

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
2001	55	\$ 177,000	0.0 %	\$ 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	24	\$ 379,500	-20.1 %	\$ 170,000	\$ 650,000
2019	3	\$ 287,500	-24.2 %	\$ 210,000	\$ 450,000

Median Sale Price

\$380k

Based on 24 recorded Unit sales within the last 12 months (2018)

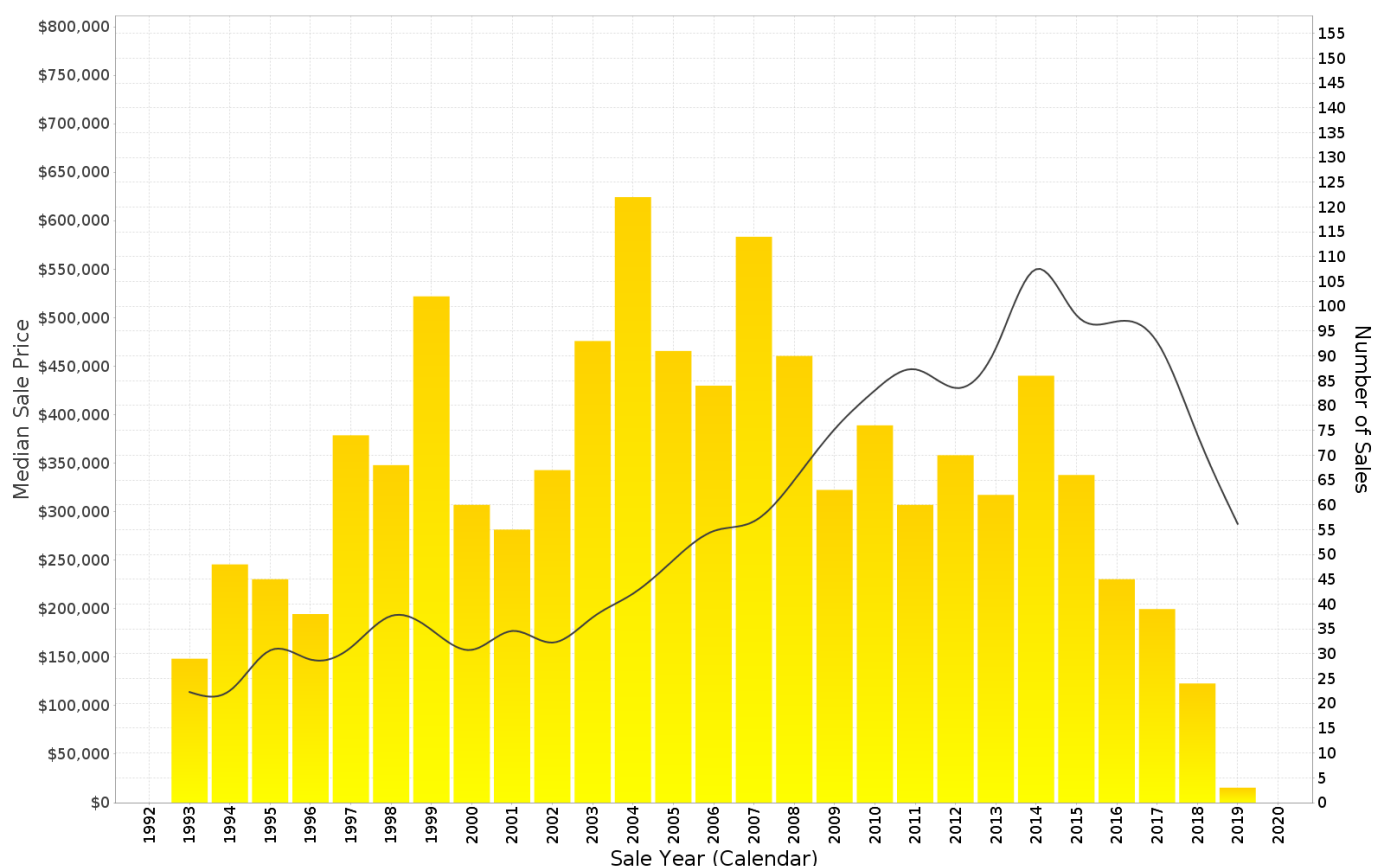
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

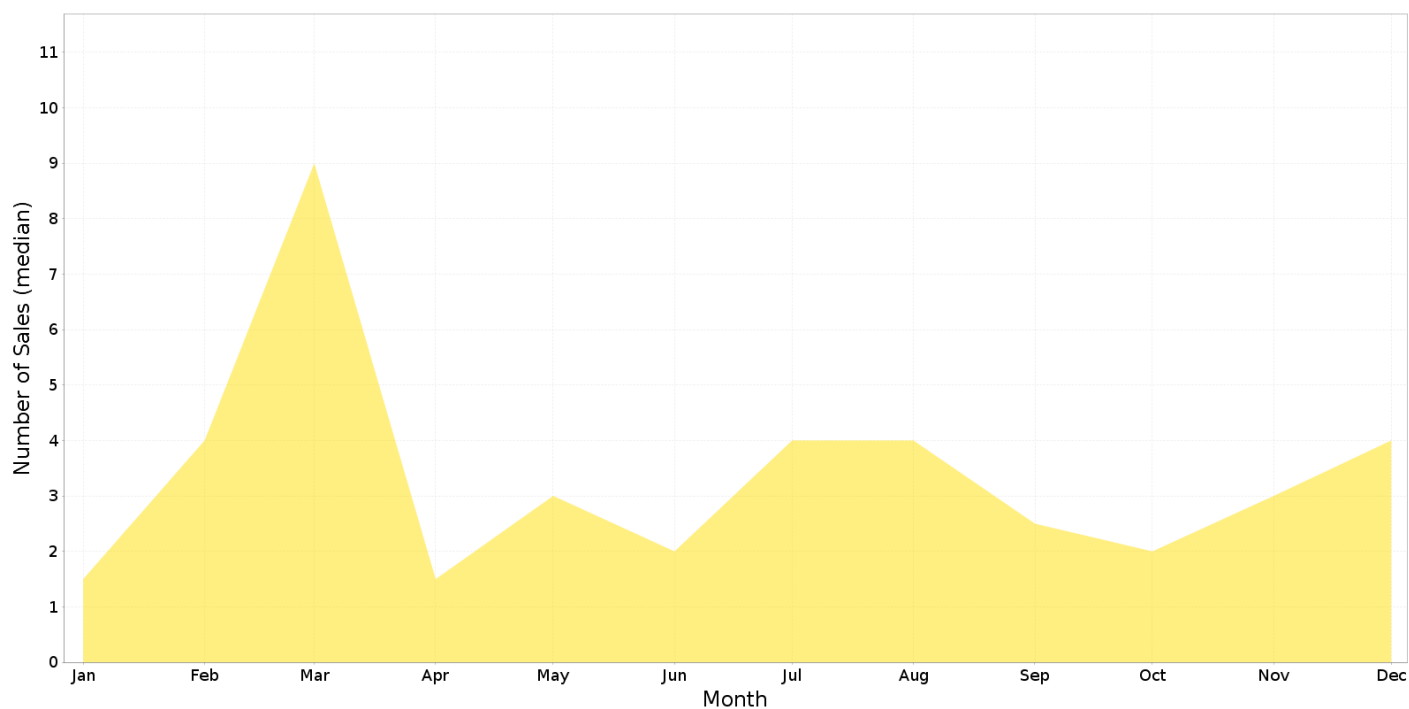
-20.1%

Current Median Price: \$379,500
Previous Median Price: \$475,000

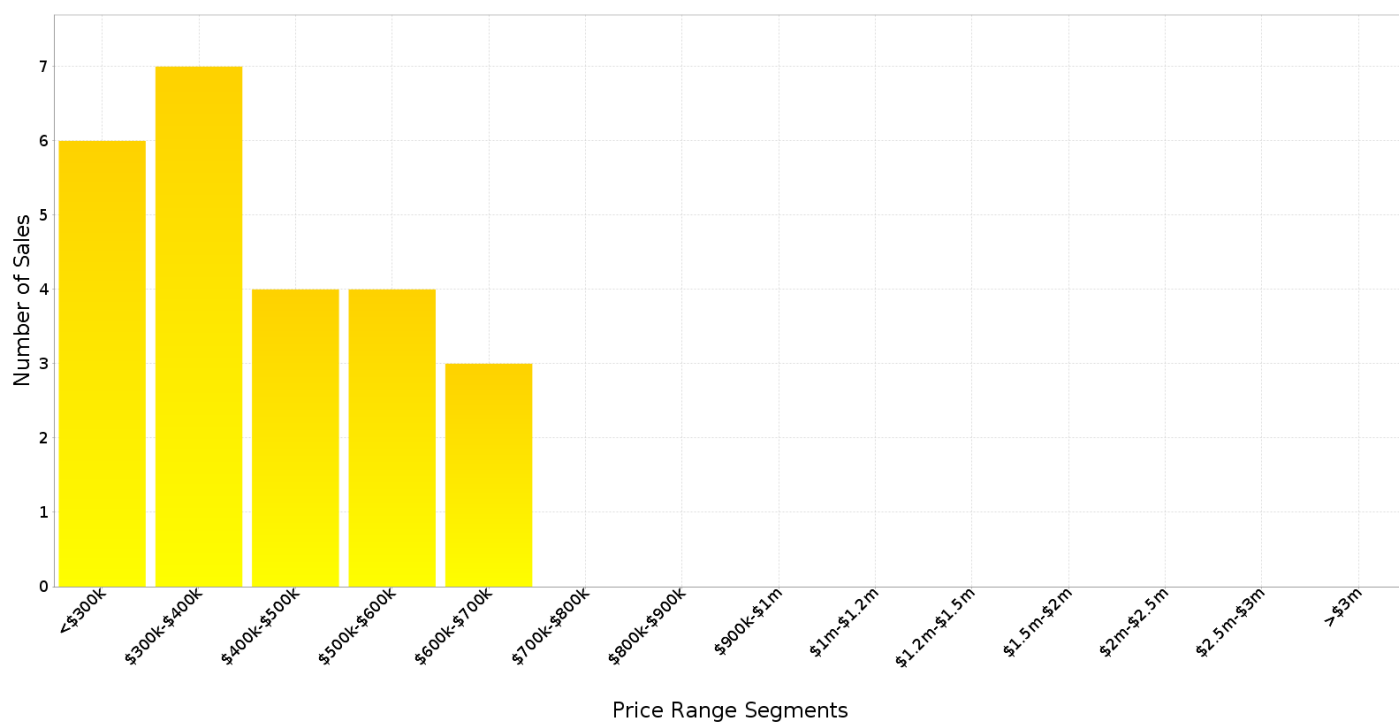
Based on 63 recorded Unit sales compared over the last two rolling 12 month periods



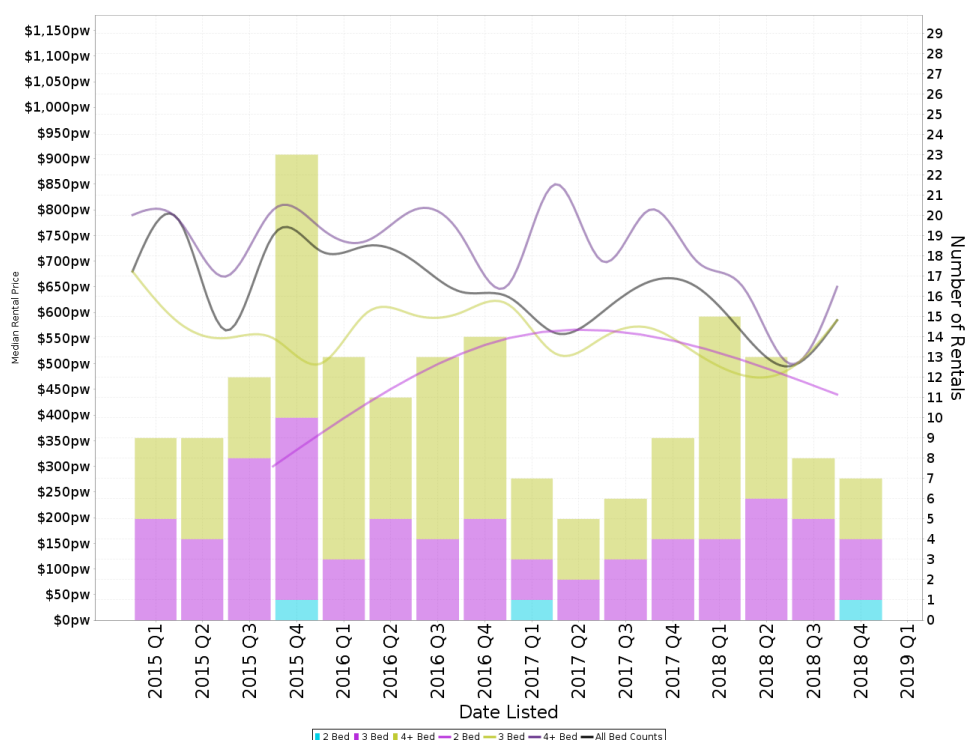
STUART PARK - Peak Selling Periods



STUART PARK - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.6%

Current Median Price: \$655,000
Previous Median Price: \$620,000

Based on 25 registered House sales compared over the last two rolling 12 month periods.

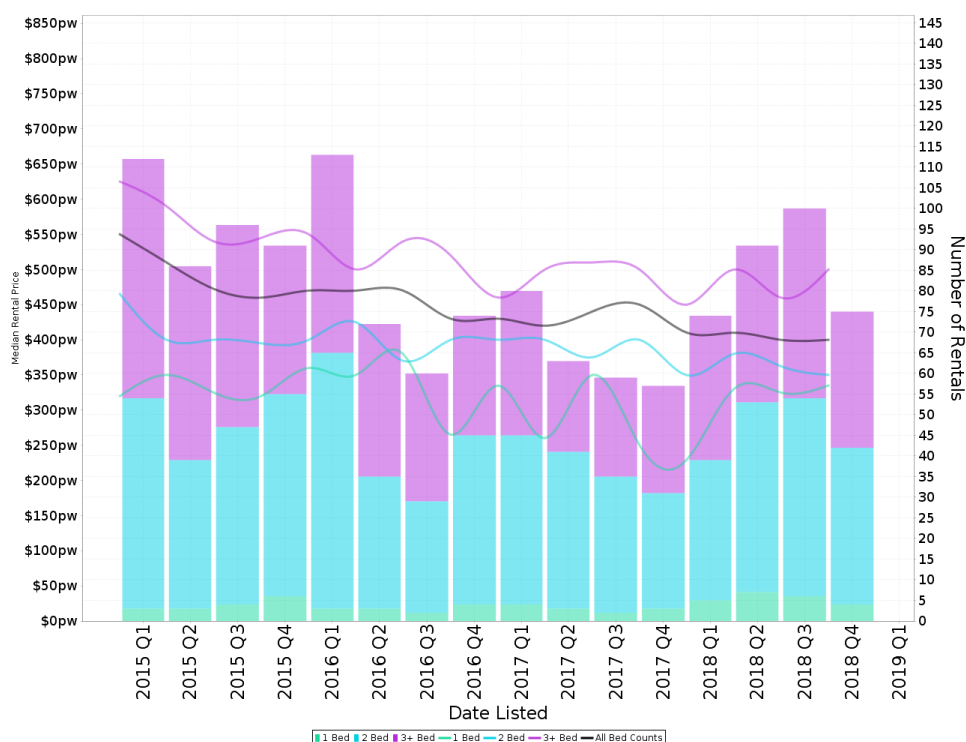
Suburb Rental Yield

+5.4%

Current Median Price: \$655,000
Current Median Rent: \$680

Based on 53 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-20.1%

Current Median Price: \$379,500
Previous Median Price: \$475,000

Based on 63 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.9%

Current Median Price: \$379,500
Current Median Rent: \$500

Based on 385 registered Unit rentals compared over the last 12 months.

STUART PARK - Recently Sold Properties

Median Sale Price

\$380k

Based on 24 recorded Unit sales within the last 12 months (2018)

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

Suburb Growth

-20.1%

Current Median Price: \$379,500
Previous Median Price: \$475,000

Based on 63 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

24

Based on recorded Unit sales within the 12 months (2018)

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

4 VOYAGER ST



\$210,000

92 m² 2 1 1

Sold Jan 2019 N/A

1 WINSTON AVE




\$450,000

359 m² - - -

Sold Jan 2019 N/A

16 CORONATION DR




\$287,500

178 m² 2 2 1

Sold Jan 2019 N/A

18 CHARLES ST

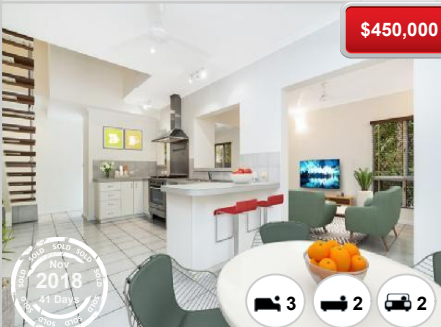


\$320,000

163 m² 2 1 1

Sold Nov 2018 N/A

4/1 WINSTON AVE



\$450,000

3 2 2

Sold Nov 2018 41 Days

9/4 VOYAGER ST




\$210,000

2 1 1

Sold Nov 2018 N/A

5 CORONATION DR




\$300,000

144 m² - - -

Sold Nov 2018 N/A

16 HENRY ST




\$350,000

746 m² 6 3 2

Sold Nov 2018 N/A

29/3 DINAH CRT



\$330,000

3 2 2

Sold Oct 2018 258 Days

9/4 ANNEAR CRT

\$445,000

201 m² 3 2 2

Sold 2018 55 Days

8/5 CORONATION DR

\$300,000

2 2 2

Sold 2018 40 Days

4/73A RUDDICK CCT

\$225,000

1 1 1

Sold 2018 212 Days

3/22 TIPPERARY CRT

\$445,000

3 2 2

Sold 2018 26 Days

18 QUEEN ST

\$465,000

271 m² 3 1 1

Sold 2018 N/A

7/9 DINAH CRT

\$360,000

3 2 2

Sold 2018 20 Days

9 DUKE ST

\$360,000

151 m² 2 2 2

Sold 2018 N/A

32 GOTHENBURG CRES

\$650,000

846 m² - - -

Sold 2018 N/A

32 CORONATION DR

\$310,000

2,049 m² 2 1 1

Sold 2018 N/A

4/32 CORONATION DR

\$310,000

2 1 1

Sold 2018 163 Days

8 DUKE ST

\$175,000

163 m² 3 2 1

Sold 2018 N/A

16 EDEN ST

\$549,000

872 m² 4 2 2

Sold 2018 156 Days

STUART PARK - Properties For Rent

Median Rental Price

\$500 /w

Based on 385 recorded Unit rentals within the last 12 months (2018)

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

Rental Yield

+6.9%

Current Median Price: \$379,500
Current Median Rent: \$500

Based on 24 recorded Unit sales and 385 Unit rentals compared over the last 12 months

Number of Rentals

385

Based on recorded Unit rentals within the last 12 months (2018)

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

12/73A RUDDICK CIRCUIT

\$450 per week

Jan 2019 2 Days

2 Beds 2 Baths 2 Car Spaces

6/66 STUART HIGHWAY

\$320.00

Jan 2019 4 Days

81 m² 2 Beds 1 Bath 1 Car Space

3/26 EDEN STREET

\$310 per week

Jan 2019 4 Days

1,030 m² 2 Beds 1 Bath 2 Car Spaces

2/9 DUKE STREET

\$400 Per Week

Jan 2019 5 Days

2 Beds 2 Baths 2 Car Spaces

4/1 TIPPERARY COURT

\$480

Jan 2019 5 Days

3 Beds 2 Baths 2 Car Spaces

10/20 CORONATION DRIVE

\$280

Jan 2019 5 Days

2 Beds 2 Baths 1 Car Space

7/7 DINAH COURT

\$390 per week

Jan 2019 5 Days

3 Beds 2 Baths 2 Car Spaces

11/3 EDEN STREET

\$550

Jan 2019 7 Days

1,456 m² 2 Beds 2 Baths 2 Car Spaces

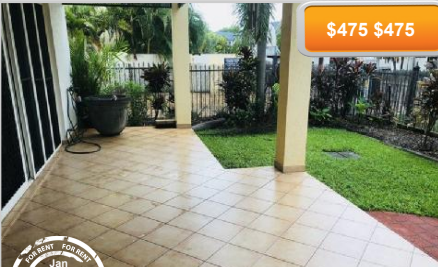
3/14 -17 DINAH COURT

\$530

Jan 2019 7 Days

2 Beds 2 Baths 2 Car Spaces

1/10 TIPPERARY COURT




\$475 \$475

Jan 2019
9 Days

3 2 2

16/21 DUKE STREET




\$380 Weekly

Jan 2019
9 Days

131 m² 2 2 1

8/9 EDEN STREET

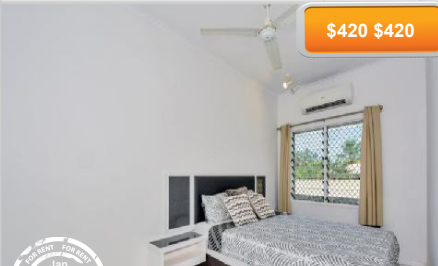


\$270 per week

Jan 2019
9 Days

1,457 m² 1 1 1

8/21 DUKE STREET



\$420 \$420

Jan 2019
9 Days

138 m² 3 2 2

14/8 DINAH COURT

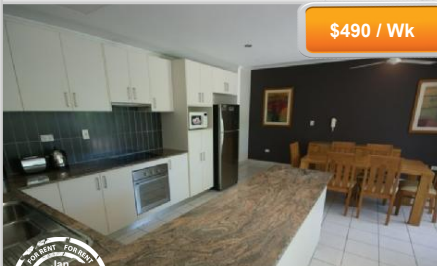


\$590 per week

Jan 2019
12 Days

3 2 2

1/8 DINAH COURT



\$490 / Wk

Jan 2019
12 Days

3 2 2

1/13 WINSTON AVENUE



\$425 per week

Jan 2019
13 Days

3 2 2

1/9 WINSTON AVENUE



\$550 per week

Jan 2019
13 Days

4 1 2

5/20 QUEEN STREET



\$290 per week

Jan 2019
16 Days

80 m² 2 1 1

103/42 GOTHENBURG CRESCENT



\$450 Per Week

Jan 2019
18 Days

150 m² 2 2 2

1/14 WESTRALIA STREET



\$300 /Wk

Dec 2018
23 Days

2 1 1

6/5 ANNEAR COURT



\$490.00

Dec 2018
27 Days

3 2 2