

Suburb Flyover Report

NARRABEEN (House)

Prepared By: Shelley Bakhuizen, Ray White Mona Vale





NARRABEEN - 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)

The materials provided are distributed as an information source only. © The State of New South Wales (Land and Property Information - LPI) November/2016. Contains property sales information provided under licence from the Department of Finance and Services, Land and Property Information (LPI) Issue Date: 24/10/16 and may be combined with property attribute data and photographs from other third party data sources. Ownership information derived from Non-Government sources. Please use as a guide only. Neither Veda nor LPI make any representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason. Veda is authorised as a Property Sales Information provider of the Department of Finance and Services, Land and Property Information.



NARRABEEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1998	188	\$ 309,500	0.0 %	\$ 19,050	\$ 2,171,000
1999	239	\$ 327,000	5.7 %	\$ 12,000	\$ 1,430,000
2000	196	\$ 328,000	0.3 %	\$ 5,300	\$ 1,270,000
2001	44	\$ 817,500	149.2 %	\$ 6,000	\$ 2,500,000
2002	37	\$ 878,000	7.4 %	\$ 70,000	\$ 2,080,000
2003	35	\$ 1,000,000	13.9 %	\$ 250,000	\$ 3,275,000
2004	27	\$ 1,200,000	20.0 %	\$ 8,800	\$ 2,375,000
2005	23	\$ 1,150,000	-4.2 %	\$ 416,000	\$ 3,533,000
2006	24	\$ 1,230,000	7.0 %	\$ 805,000	\$ 4,250,000
2007	30	\$ 1,075,000	-12.6 %	\$ 10,500	\$ 2,750,000
2008	42	\$ 982,500	-8.6 %	\$ 180,000	\$ 4,027,000
2009	18	\$ 1,082,500	10.2 %	\$ 285,000	\$ 2,550,000
2010	43	\$ 1,292,500	19.4 %	\$ 17,000	\$ 4,000,000
2011	24	\$ 1,152,500	-10.8 %	\$ 23,000	\$ 2,140,000
2012	20	\$ 1,205,000	4.6 %	\$ 835,000	\$ 3,550,000
2013	28	\$ 1,382,500	14.7 %	\$ 50,000	\$ 5,000,000
2014	42	\$ 1,487,500	7.6 %	\$ 805,000	\$ 3,625,000
2015	28	\$ 1,809,000	21.6 %	\$ 675,000	\$ 5,000,000
2016	13	\$ 1,819,000	0.6 %	\$ 1,285,000	\$ 5,530,000

Median Sale Price

\$1.95m

Based on 21 recorded House sales within the last 12 months (Oct '15 - Sep '16)

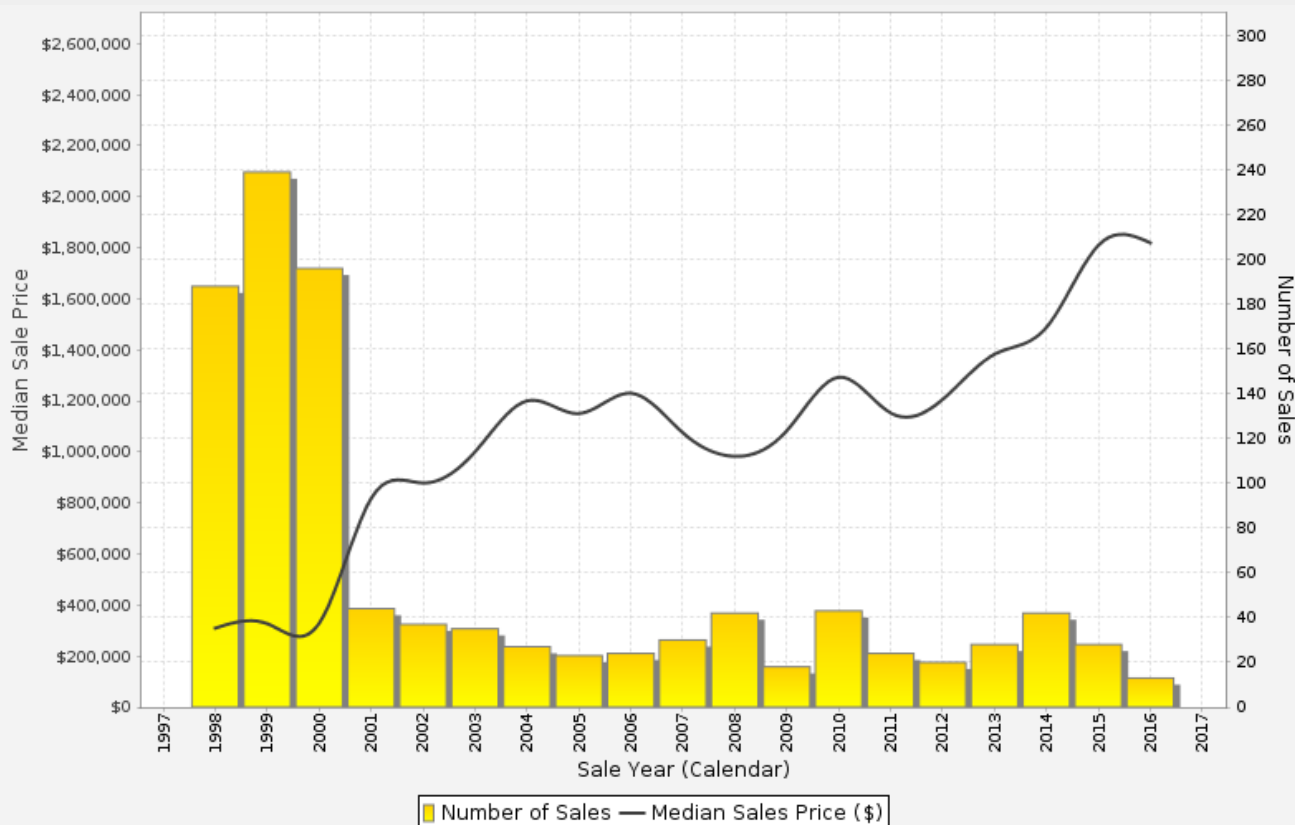
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.8%

Current Median Price: \$1,950,000
Previous Median Price: \$1,809,000

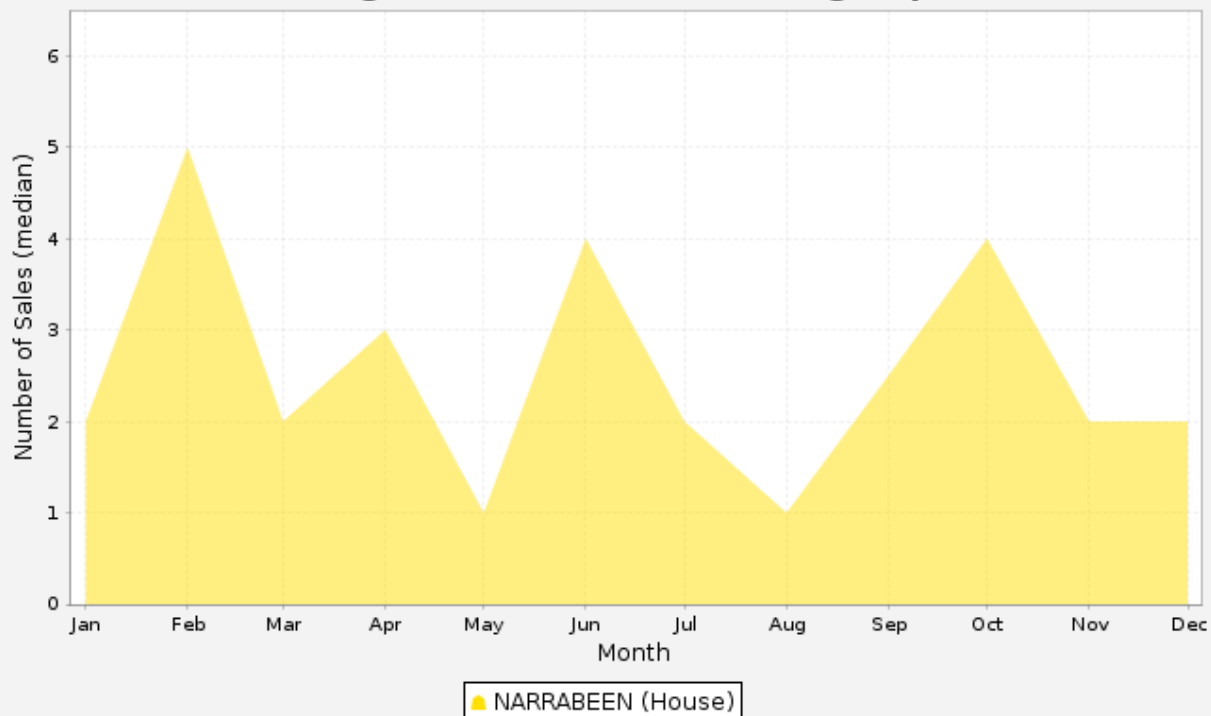
Based on 47 recorded House sales compared over the last two rolling 12 month periods





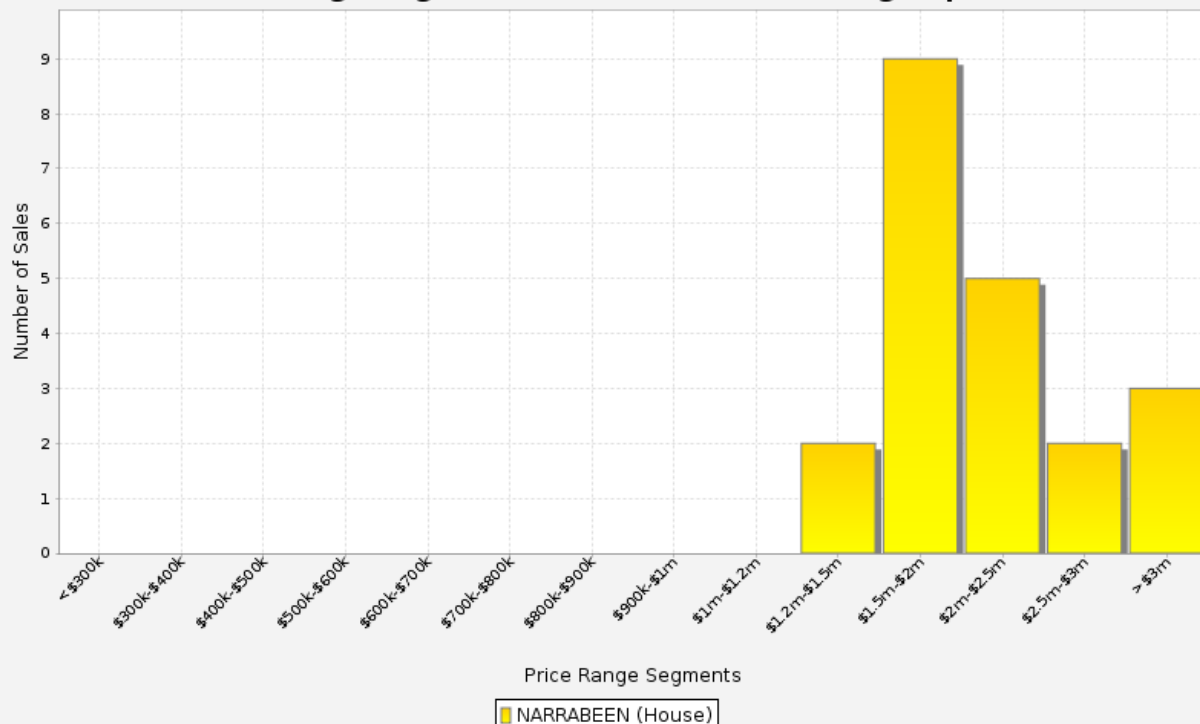
NARRABEEN - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2016)



NARRABEEN - Price Range Segments

Price Range Segmentation (12 Months ending Sep '16)

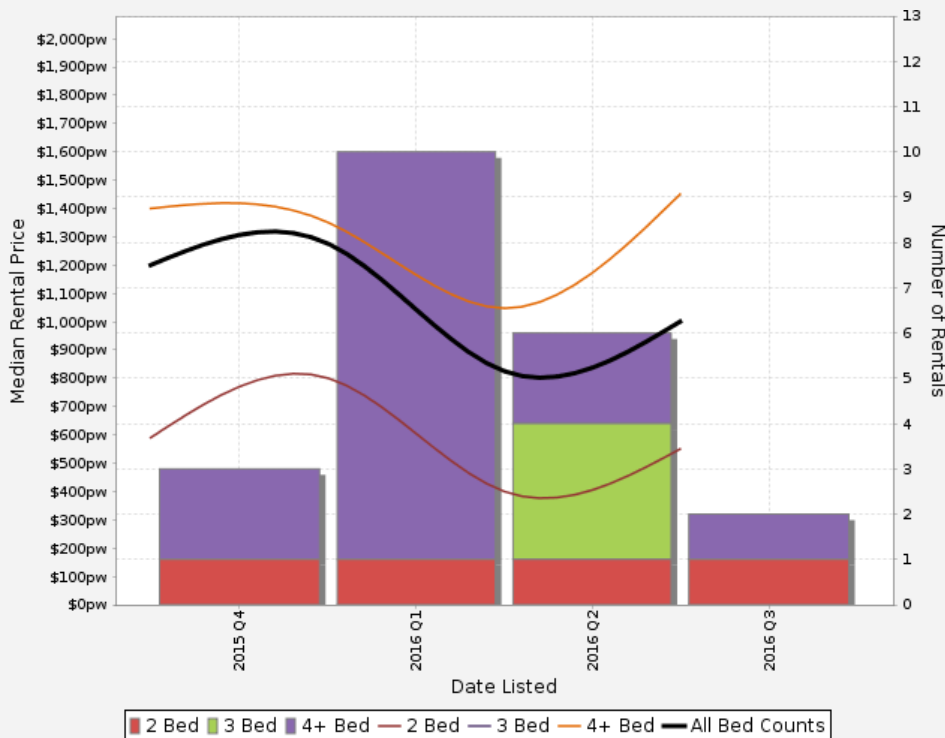


Prepared on 09/11/2016 by Shelley Bakhuizen, +61 479 199 333 at Ray White Mona Vale. © Property Data Solutions Pty Ltd 2016 (pricefinder.com.au)

The materials provided are distributed as an information source only. © The State of New South Wales (Land and Property Information - LPI) November/2016. Contains property sales information provided under licence from the Department of Finance and Services, Land and Property Information (LPI) Issue Date: 24/10/16 and may be combined with property attribute data and photographs from other third party data sources. Ownership information derived from Non-Government sources. Please use as a guide only. Neither Veda nor LPI make any representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason. Veda is authorised as a Property Sales Information provider of the Department of Finance and Services, Land and Property Information.



NARRABEEN - Median Weekly Rents (Houses)

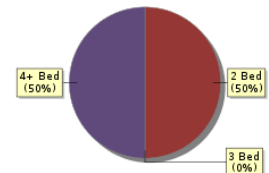


Suburb Sale Price Growth

+7.8%

Current Median Price: \$1,950,000
 Previous Median Price: \$1,809,000
Based on 47 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



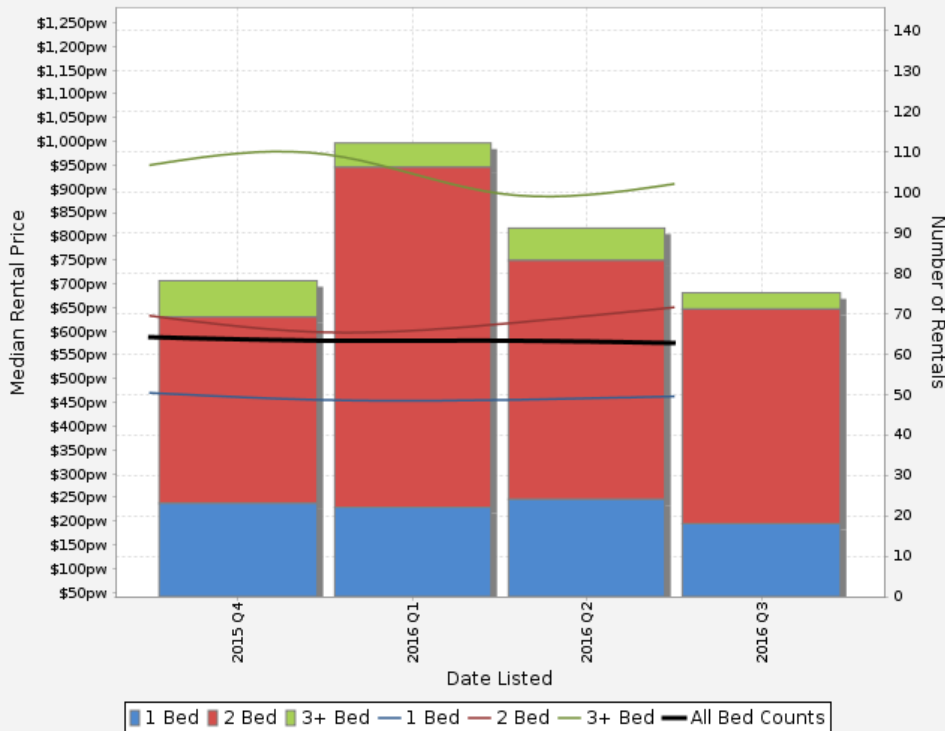
Suburb Rental Yield

+3.2%

Current Median Price: \$1,950,000
 Current Median Rent: \$1,200
Based on 21 registered House sales compared over the last 12 months.



NARRABEEN - Median Weekly Rents (Units)

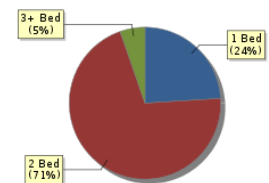


Suburb Sale Price Growth

+5.3%

Current Median Price: \$800,000
 Previous Median Price: \$760,000
Based on 308 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+3.8%


Current Median Price: \$800,000
 Current Median Rent: \$580
Based on 356 registered Unit sales compared over the last 12 months.


SOLD **NARRABEEN - Recently Sold Properties**


Median Sale Price
\$1.95m
 Based on 21 recorded House 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
+7.8%
 Current Median Price: \$1,950,000
 Previous Median Price: \$1,809,000
 Based on 47 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
21
 Based on recorded House sales within the 12 months (Oct '15 - Sep '16)
 Based on a rolling 12 month period and may differ from calendar year statistics


41 WETHERILL ST

\$2,400,000
 Nov 2016
 216 Days
 887 m² 6 3 4

164 FULLER ST

\$2,250,000
 Jul 2016
 N/A
 599 m² - - -

36 THE ESP

\$1,500,000
 Jul 2016
 N/A
 569 m² 4 2 1

183 OCEAN ST

\$4,050,000
 Jun 2016
 53 Days
 1,017 m² 6 4 3

107 OCEAN ST

\$5,530,000
 Jun 2016
 120 Days
 835 m² 5 3 4

RENT NARRABEEN - Properties For Rent

Median Rental Price

\$1,200 /w

Based on 21 recorded House rentals within the last 12 months (Oct '15 - Sep '16)

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

Rental Yield

+3.2%

Current Median Price: \$1,950,000
Current Median Rent: \$1,200

Based on 21 recorded House sales and 21 House rentals compared over the last 12 months

Number of Rentals

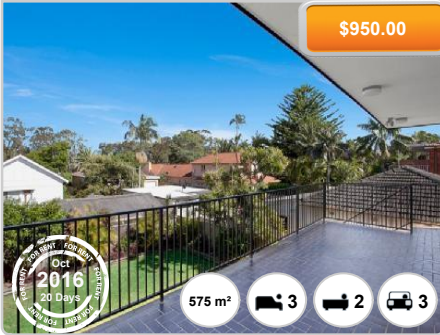
21

Based on recorded House rentals within the last 12 months (Oct '15 - Sep '16)

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

1367 PITTWATER RD

\$950.00



575 m²

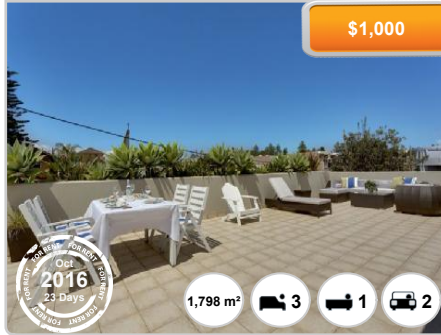
3

2

3

6/10 LAGOON ST

\$1,000



1,798 m²

3

1

2

193B OCEAN ST

\$1,550 Per



3

3

4

74 PARK ST

\$1,100



468 m²

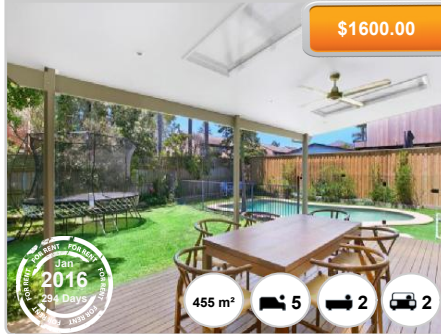
5

2

2

9 TOURMALINE ST

\$1600.00



455 m²

5

2

2