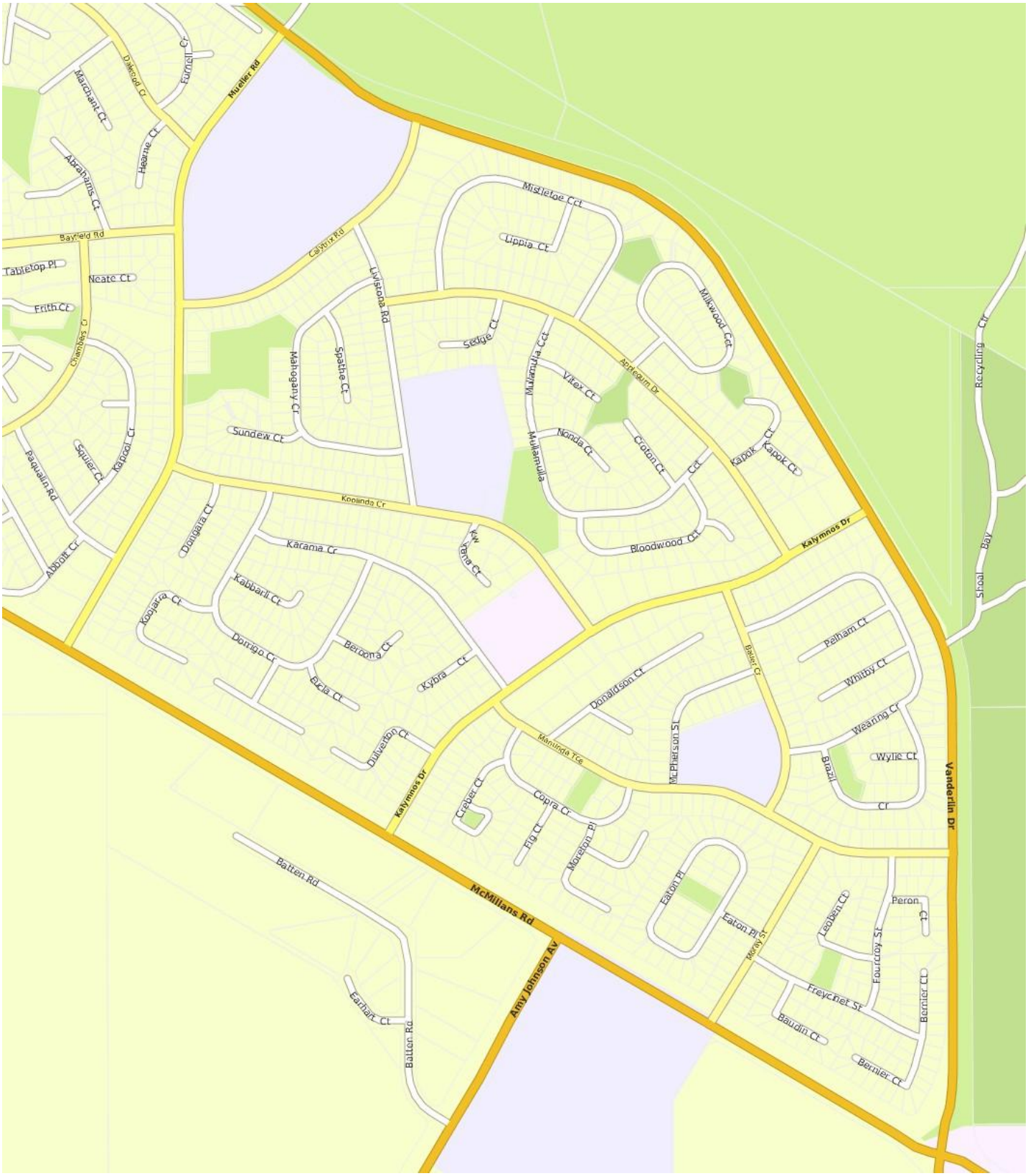
Suburb flyover report

KARAMA (UNIT)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

KARAMA - Suburb Map



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KARAMA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2001	12	$ 110,750	0.0 %	$ 60,000	$ 128,000
2002	26	$ 105,250	-5.0 %	$ 34,200	$ 142,000
2003	27	$ 121,500	15.4 %	$ 85,000	$ 146,000
2004	35	$ 127,500	4.9 %	$ 4,350	$ 174,500
2005	38	$ 154,000	20.8 %	$ 9,000	$ 215,000
2006	40	$ 206,000	33.8 %	$ 22,980	$ 257,008
2007	30	$ 237,500	15.3 %	$ 15,500	$ 290,000
2008	25	$ 247,000	4.0 %	$ 53,500	$ 327,000
2009	34	$ 297,500	20.4 %	$ 63,800	$ 370,000
2010	27	$ 345,000	16.0 %	$ 175,000	$ 375,000
2011	20	$ 328,500	-4.8 %	$ 70,268	$ 410,000
2012	34	$ 336,500	2.4 %	$ 65,100	$ 430,000
2013	24	$ 385,000	14.4 %	$ 28,400	$ 480,000
2014	23	$ 380,000	-1.3 %	$ 84,420	$ 445,000
2015	19	$ 362,000	-4.7 %	$ 70,610	$ 470,000
2016	8	$ 320,000	-11.6 %	$ 280,000	$ 380,000
2017	10	$ 257,500	-19.5 %	$ 150,000	$ 355,000
2018	5	$ 200,000	-22.3 %	$ 200,000	$ 255,000
2019	0				

Median Sale Price

$200k

Based on 5 recorded Unit sales within the last 12 months (2018)

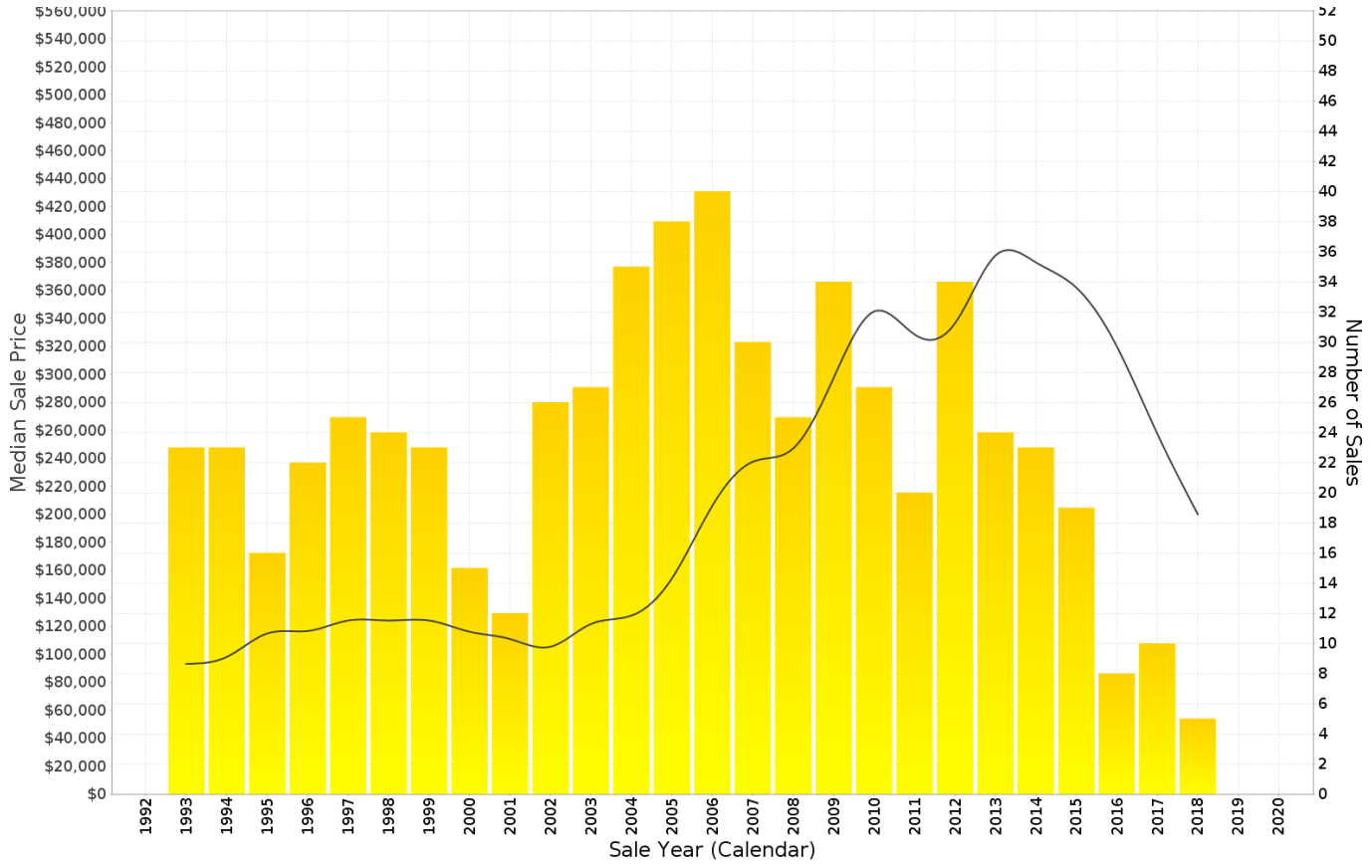
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-22.3%

Current Median Price: $200,000
Previous Median Price: $257,500

Based on 15 recorded Unit sales compared over the last two rolling 12 month periods



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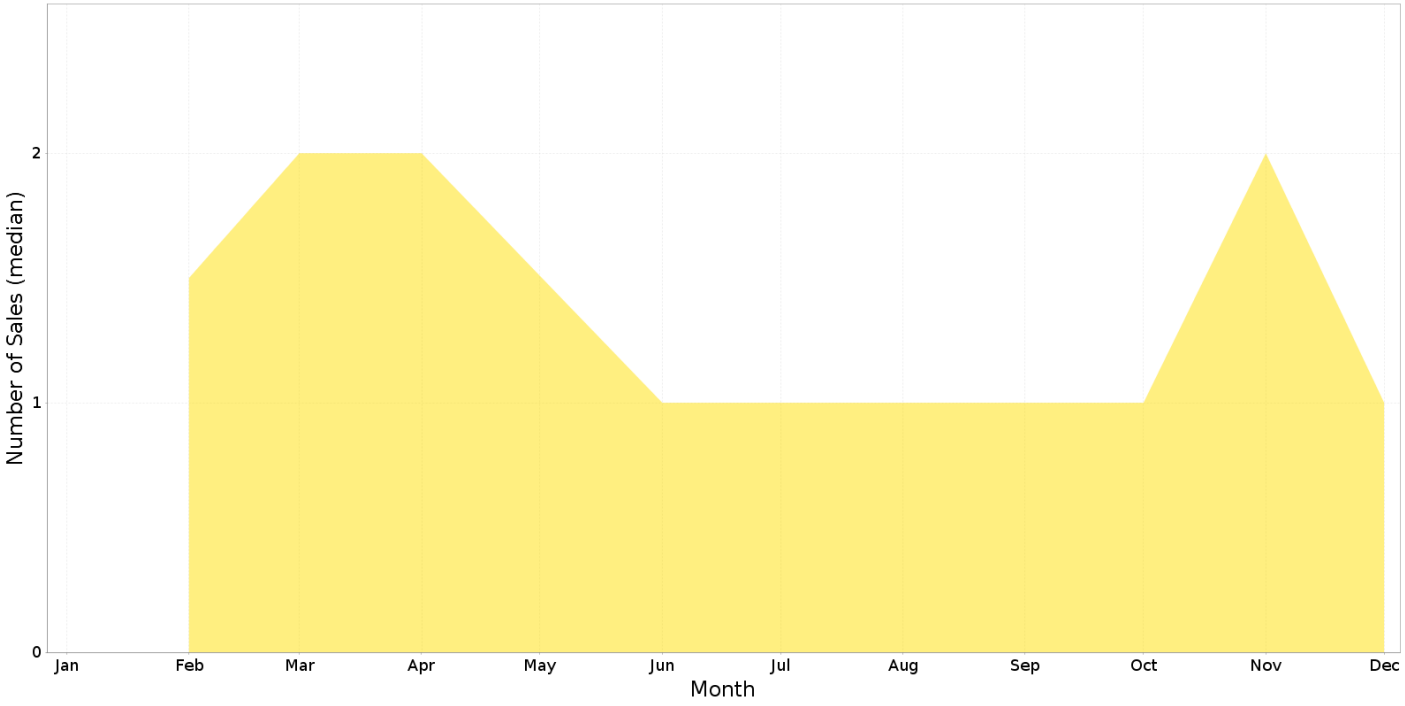
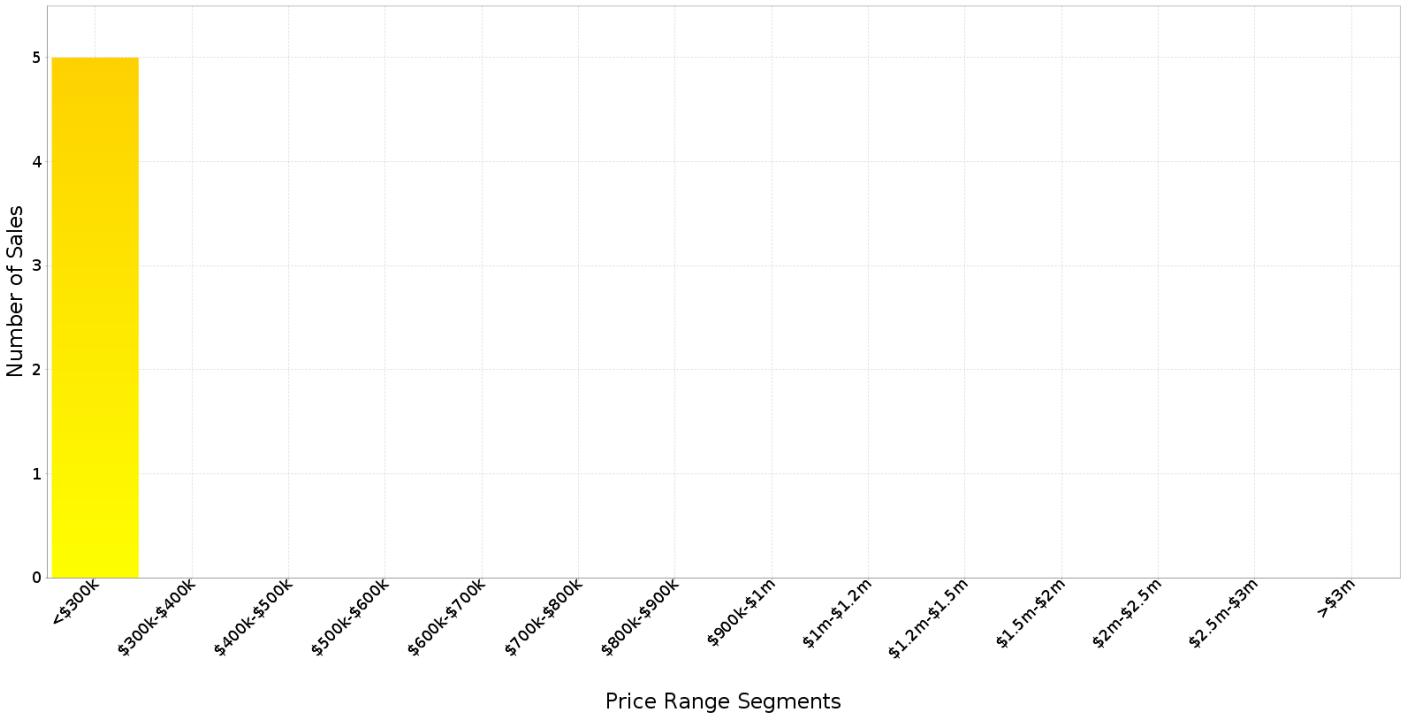
KARAMA - Peak Selling Periods



KARAMA - Price Range Segments



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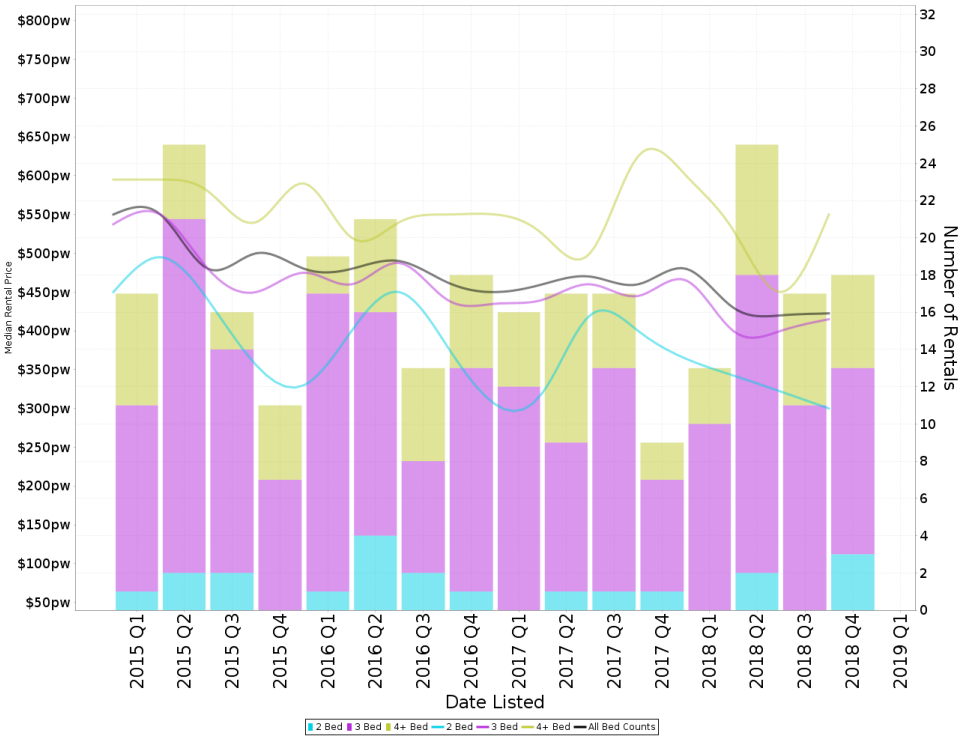
Median Weekly Rents (Houses)



Suburb Sale Price Growth

-12.8%

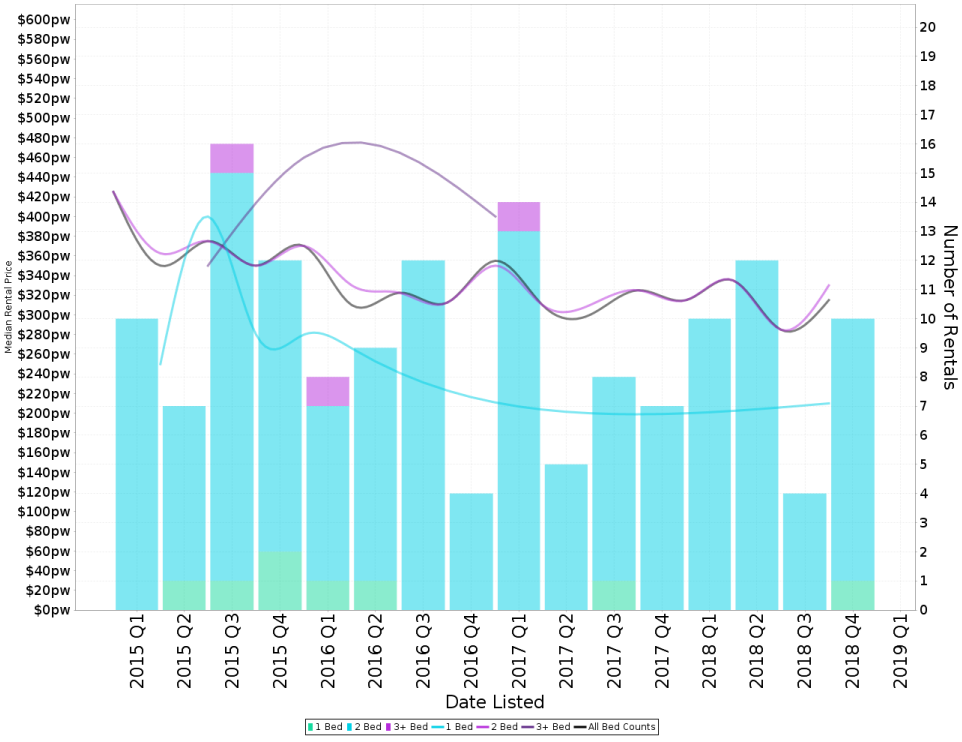
Current Median Price: $375,000
Previous Median Price: $430,000
Based on 96 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.2%

Current Median Price: $375,000
Current Median Rent: $520
Based on 69 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-22.3%

Current Median Price: $200,000
Previous Median Price: $257,500
Based on 15 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.6%

Current Median Price: $200,000
Current Median Rent: $370
Based on 45 registered Unit rentals compared over the last 12 months.

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KARAMA - Recently Sold Properties

Median Sale Price

$200k

Based on 5 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

-22.3%

Current Median Price: $200,000
Previous Median Price: $257,500

Based on 15 recorded Unit sales compared over the last two rolling 12 month periods

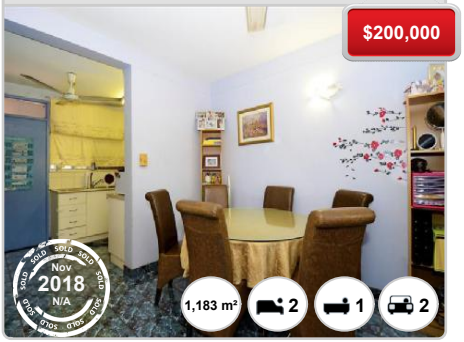
Sold Properties

5

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

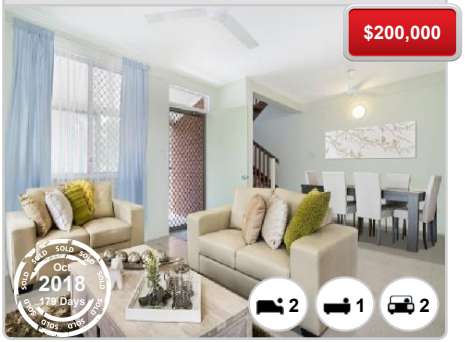
Based on a rolling 12 month period and may differ from calendar year statistics

48 KOOLINDA CRES



50 CALYTRIX RD

2/48 KOOLINDA CRES



38 CALYTRIX RD

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KARAMA - Properties For Rent

Median Rental Price

$370 /w

Based on 45 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

+9.6%

Current Median Price: $200,000
Current Median Rent: $370

Based on 5 recorded Unit sales and 45 Unit rentals compared over the last 12 months

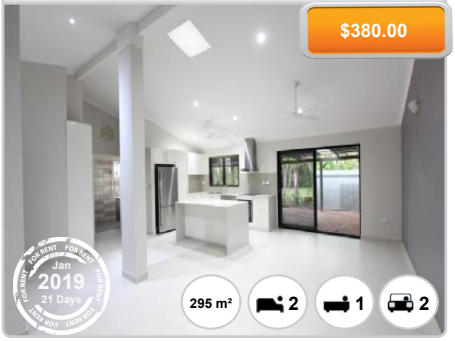
Number of Rentals

45

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

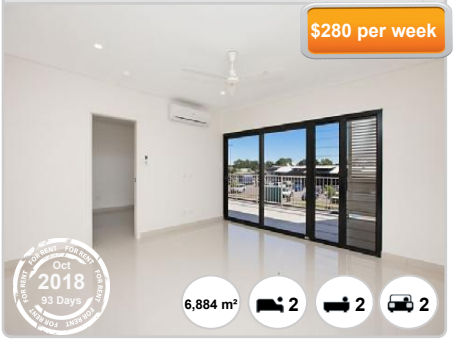
10/47 KALYMNOS DRIVE



14/32 KALYMNOS DRIVE

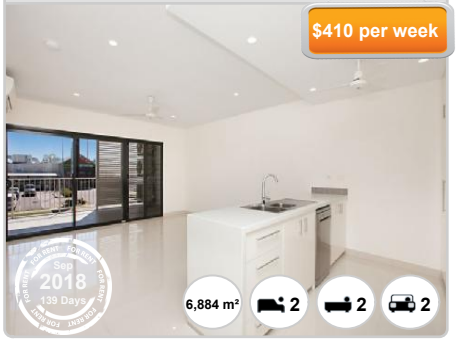
18/38 CALYTRIX ROAD

64/32 KALYMNOS DRIVE



47/32 KALYMNOS DRIVE

38/32 KALYMNOS DRIVE



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