

RayWhite

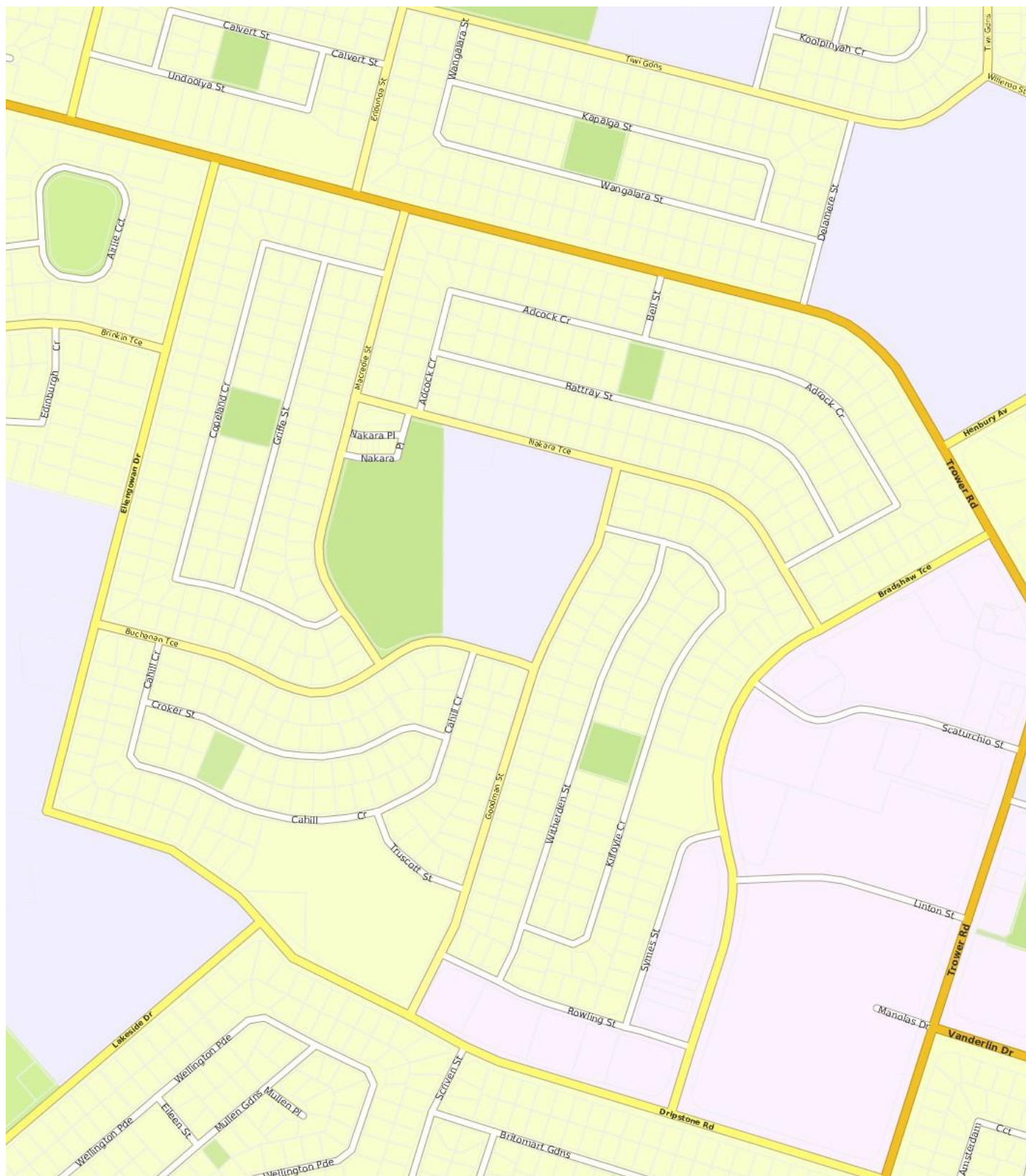
Suburb flyover report



NAKARA (HOUSE)

PREPARED BY: MATT ENGLUND , RAY WHITE NIGHTCLIFF

NAKARA - Suburb Map



NAKARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	48	\$ 202,000	0.0 %	\$ 72,500	\$ 285,000
2002	38	\$ 196,500	-2.7 %	\$ 5,000	\$ 282,000
2003	46	\$ 238,212	21.2 %	\$ 123,300	\$ 350,000
2004	47	\$ 250,000	4.9 %	\$ 32,640	\$ 414,000
2005	52	\$ 312,500	25.0 %	\$ 49,450	\$ 499,000
2006	29	\$ 375,000	20.0 %	\$ 63,200	\$ 495,000
2007	34	\$ 420,000	12.0 %	\$ 185,000	\$ 502,500
2008	25	\$ 475,000	13.1 %	\$ 50,000	\$ 750,000
2009	27	\$ 520,000	9.5 %	\$ 79,135	\$ 630,000
2010	21	\$ 560,000	7.7 %	\$ 230,000	\$ 720,000
2011	21	\$ 530,000	-5.4 %	\$ 350,000	\$ 670,000
2012	31	\$ 588,000	10.9 %	\$ 400,000	\$ 725,000
2013	34	\$ 599,900	2.0 %	\$ 47,500	\$ 760,000
2014	40	\$ 617,500	2.9 %	\$ 260,000	\$ 810,000
2015	21	\$ 645,000	4.5 %	\$ 290,000	\$ 770,000
2016	18	\$ 572,500	-11.2 %	\$ 200,000	\$ 780,000
2017	16	\$ 525,000	-8.3 %	\$ 240,000	\$ 660,000
2018	18	\$ 507,500	-3.3 %	\$ 410,000	\$ 700,000
2019	5	\$ 543,000	7.0 %	\$ 490,000	\$ 660,000

Median Sale Price

\$528k

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

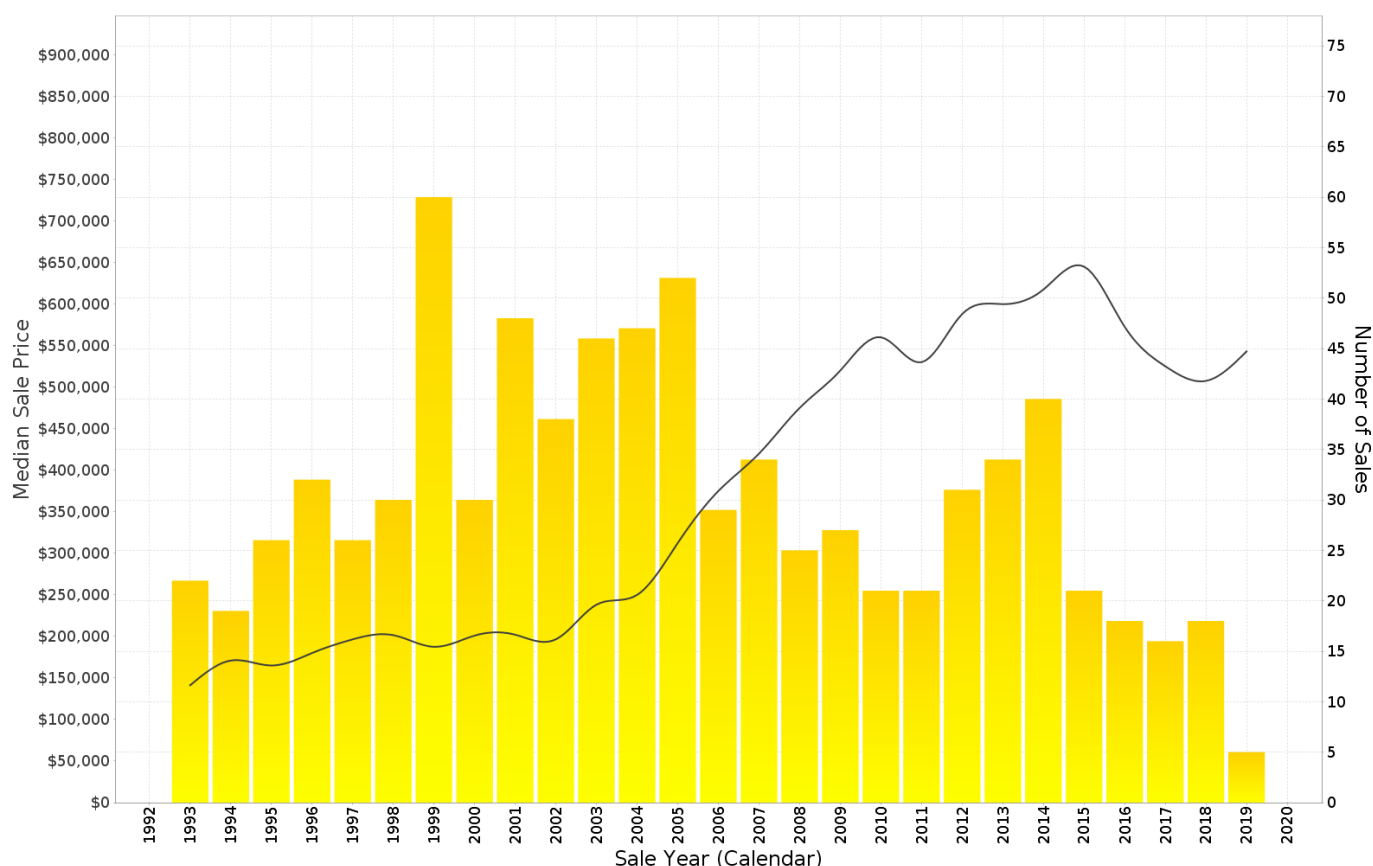
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

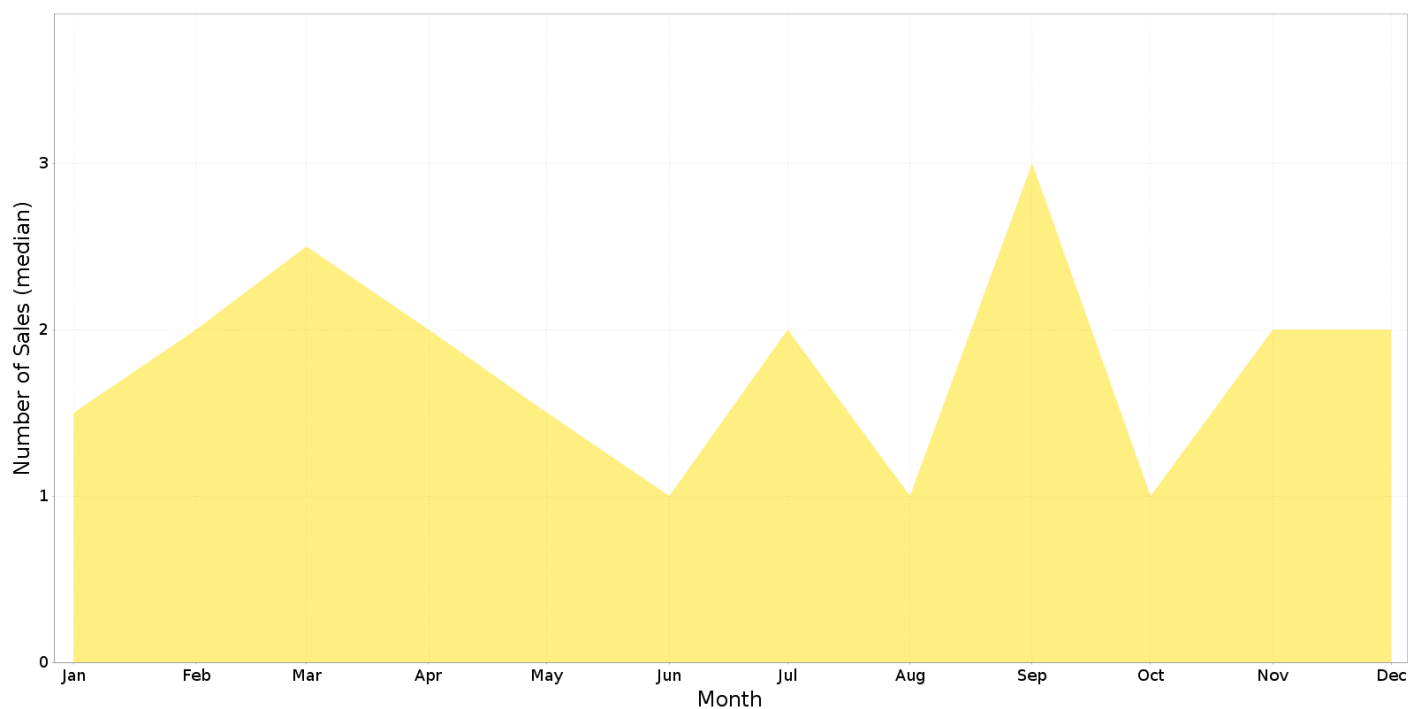
+5.0%

Current Median Price: \$527,500
Previous Median Price: \$502,500

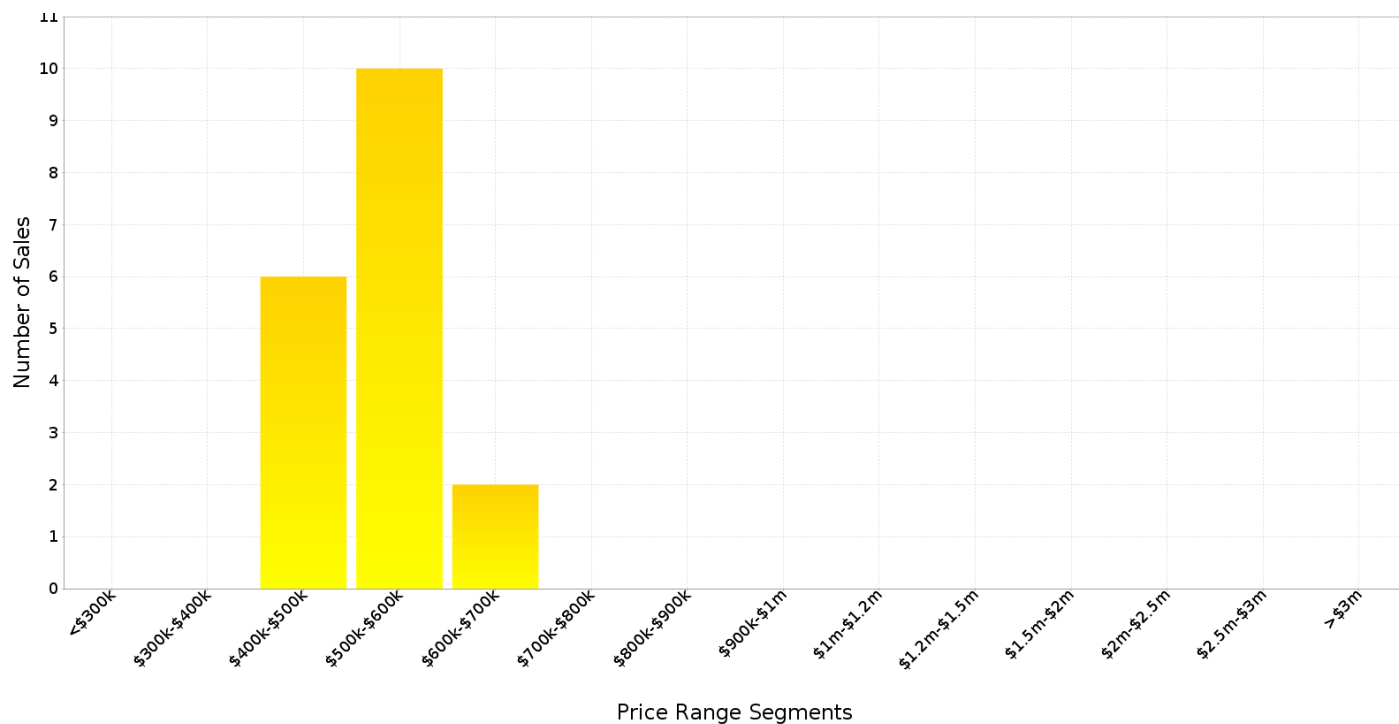
Based on 34 recorded House sales compared over the last two rolling 12 month periods



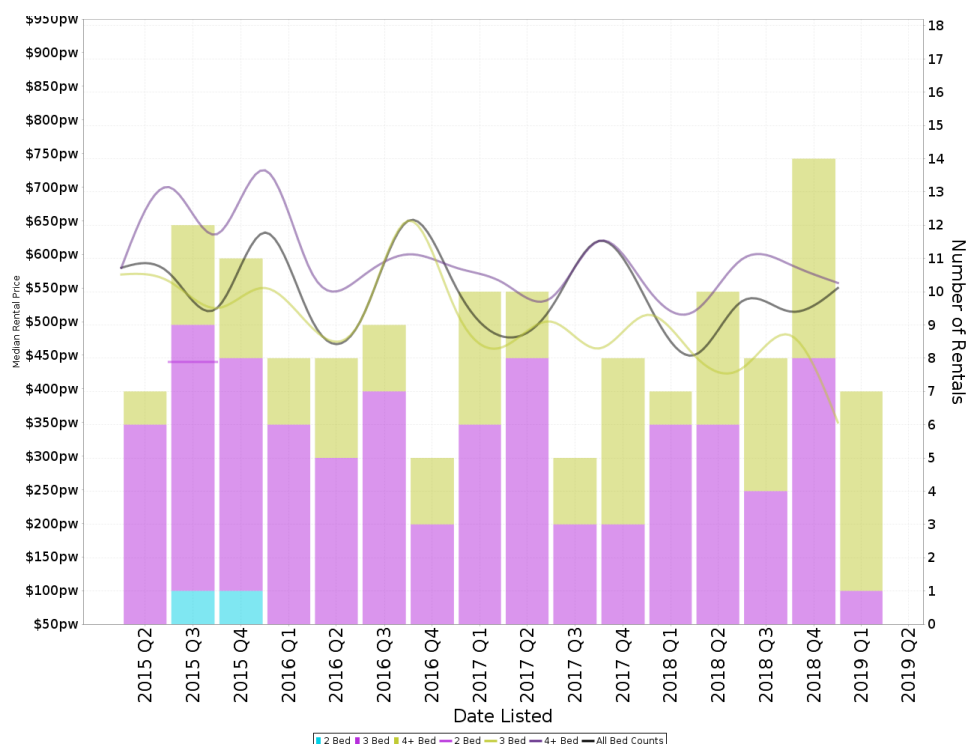
NAKARA - Peak Selling Periods



NAKARA - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.0%

Current Median Price: \$527,500
Previous Median Price: \$502,500

Based on 34 registered House sales compared over the last two rolling 12 month periods.

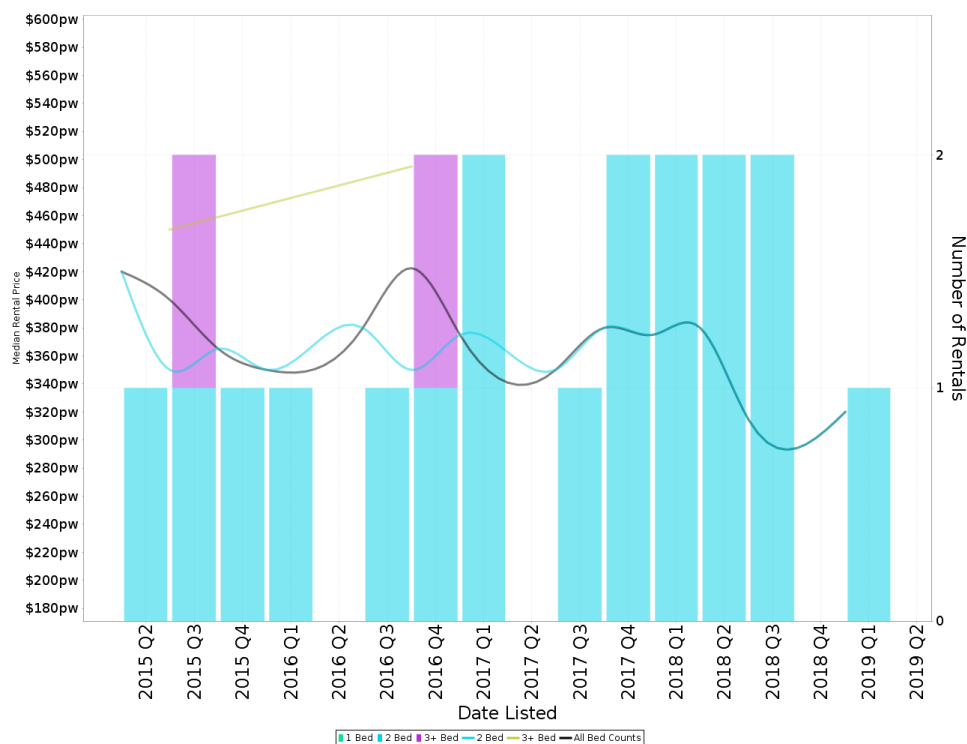
Suburb Rental Yield

+5.5%

Current Median Price: \$527,500
Current Median Rent: \$560

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

NAKARA - Recently Sold Properties

Median Sale Price

\$528k

Based on 18 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

+5.0%

Current Median Price: \$527,500
Previous Median Price: \$502,500

Based on 34 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

18

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

68 ADCOCK CRES




\$510,000

808 m² 3 2 4

Sold 2019 Apr 73 Days

18 NAKARA TCE




\$490,000

859 m² 4 1 1

Sold 2019 Feb 24 Days

7 BUCHANAN TCE

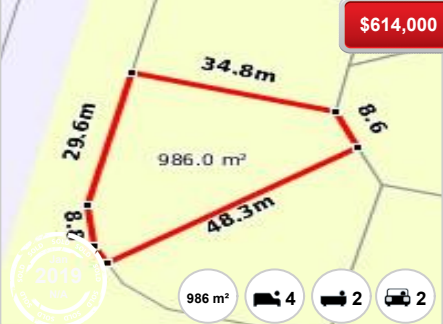


\$660,000

905.0 m² - - -

Sold 2019 Apr 16 Days

2 ELLENGOWAN DR




\$614,000

986.0 m² 4 2 2

Sold 2019 N/A

10 GRIFFE ST




\$543,000

817 m² 5 2 2

Sold 2019 Jan N/A

19 NAKARA TCE



\$570,000

817 m² 3 2 2

Sold 2018 Dec 16 Days

21 CROKER ST



\$410,000

820 m² 3 1 1

Sold 2018 Dec 62 Days

NAKARA - Properties For Rent

Median Rental Price

\$560 /w

Based on 38 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

+5.5%

Current Median Price: \$527,500
Current Median Rent: \$560

Based on 18 recorded House sales and 38 House rentals compared over the last 12 months

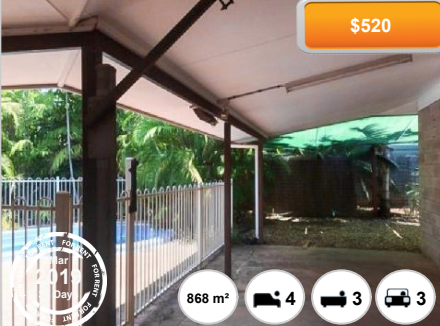
Number of Rentals

38

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

65 COPELAND CRESCENT




\$520

868 m² 4 3 3

2019 34 Days

59A BRADSHAW TERRACE




\$350.00 \$350

803 m² 3 1 2

2019 34 Days

34 NAKARA TERRACE



\$650 Per week

817 m² 4 3 2

2019 46 Days