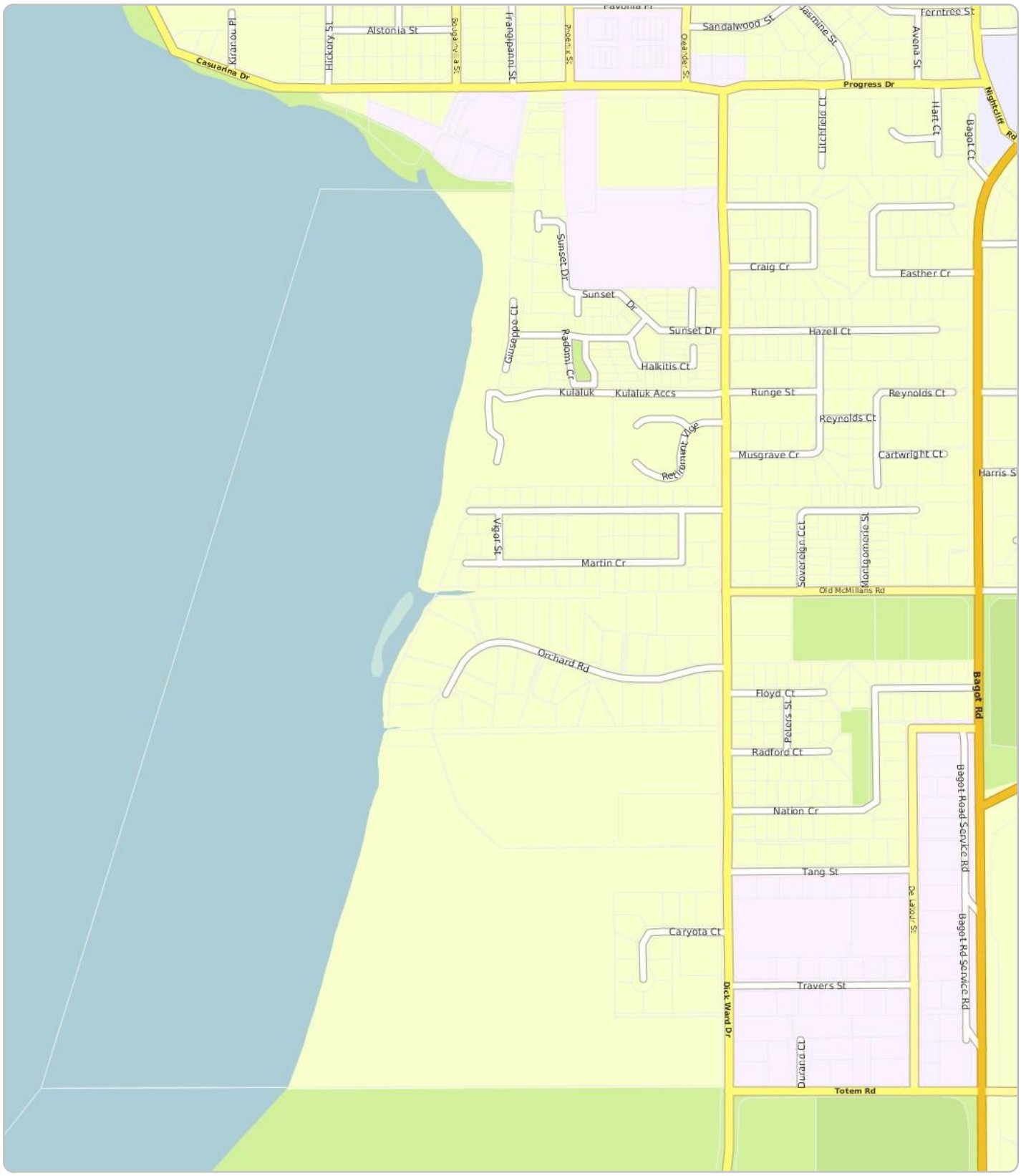
Suburb flyover report

COCONUT GROVE (UNIT)

PREPARED BY: RAY WHITE NIGHTCLIFF , RAY WHITE CORPORATE DEFAULT

COCONUT GROVE - Suburb Map



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COCONUT GROVE - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	56	$ 127,500	0.0 %	$ 16,500	$ 294,000
2001	29	$ 119,000	-6.7 %	$ 52,500	$ 291,300
2002	78	$ 165,700	39.2 %	$ 19,722	$ 635,000
2003	109	$ 157,000	-5.3 %	$ 4,500	$ 470,000
2004	110	$ 166,750	6.2 %	$ 34,500	$ 425,000
2005	78	$ 199,000	19.3 %	$ 6,250	$ 650,000
2006	111	$ 245,000	23.1 %	$ 45,654	$ 463,000
2007	101	$ 270,000	10.2 %	$ 30,810	$ 550,000
2008	77	$ 319,000	18.1 %	$ 25,000	$ 545,000
2009	77	$ 360,000	12.9 %	$ 44,800	$ 600,000
2010	61	$ 405,000	12.5 %	$ 71,180	$ 930,000
2011	43	$ 400,000	-1.2 %	$ 195,000	$ 540,000
2012	72	$ 410,000	2.5 %	$ 60,590	$ 785,000
2013	38	$ 432,500	5.5 %	$ 120,000	$ 742,000
2014	72	$ 401,150	-7.2 %	$ 95,500	$ 3,000,000
2015	30	$ 410,000	2.2 %	$ 81,380	$ 667,000
2016	63	$ 460,000	12.2 %	$ 46,498	$ 525,000
2017	33	$ 380,000	-17.4 %	$ 73,080	$ 613,000
2018	6	$ 289,500	-23.8 %	$ 185,000	$ 455,000

Median Sale Price

$332k

Based on 26 recorded Unit sales within the last 12 months (Apr '17 - Mar '18)

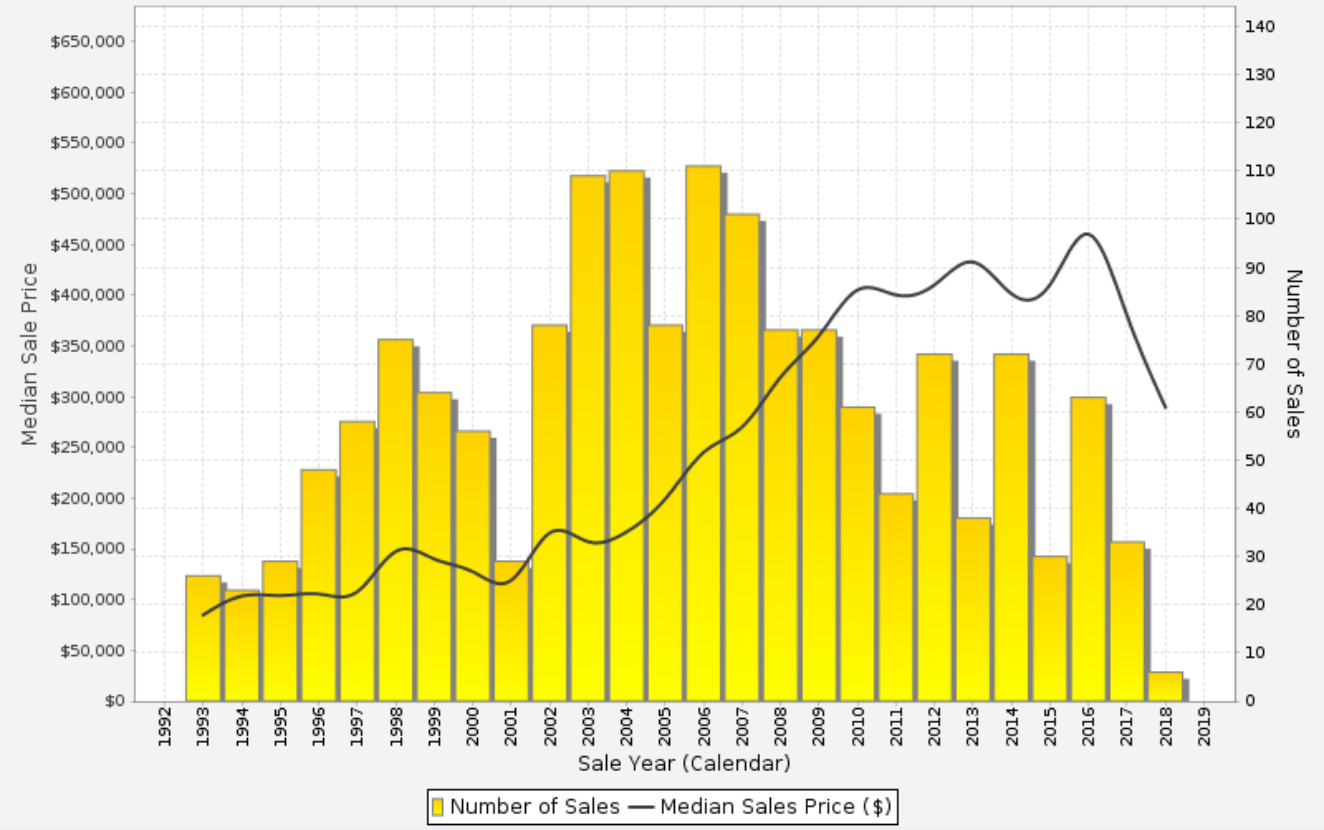
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-27.9%

Current Median Price: $331,500
Previous Median Price: $460,000

Based on 82 recorded Unit sales compared over the last two rolling 12 month periods



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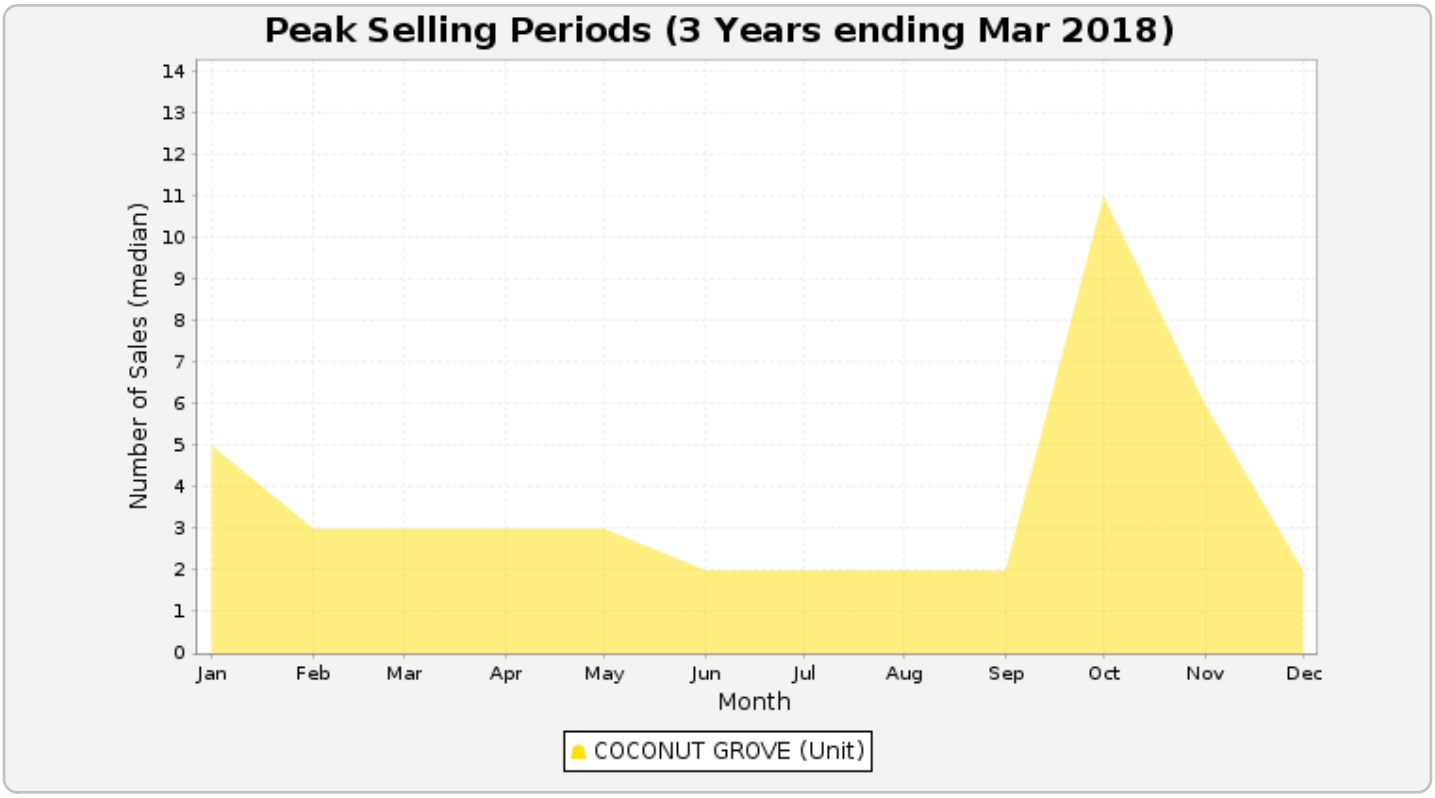
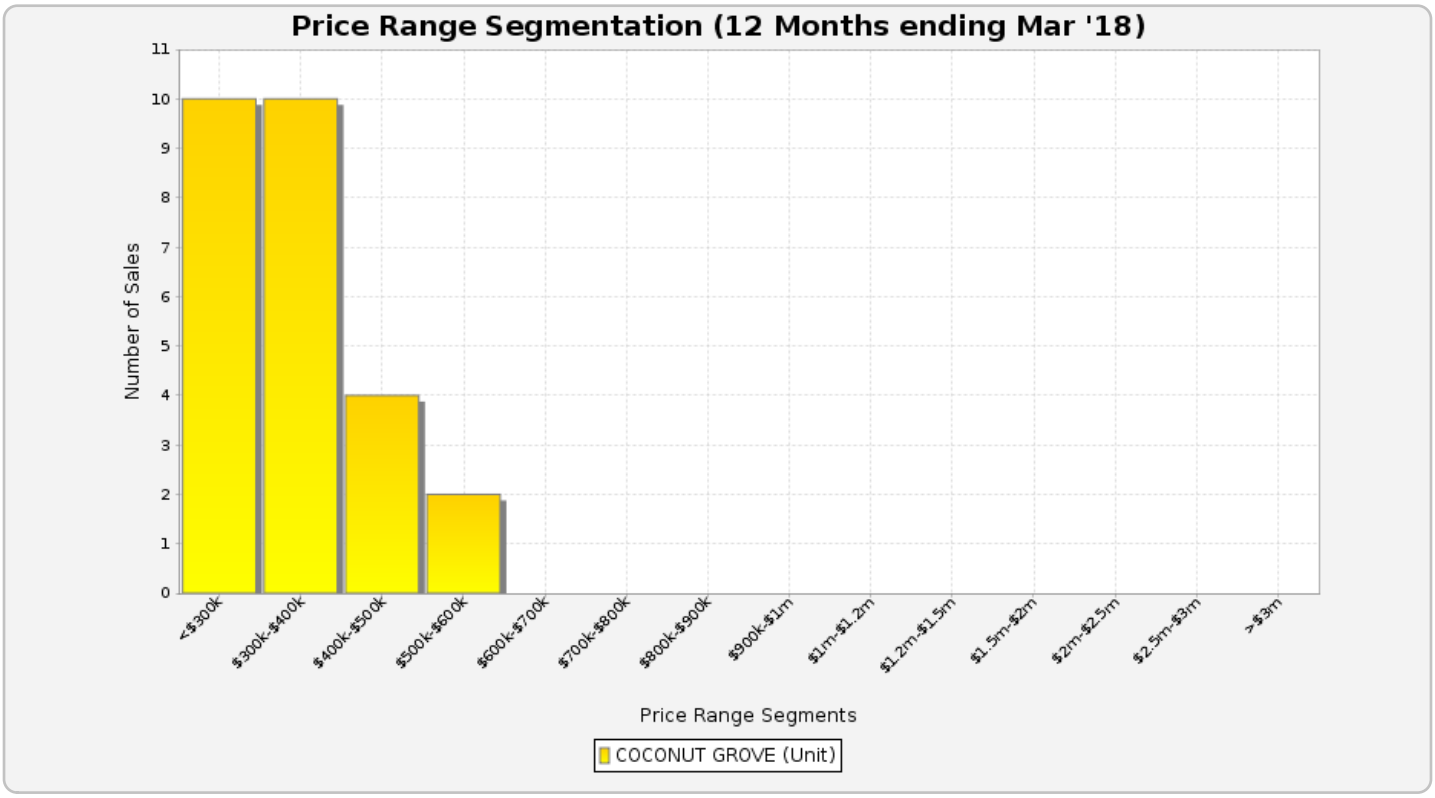
COCONUT GROVE - Peak Selling Periods



COCONUT GROVE - Price Range Segments



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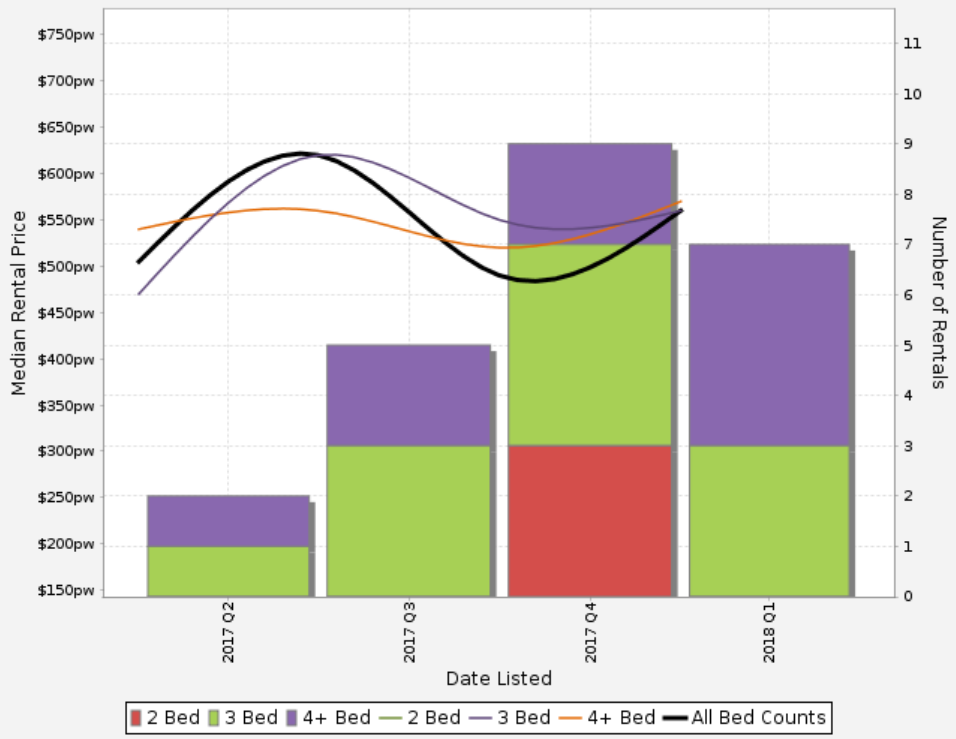
COCONUT GROVE - Median Weekly Rents (Houses)



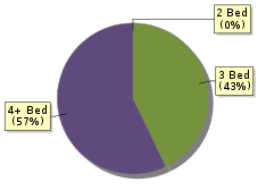
Suburb Sale Price Growth

+1.5%

Current Median Price: $690,250
Previous Median Price: $680,000

Based on 21 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



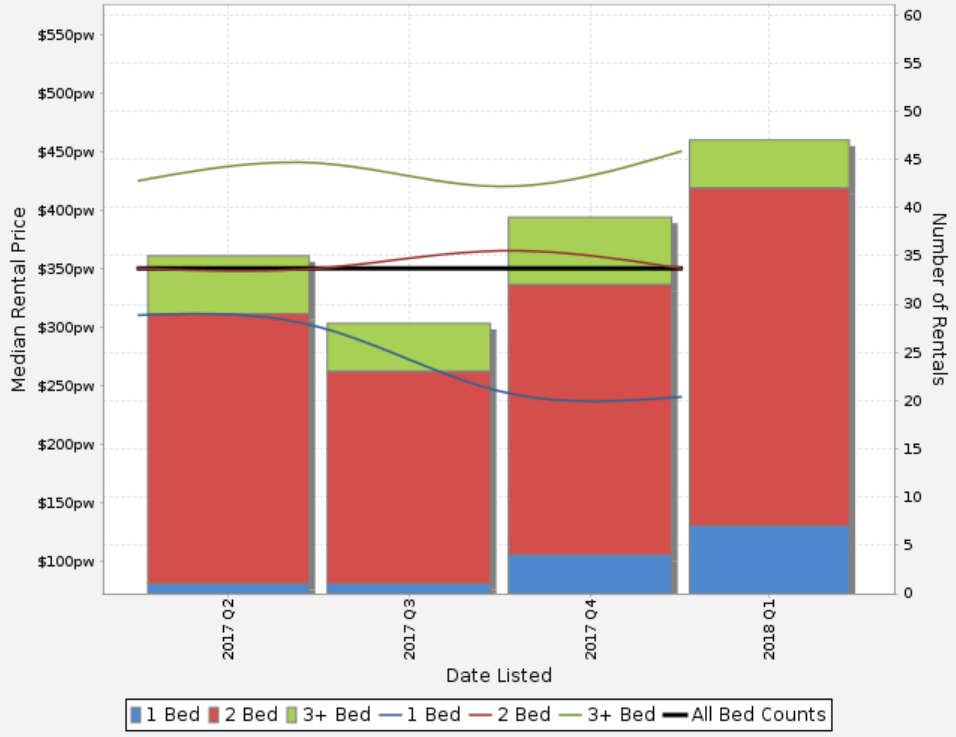
Suburb Rental Yield

+4.1%

Current Median Price: $690,250
Current Median Rent: $550

Based on 23 registered House sales compared over the last 12 months.

COCONUT GROVE - Median Weekly Rents (Units)



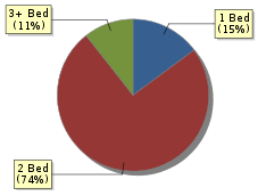
Suburb Sale Price Growth

-27.9%

Current Median Price: $331,500
Previous Median Price: $460,000

Based on 82 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+5.5%

Current Median Price: $331,500
Current Median Rent: $350

Based on 149 registered Unit sales compared over the last 12 months.

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COCONUT GROVE - Recently Sold Properties

Median Sale Price

$332k

Based on 26 recorded Unit sales within the last 12 months (Apr '17 - Mar '18)

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

Suburb Growth

-27.9%

Current Median Price: $331,500
Previous Median Price: $460,000

Based on 82 recorded Unit sales compared over the last two rolling 12 month periods

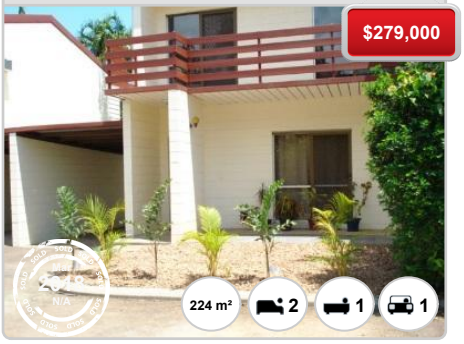
Sold Properties

26

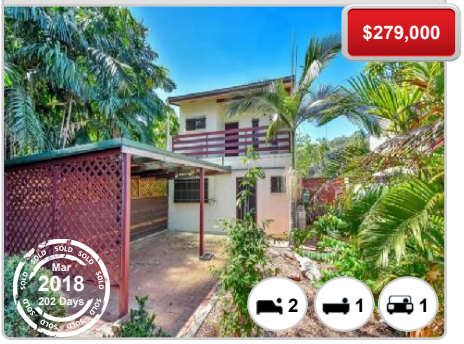
Based on recorded Unit sales within the 12 months (Apr '17 - Mar '18)

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

80 OLD MCMILLANS RD



13/80 OLD MCMILLANS RD

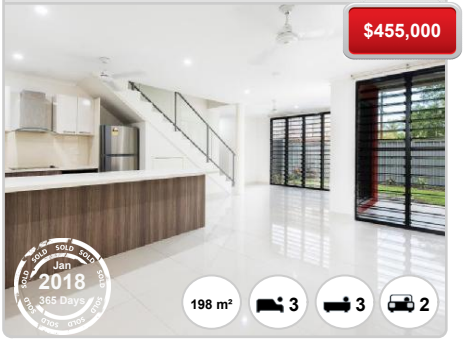


2/41 SOVEREIGN CCT

129 DICK WARD DR

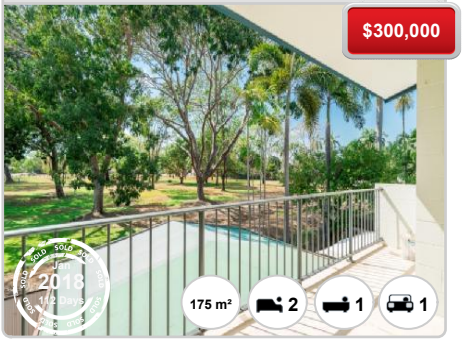
42 NATION CRES

3/3 MUSGRAVE CRES

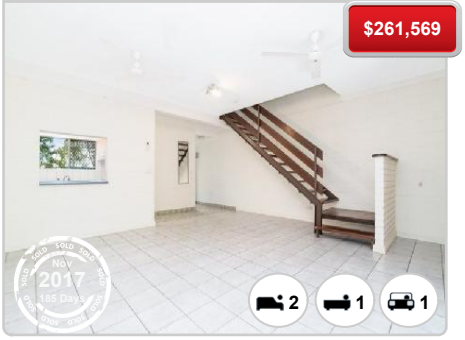


12/34 SOVEREIGN CCT

3/80 OLD MCMILLANS RD



1/33 NATION CRES



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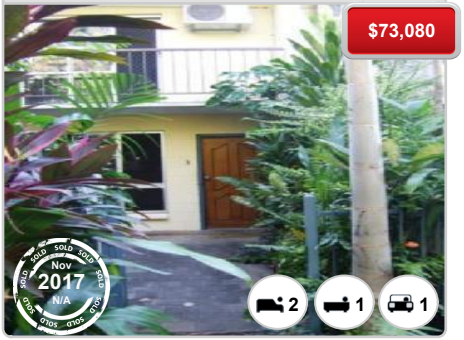
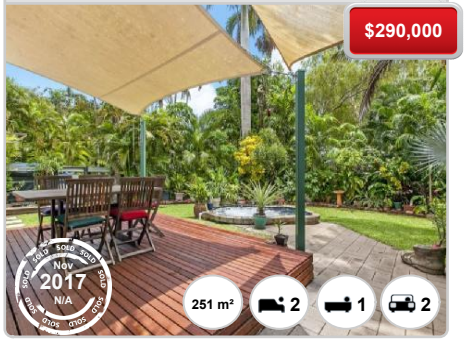
3/18 NATION CRES



1/5 CARTWRIGHT CRT



4/12 NATION CRES

5 RADFORD CRT

2/35 SOVEREIGN CCT

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COCONUT GROVE - Properties For Rent

Median Rental Price

$350 /w

Based on 149 recorded Unit rentals within the last 12 months (Apr '17 - Mar '18)

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

Rental Yield

+5.5%

Current Median Price: $331,500
Current Median Rent: $350

Based on 26 recorded Unit sales and 149 Unit rentals compared over the last 12 months

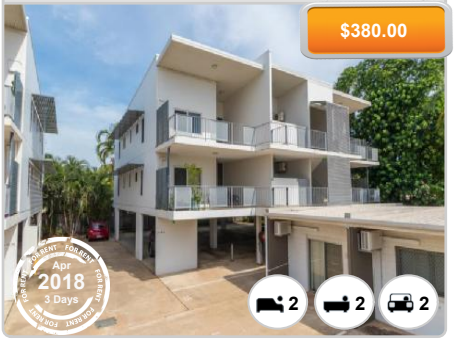
Number of Rentals

149

Based on recorded Unit rentals within the last 12 months (Apr '17 - Mar '18)

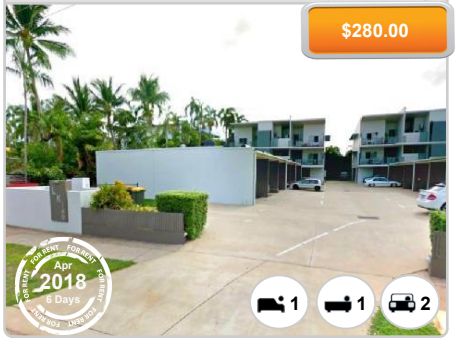
Based on a rolling 12 month period and may differ from calendar year statistics

25/140 DICKWARD DRIVE



3/125 DICKWARD DRIVE

4/140 DICKWARD DRIVE

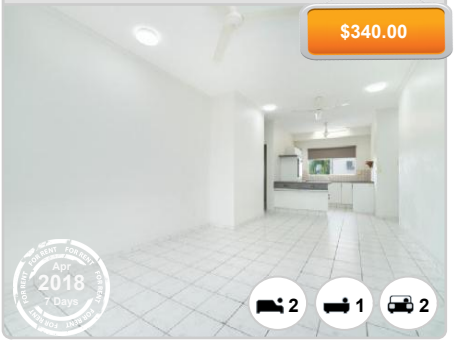


16/180 OLD MCMILLANS ROAD

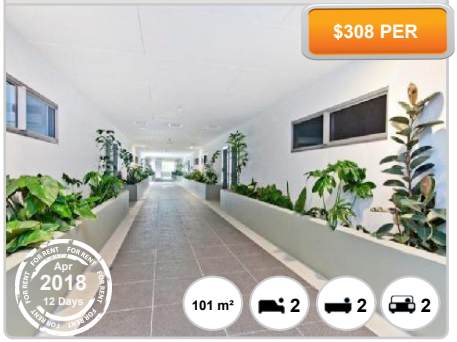
3/15 RADFORD COURT

24/8 GIUSEPPE COURT

GIUSEPPE COURT



104/15 MUSGRAVE CRESCENT



2/109 OLD MCMILLANS ROAD

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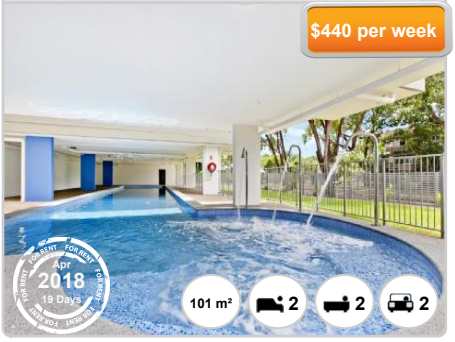
RayWhite.

228/15 MUSGRAVE CRESCENT

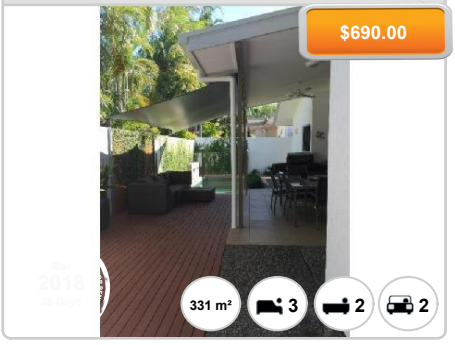


22/25 SUNSET DRIVE

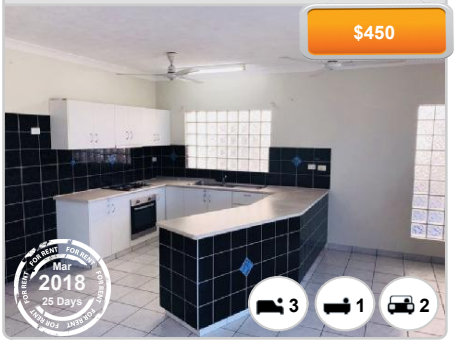
2/40 NATION CRESCENT

2/17 SUNSET DRIVE

3/125 DICKWARD DRIVE

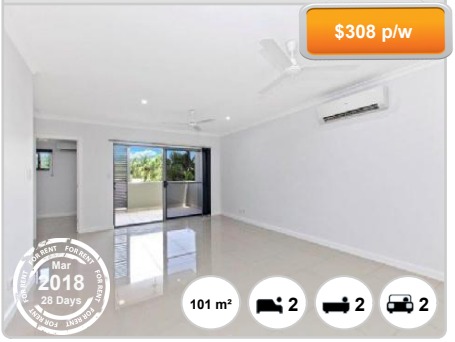


1/2 GIUSEPPE COURT



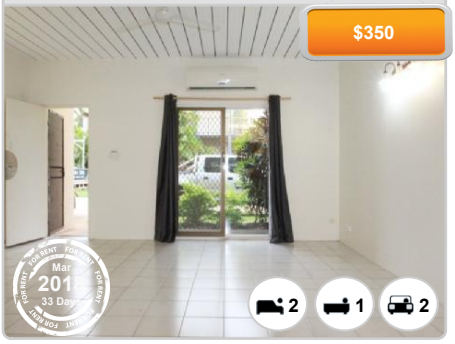
1/20 SOVEREIGN CIRCUIT

219/15 MUSGRAVE CRESCENT

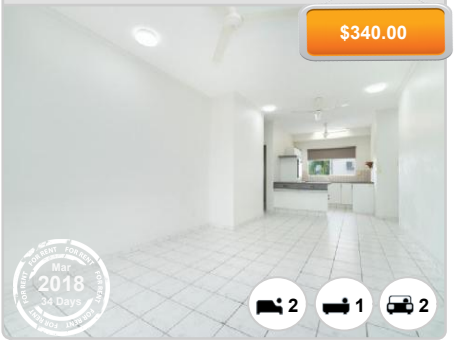


10/150 DICK WARD DRIVE

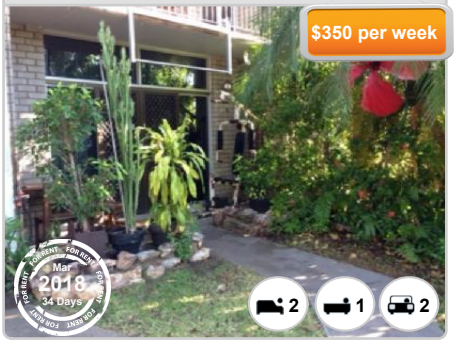
13/132 DICK WARD DRIVE



GIUSEPPE COURT



4/16 FLOYD COURT



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