



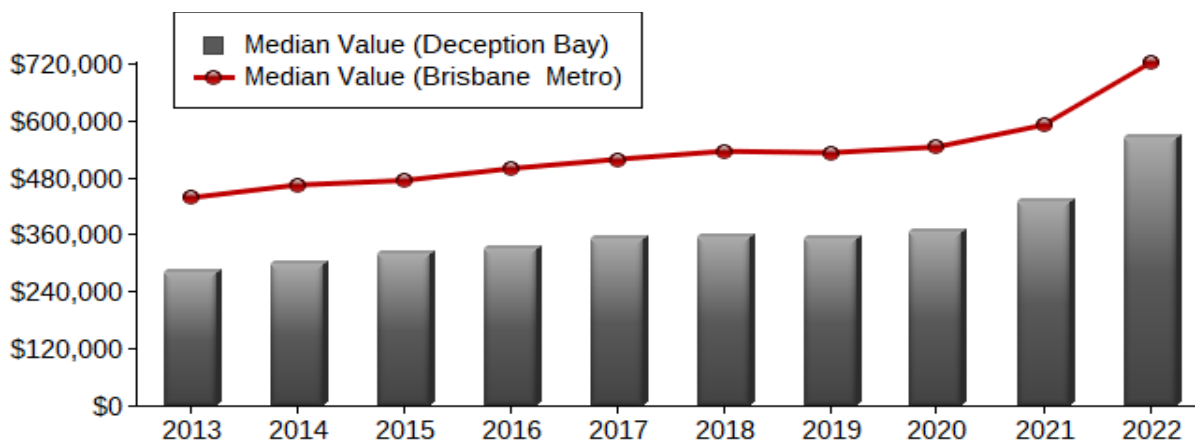
**RayWhite.**

# *Your Local Market Update*

RAY WHITE SCARBOROUGH

## Historical House Statistics for Deception Bay 4508

House				
Year	Deception Bay		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$565,000	31.6%	\$721,500	22.1%
May 2020 - Apr 2021	\$429,500	18.0%	\$591,000	8.4%
May 2019 - Apr 2020	\$364,000	3.3%	\$545,000	2.3%
May 2018 - Apr 2019	\$352,000	-0.3%	\$533,000	-0.6%
May 2017 - Apr 2018	\$353,000	0.2%	\$536,000	3.3%
May 2016 - Apr 2017	\$352,500	6.8%	\$519,000	3.9%
May 2015 - Apr 2016	\$330,000	3.1%	\$499,500	5.3%
May 2014 - Apr 2015	\$320,500	7.5%	\$474,500	2.0%
May 2013 - Apr 2014	\$298,000	6.1%	\$465,000	6.2%
May 2012 - Apr 2013	\$280,500	2.0%	\$438,000	3.3%



### Capital Growth

<b>Average Growth Over the Last 3 Years</b>	17.1% p.a.
<b>Average Growth Over the Last 10 Years</b>	7.5% p.a.

### Rental Yield

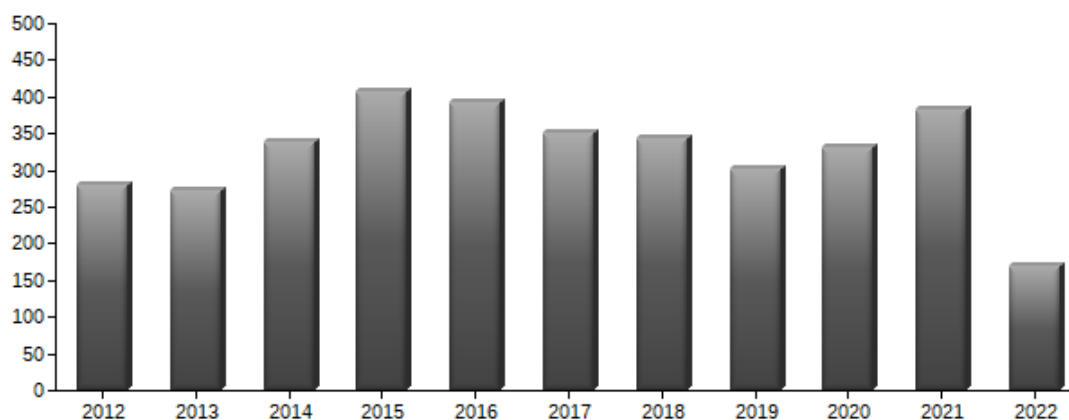
Last Quarter	Last Year	10 Years Average
3.9% p.a.	4.1% p.a.	5.3% p.a.

### Total Returns

<b>Average Return Over the Last 10 Years</b>	13.3% p.a.
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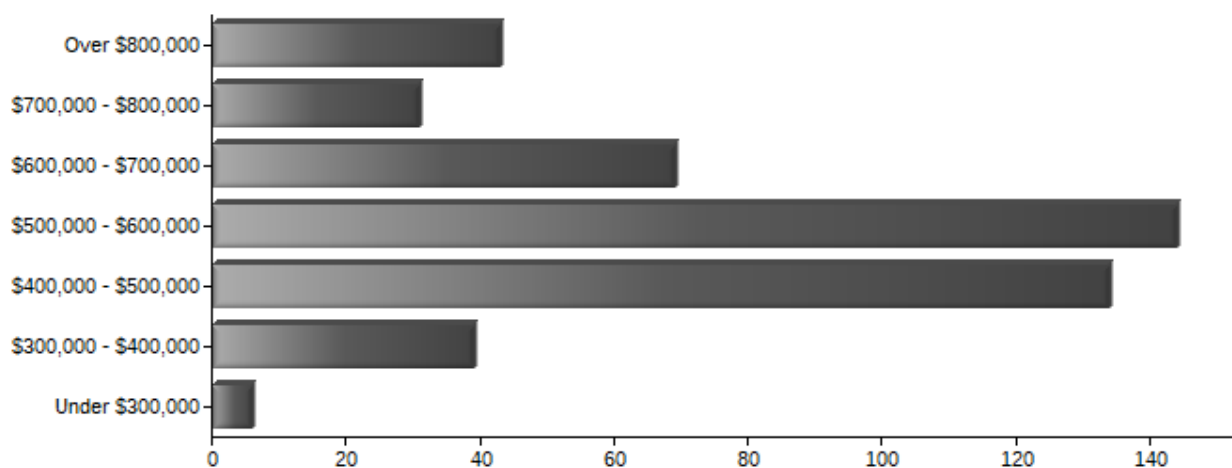
## House Sales for Deception Bay 4508

**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 Deception Bay 4508

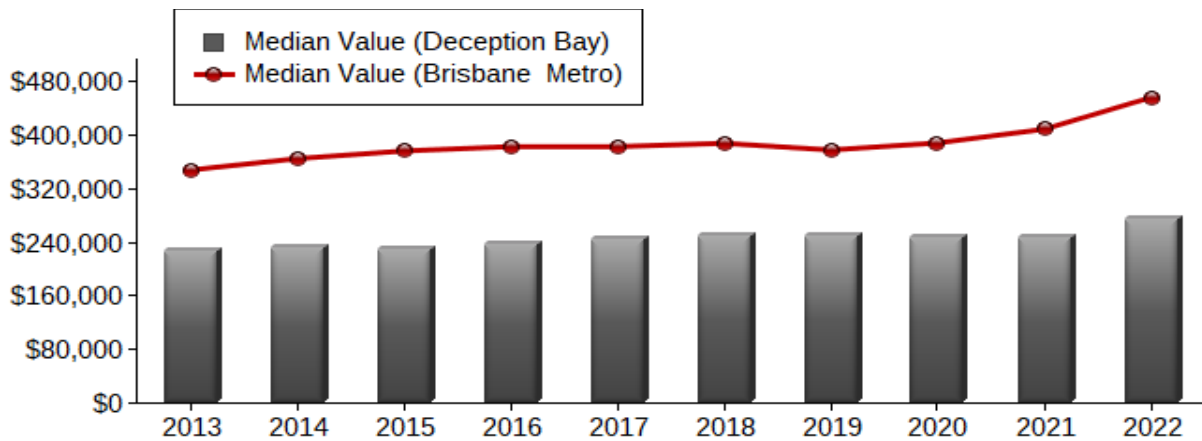
**Predicted Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	-1% p.a.	0% 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 Houses in suburb Deception Bay will be in the order of \$566,500.

## Historical Unit Statistics for Deception Bay 4508

Year	Unit			
	Deception Bay		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$274,500	11.0%	\$457,000	11.6%
May 2020 - Apr 2021	\$247,500	0.4%	\$409,500	5.3%
May 2019 - Apr 2020	\$246,500	-0.8%	\$389,000	2.8%
May 2018 - Apr 2019	\$248,500	0.1%	\$378,500	-2.6%
May 2017 - Apr 2018	\$248,500	1.5%	\$388,500	1.4%
May 2016 - Apr 2017	\$244,500	3.1%	\$383,500	0.0%
May 2015 - Apr 2016	\$237,500	3.8%	\$383,500	1.8%
May 2014 - Apr 2015	\$228,500	-1.1%	\$377,000	3.1%
May 2013 - Apr 2014	\$231,000	2.2%	\$365,500	4.9%
May 2012 - Apr 2013	\$226,000	-4.6%	\$348,500	-0.1%



### Capital Growth

<b>Average Growth Over the Last 3 Years</b>	3.4% p.a.
<b>Average Growth Over the Last 10 Years</b>	1.5% p.a.

### Rental Yield

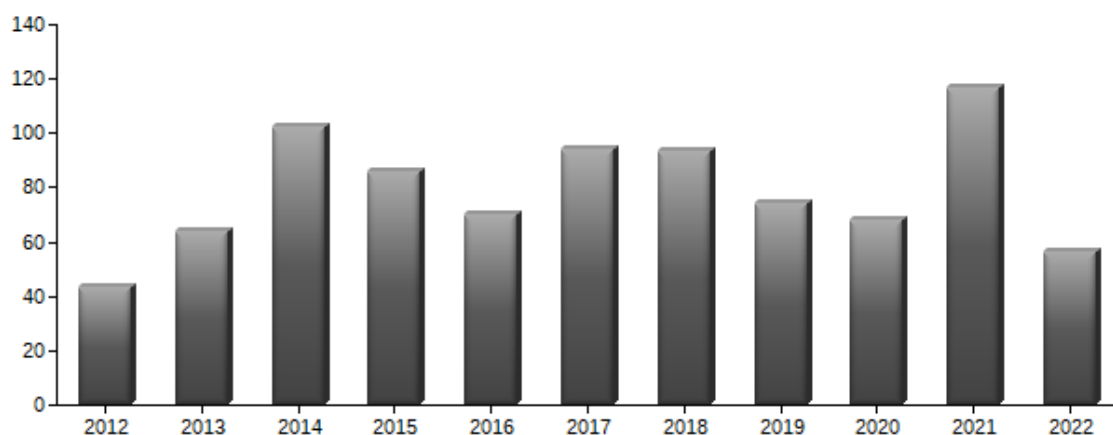
Last Quarter	Last Year	10 Years Average
6.1% p.a.	6.5% p.a.	6.5% p.a.

### Total Returns

<b>Average Return Over the Last 10 Years</b>	8.2% p.a.
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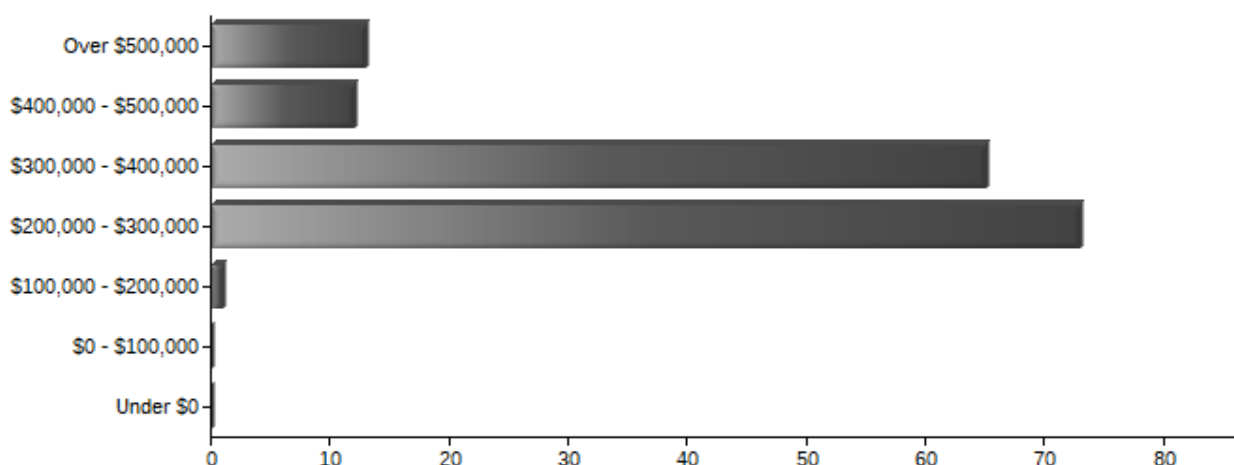
## Unit Sales for Deception Bay 4508

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 Deception Bay 4508

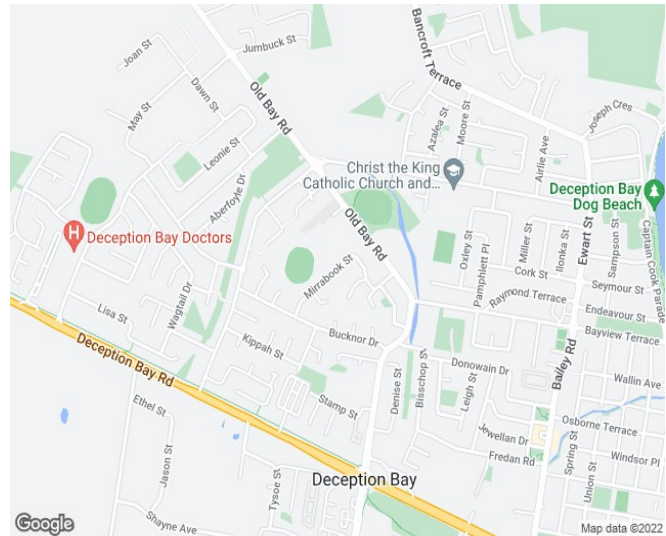
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	0% 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 Deception Bay will be in the order of \$279,000.

## Snapshot for Deception Bay 4508

<b>Median Value of Houses:</b>	\$565,000
<b>Median Value of Units:</b>	\$274,500
<b>Number of Dwellings:</b>	8210
<b>Number of Houses:</b>	6642
<b>Number of Units:</b>	1568
<b>Number of Residents (ABS Data):</b>	19672



## Market Activity for Deception Bay 4508

<b>Number of Properties Listed for Sale:</b>	103
<b>Estimated Days on the Market:</b>	65
<b>Estimated Number of Sales in the Last 3 Months:</b>	155
<b>Estimated Number of Sales in the Same Period Last Year:</b>	113
<b>Current Percentage of Properties on the Market (Deception Bay):</b>	1.25%
<b>Current Percentage of Properties on the Market (Brisbane Metro):</b>	1.17%

## Street Information for Deception Bay 4508

**Number of Streets in the Suburb:** 384

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

Street Name	Median Dollar Value
Melissa Pl	\$764,312
Kabi Cct	\$764,084
Gladstone Ct	\$745,931
Hughendon Ct	\$730,681
Priests Rd	\$730,453

**Street with Highest Value Property:**  
Kabi Cct

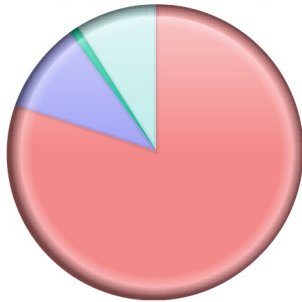
### Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Andrew Ave	\$268,149
Huntington Ct	\$268,642
Tysoe St	\$269,727
Cunningham St	\$282,014
Seaview Pde	\$287,699

**Street with Lowest Value Property:**  
Summer St

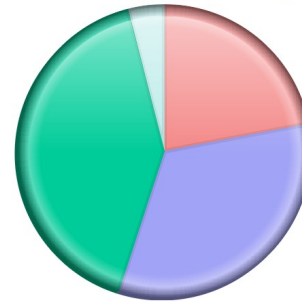
# Demographics for Deception Bay 4508

Dwelling Type - Deception Bay 4508



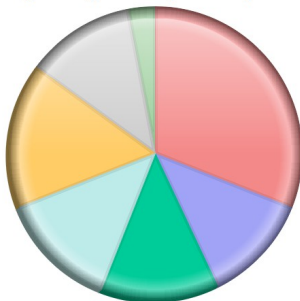
Houses	80%
Semi Detached	10%
Unit	1%
Other	9%

Home Ownership - Deception Bay 4508



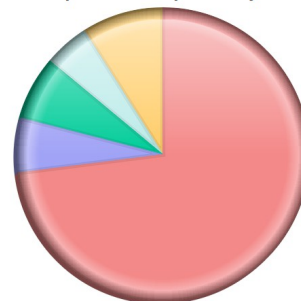
Fully Owned	22%
Being Purchased	33%
Rented	41%
Other	4%

Age Range - Deception Bay 4508



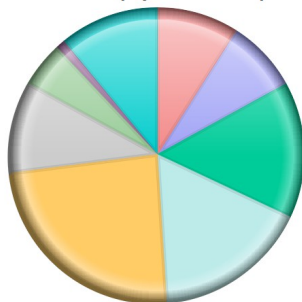
Age 0 To 19 Years	31%
Age 20 To 29 Years	12%
Age 30 To 39 Years	13%
Age 40 To 49 Years	13%
Age 50 To 64 Years	16%
Age 65 Plus	12%
Not Stated	3%

Birthplace - Deception Bay 4508



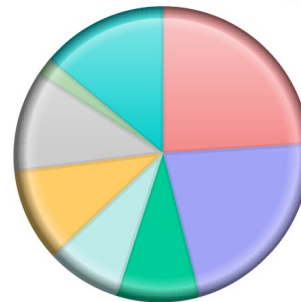
Australia	73%
Europe	6%
Pacific Islands	7%
Elsewhere	5%
Not Stated	9%

Monthly Homeloan Repayment - Deception Bay 4508



\$0 - \$599	9%
\$600 - \$999	8%
\$1,000 - \$1,399	15%
\$1,400 - \$1,799	17%
\$1,800 - \$2,399	24%
\$2,400 - \$2,999	10%
\$3,000 - \$3,999	5%
\$4,000 Plus	1%
Repayment Not Stated	11%

Household Income - Deception Bay 4508



\$0 - \$600	24%
\$600 - \$1,000	22%
\$1,000 - \$1,250	9%
\$1,250 - \$1,500	8%
\$1,500 - \$2,000	10%
\$2,000 - \$3,000	11%
\$3,000 - \$4,000	2%
\$4,000	0%
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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