

**RayWhite**

# Suburb flyover report

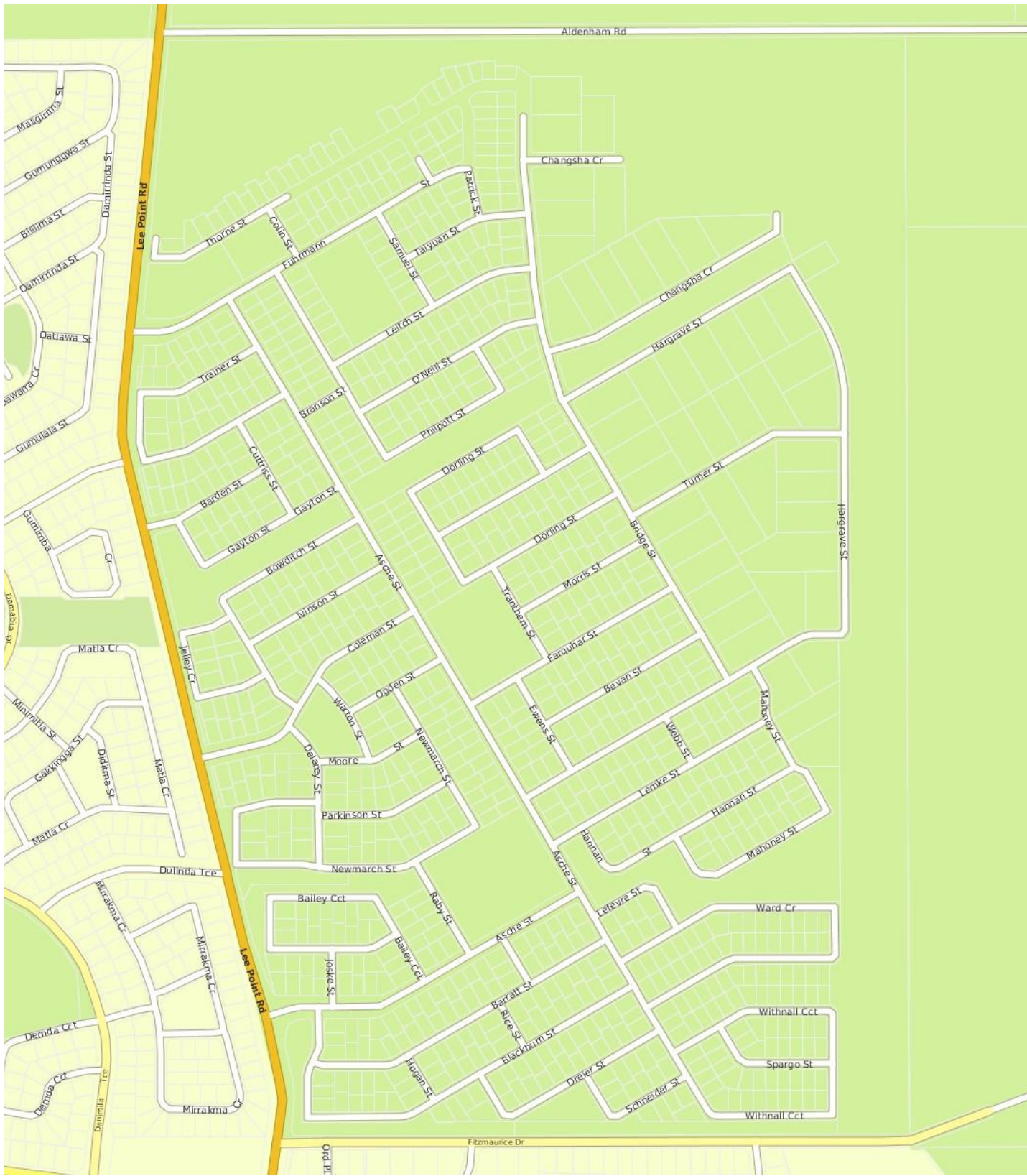


MUIRHEAD (HOUSE)

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## MUIRHEAD - Suburb Map



# MUIRHEAD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2012	85	\$ 320,000	0.0 %	\$ 270,000	\$ 530,000
2013	141	\$ 330,000	3.1 %	\$ 270,000	\$ 877,100
2014	201	\$ 320,000	-3.0 %	\$ 170,000	\$ 837,500
2015	240	\$ 352,500	10.2 %	\$ 160,000	\$ 835,000
2016	194	\$ 345,000	-2.1 %	\$ 290,000	\$ 3,770,524
2017	79	\$ 600,000	73.9 %	\$ 290,000	\$ 820,000
2018	102	\$ 444,000	-26.0 %	\$ 11,000	\$ 985,000
2019	0				

## Median Sale Price

# \$444k

Based on 102 recorded House sales within the last 12 months (2018)

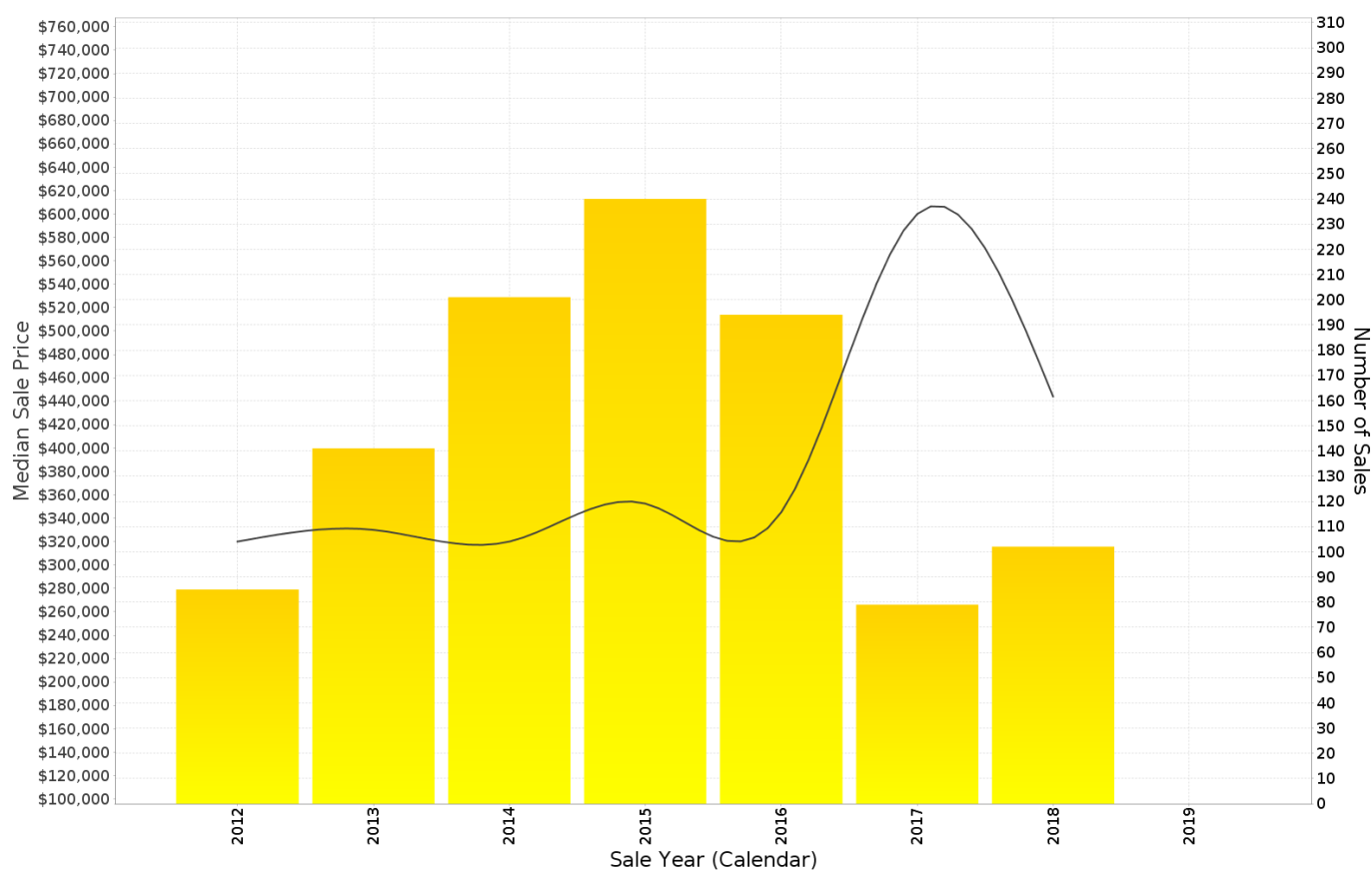
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

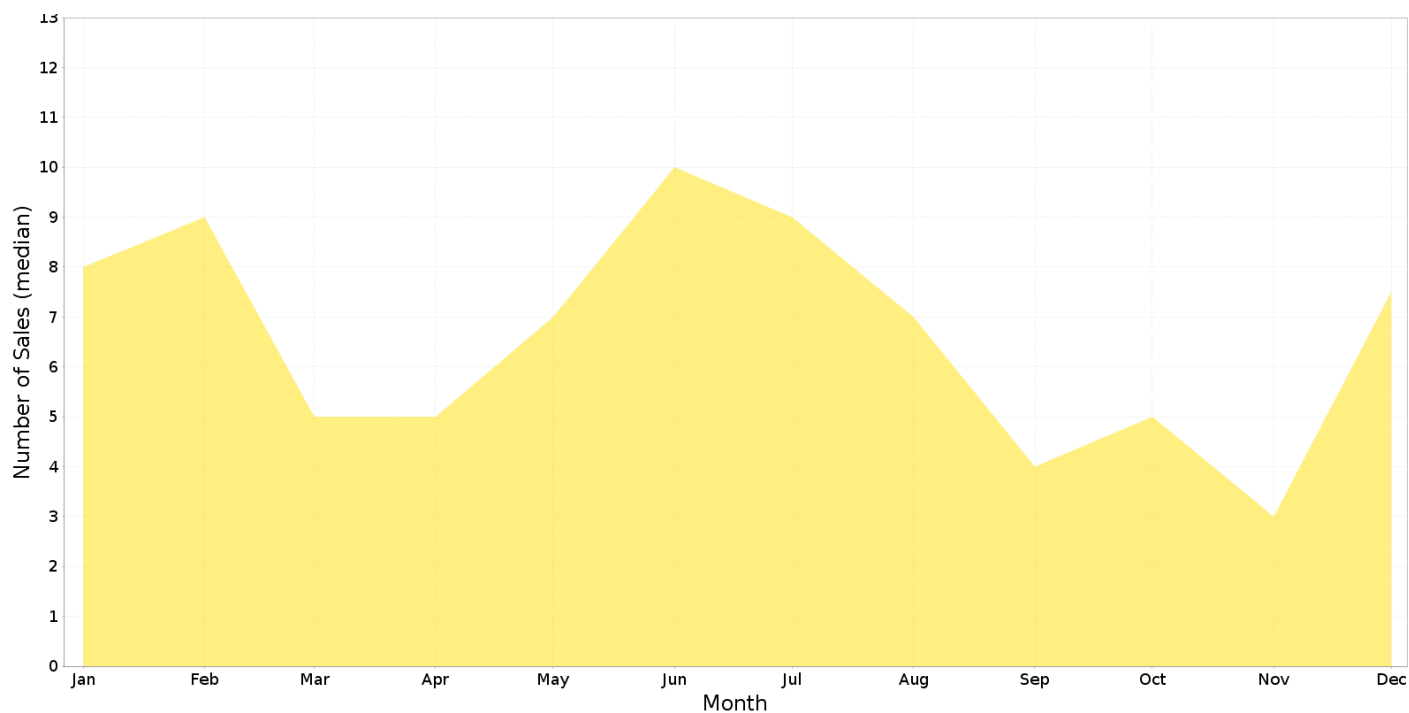
# -26.0%

Current Median Price: \$444,000  
Previous Median Price: \$600,000

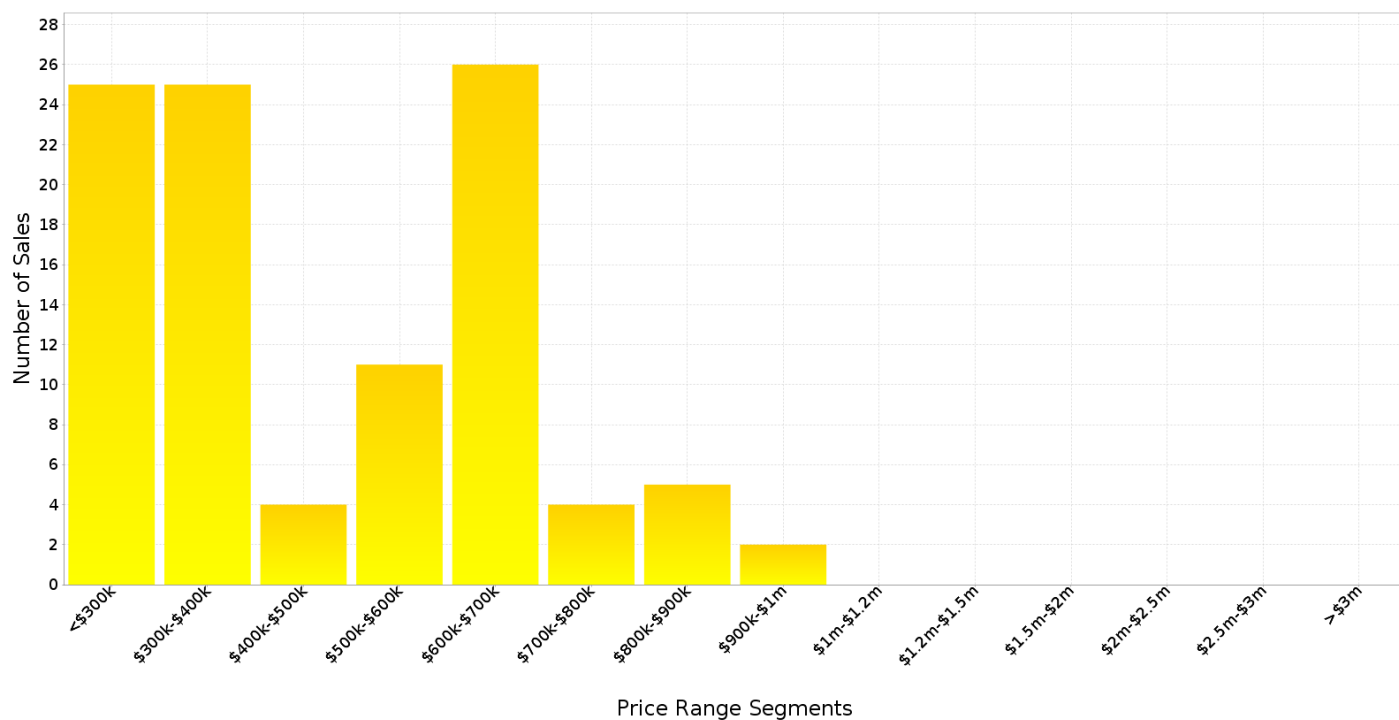
Based on 181 recorded House sales compared over the last two rolling 12 month periods



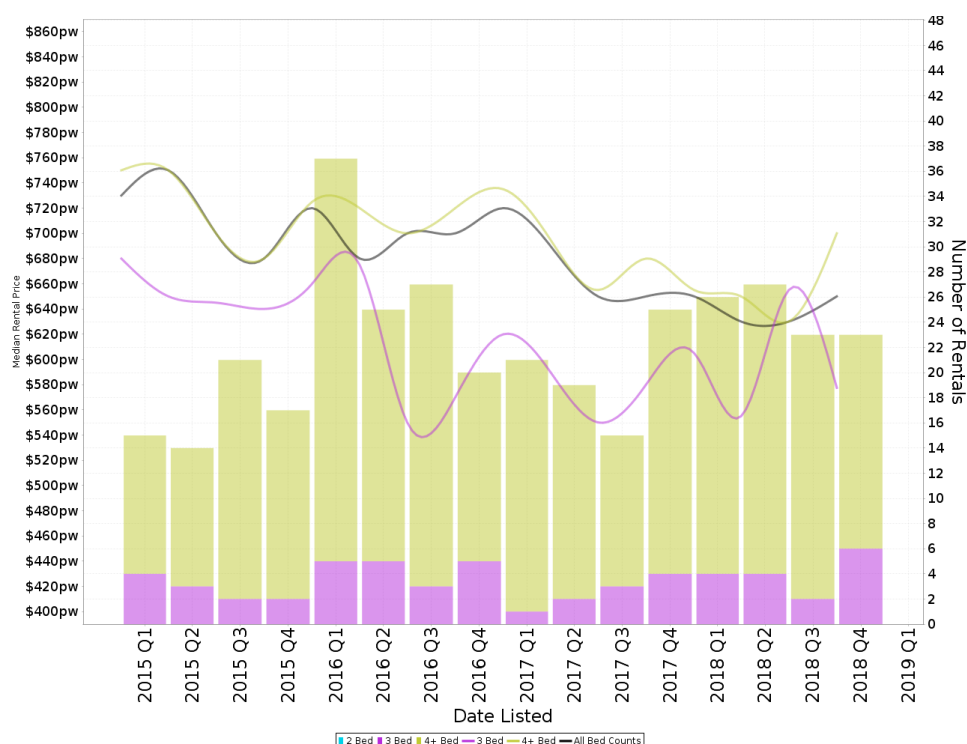
## MUIRHEAD - Peak Selling Periods



## MUIRHEAD - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-26.0%**

Current Median Price: \$444,000

Previous Median Price: \$600,000

Based on 181 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

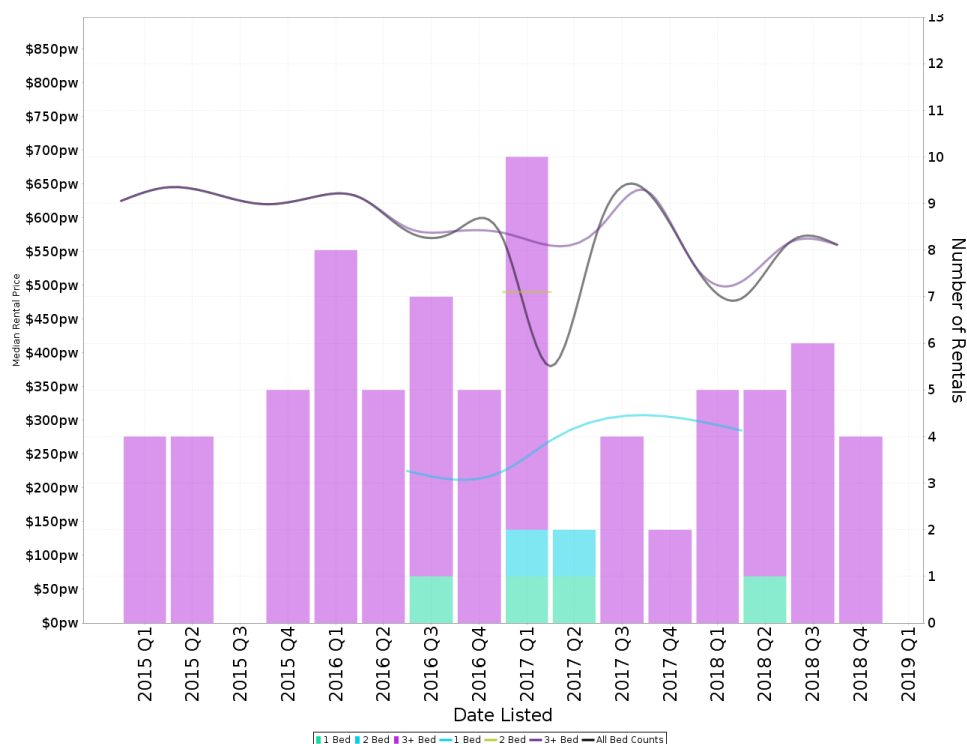
**+8.2%**

Current Median Price: \$444,000

Current Median Rent: \$700

Based on 67 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.6%**

Current Median Price: \$530,000

Previous Median Price: \$550,000

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

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$530,000

Current Median Rent: \$620

Based on 13 registered Unit rentals compared over the last 12 months.

# MUIRHEAD - Recently Sold Properties

Median Sale Price

**\$444k**

Based on 102 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

**-26.0%**

Current Median Price: \$444,000  
Previous Median Price: \$600,000

Based on 181 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**102**

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

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

**15 FARQUHAR ST**



**\$487,500**

Sold Dec 2018  
61 Days

342 m<sup>2</sup> 3 2 2

**29 SAUNDERS ST**



**\$285,000**

Sold Dec 2018  
N/A

478 m<sup>2</sup> - - -

**9 COPLEY ST**



**\$355,000**

Sold Dec 2018  
N/A

651 m<sup>2</sup> - - -

**30 SAUNDERS ST**



**\$295,000**

Sold Nov 2018  
N/A

490 m<sup>2</sup> - - -

**20 IVINSON ST**



**\$505,000**

Sold Nov 2018  
N/A

288 m<sup>2</sup> - - -

**17 WITHNALL CCT**



**\$650,000**

Sold Nov 2018  
N/A

540 m<sup>2</sup> - - -

**2 COPLEY ST**



**\$275,000**

Sold Nov 2018  
N/A

453 m<sup>2</sup> - - -

**80 THORNE ST**




**\$320,000**

Sold Nov 2018  
N/A

584 m<sup>2</sup> - - -

**13 COPLEY ST**



**\$283,000**

Sold Nov 2018  
N/A

454 m<sup>2</sup> - - -



**11 WARTON ST**

**\$540,000**

340 m<sup>2</sup> 3 3 2

2/11 Warton St, Murrumbidgee

**89 HARGRAVE ST**

**\$615,000**

4460 m<sup>2</sup> 46.3m 85.0m 89.0m 50.3m

Nov 2018 N/A

4460 m<sup>2</sup> - - -

**10 CUTTRISS ST**

**\$805,000**

730 m<sup>2</sup> 4 2 2

Nov 2018 N/A

**3 WARD CRES**

**\$675,000**

699.0 m<sup>2</sup> 20.0m 35.0m 35.0m 20.0m

Nov 2018 N/A

699 m<sup>2</sup> - - -

**38 BLACKBURN ST**

**\$980,000**

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

Nov 2018 232 Days

**39 BARRATT ST**

**\$607,500**

449 m<sup>2</sup> 4 2 2

Nov 2018

**22 COLEMAN ST**

**\$680,000**

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

Oct 2018 N/A

**15 FARQUHAR ST**

**\$500,000**

374 m<sup>2</sup> 3 2 2

Oct 2018 N/A

**87 THORNE ST**

**\$305,000**

504 m<sup>2</sup> 3 2 2

Oct 2018 N/A

**95 THORNE ST**

**\$315,000**

533 m<sup>2</sup> 3 2 2

Oct 2018 N/A

**1 DUNPHY ST**

**\$605,000**

597 m<sup>2</sup> 4 2 2

Oct 2018 78 Days

**62 NEWMARCH ST**

**\$845,000**

539 m<sup>2</sup> 5 3 3

Oct 2018 108 Days

# MUIRHEAD - Properties For Rent

## Median Rental Price

# \$700 /w

Based on 67 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

# +8.2%

Current Median Price: \$444,000  
Current Median Rent: \$700

Based on 102 recorded House sales and 67 House rentals compared over the last 12 months

## Number of Rentals

# 67

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

**17 NEWMARCH STREET**

**\$845 per week**

594 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

Jan 2019 5 Days

**26 FARQUHAR STREET**

**\$650**

532 m<sup>2</sup> 3 Beds 2 Baths 2 Car Spaces

Jan 2019 5 Days

**27 BARRATT STREET**

**\$600**

500 m<sup>2</sup> 4 Beds 2 Baths 3 Car Spaces

Jan 2019 5 Days

**6 TAIYUAN STREET**

**\$720 \$720**

656 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

Jan 2019 7 Days

**5 PHILPOTT STREET**

**\$680.00**

660 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

Jan 2019 7 Days

**22 HANNAN STREET**

**\$700.00**

599 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

Dec 2018 35 Days

**34 WITHNALL CIRCUIT**

**\$640 Per Week**

540 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

Dec 2018 34 Days

**9 EWENS STREET**

**\$620**

630 m<sup>2</sup> 3 Beds 2 Baths 4 Car Spaces

2018 37 Days

**114 ASCHE STREET**

**\$680 \$680**

499 m<sup>2</sup> 4 Beds 2 Baths 2 Car Spaces

Dec 2018 38 Days



