

RayWhite

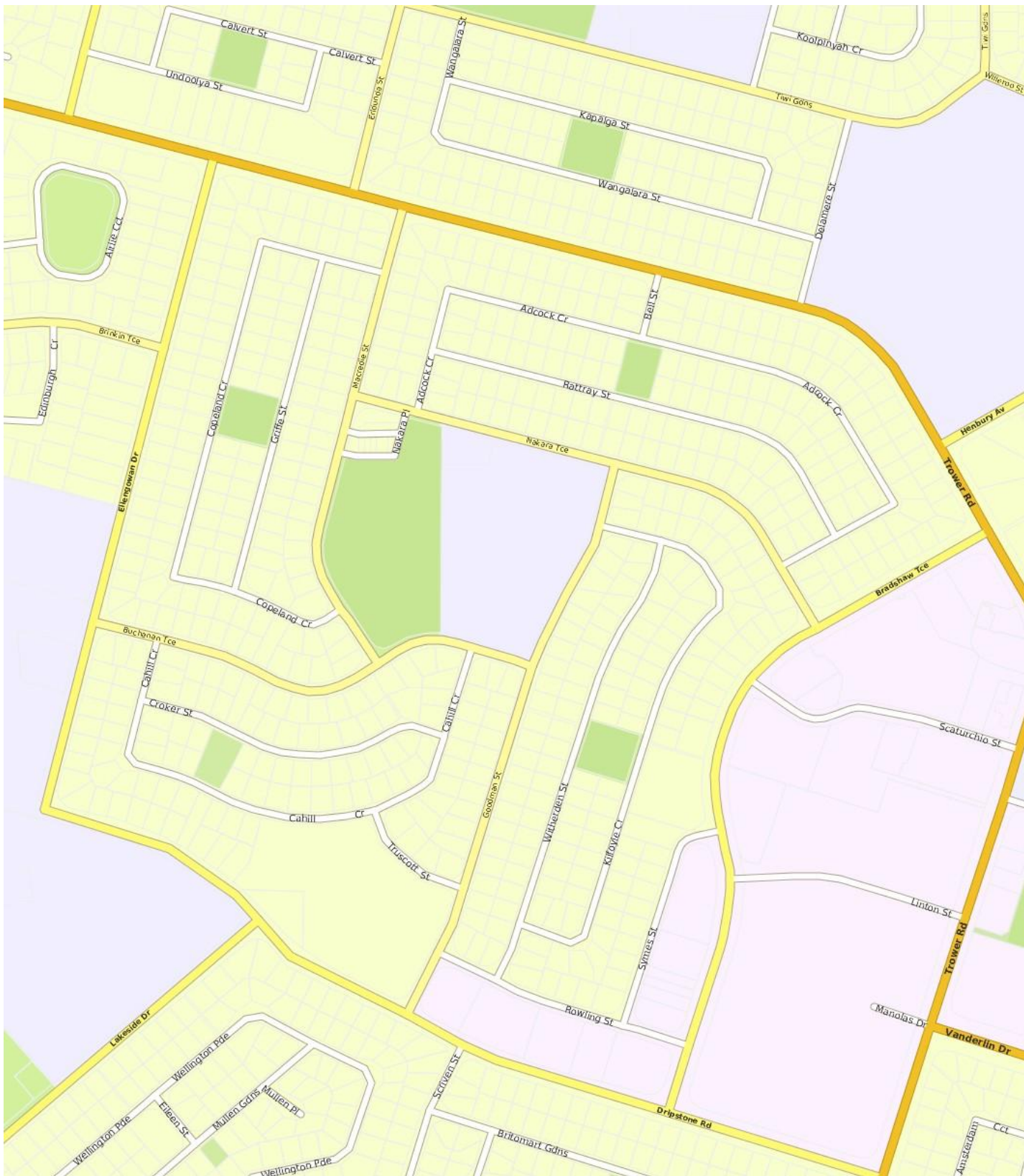
Suburb flyover report



NAKARA (HOUSE)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

NAKARA - Suburb Map



NAKARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	48	\$ 202,000	0.0 %	\$ 72,500	\$ 285,000
2002	38	\$ 196,500	-2.7 %	\$ 5,000	\$ 282,000
2003	46	\$ 238,212	21.2 %	\$ 123,300	\$ 350,000
2004	47	\$ 250,000	4.9 %	\$ 32,640	\$ 414,000
2005	52	\$ 312,500	25.0 %	\$ 49,450	\$ 499,000
2006	29	\$ 375,000	20.0 %	\$ 63,200	\$ 495,000
2007	34	\$ 420,000	12.0 %	\$ 185,000	\$ 502,500
2008	25	\$ 475,000	13.1 %	\$ 50,000	\$ 750,000
2009	27	\$ 520,000	9.5 %	\$ 79,135	\$ 630,000
2010	21	\$ 560,000	7.7 %	\$ 230,000	\$ 720,000
2011	21	\$ 530,000	-5.4 %	\$ 350,000	\$ 670,000
2012	31	\$ 588,000	10.9 %	\$ 400,000	\$ 725,000
2013	34	\$ 599,900	2.0 %	\$ 47,500	\$ 760,000
2014	40	\$ 617,500	2.9 %	\$ 260,000	\$ 810,000
2015	21	\$ 645,000	4.5 %	\$ 290,000	\$ 770,000
2016	18	\$ 572,500	-11.2 %	\$ 200,000	\$ 780,000
2017	16	\$ 525,000	-8.3 %	\$ 240,000	\$ 660,000
2018	18	\$ 507,500	-3.3 %	\$ 410,000	\$ 700,000
2019	1	\$ 543,000	7.0 %	\$ 543,000	\$ 543,000

Median Sale Price

\$508k

Based on 18 recorded House sales within the last 12 months (2018)

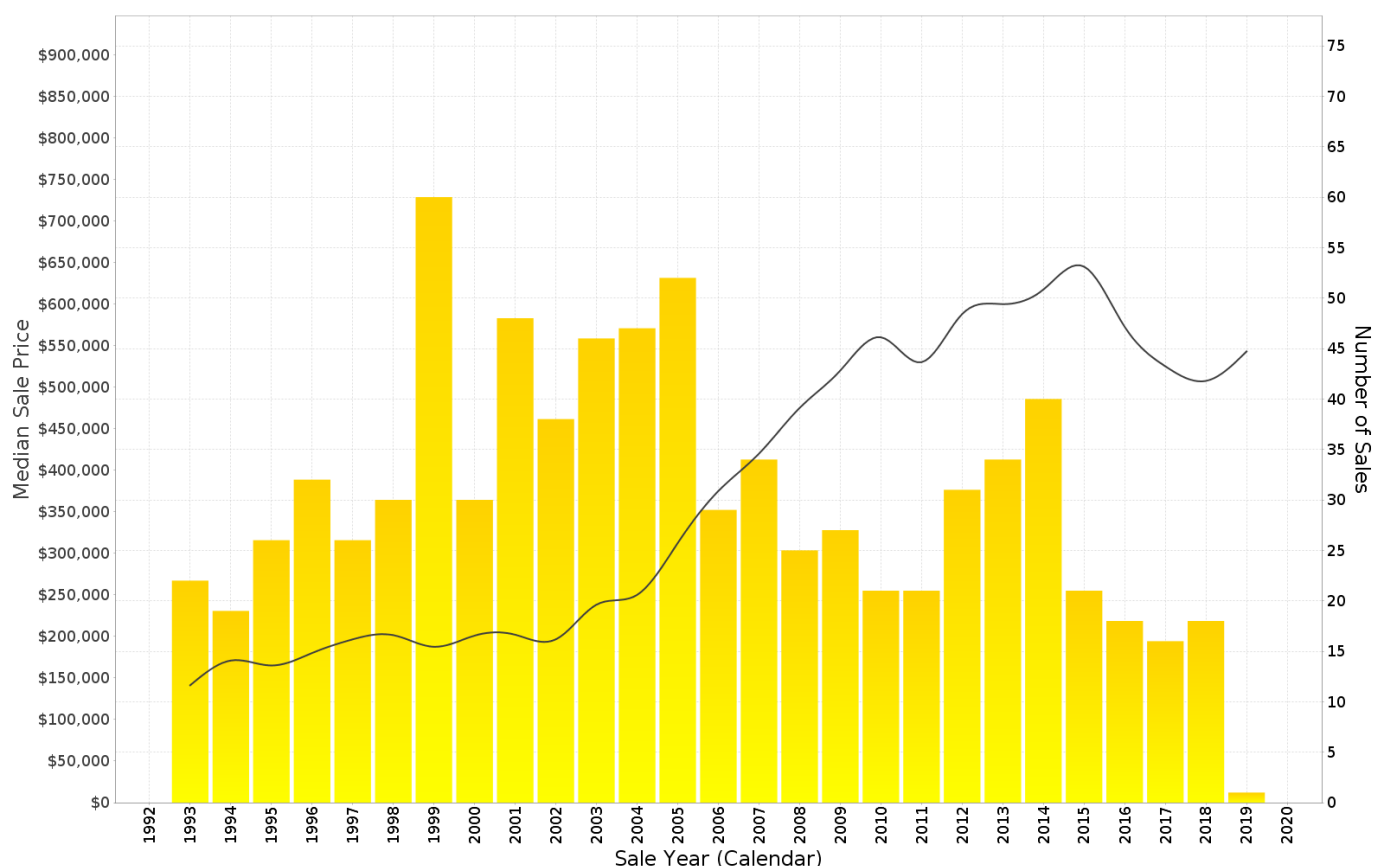
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

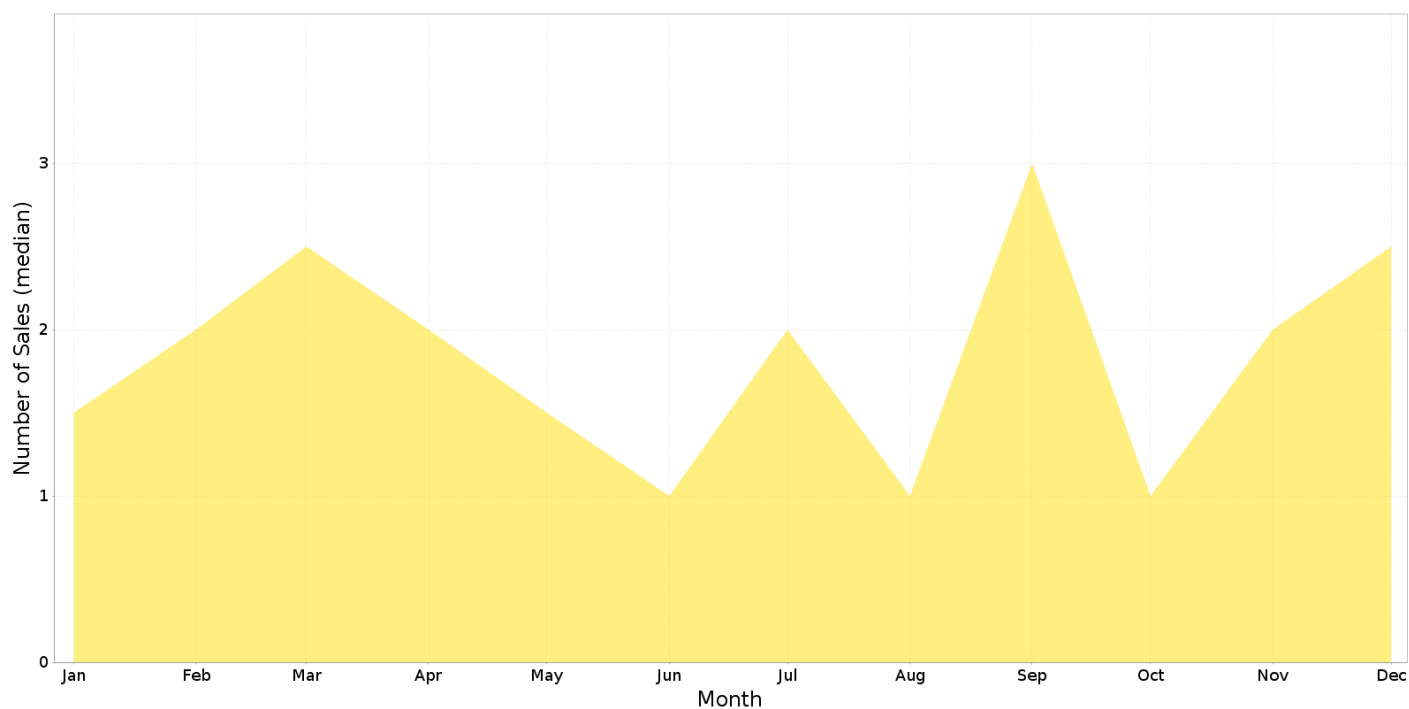
-3.3%

Current Median Price: \$507,500
Previous Median Price: \$525,000

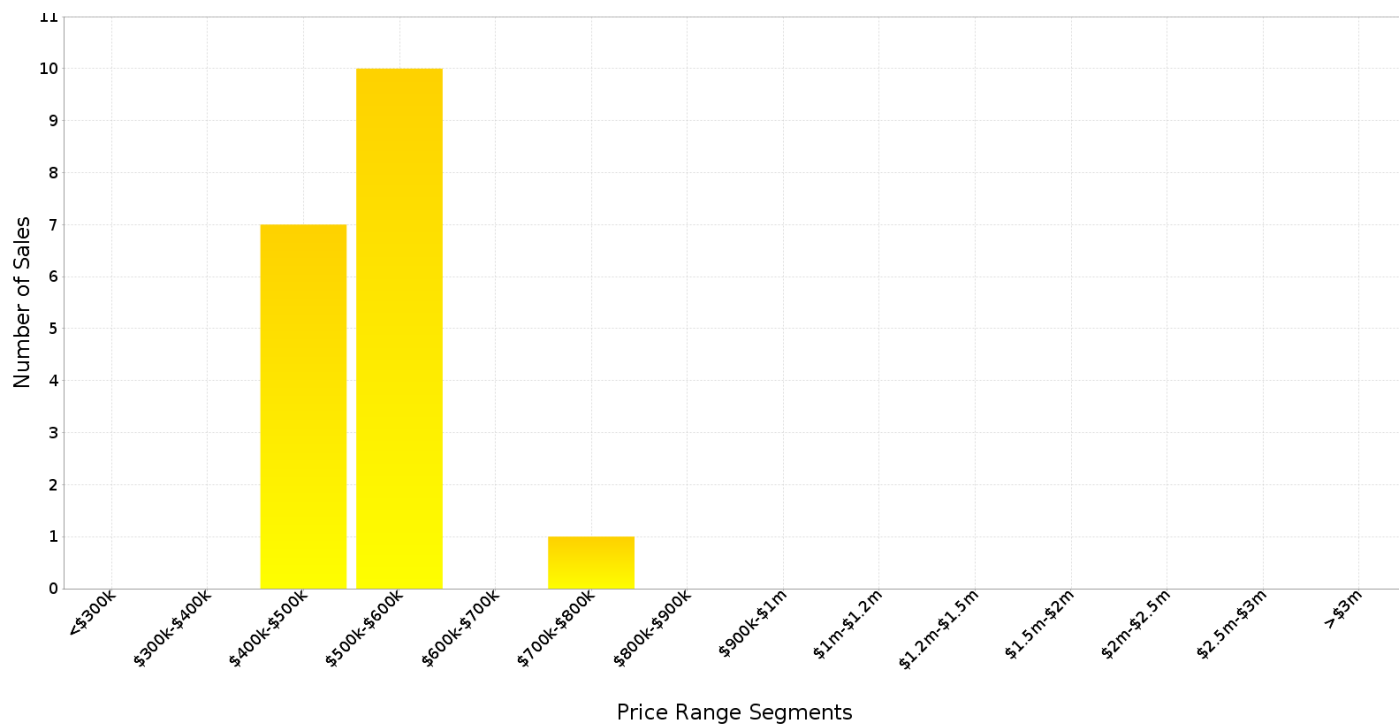
Based on 34 recorded House sales compared over the last two rolling 12 month periods



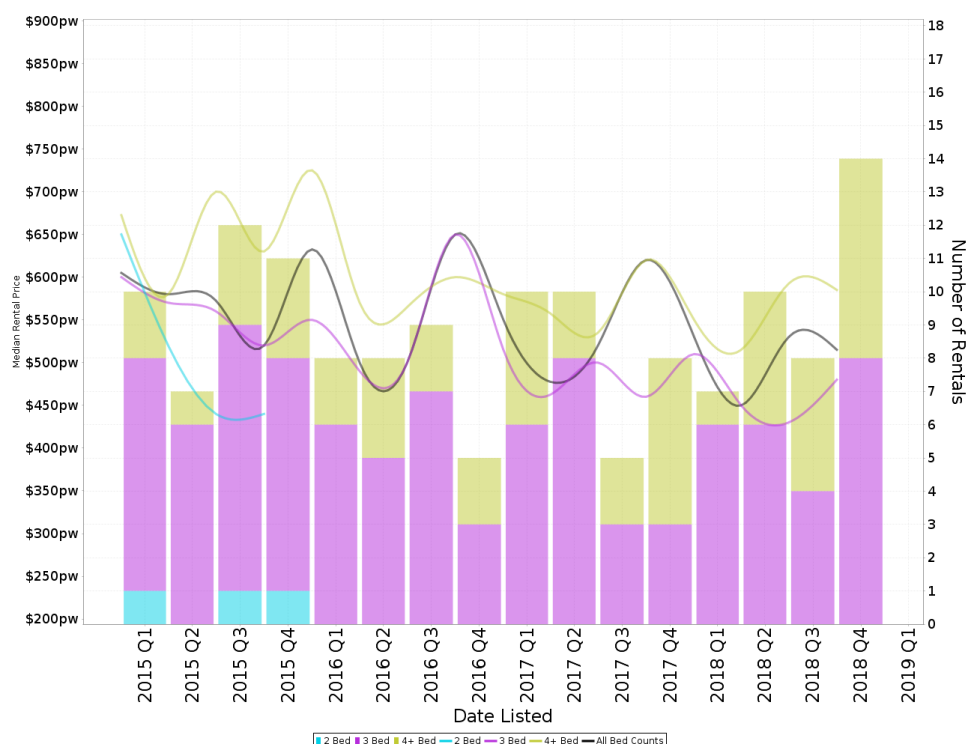
NAKARA - Peak Selling Periods



NAKARA - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.3%

Current Median Price: \$507,500
Previous Median Price: \$525,000

Based on 34 registered House sales compared over the last two rolling 12 month periods.

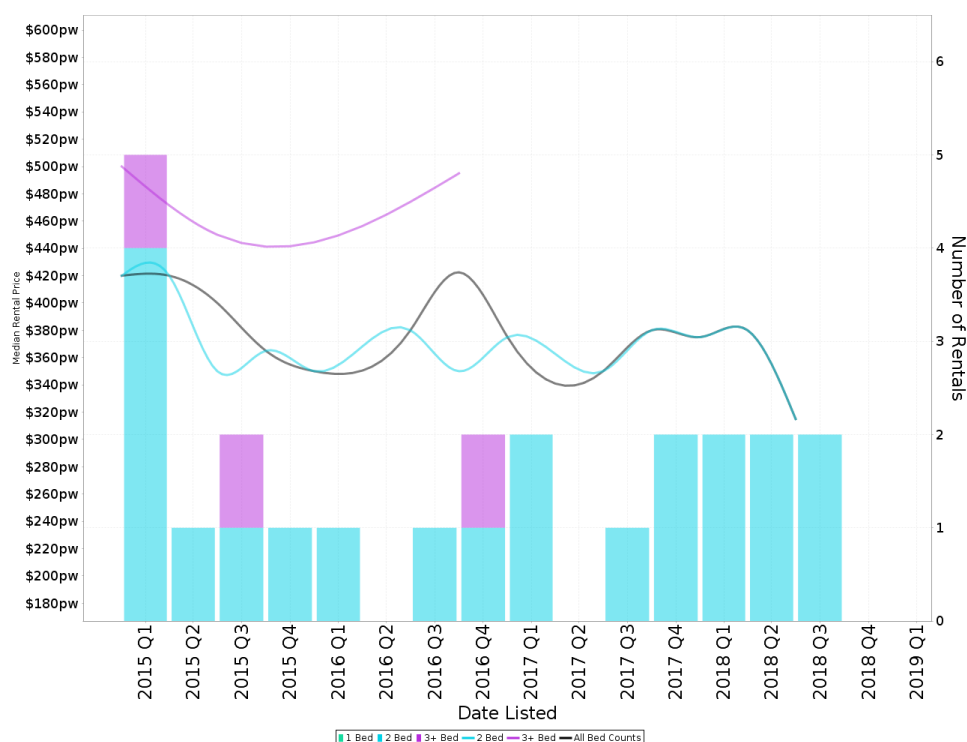
Suburb Rental Yield

+5.9%

Current Median Price: \$507,500
Current Median Rent: \$573

Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

NAKARA - Recently Sold Properties

Median Sale Price

\$508k

Based on 18 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

-3.3%

Current Median Price: \$507,500
Previous Median Price: \$525,000

Based on 34 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

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

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

10 GRIFFE ST




\$543,000

Sold Jan 2019
N/A

817 m² 5 2 2

19 NAKARA TCE




\$570,000

Sold Dec 2018
16 Days

817 m² 3 2 2

21 CROKER ST




\$410,000

Sold Dec 2018
62 Days

820 m² 3 1 1

32 COPELAND CRES



\$590,000

Sold Oct 2018
64 Days

817 m² 3 2 2

49 COPELAND CRES




\$578,000

Sold Sep 2018
69 Days

817 m² 6 2 4

32 NAKARA TCE



\$590,000

Sold Sep 2018
37 Days

817 m² 3 1 4

33 GRIFFE ST



\$510,000

Sold Sep 2018
55 Days

794 m² 4 2 1

5 SYMES ST




\$470,000

Sold Aug 2018
141 Days

809 m² 3 1 2

61 BRADSHAW TCE



\$485,000

Sold Jul 2018
327 Days

817 m² 5 2 4

NAKARA - Properties For Rent

Median Rental Price

\$573 /w

Based on 40 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

+5.9%

Current Median Price: \$507,500
Current Median Rent: \$573

Based on 18 recorded House sales and 40 House rentals compared over the last 12 months

Number of Rentals

40

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

16 CAHILL CRESCENT



\$580 \$580

860 m² 4 2 3

For rent Jan 2019 5 Days

38 GOODMAN STREET




\$520 p/w

776 m² 4 2 3

For rent Jan 2019 14 Days

32 BUCHANAN TERRACE

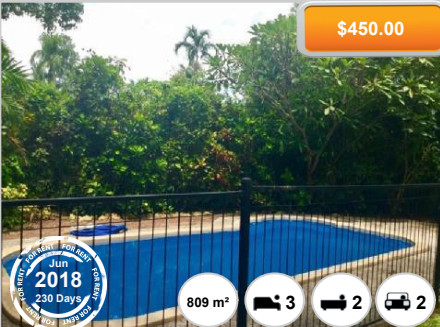


\$495.00

744 m² 4 2 2

For rent Nov 2018 71 Days

12 ELLENGOWAN STREET



\$450.00

809 m² 3 2 2

For rent Jun 2018 230 Days