

**RayWhite**

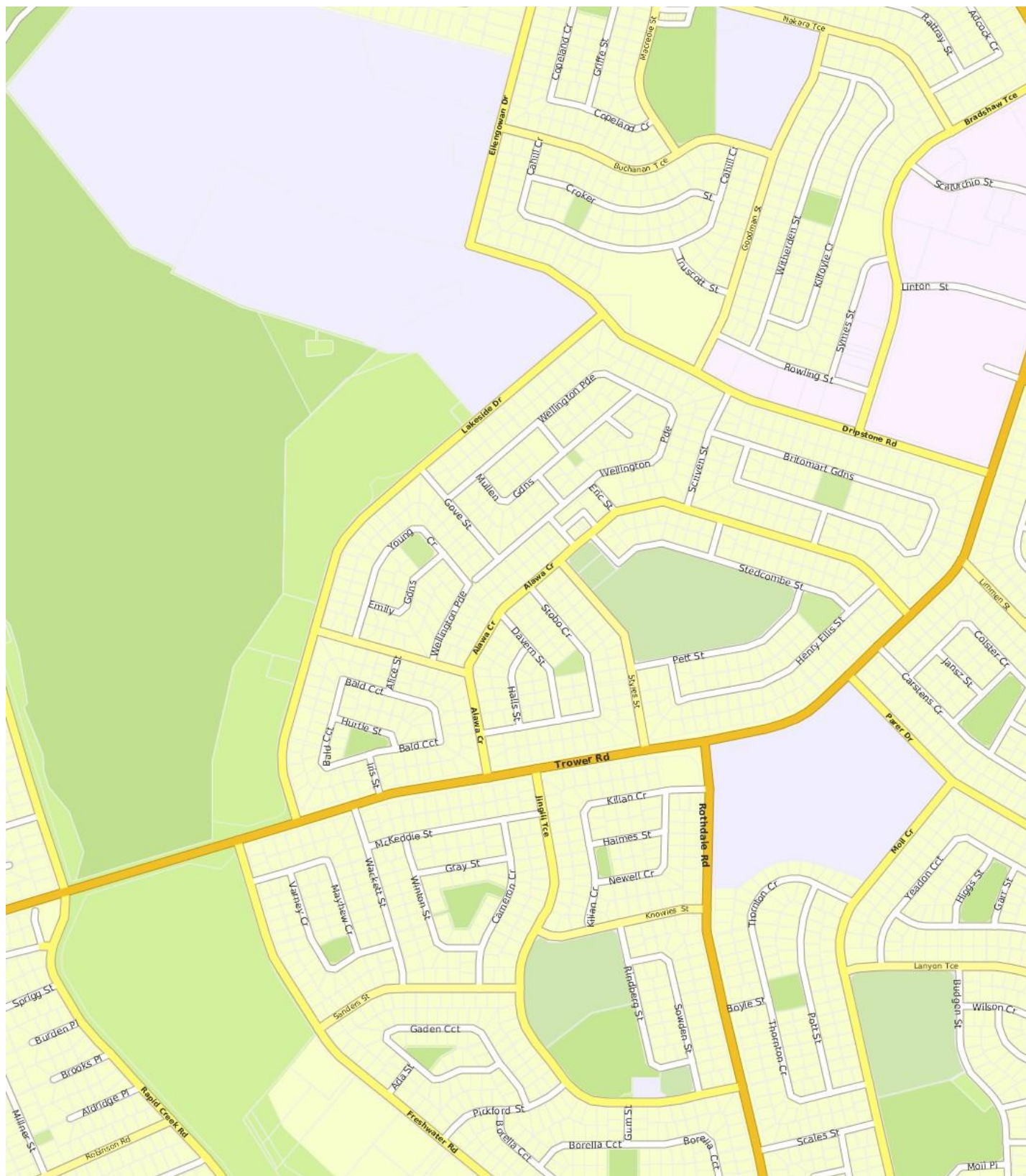
# Suburb flyover report



ALAWA (UNIT)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

## ALAWA - Suburb Map



# ALAWA - Sales Statistics (Units)

| Year | # Sales | Median     | Growth  | Low        | High         |
|------|---------|------------|---------|------------|--------------|
| 2000 | 2       | \$ 108,500 | 0.0 %   | \$ 80,000  | \$ 137,000   |
| 2001 | 0       |            |         |            |              |
| 2002 | 2       | \$ 150,500 | 0.0 %   | \$ 130,000 | \$ 171,000   |
| 2003 | 2       | \$ 337,500 | 124.3 % | \$ 145,000 | \$ 530,000   |
| 2004 | 0       |            |         |            |              |
| 2005 | 3       | \$ 173,000 | 0.0 %   | \$ 92,000  | \$ 825,000   |
| 2006 | 3       | \$ 210,000 | 21.4 %  | \$ 26,000  | \$ 710,000   |
| 2007 | 9       | \$ 195,000 | -7.1 %  | \$ 74,360  | \$ 265,000   |
| 2008 | 3       | \$ 270,000 | 38.5 %  | \$ 212,500 | \$ 358,000   |
| 2009 | 0       |            |         |            |              |
| 2010 | 3       | \$ 410,000 | 0.0 %   | \$ 380,000 | \$ 1,360,000 |
| 2011 | 0       |            |         |            |              |
| 2012 | 0       |            |         |            |              |
| 2013 | 3       | \$ 140,000 |         | \$ 3,600   | \$ 305,000   |
| 2014 | 3       | \$ 325,000 | 0.0 %   | \$ 82,050  | \$ 350,000   |
| 2015 | 1       | \$ 428,000 | 31.7 %  | \$ 428,000 | \$ 428,000   |
| 2016 | 1       | \$ 275,000 | -35.7 % | \$ 275,000 | \$ 275,000   |
| 2017 | 0       |            |         |            |              |
| 2018 | 1       | \$ 220,000 | 0.0 %   | \$ 220,000 | \$ 220,000   |

## Median Sale Price

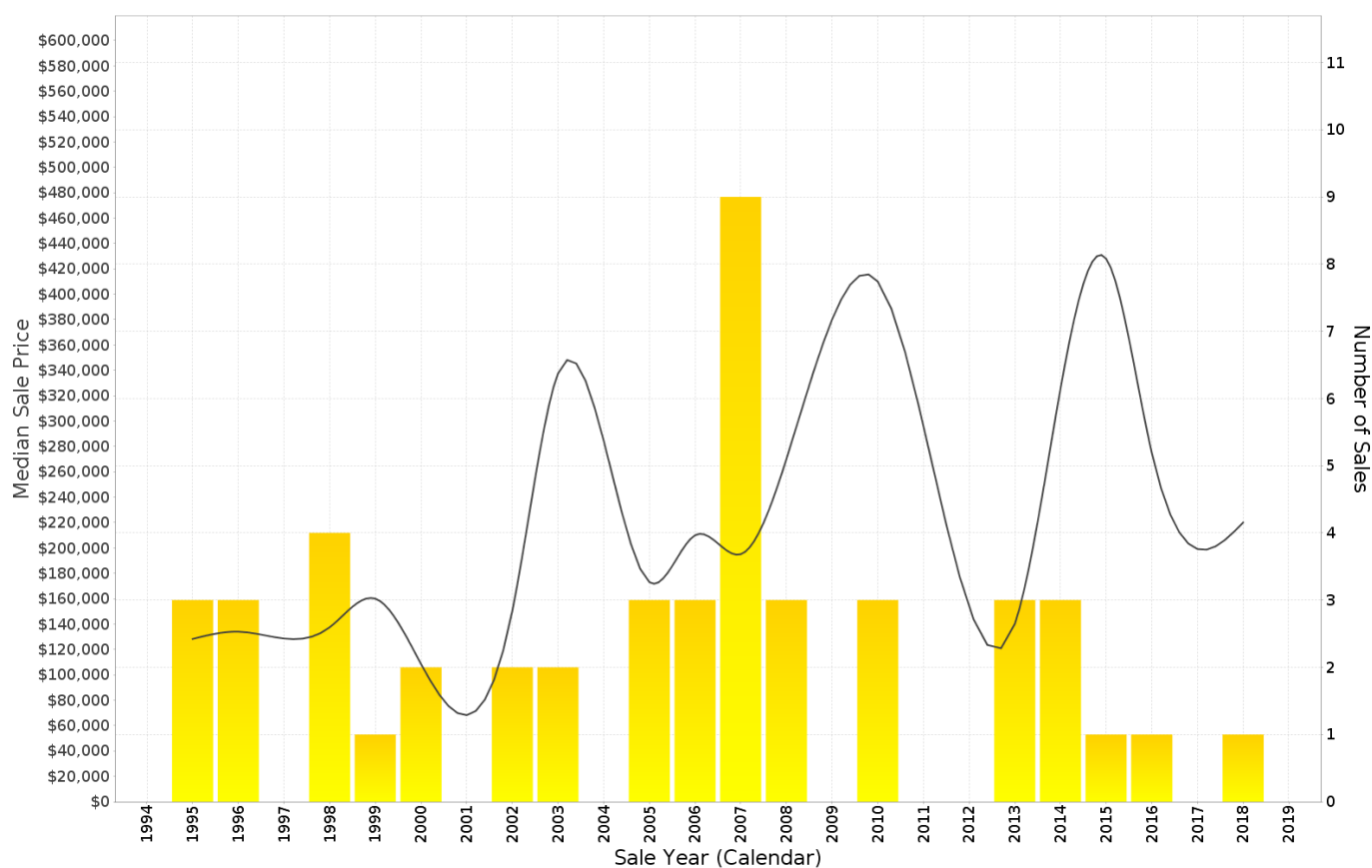
# \$220k

Based on 1 recorded Unit sales within the last 12 months (Financial Year 2018)

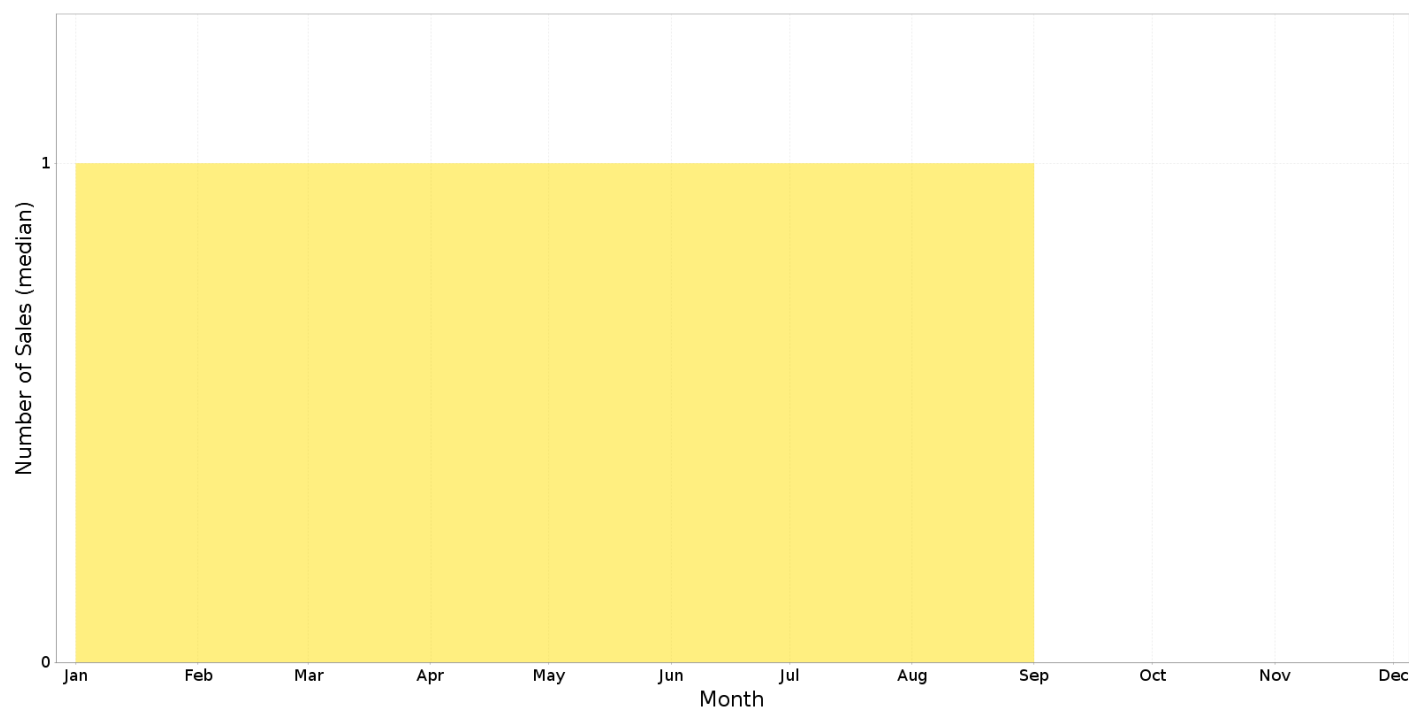
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

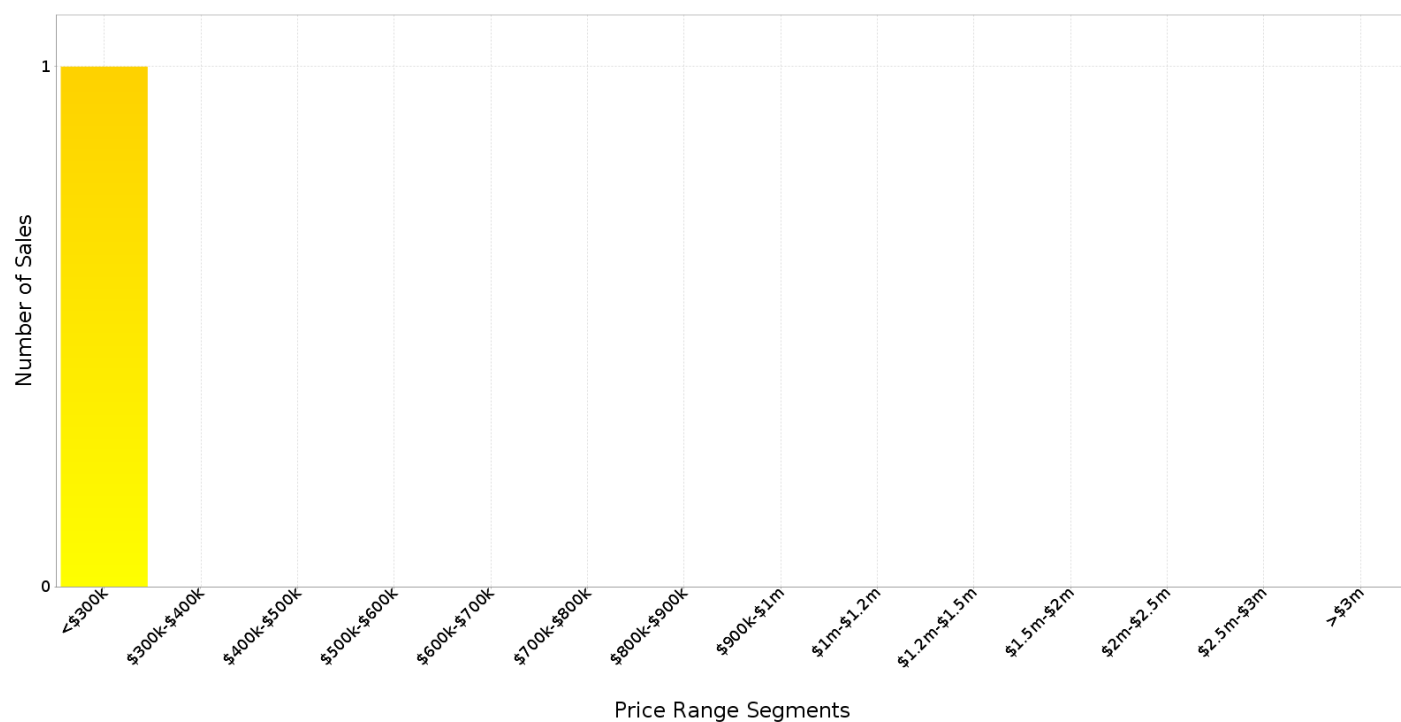
# N/A



## ALAWA - Peak Selling Periods



## ALAWA - Price Range Segments



# ALAWA - Properties For Rent

## Median Rental Price

# \$320 /w

Based on 19 recorded Unit rentals within the last 12 months (Financial Year 2018)

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

## Rental Yield

# +7.6%

Current Median Price: \$220,000


## Number of Rentals

# 19

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

**1/28 LAKESIDE DRIVE**

**\$260**



738 m<sup>2</sup> 1 1 1

2018 Sep 6 Days

**6/26 LAKESIDE DRIVE**

**\$290**



2 1 1

2018 Aug 18 Days

**5/13 GOVE STREET**

**\$290**



2 1 1

2018 Aug 35 Days

**3/14 -16 LAKESIDE DRIVE**

**\$300**



2 1 1

2018 Aug 38 Days

**193 TROWER ROAD**

**\$360**



817 m<sup>2</sup> 2 2 2

2018 Aug 41 Days

**3/1 WELLINGTON PARADE**

**\$360 per week**



1,509 m<sup>2</sup> 2 1 2

2018 Aug 43 Days

**3/3 ERIC STREET**

**\$380 per week**

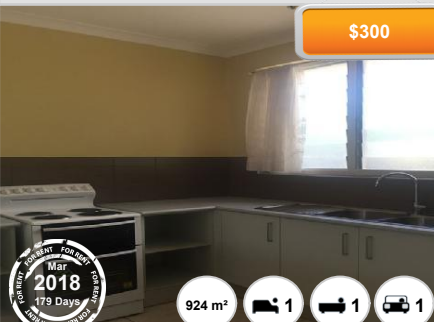


3 1 1

2018 Apr 162 Days

**4/42 LAKESIDE DRIVE**

**\$300**




924 m<sup>2</sup> 1 1 1

2018 Mar 179 Days

**6/14 LAKESIDE DRIVE**

**\$320 / Wk**



236 m<sup>2</sup> 2 1 1

2018 Jan 249 Days