

A bright yellow bicycle is parked on a paved surface in front of a white picket fence. The bicycle has 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.'

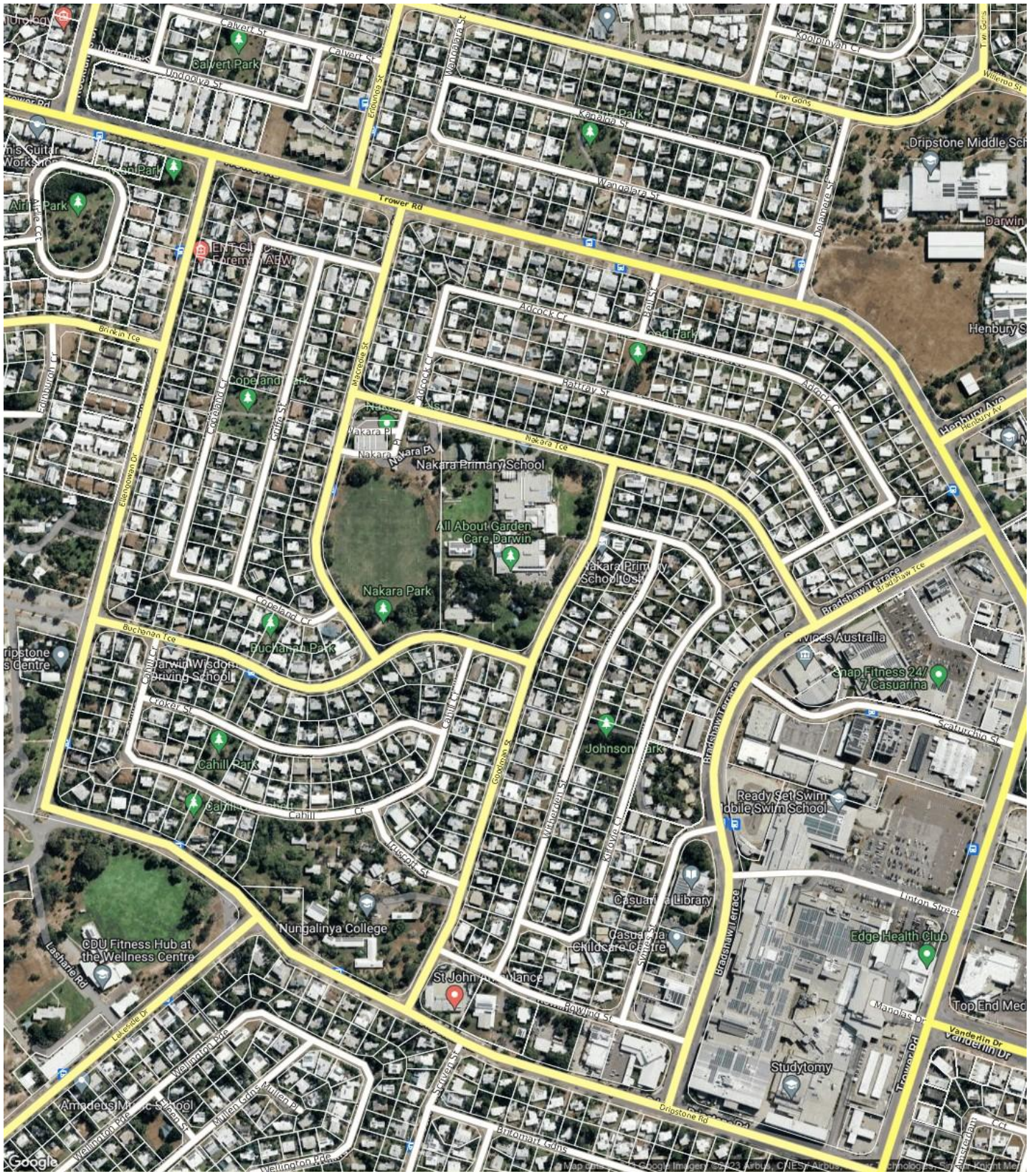
RayWhite.

Suburb
flyover
report

NAKARA (HOUSE)

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

NAKARA - Suburb Map



NAKARA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	52	\$ 312,500	0.0 %	\$ 49,450	\$ 499,000
2006	29	\$ 375,000	20.0 %	\$ 63,200	\$ 495,000
2007	34	\$ 420,000	12.0 %	\$ 185,000	\$ 502,500
2008	25	\$ 475,000	13.1 %	\$ 50,000	\$ 750,000
2009	27	\$ 520,000	9.5 %	\$ 79,135	\$ 630,000
2010	21	\$ 560,000	7.7 %	\$ 230,000	\$ 720,000
2011	21	\$ 530,000	-5.4 %	\$ 350,000	\$ 670,000
2012	31	\$ 588,000	10.9 %	\$ 400,000	\$ 725,000
2013	34	\$ 599,900	2.0 %	\$ 47,500	\$ 760,000
2014	36	\$ 615,000	2.5 %	\$ 260,000	\$ 810,000
2015	21	\$ 645,000	4.9 %	\$ 290,000	\$ 770,000
2016	18	\$ 572,500	-11.2 %	\$ 200,000	\$ 780,000
2017	16	\$ 525,000	-8.3 %	\$ 240,000	\$ 660,000
2018	18	\$ 507,500	-3.3 %	\$ 410,000	\$ 700,000
2019	19	\$ 500,000	-1.5 %	\$ 315,000	\$ 660,000
2020	9	\$ 530,000	6.0 %	\$ 300,000	\$ 810,000
2021	0				
2022	21	\$ 612,500	0.0 %	\$ 132,000	\$ 965,000
2023	18	\$ 565,000	-7.8 %	\$ 400,000	\$ 1,100,000

Median Sale Price
\$565k

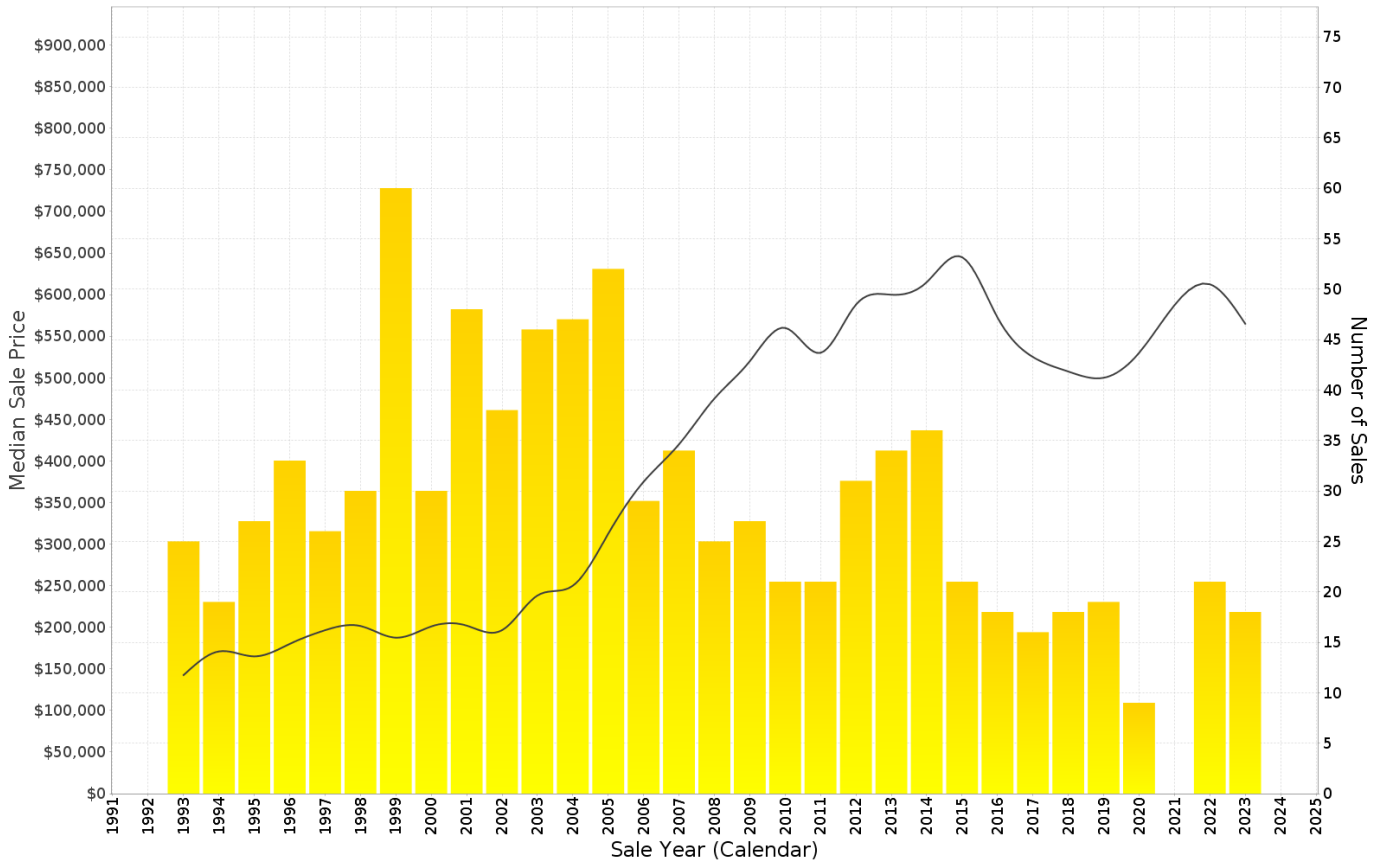
Based on 20 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

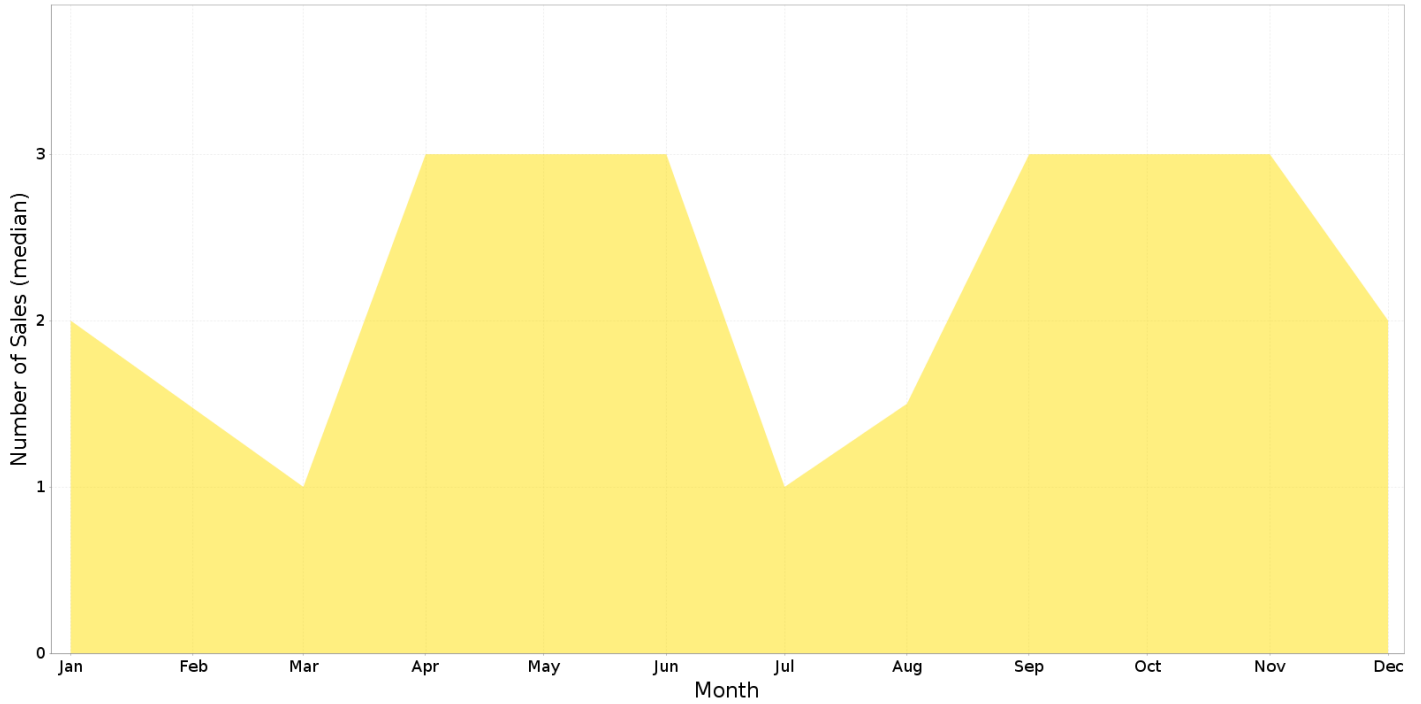
Suburb Growth
-8.3%

Current Median Price: \$565,000
Previous Median Price: \$616,250

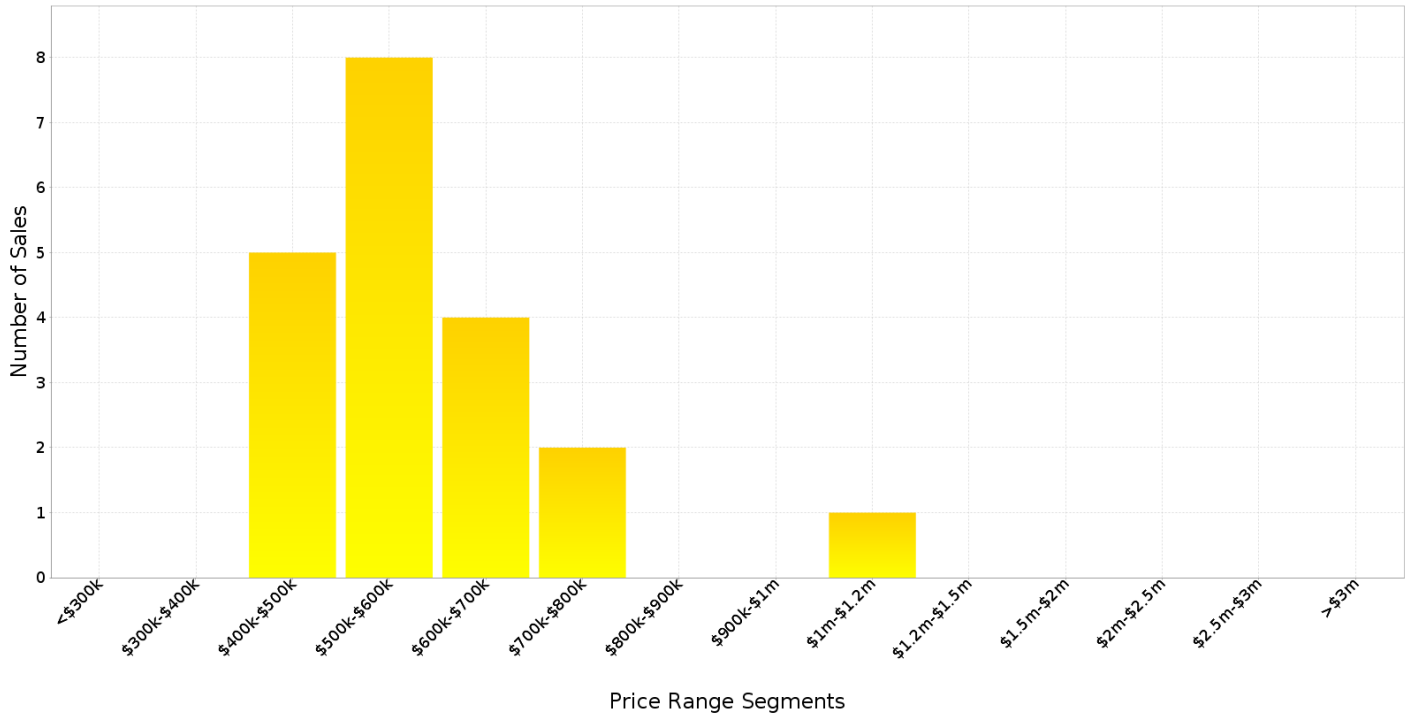
Based on 36 recorded House sales compared over the last two rolling 12 month periods



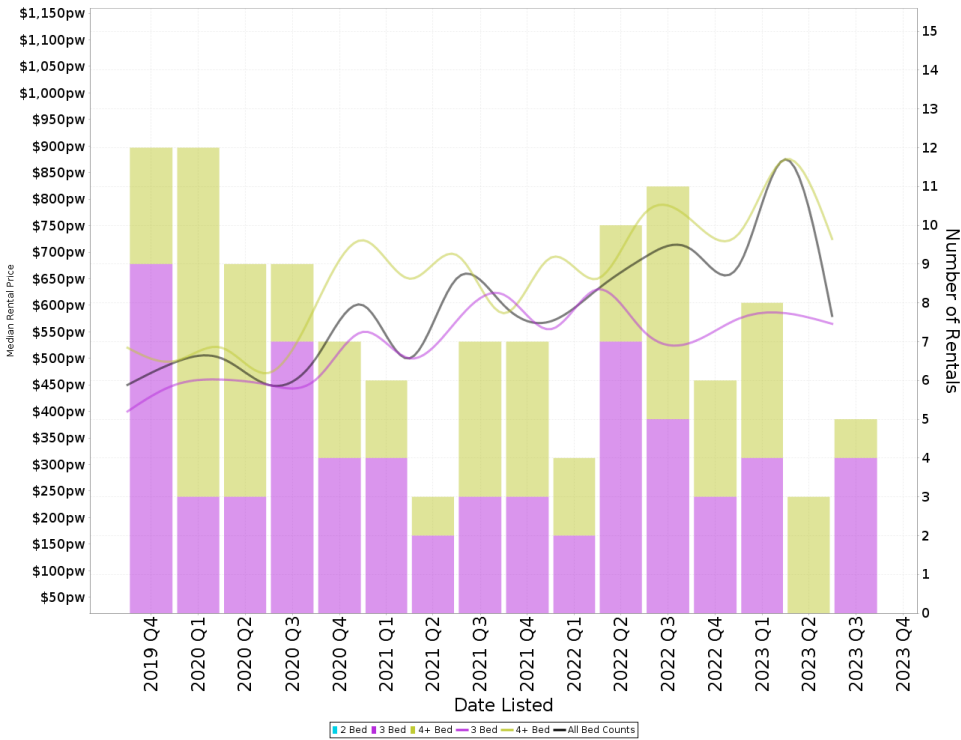
NAKARA - Peak Selling Periods (3 years)



NAKARA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.3%

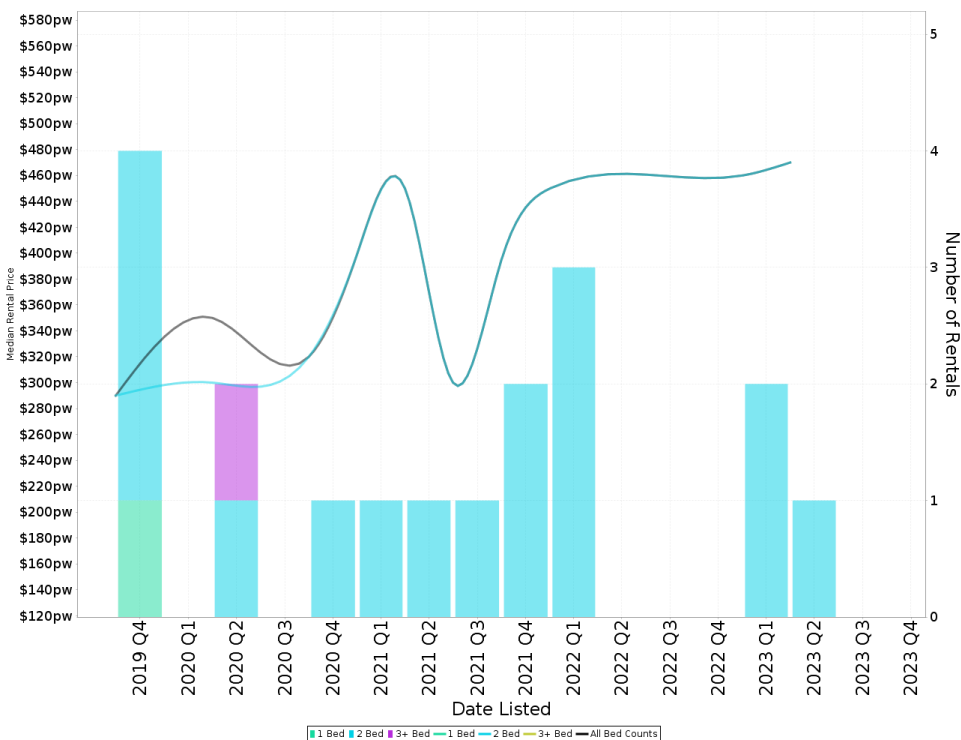
Current Median Price: \$565,000
Previous Median Price: \$616,250
Based on 36 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$565,000
Current Median Rent: \$660
Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

NAKARA - Recently Sold Properties

Median Sale Price

\$565k

Based on 20 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

-8.3%

Current Median Price: \$565,000
Previous Median Price: \$616,250

Based on 36 recorded House sales compared over the last two rolling 12 month periods

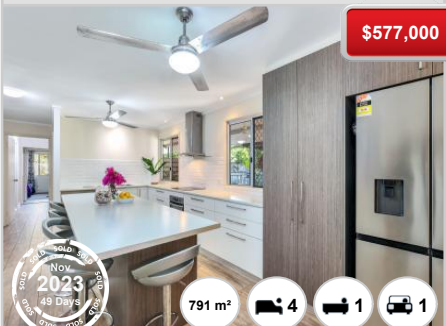
Sold Properties

20

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

44 GOODMAN ST



\$577,000

791 m² 4 1 1

Sold Nov 2023
49 Days

44 ELLENGOWAN DR



\$510,000

817 m² - - -

Sold Nov 2023
49 Days

6 GRIFFE ST




\$905,000

922 m² 4 2 2

Sold Oct 2023
40 Days

52 GOODMAN ST

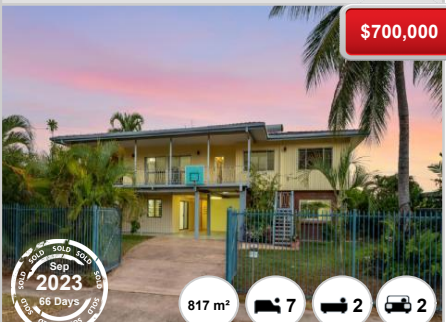


\$400,000

992 m² - - -

Sold Sep 2023
N/A

347 TROWER RD



\$700,000

817 m² 7 2 2

Sold Sep 2023
66 Days

37 ADCOCK CRES



\$520,000

809 m² 3 1 2

Sold Aug 2023
119 Days

41 WITHERDEN ST



\$502,000

888 m² 3 1 2

Sold Jul 2023
50 Days

36 WITHERDEN ST



\$482,500

820 m² 3 1 1

Sold Jun 2023
64 Days

63 CAHILL CRES




\$450,000

829 m² 4 3 2

Sold May 2023
N/A

51 BRADSHAW TCE

\$565,000



May 2023
N/A

809 m² 4 2 1

The image shows a two-story modern house with a light-colored facade and a dark roof. It features a covered carport and a paved driveway. The property is surrounded by a well-maintained lawn and some landscaping. A circular badge in the bottom left corner indicates the property was sold in May 2023 for N/A. Below the photo are four icons representing property features: 809 m² area, 4 bedrooms, 2 bathrooms, and 1 car space.

NAKARA - Properties For Rent

Median Rental Price

\$660 /w

Based on 22 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: \$565,000
Current Median Rent: \$660

Based on 20 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

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

369 TROWER ROAD

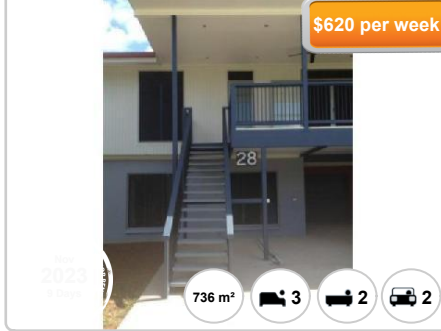


\$700 per week

Nov 2023
2 Days

817 m² 5 2 2

28 BUCHANAN TERRACE



\$620 per week

Nov 2023
8 Days

736 m² 3 2 2