

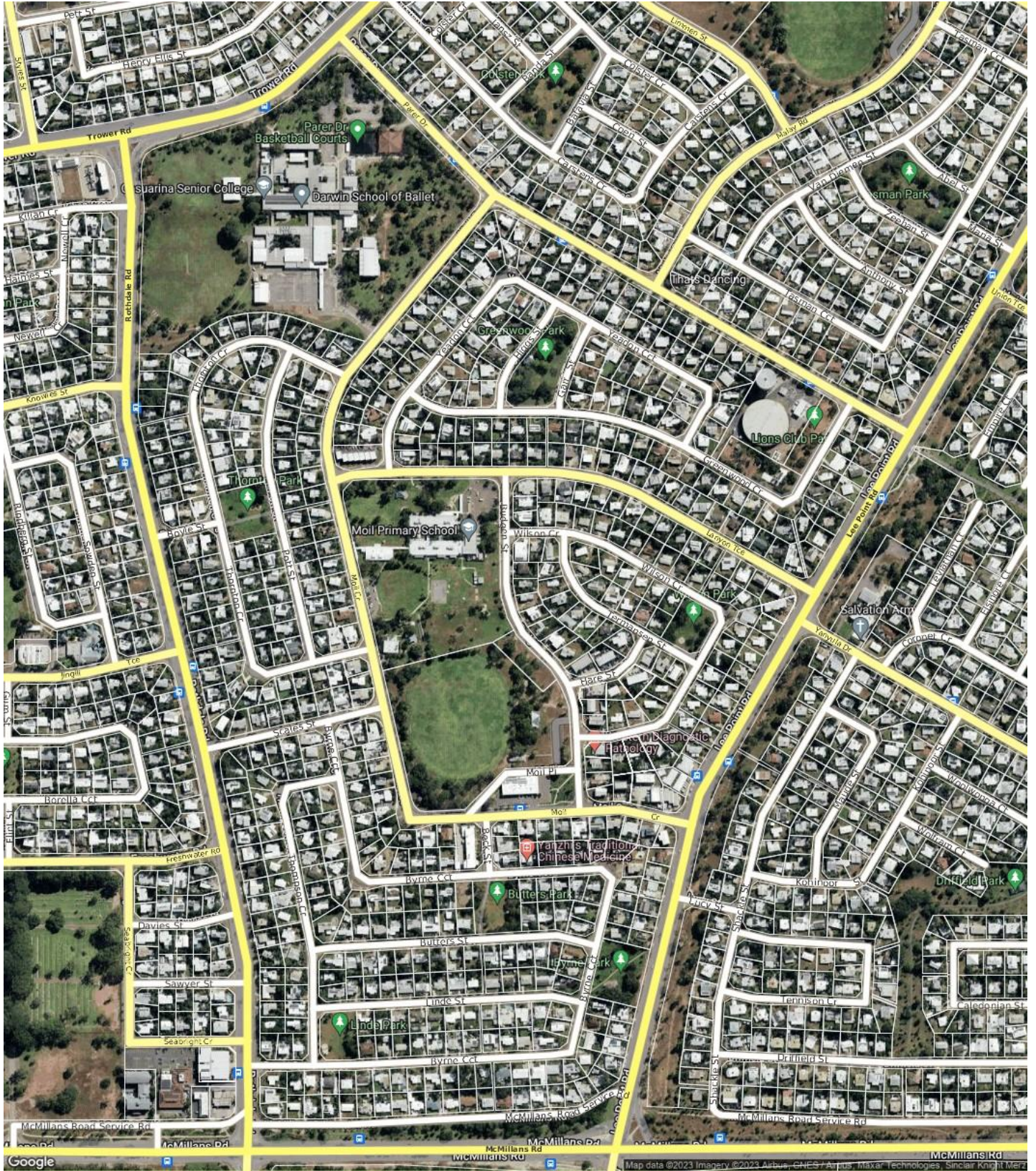
RayWhite.

Suburb
flyover
report

MOIL (HOUSE)

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

MOIL - Suburb Map



MOIL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	44	\$ 285,000	0.0 %	\$ 20,000	\$ 405,000
2006	46	\$ 350,000	22.8 %	\$ 29,500	\$ 472,500
2007	42	\$ 396,750	13.4 %	\$ 70,000	\$ 550,000
2008	39	\$ 425,000	7.1 %	\$ 41,150	\$ 630,000
2009	28	\$ 452,500	6.5 %	\$ 90,850	\$ 619,000
2010	25	\$ 510,000	12.7 %	\$ 65,000	\$ 675,000
2011	33	\$ 500,000	-2.0 %	\$ 235,000	\$ 688,000
2012	20	\$ 542,500	8.5 %	\$ 150,000	\$ 731,000
2013	36	\$ 532,500	-1.8 %	\$ 38,500	\$ 720,000
2014	24	\$ 582,500	9.4 %	\$ 448,000	\$ 699,000
2015	26	\$ 560,500	-3.8 %	\$ 90,360	\$ 775,000
2016	21	\$ 490,000	-12.6 %	\$ 225,000	\$ 855,000
2017	23	\$ 482,000	-1.6 %	\$ 7,150	\$ 625,000
2018	23	\$ 485,000	0.6 %	\$ 330,000	\$ 750,000
2019	20	\$ 450,000	-7.2 %	\$ 170,000	\$ 660,000
2020	3	\$ 410,000	-8.9 %	\$ 395,000	\$ 530,000
2021	0				
2022	25	\$ 545,000	0.0 %	\$ 315,000	\$ 730,000
2023	22	\$ 534,000	-2.0 %	\$ 280,000	\$ 710,000

Median Sale Price

\$534k

Based on 28 recorded House sales within the last 12 months (Oct '22 - Sep '23)

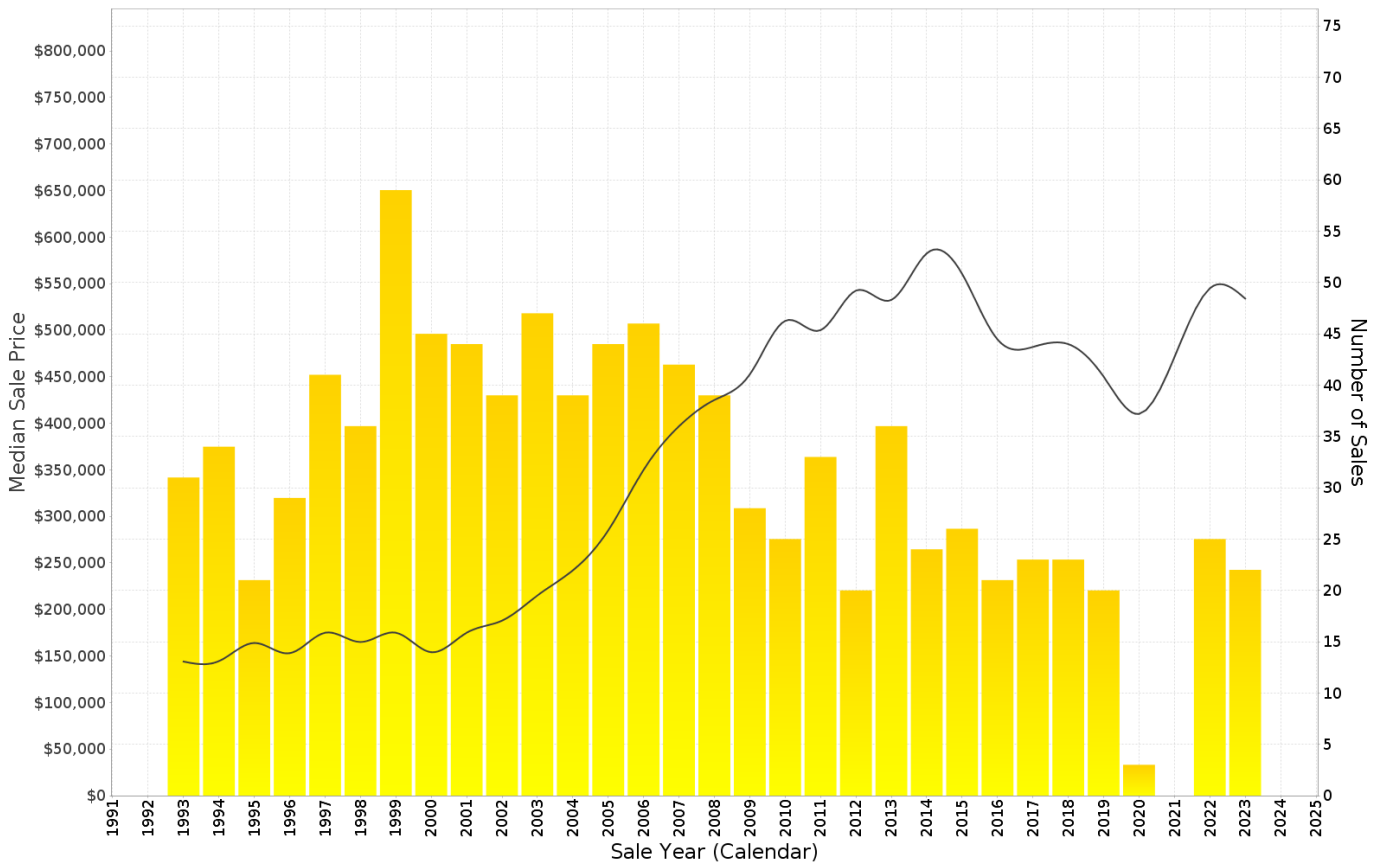
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

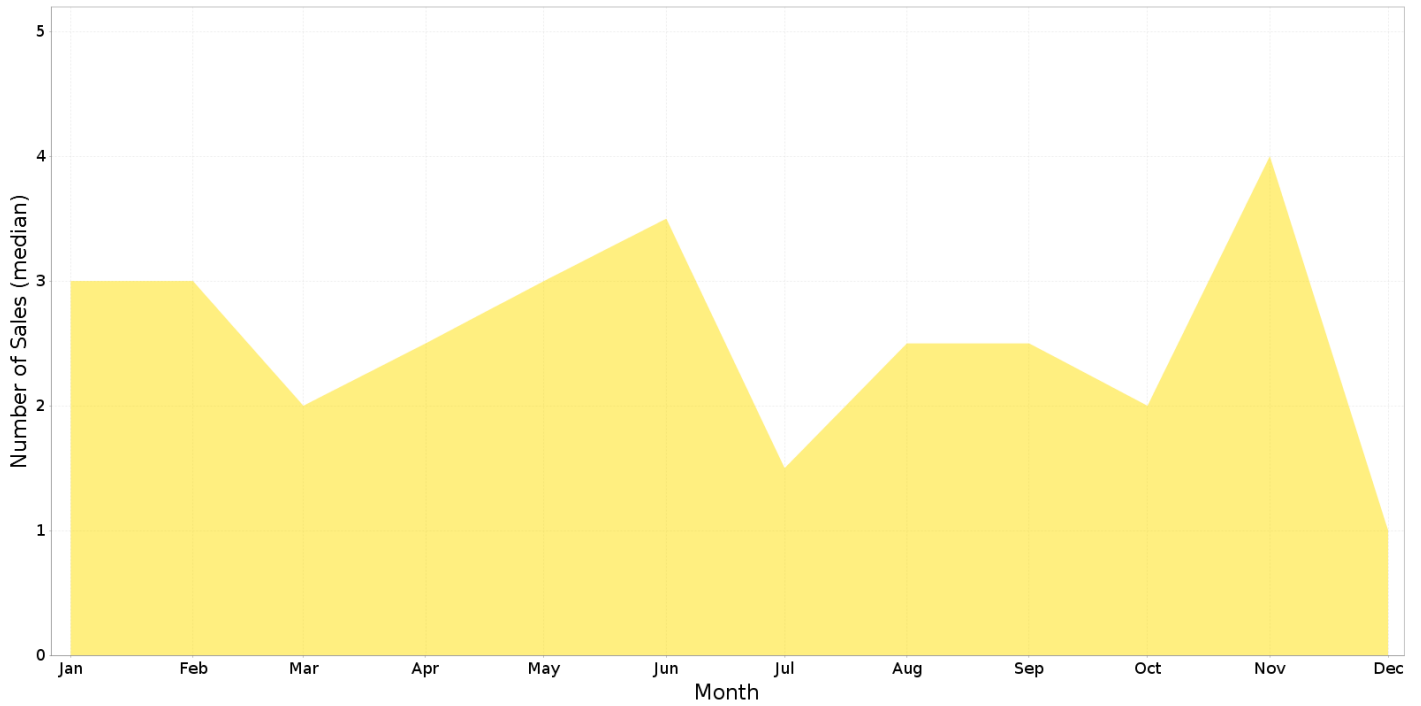
-1.6%

Current Median Price: \$534,000
Previous Median Price: \$542,500

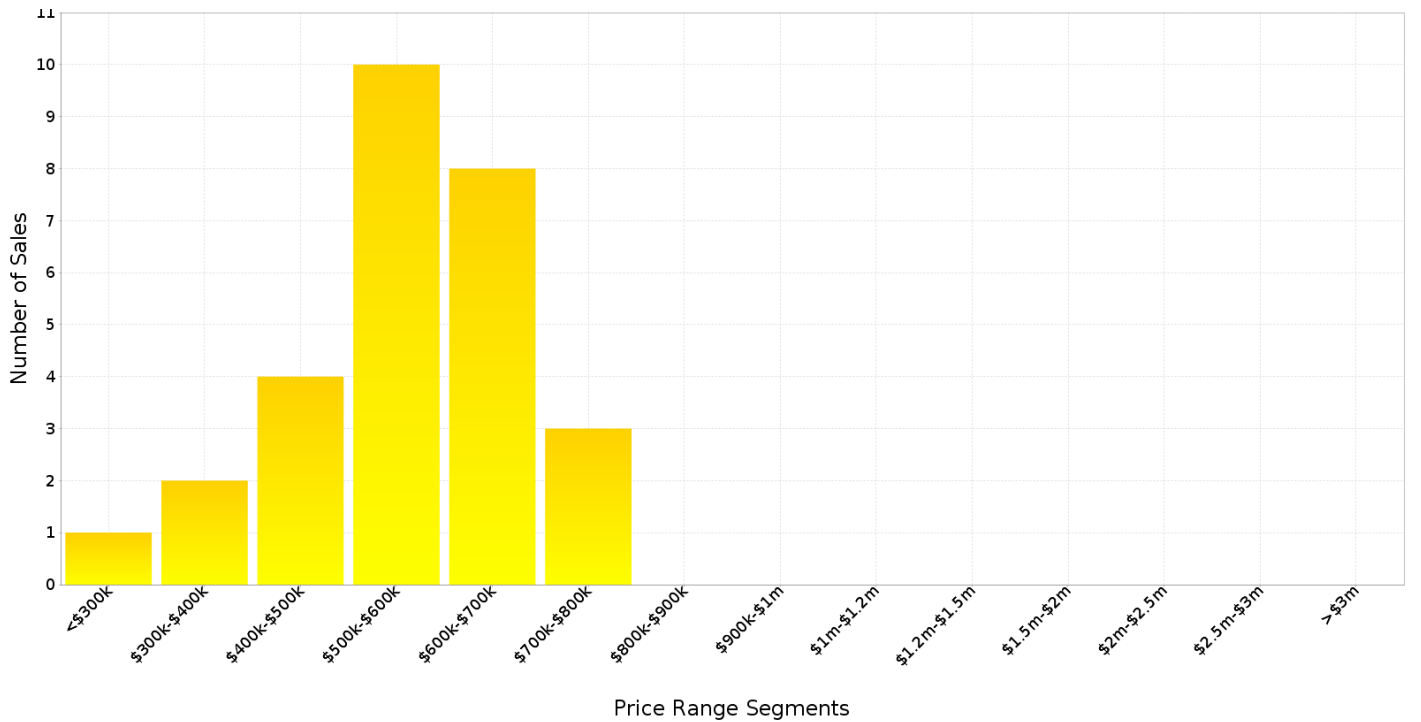
Based on 46 recorded House sales compared over the last two rolling 12 month periods



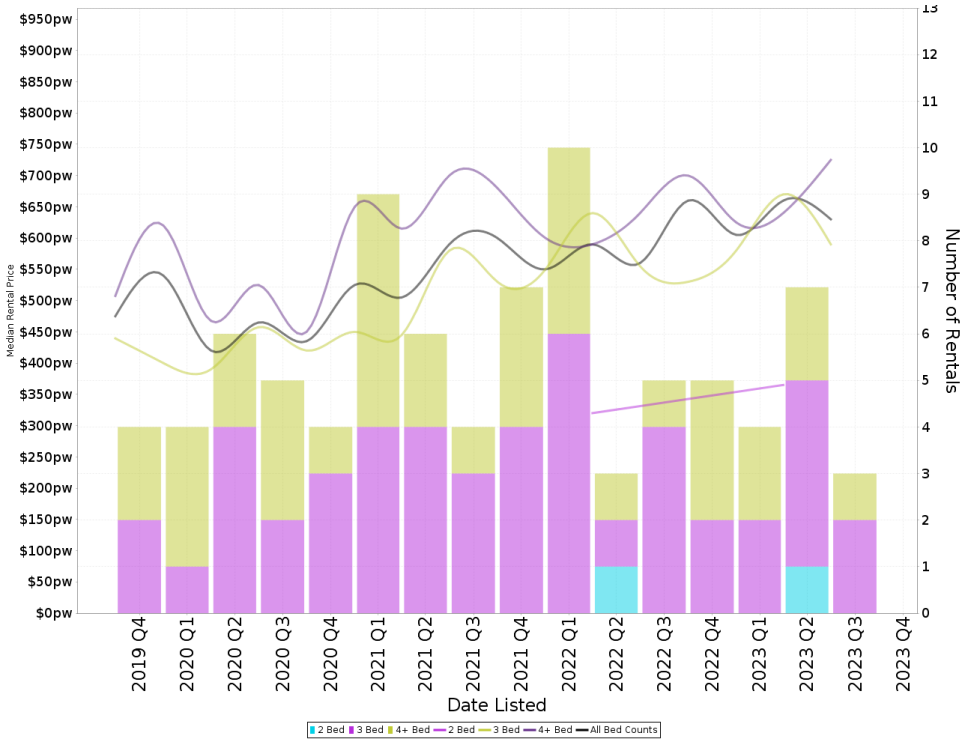
MOIL - Peak Selling Periods (3 years)



MOIL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.6%

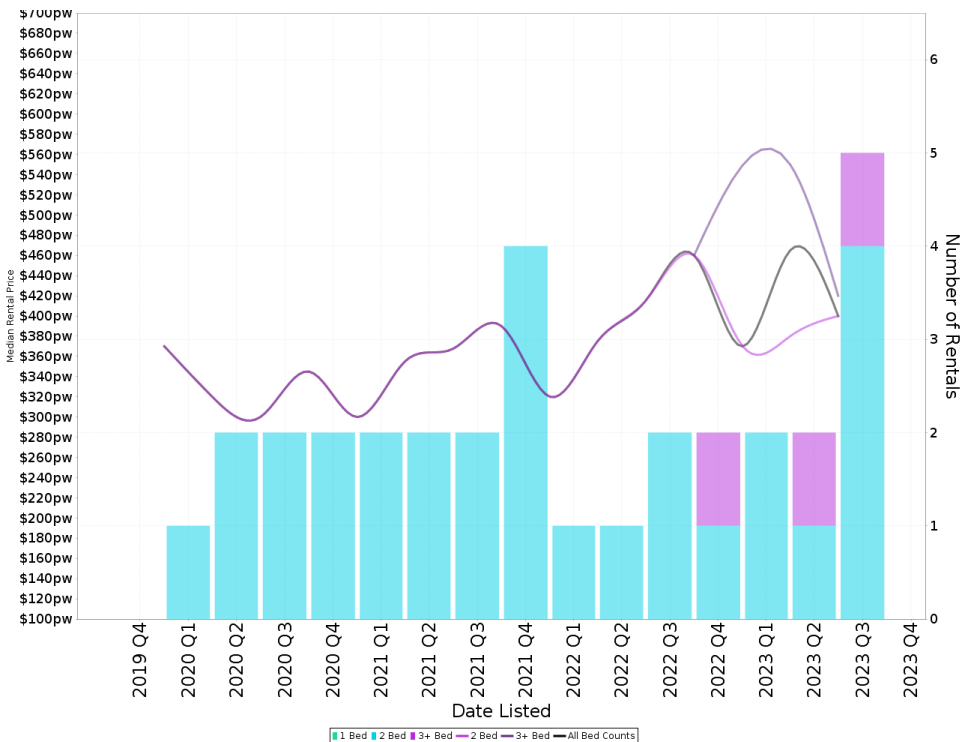
Current Median Price: \$534,000
 Previous Median Price: \$542,500
 Based on 46 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$534,000
 Current Median Rent: \$630
 Based on 19 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MOIL - Recently Sold Properties

Median Sale Price

\$534k

Based on 28 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

-1.6%

Current Median Price: \$534,000
Previous Median Price: \$542,500

Based on 46 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

28

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

35 MOIL CRES



\$590,000

Nov 2023
41 Days

761 m² 4 2 2

28 GREENWOOD CRES



\$705,000

Nov 2023
20 Days

842 m² 5 2 2

17 PARER DR




\$650,000

Nov 2023
188 Days

830 m² 4 2 4

15 TERMANSEN ST



\$855,000

Nov 2023
28 Days

1,190 m² 4 3 3

67 MOIL CRES




\$710,000

Oct 2023
4 Day

859 m² 4 2 2

18 THORNTON CRES



\$658,000

Oct 2023
14 Days

817 m² 4 2 2

79 MOIL CRES




\$491,000

Oct 2023
25 Days

771 m² 3 1 2

32 WILSON CRES



\$535,000

Sep 2023
53 Days

817 m² 4 3 2

46 GREENWOOD CRES



\$450,000

Sep 2023
N/A

862 m² 3 1 4

13 MOIL CRES

\$350,000

809 m² 5 2 4

31 PARER DR

\$660,000

817 m² 3 2 2

13 BYRNE CCT

\$530,000

807 m² - - -

55 MOIL CRES

\$570,000

817 m² - - -

84 MOIL CRES

\$680,000

838 m² - - -

71 LEE POINT RD

\$370,000

818 m² 3 - -

4 SCALES ST

\$662,750

632 m² 4 2 4

13 BYRNE CCT

\$530,000

5 2 -

MOIL - Properties For Rent

Median Rental Price

\$630 /w

Based on 19 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

+6.1%

Current Median Price: \$534,000
Current Median Rent: \$630

Based on 28 recorded House sales and 19 House rentals compared over the last 12 months


Number of Rentals

19




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

5 PARER DRIVE



\$550 per week

738 m²   

Nov 2023
7 Days

13 BYRNE STREET



\$620 per week

Nov 2023
8 Days

25 GREENWOOD CRESCENT



\$680 per week

929 m²   

Nov 2023
15 Days