



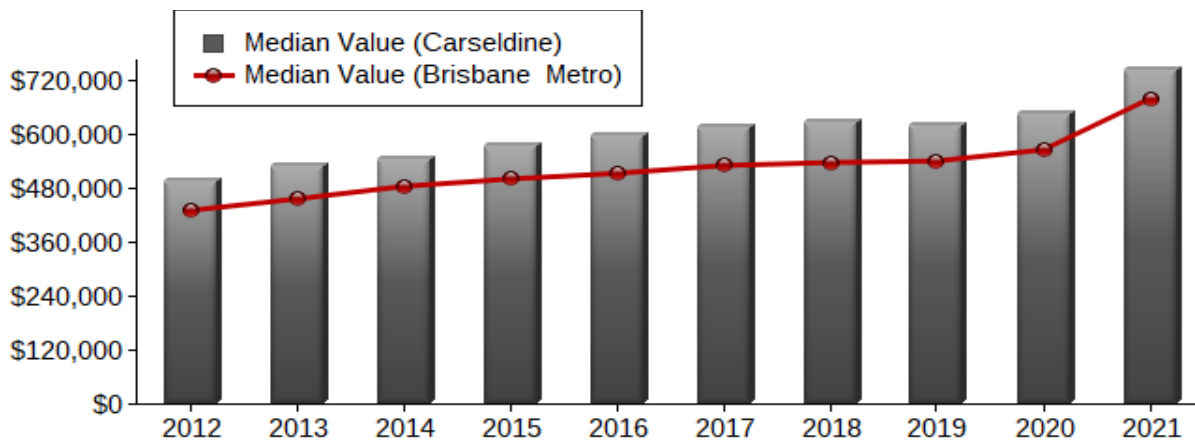
**RayWhite.**

# *Your Local Market Update*

RAY WHITE ASPLEY

## Historical House Statistics for Carseldine 4034

House				
Year	Carseldine		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2021 - Dec 2021	\$742,500	15.3%	\$680,000	20.1%
Jan 2020 - Dec 2020	\$644,000	4.4%	\$566,000	4.6%
Jan 2019 - Dec 2019	\$617,000	-1.6%	\$541,000	0.7%
Jan 2018 - Dec 2018	\$627,000	1.7%	\$537,500	1.2%
Jan 2017 - Dec 2017	\$616,500	3.7%	\$531,000	3.4%
Jan 2016 - Dec 2016	\$594,500	3.6%	\$513,500	2.6%
Jan 2015 - Dec 2015	\$574,000	5.7%	\$501,000	3.4%
Jan 2014 - Dec 2014	\$543,000	2.4%	\$484,500	6.1%
Jan 2013 - Dec 2013	\$530,500	7.3%	\$456,500	5.9%
Jan 2012 - Dec 2012	\$494,500	-1.4%	\$431,000	0.9%



### Capital Growth

Average Growth Over the Last 3 Years	5.8% p.a.
Average Growth Over the Last 10 Years	4.0% p.a.

### Rental Yield

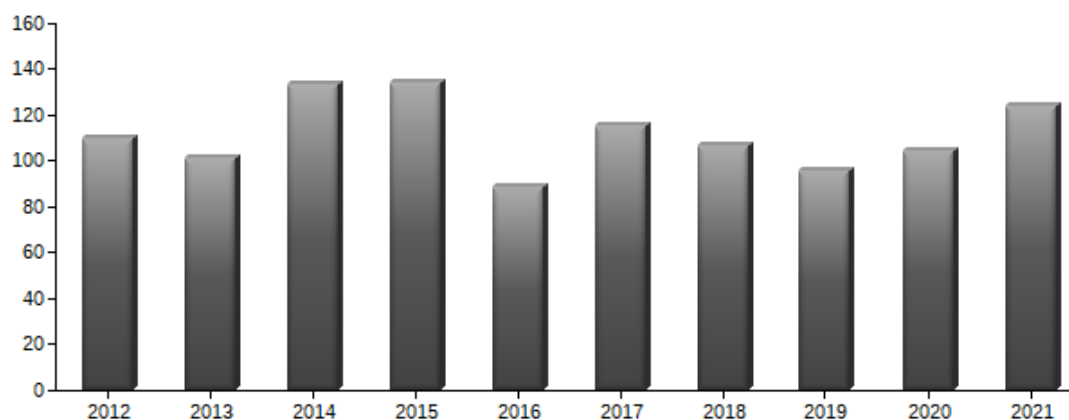
Last Quarter	Last Year	10 Years Average
4.0% p.a.	4.2% p.a.	4.7% p.a.

### Total Returns

Average Return Over the Last 10 Years	9.0% p.a.
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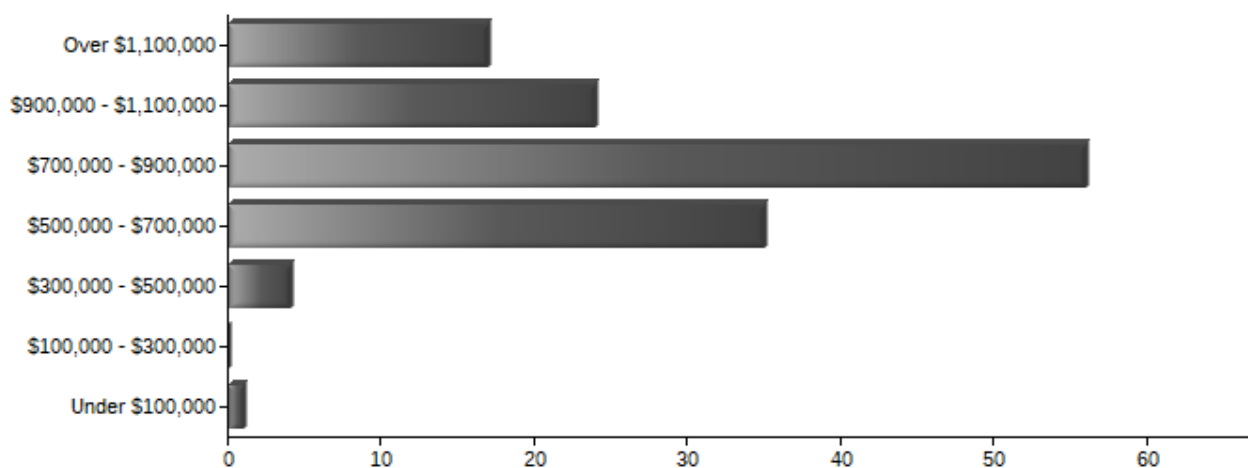
## House Sales for Carseldine 4034

Number of House Sales Per Annum (Calendar Year)



\* Note – the total number of sales for the current year will be incomplete.

Number of House Sales by Price (Past 12 Months)



## Predicted House Statistics for Carseldine 4034

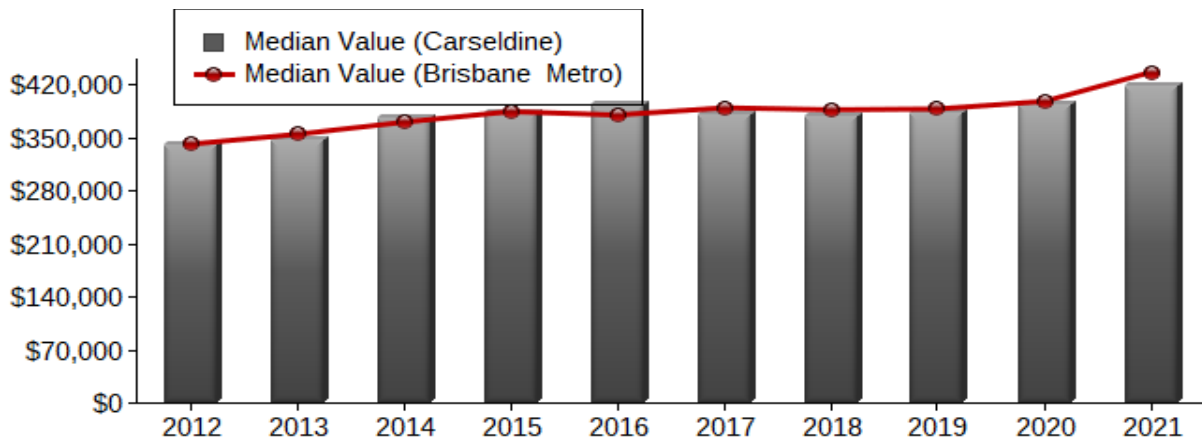
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	1% p.a.
Next 8 years*	0% p.a.	2% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Houses in suburb Carseldine will be in the order of \$800,000.

## Historical Unit Statistics for Carseldine 4034

Year	Unit			
	Carseldine		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2021 - Dec 2021	\$418,500	6.5%	\$437,000	9.7%
Jan 2020 - Dec 2020	\$393,000	3.0%	\$398,500	2.7%
Jan 2019 - Dec 2019	\$382,000	0.8%	\$388,500	0.2%
Jan 2018 - Dec 2018	\$378,500	-0.4%	\$387,500	-0.7%
Jan 2017 - Dec 2017	\$380,500	-3.3%	\$390,000	2.5%
Jan 2016 - Dec 2016	\$393,500	3.0%	\$380,500	-1.1%
Jan 2015 - Dec 2015	\$382,000	1.9%	\$385,000	3.8%
Jan 2014 - Dec 2014	\$375,000	8.2%	\$371,000	4.5%
Jan 2013 - Dec 2013	\$346,500	2.0%	\$355,000	3.8%
Jan 2012 - Dec 2012	\$340,000	-1.5%	\$342,000	-3.1%



### Capital Growth

<b>Average Growth Over the Last 3 Years</b>	3.4% p.a.
<b>Average Growth Over the Last 10 Years</b>	2.0% p.a.

### Rental Yield

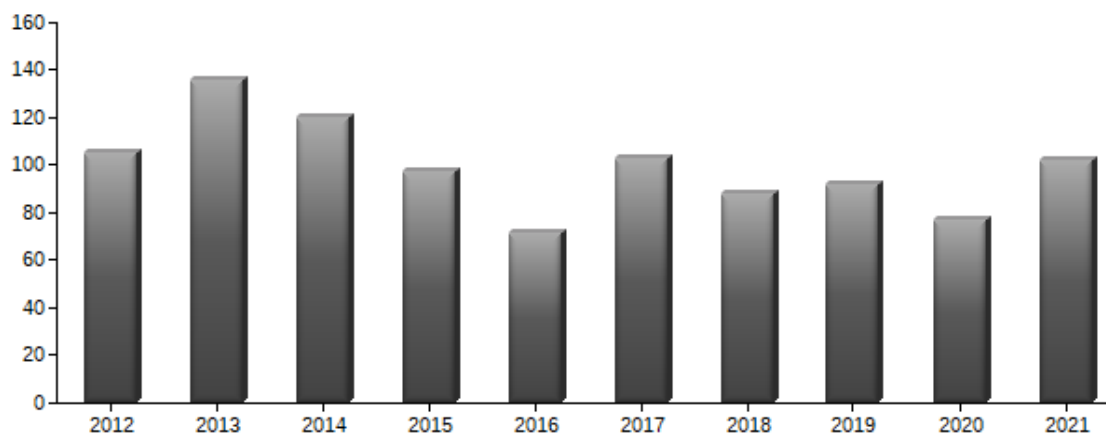
Last Quarter	Last Year	10 Years Average
5.1% p.a.	5.2% p.a.	5.4% p.a.

### Total Returns

<b>Average Return Over the Last 10 Years</b>	7.6% p.a.
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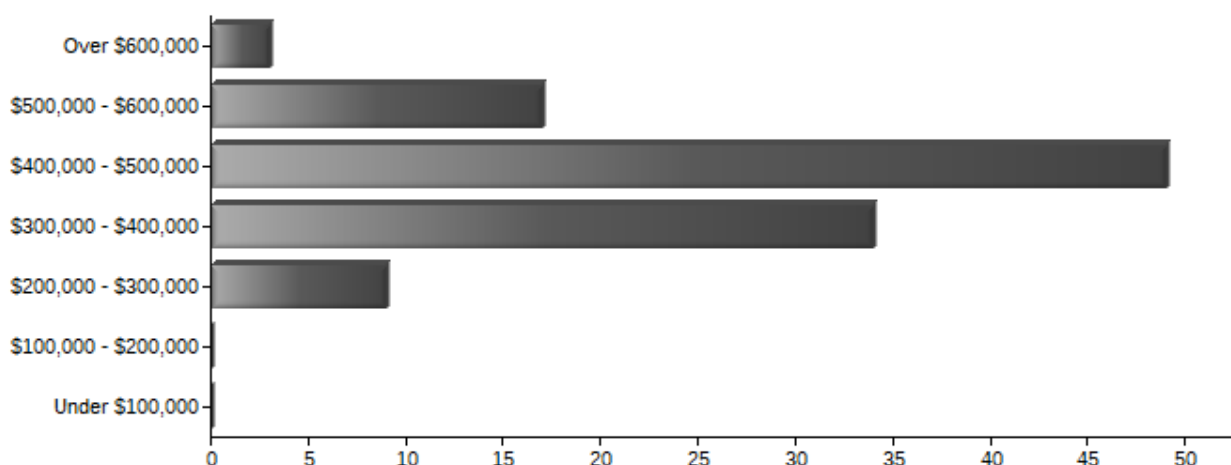
## Unit Sales for Carseldine 4034

Number of Unit Sales Per Annum (Calendar Year)



Note – the total number of sales for the current year will be incomplete.

Number of Unit Sales by Price (Past 12 Months)



## Predicted Unit Statistics for Carseldine 4034

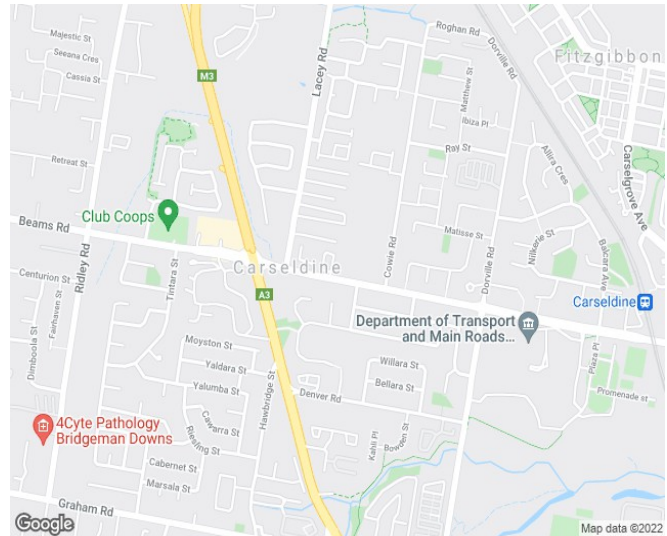
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	1% p.a.	1% p.a.
Next 8 years*	1% p.a.	1% p.a.

\* In some years this rate of growth will be exceeded, while in other years it will fail to materialise. On average the Capital Growth is predicted to be as quoted above. Based on the expected rate of growth over the next 8 years the median value of Units in suburb Carseldine will be in the order of \$466,000.

## Snapshot for Carseldine 4034

<b>Median Value of Houses:</b>	\$742,500
<b>Median Value of Units:</b>	\$418,500
<b>Number of Dwellings:</b>	4134
<b>Number of Houses:</b>	2806
<b>Number of Units:</b>	1328
<b>Number of Residents (ABS Data):</b>	8745



## Market Activity for Carseldine 4034

<b>Number of Properties Listed for Sale:</b>	36
<b>Estimated Days on the Market:</b>	10
<b>Estimated Number of Sales in the Last 3 Months:</b>	60
<b>Estimated Number of Sales in the Same Period Last Year:</b>	64
<b>Current Percentage of Properties on the Market (Carseldine):</b>	0.87%
<b>Current Percentage of Properties on the Market (Brisbane Metro):</b>	0.97%

## Street Information for Carseldine 4034

Number of Streets in the Suburb: 176

### Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Lacey Rd	\$1,085,231
Kahli Pl	\$1,001,773
Cowie Rd	\$987,490
Salim Ct	\$972,150
Matisse St	\$939,707

Street with Highest Value Property:  
Gympie Rd

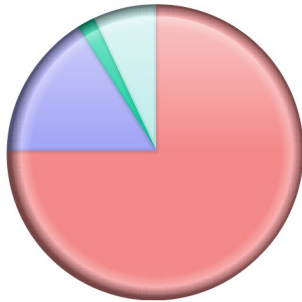
### Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Balcara Ave	\$384,593
Dorville Rd	\$409,645
Stay Pl	\$427,568
Beams Rd	\$428,322
Matthew St	\$430,848

Street with Lowest Value Property:  
Dorville Rd

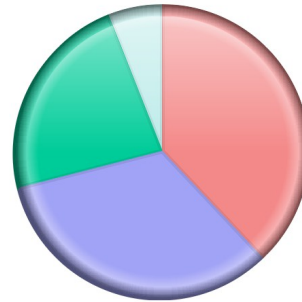
# Demographics for Carseldine 4034

Dwelling Type - Carseldine 4034



Houses	75%
Semi Detached	16%
Unit	2%
Other	7%

Home Ownership - Carseldine 4034



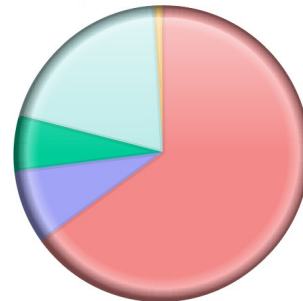
Fully Owned	38%
Being Purchased	33%
Rented	23%
Other	6%

Age Range - Carseldine 4034



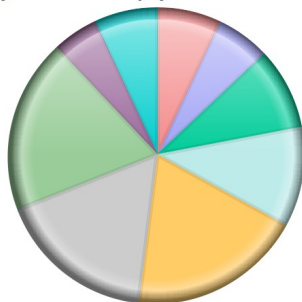
Age 0 To 19 Years	21%
Age 20 To 29 Years	13%
Age 30 To 39 Years	13%
Age 40 To 49 Years	12%
Age 50 To 64 Years	18%
Age 65 Plus	20%
Not Stated	3%

Birthplace - Carseldine 4034



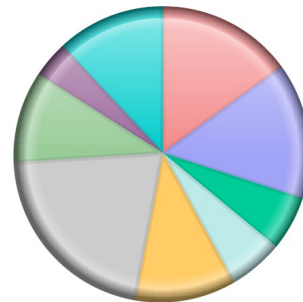
Australia	65%
Europe	8%
Pacific Islands	6%
Elsewhere	20%
Not Stated	1%

Monthly Homeloan Repayment - Carseldine 4034



\$0 - \$599	7%
\$600 - \$999	6%
\$1,000 - \$1,399	9%
\$1,400 - \$1,799	11%
\$1,800 - \$2,399	19%
\$2,400 - \$2,999	17%
\$3,000 - \$3,999	19%
\$4,000 Plus	5%
Repayment Not Stated	7%

Household Income - Carseldine 4034



\$0 - \$600	15%
\$600 - \$1,000	15%
\$1,000 - \$1,250	6%
\$1,250 - \$1,500	6%
\$1,500 - \$2,000	11%
\$2,000 - \$3,000	21%
\$3,000 - \$4,000	10%
\$4,000	4%
Income Not Stated	12%

Created by Residex using data provided by the ABS

## Definitions of Terms

Term	What is it?	What does it tell you?
Average Capital Growth	It is the aggregate capital growth amount over a time frame longer than one year, expressed as an annual percentage.	Average capital growth figures allow you to monitor the performance of different areas or properties over a period of time. Be aware that the average capital growth figures are not the total growth figures divided by time. This method would overstate annual growth as it would include capitalisation.
Capital Growth	The capital growth is the growth in house prices over a period of time, expressed in percentage.	Capital growth figures allow you to monitor the performance of different areas or properties over a period of time.
Median Value	Residex holds a current value for every property in its database. The median value for any region is the middle value when all values are arranged in order. Where median is ascribed to a date range, the value represents the median at the end date.	The median value tells you what a typical property is worth in an area. By knowing the cost of a typical property in the area, you can judge which areas you can afford to invest in.
Rental Yield	The rental yield is the amount of rent you can expect to receive in a year, expressed as a percentage of a property's value. (The rental yield is an annual figure.) Rental yield is the annual rent figure divided by the property value figure.	Rental yield figures allow you to compare rental income from areas or properties with different property values.
Total Return	A combination of both capital growth and rental income.	Total return figures allow you to compare the investment returns of different areas or properties.



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