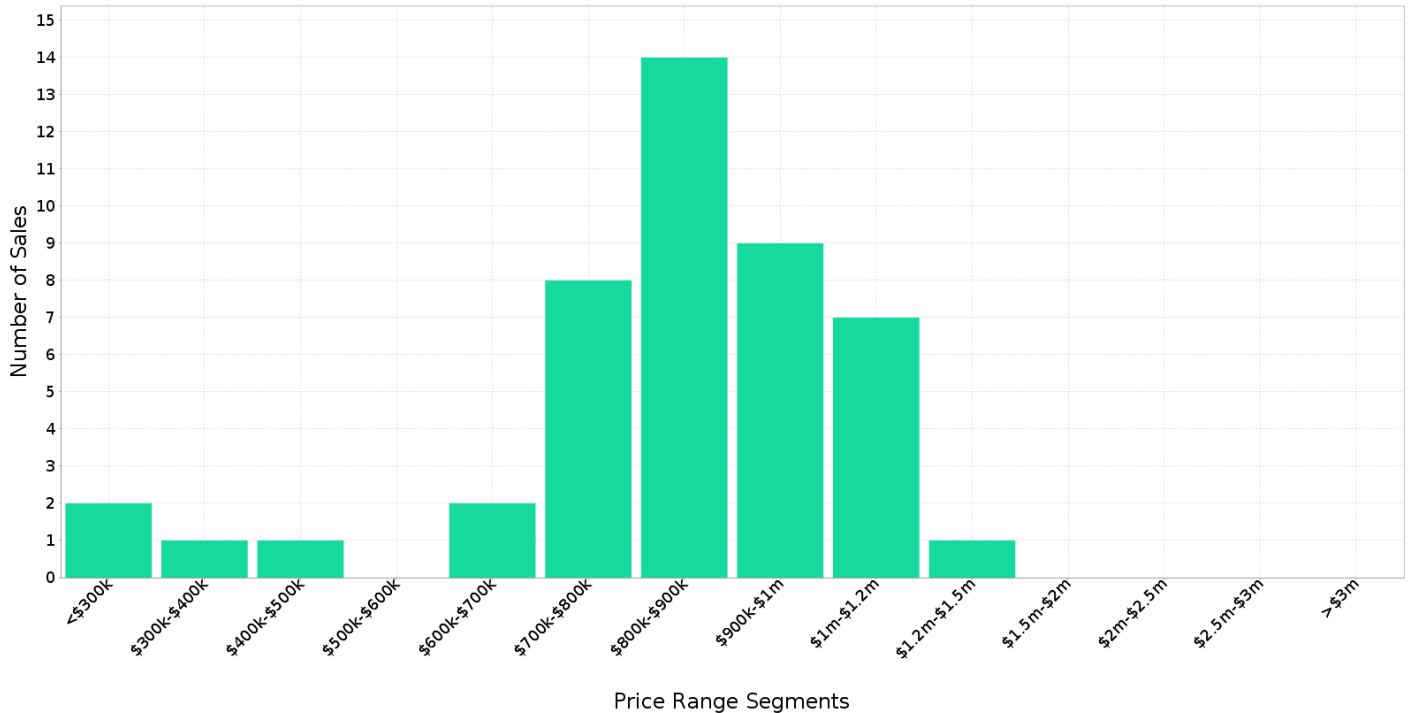
Based on 99 recorded House sales compared over the last two rolling 12 month periods



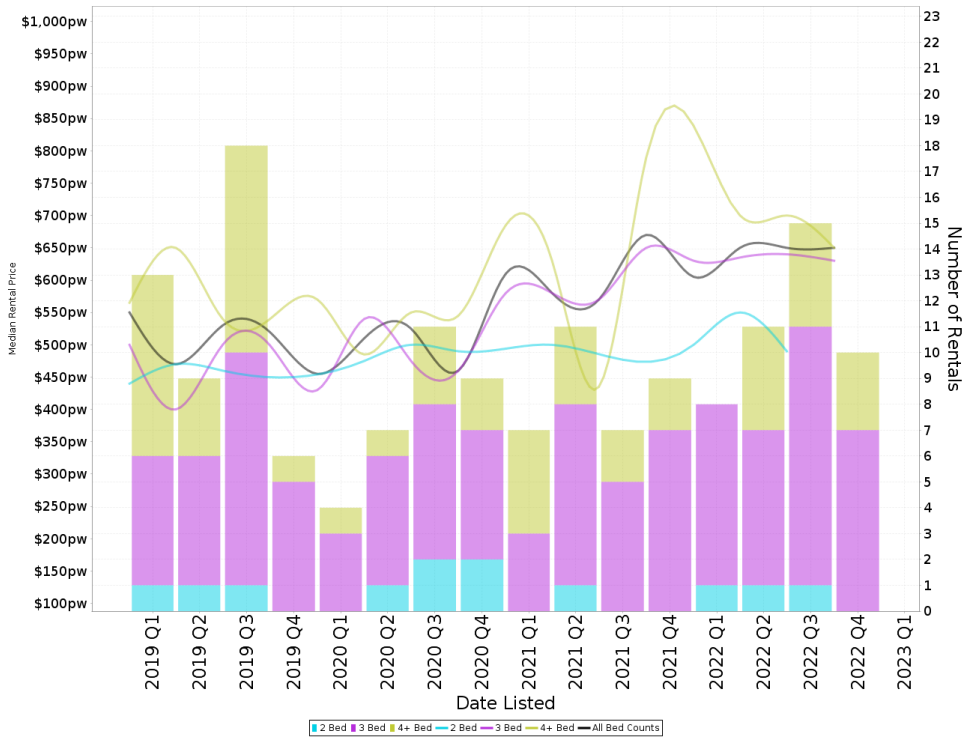
LATHAM - Peak Selling Periods (3 years)



LATHAM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.1%

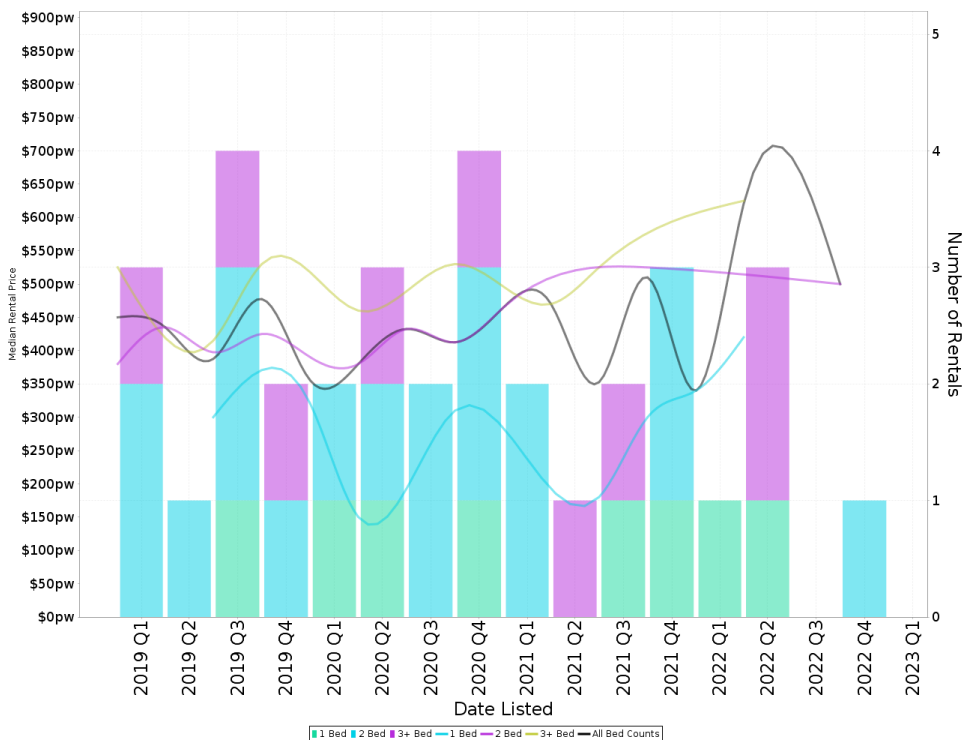
Current Median Price: \$835,000
Previous Median Price: \$810,000
Based on 99 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$835,000
Current Median Rent: \$513
Based on 46 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+22.9%

Current Median Price: \$639,000
Previous Median Price: \$520,000
Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$639,000
Current Median Rent: \$430
Based on 10 registered Unit rentals compared over the last 12 months.

LATHAM - Recently Sold Properties

Median Sale Price

\$835k

Based on 45 recorded House sales within the last 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.1%

Current Median Price: \$835,000
Previous Median Price: \$810,000

Based on 99 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

45

Based on recorded House sales within the 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

37 FELLOWS ST



\$730,000

Sold Dec 2022
16 Days

811 m² 3 2 2

23 CHUBB ST

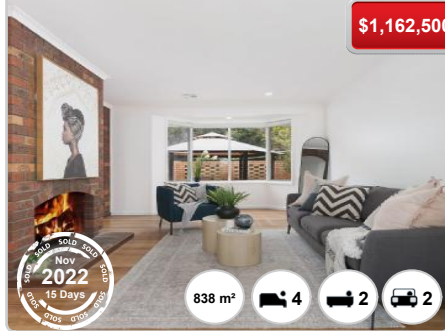


\$680,000

Sold Dec 2022

715 m² 3 1 -

30 HENSMAN ST




\$1,162,500

Sold Nov 2022
15 Days

838 m² 4 2 2

192 SOUTHERN CROSS DR




\$781,000

Sold Oct 2022
N/A

1,270 m² 4 2 2

1 MEYMOTT PL




\$820,000

Sold Oct 2022
41 Days

866 m² 4 1 2

10 WOINARSKI PL



\$860,000

Sold Oct 2022
18 Days

824 m² 3 2 4

14 WOLFF CRES




\$740,000

Sold Oct 2022
63 Days

949 m² 3 1 1

6 POOLE PL




\$850,000

Sold Oct 2022
40 Days

913 m² 4 1 2

73 DENNY ST



\$930,000

Sold Oct 2022
55 Days

903 m² 4 2 1

67 SOLOMON CRES

\$1,000,000

Sep 2022
7 Days

782 m² 4 3 2

47 SOLOMON CRES

\$780,000

Sep 2022
15 Days

941 m² 3 1 -

19 CHUBB ST

\$800,000

Sep 2022
84 Days

801 m² 3 1 2

46 DALLEY CRES

\$818,000

Sep 2022
15 Days

855 m² 3 1 2

17 SOLOMON CRES

\$1,036,000

Sep 2022
12 Days

874 m² 4 2 2

43 CLELAND ST

\$825,000

Aug 2022
57 Days

773 m² 4 2 4

43 MACROSSAN CRES

\$808,000

Aug 2022
24 Days

952 m² 3 1 1

34 WOLFF CRES

\$785,000

Aug 2022
49 Days

1,078 m² 3 1 2

35 STRETTON CRES

\$300,000

2022

682 m² - - -

3 O'LOGHLEN ST

\$787,000

Aug 2022
46 Days

890 m² 3 1 1

41 DALLEY CRES

\$755,000

2022

810 m² - - -

44 STRETTON CRES

\$910,000

Aug 2022
16 Days

858 m² 4 2 2

LATHAM - Properties For Rent

Median Rental Price

\$513 /w

Based on 46 recorded House rentals within the last 12 months (2022)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.2%

Current Median Price: \$835,000
Current Median Rent: \$513

Based on 45 recorded House sales and 46 House rentals compared over the last 12 months


Number of Rentals

46

Based on recorded House rentals within the last 12 months (2022)




Based on a rolling 12 month period and may differ from calendar year statistics

80 O'Loghlen Street



\$670 per week

Dec 2022
32 Days

803 m²   

100 O'LOGHLEN STREET



\$650 Per Week

Dec 2022
37 Days

890 m²   

40 DENNY STREET




\$650 per week

Dec 2022
37 Days




806 m²   

13 WRIXON STREET

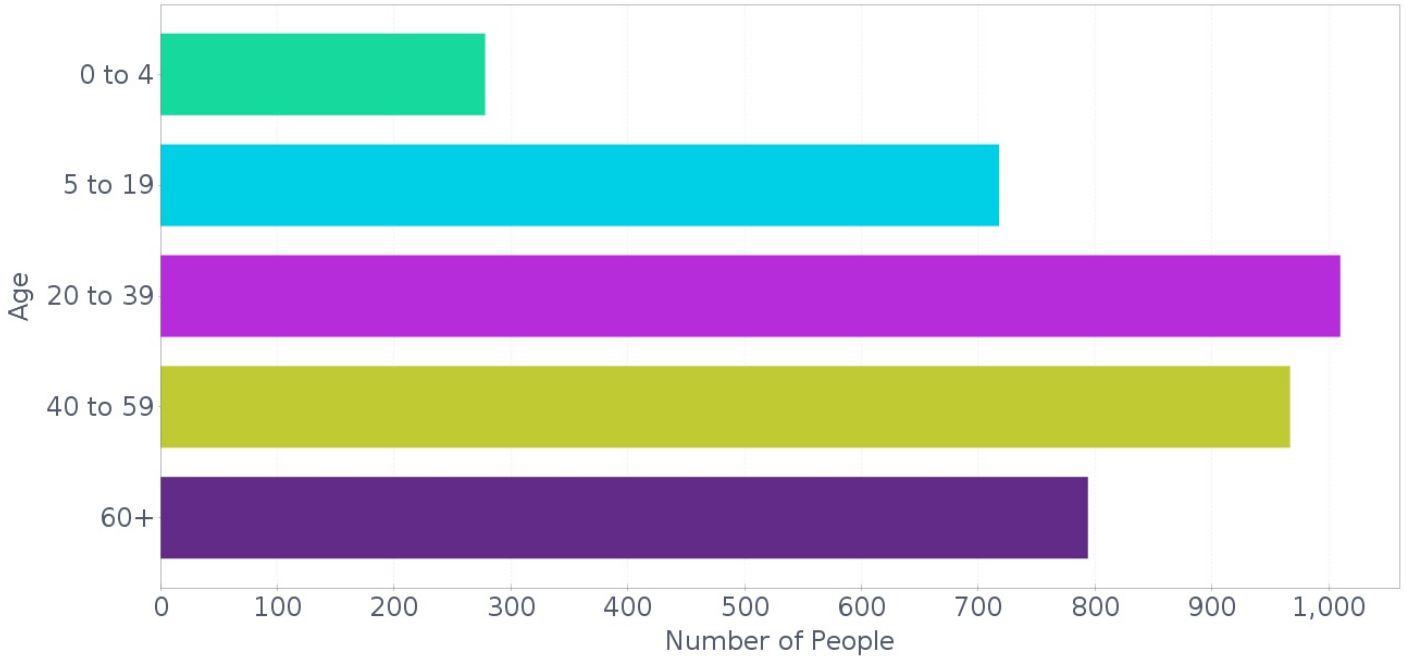


\$650 - \$685 per

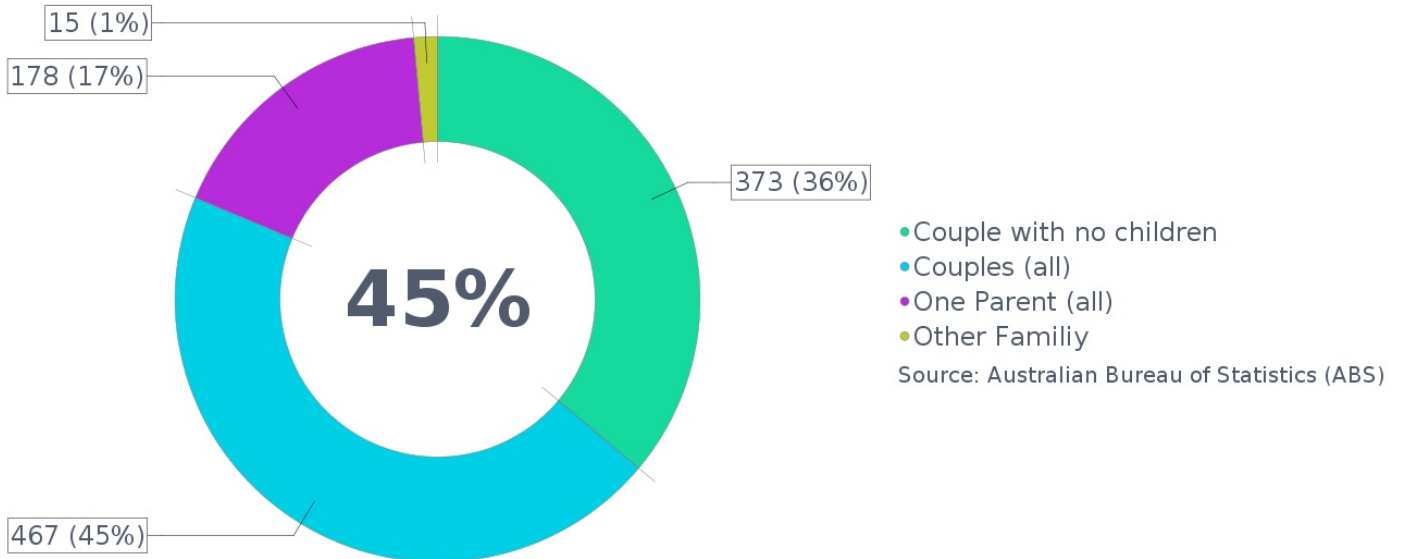
Jul 2022
186 Days

684 m²   

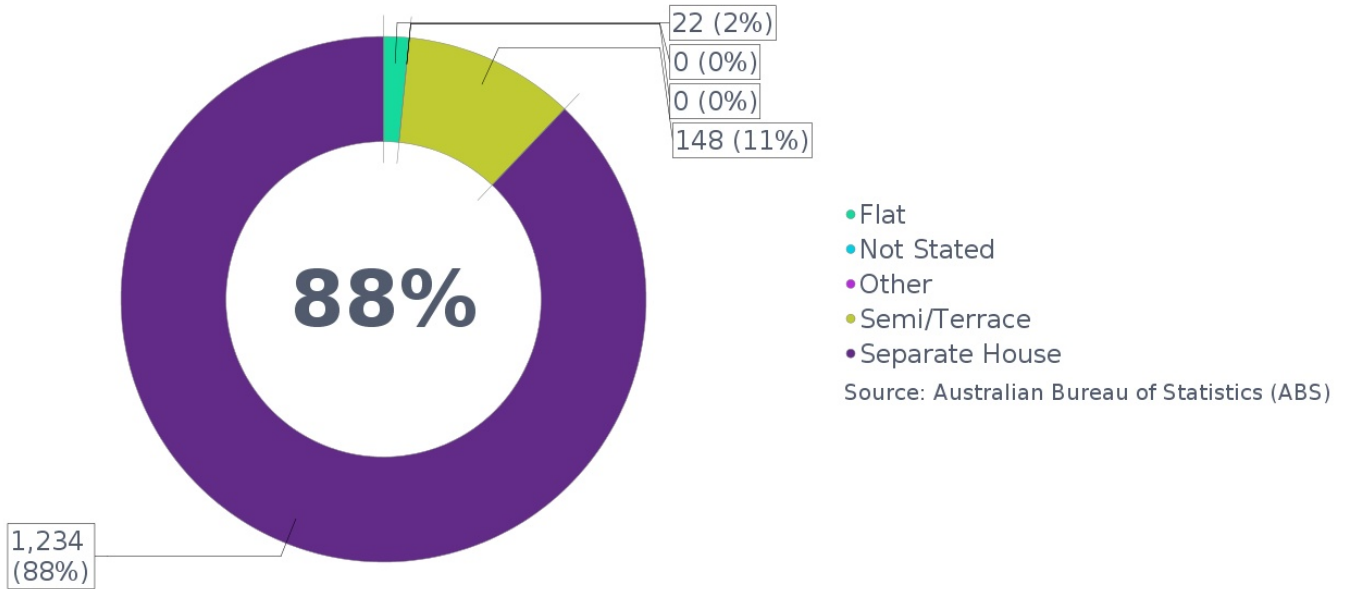
Age of Population (2021)



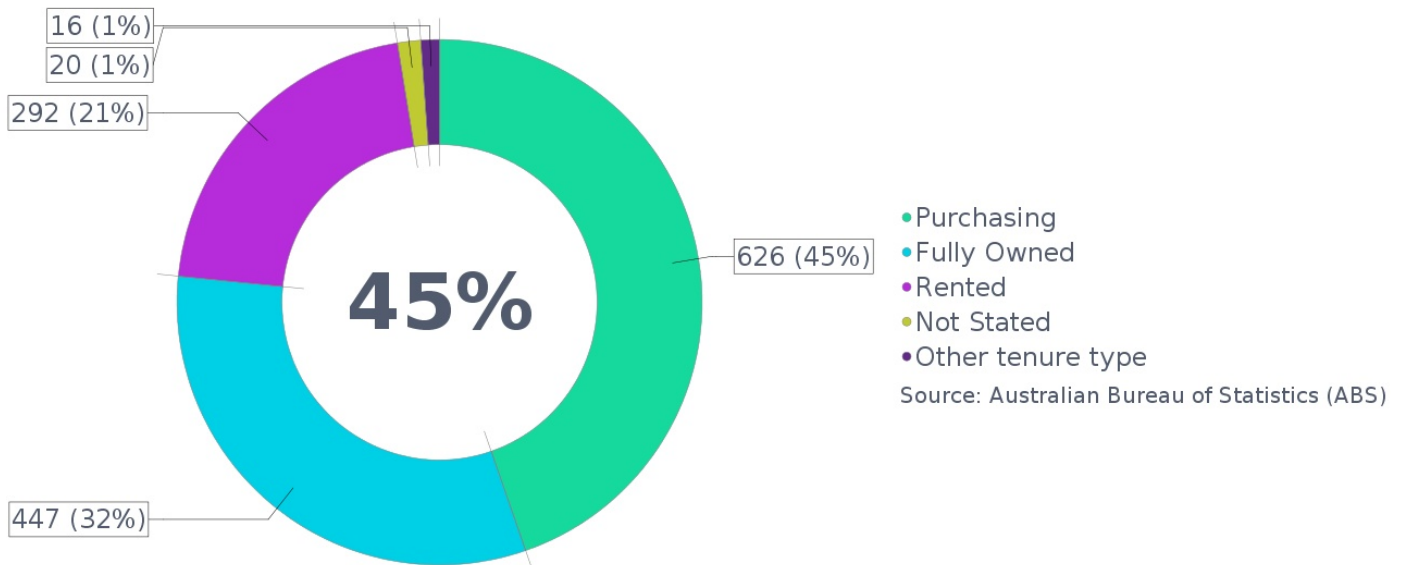
Family Composition (2021)



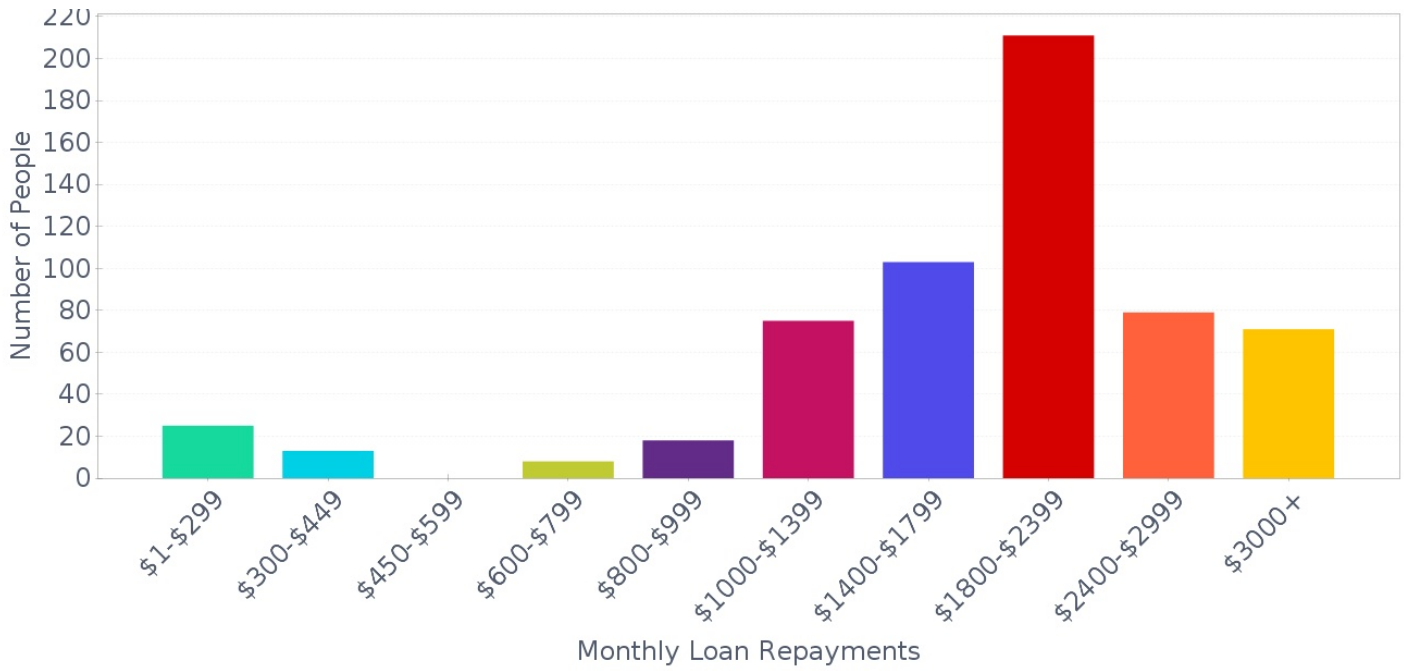
Dwelling Structure (2021)



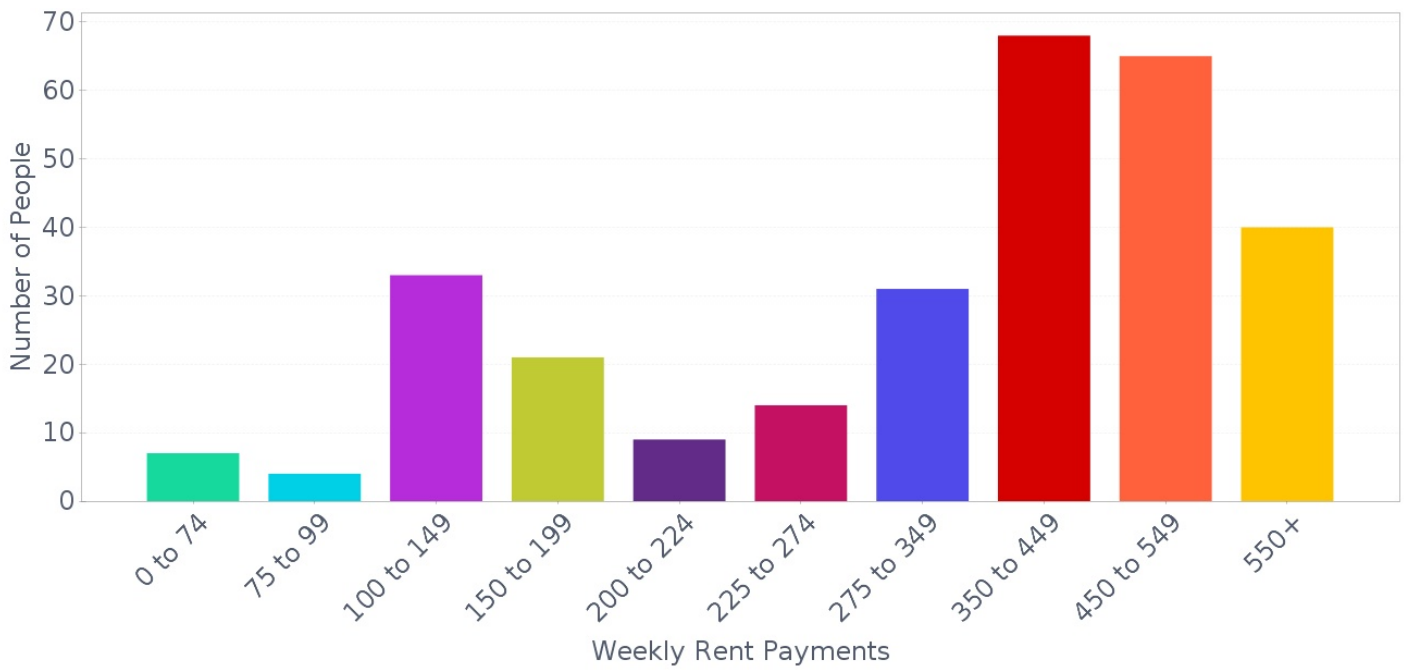
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

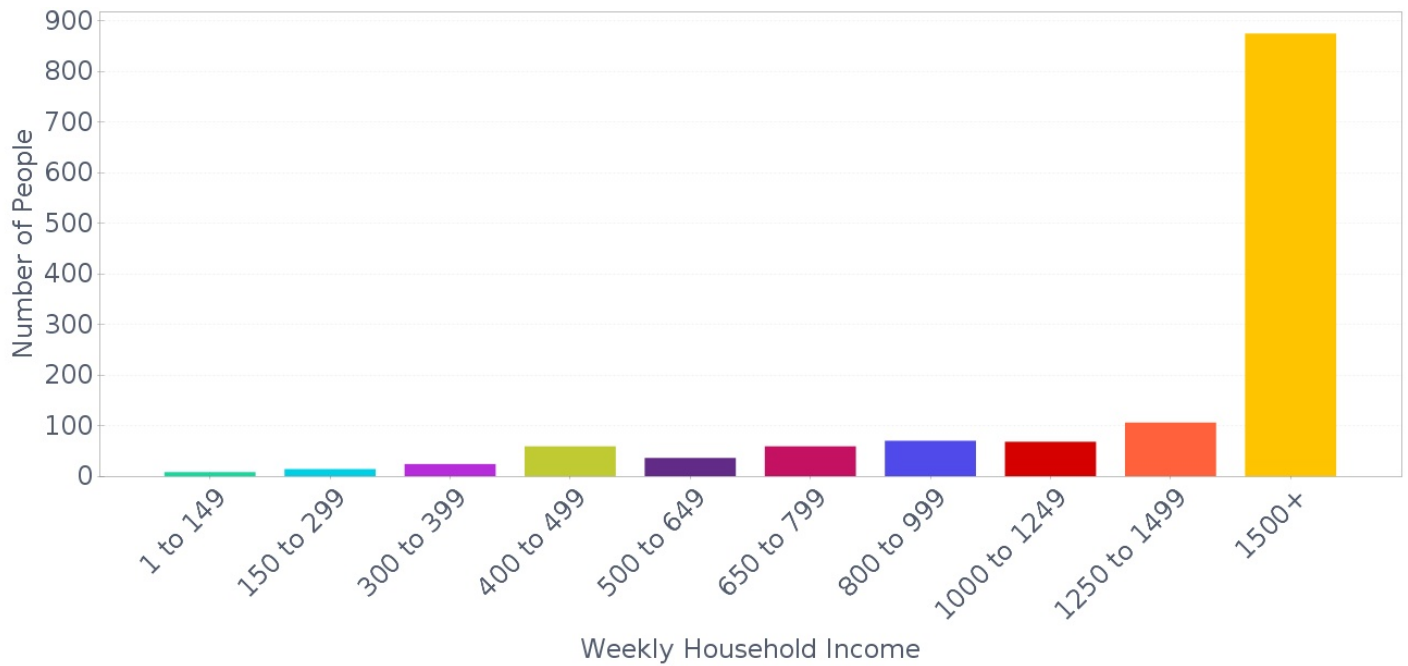


Rent Payments - Weekly (2021)

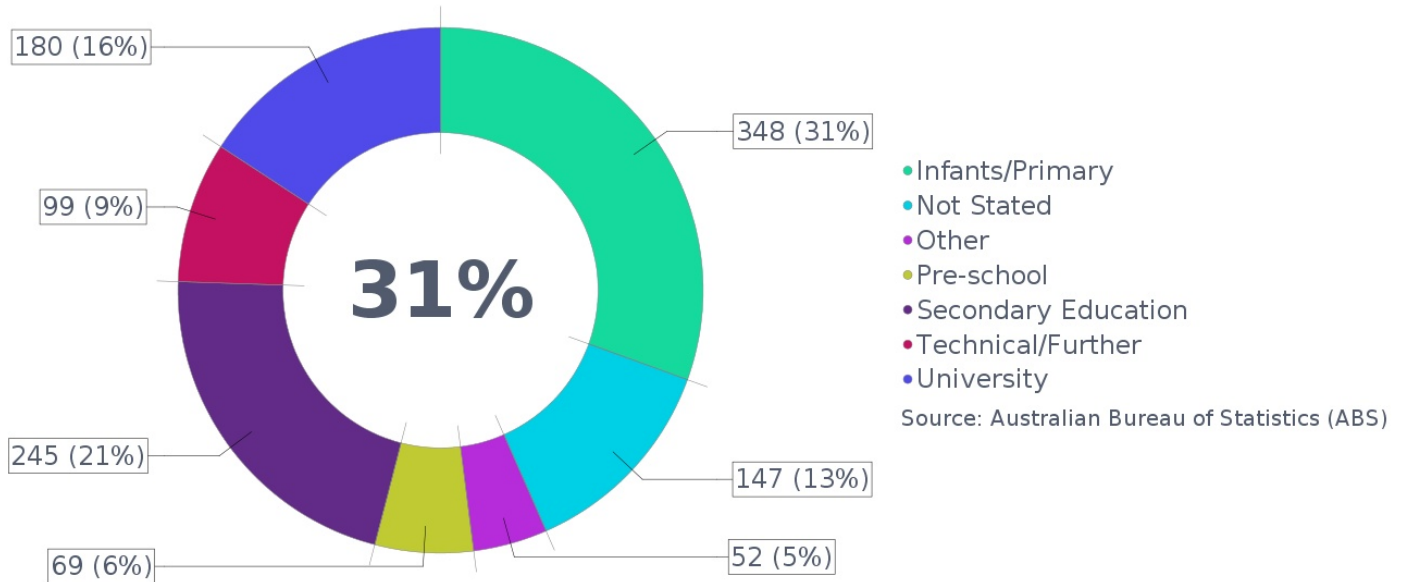




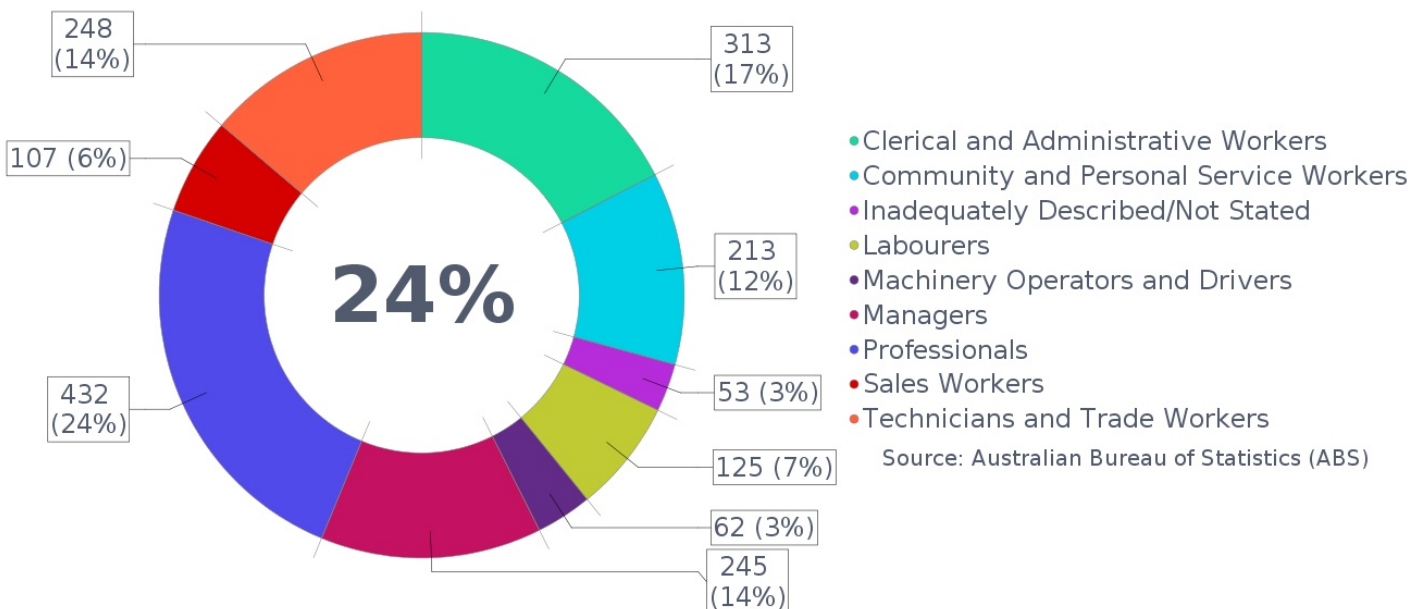
Household Income - Weekly (2021)



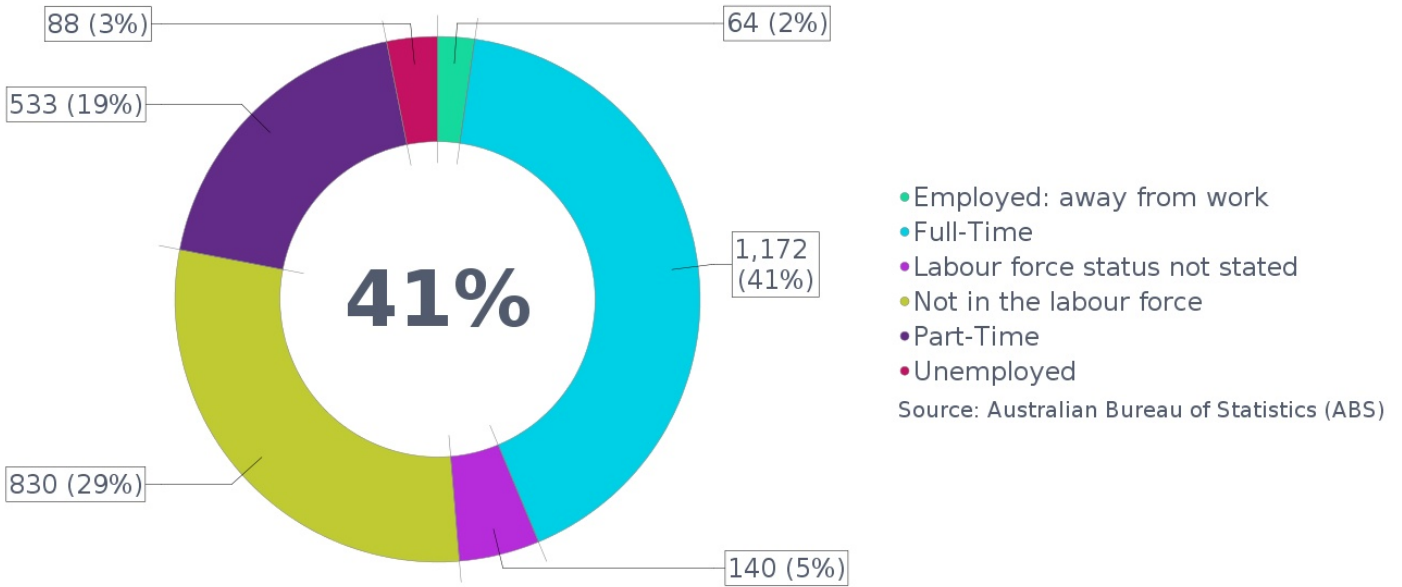
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

