

# SUBURB FLYOVER REPORT

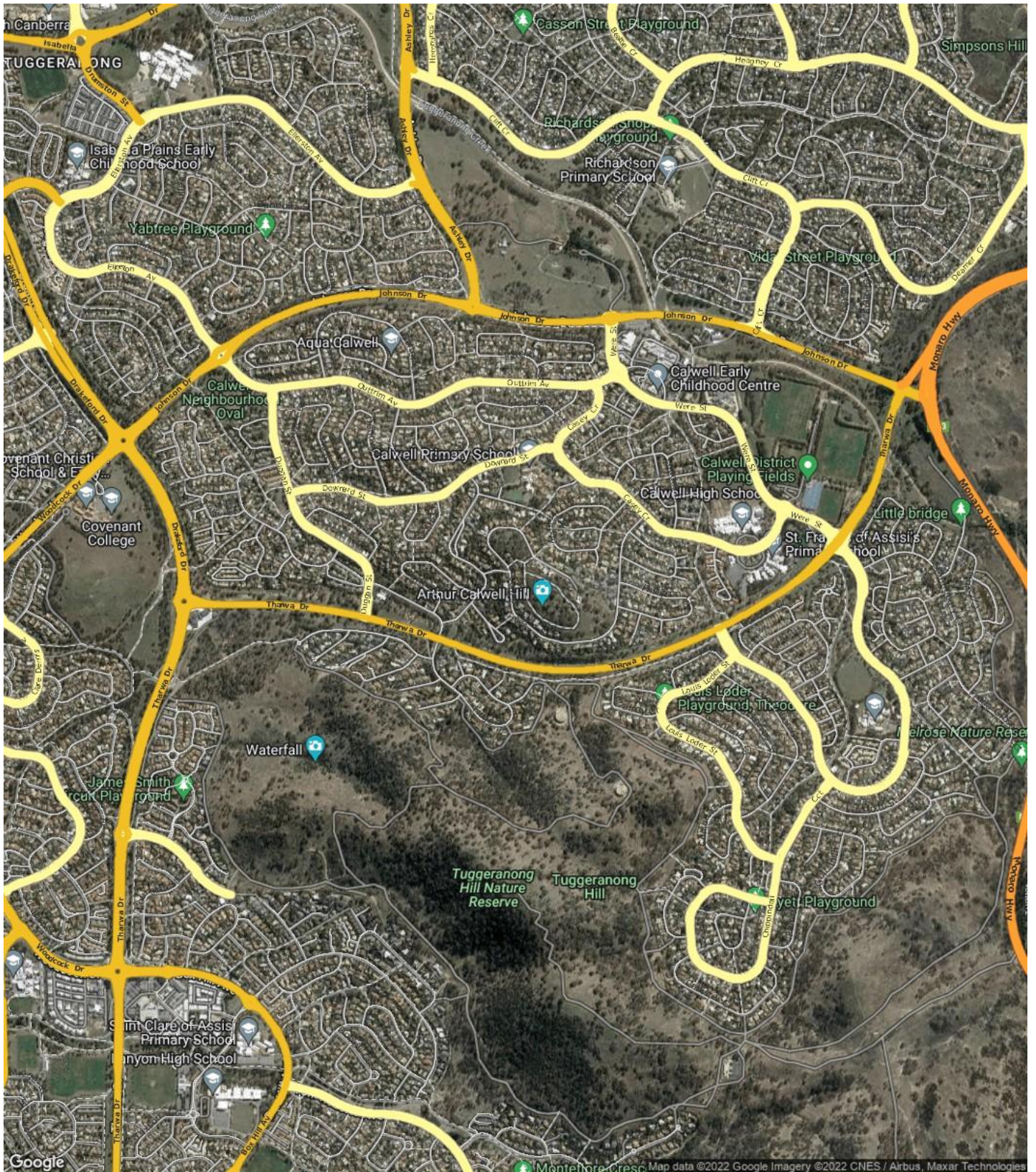
CALWELL (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## CALWELL - Suburb Map



Prepared on 21/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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## CALWELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	81	\$ 340,000	0.0 %	\$ 245,000	\$ 660,000
2006	89	\$ 373,000	9.7 %	\$ 276,000	\$ 815,000
2007	95	\$ 430,000	15.3 %	\$ 295,000	\$ 827,500
2008	68	\$ 433,052	0.7 %	\$ 70,000	\$ 760,000
2009	72	\$ 429,000	-0.9 %	\$ 252,000	\$ 852,000
2010	55	\$ 487,000	13.5 %	\$ 54,500	\$ 900,000
2011	60	\$ 472,750	-2.9 %	\$ 12,783	\$ 870,000
2012	66	\$ 532,500	12.6 %	\$ 6,800	\$ 1,005,000
2013	77	\$ 485,000	-8.9 %	\$ 145,000	\$ 735,000
2014	66	\$ 485,750	0.2 %	\$ 350,000	\$ 820,000
2015	62	\$ 515,000	6.0 %	\$ 365,000	\$ 850,000
2016	73	\$ 530,000	2.9 %	\$ 205,000	\$ 1,125,000
2017	77	\$ 565,500	6.7 %	\$ 260,000	\$ 2,150,000
2018	60	\$ 612,500	8.3 %	\$ 420,000	\$ 3,600,000
2019	69	\$ 615,000	0.4 %	\$ 180,000	\$ 877,500
2020	75	\$ 675,000	9.8 %	\$ 42,000	\$ 1,000,000
2021	84	\$ 790,000	17.0 %	\$ 382,500	\$ 1,380,000
2022	53	\$ 910,000	15.2 %	\$ 350,000	\$ 1,335,000
2023	0				

### Median Sale Price

# \$910k

Based on 53 recorded House sales within the last 12 months (2022)

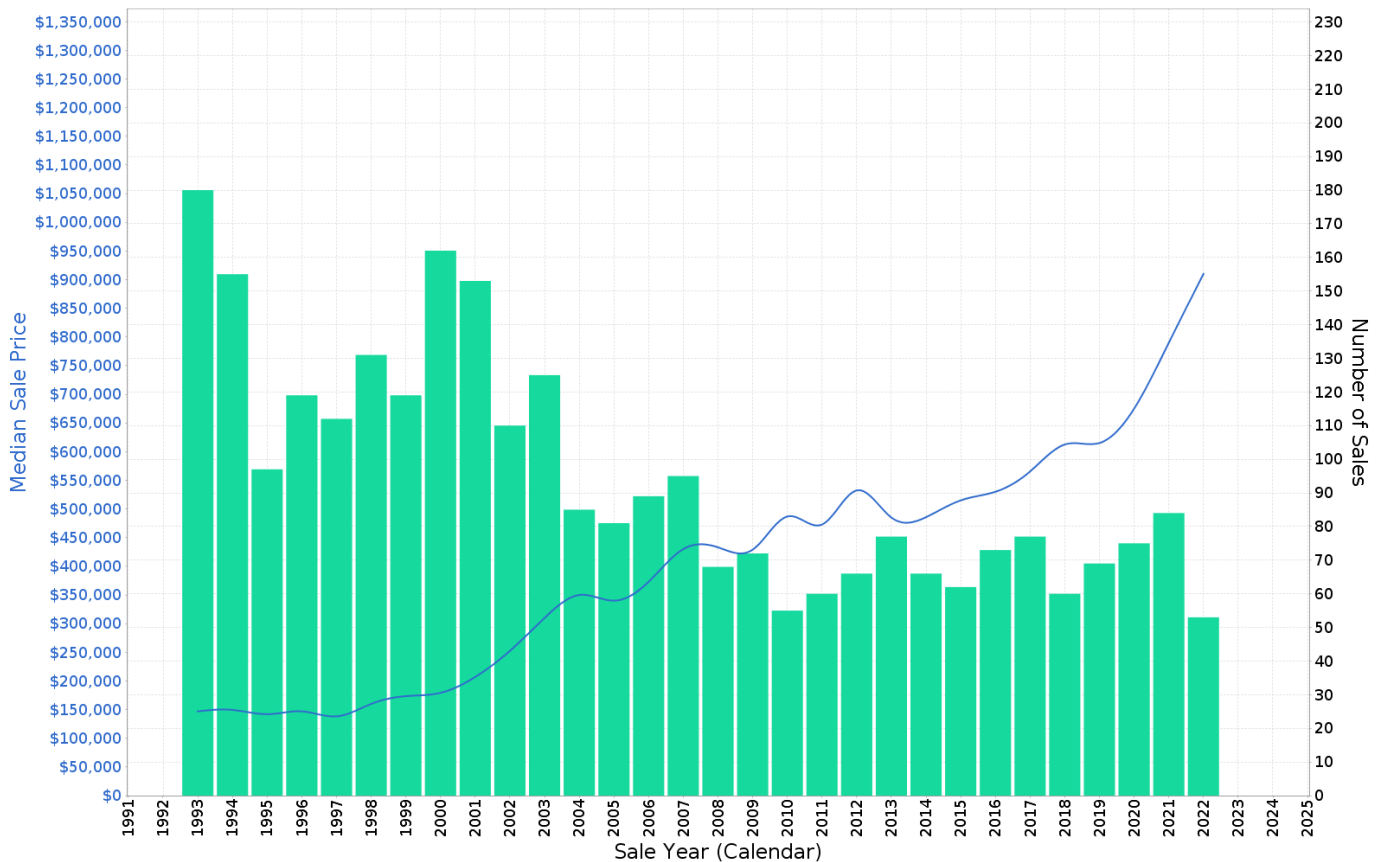
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

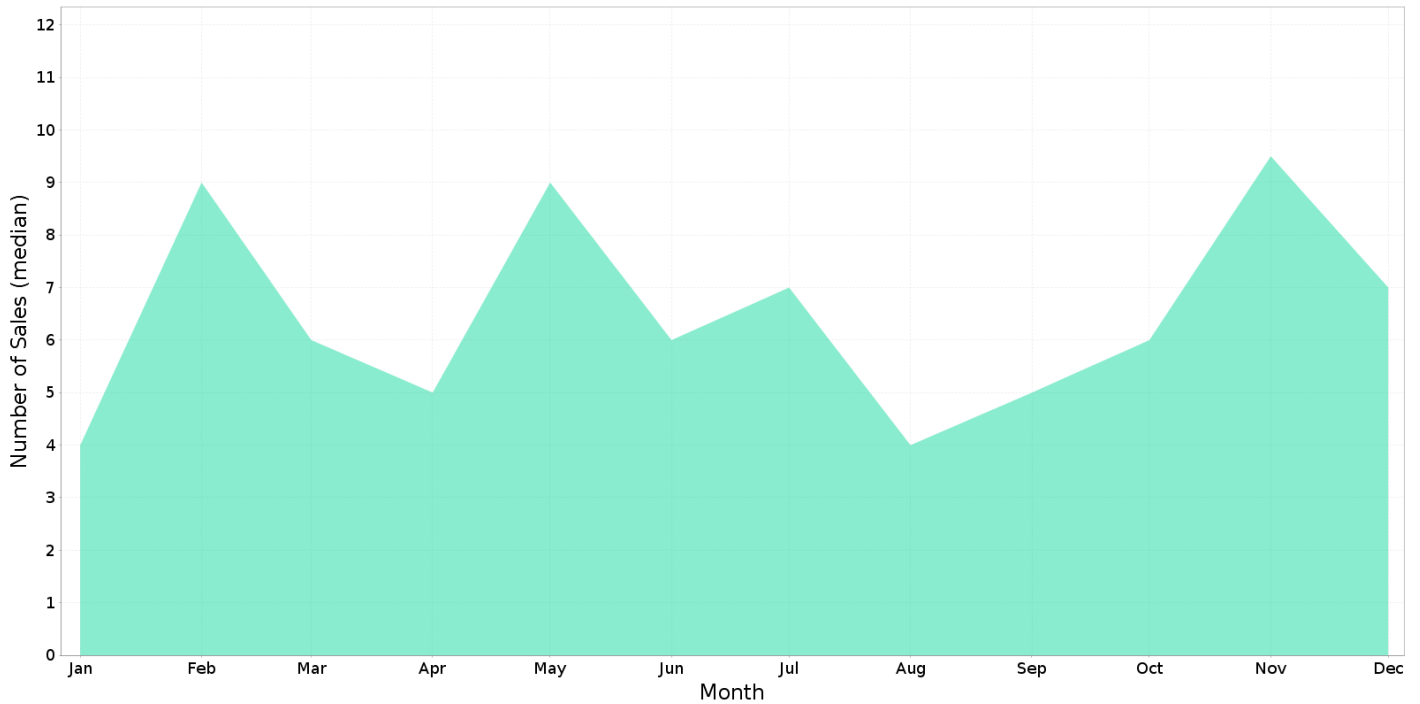
# +15.2%

Current Median Price: \$910,000  
Previous Median Price: \$790,000

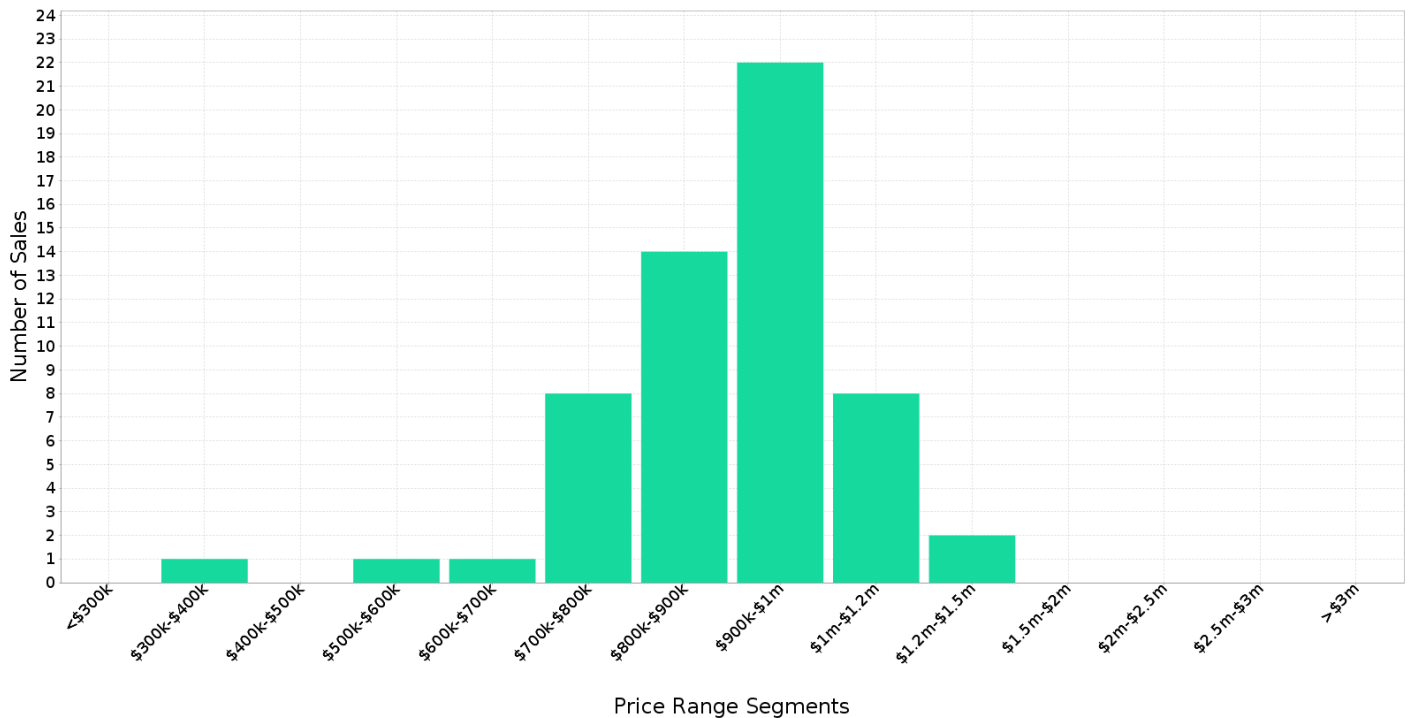
Based on 137 recorded House sales compared over the last two rolling 12 month periods



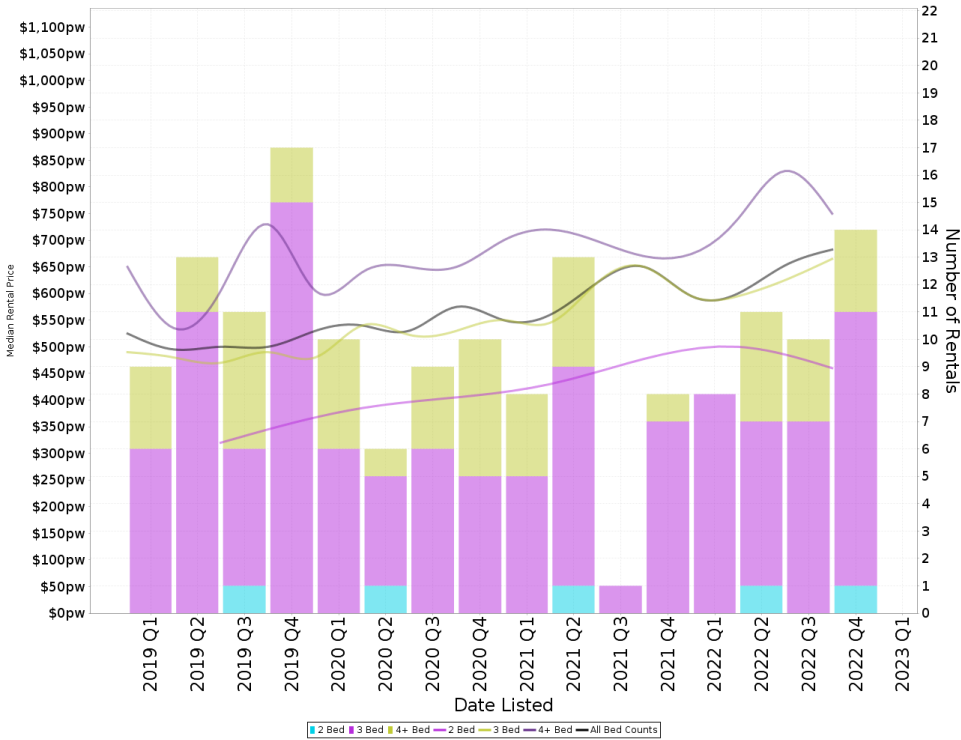
## CALWELL - Peak Selling Periods (3 years)



## CALWELL - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+15.2%**

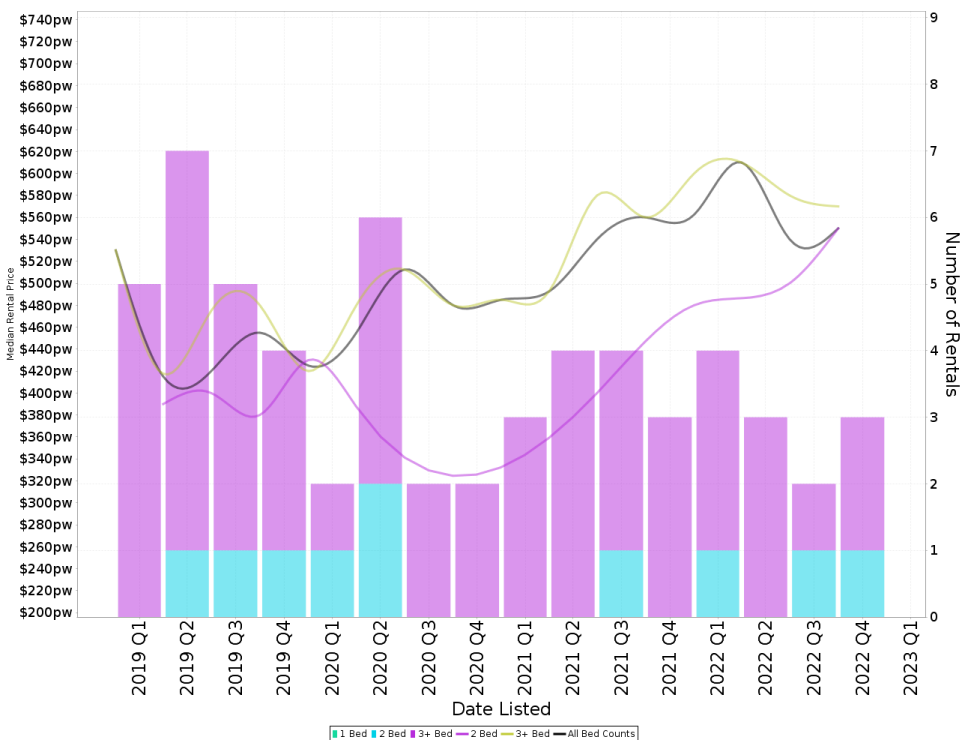
Current Median Price: \$910,000  
Previous Median Price: \$790,000  
Based on 137 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.9%**

Current Median Price: \$910,000  
Current Median Rent: \$500  
Based on 50 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+9.2%**

Current Median Price: \$655,000  
Previous Median Price: \$600,000  
Based on 65 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$655,000  
Current Median Rent: \$430  
Based on 21 registered Unit rentals compared over the last 12 months.

## CALWELL - Recently Sold Properties

Median Sale Price

**\$910k**

Based on 53 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

**+15.2%**

Current Median Price: \$910,000  
Previous Median Price: \$790,000

Based on 137 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**53**

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

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

**43 MARTLEY CCT**



**\$950,000**

845 m<sup>2</sup> 4 2 4

Sold Jan 2023, 76 Days

**83 WETTENHALL CCT**




**\$790,000**

569 m<sup>2</sup> 3 2 2

Sold Jan 2023, 20 Days

**2 ZINCKE CL**




**\$690,000**

525 m<sup>2</sup> 3 1 3

Sold Jan 2023, 54 Days

**57 O'CONNOR CCT**

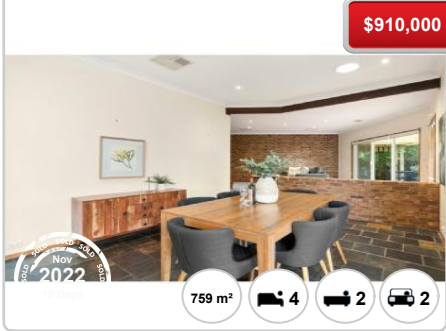


**\$1,028,000**

920 m<sup>2</sup> 4 2 2

Sold Dec 2022, 67 Days

**47 MOUNTAIN CCT**

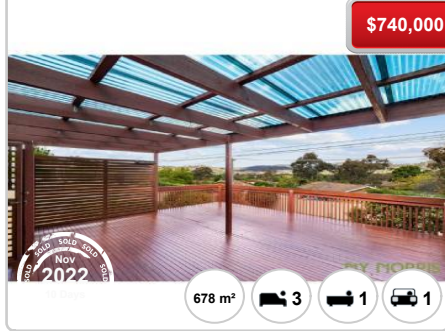


**\$910,000**

759 m<sup>2</sup> 4 2 2

Sold Nov 2022, 10 Days

**9 MARTLEY CCT**




**\$740,000**

678 m<sup>2</sup> 3 1 1

Sold Nov 2022, 10 Days

**8 TUTHILL PL**

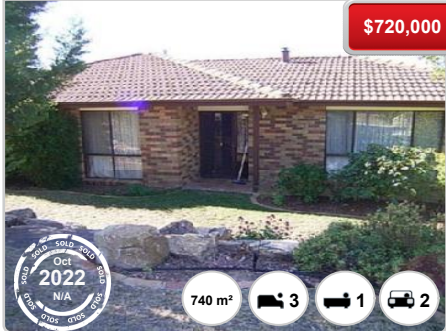


**\$1,385,500**

978 m<sup>2</sup> 5 3 4

Sold Nov 2022, 14 Days

**69 MOUNTAIN CCT**




**\$720,000**

740 m<sup>2</sup> 3 1 2

Sold Oct 2022, N/A

**80 O'CONNOR CCT**




**\$900,000**

940 m<sup>2</sup> 3 2 2

Sold Oct 2022, 23 Days



**70 MUST CCT**



**\$772,500**

Oct 2022  
81 Days

761 m<sup>2</sup> 3 1 2

**18 MCKINLEY CCT**



**\$624,000**

Oct 2022  
71 Days

701 m<sup>2</sup> 3 1 2

**65B PENNINGTON CRES**




**\$560,000**

Oct 2022  
49 Days

photo not available

3 1 1

**3 WETTENHALL CCT**



**\$820,000**

Oct 2022  
63 Days

669 m<sup>2</sup> 4 2 2

**4 TYNER ST**



**\$950,000**

Oct 2022  
N/A

840 m<sup>2</sup> 4 2 2

**72 COSTELLO CCT**

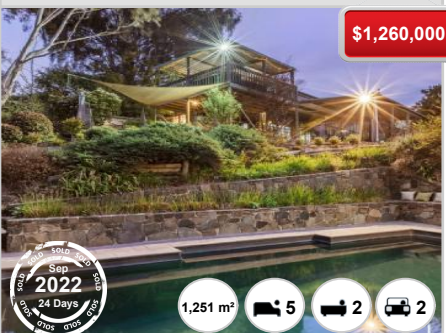


**\$900,000**

Sep 2022  
66 Days

774 m<sup>2</sup> 4 2 2

**11 MCMANUS PL**



**\$1,260,000**

Sep 2022  
24 Days

1,251 m<sup>2</sup> 5 2 2

**61 O'CONNOR CCT**




**\$1,040,000**

Oct 2022  
49 Days

964 m<sup>2</sup> 5 2 2

**123 OUTTRIM AVE**




**\$910,000**

Sep 2022  
24 Days

718 m<sup>2</sup> 4 2 2

**9 GIRDLESTONE CCT**

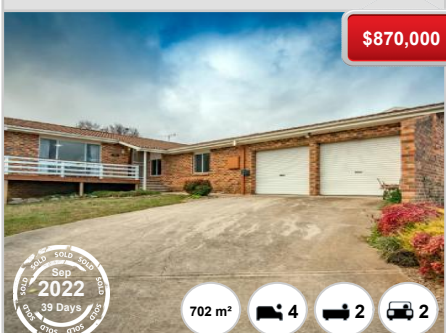


**\$799,000**

Sep 2022  
133 Days

709 m<sup>2</sup> 4 2 4

**12 JOHNSTONE CCT**



**\$870,000**

Sep 2022  
39 Days

702 m<sup>2</sup> 4 2 2

**31 GIRDLESTONE CCT**



**\$525,000**

Aug 2022  
N/A

688 m<sup>2</sup> 5 2 2



## CALWELL - Properties For Rent

### Median Rental Price

# \$500 /w

Based on 50 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

# +2.9%

Current Median Price: \$910,000  
Current Median Rent: \$500

Based on 53 recorded House sales and 50 House rentals compared over the last 12 months


### Number of Rentals

# 50

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

**1 Roope Close**



**\$650 per week**

Jan 2023  
2 Days

3 Beds 1 Bath 1 Car

**57 MCKINLEY CIRCUIT**



**\$650**

Jan 2023  
3 Days

684 m<sup>2</sup> 3 Beds 1 Bath 4 Car

**6 Benson Crescent**




**\$590 per week**

Jan 2023  
5 Days

667 m<sup>2</sup> 3 Beds 1 Bath 1 Car

**6 Weekes Close**




**\$650 per week**

Jan 2023  
11 Days

513 m<sup>2</sup> 3 Beds 1 Bath 1 Car

**9 Tuthill Place**




**\$780 per week**

Jan 2023  
19 Days

938 m<sup>2</sup> 5 Beds 4 Bath 1 Car

**15 OUTTRIM AVENUE**




**\$650 per week**

Dec 2022  
40 Days

730 m<sup>2</sup> 3 Beds 1 Bath 2 Car

**24 FINK CRESCENT**




**\$690 per week**

Oct 2022  
59 Days

504 m<sup>2</sup> 3 Beds 1 Bath 5 Car

**48 Denovan Circuit**



**\$600 per week**

Jun 2022  
213 Days

683 m<sup>2</sup> 3 Beds 2 Bath 2 Car