

**RayWhite**

# Suburb flyover report



**RAPID CREEK (UNIT)**

**PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF**



# RAPID CREEK - Suburb Map



# RAPID CREEK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2001	61	\$ 162,500	0.0 %	\$ 46,000	\$ 450,000
2002	57	\$ 165,000	1.5 %	\$ 10,000	\$ 400,000
2003	86	\$ 140,500	-14.8 %	\$ 43,000	\$ 520,000
2004	90	\$ 145,000	3.2 %	\$ 34,850	\$ 557,000
2005	90	\$ 250,000	72.4 %	\$ 26,300	\$ 805,000
2006	69	\$ 252,000	0.8 %	\$ 42,840	\$ 710,000
2007	60	\$ 275,250	9.2 %	\$ 52,630	\$ 870,000
2008	66	\$ 325,000	18.1 %	\$ 44,175	\$ 640,000
2009	46	\$ 335,086	3.1 %	\$ 74,140	\$ 1,450,000
2010	51	\$ 386,000	15.2 %	\$ 17,000	\$ 1,550,000
2011	39	\$ 395,000	2.3 %	\$ 182,000	\$ 800,000
2012	38	\$ 413,750	4.7 %	\$ 145,000	\$ 700,000
2013	39	\$ 445,000	7.6 %	\$ 49,200	\$ 890,000
2014	62	\$ 482,000	8.3 %	\$ 230,000	\$ 802,000
2015	23	\$ 426,500	-11.5 %	\$ 173,000	\$ 1,180,000
2016	38	\$ 280,000	-34.3 %	\$ 100,000	\$ 592,000
2017	31	\$ 396,000	41.4 %	\$ 160,000	\$ 1,150,000
2018	27	\$ 412,000	4.0 %	\$ 141,183	\$ 1,130,000
2019	1	\$ 289,000	-29.9 %	\$ 289,000	\$ 289,000

## Median Sale Price

# \$412k

Based on 27 recorded Unit sales within the last 12 months (2018)

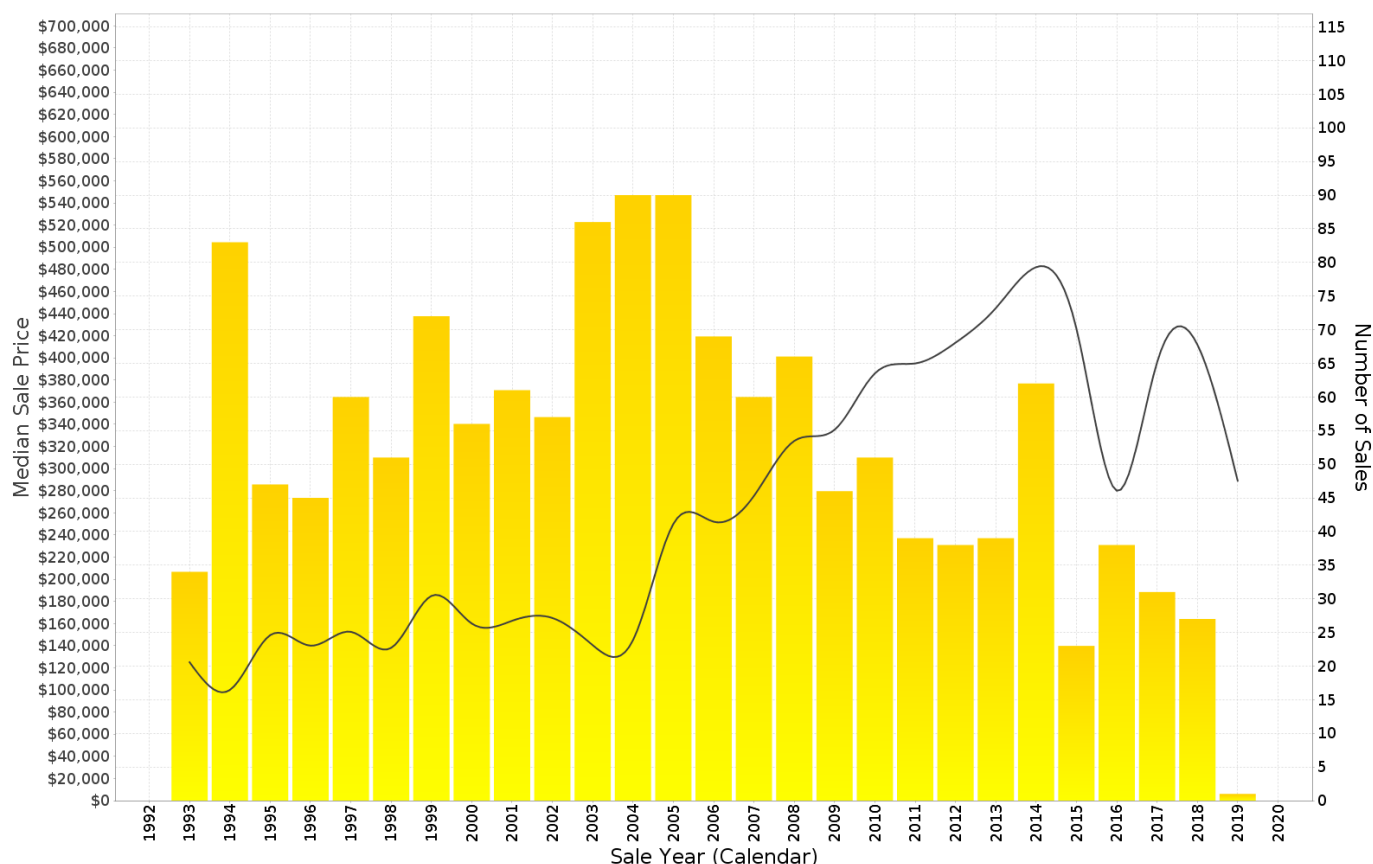
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

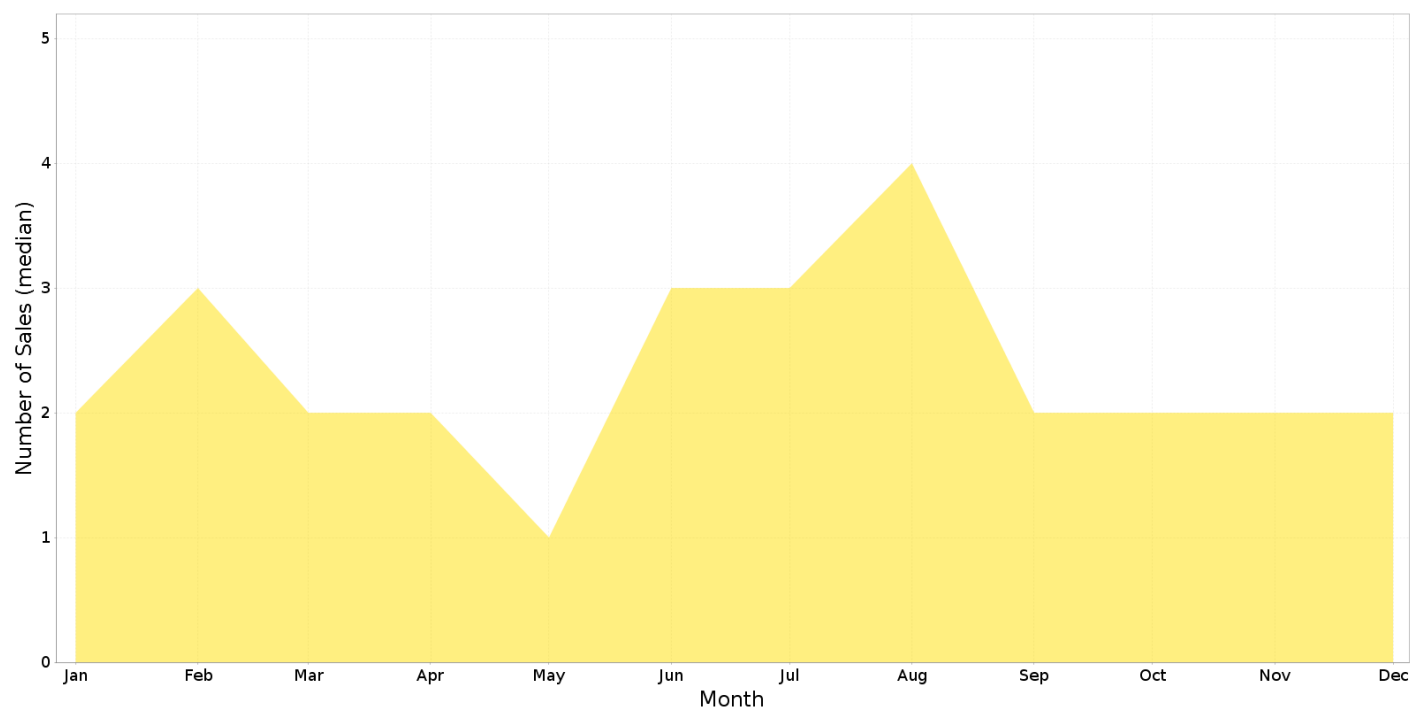
# +4.0%

Current Median Price: \$412,000  
Previous Median Price: \$396,000

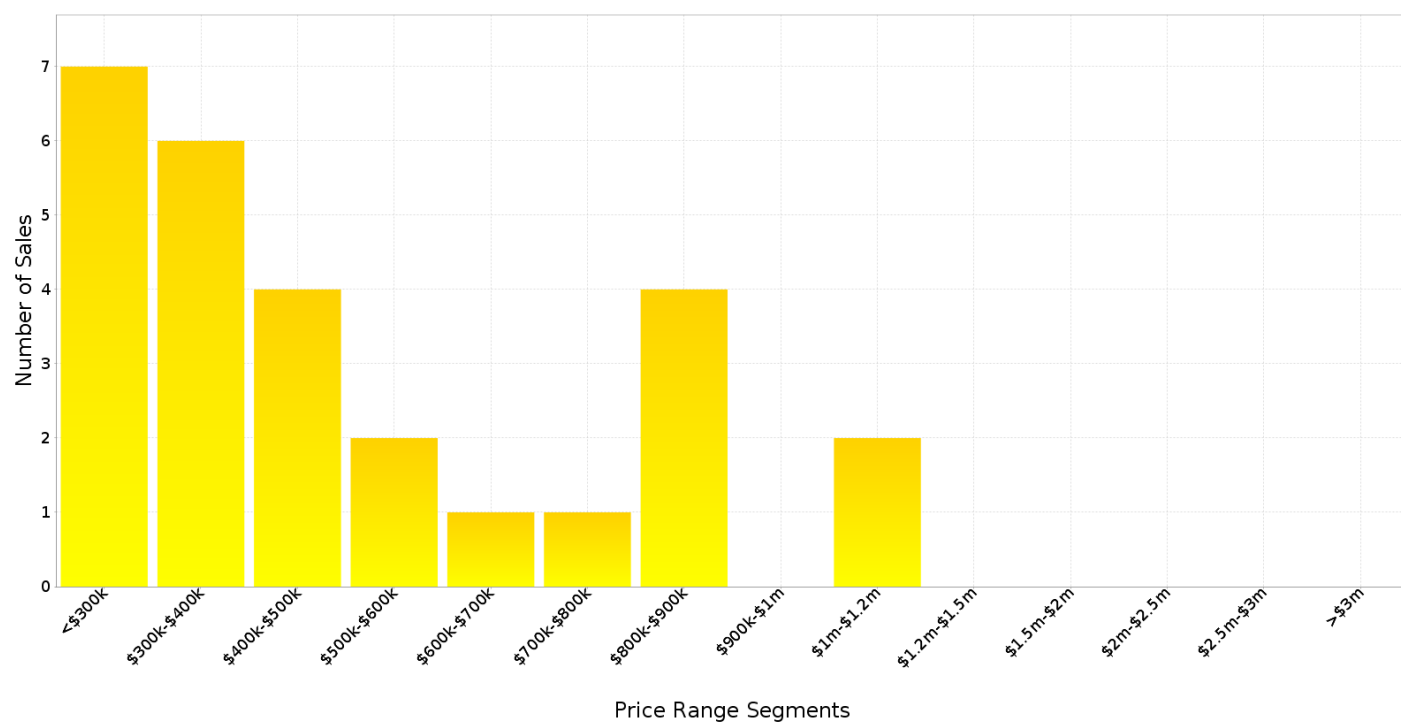
Based on 58 recorded Unit sales compared over the last two rolling 12 month periods



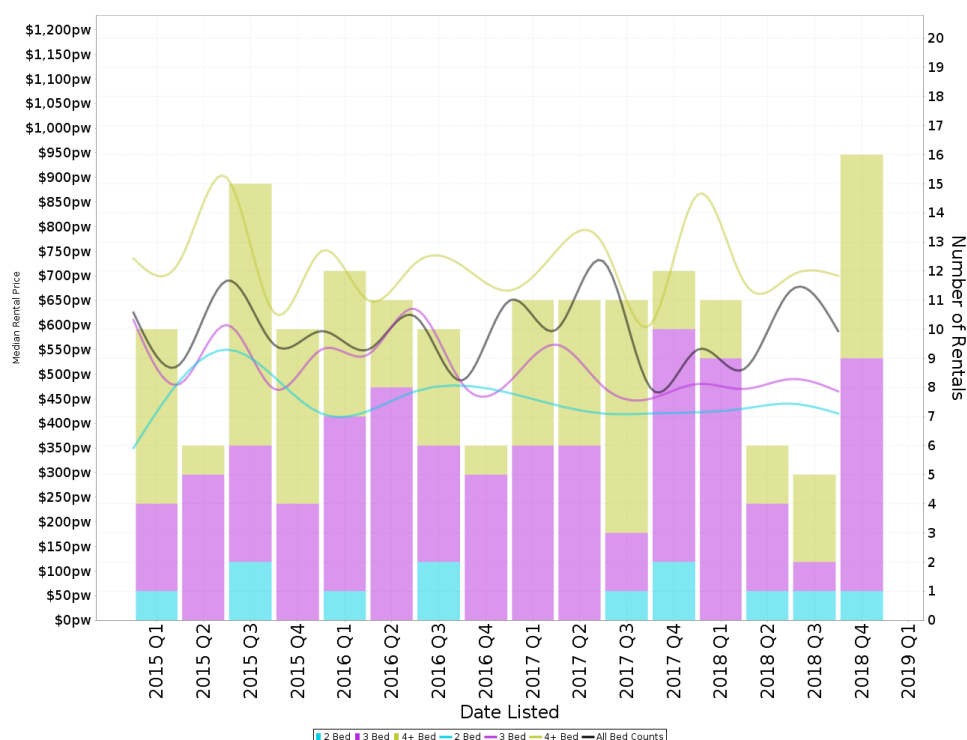
## RAPID CREEK - Peak Selling Periods



## RAPID CREEK - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-11.2%**

Current Median Price: \$555,000  
Previous Median Price: \$625,000

Based on 40 registered House sales compared over the last two rolling 12 month periods.

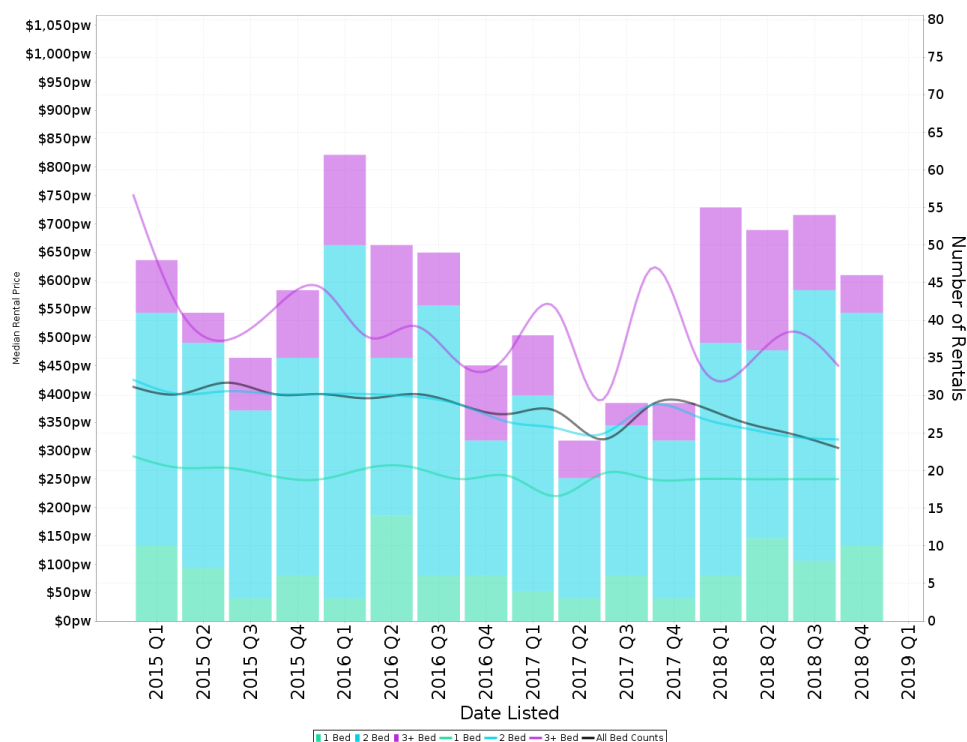
### Suburb Rental Yield

**+5.6%**

Current Median Price: \$555,000  
Current Median Rent: \$600

Based on 41 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+4.0%**

Current Median Price: \$412,000  
Previous Median Price: \$396,000

Based on 58 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.0%**

Current Median Price: \$412,000  
Current Median Rent: \$400

Based on 168 registered Unit rentals compared over the last 12 months.



# RAPID CREEK - Recently Sold Properties

Median Sale Price

**\$412k**

Based on 27 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

**+4.0%**

Current Median Price: \$412,000  
Previous Median Price: \$396,000

Based on 58 recorded Unit sales compared over the last two rolling 12 month periods


# Sold Properties

**27**

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

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

**95 ARALIA ST**



**\$289,000**

78 m<sup>2</sup> 2 1 1

Sold Dec 2018

**7 CHAPMAN CRT**



**\$510,000**

297 m<sup>2</sup> 3 3 2

Sold Dec 2018

**298 CASUARINA DR**




**\$480,000**

176 m<sup>2</sup> 2 1 1

Sold Dec 2018

**292 CASUARINA DR**

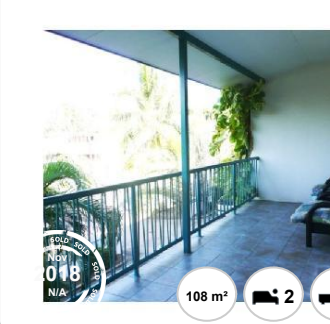


**\$550,000**

177 m<sup>2</sup> 3 2 2

Sold Nov 2018

**51 CHAPMAN RD**



**\$312,000**

108 m<sup>2</sup> 2 1 1

Sold Nov 2018

**2 FAY CRT**




**\$670,000**

895 m<sup>2</sup> 7 2 4

Sold Oct 2018

**1/296 CASUARINA DR**




**\$490,000**

160 m<sup>2</sup> 3 2 2

Sold Oct 2018

**296 CASUARINA DR**




**\$490,000**

160 m<sup>2</sup> 4 2 2

Sold Oct 2018

**3/51 CHAPMAN RD**




**\$312,000**

2 1 1

Sold Sep 2018

**336 CASUARINA DR**

**\$445,000**

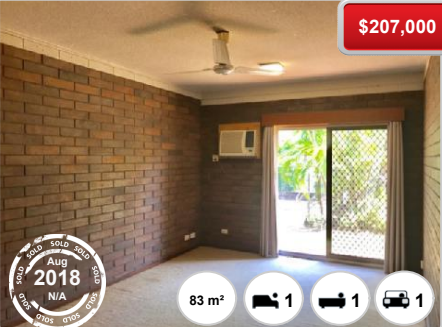


Sep 2018  
N/A

185 m<sup>2</sup> 2 2 2

**81 ARALIA ST**

**\$207,000**

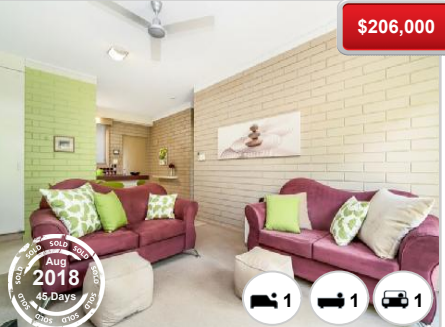


Aug 2018  
N/A

83 m<sup>2</sup> 1 1 1

**7/81 ARALIA ST**

**\$206,000**

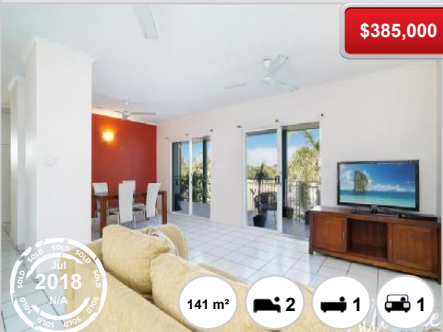


Aug 2018  
45 Days

1 1 1

**85 ARALIA ST**

**\$385,000**




Jul 2018  
N/A

141 m<sup>2</sup> 2 1 1

**9/85 ARALIA ST**

**\$385,000**



Jul 2018  
138 Days

3 2 1



# RAPID CREEK - Properties For Rent

## Median Rental Price

# \$400 /w

Based on 168 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

# +5.0%

Current Median Price: \$412,000  
Current Median Rent: \$400

Based on 27 recorded Unit sales and 168 Unit rentals compared over the last 12 months

## Number of Rentals

# 168

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

**9/71 ARALIA STREET**

**\$300.00**

2019 Jan 1 Day

2 Beds, 1 Bath, 1 Car

**106/286 CASUARINA DRIVE**

**\$745**

2019 Jan 5 Days

188 m², 3 Beds, 2 Baths, 2 Cars

**3/17 OLIVER STREET**

**\$280**

2019 Jan 6 Days

918 m², 2 Beds, 1 Bath, 2 Cars

**9/278 CASUARINA DRIVE**

**\$350 / wk**

2019 Jan 6 Days

2 Beds, 1 Bath, 1 Car

**16/82 NIGHTCLIFF ROAD**

**\$530 Per Week**

2019 Jan 7 Days

157 m², 2 Beds, 2 Baths, 2 Cars

**17/73 ARALIA STREET**

**\$320.00**

2019 Jan 7 Days

70 m², 2 Beds, 1 Bath, 1 Car

**8/82 NIGHTCLIFF ROAD**

**\$470 per week**

2019 Jan 7 Days

148 m², 2 Beds, 2 Baths, 4 Cars

**67 ARALIA STREET**

**\$450**

2019 Jan 10 Days

1,282 m², 3 Beds, 2 Baths, 2 Cars

**1/56 CHAPMAN ROAD**

**\$320 Per Week**

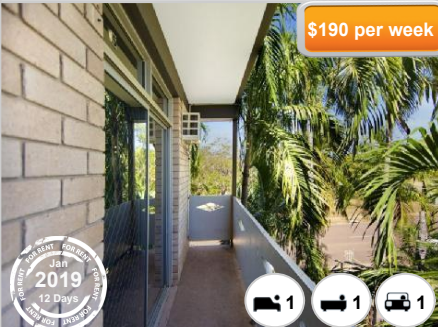
2019 Jan 12 Days

2 Beds, 1 Bath, 1 Car



**35/91 ARALIA STREET**

**\$190 per week**

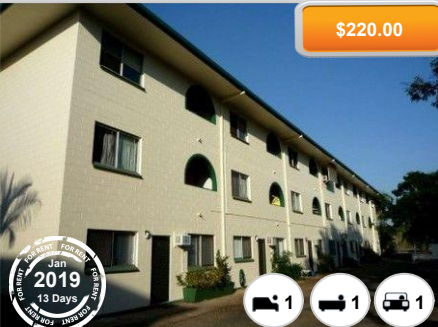


Jan 2019  
12 Days

1 1 1

**10/89 ARALIA STREET**

**\$220.00**

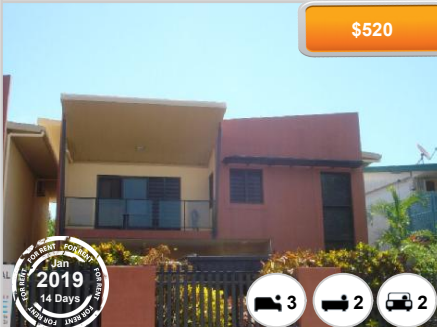


Jan 2019  
13 Days

1 1 1

**3/49 CHAPMAN ROAD**

**\$520**



Jan 2019  
14 Days

3 2 2

**5/3 ARAFURA COURT**

**\$260 \$260**



Jan 2019  
16 Days

969 m<sup>2</sup> 1 1 1

**5/43 SERGISON CIRCUIT**

**\$250 per week**

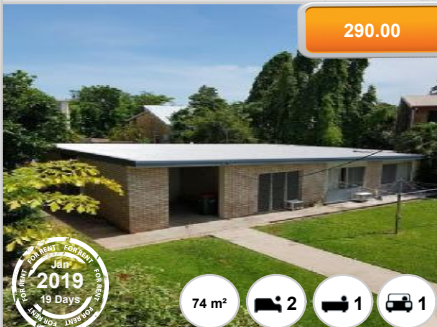


Jan 2019  
17 Days

1,254 m<sup>2</sup> 2 1 1

**14/56 CHAPMAN ROAD**

**290.00**



Jan 2019  
19 Days

74 m<sup>2</sup> 2 1 1

**12/85 ARALIA STREET**

**\$390 \$390**



Jan 2019  
19 Days

2 2 1

**1/44 SERGISON CIRCUIT**

**\$250 \$250**



Jan 2019  
19 Days

981 m<sup>2</sup> 1 1 1

**3/42 SERGISON CIRCUIT**

**\$310 per week**

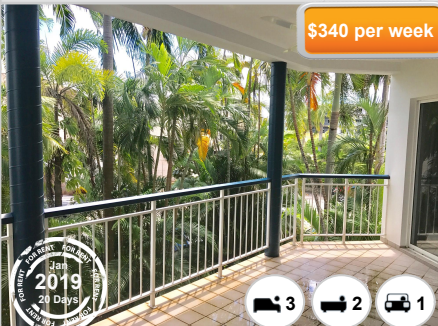


Jan 2019  
20 Days

2 1 1

**9/75 ARALIA STREET**

**\$340 per week**



Jan 2019  
20 Days

3 2 1

**14/82 NIGHTCLIFF ROAD**

**\$500 / Wk**



Jan 2019  
20 Days

157 m<sup>2</sup> 2 2 2

**12/302 CASUARINA DRIVE**

**\$395.00**



Jan 2019  
21 Days

2 1 1