

RayWhite

Suburb flyover report



NIGHTCLIFF (HOUSE)

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NIGHTCLIFF - Suburb Map



NIGHTCLIFF - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 2000 | 32 | \$ 238,000 | 0.0 % | \$ 92,000 | \$ 717,000 |
| 2001 | 27 | \$ 275,000 | 15.5 % | \$ 100,000 | \$ 385,000 |
| 2002 | 35 | \$ 248,000 | -9.8 % | \$ 56,000 | \$ 495,000 |
| 2003 | 45 | \$ 332,000 | 33.9 % | \$ 52,000 | \$ 699,500 |
| 2004 | 44 | \$ 345,000 | 3.9 % | \$ 30,000 | \$ 605,000 |
| 2005 | 42 | \$ 364,500 | 5.7 % | \$ 96,500 | \$ 1,005,000 |
| 2006 | 30 | \$ 482,000 | 32.2 % | \$ 95,600 | \$ 1,062,000 |
| 2007 | 28 | \$ 532,500 | 10.5 % | \$ 210,000 | \$ 1,020,000 |
| 2008 | 28 | \$ 597,500 | 12.2 % | \$ 230,000 | \$ 1,210,000 |
| 2009 | 20 | \$ 648,750 | 8.6 % | \$ 239,000 | \$ 939,000 |
| 2010 | 27 | \$ 770,000 | 18.7 % | \$ 290,000 | \$ 1,100,000 |
| 2011 | 22 | \$ 686,000 | -10.9 % | \$ 236,000 | \$ 1,600,000 |
| 2012 | 17 | \$ 760,000 | 10.8 % | \$ 246,000 | \$ 1,100,000 |
| 2013 | 21 | \$ 770,000 | 1.3 % | \$ 83,750 | \$ 2,250,000 |
| 2014 | 26 | \$ 943,500 | 22.5 % | \$ 550,000 | \$ 1,750,000 |
| 2015 | 19 | \$ 840,000 | -11.0 % | \$ 450,000 | \$ 1,775,000 |
| 2016 | 18 | \$ 745,000 | -11.3 % | \$ 500,000 | \$ 1,700,000 |
| 2017 | 19 | \$ 770,000 | 3.4 % | \$ 510,000 | \$ 1,050,000 |
| 2018 | 13 | \$ 750,000 | -2.6 % | \$ 465,000 | \$ 1,175,000 |

Median Sale Price

\$750k

Based on 19 recorded House sales within the last 12 months (Financial Year 2018)

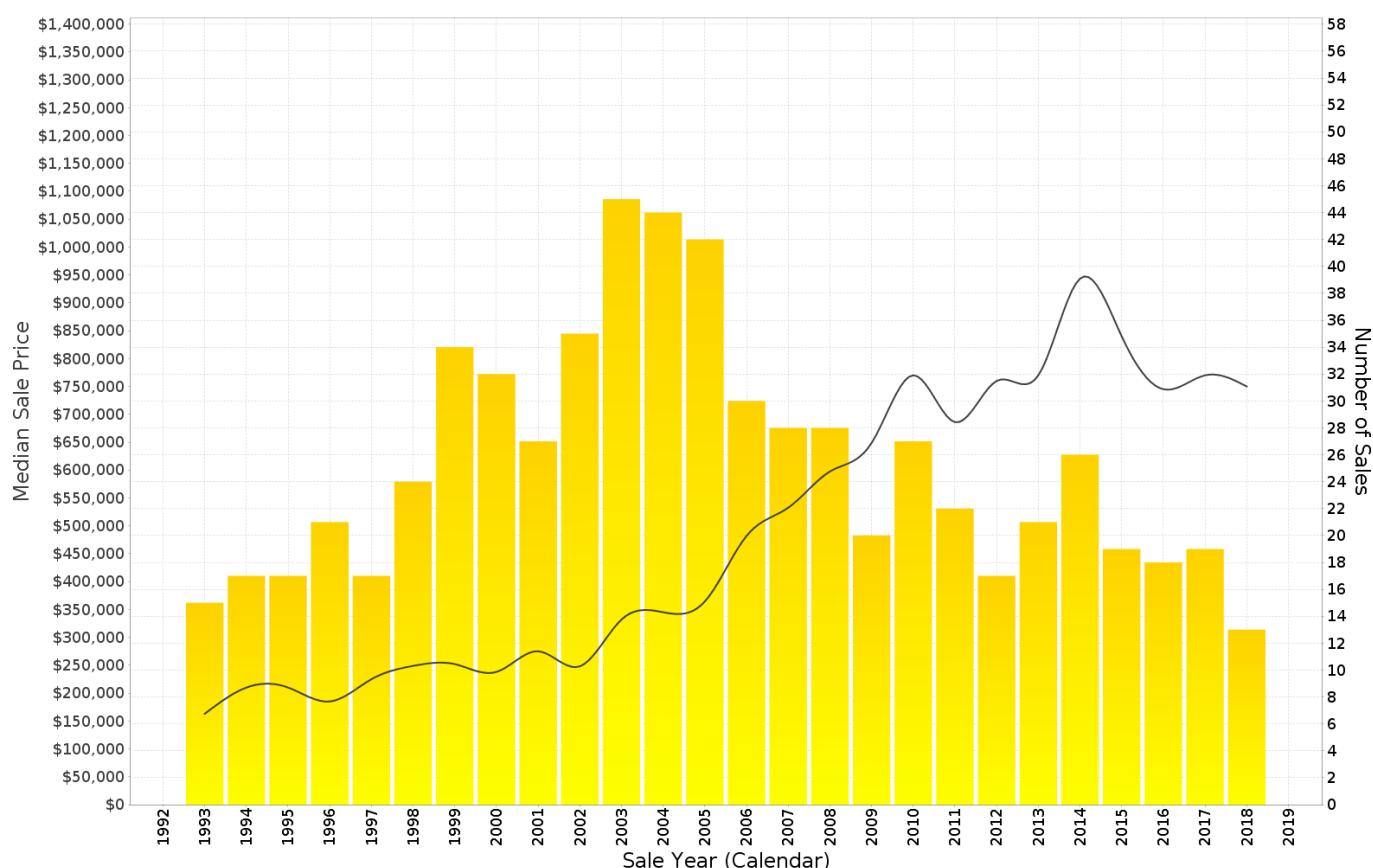
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

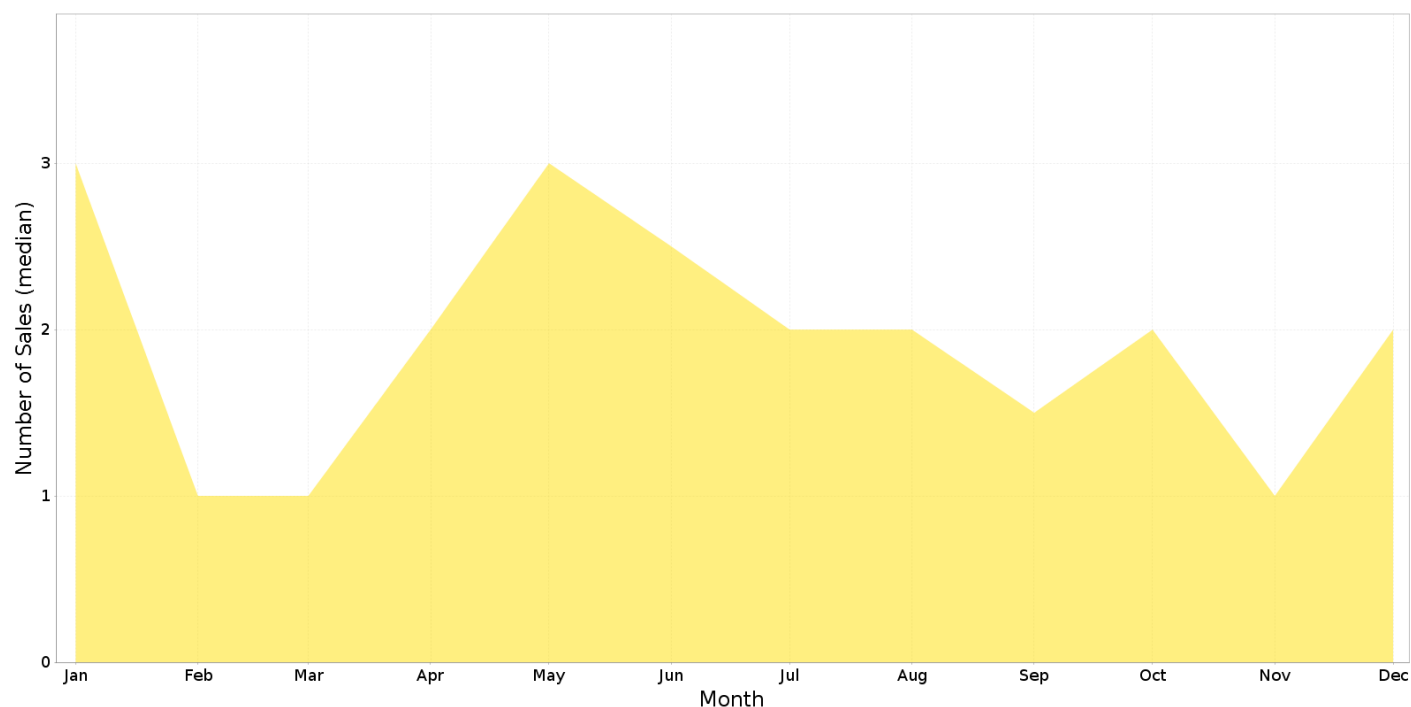
-2.6%

Current Median Price: \$750,000
Previous Median Price: \$770,000

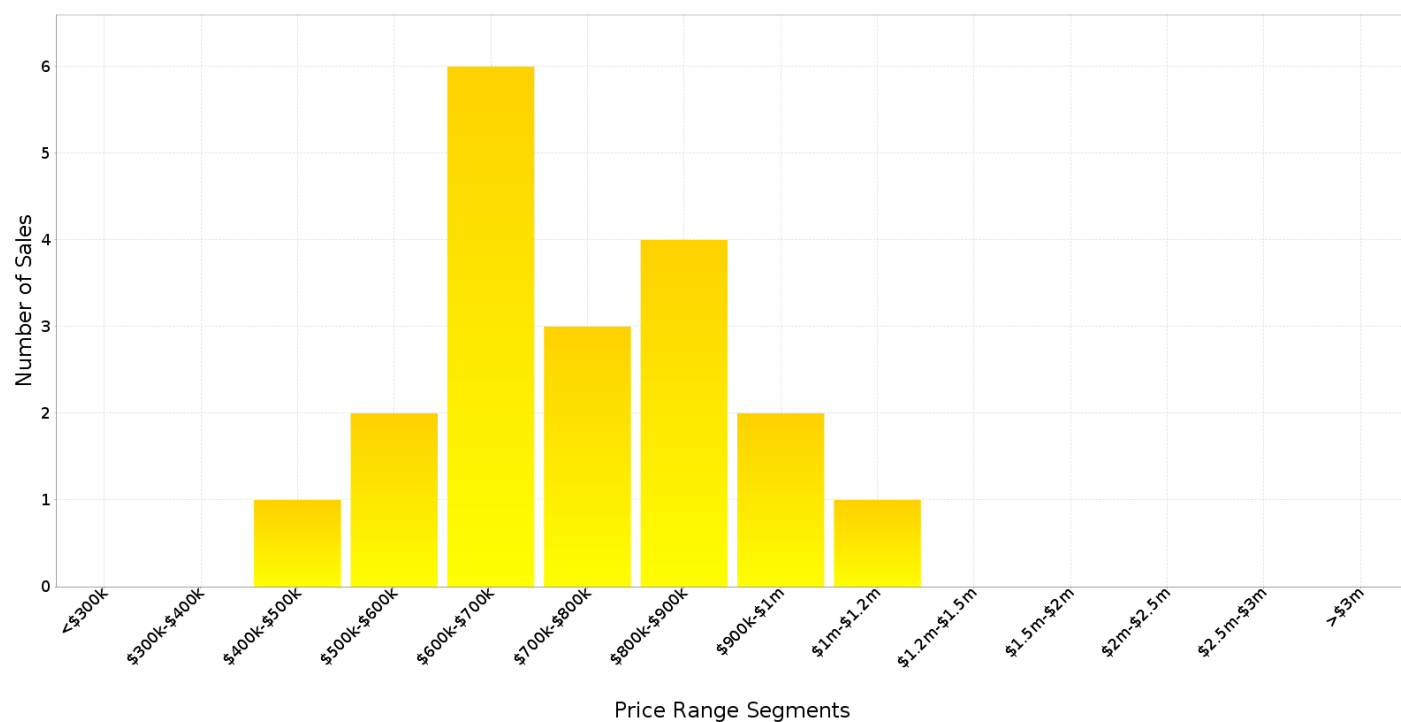
Based on 38 recorded House sales compared over the last two rolling 12 month periods



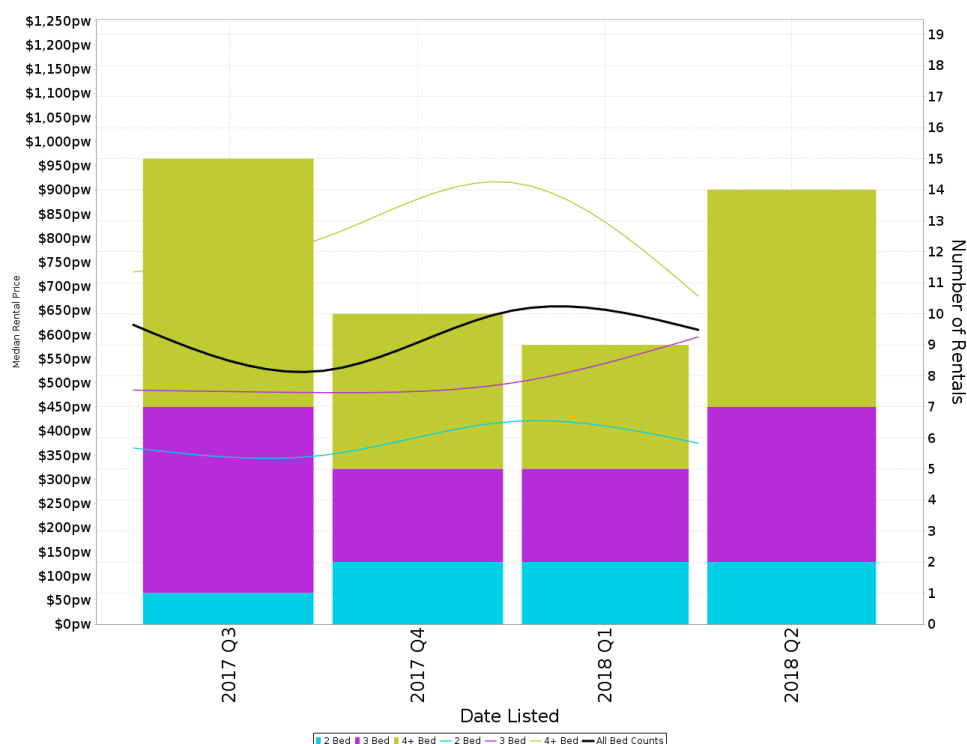
NIGHTCLIFF - Peak Selling Periods



NIGHTCLIFF - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.6%

Current Median Price: \$750,000
Previous Median Price: \$770,000

Based on 38 registered House sales compared over the last two rolling 12 month periods.

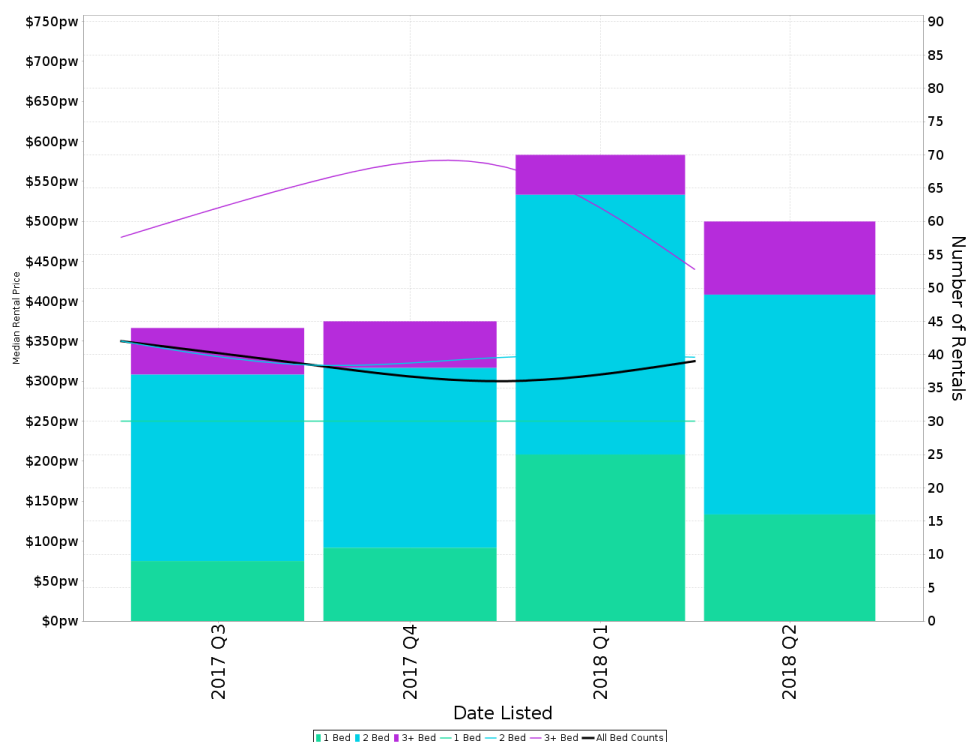
Suburb Rental Yield

+4.2%

Current Median Price: \$750,000
Current Median Rent: \$610

Based on 48 registered House sales compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-34.4%

Current Median Price: \$305,000
Previous Median Price: \$465,000

Based on 100 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$305,000
Current Median Rent: \$320

Based on 219 registered Unit sales compared over the last 12 months.

NIGHTCLIFF - Recently Sold Properties

Median Sale Price

\$750k

Based on 19 recorded House 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

-2.6%

Current Median Price: \$750,000
Previous Median Price: \$770,000

Based on 38 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

19

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

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

13 B VERBENA ST

\$800,000

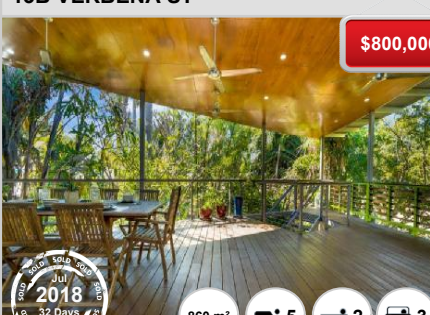


832 m² 2 2 2

2018 N/A

13B VERBENA ST

\$800,000



860 m² 5 2 3

2018 32 Days

17 SANDALWOOD ST

\$650,000

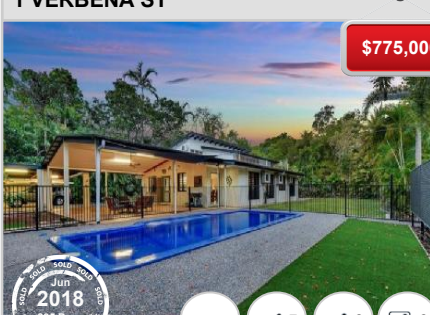


1,100 m² 6 2 2

2018 14 Days

1 VERBENA ST

\$775,000



1,050 m² 5 3 6

2018 235 Days

22 BOUGAINVILIA ST

\$550,000




980 m² 3 2 2

2018 133 Days

4 IXORA ST

\$825,000



1,040 m² - - -

2018 N/A

22 CLEMATIS ST

\$900,000




1,050 m² 4 3 2

2018 150 Days

5 FERNTREE ST

\$465,000

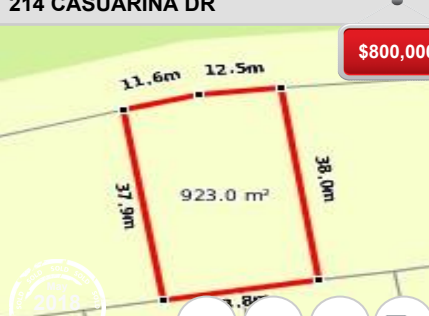


1,320 m² - - -

2018 N/A

214 CASUARINA DR

\$800,000



923 m² - - -

2018 N/A

45 GREVILLEA CCT




\$570,000

2018
207 Days
\$500,000 - \$600,000

820 m² 3 2 4

20 FRANGIPANNI ST



\$1,175,000

35.2m
26.8m
961.0 m²
26.9m
35.0m

2018
107 Days
\$1,000,000 - \$1,500,000

961 m² 5 3 -

NIGHTCLIFF - Properties For Rent

Median Rental Price

\$610 /w

Based on 48 recorded House 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

+4.2%

Current Median Price: \$750,000
Current Median Rent: \$610

Based on 19 recorded House sales and 48 House rentals compared over the last 12 months

Number of Rentals

48

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

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

18 GARDENIA STREET




\$600

2018 Sep 5 Days

1,159 m² 4 2 4

52 KURRAJONG STREET



\$480

2018 Sep 8 Days

686 m² 3 1 3

71 NIGHTCLIFF ROAD



\$600 / Wk

2018 Sep 8 Days

1,219 m² 3 2 3

15 LANTANA COURT




\$690

2018 Jul 62 Days

819 m² 4 2 2

1/152 CASUARINA DRIVE



\$400pw

2018 Apr 142 Days

3 1 1

11 GREVILLEA CIRCUIT




\$680

2018 Apr 168 Days

726 m² 4 2 2

6 Walker Street



\$680 Weekly

2018 Jan 246 Days

788 m² 4 2 2

30 Jacksonia Circuit



\$1,200 Weekly

2018 Jan 259 Days

687 m² 6 3 2