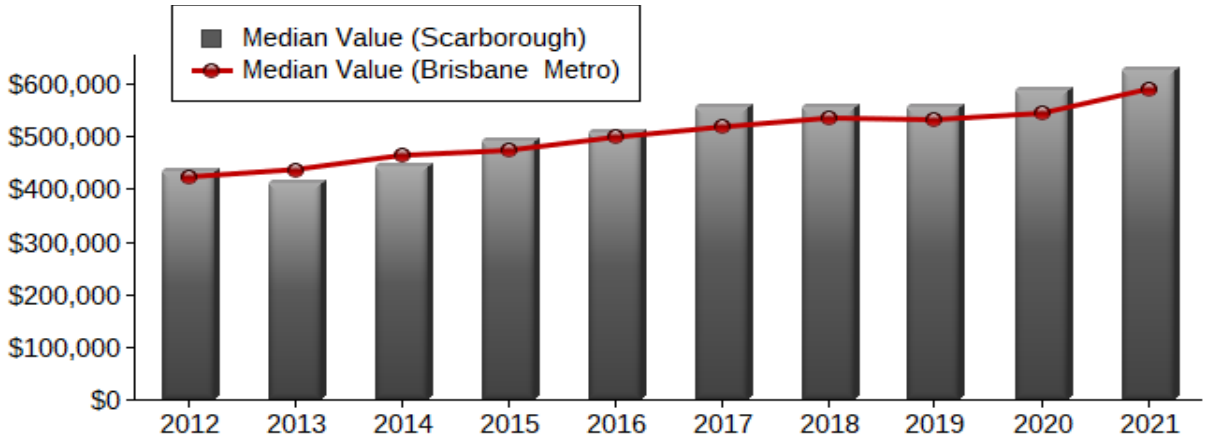
RayWhite

Your Local Market Update

RAY WHITE SCARBOROUGH

Historical House Statistics for Scarborough 4020

House				
Year	Scarborough		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2020 - Apr 2021	$627,500	6.6%	$591,000	8.4%
May 2019 - Apr 2020	$589,000	5.9%	$545,000	2.3%
May 2018 - Apr 2019	$556,500	0.2%	$533,000	-0.6%
May 2017 - Apr 2018	$555,500	-0.2%	$536,000	3.3%
May 2016 - Apr 2017	$556,500	9.5%	$519,000	3.9%
May 2015 - Apr 2016	$508,500	3.7%	$499,500	5.3%
May 2014 - Apr 2015	$490,500	11.1%	$474,500	2.0%
May 2013 - Apr 2014	$441,500	7.6%	$465,000	6.2%
May 2012 - Apr 2013	$410,500	-5.1%	$438,000	3.3%
May 2011 - Apr 2012	$432,500	-7.4%	$424,000	-4.2%



Capital Growth

Average Growth Over the Last 3 Years	4.2% p.a.
Average Growth Over the Last 10 Years	3.0% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
3.9% p.a.	4.0% p.a.	4.4% p.a.

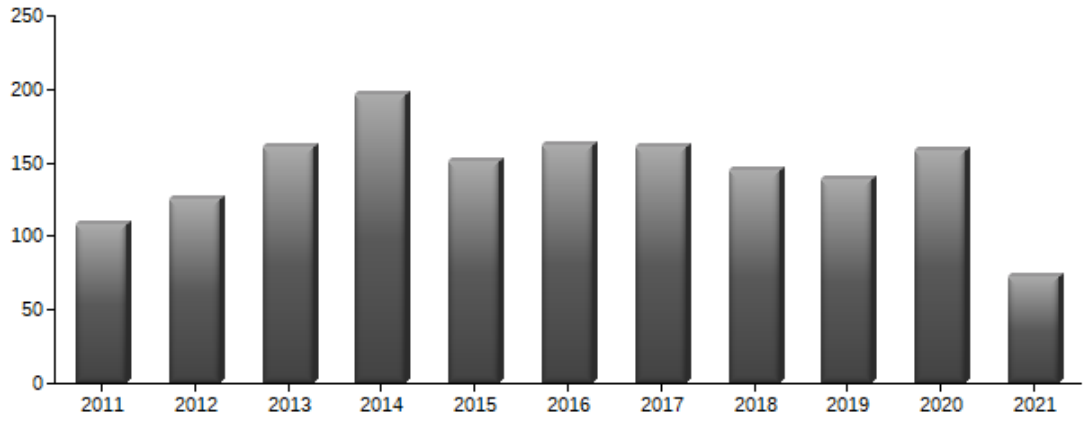
Total Returns

Average Return Over the Last 10 Years	7.6% p.a.

Residex for Accuracy © 2021

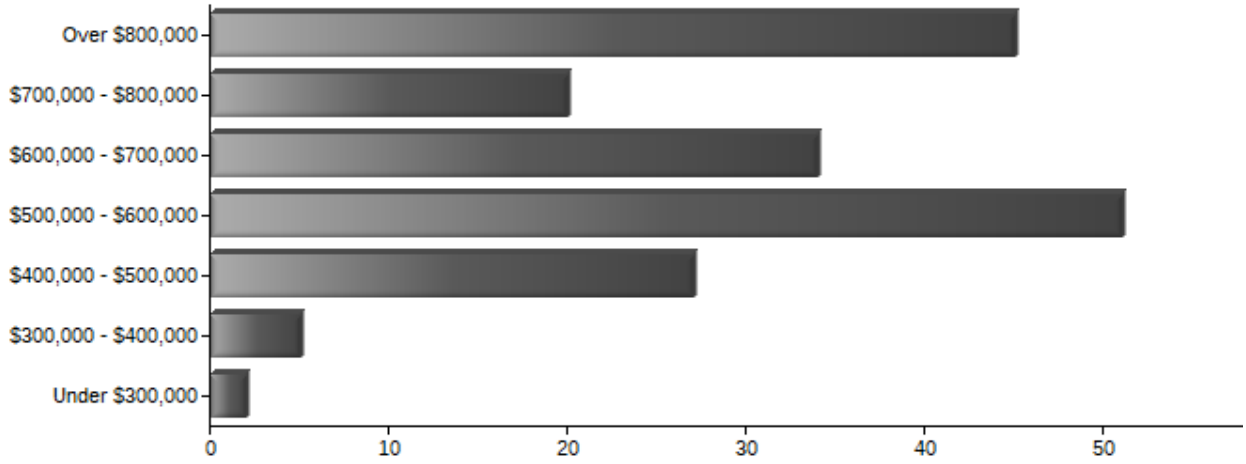
House Sales for Scarborough 4020

Number of House Sales Per Annum (Calender 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 Scarborough 4020

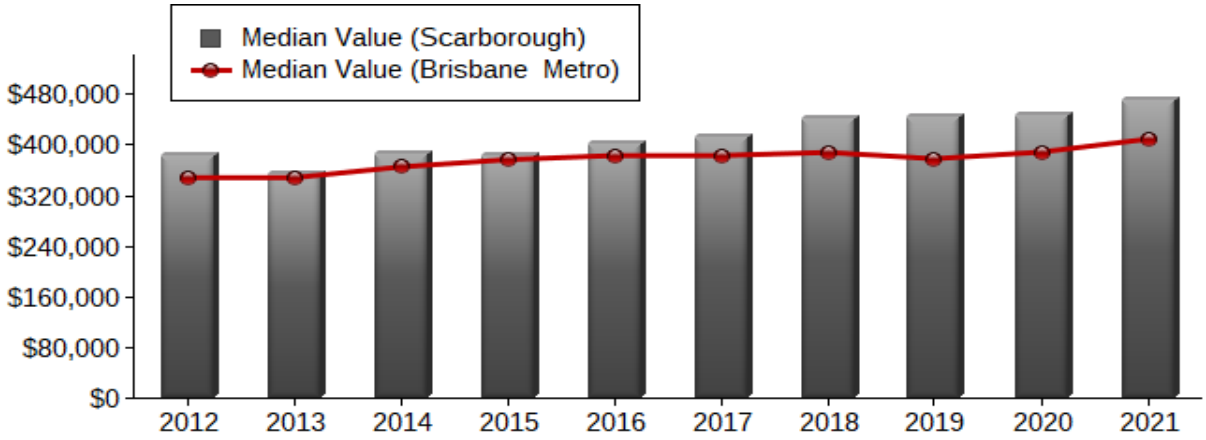
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	4% p.a.	3% p.a.
Next 8 years*	4% p.a.	3% 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 Scarborough will be in the order of $894,000.

Historical Unit Statistics for Scarborough 4020

Unit				
Year	Scarborough		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2020 - Apr 2021	$471,000	5.5%	$409,500	5.3%
May 2019 - Apr 2020	$447,000	1.0%	$389,000	2.8%
May 2018 - Apr 2019	$442,500	0.4%	$378,500	-2.6%
May 2017 - Apr 2018	$440,500	6.7%	$388,500	1.4%
May 2016 - Apr 2017	$413,000	2.6%	$383,500	0.0%
May 2015 - Apr 2016	$402,500	5.4%	$383,500	1.8%
May 2014 - Apr 2015	$381,500	-0.9%	$377,000	3.1%
May 2013 - Apr 2014	$385,000	9.0%	$365,500	4.9%
May 2012 - Apr 2013	$353,000	-7.5%	$348,500	-0.1%
May 2011 - Apr 2012	$381,500	-7.9%	$348,500	-4.3%



Capital Growth

Average Growth Over the Last 3 Years	2.3% p.a.
Average Growth Over the Last 10 Years	1.3% p.a.

Rental Yield

Last Quarter	Last Year	10 Years Average
4.6% p.a.	4.7% p.a.	4.9% p.a.

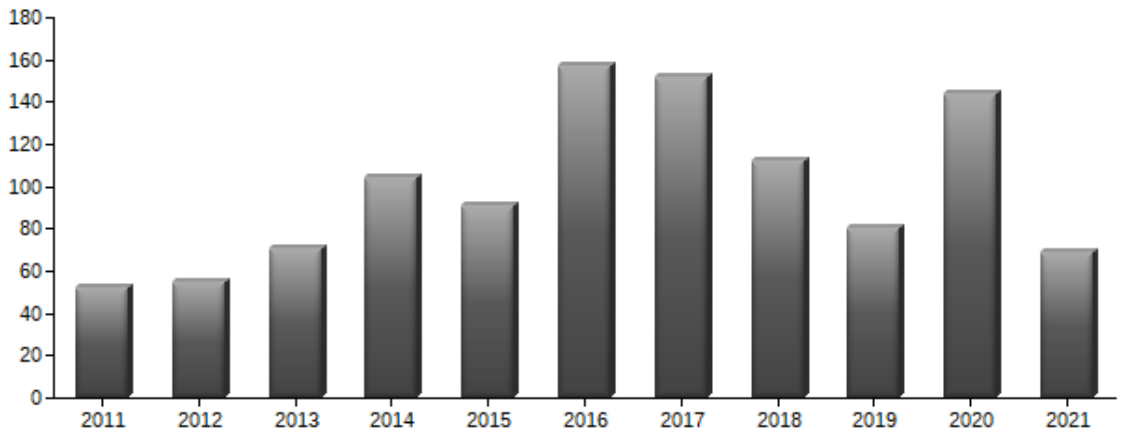
Total Returns

Average Return Over the Last 10 Years	6.3% p.a.

Residex for Accuracy © 2021

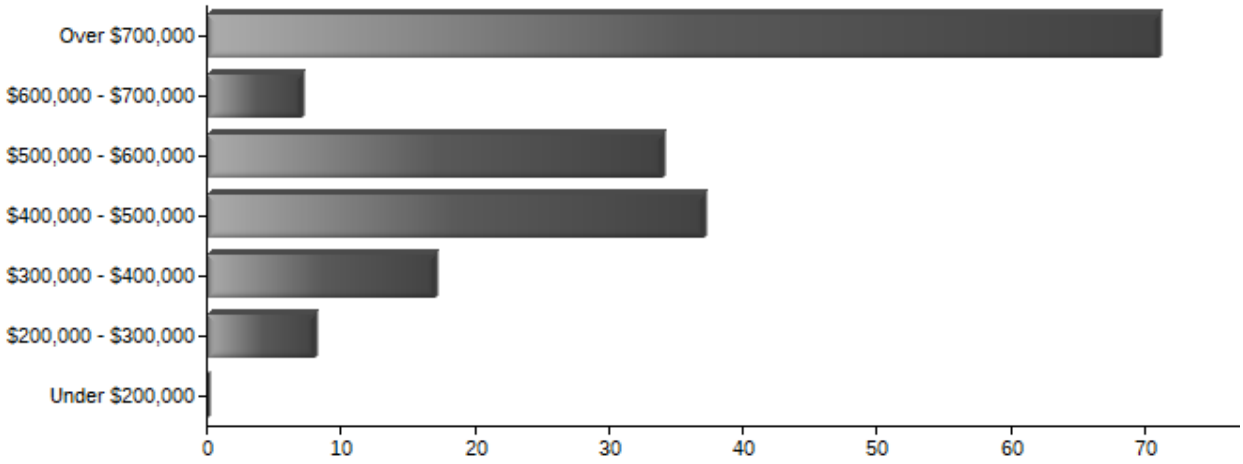
Unit Sales for Scarborough 4020

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 Scarborough 4020

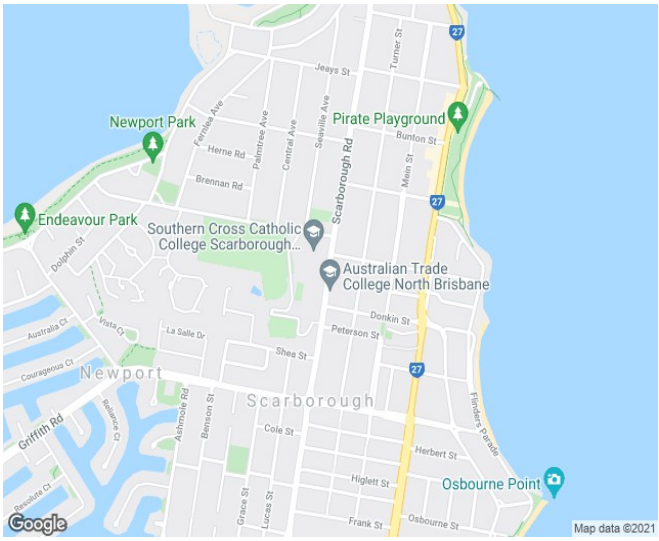
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	1% p.a.	2% p.a.
Next 8 years*	1% 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 Units in suburb Scarborough will be in the order of $529,500.

Snapshot for Scarborough 4020

Median Value of Houses:	$627,500
Median Value of Units:	$471,000
Number of Dwellings:	4824
Number of Houses:	2773
Number of Units:	2051
Number of Residents (ABS Data):	7985



Market Activity for Scarborough 4020

Number of Properties Listed for Sale:	74
Estimated Days on the Market:	97
Estimated Number of Sales in the Last 3 Months:	73
Estimated Number of Sales in the Same Period Last Year:	64
Current Percentage of Properties on the Market (Scarborough):	1.53%
Current Percentage of Properties on the Market (Brisbane Metro):	1.34%

Street Information for Scarborough 4020

Number of Streets in the Suburb: 89

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Kennedy Esp	$947,357
Flinders Pde	$805,213
Oyster Point Esp	$790,402
Second Ave	$751,953
Fourth Ave	$725,294

Street with Highest Value Property:
Fortune St

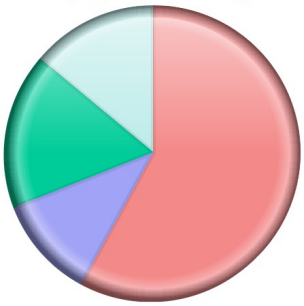
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Moffatt St	$323,275
Eversleigh Rd	$334,668
Queen St	$359,496
Osbourne St	$371,994
Third Ave	$381,799

Street with Lowest Value Property:
Landsborough Ave

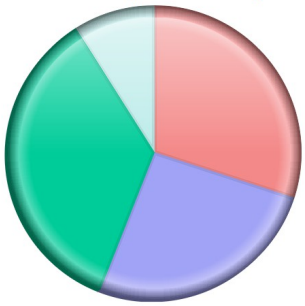
Demographics for Scarborough 4020

Dwelling Type - Scarborough 4020



Houses	58%
Semi Detached	11%
Unit	17%
Other	14%

Home Ownership - Scarborough 4020

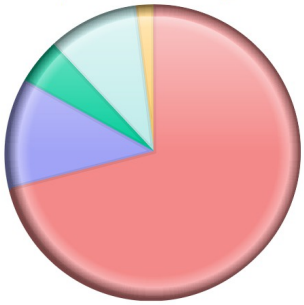


Fully Owned	30%
Being Purchased	26%
Rented	35%
Other	9%

Age Range - Scarborough 4020

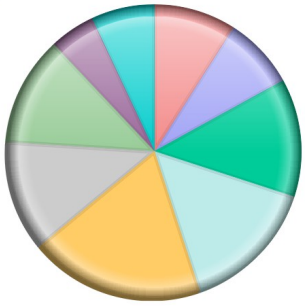
Age 0 To 19 Years	21%
Age 20 To 29 Years	9%
Age 30 To 39 Years	11%
Age 40 To 49 Years	13%
Age 50 To 64 Years	21%
Age 65 Plus	22%
Not Stated	3%

Birthplace - Scarborough 4020



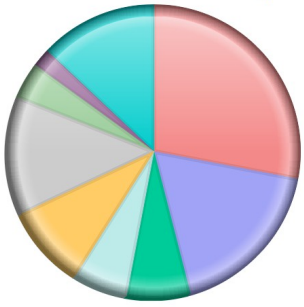
Australia	71%
Europe	12%
Pacific Islands	5%
Elsewhere	10%
Not Stated	2%

Monthly Homeloan Repayment - Scarborough 4020



$0 - $599	9%
$600 - $999	8%
$1,000 - $1,399	13%
$1,400 - $1,799	15%
$1,800 - $2,399	19%
$2,400 - $2,999	12%
$3,000 - $3,999	12%
$4,000 Plus	5%
Repayment Not Stated	7%

Household Income - Scarborough 4020



$0 - $600	28%
$600 - $1,000	18%
$1,000 - $1,250	7%
$1,250 - $1,500	6%
$1,500 - $2,000	9%
$2,000 - $3,000	13%
$3,000 - $4,000	4%
$4,000	2%
Income Not Stated	13%

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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