

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

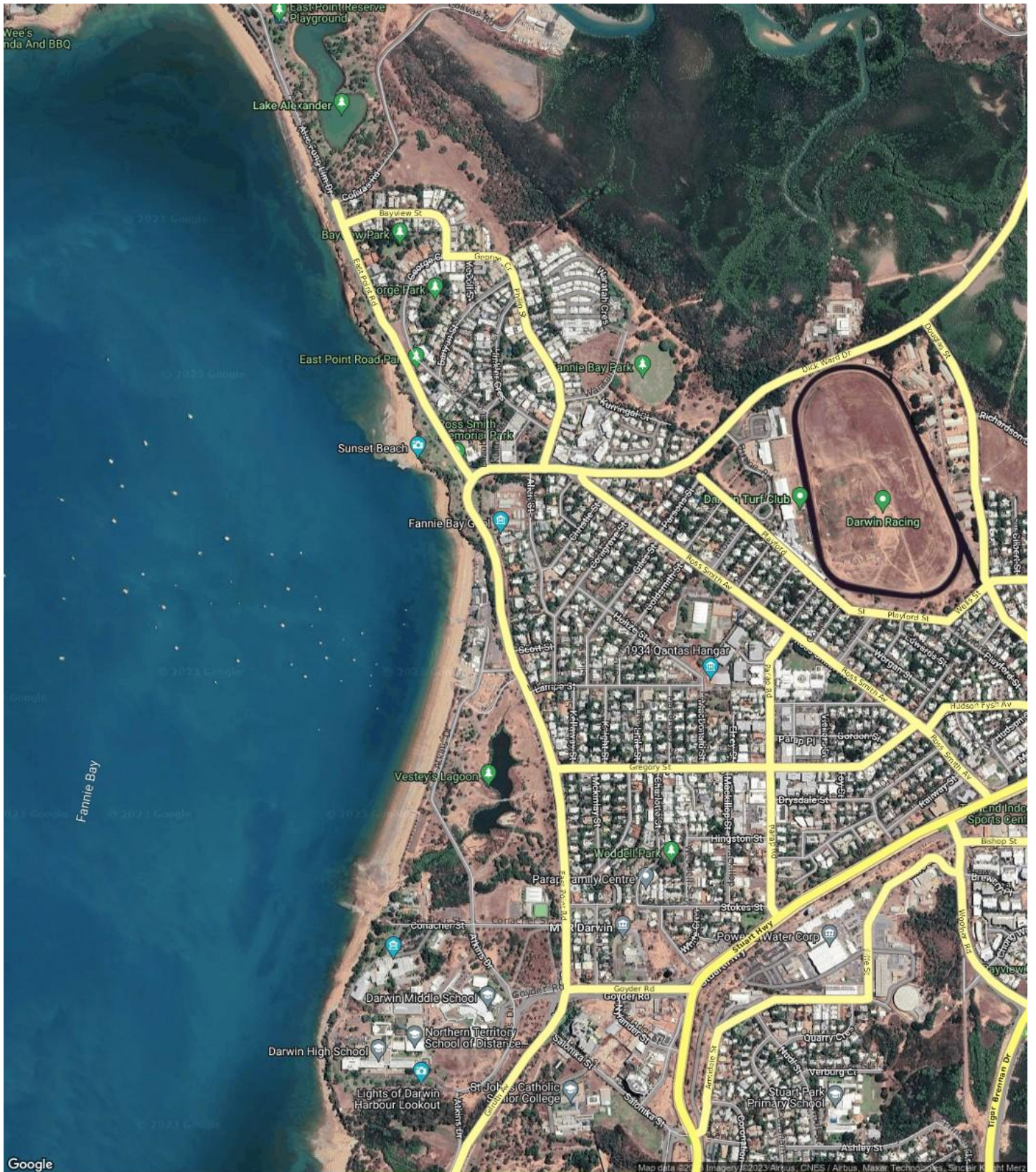
RayWhite.

Suburb
flyover
report

FANNIE BAY (UNIT)

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

FANNIE BAY - Suburb Map



FANNIE BAY - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	52	\$ 322,500	0.0 %	\$ 82,500	\$ 698,000
2006	51	\$ 318,000	-1.4 %	\$ 44,010	\$ 1,350,000
2007	57	\$ 394,000	23.9 %	\$ 179,199	\$ 1,200,000
2008	52	\$ 418,000	6.1 %	\$ 245,000	\$ 1,230,000
2009	40	\$ 522,500	25.0 %	\$ 115,000	\$ 1,200,000
2010	45	\$ 510,000	-2.4 %	\$ 175,000	\$ 1,090,000
2011	32	\$ 523,500	2.6 %	\$ 250,000	\$ 4,700,000
2012	42	\$ 580,000	10.8 %	\$ 120,000	\$ 1,100,000
2013	46	\$ 596,500	2.8 %	\$ 66,728	\$ 2,600,000
2014	52	\$ 610,000	2.3 %	\$ 225,000	\$ 3,488,888
2015	34	\$ 752,500	23.4 %	\$ 200,000	\$ 8,400,000
2016	22	\$ 645,000	-14.3 %	\$ 295,000	\$ 1,375,000
2017	69	\$ 540,000	-16.3 %	\$ 259,000	\$ 4,000,000
2018	52	\$ 391,250	-27.5 %	\$ 15,000	\$ 1,250,000
2019	18	\$ 356,500	-8.9 %	\$ 137,000	\$ 865,000
2020	6	\$ 450,000	26.2 %	\$ 350,000	\$ 615,000
2021	5	\$ 360,000	-20.0 %	\$ 333,000	\$ 430,000
2022	37	\$ 500,000	38.9 %	\$ 240,000	\$ 1,270,000
2023	12	\$ 522,500	4.5 %	\$ 387,000	\$ 1,240,000

Median Sale Price
\$512k

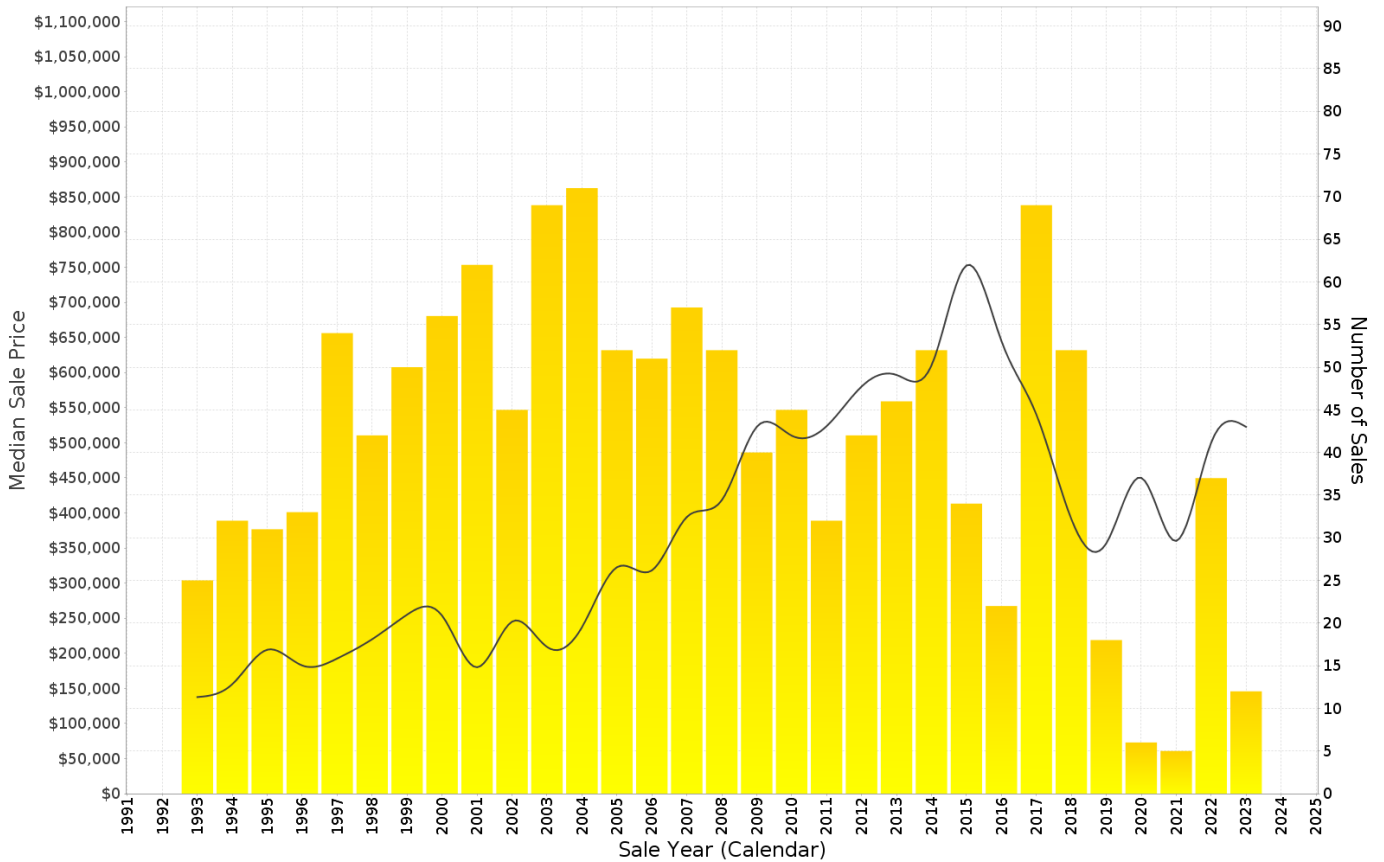
Based on 29 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

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

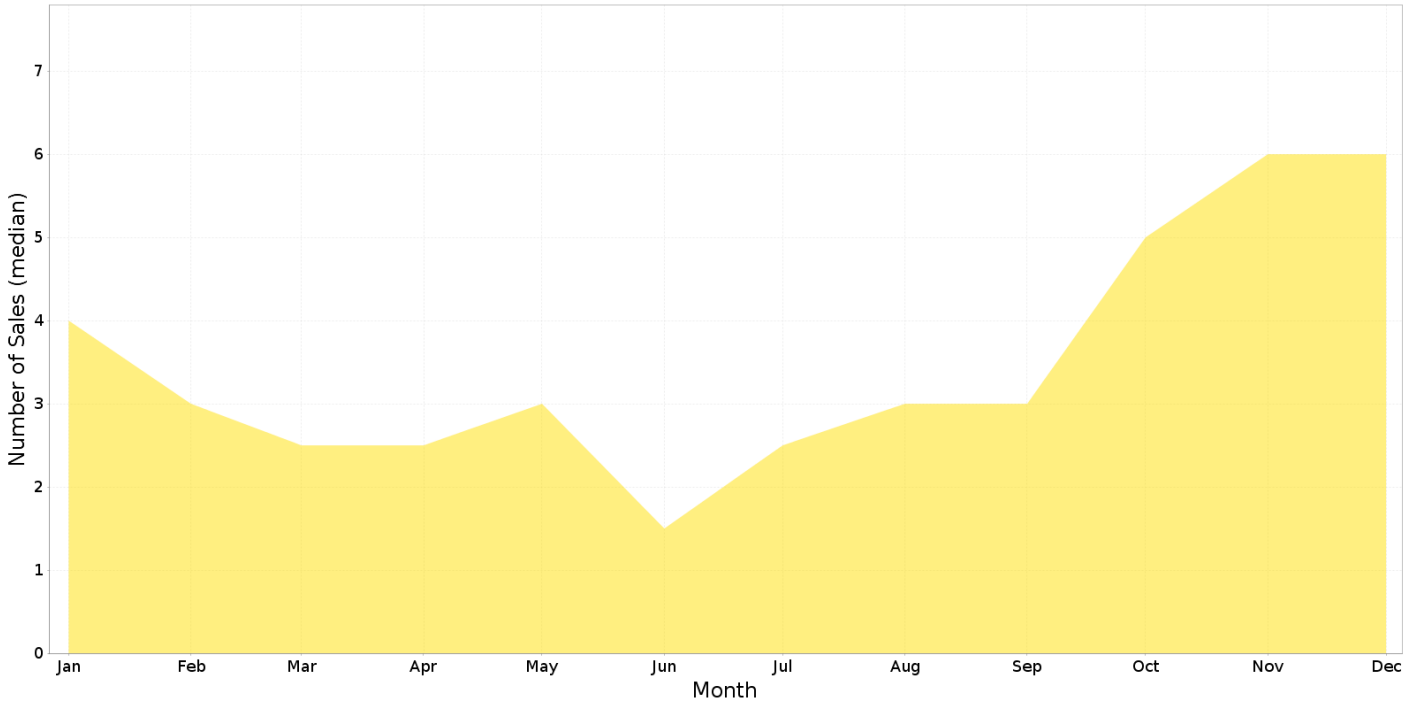
Suburb Growth
+2.0%

Current Median Price: \$512,500
Previous Median Price: \$502,500

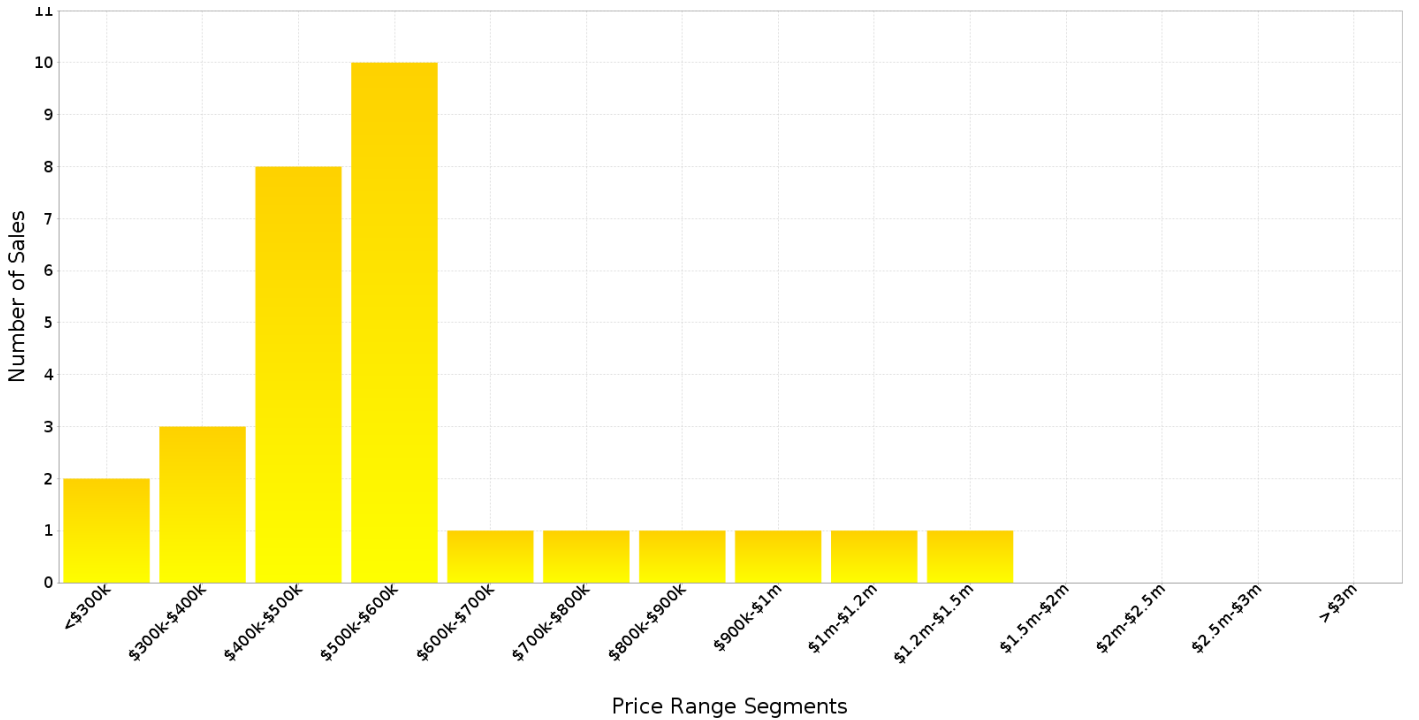
Based on 49 recorded Unit sales compared over the last two rolling 12 month periods



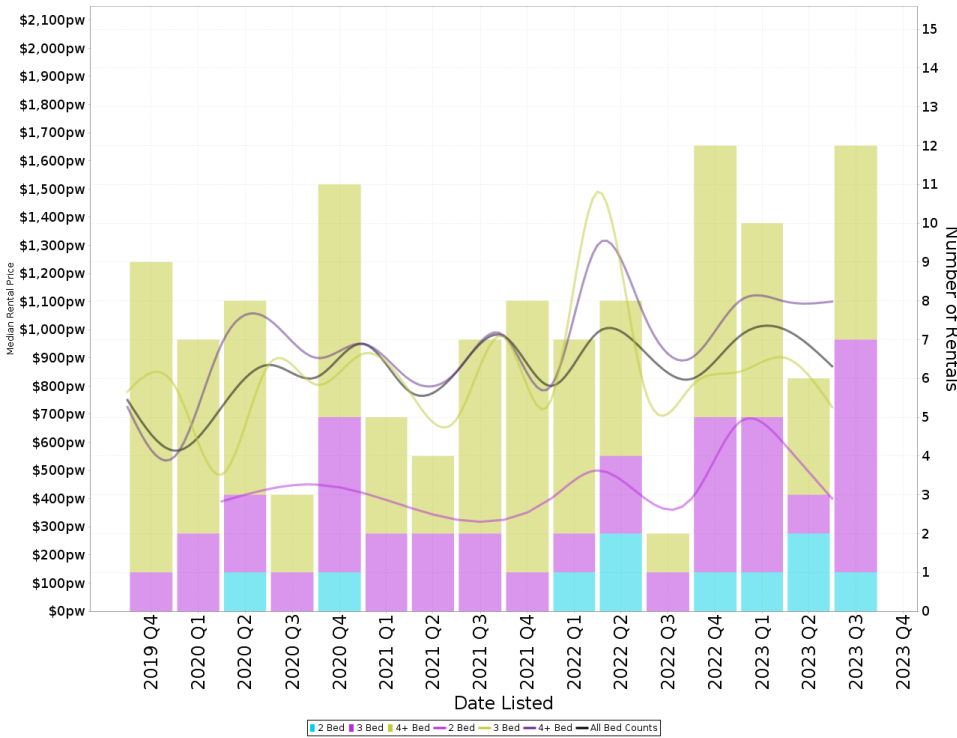
FANNIE BAY - Peak Selling Periods (3 years)



FANNIE BAY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.8%

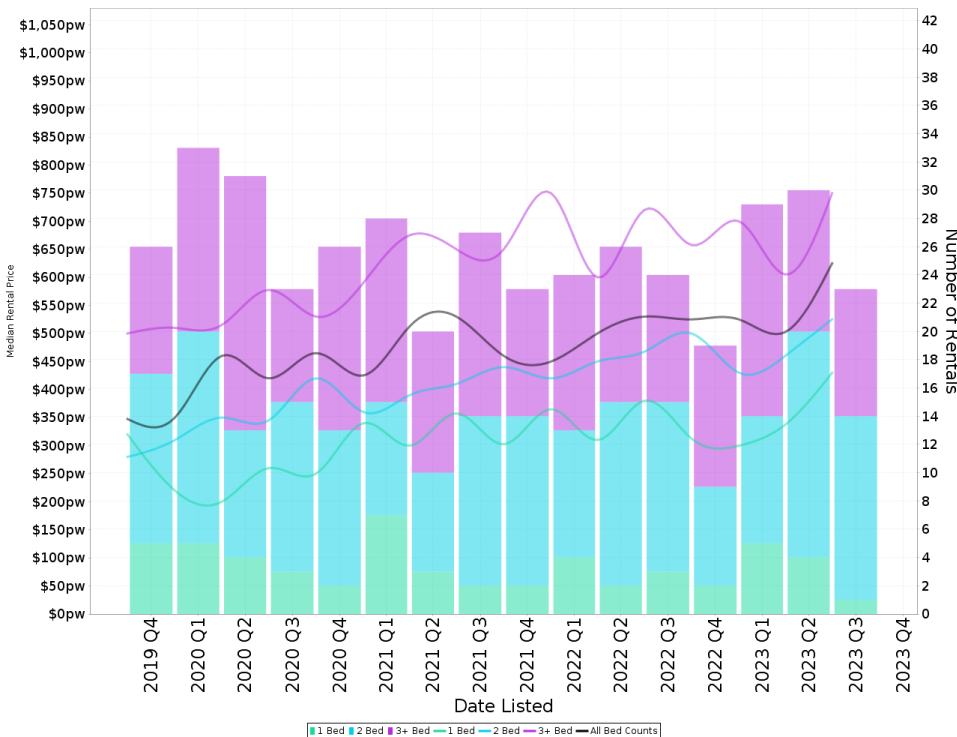
Current Median Price: \$1,117,500
Previous Median Price: \$1,199,000
Based on 38 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$1,117,500
Current Median Rent: \$900
Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.0%

Current Median Price: \$512,500
Previous Median Price: \$502,500
Based on 49 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: \$512,500
Current Median Rent: \$550
Based on 101 registered Unit rentals compared over the last 12 months.

FANNIE BAY - Recently Sold Properties

Median Sale Price

\$512k

Based on 29 recorded Unit 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

+2.0%

Current Median Price: \$512,500
Previous Median Price: \$502,500

Based on 49 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

29

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

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

3/3 MCCOLL ST

\$590,000

Nov 2023
81 Days

1,458 m² 2 1 2

3/25 PHILIP ST

\$1,050,000

Nov 2023
247 Days

1,472 m² 3 3 2

5107/4 KURRINGAL CRT

\$550,000

Nov 2023
218 Days

1.74 ha 3 2 2

42 PHILIP ST

\$1,130,000

Nov 2023
15 Days

492 m² 4 3 4

2/36 GEORGE CRES

\$509,000

Nov 2023
48 Days

1,204 m² 4 2 2

3/130 EAST POINT RD

\$850,000

Aug 2023
172 Days

1,521 m² 3 2 2

4/17 BAYVIEW ST

\$330,000

Jun 2023
34 Days

133 m² 2 1 1

4/15 PHILIP ST

\$492,500

Jun 2023
N/A

239 m² 2 1 2

5/23 BAYVIEW ST

\$477,000

Jun 2023
N/A

238 m² - - -

1111/4 KURRINGAL CRT

\$455,000



SOLD SOLD SOLD
Jun
2023
161 Days

105 m²

2

2

2

FANNIE BAY - Properties For Rent

Median Rental Price

\$550 /w

Based on 101 recorded Unit 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

+5.6%

Current Median Price: \$512,500
Current Median Rent: \$550

Based on 29 recorded Unit sales and 101 Unit rentals compared over the last 12 months

Number of Rentals

101

Based on recorded Unit rentals within the last 12 months (Oct '22 - Sep '23)

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

2/23 BAYVIEW STREET




\$630 per week

Nov 2023 9 Days

1,004 m² 2 2 1

4/16 PHILIP STREET



\$950 per week

Nov 2023 9 Days

1,023 m² 3 2 2

3/17 CHARLOTTE STREET




\$475 per week

Nov 2023 14 Days

1,929 m² 2 1 1

6/8 BANYAN STREET

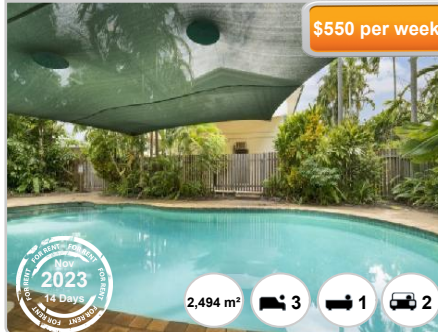


\$390

Nov 2023 14 Days

1,823 m² 2 1 1

7/27 HINKLER CRESCENT

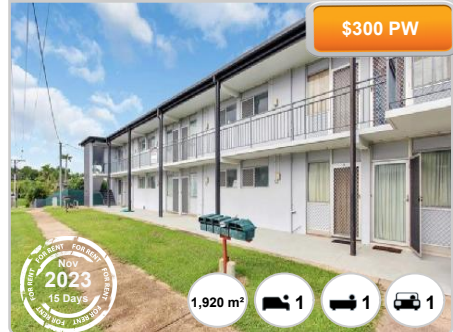


\$550 per week

Nov 2023 14 Days

2,494 m² 3 1 2

2/37 CHARLOTTE STREET



\$300 PW

Nov 2023 15 Days

1,920 m² 1 1 1

5/19 BAYVIEW STREET

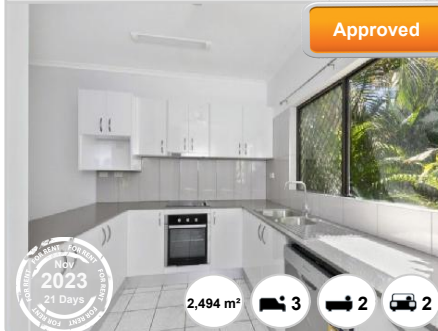


\$515 per week

Nov 2023 16 Days

1,930 m² 3 1 1

4/27 HINKLER CRESCENT



Approved

Nov 2023 21 Days

2,494 m² 3 2 2

15/8-10 PHILIP STREET



\$430 pw

Nov 2023 22 Days

3,958 m² 2 1 1

4/18 PHILIP STREET

\$700 per week

1,362 m² 4 2 1

2023
85 Days

2/17 BAYVIEW STREET

\$500 per week

1,825 m² 2 1 1

2023
85 Days

4/13 BANYAN STREET

APPLICATION

1,233 m² 3 2 2

2023
239 Days