

A vibrant yellow bicycle is parked on a paved surface against a white picket fence. The bicycle features a brown leather saddle, a rear rack, and a front basket filled with pink flowers. The background shows a blurred residential setting with trees and a building. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

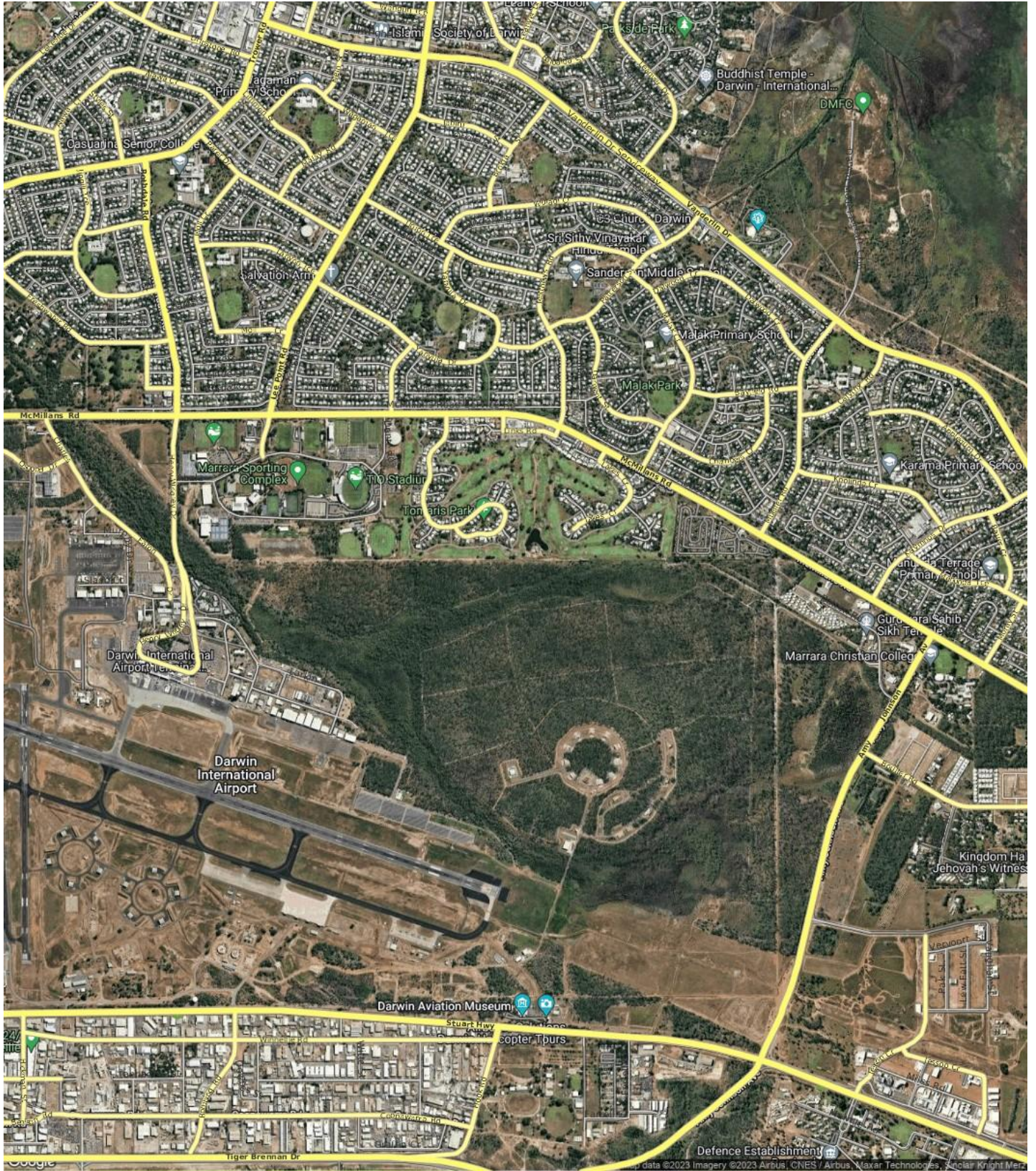
RayWhite.

Suburb
flyover
report

MARRARA (HOUSE)

PREPARED BY: DEMI WILLIAMS, RAY WHITE NIGHTCLIFF, PH: 0448951305

MARRARA - Suburb Map



MARRARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	17	\$ 455,000	0.0 %	\$ 190,000	\$ 600,000
2006	18	\$ 550,000	20.9 %	\$ 365,000	\$ 731,000
2007	17	\$ 590,000	7.3 %	\$ 421,000	\$ 875,000
2008	10	\$ 567,500	-3.8 %	\$ 460,000	\$ 855,000
2009	8	\$ 637,500	12.3 %	\$ 576,000	\$ 780,000
2010	19	\$ 650,000	2.0 %	\$ 382,000	\$ 1,700,000
2011	13	\$ 650,000	0.0 %	\$ 500,000	\$ 850,000
2012	14	\$ 774,500	19.2 %	\$ 585,000	\$ 955,000
2013	15	\$ 826,500	6.7 %	\$ 375,000	\$ 1,825,000
2014	7	\$ 830,000	0.4 %	\$ 350,000	\$ 1,040,000
2015	7	\$ 820,000	-1.2 %	\$ 750,000	\$ 900,000
2016	10	\$ 620,000	-24.4 %	\$ 550,000	\$ 1,050,000
2017	9	\$ 695,000	12.1 %	\$ 565,000	\$ 790,000
2018	12	\$ 611,000	-12.1 %	\$ 500,000	\$ 825,000
2019	9	\$ 620,000	1.5 %	\$ 520,000	\$ 940,000
2020	1	\$ 550,000	-11.3 %	\$ 550,000	\$ 550,000
2021	0				
2022	13	\$ 805,000	0.0 %	\$ 660,000	\$ 1,350,000
2023	4	\$ 642,500	-20.2 %	\$ 400,000	\$ 730,000

Median Sale Price

\$768k

Based on 6 recorded House sales within the last 12 months (Oct '22 - Sep '23)

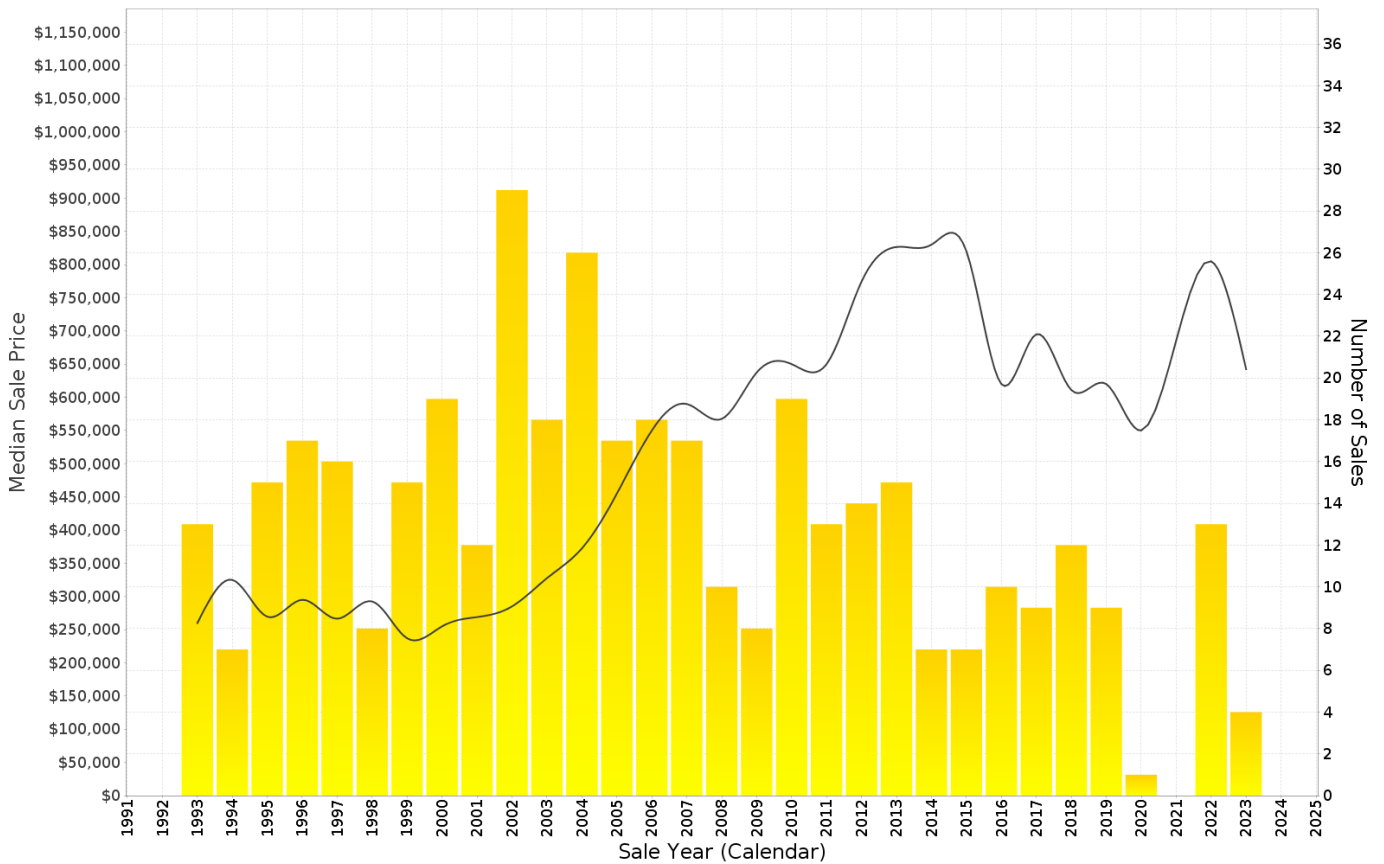
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

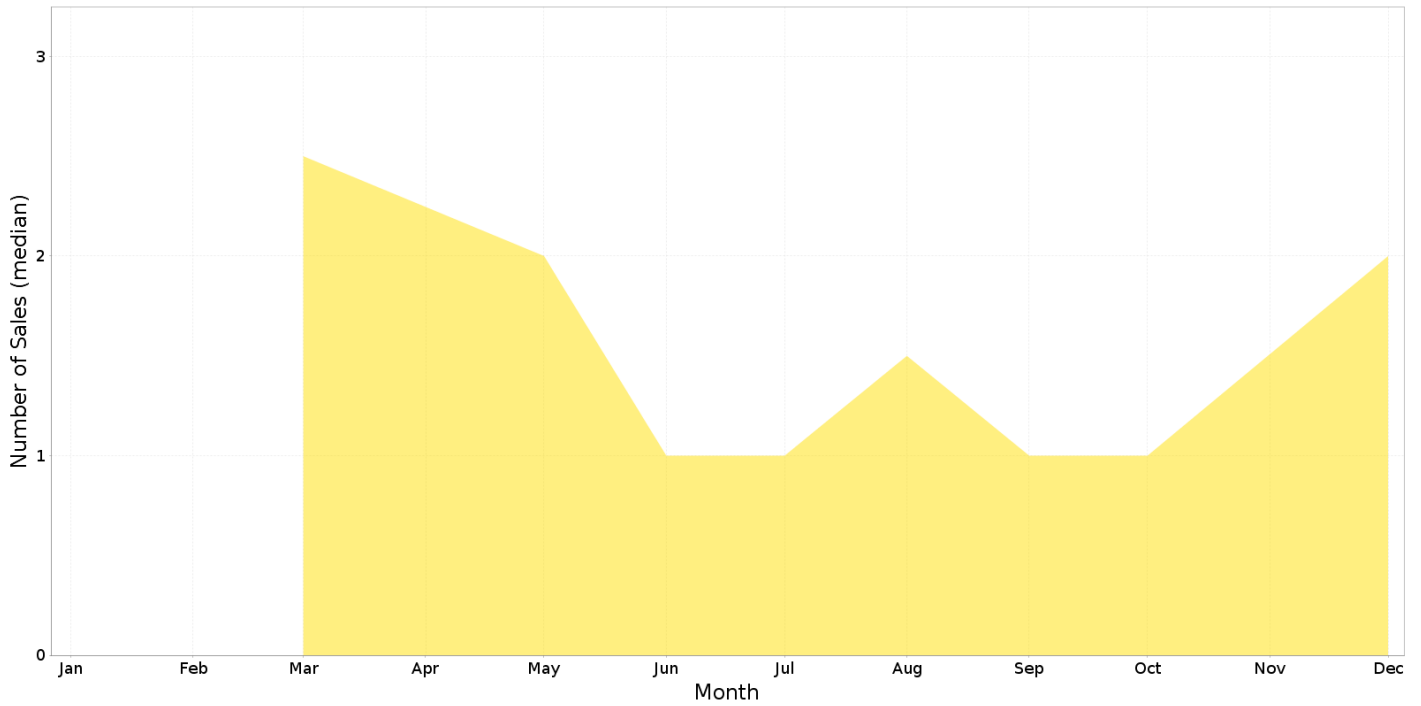
-0.8%

Current Median Price: \$767,500
Previous Median Price: \$774,000

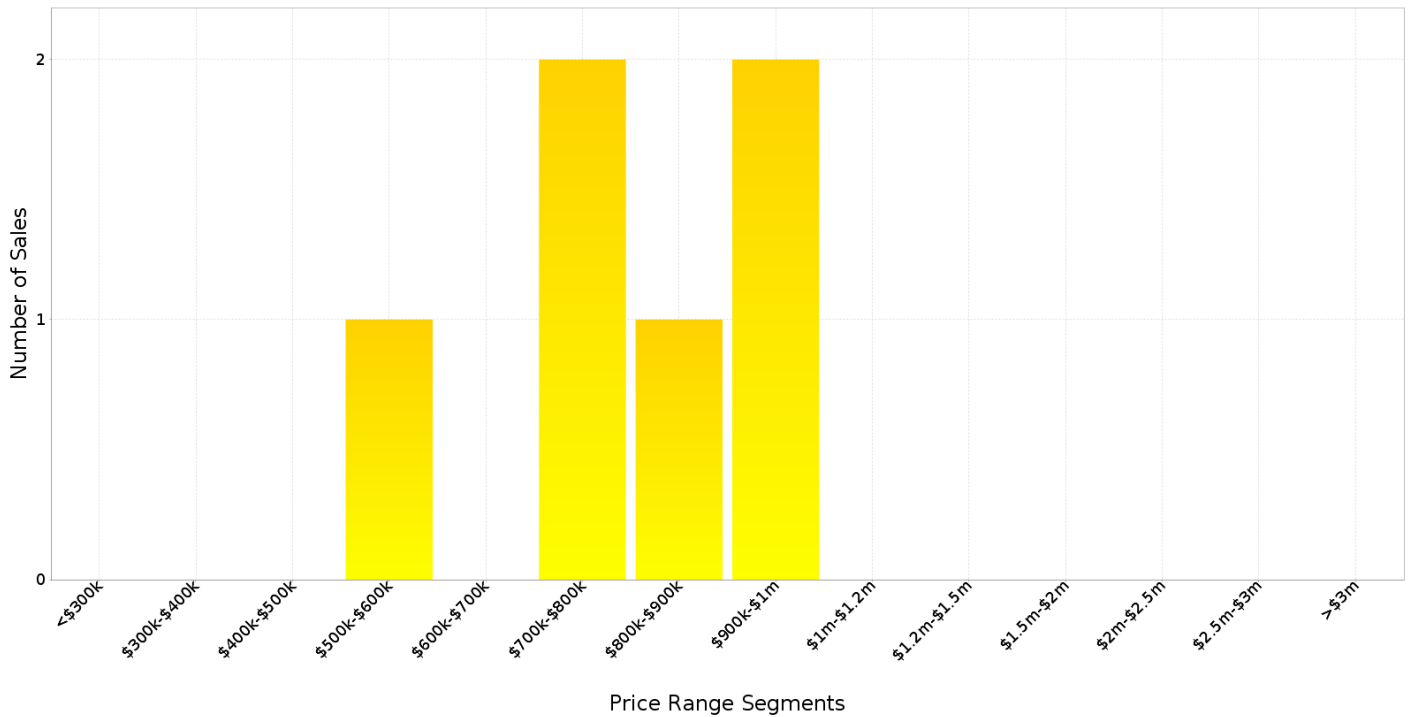
Based on 16 recorded House sales compared over the last two rolling 12 month periods



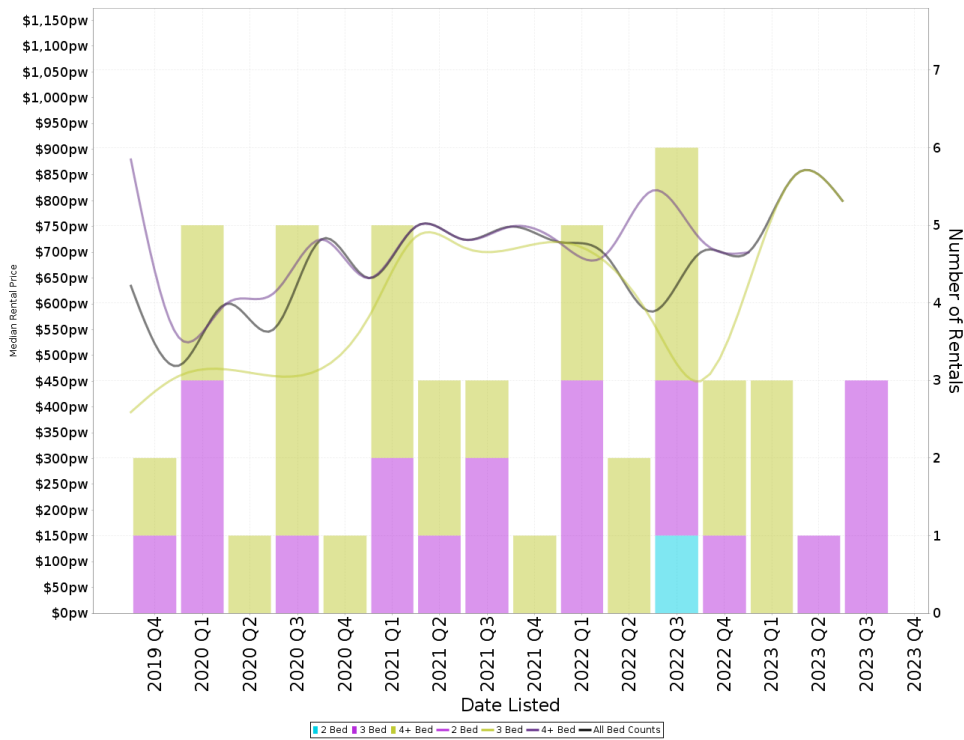
MARRARA - Peak Selling Periods (3 years)



MARRARA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.8%

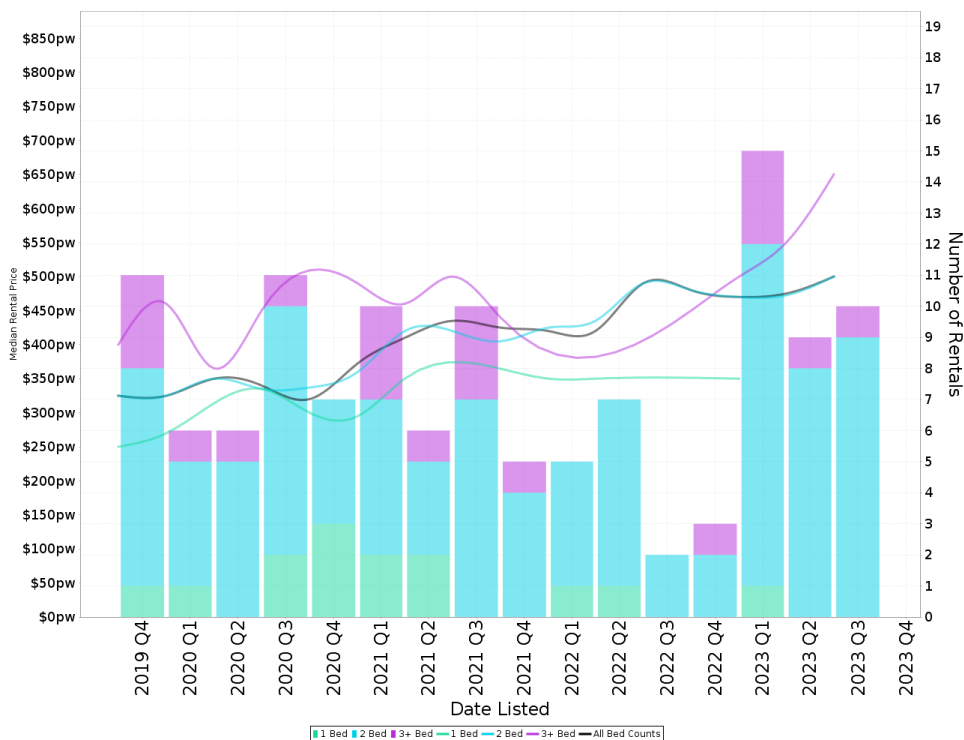
Current Median Price: \$767,500
Previous Median Price: \$774,000
Based on 16 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$767,500
Current Median Rent: \$725
Based on 10 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+23.8%

Current Median Price: \$442,500
Previous Median Price: \$357,500
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$442,500
Current Median Rent: \$480
Based on 37 registered Unit rentals compared over the last 12 months.

MARRARA - Recently Sold Properties

Median Sale Price

\$768k

Based on 6 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

-0.8%

Current Median Price: \$767,500
Previous Median Price: \$774,000

Based on 16 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

6

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

19 AUGUSTA DR

\$400,000

1,070 m² - - -

Sold Oct 2023 N/A

7 HOYLAKE CL

\$730,000

929 m² - - -

Sold Oct 2023 N/A

11 CARNOUSTIE CCT

\$730,000

819 m² 4 2 2

Sold Jul 2023 383 Days

MARRARA - Properties For Rent

Median Rental Price

\$725 /w

Based on 10 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+4.9%

Current Median Price: \$767,500
Current Median Rent: \$725

Based on 6 recorded House sales and 10 House rentals compared over the last 12 months

Number of Rentals

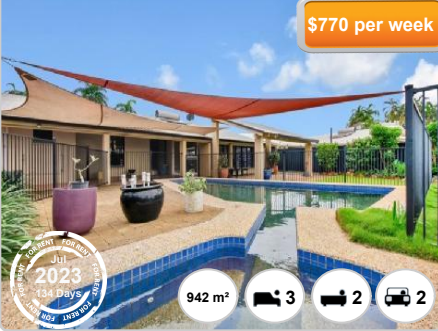
10

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

24 LAKES CRESCENT

\$770 per week



942 m² **3** **2** **2**

2023
Jul
134 Days

Best Investment Opportunity