

RayWhite

Suburb flyover report



NIGHTCLIFF (HOUSE)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

NIGHTCLIFF - Suburb Map



NIGHTCLIFF - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	27	\$ 275,000	0.0 %	\$ 100,000	\$ 385,000
2002	35	\$ 248,000	-9.8 %	\$ 56,000	\$ 495,000
2003	45	\$ 332,000	33.9 %	\$ 52,000	\$ 699,500
2004	44	\$ 345,000	3.9 %	\$ 30,000	\$ 605,000
2005	42	\$ 364,500	5.7 %	\$ 96,500	\$ 1,005,000
2006	30	\$ 482,000	32.2 %	\$ 95,600	\$ 1,062,000
2007	28	\$ 532,500	10.5 %	\$ 210,000	\$ 1,020,000
2008	28	\$ 597,500	12.2 %	\$ 230,000	\$ 1,210,000
2009	20	\$ 648,750	8.6 %	\$ 239,000	\$ 939,000
2010	27	\$ 770,000	18.7 %	\$ 290,000	\$ 1,100,000
2011	22	\$ 686,000	-10.9 %	\$ 236,000	\$ 1,600,000
2012	17	\$ 760,000	10.8 %	\$ 246,000	\$ 1,100,000
2013	21	\$ 770,000	1.3 %	\$ 83,750	\$ 2,250,000
2014	26	\$ 943,500	22.5 %	\$ 550,000	\$ 1,750,000
2015	19	\$ 840,000	-11.0 %	\$ 450,000	\$ 1,775,000
2016	18	\$ 745,000	-11.3 %	\$ 500,000	\$ 1,700,000
2017	19	\$ 770,000	3.4 %	\$ 510,000	\$ 1,050,000
2018	22	\$ 687,500	-10.7 %	\$ 450,000	\$ 1,300,000
2019	1	\$ 570,000	-17.1 %	\$ 570,000	\$ 570,000

Median Sale Price

\$688k

Based on 22 recorded House sales within the last 12 months (2018)

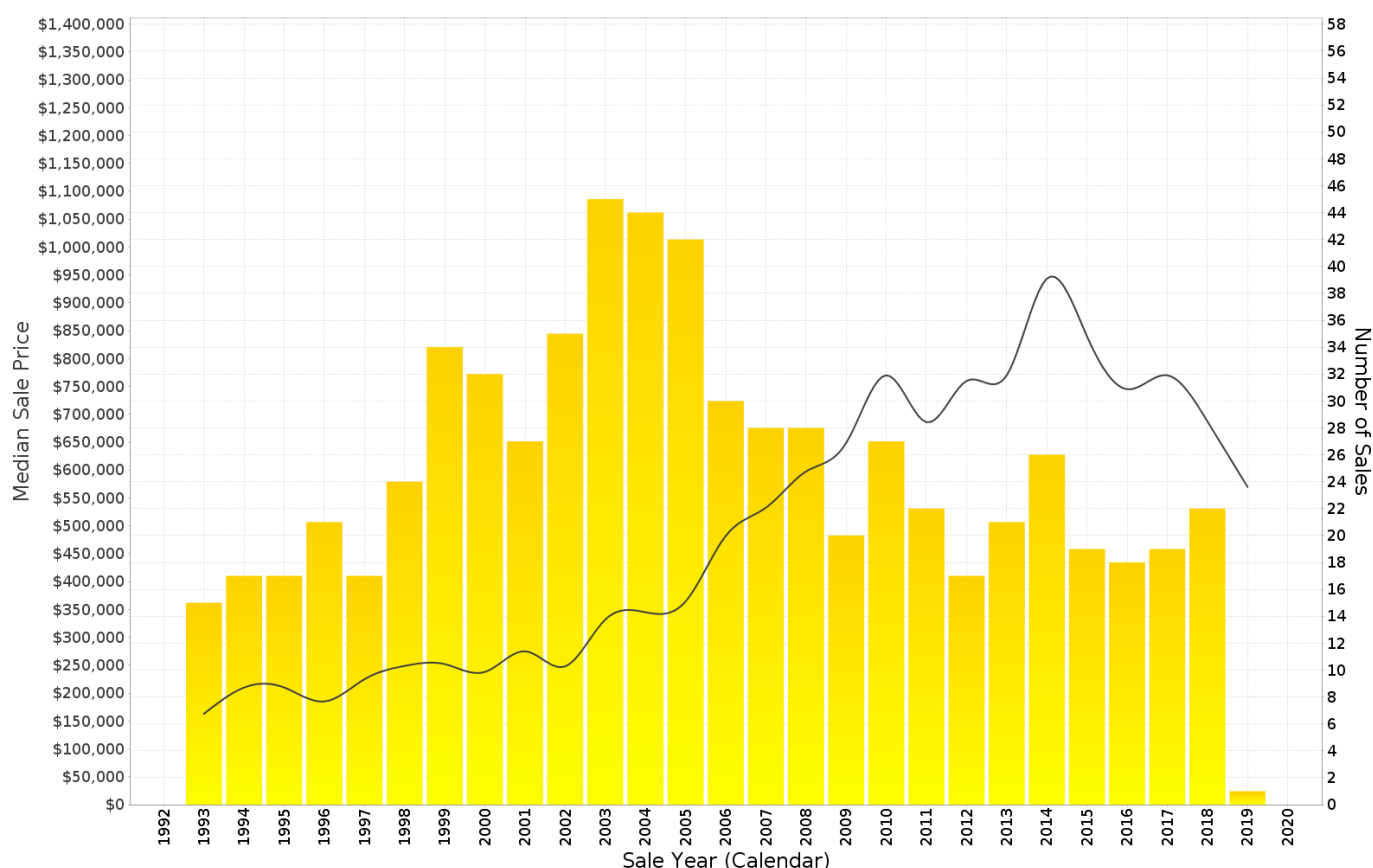
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

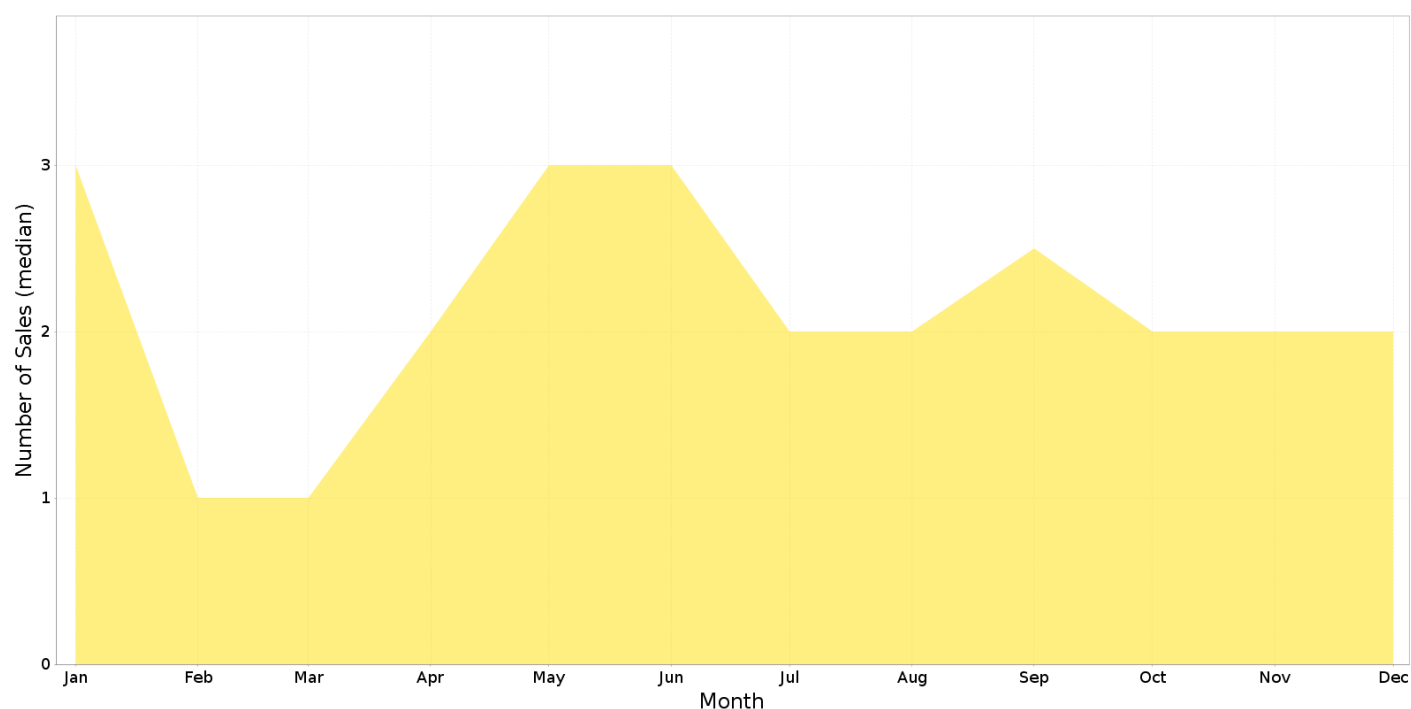
-10.7%

Current Median Price: \$687,500
Previous Median Price: \$770,000

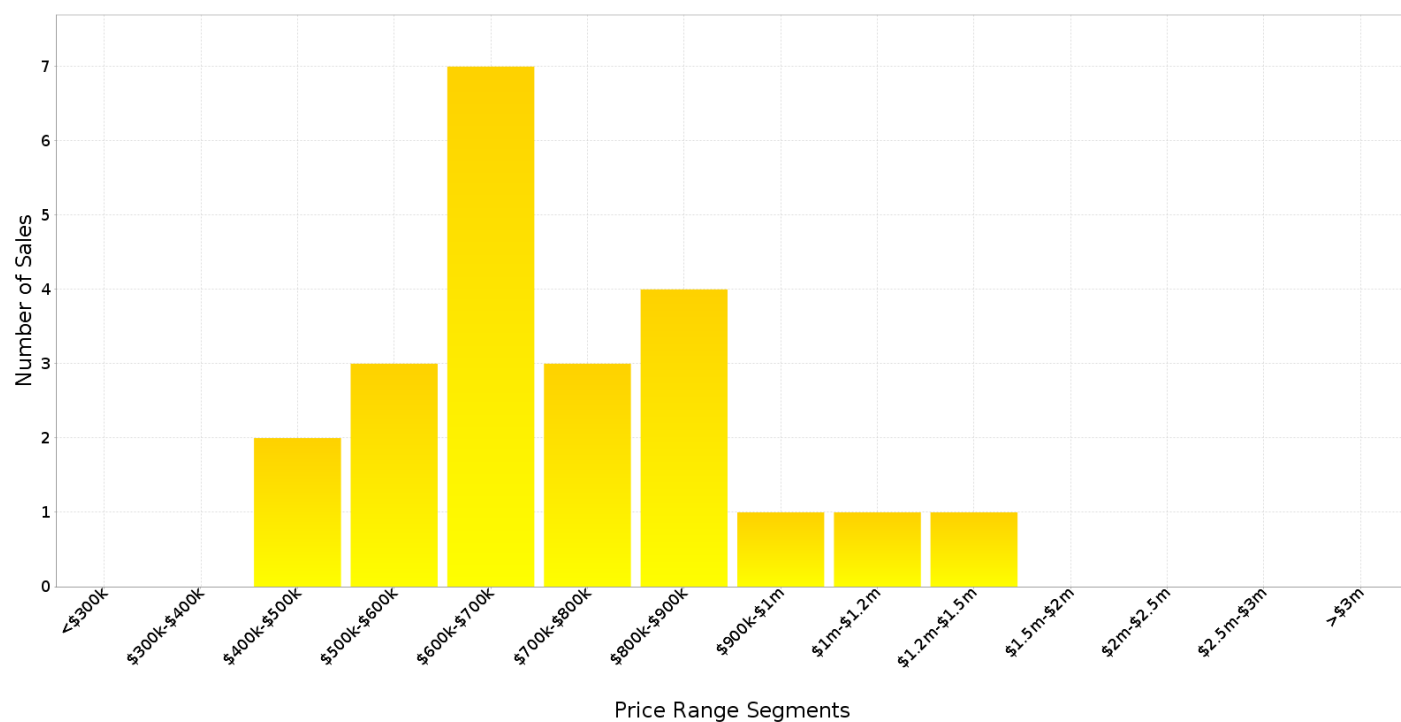
Based on 41 recorded House sales compared over the last two rolling 12 month periods



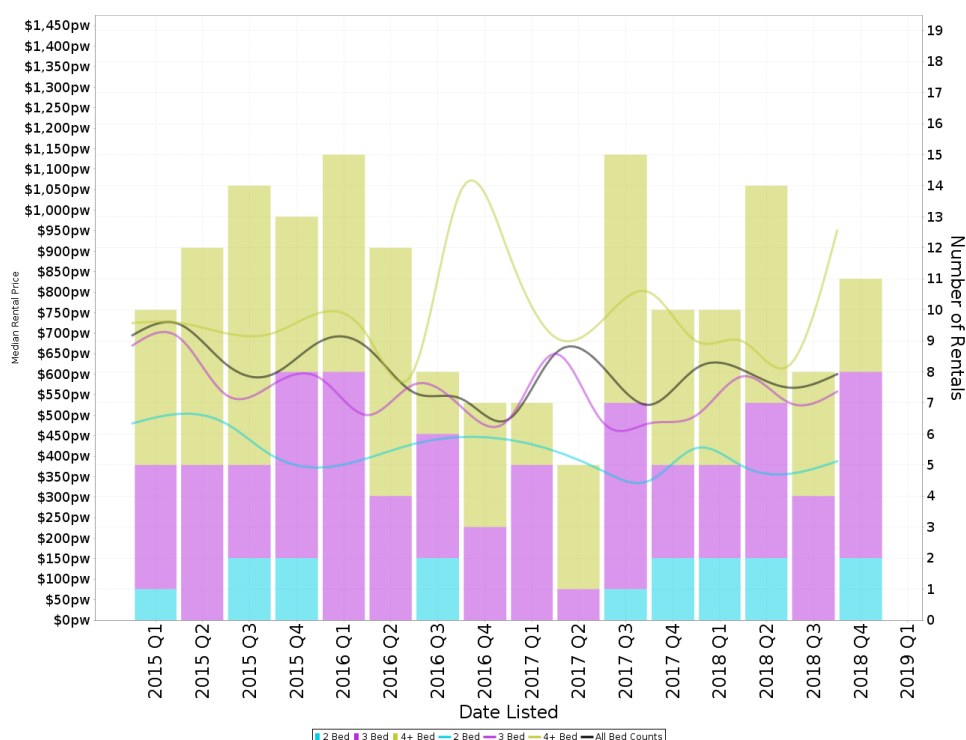
NIGHTCLIFF - Peak Selling Periods



NIGHTCLIFF - Price Range Segments



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.

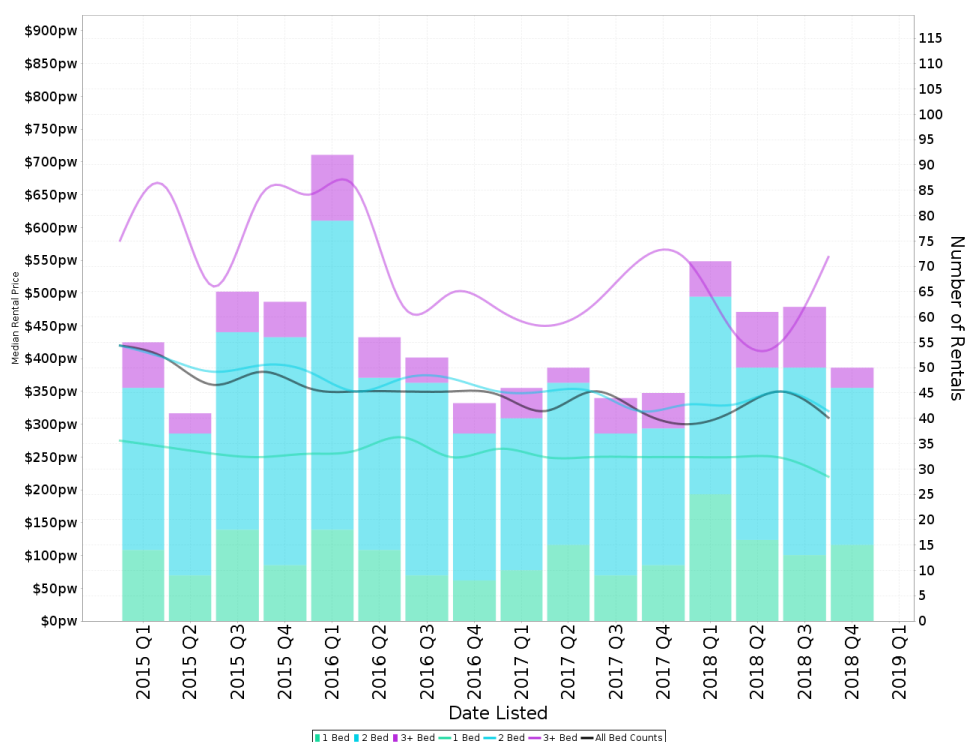
Suburb Rental Yield

+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.

NIGHTCLIFF - Recently Sold Properties

Median Sale Price

\$688k

Based on 22 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

-10.7%

Current Median Price: \$687,500
Previous Median Price: \$770,000

Based on 41 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

22

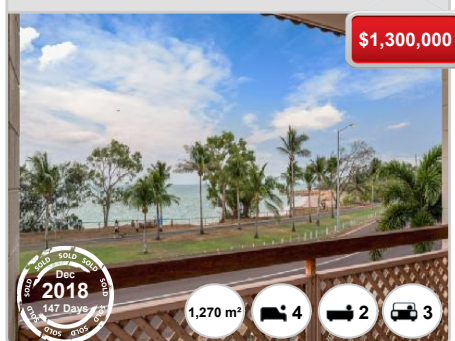
Based on recorded House sales within the 12 months (2018)

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

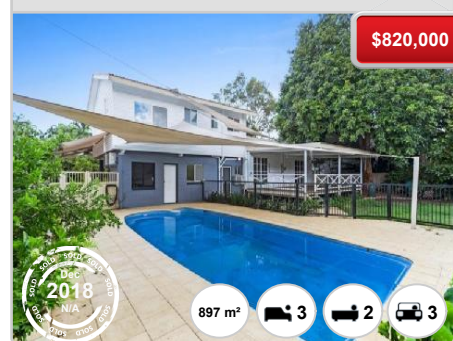
7 BAMBOO ST



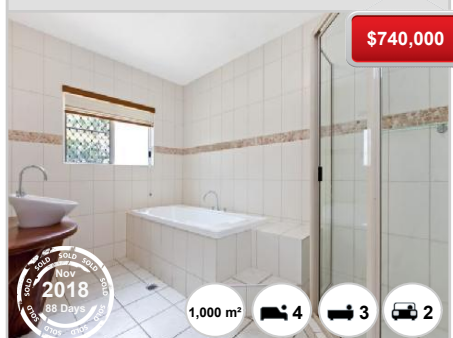
234 CASUARINA DR



12 COOLIBAH ST



6 FERN TREE ST



2 PANDANUS ST



2 VERBENA ST



17 SANDALWOOD ST



11 NIGHTCLIFF RD



2 BOUGAINVILLEA ST



234 CASUARINA DR

\$1,300,000



Sep 2018
50 Days

1,270 m² 4 2 3

24 ARALIA ST

\$650,000



2018
N/A

845 m² - 4 2

13 B VERBENA ST

\$800,000

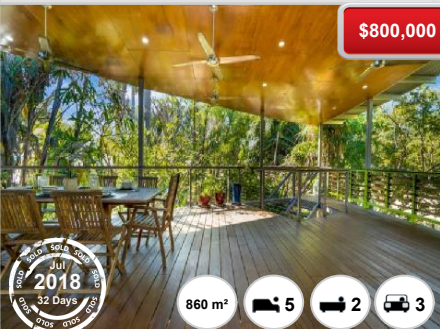


Aug 2018
N/A

832 m² - - -

13B VERBENA ST

\$800,000



Jul 2018
32 Days

860 m² 5 2 3

NIGHTCLIFF - Properties For Rent

Median Rental Price

\$680 /w

Based on 49 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

+5.1%

Current Median Price: \$687,500
Current Median Rent: \$680

Based on 22 recorded House sales and 49 House rentals compared over the last 12 months

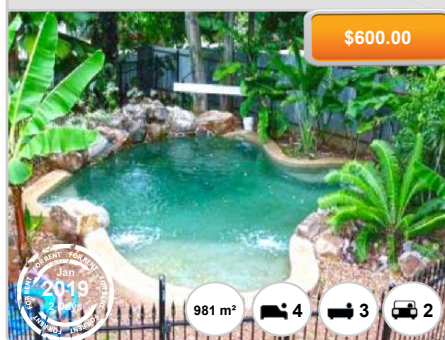
Number of Rentals

49

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

14 BOUGAINVILLE STREET



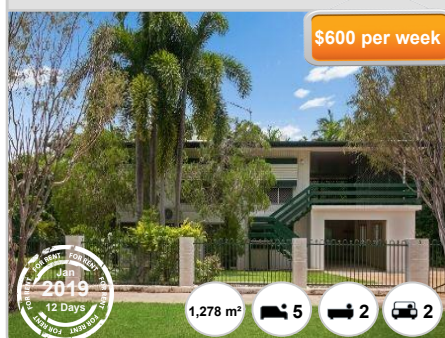
54 ARALIA STREET



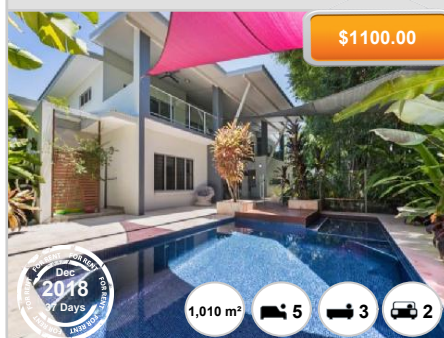
3 MYRTLE STREET



5 HIBISCUS STREET



15 FRANGIPANI STREET



8 RANKIN STREET



8 Rankin Street



11 GREVILLEA CIRCUIT

