

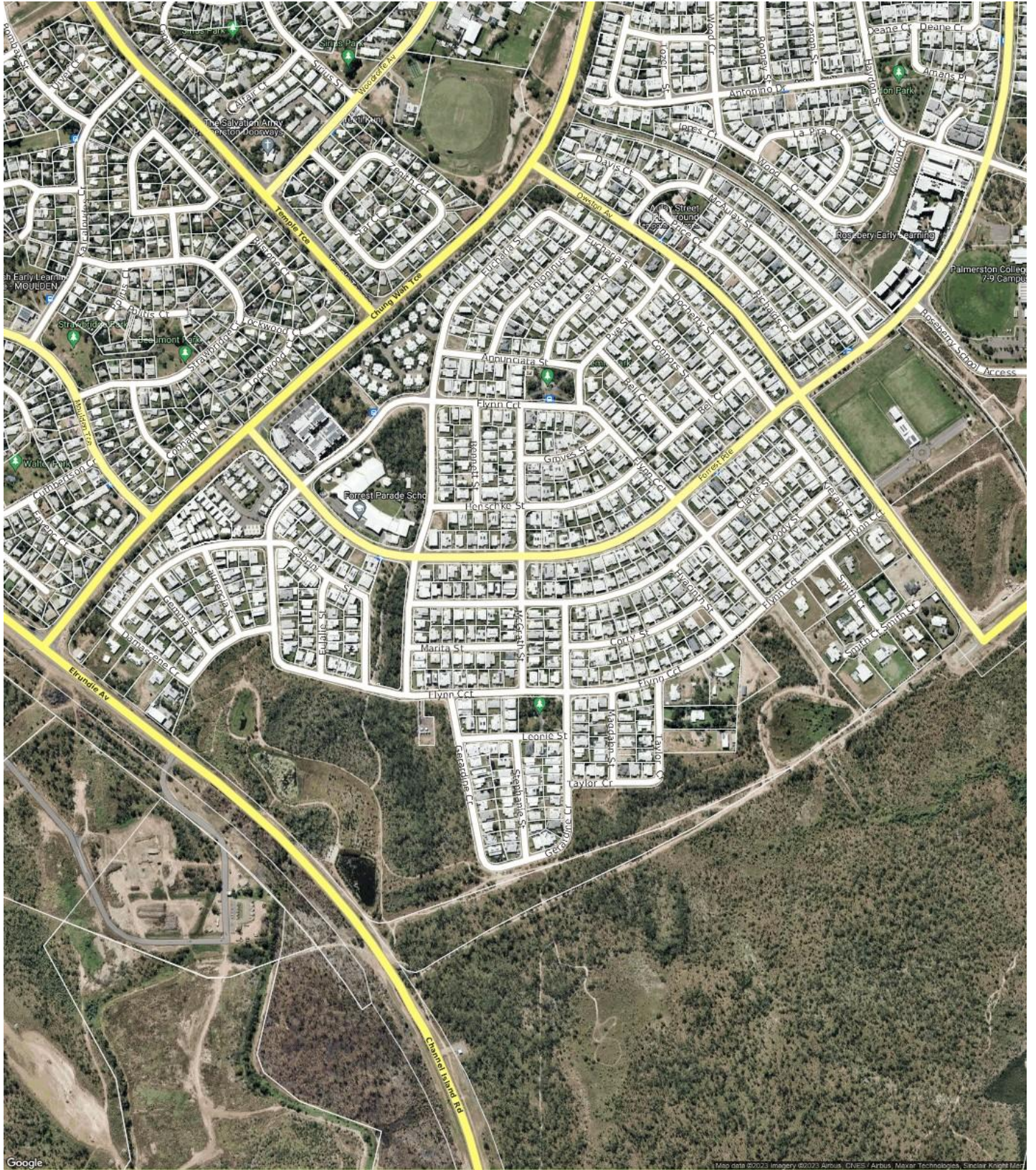
RayWhite.

**Suburb
flyover
report**

BELLAMACK (HOUSE)

PREPARED BY: DEMI LOLIAS , RAY WHITE NIGHTCLIFF

BELLAMACK - Suburb Map



BELLAMACK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2010	125	\$ 180,000	0.0 %	\$ 140,000	\$ 240,000
2011	179	\$ 196,250	9.0 %	\$ 148,500	\$ 660,000
2012	264	\$ 228,000	16.2 %	\$ 5,500	\$ 745,000
2013	114	\$ 301,625	32.3 %	\$ 78,750	\$ 790,000
2014	81	\$ 665,000	120.5 %	\$ 66,600	\$ 840,000
2015	46	\$ 665,012	0.0 %	\$ 59,180	\$ 910,000
2016	26	\$ 631,500	-5.0 %	\$ 94,180	\$ 781,000
2017	28	\$ 570,000	-9.7 %	\$ 230,000	\$ 775,000
2018	19	\$ 585,000	2.6 %	\$ 325,000	\$ 1,015,000
2019	21	\$ 545,000	-6.8 %	\$ 130,000	\$ 715,000
2020	14	\$ 548,500	0.6 %	\$ 300,000	\$ 655,000
2021	0				
2022	39	\$ 615,000	0.0 %	\$ 183,600	\$ 945,000
2023	40	\$ 525,000	-14.6 %	\$ 82,250	\$ 1,050,000

Median Sale Price
\$540k

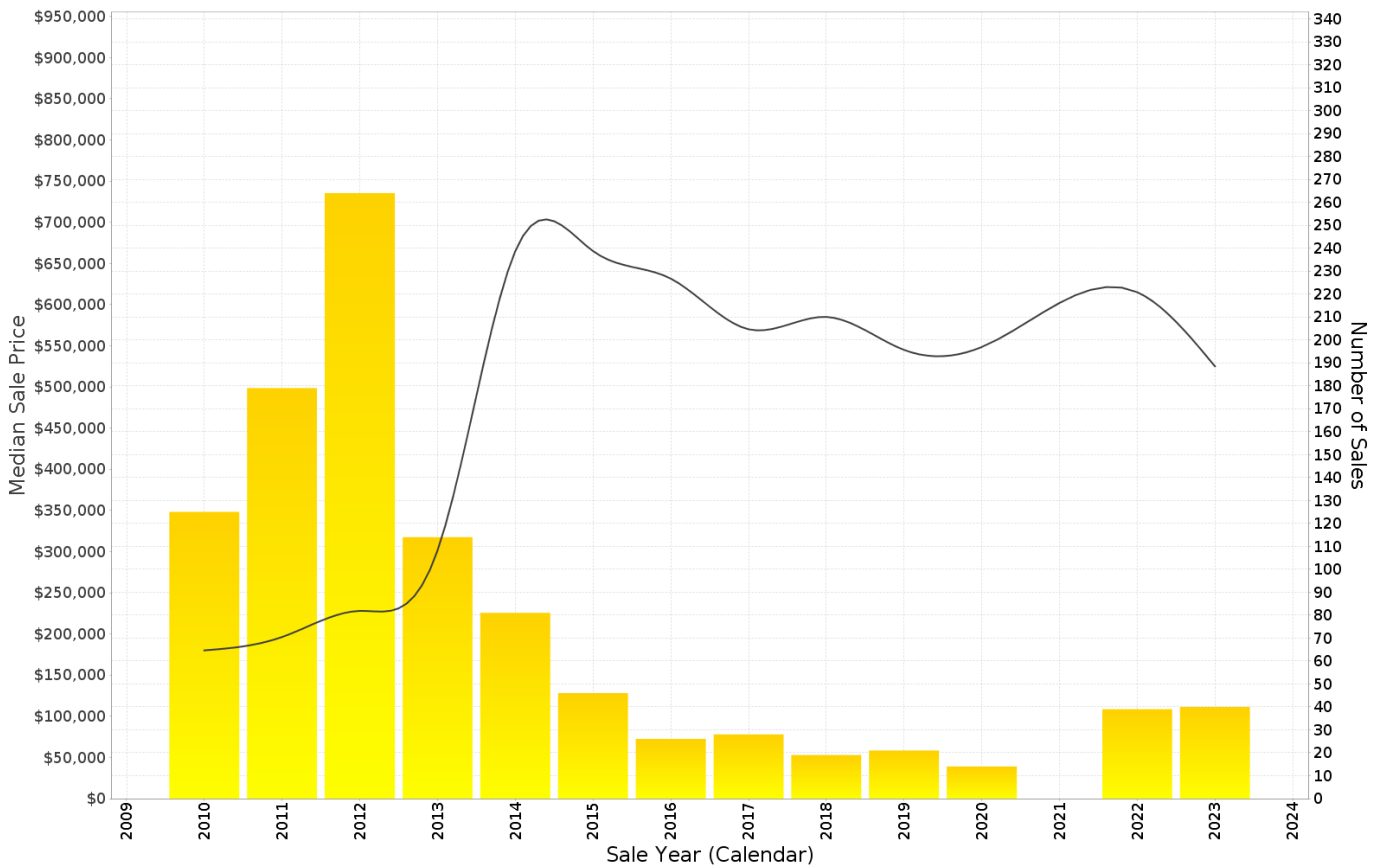
Based on 45 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

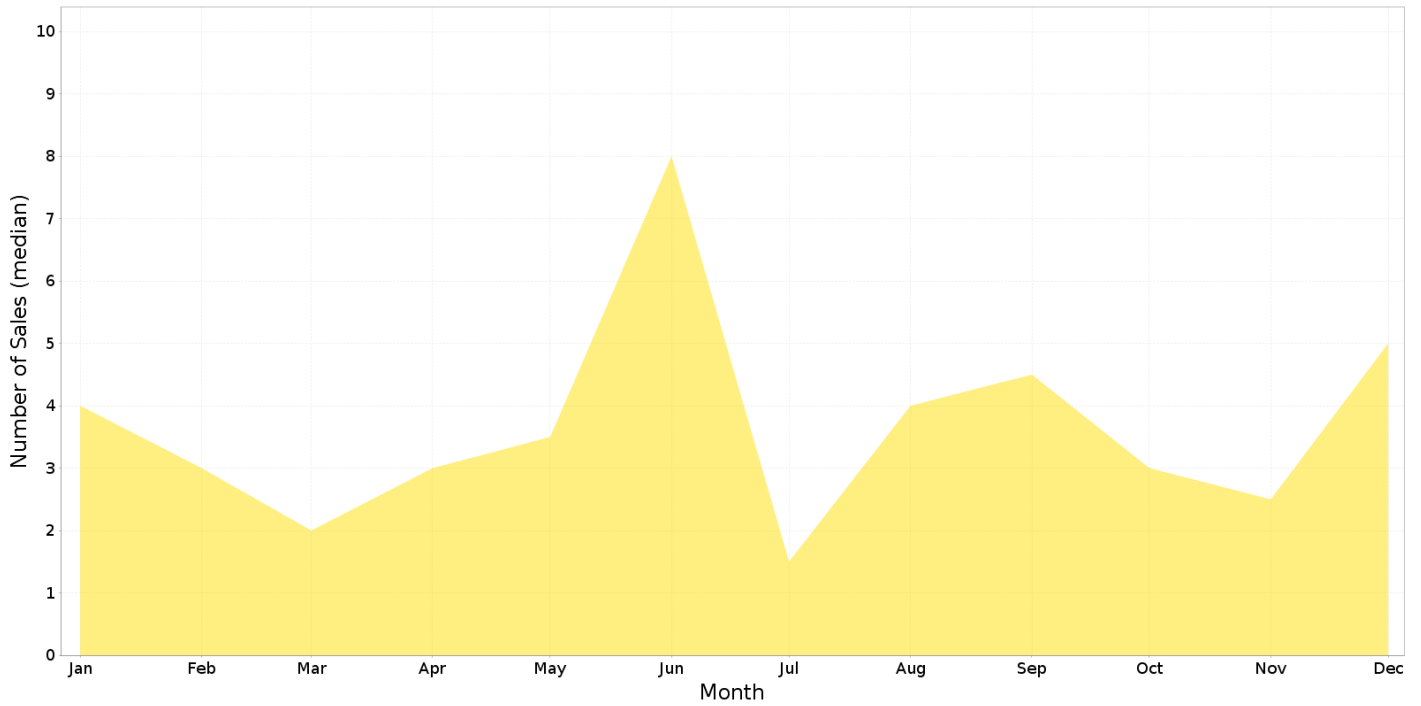
Suburb Growth
-15.6%

Current Median Price: \$540,000
Previous Median Price: \$640,000

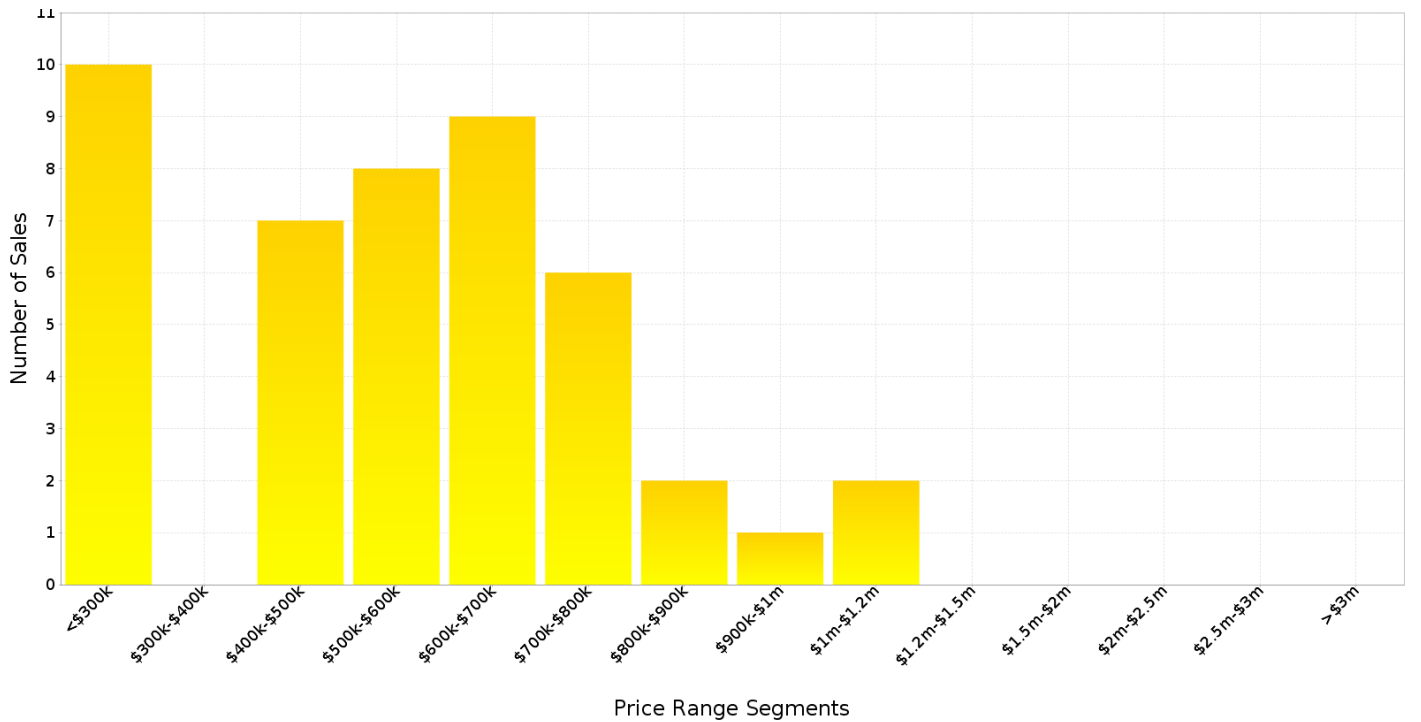
Based on 72 recorded House sales compared over the last two rolling 12 month periods



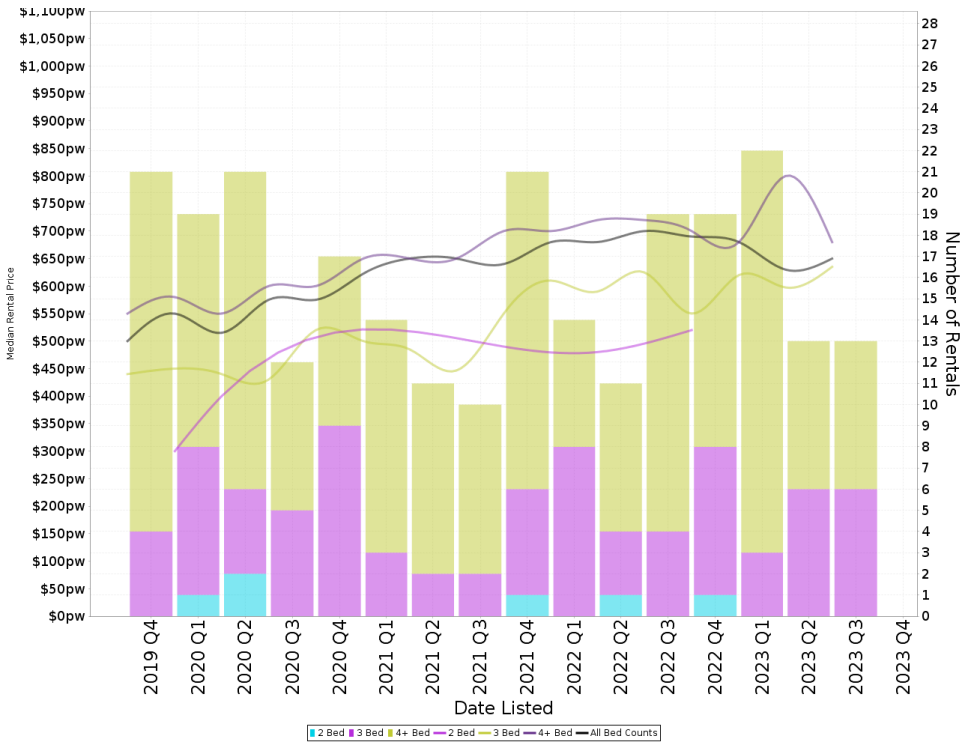
BELLAMACK - Peak Selling Periods (3 years)



BELLAMACK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-15.6%

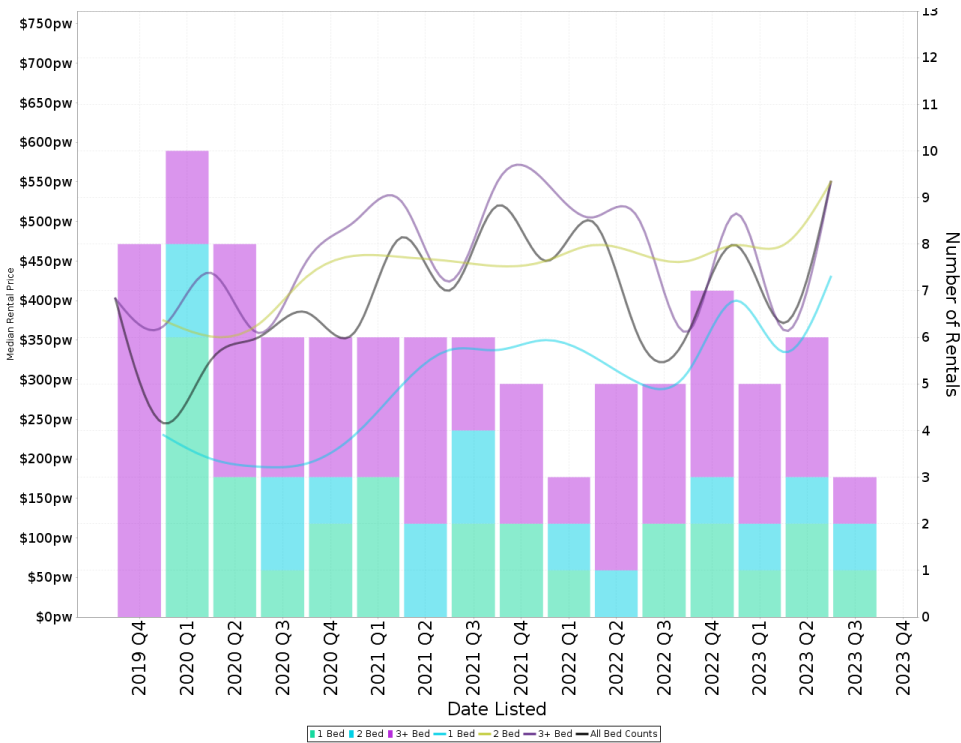
Current Median Price: \$540,000
 Previous Median Price: \$640,000
 Based on 72 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.5%

Current Median Price: \$540,000
 Current Median Rent: \$680
 Based on 67 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

BELLAMACK - Recently Sold Properties

Median Sale Price

\$540k

Based on 45 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

-15.6%

Current Median Price: \$540,000
Previous Median Price: \$640,000

Based on 72 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

45

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

287 FORREST PDE

\$587,000

Sold Oct 2023
468 Days

655 m² 4 2 2

193 FLYNN CCT

\$595,000

Sold Oct 2023
14 Days

687 m² 4 2 2

30 DAMASCENE CRES

\$550,000

Sold Oct 2023
216 Days

4,010 m² 1 1 4

21 EUCHARIA ST

\$650,000

Sold Oct 2023
69 Days

640 m² 4 2 2

25 EUCHARIA ST

\$430,000

Sold Oct 2023
80 Days

480 m² 3 2 1

11 PYE ST

\$490,000

Sold Oct 2023
142 Days

597 m² 3 2 6

281 FORREST PDE

\$800,000

Sold Oct 2023
101 Days

846 m² 5 2 2

18 ANNUNCIATA ST

\$285,000

Sold Oct 2023
79 Days

849 m² - - -

183 FLYNN CCT

\$500,000

Sold Sep 2023
79 Days

640 m² 3 2 1

228 FORREST PDE

\$777,000

Sep 2023
122 Days

801 m² 5 3 2

261 FORREST PDE

\$530,000

Sep 2023
117 Days

860 m² 3 2 2

243 FORREST PDE

\$630,000

Sep 2023
140 Days

679 m² 4 2 2

28 TAYLOR CRES

\$650,000

Aug 2023
117 Days

681 m² 4 2 2

7 MAGDALEN ST

\$820,000

Aug 2023
111 Days

891 m² 4 3 2

173 FLYNN CCT

\$530,000

Aug 2023
127 Days

577 m² 4 2 2

19 FLYNN CCT

\$1,050,000

Jul 2023
130 Days

4,050 m² 4 2 3

6 GEMMA ST

\$1,050,000

Jul 2023
281 Days

983 m² 4 2 7

7 A CLARKE ST

\$189,000

Jun 2023
N/A

409 m² - - -

191 FLYNN CCT

\$189,000

Jun 2023
N/A

389 m² - - -

18 CLARKE ST

\$189,000

Jun 2023
84 Days

428 m² - - -

Bellamack Land & Vacant Sites	
1	18 Clarke Street 428m ²
2	19 1 Flynn Circuit 389m ²
3	7A Clarke Street 409m ²
4	8 Hyacinth Street 432m ²
5	1 Corry Street 437m ²

8 HYACINTH ST

\$189,000

Jun 2023
N/A

432 m² - - -

BELLAMACK - Properties For Rent

Median Rental Price

\$680 /w

Based on 67 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

+6.5%

Current Median Price: \$540,000
Current Median Rent: \$680

Based on 45 recorded House sales and 67 House rentals compared over the last 12 months

Number of Rentals

67

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

2/20 HENSCHKE STREET

\$640 Per Week

Nov 2023
2 Days

823 m² 3 2 2

227 FORREST PARADE

\$850 per week

Nov 2023
4 Days

640 m² 4 2 2

4 BENNETT STREET

\$650 Per Week

Nov 2023
6 Days

732 m² 3 2 2

4 BENNETT

\$650 Per Week

Nov 2023
6 Days

732 m² 3 2 2

5 DOODY STREET

\$600 per week

Nov 2023
7 Days

841 m² 3 2 1

27 BELL CRESCENT

\$700 Per Week

Nov 2023
8 Days

681 m² 4 2 2

3 CONNORS STREET

\$1,200

Nov 2023
19 Days

896 m² 6 3 2

36 EUCHARIA STREET

\$700 per week

Nov 2023
26 Days

808 m² 4 2 2

9 LEONIE STREET

\$700

Oct 2023
47 Days

527 m² 4 3 2