

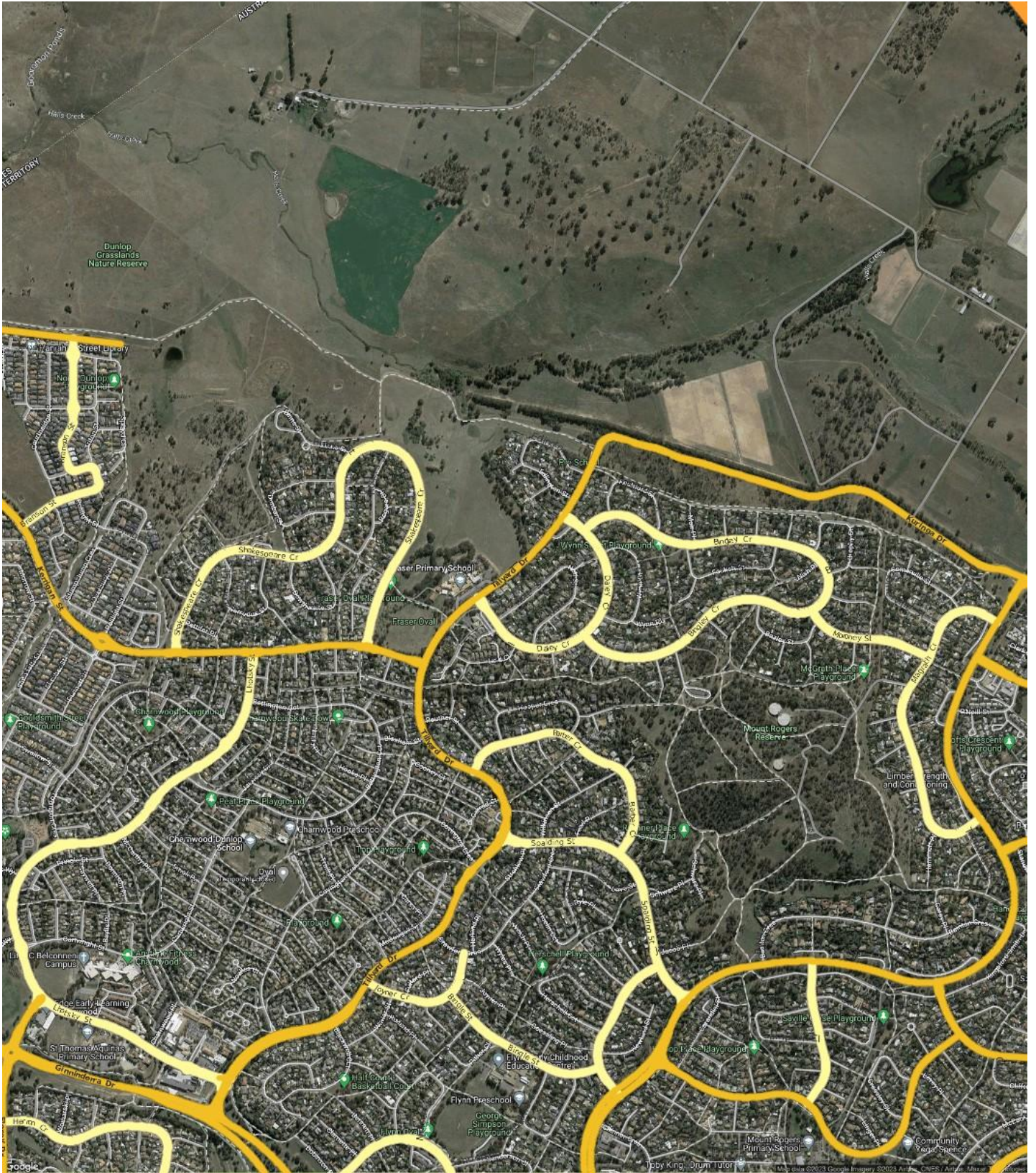
SUBURB FLYOVER REPORT

FRASER (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



FRASER - Suburb Map



Prepared on 14/06/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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FRASER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	40	\$ 372,500	0.0 %	\$ 220,000	\$ 565,000
2006	30	\$ 380,000	2.0 %	\$ 200,000	\$ 535,000
2007	42	\$ 435,500	14.6 %	\$ 130,000	\$ 710,000
2008	18	\$ 470,000	7.9 %	\$ 395,000	\$ 655,000
2009	26	\$ 466,500	-0.7 %	\$ 260,000	\$ 660,000
2010	15	\$ 510,000	9.3 %	\$ 386,000	\$ 680,000
2011	21	\$ 520,000	2.0 %	\$ 58,000	\$ 840,000
2012	39	\$ 515,000	-1.0 %	\$ 379,000	\$ 875,000
2013	25	\$ 520,000	1.0 %	\$ 245,000	\$ 695,000
2014	28	\$ 505,000	-2.9 %	\$ 407,000	\$ 720,000
2015	20	\$ 560,000	10.9 %	\$ 29,600	\$ 697,000
2016	22	\$ 623,500	11.3 %	\$ 435,000	\$ 830,000
2017	26	\$ 690,000	10.7 %	\$ 260,000	\$ 860,000
2018	24	\$ 745,000	8.0 %	\$ 470,000	\$ 965,000
2019	27	\$ 665,000	-10.7 %	\$ 520,000	\$ 1,019,000
2020	25	\$ 705,000	6.0 %	\$ 7,700	\$ 1,000,000
2021	25	\$ 917,000	30.1 %	\$ 595,000	\$ 1,600,000
2022	29	\$ 1,000,000	9.1 %	\$ 600,000	\$ 1,590,000
2023	3	\$ 880,000	-12.0 %	\$ 805,000	\$ 935,000

Median Sale Price

\$900k

Based on 26 recorded House sales within the last 12 months (Apr '22 - Mar '23)

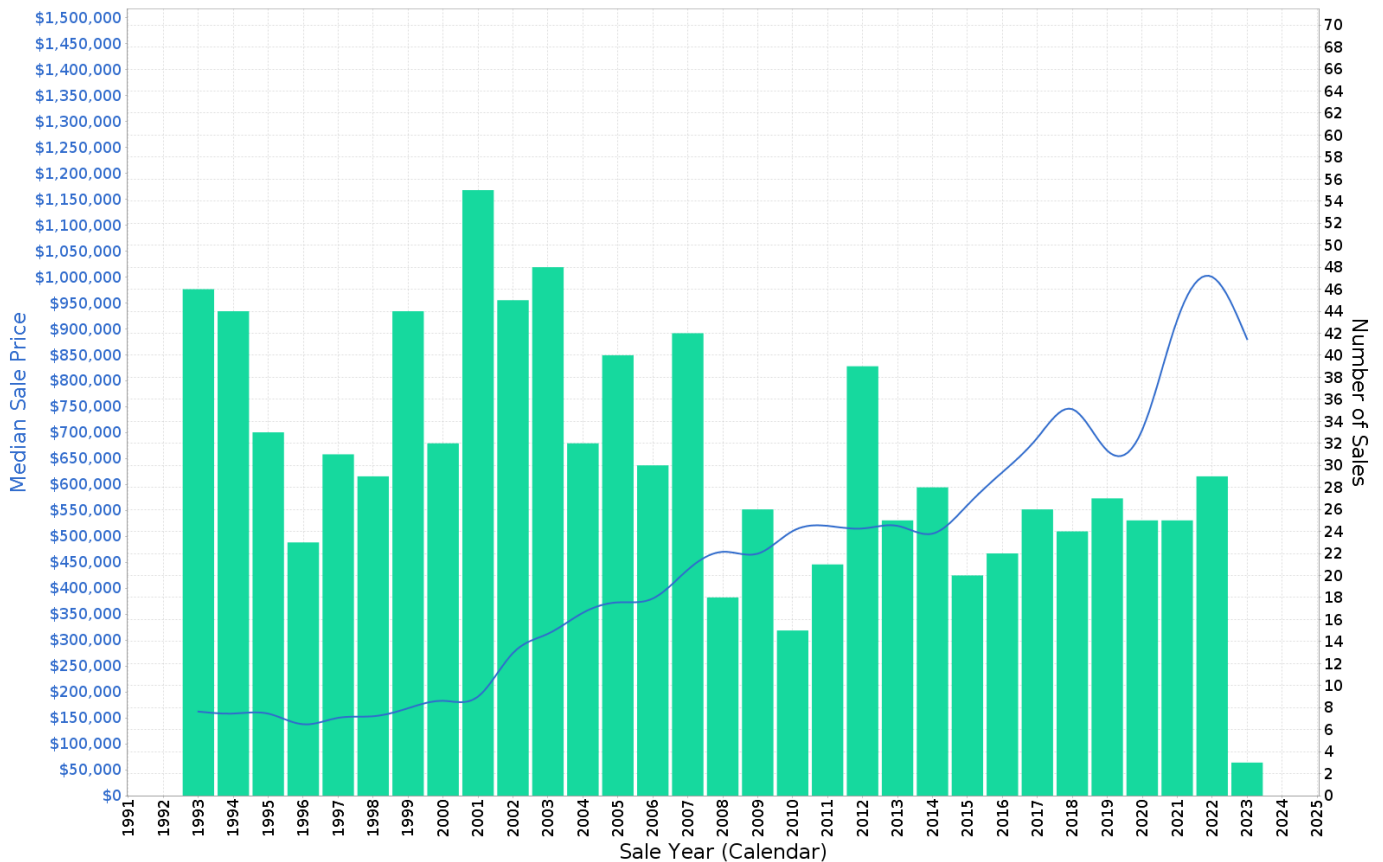
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

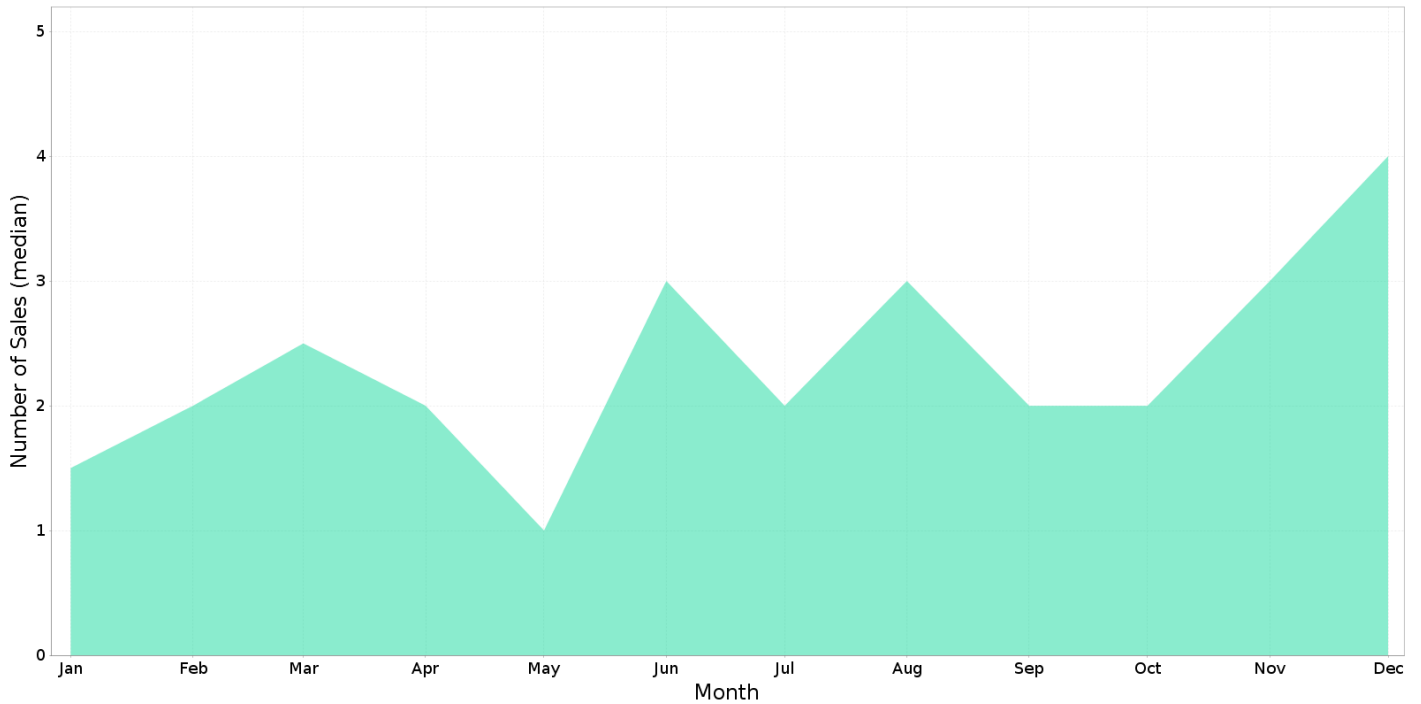
-6.4%

Current Median Price: \$900,000
Previous Median Price: \$961,250

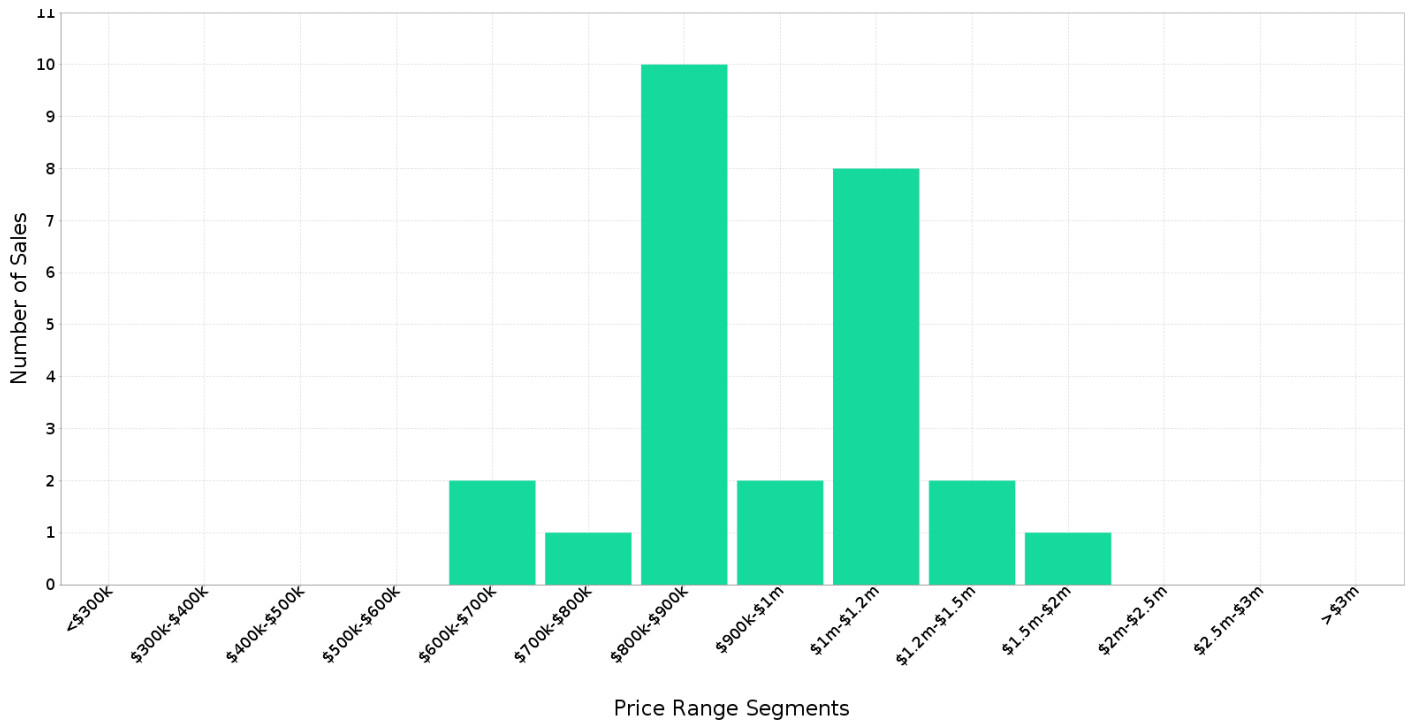
Based on 52 recorded House sales compared over the last two rolling 12 month periods



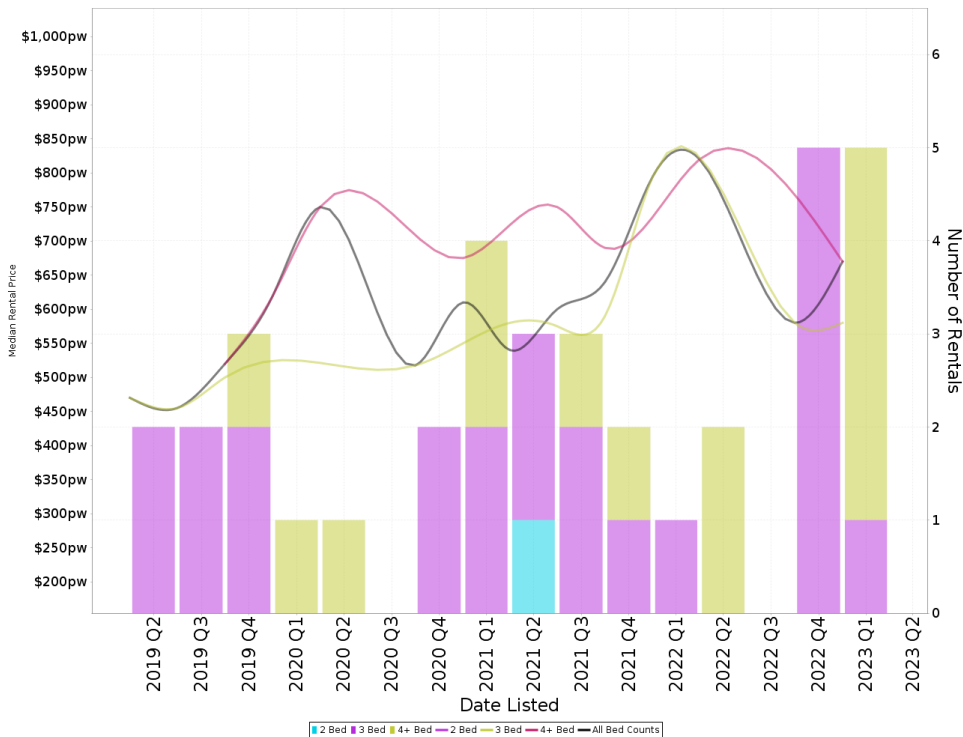
FRASER - Peak Selling Periods (3 years)



FRASER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.4%

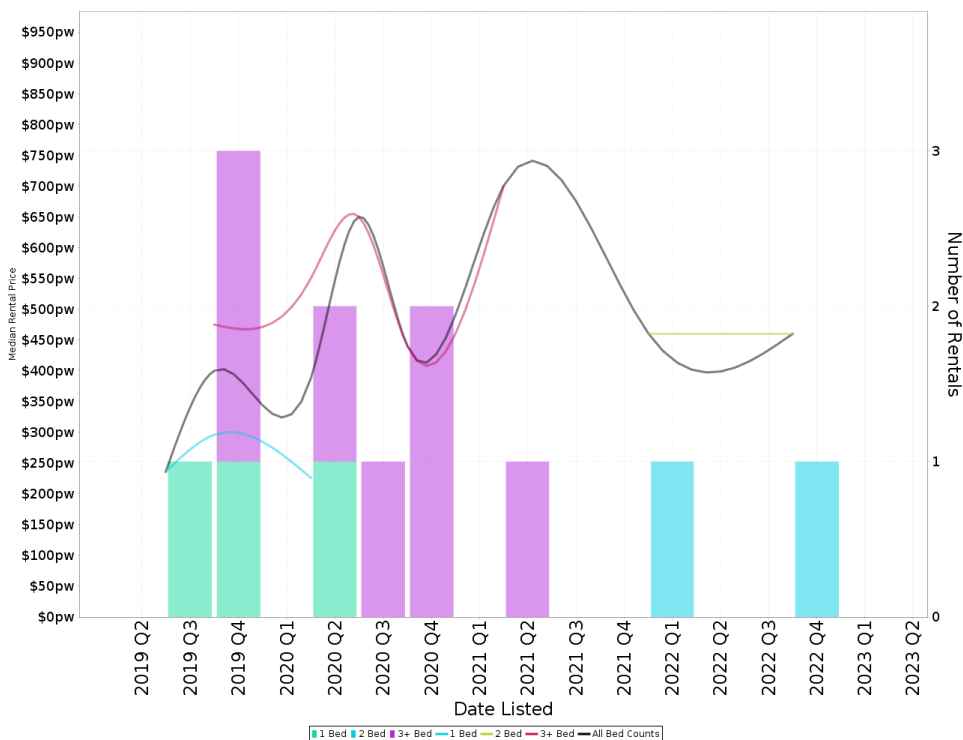
Current Median Price: \$900,000
Previous Median Price: \$961,250
Based on 52 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$900,000
Current Median Rent: \$660
Based on 12 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.1%

Current Median Price: \$900,000
Previous Median Price: \$782,000
Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$900,000
Current Median Rent: \$460
Based on 1 registered Unit rentals compared over the last 12 months.

FRASER - Recently Sold Properties

Median Sale Price
\$900k

Based on 26 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
-6.4%

Current Median Price: \$900,000
Previous Median Price: \$961,250


Based on 52 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
26

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

4 VERCOE PL



\$950,000

Sold Jun 2023
24 Days

1,024 m² 4 2 4

19 BINGLEY CRES



\$1,040,000

Sold May 2023
18 Days

1,038 m² 4 2 2

8 MILDENHALL PL




\$1,100,000

Sold May 2023
30 Days

1,610 m² 5 2 3

19 BROPHY ST



\$1,425,000

Sold Apr 2023
37 Days

1,254 m² 5 4 4

87 SHAKESPEARE CRES




\$880,000

Sold Feb 2023
36 Days

1,073 m² 5 2 3

16 DOWTHWAITE ST




\$805,000

Sold Feb 2023
36 Days

1,166 m² 3 2 2

20 DOWTHWAITE ST




\$935,000

Sold Feb 2023
96 Days

1,037 m² 4 3 5

7 DE SMET PL



\$1,000,000

Sold Dec 2022
47 Days

1,008 m² 5 2 3

FRASER - Properties For Rent

Median Rental Price

\$660 /w

Based on 12 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: \$900,000
Current Median Rent: \$660

Based on 26 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals

12

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

17A CARRODUS STREET

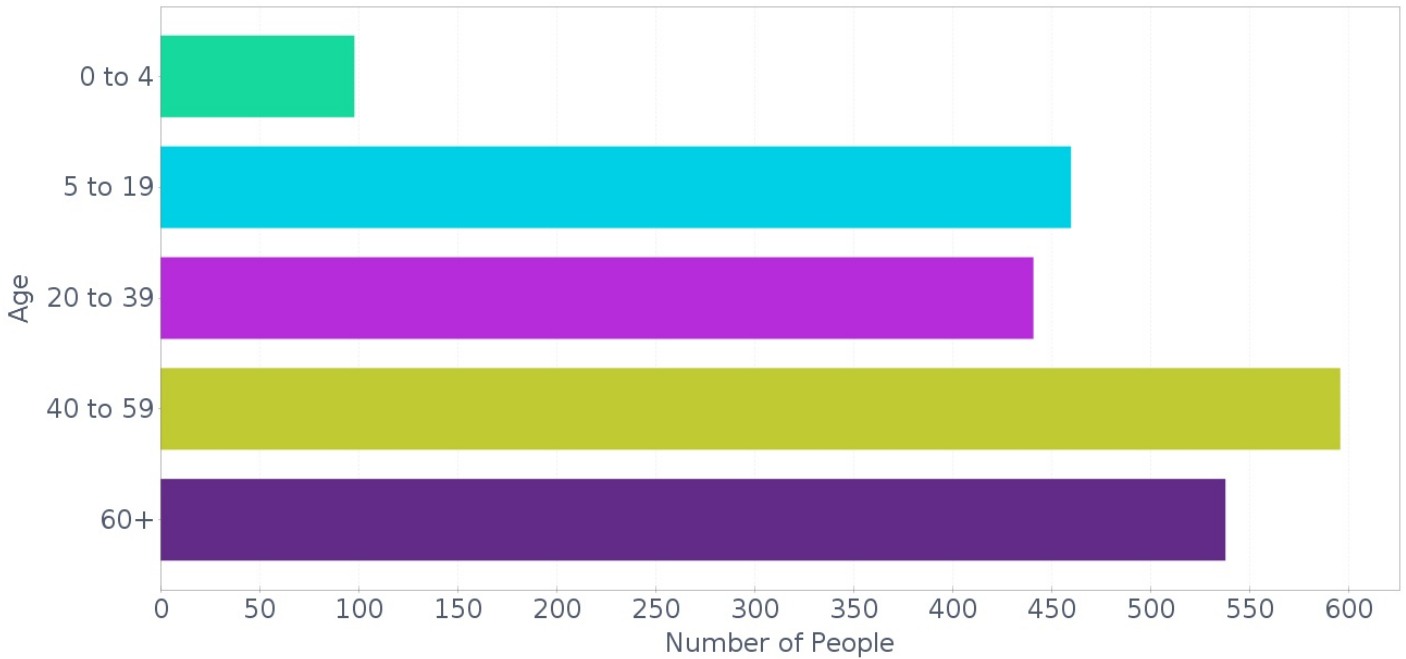


\$525 pw

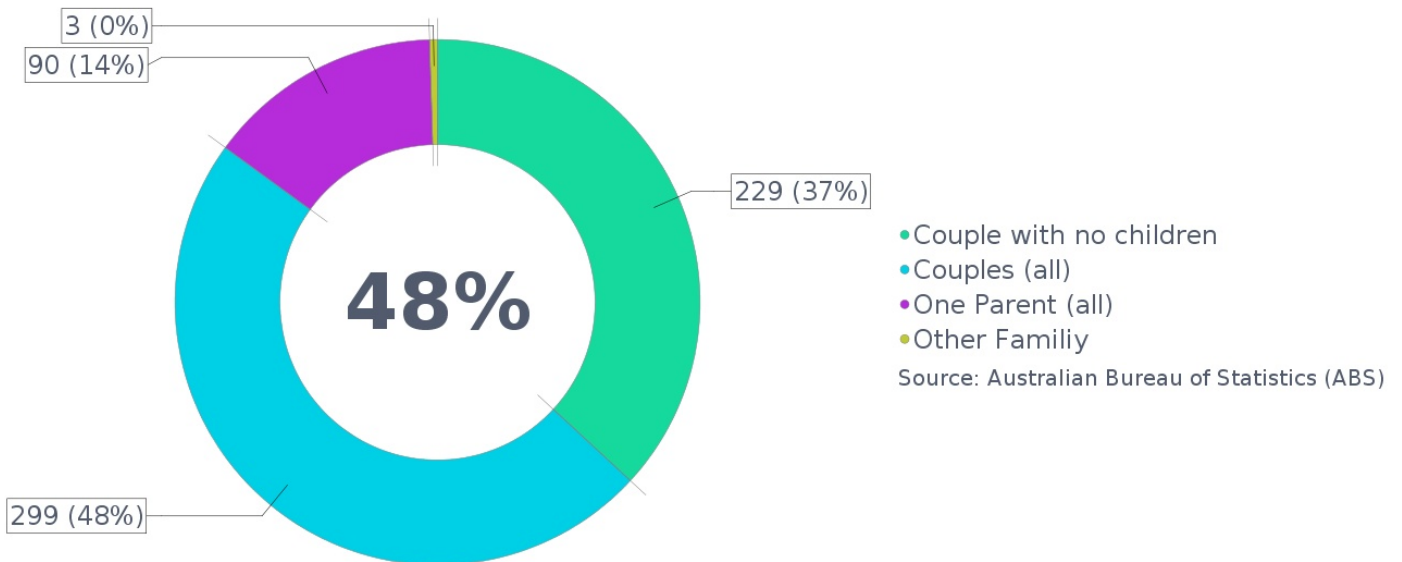
Jun 2023
6 Days

1,205 m² 3 1 1

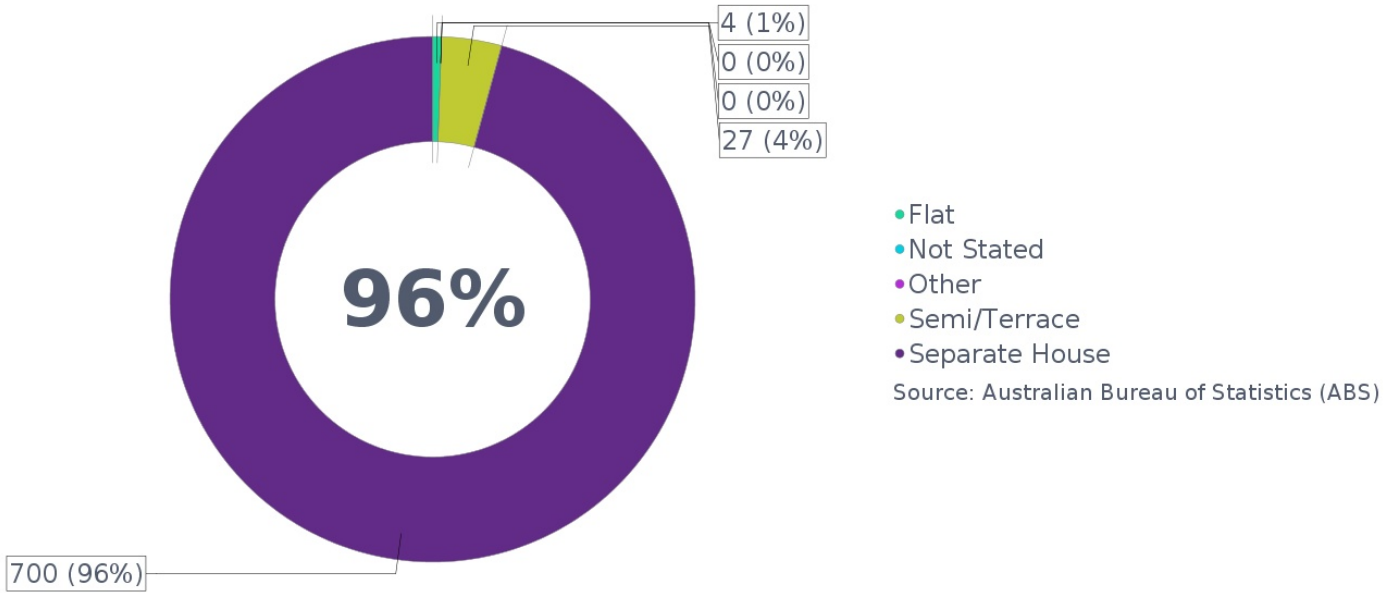
Age of Population (2021)



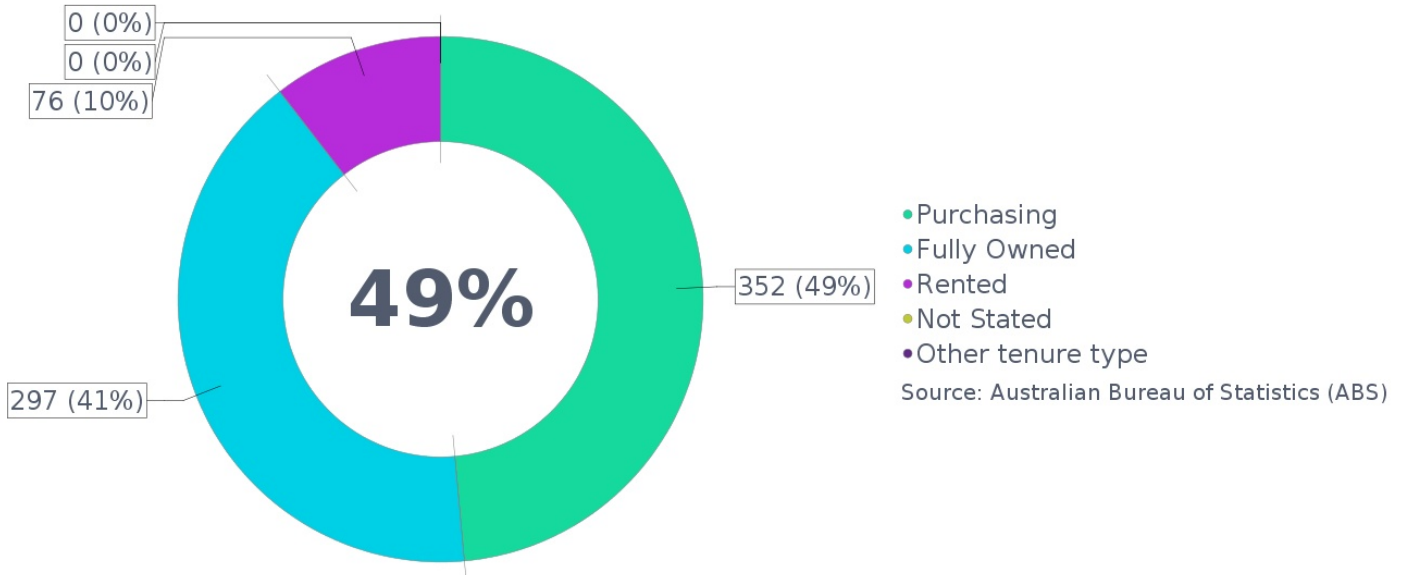
Family Composition (2021)



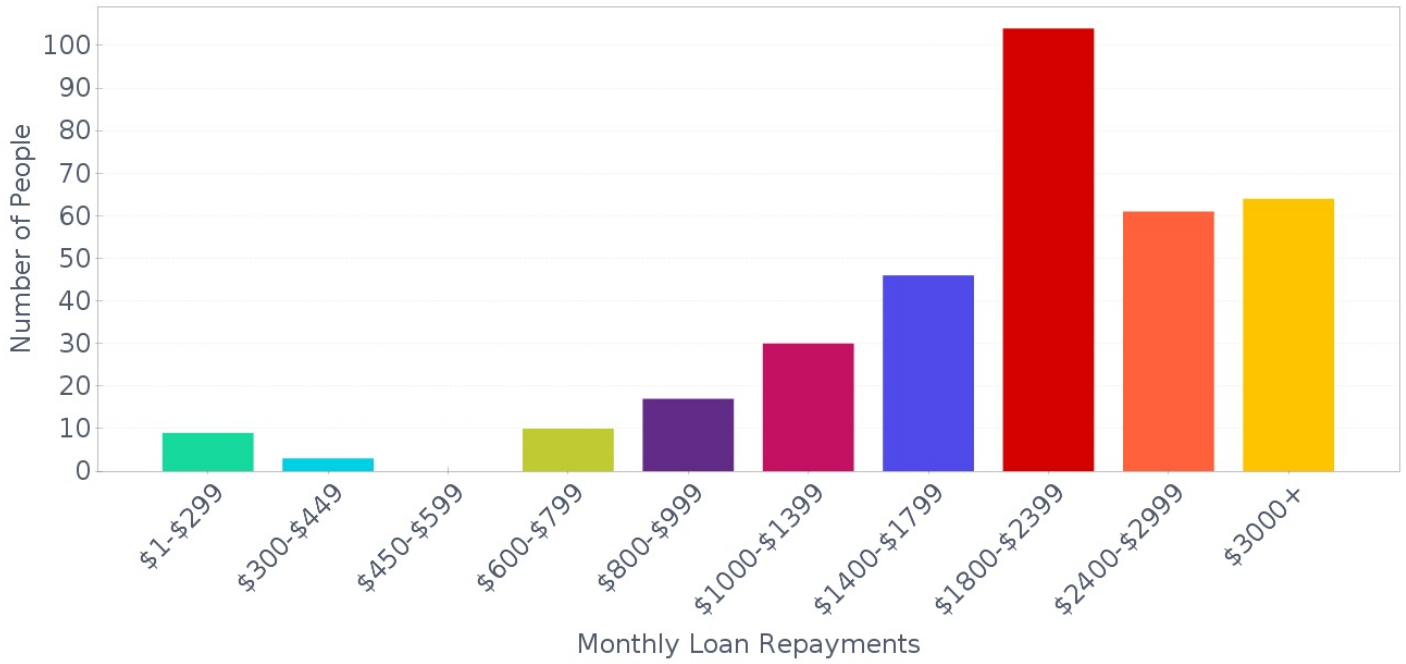
Dwelling Structure (2021)



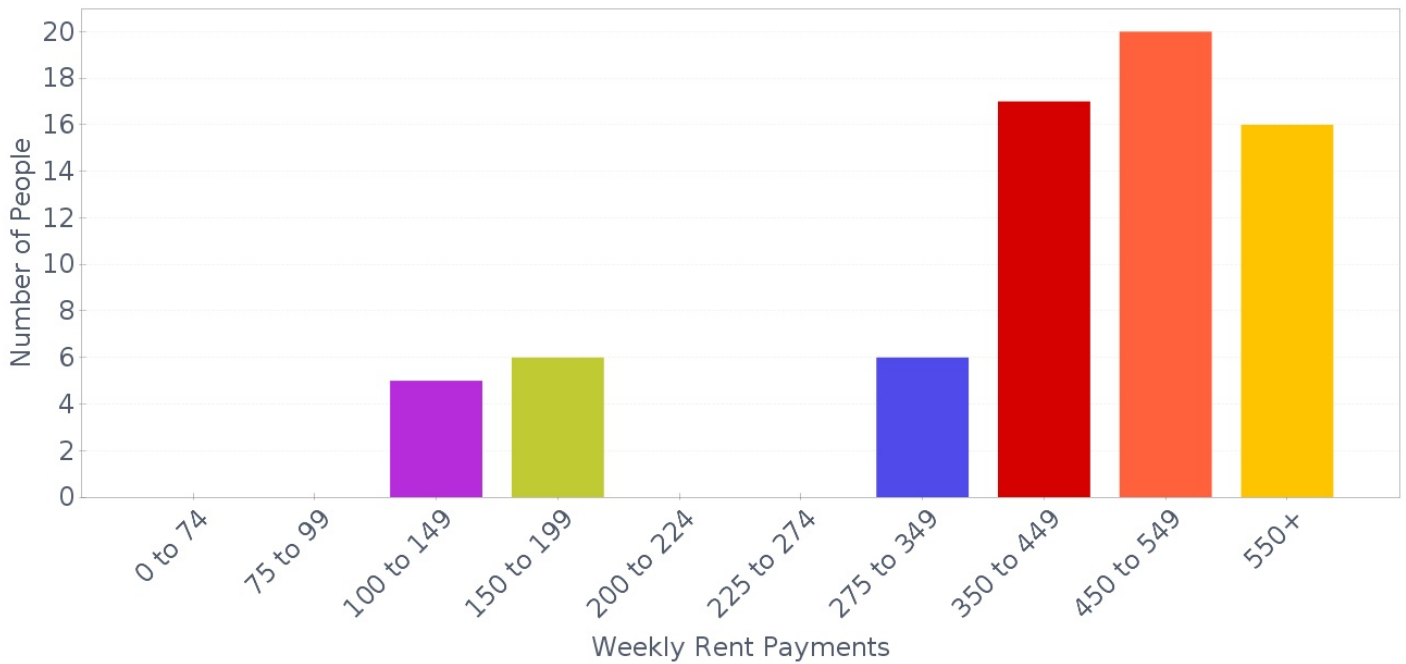
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

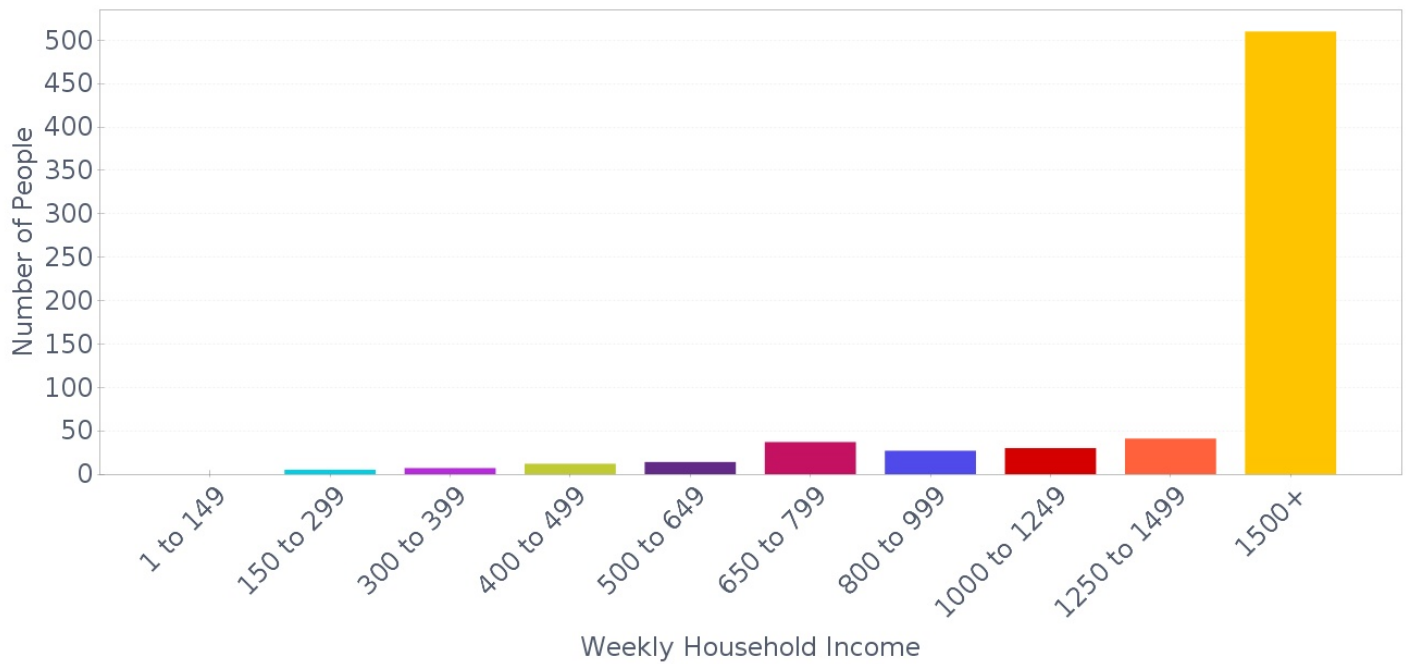


Rent Payments - Weekly (2021)

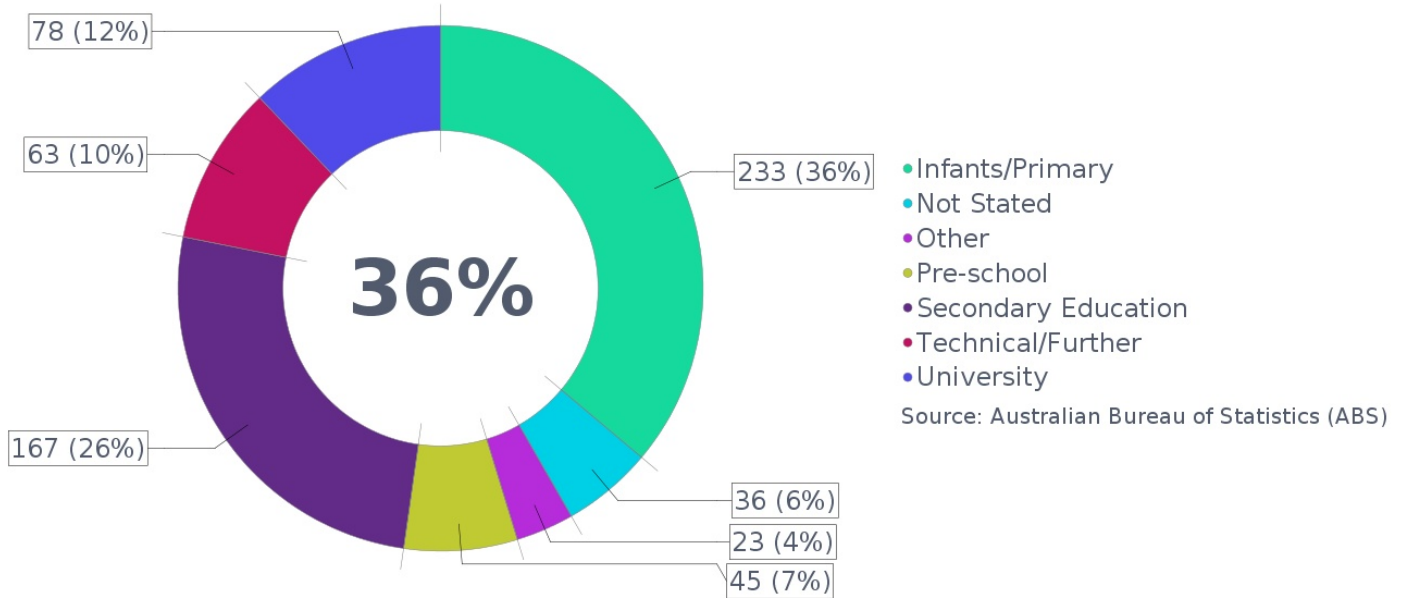




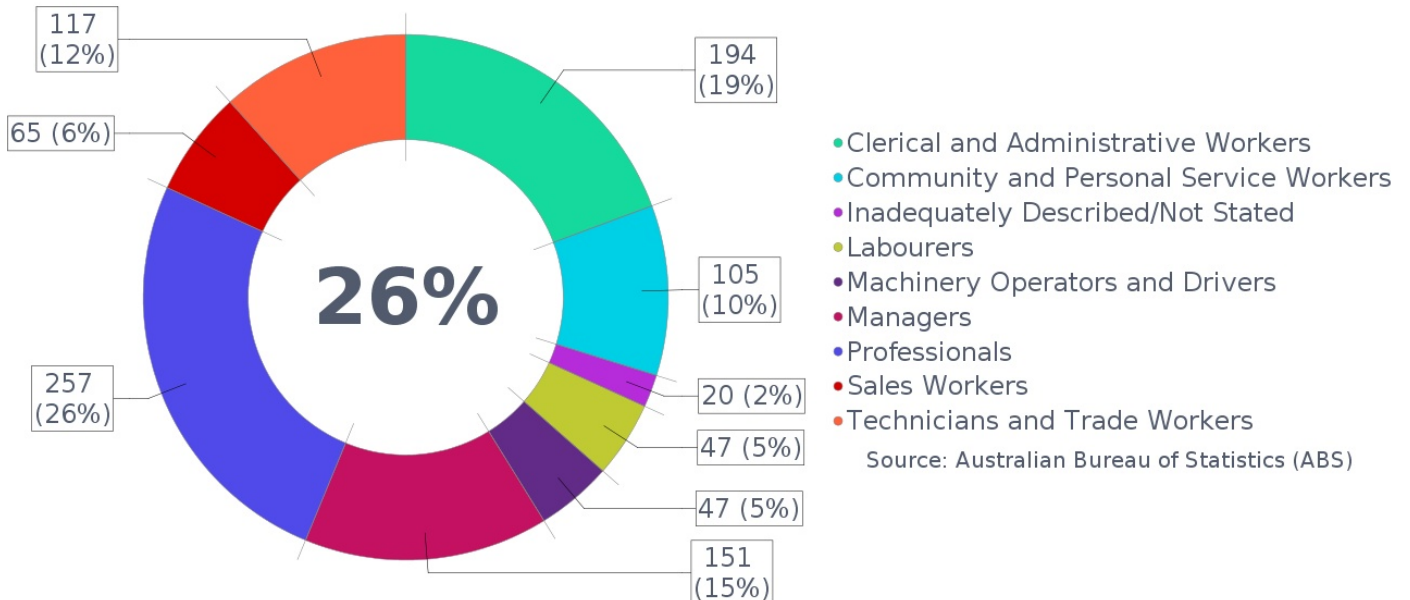
Household Income - Weekly (2021)



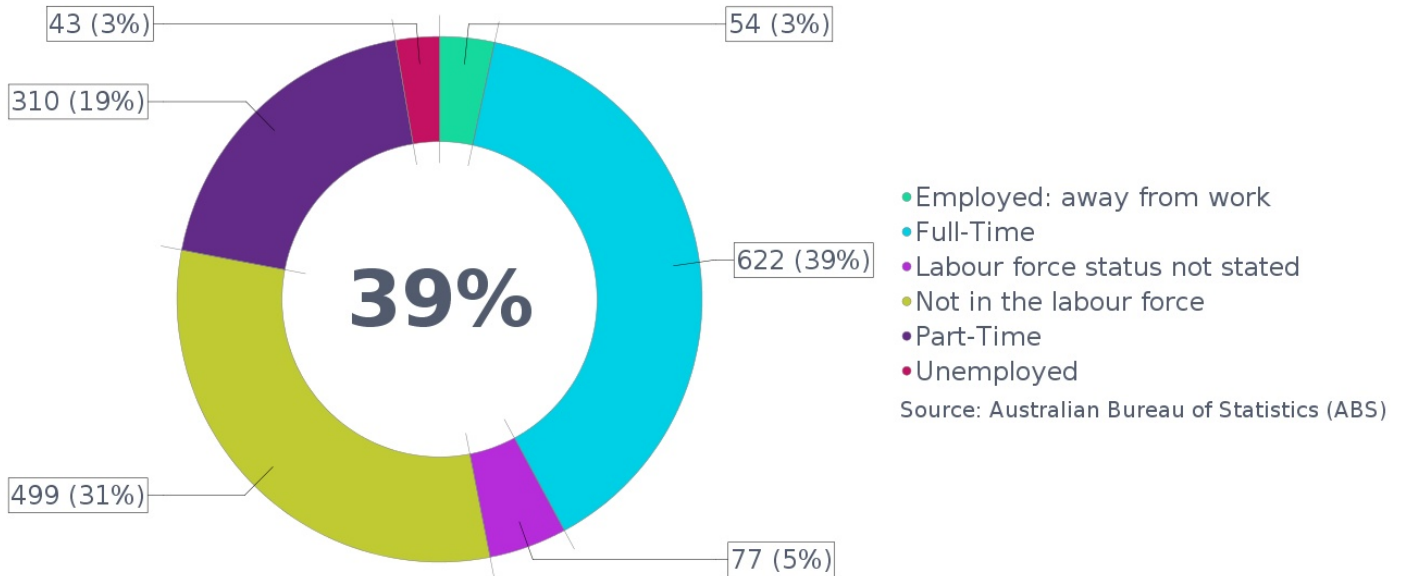
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

