

**RayWhite.**

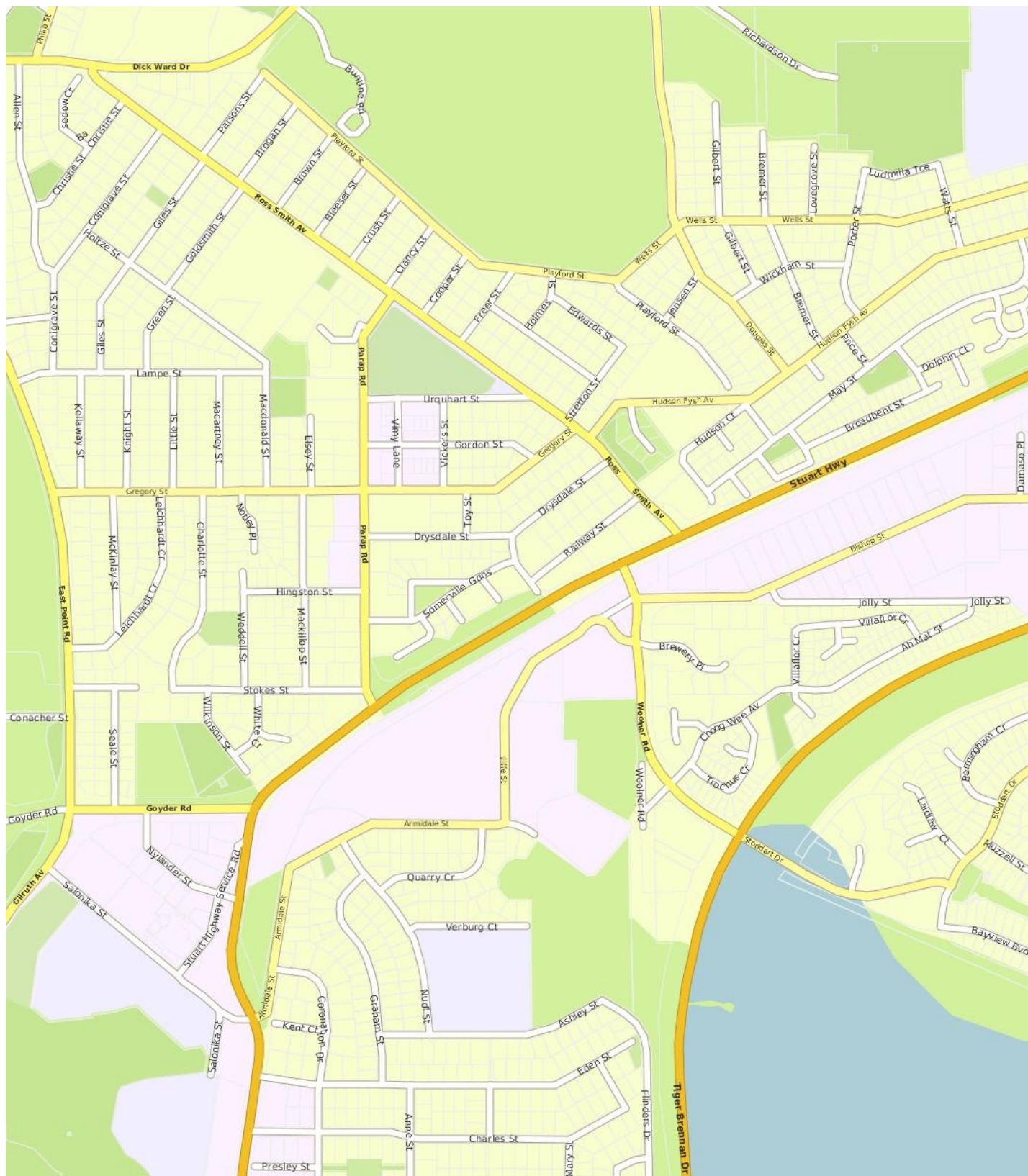
# Suburb flyover report

PARAP (UNIT)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF



# PARAP - Suburb Map



# PARAP - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2002	21	\$ 130,000	0.0 %	\$ 98,000	\$ 360,000
2003	52	\$ 126,500	-2.7 %	\$ 20,400	\$ 399,000
2004	44	\$ 140,000	10.7 %	\$ 15,000	\$ 430,000
2005	28	\$ 192,500	37.5 %	\$ 70,000	\$ 500,000
2006	46	\$ 229,750	19.4 %	\$ 41,610	\$ 1,050,000
2007	64	\$ 239,750	4.4 %	\$ 14,160	\$ 685,000
2008	63	\$ 255,000	6.4 %	\$ 65,000	\$ 9,800,000
2009	32	\$ 312,250	22.5 %	\$ 67,200	\$ 745,000
2010	67	\$ 460,000	47.3 %	\$ 17,000	\$ 3,630,000
2011	47	\$ 490,000	6.5 %	\$ 81,650	\$ 713,000
2012	88	\$ 433,750	-11.5 %	\$ 125,000	\$ 1,000,000
2013	78	\$ 575,000	32.6 %	\$ 96,830	\$ 940,000
2014	80	\$ 542,500	-5.7 %	\$ 90,510	\$ 770,000
2015	28	\$ 545,000	0.5 %	\$ 120,000	\$ 2,250,000
2016	19	\$ 385,000	-29.4 %	\$ 105,000	\$ 625,000
2017	16	\$ 379,000	-1.6 %	\$ 48,000	\$ 640,000
2018	20	\$ 332,500	-12.3 %	\$ 58,000	\$ 495,000
2019	27	\$ 250,000	-24.8 %	\$ 35,000	\$ 450,000
2020	7	\$ 297,500	19.0 %	\$ 50,000	\$ 850,000

## Median Sale Price

# \$298k

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

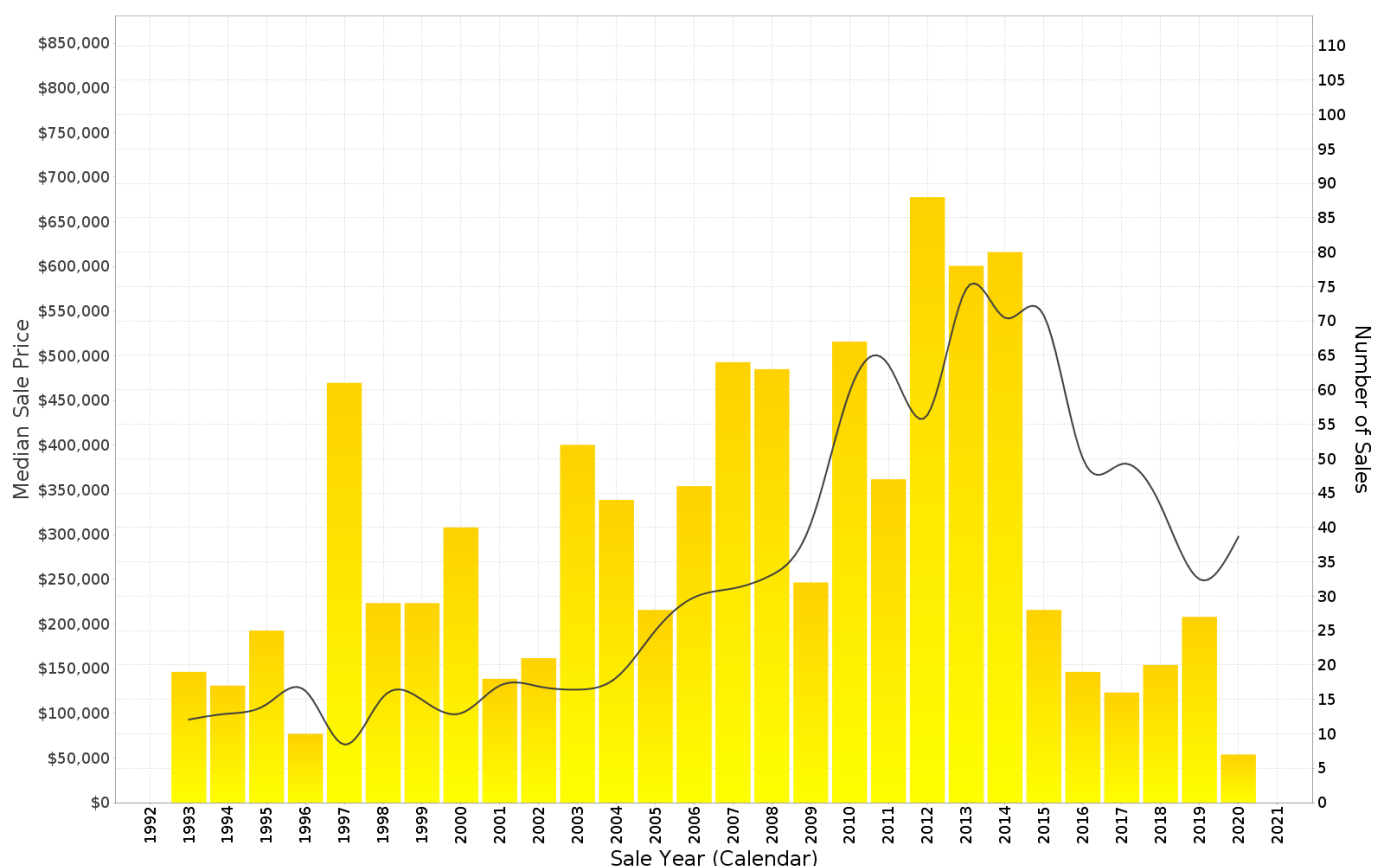
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

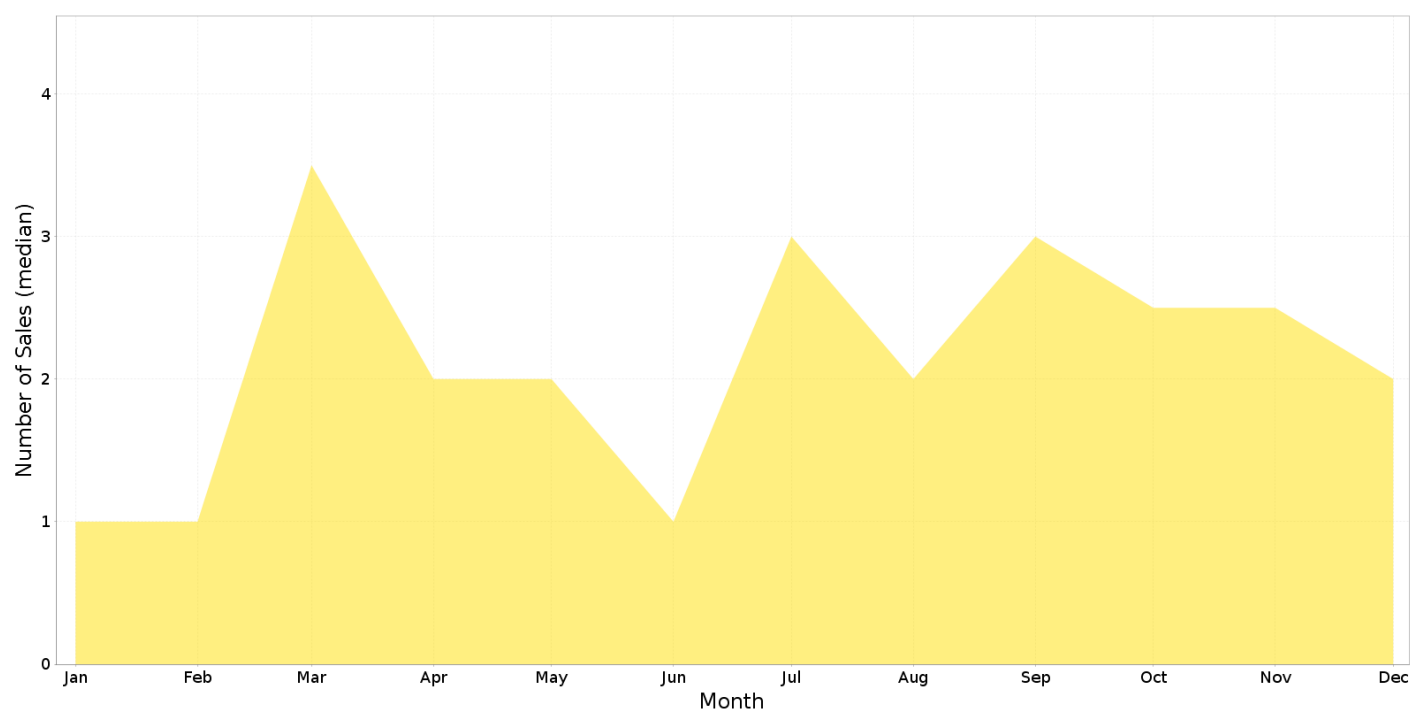
# +48.8%

Current Median Price: \$297,500  
Previous Median Price: \$200,000

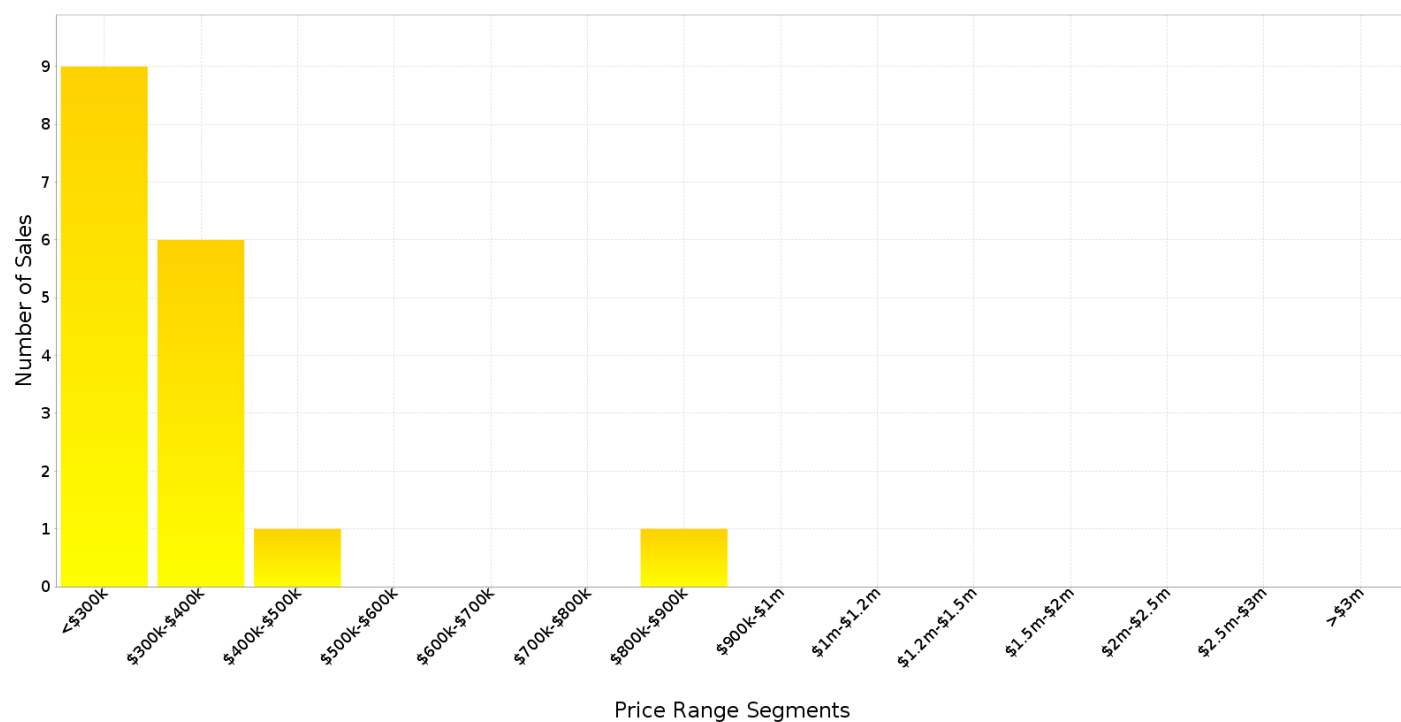
Based on 38 recorded Unit sales compared over the last two rolling 12 month periods



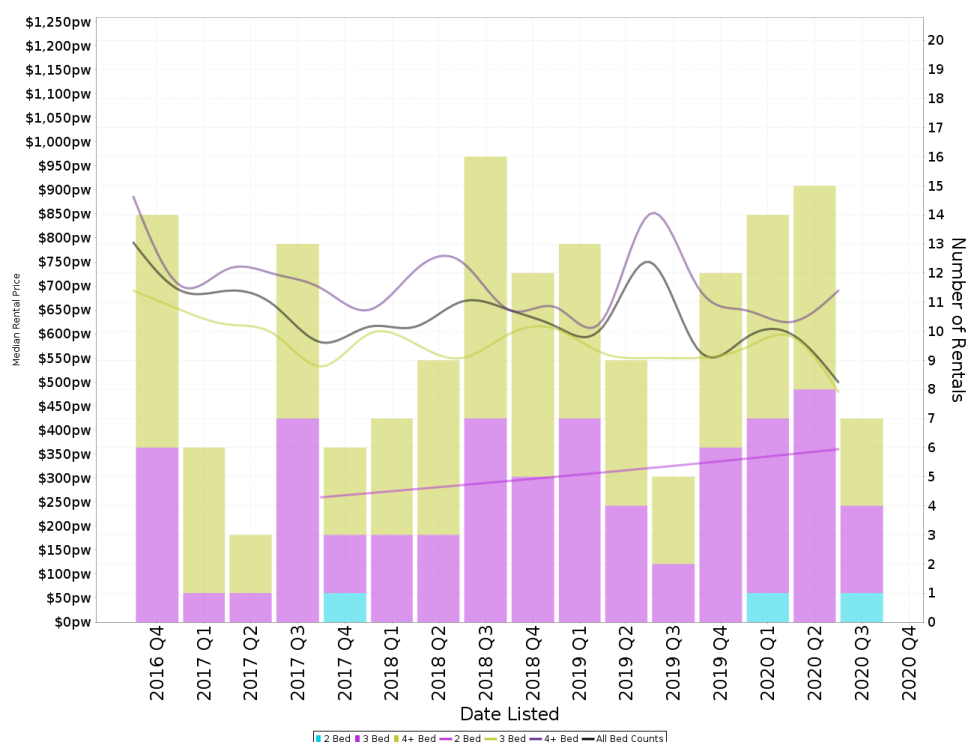
## PARAP - Peak Selling Periods



## PARAP - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+4.6%**

Current Median Price: \$740,000  
Previous Median Price: \$707,500

Based on 17 registered House sales compared over the last two rolling 12 month periods.

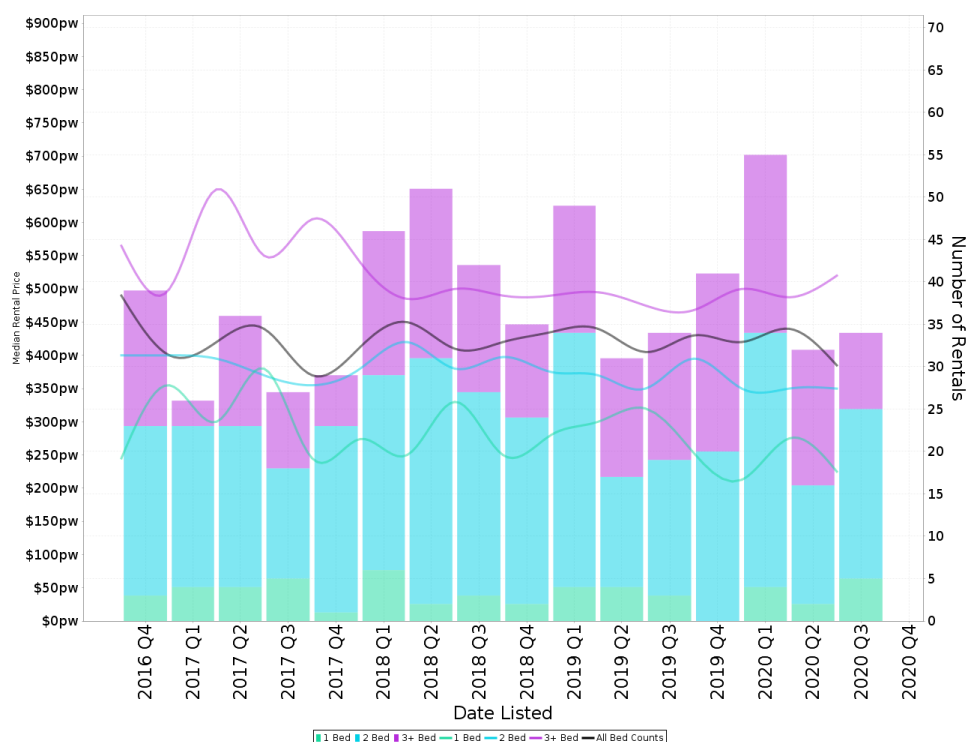
### Suburb Rental Yield

**+4.9%**

Current Median Price: \$740,000  
Current Median Rent: \$700

Based on 36 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+48.8%**

Current Median Price: \$297,500  
Previous Median Price: \$200,000

Based on 38 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+7.6%**

Current Median Price: \$297,500  
Current Median Rent: \$435

Based on 128 registered Unit rentals compared over the last 12 months.



# PARAP - Recently Sold Properties

Median Sale Price

## \$298k

Based on 17 recorded Unit 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

## +48.8%

Current Median Price: \$297,500  
Previous Median Price: \$200,000

Based on 38 recorded Unit sales compared over the last two rolling 12 month periods


# Sold Properties

## 17

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

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

**52 GREGORY ST**




**\$55,000**

Sep 2020  
N/A

16 m<sup>2</sup> 1 1 1

**4 ELSEY ST**




**\$446,000**

Aug 2020  
N/A

156 m<sup>2</sup> 1 1 1

**5/4 ELSEY ST**




**\$440,000**

Aug 2020  
72 Days

3 2 2

**29 PARAP RD**



**\$177,000**

Aug 2020  
N/A

71 m<sup>2</sup> 1 1 1

**4/20 STOKES ST**




**\$342,000**

Jul 2020  
8 Days

2 1 2

**52 GREGORY ST**



**\$50,000**

Jul 2020  
N/A

17 m<sup>2</sup> 1 1 1

**3 MITAROS PL**



**\$390,000**

Jul 2020  
N/A

191 m<sup>2</sup> 2 2 2

**7 WEDDELL ST**




**\$297,500**

Jul 2020  
N/A

2,204 m<sup>2</sup> 2 1 1

**68/14 SALONIKA ST**



**\$570,000**

Jul 2020  
42 Days

3 2 2

39/52 GREGORY ST

\$50,000

SOLD Jun 2020 37 Days

1 1 -

7 D'AMBROSIO CRT

\$850,000

SOLD May 2020 N/A

450 m<sup>2</sup> 4 3 2

16 HUDSON FYSH AVE

\$50,000

SOLD Jun 2020 37 Days

69 m<sup>2</sup> 2 1 1



# PARAP - Properties For Rent

## Median Rental Price

# \$435 /w

Based on 128 recorded Unit 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

# +7.6%

Current Median Price: \$297,500  
Current Median Rent: \$435

Based on 17 recorded Unit sales and 128 Unit rentals compared over the last 12 months

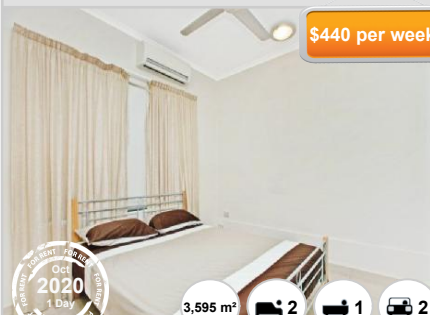
## Number of Rentals

# 128

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

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

**2/16 Somerville Gardens**



**\$440 per week**

3,595 m<sup>2</sup> 2 1 2

FOR RENT FOR SALE  
2020  
1 Day

**10/52 GREGORY STREET**

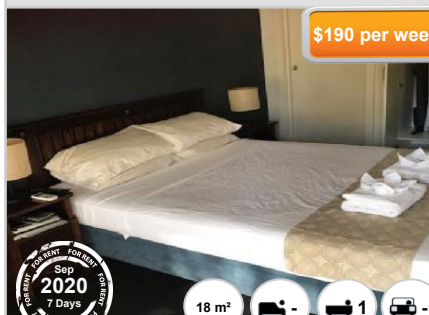


**\$190 per week**

1 1 -

FOR RENT FOR SALE  
2020  
6 Days

**17/52 GREGORY STREET**



**\$190 per week**

18 m<sup>2</sup> - 1 -

FOR RENT FOR SALE  
2020  
7 Days

**46/52 GREGORY STREET**



**\$225 p.w -**

16 m<sup>2</sup> 1 1 1

FOR RENT FOR SALE  
2020  
12 Days

**7/2 MITAROS PLACE**



**\$520 per week**

3 2 2

FOR RENT FOR SALE  
2020  
3 Days

**14/23 HUDSON FYSH AVENUE**

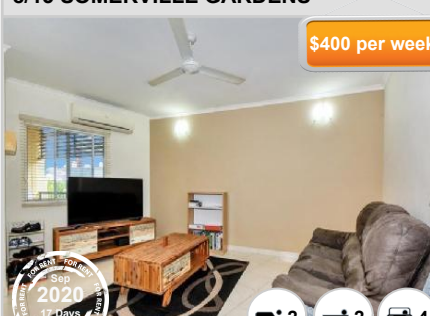


**\$325 per week**

2 1 1

FOR RENT FOR SALE  
2020  
13 Days

**8/15 SOMERVILLE GARDENS**

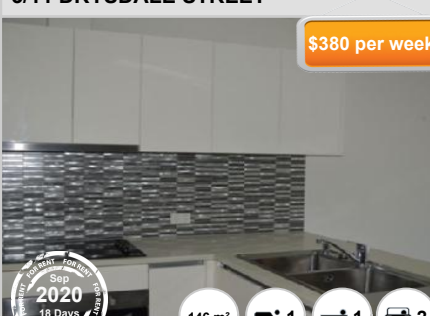


**\$400 per week**

2 2 4

FOR RENT FOR SALE  
2020  
Days

**3/11 DRYSDALE STREET**




**\$380 per week**

146 m<sup>2</sup> 1 1 2

FOR RENT FOR SALE  
2020  
18 Days

**20/52 GREGORY STREET**



**\$200 per week**

58.1m 32.6m 37.0m 62.5m

2,296 m<sup>2</sup> 1 1 -

FOR RENT FOR SALE  
2020  
6 Days



**80/16 HUDSON FYSH AVENUE**




**\$330**

69 m<sup>2</sup> 2 1 1

Feb 2020 82 Days

**15/12 MACKILLOP STREET**




**\$430 per week**

2 2 2

Feb 2020 82 Days

**39/52 GREGORY STREET**



**\$225 per week**

2,296 m<sup>2</sup> 1 1 -

Aug 2020 82 Days

**20/22 MACKILLOP STREET**



**\$520 per week**

3 2 2

Feb 2020 227 Days

**6/3 MITAROS STREET**



**\$480**

3,212 m<sup>2</sup> 3 2 2

Feb 2020 235 Days