

September Market Snapshot Kincumber

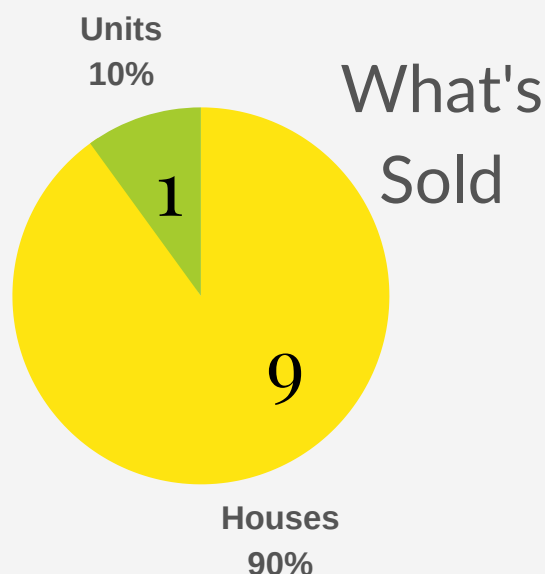
RayWhite.

There is no doubt the real estate market this year has been dramatically changing and knowing what is next is not always easy to predict. We have compiled a detailed report to demonstrate why now is an opportune time for those considering a sale. The extensive report is available on request. In the meantime here are some quick stats for the month of August.

Quick Stats From Last Month

The Month At A Glance

Median sale price: \$728,000
Cheapest sale: \$99,000
Most expensive sale: \$900,000



3 average offers per property at Ray White

\$6.063M total sales volume in Kincumber

1.3% rental vacancy rate in Kincumber

10 properties leased by Ray White

13 sales over \$1M in Kincumber in 2020 so far

30 average online enquiry per property at Ray White

2020 Kincumber Sales

1 Woodcrest Close	\$758,000	2 Duncan Sinclair Place	Contact Agent
9 Cullens Road	Contact Agent	4 Peterson Close	\$774,500
144/57 Empire Bay Dr	\$99,000	28 Water Street	\$530,000
33 Elimatta Road	\$900,000	9 Edmondson Crescent	\$655,500
16 Boora Boora Road	\$800,000	5 Castell Close	\$636,000
8 Cameron Crescent	\$900,000	230 Cullens Road	\$3,950,000
13 Gunya Road	\$728,000	35 Samantha Crescent	\$770,000
7 Woodcrest Close	\$665,000	Lot 2/1 Scaysbrook Drive	Contact Agent
6 Island View Drive	\$636,000	1 HMS Supply Place	\$230,000
59 Davies Street	\$577,500	4 Tudor Street	\$740,000
14 Benelong Place	\$712,000	26 Tilba Street	\$762,700
18 Matthew Street	\$775,000	6 Pinyary Close	\$680,000
18 Mortons Close	\$730,000	4 Edmondson Crescent	\$721,000
21 Waldron Road	\$785,000	25/65 Davies Street	\$430,000
360 Cullens Road	\$475,500	22 Avoca Drive	\$552,000
40 Kookaburra Street	\$900,000	1/37 Tilba Street	\$495,000
1/39 Davies Street	\$525,000	1/12 Carlo Close	\$469,000
50a Kookaburra Street	\$662,000	40 Arakoon Street	\$680,000
5 Cameron Crescent	\$810,000	52/24 Kincumber Street	\$525,000
14 Joalah Road	\$620,000	27 Boundary Road	\$680,000
30 Oberton Street	\$850,000	26 Boora Boora Road	\$1,070,000
24 Sunny Waters Road	\$845,000	15 Norman Hunter Close	\$850,000
11/63 Davies Street	\$397,000	12 Algona Avenue	\$733,000
45 School Street	\$662,000	10 Avoca Drive	\$615,000
38 Melville Street	\$615,000	6 Empire Bay Drive	\$630,000
6 Erambie Road	\$637,103	43 Empire Bay Drive	\$630,000
16/6a Carrak Road	\$495,000	17 Linell Close	\$770,000
23 Boundary Road	\$680,000	16 Mathew Street	\$820,000
10/63-65 Davies Street	\$415,000	2/47 Arakoon Street	\$520,000
3 Linell Close	\$890,000	20/6a Carrak Road	\$480,000
100 Scaysbrook Drive	\$610,000	12 Kincumber Street	\$640,000
25/166 Avoca Drive	\$423,000	22/63-65 Davies Street	\$465,000
3 Island View Drive	\$750,000	8 Kingfisher Close	\$790,000
35/65 Davies Street	\$424,000	10 Tora Avenue	Contact Agent

We've got buyers ready to buy today. Call us for your appraisal.

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