

SUBURB FLYOVER REPORT

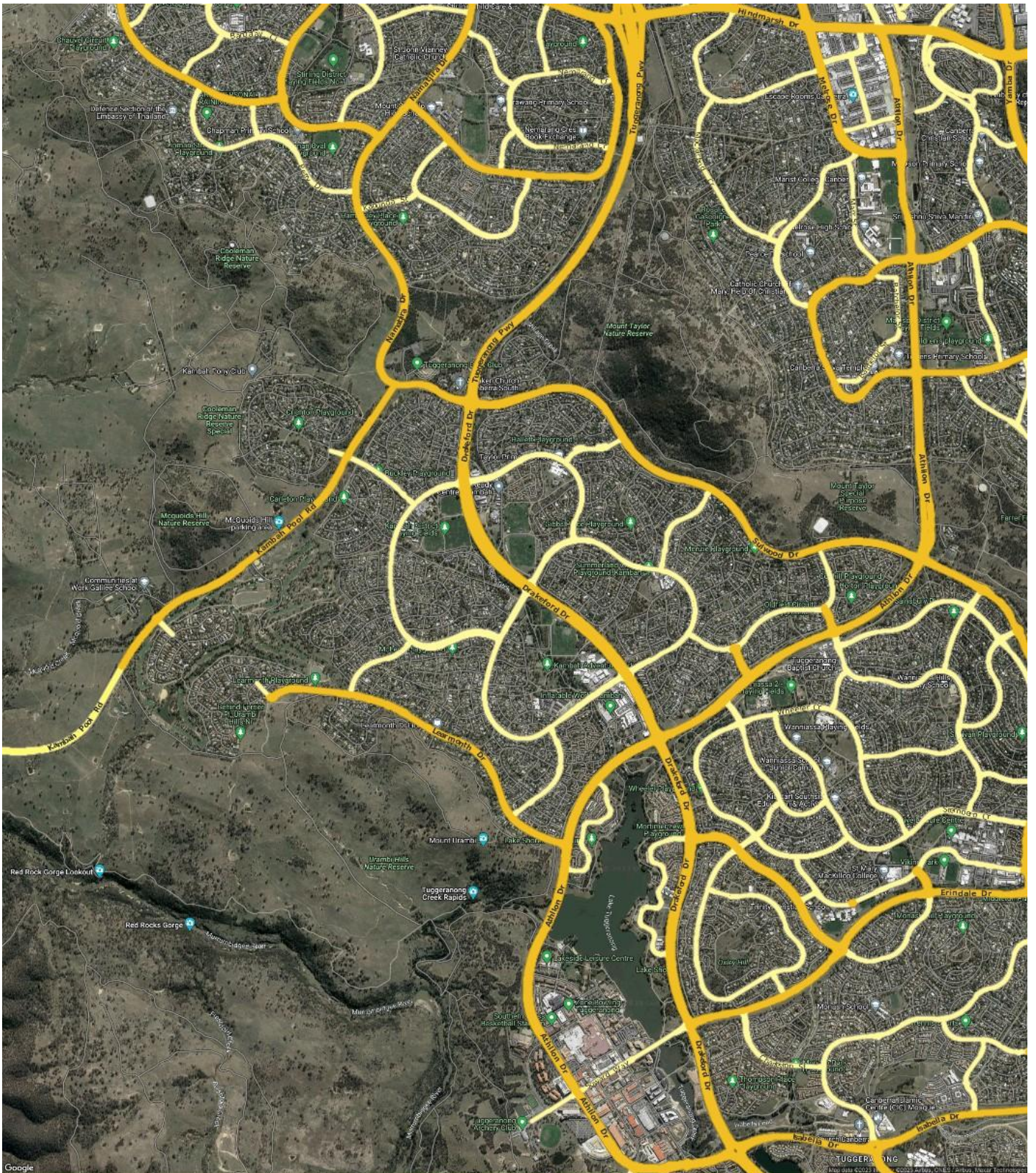
KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





KAMBAH - Suburb Map



Prepared on 01/03/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	221	\$ 325,000	0.0 %	\$ 150,000	\$ 785,000
2006	217	\$ 345,000	6.2 %	\$ 190,000	\$ 910,000
2007	232	\$ 396,750	15.0 %	\$ 105,000	\$ 1,150,000
2008	205	\$ 400,000	0.8 %	\$ 41,500	\$ 895,000
2009	198	\$ 431,750	7.9 %	\$ 290,000	\$ 920,000
2010	170	\$ 479,500	11.1 %	\$ 21,000	\$ 1,000,000
2011	170	\$ 477,750	-0.4 %	\$ 45,000	\$ 980,000
2012	165	\$ 480,000	0.5 %	\$ 160,000	\$ 1,295,000
2013	145	\$ 485,000	1.0 %	\$ 5,000	\$ 1,025,000
2014	182	\$ 475,000	-2.1 %	\$ 76,000	\$ 1,045,000
2015	164	\$ 525,000	10.5 %	\$ 36,000	\$ 1,000,000
2016	172	\$ 522,500	-0.5 %	\$ 99,097	\$ 2,000,000
2017	173	\$ 559,000	7.0 %	\$ 55,500	\$ 1,400,000
2018	213	\$ 550,000	-1.6 %	\$ 183,333	\$ 1,257,000
2019	185	\$ 600,000	9.1 %	\$ 30,000	\$ 1,250,000
2020	242	\$ 650,000	8.3 %	\$ 27,508	\$ 1,400,100
2021	247	\$ 825,000	26.9 %	\$ 63,750	\$ 2,350,000
2022	197	\$ 870,000	5.5 %	\$ 150,000	\$ 1,700,000
2023	3	\$ 800,000	-8.0 %	\$ 730,000	\$ 1,125,000

Median Sale Price

\$870k

Based on 197 recorded House sales within the last 12 months (2022)

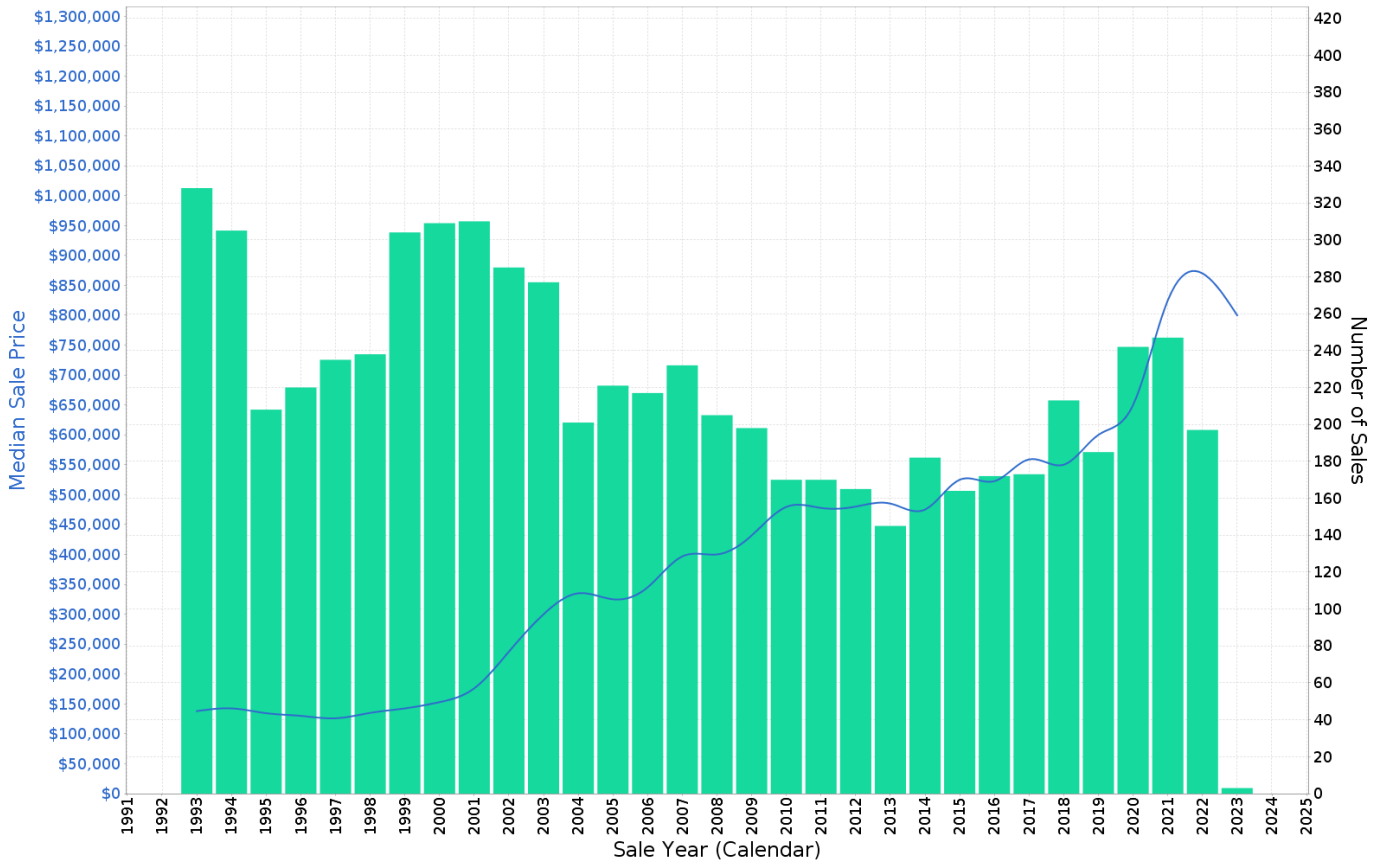
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

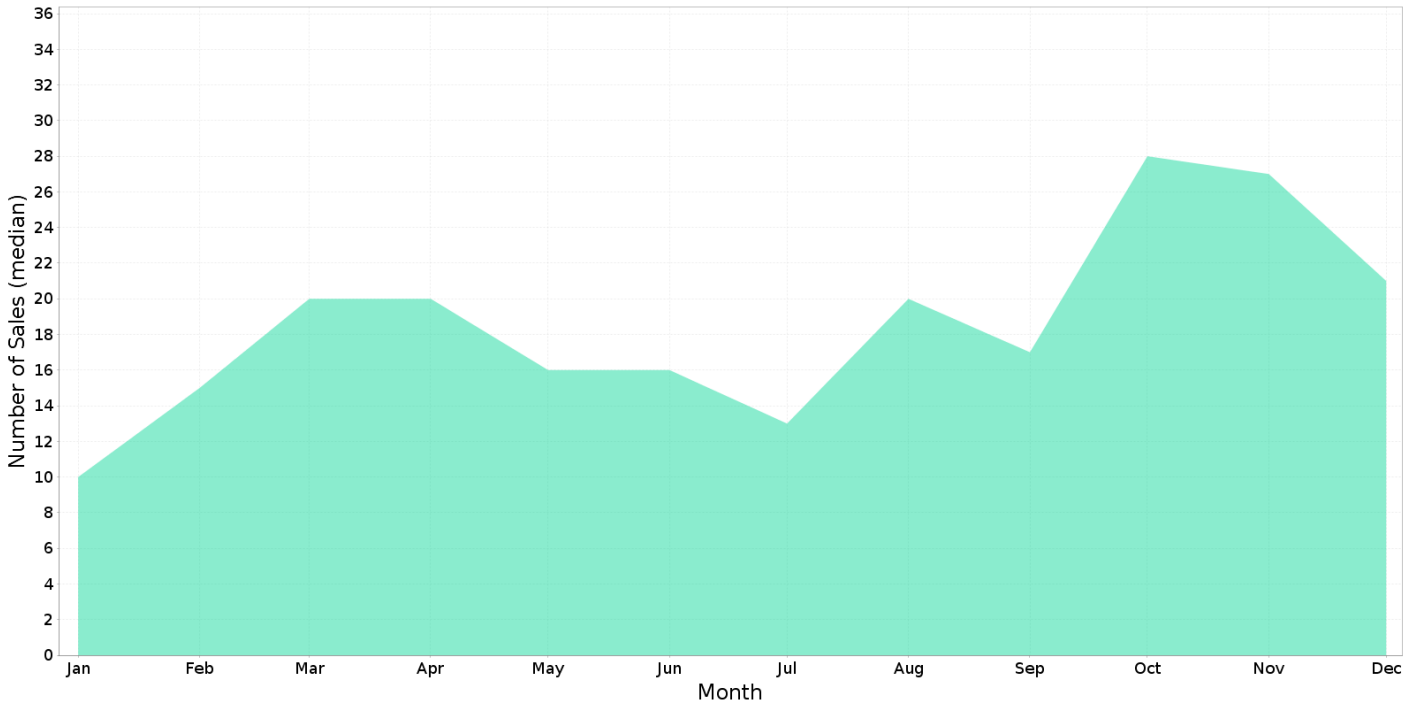
+5.5%

Current Median Price: \$870,000
Previous Median Price: \$825,000

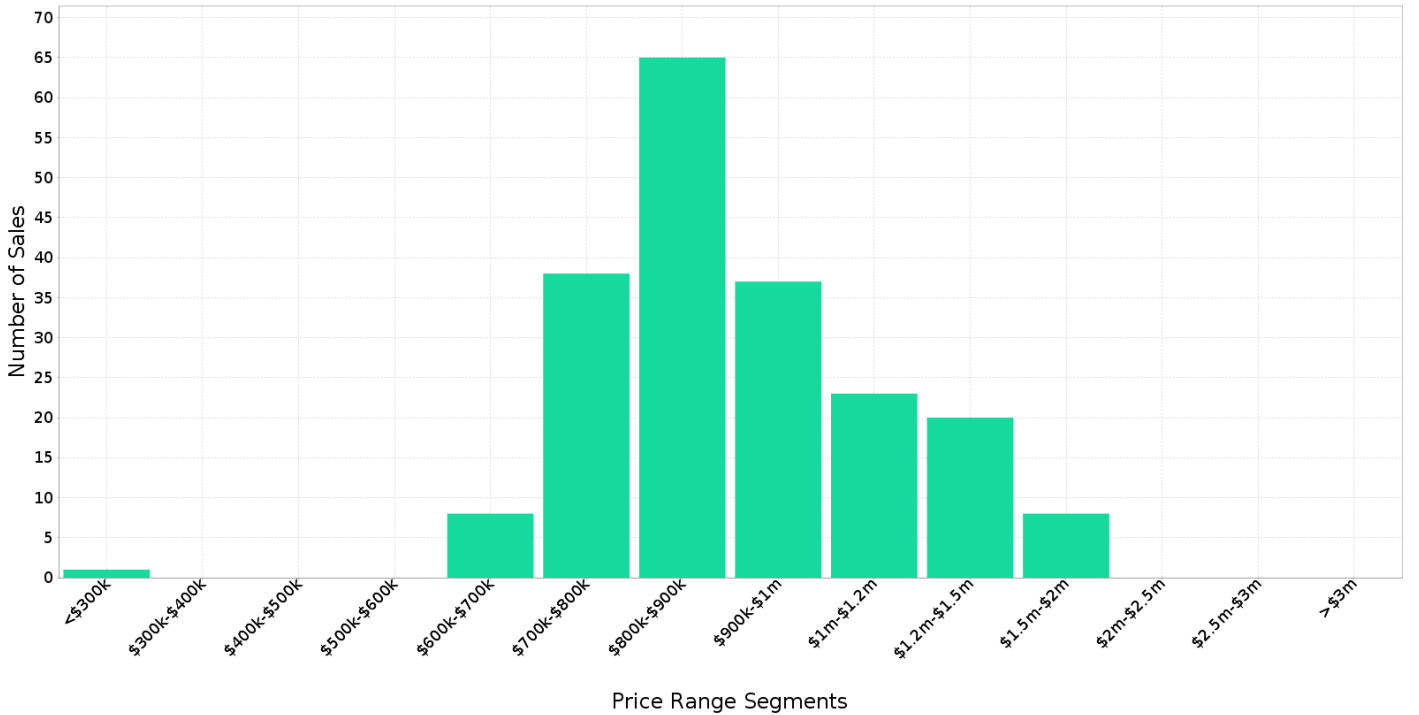
Based on 444 recorded House sales compared over the last two rolling 12 month periods



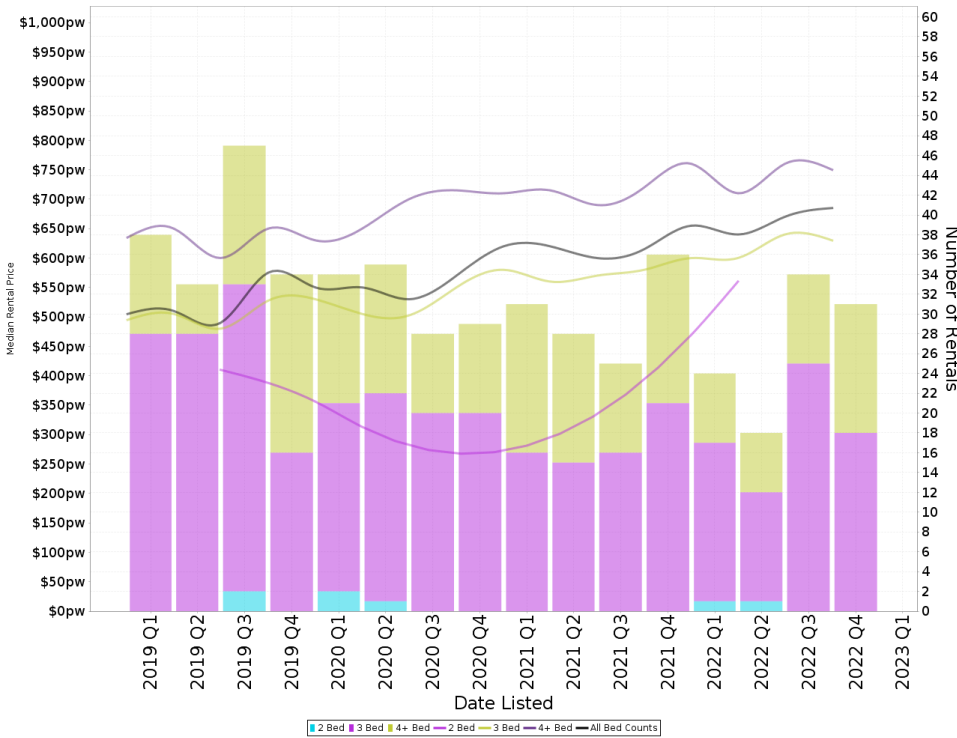
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.5%

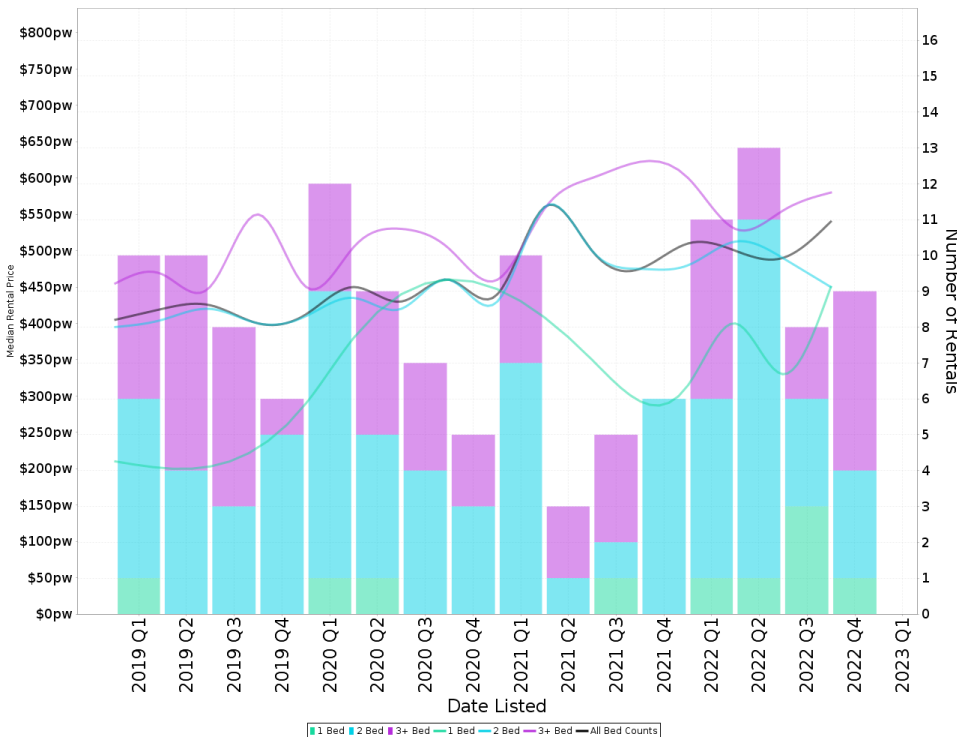
Current Median Price: \$870,000
Previous Median Price: \$825,000
 Based on 444 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$870,000
Current Median Rent: \$670
 Based on 107 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.9%

Current Median Price: \$685,000
Previous Median Price: \$617,500
 Based on 126 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$685,000
Current Median Rent: \$500
 Based on 41 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price

\$870k

Based on 197 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

+5.5%

Current Median Price: \$870,000
Previous Median Price: \$825,000

Based on 444 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

197

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

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

4 LOVEGROVE PL



\$740,000

Feb 2023
68 Days

780 m² 3 1 1

38 GALLAGHER ST



\$1,155,000

Feb 2023
22 Days

898 m² 4 2 2

6 KARNEY ST




\$992,000

Feb 2023
23 Days

772 m² 4 2 2

8 BROAD PL




\$750,000

Feb 2023
4 Days

764 m² 3 1 2

23 SEVERNE CRES



\$775,000

Feb 2023
22 Days

683 m² 3 2 2

54 BUCKLEY CCT




\$830,000

Feb 2023
22 Days

725 m² 3 1 3

8 GRICE PL




\$800,000

Feb 2023
NA

682 m² - - -

84 LEE STEERE CRES

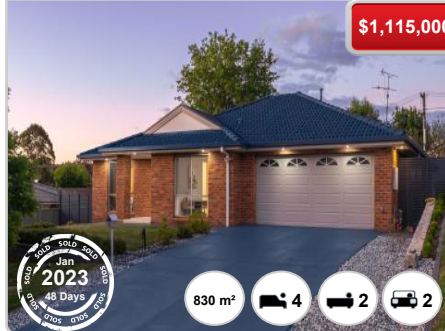


\$868,000

Jan 2023
97 Days

4 2 2

9 AMMON PL



\$1,115,000

Jan 2023
48 Days

830 m² 4 2 2

101 O'HALLORAN CCT

\$730,000

Jan 2023
75 Days

703 m² 3 1 2

21 MAXWORTHY ST

\$1,125,000

Jan 2023

919 m² 4 2 2

3 SYMERS ST

\$800,000

765 m² 5 2 2

13 HOBLER PL

\$755,000

Dec 2022
49 Days

1,068 m² 4 2 2

3 HOWEY PL

\$770,000

Dec 2022
49 Days

725 m² 3 1 3

3 SHOLL PL

\$755,000

Dec 2022
33 Days

798 m² 3 1 2

10 KIRKHAM PL

\$825,000

Dec 2022
31 Days

560 m² 3 2 2

45 KARNEY PL

\$735,000

Dec 2022
39 Days

638 m² 3 1 4

88 BODDINGTON CRES

\$736,000

Dec 2022
17 Days

753 m² 3 2 2

47 WITHNELL CCT

\$780,000

Dec 2022
N/A

772 m² 4 3 3

31 LEE-STEERE CRES

\$870,000

Dec 2022
N/A

853 m² 4 2 2

73 LIVINGSTON AVE

\$710,000

Dec 2022

686 m² 3 1 2

KAMBAH - Properties For Rent

Median Rental Price

\$670 /w

Based on 107 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

+4.0%

Current Median Price: \$870,000
Current Median Rent: \$670

Based on 197 recorded House sales and 107 House rentals compared over the last 12 months

Number of Rentals

107

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

8 Harrington Circuit

\$590 per week




Feb 2023 2 Days




411 m²   

5 Coglin Place

\$600 Per Week




Feb 2023 2 Days




878 m²   

2 Keeling Place

\$750 per week




Feb 2023 2 Days




807 m²   

13 Lovegrove Place

\$600 per week




Feb 2023 2 Days




808 m²   

46 CASTLEY CIRCUIT

\$595 per week




Feb 2023 7 Days




876 m²   

12 Battersby Circuit

\$620 per week




Jan 2023 30 Days




639 m²   

41 MOUNT VERNON DRIVE

\$1350 pw




Jan 2023 50 Days



1,193 m²   

12 Simon Place

\$650 per week




Jan 2023 52 Days




766 m²   

4 LACEY PLACE

\$600



2022 18 Days

934 m²   

37 SINCLAIR STREET

\$750 per week



Dec 2022
79 Days

786 m²   

9 SYMERS STREET

\$700 per week



Dec 2022
84 Days




902 m²   

8 Shipard Place

\$620 per week



Nov 2022
92 Days

664 m²   

4 Habgood Place

\$950



Sep 2022
173 Days

1,133 m²   

63/ LIVINGSTON AVENUE

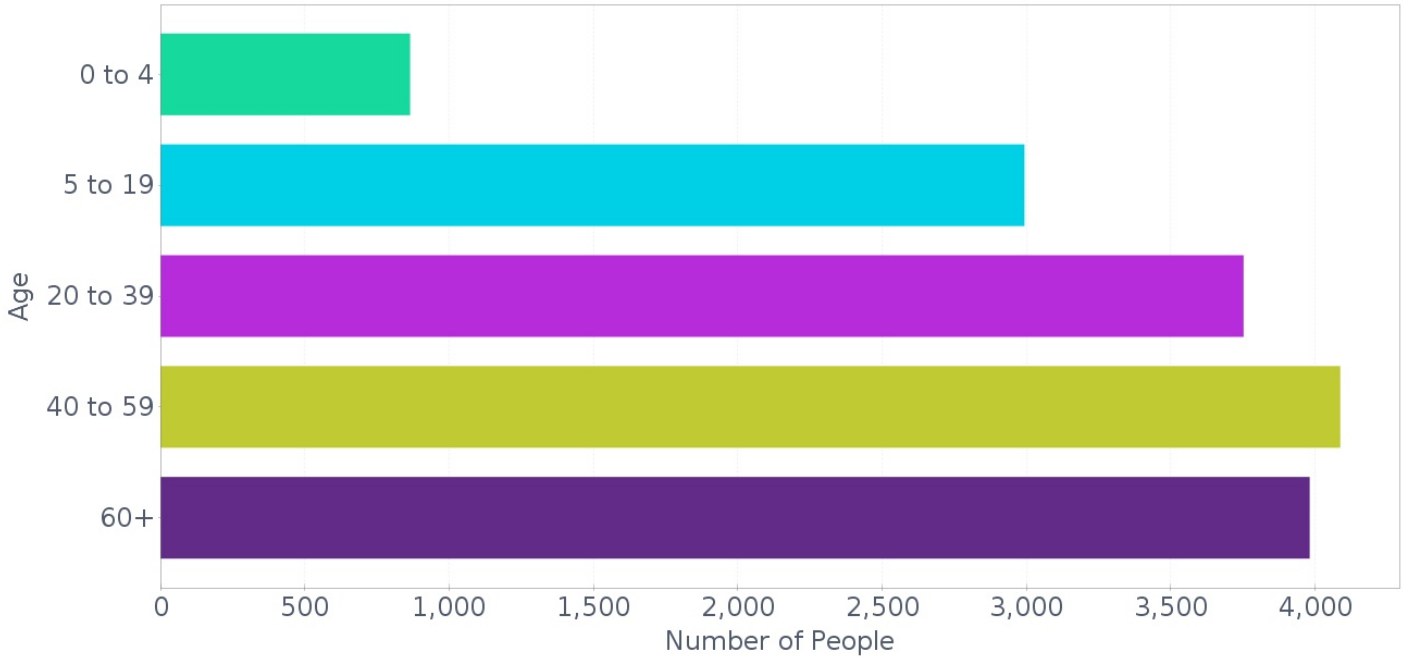
\$640 - \$660 per



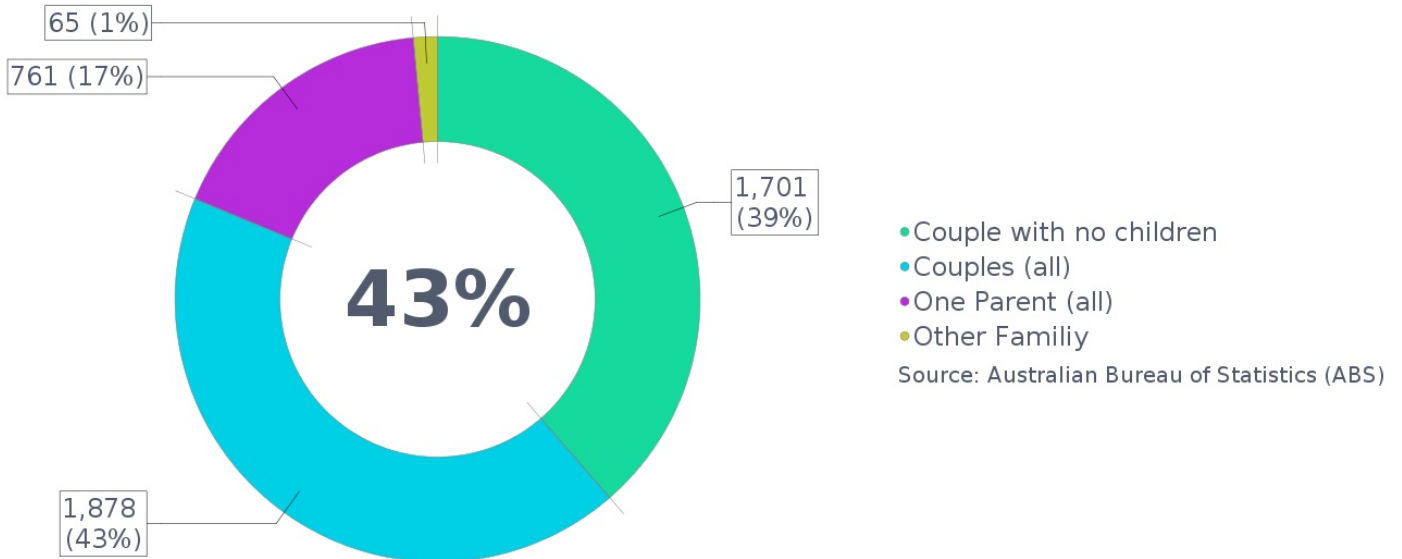
Aug 2022
188 Days

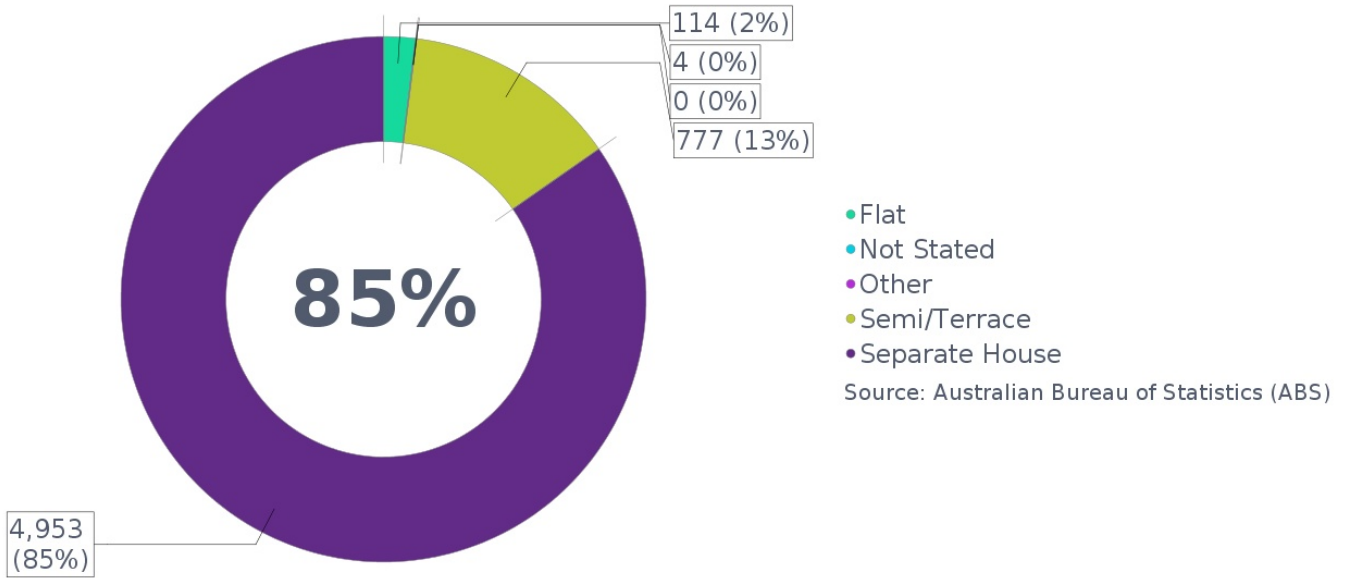
Age of Population (2021)



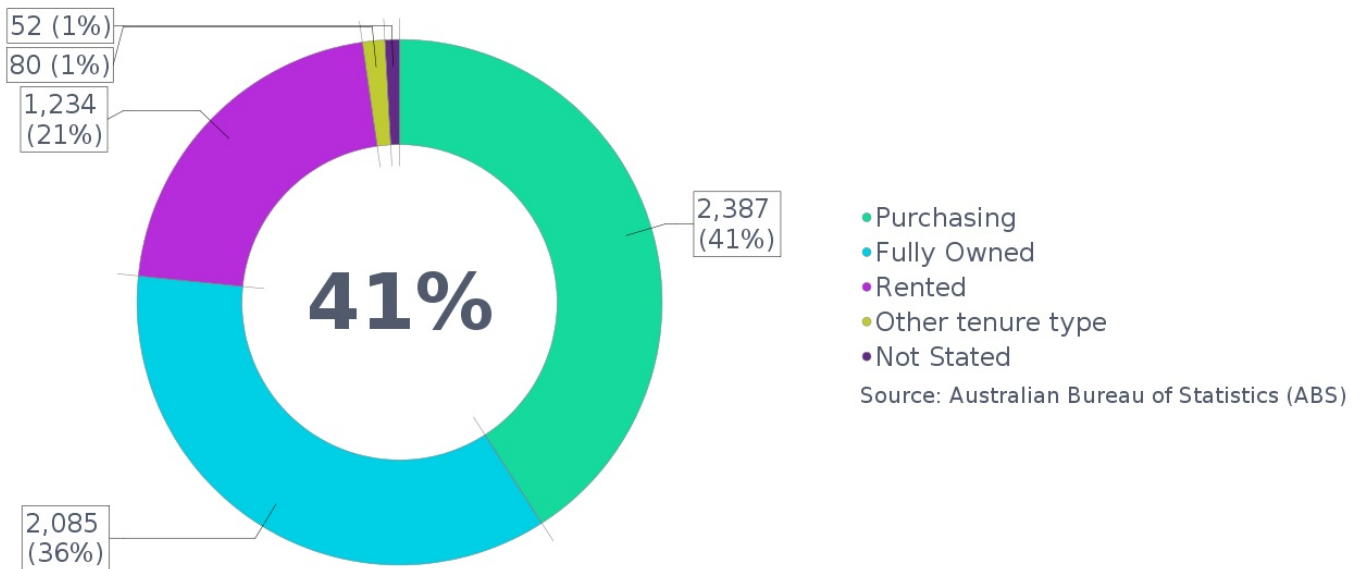
Family Composition (2021)



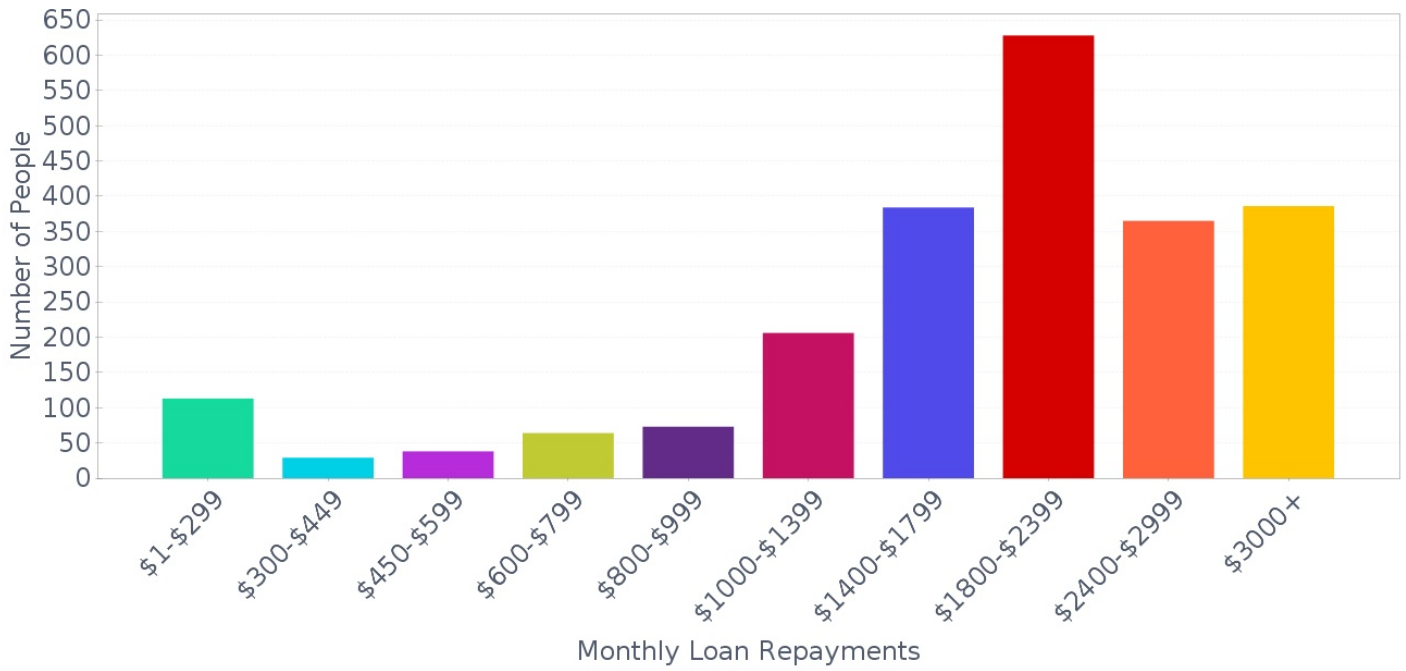
Dwelling Structure (2021)



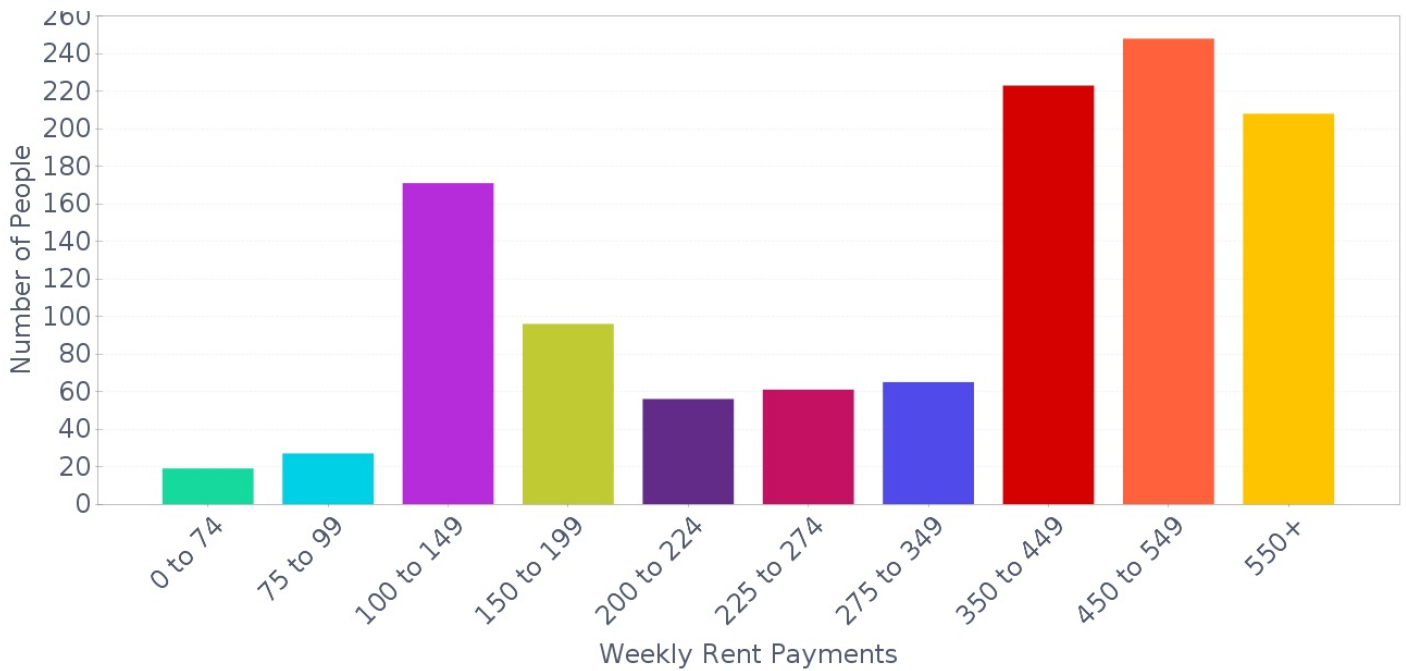
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

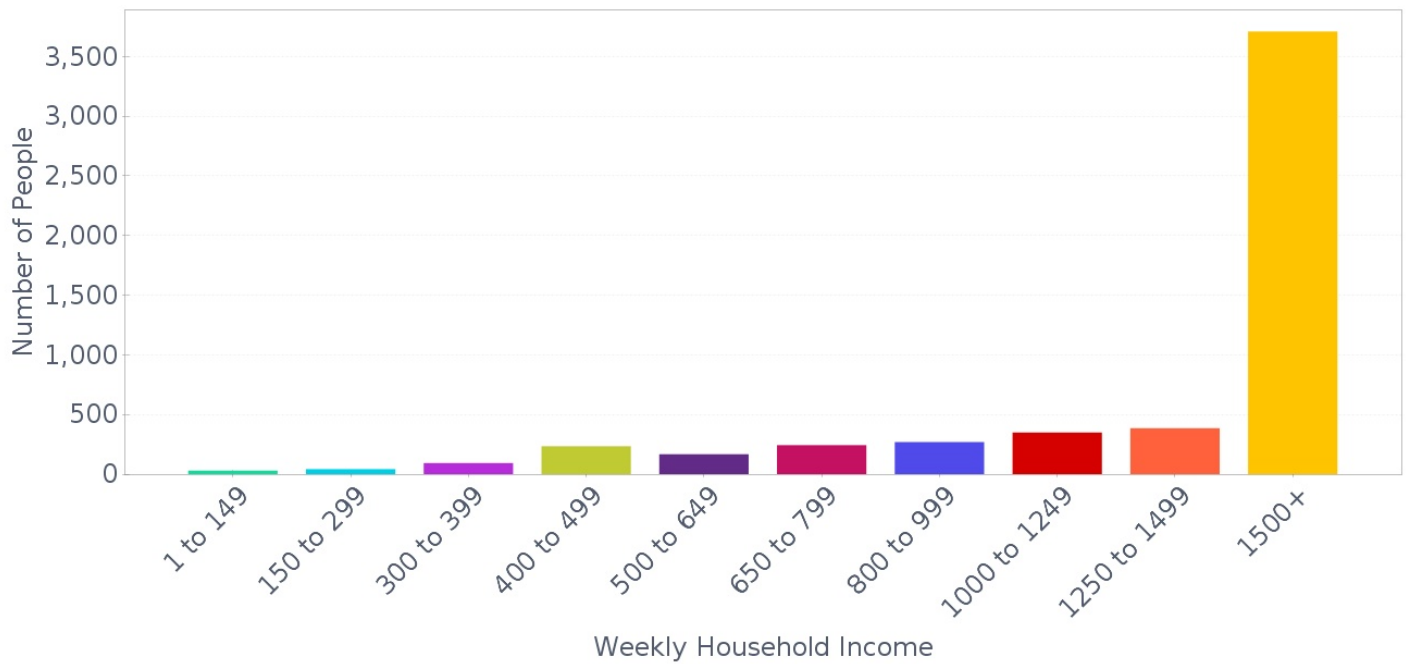


Rent Payments - Weekly (2021)

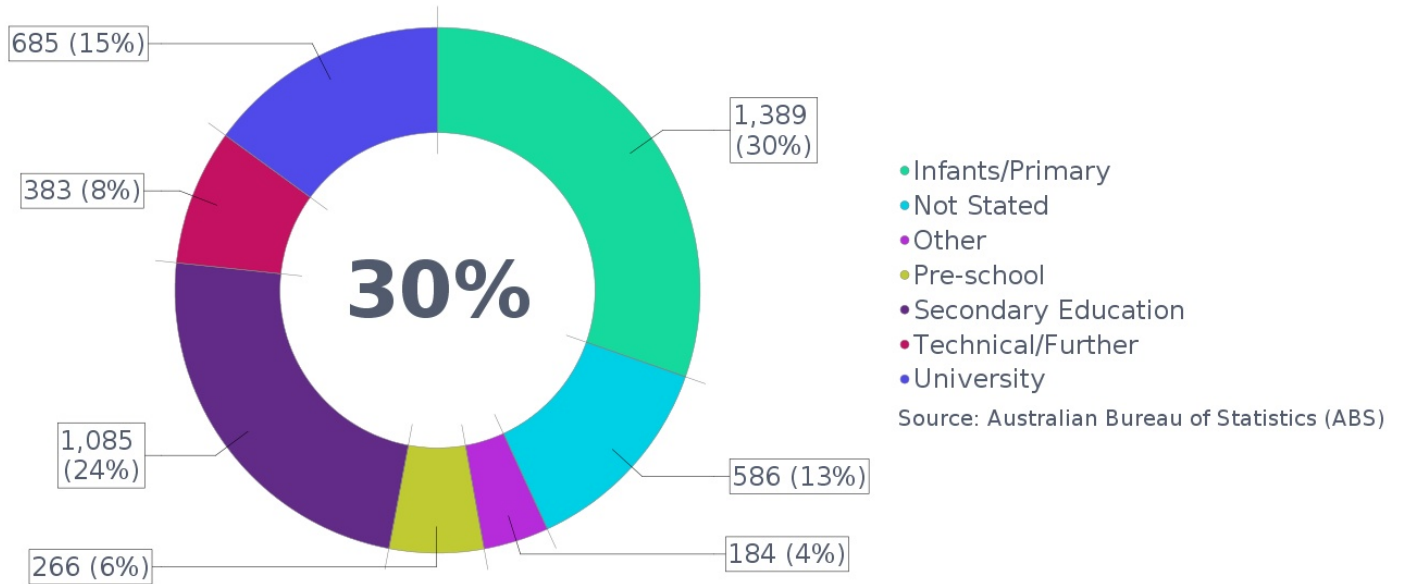




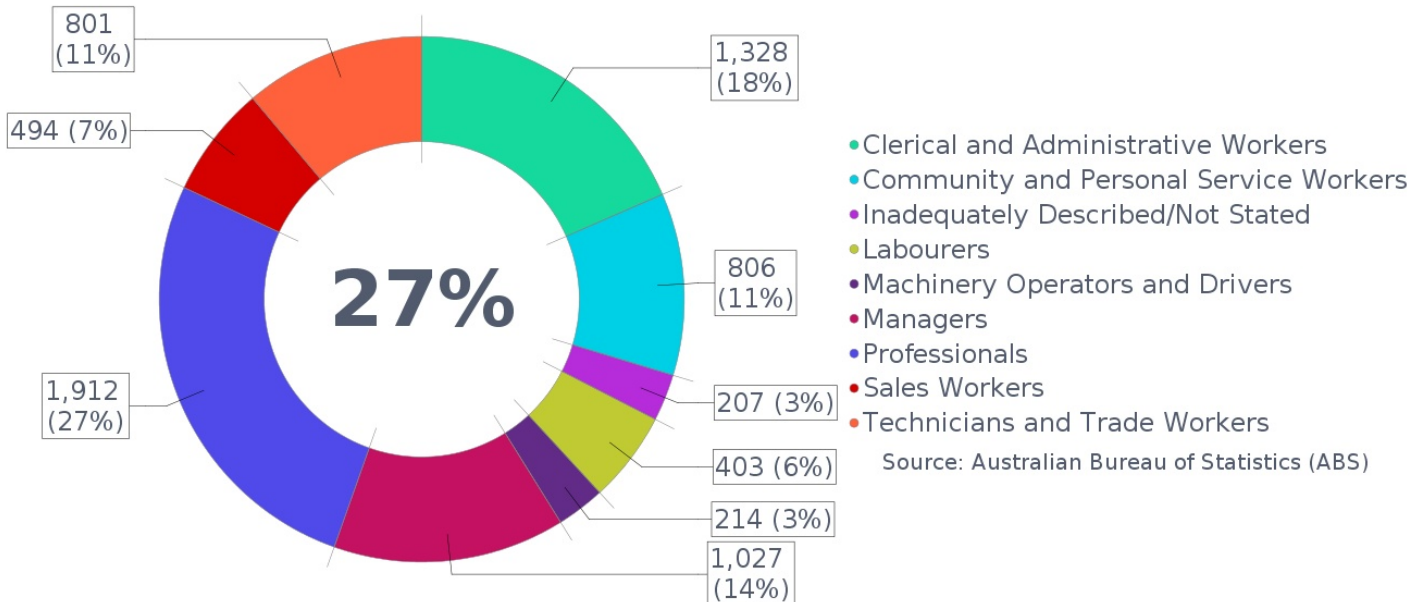
Household Income - Weekly (2021)



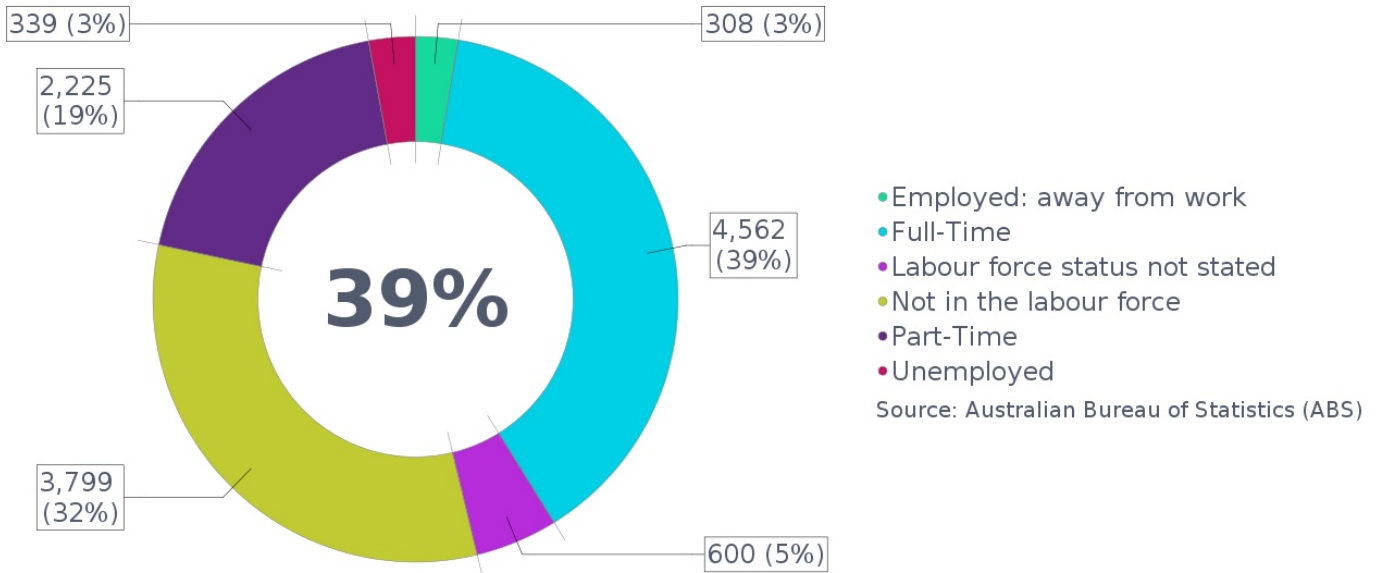
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

