

RayWhite

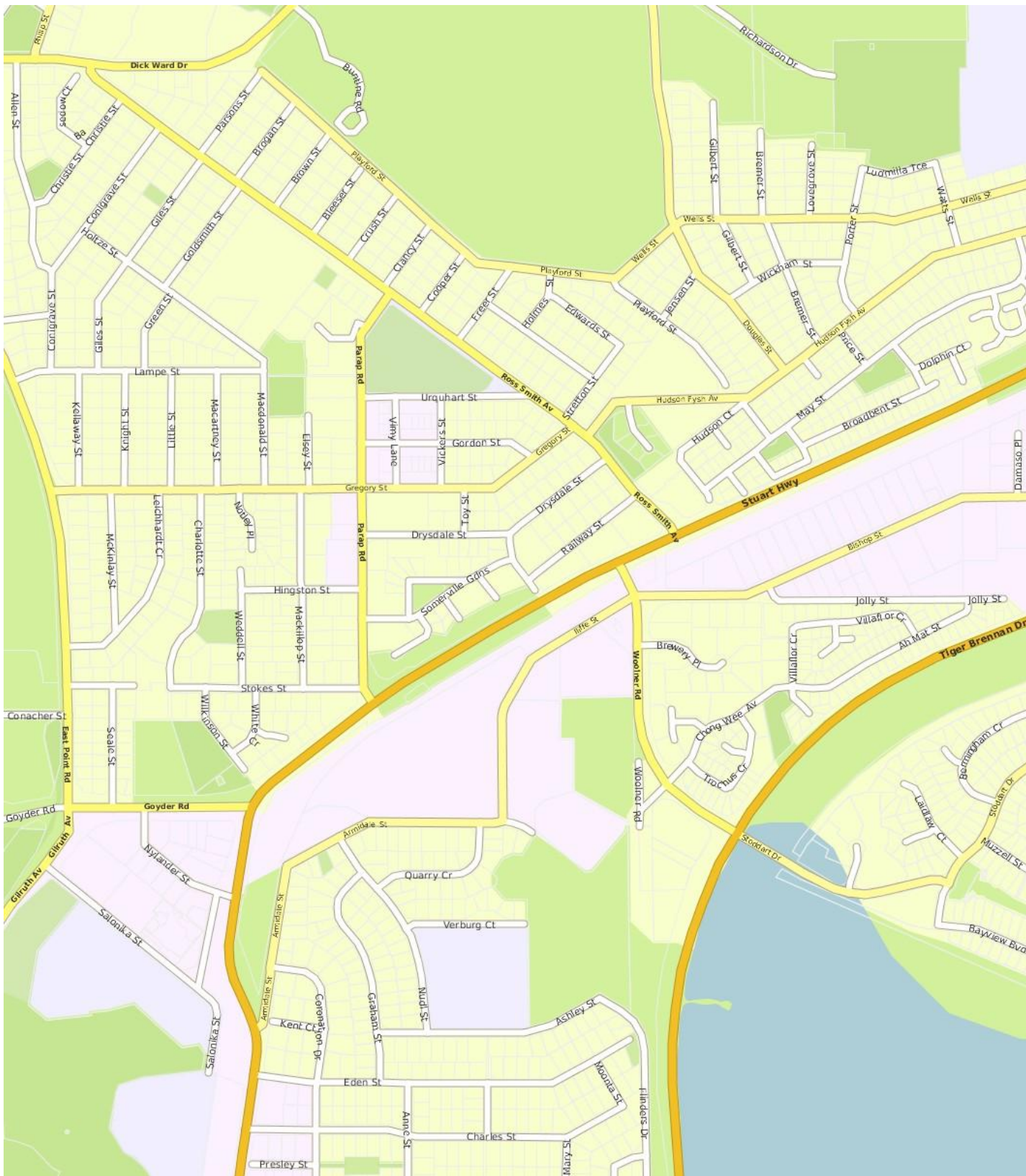
Suburb flyover report



PARAP (UNIT)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

PARAP - Suburb Map



PARAP - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	40	\$ 100,000	0.0 %	\$ 35,400	\$ 440,000
2001	18	\$ 131,000	31.0 %	\$ 20,000	\$ 230,000
2002	21	\$ 130,000	-0.8 %	\$ 98,000	\$ 360,000
2003	52	\$ 126,500	-2.7 %	\$ 20,400	\$ 399,000
2004	44	\$ 140,000	10.7 %	\$ 15,000	\$ 430,000
2005	28	\$ 192,500	37.5 %	\$ 70,000	\$ 500,000
2006	46	\$ 229,750	19.4 %	\$ 41,610	\$ 1,050,000
2007	64	\$ 239,750	4.4 %	\$ 14,160	\$ 685,000
2008	63	\$ 255,000	6.4 %	\$ 65,000	\$ 9,800,000
2009	32	\$ 312,250	22.5 %	\$ 67,200	\$ 745,000
2010	67	\$ 460,000	47.3 %	\$ 17,000	\$ 3,630,000
2011	47	\$ 490,000	6.5 %	\$ 81,650	\$ 713,000
2012	88	\$ 433,750	-11.5 %	\$ 125,000	\$ 1,000,000
2013	78	\$ 575,000	32.6 %	\$ 96,830	\$ 940,000
2014	83	\$ 545,000	-5.2 %	\$ 90,510	\$ 770,000
2015	28	\$ 545,000	0.0 %	\$ 120,000	\$ 2,250,000
2016	19	\$ 385,000	-29.4 %	\$ 105,000	\$ 625,000
2017	16	\$ 379,000	-1.6 %	\$ 48,000	\$ 640,000
2018	14	\$ 342,500	-9.6 %	\$ 58,000	\$ 495,000

Median Sale Price

\$340k

Based on 15 recorded Unit sales within the last 12 months (Financial Year 2018)

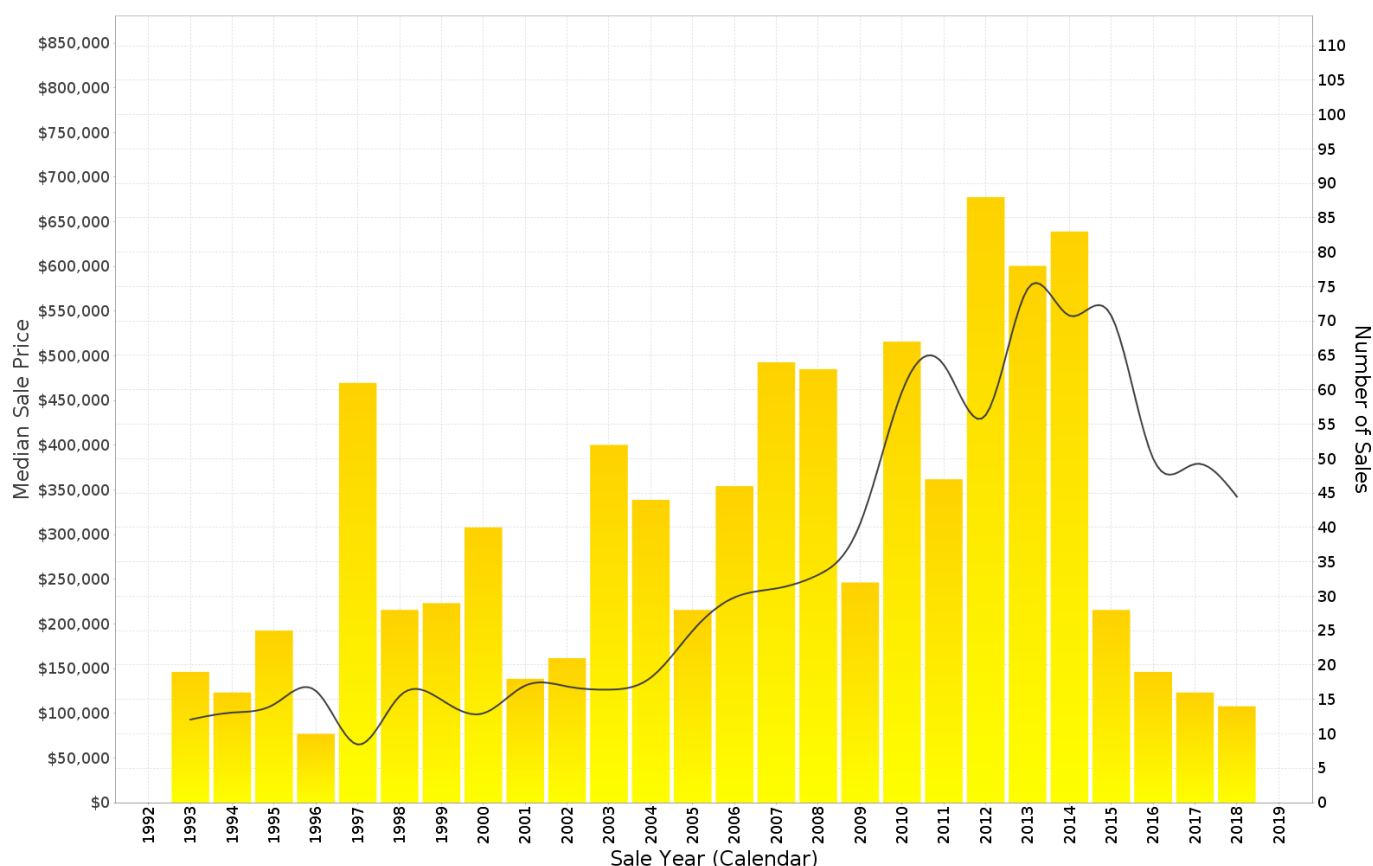
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

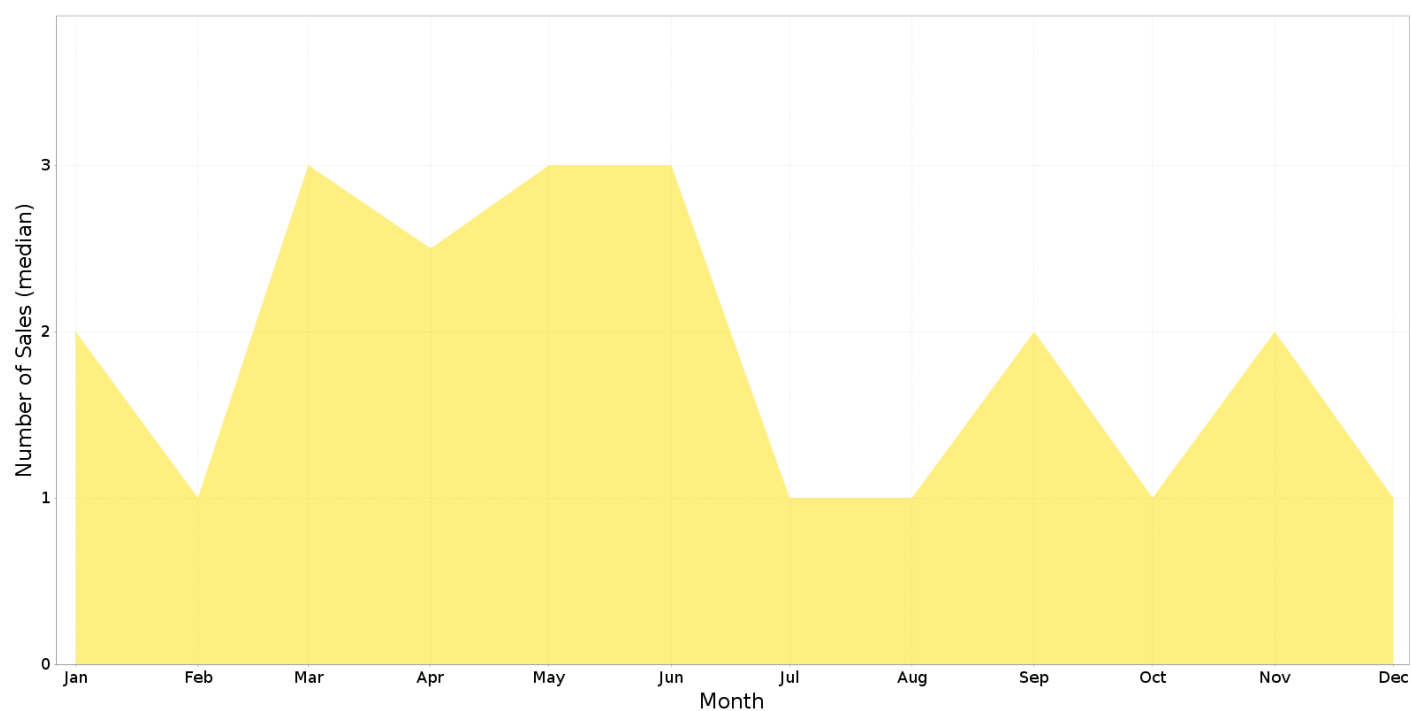
-16.0%

Current Median Price: \$340,000
Previous Median Price: \$405,000

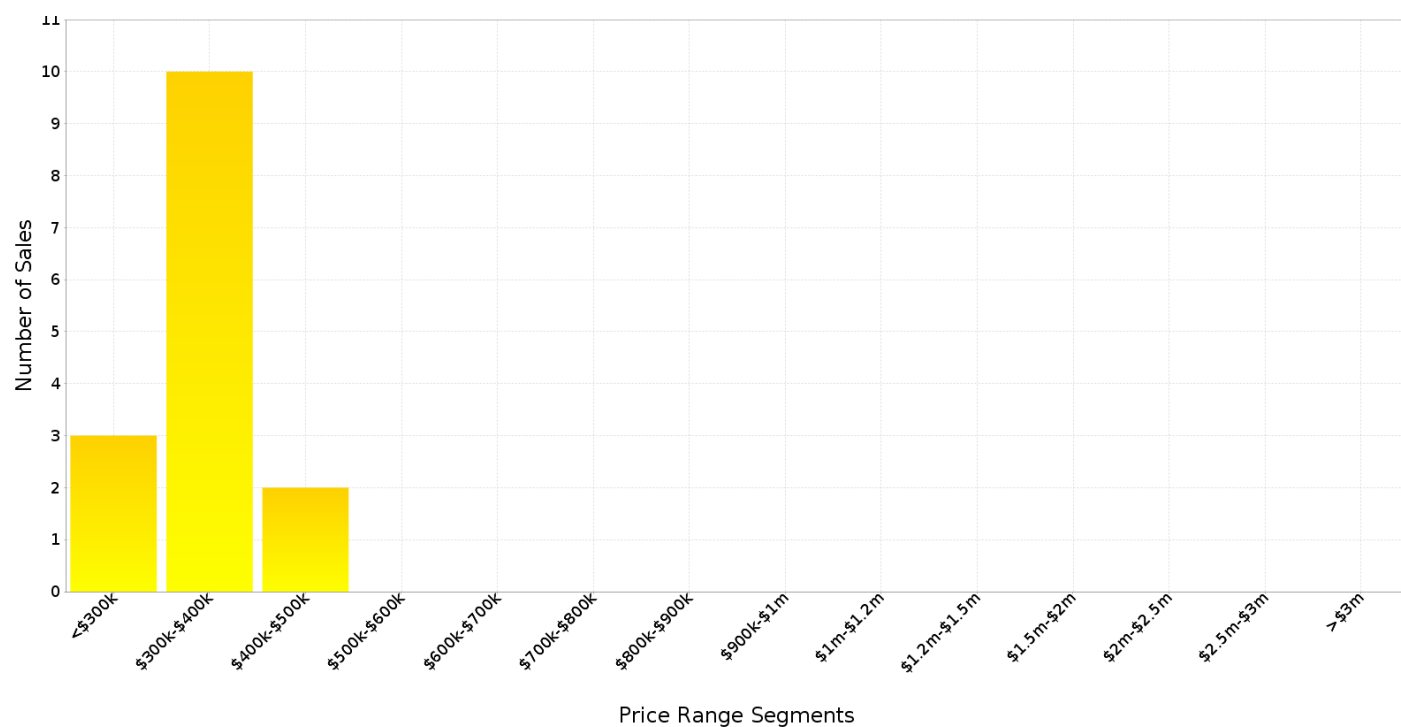
Based on 36 recorded Unit sales compared over the last two rolling 12 month periods



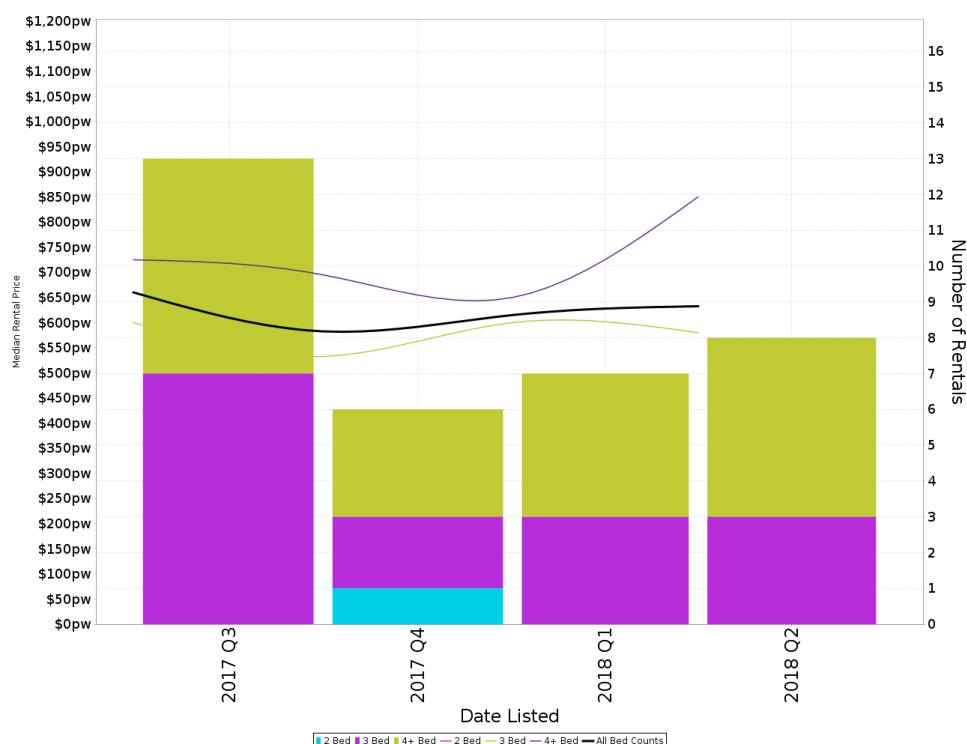
PARAP - Peak Selling Periods



PARAP - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.6%

Current Median Price: \$732,500
Previous Median Price: \$700,000

Based on 29 registered House sales compared over the last two rolling 12 month periods.

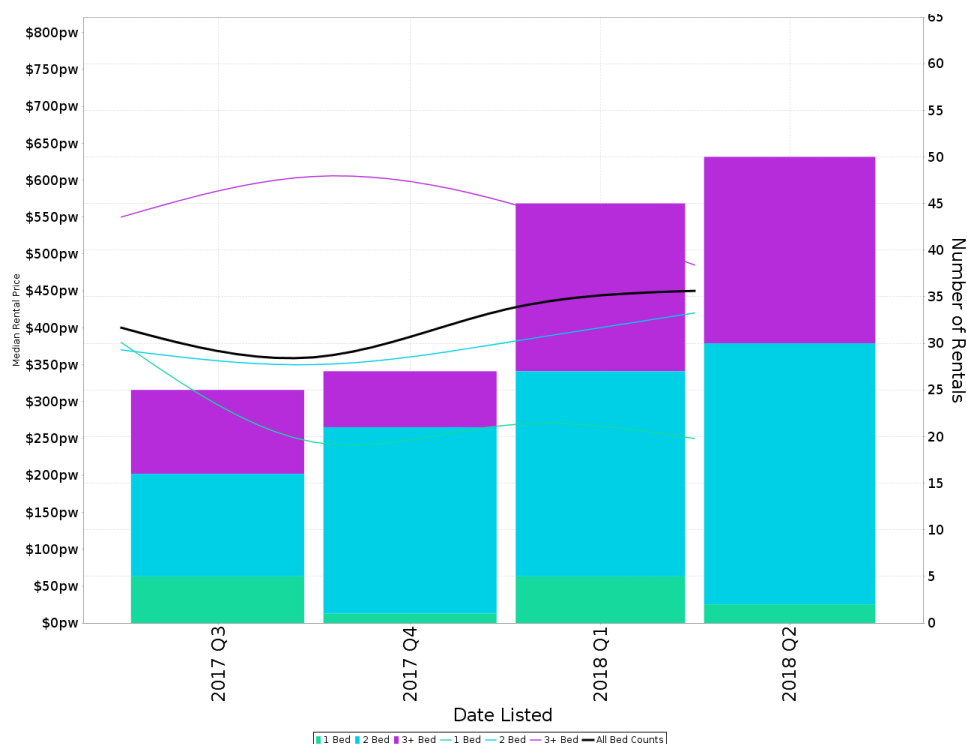
Suburb Rental Yield

+4.5%

Current Median Price: \$732,500
Current Median Rent: \$640

Based on 34 registered House sales compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-16.0%

Current Median Price: \$340,000
Previous Median Price: \$405,000

Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.6%

Current Median Price: \$340,000
Current Median Rent: \$430

Based on 147 registered Unit sales compared over the last 12 months.

PARAP - Recently Sold Properties

Median Sale Price

\$340k

Based on 15 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

-16.0%

Current Median Price: \$340,000
Previous Median Price: \$405,000

Based on 36 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

15

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

16 MACKILLOP ST

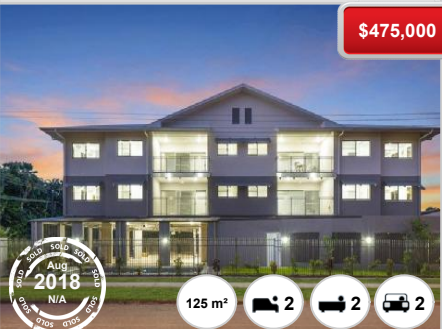


\$317,000

Aug 2018
N/A

121 m² 2 2 2

2 ELSEY ST




\$475,000

Aug 2018
N/A

125 m² 2 2 2

23 HUDSON FYSH AVE




\$180,000

Aug 2018
N/A

69 m² 2 1 1

45 PARAP RD



\$360,000

Jun 2018
N/A

123 m² 2 1 1

12/23 HUDSON FYSH AVNUE




\$180,000

Jun 2018
N/A

photo not available - - -

45 PARAP RD



\$365,000

May 2018
N/A

110 m² 2 1 1

2 ELSEY ST




\$495,000

May 2018
N/A

photo not available - - -

330/12 SALONIKA ST




\$292,000

Apr 2018
83 Days

6,976 m² 1 1 1

2 MITAROS PL



\$395,000

Apr 2018
N/A

160 m² 3 2 2

450/12 SALONIKA ST

\$400,000

SOLD
Apr 2018
52 Days

2 2 1

52 GREGORY ST

\$92,000

SOLD
Apr 2018
N/A

15 m² 1 1 1

26 DRYSDALE ST

\$321,000

SOLD
2018
N/A

4,332 m² - - -

45/52 GREGORY ST

\$92,000

SOLD
Apr 2018
N/A

1 1 1

52 GREGORY ST

\$58,000

SOLD
Mar 2018
N/A

17 m² 1 1 1

7 WEDDELL ST

\$345,000

SOLD
Mar 2018
N/A

2,204 m² 2 1 1

3/1 RAILWAY ST

\$321,000

SOLD
Mar 2018
128 Days

2 1 1

4 ELSEY ST

\$310,000

SOLD
Mar 2018
254 Days

134 m² 2 1 2

PARAP - Properties For Rent

Median Rental Price

\$430 /w

Based on 147 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

+6.6%

Current Median Price: \$340,000
Current Median Rent: \$430

Based on 15 recorded Unit sales and 147 Unit rentals compared over the last 12 months

Number of Rentals

147

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

60/64 PLAYFORD STREET

\$350.00

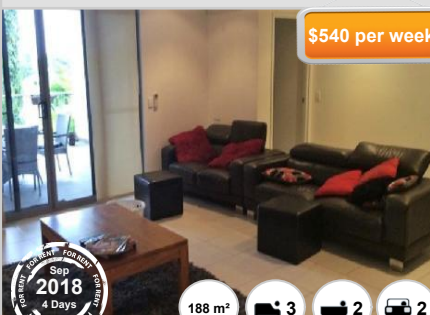


Sep 2018 2 Days

2 1 -

1/5 MITAROS PLACE

\$540 per week



Sep 2018 4 Days

188 m² 3 2 2

19/22 MACKILLOP STREET

\$490



Sep 2018 5 Days

3 2 2

3/16 GOLDSMITH STREET

\$370



Sep 2018 5 Days

2 1 1

13/10 -12 MACKILLOP STREET

\$390



Sep 2018 6 Days

2 2 -

64/23 HUDSON FYSH AVENUE

\$320 per week




Sep 2018 6 Days

2 1 1

1/2 HOBLER COURT

\$260 Weekly



Sep 2018 14 Days

564 m² 1 1 2

29/5 MITAROS PLACE

\$460 per week

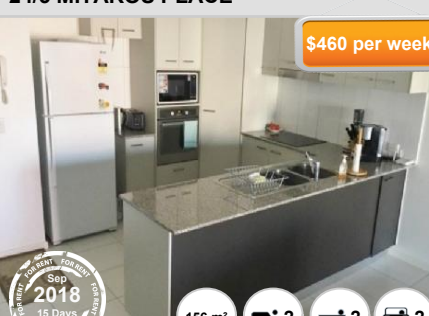


Sep 2018 15 Days

160 m² 2 2 2

24/5 MITAROS PLACE

\$460 per week



Sep 2018 15 Days

156 m² 2 2 2

14/5 MITAROS PLACE

\$460 per week



158 m² 2 2 2

Aug 2018 16 Days

370/12 SALONIKA STREET

\$710 per week



6,976 m² 3 2 2

Aug 2018 24 Days

46/23 HUDSON FYSH AVENUE

\$310 / Wk



69 m² 2 1 1

Aug 2018 22 Days

1/7 WEDDELL STREET

\$435.00



2 1 1

Aug 2018 24 Days

1/23 HUDSON FYSH AVENUE

\$380



69 m² 2 1 1

Aug 2018 28 Days

2/23 HUDSON FYSH AVENUE

\$300.00

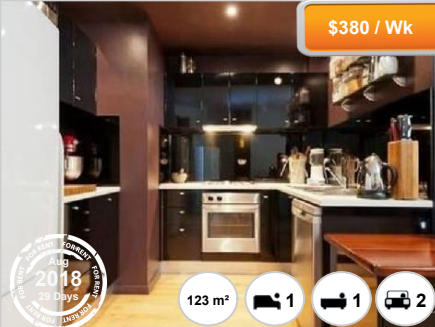


69 m² 2 1 1

Aug 2018 28 Days

5/16 MACKILLOP STREET

\$380 / Wk



123 m² 1 1 2

Aug 2018 28 Days

45 PARAP ROAD

\$380 per week



123 m² 2 1 1

Aug 2018 32 Days

27/3 MITAROS PLACE

\$490.00

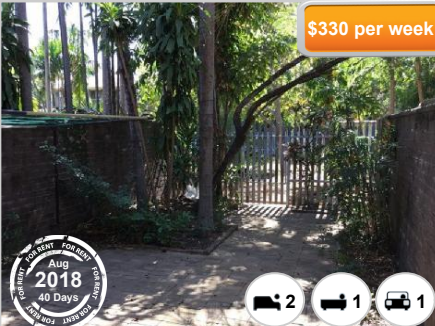


3 2 2

Aug 2018 37 Days

14/1 RAILWAY STREET

\$330 per week




2 1 1

Aug 2018 40 Days

340/12 SALONIKA STREET

\$580 per week



6,976 m² 3 2 2

Aug 2018 42 Days

23/30 PARAP ROAD

\$320 per week



152 m² 3 2 2

Aug 2018 47 Days