Suburb flyover report

NIGHTCLIFF (UNIT)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

NIGHTCLIFF - Suburb Map

Prepared on 23/01/2019 by Matt Englund , +61 417 866 821 at Ray White Nightcliff. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

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NIGHTCLIFF - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2001	65	$ 148,000	0.0 %	$ 45,000	$ 390,000
2002	69	$ 108,000	-27.0 %	$ 50,000	$ 431,000
2003	116	$ 116,000	7.4 %	$ 47,000	$ 800,000
2004	123	$ 132,000	13.8 %	$ 10,000	$ 775,000
2005	107	$ 160,000	21.2 %	$ 50,000	$ 795,000
2006	79	$ 265,000	65.6 %	$ 30,000	$ 900,000
2007	116	$ 244,040	-7.9 %	$ 7,440	$ 1,140,000
2008	86	$ 280,000	14.7 %	$ 37,920	$ 755,000
2009	94	$ 310,000	10.7 %	$ 32,000	$ 850,000
2010	53	$ 350,000	12.9 %	$ 25,260	$ 2,420,000
2011	39	$ 385,000	10.0 %	$ 52,153	$ 2,000,000
2012	59	$ 325,000	-15.6 %	$ 185,000	$ 1,200,000
2013	62	$ 367,500	13.1 %	$ 28,017	$ 860,000
2014	113	$ 475,000	29.3 %	$ 49,855	$ 2,600,000
2015	53	$ 525,000	10.5 %	$ 200,000	$ 1,050,000
2016	59	$ 465,000	-11.4 %	$ 158,000	$ 1,200,000
2017	52	$ 364,500	-21.6 %	$ 14,400	$ 950,000
2018	43	$ 335,000	-8.1 %	$ 116,000	$ 680,000
2019	1	$ 440,000	31.3 %	$ 440,000	$ 440,000

Median Sale Price

$335k

Based on 43 recorded Unit sales within the last 12 months (2018)

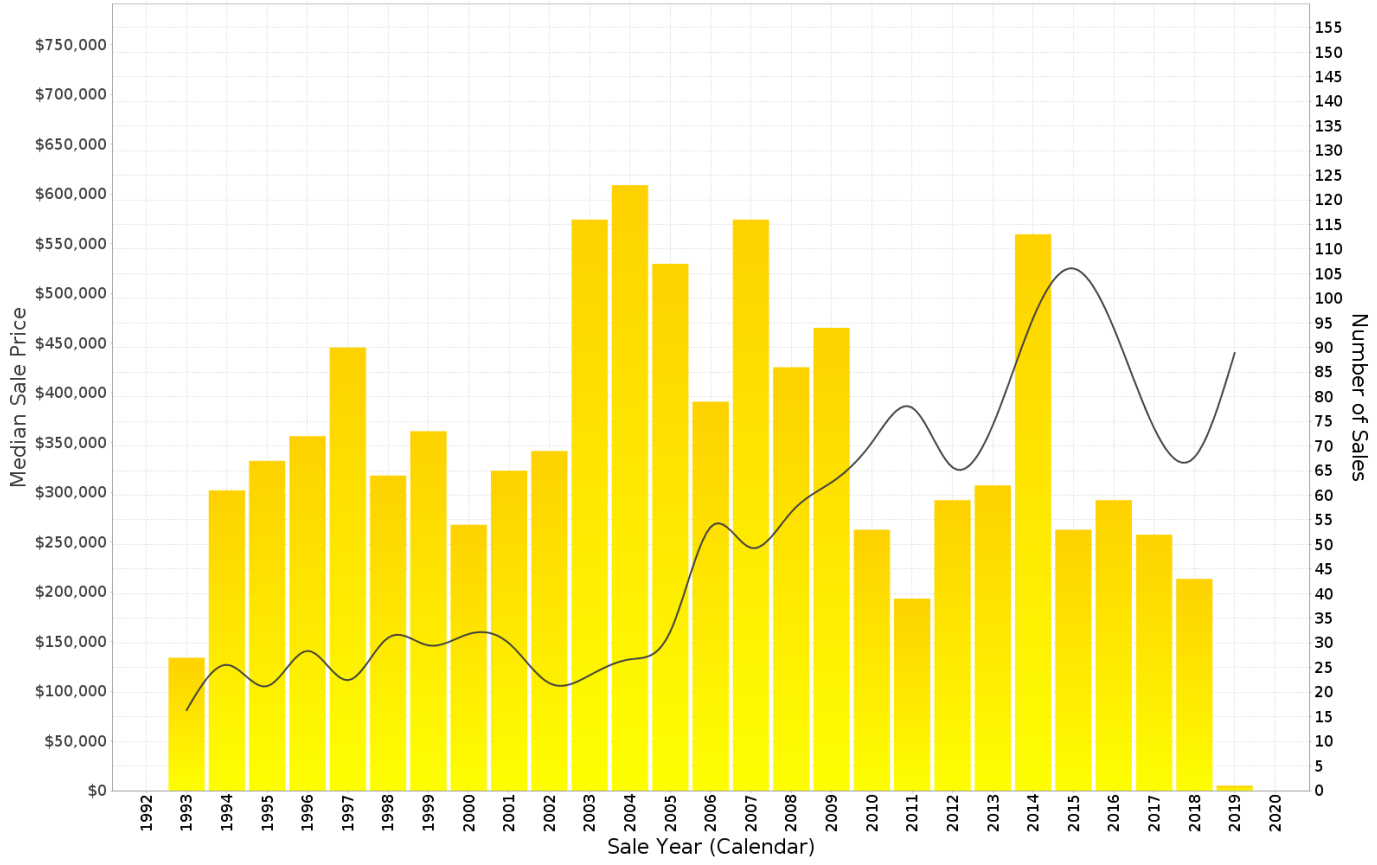
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-8.1%

Current Median Price: $335,000
Previous Median Price: $364,500

Based on 95 recorded Unit sales compared over the last two rolling 12 month periods



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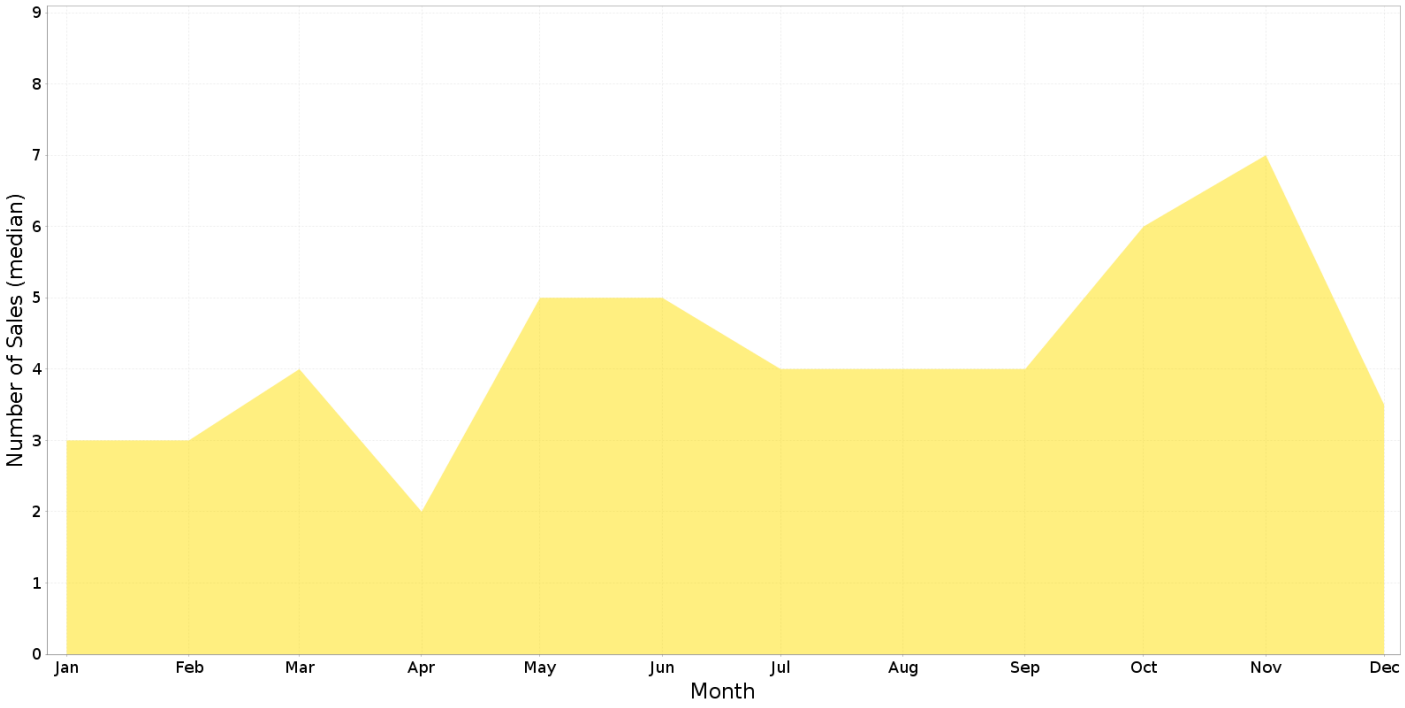
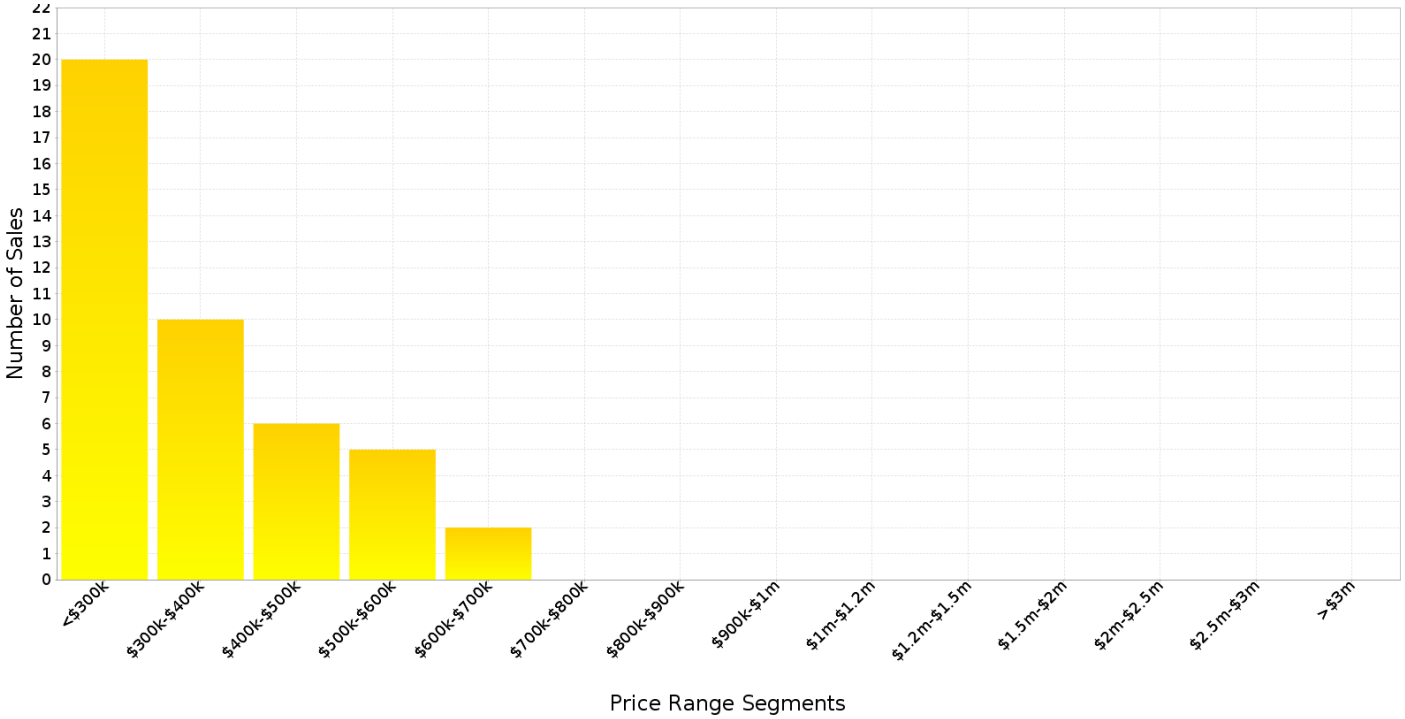
NIGHTCLIFF - Peak Selling Periods



NIGHTCLIFF - Price Range Segments



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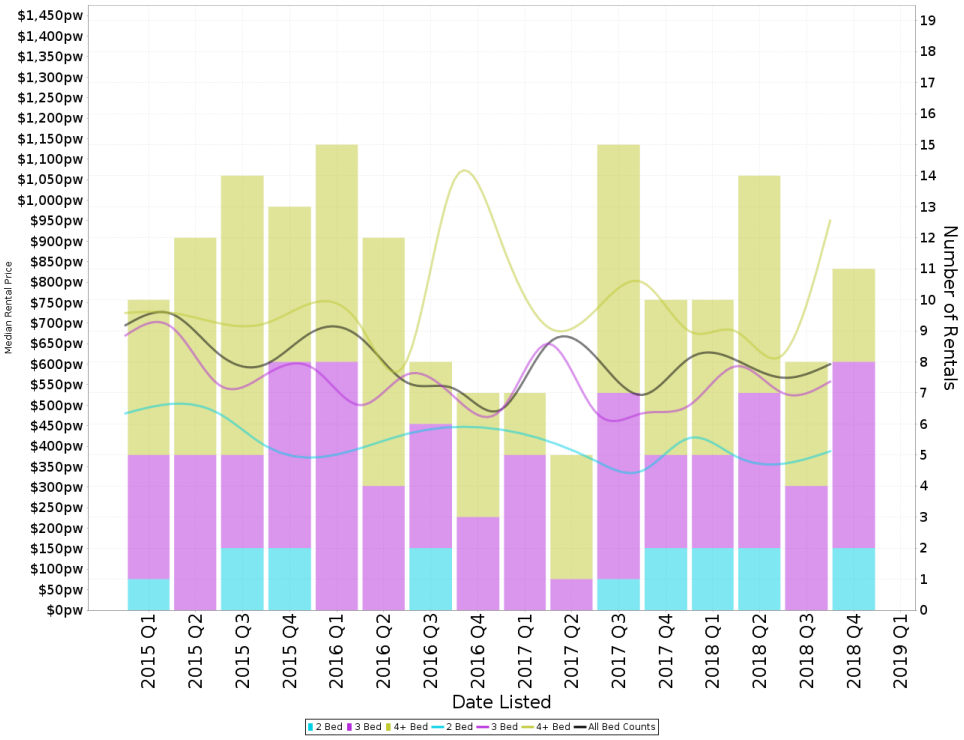
Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.7%

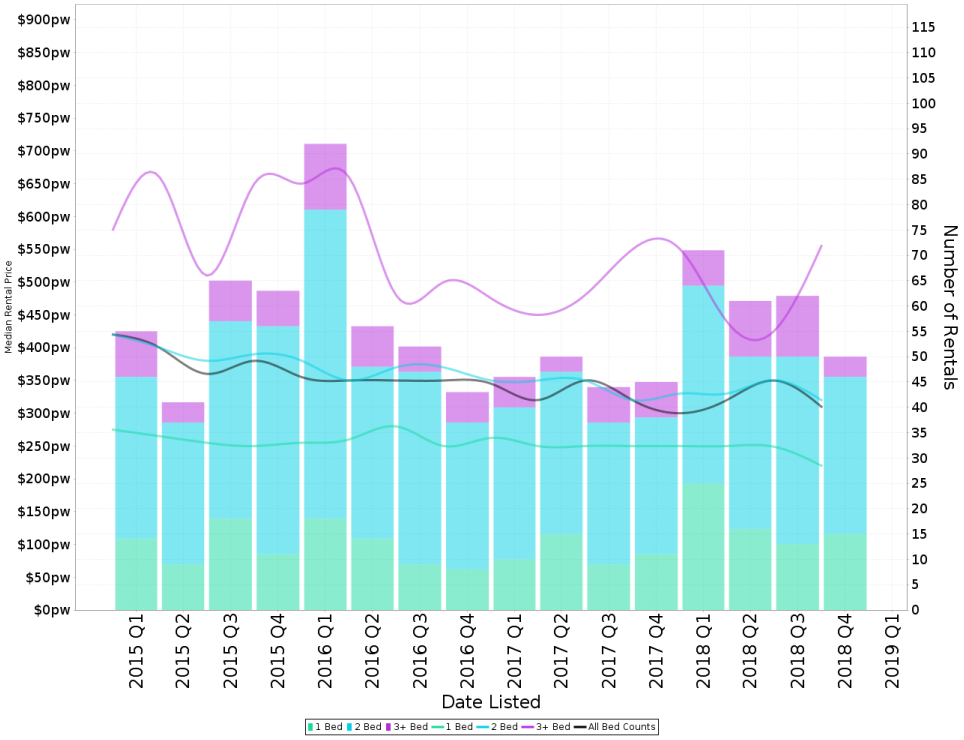
Current Median Price: $687,500
Previous Median Price: $770,000
Based on 41 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: $687,500
Current Median Rent: $680
Based on 49 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.1%

Current Median Price: $335,000
Previous Median Price: $364,500
Based on 95 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: $335,000
Current Median Rent: $380
Based on 224 registered Unit rentals compared over the last 12 months.

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NIGHTCLIFF - Recently Sold Properties

Median Sale Price

$335k

Based on 43 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

-8.1%

Current Median Price: $335,000
Previous Median Price: $364,500

Based on 95 recorded Unit sales compared over the last two rolling 12 month periods

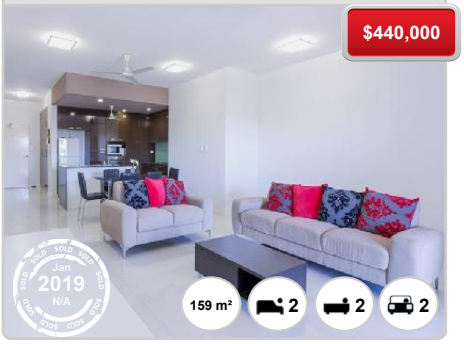
Sold Properties

43

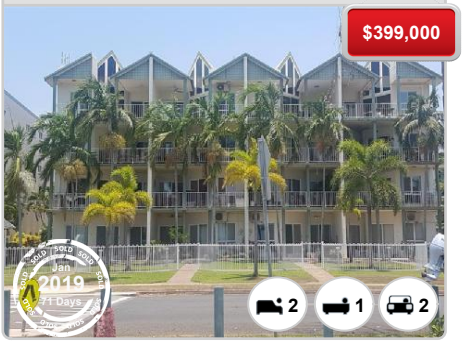
Based on recorded Unit sales within the 12 months (2018)

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

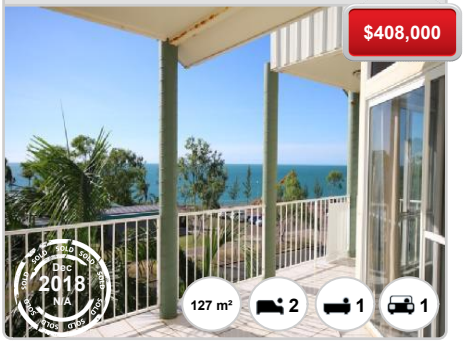
65 PROGRESS DR



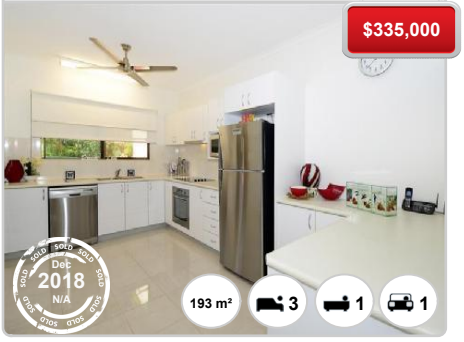
16/260 CASUARINA DR



260 CASUARINA DR



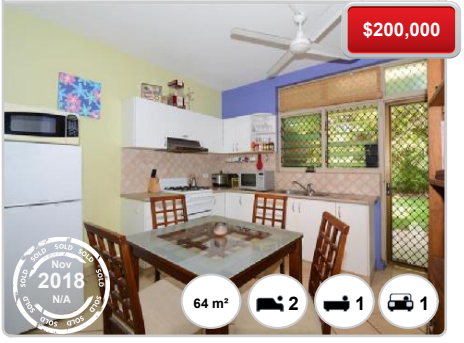
152 CASUARINA DR



12 POINCIANA ST

4/12 POINCIANA ST

15 BOUGAINVILIA ST



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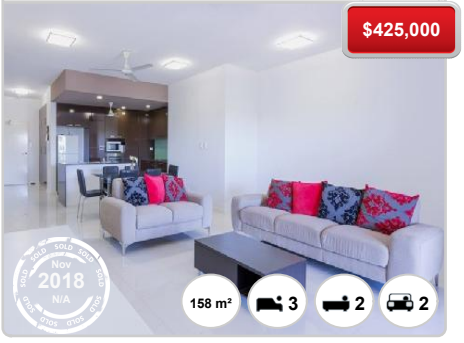

254 CASUARINA DR

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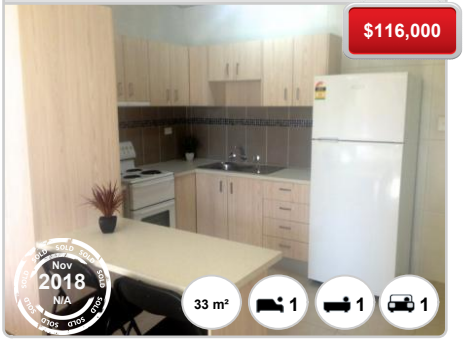
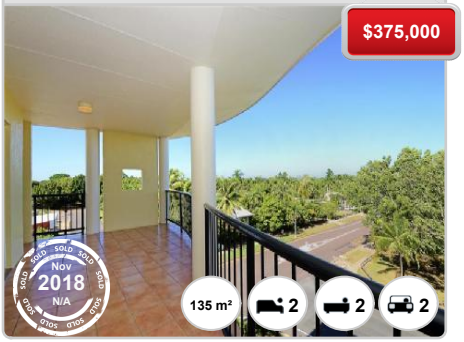
214/71B PROGRESS DR

22 HAKEA ST

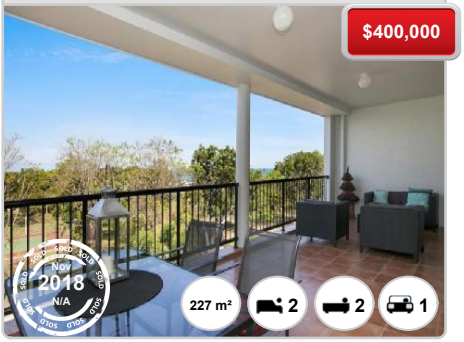
55 ARALIA ST



53 ARALIA ST

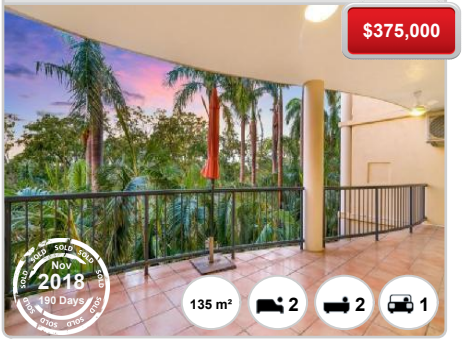


2 POINCIANA ST

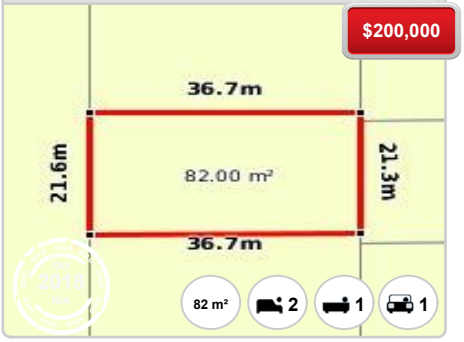


14 HICKORY ST

4/53 ARALIA ST

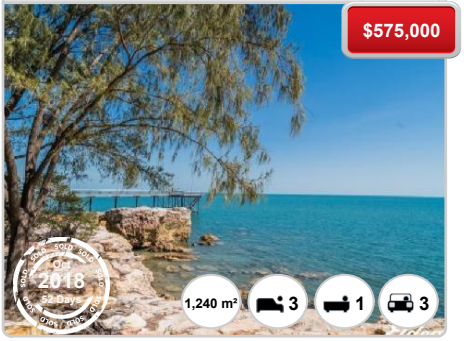


40 KURRAJONG CRES



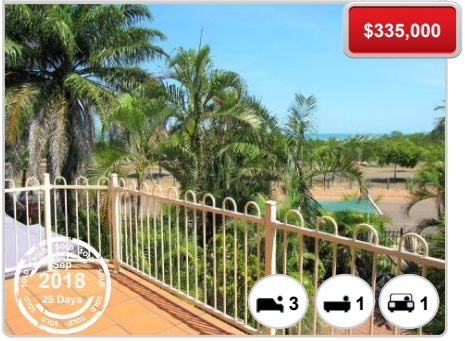
1/22 HAKEA ST

26 PANDANUS ST



81 NIGHTCLIFF RD

2/152 CASUARINA DR



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NIGHTCLIFF - Properties For Rent

Median Rental Price

$380 /w

Based on 224 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

+5.9%

Current Median Price: $335,000
Current Median Rent: $380

Based on 43 recorded Unit sales and 224 Unit rentals compared over the last 12 months

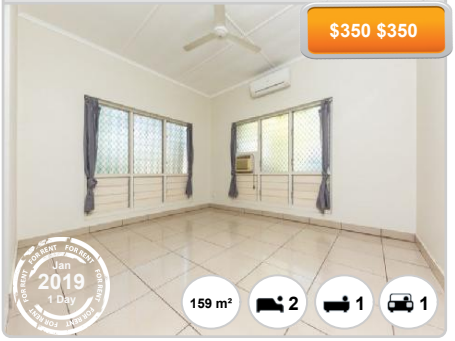
Number of Rentals

224

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

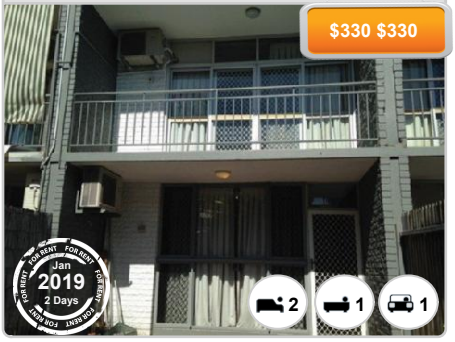
1/9 HICKORY STREET



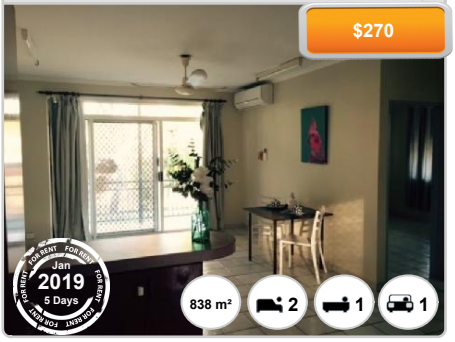
10/55 ARALIA STREET

2/8 POINCIANA STREET

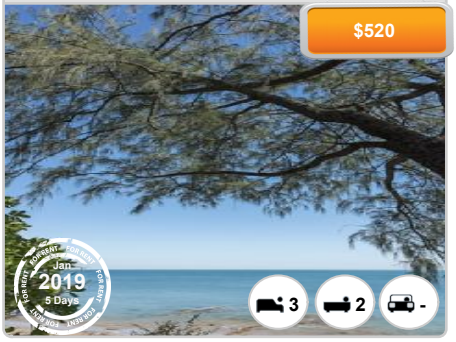
2/78 Kurrajong Crescent,



4/29 KURRAJONG CRESCENT

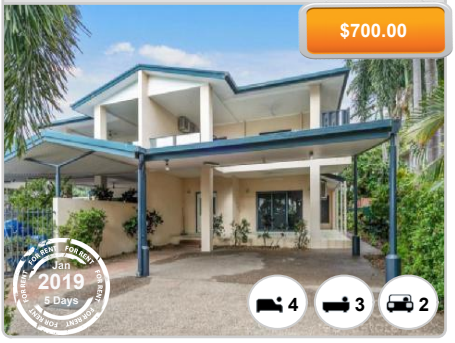


19/28 CASUARINA DRIVE



5/48 KURRAJONG CRESCENT

2/168 CASUARINA DRIVE



6/48 KURRAJONG CRESCENT

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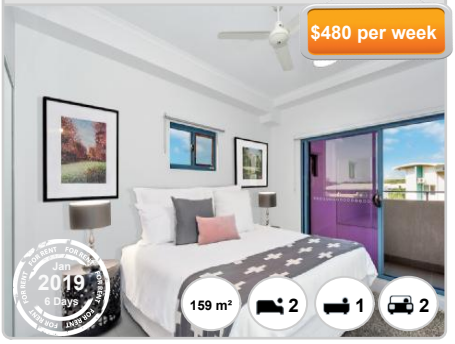
RayWhite.

306C/65 PROGRESS DRIVE



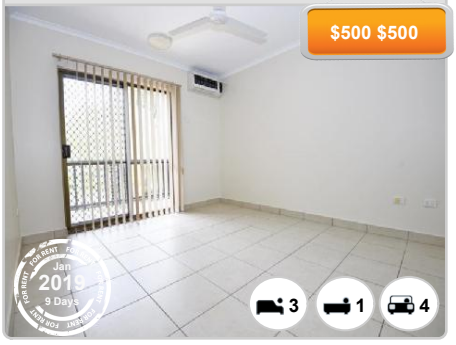
11/254 CASUARINA DRIVE

8/16 HICKORY STREET

CASUARINA DRIVE

12/152 CASUARINA DRIVE

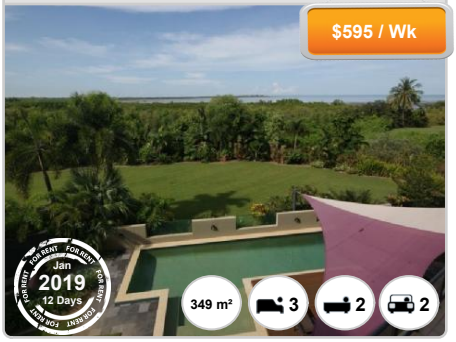
11/140 KIRANOU PLACE



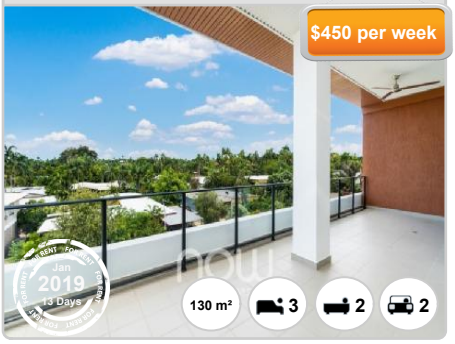
4/40 KURRAJONG CRESCENT

306/65 PROGRESS DRIVE

104/71A PROGRESS DRIVE



8/13 QUANDONG CRESCENT



8/262 CASUARINA DRIVE

211/71B PROGRESS DRIVE

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