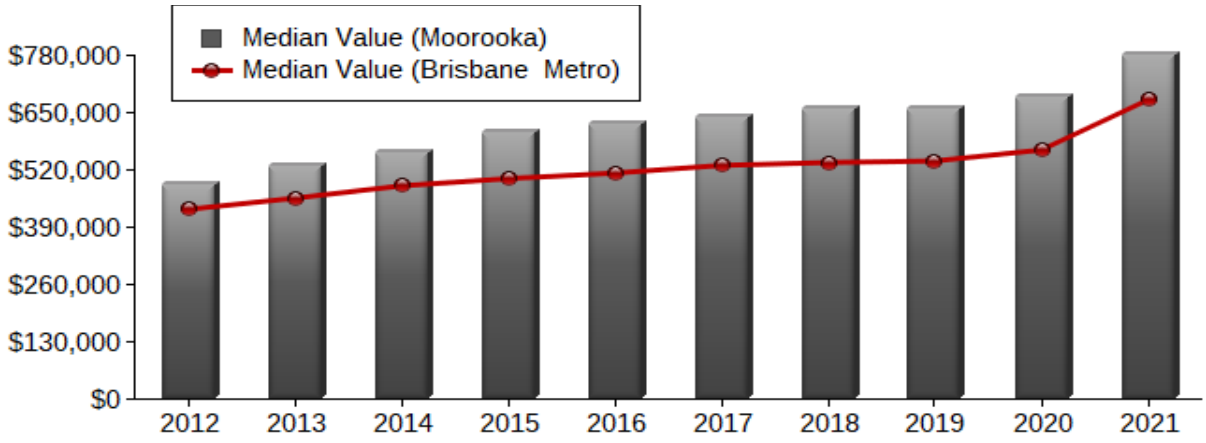
RayWhite

Your Local Market Update

RAY WHITE SPRINGFIELD

Historical House Statistics for Moorooka 4105

House				
Year	Moorooka		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2021 - Dec 2021	$780,500	13.7%	$680,000	20.1%
Jan 2020 - Dec 2020	$686,500	4.4%	$566,000	4.6%
Jan 2019 - Dec 2019	$657,500	-0.3%	$541,000	0.7%
Jan 2018 - Dec 2018	$659,000	3.1%	$537,500	1.2%
Jan 2017 - Dec 2017	$639,000	2.1%	$531,000	3.4%
Jan 2016 - Dec 2016	$625,500	3.6%	$513,500	2.6%
Jan 2015 - Dec 2015	$604,000	8.1%	$501,000	3.4%
Jan 2014 - Dec 2014	$559,000	5.6%	$484,500	6.1%
Jan 2013 - Dec 2013	$529,500	9.0%	$456,500	5.9%
Jan 2012 - Dec 2012	$486,000	-5.9%	$431,000	0.9%



Capital Growth

Average Growth Over the Last 3 Years	5.8% p.a.
Average Growth Over the Last 10 Years	4.2% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
3.2% p.a.	3.4% p.a.	3.9% p.a.

Total Returns

Average Return Over the Last 10 Years	8.4% p.a.

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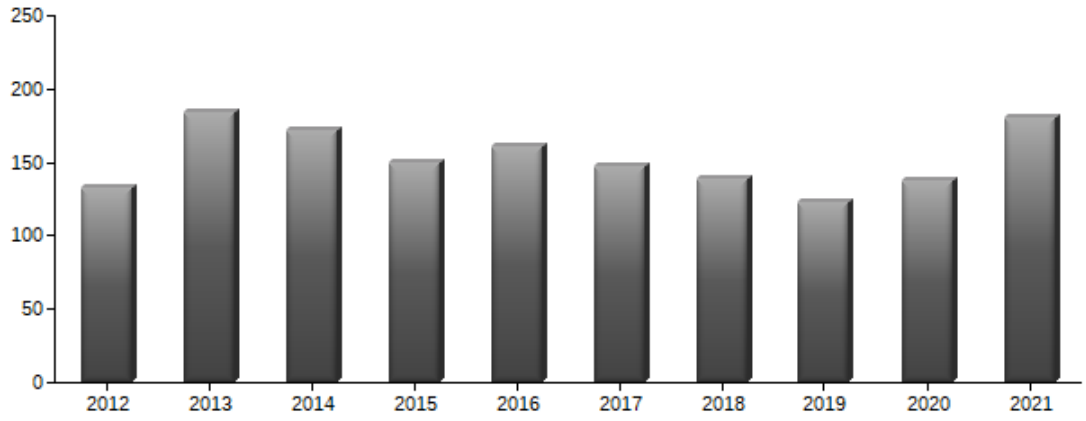
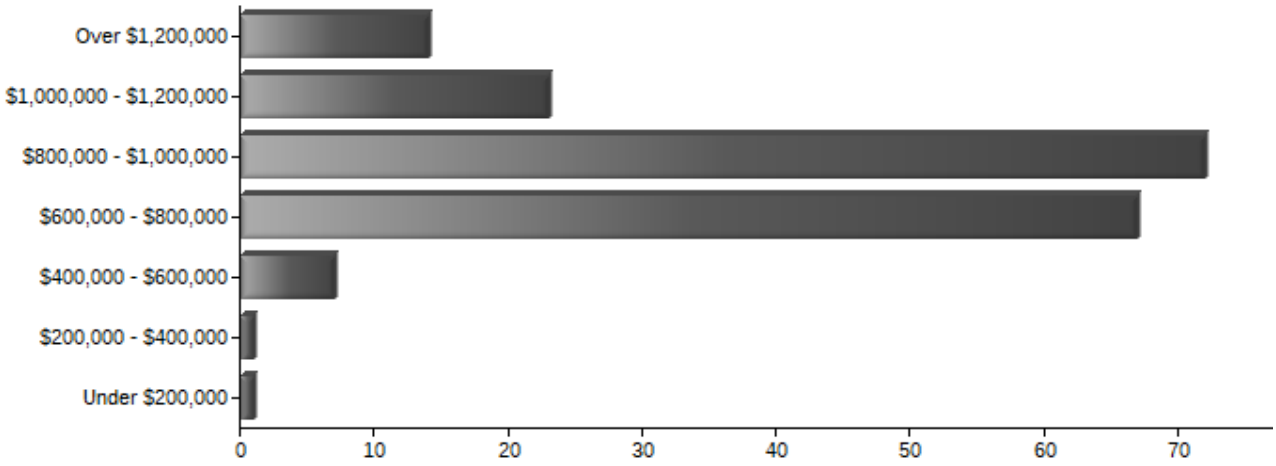
House Sales for Moorooka 4105

Number of House Sales Per Annum (Calender Year)



* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



Predicted House Statistics for Moorooka 4105

Predicted Capital Growth

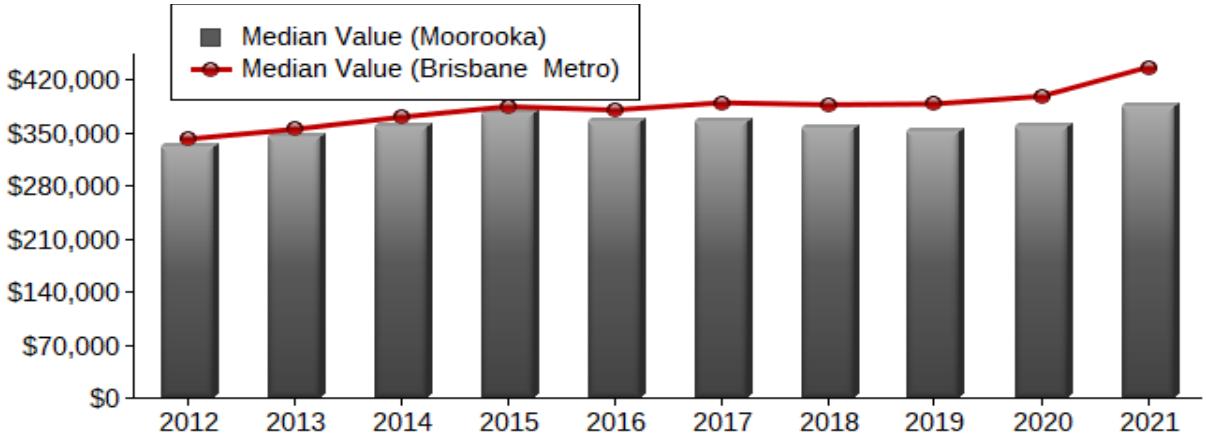
Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	3% p.a.	1% p.a.
Next 8 years*	3% p.a.	2% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Moorooka will be in the order of $1,043,500.

Residex for Accuracy © 2022

Historical Unit Statistics for Moorooka 4105

Unit				
Year	Moorooka		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2021 - Dec 2021	$385,000	7.7%	$437,000	9.7%
Jan 2020 - Dec 2020	$357,500	1.6%	$398,500	2.7%
Jan 2019 - Dec 2019	$352,000	-1.3%	$388,500	0.2%
Jan 2018 - Dec 2018	$357,000	-2.4%	$387,500	-0.7%
Jan 2017 - Dec 2017	$365,500	0.1%	$390,000	2.5%
Jan 2016 - Dec 2016	$365,000	-2.9%	$380,500	-1.1%
Jan 2015 - Dec 2015	$376,000	5.0%	$385,000	3.8%
Jan 2014 - Dec 2014	$358,000	4.0%	$371,000	4.5%
Jan 2013 - Dec 2013	$344,500	4.1%	$355,000	3.8%
Jan 2012 - Dec 2012	$331,000	-3.2%	$342,000	-3.1%



Capital Growth

Average Growth Over the Last 3 Years	2.6% p.a.
Average Growth Over the Last 10 Years	1.2% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
5.2% p.a.	5.5% p.a.	5.5% p.a.

Total Returns

Average Return Over the Last 10 Years	6.9% p.a.

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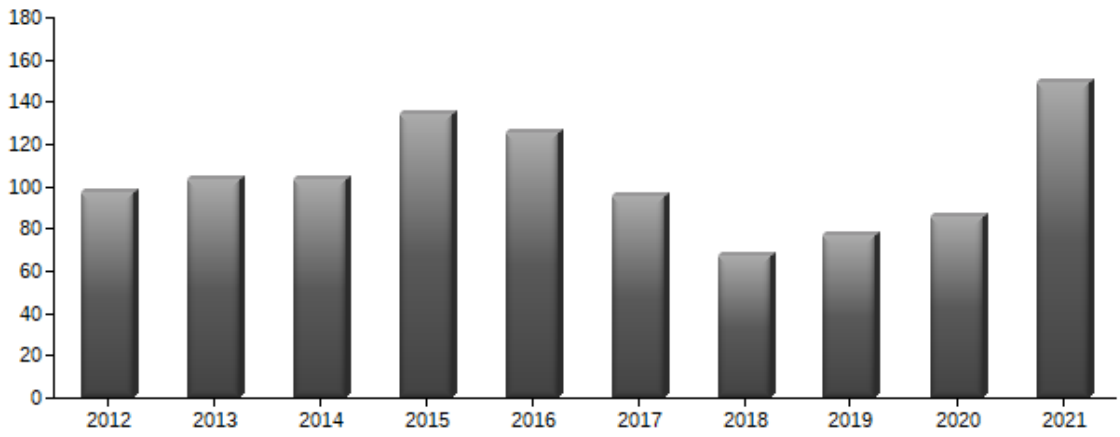
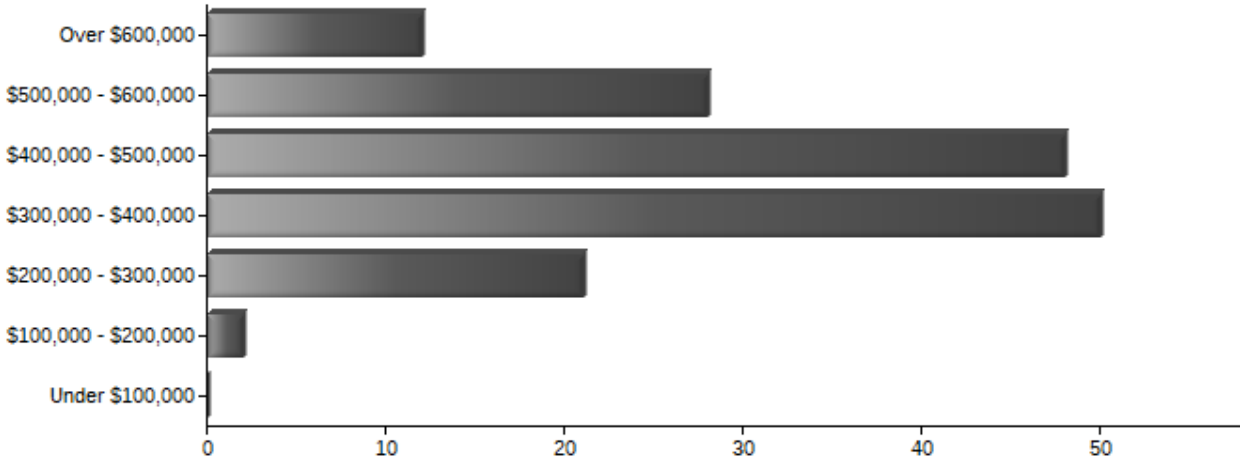
Unit Sales for Moorooka 4105

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



Predicted Unit Statistics for Moorooka 4105

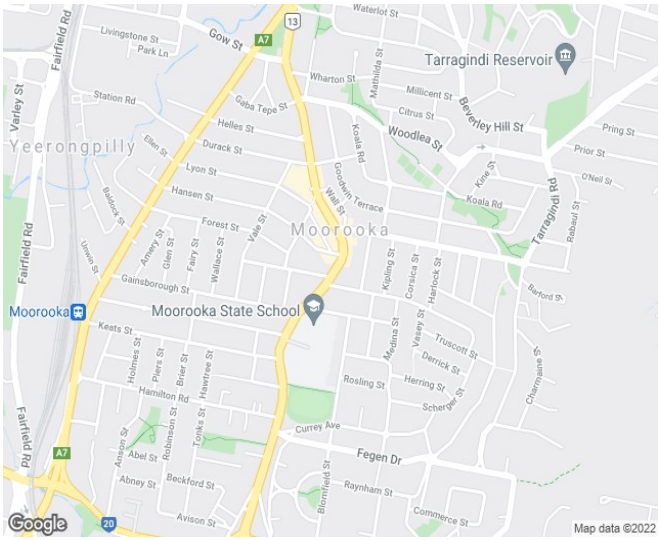
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	1% p.a.	1% p.a.
Next 8 years*	2% p.a.	1% p.a.

* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Moorooka will be in the order of $456,500.

Snapshot for Moorooka 4105

Median Value of Houses:	$780,000
Median Value of Units:	$385,000
Number of Dwellings:	5772
Number of Houses:	3472
Number of Units:	2300
Number of Residents (ABS Data):	9984



Market Activity for Moorooka 4105

Number of Properties Listed for Sale:	31
Estimated Days on the Market:	38
Estimated Number of Sales in the Last 3 Months:	100
Estimated Number of Sales in the Same Period Last Year:	69
Current Percentage of Properties on the Market (Moorooka):	0.54%
Current Percentage of Properties on the Market (Brisbane Metro):	0.96%

Street Information for Moorooka 4105

Number of Streets in the Suburb: 181

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Longueval St	$1,033,725
Mackie St	$974,215
Mackie Street East	$963,529
Zonnebeke St	$959,146
Kerrianne Pl	$957,815

Street with Highest Value Property:
Beaudesert Rd

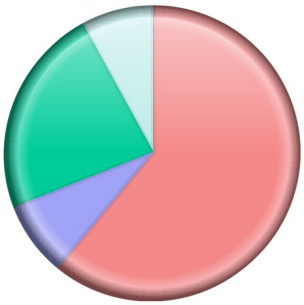
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Ipswich Rd	$313,495
Mackie Street East	$338,876
Amery St	$341,048
Durack St	$345,607
Dora St	$346,219

Street with Lowest Value Property:
Mayfield Rd

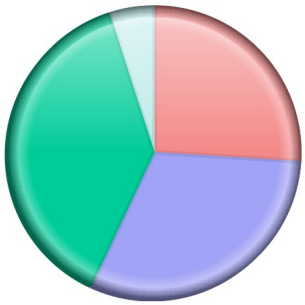
Demographics for Moorooka 4105

Dwelling Type - Moorooka 4105



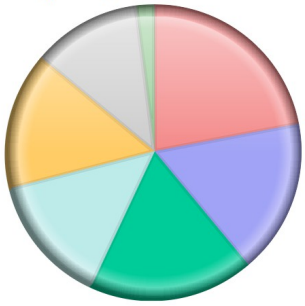
Houses	61%
Semi Detached	8%
Unit	23%
Other	8%

Home Ownership - Moorooka 4105



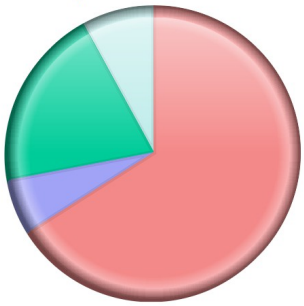
Fully Owned	26%
Being Purchased	31%
Rented	38%
Other	5%

Age Range - Moorooka 4105



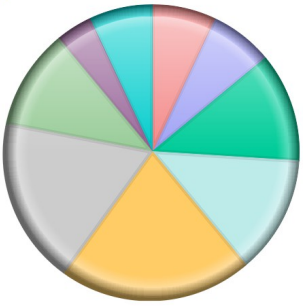
Age 0 To 19 Years	22%
Age 20 To 29 Years	17%
Age 30 To 39 Years	18%
Age 40 To 49 Years	14%
Age 50 To 64 Years	15%
Age 65 Plus	12%
Not Stated	2%

Birthplace - Moorooka 4105



Australia	66%
Europe	6%
Elsewhere	20%
Not Stated	8%

Monthly Homeloan Repayment - Moorooka 4105



$0 - $599	7%
$600 - $999	7%
$1,000 - $1,399	12%
$1,400 - $1,799	13%
$1,800 - $2,399	21%
$2,400 - $2,999	18%
$3,000 - $3,999	11%
$4,000 Plus	4%
Repayment Not Stated	7%

Household Income - Moorooka 4105

$0 - $600	20%
$600 - $1,000	15%
$1,000 - $1,250	7%
$1,250 - $1,500	7%
$1,500 - $2,000	12%
$2,000 - $3,000	17%
$3,000 - $4,000	7%
$4,000	2%
Income Not Stated	13%

Created by Residex using data provided by the ABS

Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.

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