

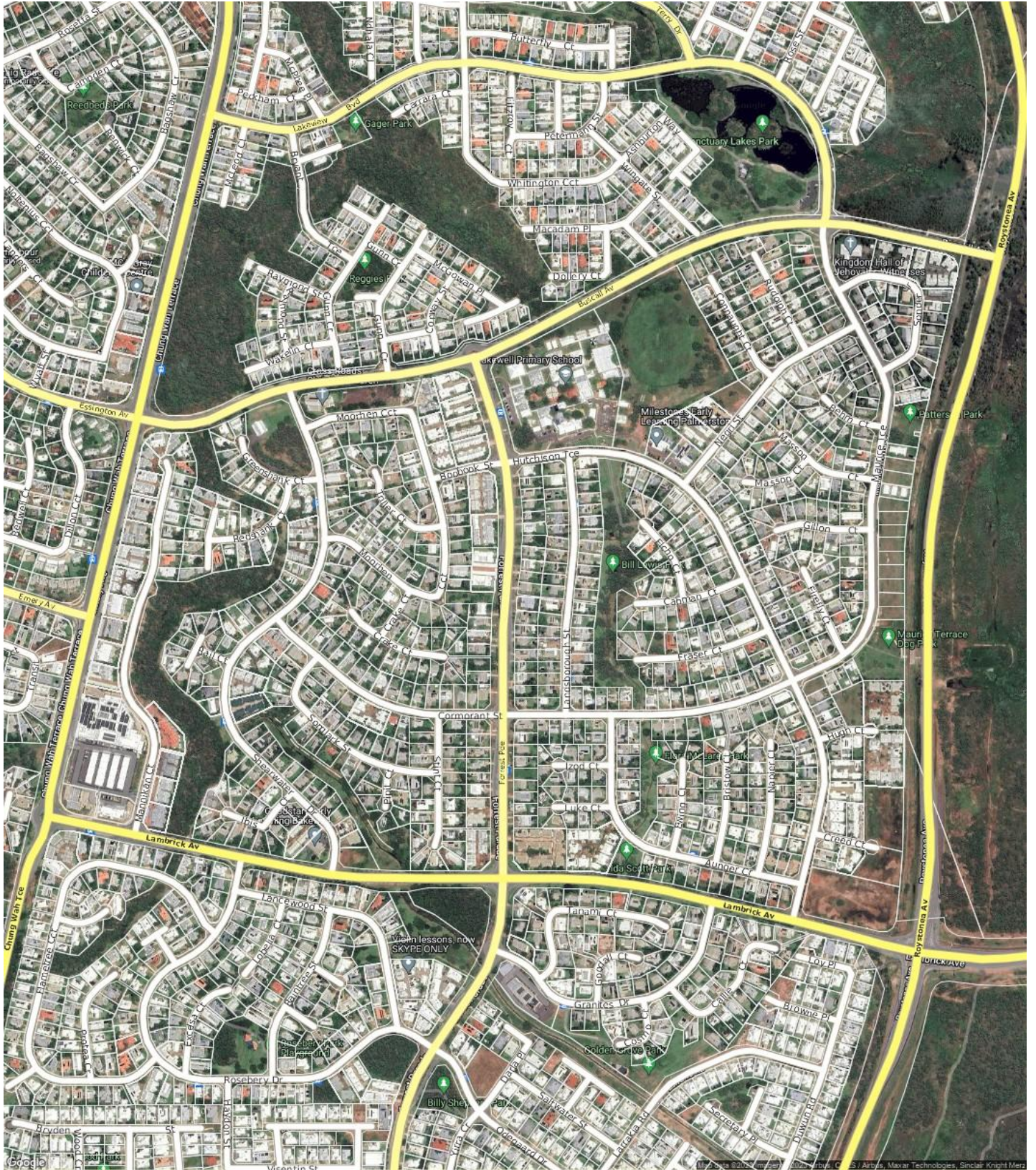
RayWhite.

**Suburb
flyover
report**

BAKEWELL (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	164	\$ 244,000	0.0 %	\$ 29,400	\$ 450,000
2006	122	\$ 305,000	25.0 %	\$ 18,750	\$ 470,000
2007	86	\$ 355,000	16.4 %	\$ 41,340	\$ 495,000
2008	82	\$ 389,500	9.7 %	\$ 64,000	\$ 565,000
2009	51	\$ 430,000	10.4 %	\$ 100,000	\$ 570,000
2010	44	\$ 486,250	13.1 %	\$ 121,500	\$ 595,000
2011	54	\$ 455,000	-6.4 %	\$ 117,248	\$ 550,000
2012	56	\$ 505,750	11.2 %	\$ 172,800	\$ 668,000
2013	47	\$ 530,000	4.8 %	\$ 85,500	\$ 615,000
2014	34	\$ 523,750	-1.2 %	\$ 125,000	\$ 647,000
2015	22	\$ 510,000	-2.6 %	\$ 290,000	\$ 636,000
2016	31	\$ 475,000	-6.9 %	\$ 129,900	\$ 575,000
2017	20	\$ 447,500	-5.8 %	\$ 225,000	\$ 580,000
2018	25	\$ 410,000	-8.4 %	\$ 100,000	\$ 510,000
2019	20	\$ 390,000	-4.9 %	\$ 249,000	\$ 495,000
2020	6	\$ 382,500	-1.9 %	\$ 320,000	\$ 515,000
2021	0				
2022	52	\$ 480,000	0.0 %	\$ 159,100	\$ 680,000
2023	24	\$ 489,000	1.9 %	\$ 155,100	\$ 770,000

Median Sale Price
\$485k

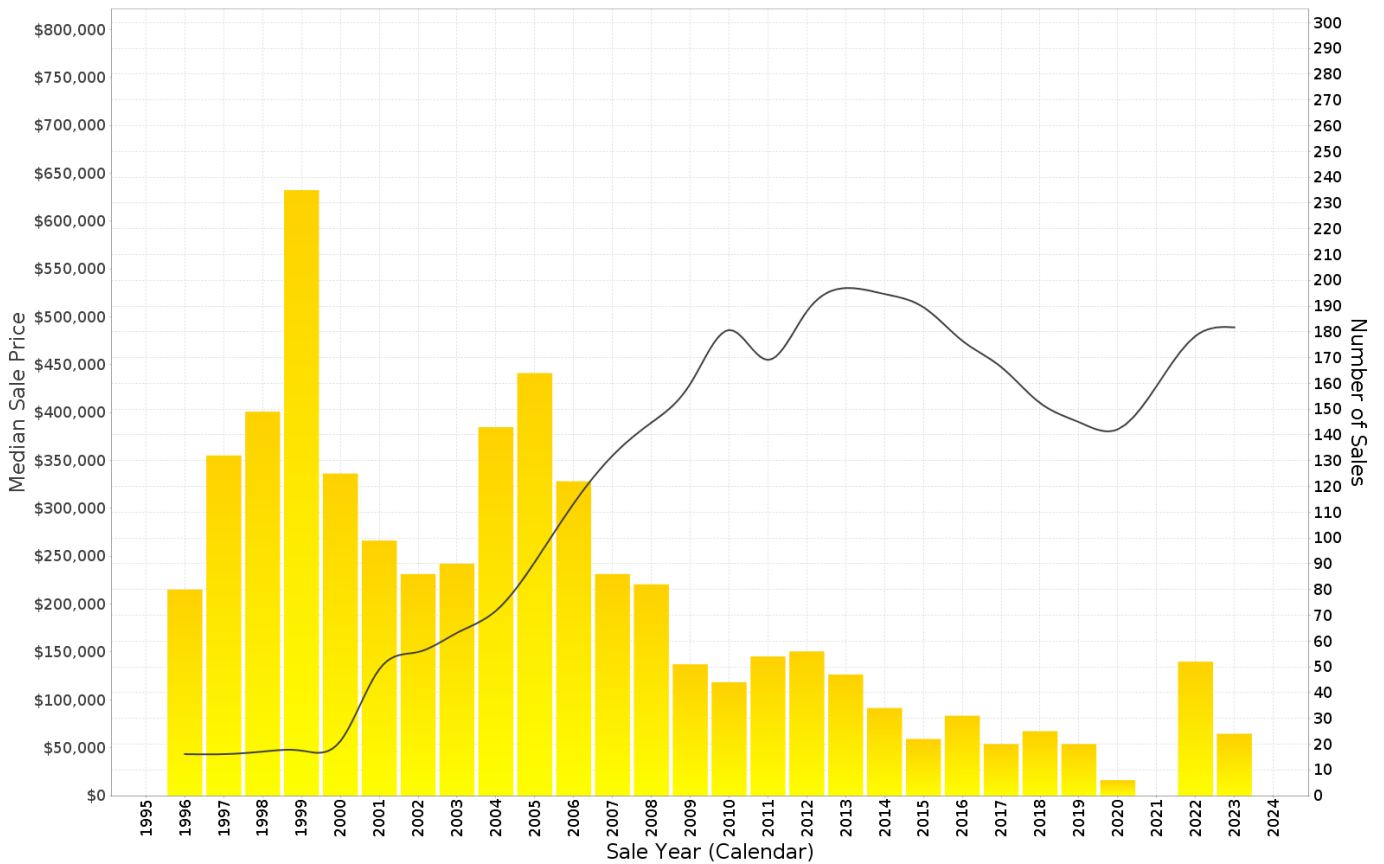
Based on 39 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

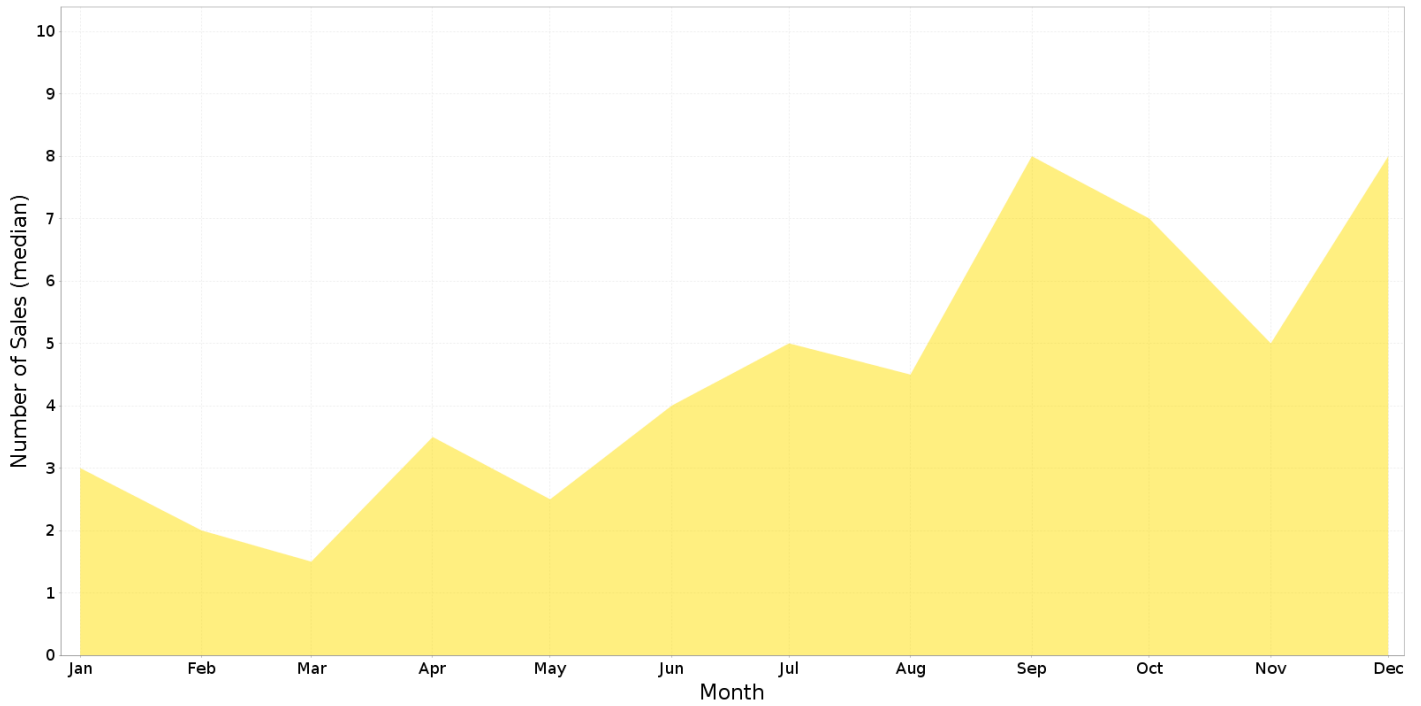
Suburb Growth
+1.6%

Current Median Price: \$485,000
Previous Median Price: \$477,500

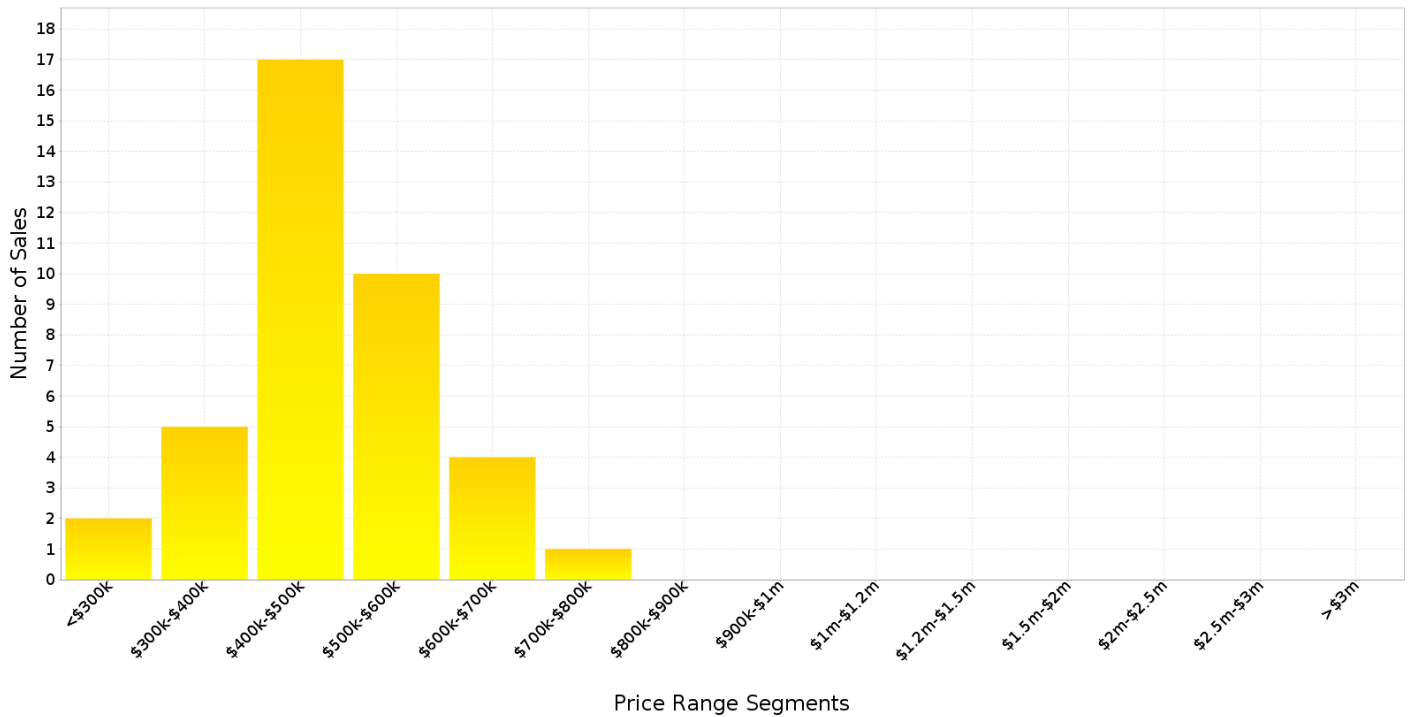
Based on 71 recorded House sales compared over the last two rolling 12 month periods



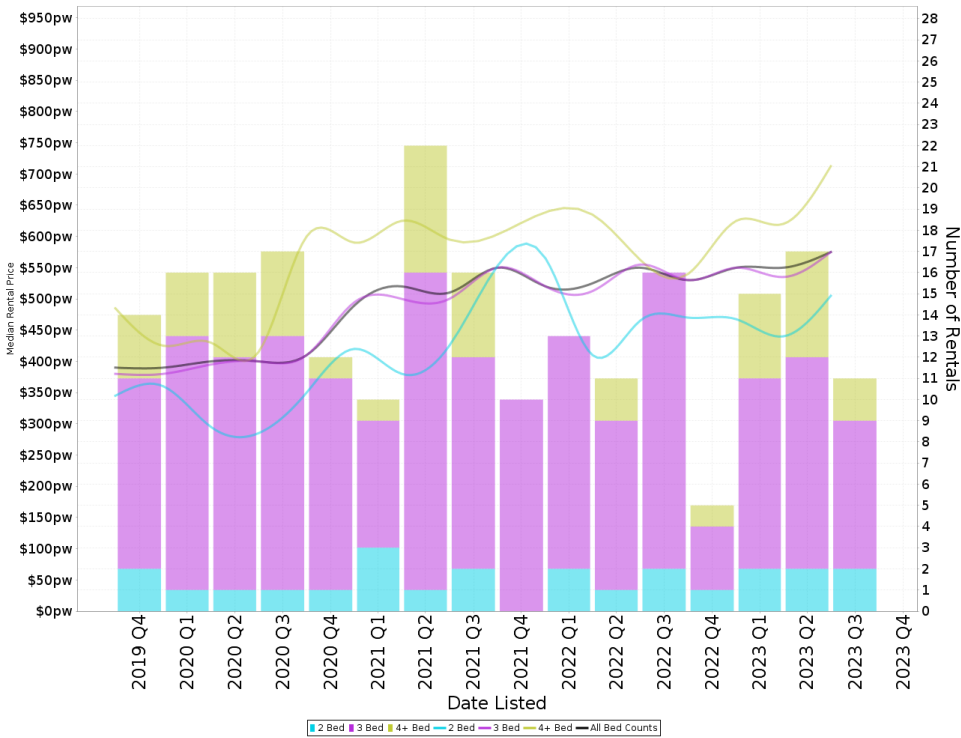
BAKEWELL - Peak Selling Periods (3 years)



BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.6%

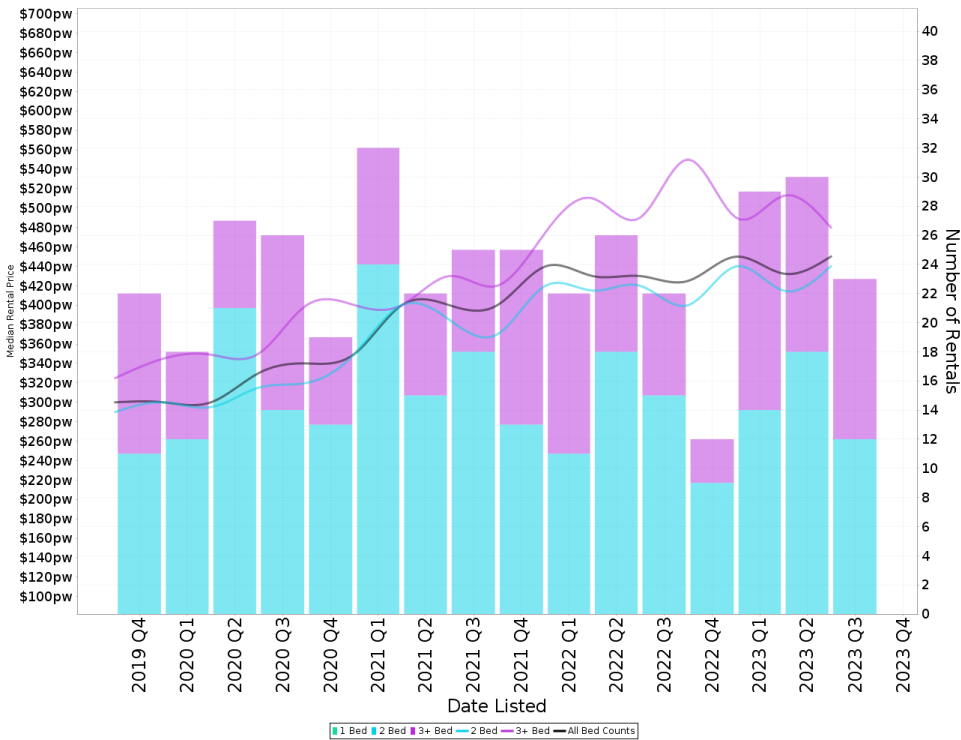
Current Median Price: \$485,000
Previous Median Price: \$477,500
Based on 71 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$485,000
Current Median Rent: \$550
Based on 48 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.2%

Current Median Price: \$280,000
Previous Median Price: \$305,000
Based on 56 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.4%

Current Median Price: \$280,000
Current Median Rent: \$450
Based on 94 registered Unit rentals compared over the last 12 months.

BAKEWELL - Recently Sold Properties

Median Sale Price

\$485k

Based on 39 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: \$485,000
Previous Median Price: \$477,500

Based on 71 recorded House sales compared over the last two rolling 12 month periods

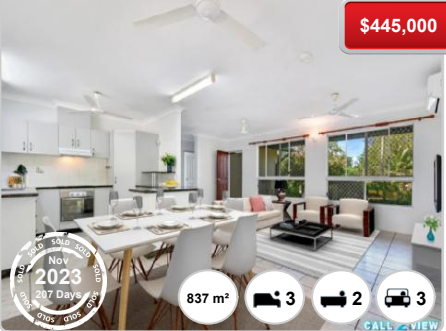
Sold Properties

39

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

17 SONGLARK ST




\$445,000

Nov 2023
207 Days

837 m² 3 2 3

18 MAURICE TCE




\$490,000

Nov 2023
N/A

830 m² 3 2 2

12 CORMORANT ST




\$445,000

Nov 2023

887 m² 3 2 2

2 LUKE CRT




\$468,000

Nov 2023
84 Days

684 m² 4 1 2

76 HUTCHISON TCE

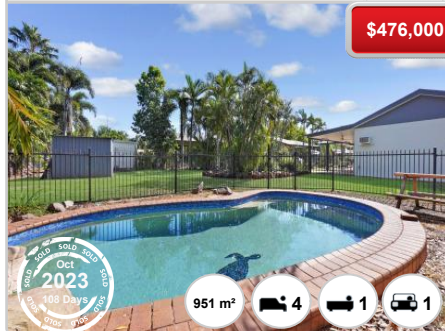


\$565,000

Nov 2023
378 Days

800 m² 3 2 4

2 FRASER CRT

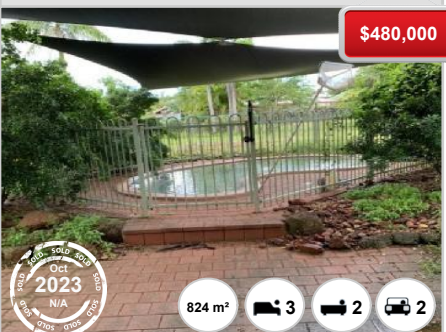


\$476,000

Oct 2023
408 Days

951 m² 4 1 1

119 MAURICE TCE

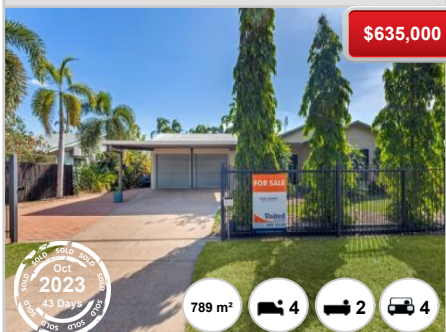


\$480,000

Oct 2023
N/A

824 m² 3 2 2

70 HUTCHISON TCE



\$635,000

Oct 2023
43 Days

789 m² 4 2 4

37 HUTCHISON TCE



\$400,000

Aug 2023
157 Days

760 m² 3 1 2

51 SHEARWATER DR



\$372,000



878 m² 4 1 2

7 PIPIT CRT

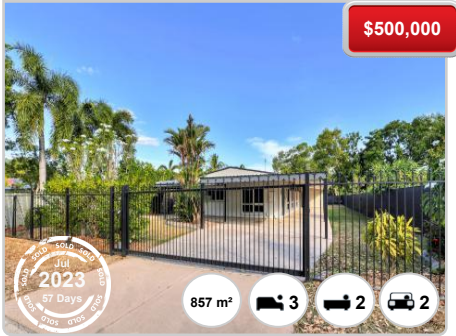


\$155,100



803 m² 3 2 2

7 CABMAN CRT

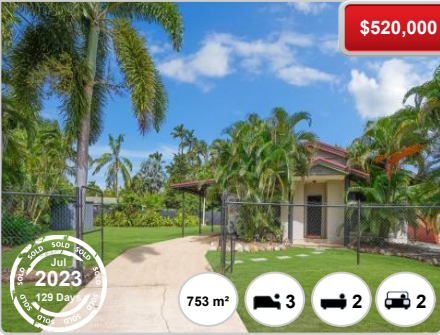


\$500,000



857 m² 3 2 2

7 BRISTOW CRT



\$520,000



753 m² 3 2 2

18 FRASER CRT



\$482,500



753 m² 3 1 3

12 SONDER CRES



\$770,000



949 m² 3 2 2

BAKEWELL - Properties For Rent

Median Rental Price

\$550 /w

Based on 48 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

+5.9%

Current Median Price: \$485,000
Current Median Rent: \$550

Based on 39 recorded House sales and 48 House rentals compared over the last 12 months

Number of Rentals

48

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

