

SUBURB FLYOVER REPORT

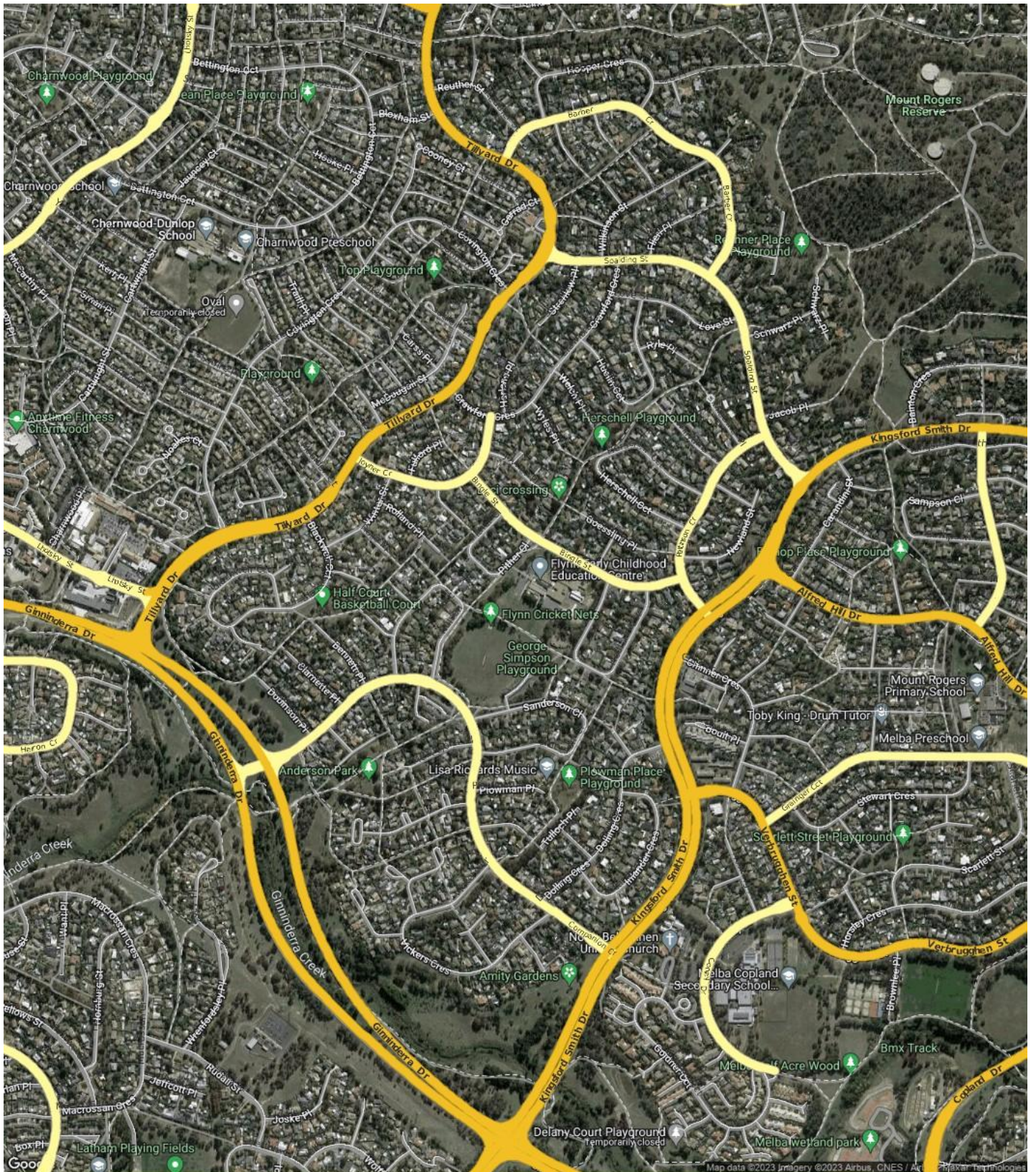
FLYNN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





FLYNN - Suburb Map



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

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FLYNN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	52	\$ 325,725	0.0 %	\$ 142,500	\$ 990,000
2006	70	\$ 350,000	7.5 %	\$ 272,500	\$ 587,000
2007	55	\$ 403,500	15.3 %	\$ 270,000	\$ 610,000
2008	43	\$ 405,000	0.4 %	\$ 200,000	\$ 685,000
2009	47	\$ 420,000	3.7 %	\$ 159,000	\$ 785,000
2010	44	\$ 504,000	20.0 %	\$ 186,000	\$ 685,000
2011	39	\$ 500,000	-0.8 %	\$ 320,000	\$ 700,000
2012	43	\$ 490,000	-2.0 %	\$ 250,000	\$ 682,000
2013	42	\$ 482,125	-1.6 %	\$ 63,000	\$ 695,000
2014	41	\$ 520,000	7.9 %	\$ 300,000	\$ 730,000
2015	40	\$ 523,250	0.6 %	\$ 250,000	\$ 800,000
2016	59	\$ 540,000	3.2 %	\$ 130,000	\$ 910,000
2017	59	\$ 600,000	11.1 %	\$ 400,000	\$ 950,000
2018	68	\$ 610,000	1.7 %	\$ 290,000	\$ 900,000
2019	46	\$ 587,500	-3.7 %	\$ 9,500	\$ 1,250,000
2020	44	\$ 652,500	11.1 %	\$ 113,000	\$ 1,300,500
2021	67	\$ 880,000	34.9 %	\$ 317,500	\$ 1,570,000
2022	50	\$ 955,000	8.5 %	\$ 550,000	\$ 1,765,000
2023	0				

Median Sale Price

\$955k

Based on 50 recorded House sales within the last 12 months (2022)

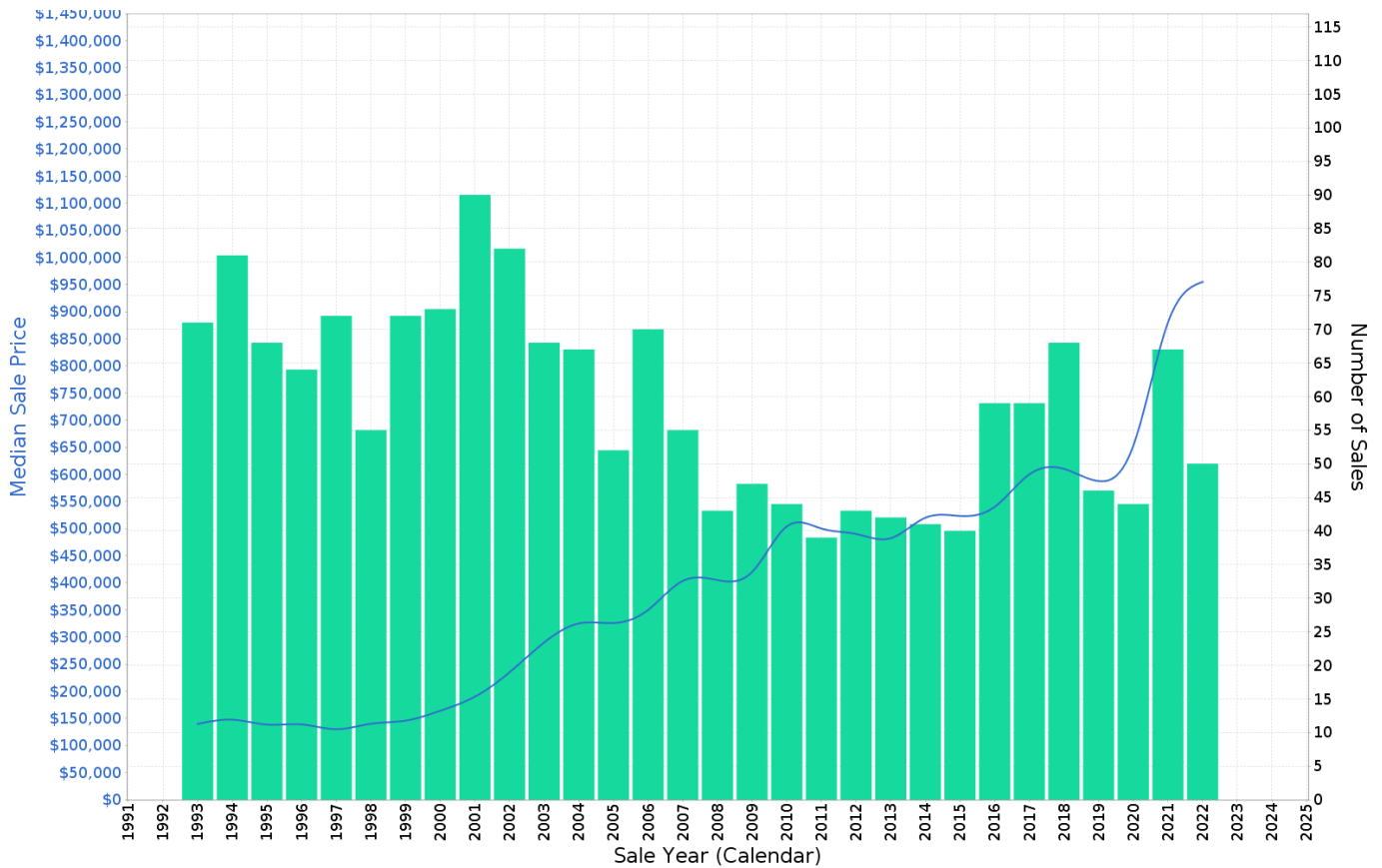
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

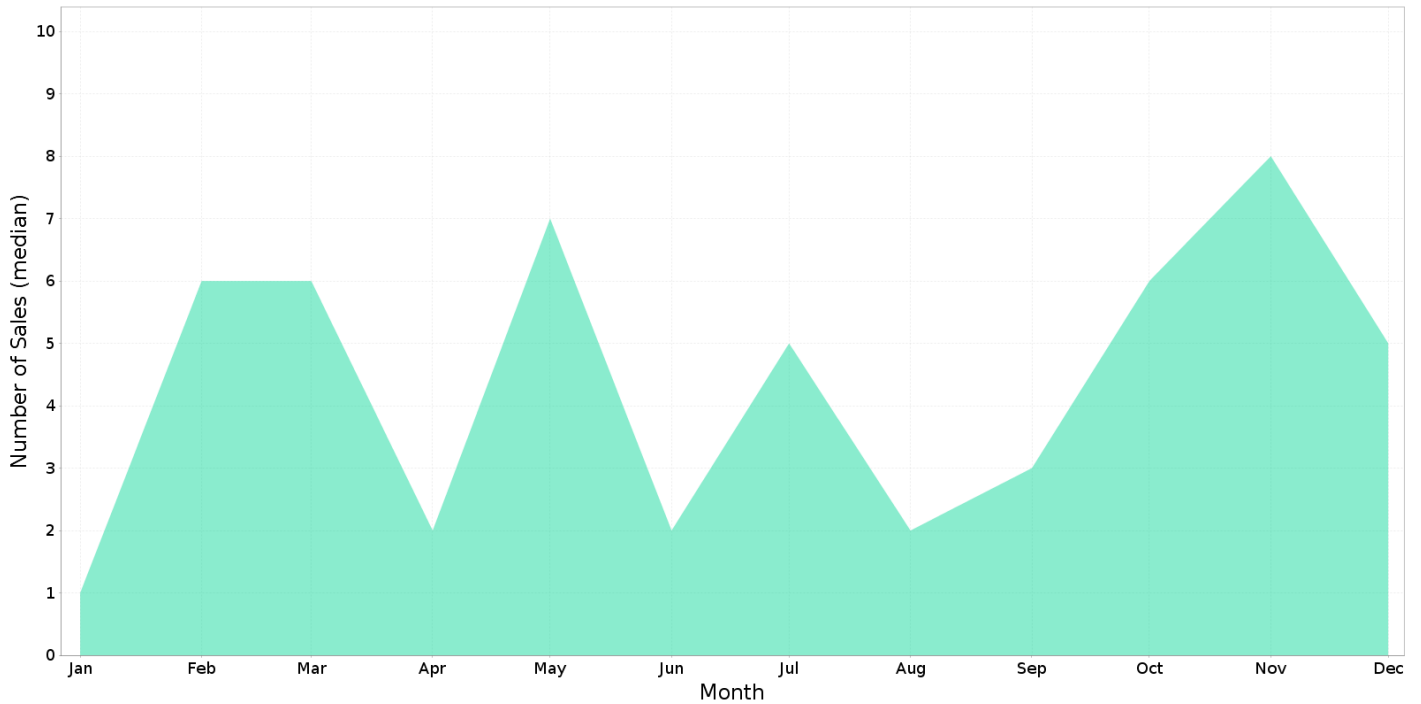
+8.5%

Current Median Price: \$955,000
Previous Median Price: \$880,000

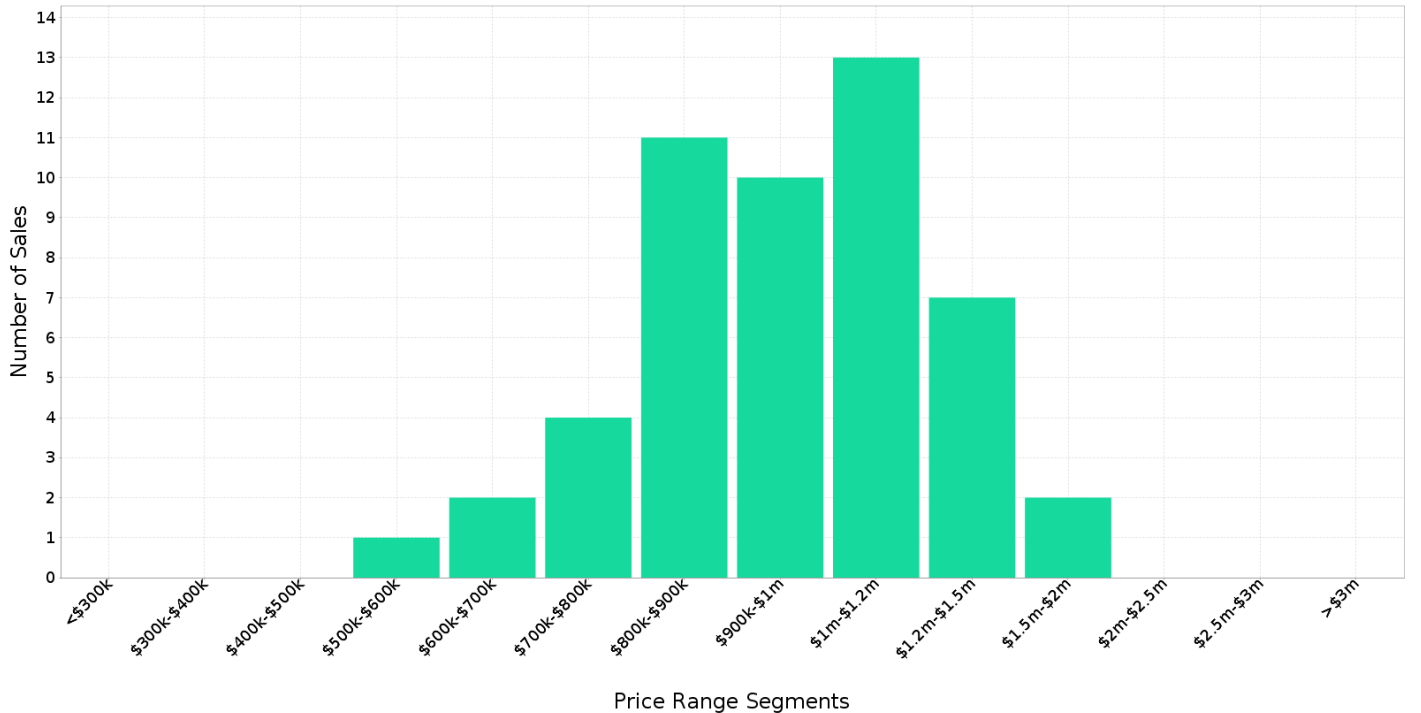
Based on 117 recorded House sales compared over the last two rolling 12 month periods



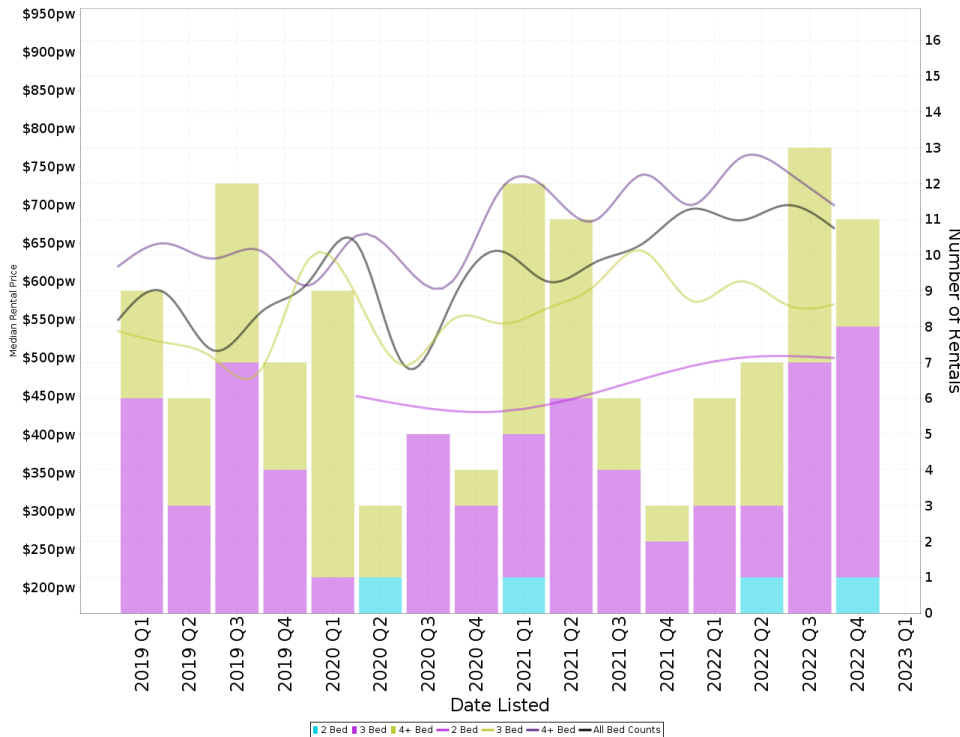
FLYNN - Peak Selling Periods (3 years)



FLYNN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.5%

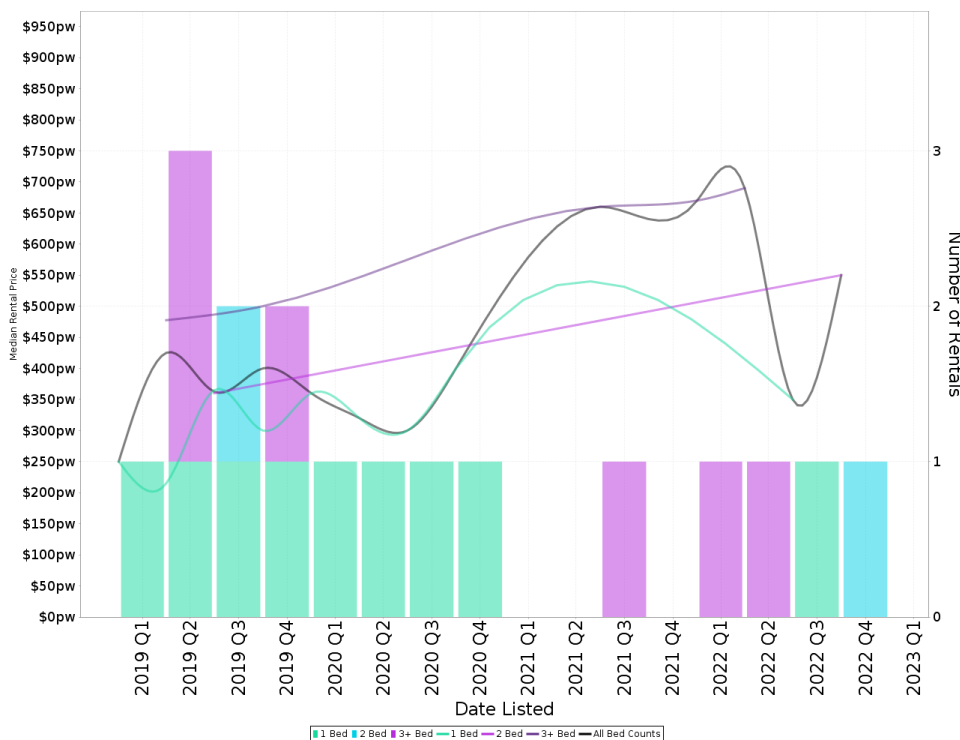
Current Median Price: \$955,000
Previous Median Price: \$880,000
Based on 117 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$955,000
Current Median Rent: \$690
Based on 37 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+19.2%

Current Median Price: \$820,000
Previous Median Price: \$688,000
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$820,000
Current Median Rent: \$610
Based on 4 registered Unit rentals compared over the last 12 months.

FLYNN - Recently Sold Properties

Median Sale Price

\$955k

Based on 50 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

+8.5%

Current Median Price: \$955,000
Previous Median Price: \$880,000

Based on 117 recorded House sales compared over the last two rolling 12 month periods

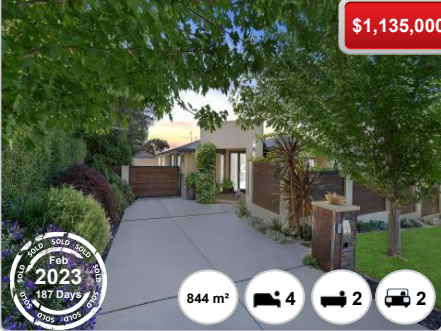
Sold Properties

50

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

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

3 BINGLE ST

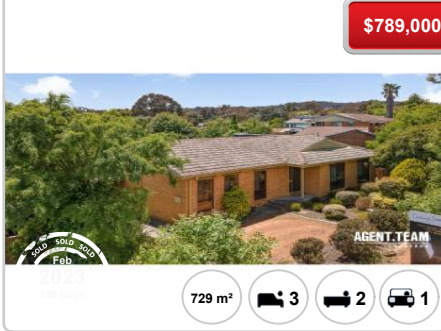


\$1,135,000

Sold Feb 2023
187 Days

844 m² 4 2 2

81 BLACKWELL CCT

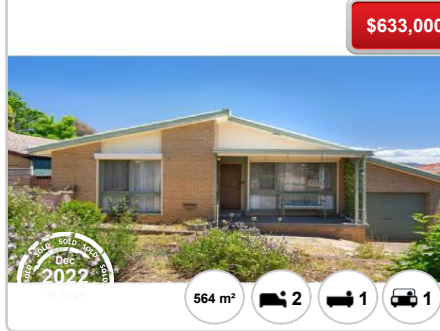


\$789,000

Sold Feb 2023
N/A

729 m² 3 2 1

15 FERGUSON PL



\$633,000

Sold Dec 2022
N/A

564 m² 2 1 1

42 CRAWFORD CRES

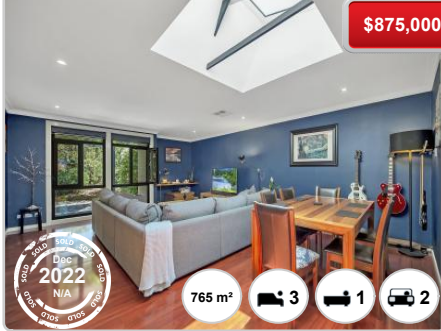


\$840,000

Sold Dec 2022
216 Days

806 m² 4 2 3

10 NULSEN CCT




\$875,000

Sold Dec 2022
N/A

765 m² 3 1 2

11 ROLLAND PL



\$772,500

Sold Dec 2022
54 Days

732 m² 3 1 3

47 HEDLAND CCT

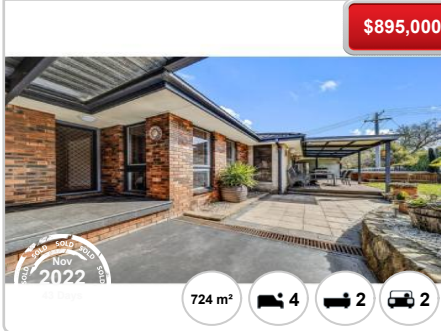


\$1,045,000

Sold Nov 2022
N/A

1,050 m² 3 1 2

12 HUELIN CCT



\$895,000

Sold Nov 2022
N/A

724 m² 4 2 2

29 CRAWFORD CRES




\$1,400,000

Sold Nov 2022
43 Days

732 m² 4 2 2

32 SCHWARZ PL

\$1,230,000

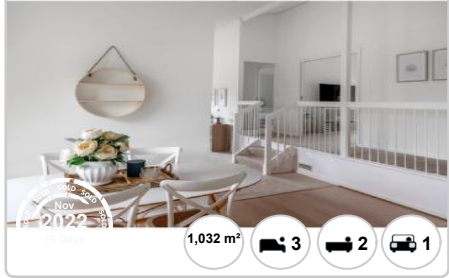


2,082 m² - - -

Sold Nov 2022 N/A

7 JOYNER PL

\$930,000




1,032 m² 3 2 1

Sold Nov 2022

62 SPALDING ST

\$950,000



937 m² 4 2 3

Sold Nov 2022 15 Days

16 COMPANION CRES

\$1,285,000




1,133 m² 4 3 2

Sold Nov 2022 33 Days

3 BENNETT PL

\$810,000



800 m² 3 1 2

Sold Nov 2022 16 Days

35 CRAWFORD CRES

\$1,000,000



729 m² 4 2 2

Sold Oct 2022 N/A

4 CLARNETTE PL

\$1,100,000



800 m² 4 2 -

Sold Oct 2022 N/A

22 BARBER CRES

\$775,000




825 m² - - -

Sold Oct 2022

28 SCHWARZ PL

\$1,765,000




1,505 m² 5 3 2

Sold Oct 2022 66 Days

18 HOOPER CRES

\$1,023,000




869 m² 4 2 3

Sold Sep 2022 16 Days

12 PITHER CL

\$695,000



766 m² 3 1 1

Sold Sep 2022 16 Days

39 HOOPER CRES

\$1,100,000



1,277 m² 4 1 2

Sold Sep 2022 16 Days

FLYNN - Properties For Rent

Median Rental Price

\$690 /w

Based on 37 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

+3.8%

Current Median Price: \$955,000
Current Median Rent: \$690

Based on 50 recorded House sales and 37 House rentals compared over the last 12 months

Number of Rentals


37

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

18 Pattinson Crescent

\$850 per




Feb 2023
3 Days




887 m²   

11 SANDERSON CLOSE

\$620 per



Feb 2023
6 Days

806 m²   

14 SEDDON PLACE

\$750 per week



Feb 2023
12 Days

1,233 m²   

20B WILKINSON STREET

\$850.00 per



Feb 2023
13 Days

36 Companion Circuit

\$680 per




Feb 2023
19 Days




789 m²   

3 Millard Place

\$700

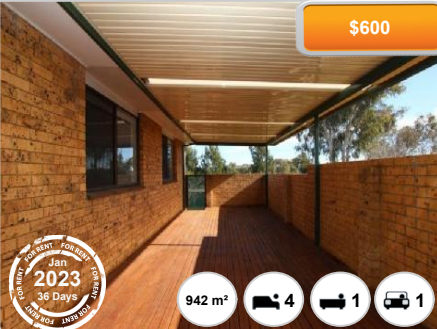


Feb 2023
19 Days




746 m²   

29 VOGELSANG PLACE

\$600




Jan 2023
36 Days


942 m²   

7 WYLES PLACE

\$700 pw




Aug 2022
89 Days




748 m²   

6 PATTINSON CRESCENT

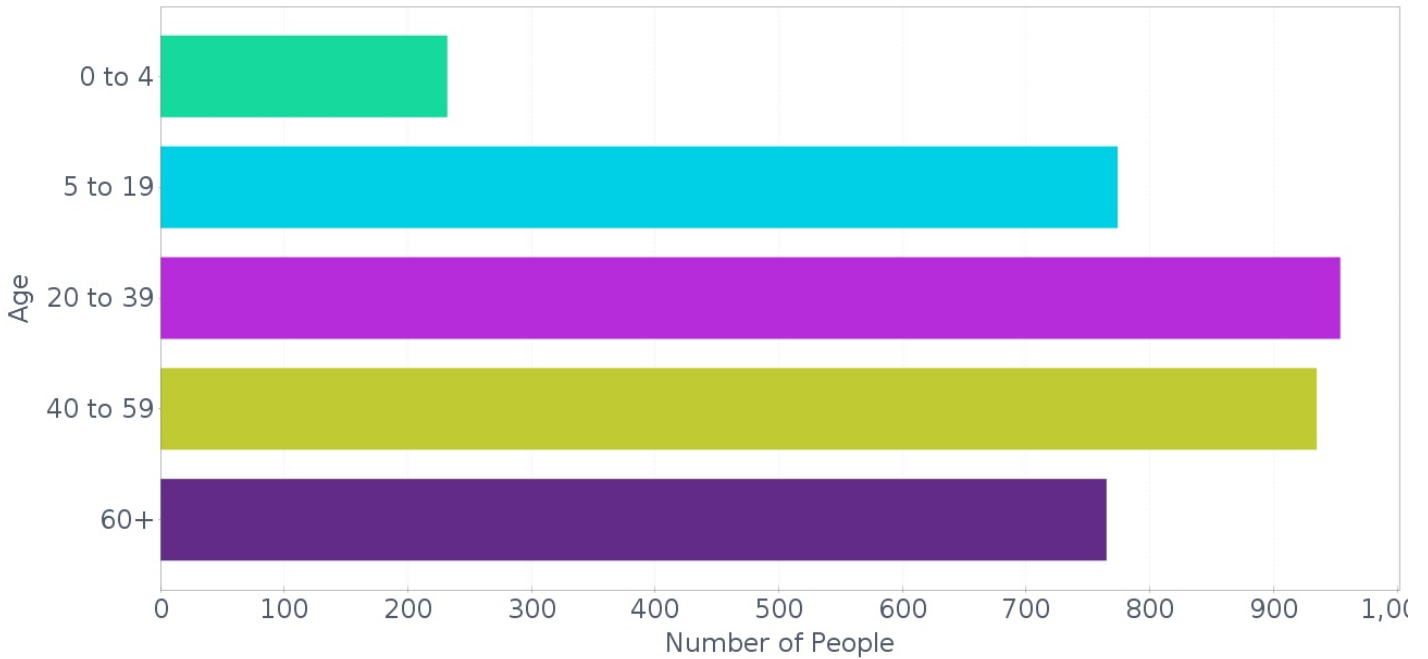
\$775 Per



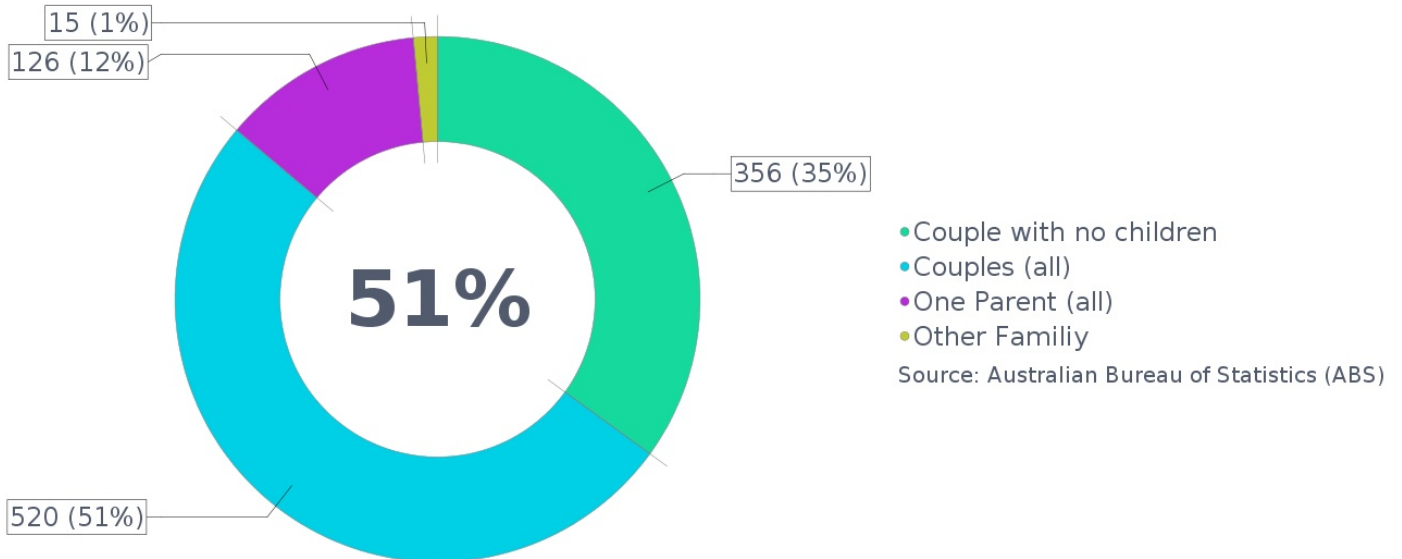
Aug 2022
216 Days

824 m²   

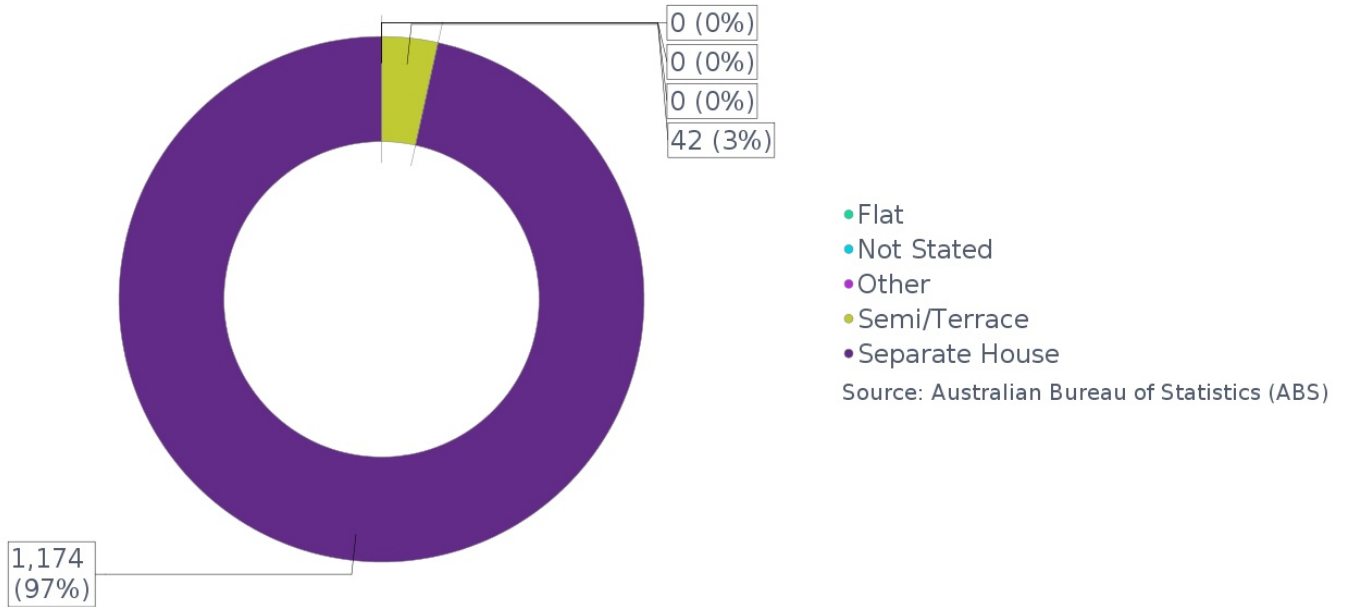
Age of Population (2021)



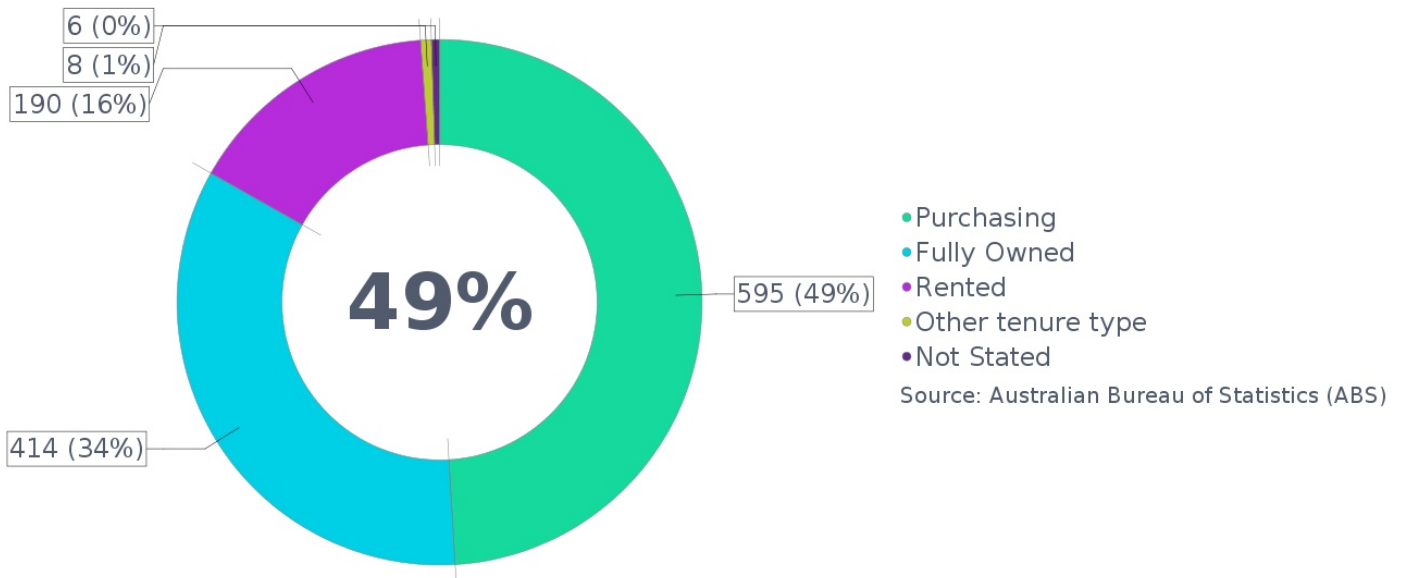
Family Composition (2021)



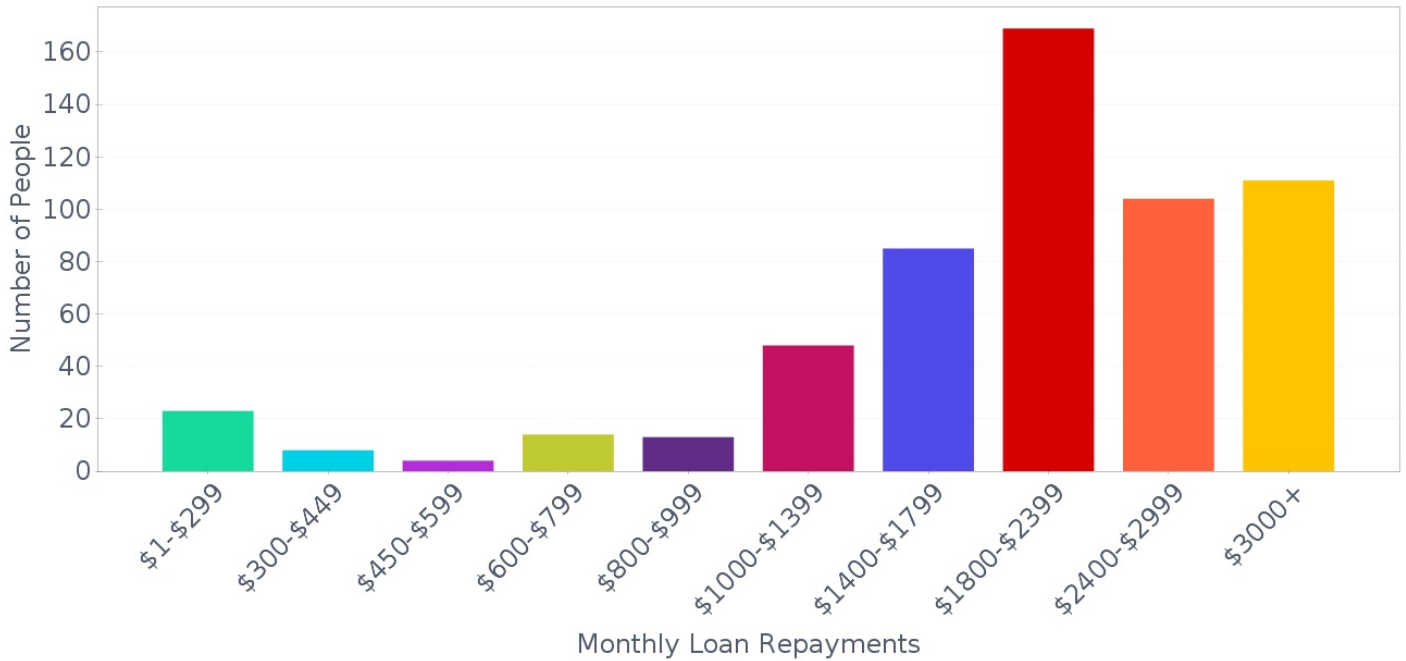
Dwelling Structure (2021)



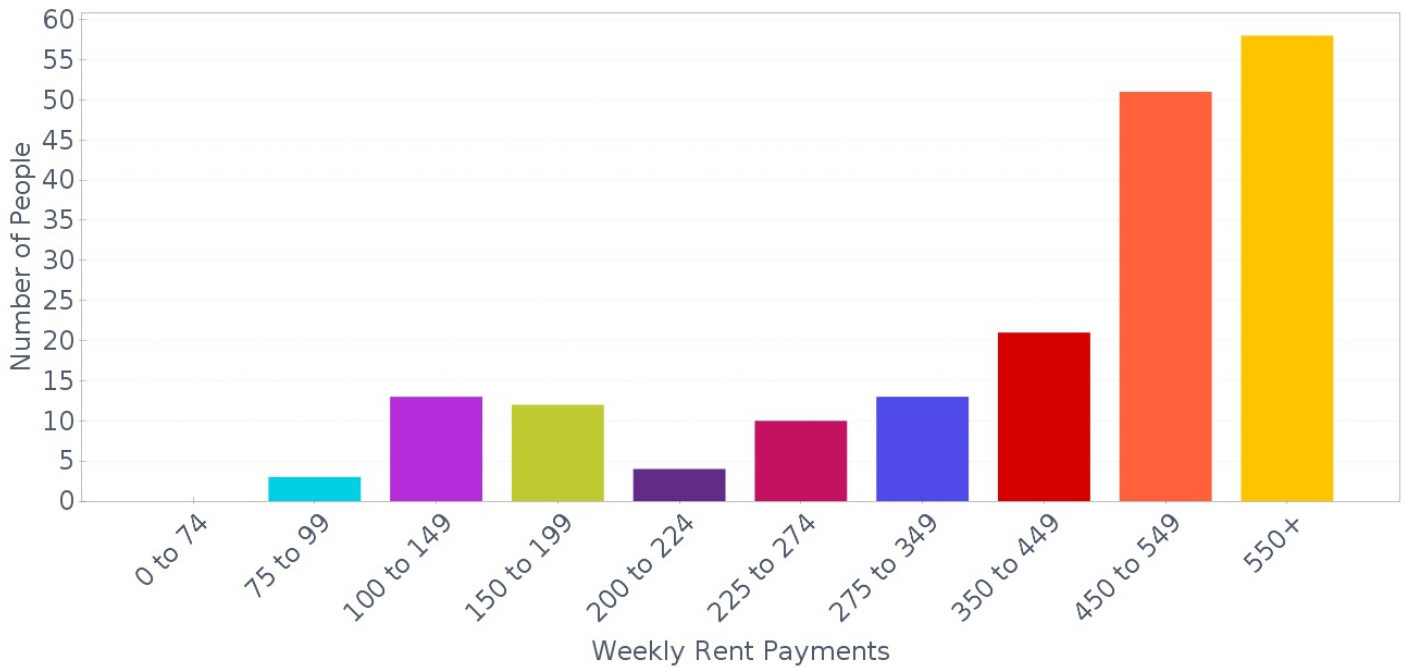
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

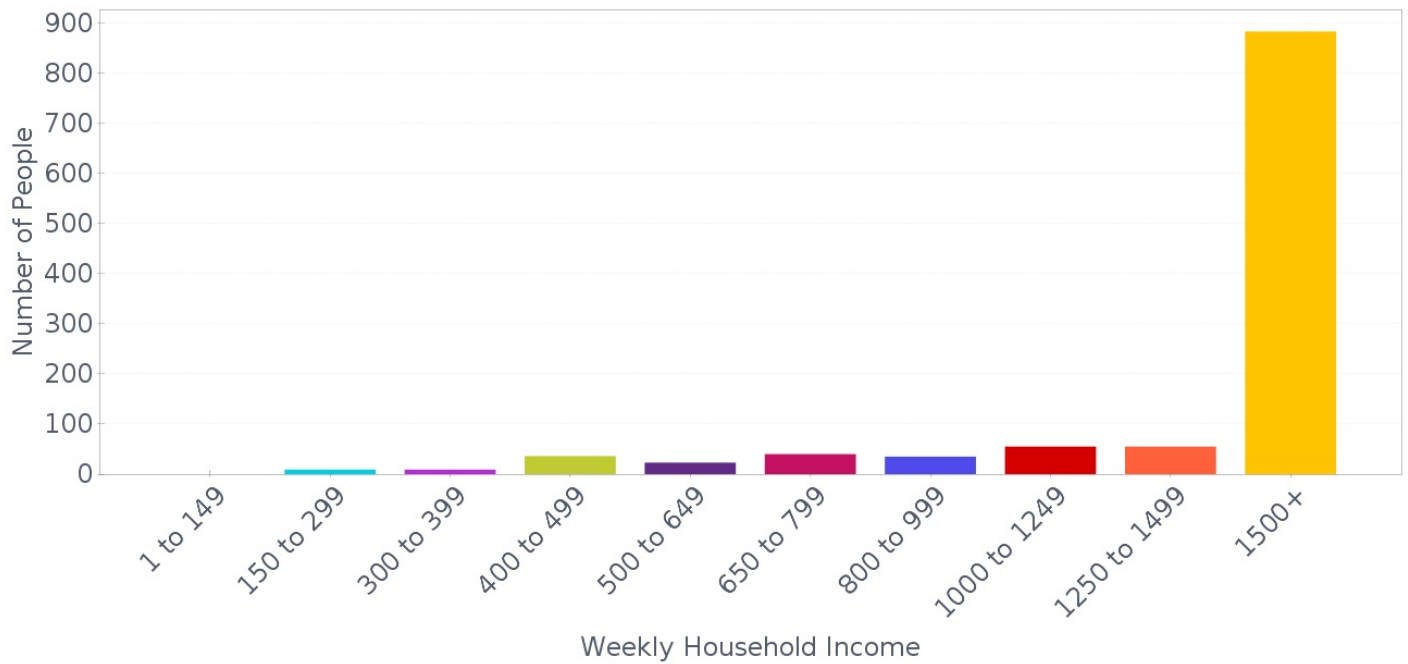


Rent Payments - Weekly (2021)

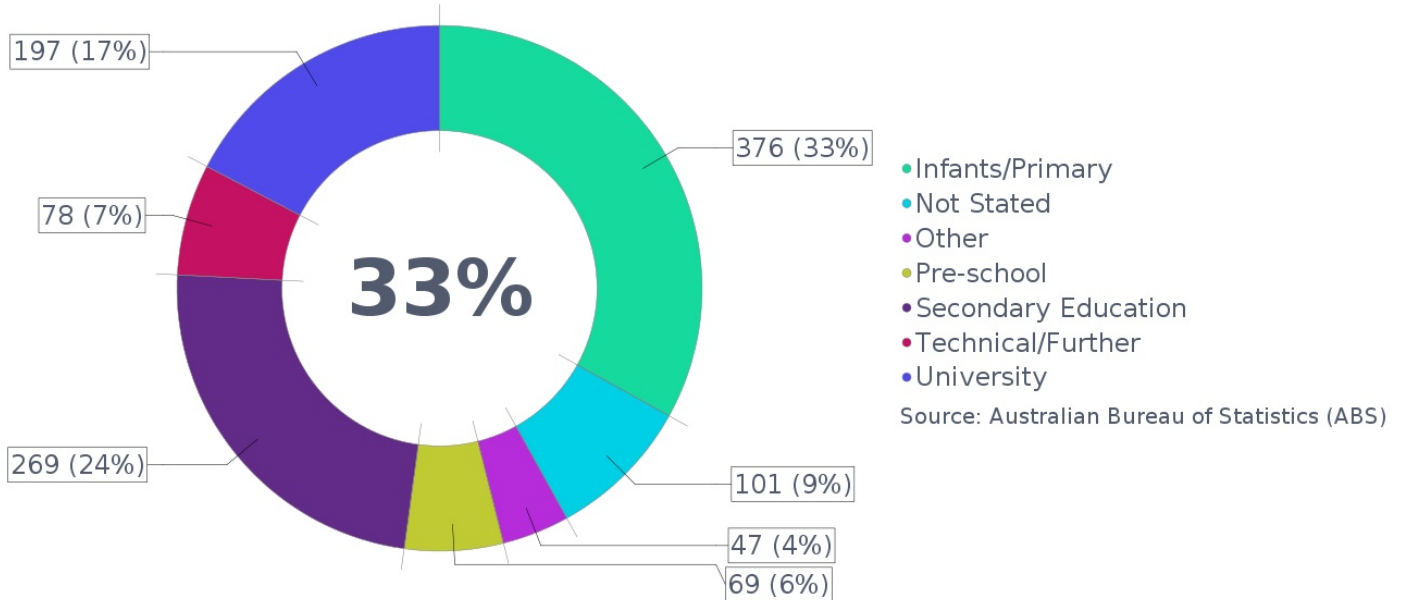




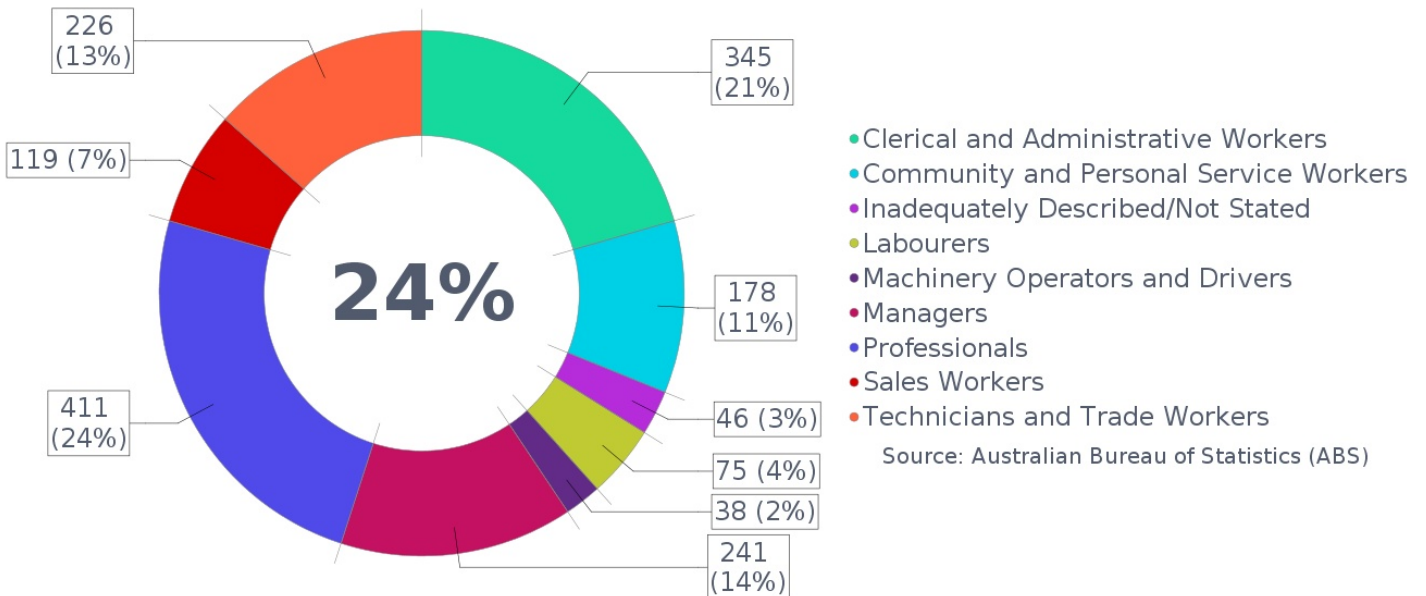
Household Income - Weekly (2021)



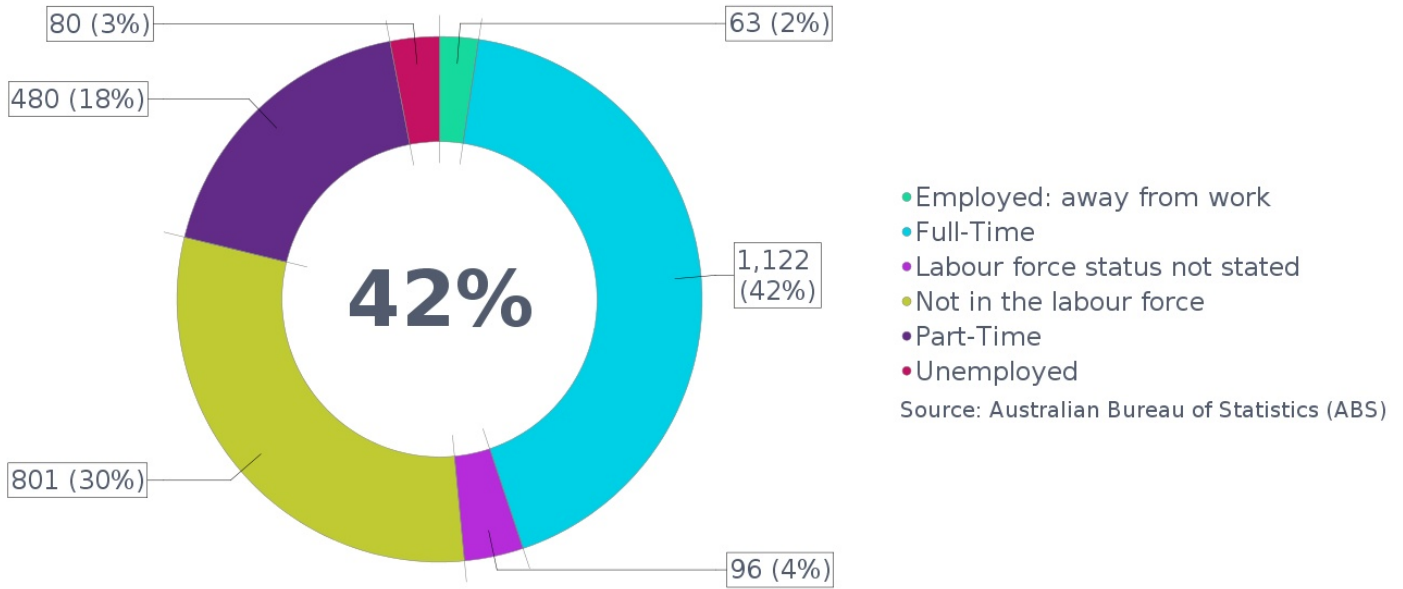
Non-School Qualification: Level of Education



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

