

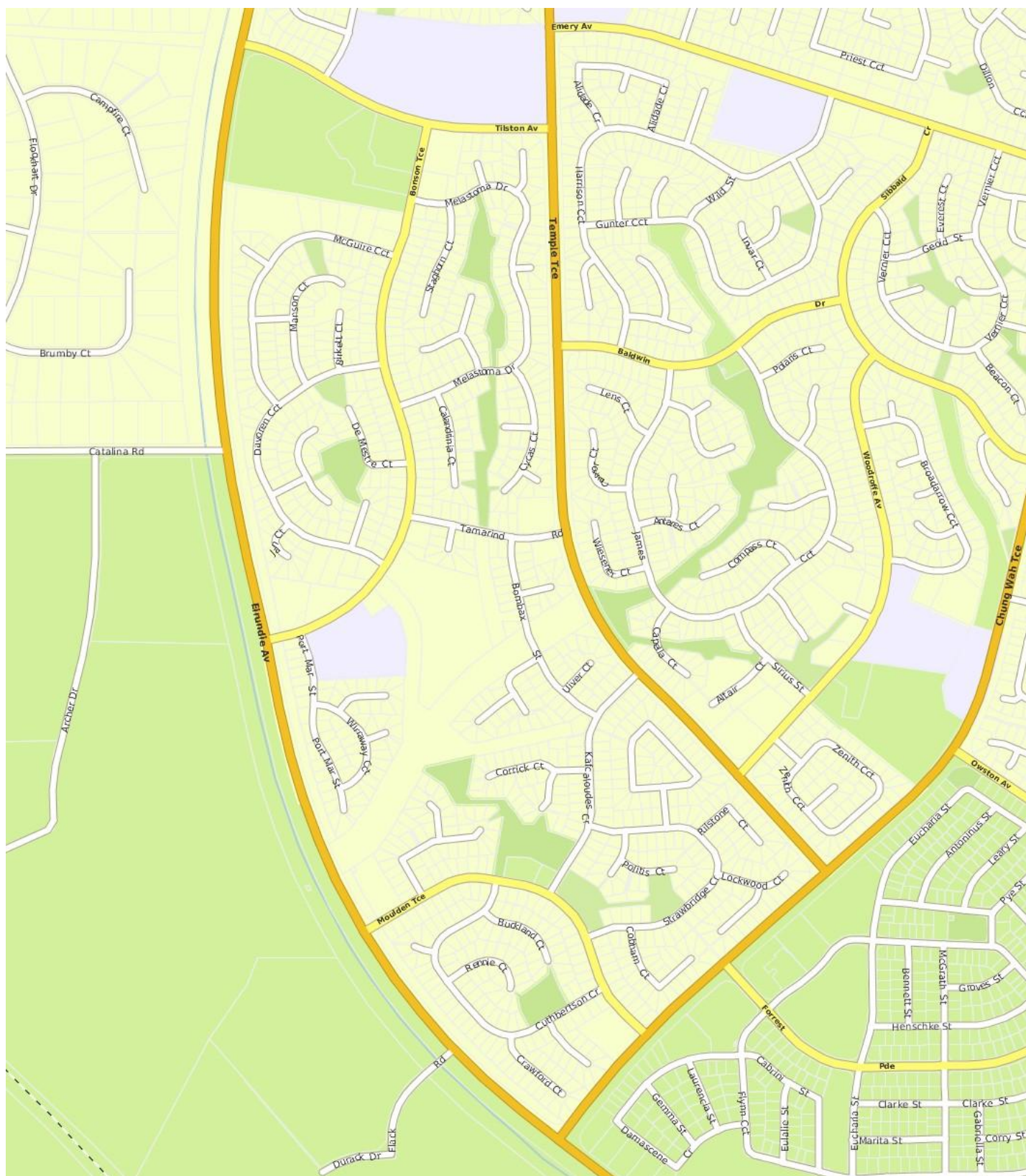
**RayWhite.**

# Suburb flyover report

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



# MOULDEN - Suburb Map



# MOULDEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	66	\$ 121,500	0.0 %	\$ 10,000	\$ 247,000
2003	121	\$ 134,000	10.3 %	\$ 3,610	\$ 215,000
2004	110	\$ 173,500	29.5 %	\$ 12,592	\$ 260,000
2005	116	\$ 220,000	26.8 %	\$ 33,000	\$ 335,000
2006	125	\$ 260,000	18.2 %	\$ 2,350	\$ 350,000
2007	99	\$ 302,500	16.3 %	\$ 44,200	\$ 450,000
2008	82	\$ 332,500	9.9 %	\$ 56,700	\$ 432,000
2009	71	\$ 390,000	17.3 %	\$ 52,272	\$ 505,000
2010	54	\$ 425,000	9.0 %	\$ 29,944	\$ 527,000
2011	56	\$ 399,975	-5.9 %	\$ 140,000	\$ 545,000
2012	49	\$ 440,000	10.0 %	\$ 34,250	\$ 570,000
2013	59	\$ 445,000	1.1 %	\$ 39,000	\$ 565,000
2014	55	\$ 475,000	6.7 %	\$ 7,740	\$ 561,000
2015	23	\$ 450,000	-5.3 %	\$ 68,000	\$ 560,000
2016	18	\$ 355,000	-21.1 %	\$ 85,536	\$ 460,000
2017	17	\$ 310,000	-12.7 %	\$ 220,000	\$ 530,000
2018	32	\$ 301,500	-2.7 %	\$ 140,000	\$ 510,000
2019	15	\$ 320,000	6.1 %	\$ 173,000	\$ 440,000
2020	10	\$ 297,000	-7.2 %	\$ 255,000	\$ 361,000

## Median Sale Price

# \$300k

Based on 17 recorded House sales within the last 12 months (Oct '19 - Sep '20)

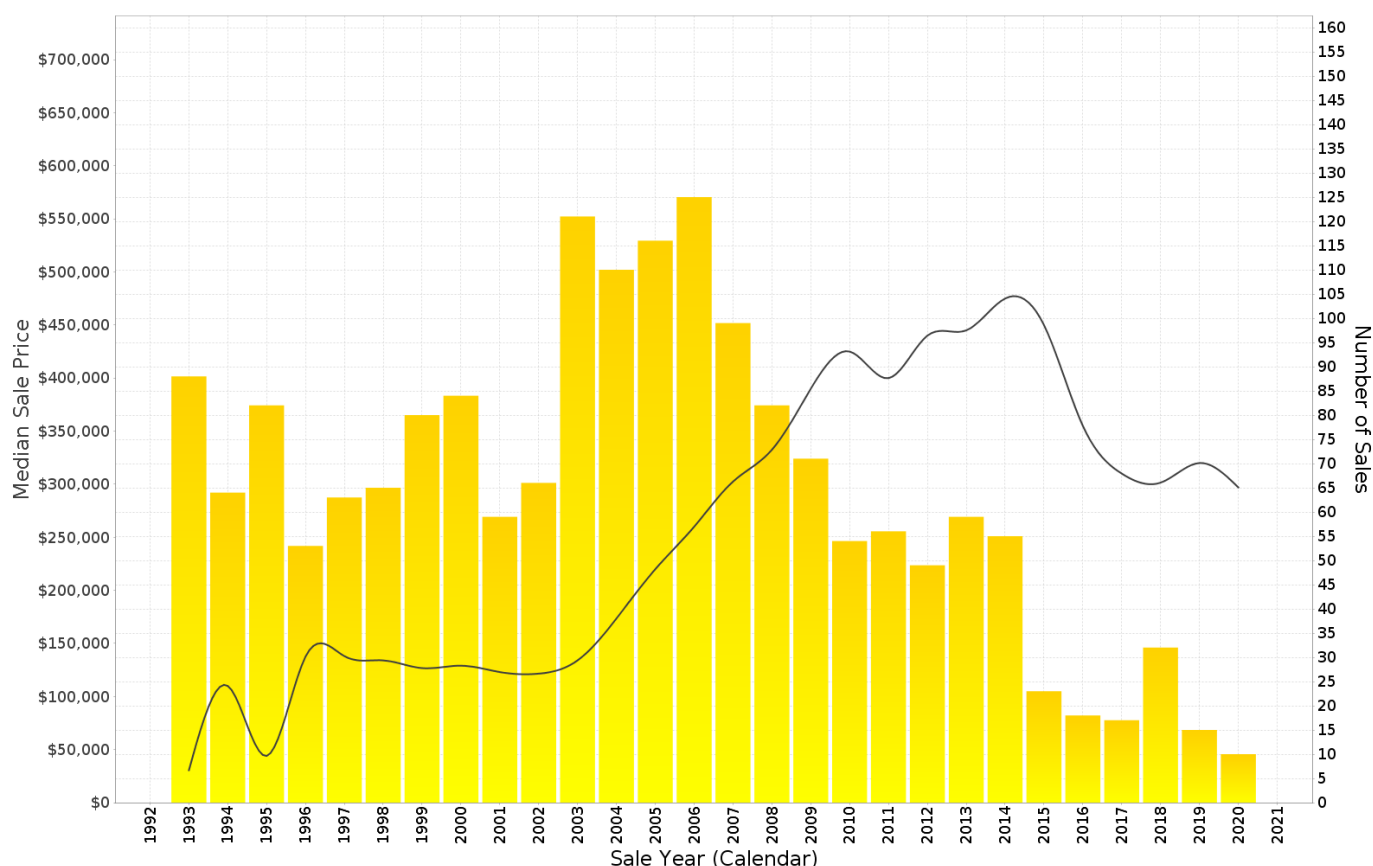
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

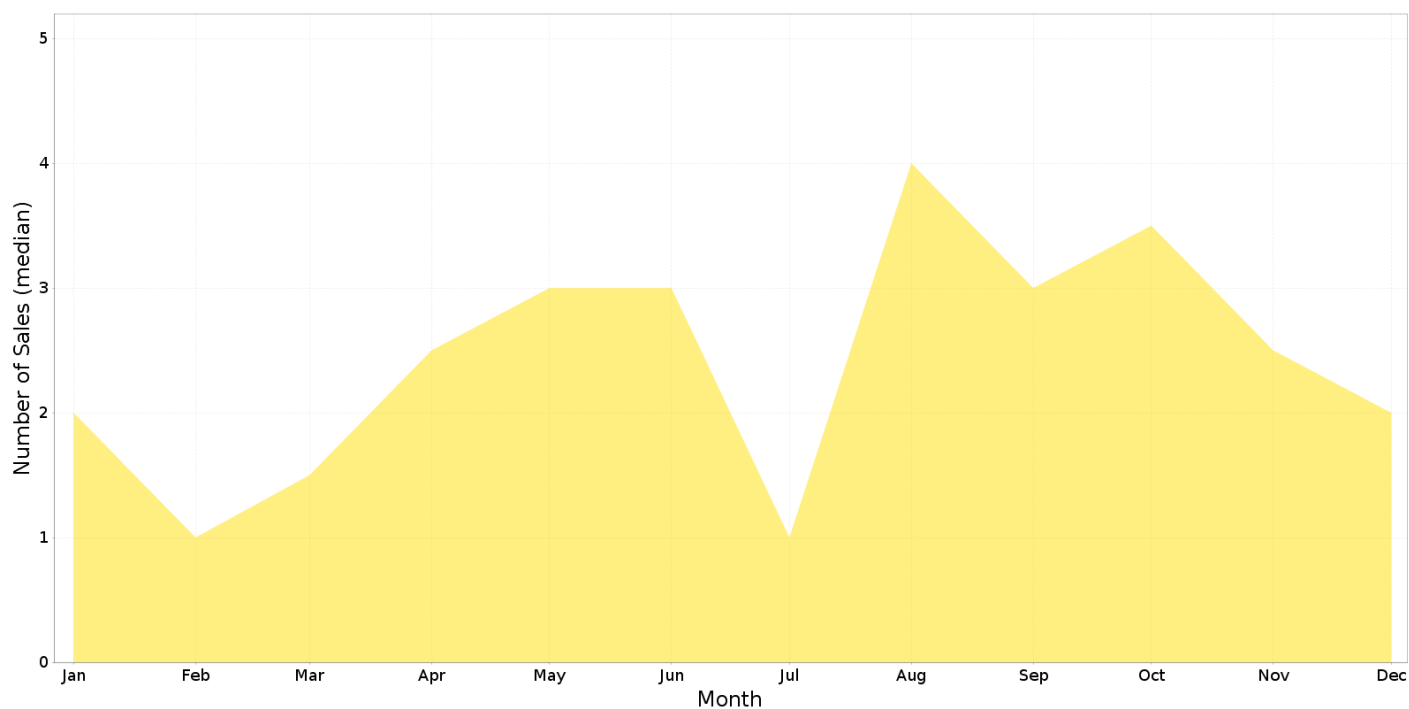
# -3.2%

Current Median Price: \$300,000  
Previous Median Price: \$310,000

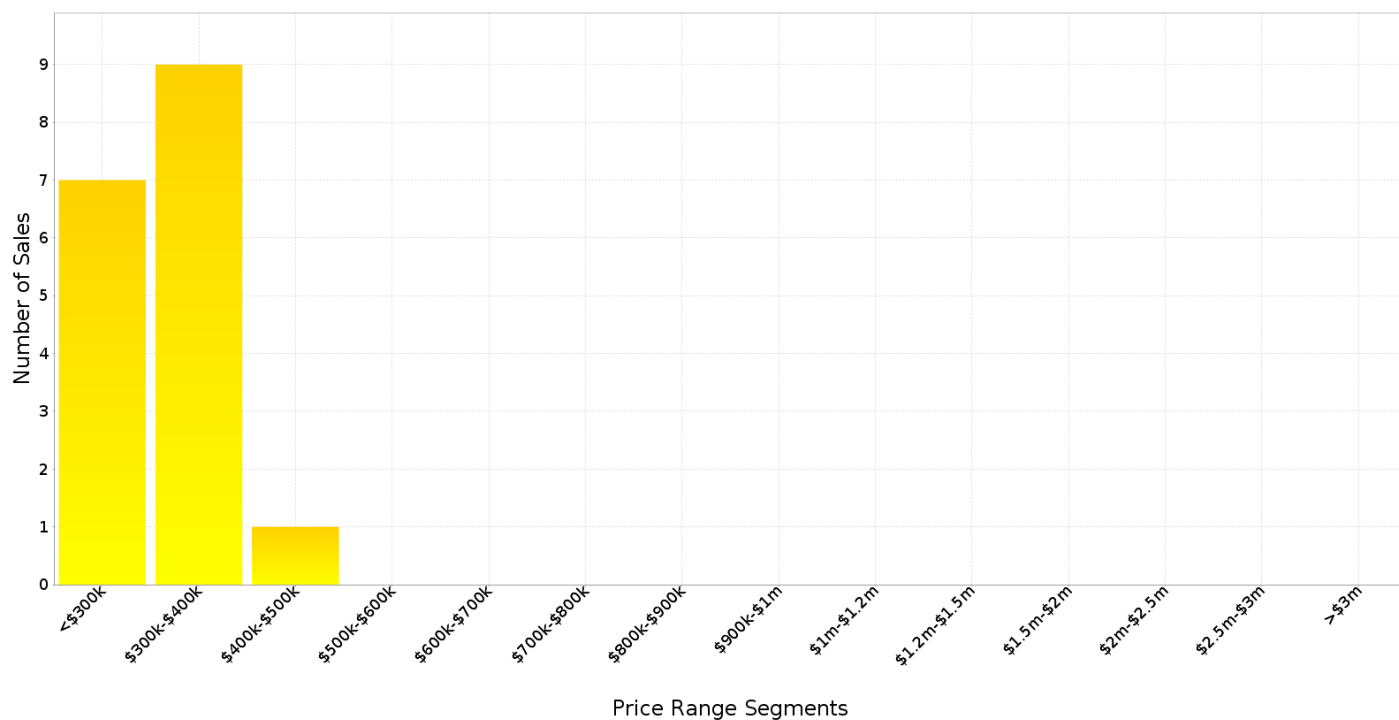
Based on 33 recorded House sales compared over the last two rolling 12 month periods



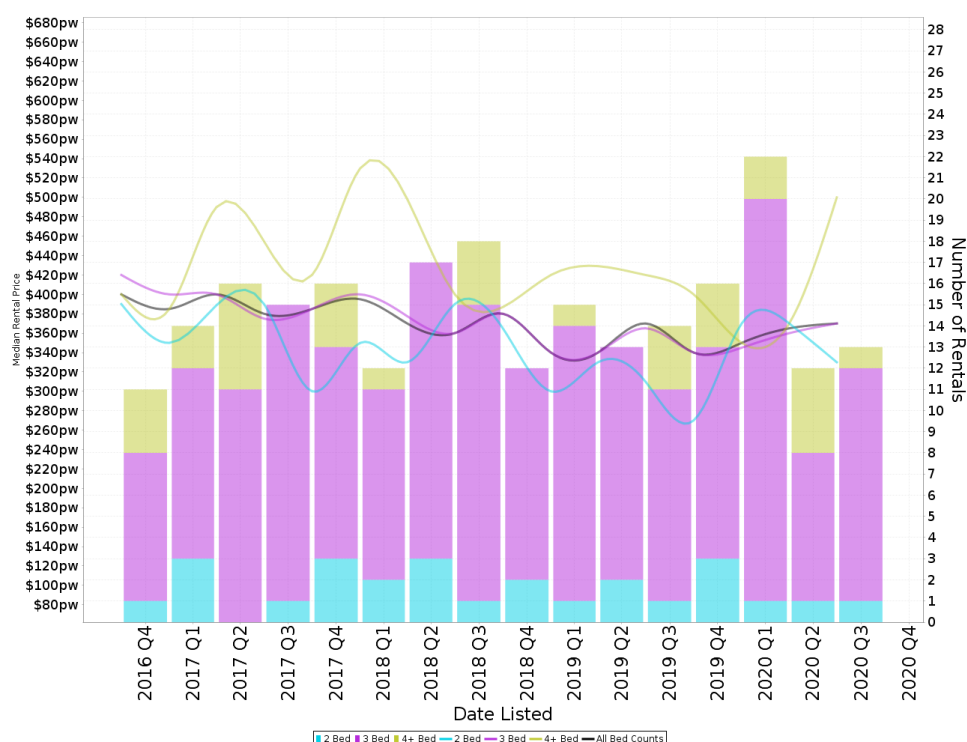
## MOULDEN - Peak Selling Periods



## MOULDEN - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-3.2%**

Current Median Price: \$300,000  
Previous Median Price: \$310,000

Based on 33 registered House sales compared over the last two rolling 12 month periods.

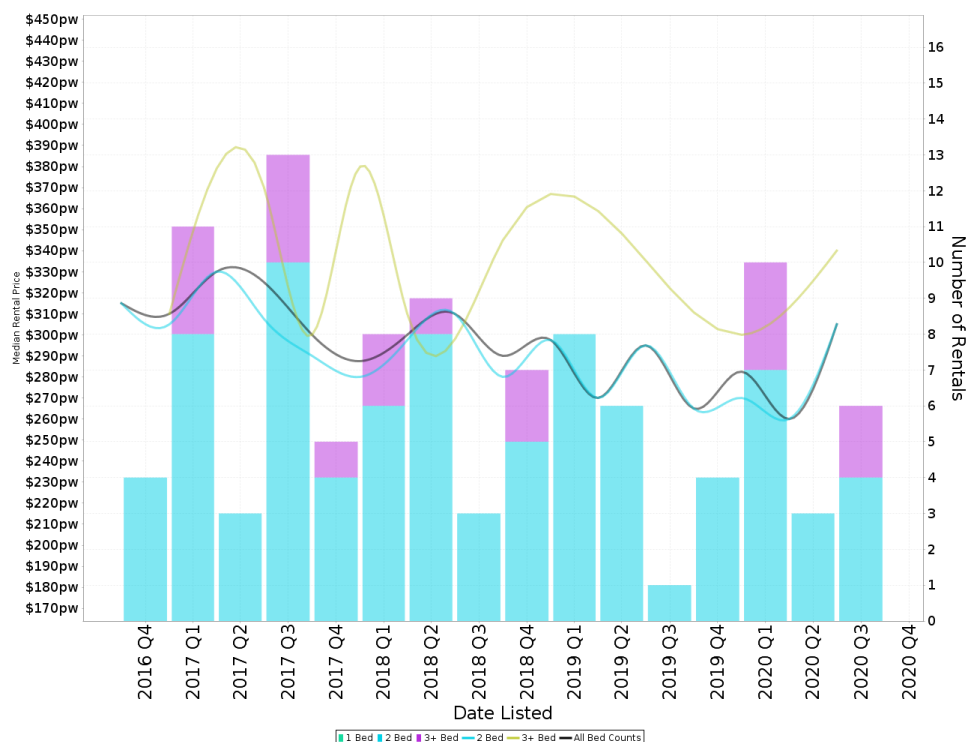
### Suburb Rental Yield

**+6.9%**

Current Median Price: \$300,000  
Current Median Rent: \$400

Based on 56 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-20.8%**

Current Median Price: \$142,500  
Previous Median Price: \$180,000

Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+11.7%**

Current Median Price: \$142,500  
Current Median Rent: \$320

Based on 31 registered Unit rentals compared over the last 12 months.



# MOULDEN - Recently Sold Properties

Median Sale Price

## \$300k

Based on 17 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

## -3.2%

Current Median Price: \$300,000  
Previous Median Price: \$310,000

Based on 33 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

## 17

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

**19 MUCKANINNIE CRT**




**\$390,000**

Sold Jul 2020  
25 Days

808 m<sup>2</sup> 4 1 2

**26 MELASTOMA DR**




**\$305,000**

Sold Jul 2020  
561 Days

1,080 m<sup>2</sup> 3 1 3

**25 CORRICK CRT**

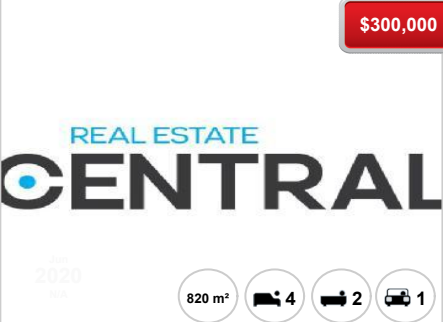


**\$275,000**

Sold Jul 2020  
111 Days

814 m<sup>2</sup> 5 1 2

**2 WIRRAWAY CCT**



**\$300,000**

REAL ESTATE  
**CENTRAL**

Sold Jul 2020  
N/A

820 m<sup>2</sup> 4 2 1

**23 CYCAS CRT**




**\$295,000**

Sold Jun 2020  
N/A

996 m<sup>2</sup> 3 2 2

**7 POLITIS CRT**



**\$280,000**

Sold Jun 2020  
84 Days

804 m<sup>2</sup> 4 2 2

**49 SCHOMBACHER CCT**



**\$255,000**

Sold May 2020  
89 Days

860 m<sup>2</sup> 3 1 2

**10 MOULDEN TCE**



**\$300,000**

Sold May 2020  
78 Days

800 m<sup>2</sup> 3 1 6

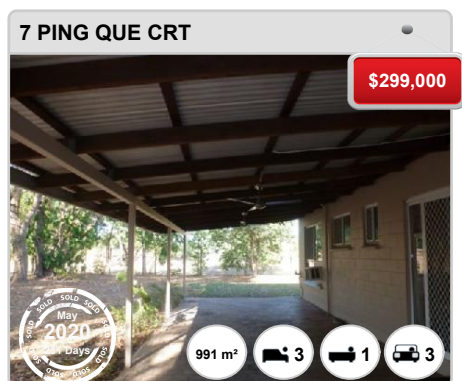
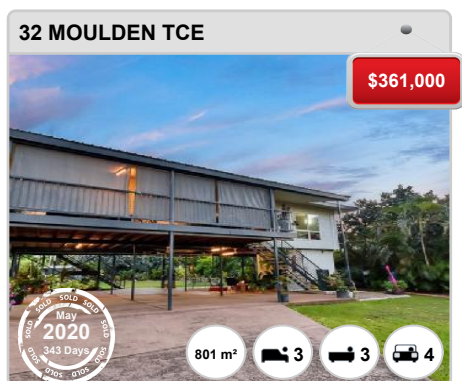
**76 MELASTOMA DR**



**\$290,000**

Sold May 2020  
N/A

817 m<sup>2</sup> - - -



# MOULDEN - Properties For Rent

## Median Rental Price

# \$400 /w

Based on 56 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

# +6.9%

Current Median Price: \$300,000  
Current Median Rent: \$400

Based on 17 recorded House sales and 56 House rentals compared over the last 12 months


## Number of Rentals

# 56

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

**13 RENNIE COURT**




**\$510 per week**

802 m<sup>2</sup> 3 2 2

Current Median Price: \$300,000  
Current Median Rent: \$400

Based on 17 recorded House sales and 56 House rentals compared over the last 12 months

**6 RENNIE COURT**



**\$400 per week**

806 m<sup>2</sup> 3 1 1

Current Median Price: \$300,000  
Current Median Rent: \$400

Based on 17 recorded House sales and 56 House rentals compared over the last 12 months

**28 KAFCALOUDES CRESCENT**



**\$500 per week**

811 m<sup>2</sup> 4 2 2

Current Median Price: \$300,000  
Current Median Rent: \$400

Based on 17 recorded House sales and 56 House rentals compared over the last 12 months