

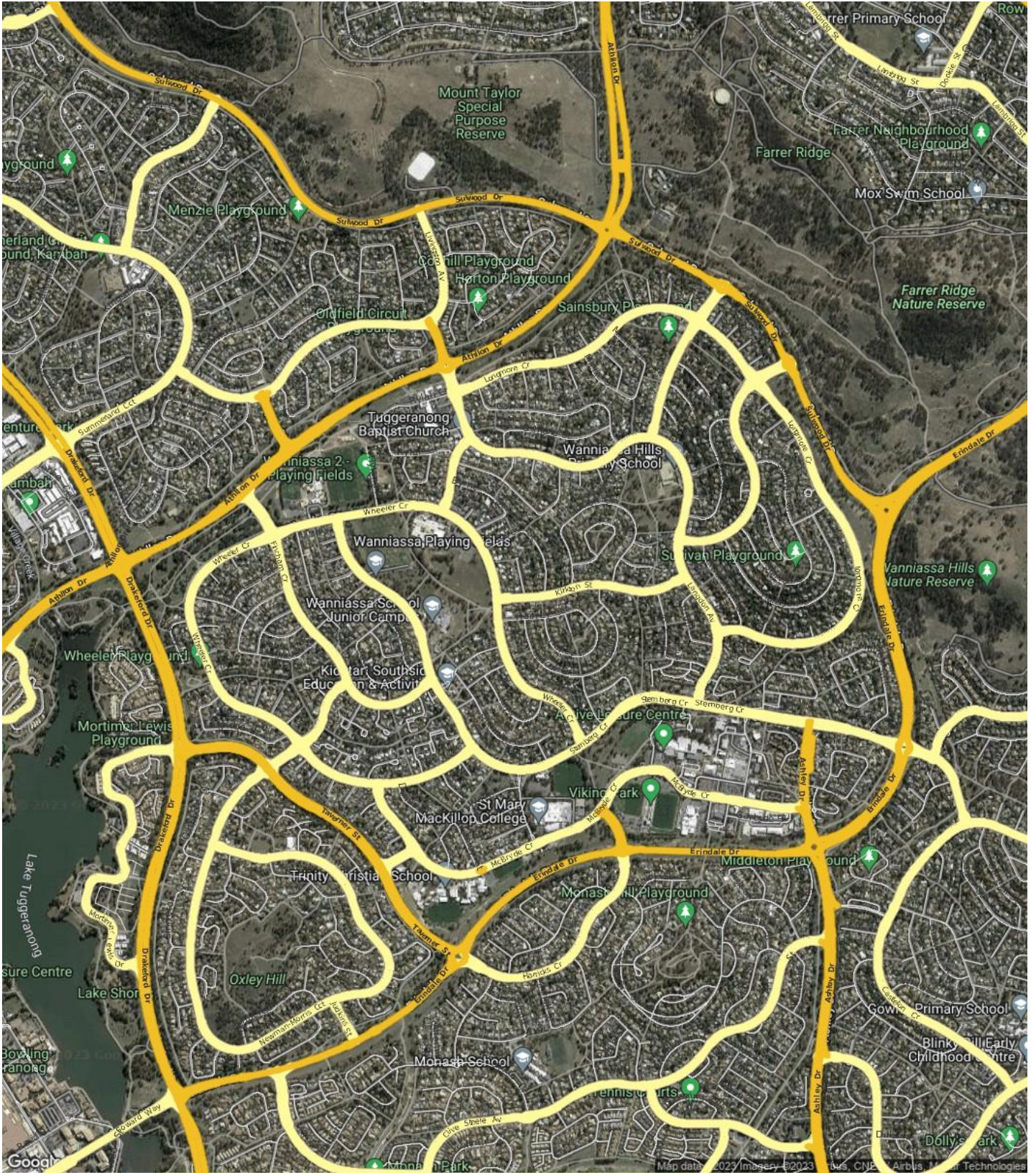
SUBURB FLYOVER REPORT

WANNIASSA (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



WANNIASSA - Suburb Map



Prepared on 14/02/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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WANNIASSA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	108	\$ 340,000	0.0 %	\$ 201,000	\$ 580,000
2006	124	\$ 355,000	4.4 %	\$ 140,000	\$ 650,000
2007	126	\$ 398,250	12.2 %	\$ 20,000	\$ 615,000
2008	90	\$ 419,475	5.3 %	\$ 123,333	\$ 665,000
2009	125	\$ 431,000	2.7 %	\$ 40,000	\$ 705,000
2010	77	\$ 475,000	10.2 %	\$ 350,000	\$ 865,000
2011	67	\$ 489,950	3.1 %	\$ 217,500	\$ 780,000
2012	91	\$ 477,000	-2.6 %	\$ 60,000	\$ 763,000
2013	88	\$ 477,500	0.1 %	\$ 60,000	\$ 780,000
2014	101	\$ 499,000	4.5 %	\$ 180,000	\$ 980,000
2015	104	\$ 510,500	2.3 %	\$ 184,000	\$ 950,000
2016	109	\$ 530,000	3.8 %	\$ 185,000	\$ 837,000
2017	102	\$ 581,750	9.8 %	\$ 260,000	\$ 960,000
2018	103	\$ 580,000	-0.3 %	\$ 5,800	\$ 926,000
2019	114	\$ 591,000	1.9 %	\$ 390,010	\$ 930,000
2020	102	\$ 637,500	7.9 %	\$ 50,000	\$ 1,020,000
2021	123	\$ 851,500	33.6 %	\$ 171,000	\$ 1,590,000
2022	88	\$ 932,500	9.5 %	\$ 350,000	\$ 1,630,000
2023	0				

Median Sale Price

\$932k

Based on 88 recorded House sales within the last 12 months (2022)

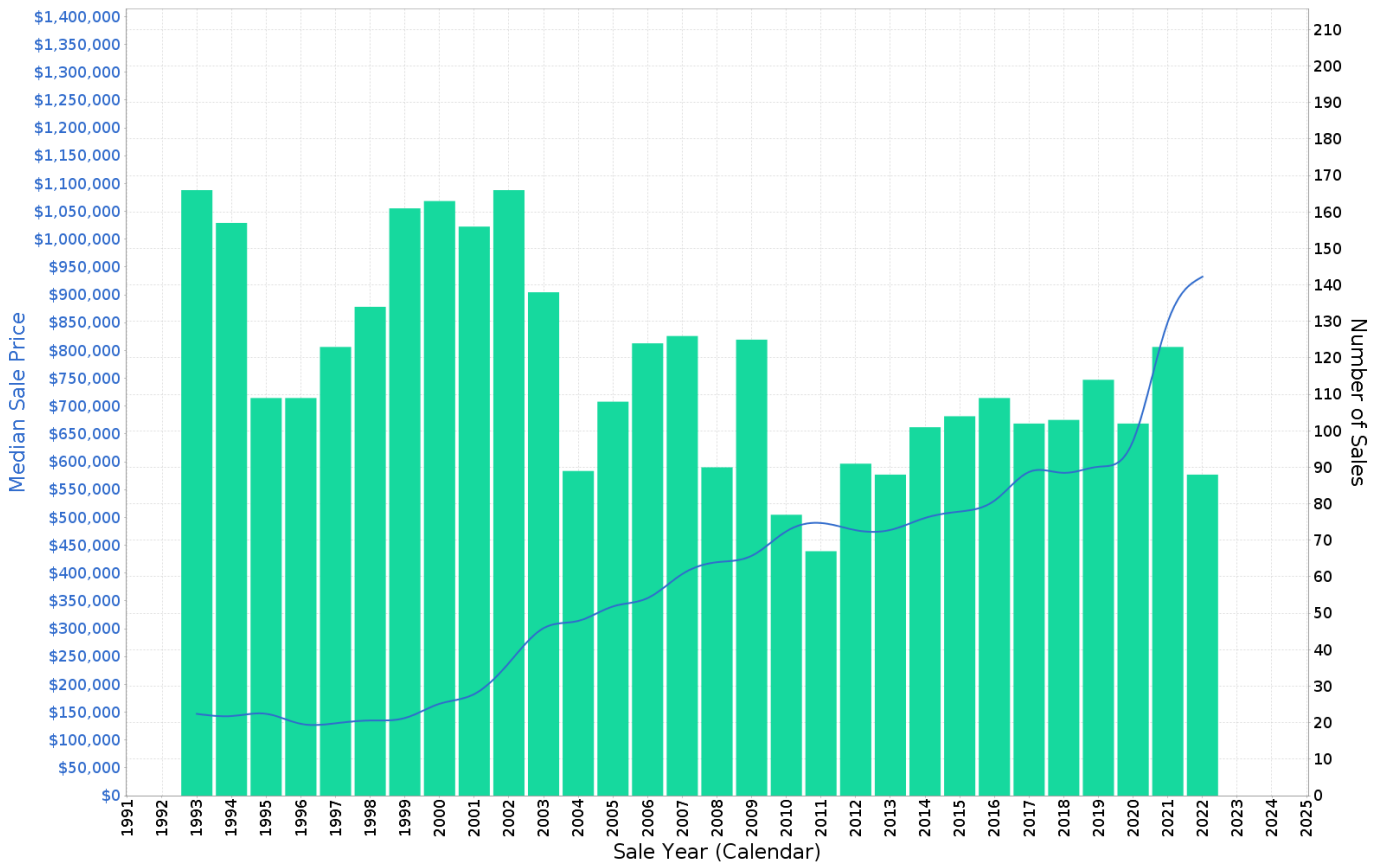
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

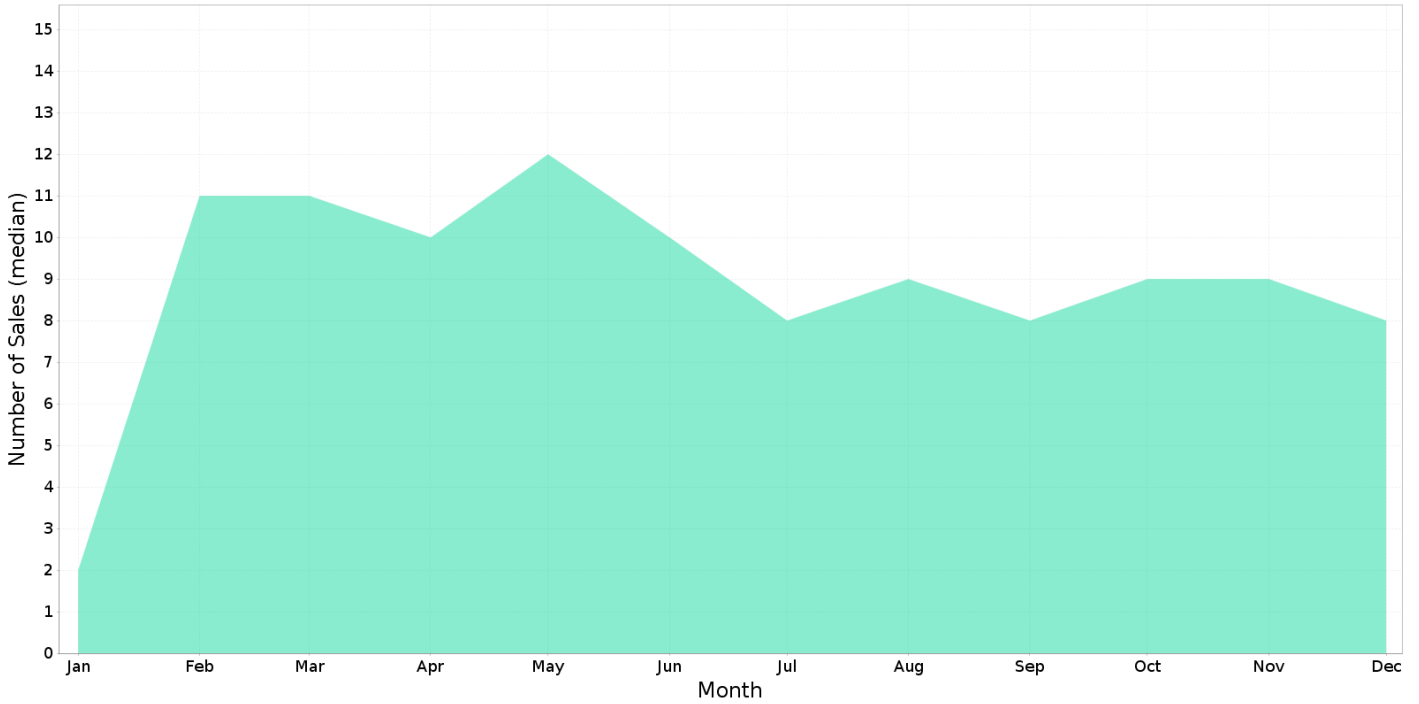
+9.5%

Current Median Price: \$932,500
Previous Median Price: \$851,500

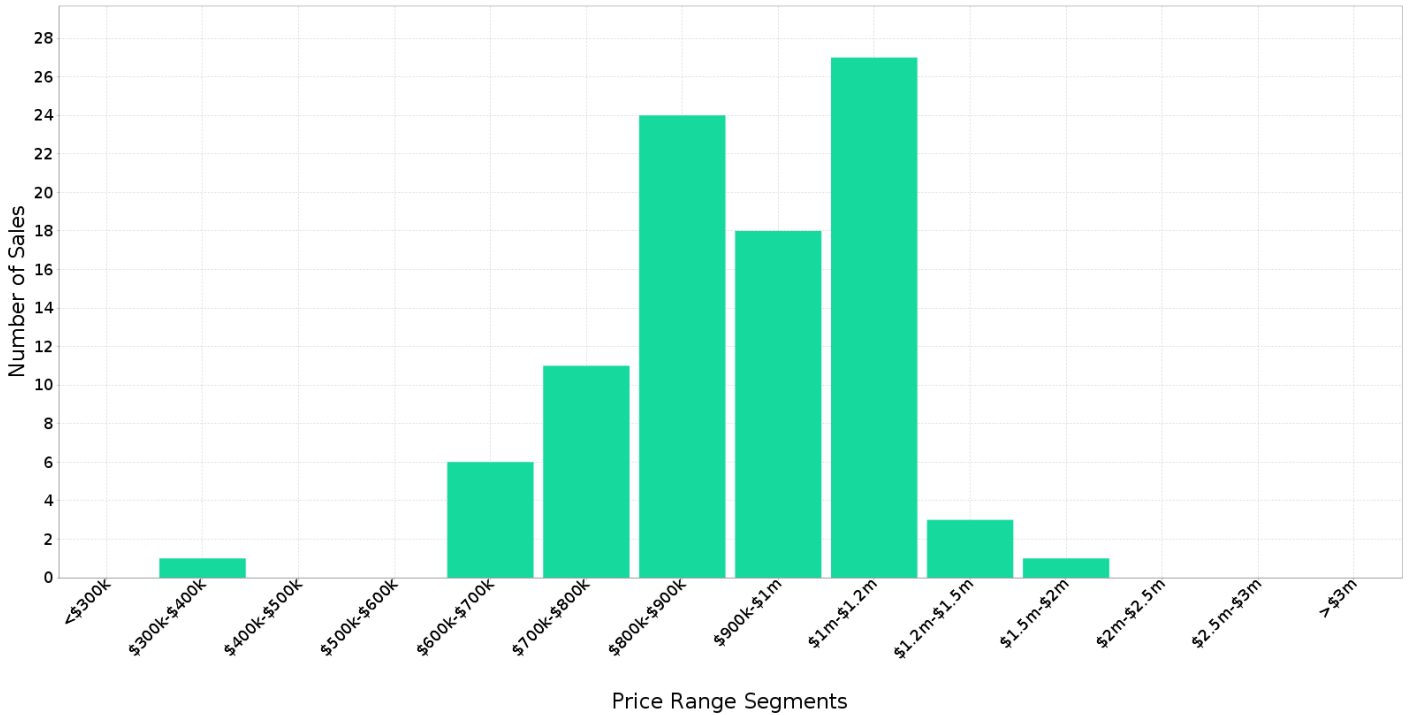
Based on 211 recorded House sales compared over the last two rolling 12 month periods



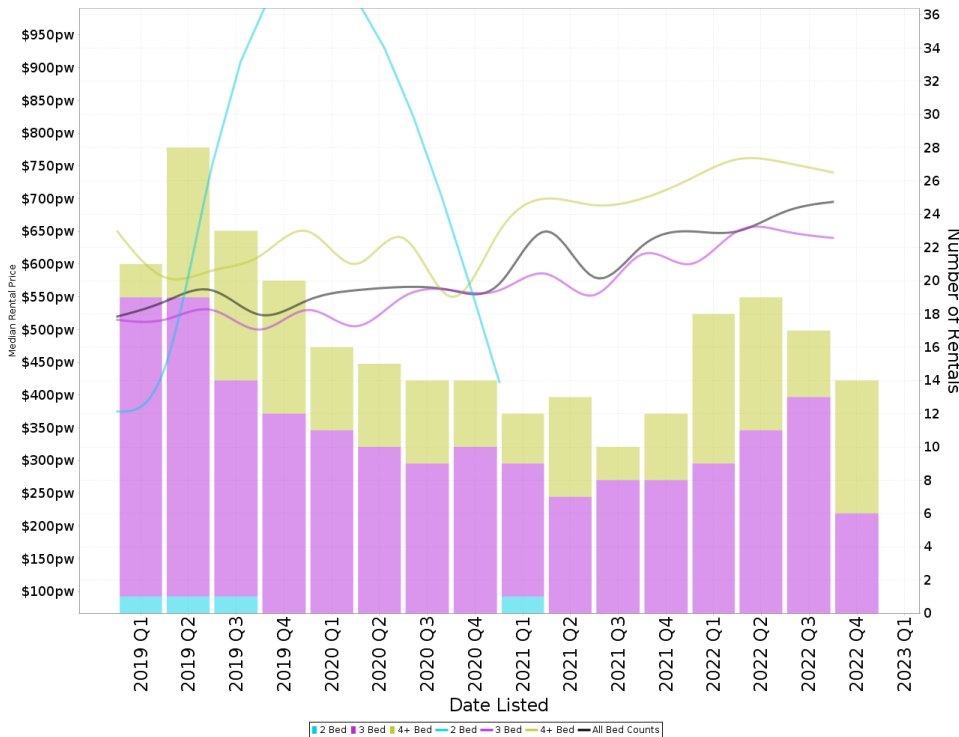
WANNIASSA - Peak Selling Periods (3 years)



WANNIASSA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+9.5%

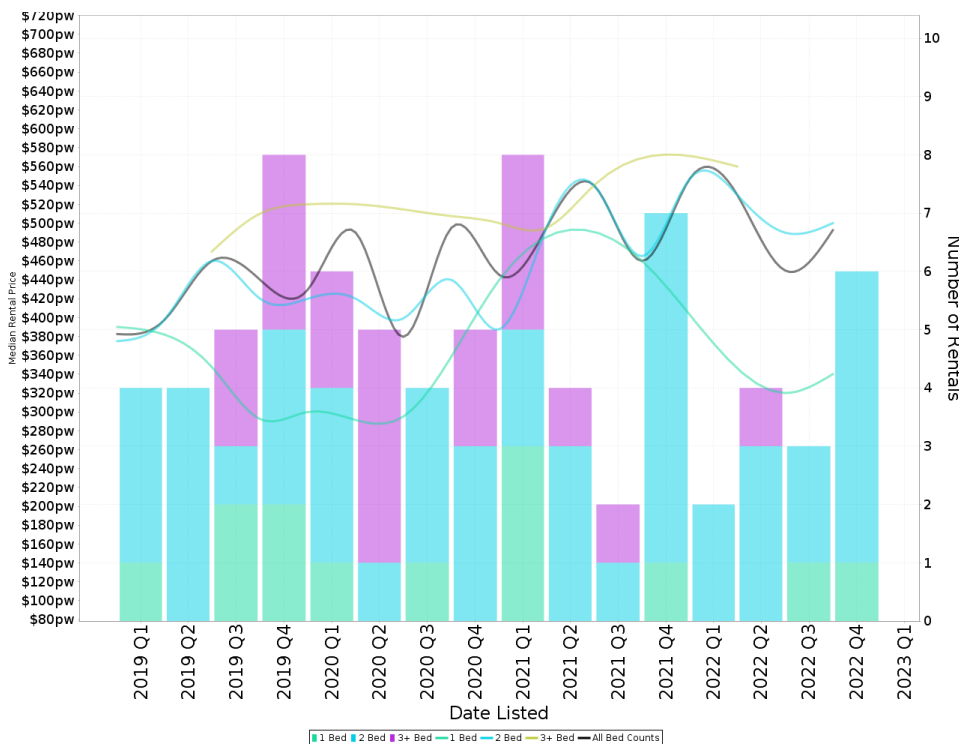
Current Median Price: \$932,500
Previous Median Price: \$851,500
Based on 211 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$932,500
Current Median Rent: \$535
Based on 92 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.6%

Current Median Price: \$602,500
Previous Median Price: \$560,000
Based on 42 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$602,500
Current Median Rent: \$400
Based on 21 registered Unit rentals compared over the last 12 months.

WANNIASSA - Recently Sold Properties

Median Sale Price

\$932k

Based on 88 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

+9.5%

Current Median Price: \$932,500
Previous Median Price: \$851,500

Based on 211 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

88

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

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

20 GREEVES ST



\$831,000

2023
Feb
23 Days

1,003 m² 3 1 2

8 RIDDELL CRT

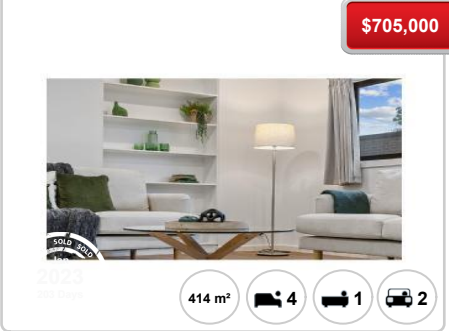


\$750,000

2023
Feb

580 m² 3 1 2

44 GREEVES ST




\$705,000

2023
Feb

414 m² 4 1 2

18 JENNER CRT

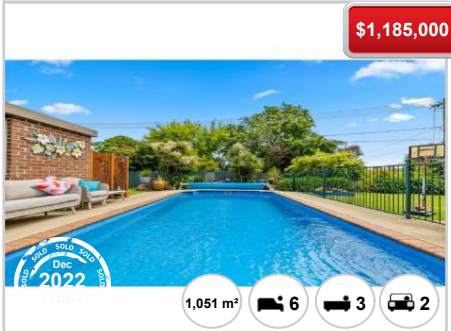


\$630,000

2023
Jan
55 Days

598 m² 3 1 1

4 OSMAND ST

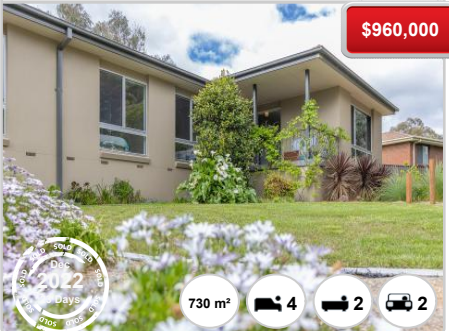


\$1,185,000

2022
Dec

1,051 m² 6 3 2

245 STERNBERG CRES

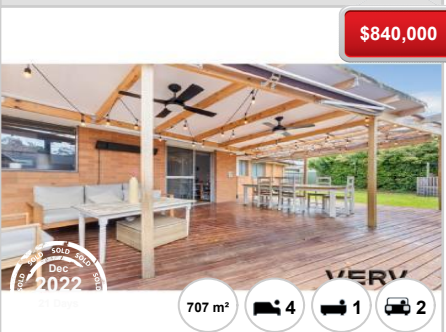


\$960,000

2022
Dec
Days

730 m² 4 2 2

53 MCBRYDE CRES

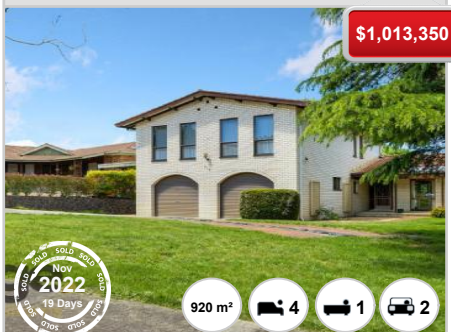


\$840,000

2022
Dec

707 m² 4 1 2

219 LONGMORE CRES

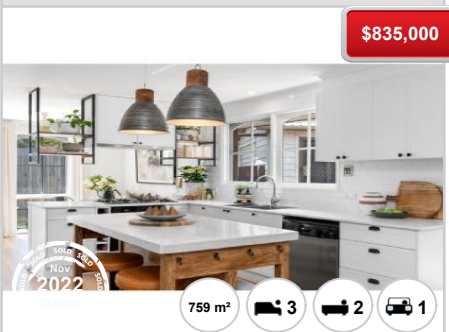


\$1,013,350

2022
Nov
19 Days

920 m² 4 1 2

18 CUTHBERT CCT



\$835,000

2022
Nov

759 m² 3 2 1

4 BAILES CRT

\$705,500



Nov 2022
25 Days

690 m²   

8 MICHIE ST

\$752,000



Nov 2022
25 Days

721 m²   

34A STERNBERG CRES

\$1,040,000

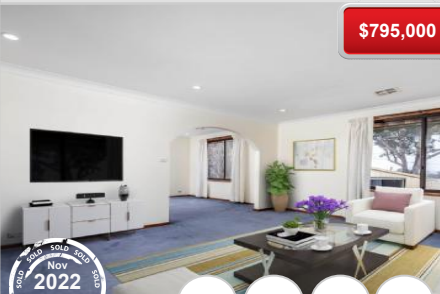


Nov 2022
22 Days




  

8 PHELAN PL

\$795,000




Nov 2022
108 Days




848 m²   

10 WHITEMAN ST

\$935,000

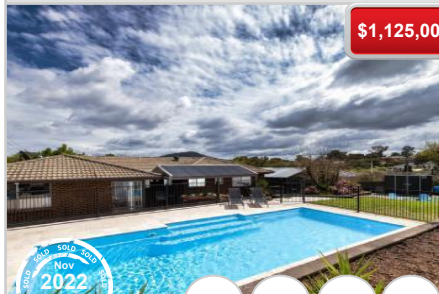


Nov 2022
23 Days




1,053 m²   

44 TYTHERLEIGH ST

\$1,125,000

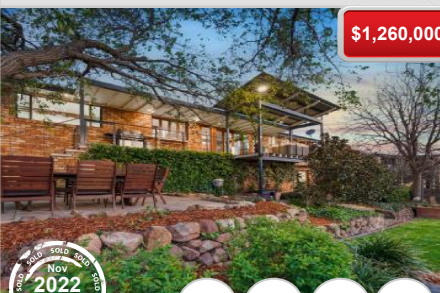


Nov 2022
22 Days




1,031 m²   

11 ADAMSON CRES

\$1,260,000



Nov 2022
23 Days

740 m²   

41 CUTHBERT CCT

\$820,000



Oct 2022
23 Days

663 m²   

40 HALFREY CCT

\$1,050,000



Oct 2022
22 Days

897 m²   

154 LONGMORE CRES

\$857,500




Oct 2022
41 Days




881 m²   

15 ILLINGWORTH ST

\$970,000

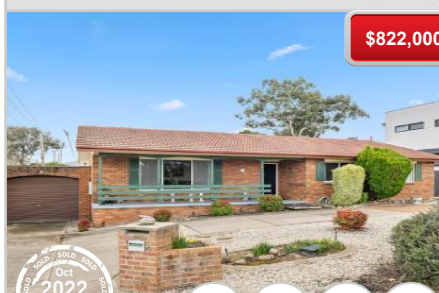


Oct 2022
29 Days




840 m²   

6 O'HEA ST

\$822,000



Oct 2022
62 Days

721 m²   

WANNIASSA - Properties For Rent

Median Rental Price

\$535 /w

Based on 92 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

+3.0%

Current Median Price: \$932,500
Current Median Rent: \$535

Based on 88 recorded House sales and 92 House rentals compared over the last 12 months


Number of Rentals

92

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

14 Dyer Place



\$620 per week

Feb 2023 1 Day

3 1 1

27 Sullivan Crescent



\$740 per week

Feb 2023 12 Days

985 m² 4 3 2

35 Michie St



\$620 per week

Feb 2023 14 Days

653 m² 3 1 1

35 MICHIE STREET



\$620 per week

Feb 2023 14 Days

653 m² 3 1 1

6 STRACHAN PLACE



\$720 per week

Feb 2023 35 Days

810 m² 4 1 2

6 Strachan Pl



\$720 per week

Feb 2023 35 Days

810 m² 4 1 2

17 Guthridge Crescent




\$670 pw

Jan 2023 37 Days

581 m² 3 1 4

Independen

31 Carr Crescent

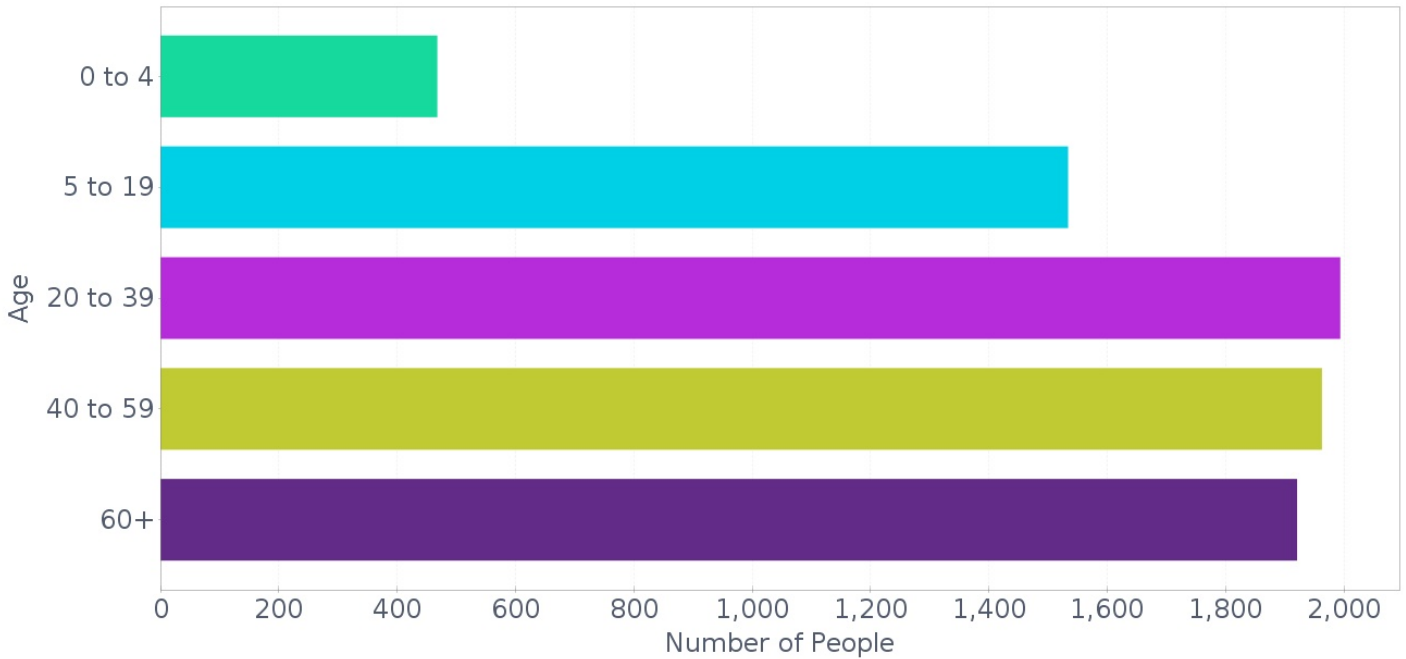


\$760 per week

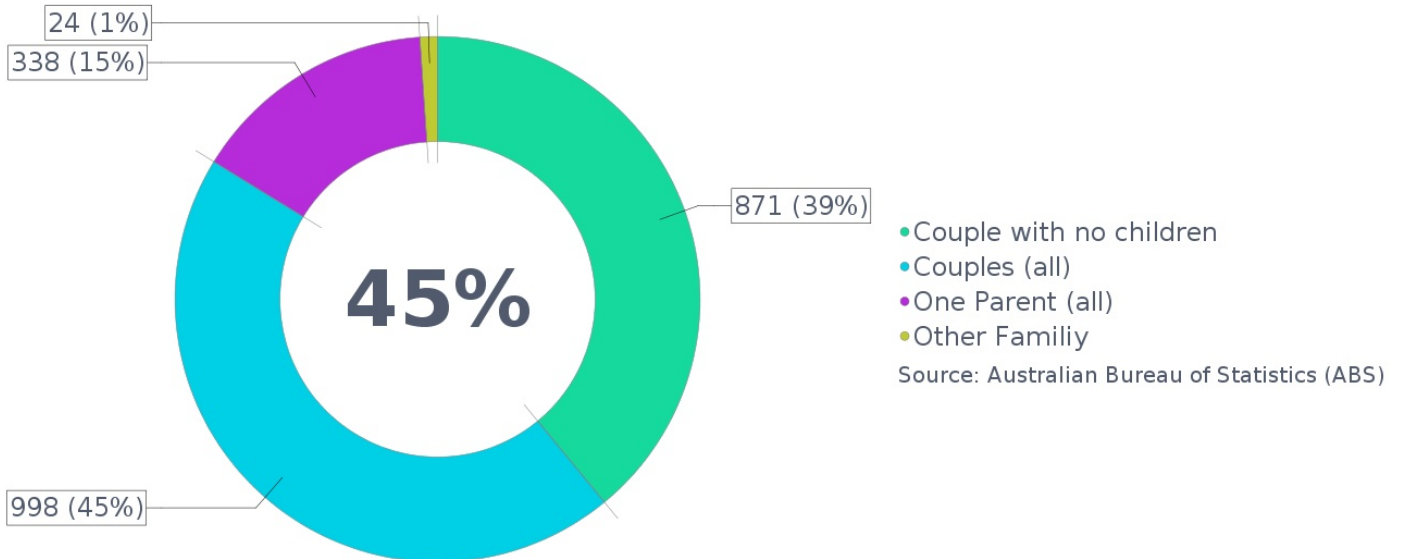
Dec 2022 70 Days

702 m² 4 2 2

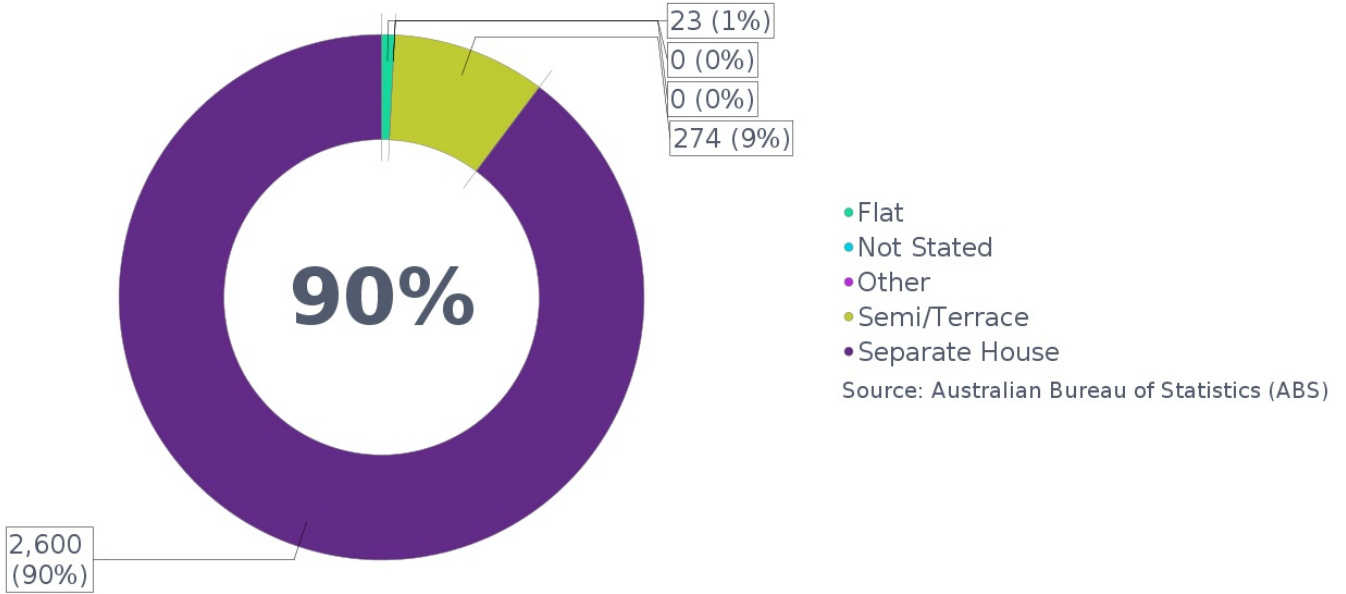
Age of Population (2021)



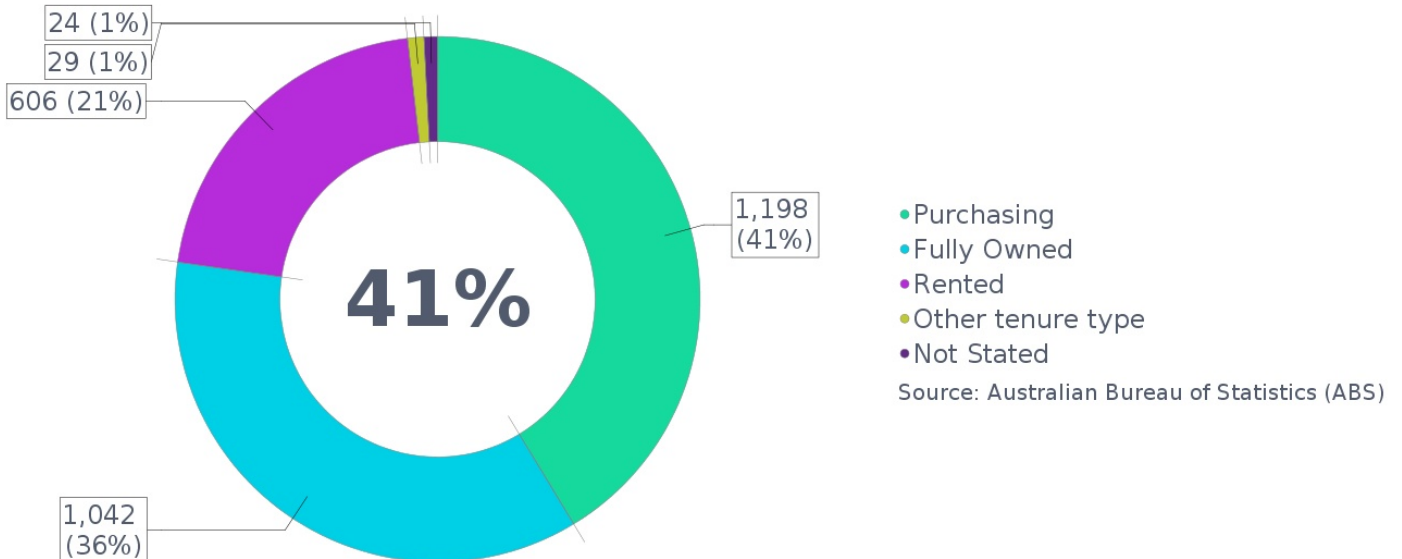
Family Composition (2021)



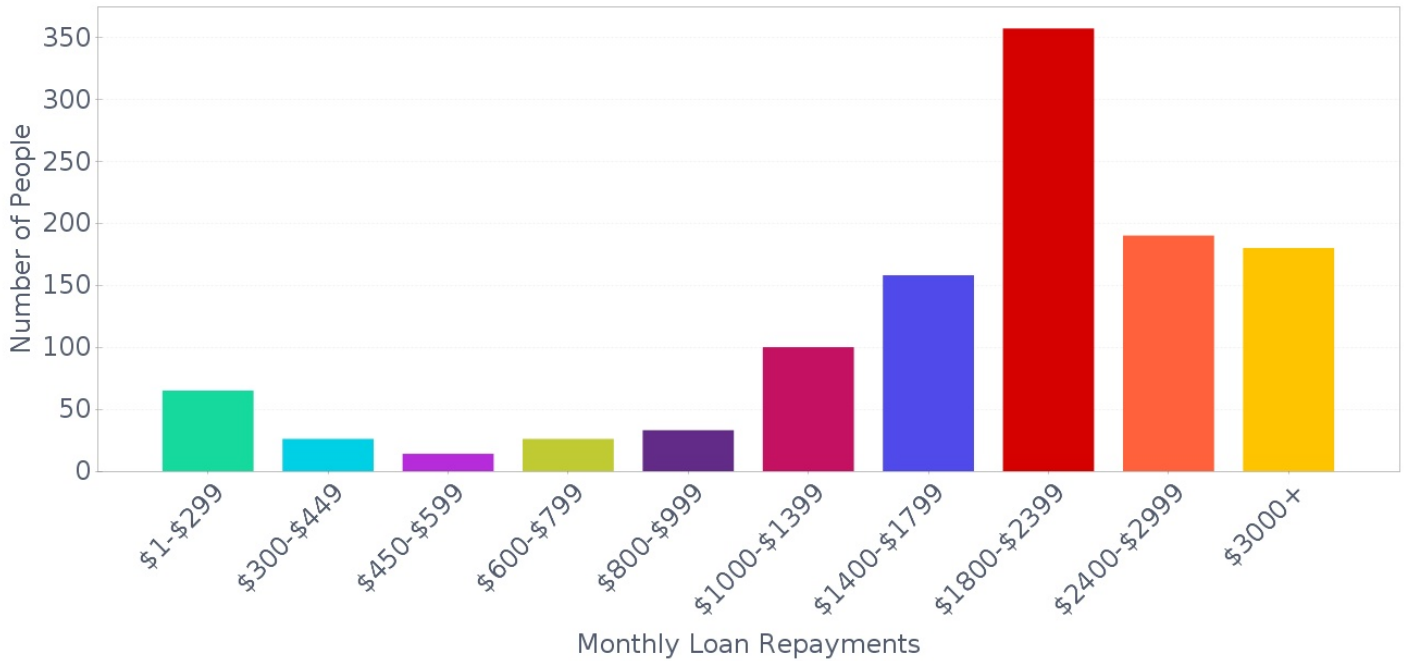
Dwelling Structure (2021)



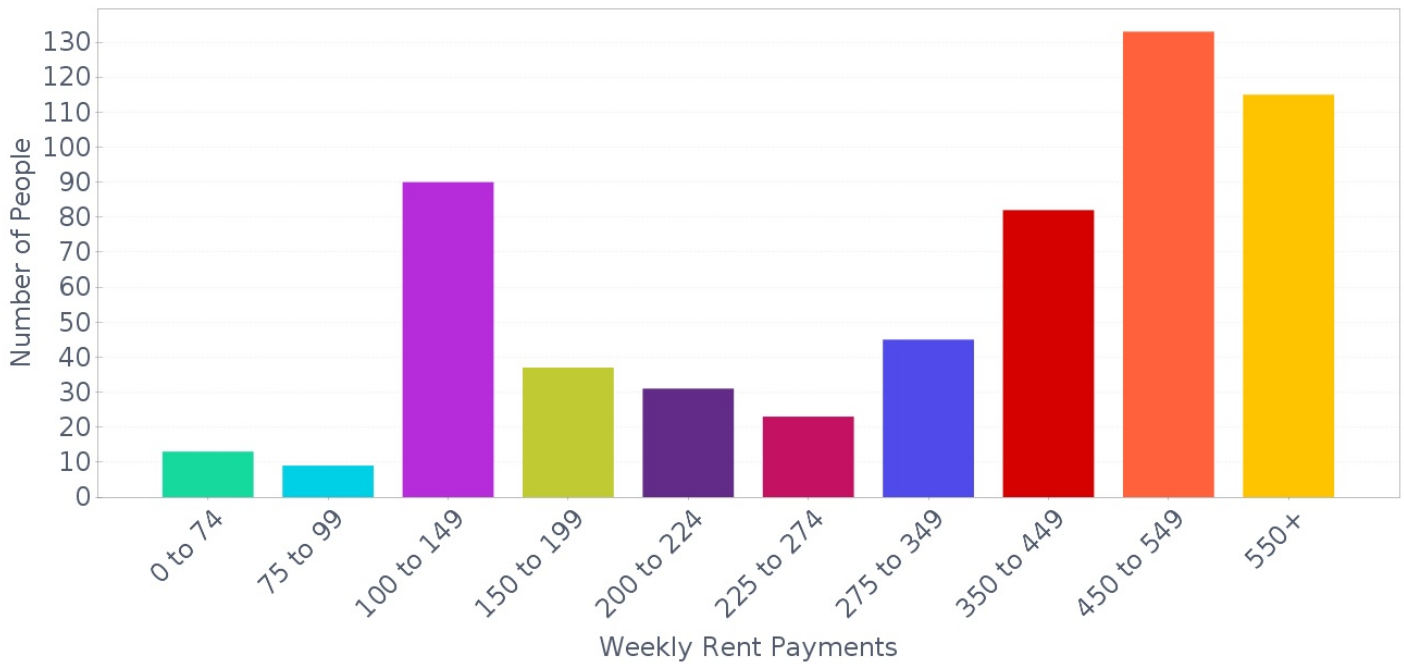
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

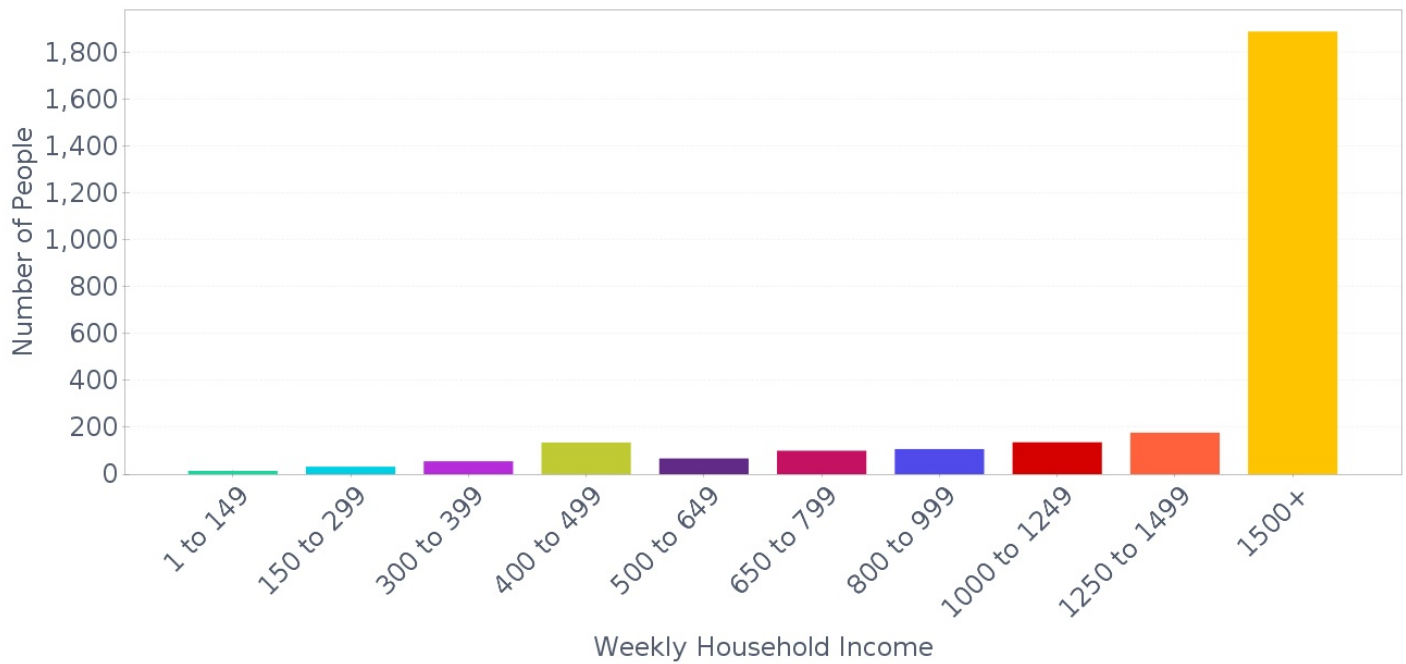


Rent Payments - Weekly (2021)

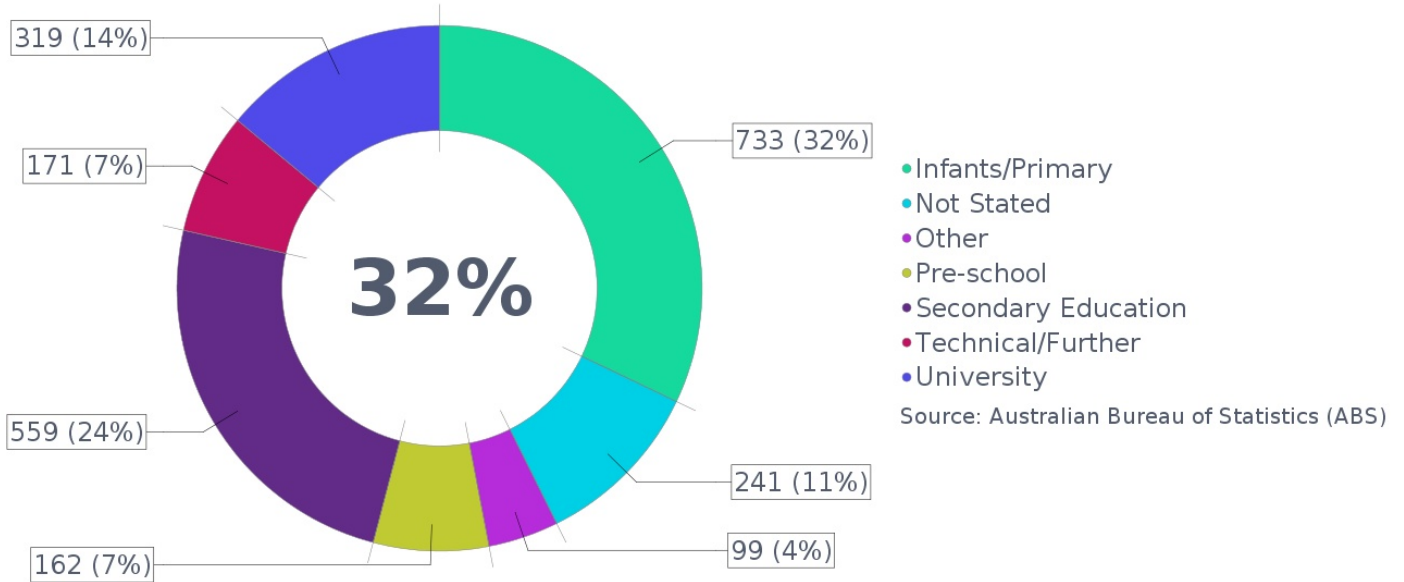




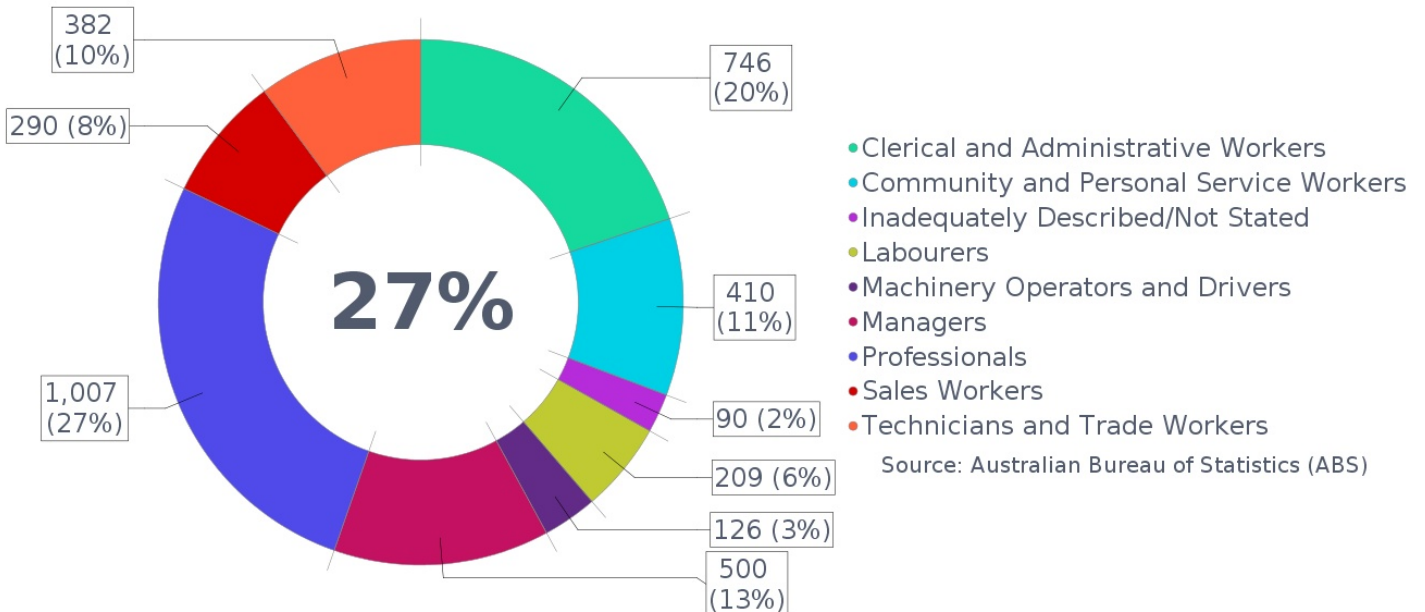
Household Income - Weekly (2021)



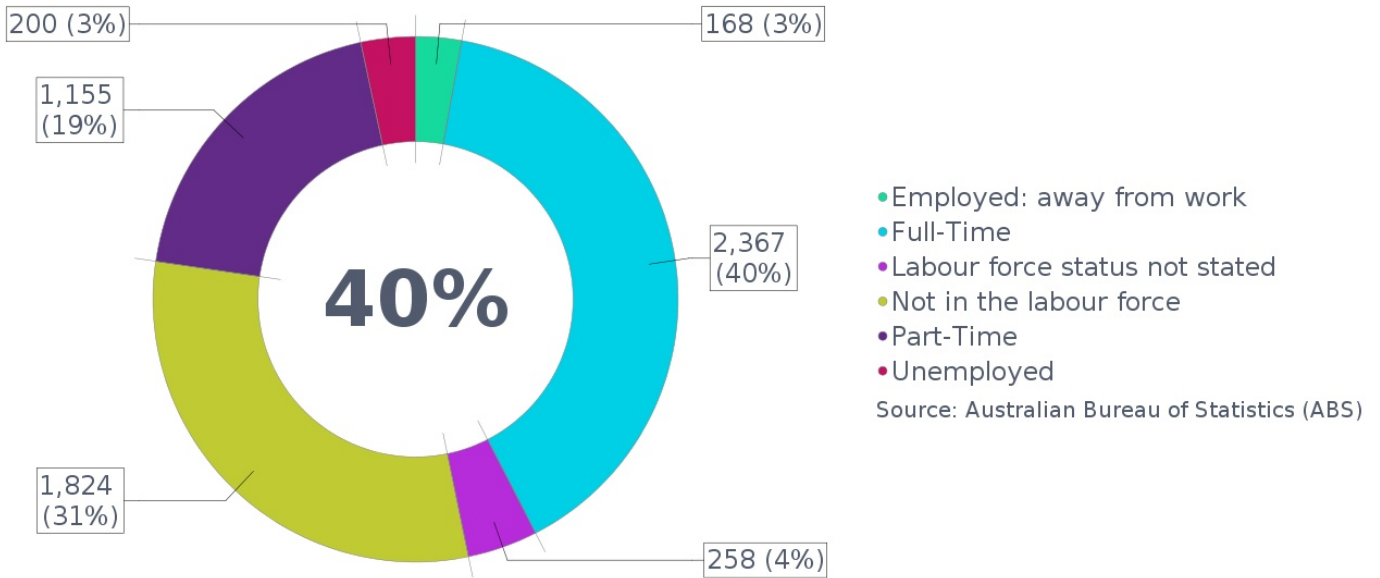
Non-School Qualification: Level of Education



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

