

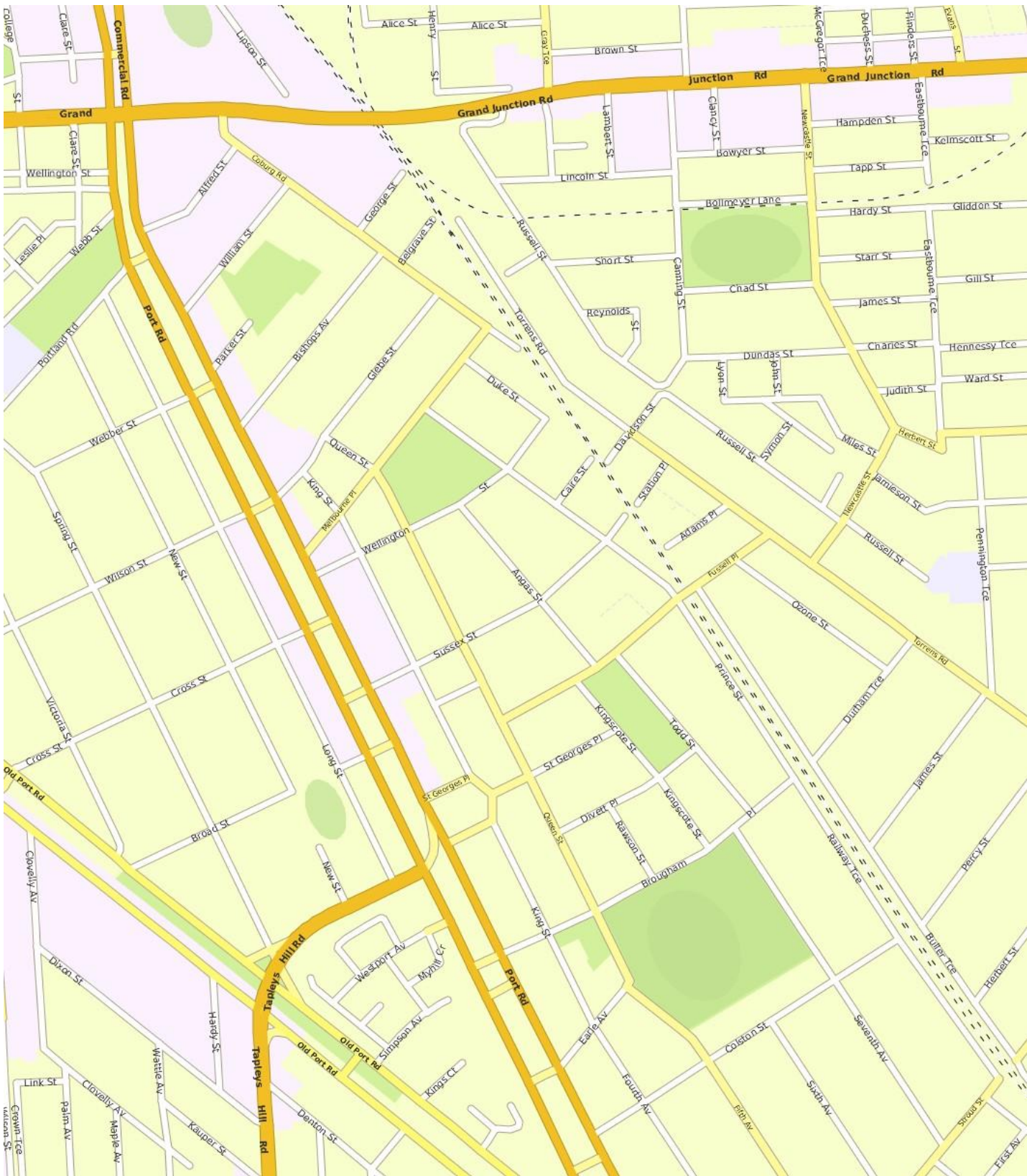
**RayWhite.**

Suburb  
flyover report

ALBERTON (HOUSE)  
PREPARED BY: PETER KIKIANIS, RAY WHITE SEMAPHORE



## 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	16	\$ 565,000	13.6 %	\$ 340,000	\$ 1,210,000

## Median Sale Price

# \$555k

Based on 22 recorded House sales within the last 12 months (Oct '18 - Sep '19)

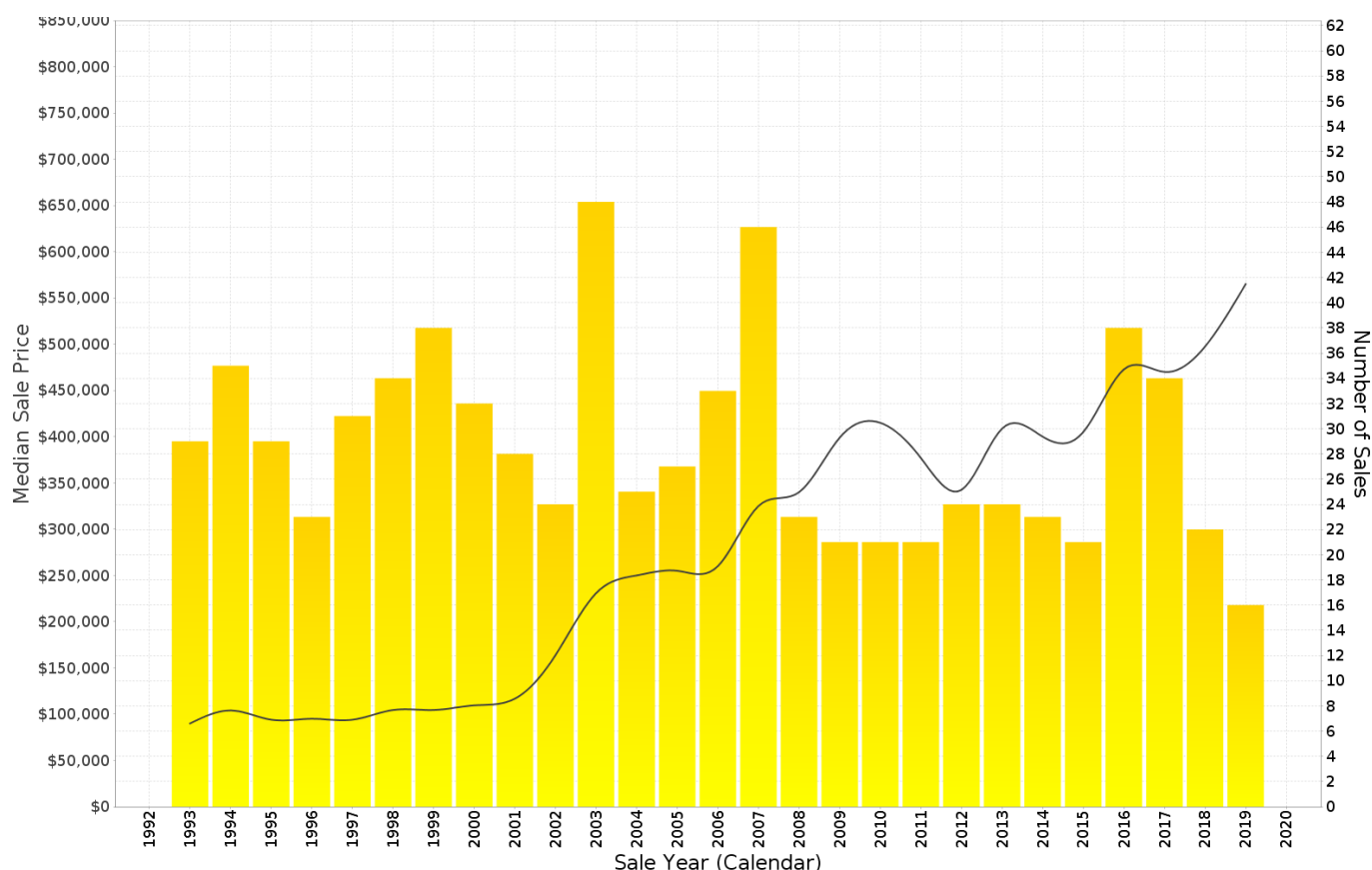
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

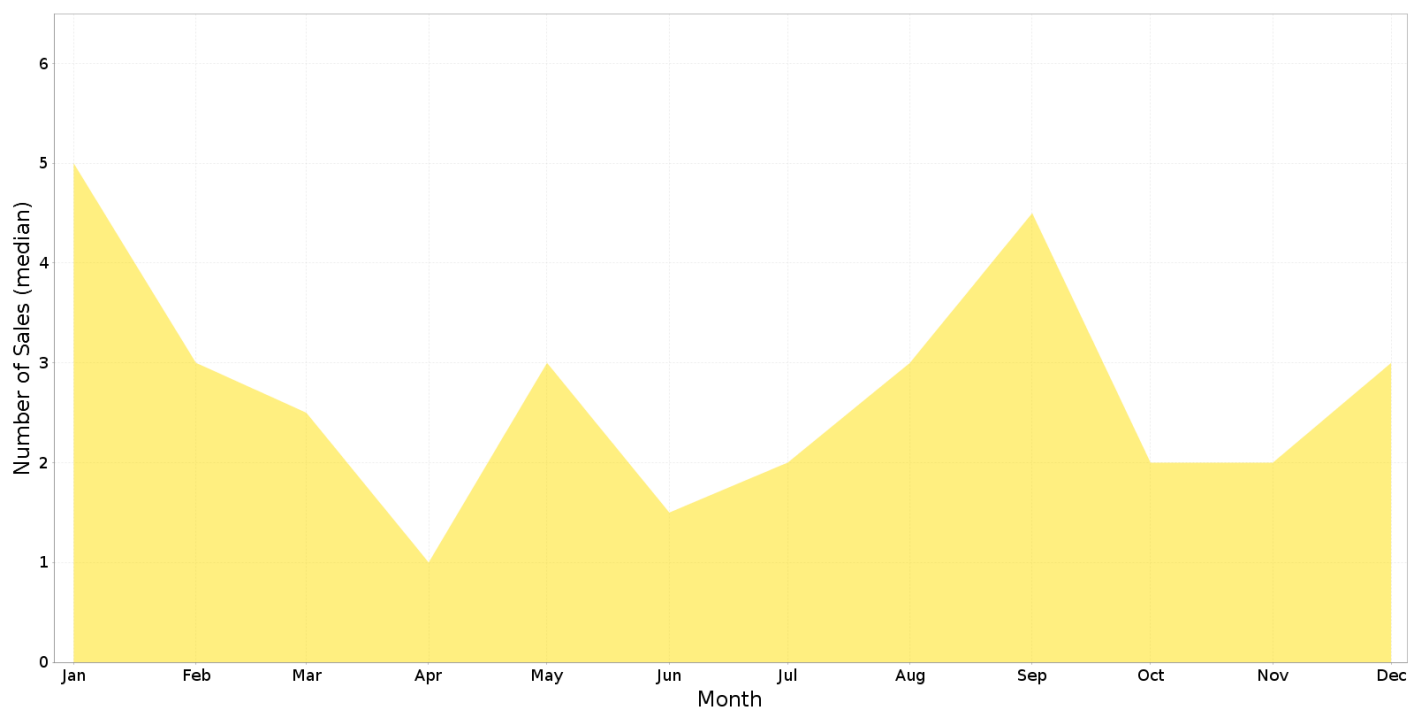
# +13.3%

Current Median Price: \$555,000  
Previous Median Price: \$490,000

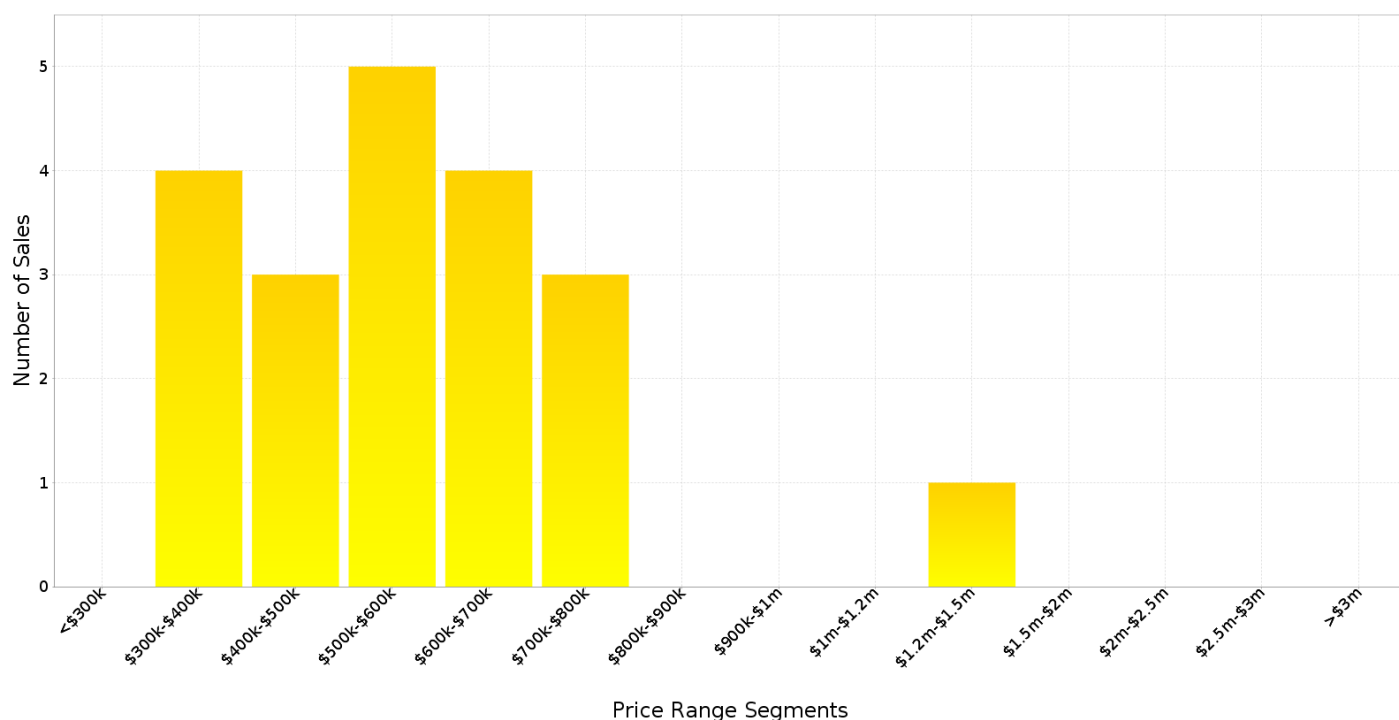
Based on 44 recorded House sales compared over the last two rolling 12 month periods



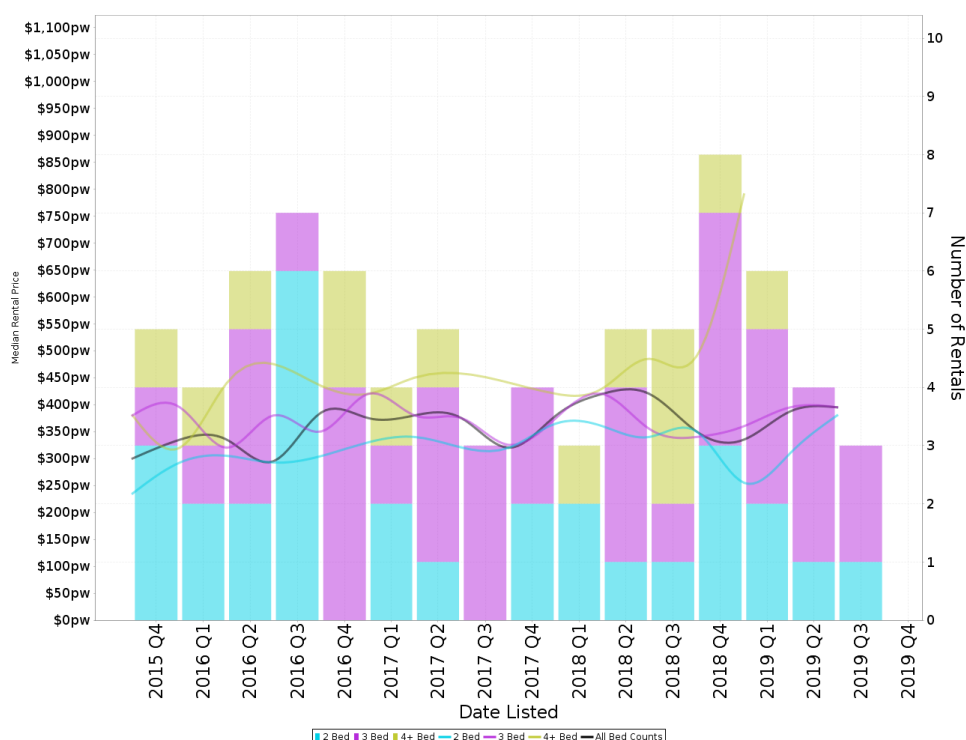
## ALBERTON - Peak Selling Periods



## ALBERTON - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+13.3%**

Current Median Price: \$555,000  
Previous Median Price: \$490,000

Based on 44 registered House sales compared over the last two rolling 12 month periods.

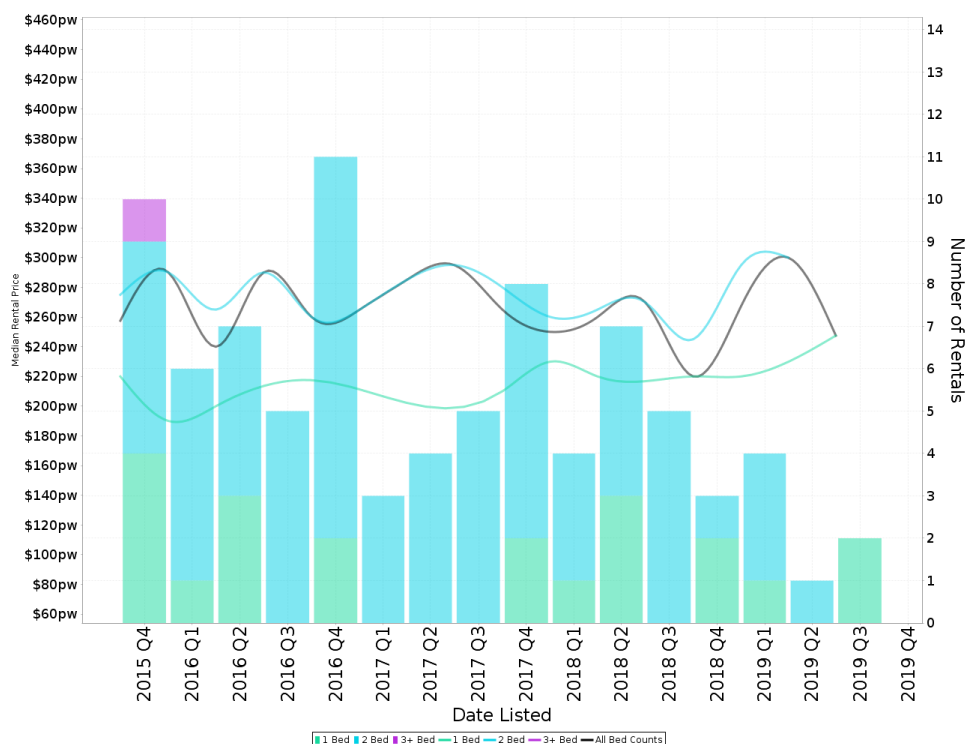
### Suburb Rental Yield

**+3.0%**

Current Median Price: \$555,000  
Current Median Rent: \$320

Based on 22 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+17.0%**

Current Median Price: \$320,000  
Previous Median Price: \$273,500

Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.3%**

Current Median Price: \$320,000  
Current Median Rent: \$263

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



# ALBERTON - Recently Sold Properties

## Median Sale Price

# \$555k

Based on 22 recorded House sales within the last 12 months (Oct '18 - Sep '19)

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

## Suburb Growth

# +13.3%

Current Median Price: \$555,000  
Previous Median Price: \$490,000

Based on 44 recorded House sales compared over the last two rolling 12 month periods

## # Sold Properties

# 22

Based on recorded House sales within the 12 months (Oct '18 - Sep '19)

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

**5 QUEEN ST**




**\$683,500**

Sold Oct 2019  
137 Days

861 m<sup>2</sup> 4 3 5

**47 MELBOURNE PL**




**\$410,000**

Sold Oct 2019  
28 Days

490 m<sup>2</sup> 3 1 1

**46 KING ST**




**\$569,000**

Sold Sep 2019  
13 Days

520 m<sup>2</sup> 3 1 4

**79 QUEEN ST**



**\$550,000**

Sold Sep 2019  
71 Days

497 m<sup>2</sup> 3 2 5

**6 ANGAS ST**



**\$750,000**

Sold Sep 2019  
80 Days

655 m<sup>2</sup> 4 2 2

**70 PRINCE ST**



**\$340,000**

Sold Sep 2019  
N/A

1,311 m<sup>2</sup> - - -

**36 BISHOPS AVE**

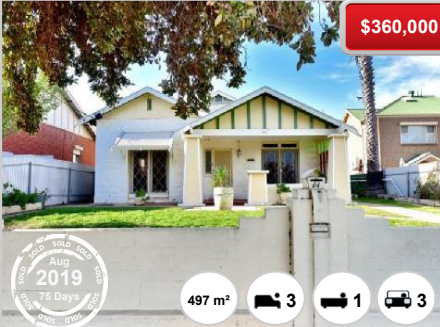


**\$460,000**

Sold Sep 2019  
N/A

931 m<sup>2</sup> 3 1 -

**64 PORT RD**



**\$360,000**

Sold Aug 2019  
75 Days

497 m<sup>2</sup> 3 1 3

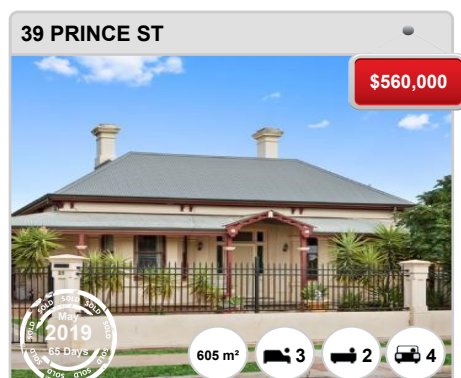
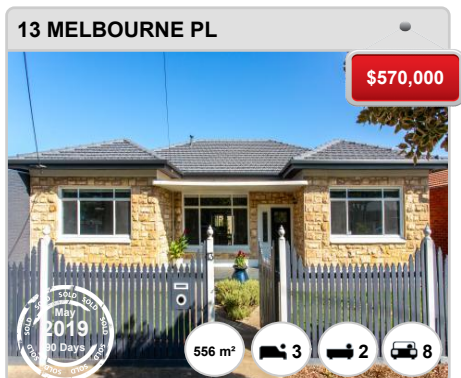
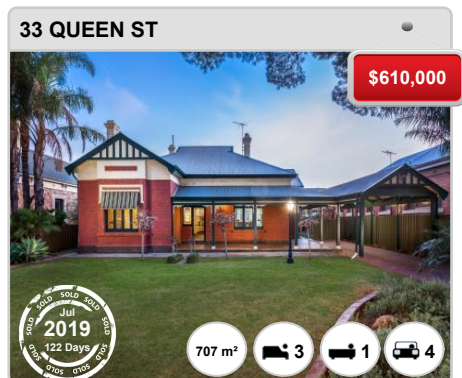
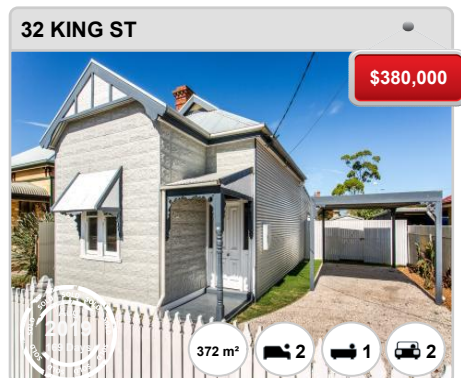
**30 KING ST**



**\$550,000**

Sold Aug 2019  
N/A

585 m<sup>2</sup> 3 1 4



# ALBERTON - Properties For Rent

## Median Rental Price

# \$320 /w

Based on 22 recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

## Rental Yield

# +3.0%

Current Median Price: \$555,000  
Current Median Rent: \$320

Based on 22 recorded House sales and 22 House rentals compared over the last 12 months

## Number of Rentals

# 22

Based on recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

**38 ANGAS STREET**

**ALBERTON**  
38 Angas Street

**\$380 \$380**

Oct 2019  
16 Days

268 m<sup>2</sup> 3 1 2

**56 MELBOURNE PLACE**

**\$300 wk**

Oct 2019  
16 Days

350 m<sup>2</sup> 3 1 1

**3/13 DURHAM TERRACE**

**\$335 per week**

Oct 2019  
16 Days

191 m<sup>2</sup> 2 1 1