

**RayWhite**

# Suburb flyover report

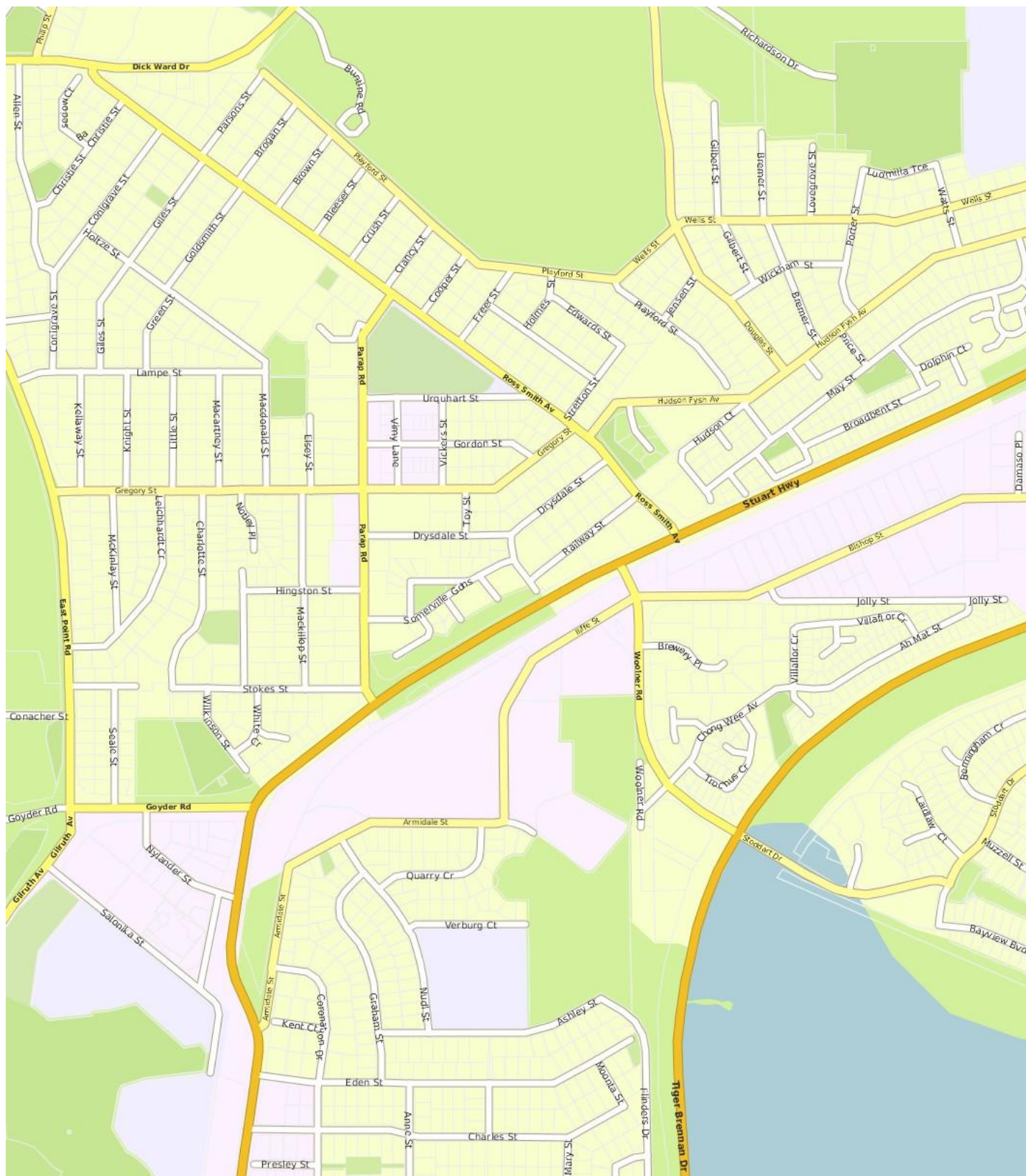


PARAP (HOUSE)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF



## PARAP - Suburb Map



# PARAP - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	33	\$ 160,000	0.0 %	\$ 40,000	\$ 320,000
2002	66	\$ 158,000	-1.2 %	\$ 112,500	\$ 650,000
2003	75	\$ 180,000	13.9 %	\$ 6,000	\$ 540,000
2004	38	\$ 465,000	158.3 %	\$ 165,000	\$ 600,000
2005	41	\$ 480,000	3.2 %	\$ 160,000	\$ 875,000
2006	23	\$ 530,000	10.4 %	\$ 50,000	\$ 685,000
2007	40	\$ 595,000	12.3 %	\$ 210,000	\$ 915,000
2008	19	\$ 620,000	4.2 %	\$ 246,000	\$ 820,000
2009	21	\$ 662,500	6.9 %	\$ 164,000	\$ 940,000
2010	20	\$ 746,374	12.7 %	\$ 15,850	\$ 987,000
2011	17	\$ 850,000	13.9 %	\$ 320,000	\$ 990,000
2012	16	\$ 766,000	-9.9 %	\$ 375,000	\$ 1,040,000
2013	25	\$ 862,000	12.5 %	\$ 253,333	\$ 1,560,000
2014	28	\$ 835,000	-3.1 %	\$ 700,000	\$ 1,850,000
2015	15	\$ 820,000	-1.8 %	\$ 144,000	\$ 1,175,000
2016	16	\$ 780,000	-4.9 %	\$ 569,000	\$ 1,650,000
2017	13	\$ 700,000	-10.3 %	\$ 610,000	\$ 925,000
2018	17	\$ 725,000	3.6 %	\$ 210,000	\$ 900,000
2019	0				

## Median Sale Price

# \$725k

Based on 17 recorded House sales within the last 12 months (2018)

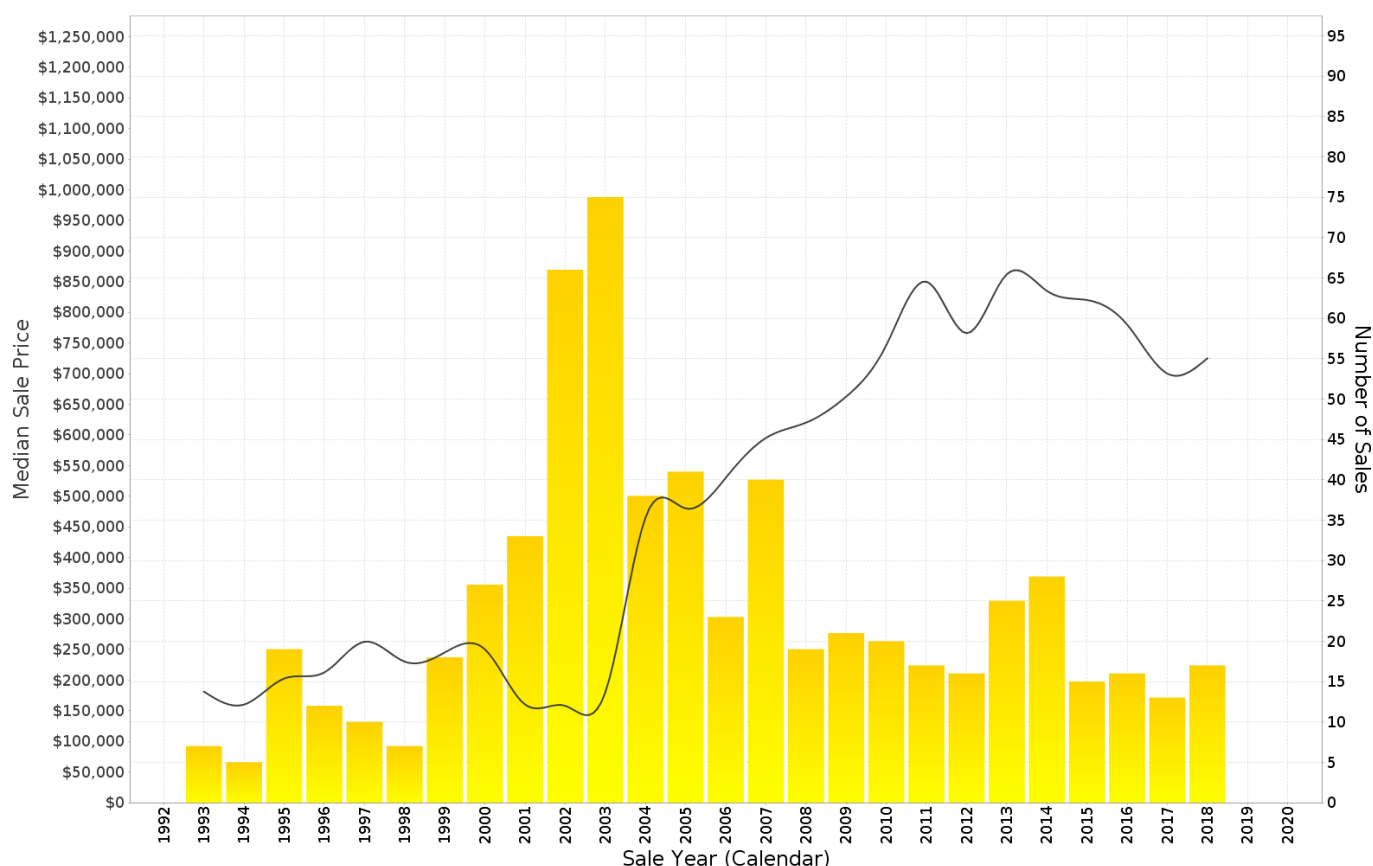
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

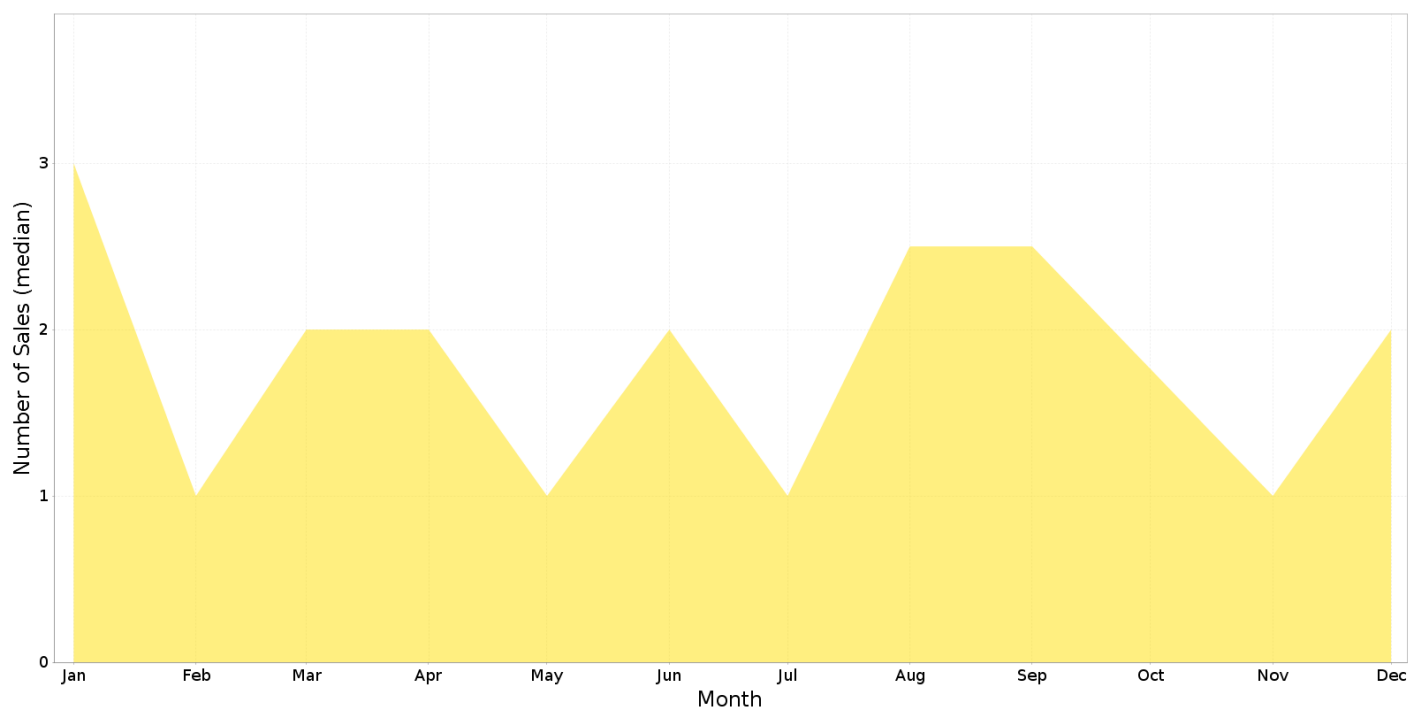
# +3.6%

Current Median Price: \$725,000  
Previous Median Price: \$700,000

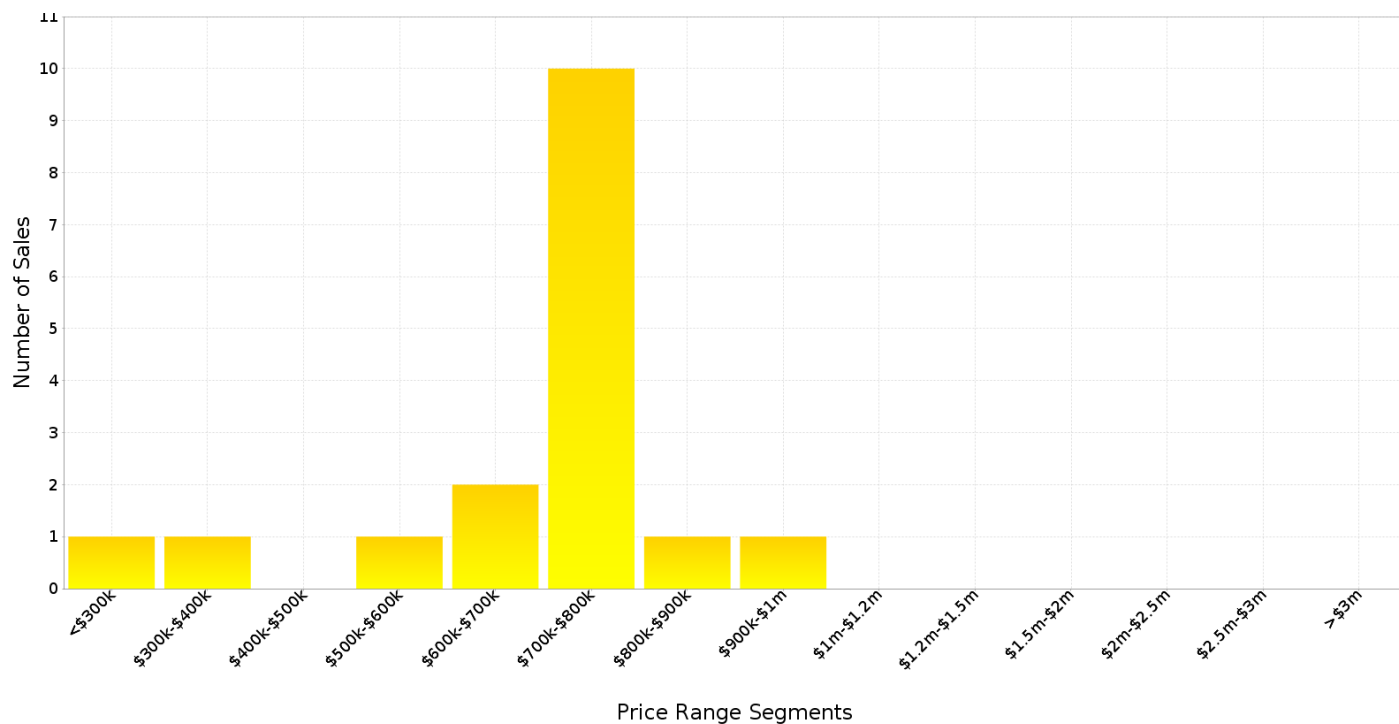
Based on 30 recorded House sales compared over the last two rolling 12 month periods



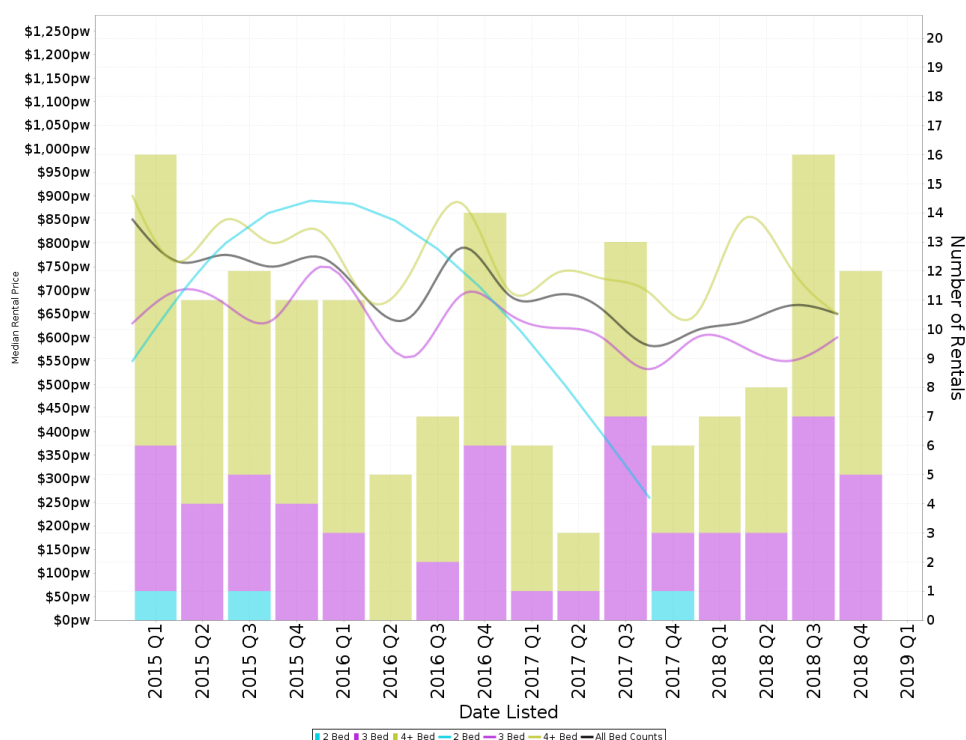
## PARAP - Peak Selling Periods



## PARAP - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+3.6%**

Current Median Price: \$725,000  
Previous Median Price: \$700,000

Based on 30 registered House sales compared over the last two rolling 12 month periods.

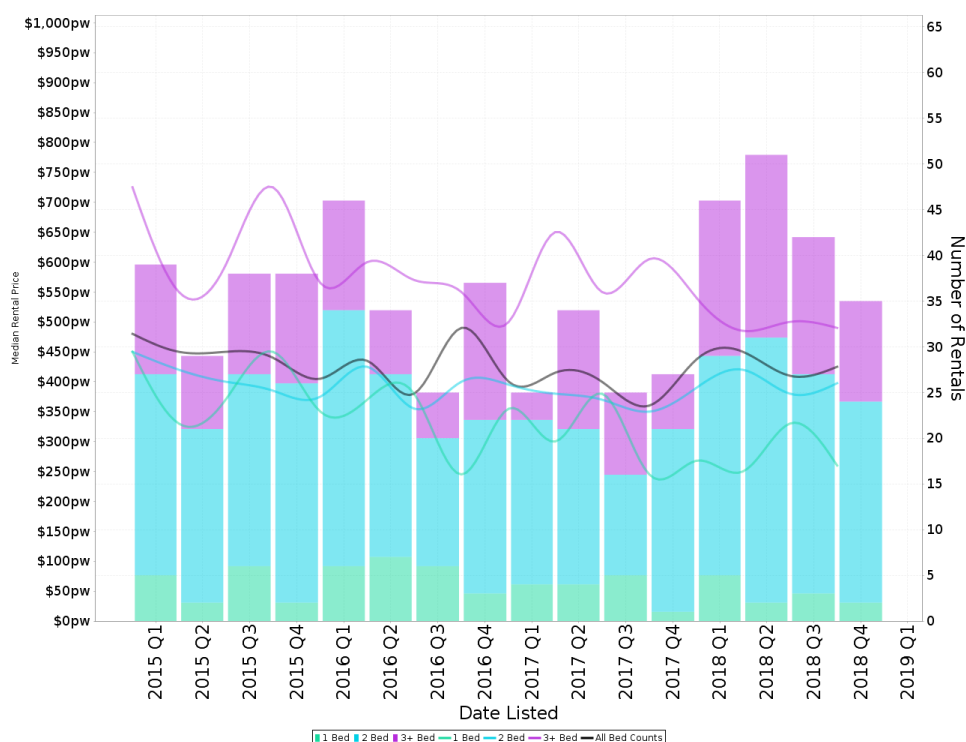
### Suburb Rental Yield

**+5.5%**

Current Median Price: \$725,000  
Current Median Rent: \$765

Based on 50 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-12.3%**

Current Median Price: \$332,500  
Previous Median Price: \$379,000

Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.0%**

Current Median Price: \$332,500  
Current Median Rent: \$450

Based on 144 registered Unit rentals compared over the last 12 months.



# PARAP - Recently Sold Properties

Median Sale Price

**\$725k**

Based on 17 recorded House sales within the last 12 months (2018)

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

Suburb Growth

**+3.6%**

Current Median Price: \$725,000  
Previous Median Price: \$700,000

Based on 30 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**17**

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

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

**3 MCMASTER CRES**



**\$715,000**

Sold Dec 2018  
133 Days

472 m<sup>2</sup> 3 2 3

**12 HUDSON CRT**




**\$395,000**

Sold Dec 2018  
65 Days

694 m<sup>2</sup> 3 1 2

**7 RAILWAY ST**



**\$720,000**

Sold Sep 2018  
334 Days

1,160 m<sup>2</sup> 3 2 2

**21 WEDDELL ST**




**\$740,000**

Sold Sep 2018  
N/A

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

**23 DRYSDALE ST**




**\$797,500**

Sold Sep 2018  
51 Days

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

**7 MCMASTER CRES**



**\$210,000**

Sold Sep 2018  
N/A

480 m<sup>2</sup> 3 2 2

**6 STRETTON ST**



**\$780,000**

Sold Jul 2018  
70 Days

1,110 m<sup>2</sup> 4 2 4

# PARAP - Properties For Rent

## Median Rental Price

# \$765 /w

Based on 50 recorded House rentals within the last 12 months (2018)

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

## Rental Yield

# +5.5%

Current Median Price: \$725,000  
Current Median Rent: \$765

Based on 17 recorded House sales and 50 House rentals compared over the last 12 months


## Number of Rentals

# 50

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

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

**43 GREGORY STREET**



**420 \$420**

845 m<sup>2</sup> 3 1 2

Jan 2019 2 Days

**32 MAY STREET**

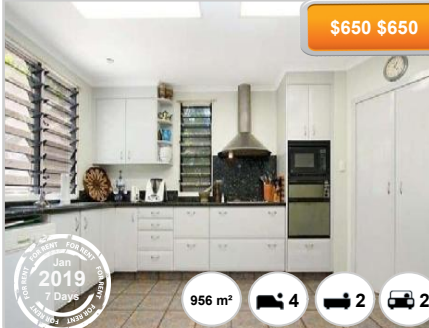


**\$695**

534 m<sup>2</sup> 4 2 2

Jan 2019 3 Days

**21 DRYSDALE STREET**



**\$650 \$650**

956 m<sup>2</sup> 4 2 2

Jan 2019 7 Days

**70 MAY STREET**




**\$1100.00**

751 m<sup>2</sup> 4 2 2

Dec 2018 41 Days

**1/4 D'AMBROSIO COURT**

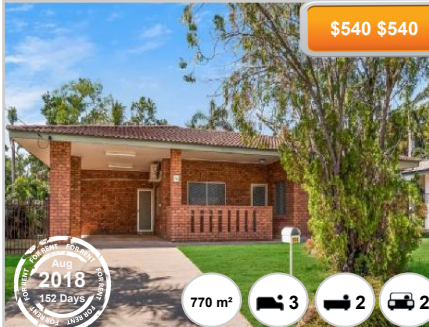


**\$785.00**

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

Oct 2018 104 Days

**133 PLAYFORD STREET**




**\$540 \$540**

770 m<sup>2</sup> 3 2 2

Aug 2018 152 Days

**2/7 D'AMBROSIO COURT**



**850**

2,887 m<sup>2</sup> 4 3 2

Jul 2018 176 Days