

**RayWhite.**

# Suburb flyover report



**BAYVIEW (HOUSE)**

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## BAYVIEW - Suburb Map



# BAYVIEW - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	21	\$ 170,000	0.0 %	\$ 5,600	\$ 462,500
2002	39	\$ 183,000	7.6 %	\$ 112,000	\$ 589,500
2003	99	\$ 235,000	28.4 %	\$ 112,000	\$ 700,000
2004	26	\$ 465,000	97.9 %	\$ 240,000	\$ 865,000
2005	45	\$ 500,000	7.5 %	\$ 136,500	\$ 1,035,000
2006	39	\$ 442,000	-11.6 %	\$ 220,000	\$ 1,100,000
2007	31	\$ 582,000	31.7 %	\$ 325,000	\$ 1,420,000
2008	16	\$ 720,000	23.7 %	\$ 340,000	\$ 1,490,000
2009	21	\$ 800,000	11.1 %	\$ 20,000	\$ 2,300,000
2010	9	\$ 790,000	-1.2 %	\$ 374,000	\$ 1,500,000
2011	7	\$ 1,017,000	28.7 %	\$ 776,000	\$ 1,800,000
2012	12	\$ 777,500	-23.5 %	\$ 525,000	\$ 1,085,000
2013	11	\$ 880,000	13.2 %	\$ 447,000	\$ 1,850,000
2014	15	\$ 835,000	-5.1 %	\$ 262,500	\$ 1,080,000
2015	15	\$ 1,050,000	25.7 %	\$ 395,000	\$ 1,810,000
2016	15	\$ 1,000,000	-4.8 %	\$ 370,000	\$ 2,125,000
2017	10	\$ 805,000	-19.5 %	\$ 387,000	\$ 2,300,000
2018	8	\$ 722,500	-10.2 %	\$ 450,000	\$ 1,200,000
2019	12	\$ 787,500	9.0 %	\$ 400,000	\$ 1,480,000

## Median Sale Price

# \$695k

Based on 15 recorded House sales within the last 12 months (Financial Year 2019)

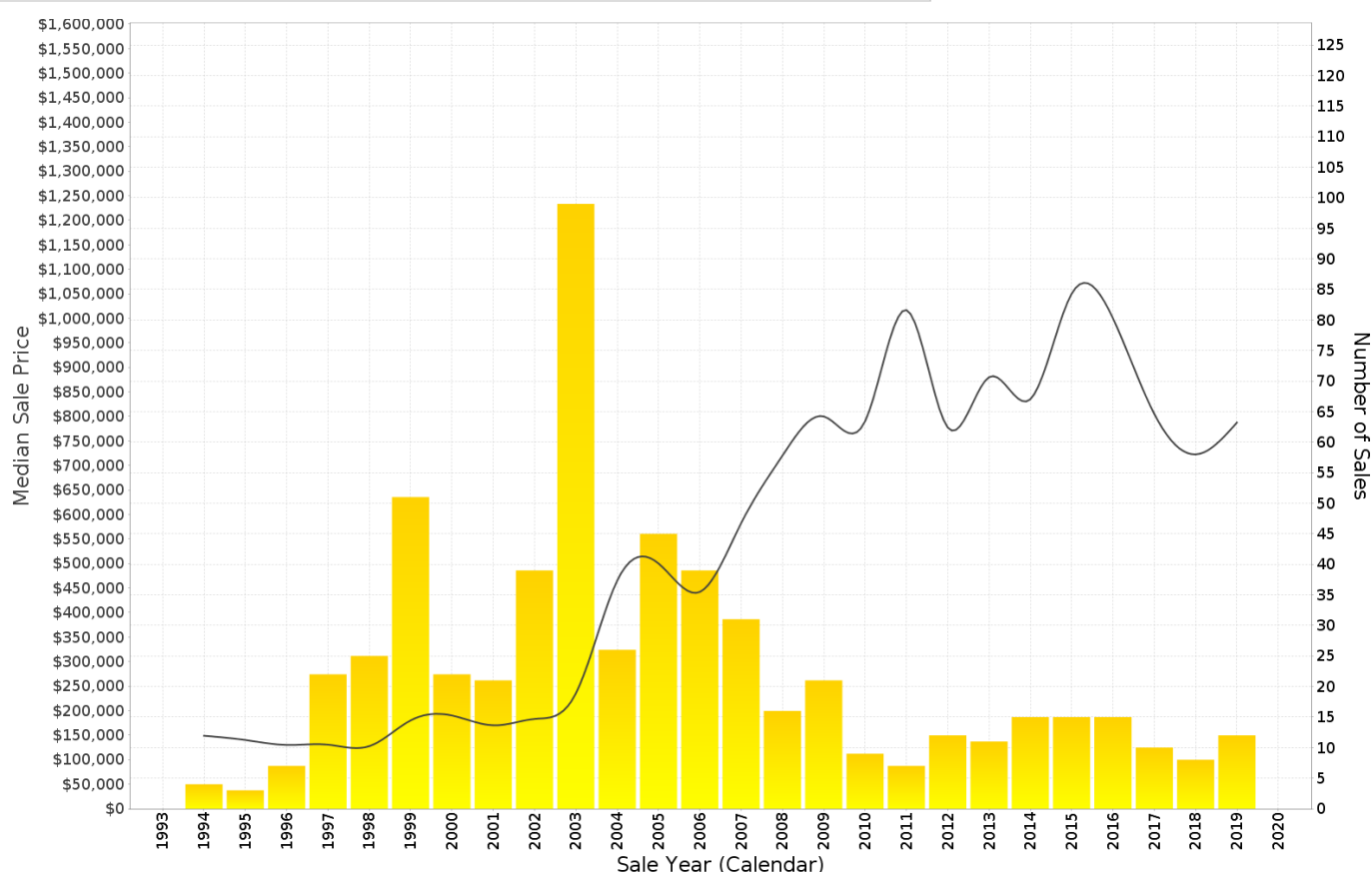
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

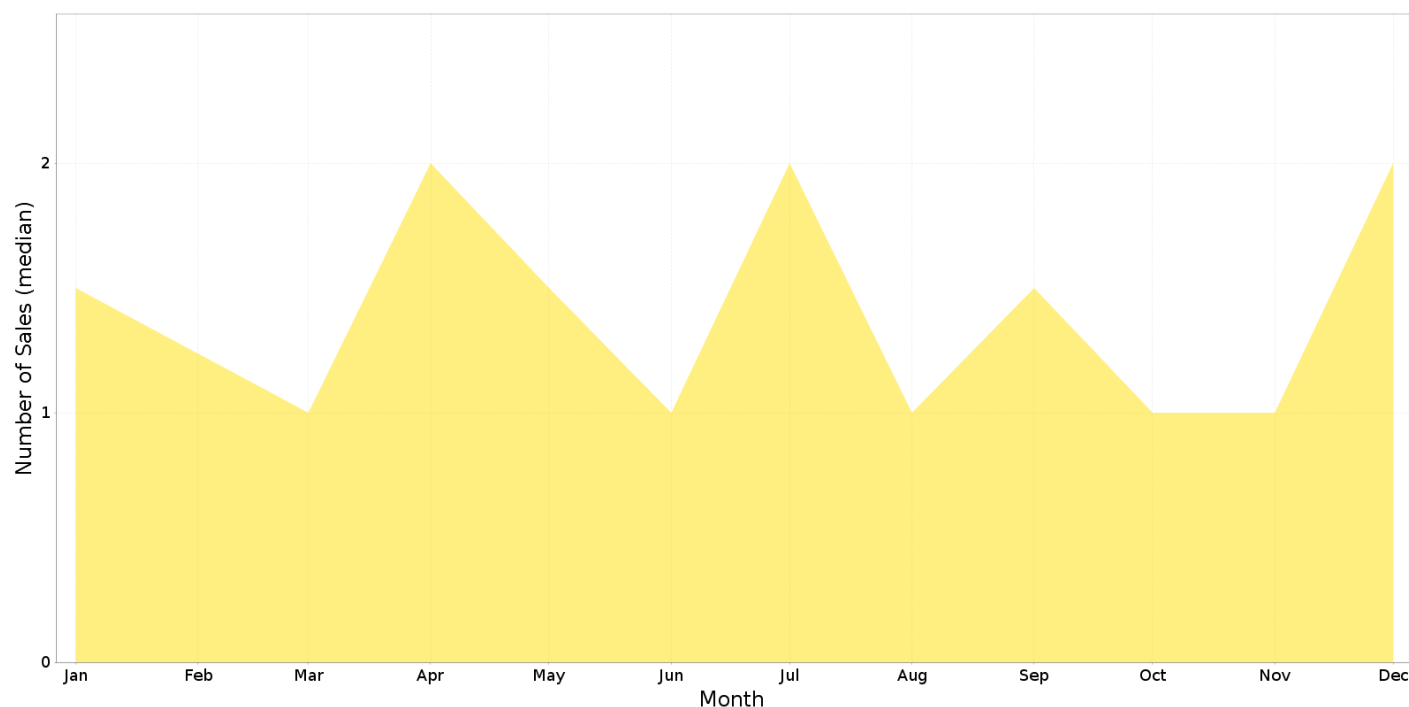
# -7.3%

Current Median Price: \$695,000  
Previous Median Price: \$750,000

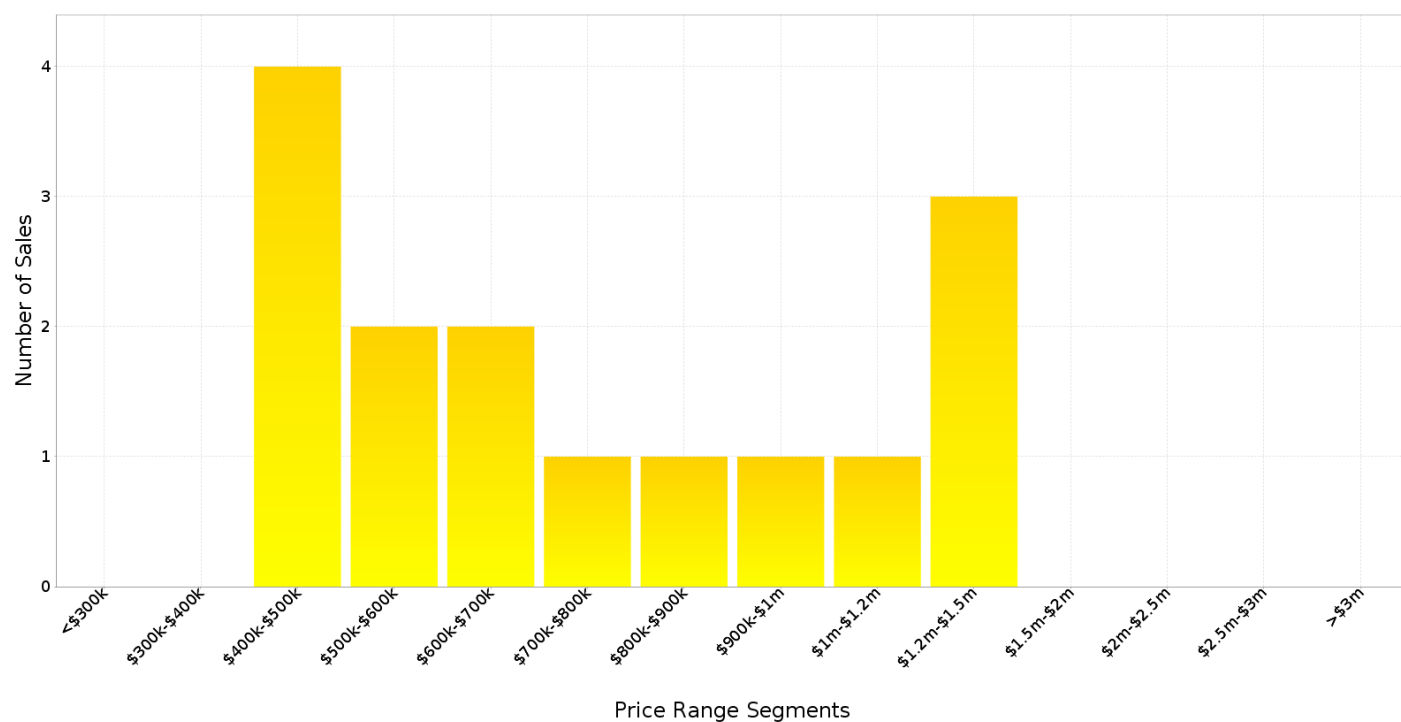
Based on 24 recorded House sales compared over the last two rolling 12 month periods



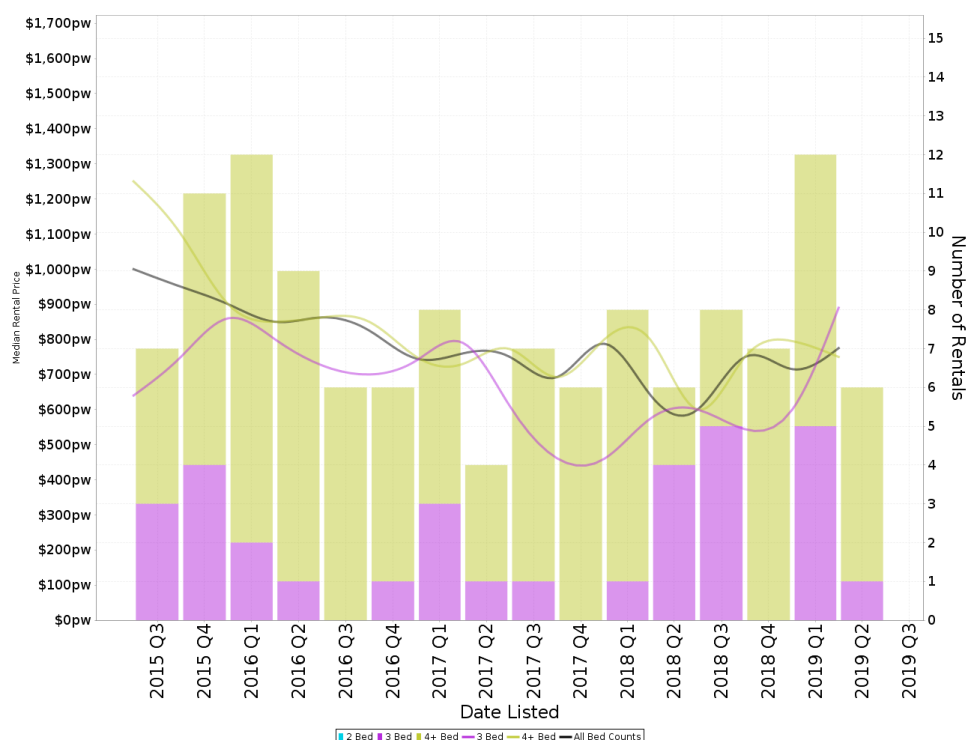
## BAYVIEW - Peak Selling Periods



## BAYVIEW - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-7.3%**

Current Median Price: \$695,000  
Previous Median Price: \$750,000

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

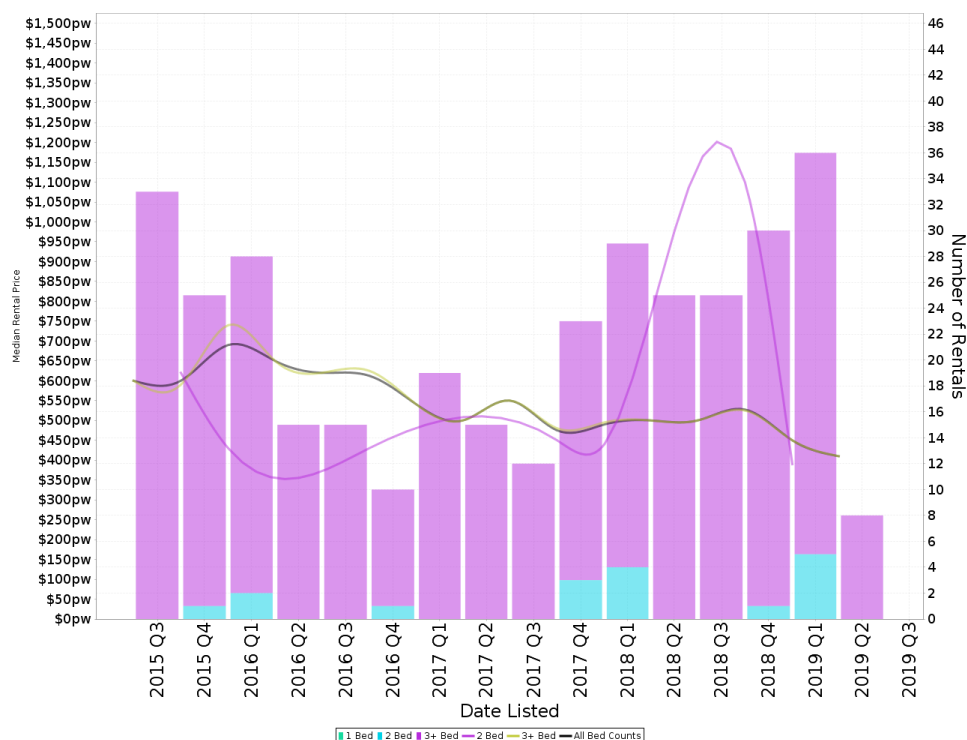
### Suburb Rental Yield

**+6.7%**

Current Median Price: \$695,000  
Current Median Rent: \$900

Based on 39 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-32.8%**

Current Median Price: \$390,000  
Previous Median Price: \$580,000

Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+8.3%**

Current Median Price: \$390,000  
Current Median Rent: \$620

Based on 101 registered Unit rentals compared over the last 12 months.



# BAYVIEW - Recently Sold Properties

Median Sale Price

**\$695k**

Based on 15 recorded House sales within the last 12 months (Financial Year 2019)

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

Suburb Growth

**-7.3%**

Current Median Price: \$695,000  
Previous Median Price: \$750,000

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

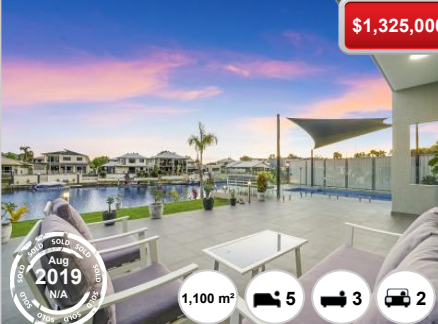
# Sold Properties

**15**

Based on recorded House sales within the 12 months (Financial Year 2019)

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

**18 MUZZELL ST**




**\$1,325,000**

Sold 2019 N/A

1,100 m<sup>2</sup> 5 3 2

**12 CASTLEMAINE CL**

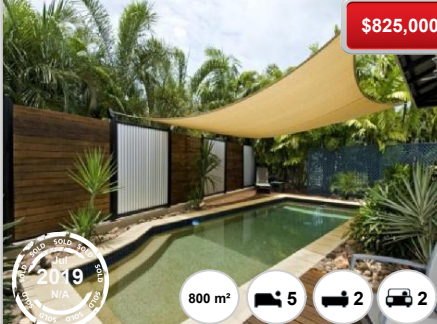


**\$1,225,000**

Sold 2019 Jul 161 Days

1,100 m<sup>2</sup> 4 3 2

**7 BIRMINGHAM CRES**




**\$825,000**

Sold 2019 N/A

800 m<sup>2</sup> 5 2 2

**27 LATROBE ST**



**\$580,000**

Sold 2019 Jun 187 Days

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

**29 BAYVIEW BVD**




**\$950,000**

Sold 2019 May 19 Days

1,050 m<sup>2</sup> 4 2 2

**2 O'FERRALS RD**




**\$450,000**

Sold 2019 May 600 Days

802 m<sup>2</sup> - - -

**20 MUZZELL ST**




**\$1,475,000**

Sold 2019 Apr 175 Days

1,000 m<sup>2</sup> 4 3 4

**2 GUNBAR ST**



**\$750,000**

Sold 2019 Apr 53 Days

827 m<sup>2</sup> 5 2 4

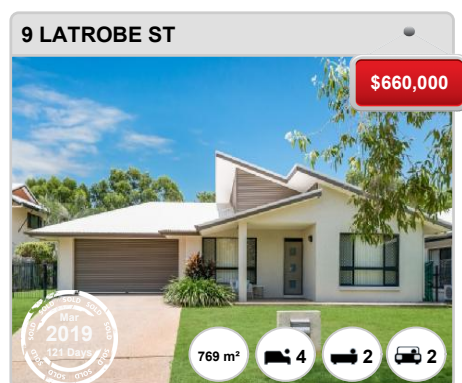
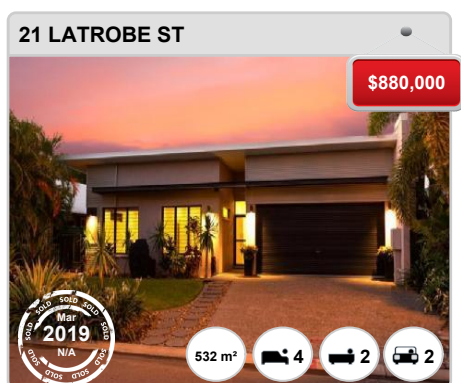
**72 O'FERRALS RD**



**\$450,000**

Sold 2019 N/A

759 m<sup>2</sup> 4 2 2





# BAYVIEW - Properties For Rent

## Median Rental Price

**\$900 /w**

Based on 39 recorded House rentals within the last 12 months (Financial Year 2019)

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

## Rental Yield

**+6.7%**

Current Median Price: \$695,000  
Current Median Rent: \$900

Based on 15 recorded House sales and 39 House rentals compared over the last 12 months

## Number of Rentals

**39**

Based on recorded House rentals within the last 12 months (Financial Year 2019)

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

**28 BAYVIEW BOULEVARD**

**\$800 \$800**

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

Aug 2019 20 Days

**17 LATROBE STREET**

**\$750 \$750**

537 m<sup>2</sup> 4 2 2

Jul 2019 36 Days

**71/5 MICHIE COURT**

**\$420 \$420**

3 2 2

Jul 2019 43 Days

**26 O'FERRALS**

**\$890**

816 m<sup>2</sup> 3 2 2

Jun 2019 59 Days

**22 Fanning Drive, Bayview**

**\$1,000 per**

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

Jun 2019 71 Days

**22 FANNING DRIVE**

**\$1,000 per**

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

Jun 2019 71 Days

**6/59 BAYVIEW BOULVDARD**

**\$450 per week**

3 2 2

Jun 2019 74 Days

**8 BAYVIEW BOULEVARD**

**\$800 per week**

699 m<sup>2</sup> 4 2 2

May 2019 86 Days

**18 MUZZEL STREET**

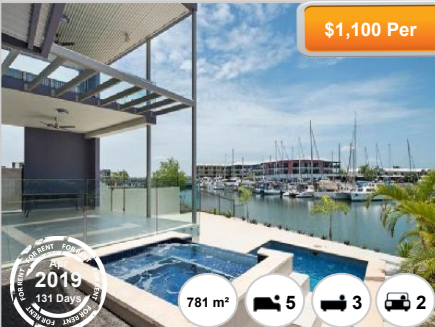
**\$1,200 \$1,200**

1,100 m<sup>2</sup> 5 3 2

Apr 2019 128 Days



**64 O'FERRALS ROAD**



**\$1,100 Per**

781 m<sup>2</sup> 5 3 2

2019 131 Days

**23/6 STODDART DRIVE**

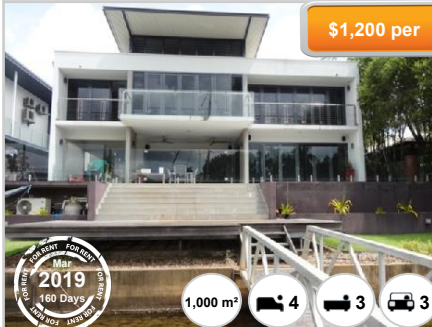


**\$680 per week**

568 m<sup>2</sup> 3 2 2

2019 46 Days

**7 BAYVIEW BOULEVARD**

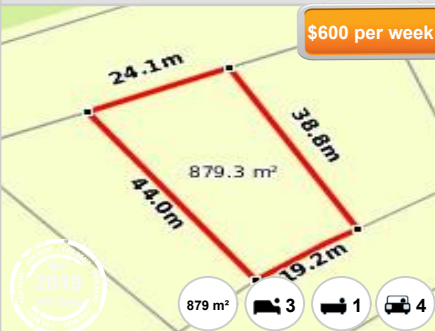


**\$1,200 per**

1,000 m<sup>2</sup> 4 3 3

2019 160 Days

**21 BERMINGHAM CRESCENT**

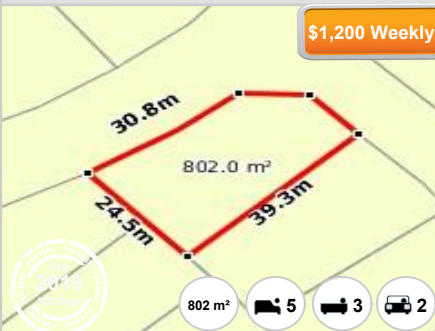


**\$600 per week**

879 m<sup>2</sup> 3 1 4

2019 109 Days

**46 Stoddart Drive**




**\$1,200 Weekly**

802 m<sup>2</sup> 5 3 2

2019 109 Days

**8 BAYVIEW BOULEVARD**



**\$880 per week**

699 m<sup>2</sup> 4 2 2

2019 185 Days