

A vibrant yellow bicycle is the central focus, parked on a paved surface. It features a classic design with a rear rack, a brown leather saddle, and a wicker basket on the handlebars overflowing with bright pink flowers. The bicycle is positioned in front of a white picket fence with decorative posts. The background is softly blurred, showing a building and trees. A bright yellow rectangular box in the top right corner contains the text 'RayWhite.'

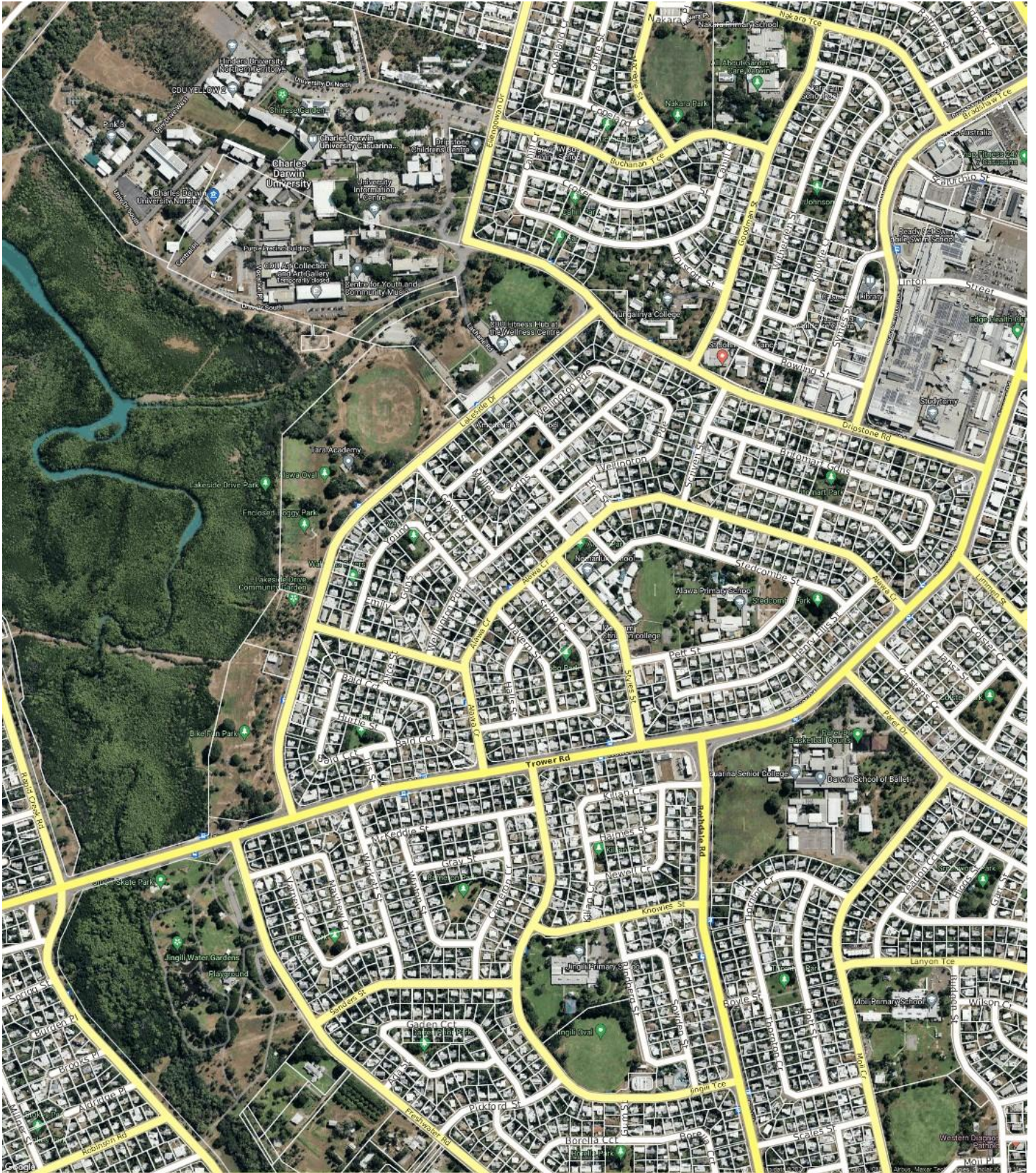
RayWhite.

Suburb
flyover
report

ALAWA (UNIT)

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

ALAWA - Suburb Map



ALAWA - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	3	\$ 173,000	0.0 %	\$ 92,000	\$ 825,000
2006	3	\$ 210,000	21.4 %	\$ 26,000	\$ 710,000
2007	9	\$ 195,000	-7.1 %	\$ 74,360	\$ 265,000
2008	3	\$ 270,000	38.5 %	\$ 212,500	\$ 358,000
2009	0				
2010	3	\$ 410,000	0.0 %	\$ 380,000	\$ 1,360,000
2011	0				
2012	0				
2013	3	\$ 140,000		\$ 3,600	\$ 305,000
2014	3	\$ 325,000	0.0 %	\$ 82,050	\$ 350,000
2015	1	\$ 428,000	31.7 %	\$ 428,000	\$ 428,000
2016	1	\$ 275,000	-35.7 %	\$ 275,000	\$ 275,000
2017	0				
2018	1	\$ 220,000	0.0 %	\$ 220,000	\$ 220,000
2019	0				
2020	0				
2021	0				
2022	2	\$ 287,500	0.0 %	\$ 200,000	\$ 375,000
2023	1	\$ 280,000	-2.6 %	\$ 280,000	\$ 280,000

Median Sale Price

\$240k

Based on 2 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

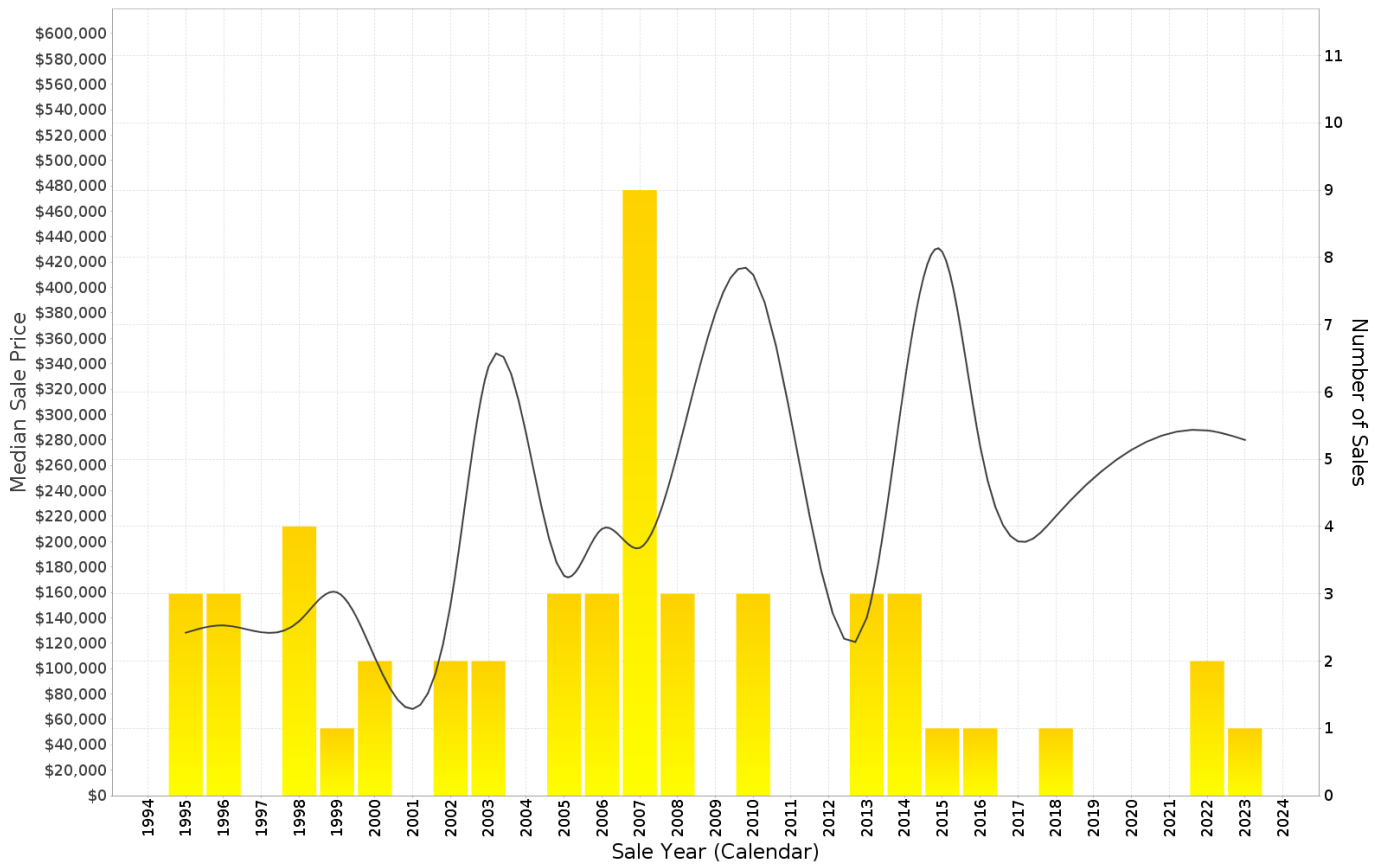
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

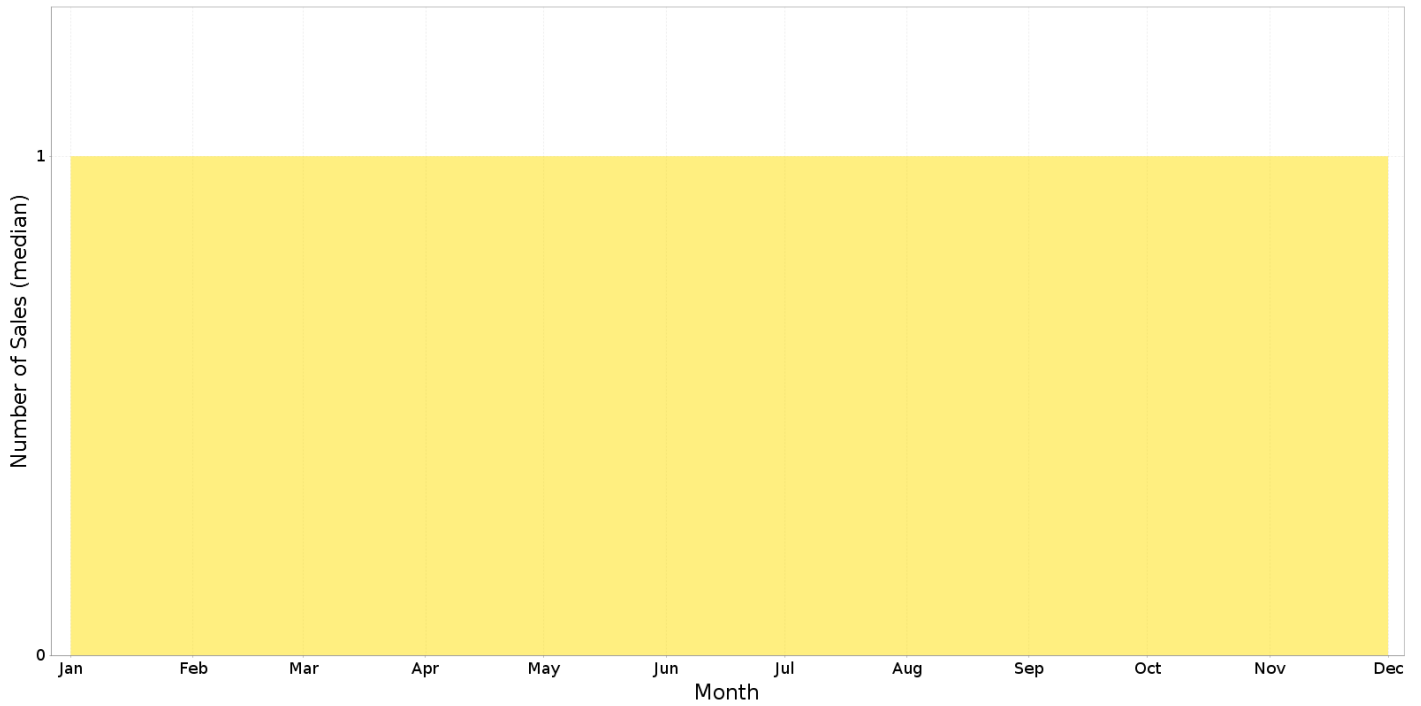
-36.0%

Current Median Price: \$240,000
Previous Median Price: \$375,000

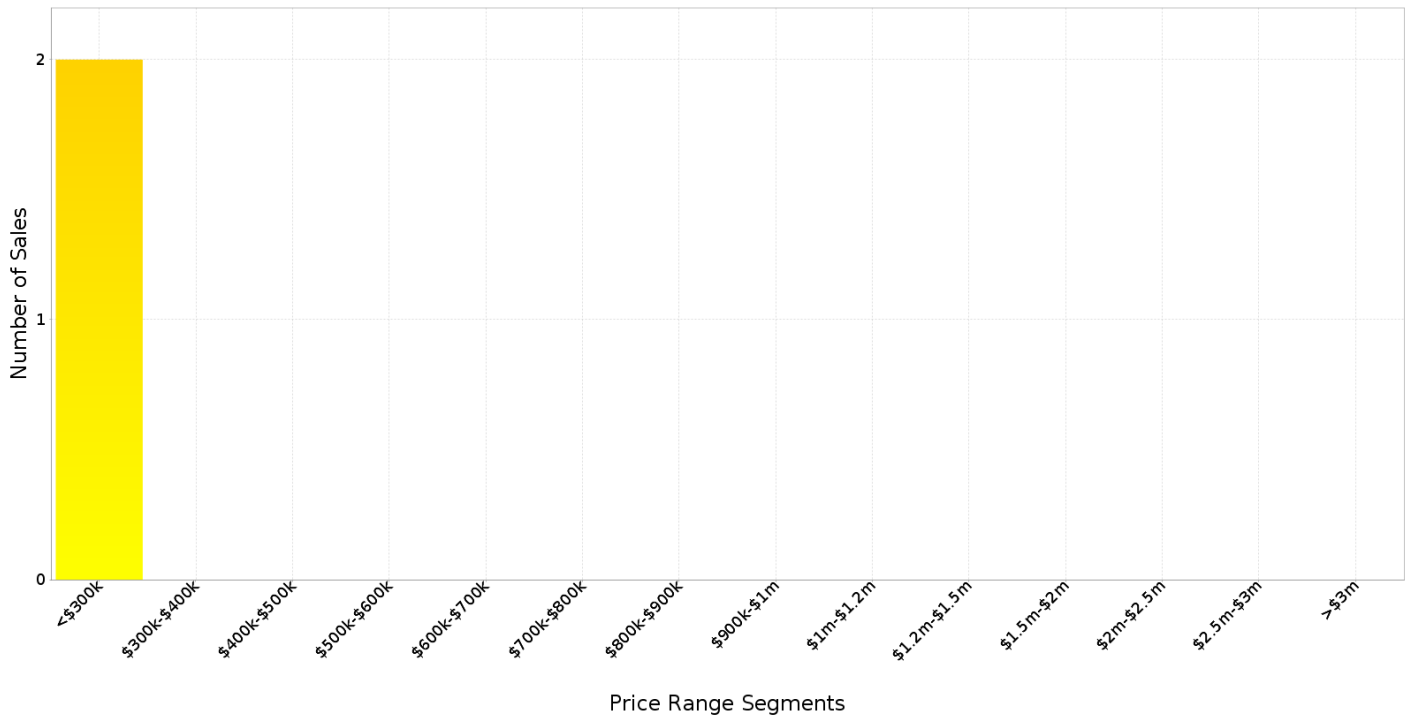
Based on 3 recorded Unit sales compared over the last two rolling 12 month periods



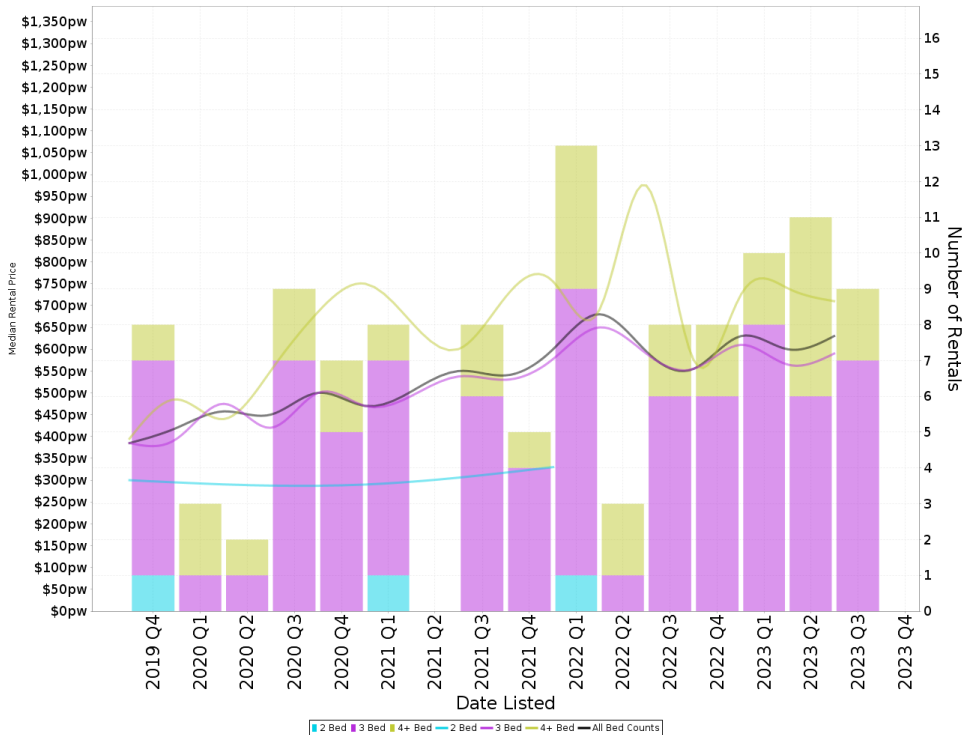
ALAWA - Peak Selling Periods (3 years)



ALAWA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.9%

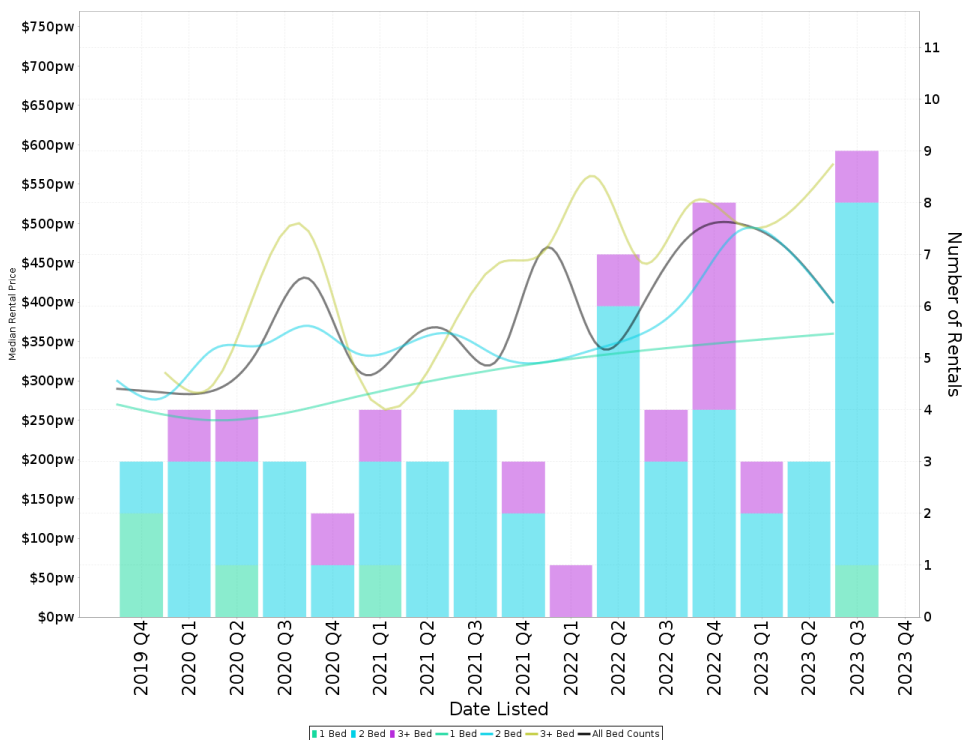
Current Median Price: \$525,000
Previous Median Price: \$530,000
Based on 47 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$525,000
Current Median Rent: \$600
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-36.0%

Current Median Price: \$240,000
Previous Median Price: \$375,000
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.8%

Current Median Price: \$240,000
Current Median Rent: \$450
Based on 23 registered Unit rentals compared over the last 12 months.

ALAWA - Recently Sold Properties

Median Sale Price

\$240k

Based on 2 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

-36.0%

Current Median Price: \$240,000
Previous Median Price: \$375,000

Based on 3 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

2

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



ALAWA - Properties For Rent

Median Rental Price

\$450 /w

Based on 23 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

+9.8%

Current Median Price: \$240,000
Current Median Rent: \$450

Based on 2 recorded Unit sales and 23 Unit rentals compared over the last 12 months

Number of Rentals

23

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

10/1 ERIC STREET

\$535 per week

Nov 2023
26 Days

3 Beds 1 Bath 1 Car

3/2 GOVE STREET

\$480 per week

Oct 2023
39 Days

1,380 m² 2 Beds 1 Bath 2 Car

2/163 TROWER ROAD

\$440 PER

Sep 2023
70 Days

1,249 m² 2 Beds 1 Bath 1 Car

6/8 STYLES STREET

\$395 per week

Aug 2023
4 Days

933 m² 2 Beds 1 Bath 1 Car