


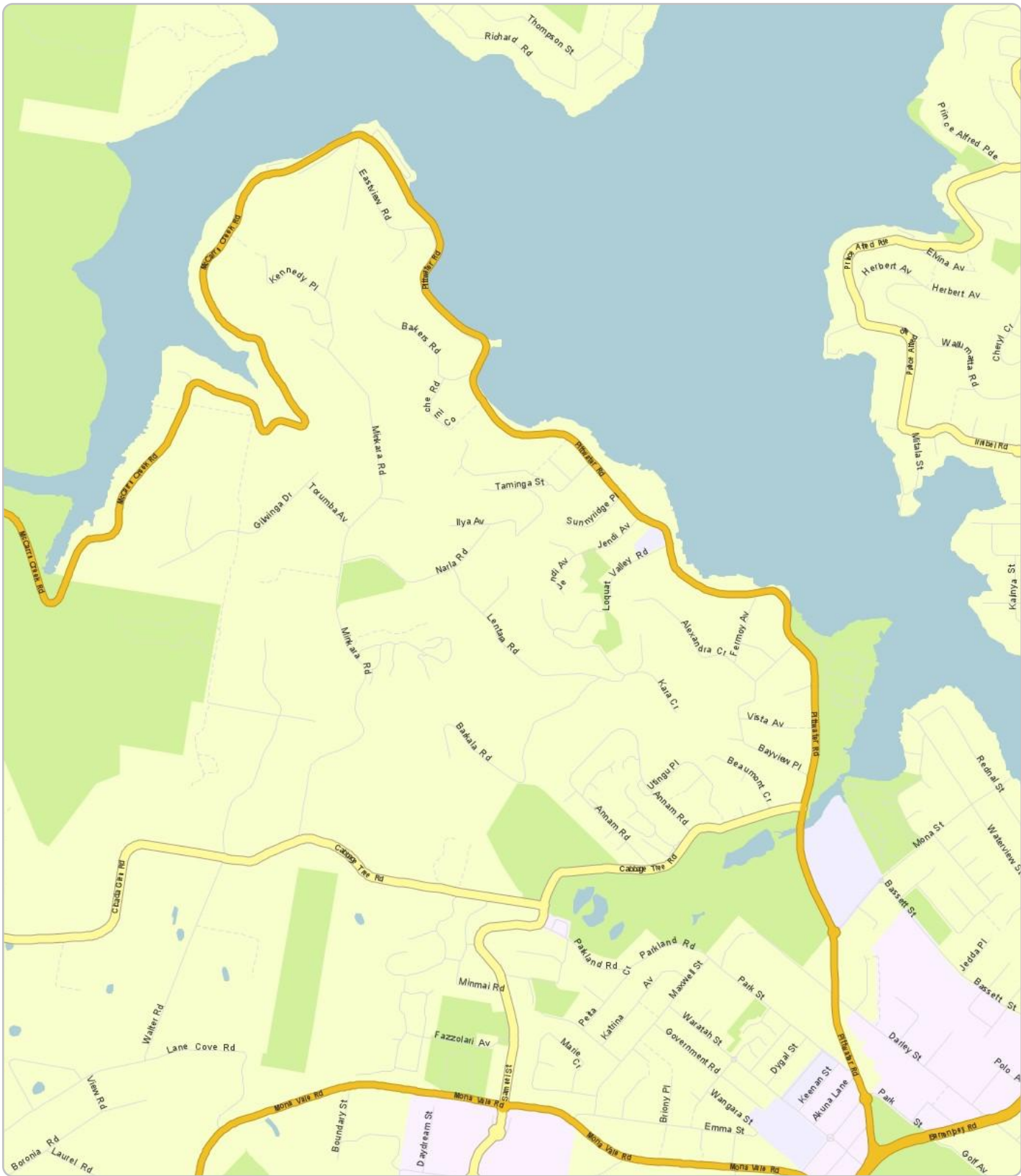
Suburb Flyover Report

BAYVIEW (Unit)

Prepared By: Shelley Bakhuizen, Ray White Mona Vale



 **BAYVIEW - Suburb Map**



Prepared on 09/11/2016 by Shelley Bakhuizen, +61 479 199 333 at Ray White Mona Vale. © Property Data Solutions Pty Ltd 2016 (pricefinder.com.au)

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BAYVIEW - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
1999	1	\$ 165,000	0.0 %	\$ 165,000	\$ 165,000
2000	1	\$ 392,500	137.9 %	\$ 392,500	\$ 392,500
2001	0				
2002	1	\$ 1,500,000	0.0 %	\$ 1,500,000	\$ 1,500,000
2003	2	\$ 486,750	-67.5 %	\$ 461,000	\$ 512,500
2004	3	\$ 825,000	69.5 %	\$ 725,000	\$ 840,000
2005	5	\$ 825,000	0.0 %	\$ 740,000	\$ 950,000
2006	2	\$ 622,500	-24.5 %	\$ 550,000	\$ 695,000
2007	2	\$ 355,600	-42.9 %	\$ 3,700	\$ 707,500
2008	3	\$ 890,000	150.3 %	\$ 360,000	\$ 903,000
2009	0				
2010	11	\$ 1,550,000	0.0 %	\$ 790,000	\$ 2,000,000
2011	10	\$ 1,272,500	-17.9 %	\$ 750,000	\$ 2,700,000
2012	7	\$ 1,700,000	33.6 %	\$ 895,000	\$ 2,100,000
2013	7	\$ 1,600,000	-5.9 %	\$ 1,100,000	\$ 1,800,000
2014	3	\$ 1,650,000	3.1 %	\$ 1,500,000	\$ 1,698,000
2015	3	\$ 1,140,000	-30.9 %	\$ 795,000	\$ 1,250,000
2016	0				

Median Sale Price
\$1.02m

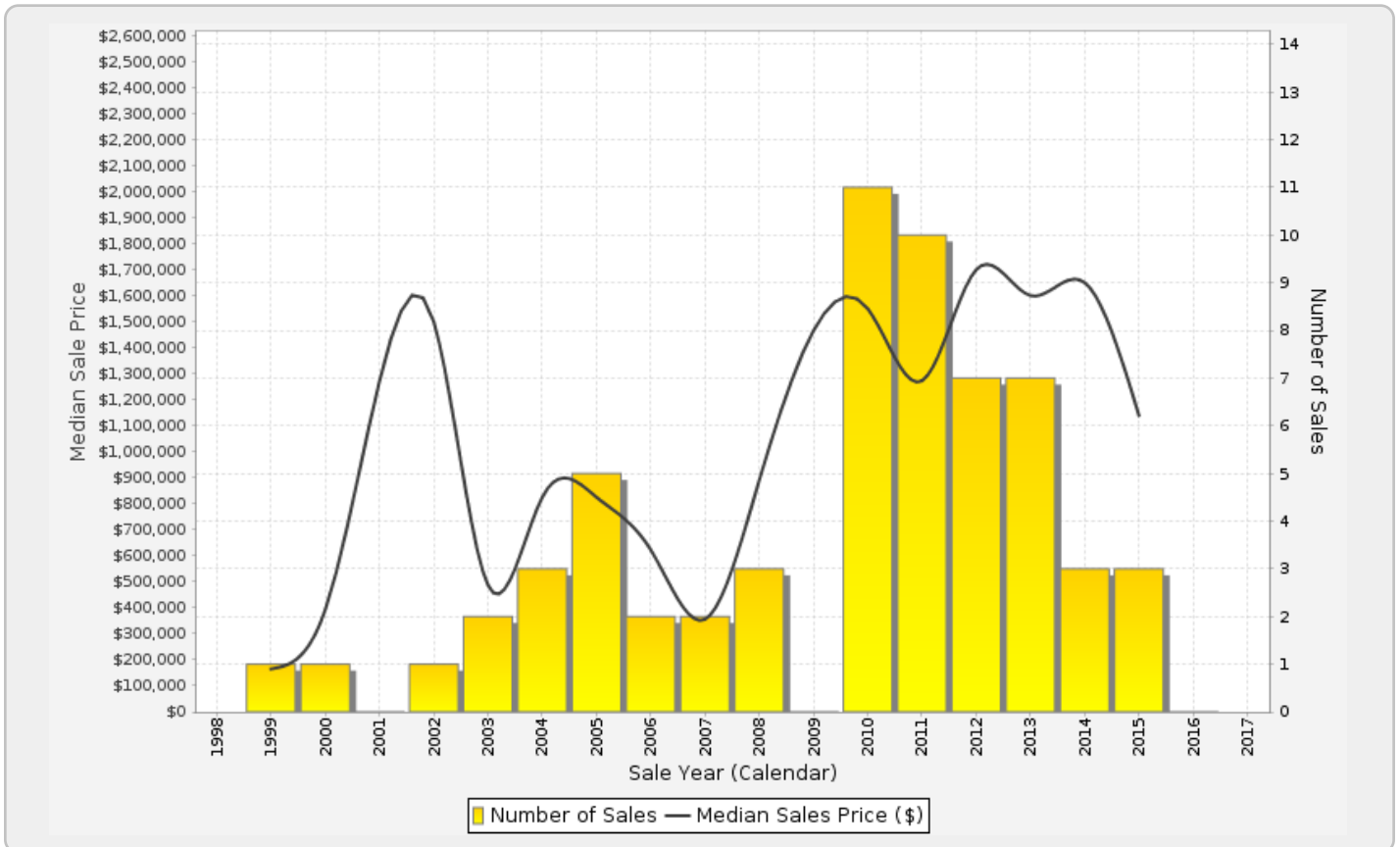
Based on 2 recorded Unit sales within the last 12 months (Oct '15 - Sep '16)

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

Suburb Growth
-31.8%

Current Median Price: \$1,022,500
Previous Median Price: \$1,500,000

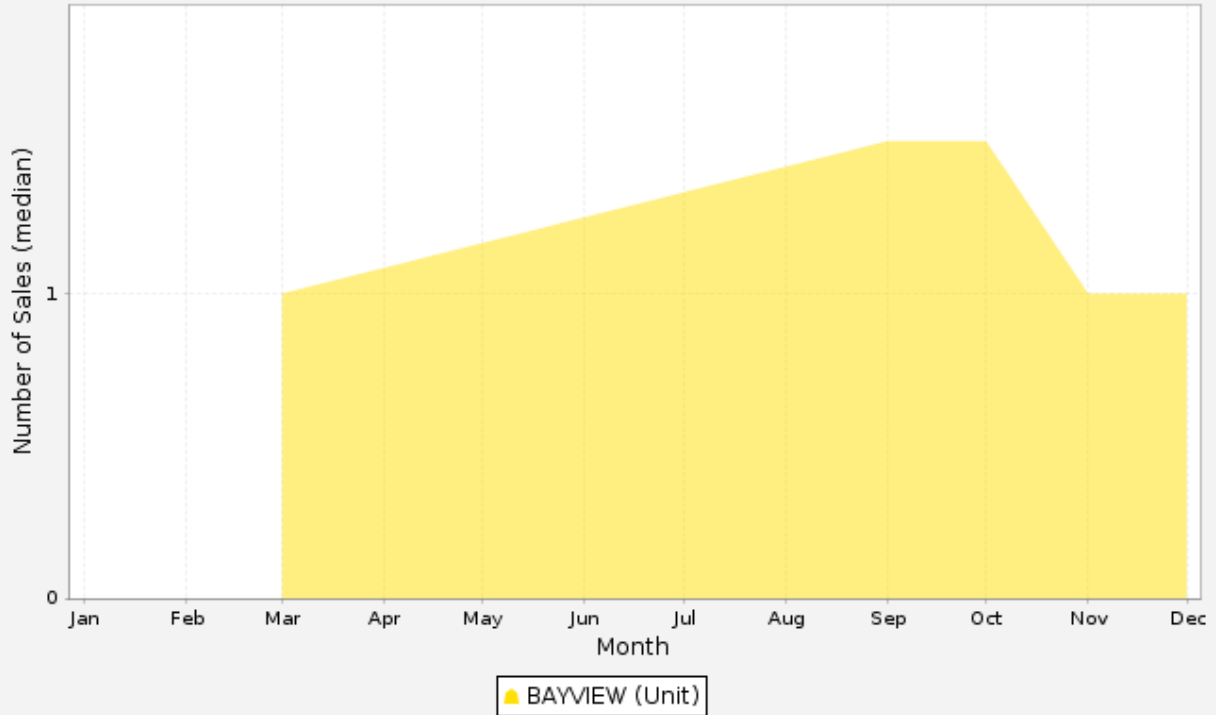
Based on 5 recorded Unit sales compared over the last two rolling 12 month periods





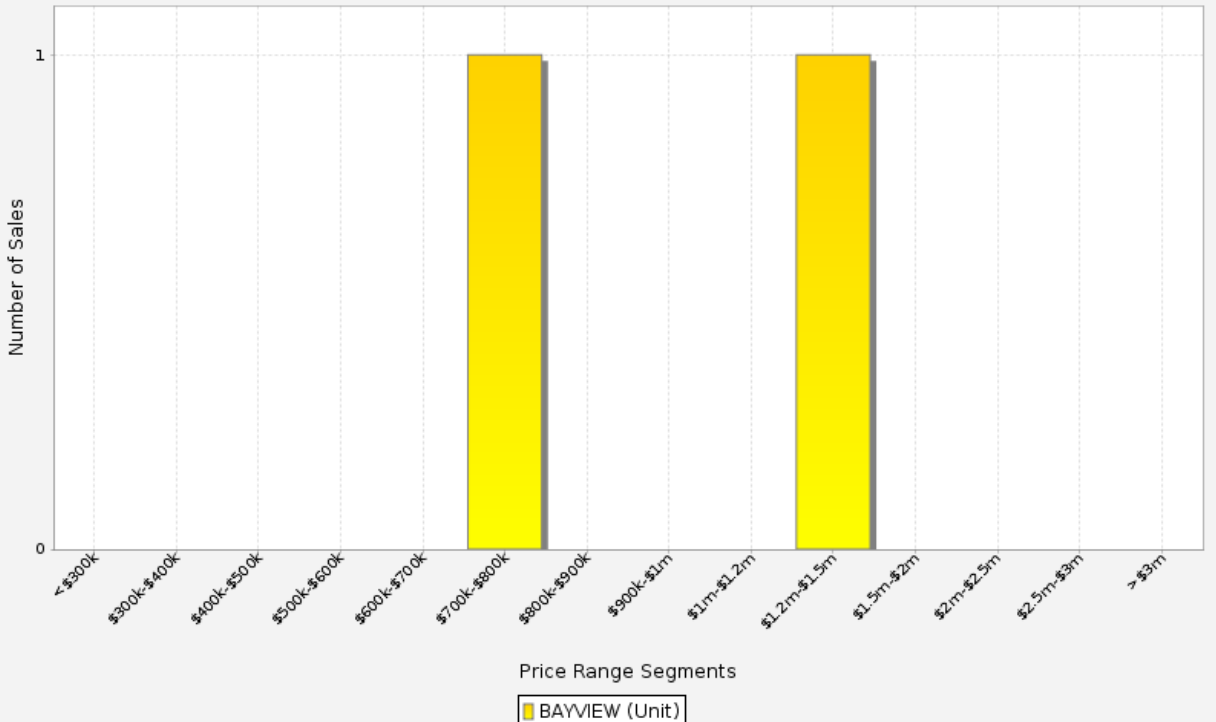
BAYVIEW - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2016)



BAYVIEW - Price Range Segments

Price Range Segmentation (12 Months ending Sep '16)

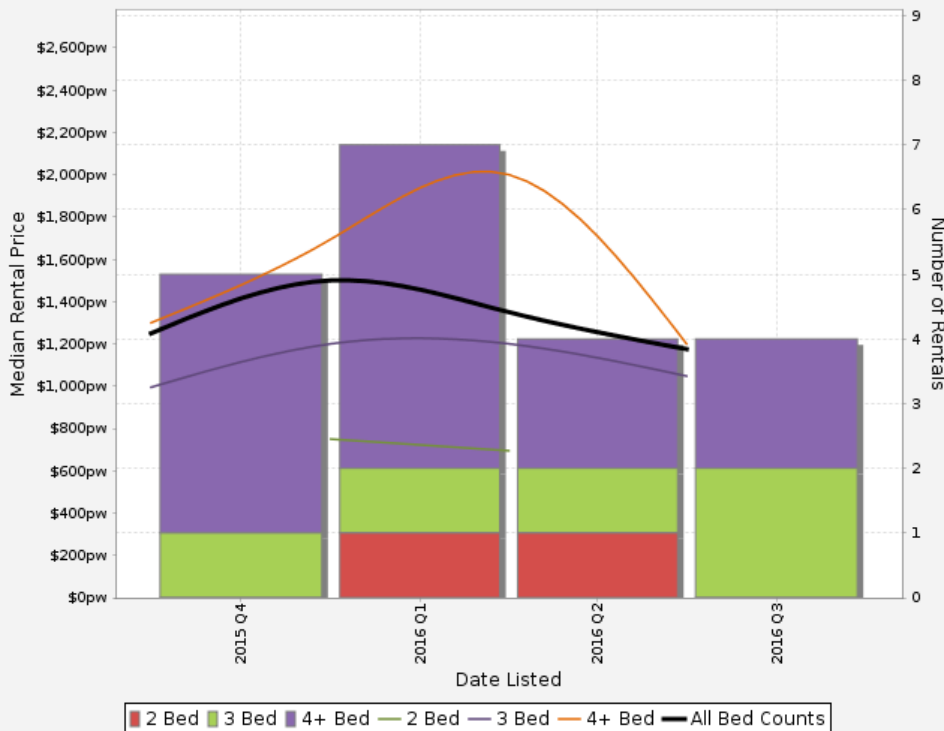


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BAYVIEW - Median Weekly Rents (Houses)

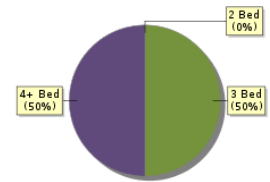


Suburb Sale Price Growth

+6.8%

Current Median Price: \$1,875,000
 Previous Median Price: \$1,755,000
Based on 121 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



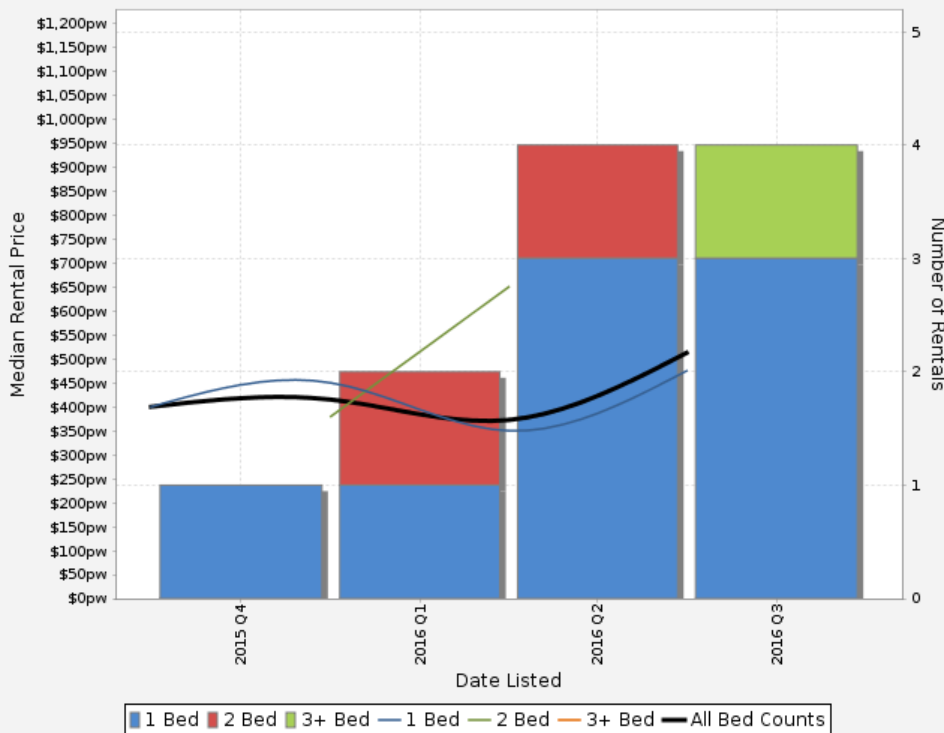
Suburb Rental Yield

+3.5%

Current Median Price: \$1,875,000
 Current Median Rent: \$1,250
Based on 20 registered House sales compared over the last 12 months.



BAYVIEW - Median Weekly Rents (Units)

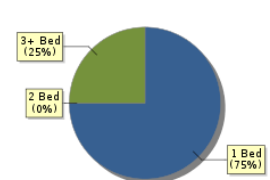


Suburb Sale Price Growth

-31.8%

Current Median Price: \$1,022,500
 Previous Median Price: \$1,500,000
Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+2.0%

Current Median Price: \$1,022,500
 Current Median Rent: \$400
Based on 11 registered Unit sales compared over the last 12 months.

SOLD BAYVIEW - Recently Sold Properties

Median Sale Price

\$1.02m

Based on 2 recorded Unit sales within the last 12 months (Oct '15 - Sep '16)

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

Suburb Growth

-31.8%

Current Median Price: \$1,022,500
Previous Median Price: \$1,500,000

Based on 5 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

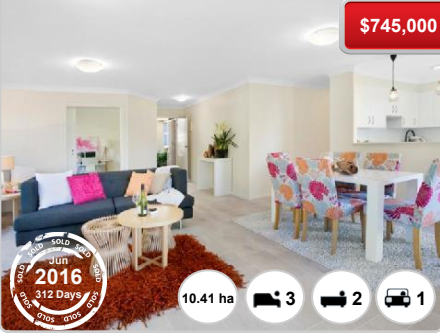
2

Based on recorded Unit sales within the 12 months (Oct '15 - Sep '16)

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

126/10 MINKARA RD

\$745,000



SOLD
Jun 2016
312 Days

10.41 ha  