

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 residential setting with trees and a building. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

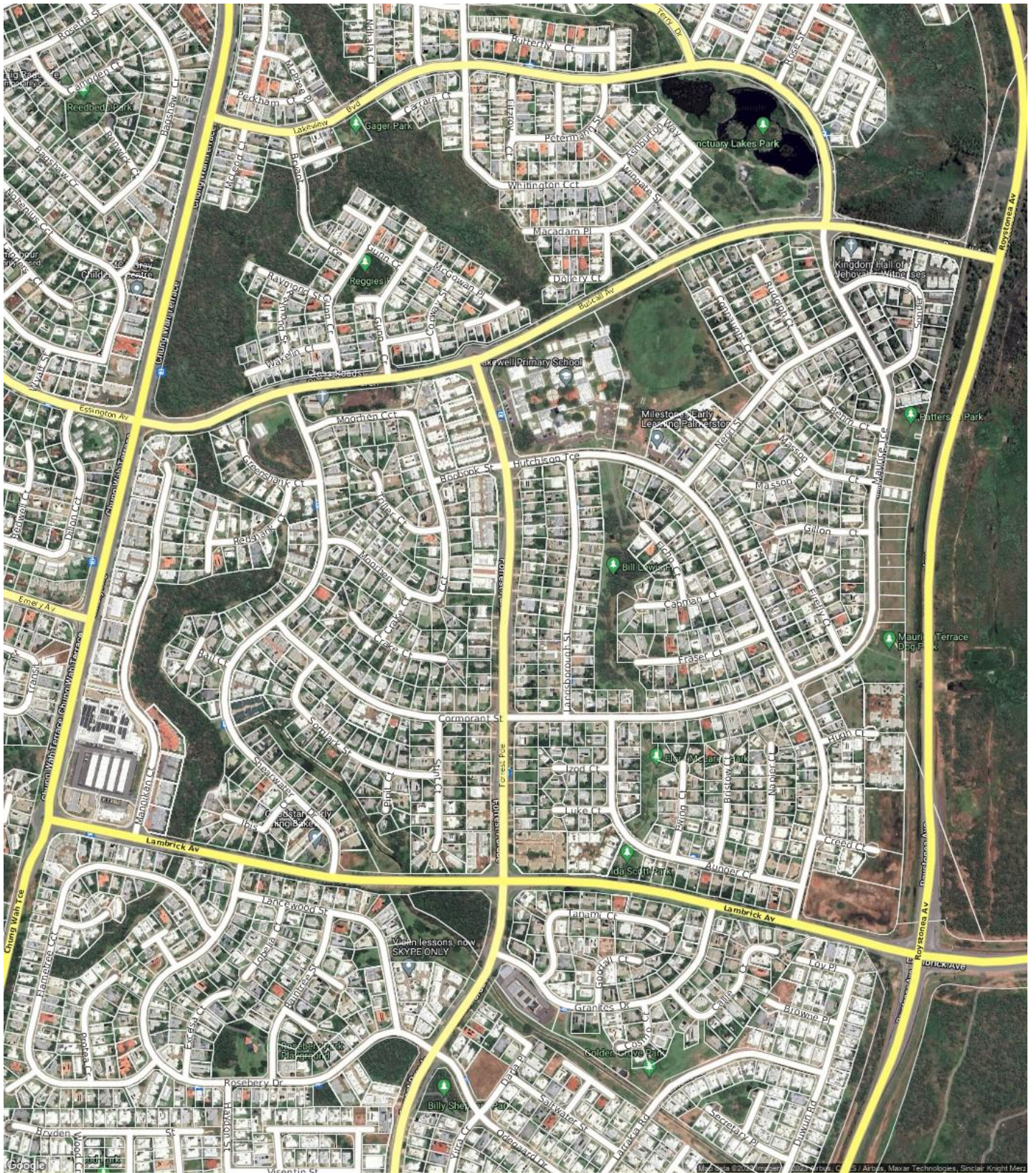
RayWhite.

Suburb
flyover
report

BAKEWELL (UNIT)

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

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	134	\$ 170,000	0.0 %	\$ 35,000	\$ 315,300
2006	107	\$ 228,000	34.1 %	\$ 23,400	\$ 435,000
2007	116	\$ 260,500	14.3 %	\$ 18,603	\$ 726,000
2008	86	\$ 298,000	14.4 %	\$ 11,685	\$ 450,000
2009	85	\$ 330,000	10.7 %	\$ 8,000	\$ 500,000
2010	50	\$ 391,000	18.5 %	\$ 100,800	\$ 465,000
2011	56	\$ 350,000	-10.5 %	\$ 58,160	\$ 445,000
2012	57	\$ 356,500	1.9 %	\$ 72,000	\$ 449,000
2013	55	\$ 380,000	6.6 %	\$ 51,000	\$ 470,000
2014	43	\$ 402,000	5.8 %	\$ 40,000	\$ 485,000
2015	26	\$ 365,000	-9.2 %	\$ 55,840	\$ 562,000
2016	23	\$ 300,000	-17.8 %	\$ 51,520	\$ 425,000
2017	19	\$ 270,000	-10.0 %	\$ 32,200	\$ 369,500
2018	27	\$ 260,000	-3.7 %	\$ 32,400	\$ 550,000
2019	21	\$ 235,000	-9.6 %	\$ 27,300	\$ 360,000
2020	10	\$ 200,000	-14.9 %	\$ 29,750	\$ 555,000
2021	8	\$ 297,500	48.8 %	\$ 190,000	\$ 350,000
2022	49	\$ 285,000	-4.2 %	\$ 54,800	\$ 430,000
2023	4	\$ 291,500	2.3 %	\$ 31,000	\$ 371,000

Median Sale Price

\$280k

Based on 15 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

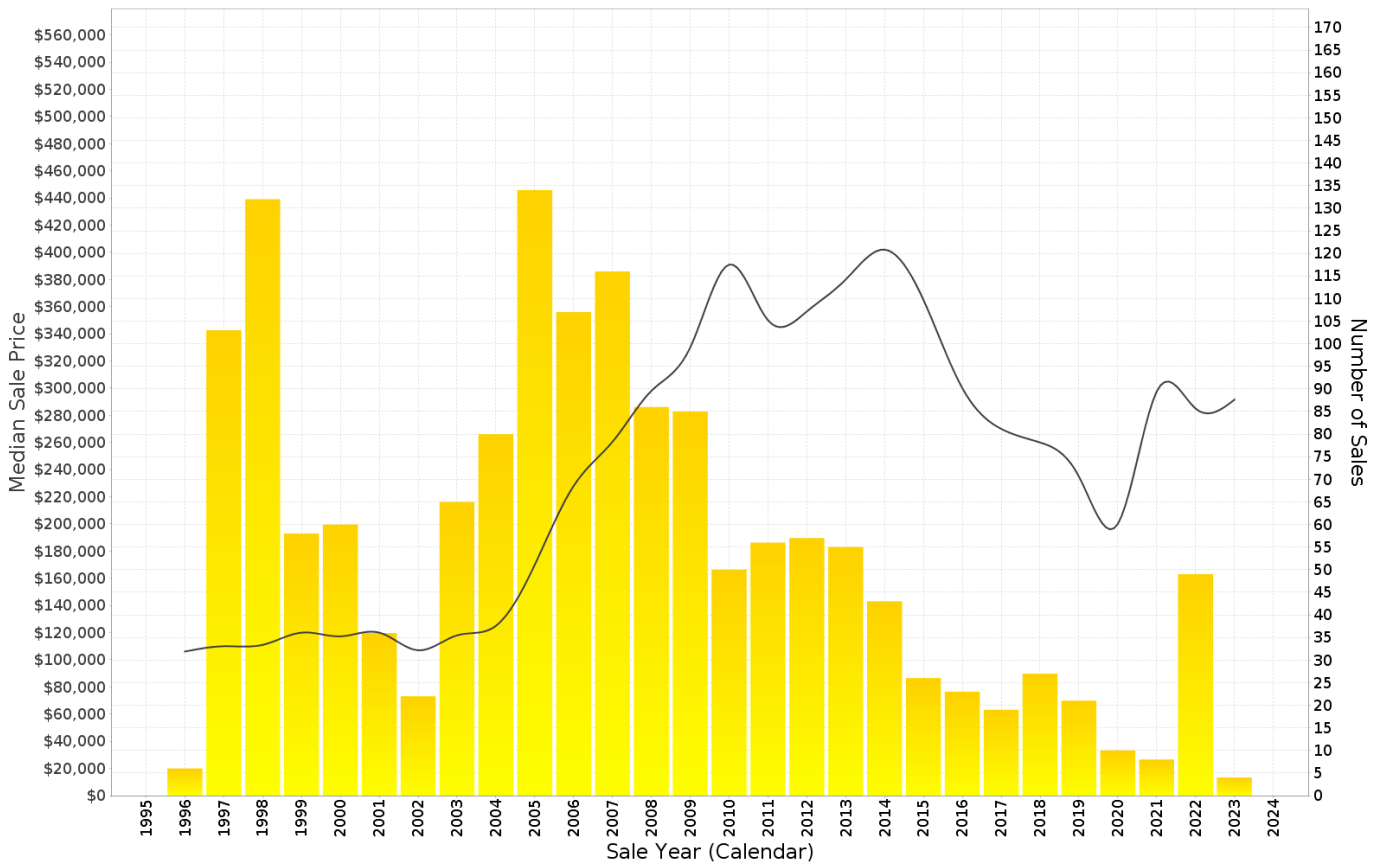
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

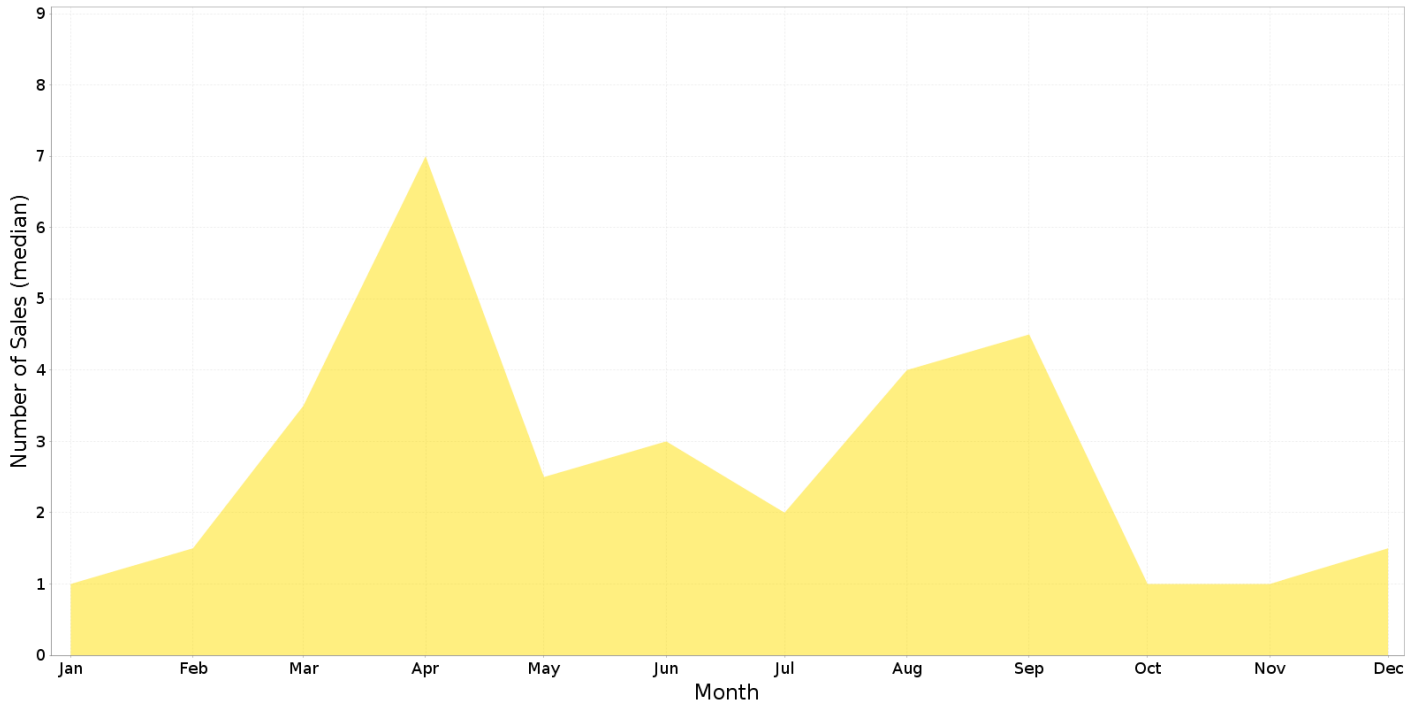
-8.2%

Current Median Price: \$280,000
Previous Median Price: \$305,000

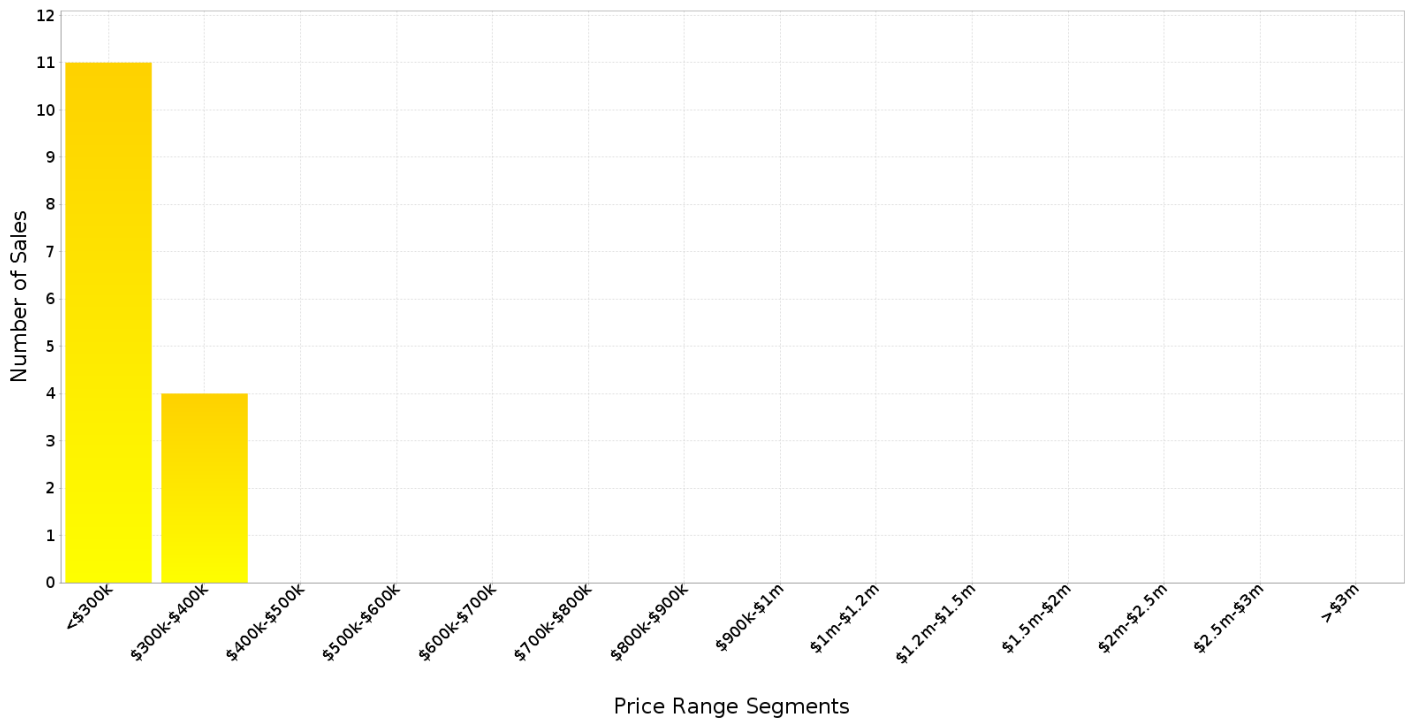
Based on 56 recorded Unit sales compared over the last two rolling 12 month periods



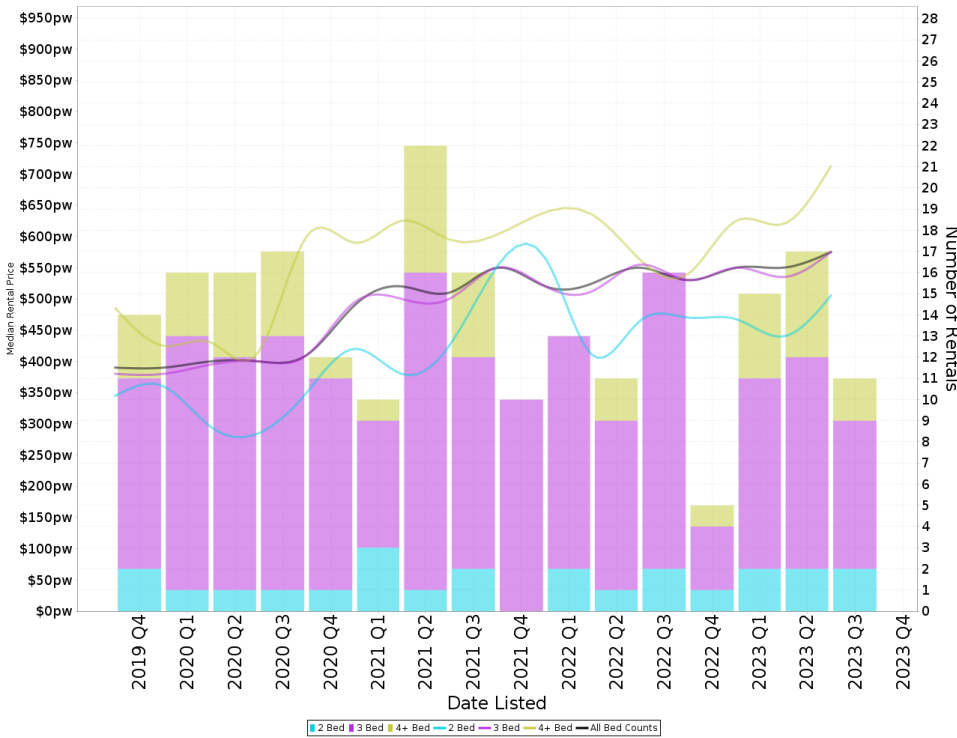
BAKEWELL - Peak Selling Periods (3 years)



BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.6%

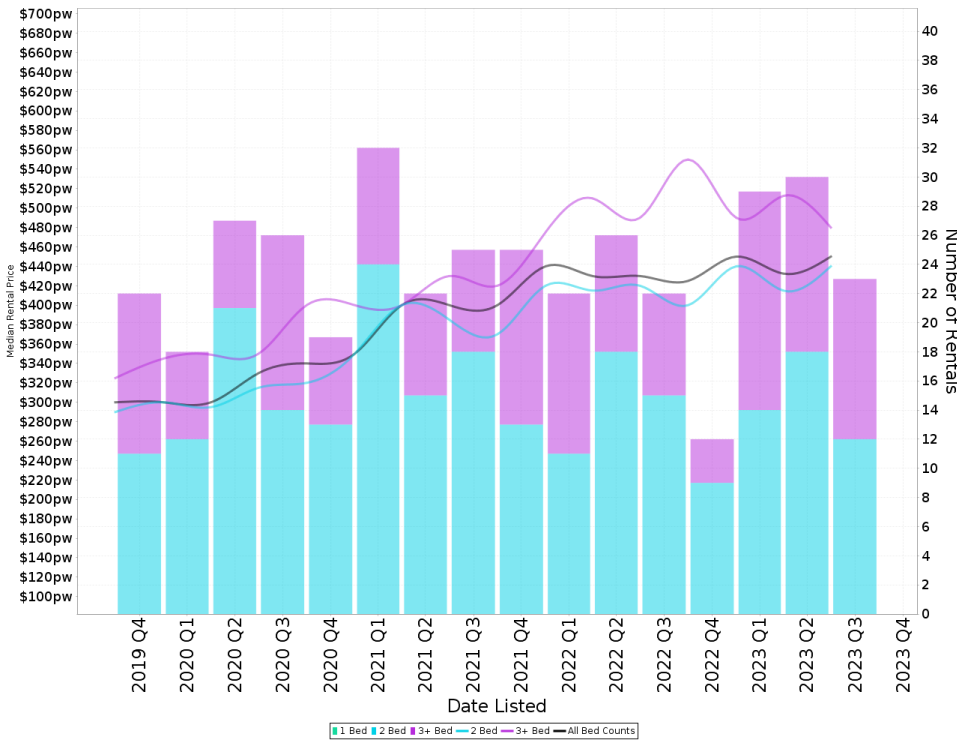
Current Median Price: \$485,000
Previous Median Price: \$477,500
Based on 71 registered House sales compared over the last two rolling 12 month periods.

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

\$280k

Based on 15 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

-8.2%

Current Median Price: \$280,000
Previous Median Price: \$305,000

Based on 56 recorded Unit sales compared over the last two rolling 12 month periods

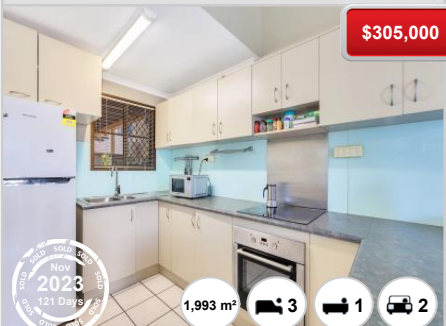
Sold Properties

15

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

3/65 SHEARWATER DR



\$305,000

2023
Nov
121 Days

1,993 m² 3 1 2

1/56 SHEARWATER DR



\$331,000

2023
Oct
N/A

900 m² 2 1 -

9/26 FORREST PDE



\$280,000

2023
Sep
127 Days

2,594 m² 2 1 1

1/42 MANNIKAN CRT



\$345,000

2023
Sep
111 Days

3 2 2

2/38 SHEARWATER DR



\$225,000

2023
Aug
58 Days

2,332 m² 2 1 1

5/11 CREED CRT

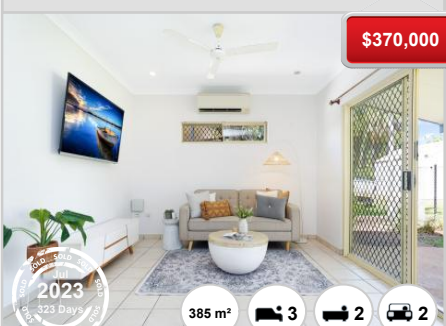


\$310,000

2023
Aug
76 Days

1,765 m² 2 1 2

1/28 HUTCHISON TCE



\$370,000

2023
323 Days

385 m² 3 2 2

14/31 AUNGER CRES

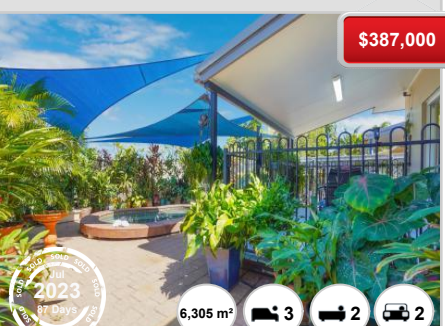


\$275,000

2023
67 Days

6,260 m² 3 2 3

14/9 HUGH CRT

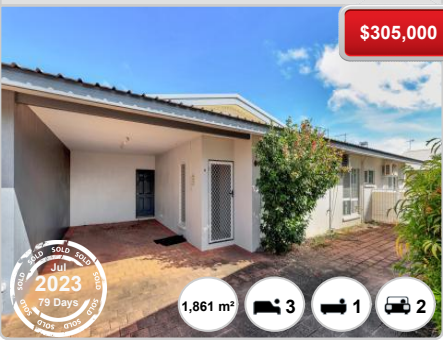


\$387,000

2023
Jul
87 Days

6,305 m² 3 2 2

4/47 MANNIKAN CRT



\$305,000

SOLD 2023
79 Days

1,861 m² 3 1 2

12/2 MANNIKAN CRT

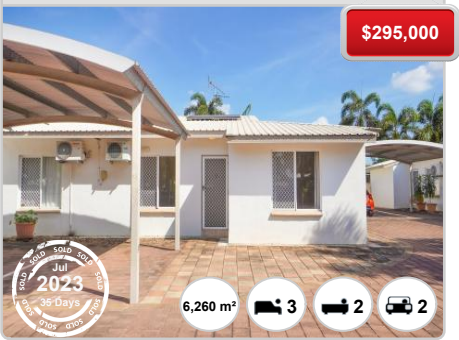


\$283,000

SOLD 2023
70 Days

1,770 m² 3 1 2

13/31 AUNGER CRES



\$295,000

SOLD 2023
35 Days

6,260 m² 3 2 2

1/80 FORREST PDE



\$295,000

SOLD 2023
106 Days

2,748 m² 2 1 2

12/11 NEGRI ST



\$285,000

SOLD 2023
76 Days

2,544 m² 2 1 2

1/32 SHEARWATER DR



\$230,000

SOLD 2023
N/A

2,285 m² 2 1 1

BAKEWELL - Properties For Rent

Median Rental Price

\$450 /w

Based on 94 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

+8.4%

Current Median Price: \$280,000
Current Median Rent: \$450

Based on 15 recorded Unit sales and 94 Unit rentals compared over the last 12 months

Number of Rentals

94

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

6/10 MANNIKAN COURT

\$430 Per Week

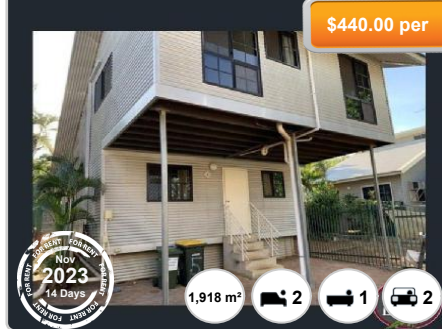


Nov 2023
8 Days

1,804 m² 2 1 1

5/61 SHEARWATER DRIVE

\$440.00 per



Nov 2023
14 Days

1,918 m² 2 1 2

6/34 FORREST PARADE

\$430 per week



Oct 2023
49 Days

3,087 m² 2 1 2