

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 house and trees.

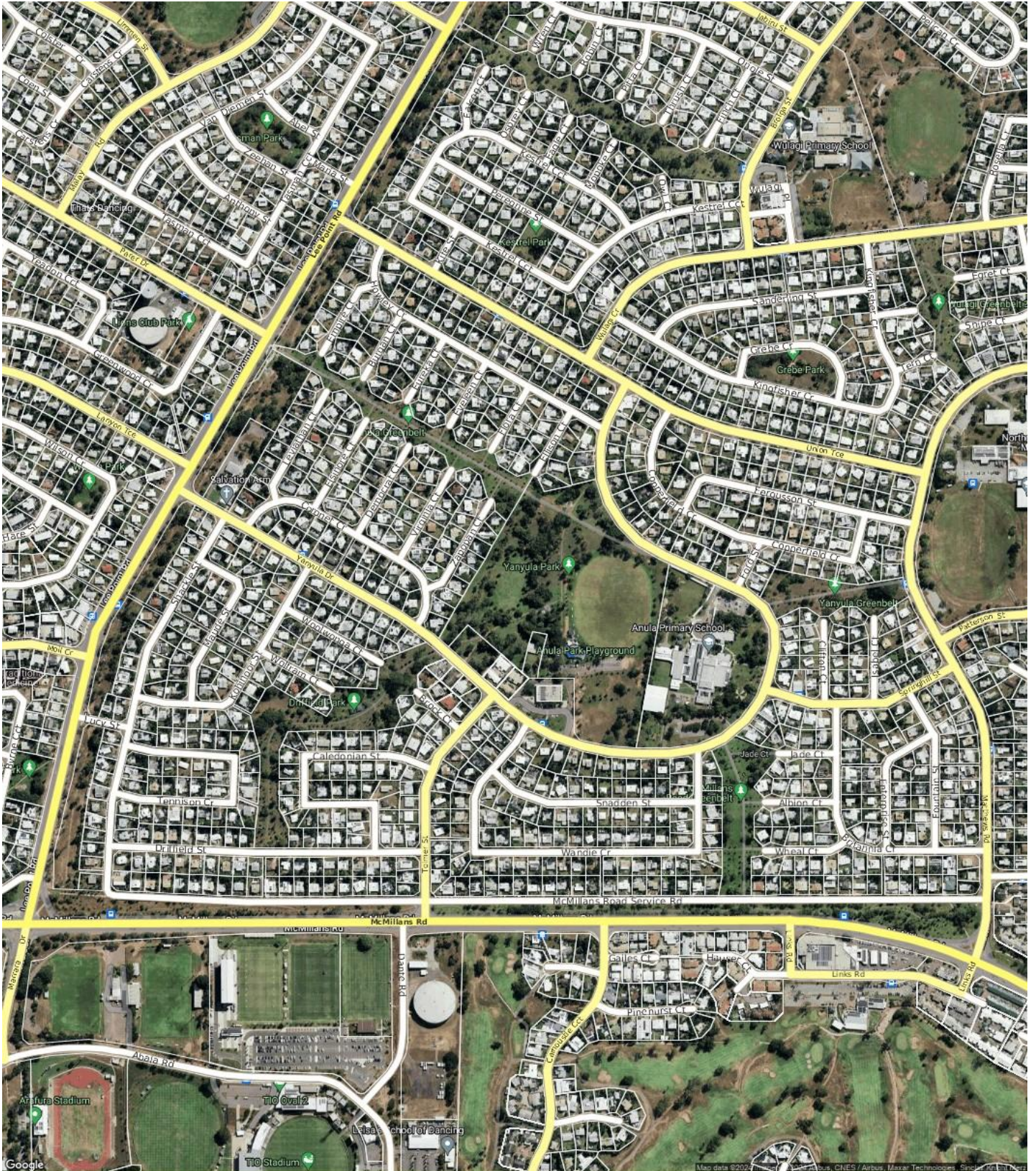
RayWhite.

Suburb
flyover
report

ANULA (HOUSE)

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

ANULA - Suburb Map



ANULA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	59	\$ 350,128	0.0 %	\$ 3,300	\$ 470,000
2007	76	\$ 375,000	7.1 %	\$ 93,840	\$ 610,000
2008	39	\$ 410,000	9.3 %	\$ 86,568	\$ 526,000
2009	39	\$ 490,000	19.5 %	\$ 17,500	\$ 670,000
2010	46	\$ 535,000	9.2 %	\$ 141,000	\$ 675,000
2011	33	\$ 510,000	-4.7 %	\$ 24,250	\$ 605,000
2012	47	\$ 530,000	3.9 %	\$ 240,000	\$ 690,000
2013	44	\$ 570,000	7.5 %	\$ 148,000	\$ 715,000
2014	46	\$ 579,750	1.7 %	\$ 280,000	\$ 730,000
2015	30	\$ 545,000	-6.0 %	\$ 450,000	\$ 740,000
2016	32	\$ 499,000	-8.4 %	\$ 77,310	\$ 657,700
2017	36	\$ 513,750	3.0 %	\$ 250,000	\$ 681,000
2018	30	\$ 450,000	-12.4 %	\$ 207,500	\$ 650,000
2019	20	\$ 436,250	-3.1 %	\$ 4,200	\$ 650,000
2020	9	\$ 440,000	0.9 %	\$ 245,000	\$ 555,000
2021	0				
2022	25	\$ 536,250	0.0 %	\$ 200,000	\$ 820,000
2023	42	\$ 542,500	1.2 %	\$ 78,120	\$ 810,000
2024	8	\$ 495,000	-8.8 %	\$ 425,000	\$ 725,000

Median Sale Price

\$535k

Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

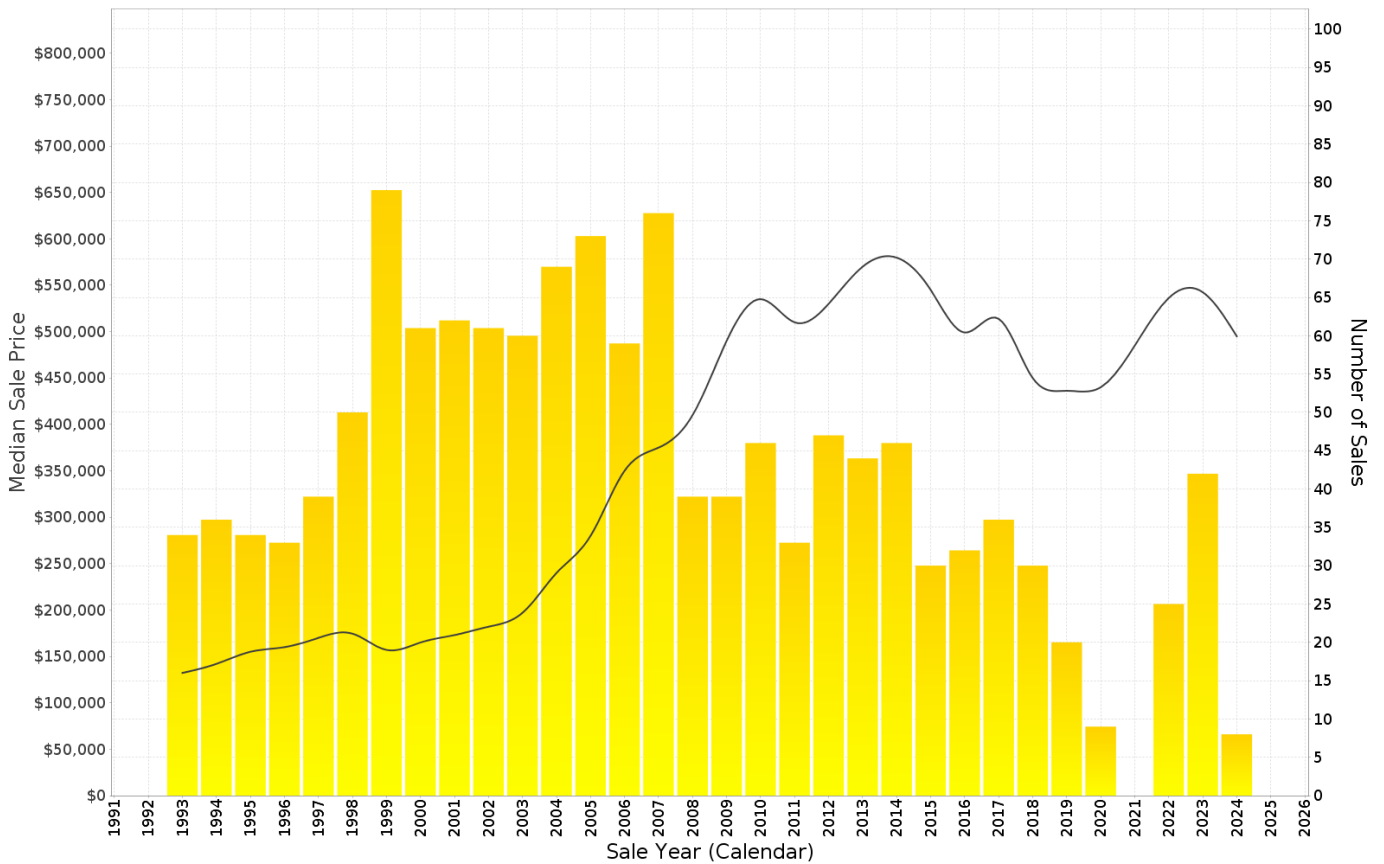
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

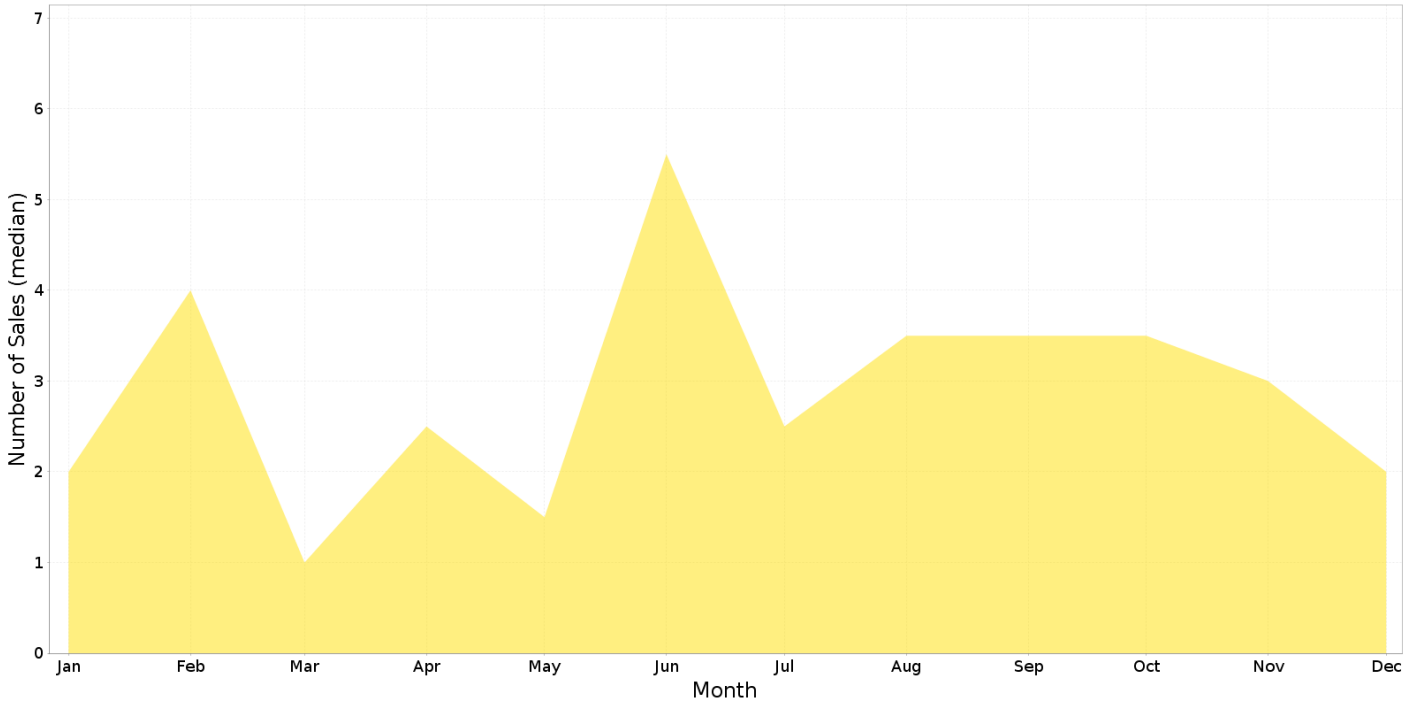
-0.9%

Current Median Price: \$535,000
Previous Median Price: \$540,000

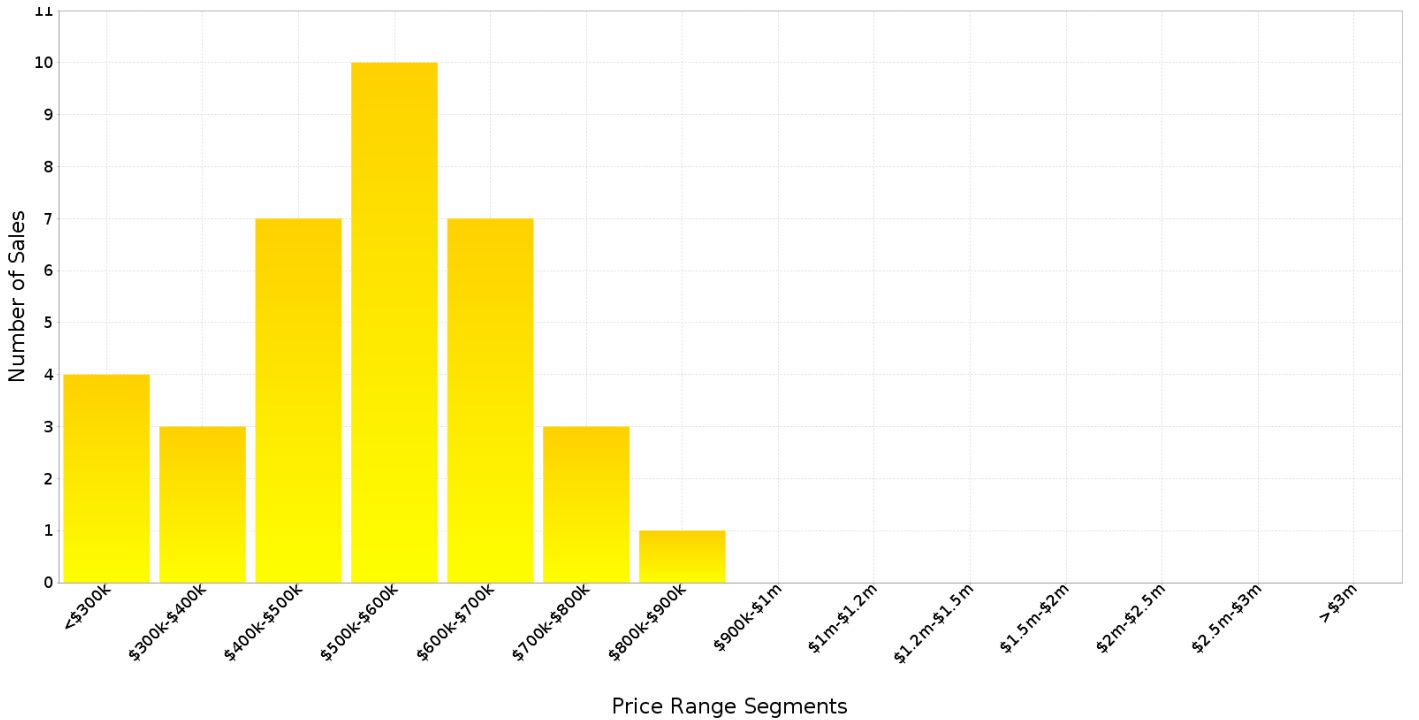
Based on 70 recorded House sales compared over the last two rolling 12 month periods



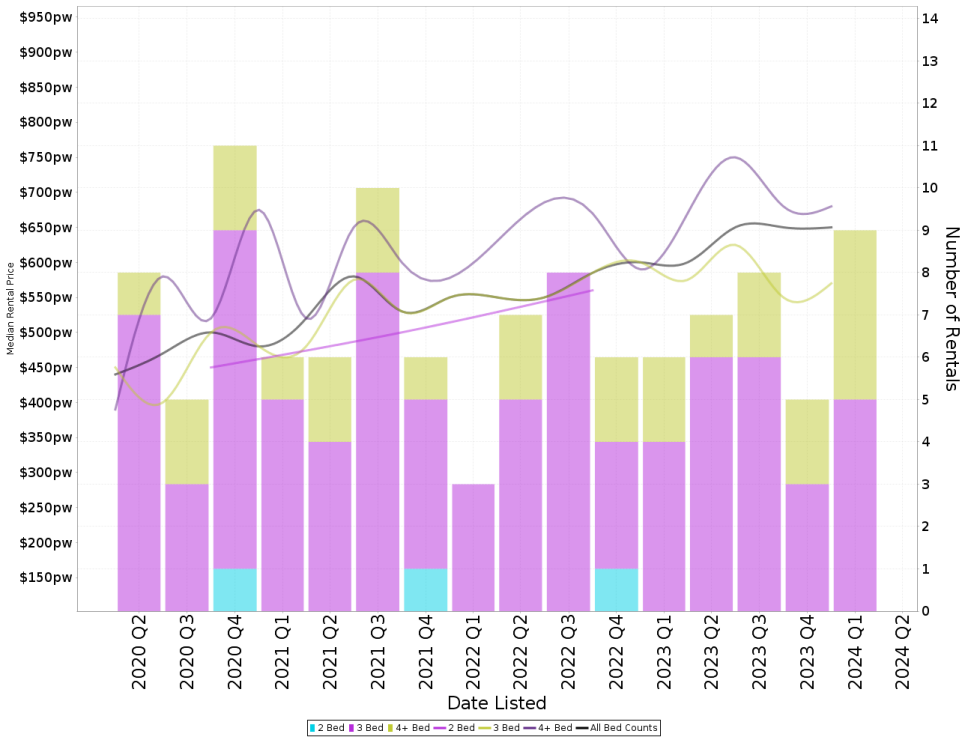
ANULA - Peak Selling Periods (3 years)



ANULA - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.9%

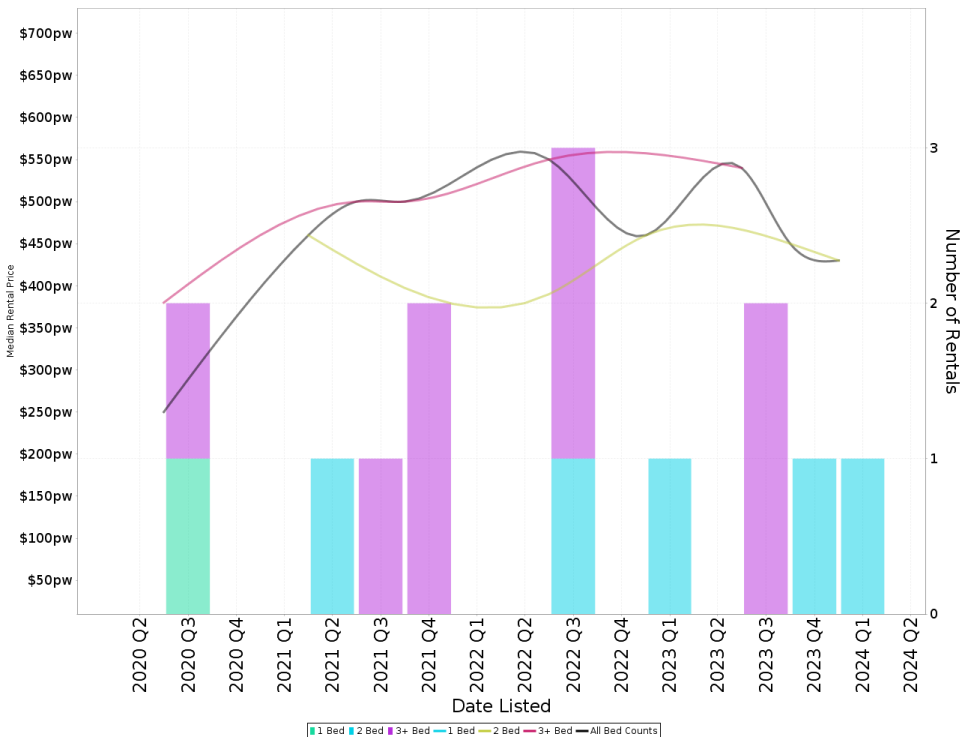
Current Median Price: \$535,000
Previous Median Price: \$540,000
Based on 70 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.3%

Current Median Price: \$535,000
Current Median Rent: \$650
Based on 29 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-22.4%

Current Median Price: \$252,050
Previous Median Price: \$325,000
Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+9.3%

Current Median Price: \$252,050
Current Median Rent: \$450
Based on 4 registered Unit rentals compared over the last 12 months.

ANULA - Recently Sold Properties

Median Sale Price

\$535k

Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-0.9%

Current Median Price: \$535,000
Previous Median Price: \$540,000

Based on 70 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

30 FERGUSSON ST

\$715,000

1,125 m² 4 2 2

Sold Jun 2024
101 Days

37 CALEDONIAN ST

\$480,000

1,270 m² - - -

35.5m, 40.2m, 54.5m, 24.7m, 1270 m²

Sold Jun 2024
101 Days

299 MCMILLANS RD

\$455,000

817 m² 3 1 2

Sold May 2024
36 Days

74 UNION TCE

\$425,000

817 m² 3 1 3

Sold May 2024
65 Days

20 CORONET CRES

\$624,000

807 m² 3 1 2

Sold Apr 2024
61 Days

11 MAUDE ST

\$460,000

817 m² 3 1 2

Sold Mar 2024
43 Days

38 DRIFFIELD ST

\$510,000

817 m² 4 2 2

Sold Feb 2024
103 Days

17 SNADDEN ST

\$550,000

817 m² - - -

Sold Jan 2024
N/A

30 BRITANNIA CRES

\$725,000

1,660 m² 4 2 2

Sold Jan 2024
153 Days

ANULA - Properties For Rent

Median Rental Price

\$650 /w

Based on 29 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+6.3%

Current Median Price: \$535,000
Current Median Rent: \$650

Based on 35 recorded House sales and 29 House rentals compared over the last 12 months

Number of Rentals

29

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

17 FERGUSSON STREET



\$620

Jun 2024
12 Days

817 m² 3 1 1

3 LEVIATHAN COURT



\$640 per week

May 2024
27 Days

845 m² 3 2 2