

A vintage-style yellow bicycle is parked on a paved surface against 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.'

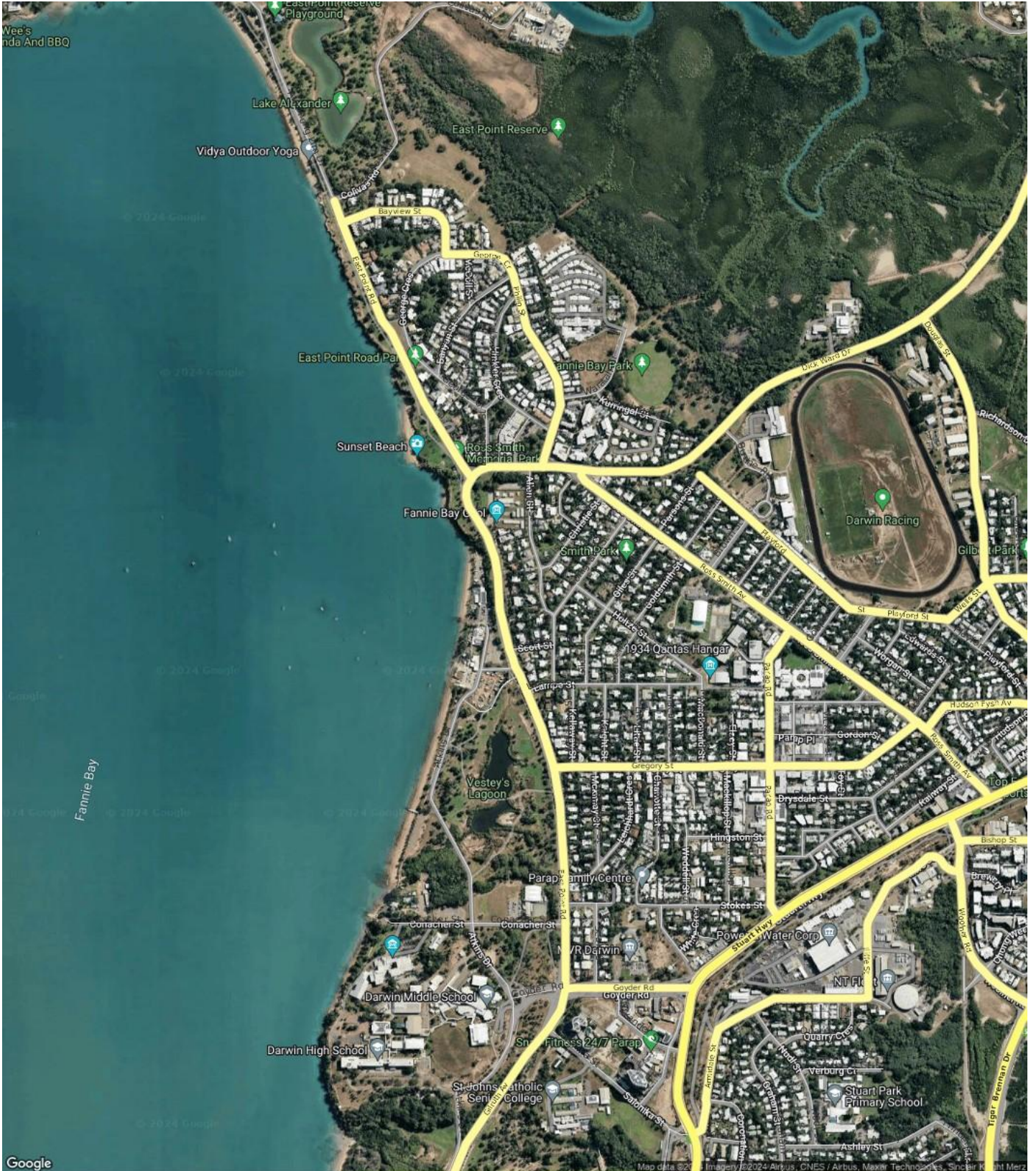
RayWhite.

Suburb
flyover
report

FANNIE BAY (HOUSE)

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

FANNIE BAY - Suburb Map



FANNIE BAY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	35	\$ 630,000	0.0 %	\$ 50,000	\$ 1,100,000
2007	21	\$ 785,000	24.6 %	\$ 135,500	\$ 1,150,000
2008	22	\$ 799,000	1.8 %	\$ 190,000	\$ 1,300,000
2009	24	\$ 1,010,000	26.4 %	\$ 80,000	\$ 2,000,000
2010	16	\$ 992,500	-1.7 %	\$ 265,000	\$ 1,250,000
2011	12	\$ 782,500	-21.2 %	\$ 246,000	\$ 1,300,000
2012	25	\$ 840,000	7.3 %	\$ 147,500	\$ 2,250,000
2013	17	\$ 900,000	7.1 %	\$ 242,000	\$ 2,000,000
2014	20	\$ 1,125,000	25.0 %	\$ 420,000	\$ 2,425,000
2015	16	\$ 935,000	-16.9 %	\$ 217,000	\$ 1,600,000
2016	11	\$ 918,000	-1.8 %	\$ 180,000	\$ 1,250,000
2017	14	\$ 864,000	-5.9 %	\$ 635,000	\$ 2,100,000
2018	15	\$ 945,000	9.4 %	\$ 600,000	\$ 1,635,000
2019	13	\$ 790,000	-16.4 %	\$ 180,000	\$ 920,000
2020	0				
2021	0				
2022	24	\$ 1,100,000		\$ 371,000	\$ 8,500,000
2023	19	\$ 1,135,000	0.0 %	\$ 600,000	\$ 2,950,000
2024	6	\$ 850,000	-25.1 %	\$ 725,000	\$ 1,825,000

Median Sale Price

\$1.14m

Based on 19 recorded House sales within the last 12 months (Apr '23 - Mar '24)

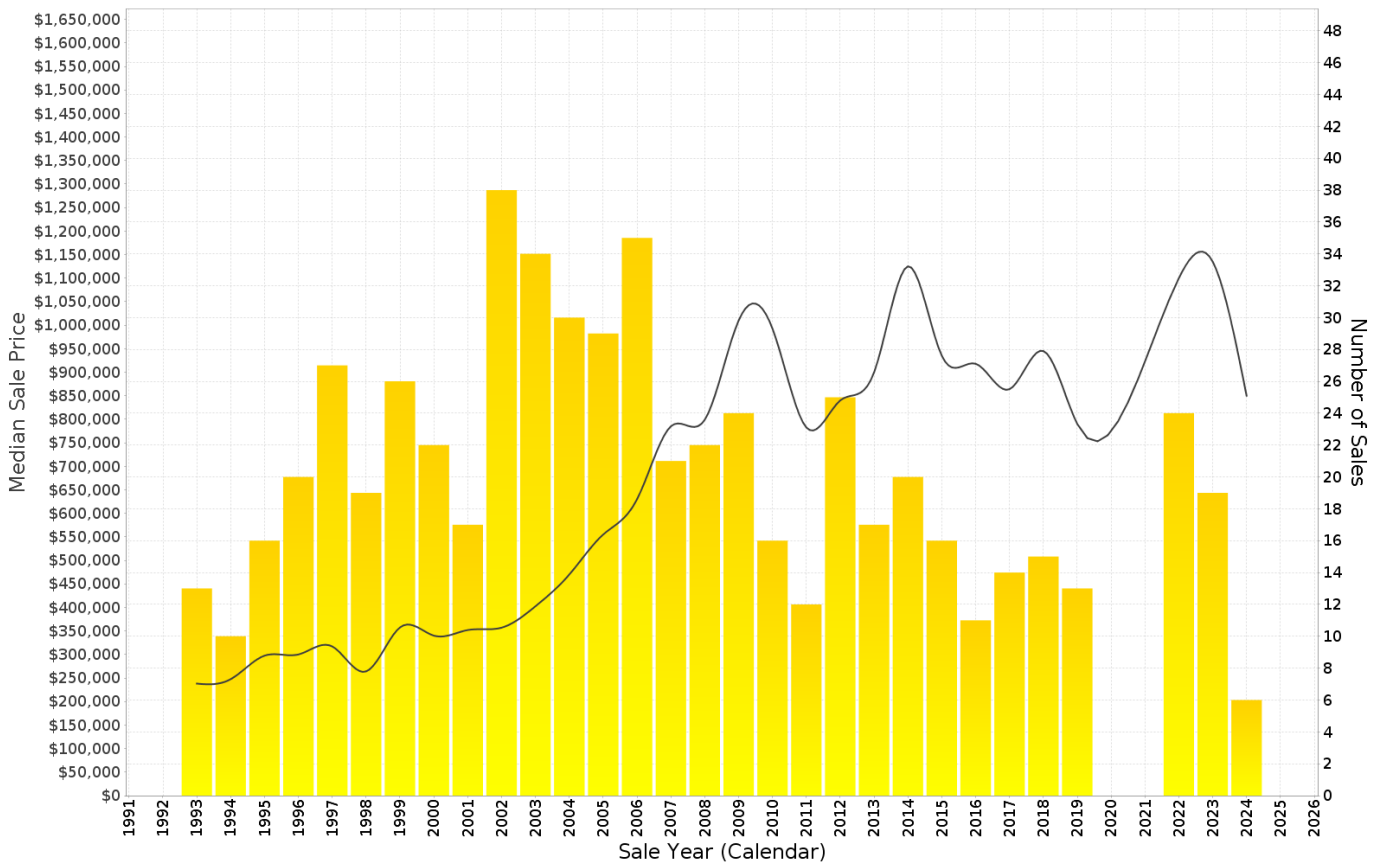
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

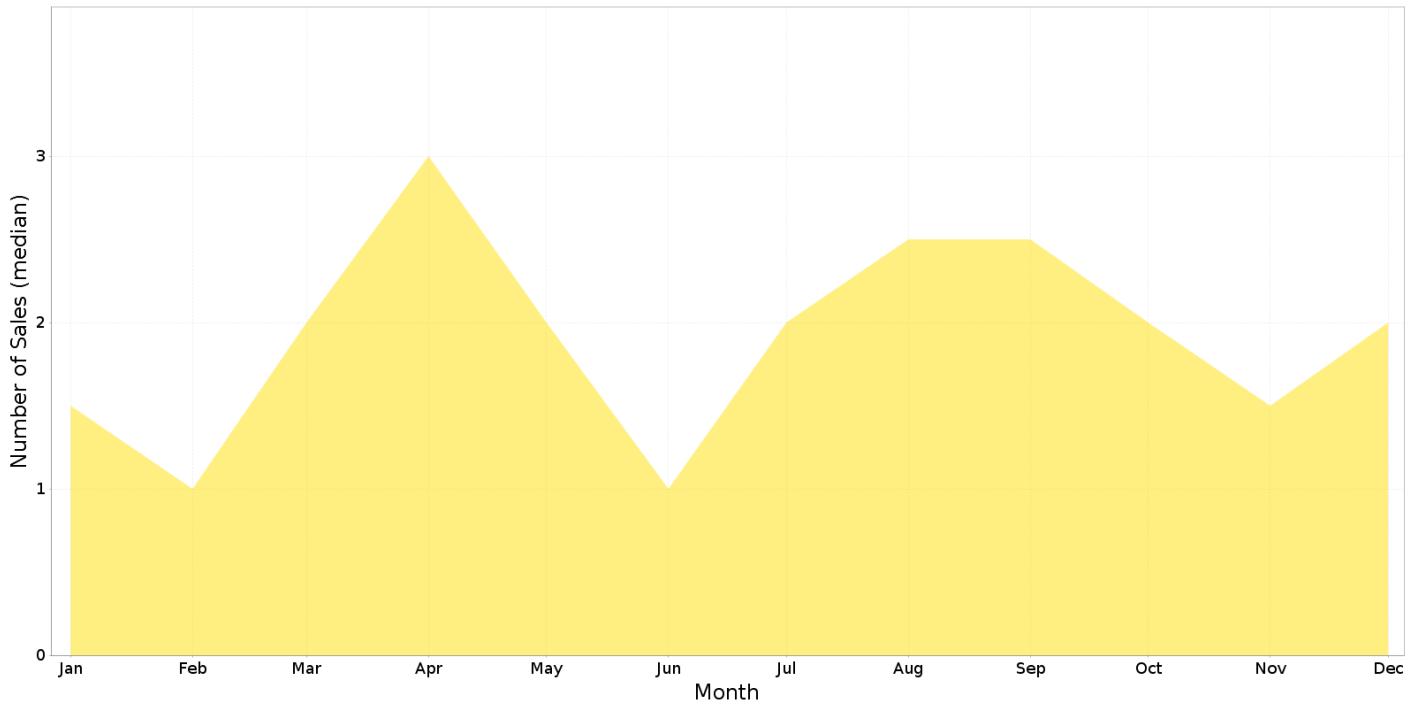
+3.2%

Current Median Price: \$1,135,000
Previous Median Price: \$1,100,000

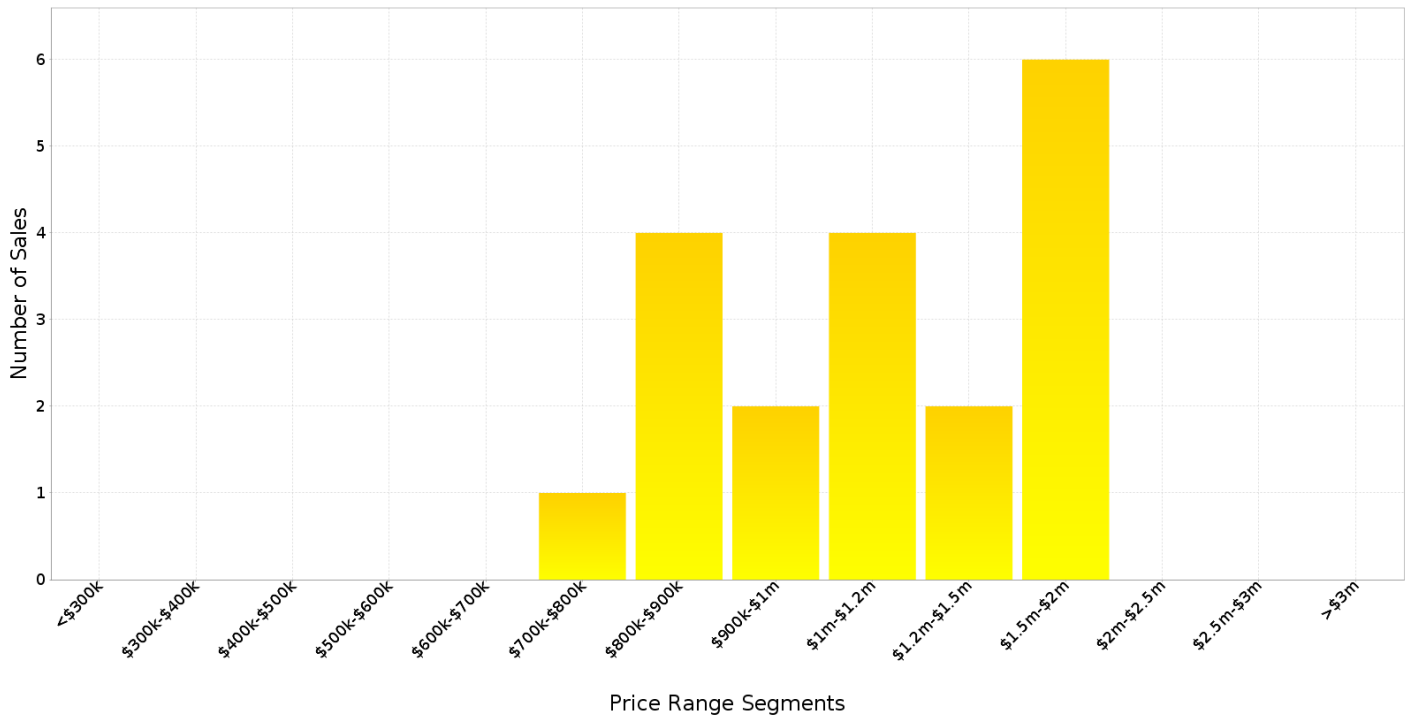
Based on 44 recorded House sales compared over the last two rolling 12 month periods



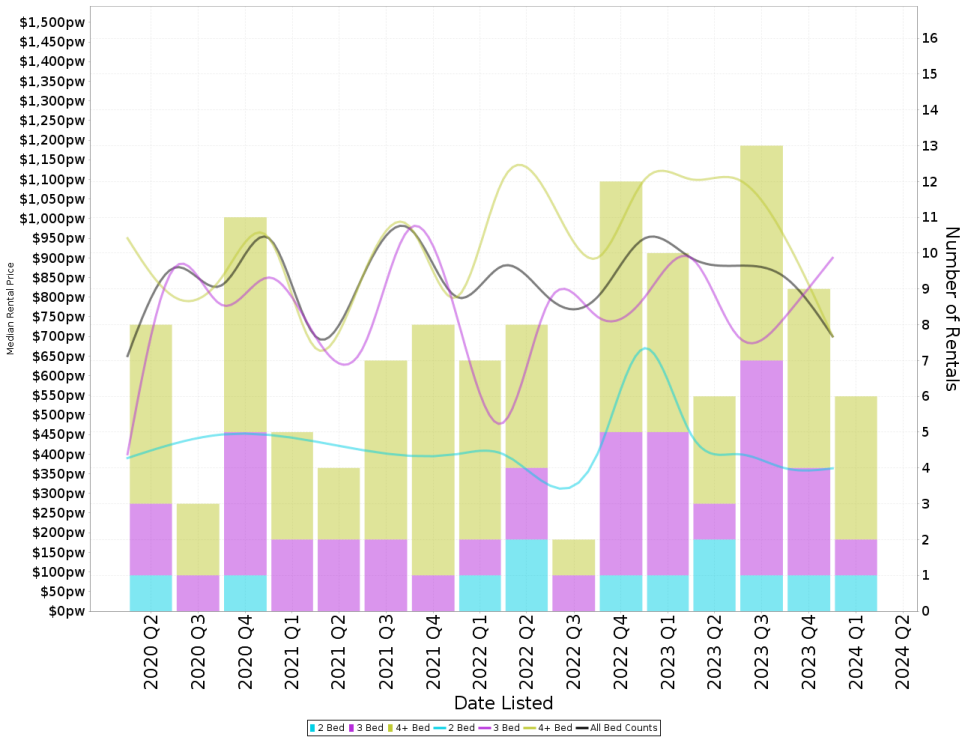
FANNIE BAY - Peak Selling Periods (3 years)



FANNIE BAY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.2%

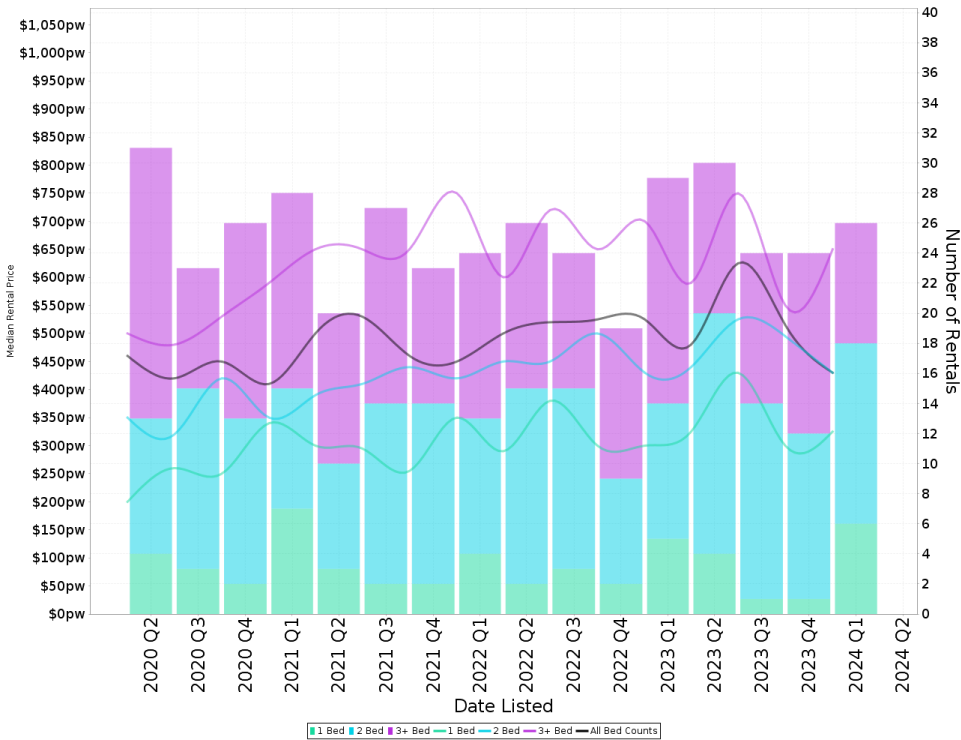
Current Median Price: \$1,135,000
Previous Median Price: \$1,100,000
Based on 44 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$1,135,000
Current Median Rent: \$860
Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.2%

Current Median Price: \$477,000
Previous Median Price: \$508,750
Based on 81 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$477,000
Current Median Rent: \$525
Based on 104 registered Unit rentals compared over the last 12 months.

FANNIE BAY - Recently Sold Properties

Median Sale Price

\$1.14m

Based on 19 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

+3.2%

Current Median Price: \$1,135,000
Previous Median Price: \$1,100,000

Based on 44 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

19

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

22 LEICHHARDT CRES




\$1,300,000




1,110 m² 4 3 4

86 ROSS SMITH AVE



\$750,000



1,430 m² - - -

50 EAST POINT RD




\$1,100,000




1,160 m² 4 2 3

4 KELLAWAY ST




\$900,000




1,160 m² 4 3 4

7 KNIGHT ST



\$1,825,000



1,160 m² 5 3 4

5 GOLDSMITH ST




\$725,000




1,050 m² - - -

2 HINKLER CRES




\$1,205,000



1,020 m² 4 3 3

HERON PROPERTY

4 CONIGRAVE ST




\$800,000




1,220 m² - - -

18 GILES ST



\$1,750,000



1,050 m² 5 3 4

FANNIE BAY - Properties For Rent

Median Rental Price

\$860 /w

Based on 34 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

+3.9%

Current Median Price: \$1,135,000
Current Median Rent: \$860

Based on 19 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

34

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

2002/4 KURRINGAL COURT

\$364

Jun 2024
6 Days

1.74 ha

2 Beds 2 Baths 2 Car Spaces

12 GEORGE STREET

\$890

May 2024
32 Days

4 Beds 2 Baths 2 Car Spaces

24 CONIGRAVE STREET

\$790

Mar 2024
89 Days

1,230 m²

4 Beds 2 Baths 2 Car Spaces

10 HINKLER CRESCENT

\$600 / PW

Mar 2024
81 Days

899 m²

4 Beds 3 Baths 2 Car Spaces

98 EAST POINT ROAD

\$850.00 PER

Feb 2024
120 Days

1,220 m²

3 Beds 4 Baths 2 Car Spaces