



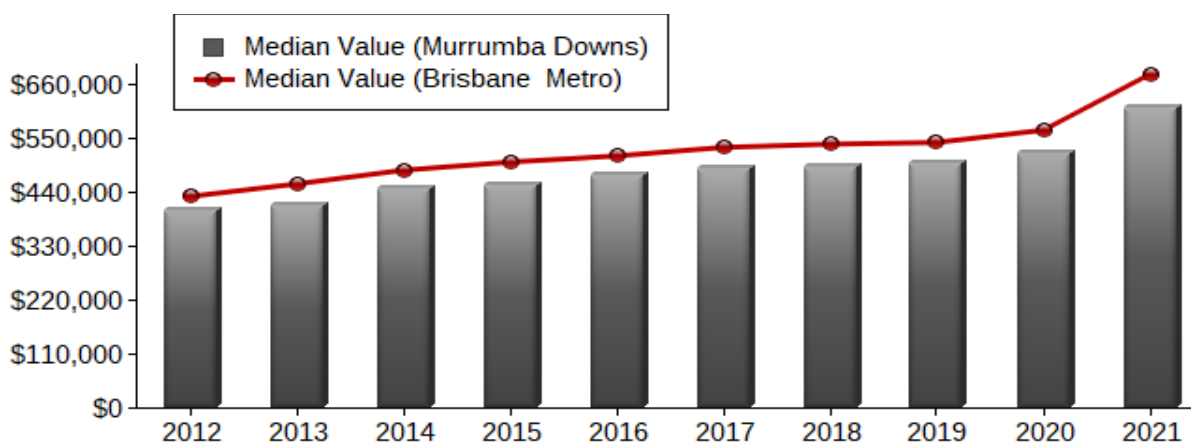
RayWhite.

Your Local Market Update

RAY WHITE ASPLEY

Historical House Statistics for Murrumba Downs 4503

House				
Year	Murrumba Downs		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2021 - Dec 2021	\$610,500	18.1%	\$680,000	20.1%
Jan 2020 - Dec 2020	\$517,000	3.8%	\$566,000	4.6%
Jan 2019 - Dec 2019	\$498,500	1.7%	\$541,000	0.7%
Jan 2018 - Dec 2018	\$490,000	0.9%	\$537,500	1.2%
Jan 2017 - Dec 2017	\$486,000	2.3%	\$531,000	3.4%
Jan 2016 - Dec 2016	\$475,000	5.1%	\$513,500	2.6%
Jan 2015 - Dec 2015	\$451,500	1.5%	\$501,000	3.4%
Jan 2014 - Dec 2014	\$445,000	7.9%	\$484,500	6.1%
Jan 2013 - Dec 2013	\$412,500	3.0%	\$456,500	5.9%
Jan 2012 - Dec 2012	\$400,500	-3.3%	\$431,000	0.9%



Capital Growth

Average Growth Over the Last 3 Years	7.6% p.a.
Average Growth Over the Last 10 Years	4.0% p.a.

Rental Yield

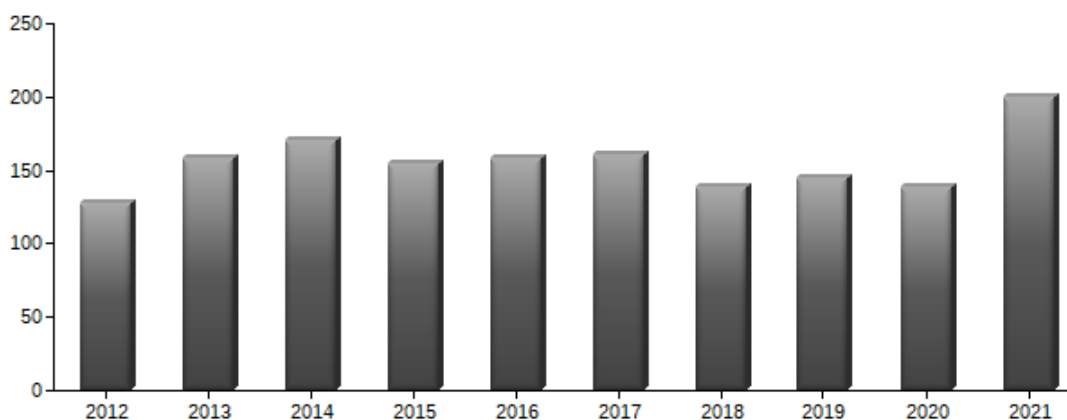
Last Quarter	Last Year	10 Years Average
4.3% p.a.	4.6% p.a.	5.1% p.a.

Total Returns

Average Return Over the Last 10 Years	9.3% p.a.
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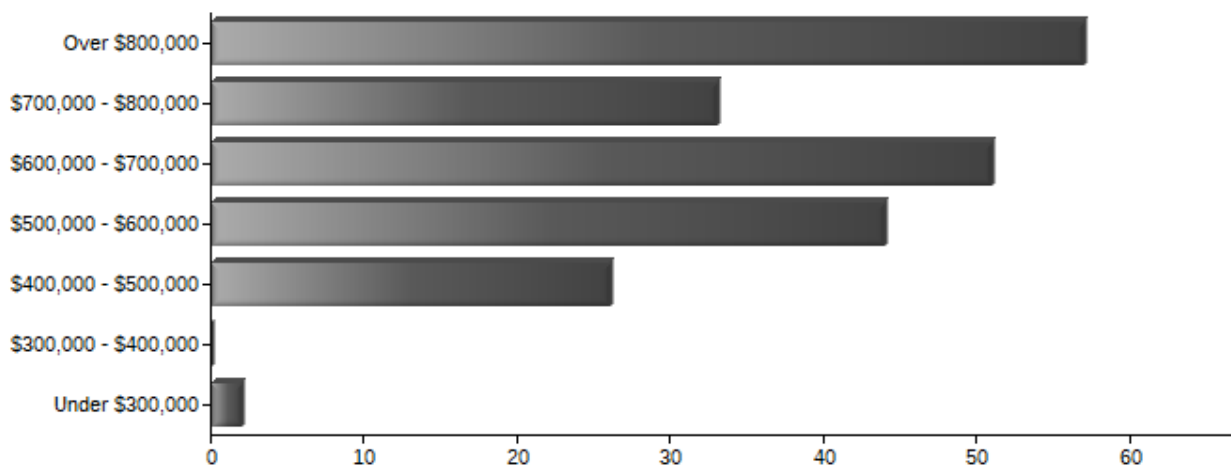
House Sales for Murrumba Downs 4503

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 Murrumba Downs 4503

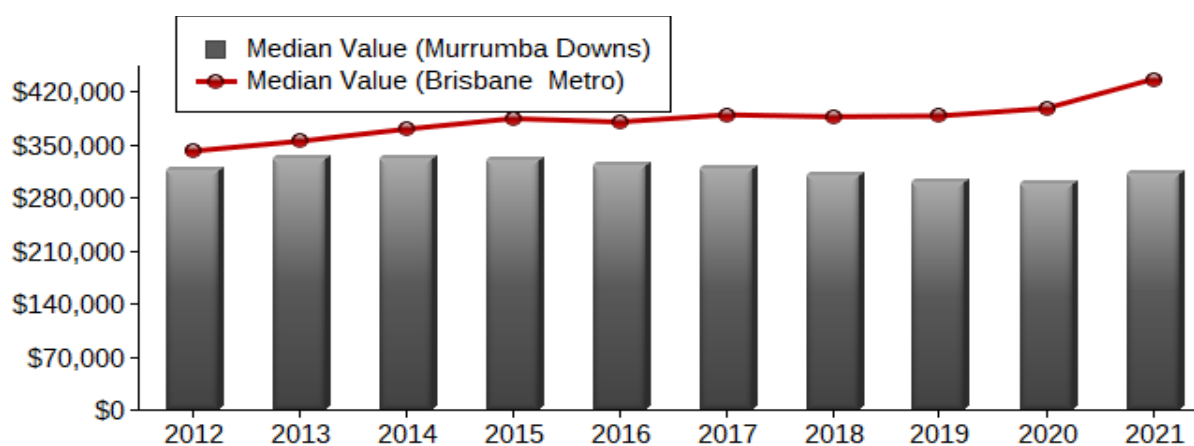
Predicted Capital Growth

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 Murrumba Downs will be in the order of \$647,000.

Historical Unit Statistics for Murrumba Downs 4503

Year	Murrumba Downs		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
Jan 2021 - Dec 2021	\$312,000	4.3%	\$437,000	9.7%
Jan 2020 - Dec 2020	\$299,000	-0.8%	\$398,500	2.7%
Jan 2019 - Dec 2019	\$301,000	-2.9%	\$388,500	0.2%
Jan 2018 - Dec 2018	\$310,000	-2.7%	\$387,500	-0.7%
Jan 2017 - Dec 2017	\$319,000	-0.9%	\$390,000	2.5%
Jan 2016 - Dec 2016	\$322,000	-2.4%	\$380,500	-1.1%
Jan 2015 - Dec 2015	\$329,500	-0.4%	\$385,000	3.8%
Jan 2014 - Dec 2014	\$330,500	-0.6%	\$371,000	4.5%
Jan 2013 - Dec 2013	\$332,500	5.4%	\$355,000	3.8%
Jan 2012 - Dec 2012	\$315,500	-5.4%	\$342,000	-3.1%



Capital Growth

Average Growth Over the Last 3 Years	0.2% p.a.
Average Growth Over the Last 10 Years	-0.7% p.a.

Rental Yield

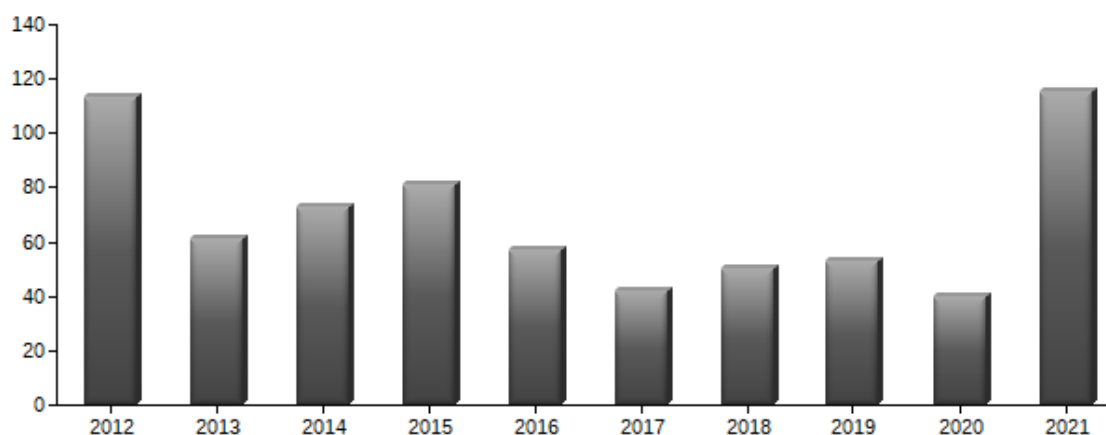
Last Quarter	Last Year	10 Years Average
6.0% p.a.	6.0% p.a.	5.6% p.a.

Total Returns

Average Return Over the Last 10 Years	5.0% p.a.
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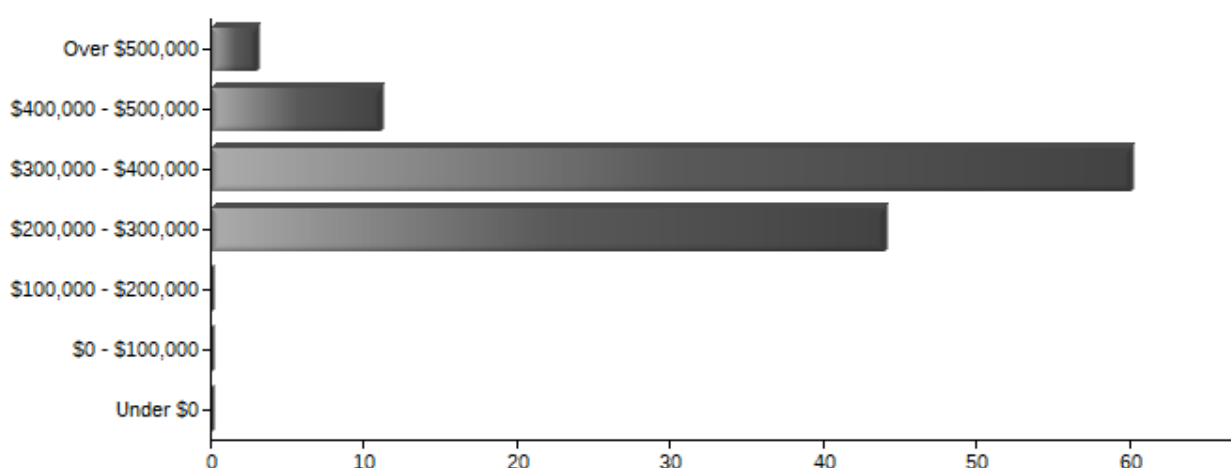
Unit Sales for Murrumba Downs 4503

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 Murrumba Downs 4503

Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	1% p.a.
Next 8 years*	0% 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 Murrumba Downs will be in the order of \$331,000.

Snapshot for Murrumba Downs 4503

Median Value of Houses:	\$610,500
Median Value of Units:	\$311,500
Number of Dwellings:	4388
Number of Houses:	3197
Number of Units:	1191
Number of Residents (ABS Data):	9392



Market Activity for Murrumba Downs 4503

Number of Properties Listed for Sale:	21
Estimated Days on the Market:	31
Estimated Number of Sales in the Last 3 Months:	89
Estimated Number of Sales in the Same Period Last Year:	60
Current Percentage of Properties on the Market (Murrumba Downs):	0.48%
Current Percentage of Properties on the Market (Brisbane Metro):	0.97%

Street Information for Murrumba Downs 4503

Number of Streets in the Suburb: 205

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
River Vista Cres	\$857,691
Bantham Ct	\$850,850
Hamish Ct	\$850,309
Edgewater Ct	\$848,350
Rencomb Pl	\$826,686

Street with Highest Value Property:
Goodrich Road West

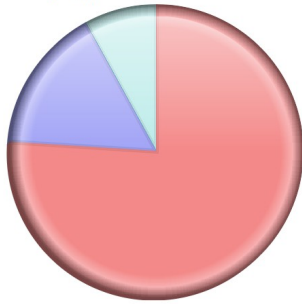
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Duffield Rd	\$285,093
Dohles Rocks Rd	\$286,722
Castle Hill Dr	\$291,137
Yaraki Ct	\$292,123
Blyth Rd	\$294,363

Street with Lowest Value Property:
Ogg Rd

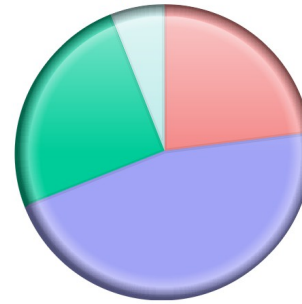
Demographics for Murrumba Downs 4503

Dwelling Type - Murrumba Downs 4503



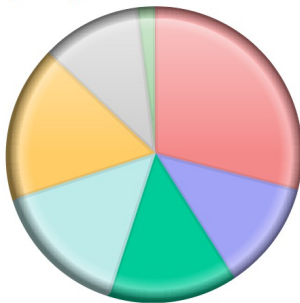
Houses	76%
Semi Detached	16%
Unit	0%
Other	8%

Home Ownership - Murrumba Downs 4503



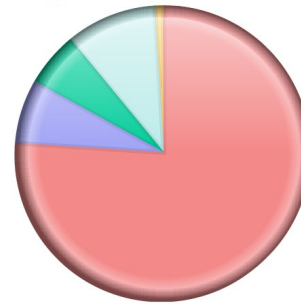
Fully Owned	23%
Being Purchased	46%
Rented	25%
Other	6%

Age Range - Murrumba Downs 4503



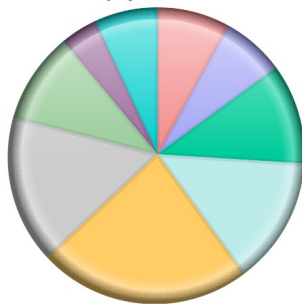
Age 0 To 19 Years	29%
Age 20 To 29 Years	12%
Age 30 To 39 Years	14%
Age 40 To 49 Years	15%
Age 50 To 64 Years	17%
Age 65 Plus	11%
Not Stated	2%

Birthplace - Murrumba Downs 4503



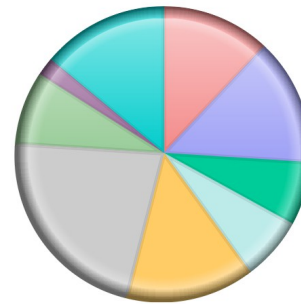
Australia	76%
Europe	7%
Pacific Islands	6%
Elsewhere	10%
Not Stated	1%

Monthly Homeloan Repayment - Murrumba Downs 4503



\$0 - \$599	8%
\$600 - \$999	7%
\$1,000 - \$1,399	11%
\$1,400 - \$1,799	14%
\$1,800 - \$2,399	23%
\$2,400 - \$2,999	16%
\$3,000 - \$3,999	10%
\$4,000 Plus	4%
Repayment Not Stated	7%

Household Income - Murrumba Downs 4503



\$0 - \$600	12%
\$600 - \$1,000	14%
\$1,000 - \$1,250	7%
\$1,250 - \$1,500	7%
\$1,500 - \$2,000	14%
\$2,000 - \$3,000	22%
\$3,000 - \$4,000	8%
\$4,000	2%
Income Not Stated	14%

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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