

**RayWhite**

# Suburb flyover report



FANNIE BAY (UNIT)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF



# FANNIE BAY - Suburb Map



# FANNIE BAY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2001	62	\$ 180,000	0.0 %	\$ 85,000	\$ 365,000
2002	45	\$ 245,000	36.1 %	\$ 84,000	\$ 367,500
2003	69	\$ 209,000	-14.7 %	\$ 85,000	\$ 1,400,000
2004	72	\$ 238,500	14.1 %	\$ 44,160	\$ 6,495,000
2005	52	\$ 322,500	35.2 %	\$ 82,500	\$ 698,000
2006	51	\$ 318,000	-1.4 %	\$ 44,010	\$ 1,350,000
2007	57	\$ 394,000	23.9 %	\$ 179,199	\$ 1,200,000
2008	52	\$ 418,000	6.1 %	\$ 245,000	\$ 1,230,000
2009	40	\$ 522,500	25.0 %	\$ 115,000	\$ 1,200,000
2010	45	\$ 510,000	-2.4 %	\$ 175,000	\$ 1,090,000
2011	33	\$ 531,500	4.2 %	\$ 250,000	\$ 4,700,000
2012	42	\$ 580,000	9.1 %	\$ 120,000	\$ 1,100,000
2013	46	\$ 596,500	2.8 %	\$ 66,728	\$ 2,600,000
2014	59	\$ 610,000	2.3 %	\$ 225,000	\$ 3,488,888
2015	34	\$ 752,500	23.4 %	\$ 200,000	\$ 8,400,000
2016	22	\$ 645,000	-14.3 %	\$ 295,000	\$ 1,375,000
2017	69	\$ 540,000	-16.3 %	\$ 259,000	\$ 4,000,000
2018	52	\$ 391,250	-27.5 %	\$ 15,000	\$ 1,250,000
2019	1	\$ 467,500	19.5 %	\$ 467,500	\$ 467,500

## Median Sale Price

# \$391k

Based on 52 recorded Unit sales within the last 12 months (2018)

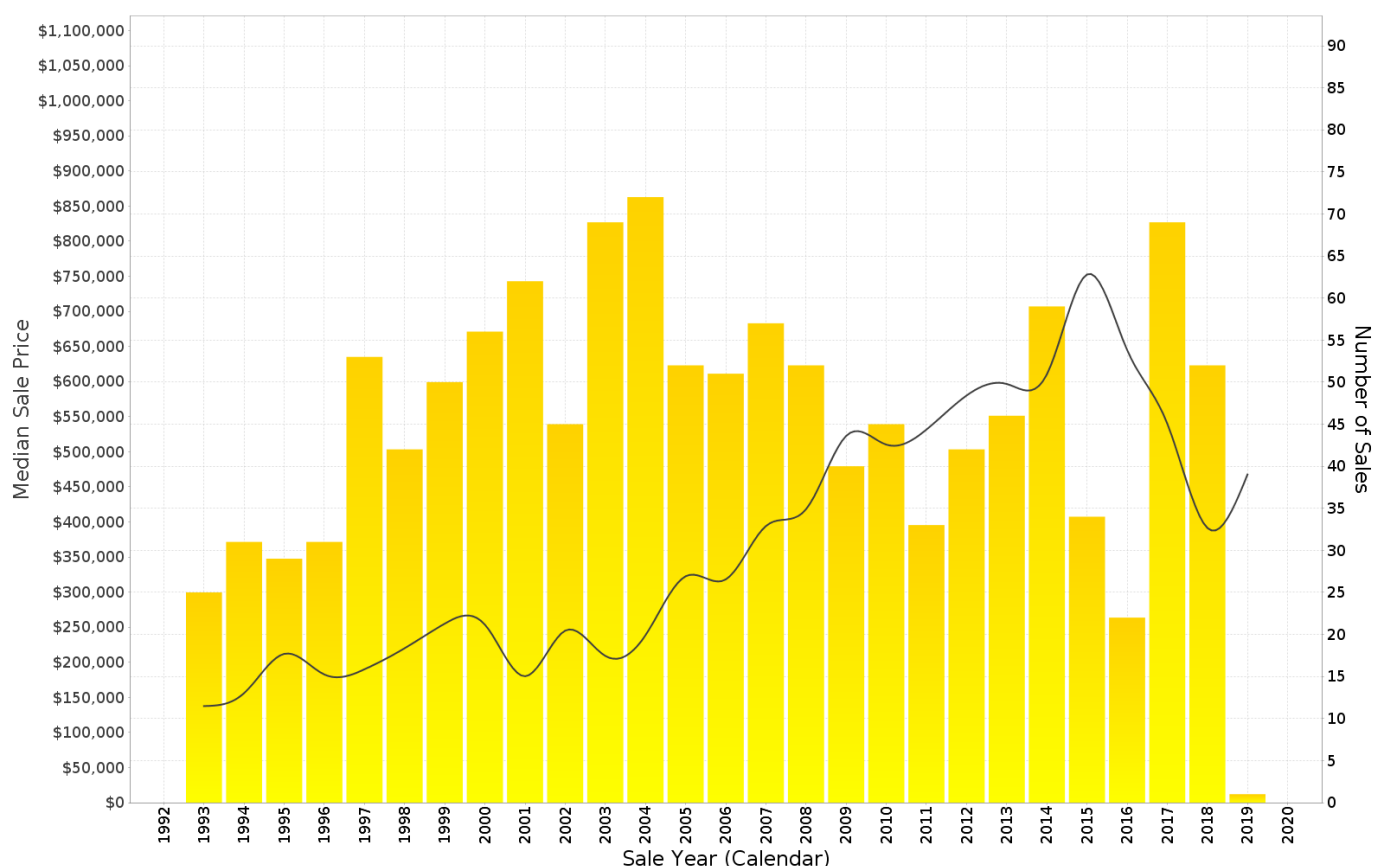
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

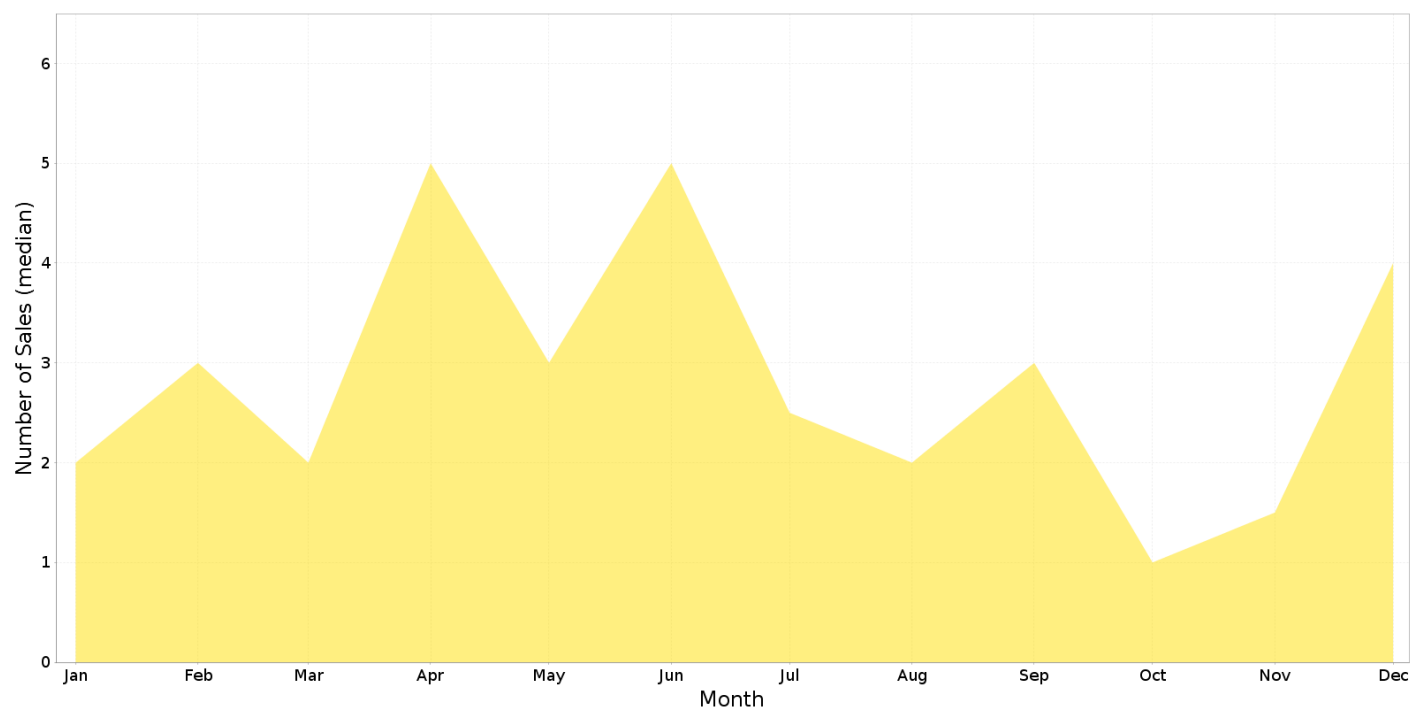
# -27.5%

Current Median Price: \$391,250  
Previous Median Price: \$540,000

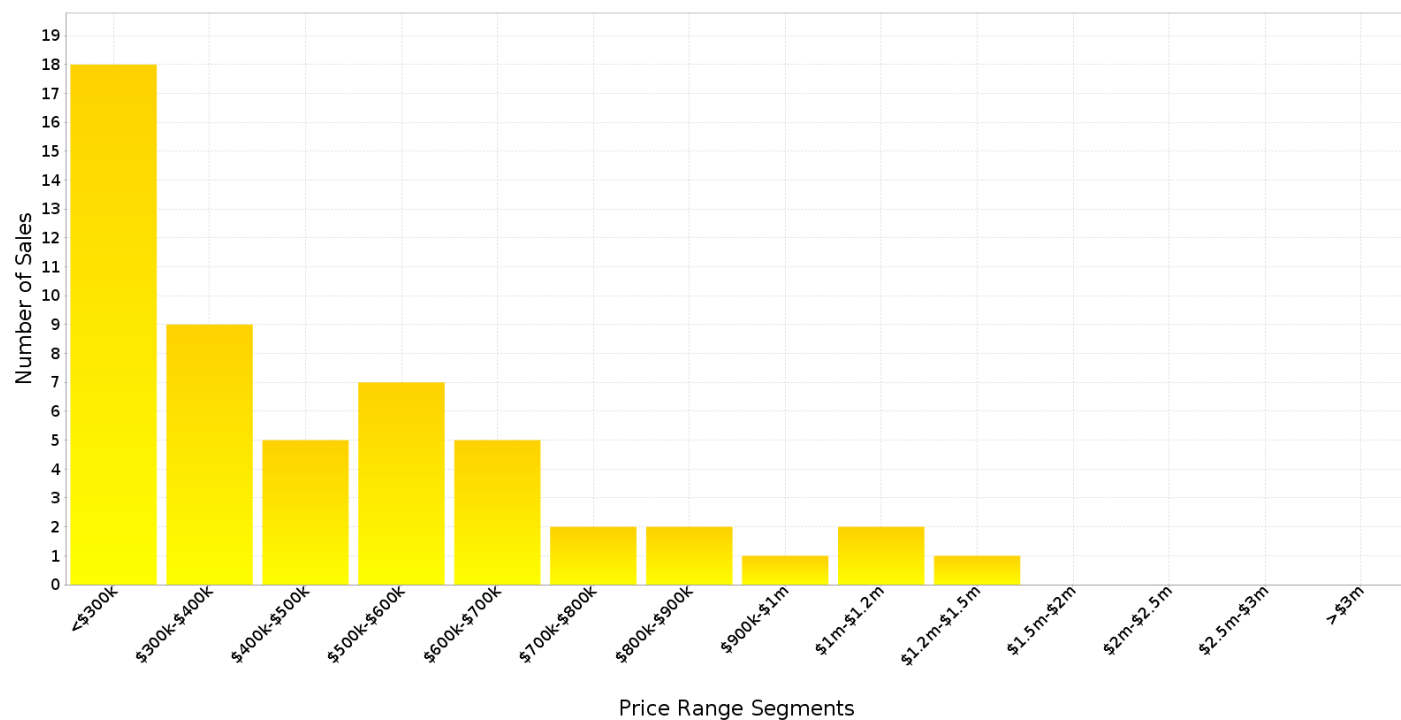
Based on 121 recorded Unit sales compared over the last two rolling 12 month periods



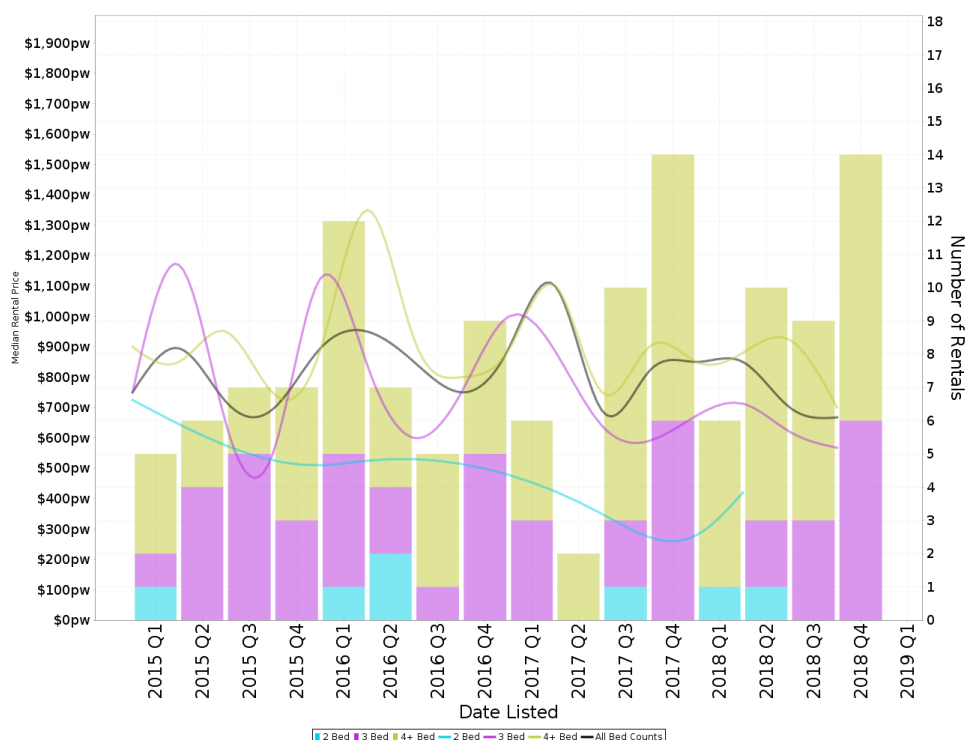
## FANNIE BAY - Peak Selling Periods



## FANNIE BAY - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+9.4%**

Current Median Price: \$945,000  
Previous Median Price: \$864,000

Based on 29 registered House sales compared over the last two rolling 12 month periods.

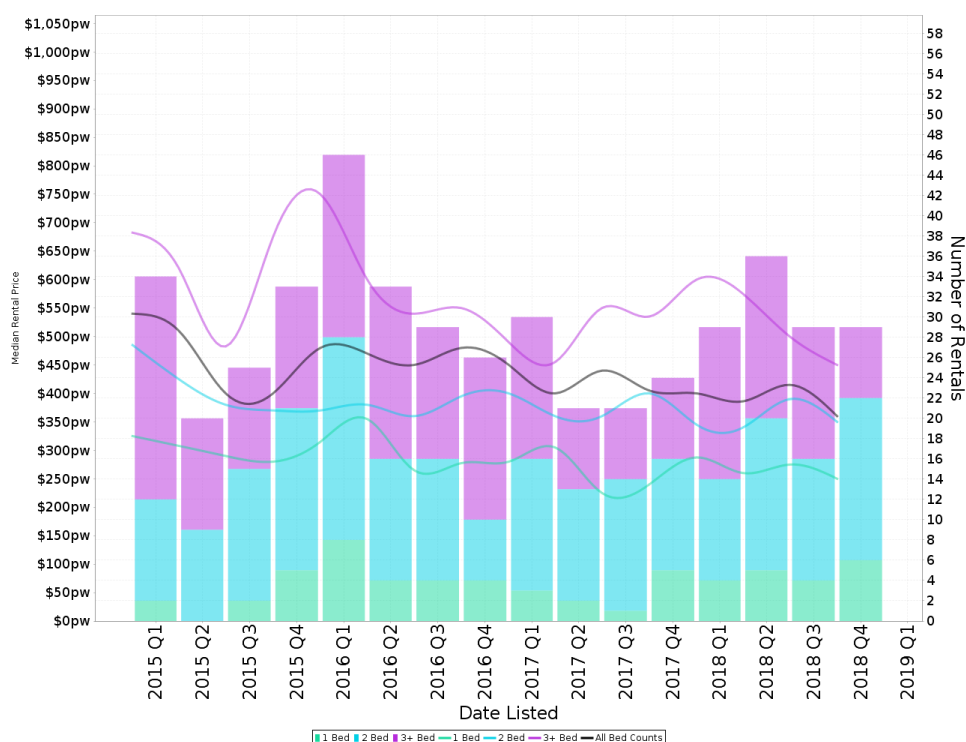
### Suburb Rental Yield

**+4.1%**

Current Median Price: \$945,000  
Current Median Rent: \$750

Based on 25 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-27.5%**

Current Median Price: \$391,250  
Previous Median Price: \$540,000

Based on 121 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.2%**

Current Median Price: \$391,250  
Current Median Rent: \$470

Based on 112 registered Unit rentals compared over the last 12 months.



# FANNIE BAY - Recently Sold Properties

## Median Sale Price

# \$391k

Based on 52 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

# -27.5%

Current Median Price: \$391,250  
Previous Median Price: \$540,000

Based on 121 recorded Unit sales compared over the last two rolling 12 month periods

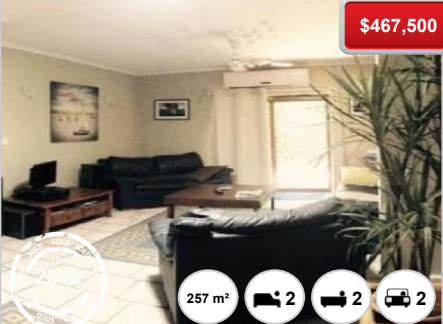
## # Sold Properties

# 52

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

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

**5 MCCOLL ST**



**\$467,500**

257 m<sup>2</sup> 2 2 2

Sold Dec 2018

**9 HINKLER CRES**




**\$355,000**

307 m<sup>2</sup> 2 1 1

Sold Dec 2018

**24 GEORGE CRES**




**\$260,000**

115 m<sup>2</sup> 2 1 1

Sold Dec 2018

**25 PHILIP ST**




**\$1,100,000**

334 m<sup>2</sup> 3 3 2

Sold Dec 2018

**4/5 MCCOLL ST**



**\$467,500**

2 2 2

Sold Dec 2018

**17 BAYVIEW ST**




**\$310,000**

95 m<sup>2</sup> 2 1 1

Sold Dec 2018

**30 PHILIP ST**



**\$580,000**

220 m<sup>2</sup> 3 2 2

Sold Nov 2018

**12 HINKLER CRES**




**\$710,000**

338 m<sup>2</sup> 3 2 2

Sold Nov 2018

**2/9 HINKLER CRES**



**\$355,000**

2 1 1

Sold Oct 2018



**33 GEORGE CRES**

**\$435,000**

Oct 2018  
N/A

2,799 m<sup>2</sup> 2 1 1

**24 GEORGE CRES**

**\$15,000**

Oct 2018  
N/A

15 m<sup>2</sup> 2 1 1

**12 BAYVIEW ST**

**\$185,000**

Oct 2018  
N/A

99 m<sup>2</sup> 2 1 1

**40 GEORGE CRES**

**\$605,000**

Oct 2018  
N/A

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

**38 GEORGE CRES**

**\$260,000**

Oct 2018  
N/A

128 m<sup>2</sup> 2 1 1

**31 CHARLOTTE ST**

**\$410,000**

Oct 2018  
N/A

333 m<sup>2</sup> 3 2 1

**5 HINKLER CRES**

**\$335,000**

Oct 2018  
N/A

380 m<sup>2</sup> 2 1 2

**4 PHILIP ST**

**\$380,000**

Oct 2018  
N/A

227 m<sup>2</sup> 3 3 2

**5/33 GEORGE CRES**

**\$435,000**

Sep 2018  
48 Days

2 1 1

**4/31 CHARLOTTE ST**

**\$410,000**

Sep 2018  
11 Days

3 2 2

**15 PHILIP ST**

**\$355,000**

Oct 2018  
N/A

198 m<sup>2</sup> 2 1 2

**19 BAYVIEW ST**

**\$605,000**

Oct 2018  
N/A

295 m<sup>2</sup> 2 2 2



# FANNIE BAY - Properties For Rent

## Median Rental Price

**\$470 /w**

Based on 112 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

**+6.2%**

Current Median Price: \$391,250  
Current Median Rent: \$470

Based on 52 recorded Unit sales and 112 Unit rentals compared over the last 12 months

## Number of Rentals

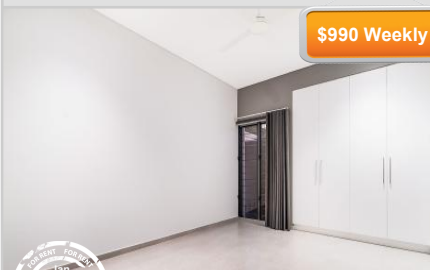
**112**

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

**1/25 Philip Street**

**\$990 Weekly**




334 m<sup>2</sup> 3 3 2

Jan 2019 1 Day

**2306/4 KURRINGAL COURT**

**\$301 per week**




1.74 ha 2 2 2

Jan 2019 2 Days

**2/16 PHILIP STREET**

**\$700.00**



311 m<sup>2</sup> 3 2 2

Jan 2019 5 Days

**3/21 BAYVIEW STREET**

**\$260**

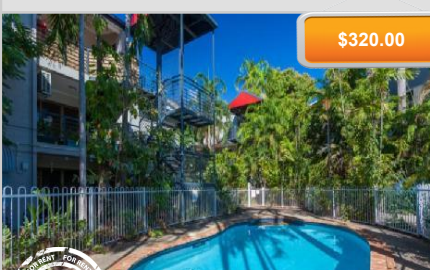


3,111 m<sup>2</sup> 1 1 -

Jan 2019 5 Days

**11/8 -10 PHILIP STREET**

**\$320.00**



70 m<sup>2</sup> 2 1 1

Jan 2019 5 Days

**5/19 BAYVIEW STREET**

**\$460 per week**



237 m<sup>2</sup> 3 1 2

Jan 2019 9 Days

**2/27 HINKLER CRESCENT**

**\$370 \$370**

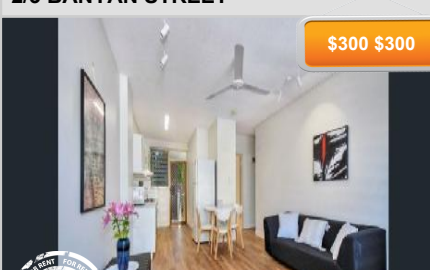


3 1 1

Jan 2019 10 Days

**2/3 BANYAN STREET**

**\$300 \$300**

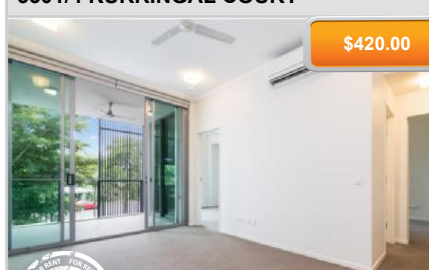


2 1 1

Jan 2019 13 Days

**5301/4 KURRINGAL COURT**

**\$420.00**



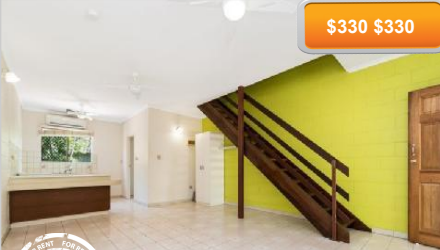
77 m<sup>2</sup> 2 2 2

Jan 2019 14 Days



**6/39 GEORGE CRESCENT**

**\$330 \$330**




Jan 2019  
16 Days

2 1 1

**2/6 PHILIP STREET**

**\$320**




Jan 2019  
19 Days

2 1 1

**2/37 CHARLOTTE STREET**

**\$240.00**



Jan 2019  
21 Days

3,913 m<sup>2</sup> 1 1 1

**3/14 BAYVIEW STREET**

**\$750 \$750**




Jan 2019  
21 Days

1,369 m<sup>2</sup> 4 3 2

**4/134 EAST POINT ROAD**

**\$550 per week**



Dec 2018  
30 Days

2 2 1

**4/19 BAYVIEW STREET**

**\$420 per week**

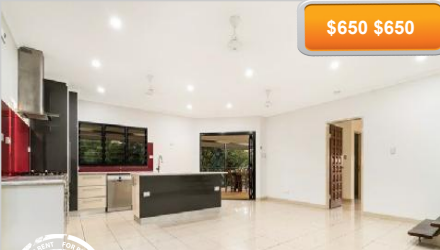


Dec 2018  
33 Days

2 1 2

**3/3 BASEDOW COURT**

**\$650 \$650**



Dec 2018  
36 Days

1,230 m<sup>2</sup> 3 2 1

**11/8 BANYAN STREET**

**\$350 Per Week**



Dec 2018  
43 Days

2 1 3

**3/6 PHILIP STREET**

**\$340 \$340**



Dec 2018  
44 Days

2 1 2

**5/5 HINKLER CRESCENT**

**\$300.00**




Dec 2018  
50 Days

2 1 2

**5/60 EAST POINT ROAD**

**\$280 per week**



Nov 2018  
59 Days

1 1 1

**3/3 BANYAN STREET**

**\$225 Per Week**



Nov 2018  
65 Days

2 1 1