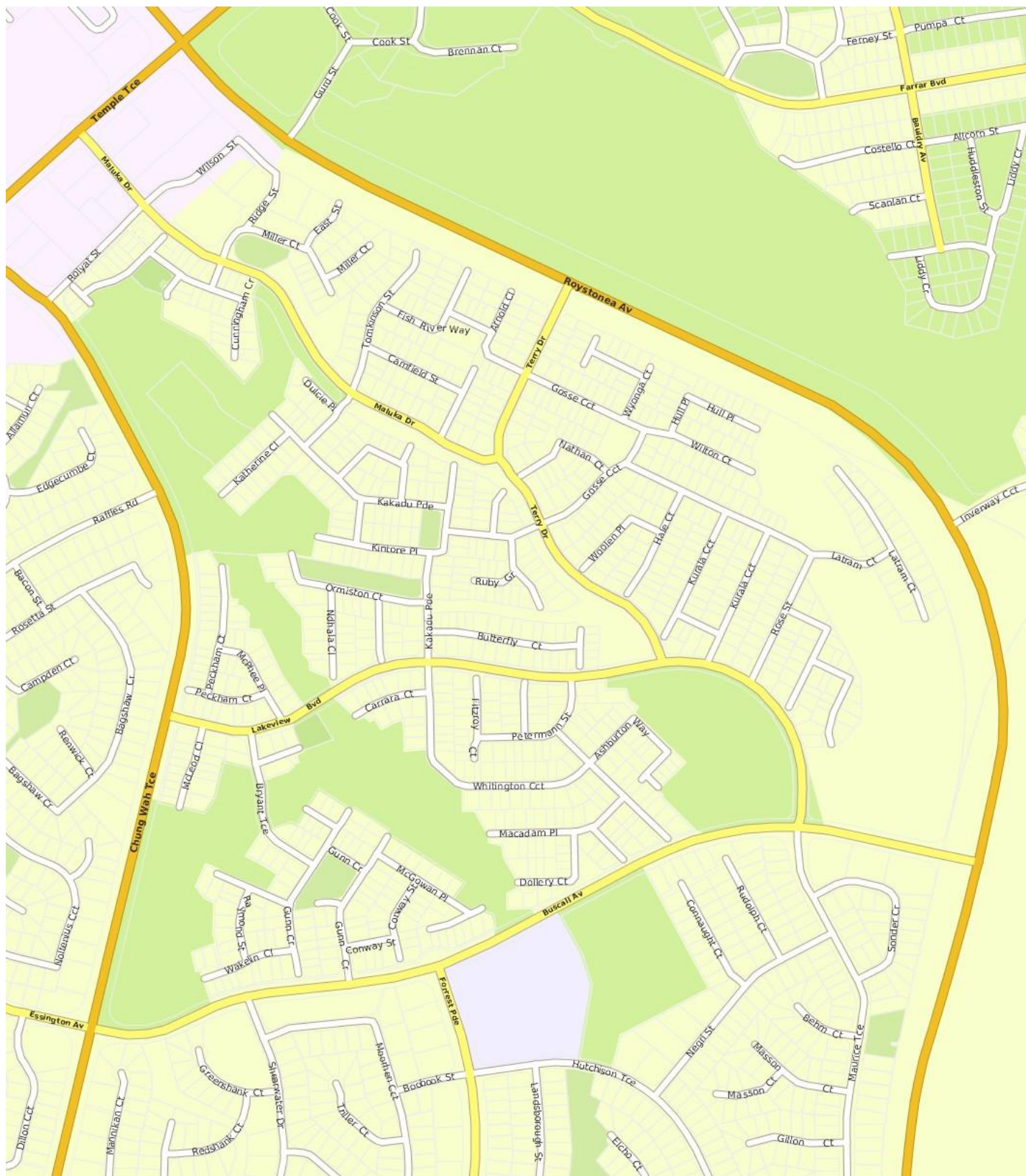


RayWhite.

Suburb flyover report

GUNN (HOUSE)
PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

GUNN - Suburb Map



GUNN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	80	\$ 235,250	0.0 %	\$ 52,000	\$ 310,000
2003	47	\$ 237,000	0.7 %	\$ 63,000	\$ 386,000
2004	71	\$ 266,500	12.4 %	\$ 67,500	\$ 415,000
2005	63	\$ 325,000	22.0 %	\$ 89,950	\$ 491,000
2006	60	\$ 374,000	15.1 %	\$ 118,500	\$ 530,000
2007	98	\$ 387,500	3.6 %	\$ 3,200	\$ 575,000
2008	109	\$ 400,000	3.2 %	\$ 84,925	\$ 680,000
2009	103	\$ 460,000	15.0 %	\$ 47,500	\$ 830,000
2010	70	\$ 552,500	20.1 %	\$ 140,400	\$ 800,000
2011	62	\$ 505,000	-8.6 %	\$ 88,200	\$ 900,000
2012	61	\$ 530,000	5.0 %	\$ 260,000	\$ 870,000
2013	52	\$ 577,500	9.0 %	\$ 270,000	\$ 865,000
2014	72	\$ 570,000	-1.3 %	\$ 300,000	\$ 820,000
2015	45	\$ 530,000	-7.0 %	\$ 64,500	\$ 775,000
2016	46	\$ 487,500	-8.0 %	\$ 325,000	\$ 745,000
2017	57	\$ 465,000	-4.6 %	\$ 260,000	\$ 635,000
2018	53	\$ 430,000	-7.5 %	\$ 300,000	\$ 730,000
2019	51	\$ 430,000	0.0 %	\$ 137,500	\$ 700,000
2020	12	\$ 442,500	2.9 %	\$ 390,000	\$ 530,000

Median Sale Price

\$433k

Based on 24 recorded House sales within the last 12 months (Oct '19 - Sep '20)

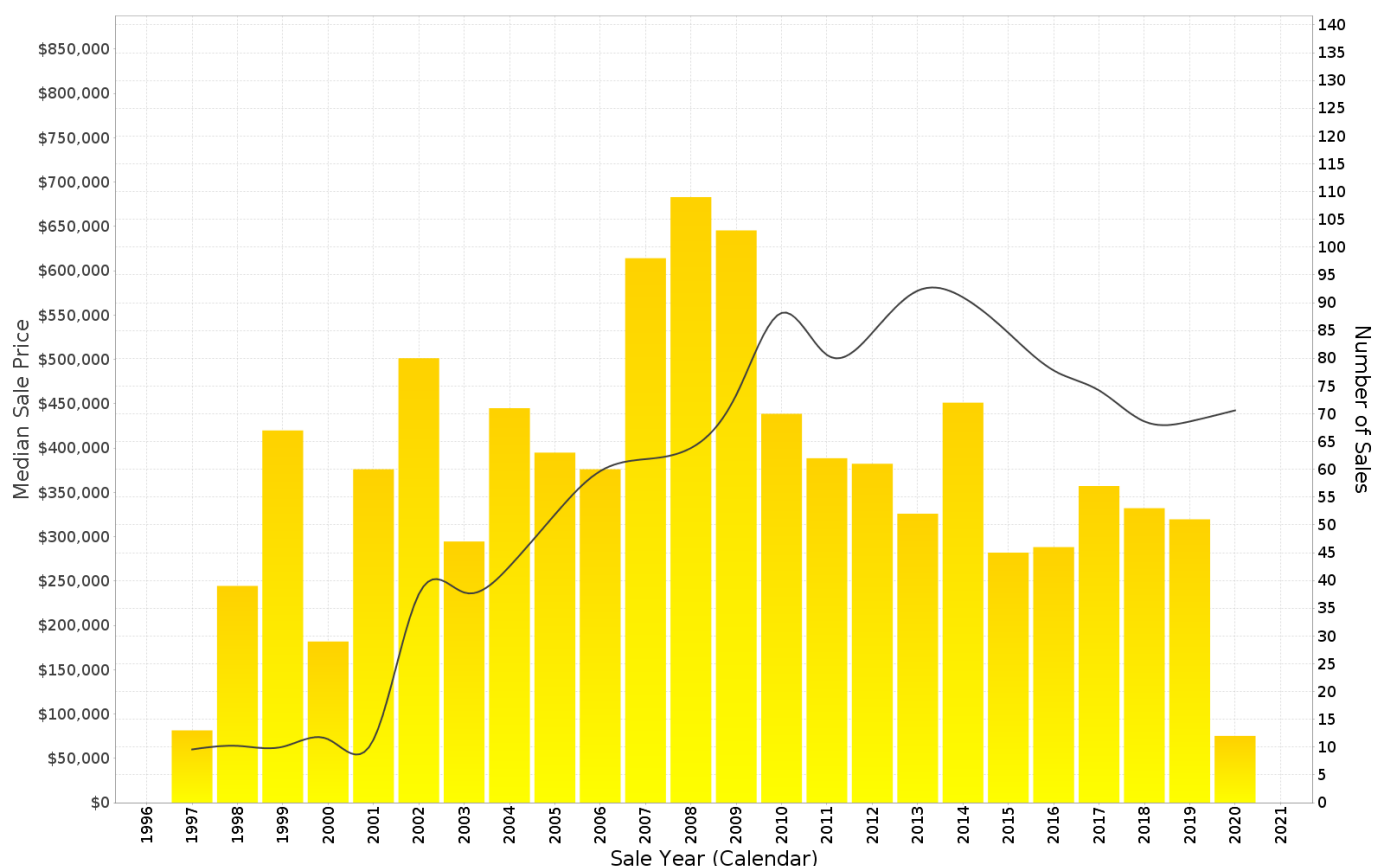
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

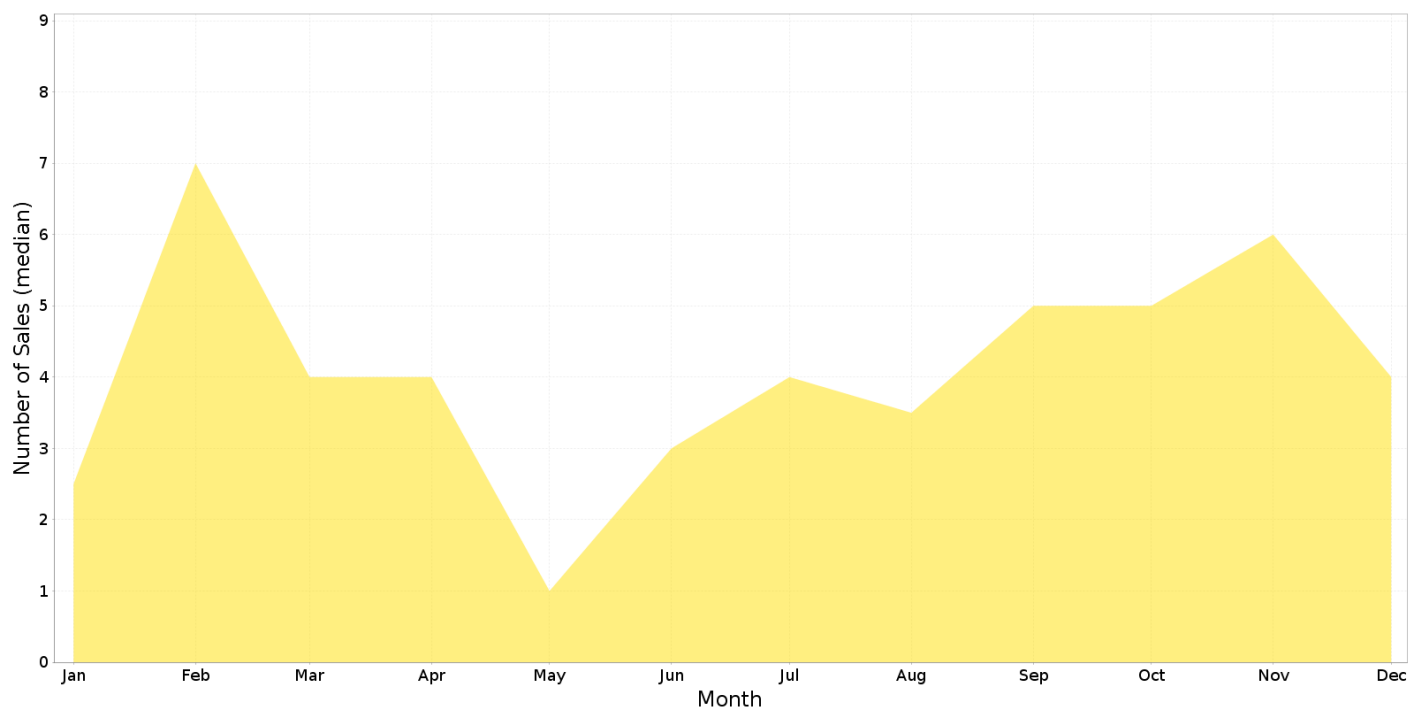
+2.4%

Current Median Price: \$432,556
Previous Median Price: \$422,500

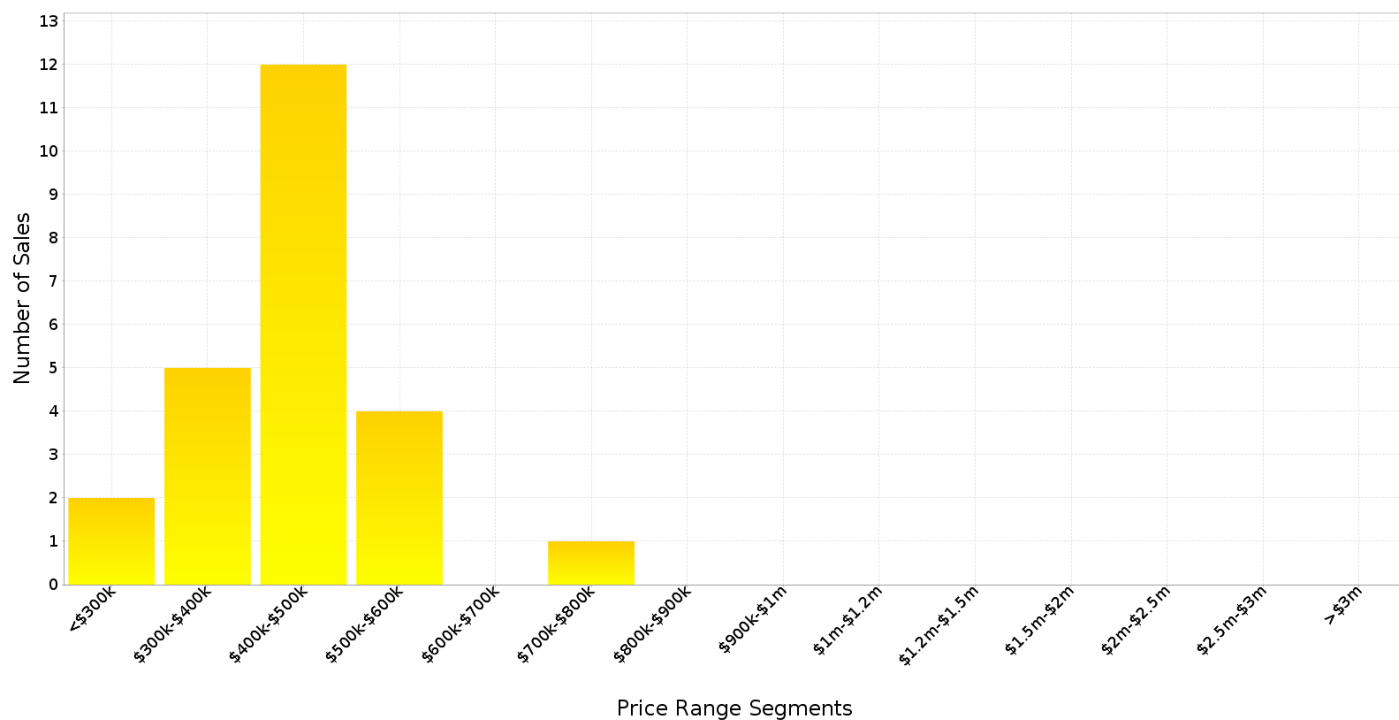
Based on 82 recorded House sales compared over the last two rolling 12 month periods



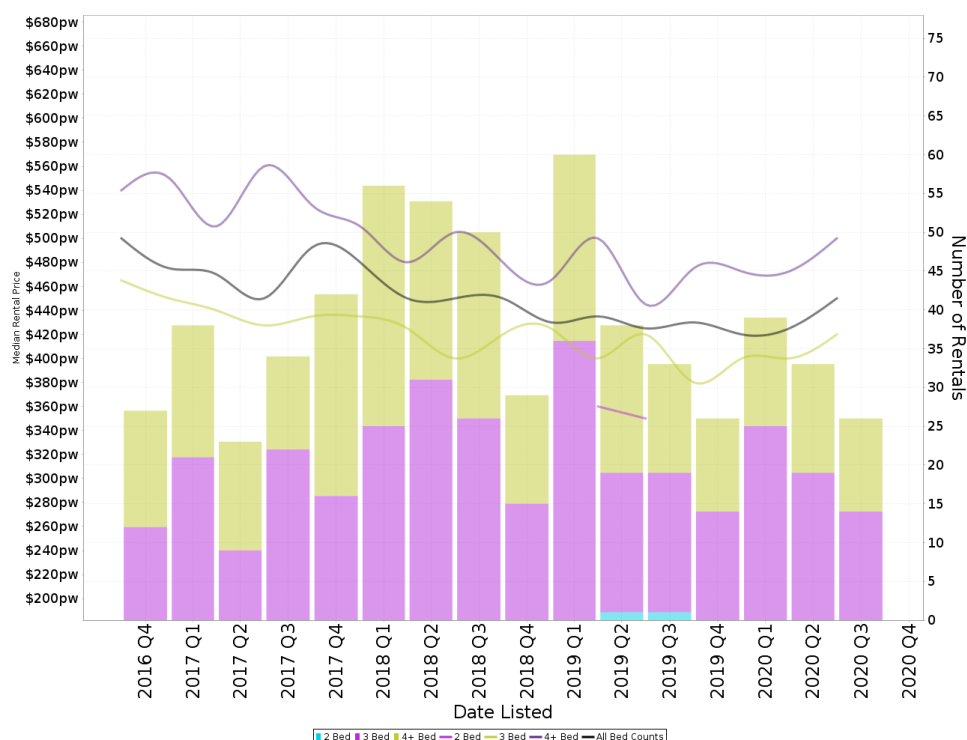
GUNN - Peak Selling Periods



GUNN - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

Current Median Price: \$432,556
Previous Median Price: \$422,500

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

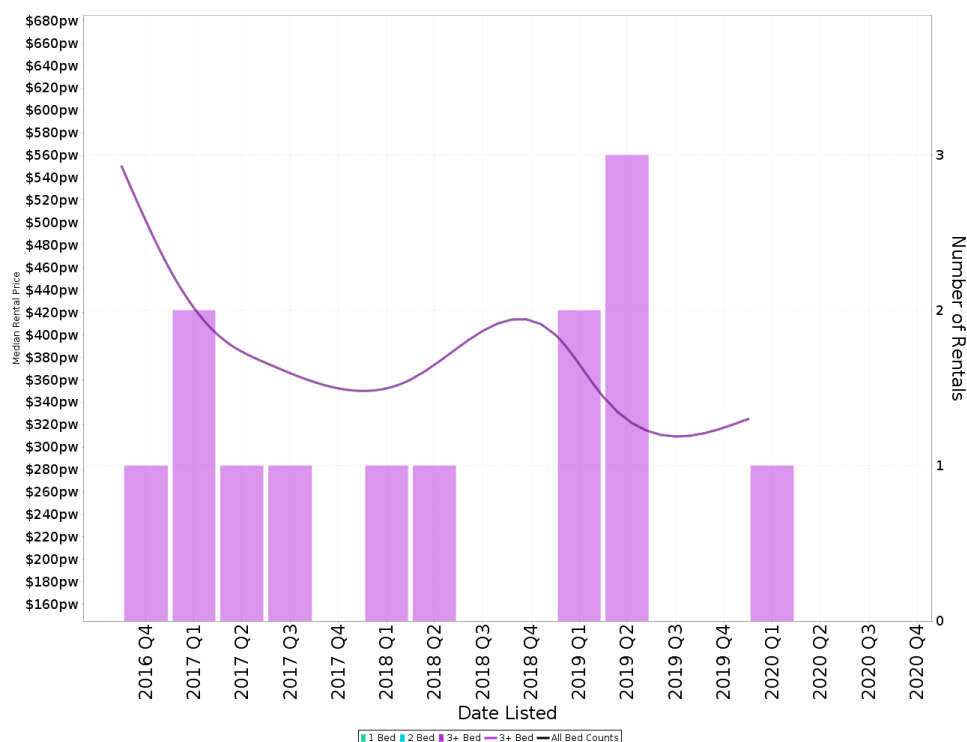
Suburb Rental Yield

+5.8%

Current Median Price: \$432,556
Current Median Rent: \$480

Based on 122 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

GUNN - Recently Sold Properties

Median Sale Price

\$433k

Based on 24 recorded House sales within the last 12 months (Oct '19 - Sep '20)

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

Suburb Growth

+2.4%

Current Median Price: \$432,556
Previous Median Price: \$422,500

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


Sold Properties

24

Based on recorded House sales within the 12 months (Oct '19 - Sep '20)

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

44 KAKADU PDE




\$510,000

Sold Sep 2020
14 Days

631 m² 4 2 2

6 HALE CRT



\$411,350

Sold Sep 2020
27 Days

640 m² 4 2 2

18 HULL PL




\$395,000

Sold Aug 2020
43 Days

336 m² 3 2 2

40 KAKADU PDE




\$530,000

Sold Jul 2020
43 Days

704 m² 4 2 2

3 PECKHAM CRT



\$398,000

Sold Jul 2020
48 Days

490 m² 3 2 2

18 KURALA CCT




\$440,000

Sold Jul 2020
53 Days

667 m² 4 2 2

6 TERRY DR



\$399,000

Sold Jun 2020
74 Days

610 m² 4 2 2

2 HALE CRT




\$450,000

Sold Jun 2020
N/A

640 m² 4 2 2

7 UMBRAWARRA CL




\$415,000

Sold Jun 2020
88 Days

416 m² 3 2 2

27 DOLLERY CRT

\$445,000




SOLD
May
2020
179 Days

680 m² 4 2 2

5 TREPHINA ST

\$485,000




SOLD
Apr
2020
147 Days

491 m² 3 2 2

11 MCLEOD CL

\$390,000




SOLD
Apr
2020
64 Days

391 m² 3 1 -

13 TERRY DR

\$421,000



SOLD
Apr
2020
69 Days

595 m² 4 2 2

16 FITZROY CRT

\$525,000



SOLD
Apr
2020
44 Days

659 m² 4 2 2

GUNN - Properties For Rent

Median Rental Price

\$480 /w

Based on 122 recorded House rentals
within the last 12 months (Oct '19 - Sep '20)

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

Rental Yield

+5.8%

Current Median Price: \$432,556
Current Median Rent: \$480

Based on 24 recorded House sales and 122 House rentals compared over the last 12 months

Number of Rentals

122

Based on recorded House rentals within the last 12 months (Oct '19 - Sep '20)

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

17 ILLAMURTA CIRCUIT

\$400 per week

Oct 2020
5 Days

379 m²

3 Bedrooms, 2 Bathrooms, 1 Car Space

19 ILLAMURTA CIRCUIT



\$480 Weekly

805 m²

3

2

2

Sep 2020
14 Days