

RayWhite

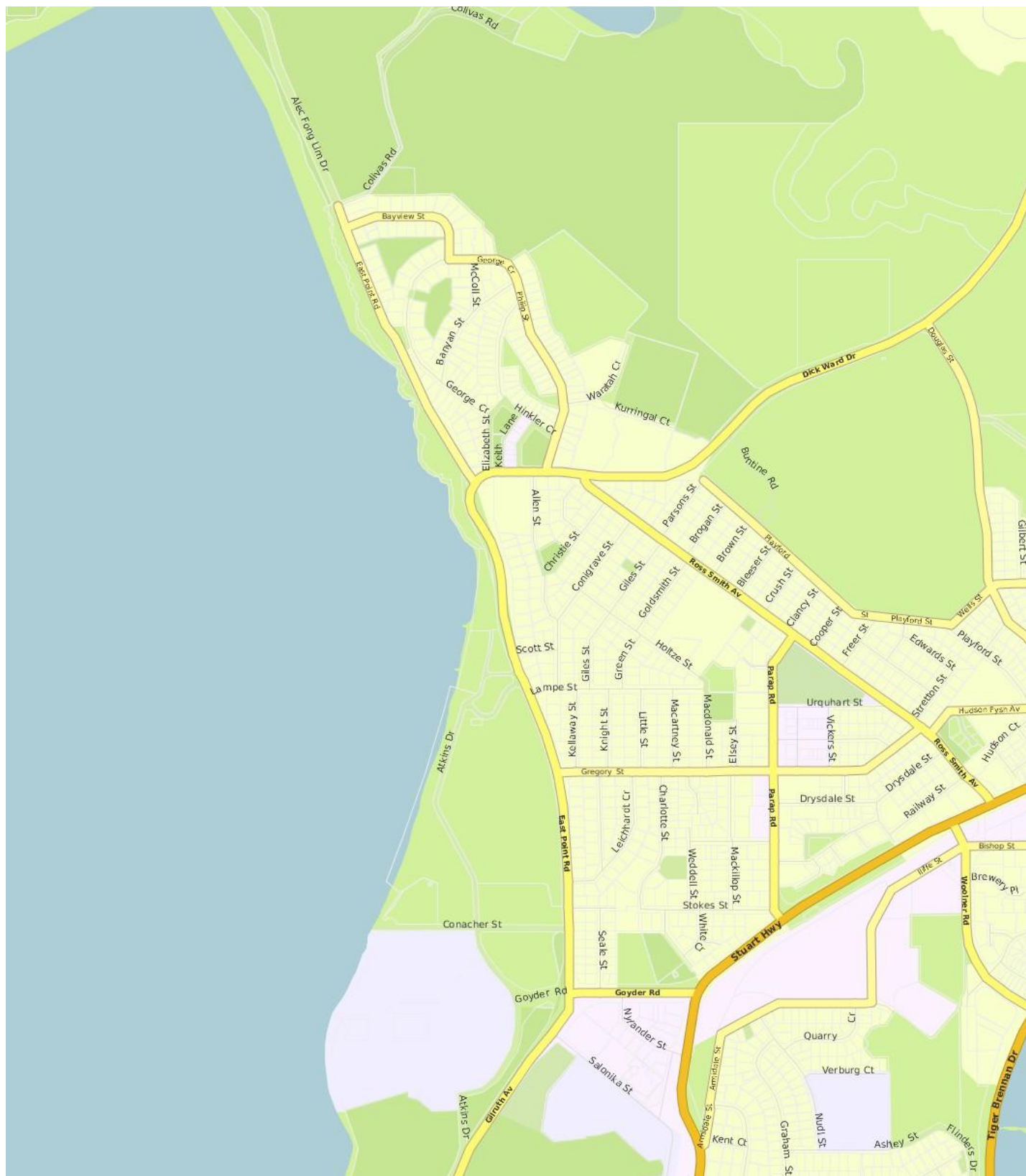
Suburb flyover report



FANNIE BAY (UNIT)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

FANNIE BAY - Suburb Map



FANNIE BAY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	56	\$ 253,500	0.0 %	\$ 22,400	\$ 715,000
2001	62	\$ 180,000	-29.0 %	\$ 85,000	\$ 365,000
2002	45	\$ 245,000	36.1 %	\$ 84,000	\$ 367,500
2003	69	\$ 209,000	-14.7 %	\$ 85,000	\$ 1,400,000
2004	72	\$ 238,500	14.1 %	\$ 44,160	\$ 6,495,000
2005	52	\$ 322,500	35.2 %	\$ 82,500	\$ 698,000
2006	51	\$ 318,000	-1.4 %	\$ 44,010	\$ 1,350,000
2007	57	\$ 394,000	23.9 %	\$ 179,199	\$ 1,200,000
2008	52	\$ 418,000	6.1 %	\$ 245,000	\$ 1,230,000
2009	40	\$ 522,500	25.0 %	\$ 115,000	\$ 1,200,000
2010	45	\$ 510,000	-2.4 %	\$ 175,000	\$ 1,090,000
2011	33	\$ 531,500	4.2 %	\$ 250,000	\$ 4,700,000
2012	42	\$ 580,000	9.1 %	\$ 120,000	\$ 1,100,000
2013	46	\$ 596,500	2.8 %	\$ 66,728	\$ 2,600,000
2014	59	\$ 610,000	2.3 %	\$ 225,000	\$ 3,488,888
2015	34	\$ 752,500	23.4 %	\$ 200,000	\$ 8,400,000
2016	22	\$ 645,000	-14.3 %	\$ 295,000	\$ 1,375,000
2017	69	\$ 540,000	-16.3 %	\$ 259,000	\$ 4,000,000
2018	25	\$ 550,000	1.9 %	\$ 268,000	\$ 1,250,000

Median Sale Price

\$545k

Based on 38 recorded Unit sales within the last 12 months (Financial Year 2018)

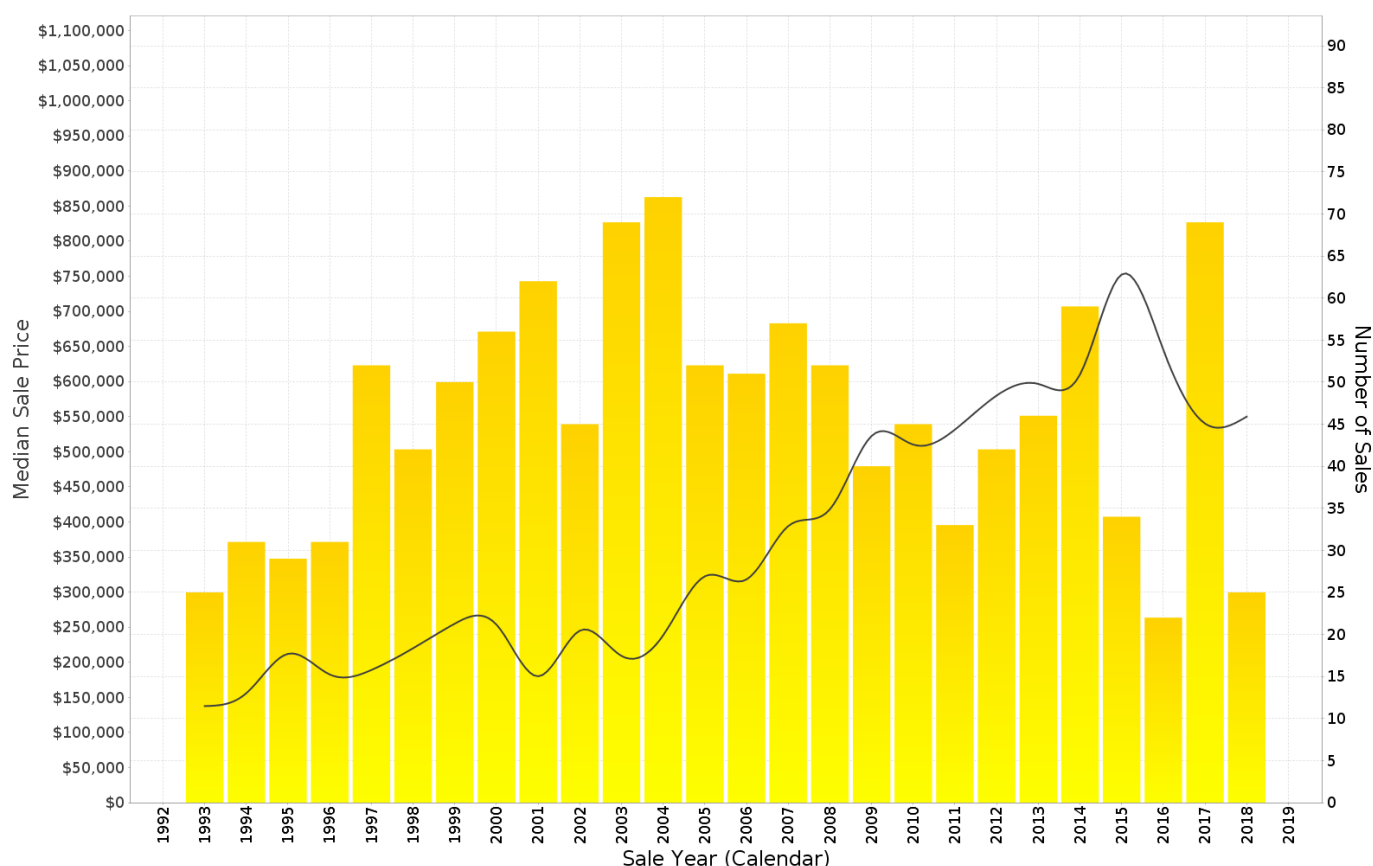
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

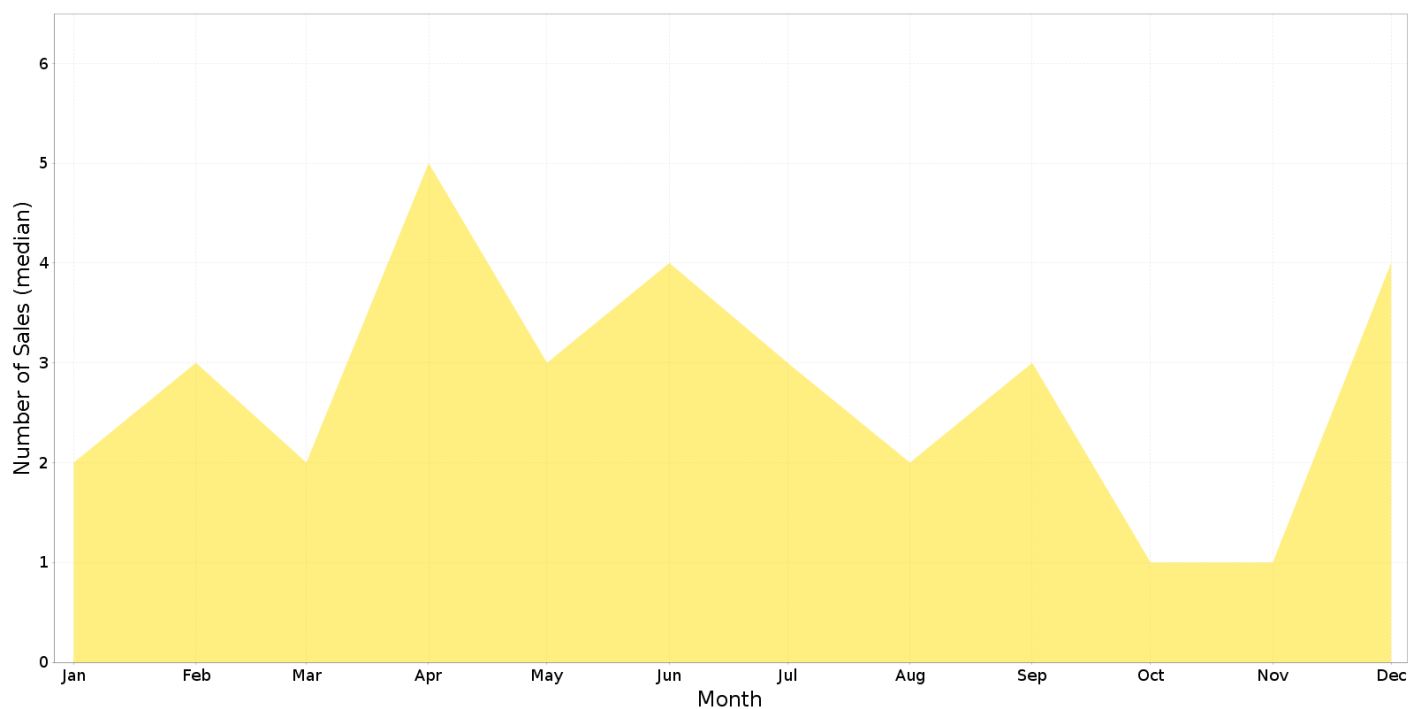
+0.9%

Current Median Price: \$545,000
Previous Median Price: \$540,000

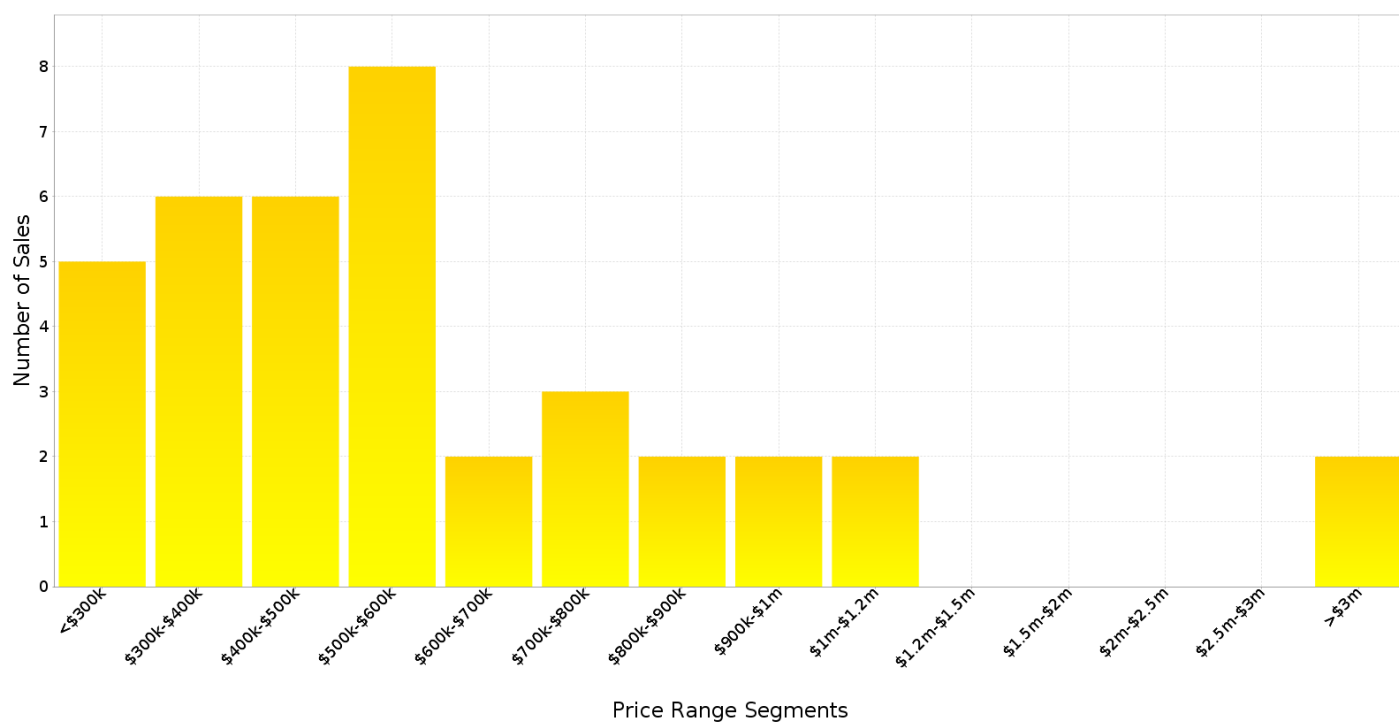
Based on 104 recorded Unit sales compared over the last two rolling 12 month periods



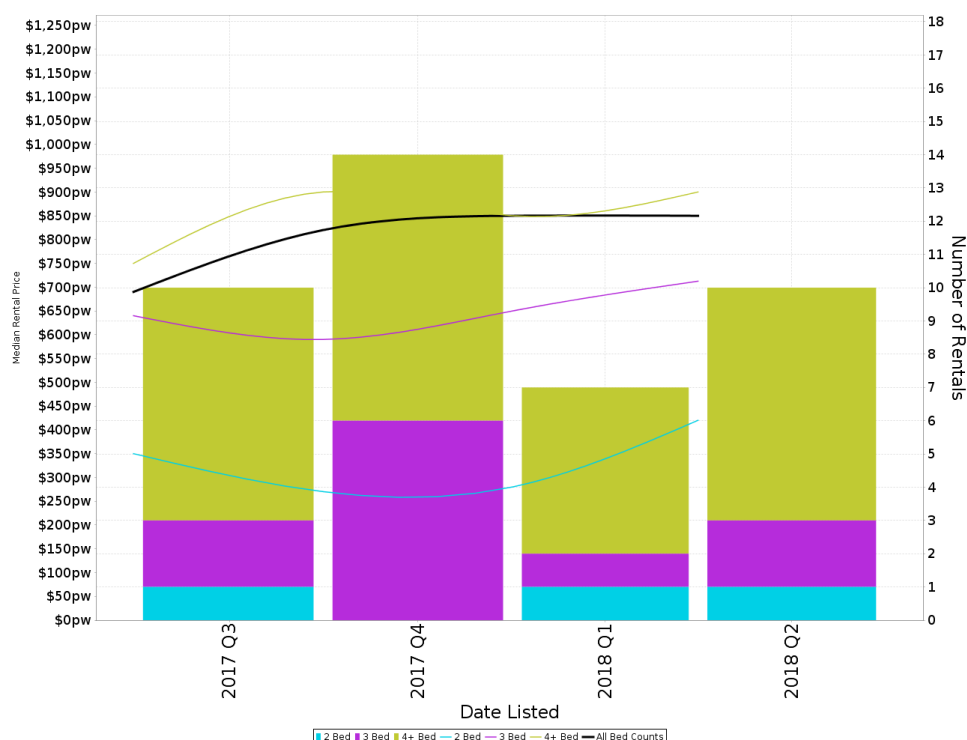
FANNIE BAY - Peak Selling Periods



FANNIE BAY - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.4%

Current Median Price: \$900,000
Previous Median Price: \$838,000

Based on 27 registered House sales compared over the last two rolling 12 month periods.

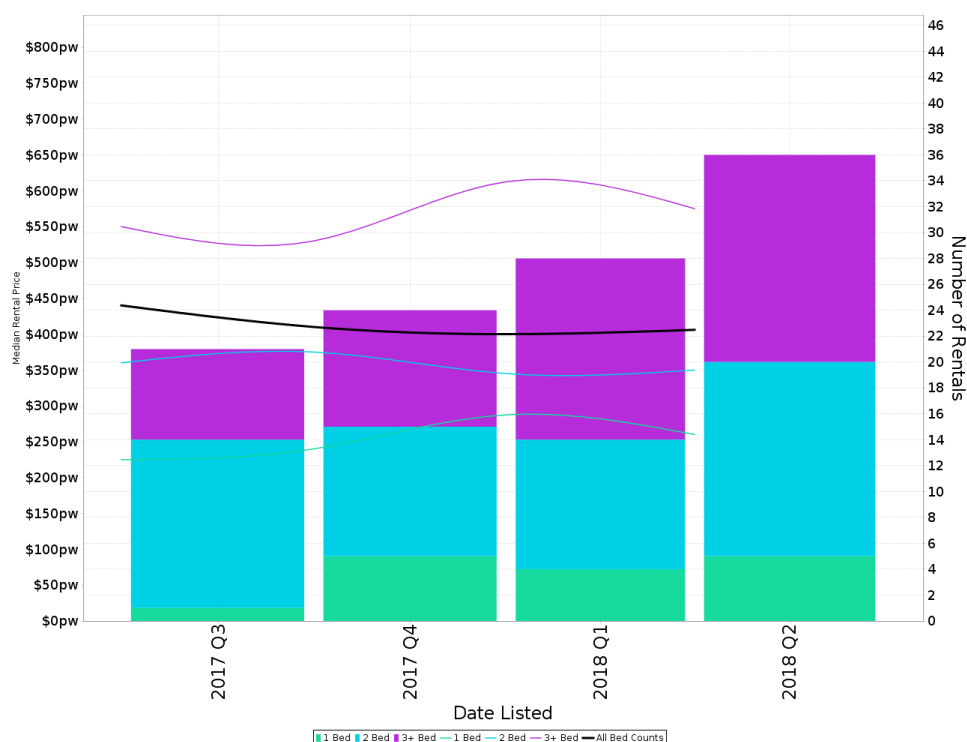
Suburb Rental Yield

+4.6%

Current Median Price: \$900,000
Current Median Rent: \$800

Based on 41 registered House sales compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.9%

Current Median Price: \$545,000
Previous Median Price: \$540,000

Based on 104 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: \$545,000
Current Median Rent: \$400

Based on 109 registered Unit sales compared over the last 12 months.

FANNIE BAY - Recently Sold Properties

Median Sale Price

\$545k

Based on 38 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

+0.9%

Current Median Price: \$545,000
Previous Median Price: \$540,000

Based on 104 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

38

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

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

1/19 BAYVIEW ST




\$605,000

Sold 2018
60 Days

3 Beds 1 Bath 2 Car

3/15 PHILIP ST




\$355,000

Sold 2018
41 Days

2 Beds 1 Bath 2 Car

9 PHILIP ST




\$640,000

Sold 2018
N/A

244 m² 3 Beds 2 Bath 2 Car

14/8 PHILIP ST

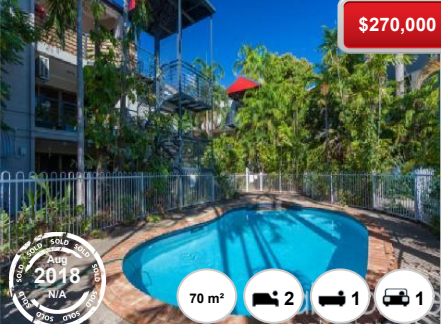


\$270,000

Sold 2018
200 Days

2 Beds 1 Bath 1 Car

8 PHILIP ST



\$270,000

Sold 2018
N/A

70 m² 2 Beds 1 Bath 1 Car

10 BAYVIEW ST




\$1,250,000

Sold 2018
N/A

1,378 m² 5 Beds 2 Bath 2 Car

9 CHARLOTTE ST



\$268,000

Sold 2018
N/A

5,992 m² 2 Beds 1 Bath 2 Car

6 BAYVIEW ST




\$397,500

Sold 2018
N/A

119 m² 119.0 m² 50.8m 32.8m 51.8m

21 GEORGE CRES



\$460,000

Sold 2018
N/A

300 m² 300.0 m² 40.6m 43.2m 38.6m 30.6m

1 PHILIP ST

\$560,000

SOLD
2018
Jun
N/A

310 m² 3 2 2

3 PHILIP ST

\$850,000

SOLD
2018
N/A

272 m² 3 2 2

12 BANYAN ST

\$660,000

SOLD
2018
Jun
N/A

329 m² 3 2 2

7 PHILIP ST

\$915,000

SOLD
2018
May
41 Days

305 m² 3 2 2

5/6 BAYVIEW ST

\$397,500

SOLD
2018
May
81 Days

3 1 1

32 GEORGE CRES

\$1,125,000

SOLD
2018
May
N/A

313 m² 4 2 2

10 BANYAN ST

\$320,000

SOLD
2018
May
N/A

1,307 m² - - -

40 GEORGE CRES

\$610,000

SOLD
2018
Apr
N/A

351 m² 4 3 2

1 CHARLOTTE ST

\$520,500

SOLD
2018
Apr
N/A

3,715 m² 2 2 2

4/1 CHARLOTTE ST

\$520,500

SOLD
2018
Apr
85 Days

3 1 1

15 BAYVIEW ST

\$875,000

SOLD
2018
Apr
N/A

473 m² 3 3 2

12 BAYVIEW ST

\$300,000

SOLD
2018
Apr
N/A

146 m² 2 1 1

FANNIE BAY - Properties For Rent

Median Rental Price

\$400 /w

Based on 109 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

+3.8%

Current Median Price: \$545,000
Current Median Rent: \$400

Based on 38 recorded Unit sales and 109 Unit rentals compared over the last 12 months

Number of Rentals

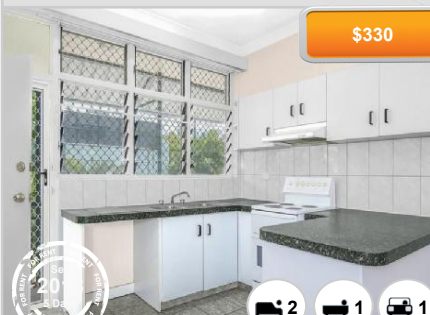
109

Based on 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

5/12 BAYVIEW

\$330



2018 Sep 03
For Rent
For Sale

2 1 1

1105/4 KURRINGAL COURT

\$370.00



2018 Sep 07
For Rent
For Sale

77 m² 1 1 1

2/38 PHILIP STREET

\$500.00

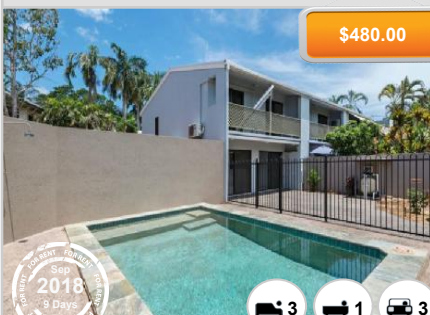


2018 Sep 09
For Rent
For Sale

3 3 2

1/1 MCCOLL STREET

\$480.00

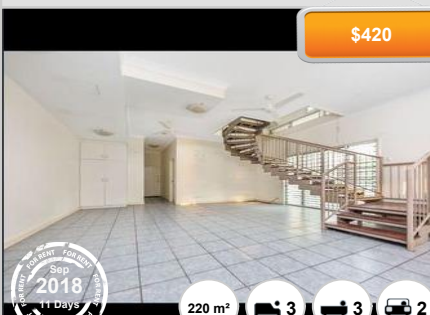


2018 Sep 09
For Rent
For Sale

3 1 3

2/4 PHILIP STREET

\$420



2018 Sep 11
For Rent
For Sale

220 m² 3 3 2

10/38 GEORGE CRESCENT

\$330



2018 Sep 15
For Rent
For Sale

117 m² 2 1 1

1001/4 KURRINGAL COURT

\$450.00



2018 Aug 19
For Rent
For Sale

77 m² 2 2 2

4/15 BAYVIEW STREET

\$870.00

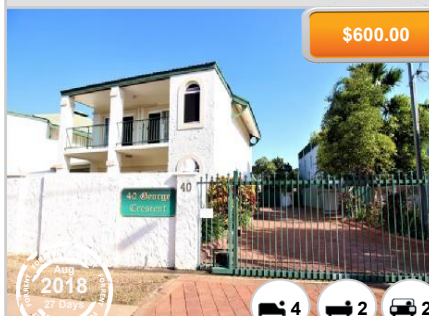


2018 Aug 21
For Rent
For Sale

4 3 2

10/40 GEORGE STREET

\$600.00



2018 Aug 27
For Rent
For Sale

4 2 2

2/22 PHILIP STREET

\$460 per week



Aug 2018
27 Days

2 beds, 1 bathroom, 2 cars

15/9 CHARLOTTE STREET

\$430 per week



Aug 2018
35 Days

3 beds, 1 bathroom, 1 car

7/33 GEORGE CRESCENT

\$500.00



Aug 2018
40 Days

3 beds, 1 bathroom, 2 cars

8/39 GEORGE CRESCENT

\$310 / Wk

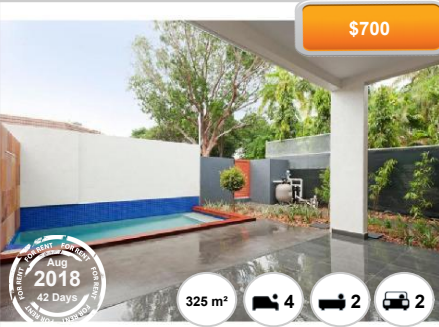


Aug 2018
41 Days

2 beds, 1 bathroom, 1 car

1/4 HINKLER CRESCENT

\$700

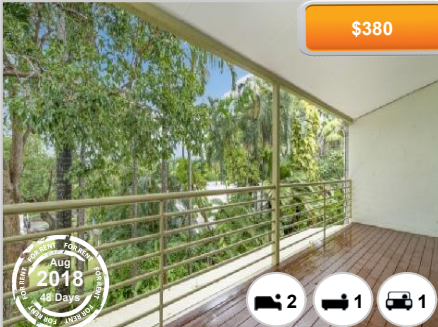


Aug 2018
42 Days

325 m², 4 beds, 2 bathrooms, 2 cars

3/9 CHARLOTTE STREET

\$380



Aug 2018
48 Days

2 beds, 1 bathroom, 1 car

1/4 HINKLER CRESCENT

\$700 per week

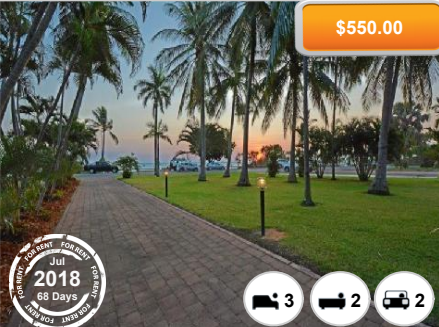


Aug 2018
50 Days

325 m², 4 beds, 2 bathrooms, 2 cars

EAST POINT ROAD

\$550.00




Jul 2018
69 Days

3 beds, 2 bathrooms, 2 cars

2/106 EAST POINT ROAD

\$560 per week



Jul 2018
69 Days

3 beds, 2 bathrooms, 2 cars

1/37 CHARLOTTE STREET

\$240.00



Jun 2018
82 Days

3,913 m², 1 bed, 1 bathroom, 1 car

6/17 BAYVIEW STREET

\$340 per week



Jun 2018
87 Days

95 m², 2 beds, 1 bathroom, 1 car

7/27 HINKLER CRESCENT

\$385



May 2018
95 Days

3 beds, 1 bathroom, 1 car