

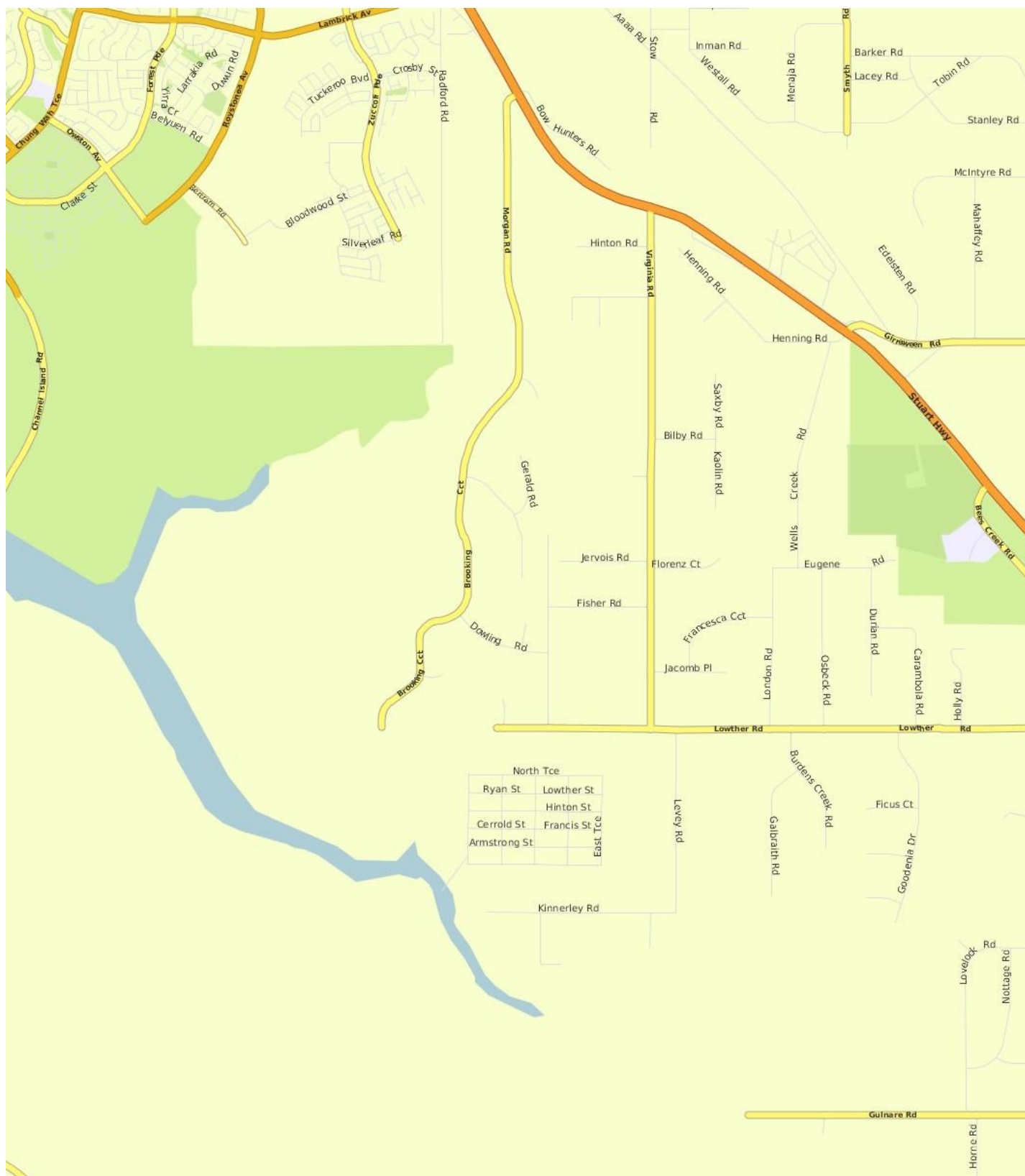
RayWhite.

Suburb flyover report

VIRGINIA (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

VIRGINIA - Suburb Map



VIRGINIA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	48	\$ 140,000	0.0 %	\$ 44,250	\$ 320,000
2003	54	\$ 222,500	58.9 %	\$ 42,500	\$ 425,000
2004	57	\$ 225,000	1.1 %	\$ 18,000	\$ 537,000
2005	49	\$ 318,000	41.3 %	\$ 165,000	\$ 660,000
2006	55	\$ 329,000	3.5 %	\$ 60,313	\$ 800,000
2007	49	\$ 380,000	15.5 %	\$ 130,000	\$ 939,000
2008	41	\$ 512,000	34.7 %	\$ 60,000	\$ 1,200,000
2009	40	\$ 560,000	9.4 %	\$ 230,000	\$ 955,000
2010	19	\$ 500,000	-10.7 %	\$ 180,000	\$ 999,000
2011	21	\$ 675,000	35.0 %	\$ 325,000	\$ 1,250,000
2012	41	\$ 650,000	-3.7 %	\$ 350,000	\$ 1,175,000
2013	26	\$ 660,000	1.5 %	\$ 400,000	\$ 1,500,000
2014	31	\$ 750,000	13.6 %	\$ 350,000	\$ 1,275,000
2015	24	\$ 765,000	2.0 %	\$ 300,000	\$ 1,500,000
2016	18	\$ 697,500	-8.8 %	\$ 330,000	\$ 1,300,000
2017	20	\$ 645,000	-7.5 %	\$ 315,000	\$ 1,100,000
2018	19	\$ 625,000	-3.1 %	\$ 300,000	\$ 850,000
2019	24	\$ 650,000	4.0 %	\$ 280,000	\$ 1,700,000
2020	13	\$ 598,000	-8.0 %	\$ 401,000	\$ 810,000

Median Sale Price

\$625k

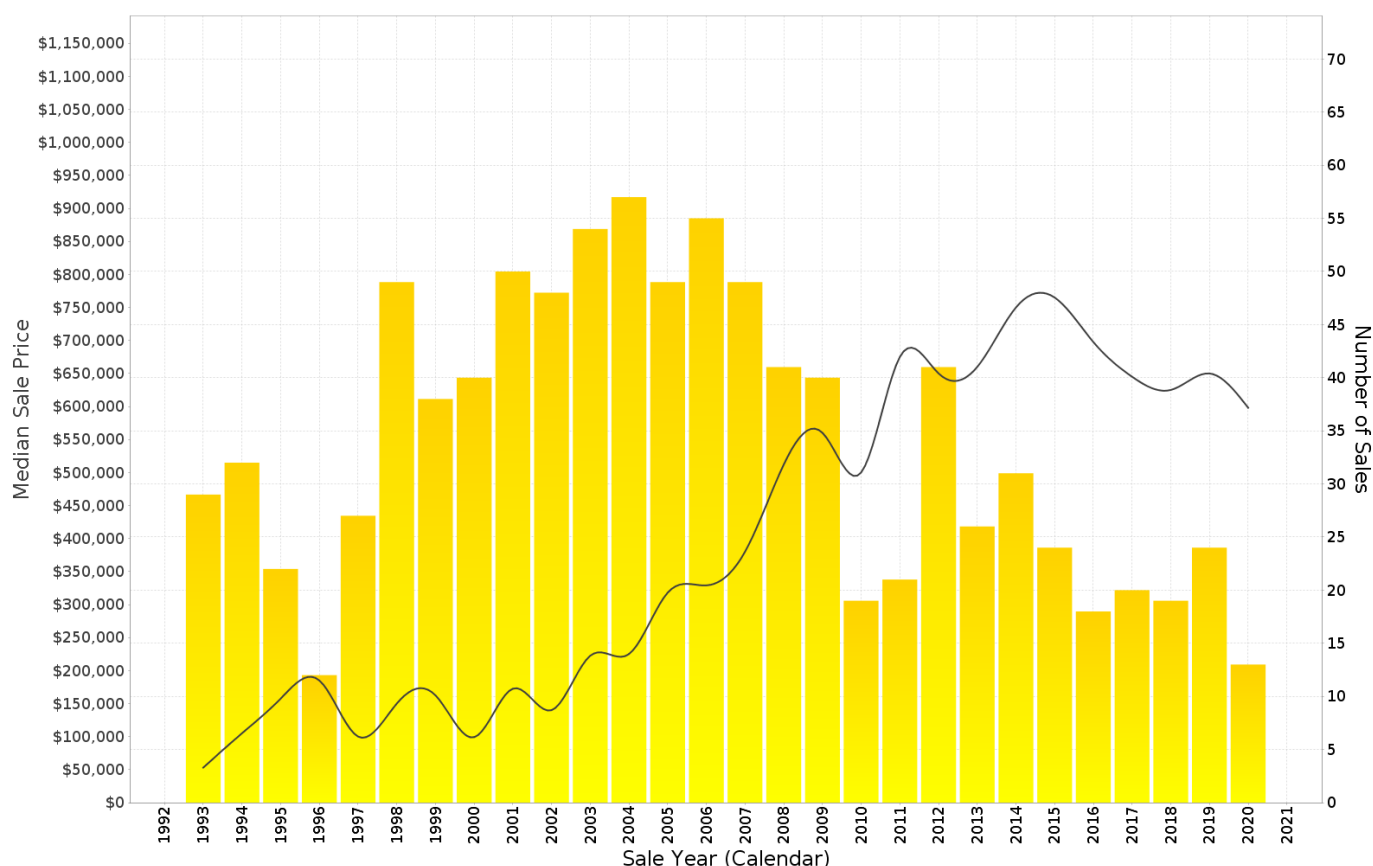
Based on 18 recorded House sales within the last 12 months (Oct '19 - Sep '20)

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

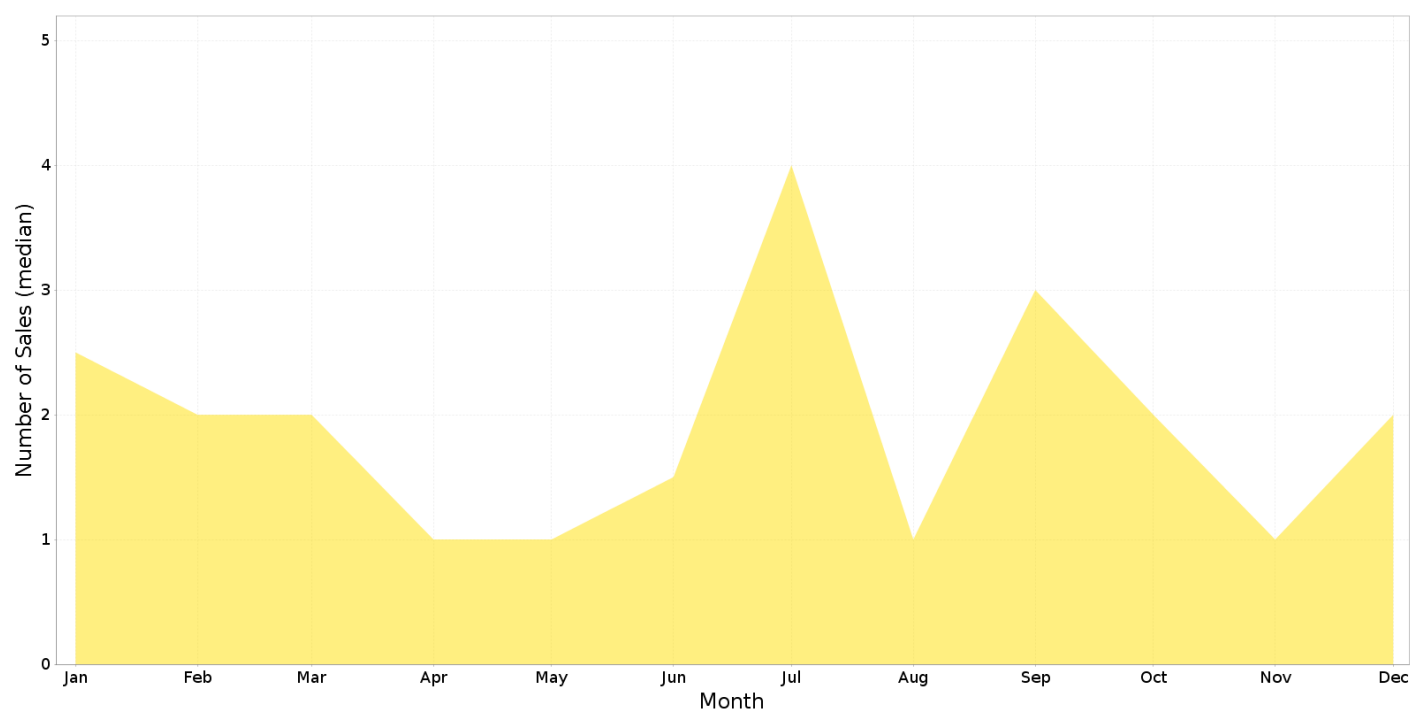
Suburb Growth

Current Median Price: \$625,000
Previous Median Price: \$625,000

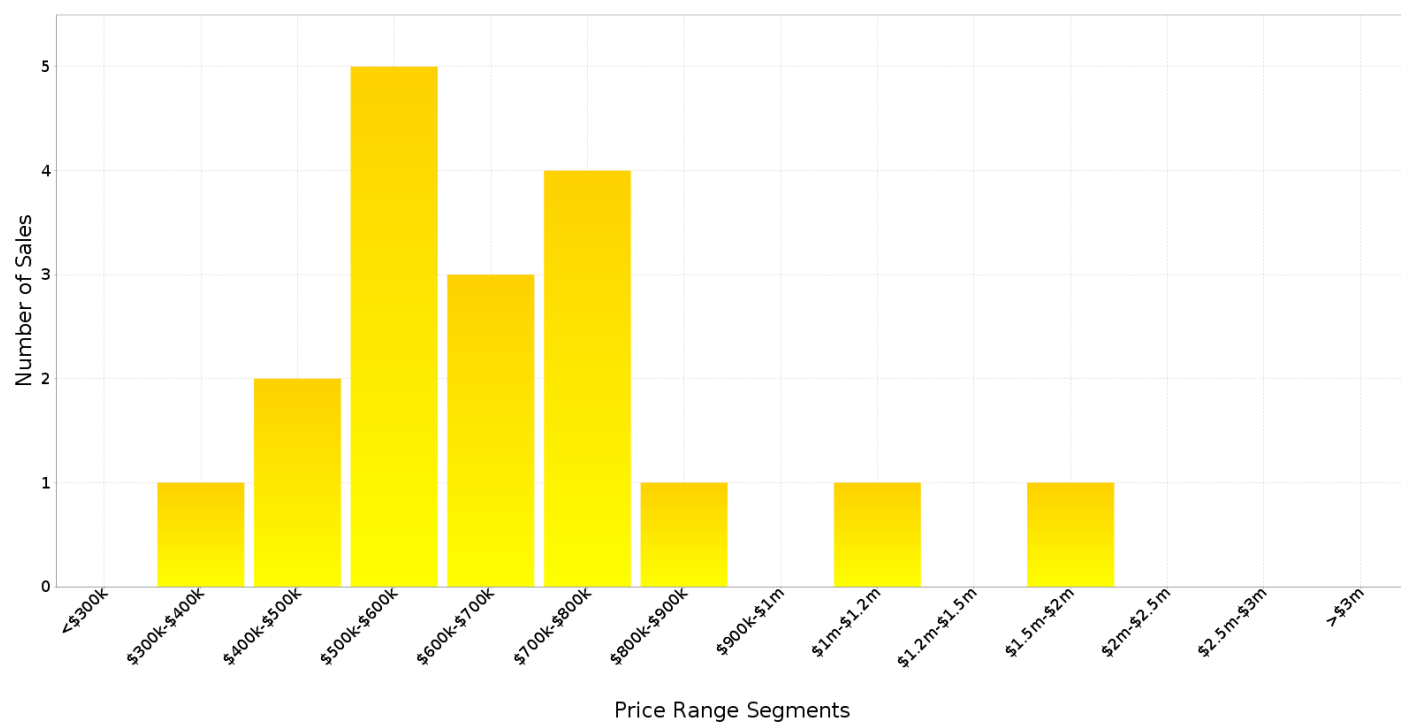
Based on 41 recorded House sales compared over the last two rolling 12 month periods



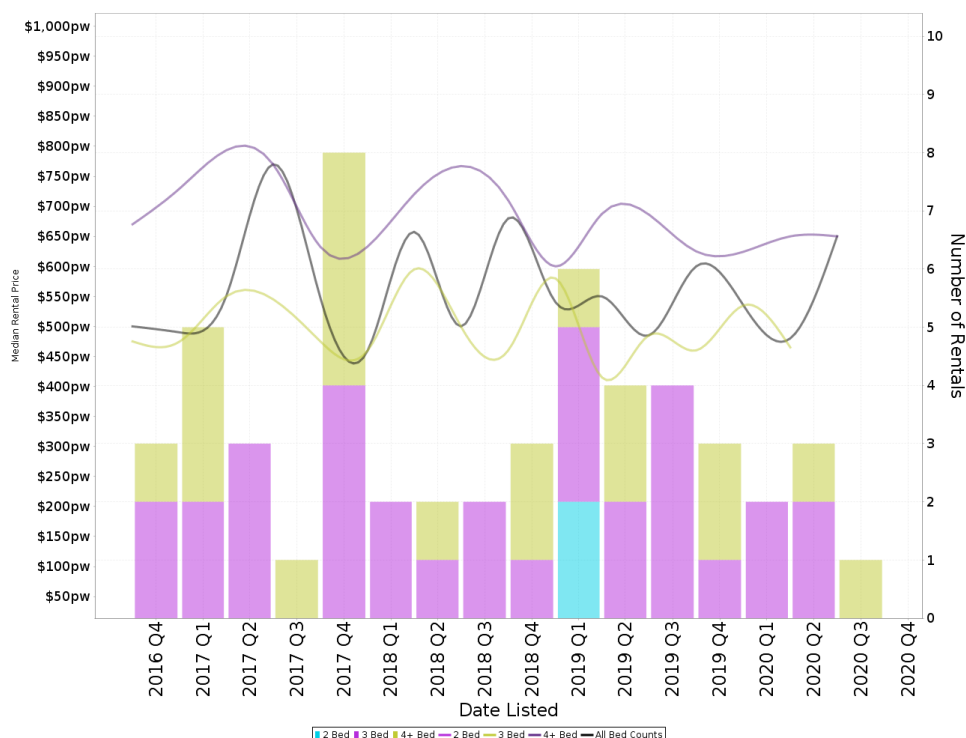
VIRGINIA - Peak Selling Periods



VIRGINIA - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

Current Median Price: \$625,000
Previous Median Price: \$625,000

Based on 41 registered House sales compared over the last two rolling 12 month periods.

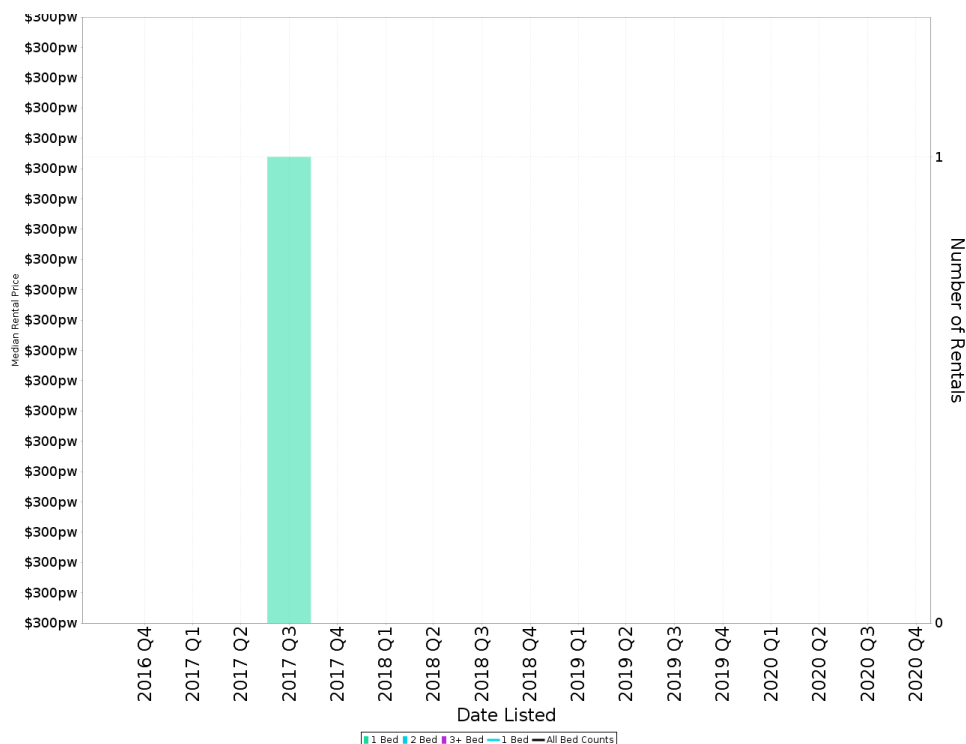
Suburb Rental Yield

+4.5%

Current Median Price: \$625,000
Current Median Rent: \$545

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

VIRGINIA - Recently Sold Properties

Median Sale Price

\$625k

Based on 18 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

Current Median Price: \$625,000
Previous Median Price: \$625,000

Based on 41 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

18

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

104 BEASLEY RD

\$724,000

Sep 2020
70 Days

2 ha 3 2 5

5 JACOMB PL

\$600,000

Sep 2020
104 Days

2.08 ha 4 2 20

35 FLORENZ CRT

\$650,000

Sep 2020
70 Days

2.24 ha - - -

60 IRWIN RD

\$580,000

Sep 2020
70 Days

2.02 ha 5 - -

70 BURDENS CREEK RD

\$710,000

Aug 2020
465 Days

1.91 ha 5 2 4

165 VIRGINIA RD

\$598,000

Jul 2020
56 Days

2 ha 3 2 4

44 FICUS CRT

\$575,000

Jul 2020
711 Days

2 ha 3 2 2

75 EUGENE RD

\$590,000

Jun 2020
42 Days

2 ha 3 2 4

80 FRANCESCA CCT

\$525,000

Jun 2020
N/A

2 ha 3 2 2

25 OSBECK RD

\$401,000



SOLD
2020
May
48 Days

1.92 ha 2 1 1

35 MORGAN RD

\$480,000




SOLD
2020
Apr
N/A

2.1 ha - - -

295 VIRGINIA RD

\$660,000




SOLD
2020
Apr
N/A

2 ha 4 2 6

133 VIRGINIA RD

\$810,000



SOLD
2020
Apr
142 Days

2 ha 4 2 6

VIRGINIA - Properties For Rent

Median Rental Price

\$545 /w

Based on 12 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

+4.5%

Current Median Price: \$625,000
Current Median Rent: \$545

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

Number of Rentals

12

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

