

# SUBURB FLYOVER REPORT

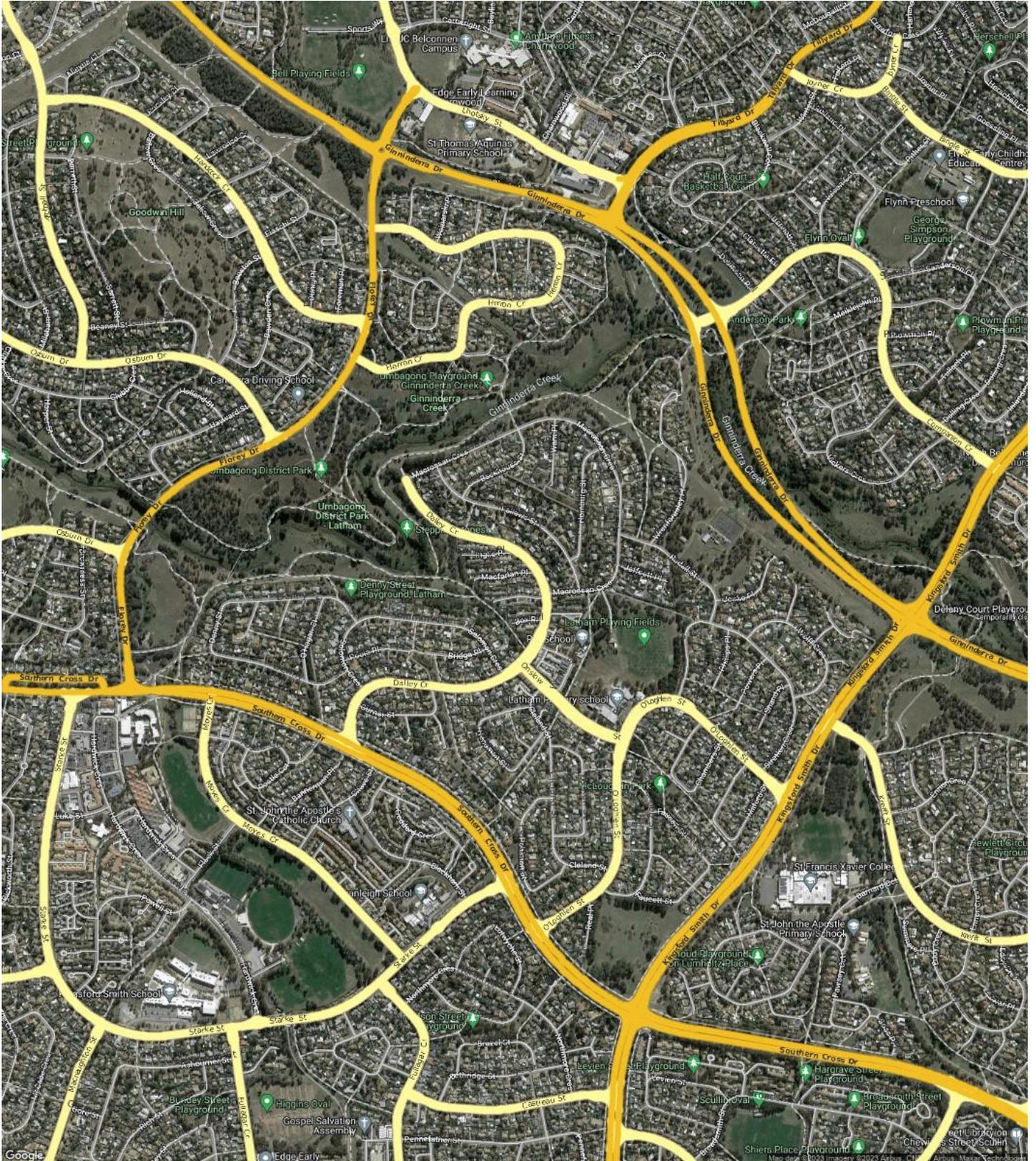
LATHAM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## LATHAM - Suburb Map



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

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## LATHAM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	53	\$ 312,500	0.0 %	\$ 2,700	\$ 426,000
2006	59	\$ 328,000	5.0 %	\$ 115,000	\$ 495,000
2007	59	\$ 360,000	9.8 %	\$ 146,000	\$ 500,000
2008	53	\$ 387,500	7.6 %	\$ 243,333	\$ 540,000
2009	48	\$ 402,000	3.7 %	\$ 50,000	\$ 699,500
2010	33	\$ 445,000	10.7 %	\$ 4,600	\$ 692,500
2011	32	\$ 425,500	-4.4 %	\$ 8,500	\$ 595,000
2012	56	\$ 456,250	7.2 %	\$ 50,000	\$ 635,000
2013	43	\$ 452,500	-0.8 %	\$ 4,250	\$ 580,000
2014	36	\$ 461,000	1.9 %	\$ 170,000	\$ 700,000
2015	44	\$ 476,000	3.3 %	\$ 67,000	\$ 780,000
2016	48	\$ 487,750	2.5 %	\$ 150,000	\$ 710,000
2017	52	\$ 547,500	12.3 %	\$ 410,000	\$ 740,000
2018	43	\$ 556,000	1.6 %	\$ 295,000	\$ 950,000
2019	41	\$ 592,500	6.6 %	\$ 317,500	\$ 730,000
2020	52	\$ 620,000	4.6 %	\$ 250,000	\$ 814,000
2021	54	\$ 810,000	30.6 %	\$ 610,000	\$ 1,125,000
2022	61	\$ 830,000	2.5 %	\$ 80,000	\$ 1,200,000
2023	12	\$ 760,000	-8.4 %	\$ 700,000	\$ 1,235,000

### Median Sale Price

# \$806k

Based on 58 recorded House sales within the last 12 months (Apr '22 - Mar '23)

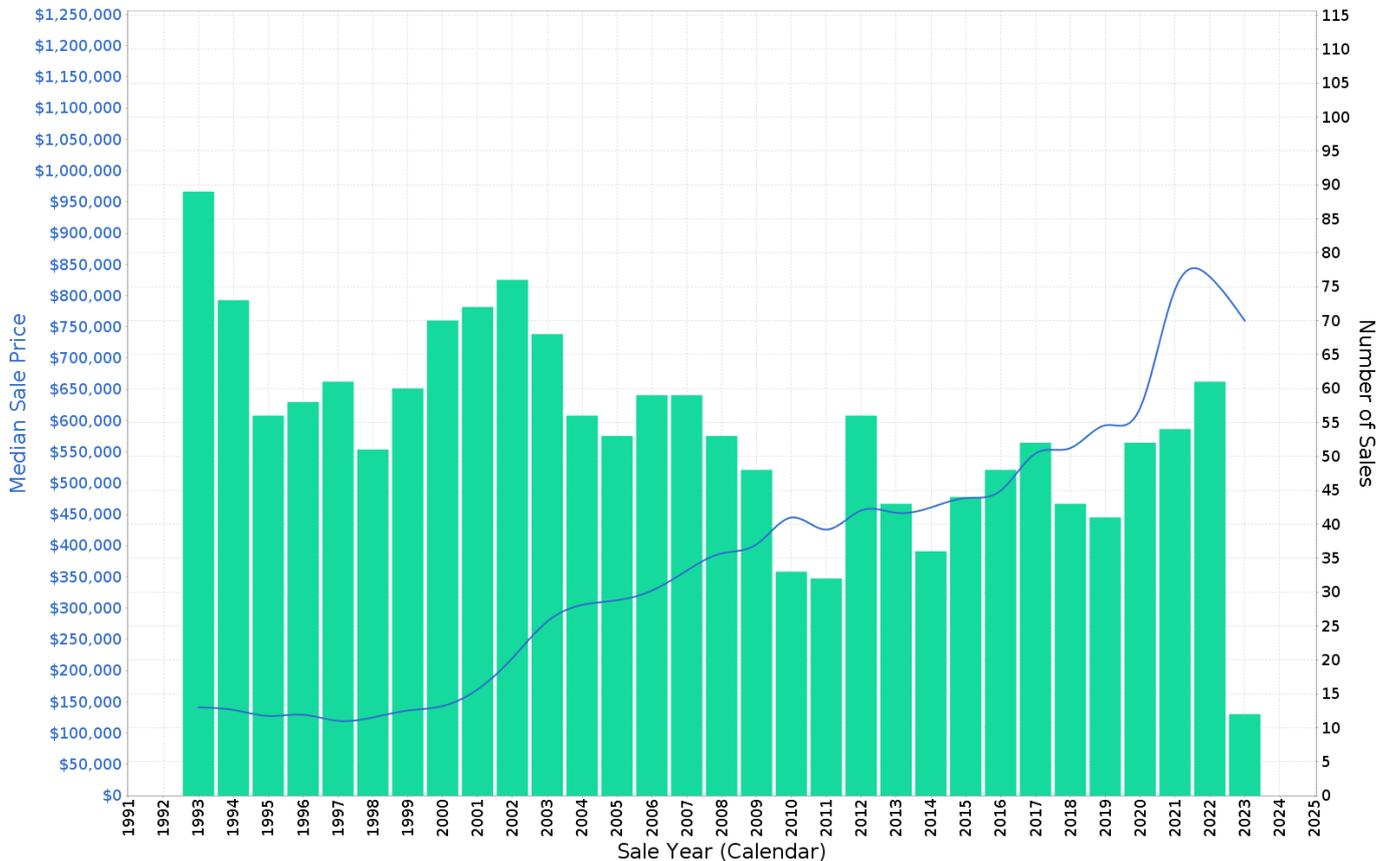
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -5.3%

Current Median Price: \$806,500  
Previous Median Price: \$852,000

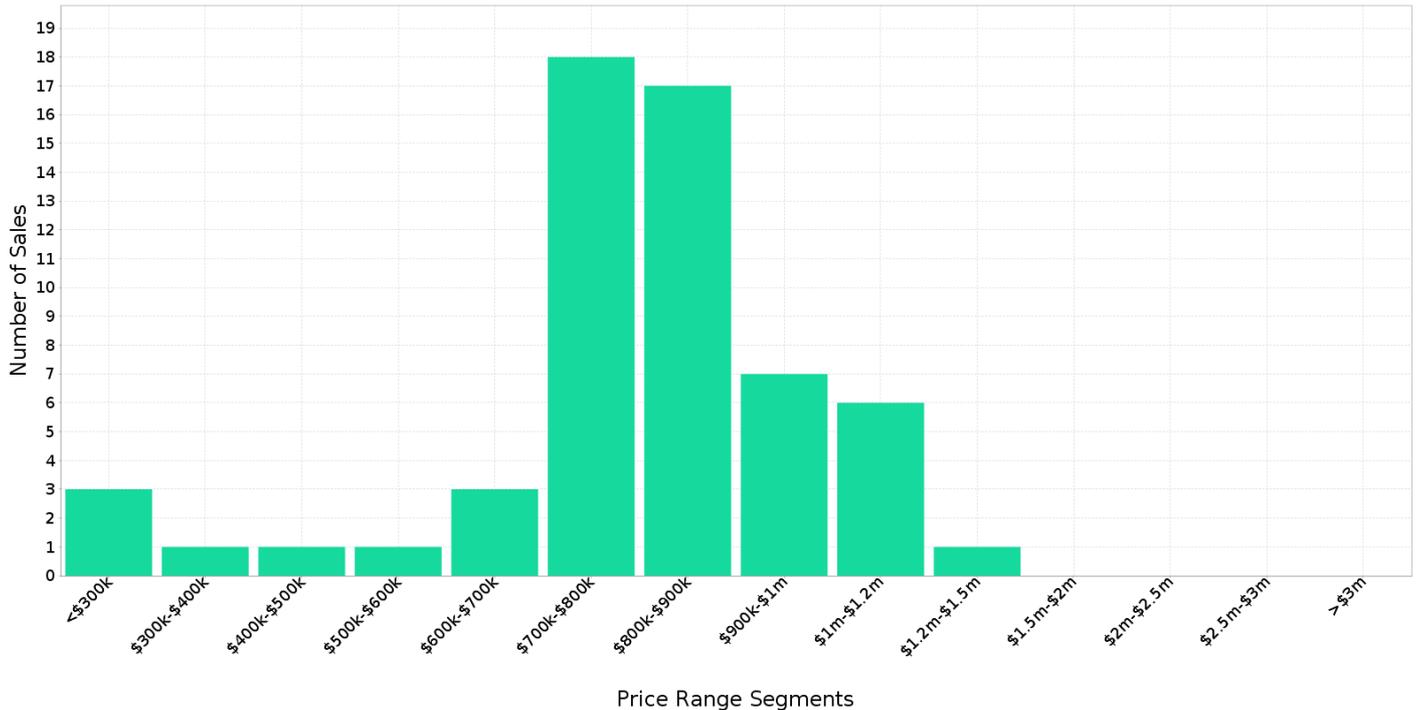
Based on 113 recorded House sales compared over the last two rolling 12 month periods



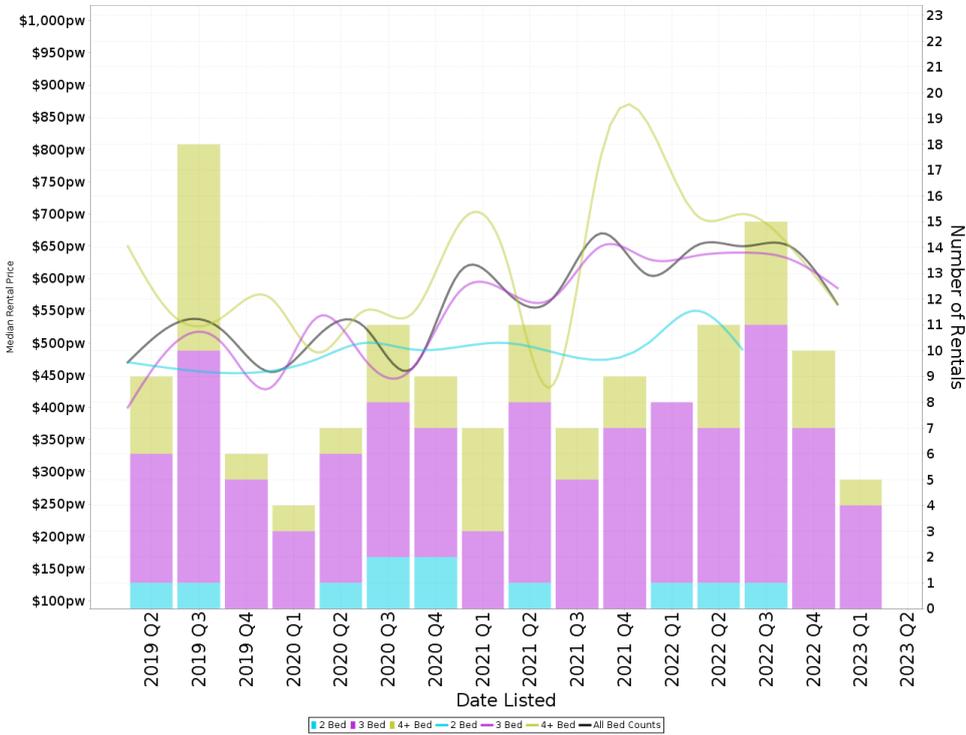
## LATHAM - Peak Selling Periods (3 years)



## LATHAM - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-5.3%**

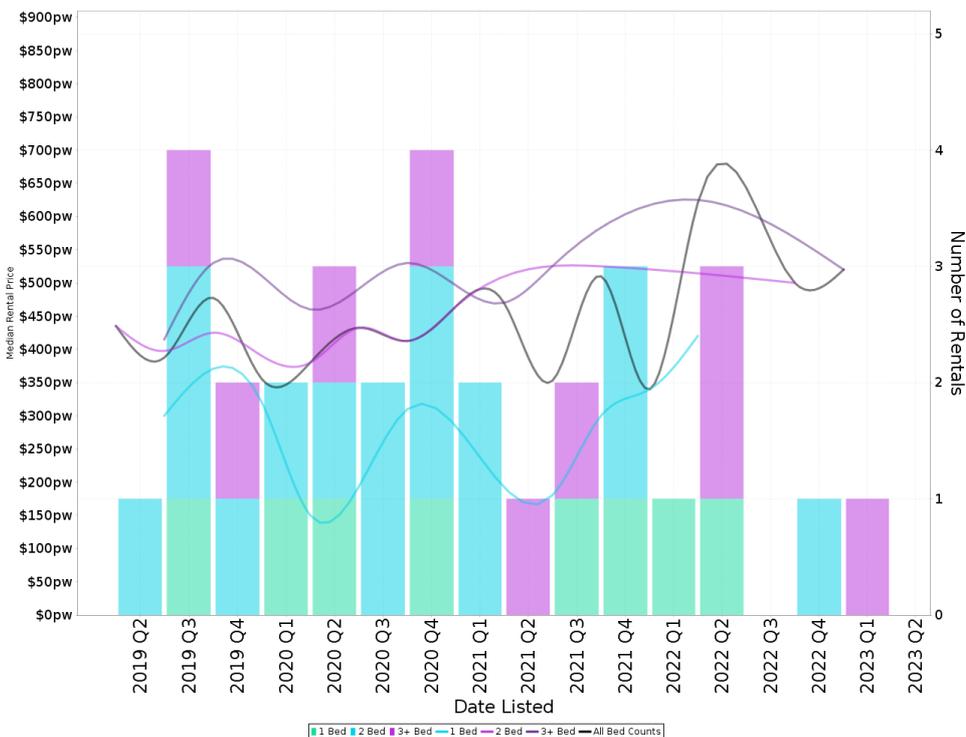
Current Median Price: \$806,500  
Previous Median Price: \$852,000  
Based on 113 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$806,500  
Current Median Rent: \$650  
Based on 41 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+4.9%**

Current Median Price: \$625,000  
Previous Median Price: \$596,000  
Based on 35 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$625,000  
Current Median Rent: \$520  
Based on 5 registered Unit rentals compared over the last 12 months.

## LATHAM - Recently Sold Properties

Median Sale Price

**\$806k**

Based on 58 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

**-5.3%**

Current Median Price: \$806,500  
Previous Median Price: \$852,000

Based on 113 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**58**

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

**9 SOLOMON CRES**



**\$760,000**

715 m<sup>2</sup> 3 1 3

Sold Jun 2023  
205 Days

**19 MILFORD ST**



**\$1,010,000**

977 m<sup>2</sup> 4 1 3

Sold May 2023  
6 Days

**30 FAUCETT ST**



**\$740,000**

704 m<sup>2</sup> 3 1 4

Sold Mar 2023  
42 Days

**12 POHLMAN ST**



**\$790,000**

848 m<sup>2</sup> 4 2 2

Sold May 2023  
16 Days

**28 FELLOWS ST**



**\$647,000**

1,144 m<sup>2</sup> 3 1 1

Sold May 2023  
16 Days

**72 O'LOGHLEN ST**



**\$966,000**

949 m<sup>2</sup> 3 2 4

Sold Apr 2023  
44 Days

**9 CHAMBERS ST**



**\$730,000**

664 m<sup>2</sup> 3 1 2

Sold Mar 2023  
18 Days

**13 STRETTON CRES**



**\$727,000**

690 m<sup>2</sup> 3 1 4

Sold Mar 2023  
144 Days

**46 MACROSSAN CRES**



**\$900,000**

738 m<sup>2</sup> 4 2 2

Sold Mar 2023  
42 Days

**5 CHAMBERS ST**

**\$740,000**

Feb 2023  
23 Days

664 m<sup>2</sup> 3 1 1

**14 CHUBB PL**

**\$1,235,000**

Feb 2023  
19 Days

922 m<sup>2</sup> 5 3 6

**49 WRENFORDSLEY PL**

**\$760,000**

Feb 2023  
9 Days

713 m<sup>2</sup> 3 2 3

**4 BACKHOUSE ST**

**\$728,000**

Feb 2023  
N/A

634 m<sup>2</sup> 3 1 1

**8 SHAND PL**

**\$760,000**

Feb 2023  
22 Days

671 m<sup>2</sup> 3 1 1

**44 HENSMAN ST**

**\$850,000**

Jan 2023

757 m<sup>2</sup> 4 1 1

LJ Hooker

**21 WRIXON ST**

**\$700,000**

2023

670 m<sup>2</sup> 3 1 1

**56 FELLOWS ST**

**\$980,000**

Jan 2023

795 m<sup>2</sup> 5 3 3

AGENT TEAM

**23 O'LOGHLEN ST**

**\$820,000**

2023

751 m<sup>2</sup> - - -

**37 FELLOWS ST**

**\$730,000**

Dec 2022  
16 Days

811 m<sup>2</sup> 3 2 2

LJ Hooker

## LATHAM - Properties For Rent

### Median Rental Price

# \$650 /w

Based on 41 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

# +4.2%

Current Median Price: \$806,500  
Current Median Rent: \$650

Based on 58 recorded House sales and 41 House rentals compared over the last 12 months

### Number of Rentals

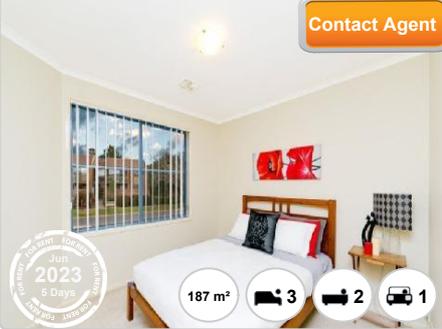
# 41

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

**16/15 WANLISS STREET**

Contact Agent



187 m<sup>2</sup> 3 2 1

Jun 2023 5 Days

**24 Fellows Street**

\$650



773 m<sup>2</sup> 3 1 -

May 2023 30 Days

**13 WRIXON STREET**

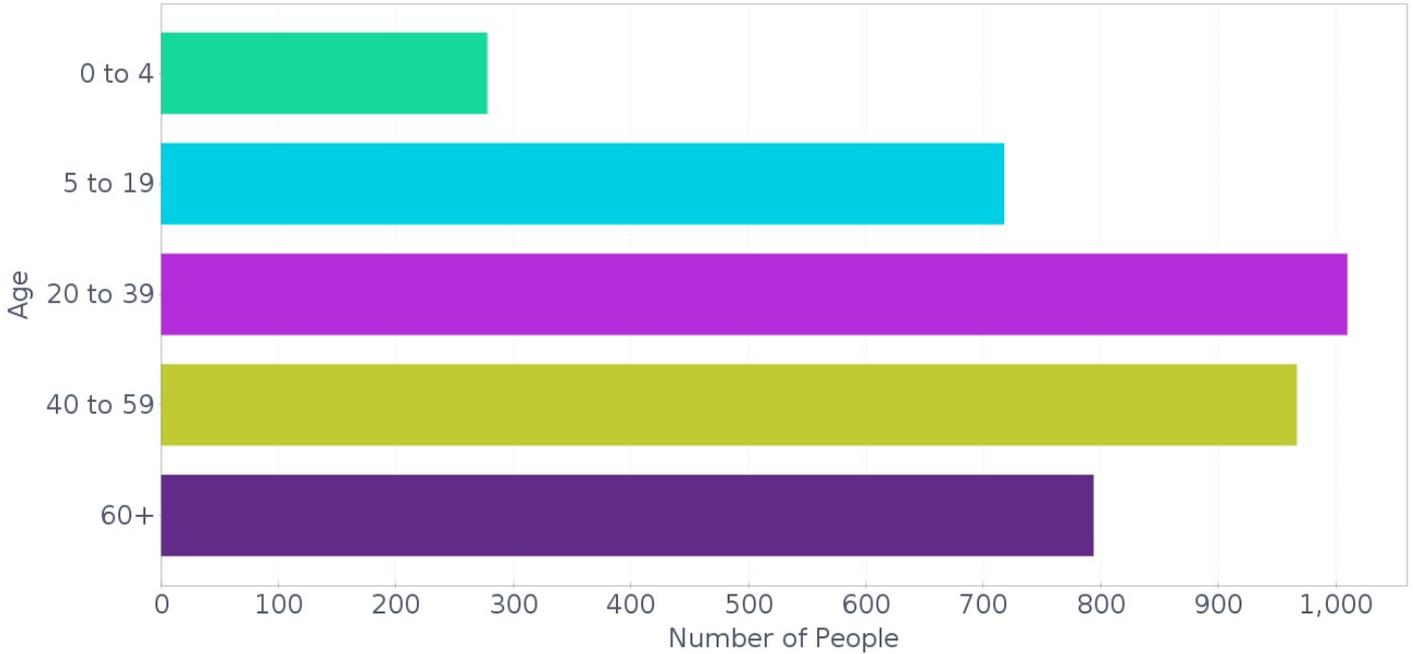
\$685 per week



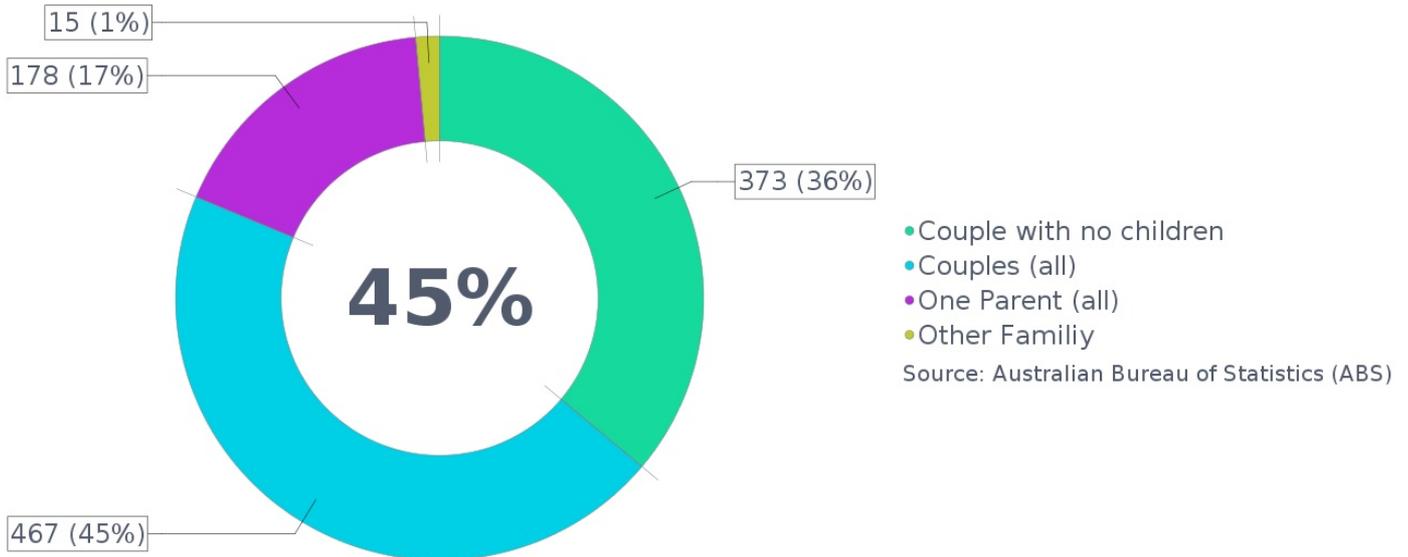
684 m<sup>2</sup> 3 1 2

Jun 2022 344 Days

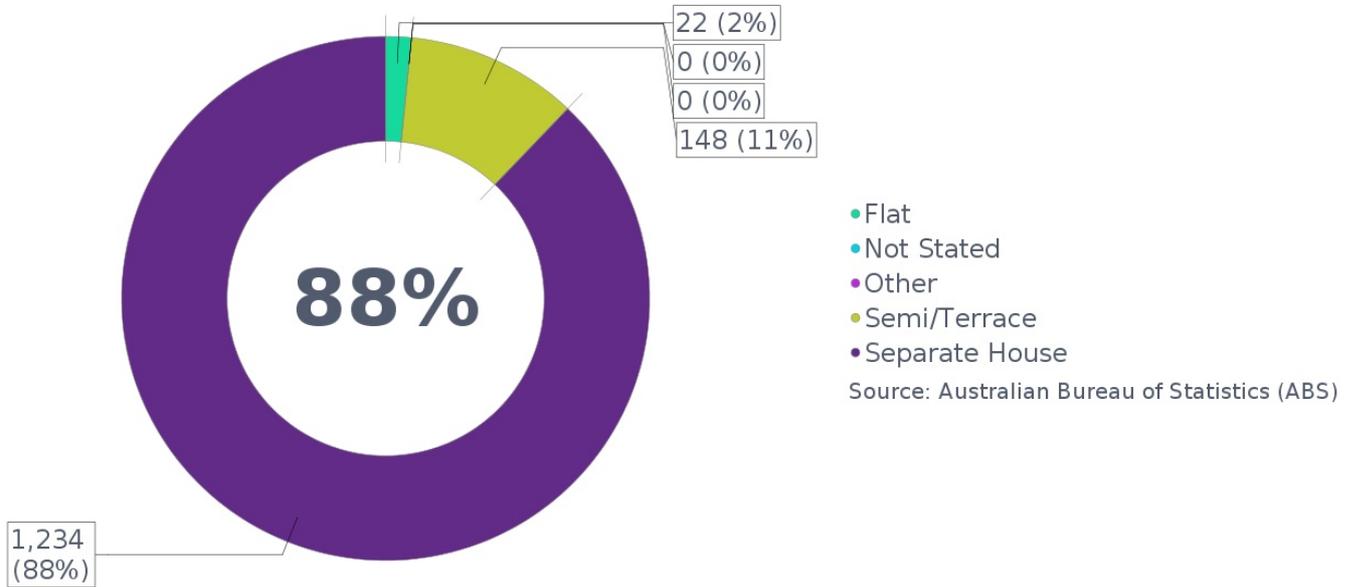
## Age of Population (2021)



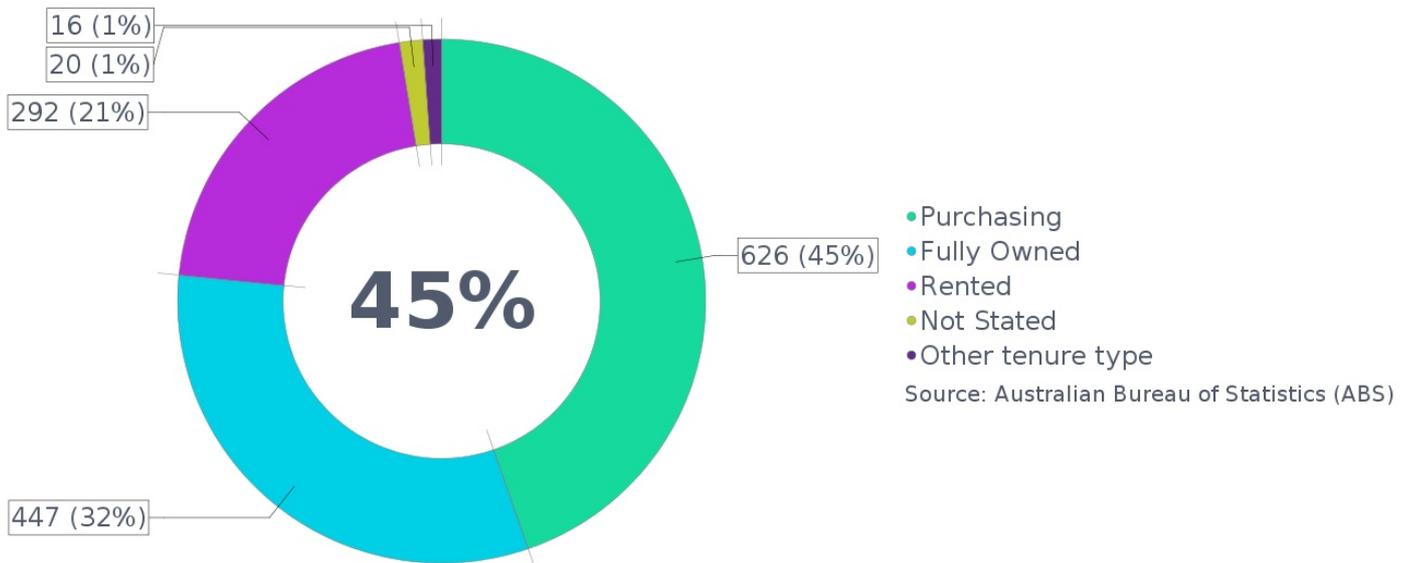
## Family Composition (2021)



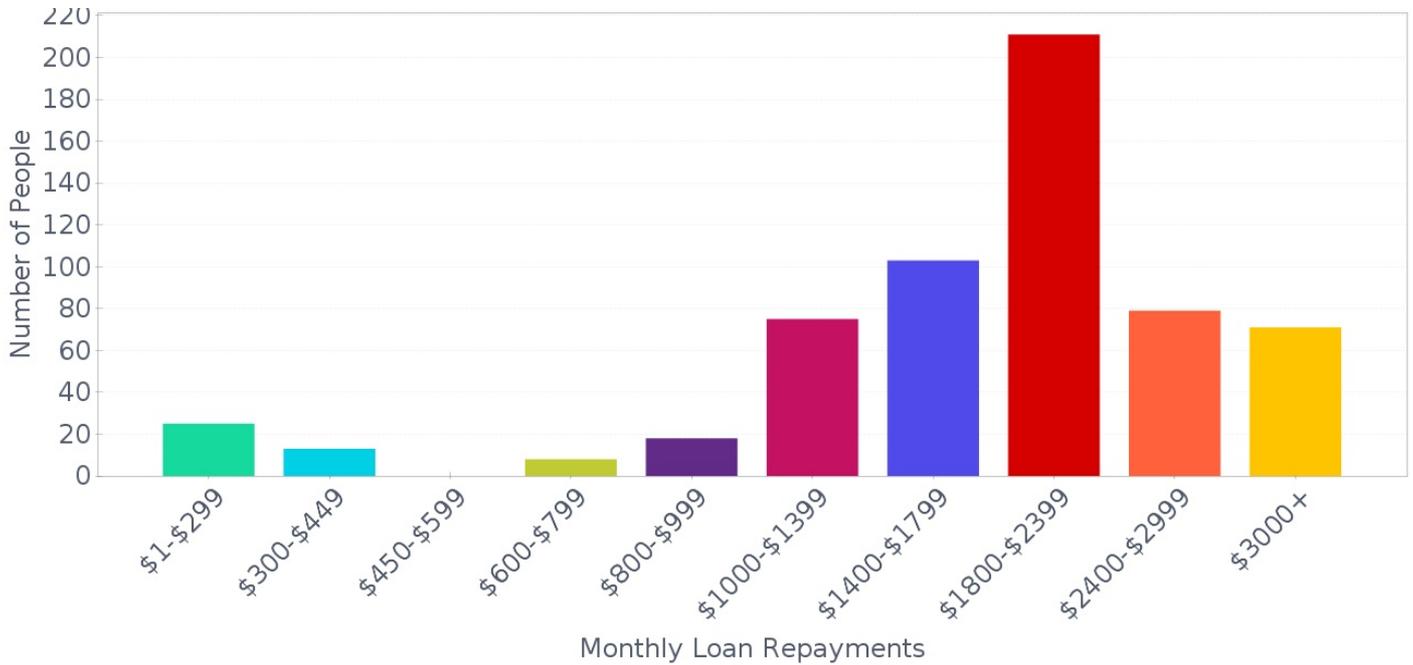
## Dwelling Structure (2021)



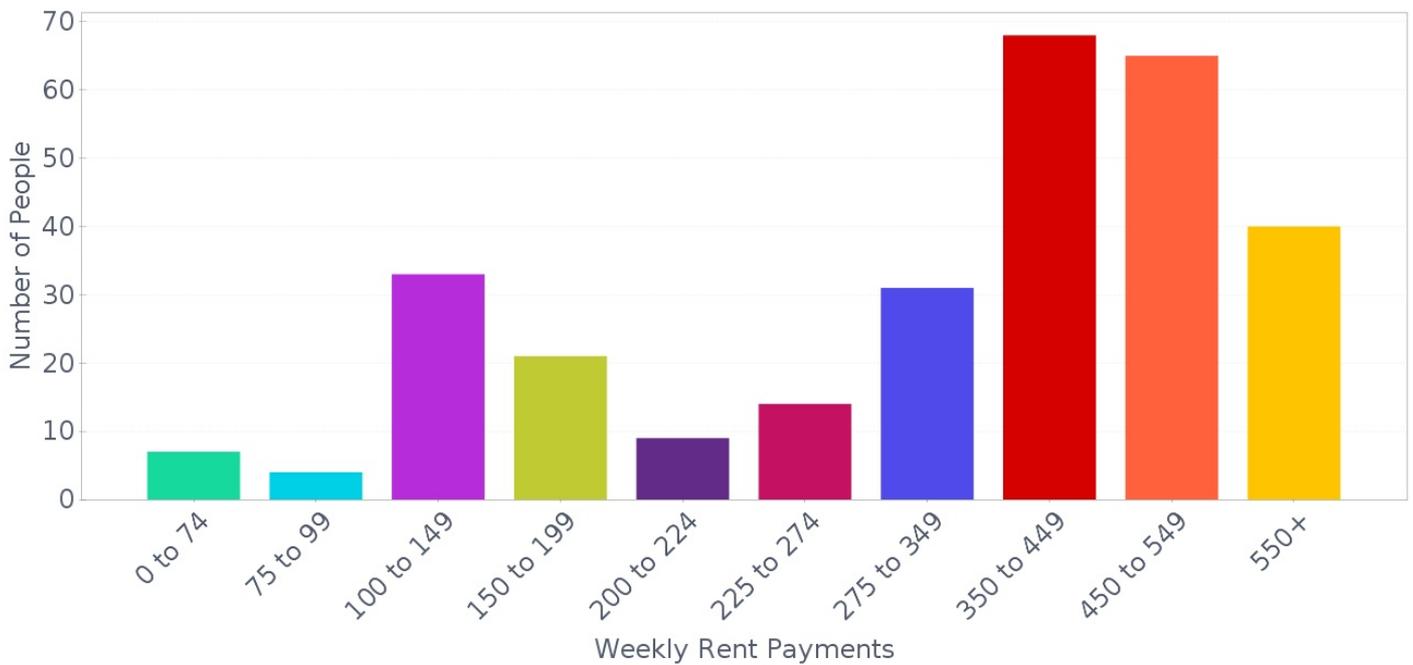
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

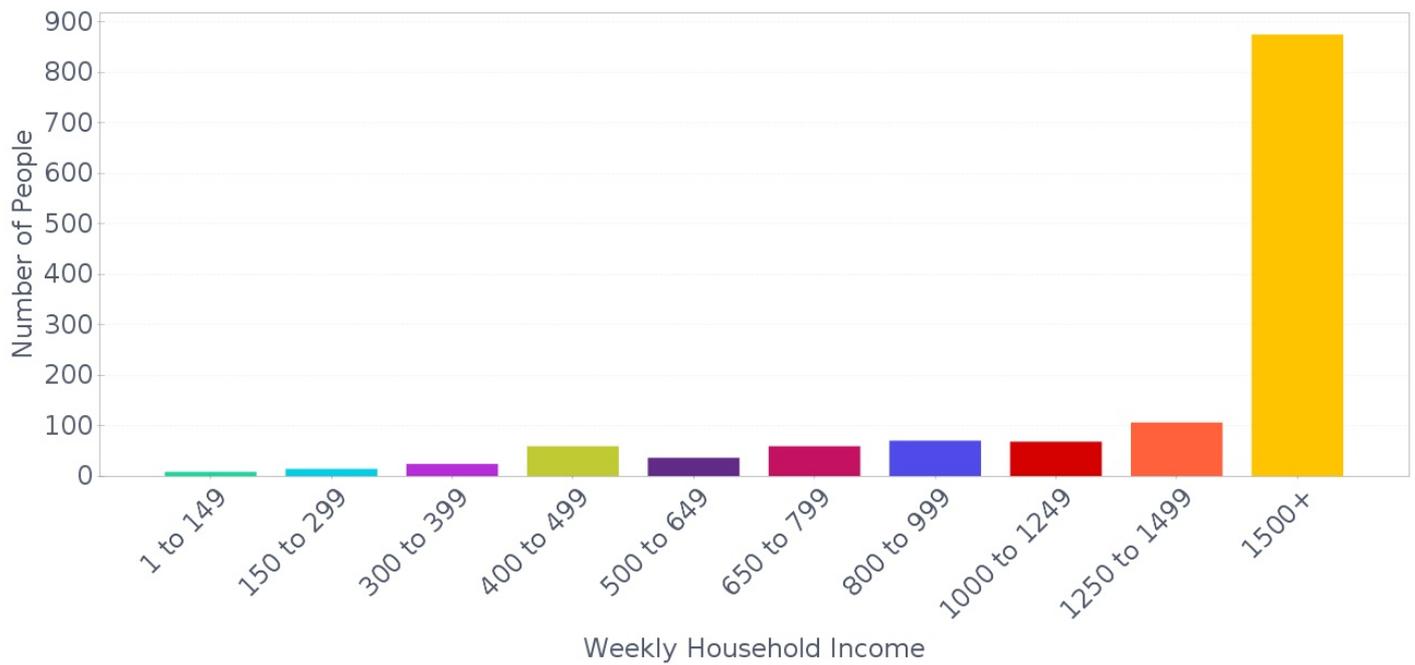


## Rent Payments - Weekly (2021)

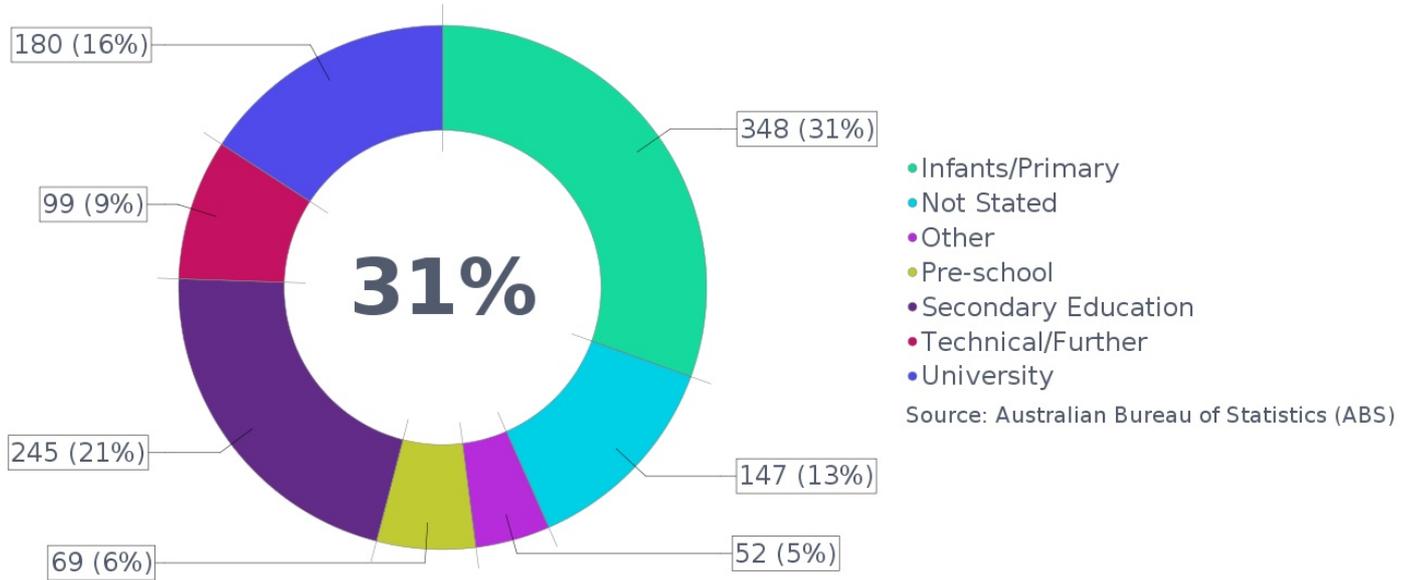




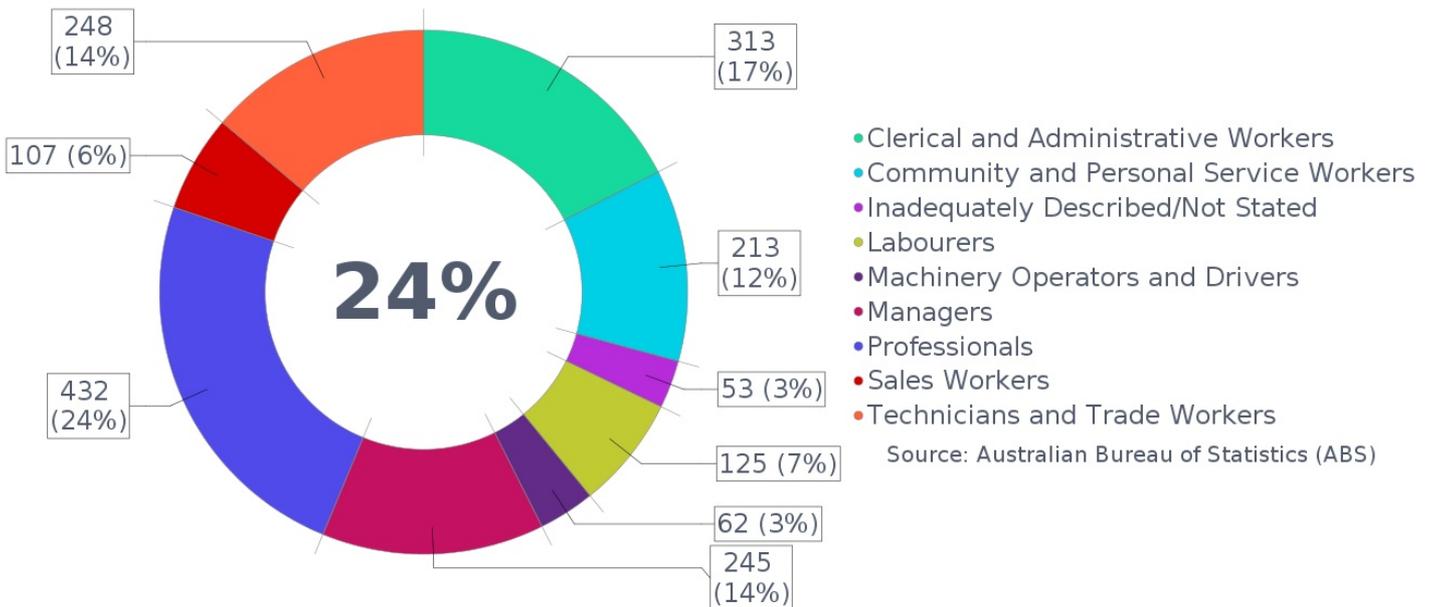
## Household Income - Weekly (2021)



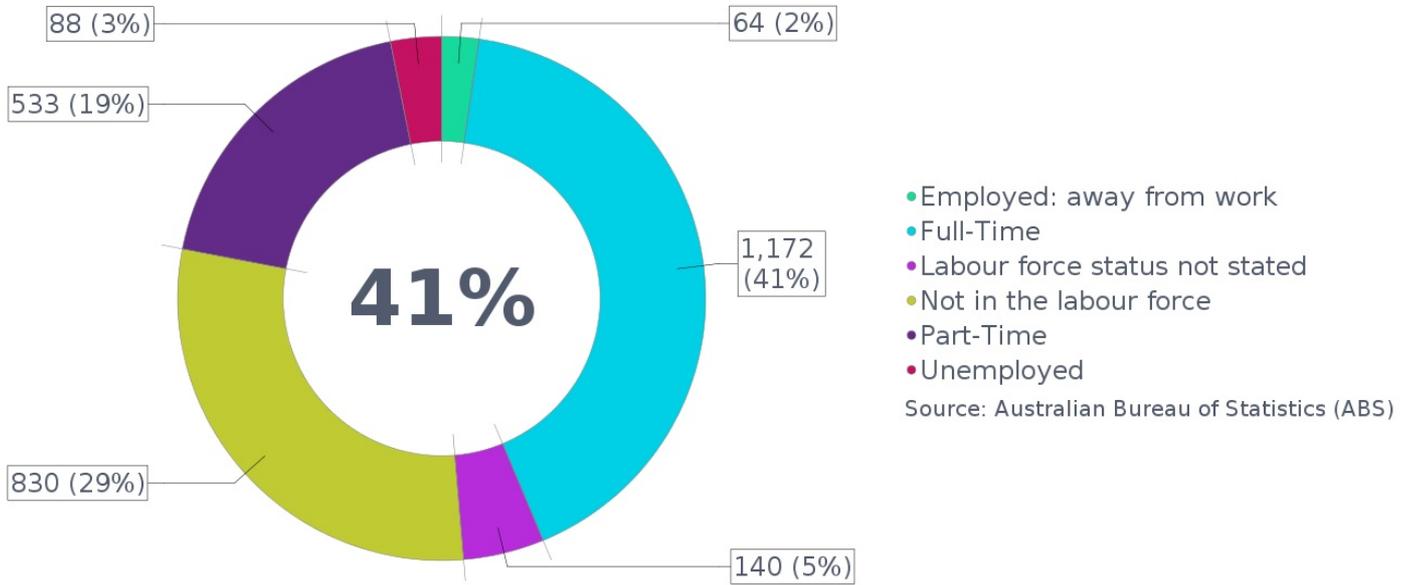
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

