

RayWhite

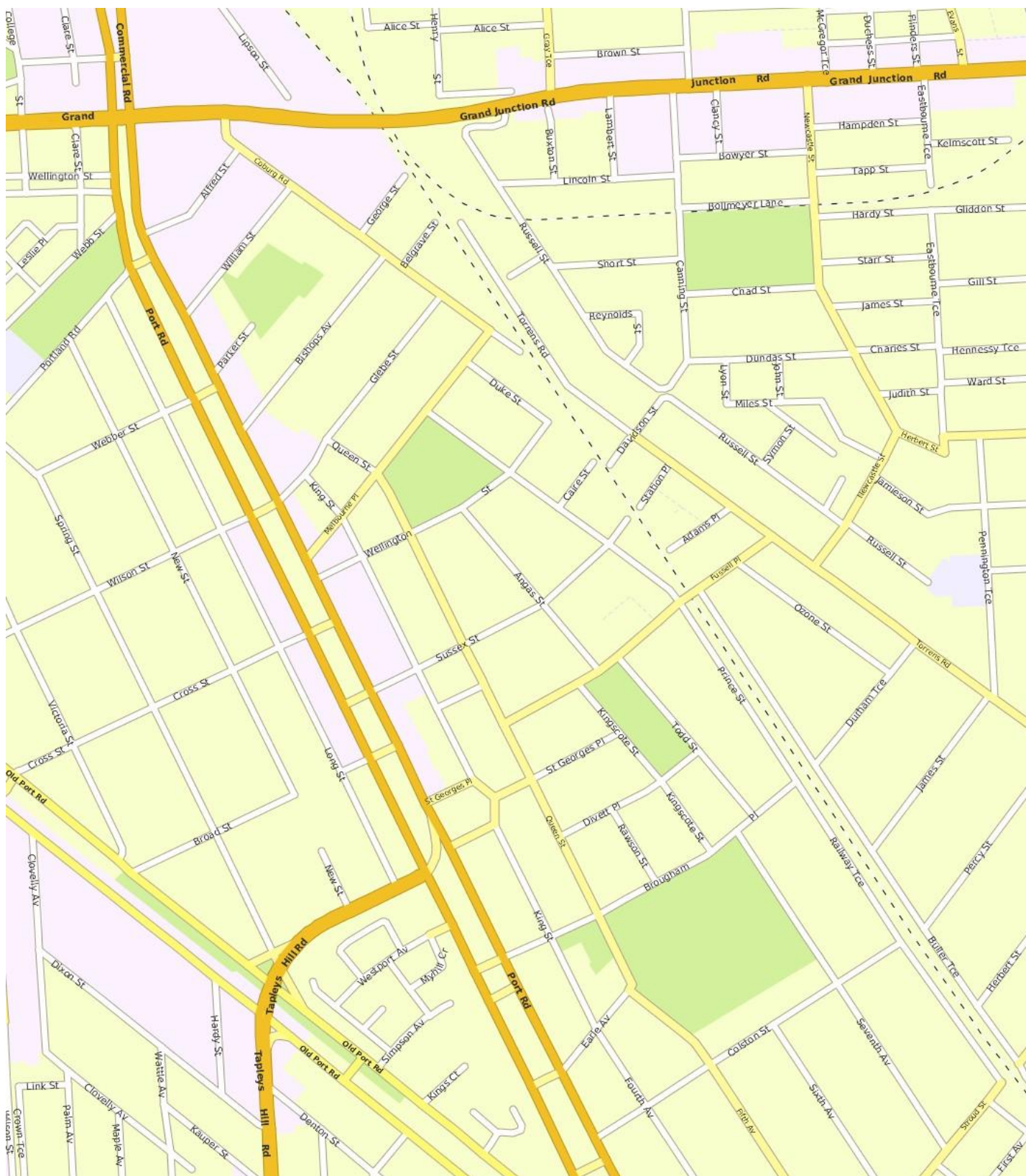
Suburb flyover report



ALBERTON (HOUSE)

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ALBERTON - Suburb Map



ALBERTON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	28	\$ 116,750	0.0 %	\$ 49,000	\$ 282,000
2002	24	\$ 163,820	40.3 %	\$ 80,000	\$ 350,000
2003	48	\$ 230,750	40.9 %	\$ 125,000	\$ 472,000
2004	25	\$ 250,000	8.3 %	\$ 141,000	\$ 500,000
2005	27	\$ 255,000	2.0 %	\$ 125,000	\$ 403,636
2006	33	\$ 260,000	2.0 %	\$ 143,000	\$ 377,000
2007	46	\$ 325,000	25.0 %	\$ 200,000	\$ 673,000
2008	23	\$ 340,000	4.6 %	\$ 186,000	\$ 570,000
2009	21	\$ 399,000	17.4 %	\$ 250,000	\$ 650,000
2010	21	\$ 415,000	4.0 %	\$ 322,000	\$ 695,000
2011	21	\$ 377,000	-9.2 %	\$ 280,000	\$ 540,000
2012	24	\$ 342,500	-9.2 %	\$ 230,000	\$ 675,000
2013	24	\$ 408,750	19.3 %	\$ 255,000	\$ 790,000
2014	23	\$ 400,000	-2.1 %	\$ 250,000	\$ 750,000
2015	21	\$ 405,000	1.2 %	\$ 215,000	\$ 595,000
2016	38	\$ 472,750	16.7 %	\$ 250,000	\$ 780,000
2017	34	\$ 470,000	-0.6 %	\$ 301,000	\$ 740,000
2018	22	\$ 497,500	5.9 %	\$ 276,000	\$ 1,280,000
2019	9	\$ 670,000	34.7 %	\$ 363,000	\$ 1,210,000

Median Sale Price

\$560k

Based on 19 recorded House sales within the last 12 months (Financial Year 2019)

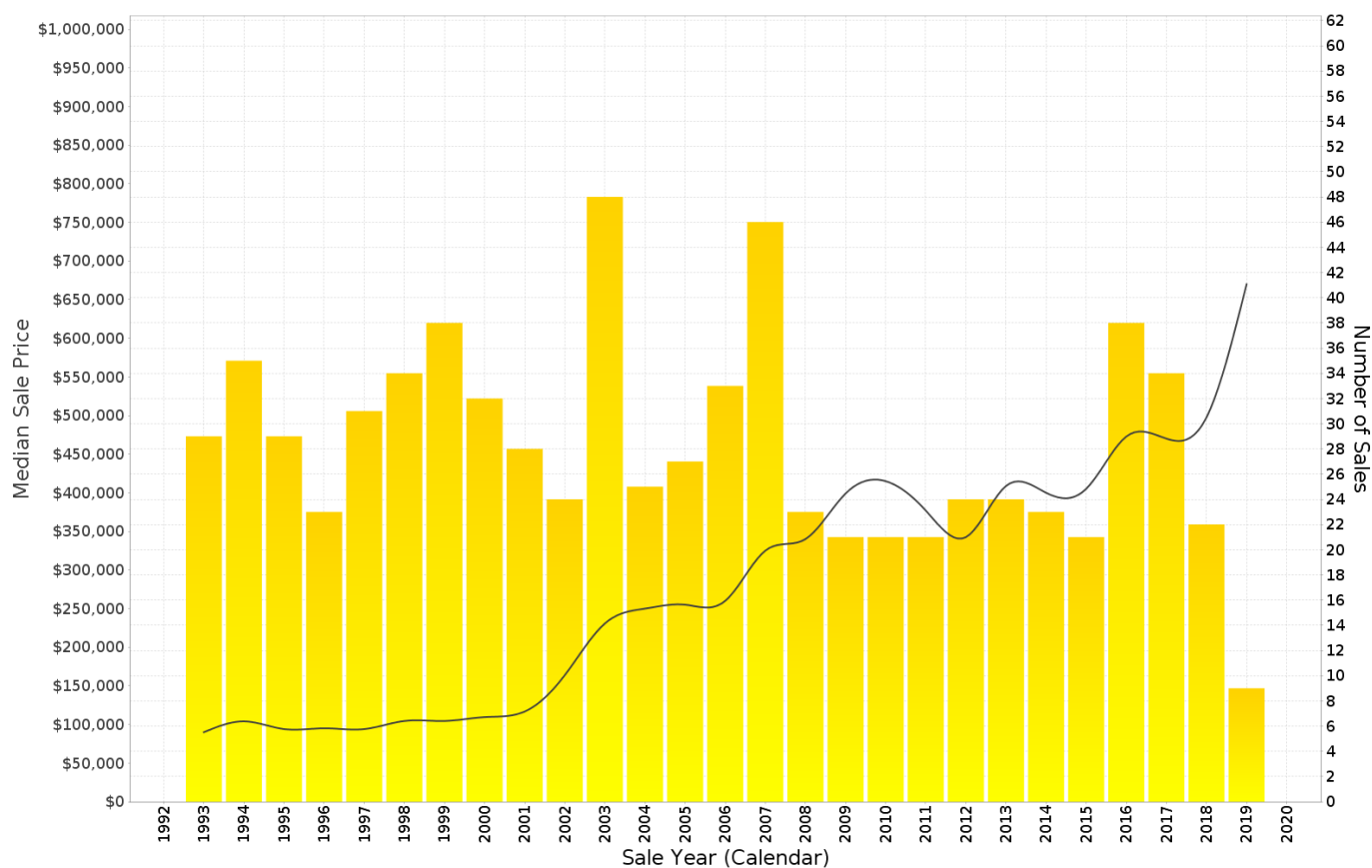
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

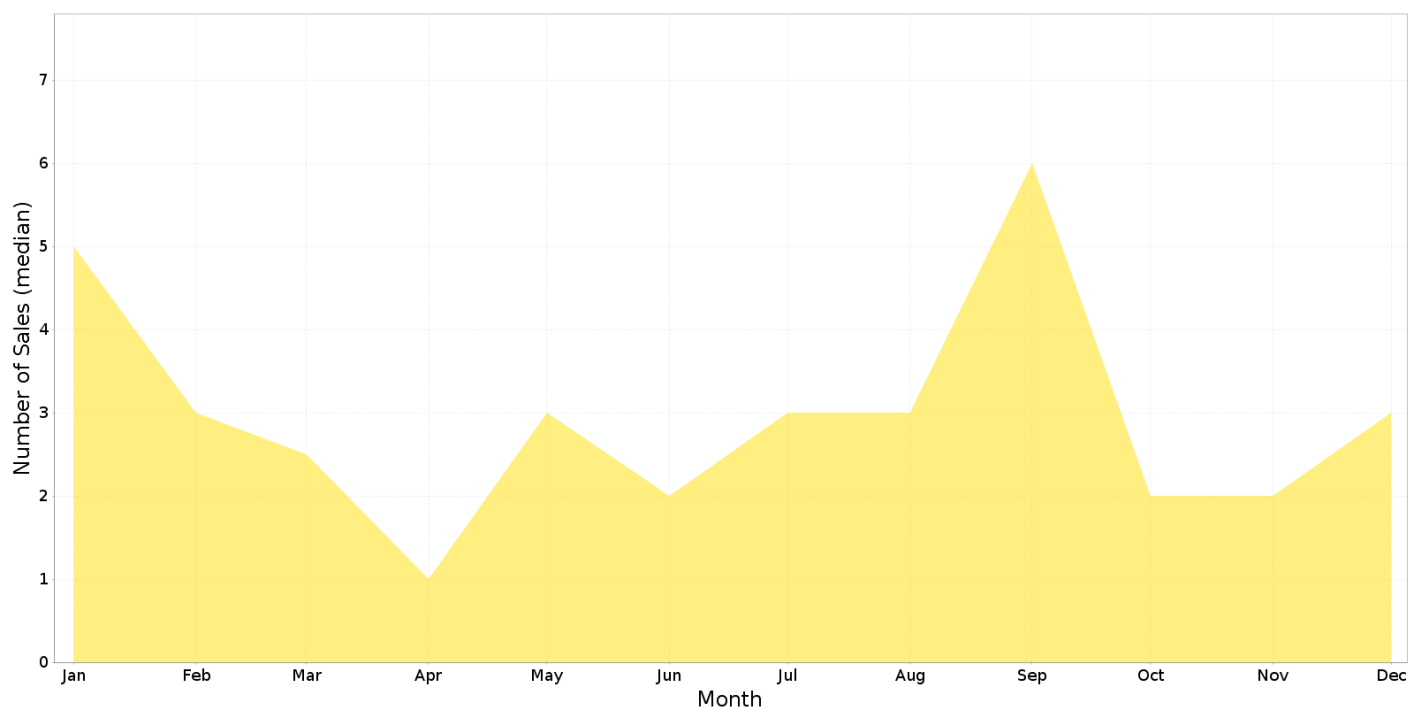
+19.1%

Current Median Price: \$560,000
Previous Median Price: \$470,000

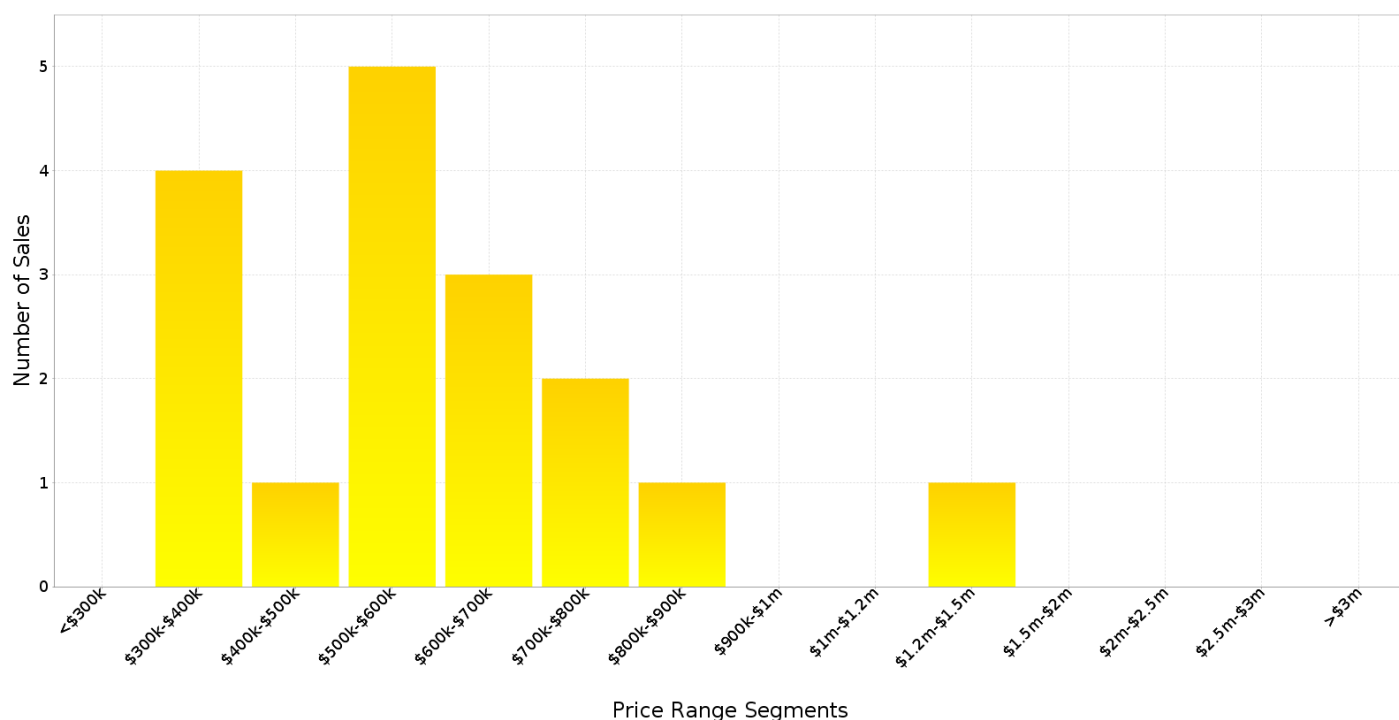
Based on 47 recorded House sales compared over the last two rolling 12 month periods



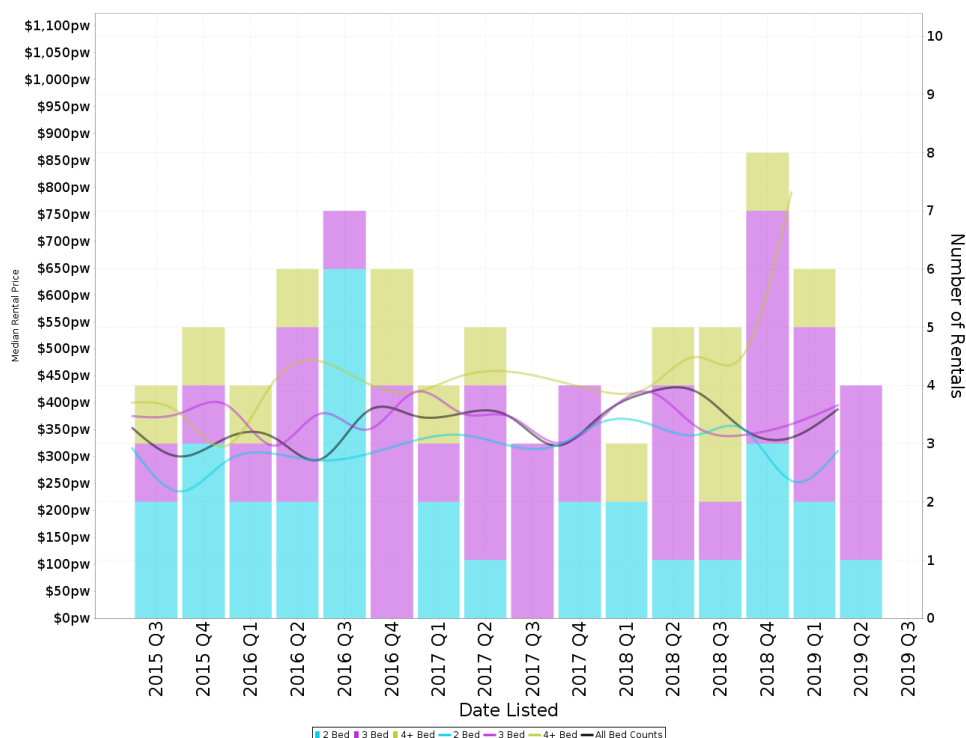
ALBERTON - Peak Selling Periods



ALBERTON - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+19.1%

Current Median Price: \$560,000
Previous Median Price: \$470,000

Based on 47 registered House sales compared over the last two rolling 12 month periods.

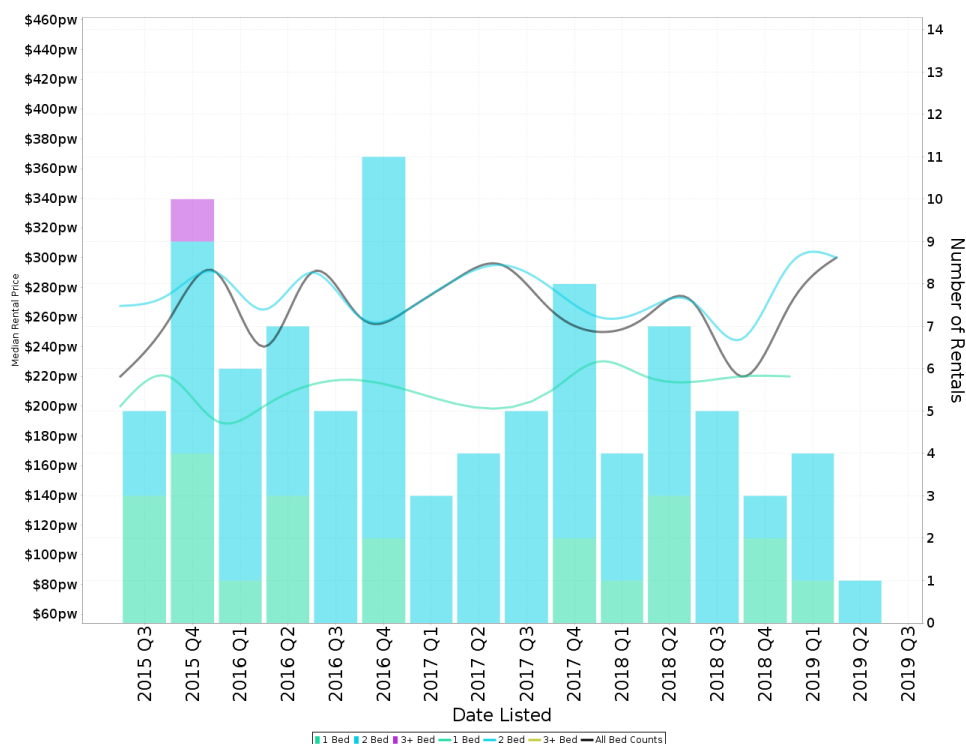
Suburb Rental Yield

+3.1%

Current Median Price: \$560,000
Current Median Rent: \$330

Based on 19 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+20.1%

Current Median Price: \$322,500
Previous Median Price: \$268,500

Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$322,500
Current Median Rent: \$253

Based on 28 registered Unit rentals compared over the last 12 months.

ALBERTON - Recently Sold Properties

Median Sale Price

\$560k

Based on 19 recorded House sales within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+19.1%

Current Median Price: \$560,000
Previous Median Price: \$470,000

Based on 47 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

19

Based on recorded House sales within the 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

32 KING ST




\$380,000

372 m² 2 1 2

Sold 2019 Aug 15 Days

33 QUEEN ST

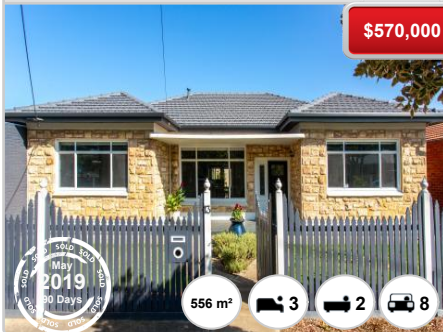


\$610,000

707 m² 3 1 4

Sold 2019 Jul 122 Days

13 MELBOURNE PL




\$570,000

556 m² 3 2 8

Sold 2019 May 30 Days

39 PRINCE ST



\$560,000

605 m² 3 2 4

Sold 2019 May 65 Days

15 BISHOPS AVE



\$670,000

1,019 m² 3 1 18

Sold 2019 Mar 64 Days

ALBERTON - Properties For Rent

Median Rental Price

\$330 /w

Based on 19 recorded House rentals within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

Rental Yield

+3.1%

Current Median Price: \$560,000
Current Median Rent: \$330

Based on 19 recorded House sales and 19 House rentals compared over the last 12 months

Number of Rentals

19

Based on recorded House rentals within the last 12 months (Financial Year 2019)

Based on a rolling 12 month period and may differ from calendar year statistics

