

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. A yellow rectangular box in the top right corner contains the text 'RayWhite.'

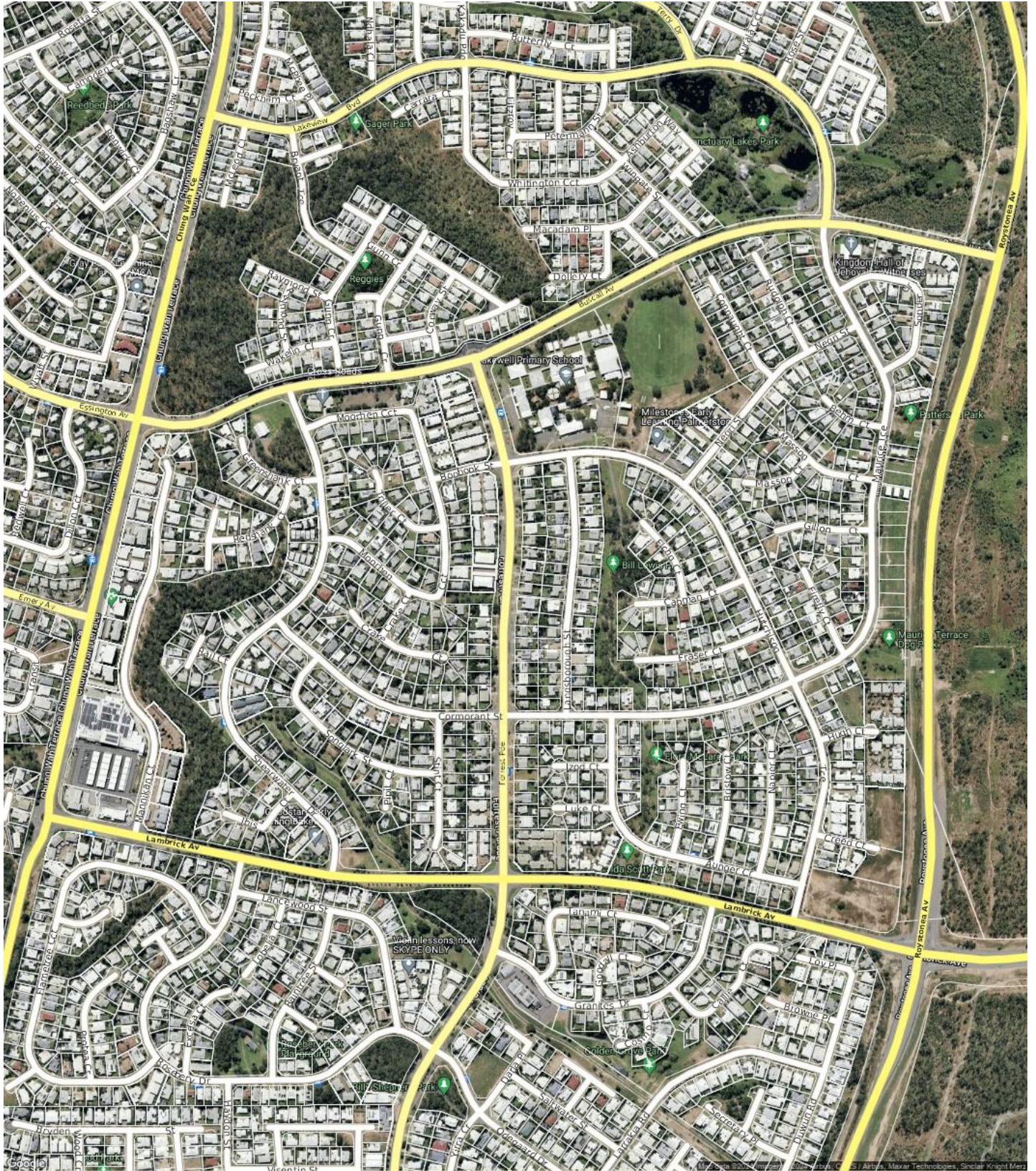
RayWhite.

Suburb
flyover
report

BAKEWELL (HOUSE)

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

BAKEWELL - Suburb Map



BAKEWELL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	122	\$ 305,000	0.0 %	\$ 18,750	\$ 470,000
2007	86	\$ 355,000	16.4 %	\$ 41,340	\$ 495,000
2008	82	\$ 389,500	9.7 %	\$ 64,000	\$ 565,000
2009	51	\$ 430,000	10.4 %	\$ 100,000	\$ 570,000
2010	44	\$ 486,250	13.1 %	\$ 121,500	\$ 595,000
2011	54	\$ 455,000	-6.4 %	\$ 117,248	\$ 550,000
2012	56	\$ 505,750	11.2 %	\$ 172,800	\$ 668,000
2013	47	\$ 530,000	4.8 %	\$ 85,500	\$ 615,000
2014	34	\$ 523,750	-1.2 %	\$ 125,000	\$ 647,000
2015	22	\$ 510,000	-2.6 %	\$ 290,000	\$ 636,000
2016	31	\$ 475,000	-6.9 %	\$ 129,900	\$ 575,000
2017	20	\$ 447,500	-5.8 %	\$ 225,000	\$ 580,000
2018	25	\$ 410,000	-8.4 %	\$ 100,000	\$ 510,000
2019	20	\$ 390,000	-4.9 %	\$ 249,000	\$ 495,000
2020	6	\$ 382,500	-1.9 %	\$ 320,000	\$ 515,000
2021	0				
2022	52	\$ 480,000	0.0 %	\$ 159,100	\$ 680,000
2023	32	\$ 489,000	1.9 %	\$ 155,100	\$ 770,000
2024	13	\$ 497,000	1.6 %	\$ 423,000	\$ 600,000

Median Sale Price
\$502k

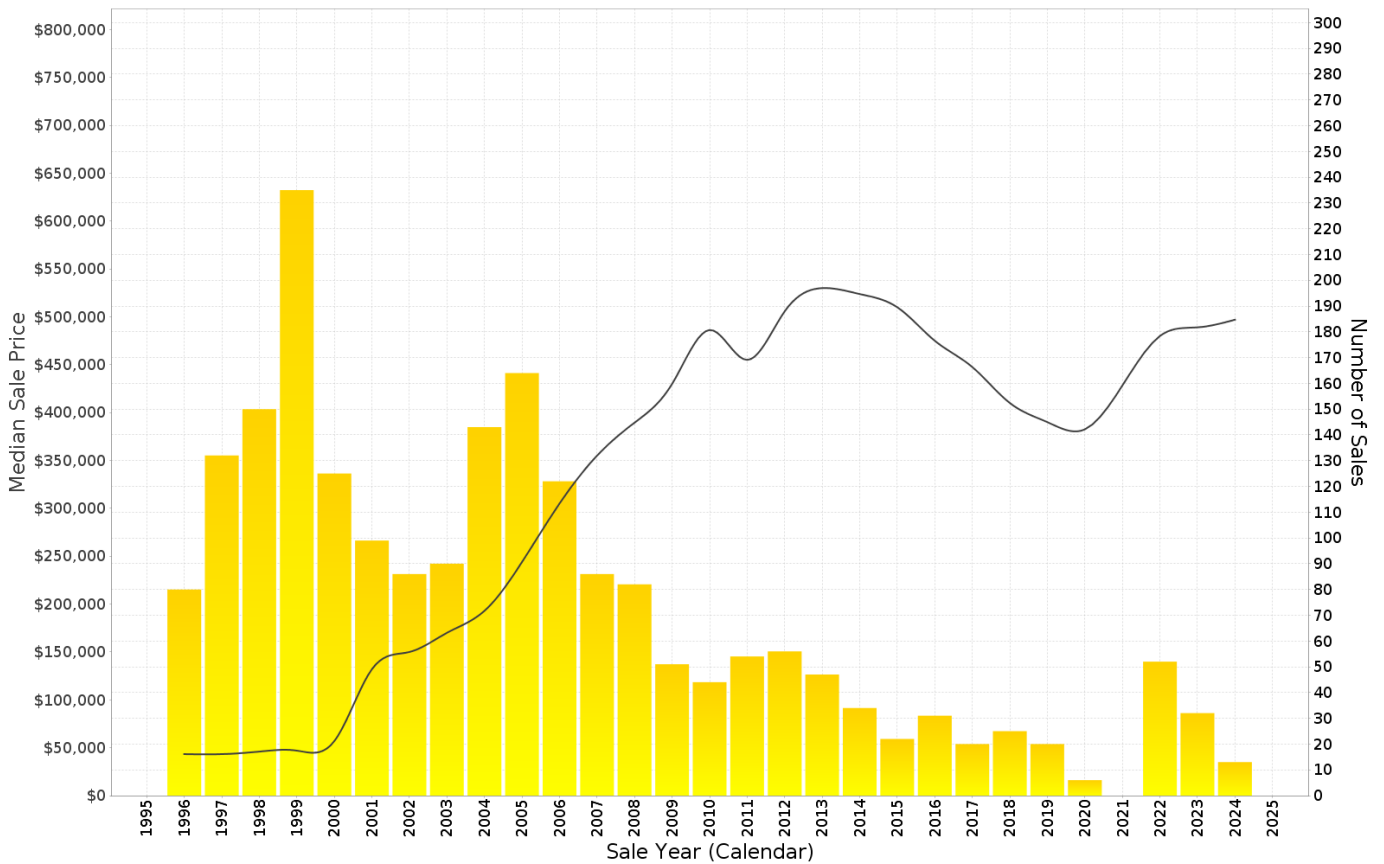
Based on 32 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

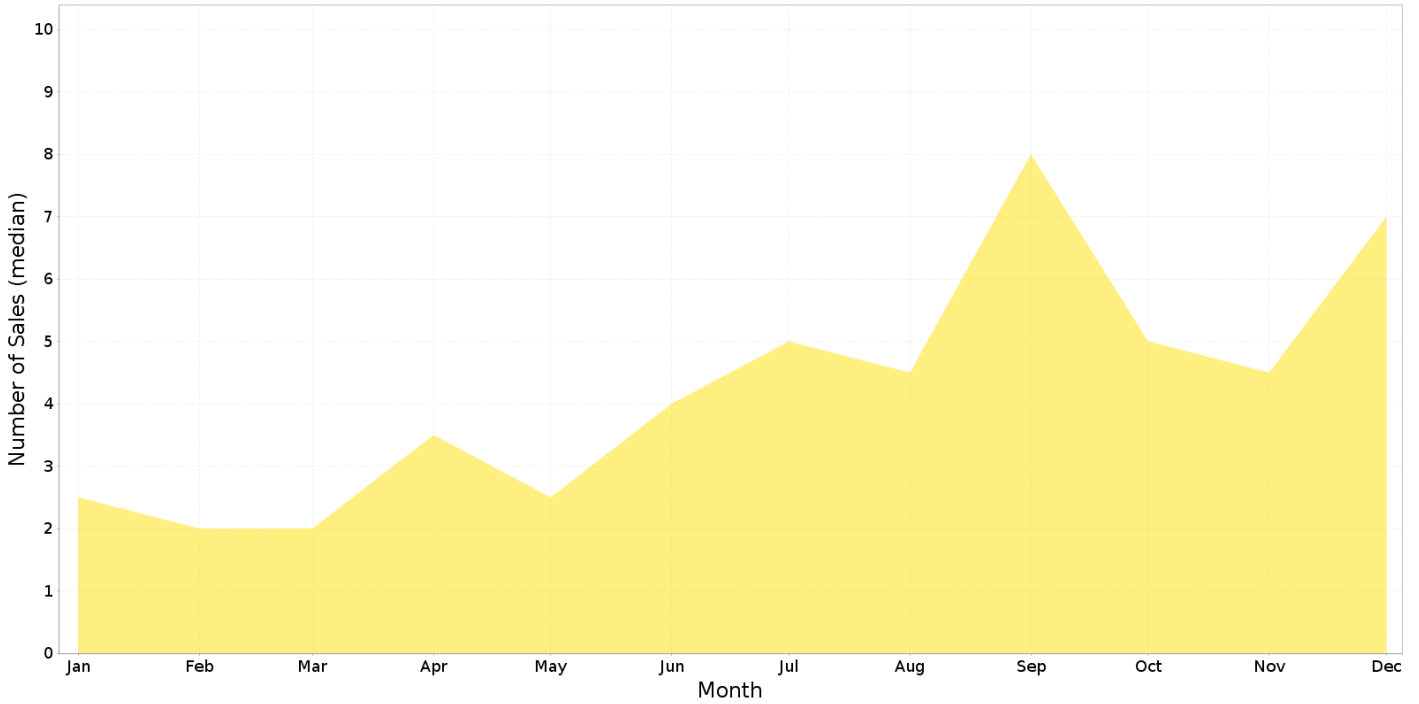
Suburb Growth
+4.7%

Current Median Price: \$502,500
Previous Median Price: \$480,000

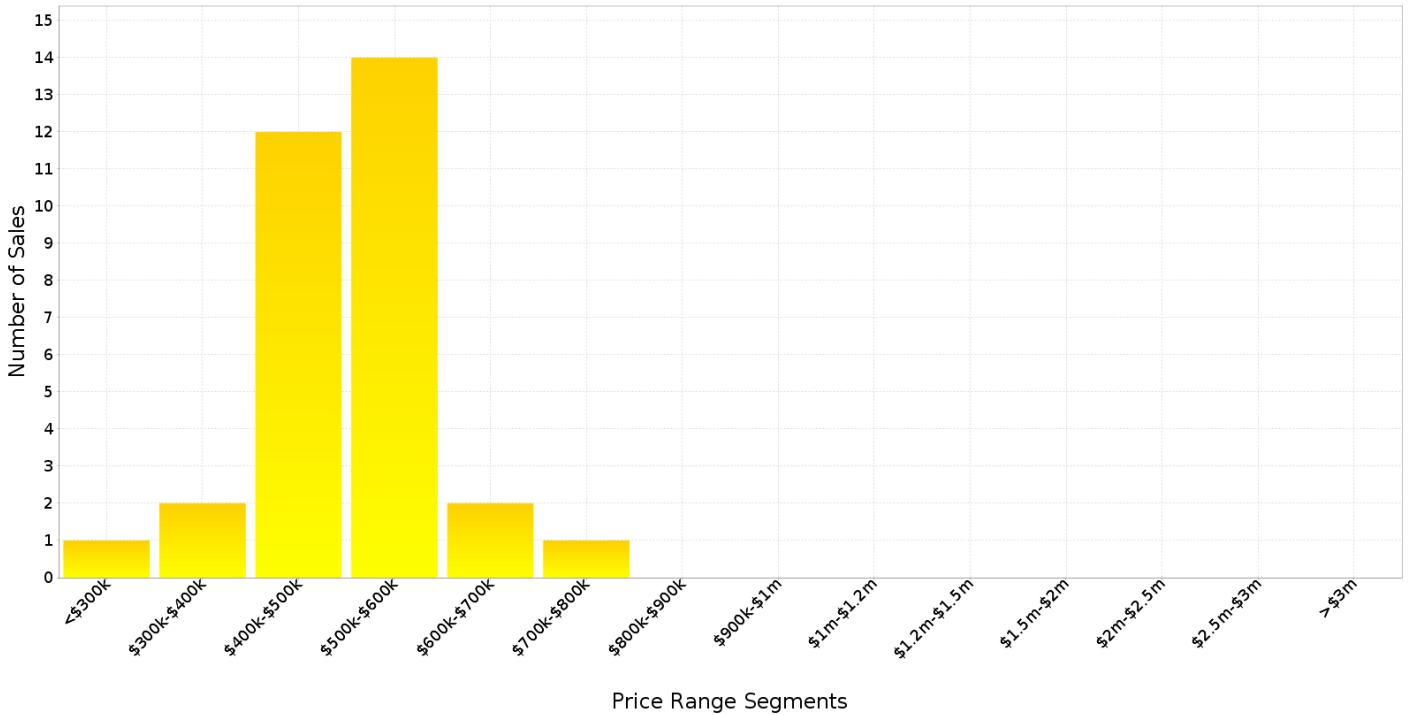
Based on 88 recorded House sales compared over the last two rolling 12 month periods



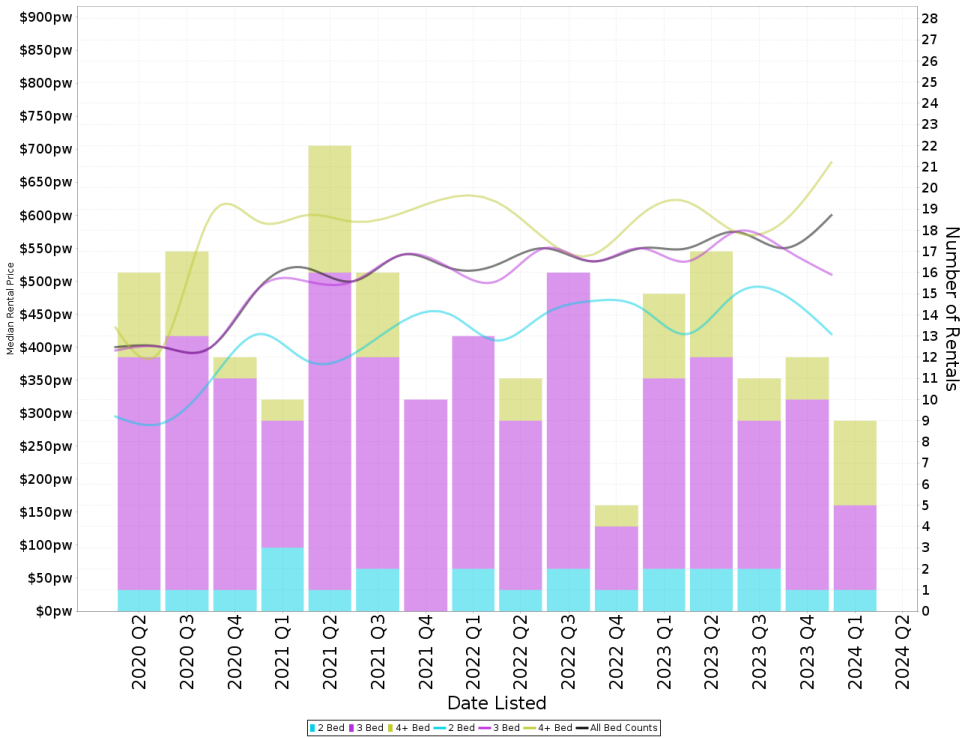
BAKEWELL - Peak Selling Periods (3 years)



BAKEWELL - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.7%

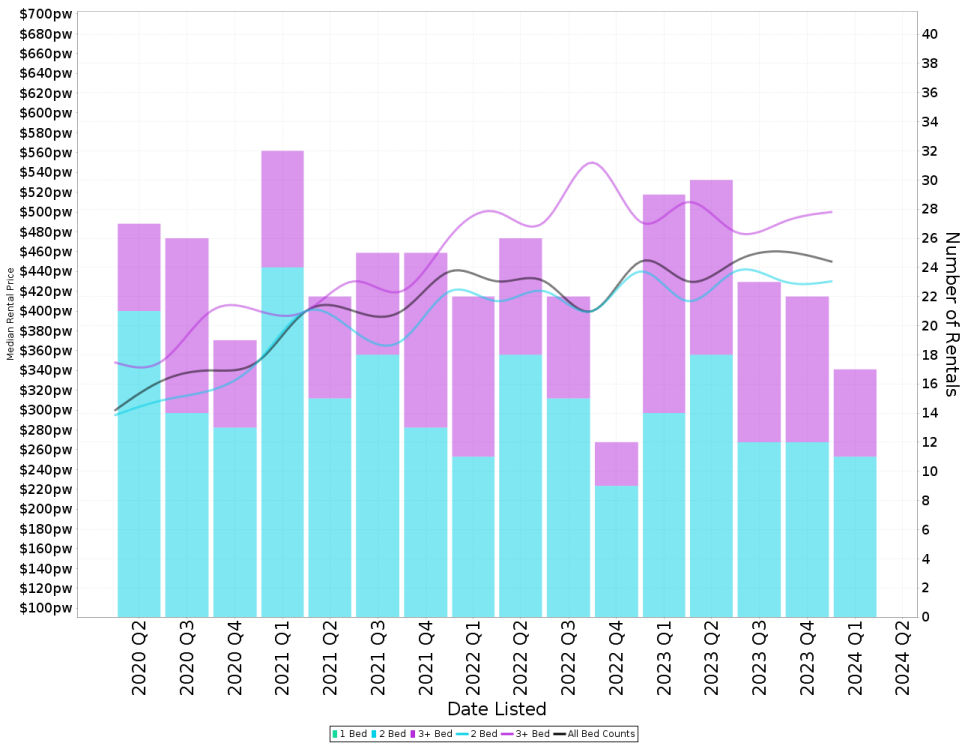
Current Median Price: \$502,500
 Previous Median Price: \$480,000
 Based on 88 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.8%

Current Median Price: \$502,500
 Current Median Rent: \$560
 Based on 49 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.5%

Current Median Price: \$286,500
 Previous Median Price: \$300,000
 Based on 89 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.2%

Current Median Price: \$286,500
 Current Median Rent: \$450
 Based on 92 registered Unit rentals compared over the last 12 months.

BAKEWELL - Recently Sold Properties

Median Sale Price

\$502k

Based on 32 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

+4.7%

Current Median Price: \$502,500
Previous Median Price: \$480,000

Based on 88 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

32


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

4 EWING CRT




\$410,000




750 m² 3 1 3

9 IZOD CRT



\$510,000



684 m² 3 2 2

4 GILLON CRT




\$423,000




766 m² 3 1 2

48 MANNIKAN CRT



\$560,000



873 m² 3 2 2

4 AUNGER CRES



\$470,000



768 m² 3 2 2

74 SHEARWATER DR



\$445,000



838 m² 3 2 2

23 CORMORANT ST



\$515,000



1,040 m² 4 1 2

21 CORMORANT ST



\$475,000



1,000 m² 3 2 2

31 SONDER CRES



\$463,000



781 m² 3 2 2

10 MASSON CRT

\$575,000

759 m² 4 2 2

Sold Mar 2024
121 Days

91 MAURICE TCE

\$600,000

720 m² 5 3 2

Sold Mar 2024
259 Days

49 AUNGER CRES

\$565,000

735 m² 4 2 4

Sold Feb 2024
84 Days

13 TRILLER CRT

\$497,000

852 m² 4 2 2

Sold Feb 2024
82 Days

3 GILLON CRT

\$457,000

766 m² 3 1 1

Sold Jan 2024
92 Days

13 CONNAUGHT CRT

\$570,000

945 m² 4 1 4

Sold Jan 2024
253 Days

25 MAURICE TCE

\$473,000

776 m² 3 2 2

Sold Dec 2023
51 Days

19 NAPIER CRT

\$430,000

676 m² 3 1 2

Sold Dec 2023
75 Days

9 NAPIER CRT

\$489,000

680 m² 3 2 2

Sold Dec 2023
59 Days

1 EWING CRT

\$565,000

800 m² 3 2 2

Sold Dec 2023
73 Days

8 FRASER CRT

\$550,000

852 m² 4 2 2

Sold Dec 2023
130 Days

BAKEWELL - Properties For Rent

Median Rental Price

\$560 /w

Based on 49 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

+5.8%

Current Median Price: \$502,500
Current Median Rent: \$560

Based on 32 recorded House sales and 49 House rentals compared over the last 12 months

Number of Rentals

49

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

19 AUNGER CRESCENT

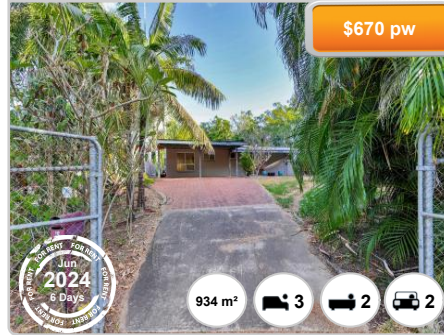


\$550.00 per

Jun 2024
3 Days

800 m² 3 2 2

3 RAIL COURT




\$670 pw

Jun 2024
6 Days

934 m² 3 2 2

7 AUNGER CRESCENT



\$600 per week

Jun 2024
16 Days

800 m² 3 1 3

32 CORMORANT STREET




Approved

May 2024
23 Days

840 m² 3 2 2

7 MASSON COURT



\$600 per week

May 2024
45 Days

620 m² 3 2 2