

**RayWhite**

# Suburb flyover report



**NIGHTCLIFF (UNIT)**

**PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF**



# NIGHTCLIFF - Suburb Map



# NIGHTCLIFF - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	54	\$ 157,500	0.0 %	\$ 7,500	\$ 440,000
2001	65	\$ 148,000	-6.0 %	\$ 45,000	\$ 390,000
2002	69	\$ 108,000	-27.0 %	\$ 50,000	\$ 431,000
2003	116	\$ 116,000	7.4 %	\$ 47,000	\$ 800,000
2004	123	\$ 132,000	13.8 %	\$ 10,000	\$ 775,000
2005	107	\$ 160,000	21.2 %	\$ 50,000	\$ 795,000
2006	79	\$ 265,000	65.6 %	\$ 30,000	\$ 900,000
2007	116	\$ 244,040	-7.9 %	\$ 7,440	\$ 1,140,000
2008	86	\$ 280,000	14.7 %	\$ 37,920	\$ 755,000
2009	94	\$ 310,000	10.7 %	\$ 32,000	\$ 850,000
2010	53	\$ 350,000	12.9 %	\$ 25,260	\$ 2,420,000
2011	39	\$ 385,000	10.0 %	\$ 52,153	\$ 2,000,000
2012	59	\$ 325,000	-15.6 %	\$ 185,000	\$ 1,200,000
2013	62	\$ 367,500	13.1 %	\$ 28,017	\$ 860,000
2014	113	\$ 475,000	29.3 %	\$ 49,855	\$ 2,600,000
2015	53	\$ 525,000	10.5 %	\$ 200,000	\$ 1,050,000
2016	59	\$ 465,000	-11.4 %	\$ 158,000	\$ 1,200,000
2017	52	\$ 364,500	-21.6 %	\$ 14,400	\$ 950,000
2018	23	\$ 300,000	-17.7 %	\$ 125,000	\$ 680,000

## Median Sale Price

# \$305k

Based on 47 recorded Unit sales within the last 12 months (Financial Year 2018)

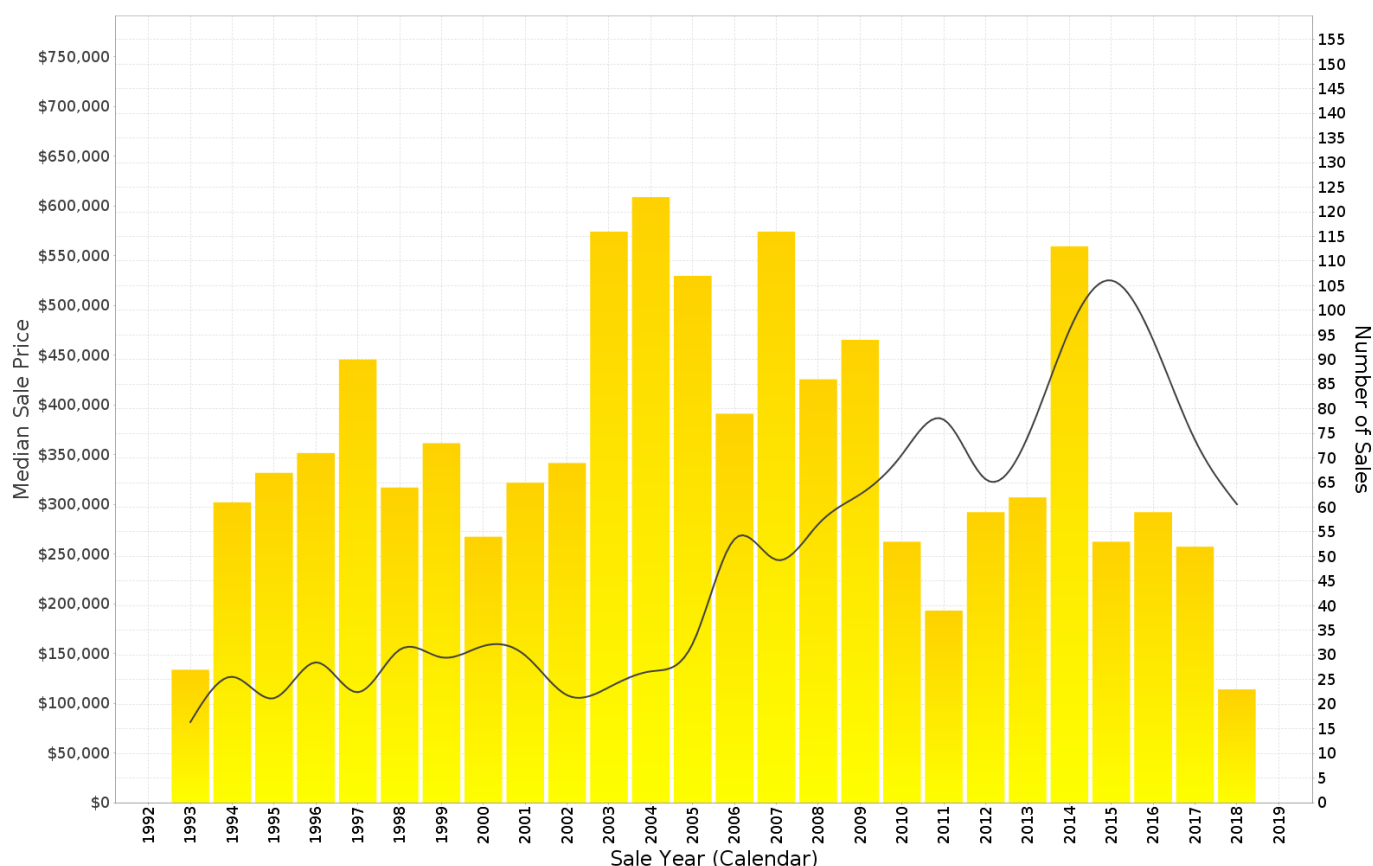
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

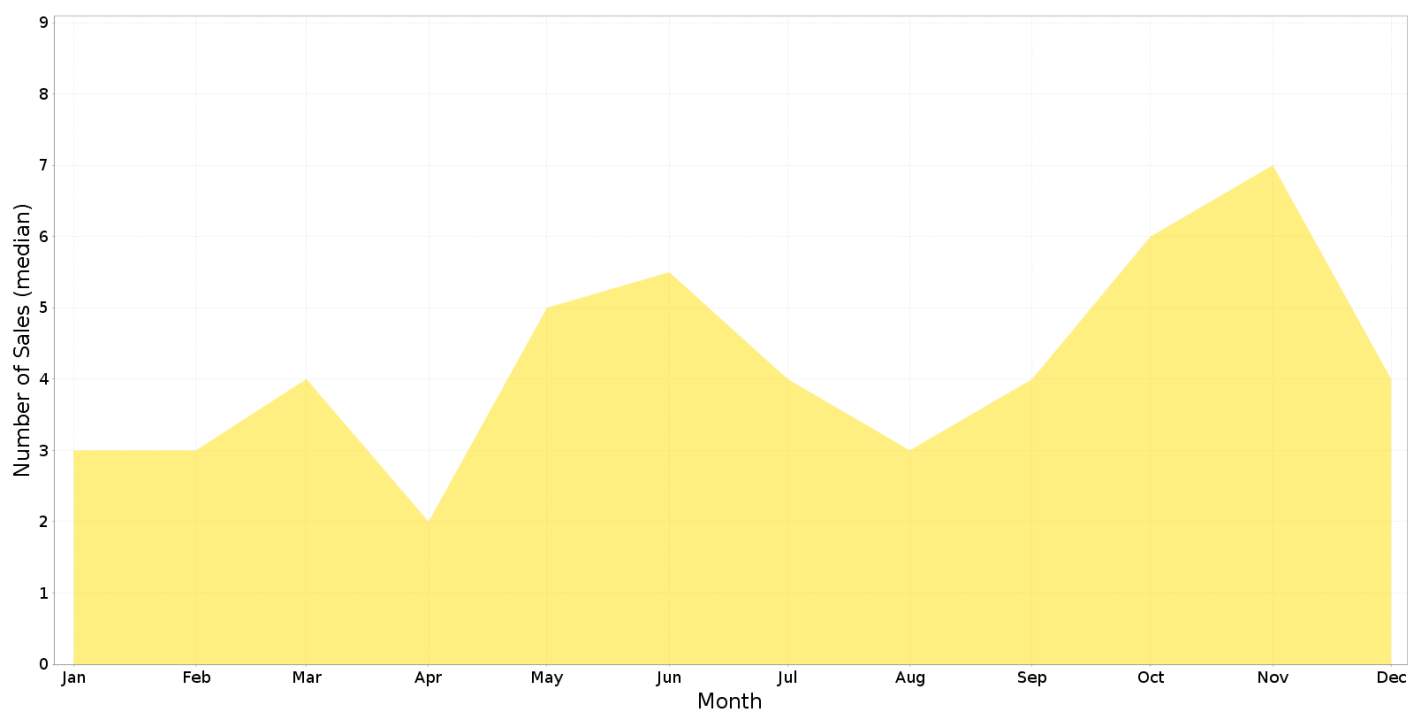
# -34.4%

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

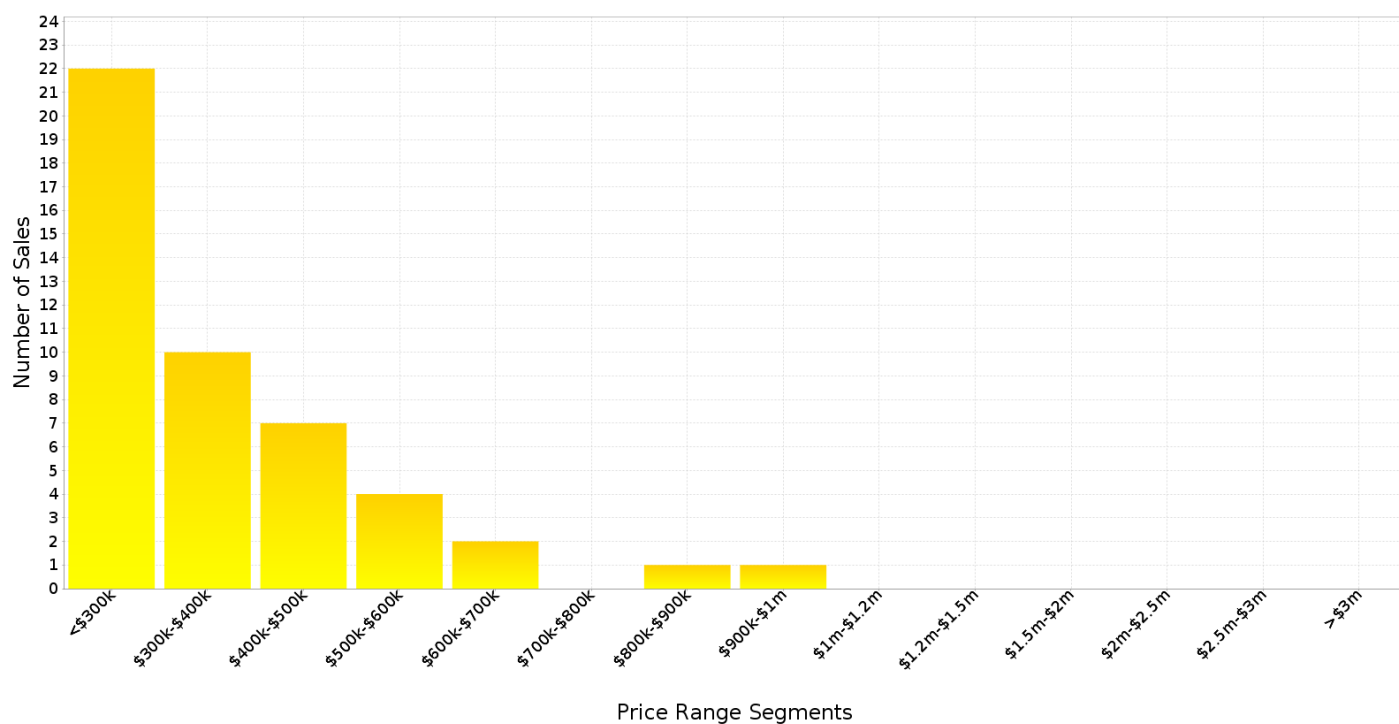
Based on 100 recorded Unit sales compared over the last two rolling 12 month periods



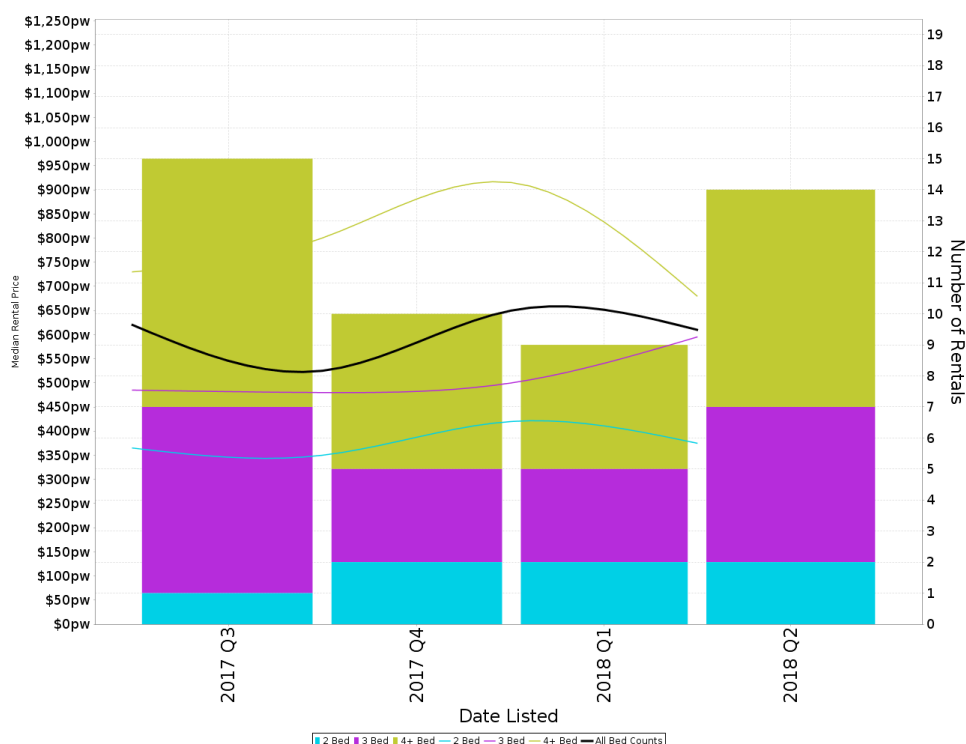
## NIGHTCLIFF - Peak Selling Periods



## 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.

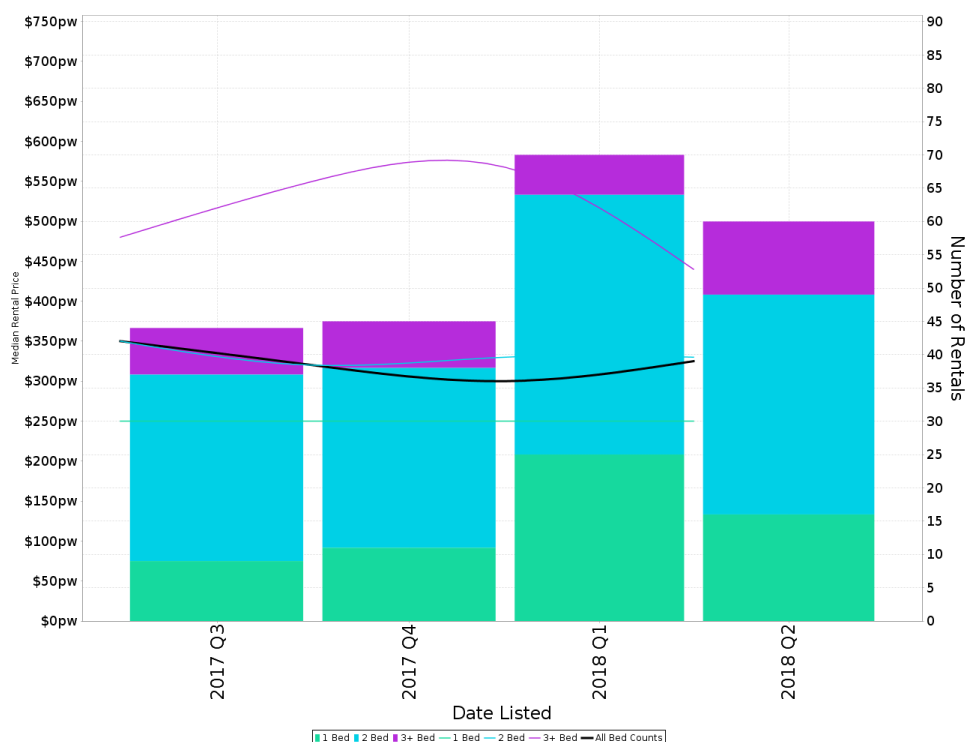
### Suburb Rental Yield

**+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

## \$305k

Based on 47 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

## -34.4%

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

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

# Sold Properties

## 47

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

**4/262 CASUARINA DR**



**\$370,000**

Jul 2018  
116 Days

2 1 1

**262 CASUARINA DR**




**\$370,000**

Jul 2018  
N/A

127 m<sup>2</sup> 2 1 1

**15 HICKORY ST**




**\$512,500**

Jul 2018  
118 Days

812 m<sup>2</sup> 3 2 2

**20/140 CASUARINA DR**




**\$495,000**

Jul 2018  
18 Days

375 m<sup>2</sup> 3 1 2

**65 PROGRESS DR**



**\$505,000**

Jul 2018  
1 Day

187 m<sup>2</sup> 2 2 2

**68 KURRAJONG CRES**




**\$220,000**

Jul 2018  
N/A

132 m<sup>2</sup> - - -

**5 ALSTONIA ST**

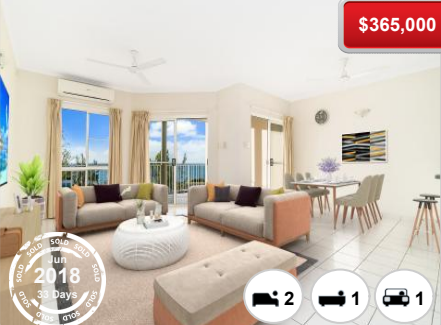


**\$285,000**

Jun 2018  
N/A

467 m<sup>2</sup> 3 1 2

**6/262 CASUARINA DR**



**\$365,000**

Jun 2018  
33 Days

2 1 1

**16 KURRAJONG CRES**



**\$575,000**

Jun 2018  
248 Days

757 m<sup>2</sup> 3 2 4



**65 ARALIA ST**

**\$340,000**

128.0 m<sup>2</sup>

2018  
N/A

128 m<sup>2</sup> 2 2 1

**2 POINCIANA ST**

**\$475,000**

2018  
N/A

158 m<sup>2</sup> 2 2 1

**14 QUANDONG CRES**

**\$680,000**

2018  
N/A

842 m<sup>2</sup> 4 2 1

**25/5 POINCIANA ST**

**\$155,000**

2018  
May 87 Days

37 m<sup>2</sup> 1 1 1

**5 POINCIANA ST**

**\$155,000**

2018  
N/A

37 m<sup>2</sup> 1 1 1

**8 HICKORY ST**

**\$200,000**

2018  
N/A

76 m<sup>2</sup> 2 1 1

**215/71B PROGRESS DR**

**\$627,000**

2018  
May 16 Days

335 m<sup>2</sup> 3 2 2

**7 ALSTONIA ST**

**\$600,000**

836.0 m<sup>2</sup>

2018  
N/A

836 m<sup>2</sup> - - 1

**5 POINCIANA ST**

**\$125,000**

2018  
N/A

29 m<sup>2</sup> 1 1 1

**57 ARALIA ST**

**\$190,000**

2018  
Mar N/A

52 m<sup>2</sup> 1 1 1

**6/4 PALM ST**

**\$425,000**

2018  
Mar 40 Days

118 m<sup>2</sup> 2 1 2

# NIGHTCLIFF - Properties For Rent

## Median Rental Price

**\$320 /w**

Based on 219 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

**+5.5%**

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

Based on 47 recorded Unit sales and 219 Unit rentals compared over the last 12 months

## Number of Rentals

**219**

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

**2/15 BOUGAINVILLEA STREET**

**\$280.00**



Sep 2018 2 Days

2 1 1

**2/29 KURRAJONG CRESCENT**

**\$290**



Sep 2018 6 Days

838 m<sup>2</sup> 2 1 1

**12/138 CASUARINA DRIVE**

**\$465**

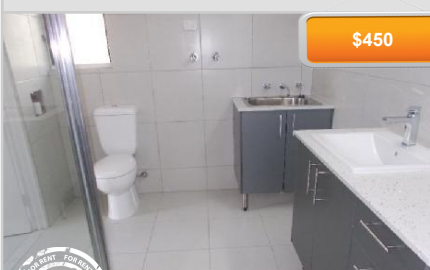


Sep 2018 7 Days

416 m<sup>2</sup> 3 2 2

**21/73 PROGRESS DRIVE**

**\$450**

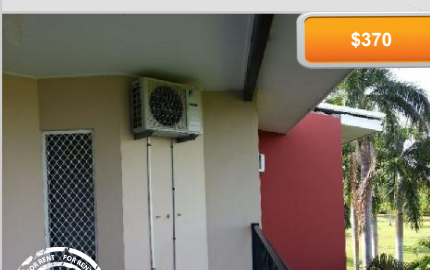


Sep 2018 7 Days

3 1 1

**26/73 PROGRESS DRIVE**

**\$370**



Sep 2018 7 Days

2 1 1

**11/57 ARALIA STREET**

**\$190**



Sep 2018 12 Days

1 1 1

**2 KURRAJONG CRESCENT**

**\$340 per week**

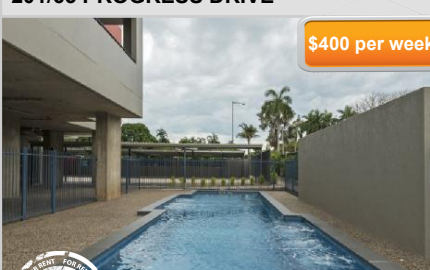


Sep 2018 12 Days

880 m<sup>2</sup> 2 1 1

**201/65 PROGRESS DRIVE**

**\$400 per week**



Sep 2018 12 Days

187 m<sup>2</sup> 2 2 2

**6/68 KURRAJONG CRESCENT**

**\$320.00**



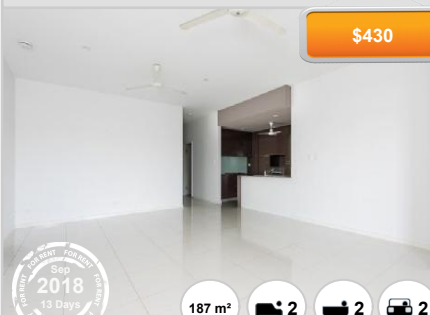
Sep 2018 13 Days

132 m<sup>2</sup> 2 1 1



**601A/65 PROGRESS DRIVE**

**\$430**




187 m<sup>2</sup> 2 2 2

FOR RENT - 15 Days  
2018  
FOR RENT - 15 Days

**36/138 CASUARINA DRIVE**

**\$375.00**



112 m<sup>2</sup> 2 1 1

FOR RENT - 14 Days  
2018  
FOR RENT - 14 Days

**12/6 GREVILLEA CIRCUIT**

**\$300.00**



2 1 1

FOR RENT - 14 Days  
2018  
FOR RENT - 14 Days

**3/81 NIGHTCLIFF ROAD**

**\$380.00**

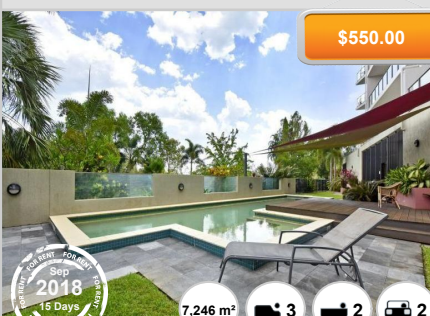


2 1 1

FOR RENT - 15 Days  
2018  
FOR RENT - 15 Days

**106/71 PROGRESS DRIVE**

**\$550.00**



7,246 m<sup>2</sup> 3 2 2

FOR RENT - 15 Days  
2018  
FOR RENT - 15 Days

**12/260 CASUARINA DRIVE**

**\$430 per week**



127 m<sup>2</sup> 2 1 1

FOR RENT - 16 Days  
2018  
FOR RENT - 16 Days

**10/61 ARALIA STREET**

**\$290 per week**



1,009 m<sup>2</sup> 2 1 1

FOR RENT - 21 Days  
2018  
FOR RENT - 21 Days

**6/40 KURRAJONG CRESCENT**

**\$350.00**

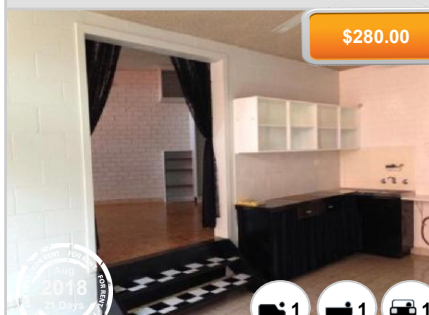


2 1 2

FOR RENT - 21 Days  
2018  
FOR RENT - 21 Days

**19/55 ARALIA STREET**

**\$280.00**

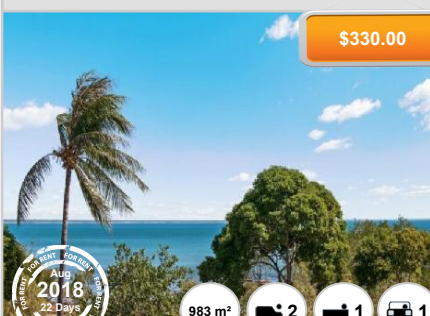


1 1 1

FOR RENT - 21 Days  
2018  
FOR RENT - 21 Days

**1/172 CASUARINA DRIVE**

**\$330.00**

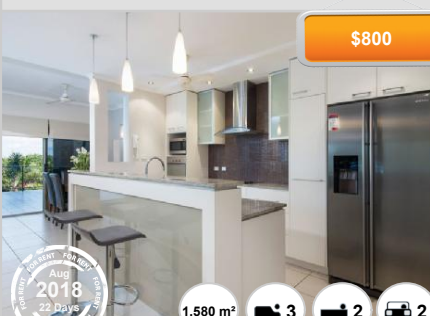


983 m<sup>2</sup> 2 1 1

FOR RENT - 22 Days  
2018  
FOR RENT - 22 Days

**110/71C PROGRESS DRIVE**

**\$800**

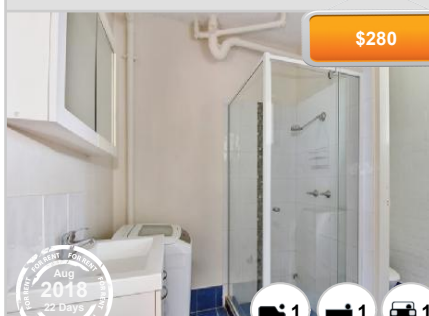


1,580 m<sup>2</sup> 3 2 2

FOR RENT - 22 Days  
2018  
FOR RENT - 22 Days

**6/254 CASUARINA DRIVE**

**\$280**



1 1 1

FOR RENT - 22 Days  
2018  
FOR RENT - 22 Days