Suburb flyover report

LARGS BAY (HOUSE)

PREPARED BY: PETER KIKIANIS , RAY WHITE SEMAPHORE

LARGS BAY - Suburb Map

Prepared on 30/10/2019 by Peter Kikianis , +61 417 834 648 at Ray White Semaphore. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

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LARGS BAY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	78	$ 176,050	0.0 %	$ 74,000	$ 482,500
2002	54	$ 204,250	16.0 %	$ 122,000	$ 720,000
2003	54	$ 276,000	35.1 %	$ 141,000	$ 850,000
2004	64	$ 295,000	6.9 %	$ 175,000	$ 725,000
2005	59	$ 325,000	10.2 %	$ 150,000	$ 1,050,000
2006	66	$ 353,500	8.8 %	$ 160,000	$ 1,010,000
2007	70	$ 401,500	13.6 %	$ 200,000	$ 915,500
2008	52	$ 467,500	16.4 %	$ 203,000	$ 1,075,000
2009	67	$ 495,500	6.0 %	$ 25,000	$ 1,200,000
2010	66	$ 469,000	-5.3 %	$ 88,000	$ 1,150,000
2011	49	$ 555,000	18.3 %	$ 270,000	$ 965,000
2012	49	$ 505,000	-9.0 %	$ 240,000	$ 1,080,000
2013	50	$ 464,000	-8.1 %	$ 300,200	$ 1,810,000
2014	71	$ 455,000	-1.9 %	$ 170,000	$ 1,380,000
2015	53	$ 540,000	18.7 %	$ 243,000	$ 1,200,000
2016	59	$ 484,000	-10.4 %	$ 147,500	$ 1,175,000
2017	48	$ 527,500	9.0 %	$ 319,000	$ 1,330,000
2018	39	$ 550,000	4.3 %	$ 233,000	$ 910,000
2019	32	$ 561,250	2.0 %	$ 329,000	$ 925,000

Median Sale Price

$548k

Based on 42 recorded House sales within the last 12 months (Oct '18 - Sep '19)

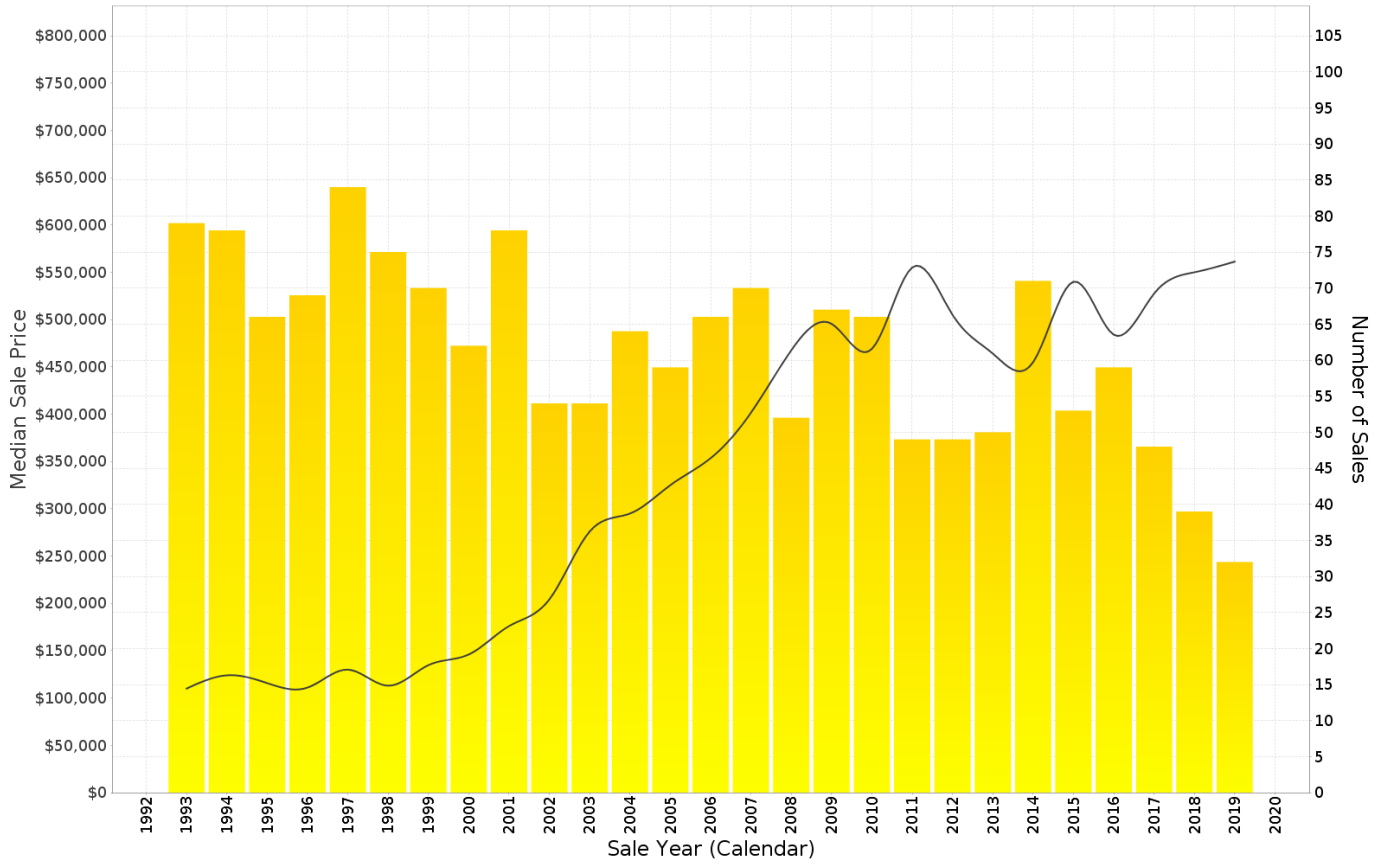
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.5%

Current Median Price: $547,500
Previous Median Price: $539,500

Based on 82 recorded House sales compared over the last two rolling 12 month periods



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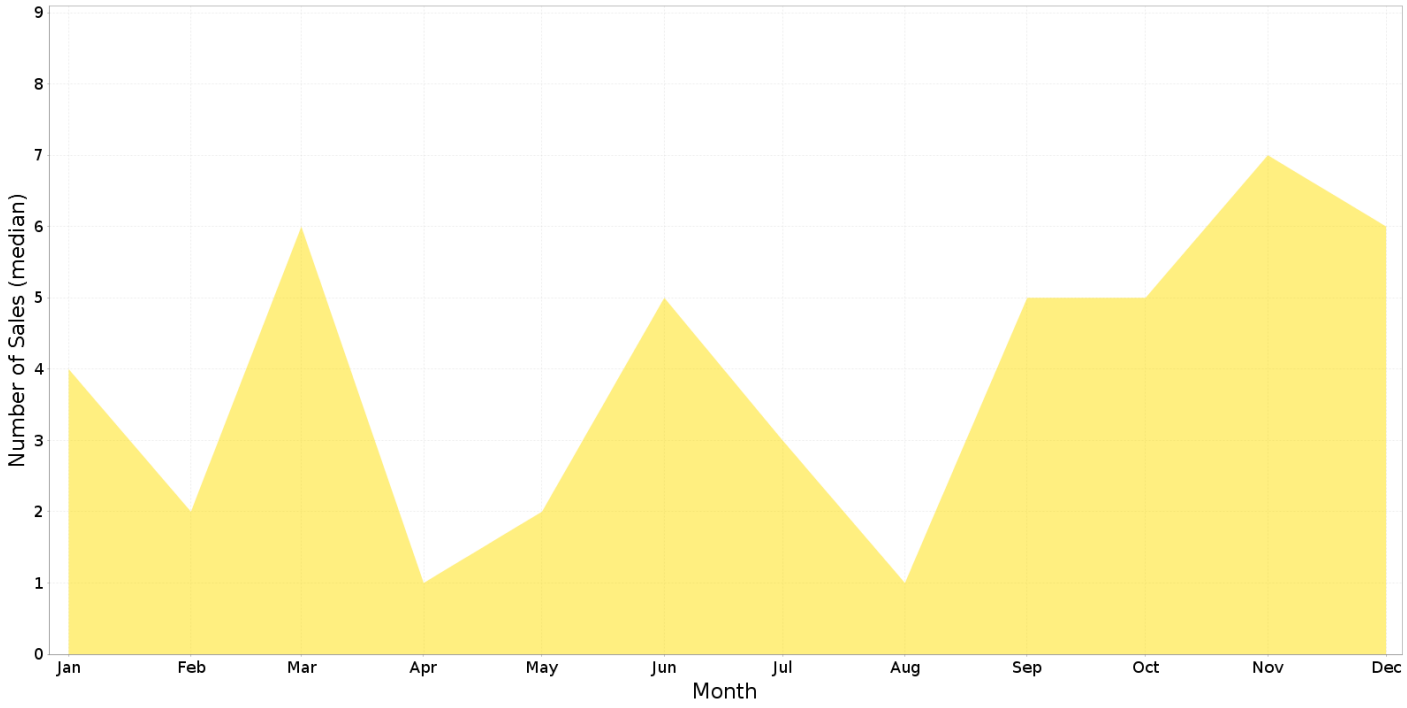
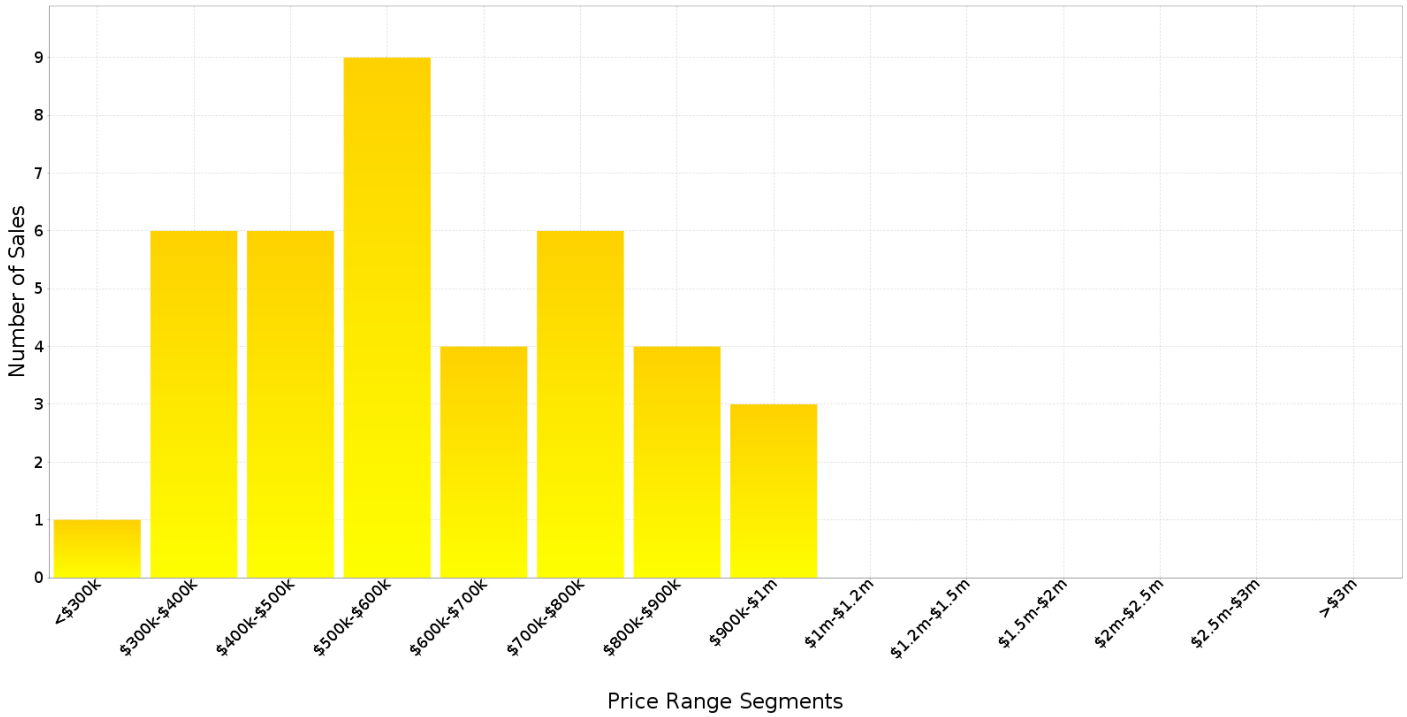
LARGS BAY - Peak Selling Periods



LARGS BAY - Price Range Segments



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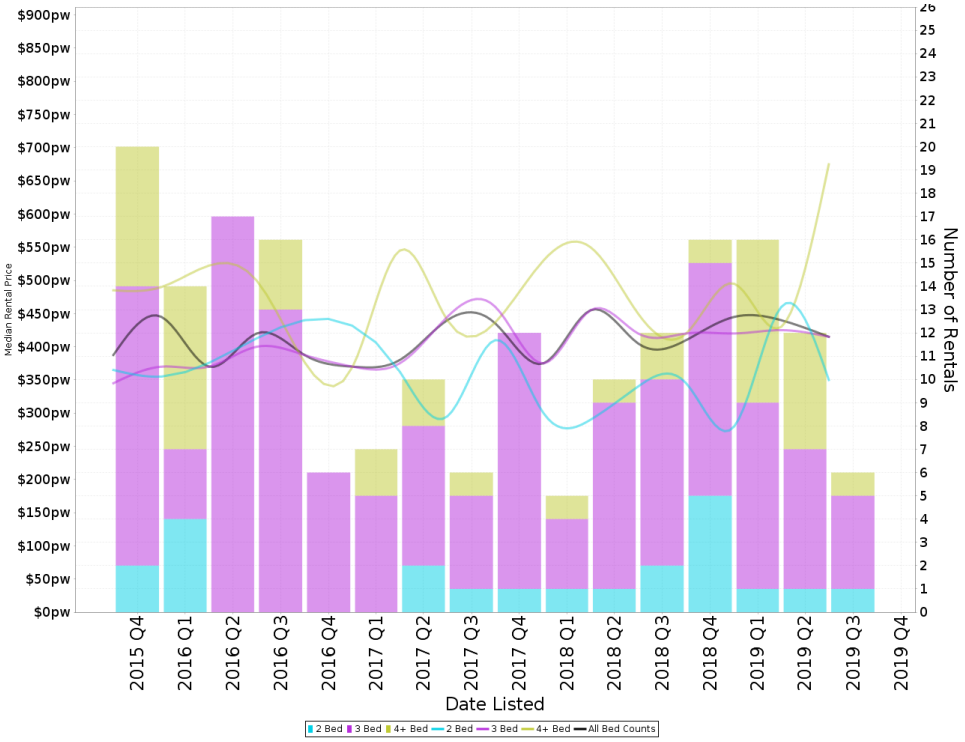
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.5%

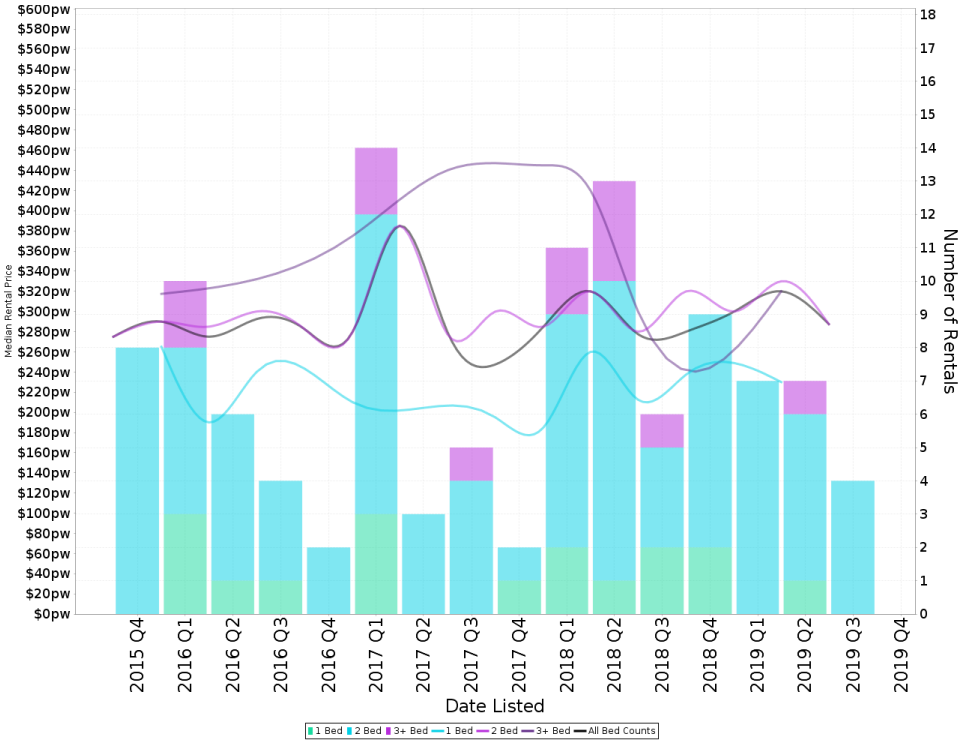
Current Median Price: $547,500
Previous Median Price: $539,500
Based on 82 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: $547,500
Current Median Rent: $395
Based on 67 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.2%

Current Median Price: $355,000
Previous Median Price: $325,000
Based on 32 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $355,000
Current Median Rent: $283
Based on 28 registered Unit rentals compared over the last 12 months.

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LARGS BAY - Recently Sold Properties

Median Sale Price

$548k

Based on 42 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

+1.5%

Current Median Price: $547,500
Previous Median Price: $539,500

Based on 82 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

42

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

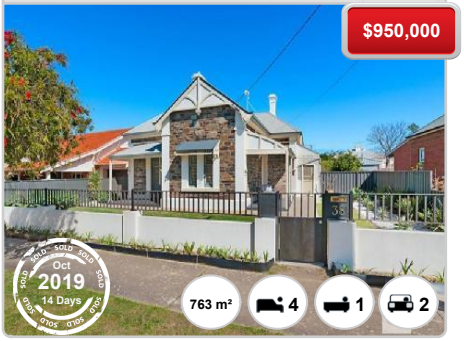
Based on a rolling 12 month period and may differ from calendar year statistics

292 MILITARY RD

14 CENTRE ST

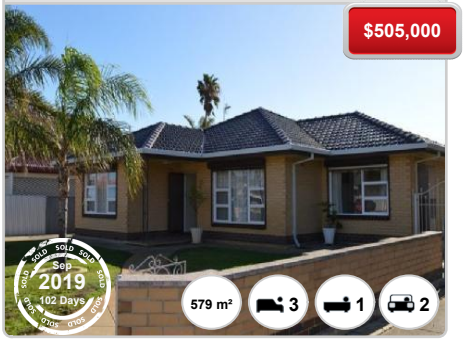
438 MILITARY RD

38 KANOWNA RD



175 FLETCHER RD

85 HARGRAVE ST



9 RALSTON ST

10 GLOUCESTER ST

4/2 SAWFORD ST

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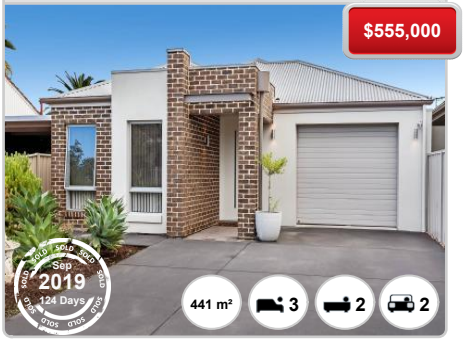
21 JETTY RD

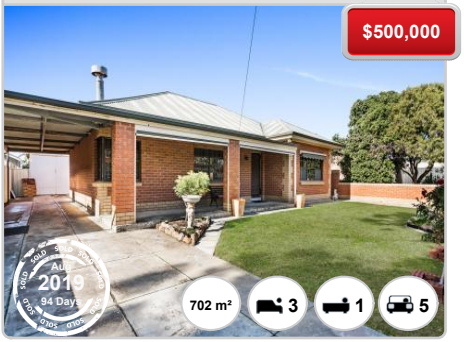
18 ROSLYN ST

25 SAWFORD ST

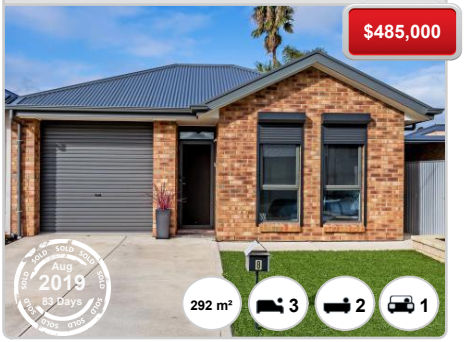


18-20 JETTY RD

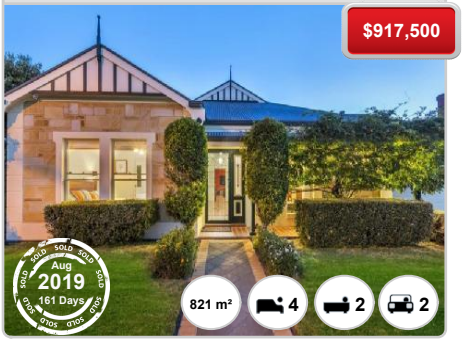
14 LINCOLN ST



8 MCKAY ST



40 RALSTON ST



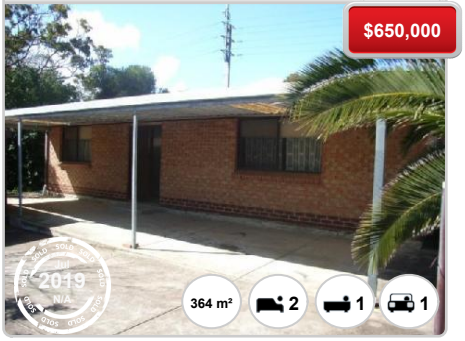
121 WILLS ST

24 HAMPTON CRES

19 PETERHEAD ST

15 CENTRE ST

25 ROSLYN ST



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LARGS BAY - Properties For Rent

Median Rental Price

$395 /w

Based on 67 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

+3.8%

Current Median Price: $547,500
Current Median Rent: $395

Based on 42 recorded House sales and 67 House rentals compared over the last 12 months

Number of Rentals

67

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

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