

RayWhite

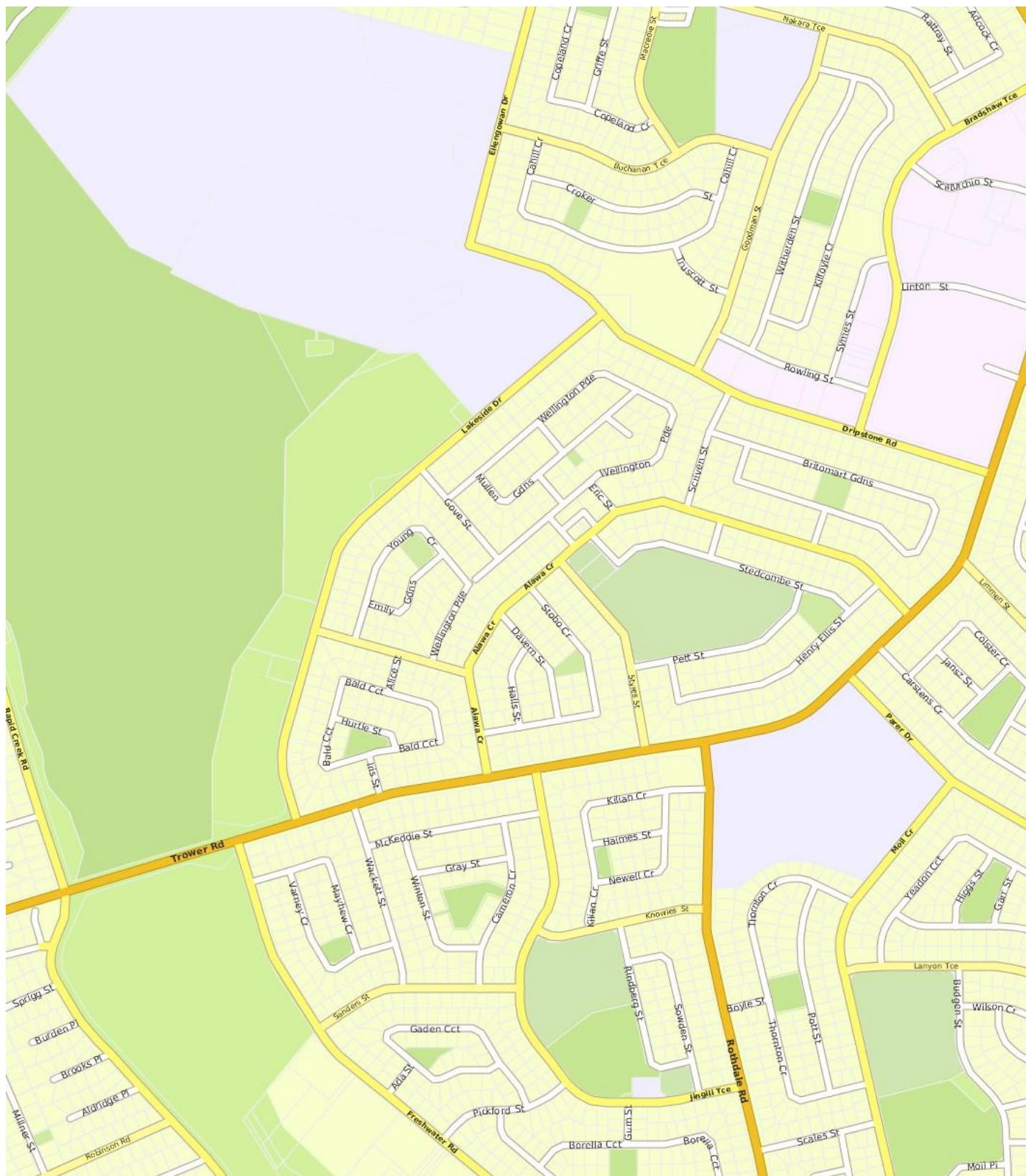
Suburb flyover report



ALAWA (HOUSE)

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ALAWA - Suburb Map



ALAWA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	53	\$ 165,000	0.0 %	\$ 70,000	\$ 249,000
2002	51	\$ 166,500	0.9 %	\$ 42,000	\$ 275,000
2003	54	\$ 170,000	2.1 %	\$ 42,300	\$ 326,000
2004	57	\$ 230,000	35.3 %	\$ 12,120	\$ 410,000
2005	62	\$ 262,500	14.1 %	\$ 15,610	\$ 450,000
2006	53	\$ 330,000	25.7 %	\$ 21,690	\$ 480,000
2007	39	\$ 400,000	21.2 %	\$ 16,400	\$ 670,000
2008	48	\$ 401,500	0.4 %	\$ 170,000	\$ 1,075,000
2009	36	\$ 459,000	14.3 %	\$ 99,320	\$ 698,000
2010	23	\$ 532,000	15.9 %	\$ 122,590	\$ 700,000
2011	40	\$ 465,239	-12.5 %	\$ 44,495	\$ 865,000
2012	37	\$ 555,000	19.3 %	\$ 180,000	\$ 655,232
2013	29	\$ 575,000	3.6 %	\$ 60,000	\$ 780,000
2014	58	\$ 600,000	4.3 %	\$ 73,000	\$ 1,900,000
2015	29	\$ 575,000	-4.2 %	\$ 225,000	\$ 1,650,000
2016	20	\$ 535,000	-7.0 %	\$ 4,600	\$ 800,000
2017	27	\$ 468,000	-12.5 %	\$ 210,000	\$ 725,000
2018	20	\$ 443,000	-5.3 %	\$ 290,000	\$ 850,000
2019	6	\$ 424,000	-4.3 %	\$ 352,000	\$ 540,000

Median Sale Price

\$435k

Based on 20 recorded House sales within the last 12 months (Apr '18 - Mar '19)

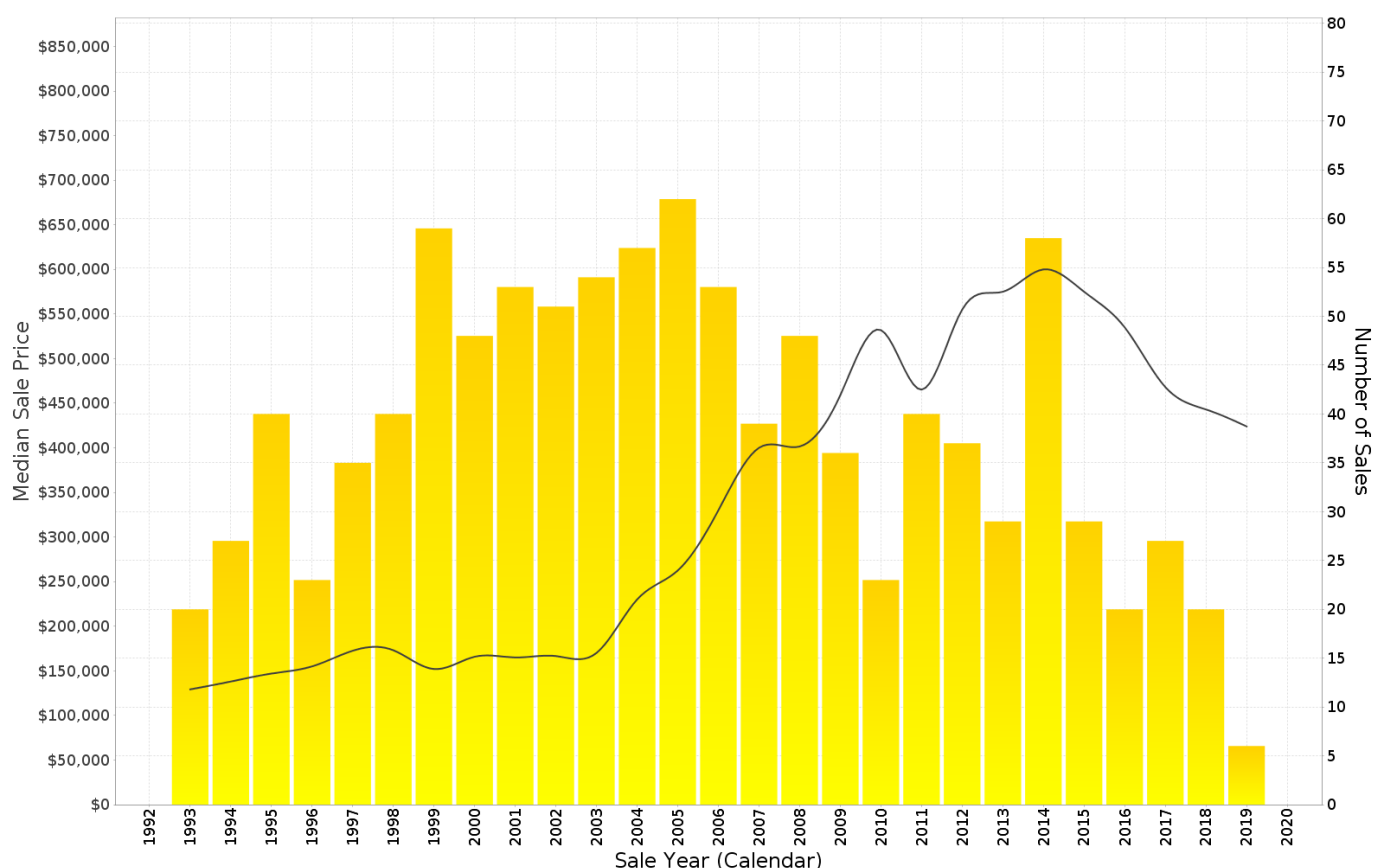
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

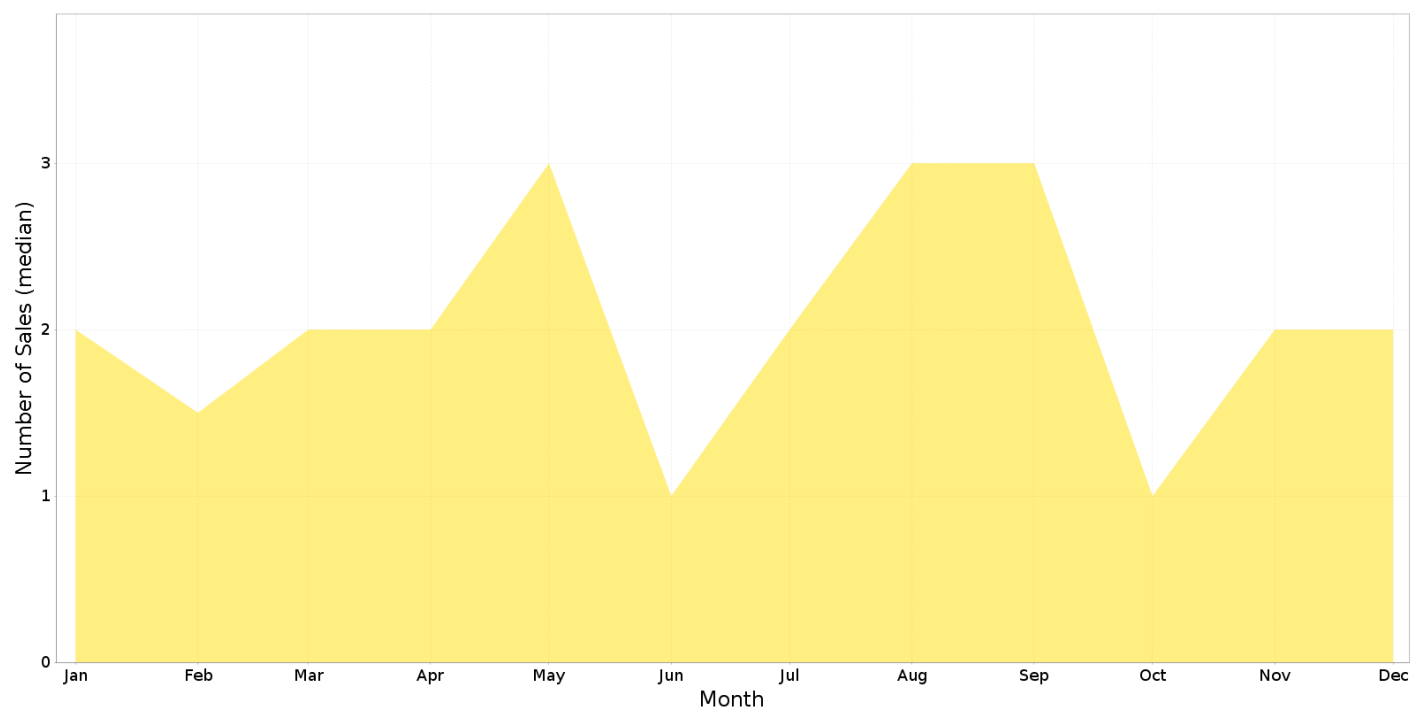
-5.4%

Current Median Price: \$435,000
Previous Median Price: \$460,000

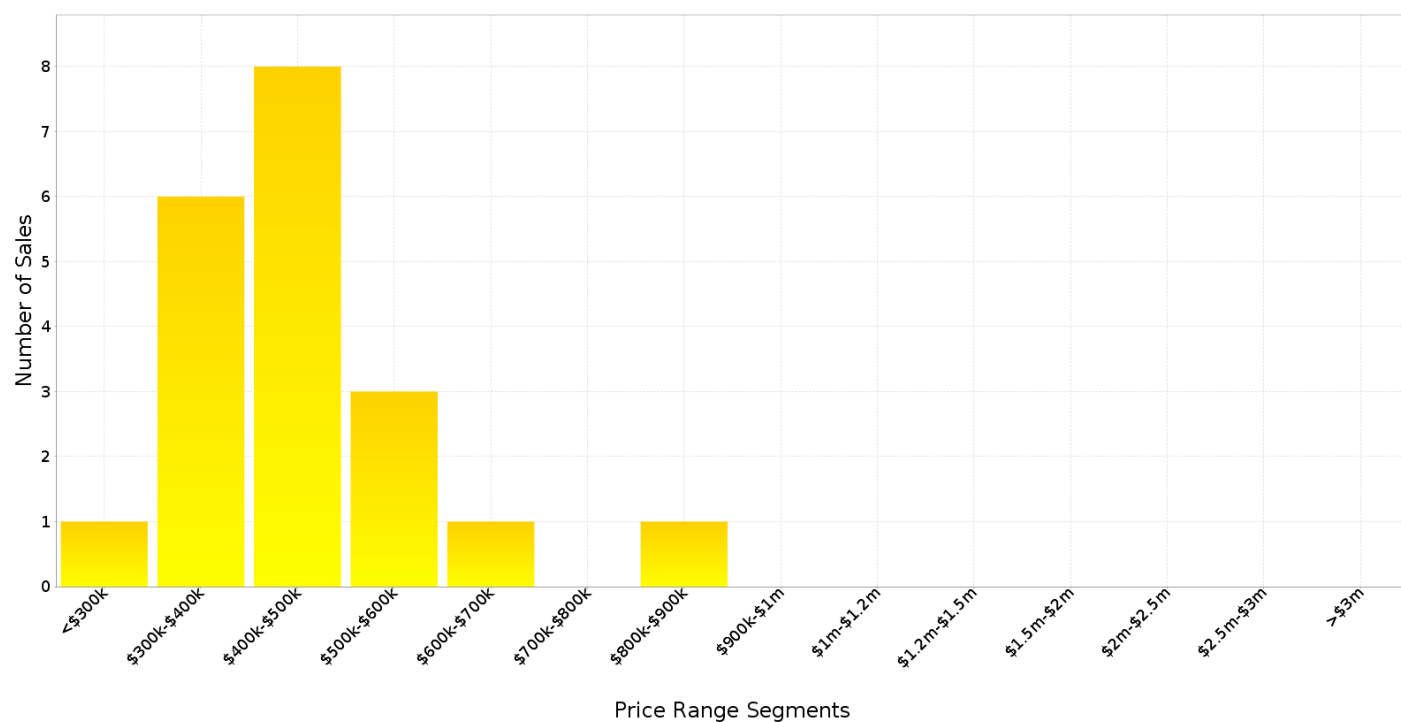
Based on 45 recorded House sales compared over the last two rolling 12 month periods



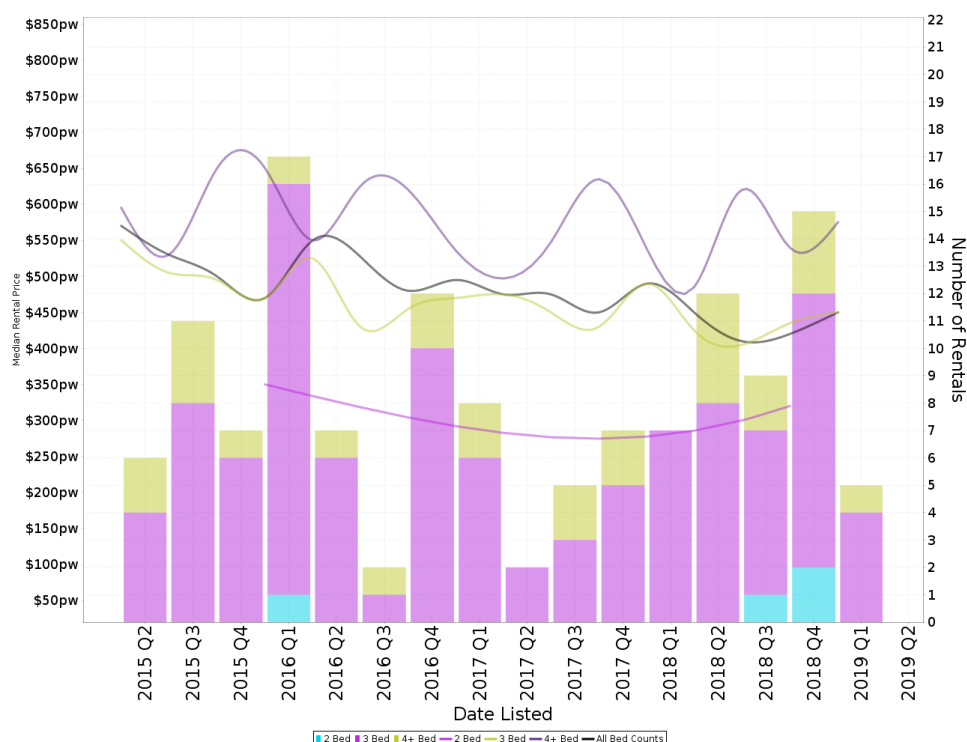
ALAWA - Peak Selling Periods



ALAWA - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.4%

Current Median Price: \$435,000
Previous Median Price: \$460,000

Based on 45 registered House sales compared over the last two rolling 12 month periods.

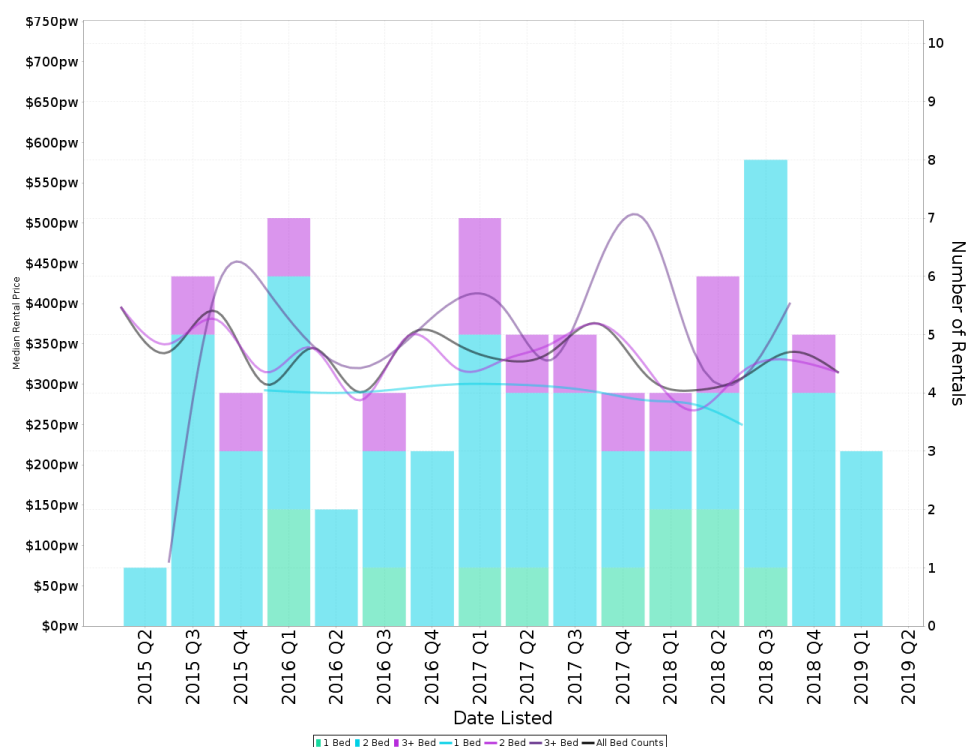
Suburb Rental Yield

+6.2%

Current Median Price: \$435,000
Current Median Rent: \$520

Based on 41 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

ALAWA - Recently Sold Properties

Median Sale Price

\$435k

Based on 20 recorded House sales within the last 12 months (Apr '18 - Mar '19)

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

Suburb Growth

-5.4%

Current Median Price: \$435,000
Previous Median Price: \$460,000

Based on 45 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

20

Based on recorded House sales within the 12 months (Apr '18 - Mar '19)

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

26 HENRY ELLIS ST




\$428,000

766 m² 3 1 2

Sold 2019 Apr 78 Days

16 BRITOMART GDNS




\$400,000

817 m² 3 1 -

Sold 2019 Feb 132 Days

197 TROWER RD

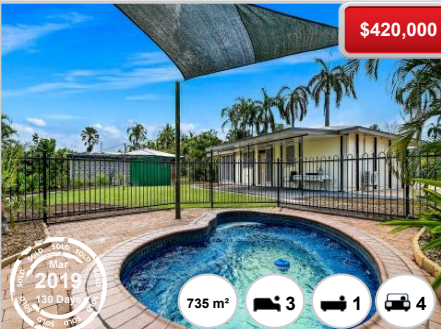


\$352,000

817 m² 4 2 6

Sold 2019 Mar 55 Days

17 HENRY ELLIS ST




\$420,000

735 m² 3 1 4

Sold 2019 Mar 130 Days

9 SCRIVEN ST



\$430,000

817 m² 3 1 4

Sold 2019 Feb 132 Days

31 BALD CCT

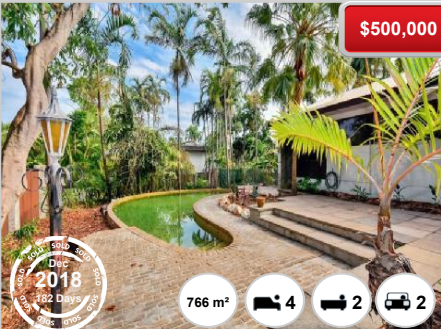


\$540,000

705 m² 4 2 2

Sold 2019 Jan 82 Days

15 BALD CCT



\$500,000

766 m² 4 2 2

Sold 2018 Dec 182 Days

101 ALAWA CRES



\$485,000

673 m² 3 1 5

Sold 2018 Nov 99 Days

ALAWA - Properties For Rent

Median Rental Price

\$520 /w

Based on 41 recorded House rentals within the last 12 months (Apr '18 - Mar '19)

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

Rental Yield

+6.2%

Current Median Price: \$435,000
Current Median Rent: \$520

Based on 20 recorded House sales and 41 House rentals compared over the last 12 months

Number of Rentals

41

Based on recorded House rentals within the last 12 months (Apr '18 - Mar '19)

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

96 WELLINGTON PARADE

\$460 \$460



2019
Apr
22 Days

809 m² 3 2 1

90 WELLINGTON PARADE

\$540.00 \$540

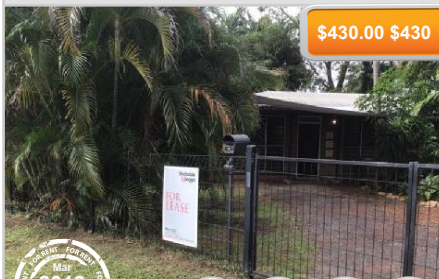


2019
Apr
24 Days

753 m² 4 2 2

14 DAVERN STREET

\$430.00 \$430

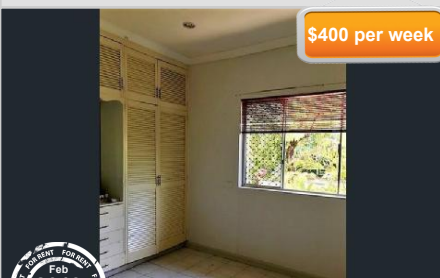


2019
Mar
40 Days

818 m² 3 1 2

40 BRITOMART GARDENS

\$400 per week

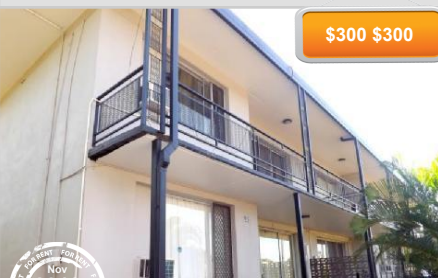


2019
Feb
62 Days

861 m² 3 1 2

TROWER ROAD

\$300 \$300



2019
Nov
168 Days

1,249 m² 2 1 1