

RayWhite

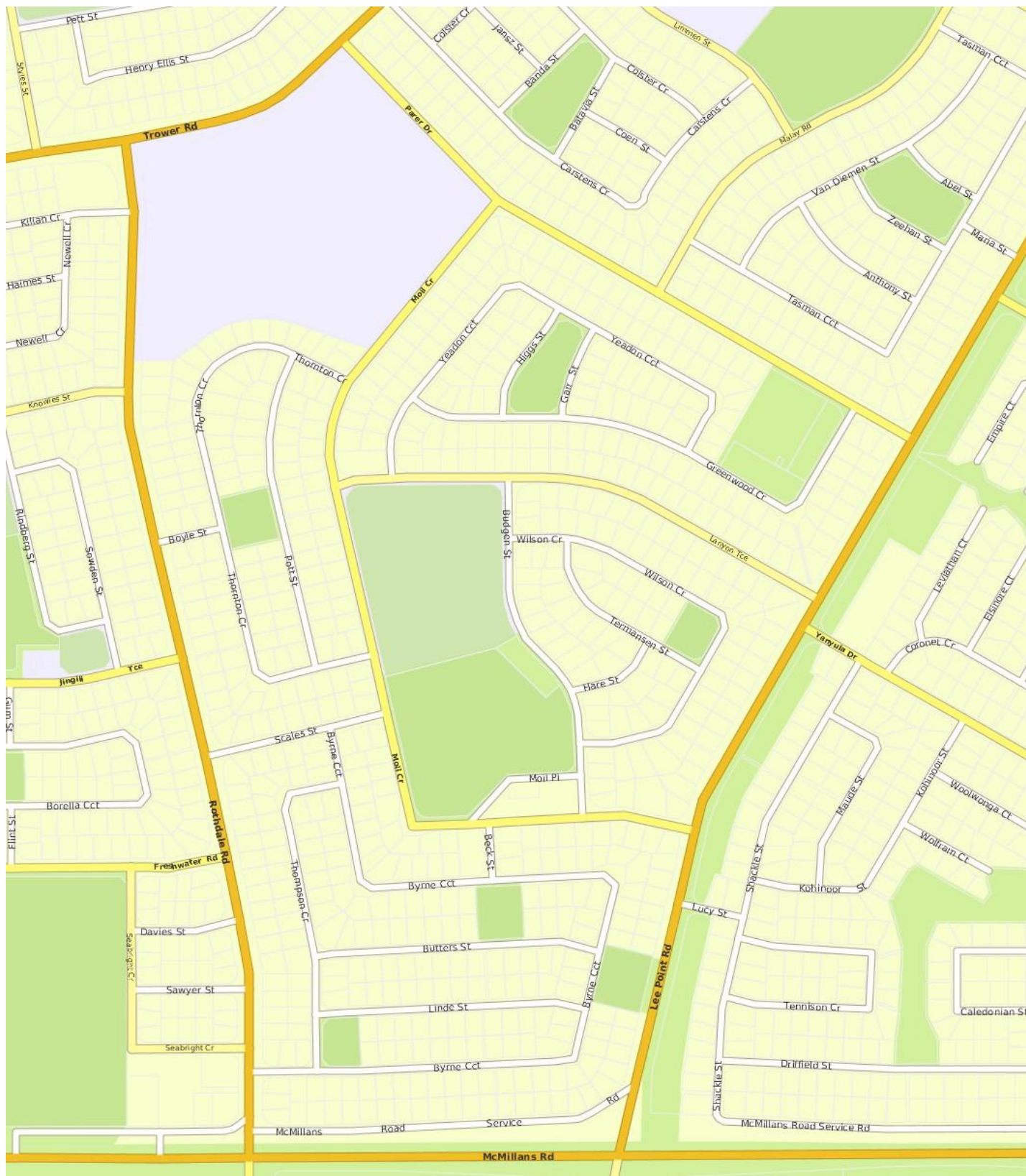
Suburb flyover report



MOIL (HOUSE)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

MOIL - Suburb Map



MOIL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	44	\$ 175,000	0.0 %	\$ 58,667	\$ 276,000
2002	39	\$ 188,000	7.4 %	\$ 82,500	\$ 285,000
2003	47	\$ 215,000	14.4 %	\$ 44,700	\$ 286,000
2004	39	\$ 242,000	12.6 %	\$ 90,000	\$ 335,000
2005	44	\$ 285,000	17.8 %	\$ 20,000	\$ 405,000
2006	46	\$ 350,000	22.8 %	\$ 29,500	\$ 472,500
2007	42	\$ 396,750	13.4 %	\$ 70,000	\$ 550,000
2008	39	\$ 425,000	7.1 %	\$ 41,150	\$ 630,000
2009	28	\$ 452,500	6.5 %	\$ 90,850	\$ 619,000
2010	25	\$ 510,000	12.7 %	\$ 65,000	\$ 675,000
2011	33	\$ 500,000	-2.0 %	\$ 235,000	\$ 688,000
2012	20	\$ 542,500	8.5 %	\$ 150,000	\$ 731,000
2013	36	\$ 532,500	-1.8 %	\$ 38,500	\$ 720,000
2014	28	\$ 587,500	10.3 %	\$ 448,000	\$ 699,000
2015	26	\$ 560,500	-4.6 %	\$ 90,360	\$ 775,000
2016	21	\$ 490,000	-12.6 %	\$ 225,000	\$ 855,000
2017	23	\$ 482,000	-1.6 %	\$ 7,150	\$ 625,000
2018	23	\$ 485,000	0.6 %	\$ 330,000	\$ 750,000
2019	6	\$ 475,000	-2.1 %	\$ 280,000	\$ 660,000

Median Sale Price

\$480k

Based on 17 recorded House sales within the last 12 months (Apr '18 - Mar '19)

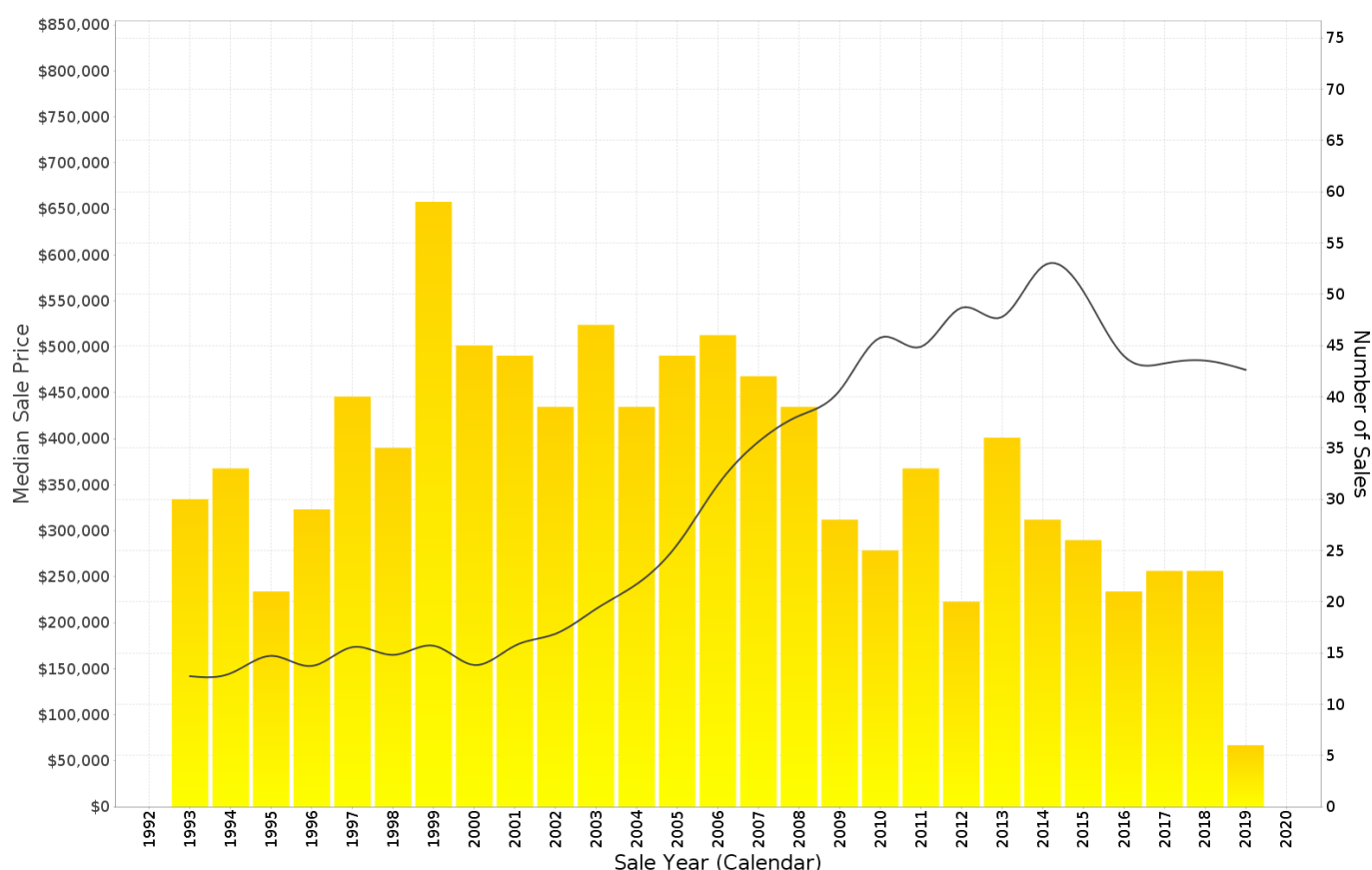
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

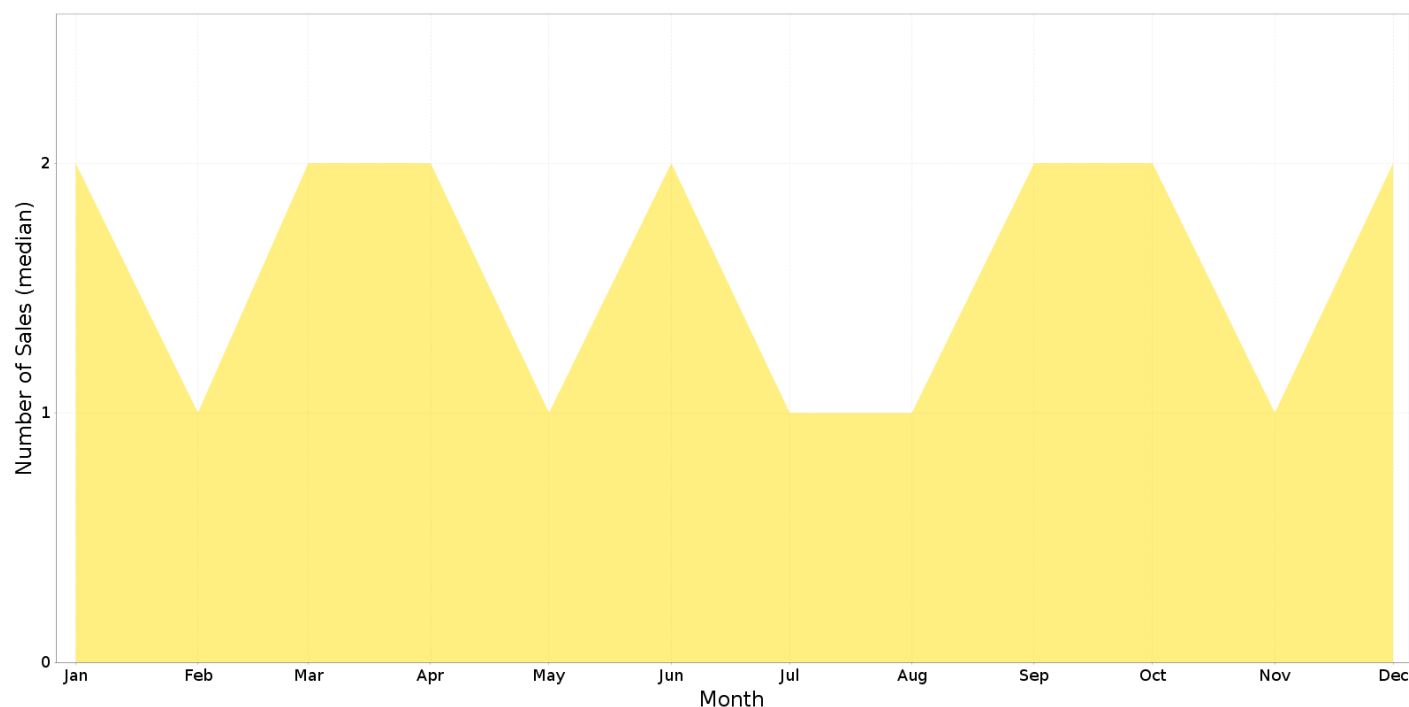
-0.4%

Current Median Price: \$480,000
Previous Median Price: \$482,000

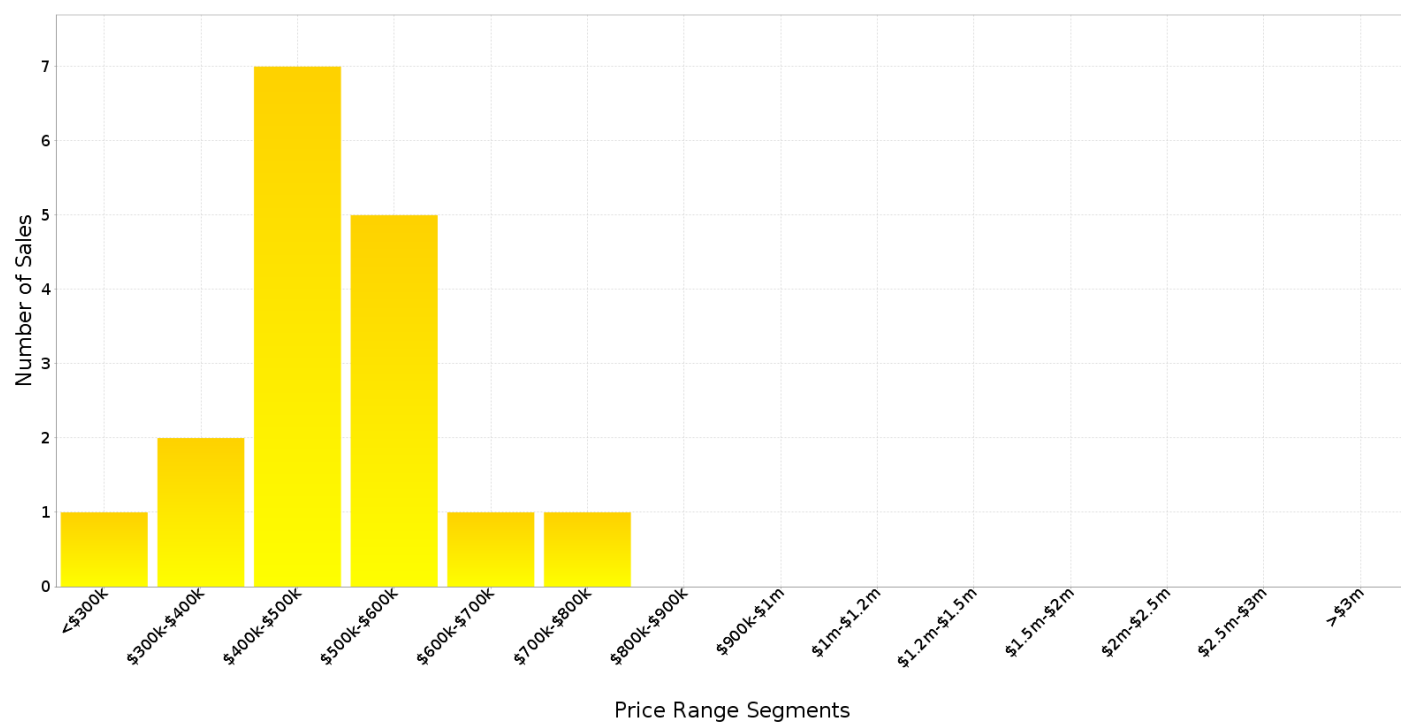
Based on 44 recorded House sales compared over the last two rolling 12 month periods



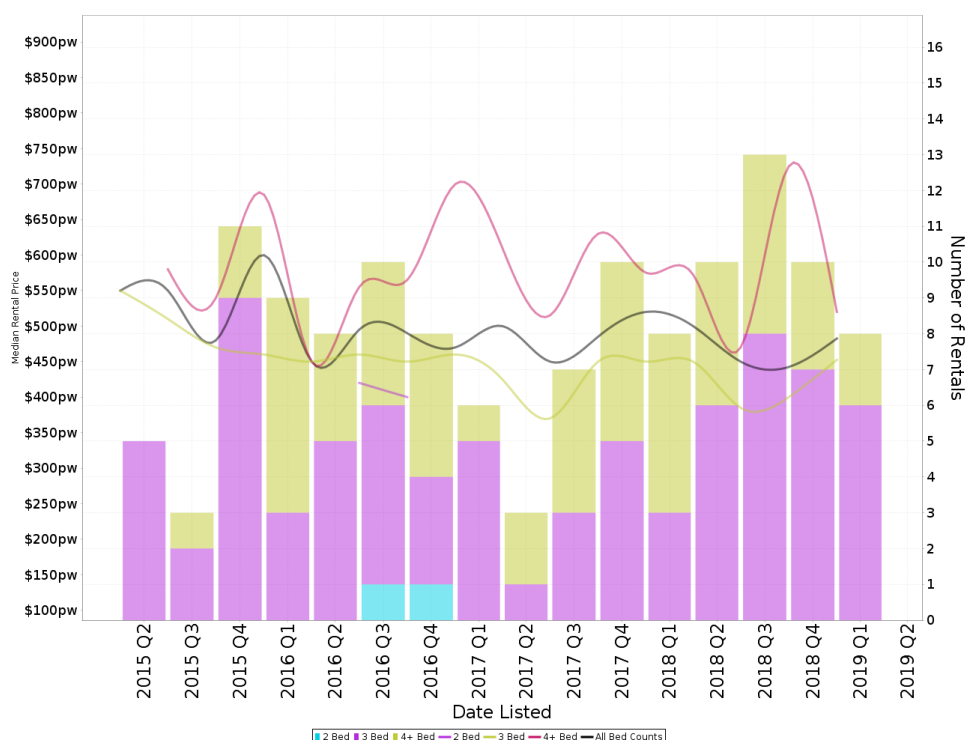
MOIL - Peak Selling Periods



MOIL - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.4%

Current Median Price: \$480,000
Previous Median Price: \$482,000

Based on 44 registered House sales compared over the last two rolling 12 month periods.

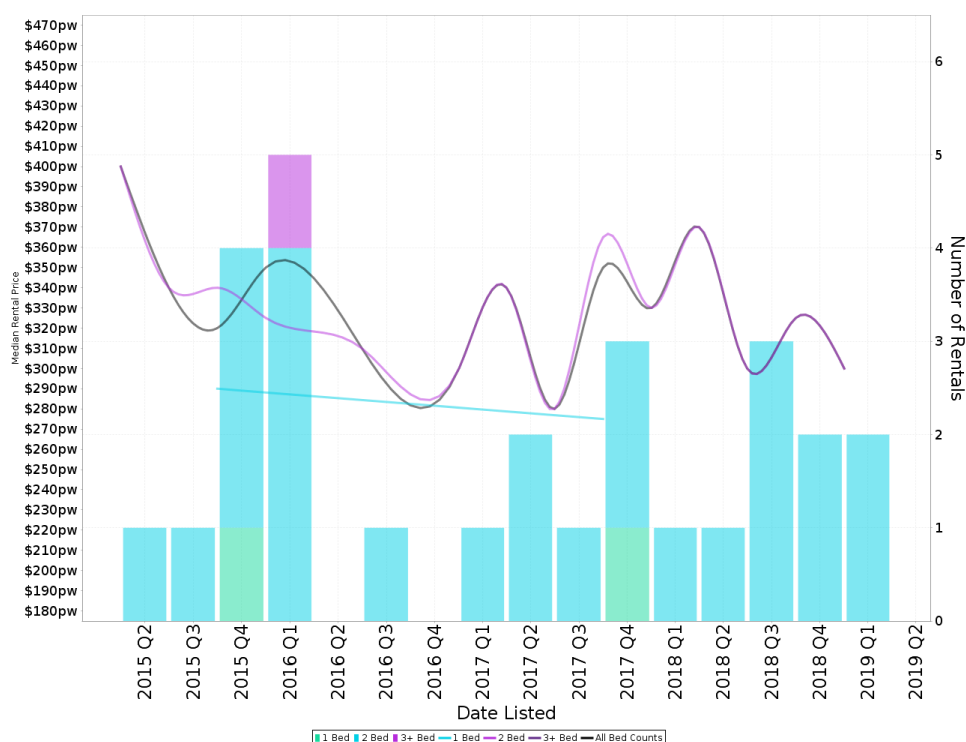
Suburb Rental Yield

+5.7%

Current Median Price: \$480,000
Current Median Rent: \$530

Based on 28 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+98.9%

Current Median Price: \$435,000
Previous Median Price: \$218,750

Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$435,000
Current Median Rent: \$340

Based on 11 registered Unit rentals compared over the last 12 months.

MOIL - Recently Sold Properties

Median Sale Price

\$480k

Based on 17 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

-0.4%

Current Median Price: \$480,000
Previous Median Price: \$482,000

Based on 44 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

17

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

53 MOIL CRES



\$575,100

817 m² 4 1 4

Sold 2019 Apr 84 Days

6 BUDGEN ST




\$500,000

752 m² 5 3 2

Sold 2019 Apr 72 Days

60 ROTHDALE RD




\$450,000

817.0 m² 4 2 -

Sold 2019 Apr 79 Days

54 BYRNE CCT



\$280,000

768.0 m² 4 - 1

Sold 2019 Apr 79 Days

27 LEE POINT RD




\$450,000

817 m² - - -

Sold 2019 Apr 79 Days

11 POTT ST




\$660,000

817 m² 4 2 2

Sold 2019 Jan 79 Days

16 GREENWOOD CRES



\$485,000

831 m² 4 2 2

Sold 2018 Dec 145 Days

32 BYRNE CCT



\$425,000

786 m² 3 1 4

Sold 2018 Dec 127 Days

9 MOIL CRES



\$535,000

817 m² 3 2 2

Sold 2018 Nov 28 Days

11 BUTTERS ST

\$480,000

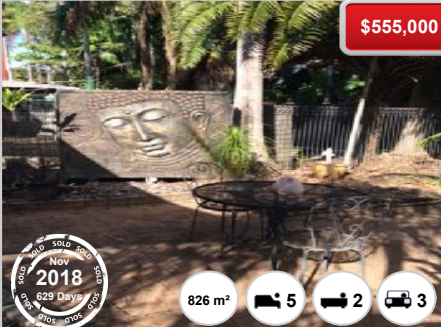


Nov 2018
N/A

889 m² 3 1 4

20 GREENWOOD CRES

\$555,000



Nov 2018
629 Days

826 m² 5 2 3

MOIL - Properties For Rent

Median Rental Price

\$530 /w

Based on 28 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

+5.7%

Current Median Price: \$480,000
Current Median Rent: \$530

Based on 17 recorded House sales and 28 House rentals compared over the last 12 months

Number of Rentals

28

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

22 THOMPSON CRESCENT

\$465.00 \$465

766 m² 3 1 2

For Rent - 2019 Apr 6 Days

32 BYRNE CIRCUIT

\$350 \$350

786 m² 3 2 2

For Rent - 2019 Apr 11 Days

12 GREENWOOD CRESCENT

\$440 per week

844 m² 3 1 3

For Rent - 2019 Feb 68 Days

59 THORNTON CRESCENT

\$510 per week

831 m² 4 2 4

For Rent - 2019 Feb 27 Days

31 THORNTON CRESCENT

\$470 per week

713 m² 4 2 2

For Rent - 2019 Feb 24 Days

267 MCMILLANS ROAD

\$350 per week

722 m² 3 1 1

For Rent - 2019 Feb 81 Days