

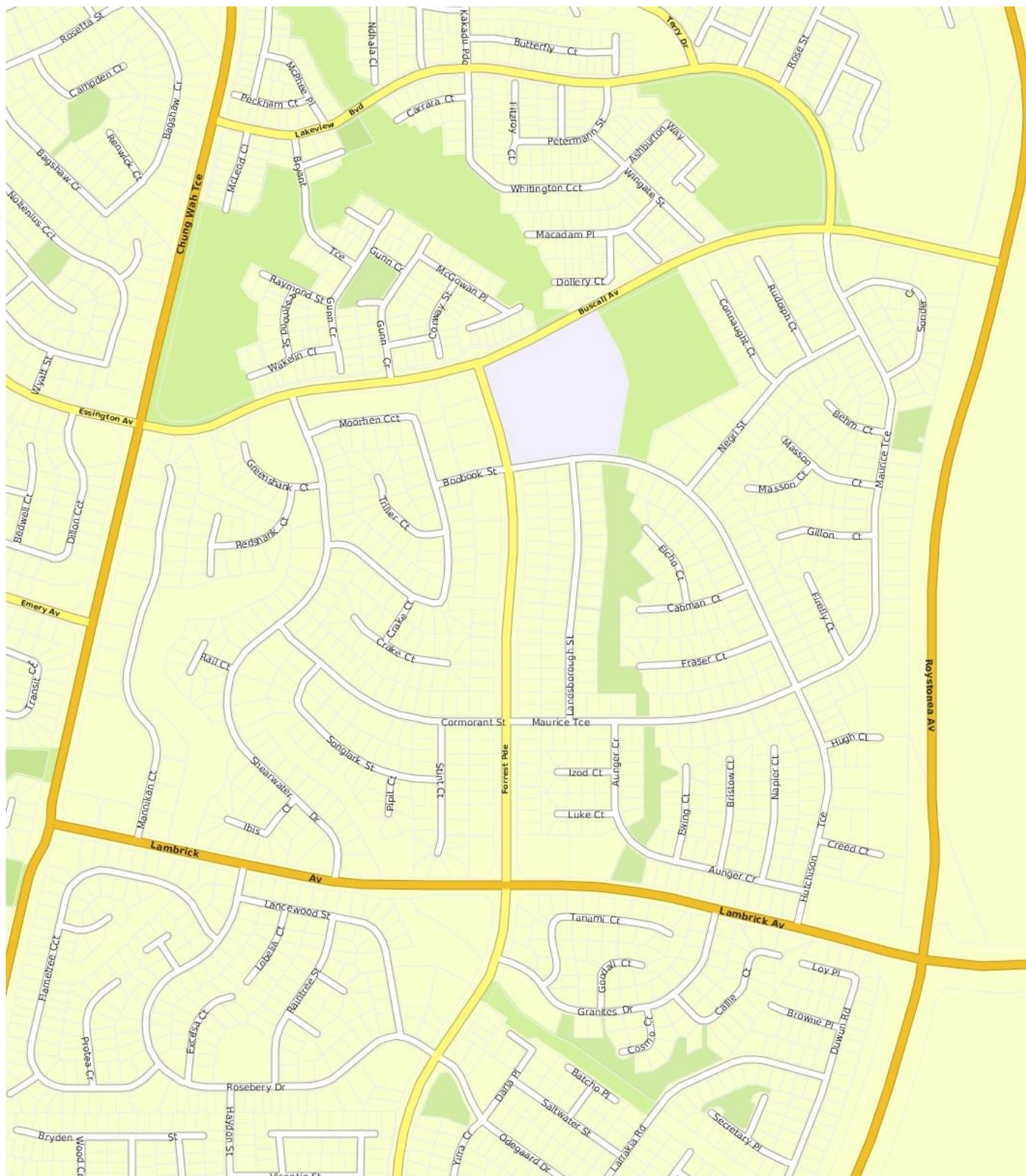
Suburb flyover report



BAKEWELL (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	99	\$ 132,000	0.0 %	\$ 33,600	\$ 260,000
2002	86	\$ 150,000	13.6 %	\$ 6,000	\$ 238,000
2003	90	\$ 170,000	13.3 %	\$ 35,100	\$ 285,000
2004	143	\$ 193,000	13.5 %	\$ 2,300	\$ 320,000
2005	164	\$ 244,000	26.4 %	\$ 29,400	\$ 450,000
2006	122	\$ 305,000	25.0 %	\$ 18,750	\$ 470,000
2007	86	\$ 355,000	16.4 %	\$ 41,340	\$ 495,000
2008	82	\$ 389,500	9.7 %	\$ 64,000	\$ 565,000
2009	51	\$ 430,000	10.4 %	\$ 100,000	\$ 570,000
2010	44	\$ 486,250	13.1 %	\$ 121,500	\$ 595,000
2011	54	\$ 455,000	-6.4 %	\$ 117,248	\$ 550,000
2012	56	\$ 505,750	11.2 %	\$ 172,800	\$ 668,000
2013	47	\$ 530,000	4.8 %	\$ 85,500	\$ 615,000
2014	38	\$ 527,500	-0.5 %	\$ 125,000	\$ 647,000
2015	22	\$ 510,000	-3.3 %	\$ 290,000	\$ 636,000
2016	31	\$ 475,000	-6.9 %	\$ 129,900	\$ 575,000
2017	20	\$ 447,500	-5.8 %	\$ 225,000	\$ 580,000
2018	25	\$ 410,000	-8.4 %	\$ 100,000	\$ 510,000
2019	11	\$ 380,000	-7.3 %	\$ 249,000	\$ 465,000

Median Sale Price

\$400k

Based on 19 recorded House sales within the last 12 months (Financial Year 2019)

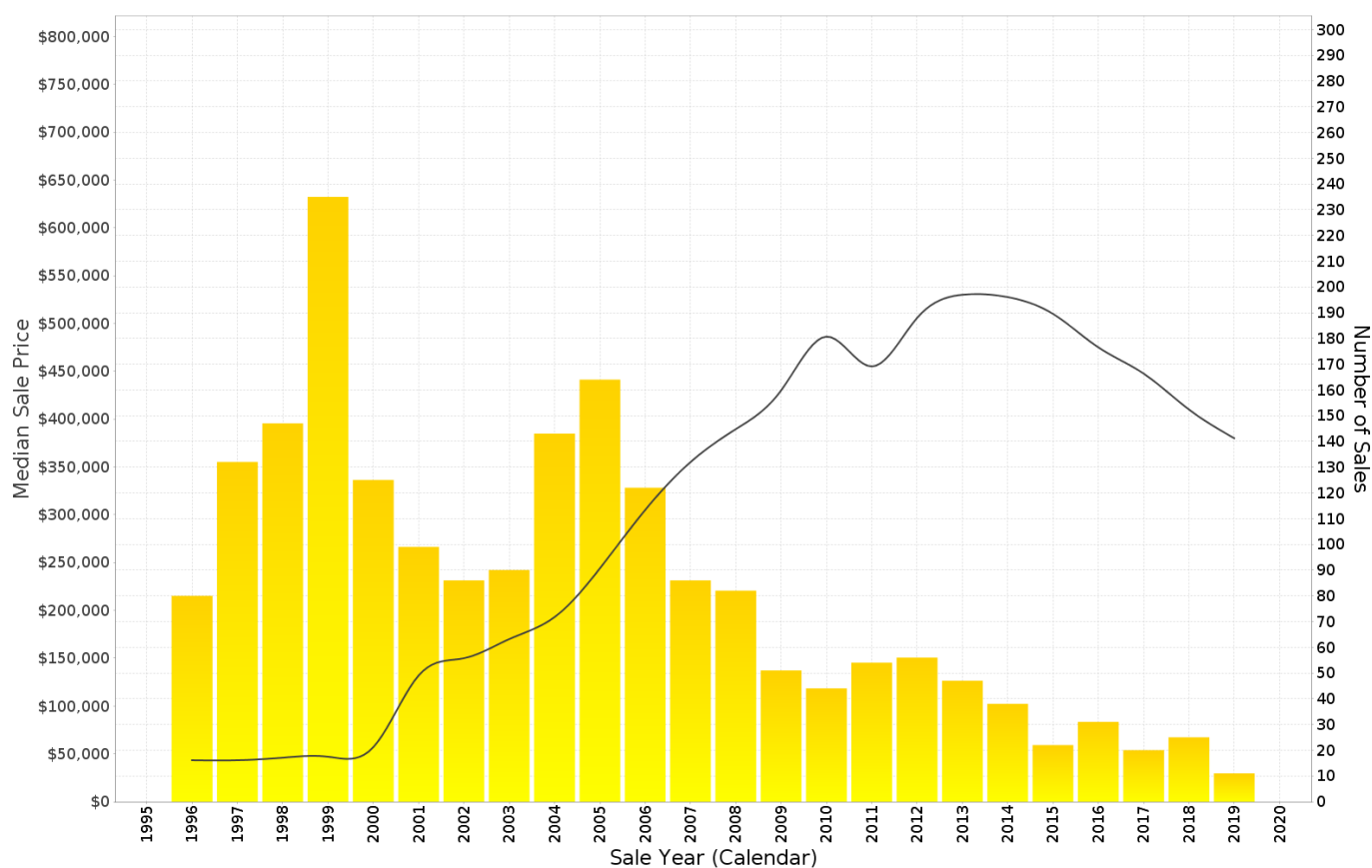
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

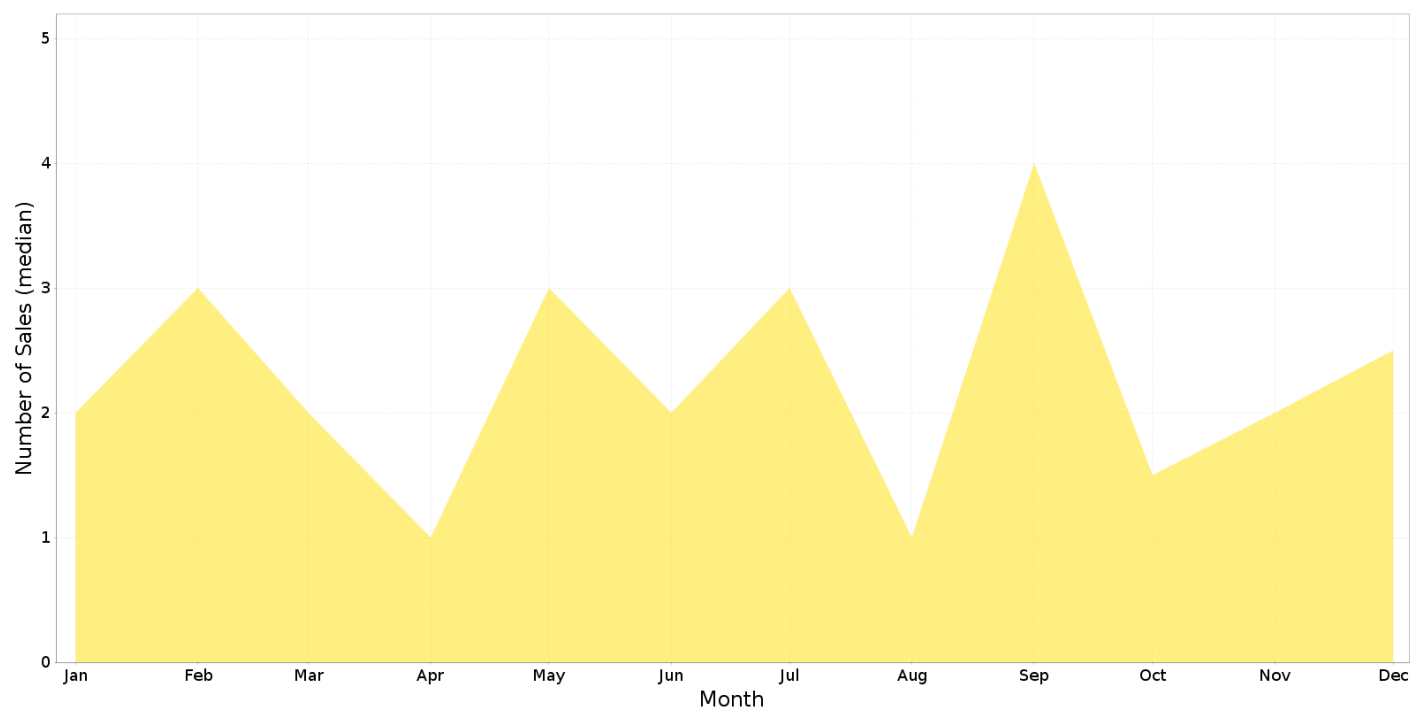
-4.8%

Current Median Price: \$400,000
Previous Median Price: \$420,000

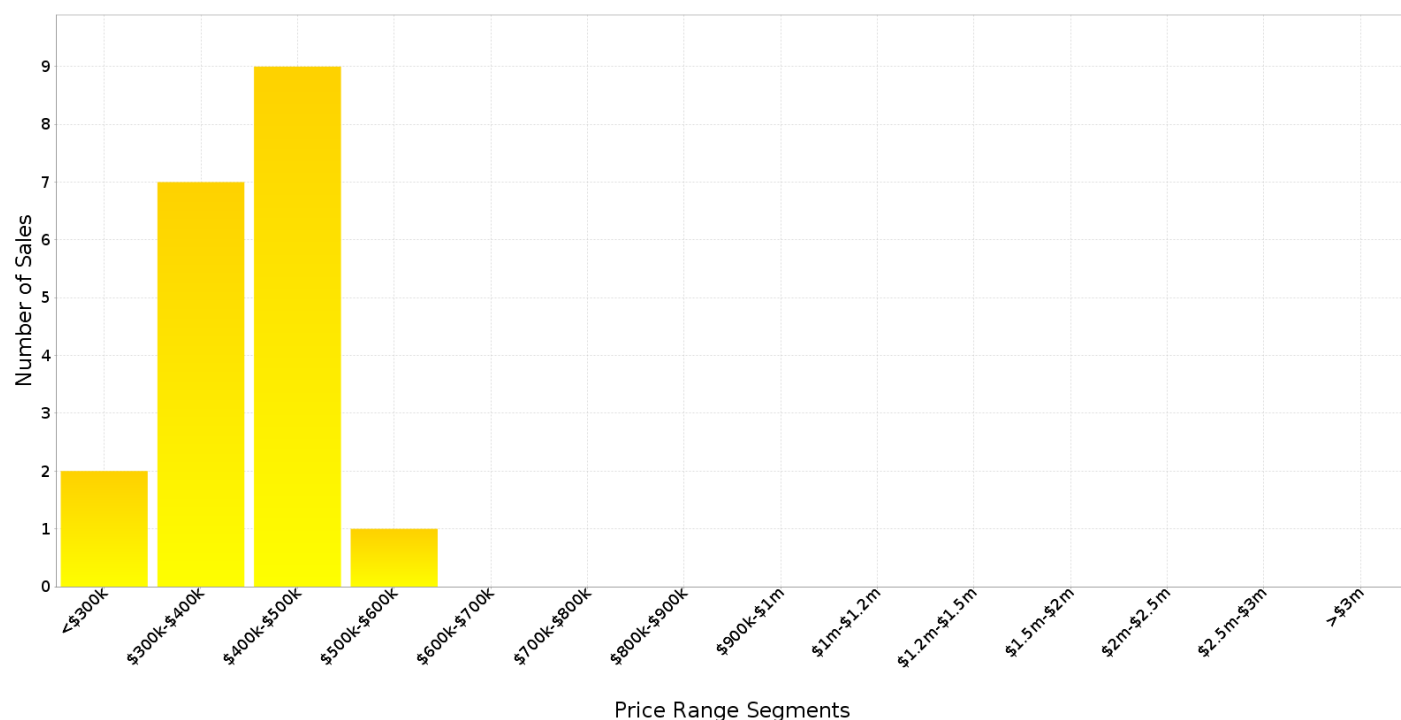
Based on 44 recorded House sales compared over the last two rolling 12 month periods



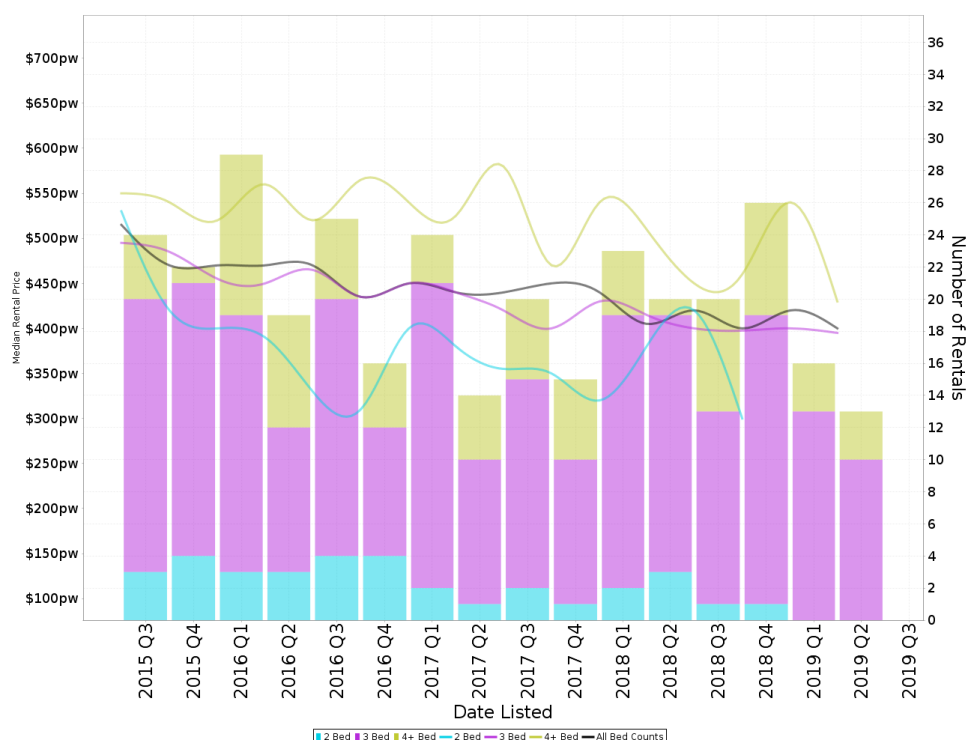
BAKEWELL - Peak Selling Periods



BAKEWELL - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.8%

Current Median Price: \$400,000
Previous Median Price: \$420,000

Based on 44 registered House sales compared over the last two rolling 12 month periods.

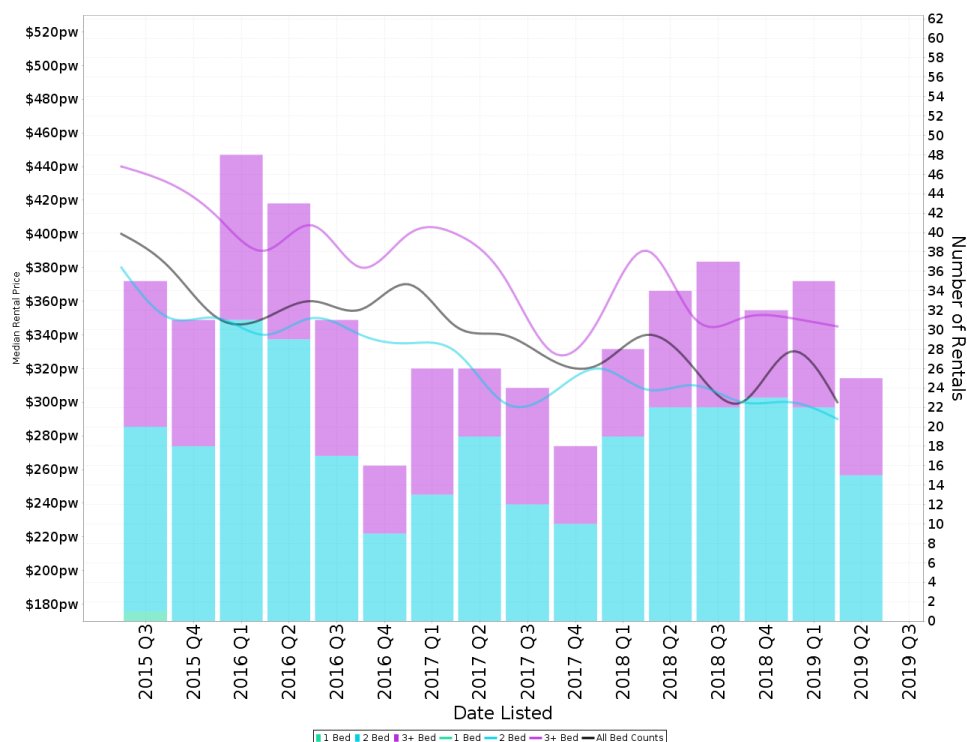
Suburb Rental Yield

+6.2%

Current Median Price: \$400,000
Current Median Rent: \$480

Based on 94 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+13.0%

Current Median Price: \$260,000
Previous Median Price: \$230,000

Based on 45 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.2%

Current Median Price: \$260,000
Current Median Rent: \$360

Based on 157 registered Unit rentals compared over the last 12 months.

BAKEWELL - Recently Sold Properties

Median Sale Price

\$400k

Based on 19 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

-4.8%

Current Median Price: \$400,000
Previous Median Price: \$420,000

Based on 44 recorded House sales compared over the last two rolling 12 month periods

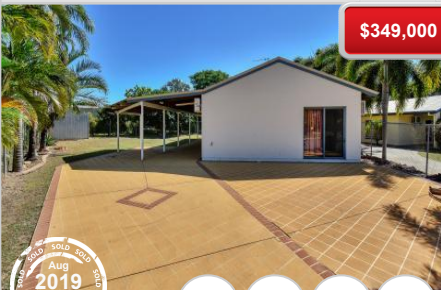
Sold Properties

19

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

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

20 MASSON CRT

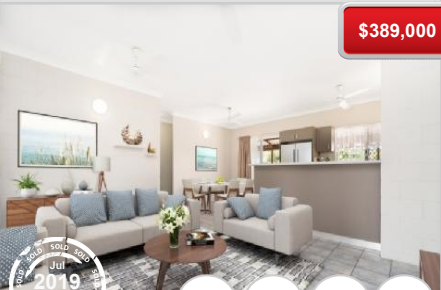


\$349,000

Sold 2019 Aug 170 Days

657 m² 4 2 4

7 LUKE CRT

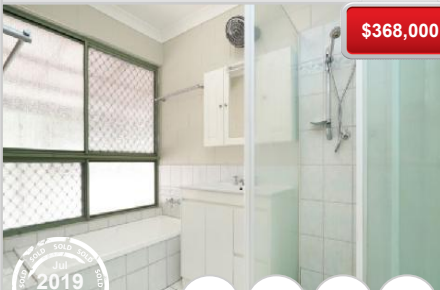


\$389,000

Sold 2019 Jul 148 Days

685 m² 3 2 2

50 MOORHEN CCT



\$368,000

Sold 2019 Jul 168 Days

831 m² 4 1 2

30 LANDBOROUGH ST



\$249,000

Sold 2019 May 157 Days

750 m² 2 1 2

2/18 MOORHEN CCT

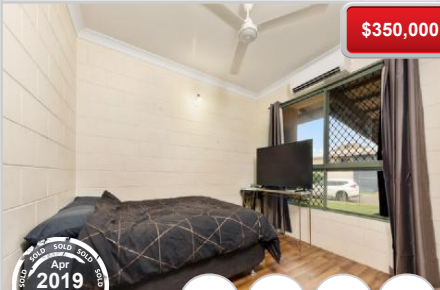


\$360,000

Sold 2019 May 85 Days

3 2 3

14 MOORHEN CCT

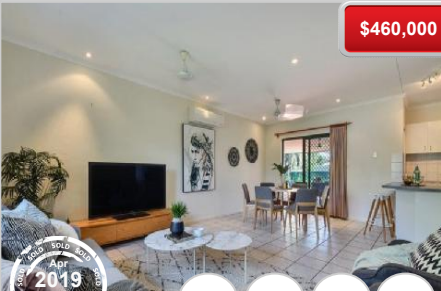


\$350,000

Sold 2019 Apr 150 Days

805 m² 3 2 2

2 BEHM CRT




\$460,000

Sold 2019 Apr 48 Days

928 m² 3 2 4

13 CABMAN CRT




\$465,000

Sold 2019 Apr 49 Days

821 m² 3 2 4

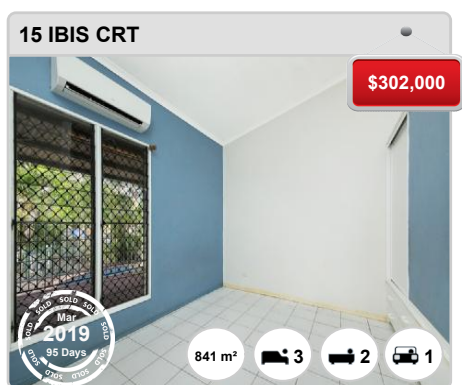
16 HUTCHISON TCE



\$355,000

Sold 2019 Apr 58 Days

829 m² 3 2 2



BAKEWELL - Properties For Rent

Median Rental Price

\$480 /w

Based on 94 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

+6.2%

Current Median Price: \$400,000
Current Median Rent: \$480

Based on 19 recorded House sales and 94 House rentals compared over the last 12 months

Number of Rentals

94

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

10 STINT COURT

\$380 \$380



Aug 2019
2 Days

854 m² 3 2 2

2/46 SHEARWATER

\$280



Aug 2019
5 Days

2 1 2

34 NEGRI STREET

\$435



Aug 2019
5 Days

708 m² 3 2 4

8 BRISTOW COURT

\$380 per week



Aug 2019
2 Days

657 m² 3 2 3

18 STINT COURT

\$360

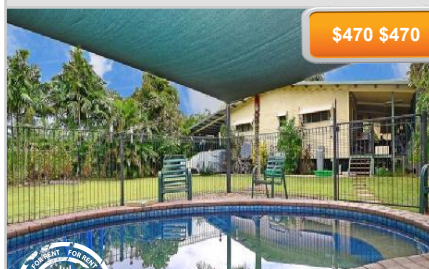


Aug 2019
17 Days

804 m² 3 1 2

65 FORREST PARADE

\$470 \$470



Jul 2019
24 Days

800 m² 3 2 2

11 MAURICE TERRACE

\$400 p/w



Jul 2019
28 Days

786 m² 3 2 6

18 LANDBOROUGH TERRACE

\$385.00 \$385

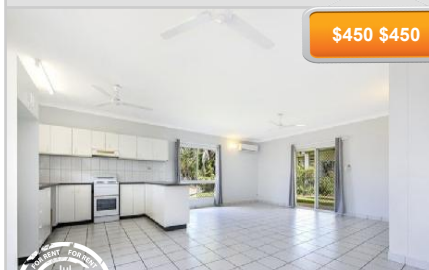


Jul 2019
35 Days

772 m² 3 2 1

52 FORREST PARADE

\$450 \$450



Jul 2019
47 Days

832 m² 4 2 3

15 MASSON COURT

\$390 per week



May 2019
85 Days

764 m² 3 1 2

32 LANDBOROUGH STREET

\$400 per week



May 2019
98 Days

776 m² 3 2 2

2/17 CORMORANT STREET

\$340 per week

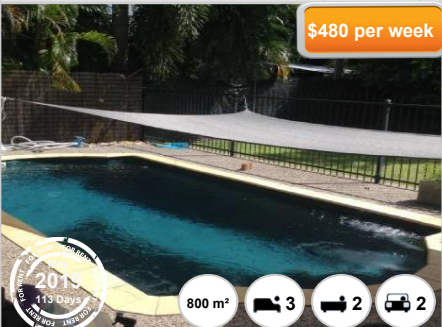


May 2019
112 Days

225 m² 3 2 1

2 FIREFLY COURT

\$480 per week



2019
113 Days

800 m² 3 2 2

3 ELCHO COURT

\$430

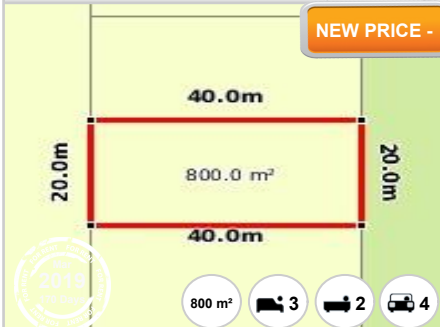


Mar 2019
148 Days

797 m² 4 1 2

38 AUNGER CRESCENT

NEW PRICE -



2019
170 Days

800 m² 3 2 4

38 AUNGER CRESCENT

\$480 per week



Feb 2019
176 Days

800 m² 3 2 2

32 Cormorant Street

\$410 Weekly




2019
180 Days

840 m² 3 2 2

9 EWING COURT

\$350.00 \$350



Dec 2018
252 Days

903 m² 3 2 2