Suburb flyover report

STUART PARK (UNIT)

PREPARED BY: RAY WHITE NIGHTCLIFF , RAY WHITE CORPORATE DEFAULT

STUART PARK - Suburb Map

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STUART PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2000	60	$ 157,500	0.0 %	$ 5,000	$ 2,010,000
2001	55	$ 177,000	12.4 %	$ 89,000	$ 303,000
2002	67	$ 165,000	-6.8 %	$ 36,666	$ 365,000
2003	93	$ 191,000	15.8 %	$ 16,950	$ 835,000
2004	122	$ 215,500	12.8 %	$ 28,390	$ 1,075,000
2005	91	$ 250,000	16.0 %	$ 16,885	$ 800,000
2006	84	$ 280,000	12.0 %	$ 13,300	$ 1,600,000
2007	114	$ 290,000	3.6 %	$ 26,895	$ 930,000
2008	90	$ 332,500	14.7 %	$ 118,000	$ 1,540,000
2009	63	$ 385,000	15.8 %	$ 66,000	$ 1,250,000
2010	76	$ 425,000	10.4 %	$ 180,000	$ 1,804,000
2011	60	$ 446,750	5.1 %	$ 82,500	$ 2,650,000
2012	70	$ 427,500	-4.3 %	$ 156,000	$ 850,000
2013	62	$ 468,500	9.6 %	$ 73,590	$ 2,900,000
2014	86	$ 550,000	17.4 %	$ 72,313	$ 1,850,000
2015	66	$ 502,500	-8.6 %	$ 235,000	$ 765,000
2016	45	$ 496,130	-1.3 %	$ 252,500	$ 1,925,000
2017	39	$ 475,000	-4.3 %	$ 240,000	$ 780,000
2018	7	$ 429,990	-9.5 %	$ 195,150	$ 565,000

Median Sale Price

$458k

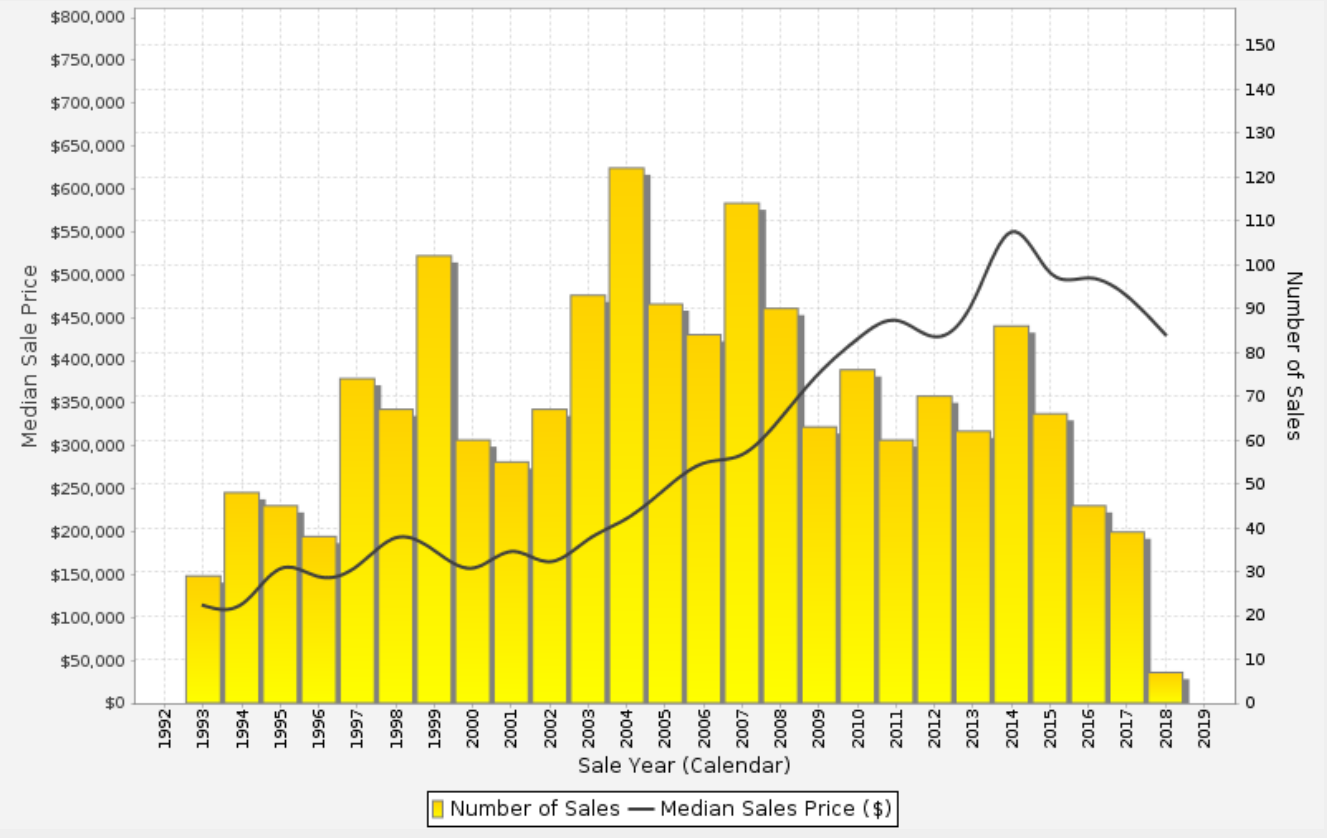
Based on 32 recorded Unit sales within the last 12 months (Apr '17 - Mar '18)

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

Suburb Growth

Current Median Price: $457,500
Previous Median Price: $457,500

Based on 74 recorded Unit sales compared over the last two rolling 12 month periods



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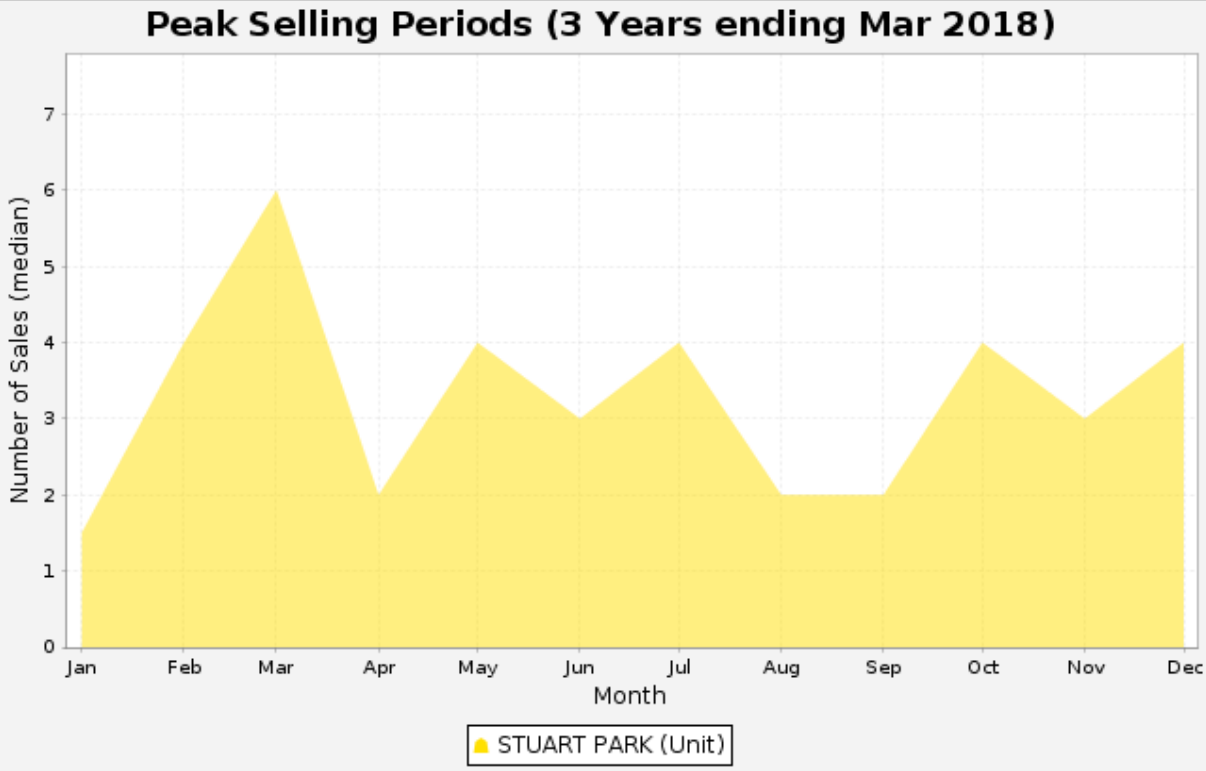
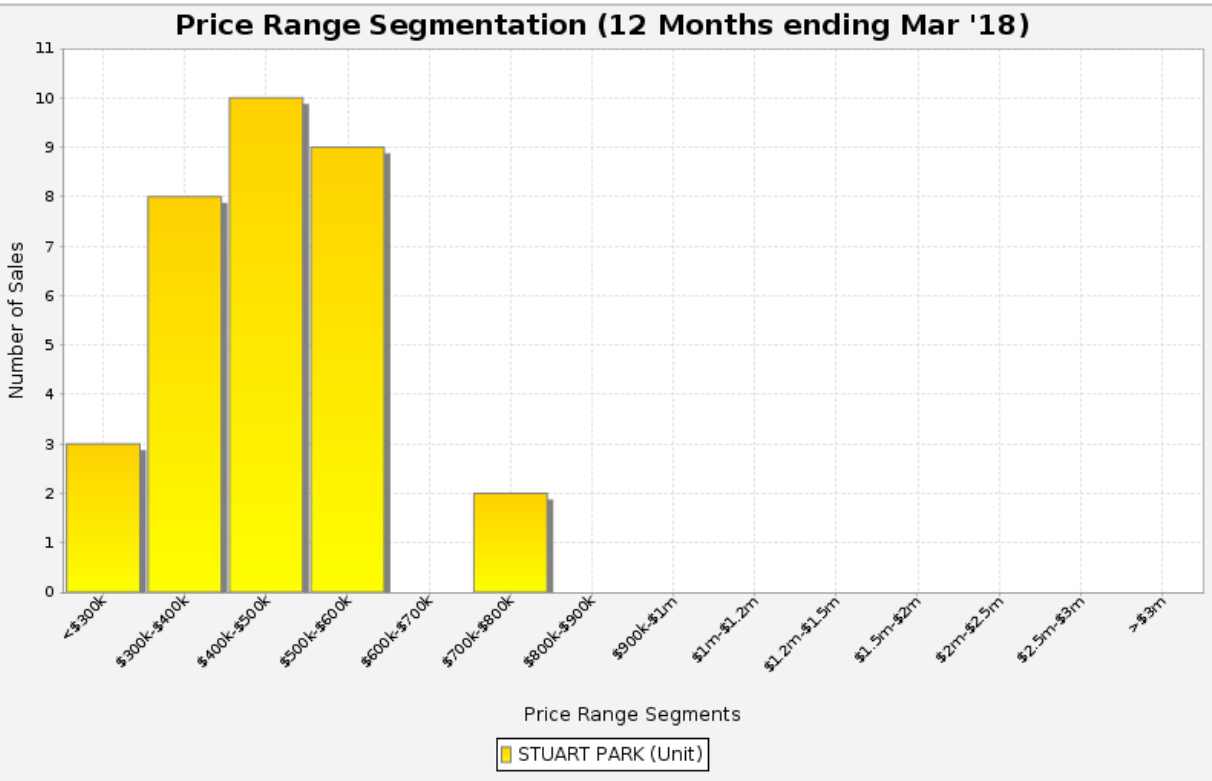
STUART PARK - Peak Selling Periods



STUART PARK - Price Range Segments



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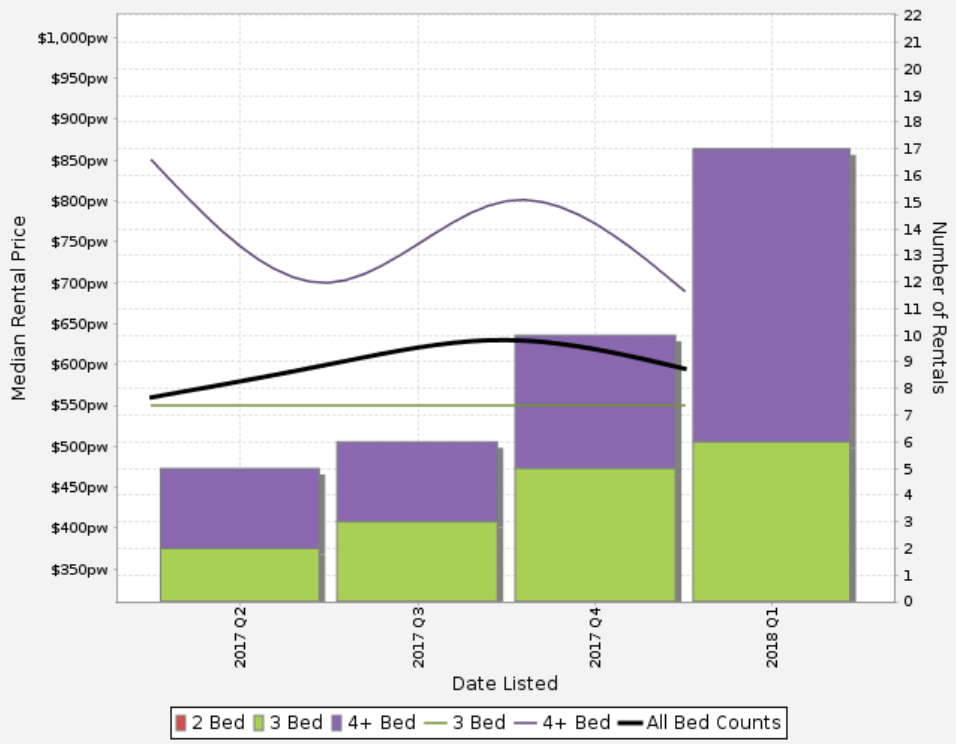
STUART PARK - Median Weekly Rents (Houses)



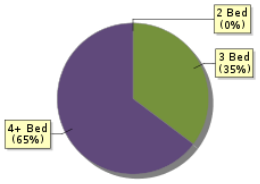
Suburb Sale Price Growth

-4.1%

Current Median Price: $671,250
Previous Median Price: $700,000

Based on 23 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



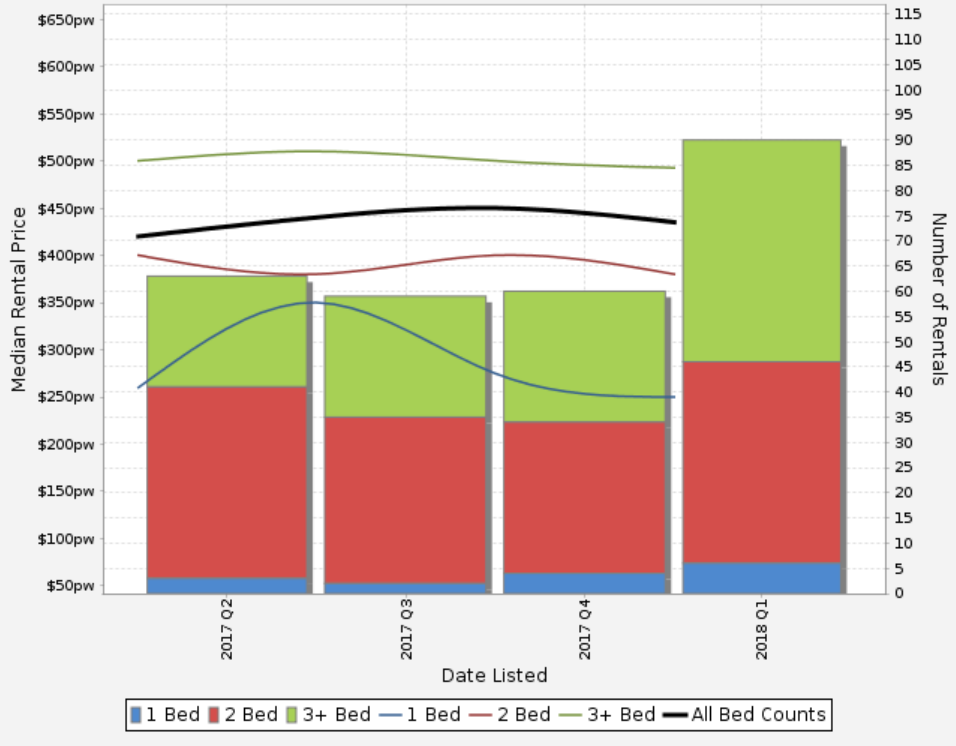
Suburb Rental Yield

+4.6%

Current Median Price: $671,250
Current Median Rent: $598

Based on 38 registered House sales compared over the last 12 months.

STUART PARK - Median Weekly Rents (Units)

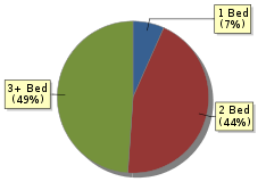


Suburb Sale Price Growth

Current Median Price: $457,500
Previous Median Price: $457,500

Based on 74 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+4.9%

Current Median Price: $457,500
Current Median Rent: $430

Based on 272 registered Unit sales compared over the last 12 months.

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STUART PARK - Recently Sold Properties

Median Sale Price

$458k

Based on 32 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

Current Median Price: $457,500
Previous Median Price: $457,500

Based on 74 recorded Unit sales compared over the last two rolling 12 month periods

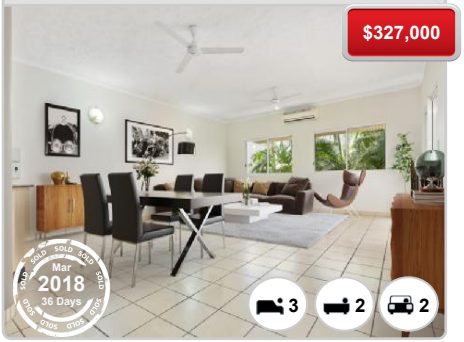
Sold Properties

32

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

4/15 DINAH CRT



36 CORONATION DR

12/1 TIPPERARY CRT

5/36 CORONATION DR

7 EDEN ST

31 DUKE ST

31 MARGARET ST

41 DUKE ST

306/42 GOTHENBURG CRES

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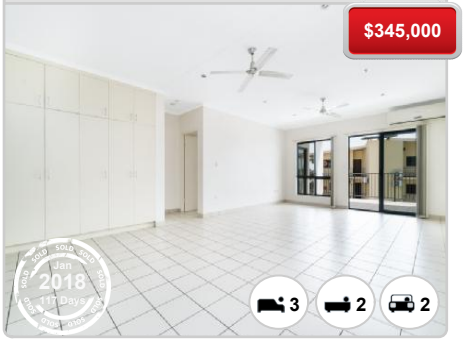
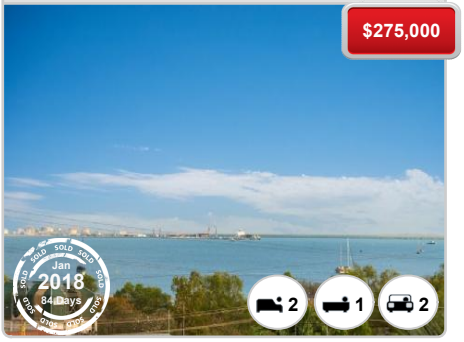
30/3 DINAH CRT

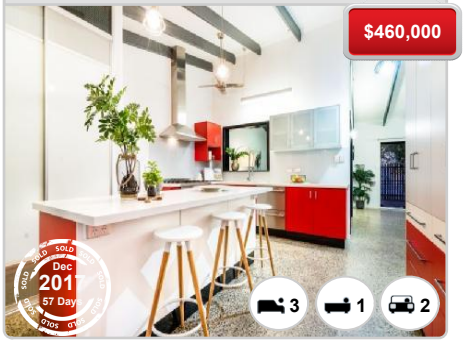


2/41 DUKE ST

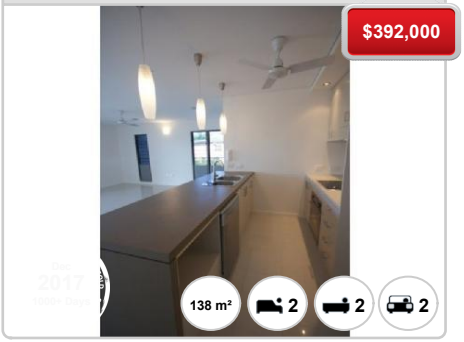


4/16 QUEEN ST

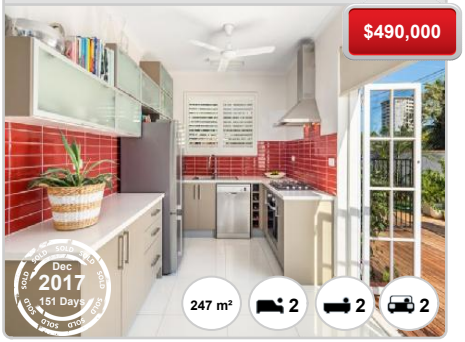
2/7 EDEN ST



6/14 CORONATION DR

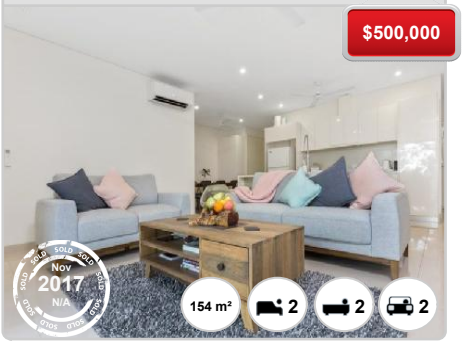


1/2 KENT CRT



2/15 QUEEN ST

307/42 GOTHENBURG CRES



6/8 DUKE ST

1/7 KING ST

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STUART PARK - Properties For Rent

Median Rental Price

$430 /w

Based on 272 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

+4.9%

Current Median Price: $457,500
Current Median Rent: $430

Based on 32 recorded Unit sales and 272 Unit rentals compared over the last 12 months

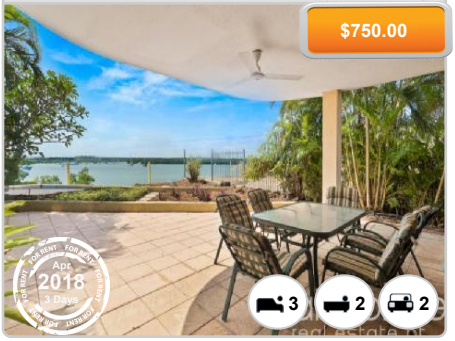
Number of Rentals

272

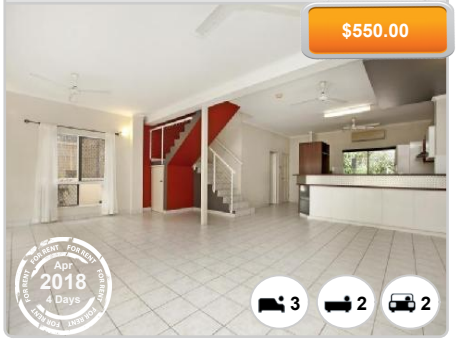
Based on recorded Unit rentals within the last 12 months (Apr '17 - Mar '18)

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

3/5 ANNEAR COURT

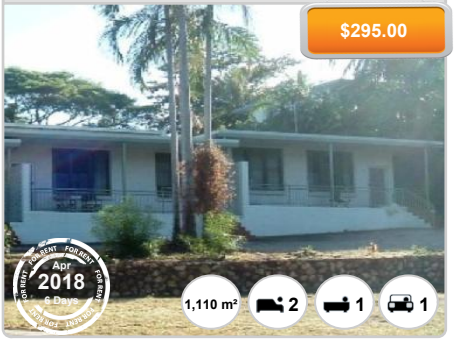


1/31 CORONATION DRIVE

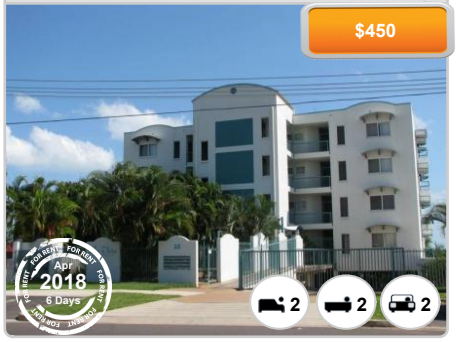


5/11 WINSTON STREET

9/24 NUDL STREET



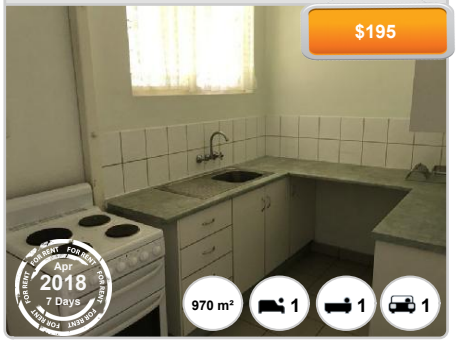
15/35 DUKE STREET



5/3 QUEEN STREET

1/33 DUKE STREET

4/26 GOTHENBURG CRESCENT



7/18 HENRY STREET

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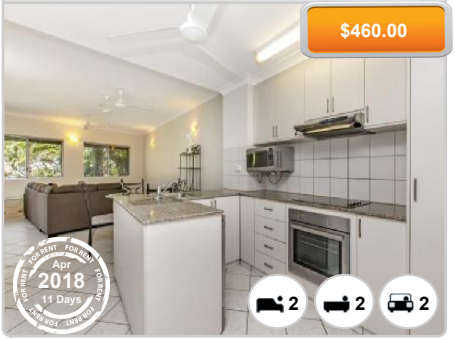
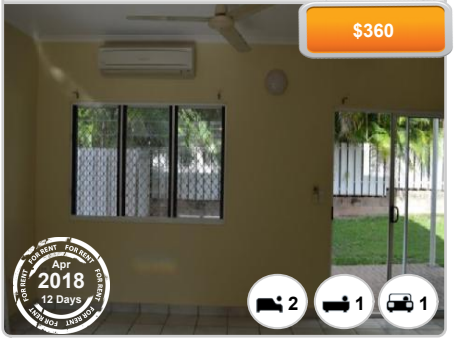
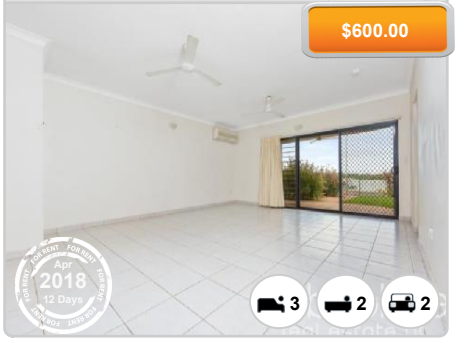
16/43 DUKE STREET



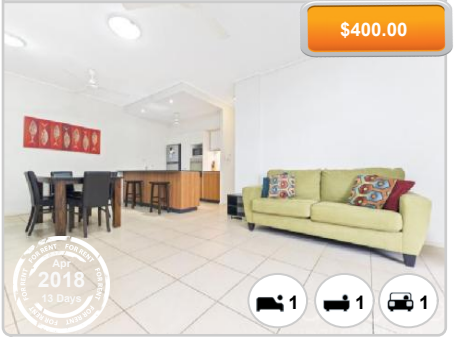
2/15 WESTRALIA STREET



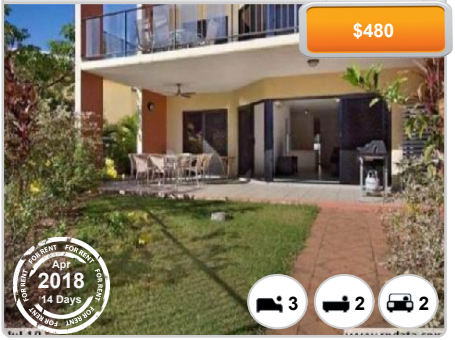
2/5 ANNEAR COURT



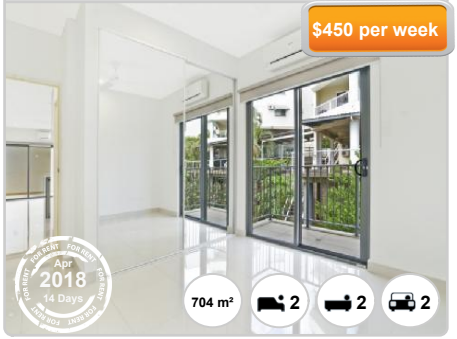
1/73D RUDDICK COURT



3/6 TIPPERARY PLACE



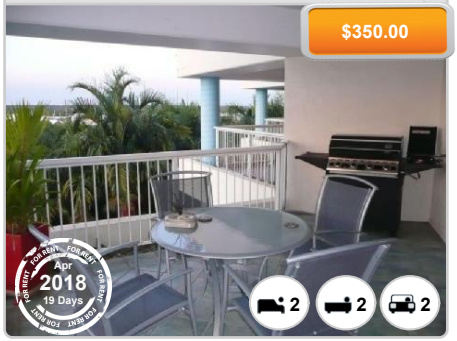
9/38 GOTHENBURG CRESCENT



3/4 MARGARET STREET

1C/30 DUKE STREET

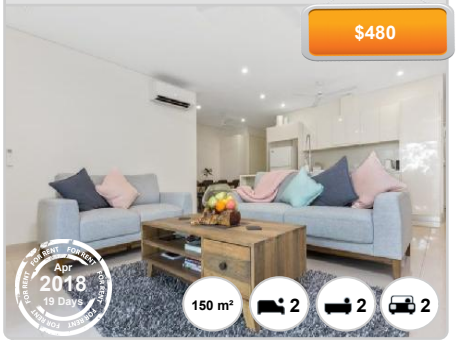
6/37 Duke Street, Stuart Park



7/10 TIPPERARY COURT

G03/29 DUKE STREET

105/42 GOTHENBURG CRESCENT



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