

SUBURB FLYOVER REPORT

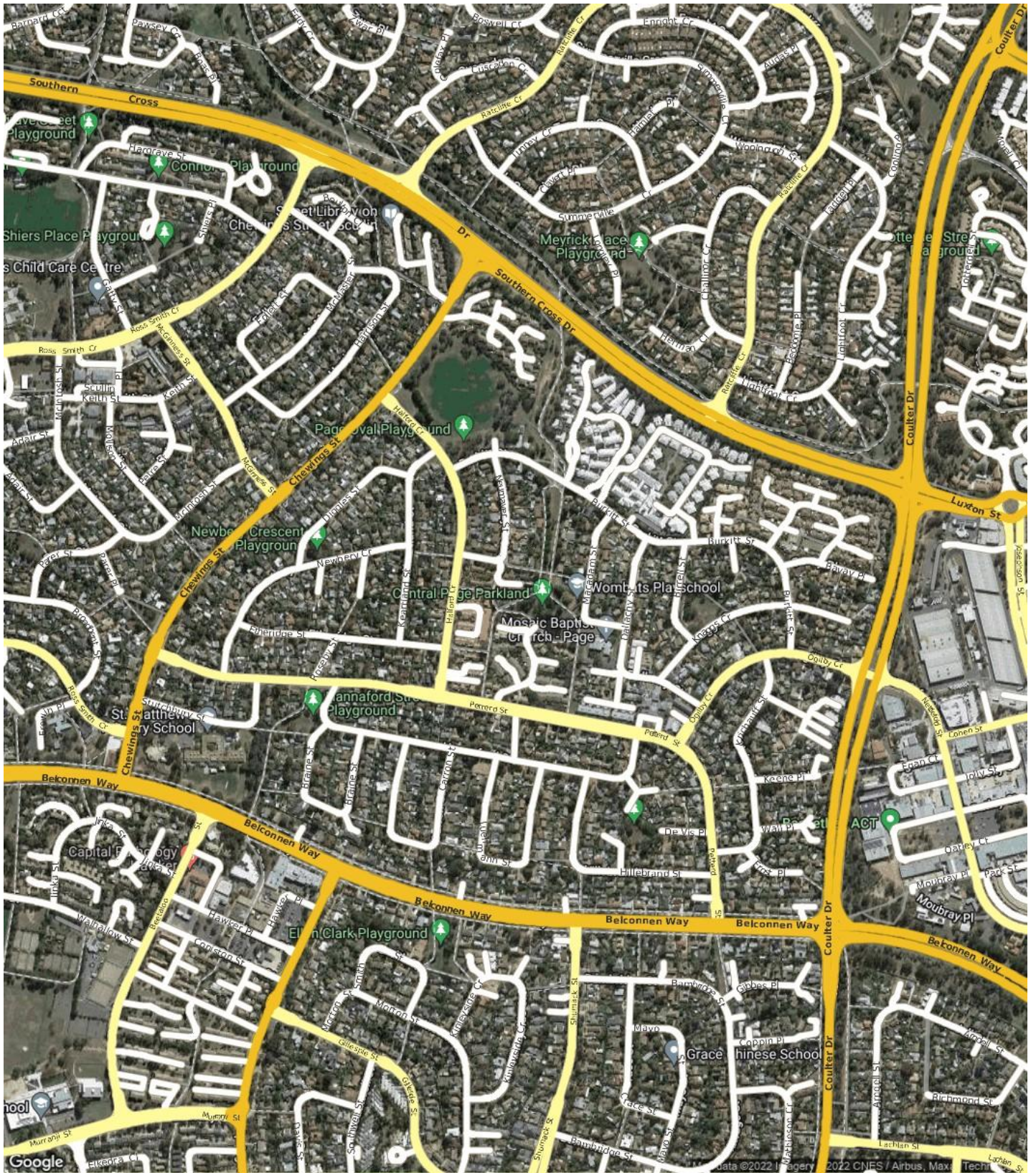
PAGE (UNIT)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





PAGE - Suburb Map



PAGE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	16	\$ 289,500	0.0 %	\$ 250,000	\$ 380,000
2006	28	\$ 282,500	-2.4 %	\$ 239,000	\$ 660,000
2007	40	\$ 346,750	22.7 %	\$ 251,000	\$ 495,000
2008	25	\$ 363,000	4.7 %	\$ 297,500	\$ 490,000
2009	21	\$ 370,000	1.9 %	\$ 315,000	\$ 465,000
2010	29	\$ 387,500	4.7 %	\$ 265,000	\$ 500,000
2011	21	\$ 393,000	1.4 %	\$ 299,000	\$ 487,000
2012	29	\$ 392,000	-0.3 %	\$ 353,000	\$ 505,000
2013	32	\$ 388,250	-1.0 %	\$ 330,000	\$ 445,000
2014	37	\$ 374,000	-3.7 %	\$ 137,500	\$ 619,658
2015	30	\$ 395,000	5.6 %	\$ 299,000	\$ 540,000
2016	26	\$ 413,750	4.7 %	\$ 190,000	\$ 565,000
2017	28	\$ 417,000	0.8 %	\$ 330,000	\$ 697,500
2018	31	\$ 400,000	-4.1 %	\$ 240,000	\$ 585,000
2019	25	\$ 440,000	10.0 %	\$ 320,000	\$ 717,500
2020	33	\$ 440,000	0.0 %	\$ 304,000	\$ 700,000
2021	39	\$ 517,100	17.5 %	\$ 72,750	\$ 805,000
2022	15	\$ 535,000	3.5 %	\$ 400,000	\$ 910,000
2023	0				

Median Sale Price

\$535k

Based on 15 recorded Unit sales within the last 12 months (2022)

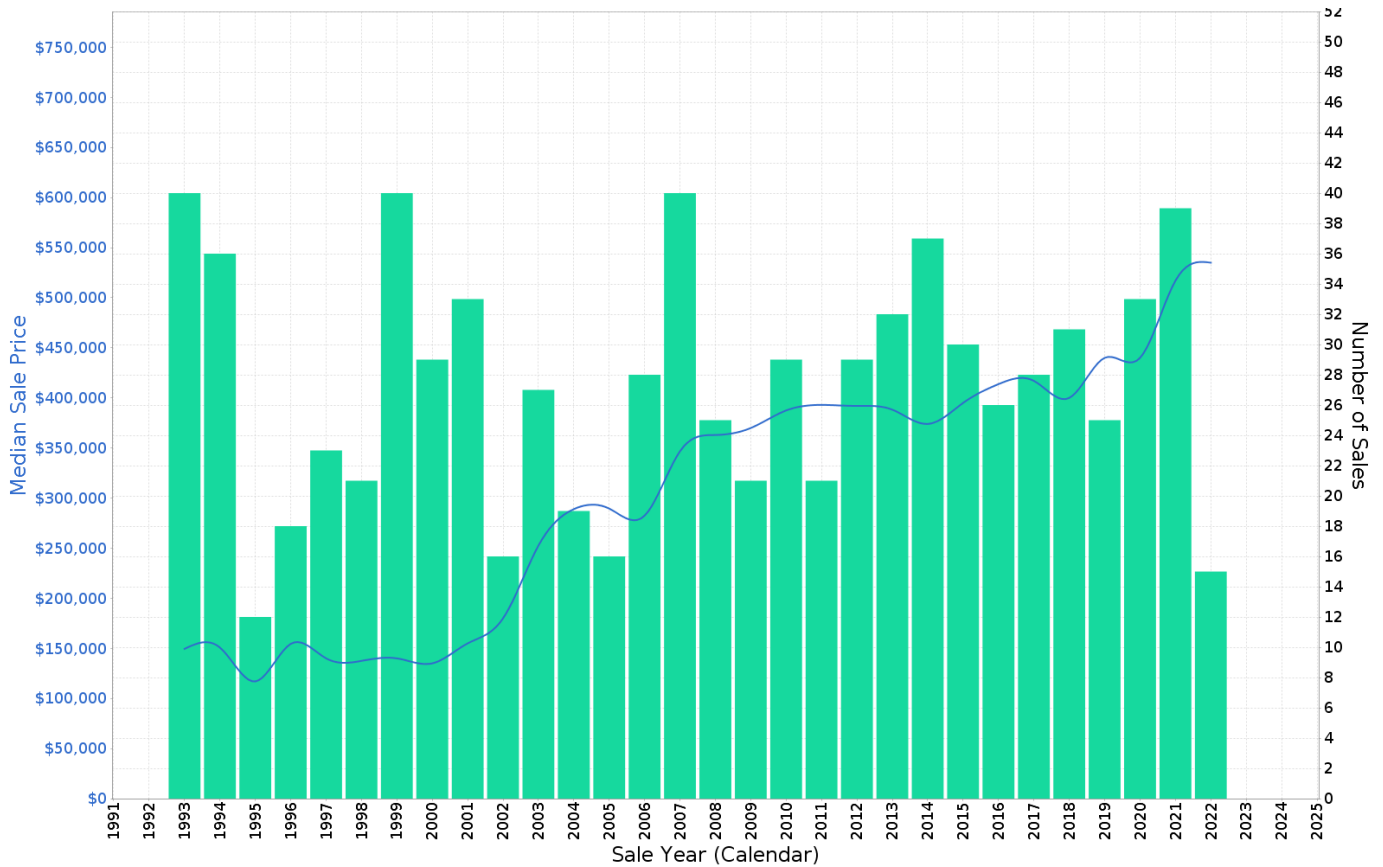
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

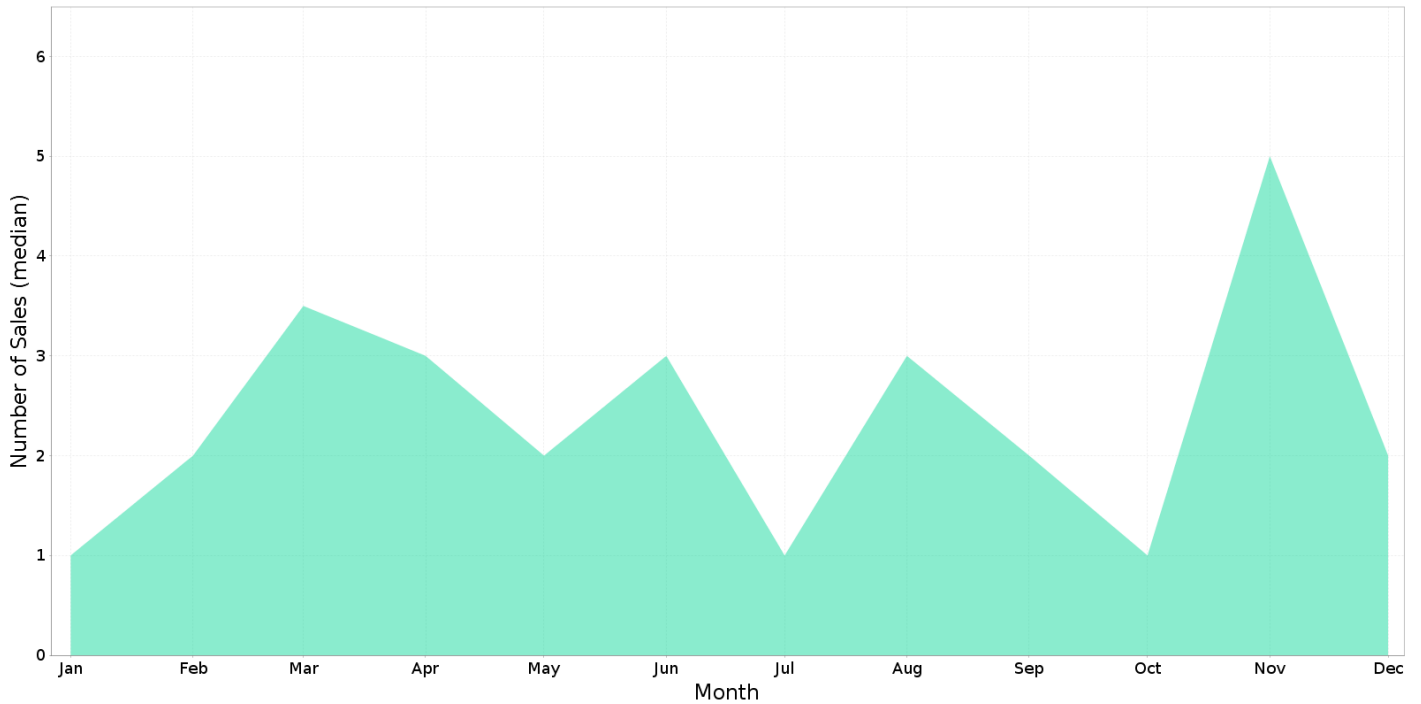
+3.5%

Current Median Price: \$535,000
Previous Median Price: \$517,100

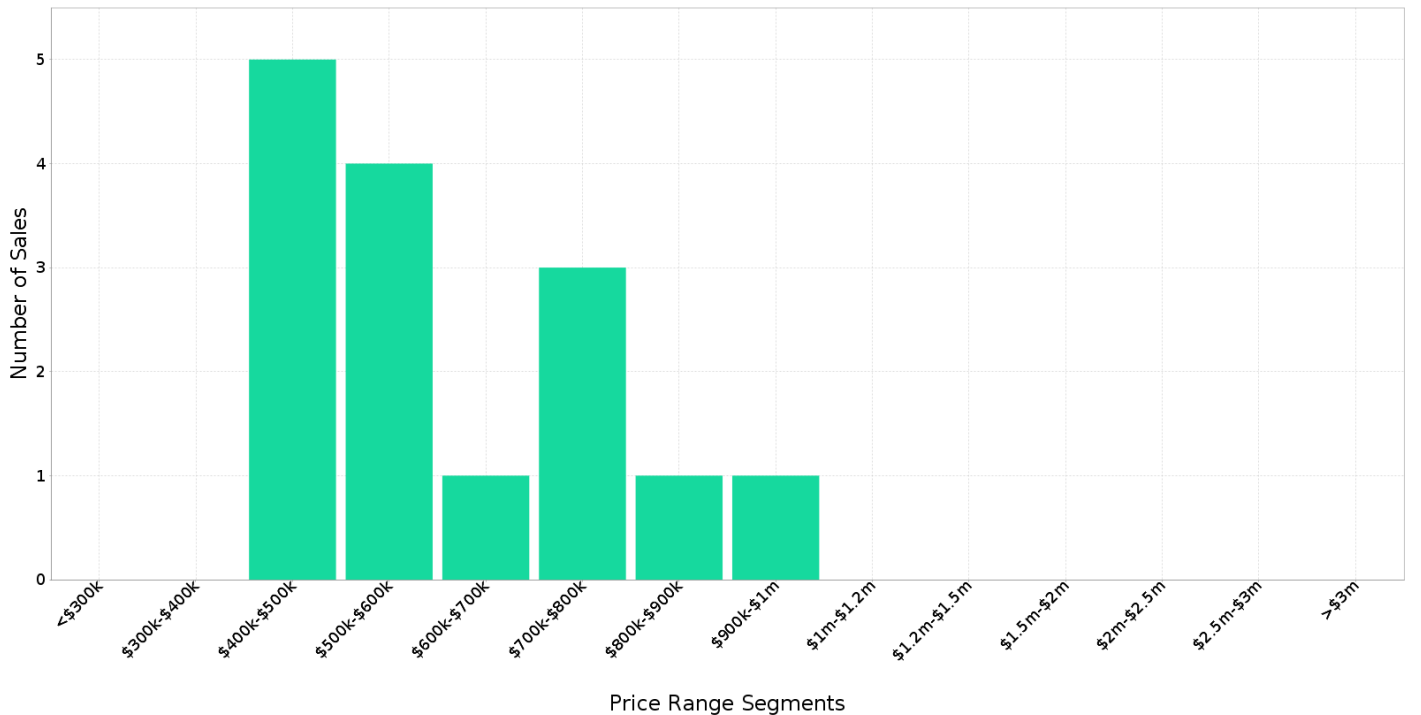
Based on 54 recorded Unit sales compared over the last two rolling 12 month periods



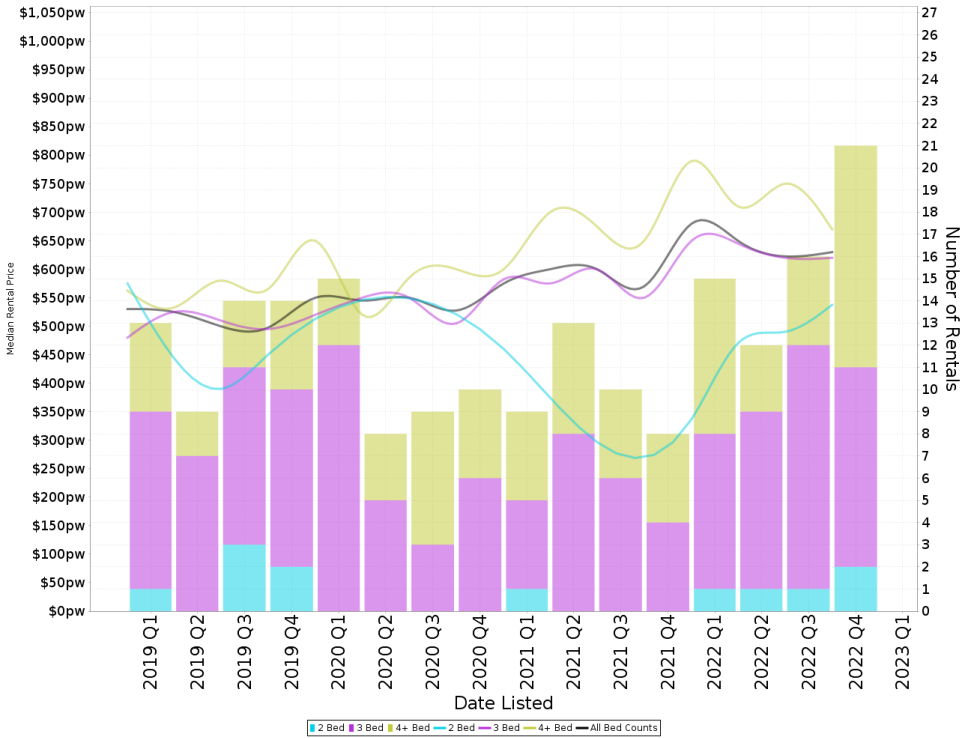
PAGE - Peak Selling Periods (3 years)



PAGE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.1%

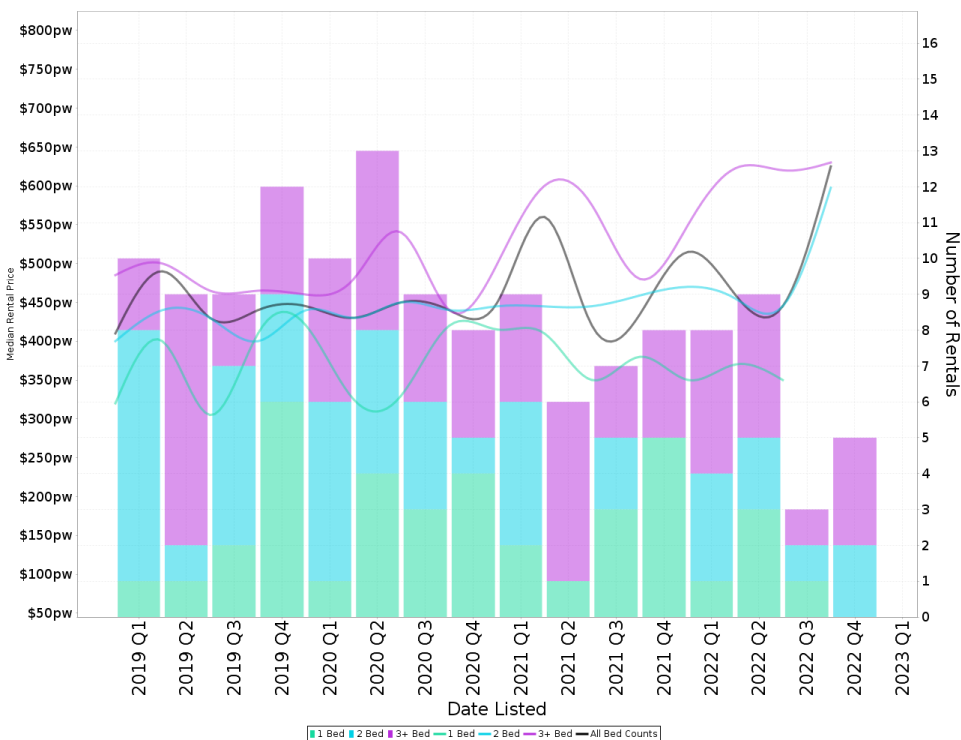
Current Median Price: \$910,000
Previous Median Price: \$920,000
Based on 74 registered House sales compared over the last two rolling 12 month periods.

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

+3.5%

Current Median Price: \$535,000
Previous Median Price: \$517,100
Based on 54 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$535,000
Current Median Rent: \$440
Based on 40 registered Unit rentals compared over the last 12 months.

PAGE - Recently Sold Properties

Median Sale Price

\$535k

Based on 15 recorded Unit sales within the last 12 months (2022)

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

Suburb Growth

+3.5%

Current Median Price: \$535,000
Previous Median Price: \$517,100

Based on 54 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

15

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

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

8 EARLE PL




\$610,000

Jan 2023
53 Days

3 1 1

55/55 BURKITT ST



\$400,000

2022

2 1 1

3/16 JEVONS PL



\$910,000

Oct 2022
N/A

1,192 m² 3 1 2

5/55 BURKITT ST



\$420,000

Sep 2022
N/A

1.4 ha 2 1 1

3/19 DALLACHY ST




\$752,000

Aug 2022
N/A

1,900 m² 2 1 2

24 DALLACHY PL



\$745,000

Aug 2022
71 Days

197 m² 3 2 1

30/100 CHEWINGS ST



\$530,000

Aug 2022
N/A

2.69 ha 3 1 1

PAGE - Properties For Rent

Median Rental Price

\$440 /w

Based on 40 recorded Unit rentals within the last 12 months (2022)

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

Rental Yield

+4.3%

Current Median Price: \$535,000
Current Median Rent: \$440

Based on 15 recorded Unit sales and 40 Unit rentals compared over the last 12 months

Number of Rentals

40

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

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

1/19 DALLACHY STREET



\$570 per week

Jan 2023
8 Days

281 m² 2 2 2

8A KRICHAUFF STREET




\$430 - \$450 pw

Jan 2023
9 Days

784 m² 1 1 1
Independent

32 Dallachy Place




\$580 per week

Jan 2023
13 Days

200 m² 2 1 1

7 B - Kershaw Place



\$700

Jan 2022
223 Days

2 1 -