

SUBURB FLYOVER REPORT

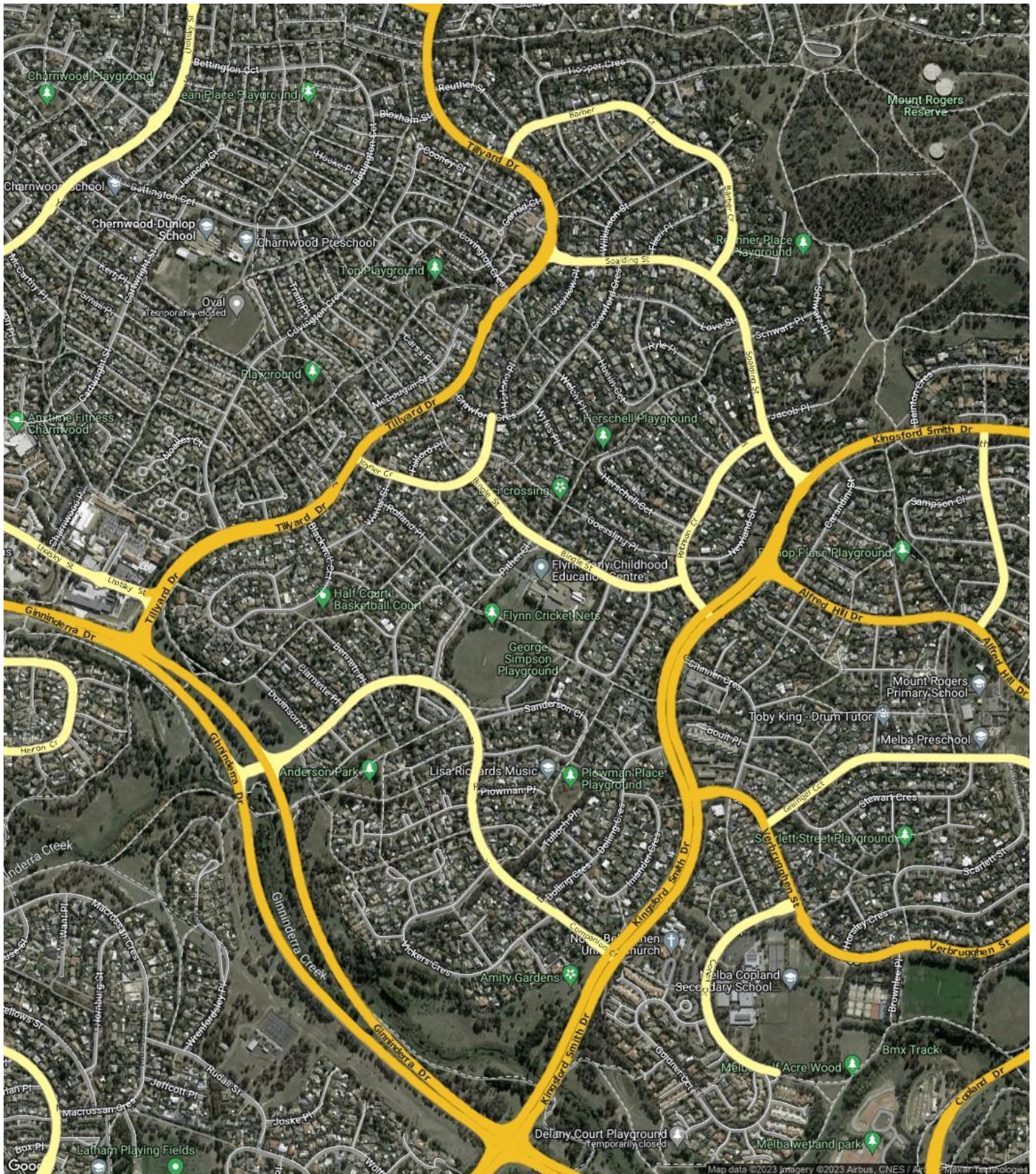
FLYNN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





FLYNN - Suburb Map



Prepared on 05/04/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricefinder.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	51	\$ 950,000	8.0 %	\$ 550,000	\$ 1,765,000
2023	2	\$ 863,750	-9.1 %	\$ 830,000	\$ 897,500

Median Sale Price

\$930k

Based on 41 recorded House sales within the last 12 months (Apr '22 - Mar '23)

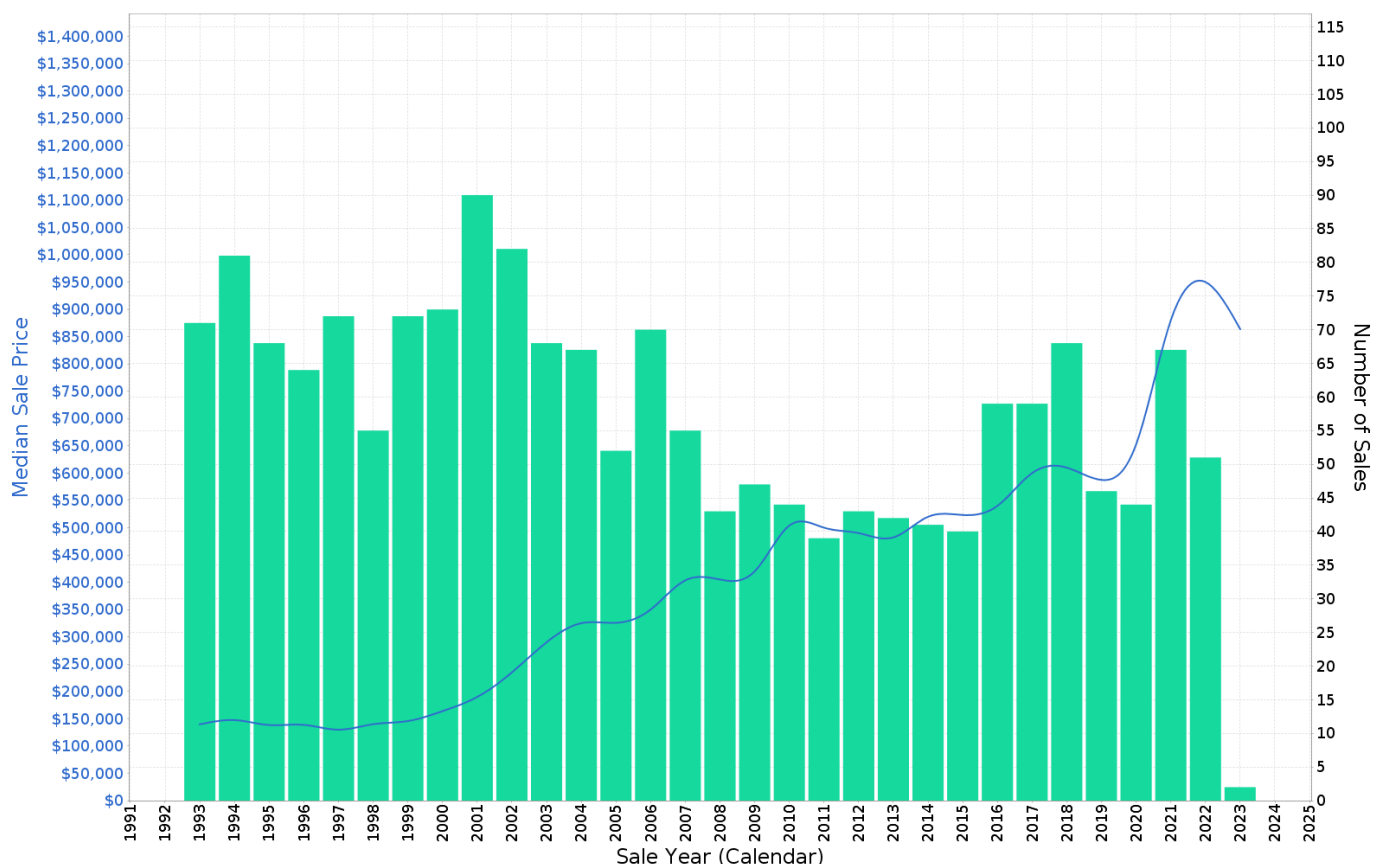
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

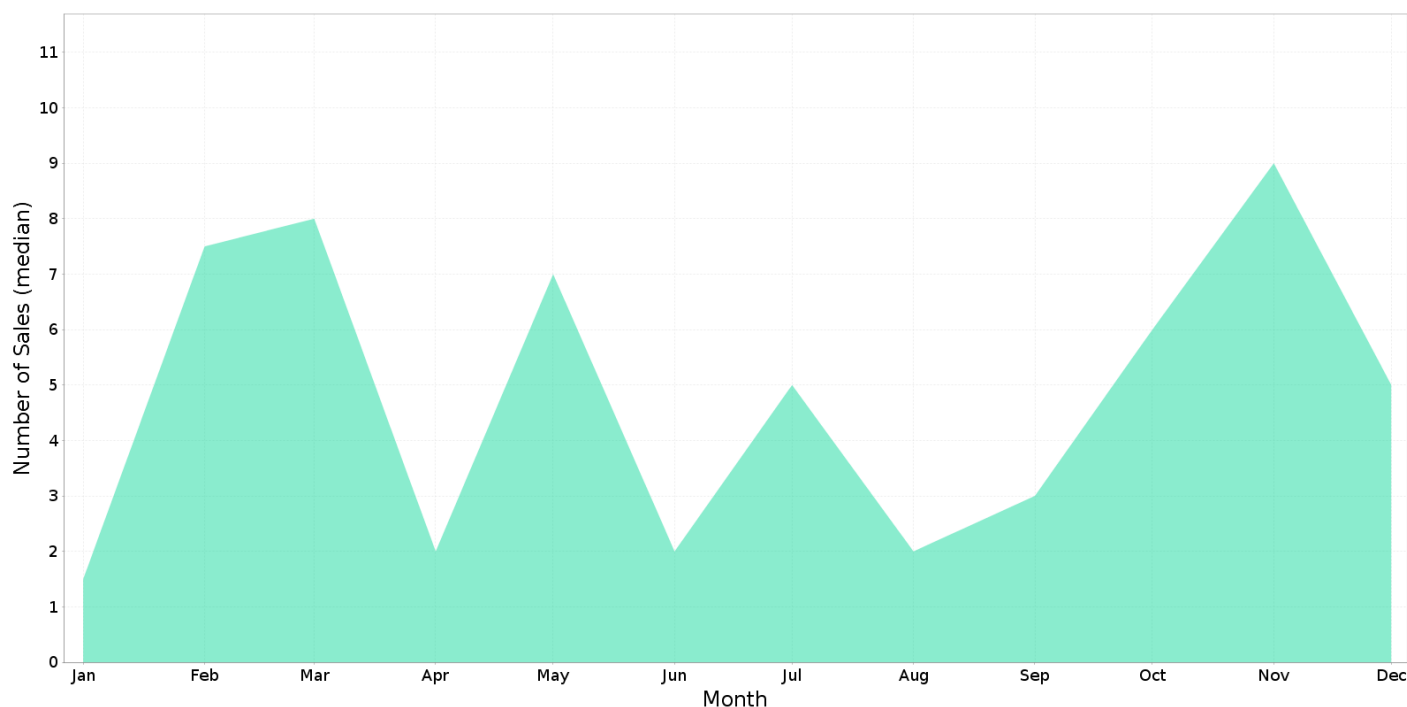
+0.5%

Current Median Price: \$930,000
Previous Median Price: \$925,000

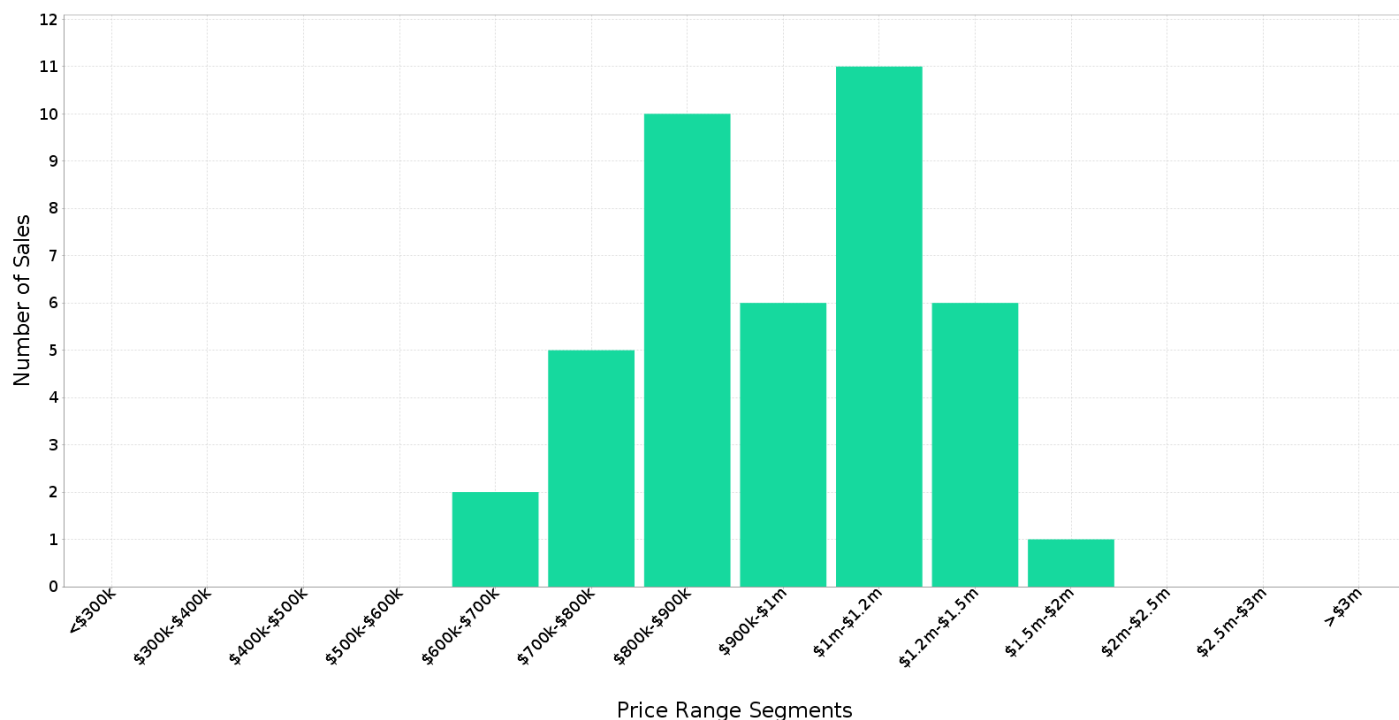
Based on 100 recorded House sales compared over the last two rolling 12 month periods



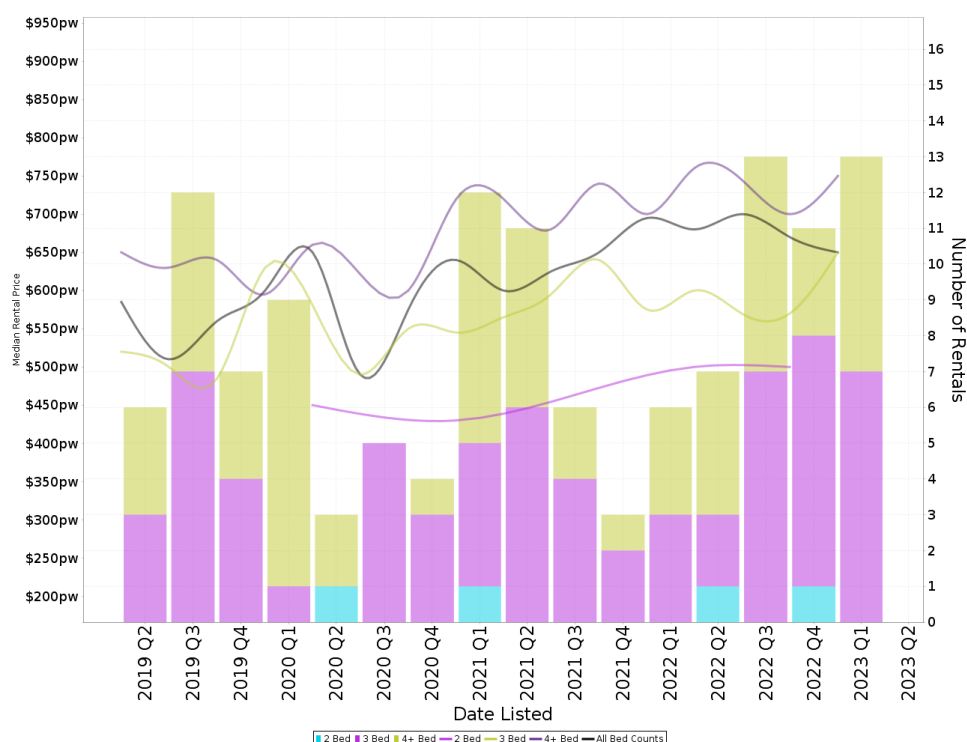
FLYNN - Peak Selling Periods (3 years)



FLYNN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.5%

Current Median Price: \$930,000
Previous Median Price: \$925,000

Based on 100 registered House sales compared over the last two rolling 12 month periods.

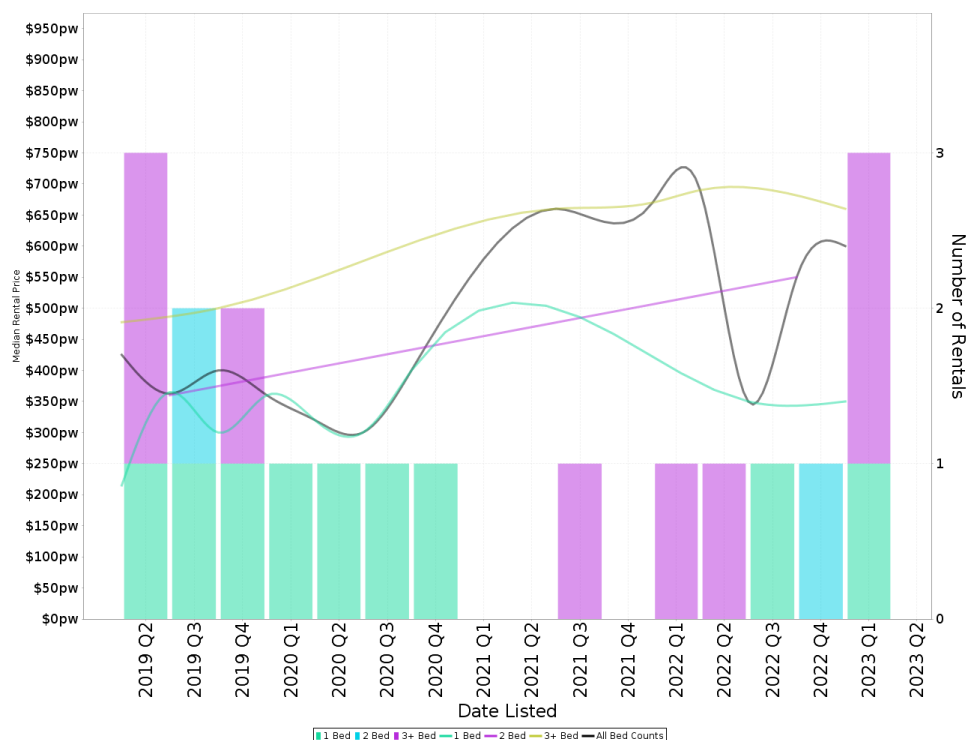
Suburb Rental Yield

+3.8%

Current Median Price: \$930,000
Current Median Rent: \$680

Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.0%

Current Median Price: \$850,000
Previous Median Price: \$733,000

Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$850,000
Current Median Rent: \$575

Based on 6 registered Unit rentals compared over the last 12 months.

FLYNN - Recently Sold Properties

Median Sale Price

\$930k

Based on 41 recorded House sales within the last 12 months (Apr '22 - Mar '23)

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

Suburb Growth

+0.5%

Current Median Price: \$930,000
Previous Median Price: \$925,000

Based on 100 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

41

Based on recorded House sales within the 12 months (Apr '22 - Mar '23)

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

12 ROSSELL PL

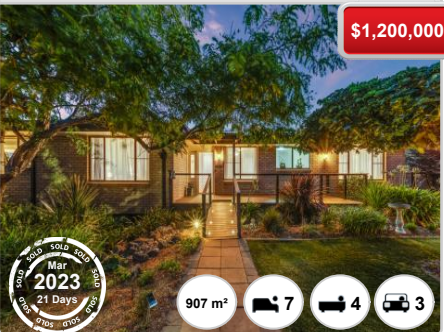


\$655,000

Sold 2023 Apr 134 Days

960 m² 4 2 1

13 SPALDING ST




\$1,200,000

Sold 2023 Mar 21 Days

907 m² 7 4 3

35 NULSEN CCT

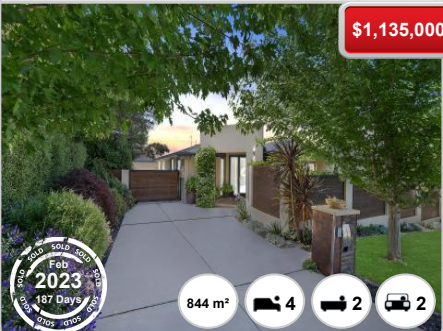


\$815,000

Sold 2023 Mar 34 Days

890 m² 3 1 2

3 BINGLE ST

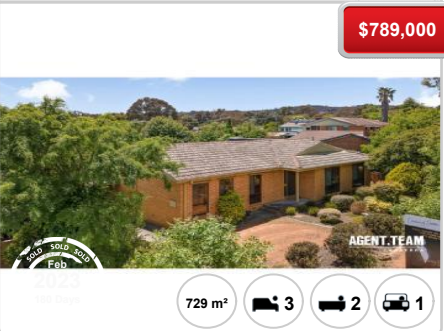


\$1,135,000

Sold 2023 Feb 187 Days

844 m² 4 2 2

81 BLACKWELL CCT



\$789,000

Sold 2023 Feb 21 Days

729 m² 3 2 1

16 JOYNER PL




\$897,500

Sold 2023 Jan 14 Days

1,010 m² 4 2 2

8 REUTHER ST



\$830,000

Sold 2023 N/A

1,057 m² 3 3 2

15 FERGUSON PL



\$633,000

Sold 2022 Dec 21 Days

564 m² 2 1 1

42 CRAWFORD CRES




\$840,000

Sold 2022 Dec 216 Days

806 m² 4 2 3

10 NULSEN CCT

\$875,000




765 m² 3 1 2

Nov 2022 N/A

11 ROLLAND PL

\$772,500



732 m² 3 1 3

Nov 2022 54 Days

47 HEDLAND CCT

\$1,045,000




1,050 m² 3 1 2

Nov 2022 N/A

12 HUELIN CCT

\$895,000




724 m² 4 2 2

Nov 2022 15 Days

45 BINGLE ST

\$702,000



795 m² 3 1 2

Nov 2022 15 Days

29 CRAWFORD CRES

\$1,400,000




732 m² 4 2 2

Nov 2022 43 Days

32 SCHWARZ PL

\$1,230,000

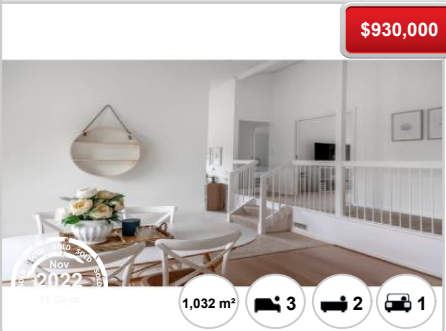


2,082 m² - - -

Nov 2022 N/A

7 JOYNER PL

\$930,000




1,032 m² 3 2 1

Nov 2022 15 Days

62 SPALDING ST

\$950,000



937 m² 4 2 3

Nov 2022 15 Days

16 COMPANION CRES

\$1,285,000




1,133 m² 4 3 2

Nov 2022 33 Days

3 BENNETT PL

\$810,000



800 m² 3 1 2

Nov 2022 16 Days

35 CRAWFORD CRES

\$1,000,000



729 m² 4 2 2

Oct 2022 N/A

FLYNN - Properties For Rent

Median Rental Price

\$680 /w

Based on 44 recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

Rental Yield

+3.8%

Current Median Price: \$930,000
Current Median Rent: \$680

Based on 41 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

44

Based on recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

1 Hooper Crescent

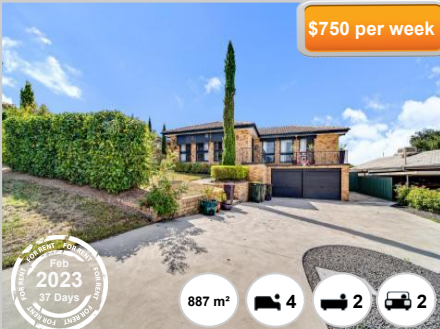


\$650

984 m² 3 beds 1 bath 2 cars

For Rent For Sale
Mar 2023
17 Days

18 Pattinson Crescent



\$750 per week

887 m² 4 beds 2 baths 2 cars

For Rent For Sale
Feb 2023
37 Days

36 Companion Circuit



\$680 per week

789 m² 4 beds 1 bath 2 cars

For Rent For Sale
Mar 2023
17 Days

29 Vogelsang Place




\$600 per week

942 m² 4 beds 1 bath 1 car

For Rent For Sale
Jan 2023
70 Days

7 WYLES PLACE




\$700 pw

748 m² 3 beds 2 baths 2 cars

For Rent For Sale
Aug 2022
103 Days

6 PATTINSON CRESCENT



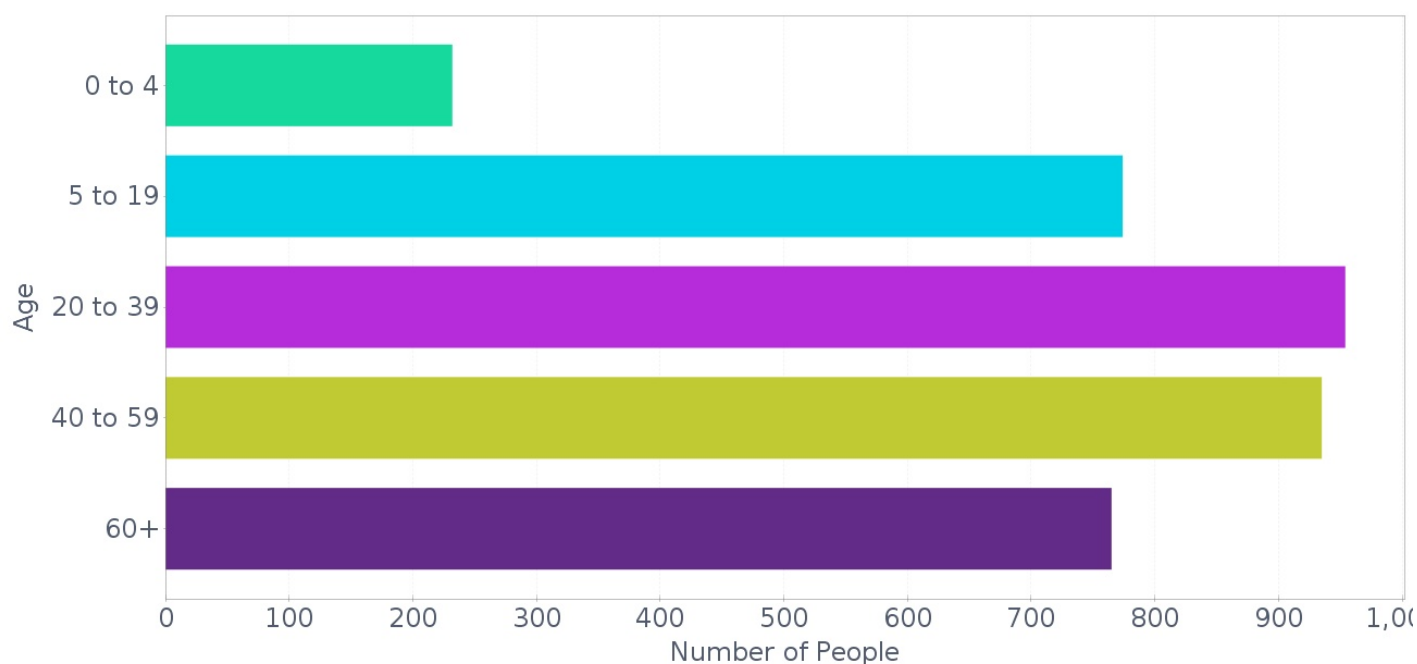
\$775 Per Week

824 m² 3 beds 1 bath 4 cars

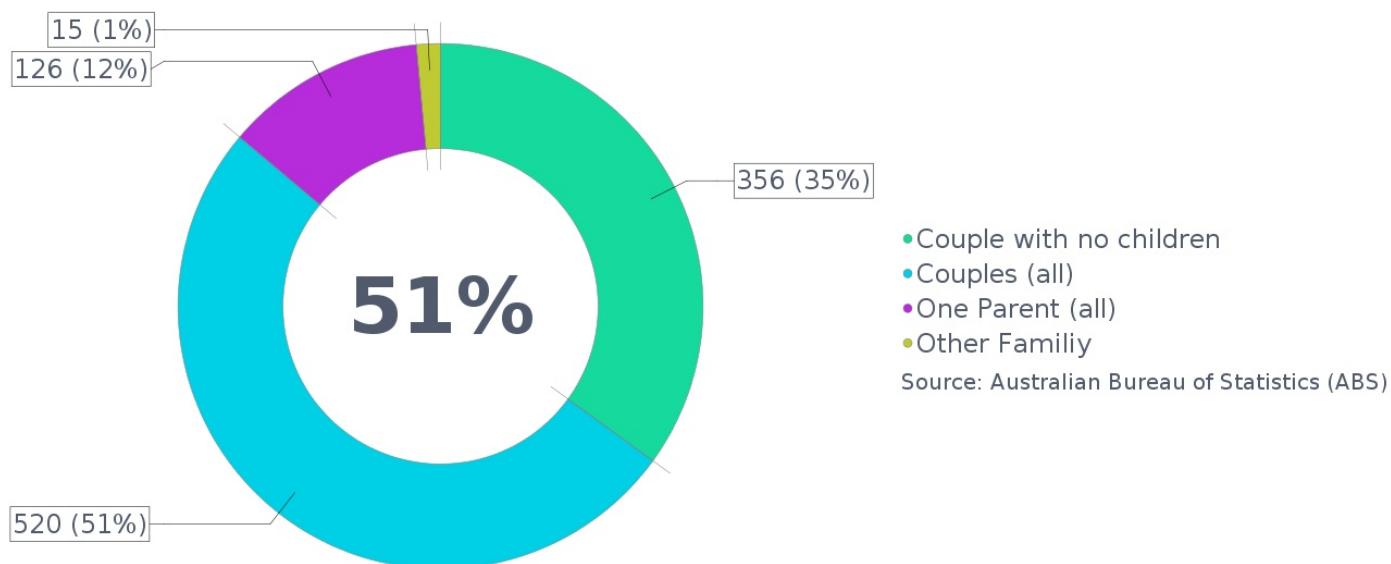
For Rent For Sale
Aug 2022
241 Days



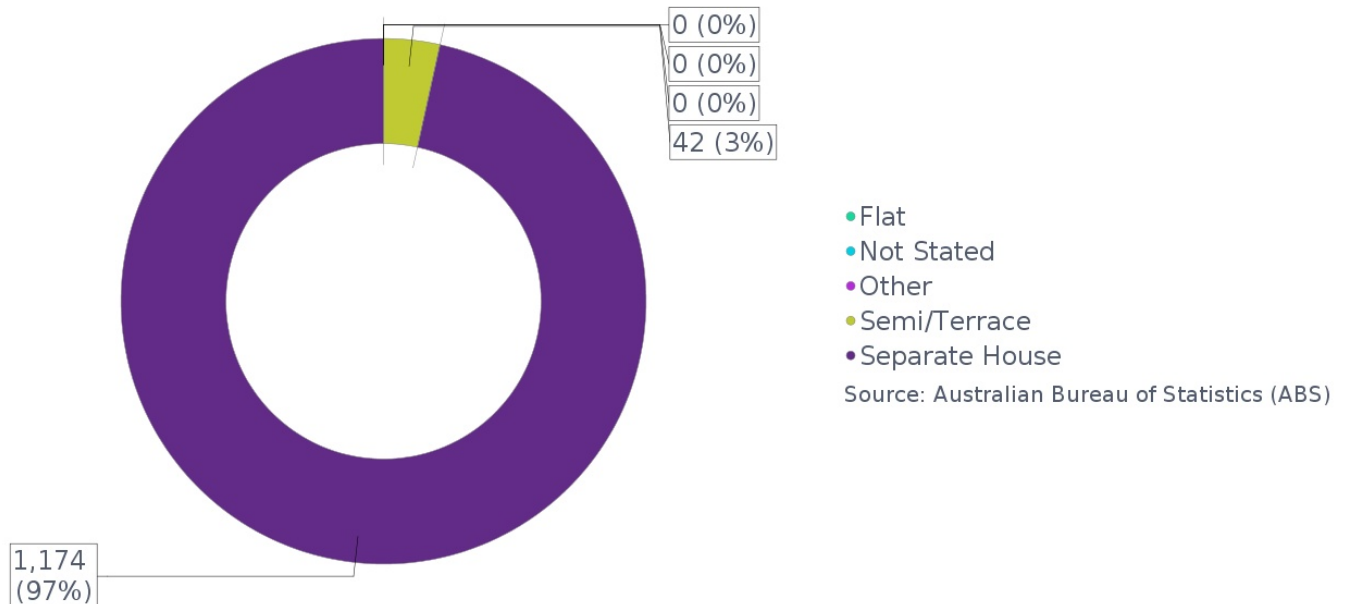
Age of Population (2021)



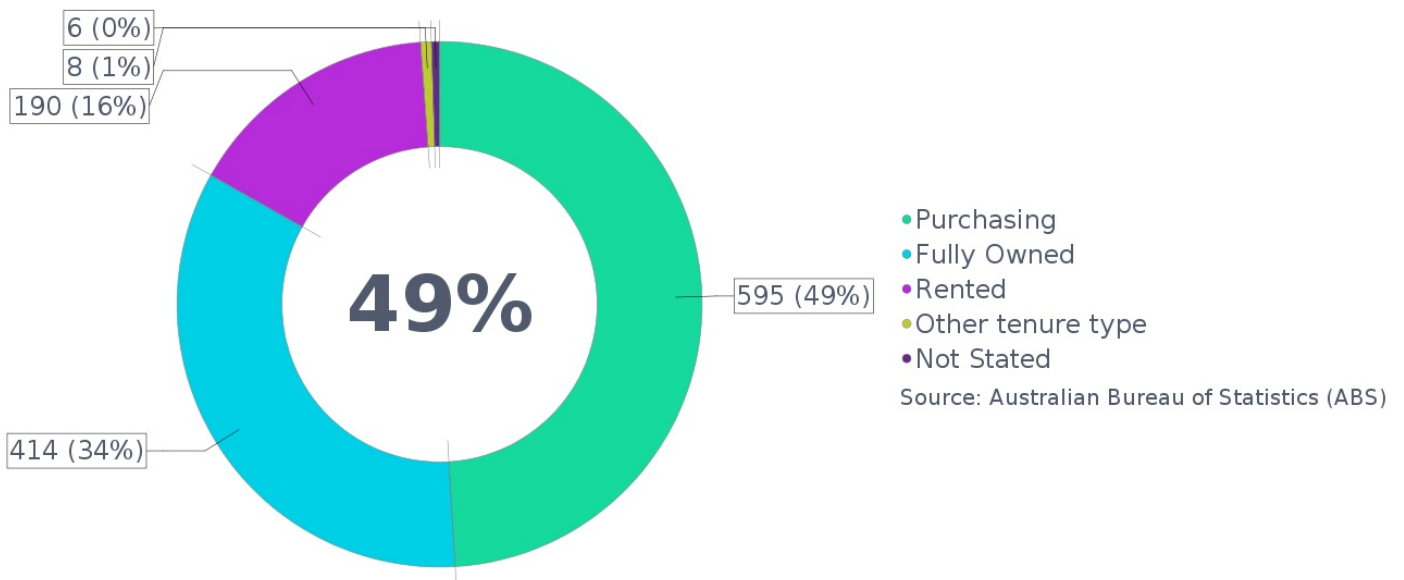
Family Composition (2021)



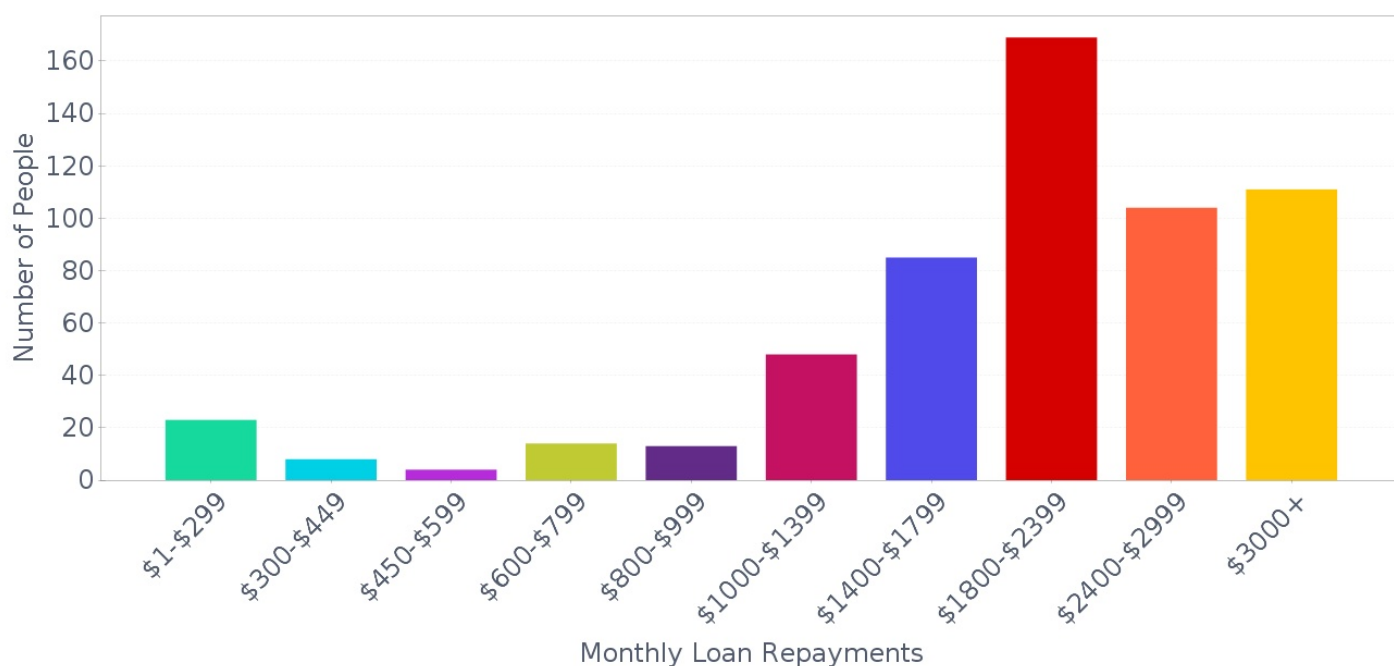
Dwelling Structure (2021)



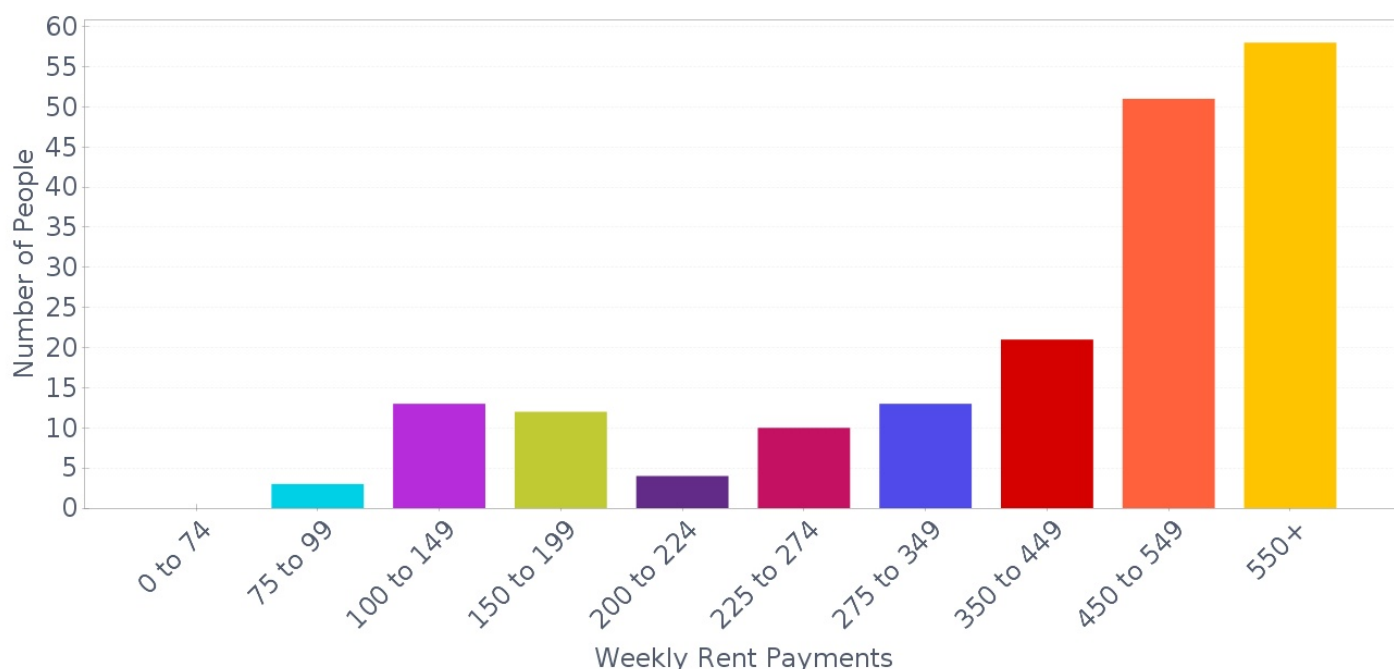
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

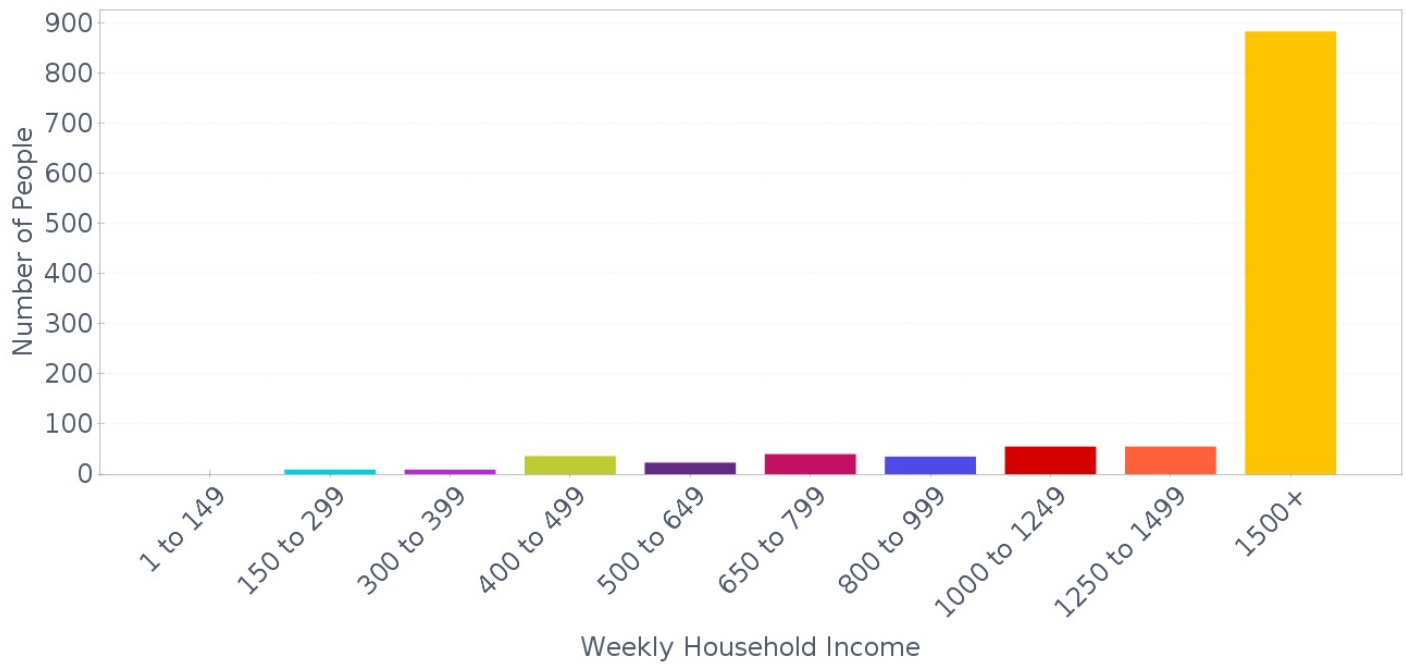


Rent Payments - Weekly (2021)

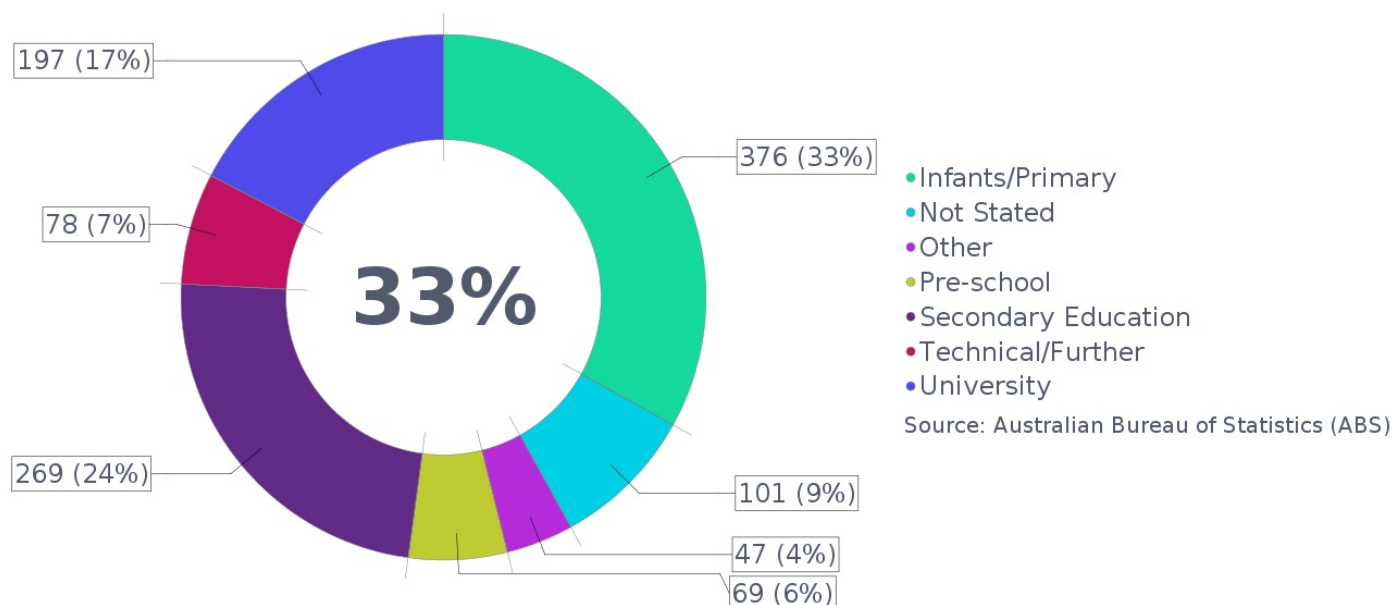




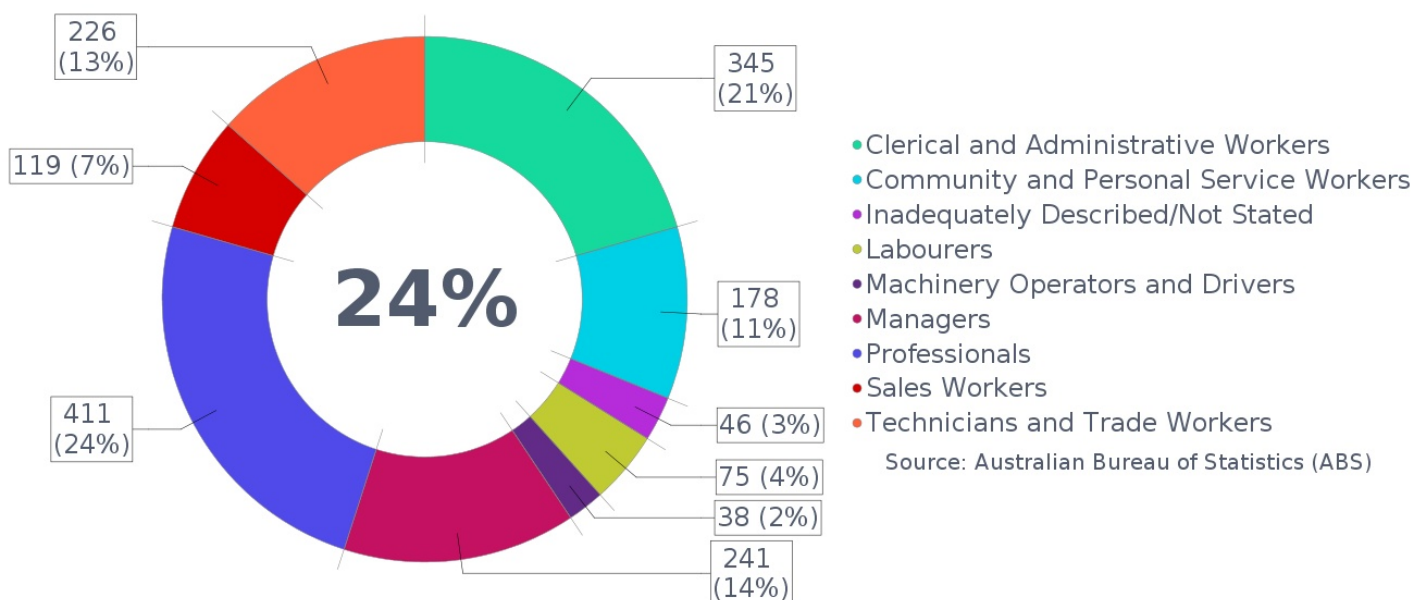
Household Income - Weekly (2021)



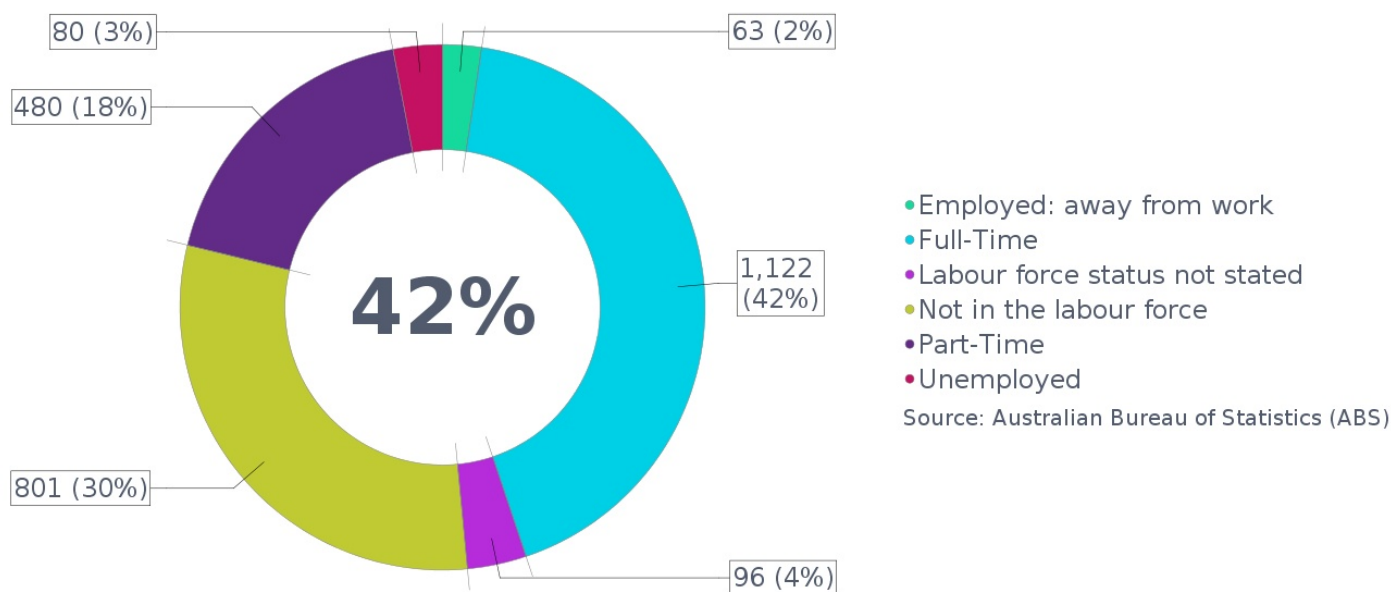
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

