

SUBURB FLYOVER REPORT

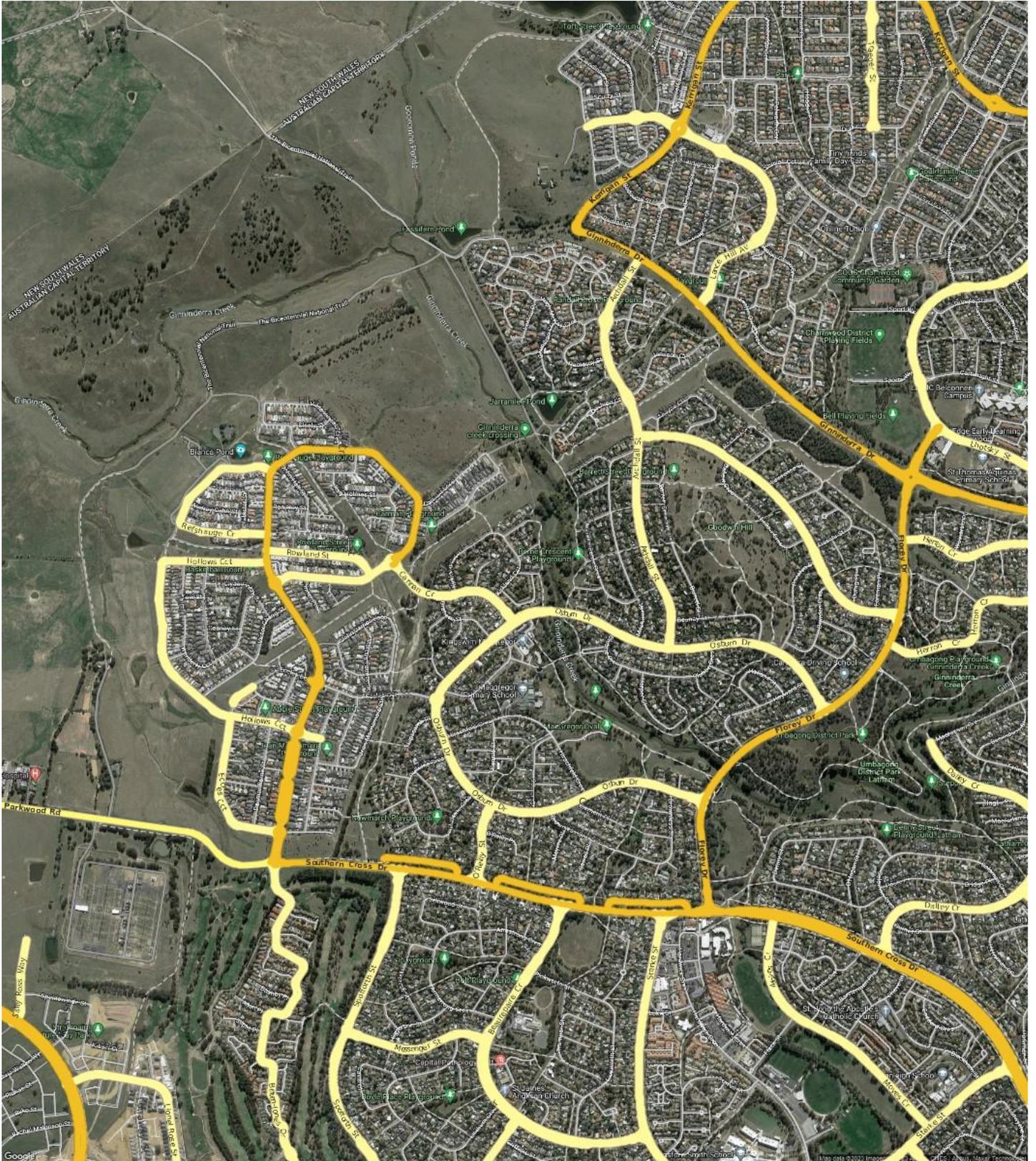
MACGREGOR (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





MACGREGOR - Suburb Map



Prepared on 21/06/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	57	\$ 305,000	0.0 %	\$ 220,000	\$ 489,000
2006	66	\$ 334,500	9.7 %	\$ 140,000	\$ 521,000
2007	146	\$ 302,250	-9.6 %	\$ 130,000	\$ 501,000
2008	121	\$ 337,900	11.8 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	160	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	115	\$ 437,000	0.5 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	4.2 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	139	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	111	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	130	\$ 805,500	6.3 %	\$ 300,002	\$ 1,450,000
2023	27	\$ 830,000	3.0 %	\$ 670,000	\$ 1,030,000

Median Sale Price

\$800k

Based on 128 recorded House sales within the last 12 months (Apr '22 - Mar '23)

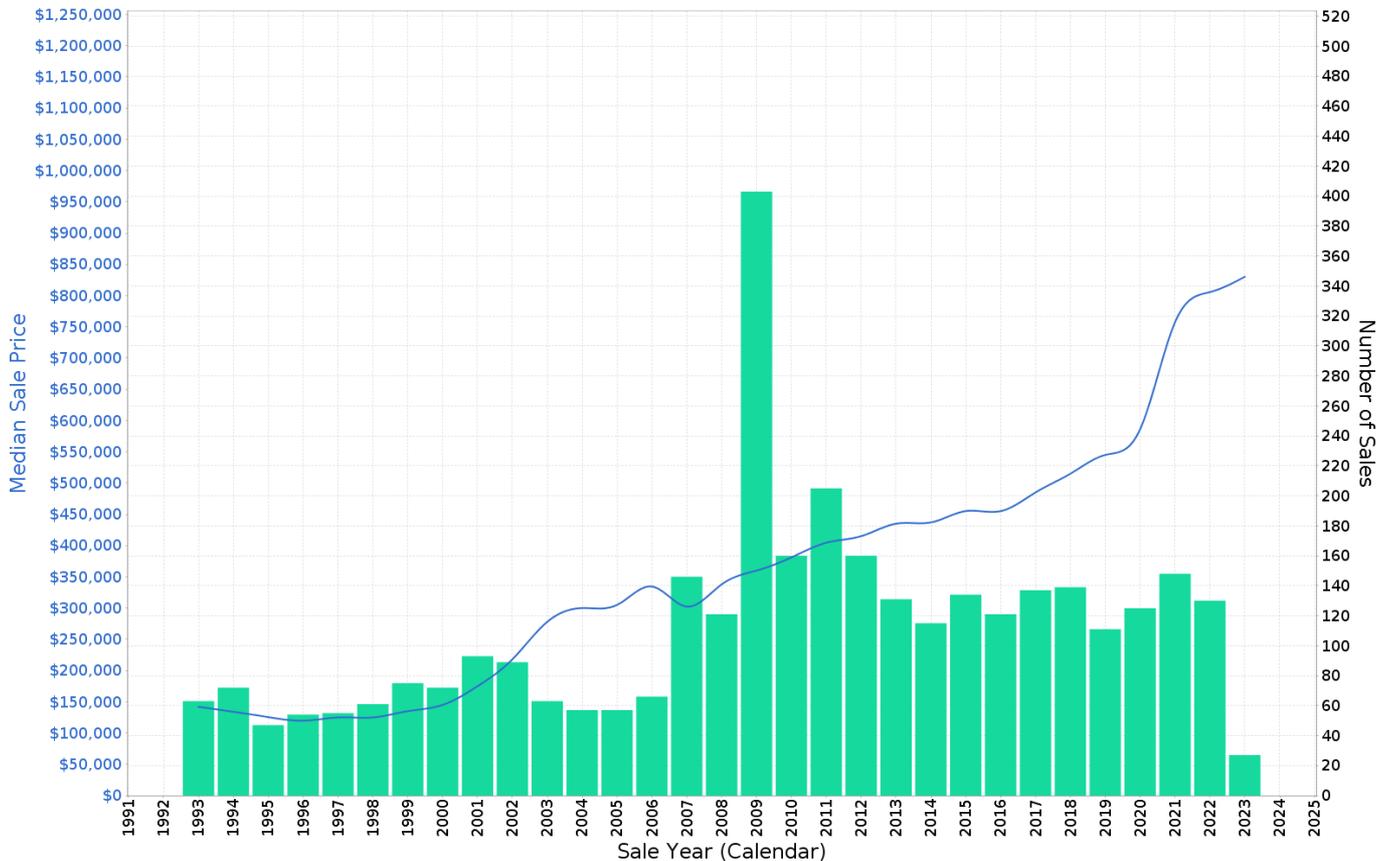
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

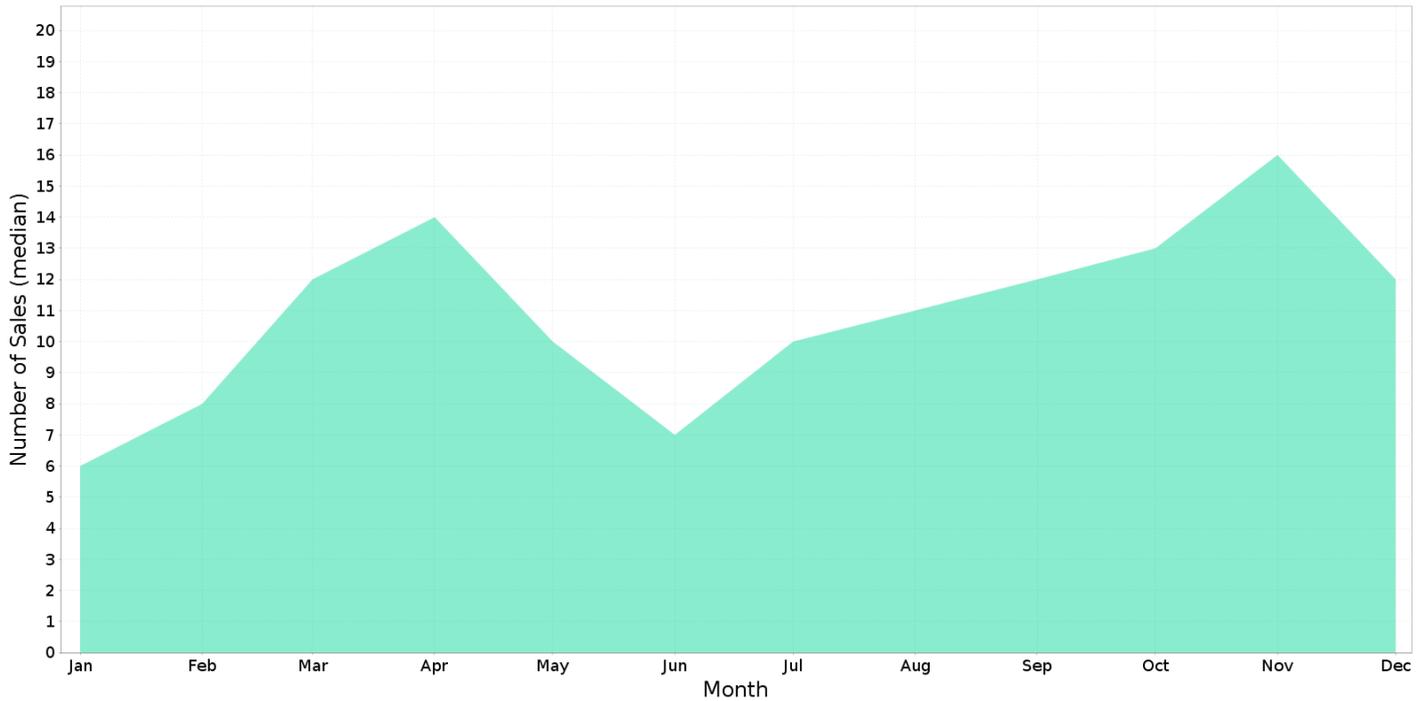
+1.3%

Current Median Price: \$800,000
Previous Median Price: \$790,000

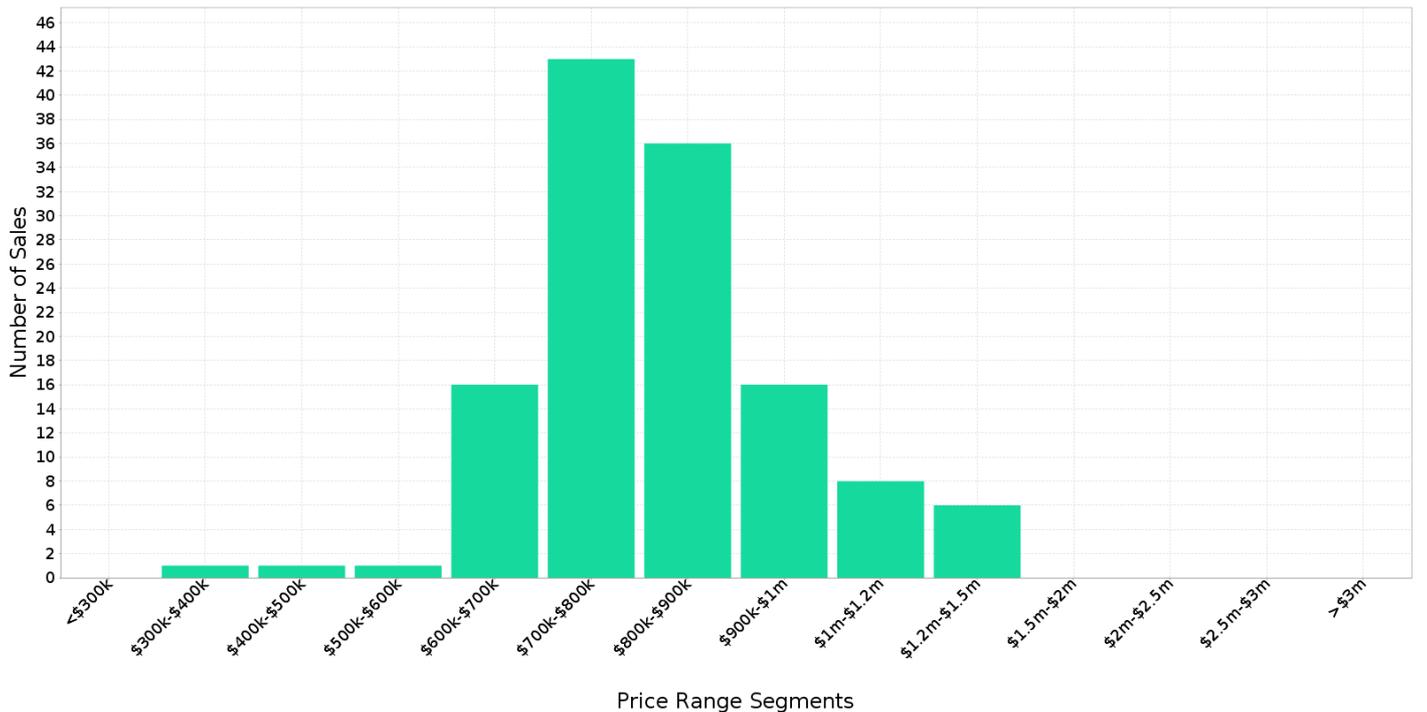
Based on 270 recorded House sales compared over the last two rolling 12 month periods



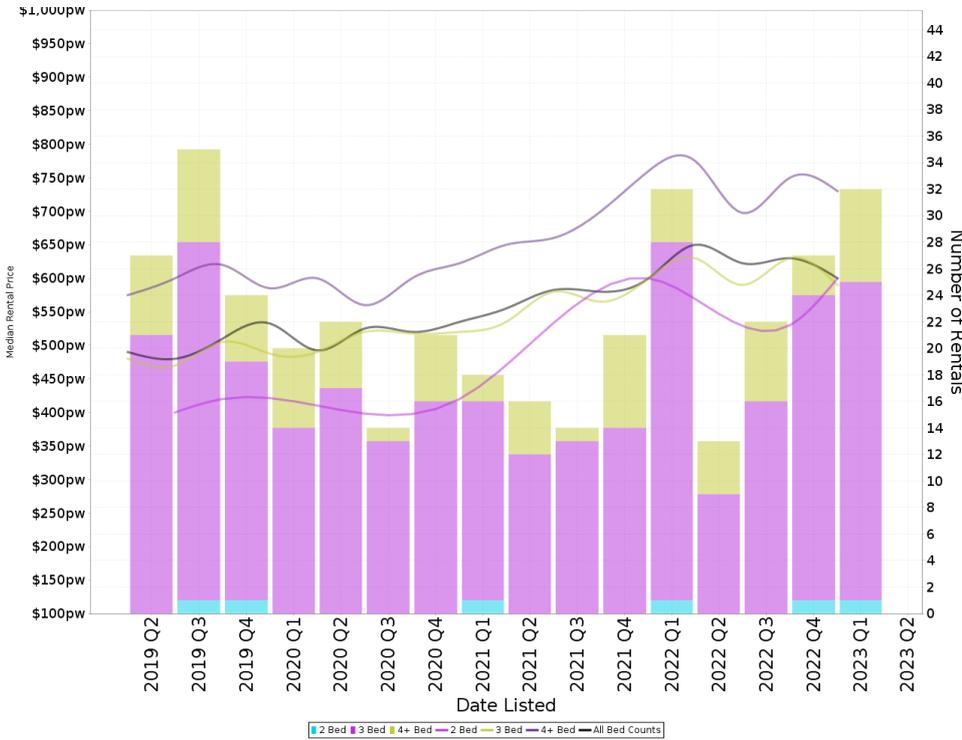
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.3%

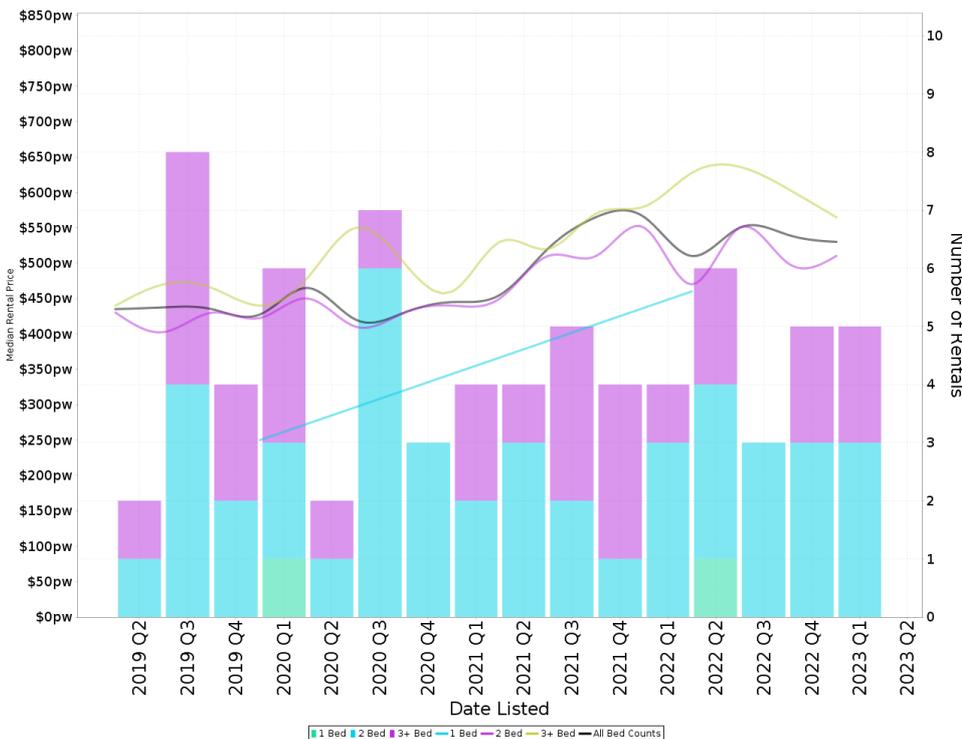
Current Median Price: \$800,000
Previous Median Price: \$790,000
Based on 270 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$800,000
Current Median Rent: \$630
Based on 94 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.3%

Current Median Price: \$590,000
Previous Median Price: \$550,000
Based on 32 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$590,000
Current Median Rent: \$540
Based on 19 registered Unit rentals compared over the last 12 months.

MACGREGOR - Recently Sold Properties

Median Sale Price
\$800k

Based on 128 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
+1.3%

Current Median Price: \$800,000
Previous Median Price: \$790,000

Based on 270 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
128

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

28 RAG HOLMES ST



\$770,000

297 m² 3 2 1

Sold Jun 2023 23 Days

30 MILEHAM ST



\$800,000

811 m² 3 1 2

Sold Jun 2023 6 Days

178 MACFARLANE BURNET AVE



\$715,000

298 m² 3 1 1

Sold Jun 2023 22 Days

7 SISELY ST



\$721,000

298 m² 3 1 1

Sold Jun 2023 14 Days

234 MACFARLANE BURNET AVE



\$780,000

360 m² 3 2 1

Sold May 2023 62 Days

9 PREVOST PL



\$1,100,000

1,012 m² 5 2 8

Sold May 2023 39 Days

9 ROWLAND ST



\$725,500

250 m² 3 1 1

Sold May 2023 37 Days

20 MACFARLANE BURNET AVE



\$1,022,000

600 m² 4 2 3

Sold May 2023 23 Days

14 ARCHDALL ST



\$1,300,000

1,090 m² 4 4 2

Sold May 2023 80 Days

17 AUDREY CAHN ST



\$692,500

2023
Mar
57 Days

298 m² 3 1 1

17 REFSHAUGE CRES



\$750,000

2023
Mar
12 Days

354 m² 3 1 1

72 WUNDERLY CCT



\$760,000

2023
Apr
34 Days

361 m² 3 1 1

46 MACFARLANE BURNET AVE



\$863,000

2023
Apr
255 Days

557 m² 3 2 2

4 RAG HOLMES ST

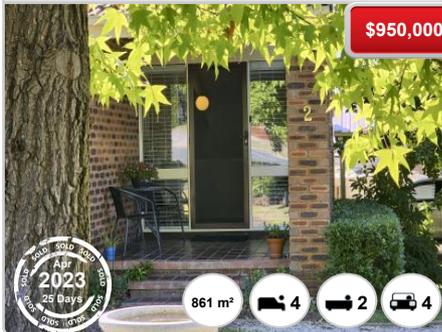


\$776,000

2023
Apr
29 Days

357 m² 3 2 1

2 DUHIG PL



\$950,000

2023
Apr
25 Days

861 m² 4 2 4

11 HARPER ST

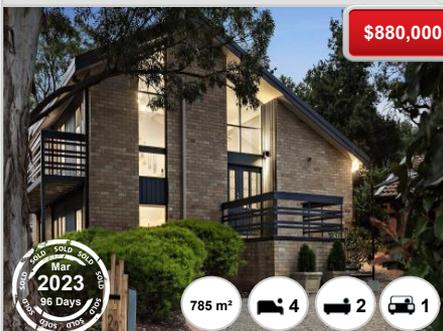


\$850,000

2023
Mar
70 Days

853 m² 3 2 1

23 FLOREY DR



\$880,000

2023
Mar
96 Days

785 m² 4 2 1

34 HARPER ST



\$675,000

2023
N/A

752 m² 4 2 2

4 ISBISTER ST



\$794,000

2023
Mar
21 Days

360 m² 3 2 1

23 WUNDERLY ST



\$707,000

2023
Mar
19 Days

616 m² 3 1 1

43 ROWLAND ST



\$751,000

2023
Mar
15 Days

357 m² 3 2 1

MACGREGOR - Properties For Rent

Median Rental Price

\$630 /w

Based on 94 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

+4.1%

Current Median Price: \$800,000
Current Median Rent: \$630

Based on 128 recorded House sales and 94 House rentals compared over the last 12 months

Number of Rentals

94

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

36 Refshaug Crescent

\$620



226 m²   

Jun 2023
4 Days

22 REFSHAUGE CRESCENT

\$580 per week



357 m²   

Jun 2023
19 Days

9 HAZELTON STREET

\$550-\$580



470 m²   

Jun 2023
21 Days

3 CORBIN PLACE

\$690 per week



940 m²   

May 2023
27 Days

3 Corbin Pl

\$690 per week



940 m²   

May 2023
27 Days

10 Sisely Street

\$530 per week



226 m²   

May 2023
28 Days

6 ISBISTER STREET

\$650 per week



360 m²   

May 2023
47 Days

4 CREED PLACE

\$560 Per Week



633 m²   

May 2023
50 Days

36 Isbister St

\$555 per week



226 m²   

Apr 2023
55 Days

36 ISBISTER STREET



\$555 weekly

226 m² 3 1 1

Mar 2023 81 Days

43 Jean Macnamara Street



\$730 - \$750

441 m² 4 2 2

Mar 2023 86 Days

1 SWIFT PLACE



\$535 to \$580

907 m² 3 1 2

Mar 2023 106 Days

11 Sisely Street



\$570 per week

250 m² 3 1 1

Mar 2023 111 Days

6 Ida Birchall Crescent



\$610 per week

297 m² 3 1 1

Dec 2022 181 Days

33 ARCHDALL STREET

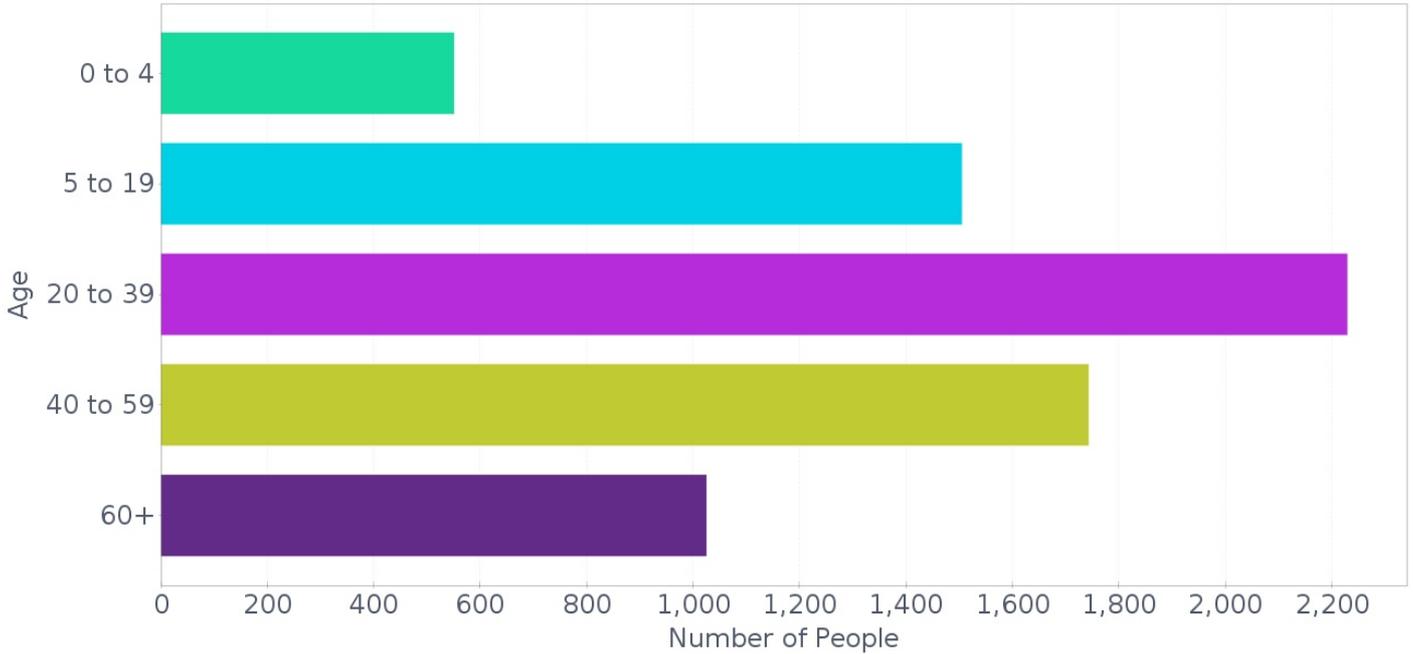


\$590.00 per

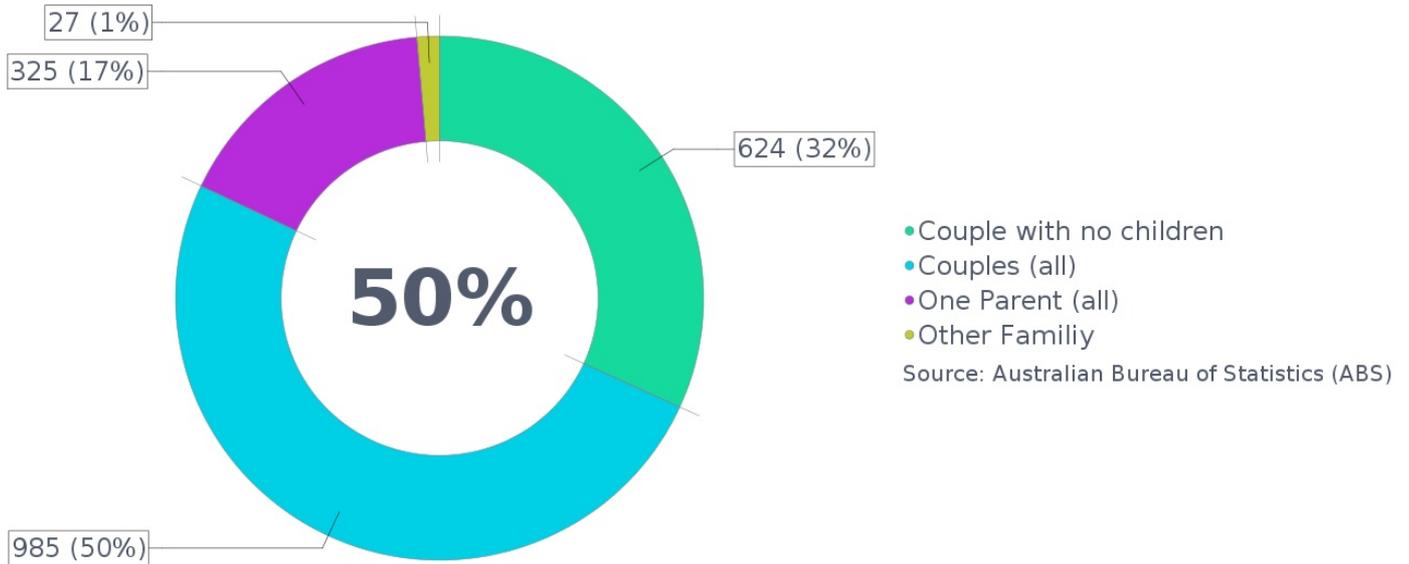
873 m² 3 1 2

Dec 2022 183 Days

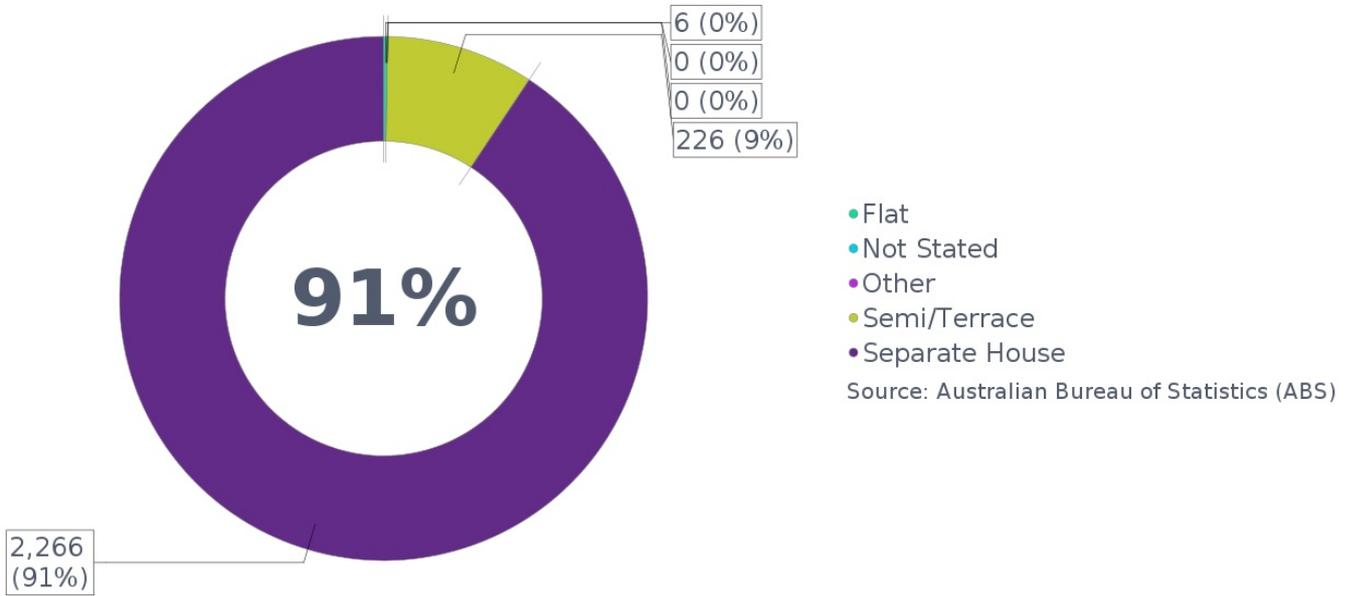
Age of Population (2021)



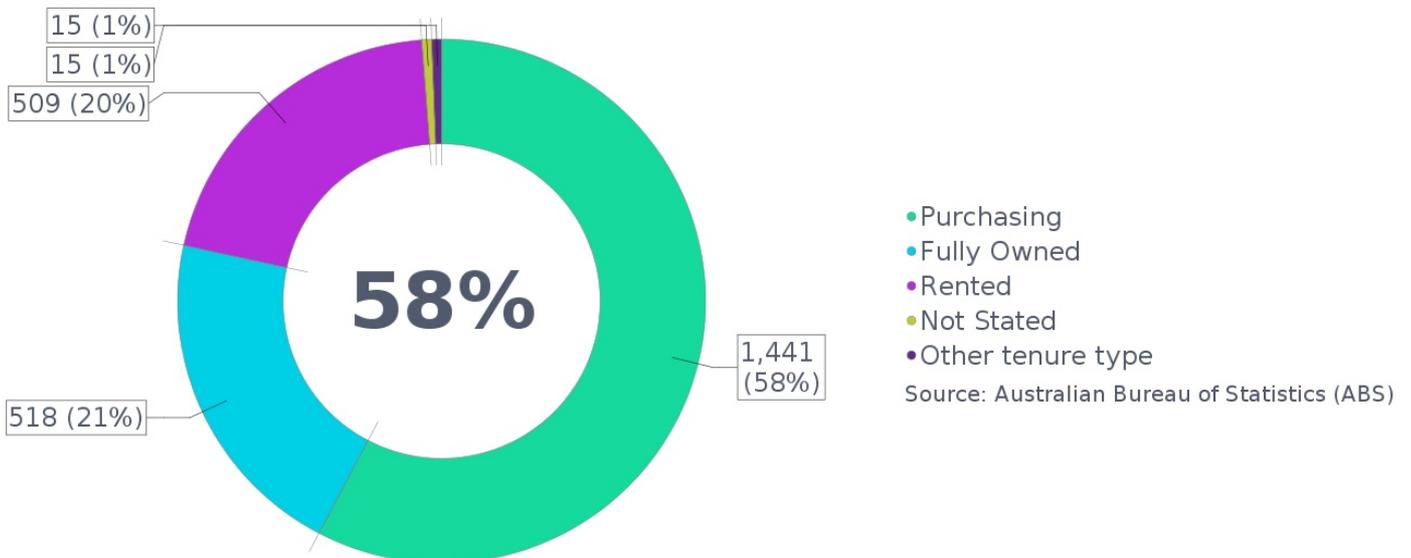
Family Composition (2021)



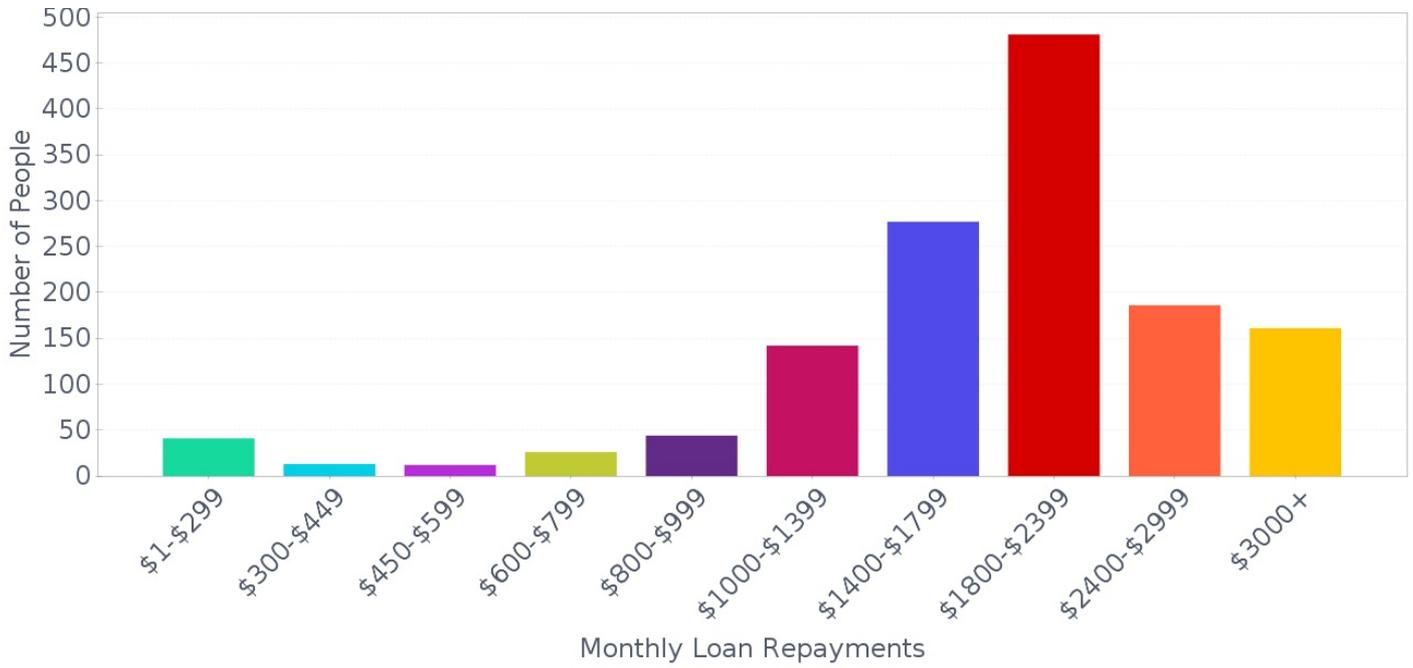
Dwelling Structure (2021)



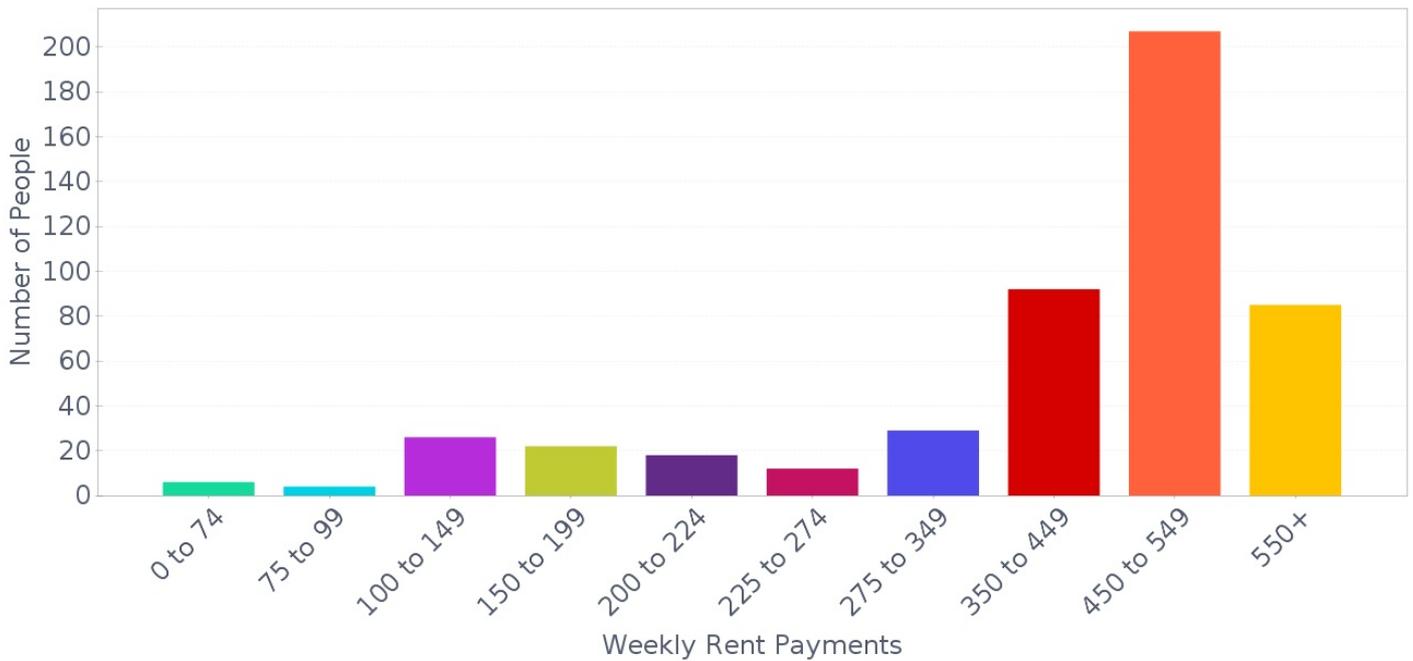
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

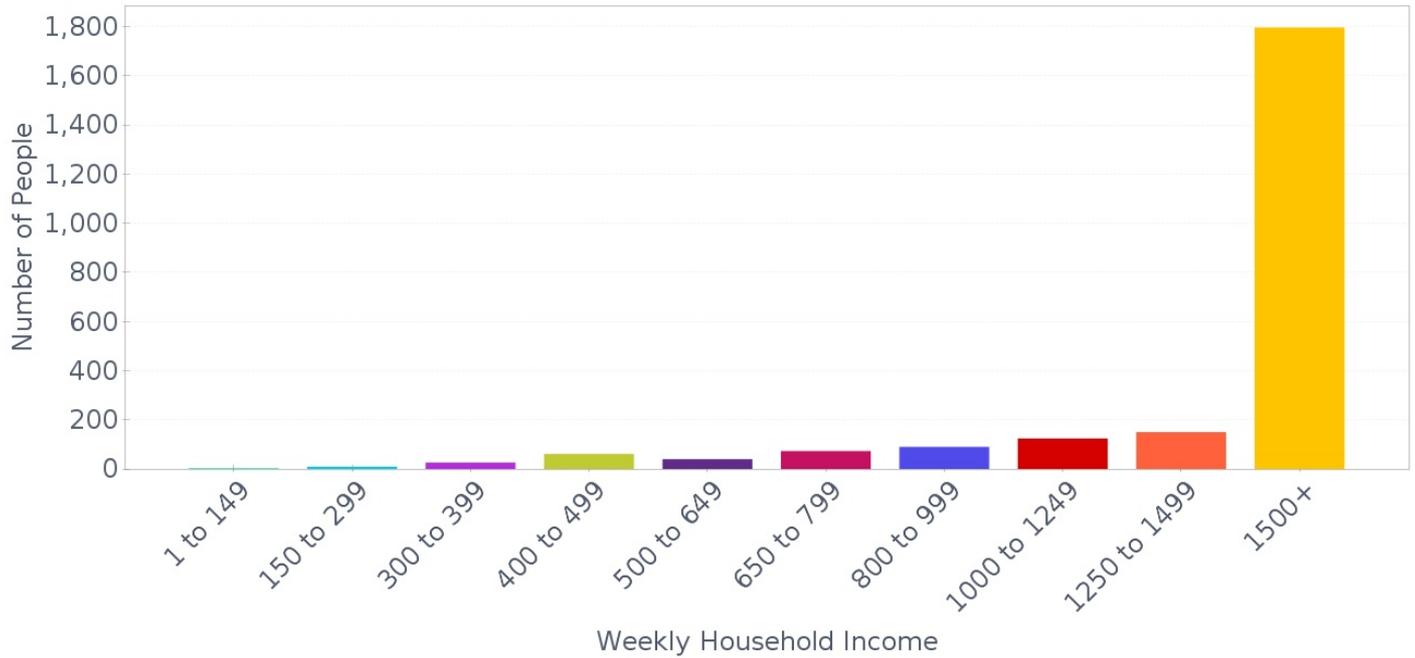


Rent Payments - Weekly (2021)

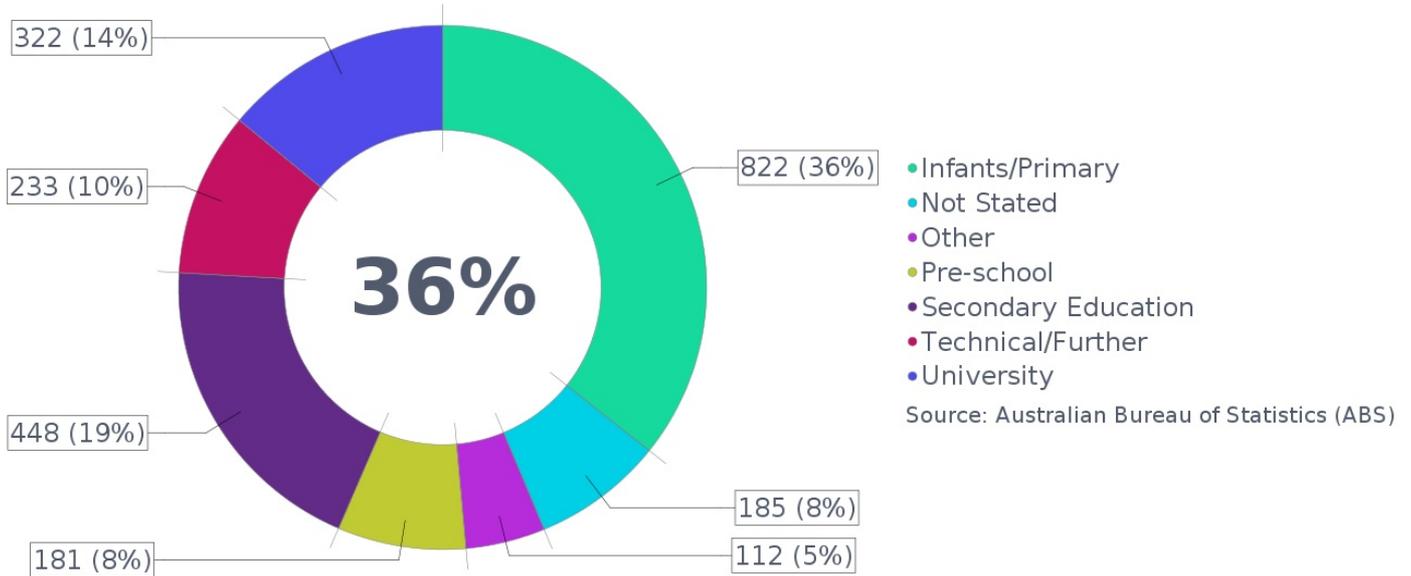




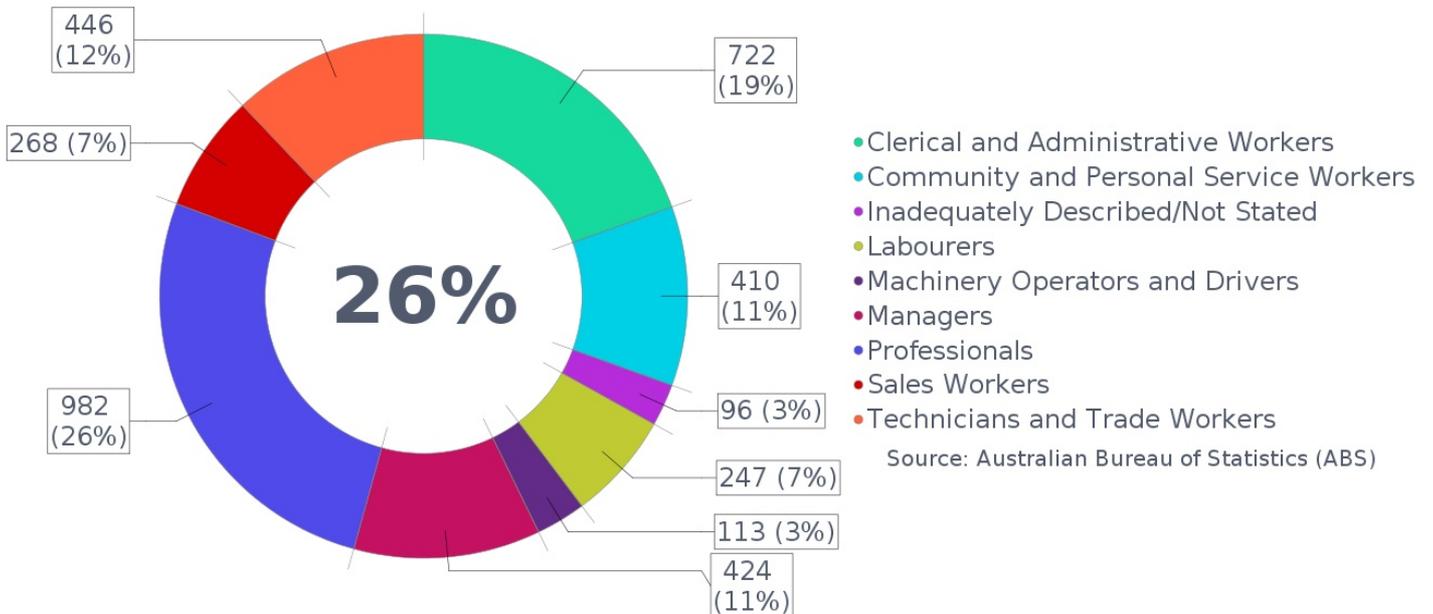
Household Income - Weekly (2021)



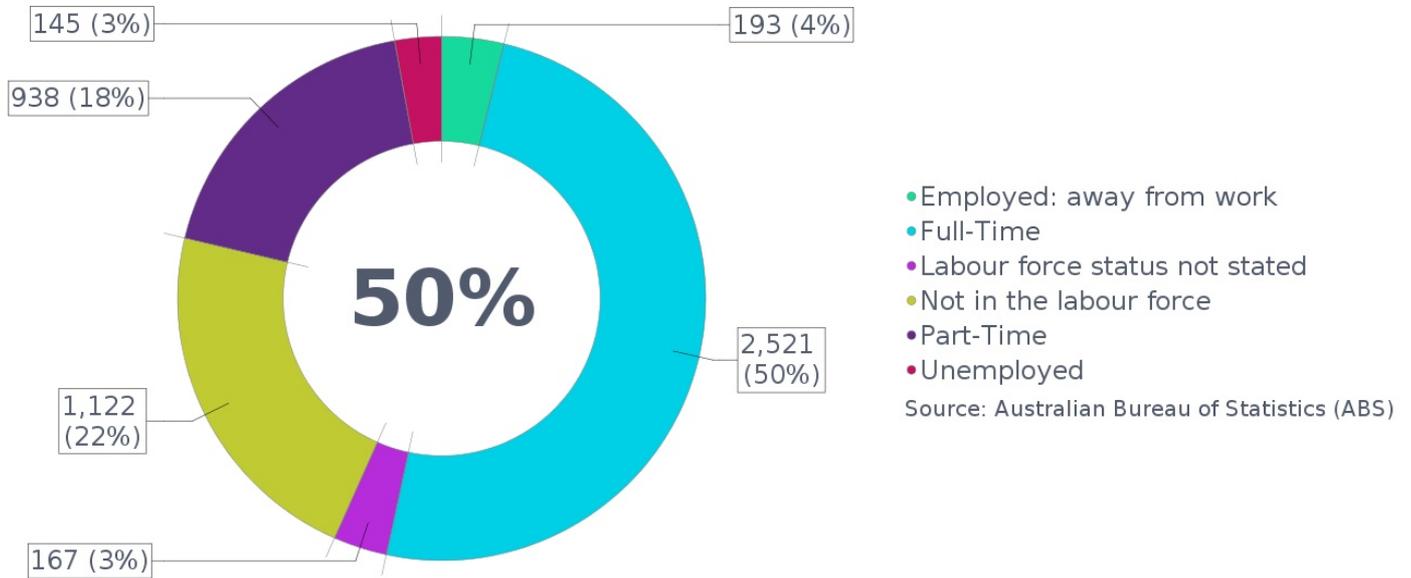
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

