



**RayWhite.**

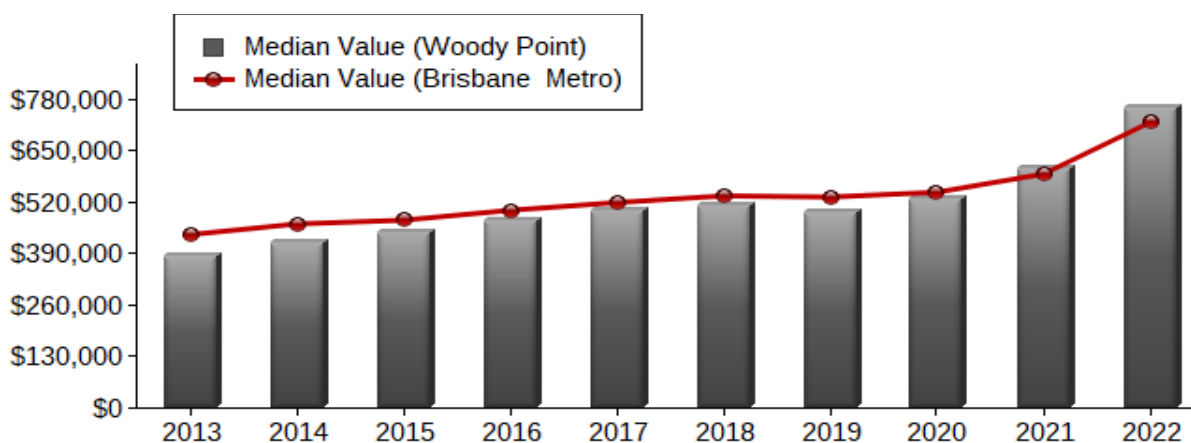
# *Your Local Market Update*

**RAY WHITE NEWPORT**



## Historical House Statistics for Woody Point 4019

House				
Year	Woody Point		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$759,000	25.4%	\$721,500	22.1%
May 2020 - Apr 2021	\$605,500	14.6%	\$591,000	8.4%
May 2019 - Apr 2020	\$528,500	6.6%	\$545,000	2.3%
May 2018 - Apr 2019	\$495,500	-2.6%	\$533,000	-0.6%
May 2017 - Apr 2018	\$509,000	2.5%	\$536,000	3.3%
May 2016 - Apr 2017	\$496,500	5.3%	\$519,000	3.9%
May 2015 - Apr 2016	\$471,500	7.1%	\$499,500	5.3%
May 2014 - Apr 2015	\$440,500	6.0%	\$474,500	2.0%
May 2013 - Apr 2014	\$415,500	8.2%	\$465,000	6.2%
May 2012 - Apr 2013	\$384,000	3.3%	\$438,000	3.3%



### Capital Growth

<b>Average Growth Over the Last 3 Years</b>	15.3% p.a.
<b>Average Growth Over the Last 10 Years</b>	7.4% p.a.

### Rental Yield

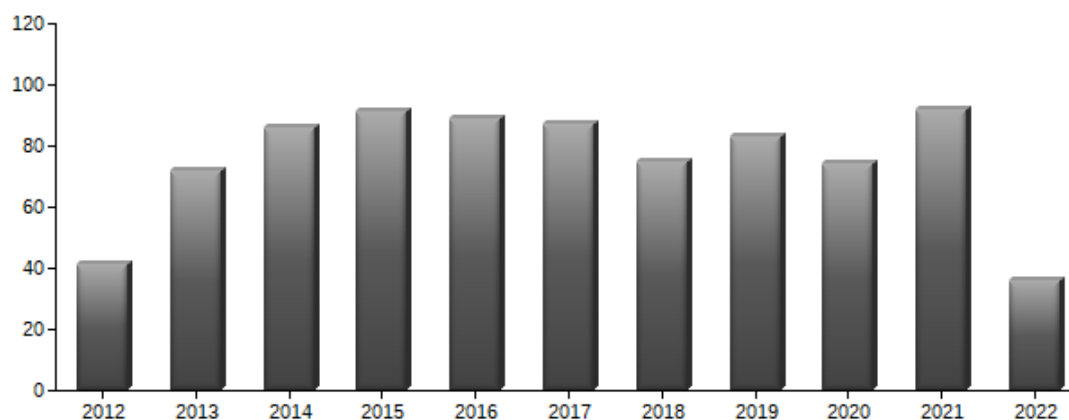
Last Quarter	Last Year	10 Years Average
3.3% p.a.	3.3% p.a.	4.3% p.a.

### Total Returns

<b>Average Return Over the Last 10 Years</b>	12.0% p.a.
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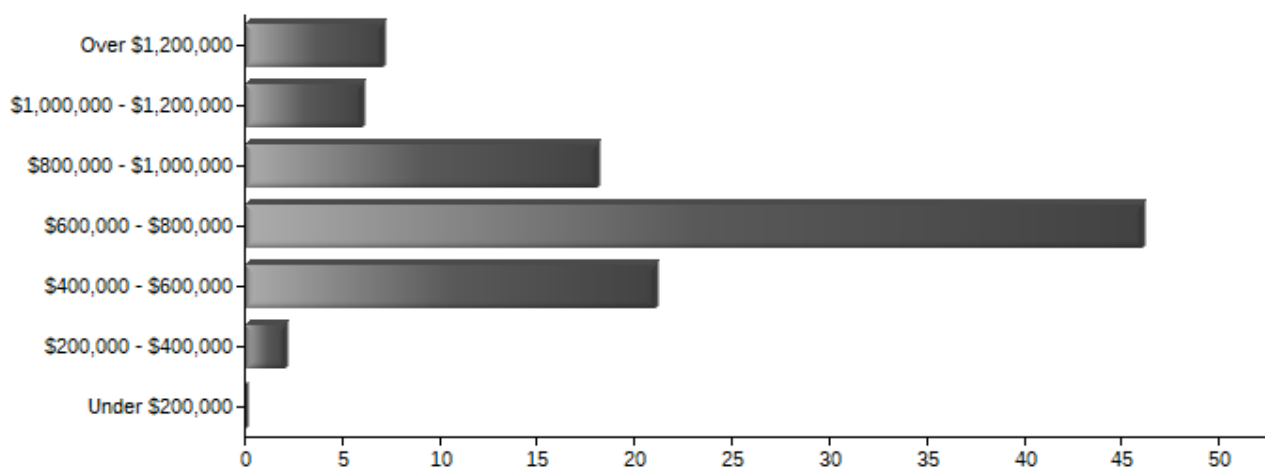
## House Sales for Woody Point 4019

**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 Woody Point 4019

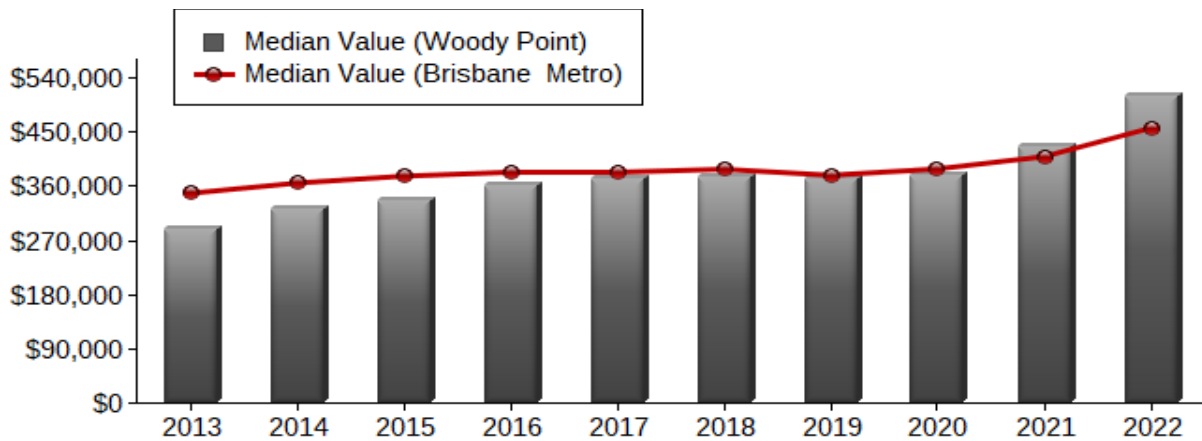
**Predicted Capital Growth**

Period	Suburb Growth	Brisbane Metro Growth
Next 5 years*	1% p.a.	0% p.a.
Next 8 years*	2% 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 Woody Point will be in the order of \$959,500.

## Historical Unit Statistics for Woody Point 4019

Year	Unit			
	Woody Point		Brisbane Metro	
	Median Value	Capital Growth	Median Value	Capital Growth
May 2021 - Apr 2022	\$510,500	19.8%	\$457,000	11.6%
May 2020 - Apr 2021	\$426,000	13.2%	\$409,500	5.3%
May 2019 - Apr 2020	\$376,500	1.0%	\$389,000	2.8%
May 2018 - Apr 2019	\$372,500	-0.4%	\$378,500	-2.6%
May 2017 - Apr 2018	\$374,000	0.4%	\$388,500	1.4%
May 2016 - Apr 2017	\$373,000	3.3%	\$383,500	0.0%
May 2015 - Apr 2016	\$361,000	7.6%	\$383,500	1.8%
May 2014 - Apr 2015	\$335,500	4.5%	\$377,000	3.1%
May 2013 - Apr 2014	\$321,000	11.4%	\$365,500	4.9%
May 2012 - Apr 2013	\$288,500	0.7%	\$348,500	-0.1%



### Capital Growth

<b>Average Growth Over the Last 3 Years</b>	11.1% p.a.
<b>Average Growth Over the Last 10 Years</b>	5.9% p.a.

### Rental Yield

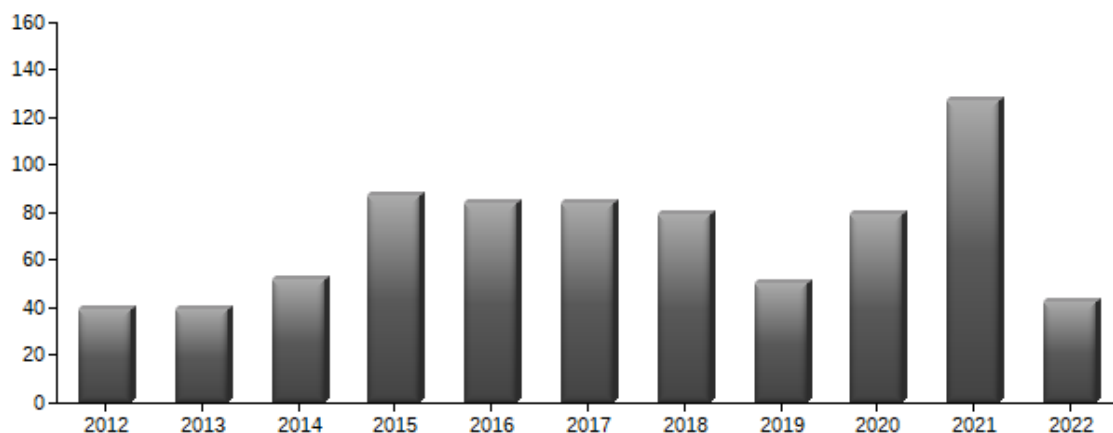
Last Quarter	Last Year	10 Years Average
4.3% p.a.	4.4% p.a.	5.0% p.a.

### Total Returns

<b>Average Return Over the Last 10 Years</b>	11.3% p.a.
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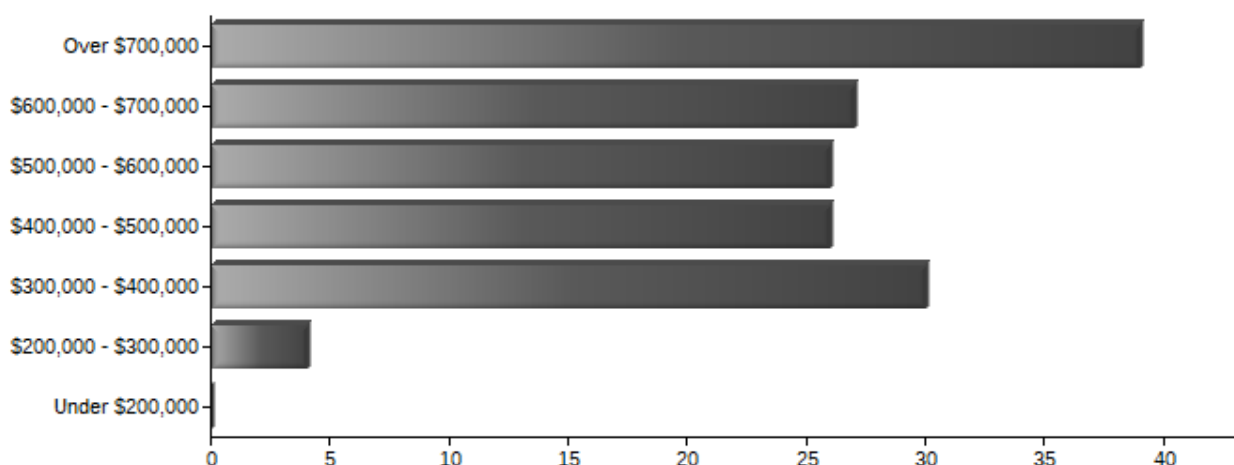
## Unit Sales for Woody Point 4019

**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 Woody Point 4019

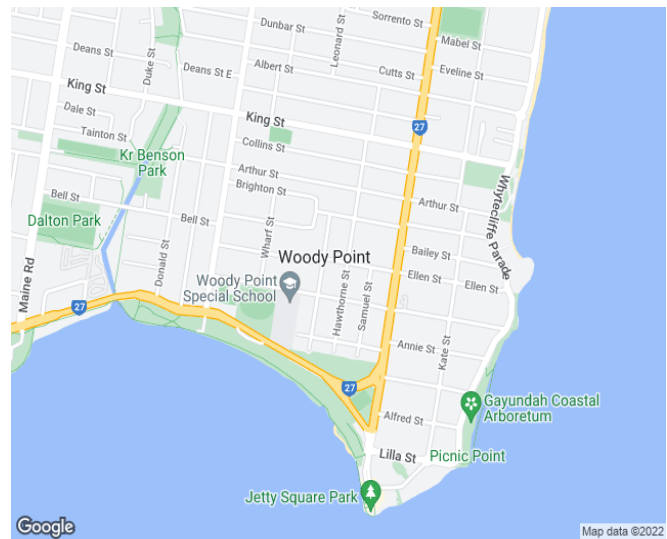
**Predicted Capital Growth**

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 Woody Point will be in the order of \$528,000.

## Snapshot for Woody Point 4019

<b>Median Value of Houses:</b>	\$759,000
<b>Median Value of Units:</b>	\$510,000
<b>Number of Dwellings:</b>	2787
<b>Number of Houses:</b>	1489
<b>Number of Units:</b>	1298
<b>Number of Residents (ABS Data):</b>	4088



## Market Activity for Woody Point 4019

<b>Number of Properties Listed for Sale:</b>	38
<b>Estimated Days on the Market:</b>	23
<b>Estimated Number of Sales in the Last 3 Months:</b>	63
<b>Estimated Number of Sales in the Same Period Last Year:</b>	52
<b>Current Percentage of Properties on the Market (Woody Point):</b>	1.36%
<b>Current Percentage of Properties on the Market (Brisbane Metro):</b>	1.17%

## Street Information for Woody Point 4019

Number of Streets in the Suburb: 42

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

Street Name	Median Dollar Value
Gayundah Esp	\$1,096,030
Whytecliffe Pde	\$958,845
Ernest St	\$866,846
Hornibrook Esp	\$838,512
Woodcliffe Cres	\$836,979

Street with Highest Value Property:  
Whytecliffe Pde

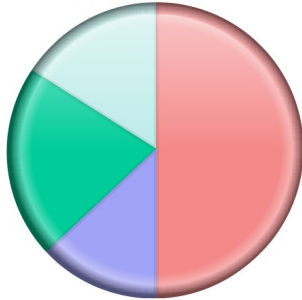
### Lowest 5 Streets in the Suburb by Median Value:

Street Name	Median Dollar Value
Short St	\$378,115
Alfred St	\$385,227
Kate St	\$403,143
Hawthorne St	\$405,840
King St	\$411,622

Street with Lowest Value Property:  
Ellen St

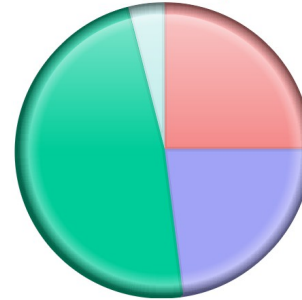
# Demographics for Woody Point 4019

Dwelling Type - Woody Point 4019



Houses	50%
Semi Detached	13%
Unit	21%
Other	16%

Home Ownership - Woody Point 4019



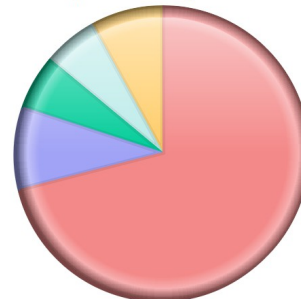
Fully Owned	25%
Being Purchased	23%
Rented	48%
Other	4%

Age Range - Woody Point 4019



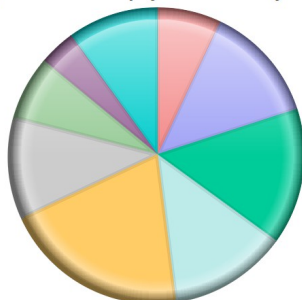
Age 0 To 19 Years	19%
Age 20 To 29 Years	9%
Age 30 To 39 Years	12%
Age 40 To 49 Years	15%
Age 50 To 64 Years	24%
Age 65 Plus	18%
Not Stated	3%

Birthplace - Woody Point 4019



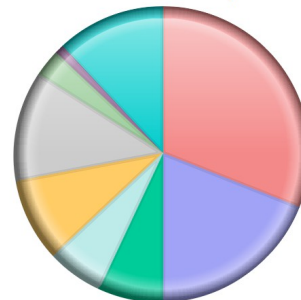
Australia	71%
Europe	9%
Pacific Islands	6%
Elsewhere	6%
Not Stated	8%

Monthly Homeloan Repayment - Woody Point 4019



\$0 - \$599	7%
\$600 - \$999	13%
\$1,000 - \$1,399	15%
\$1,400 - \$1,799	13%
\$1,800 - \$2,399	20%
\$2,400 - \$2,999	11%
\$3,000 - \$3,999	7%
\$4,000 Plus	4%
Repayment Not Stated	10%

Household Income - Woody Point 4019



\$0 - \$600	31%
\$600 - \$1,000	19%
\$1,000 - \$1,250	7%
\$1,250 - \$1,500	6%
\$1,500 - \$2,000	9%
\$2,000 - \$3,000	12%
\$3,000 - \$4,000	3%
\$4,000	1%
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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