

RayWhite

Suburb flyover report



STUART PARK (UNIT)

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STUART PARK - Suburb Map



STUART PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	60	\$ 157,500	0.0 %	\$ 5,000	\$ 2,010,000
2001	55	\$ 177,000	12.4 %	\$ 89,000	\$ 303,000
2002	67	\$ 165,000	-6.8 %	\$ 36,666	\$ 365,000
2003	93	\$ 191,000	15.8 %	\$ 16,950	\$ 835,000
2004	122	\$ 215,500	12.8 %	\$ 28,390	\$ 1,075,000
2005	91	\$ 250,000	16.0 %	\$ 16,885	\$ 800,000
2006	84	\$ 280,000	12.0 %	\$ 13,300	\$ 1,600,000
2007	114	\$ 290,000	3.6 %	\$ 26,895	\$ 930,000
2008	90	\$ 332,500	14.7 %	\$ 118,000	\$ 1,540,000
2009	63	\$ 385,000	15.8 %	\$ 66,000	\$ 1,250,000
2010	76	\$ 425,000	10.4 %	\$ 180,000	\$ 1,804,000
2011	60	\$ 446,750	5.1 %	\$ 82,500	\$ 2,650,000
2012	70	\$ 427,500	-4.3 %	\$ 156,000	\$ 850,000
2013	62	\$ 468,500	9.6 %	\$ 73,590	\$ 2,900,000
2014	86	\$ 550,000	17.4 %	\$ 72,313	\$ 1,850,000
2015	66	\$ 502,500	-8.6 %	\$ 235,000	\$ 765,000
2016	45	\$ 496,130	-1.3 %	\$ 252,500	\$ 1,925,000
2017	39	\$ 475,000	-4.3 %	\$ 240,000	\$ 780,000
2018	20	\$ 414,495	-12.7 %	\$ 170,000	\$ 650,000

Median Sale Price

\$458k

Based on 30 recorded Unit sales within the last 12 months (Financial Year 2018)

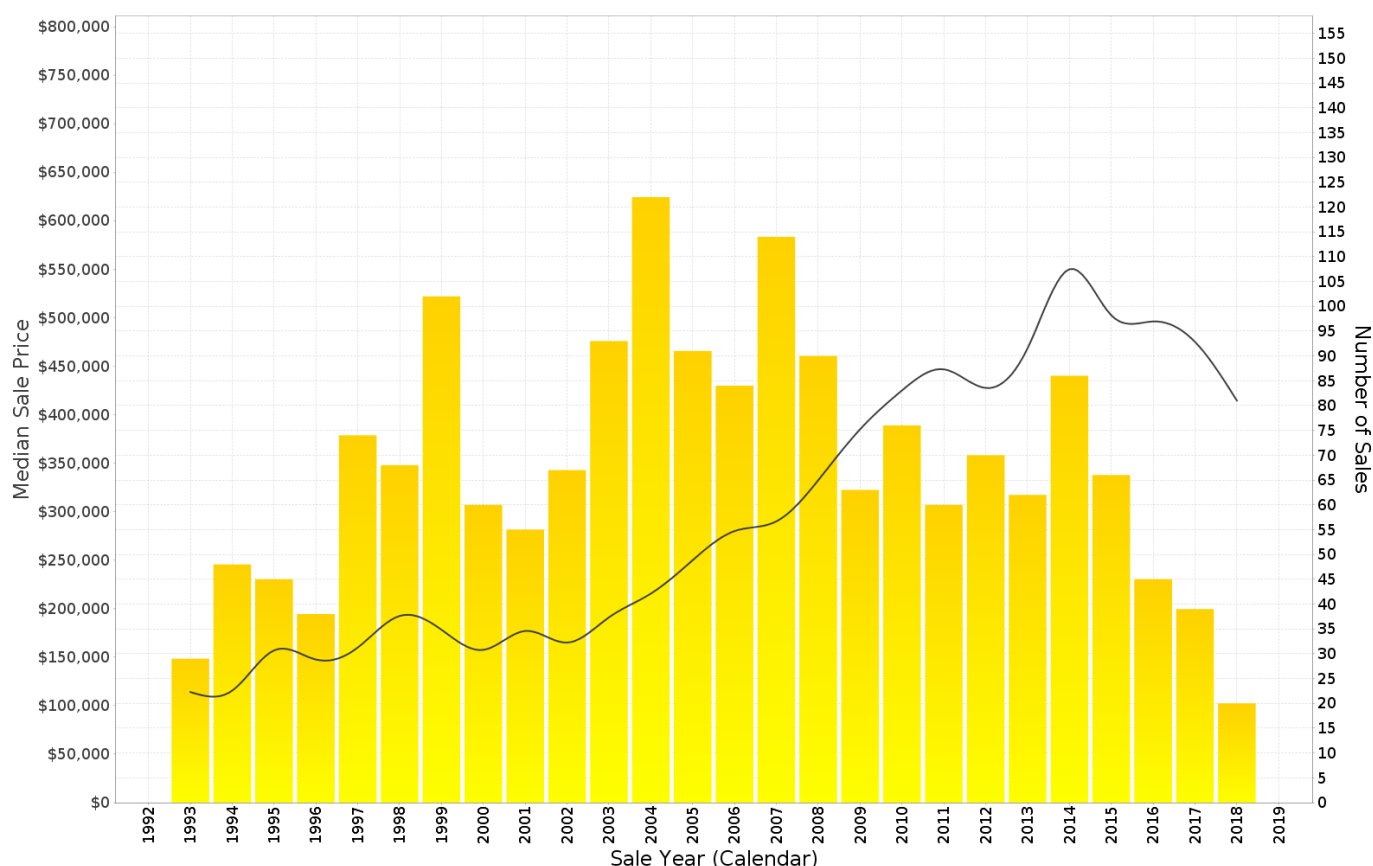
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

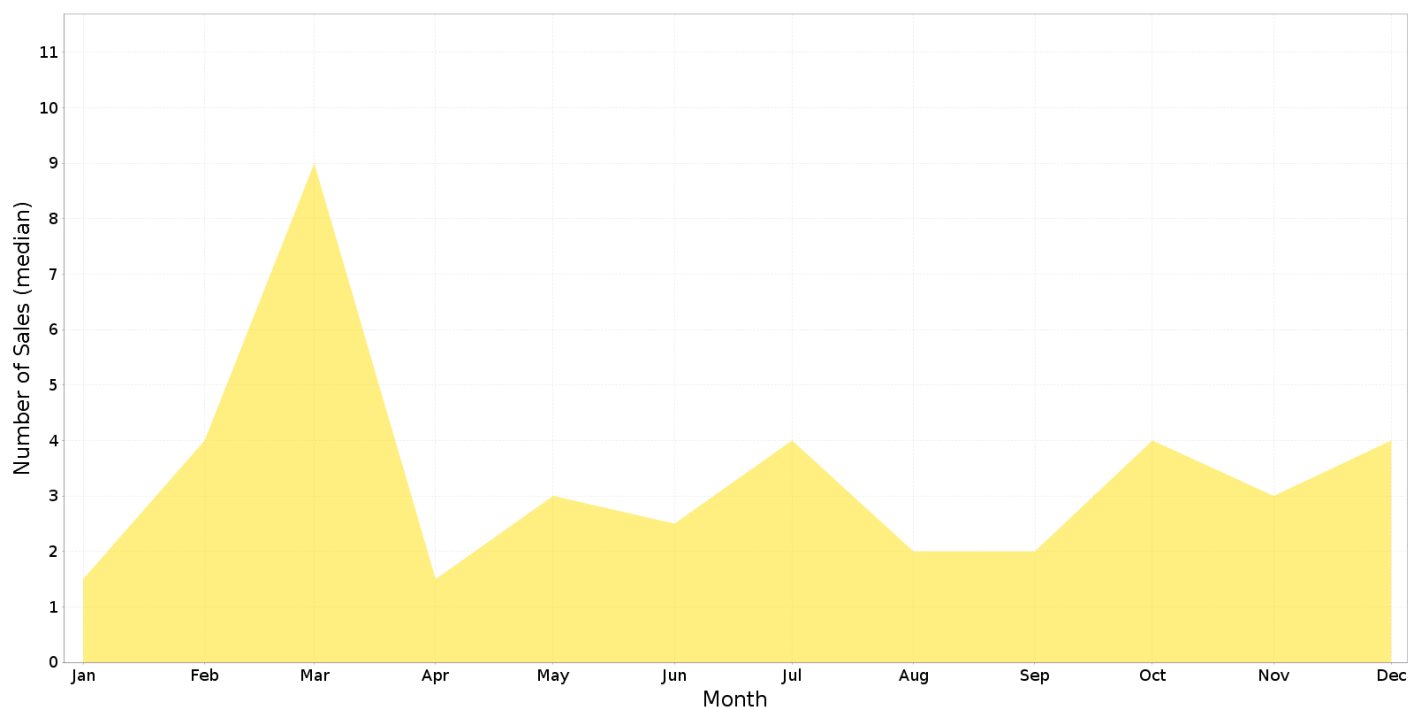
-3.7%

Current Median Price: \$457,500
Previous Median Price: \$475,000

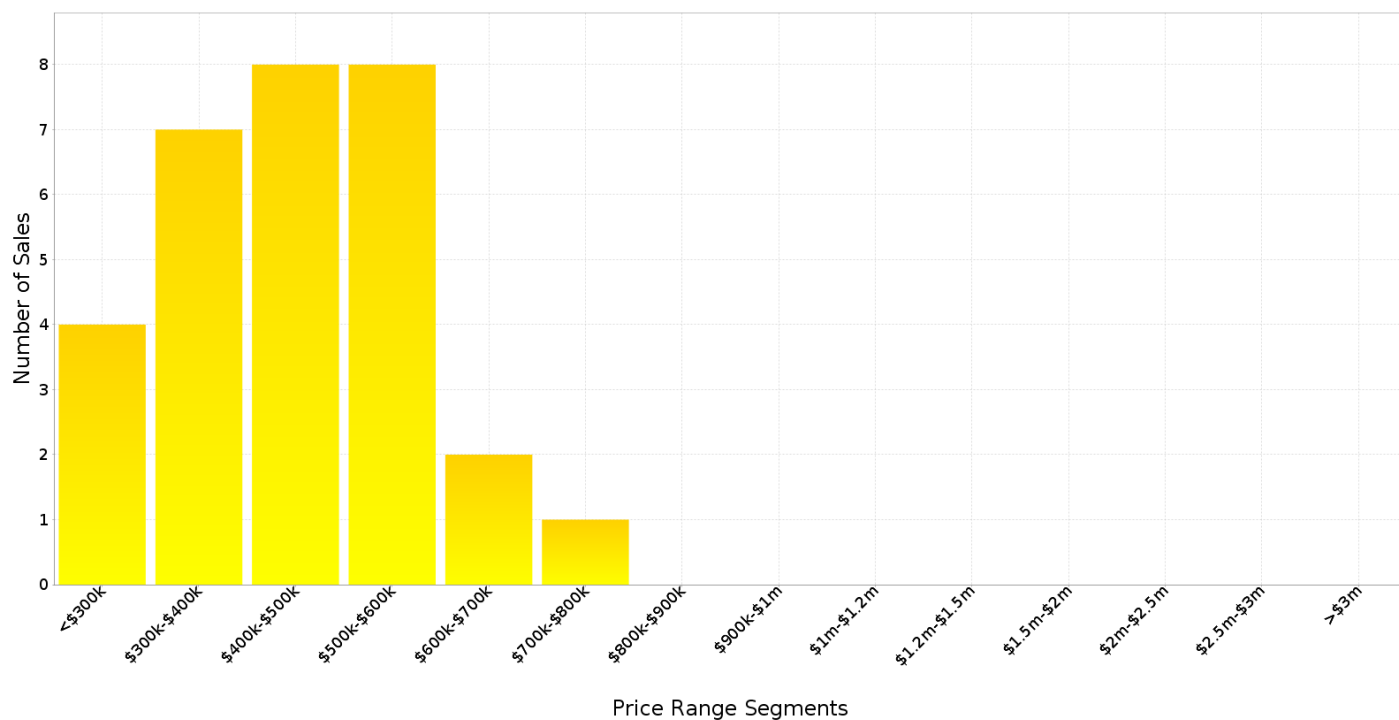
Based on 73 recorded Unit sales compared over the last two rolling 12 month periods



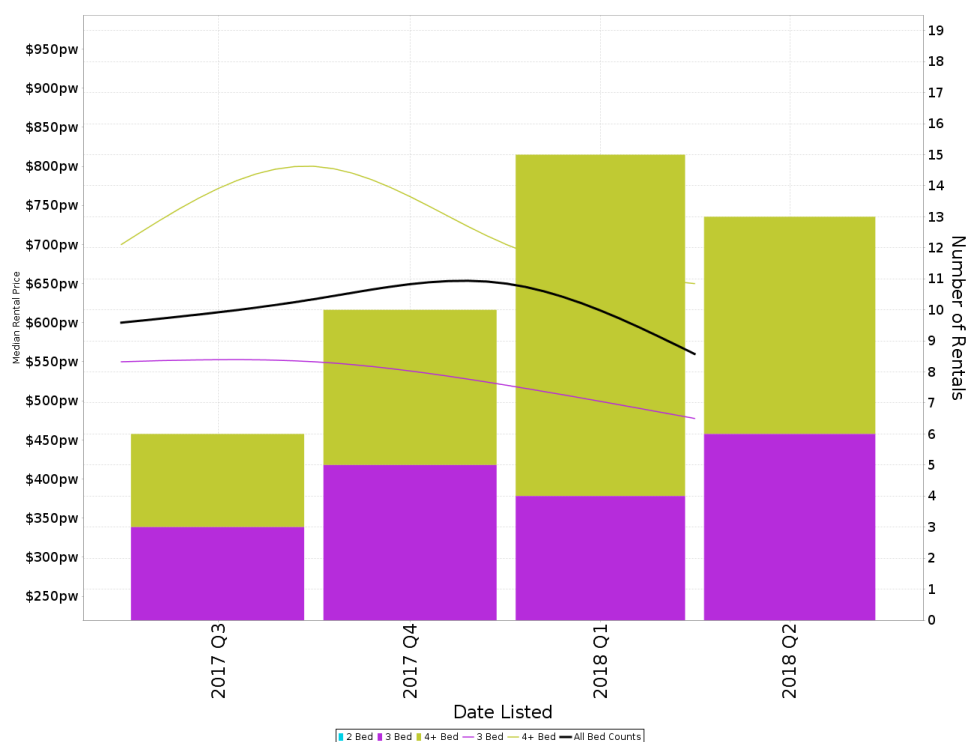
STUART PARK - Peak Selling Periods



STUART PARK - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.2%

Current Median Price: \$675,000
Previous Median Price: \$720,000

Based on 24 registered House sales compared over the last two rolling 12 month periods.

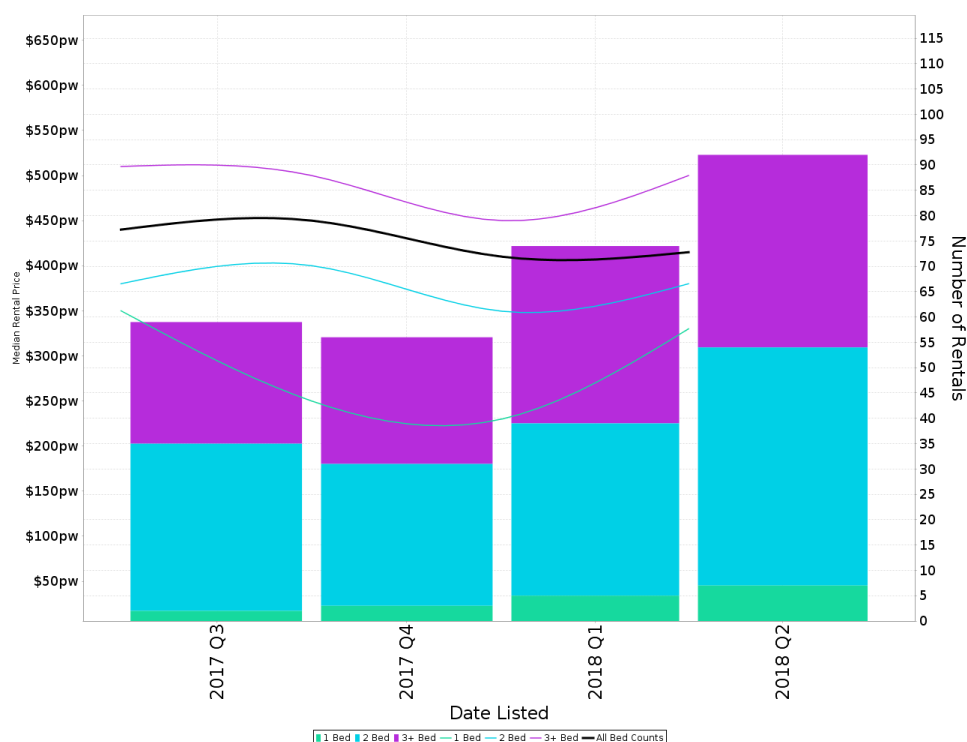
Suburb Rental Yield

+4.6%

Current Median Price: \$675,000
Current Median Rent: \$600

Based on 44 registered House sales compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.7%

Current Median Price: \$457,500
Previous Median Price: \$475,000

Based on 73 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$457,500
Current Median Rent: \$425

Based on 281 registered Unit sales compared over the last 12 months.

STUART PARK - Recently Sold Properties

Median Sale Price

\$458k

Based on 30 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

-3.7%

Current Median Price: \$457,500
Previous Median Price: \$475,000

Based on 73 recorded Unit sales compared over the last two rolling 12 month periods


Sold Properties

30

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


9 DUKE ST



\$360,000

SOLD Aug 2018
151 m² 2 2 2


32 GOTHENBURG CRES



\$650,000

SOLD Aug 2018
846 m² - - -


32 CORONATION DR



\$310,000

SOLD Aug 2018
2,049 m² 2 1 1


4/32 CORONATION DR



\$310,000

SOLD Aug 2018
163 Days
2 1 1


8 DUKE ST



\$175,000

SOLD Aug 2018
163 m² 3 2 1

16 EDEN ST



\$549,000

SOLD Aug 2018
156 Days
872 m² 4 2 2


2/5 ANNEAR CRT



\$435,000

SOLD Jul 2018
85 Days
3 2 2


7/6 DINAH CRT



\$335,000

SOLD Jul 2018
336 Days
3 2 2

41 DUKE ST



\$285,000

SOLD Jul 2018
115 m² - - -

39 DUKE ST

\$330,000

196.0 m²

2018
N/A

196 m² 2 2 2

3/9 DUKE ST

\$340,000

2018
N/A

2 2 2

10/41 DUKE ST

\$285,000

2018
24 Days

115 m² 2 1 2

12 WESTRALIA ST

\$170,000

2018
N/A

114 m² 2 1 2

6/12 WESTRALIA ST

\$170,000

2018
420 Days

2 1 1

12 WESTRALIA ST

\$210,000

2018
N/A

227 m² 2 1 2

4 CORONATION DR

\$600,000

2018
N/A

467 m² 4 2 2

29 DUKE ST

\$535,000

2018
N/A

201 m² 2 2 2

1/10 ANNEAR CRT

\$675,000

2018
87 Days

517 m² 3 2 2

8/39 DUKE ST

\$330,000

2018
20 Days

3 2 2

3/12 WESTRALIA ST

\$210,000

2018
79 Days

2 1 2

3 QUEEN ST

\$450,000

2018
260 Days

156 m² 3 2 2

STUART PARK - Properties For Rent

Median Rental Price

\$425 /w

Based on 281 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

+4.8%

Current Median Price: \$457,500
Current Median Rent: \$425

Based on 30 recorded Unit sales and 281 Unit rentals compared over the last 12 months

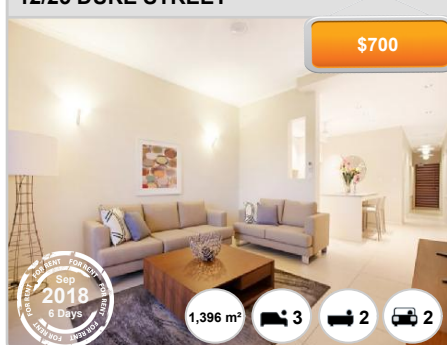
Number of Rentals

281

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

12/25 DUKE STREET



4/14 WESTRALIA STREET



A4/30 DUKE STREET



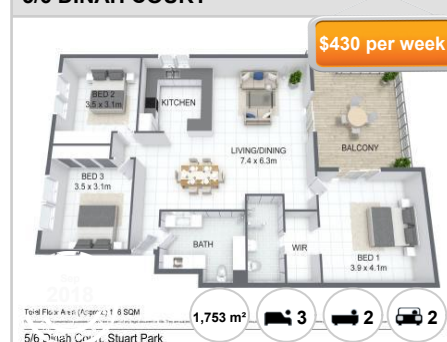
11/21 DUKE STREET



6/10 TIPPERARY COURT



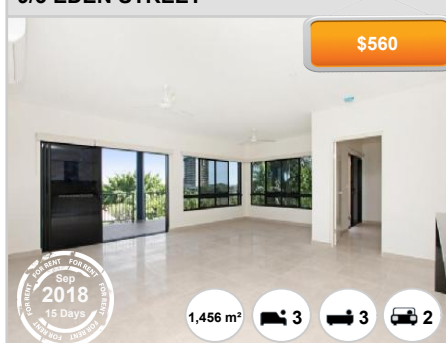
5/6 DINAH COURT



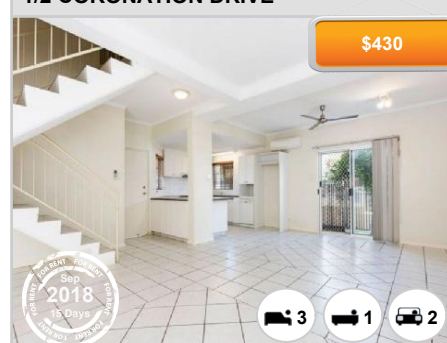
12/73B RUDDICK CIRCUIT



9/3 EDEN STREET

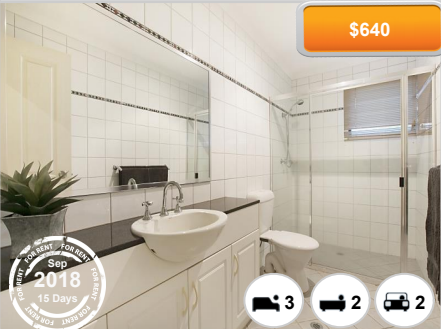


1/2 CORONATION DRIVE



1/2 DINAH COURT

\$640



16 Days

3 Beds 2 Baths 2 Car

1/73D RUDDICK COURT

\$400.00

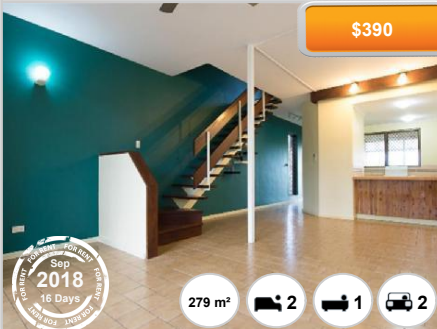


16 Days

1 Bed 1 Bath 1 Car

1/23 CHARLES STREET

\$390




16 Days

279 m² 2 Beds 1 Bath 2 Car

25/1 QUEEN STREET

\$300 per week



18 Days

2 Beds 1 Bath 1 Car

2/73A RUDDICK CIRCUIT

\$400.00

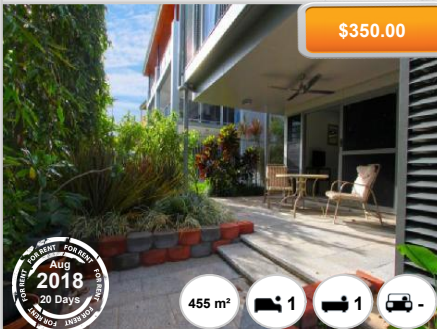


20 Days

208 m² 2 Beds 2 Baths 2 Car

18A DUKE STREET

\$350.00

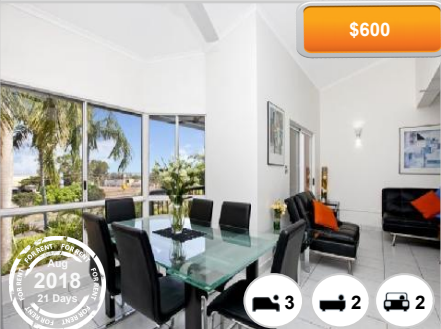


20 Days

455 m² 1 Bed 1 Bath - Car

7/43 DUKE STREET

\$600



21 Days

3 Beds 2 Baths 2 Car

4/9 WINSTON AVENUE

\$380 per week



21 Days

2 Beds 1 Bath 1 Car

13/9 DINAH COURT

\$400



22 Days

3 Beds 2 Baths 2 Car

4/6 VOYAGER STREET

\$460



22 Days

2 Beds 3 Baths 2 Car

1/1 ANNEAR COURT

\$560




23 Days

3 Beds 2 Baths 2 Car

3/31 EDEN STREET

\$650



23 Days

1,100 m² 3 Beds 2 Baths 2 Car