

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 house and trees. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

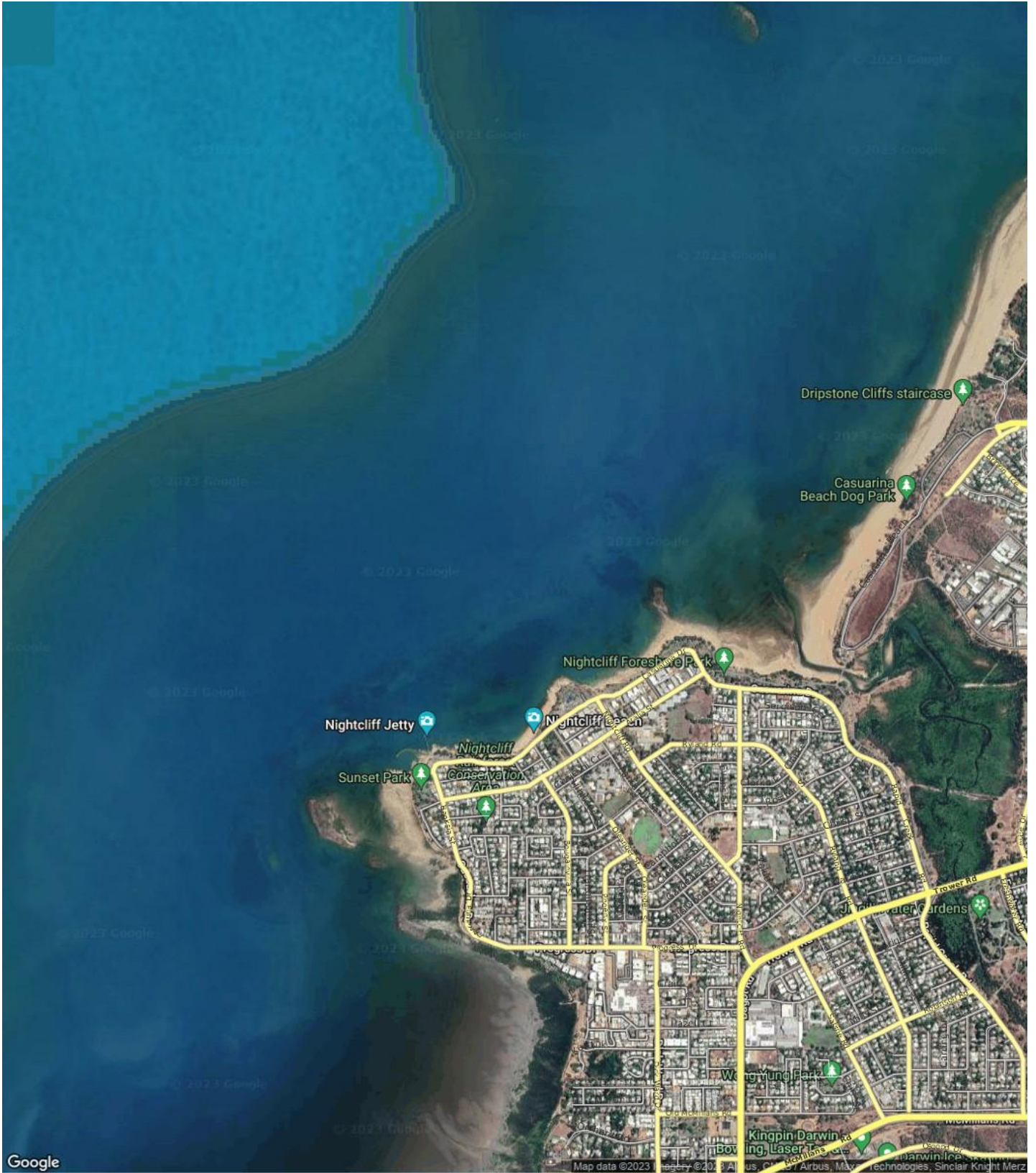
RayWhite.

Suburb
flyover
report

RAPID CREEK (HOUSE)

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

RAPID CREEK - Suburb Map



RAPID CREEK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	47	\$ 325,000	0.0 %	\$ 86,000	\$ 539,500
2006	41	\$ 445,000	36.9 %	\$ 46,890	\$ 748,000
2007	40	\$ 465,500	4.6 %	\$ 5,000	\$ 700,000
2008	41	\$ 492,500	5.8 %	\$ 60,000	\$ 855,000
2009	33	\$ 555,000	12.7 %	\$ 120,000	\$ 745,000
2010	27	\$ 580,000	4.5 %	\$ 350,000	\$ 820,000
2011	26	\$ 552,500	-4.7 %	\$ 5,500	\$ 912,000
2012	27	\$ 624,000	12.9 %	\$ 7,250	\$ 1,000,000
2013	30	\$ 705,000	13.0 %	\$ 500,000	\$ 1,075,000
2014	28	\$ 659,000	-6.5 %	\$ 76,553	\$ 895,000
2015	26	\$ 672,500	2.0 %	\$ 250,000	\$ 1,000,000
2016	28	\$ 672,500	0.0 %	\$ 350,000	\$ 1,890,000
2017	26	\$ 625,000	-7.1 %	\$ 250,000	\$ 1,045,000
2018	14	\$ 555,000	-11.2 %	\$ 240,000	\$ 1,056,350
2019	24	\$ 640,000	15.3 %	\$ 250,000	\$ 1,025,000
2020	10	\$ 460,000	-28.1 %	\$ 390,000	\$ 995,000
2021	0				
2022	32	\$ 787,500	0.0 %	\$ 310,000	\$ 1,585,000
2023	22	\$ 705,000	-10.5 %	\$ 540,000	\$ 1,360,000

Median Sale Price

\$705k

Based on 24 recorded House sales within the last 12 months (Oct '22 - Sep '23)

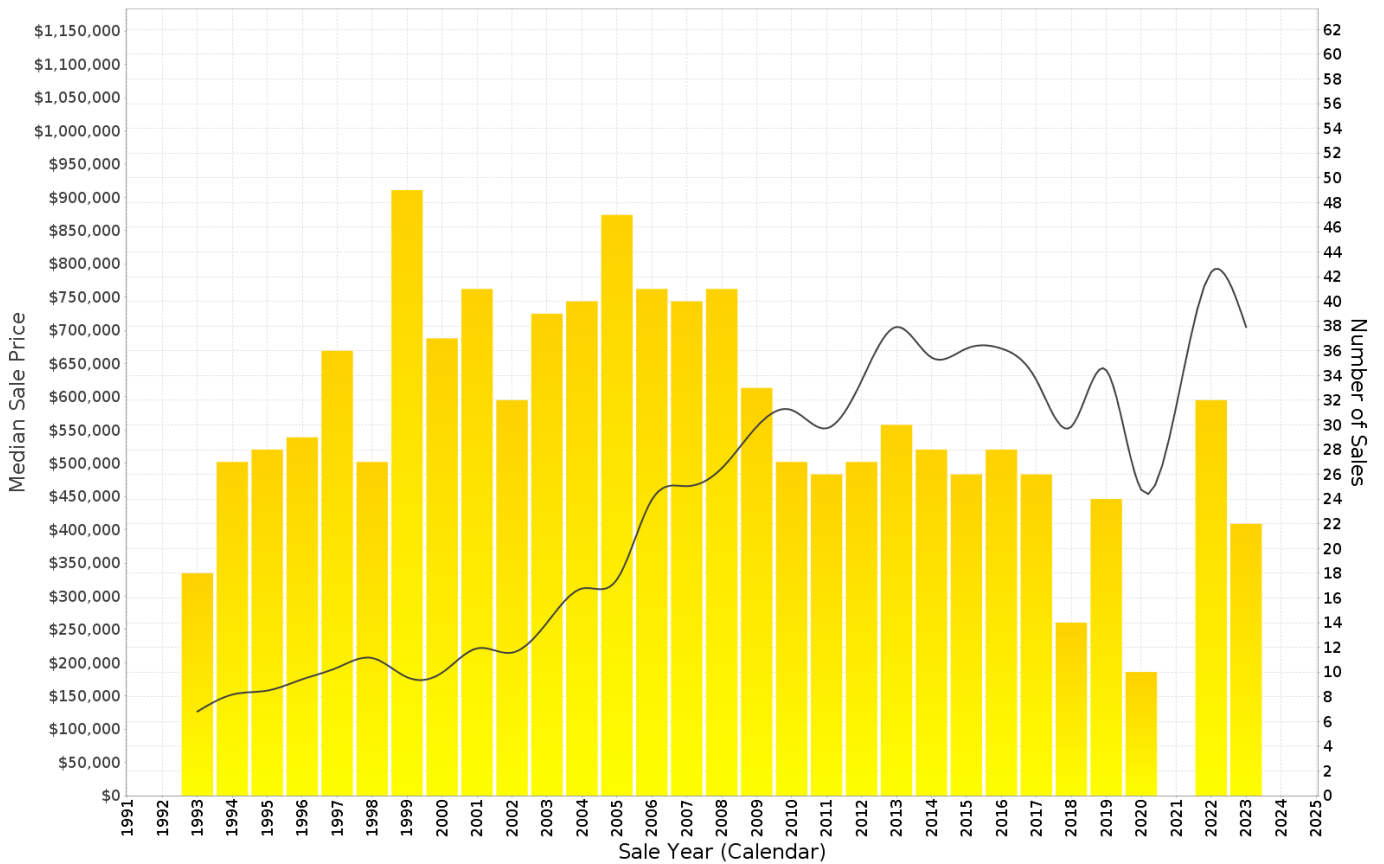
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

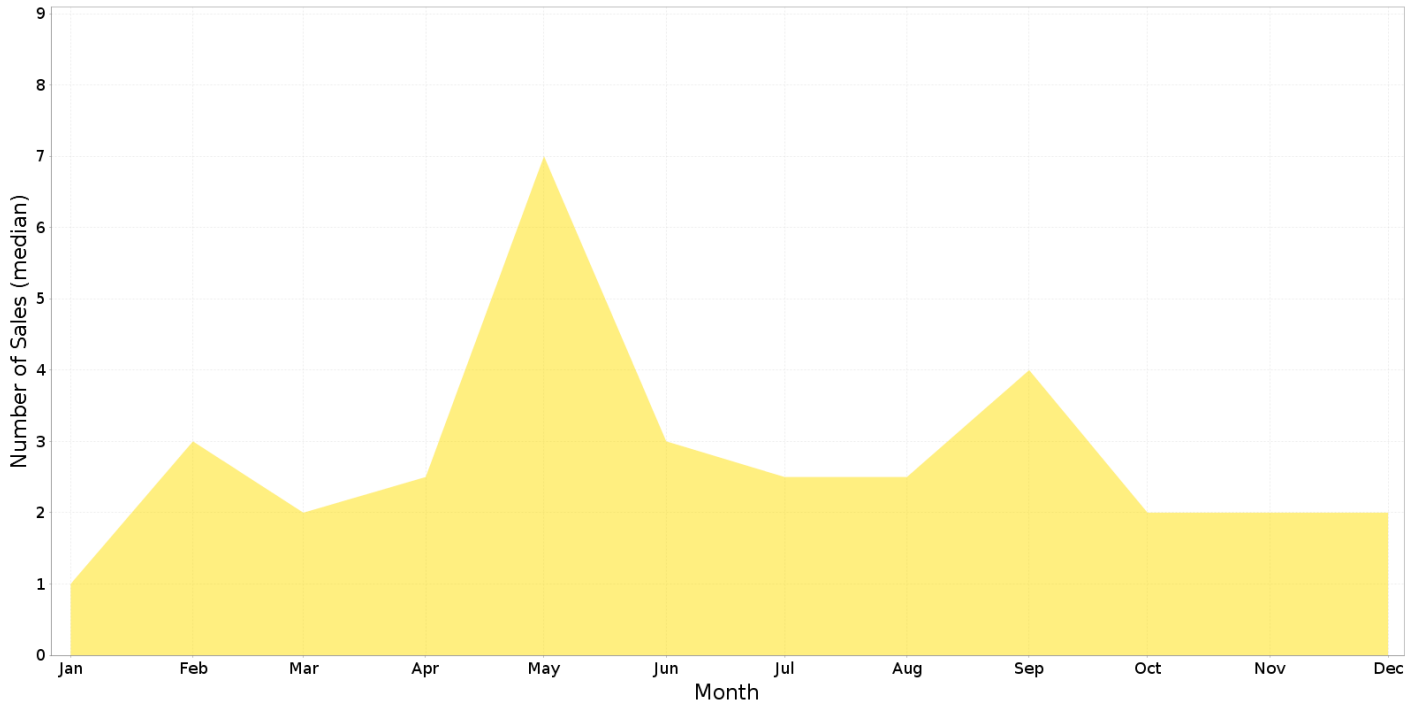
-14.0%

Current Median Price: \$705,000
Previous Median Price: \$820,000

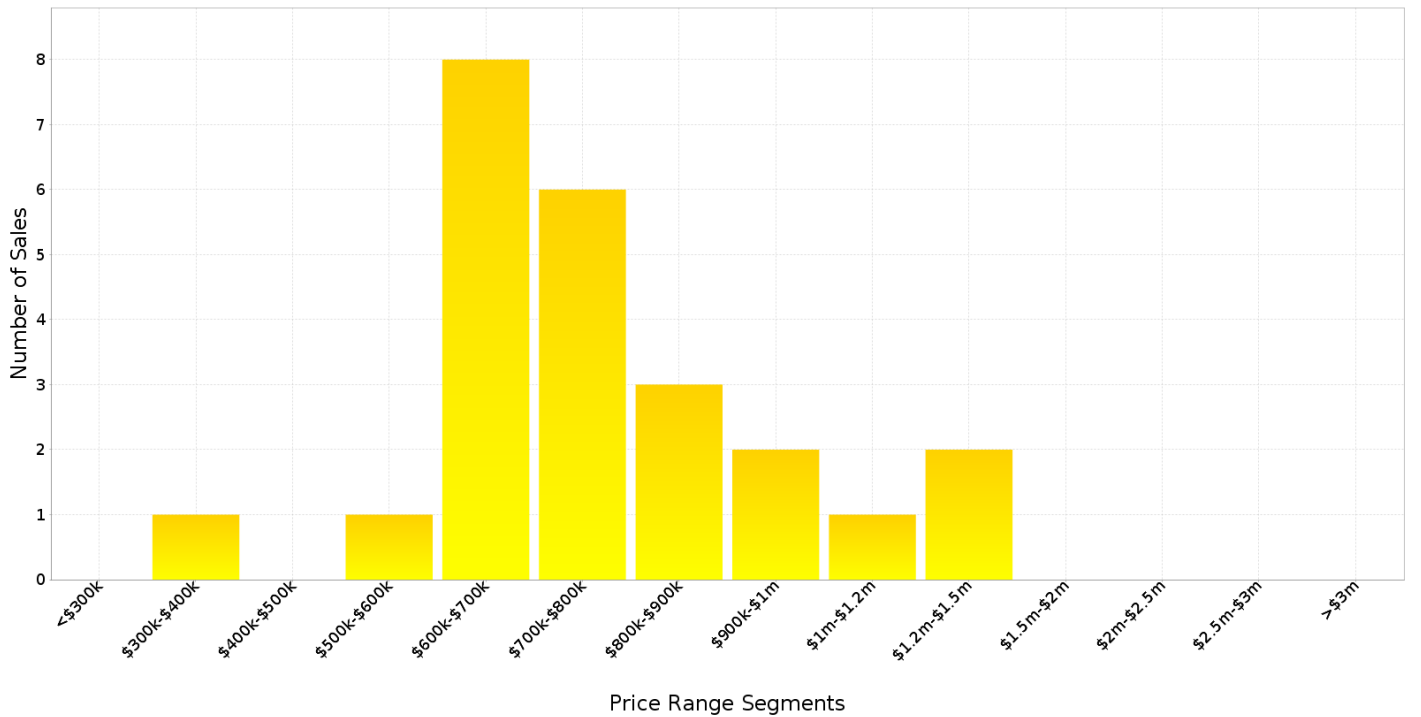
Based on 50 recorded House sales compared over the last two rolling 12 month periods



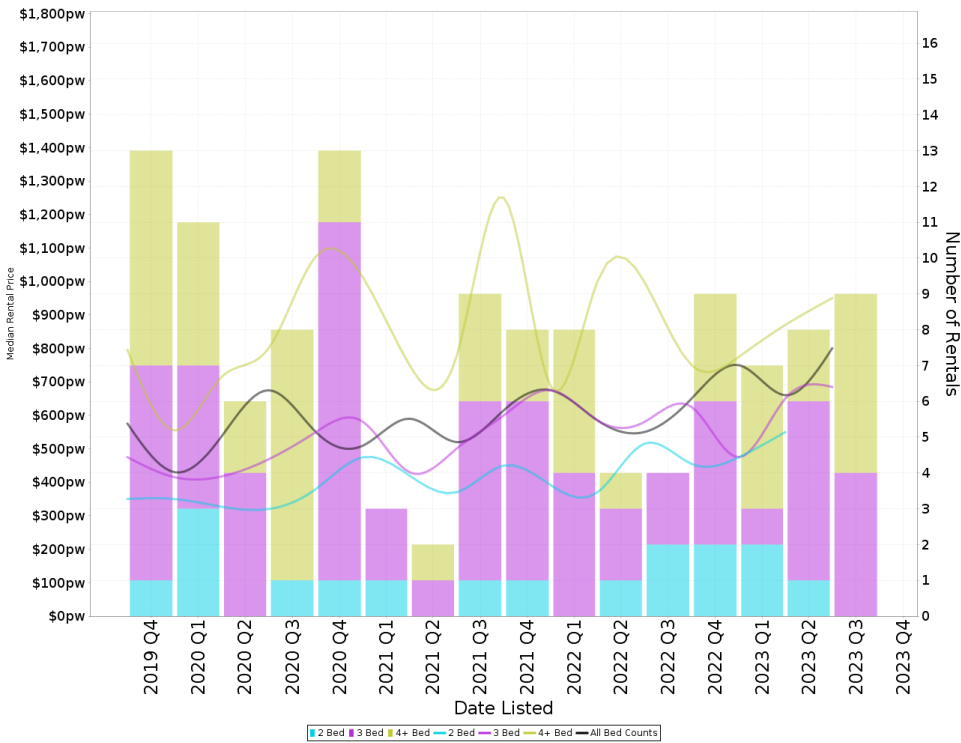
RAPID CREEK - Peak Selling Periods (3 years)



RAPID CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-14.0%

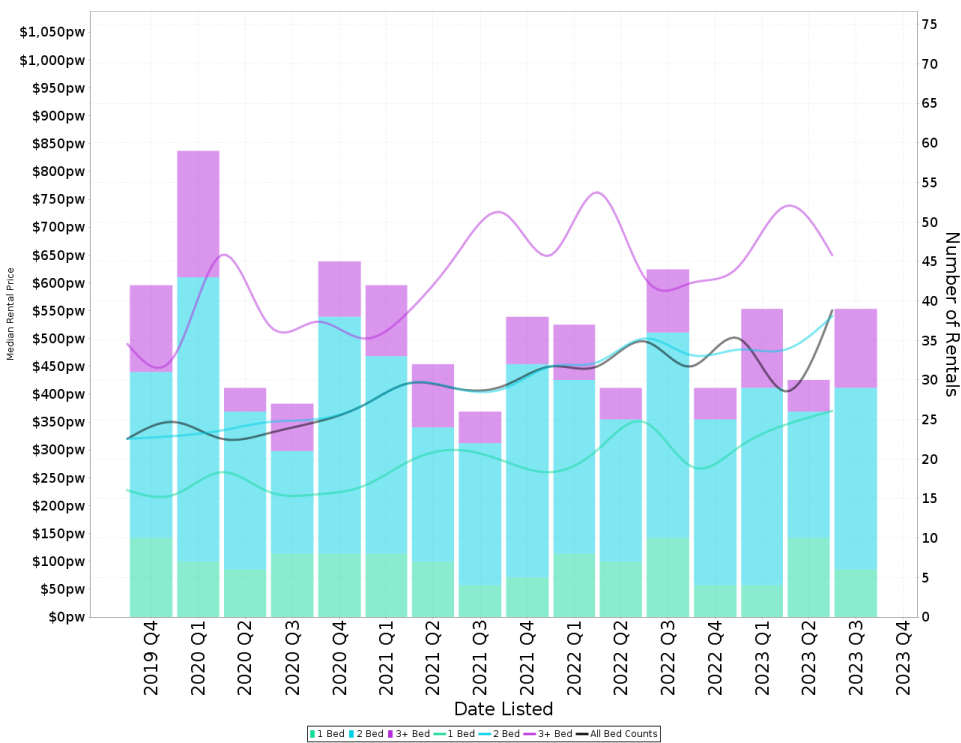
Current Median Price: \$705,000
Previous Median Price: \$820,000
Based on 50 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$705,000
Current Median Rent: \$720
Based on 33 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$405,000
Previous Median Price: \$400,000
Based on 82 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.3%

Current Median Price: \$405,000
Current Median Rent: \$490
Based on 137 registered Unit rentals compared over the last 12 months.

RAPID CREEK - Recently Sold Properties

Median Sale Price

\$705k

Based on 24 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

-14.0%

Current Median Price: \$705,000
Previous Median Price: \$820,000

Based on 50 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

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

100 RYLAND RD

\$627,000

Sold Oct 2023 (85 Days)

963 m² 3 1 2

35 WATERS ST

\$1,008,000

Sold Oct 2023 (39 Days)

969 m² 4 2 2

23 CLARKE CRES

\$670,000

Sold Oct 2023 (11 Days)

929 m² 3 1 2

128 RYLAND RD

\$540,000

Sold Oct 2023 (54 Days)

1,020 m² 4 2 -

137 RYLAND RD

\$1,080,000

Sold Oct 2023 (42 Days)

947 m² 4 3 3

101 RAPID CREEK RD

\$672,000

Sold Oct 2023 (60 Days)

935 m² 3 2 2

28 ROSSITER ST

\$930,000

Sold Sep 2023 (101 Days)

947 m² 4 2 3

22 TERNAU ST

\$925,000

Sold Sep 2023 (90 Days)

929 m² 5 2 2

80 NIGHTCLIFF RD

\$800,000

Sold Sep 2023 (N/A)

946 m² 2 1 1

4 ARTAUD PL

\$1,240,000

Aug 2023
63 Days

1,130 m² 5 3 2

94 RYLAND RD

\$700,000

Aug 2023
48 Days

963 m² 3 2 2

125 RYLAND RD

\$871,500

Jul 2023
49 Days

937 m² 4 2 3

162 RYLAND RD

\$630,000

Jul 2023
N/A

967 m² - - -

22 NIGHTCLIFF RD

\$660,000

Jul 2023
216 Days

923 m² 3 2 2

7 VAUGHTON PL

\$870,000

Jun 2023
183 Days

1,011 m² 4 2 4

81 RAPID CREEK RD

\$740,000

Jun 2023
387 Days

963 m² 3 1 2

RAPID CREEK - Properties For Rent

Median Rental Price

\$720 /w

Based on 33 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

+5.3%

Current Median Price: \$705,000
Current Median Rent: \$720

Based on 24 recorded House sales and 33 House rentals compared over the last 12 months

Number of Rentals

33

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

23 CLARKE CRESCENT

\$720pw

Nov 2023
5 Days

929 m² 3 1 1

28 CHRISP STREET

\$1050 per week

Nov 2023
7 Days

953 m² 4 2 2

2 Street

\$680

Nov 2023
7 Days

3 1 2

1/3 CHAPMAN COURT

\$750.00/week

Nov 2023
29 Days

1,206 m² 3 2 2

10 O'KEEFE PLACE

\$580 per week

Nov 2023
23 Days

929 m² 3 1 2

41 TROWER ROAD

\$700 Per Week

Oct 2023
33 Days

929 m² 4 2 2

119 RYLAND ROAD

\$780 PER

Aug 2023
100 Days

1,050 m² 3 2 2