



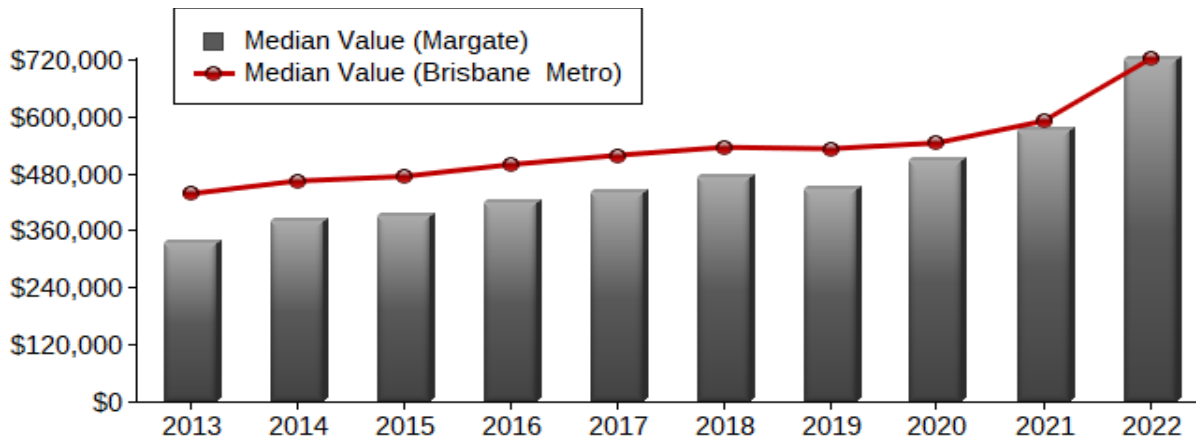
RayWhite.

Your Local Market Update

RAY WHITE SCARBOROUGH

Historical House Statistics for Margate 4019

House				
Year	Margate		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$719,500	26.5%	\$721,500	22.1%
May 2020 - Apr 2021	\$569,000	12.5%	\$591,000	8.4%
May 2019 - Apr 2020	\$505,500	12.9%	\$545,000	2.3%
May 2018 - Apr 2019	\$448,000	-5.2%	\$533,000	-0.6%
May 2017 - Apr 2018	\$472,500	7.3%	\$536,000	3.3%
May 2016 - Apr 2017	\$440,500	5.6%	\$519,000	3.9%
May 2015 - Apr 2016	\$417,000	7.2%	\$499,500	5.3%
May 2014 - Apr 2015	\$389,500	2.6%	\$474,500	2.0%
May 2013 - Apr 2014	\$379,500	14.1%	\$465,000	6.2%
May 2012 - Apr 2013	\$332,500	-5.9%	\$438,000	3.3%



Capital Growth

Average Growth Over the Last 3 Years	17.1% p.a.
Average Growth Over the Last 10 Years	7.4% p.a.

Rental Yield

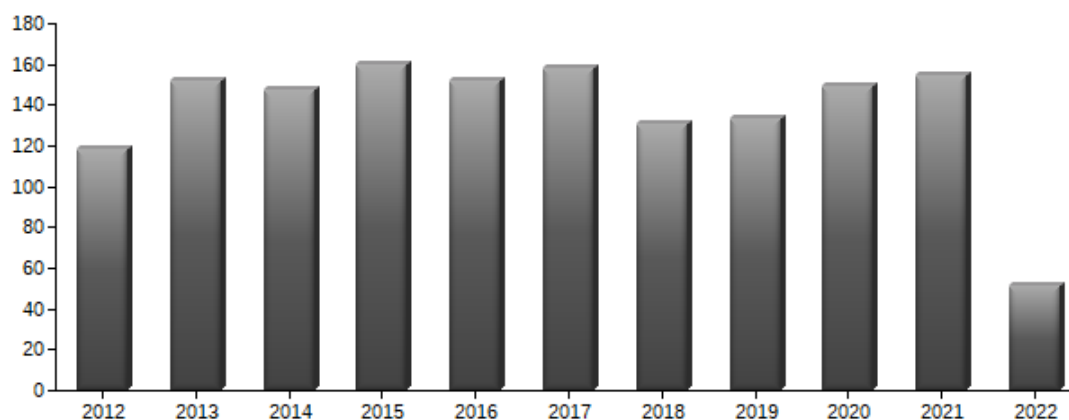
Last Quarter	Last Year	10 Years Average
3.3% p.a.	3.5% p.a.	4.6% p.a.

Total Returns

Average Return Over the Last 10 Years	12.4% p.a.
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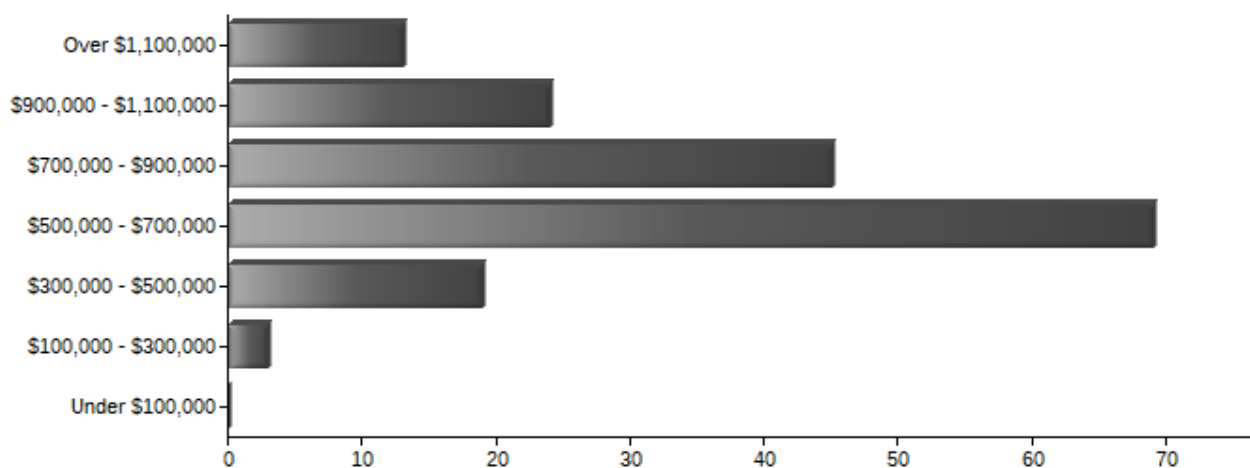
House Sales for Margate 4019

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 Margate 4019

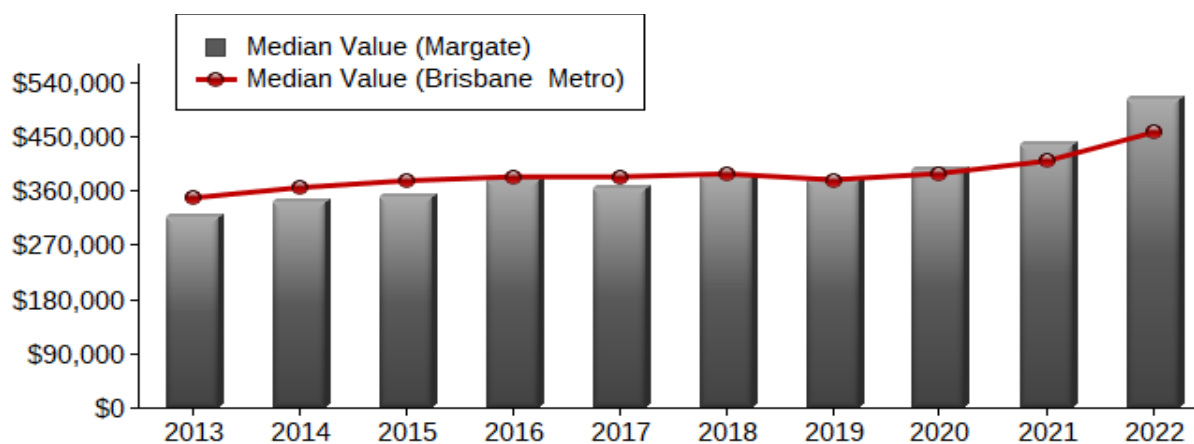
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	0% 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 Houses in suburb Margate will be in the order of \$789,500.

Historical Unit Statistics for Margate 4019

Year	Unit			
	Margate		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$510,000	17.0%	\$457,000	11.6%
May 2020 - Apr 2021	\$435,500	10.4%	\$409,500	5.3%
May 2019 - Apr 2020	\$394,500	5.0%	\$389,000	2.8%
May 2018 - Apr 2019	\$376,000	-2.1%	\$378,500	-2.6%
May 2017 - Apr 2018	\$384,000	6.0%	\$388,500	1.4%
May 2016 - Apr 2017	\$362,500	-4.2%	\$383,500	0.0%
May 2015 - Apr 2016	\$378,000	7.9%	\$383,500	1.8%
May 2014 - Apr 2015	\$350,500	3.1%	\$377,000	3.1%
May 2013 - Apr 2014	\$340,000	7.6%	\$365,500	4.9%
May 2012 - Apr 2013	\$316,000	3.9%	\$348,500	-0.1%



Capital Growth

Average Growth Over the Last 3 Years	10.7% p.a.
Average Growth Over the Last 10 Years	5.3% p.a.

Rental Yield

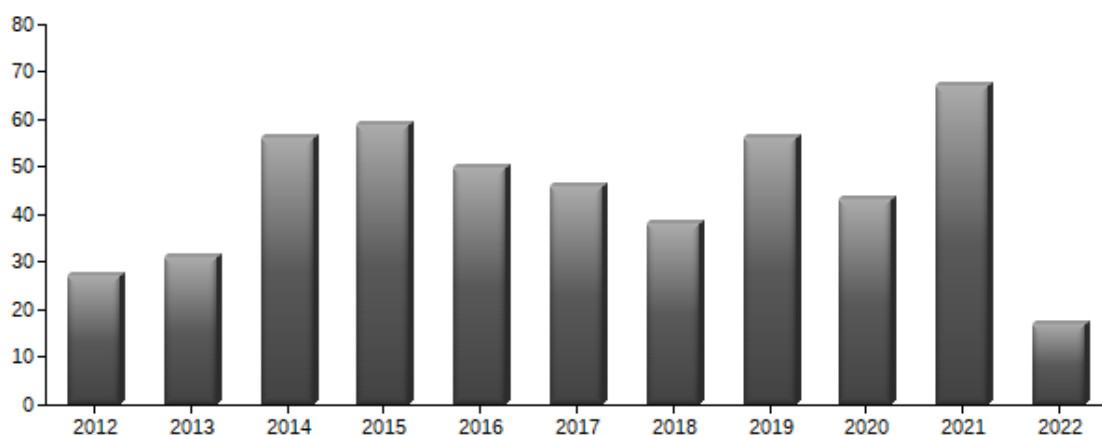
Last Quarter	Last Year	10 Years Average
4.0% p.a.	4.2% p.a.	4.8% p.a.

Total Returns

Average Return Over the Last 10 Years	10.5% p.a.
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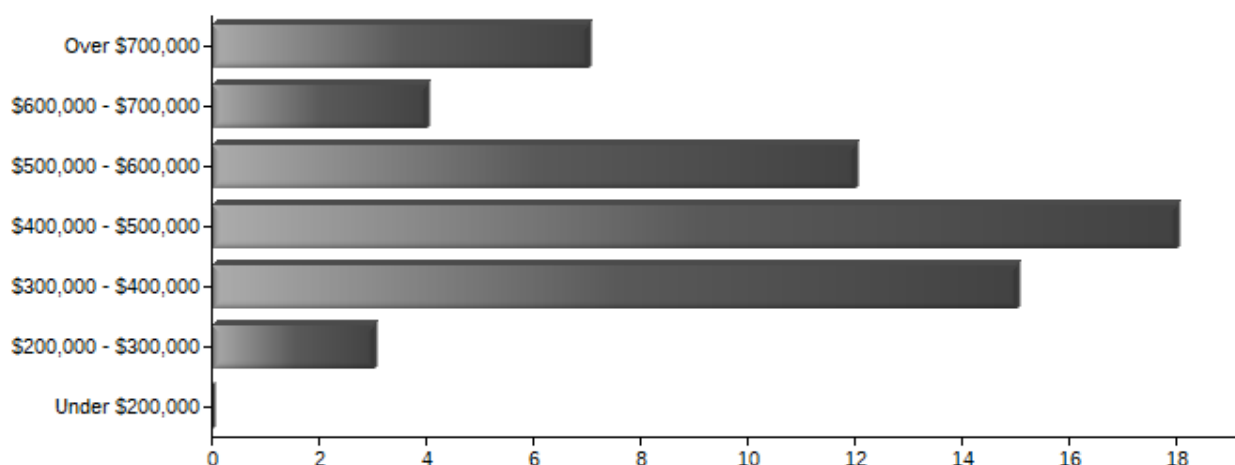
Unit Sales for Margate 4019

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 Margate 4019

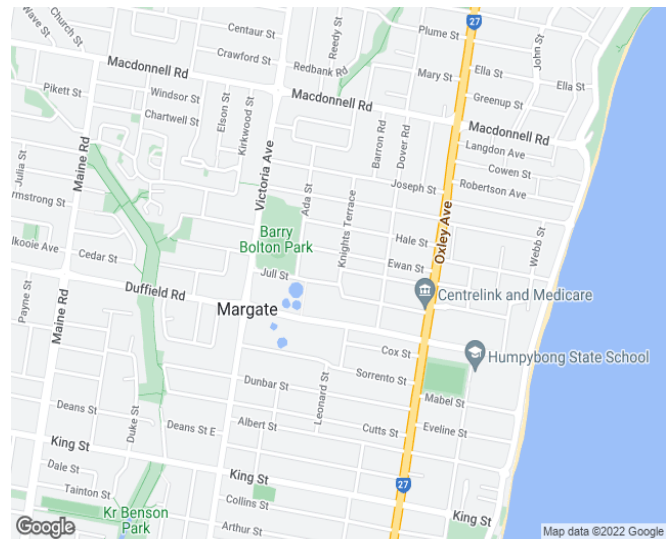
Predicted Capital Growth

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	0% p.a.	0% 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 Margate will be in the order of \$560,000.

Snapshot for Margate 4019

Median Value of Houses:	\$719,000
Median Value of Units:	\$509,500
Number of Dwellings:	4191
Number of Houses:	2661
Number of Units:	1530
Number of Residents (ABS Data):	7007



Market Activity for Margate 4019

Number of Properties Listed for Sale:	42
Estimated Days on the Market:	31
Estimated Number of Sales in the Last 3 Months:	45
Estimated Number of Sales in the Same Period Last Year:	53
Current Percentage of Properties on the Market (Margate):	1%
Current Percentage of Properties on the Market (Brisbane Metro):	1.17%

Street Information for Margate 4019

Number of Streets in the Suburb: 95

Top 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Sampson St	\$994,544
Baynes St	\$911,678
Margate Pde	\$899,915
Tramore St	\$847,049
Jull St	\$845,482

Street with Highest Value Property:
Margate Pde

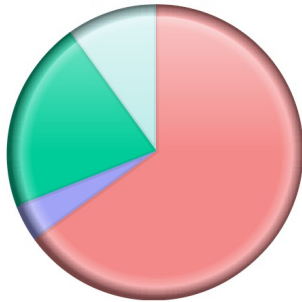
Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Melinda Ct	\$334,392
Mcculloch Ave	\$381,998
Dover Rd	\$384,185
Robertson Ave	\$387,753
Eveline St	\$407,743

Street with Lowest Value Property:
Melinda Ct

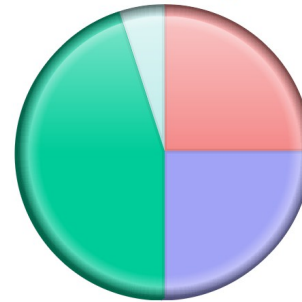
Demographics for Margate 4019

Dwelling Type - Margate 4019



Houses	65%
Semi Detached	4%
Unit	21%
Other	10%

Home Ownership - Margate 4019



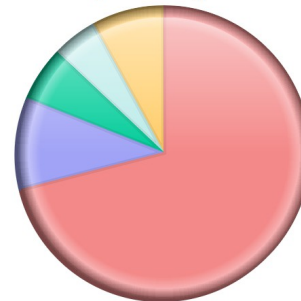
Fully Owned	25%
Being Purchased	25%
Rented	45%
Other	5%

Age Range - Margate 4019



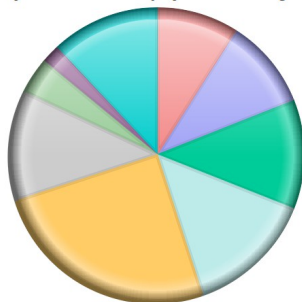
Age 0 To 19 Years	23%
Age 20 To 29 Years	10%
Age 30 To 39 Years	12%
Age 40 To 49 Years	14%
Age 50 To 64 Years	20%
Age 65 Plus	18%
Not Stated	3%

Birthplace - Margate 4019



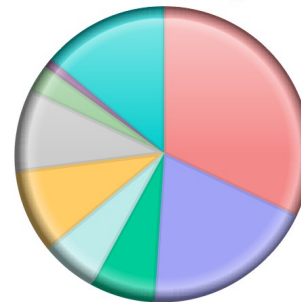
Australia	71%
Europe	10%
Pacific Islands	6%
Elsewhere	5%
Not Stated	8%

Monthly Homeloan Repayment - Margate 4019



\$0 - \$599	9%
\$600 - \$999	10%
\$1,000 - \$1,399	12%
\$1,400 - \$1,799	14%
\$1,800 - \$2,399	25%
\$2,400 - \$2,999	12%
\$3,000 - \$3,999	4%
\$4,000 Plus	2%
Repayment Not Stated	12%

Household Income - Margate 4019



\$0 - \$600	32%
\$600 - \$1,000	19%
\$1,000 - \$1,250	7%
\$1,250 - \$1,500	6%
\$1,500 - \$2,000	9%
\$2,000 - \$3,000	9%
\$3,000 - \$4,000	3%
\$4,000	1%
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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