

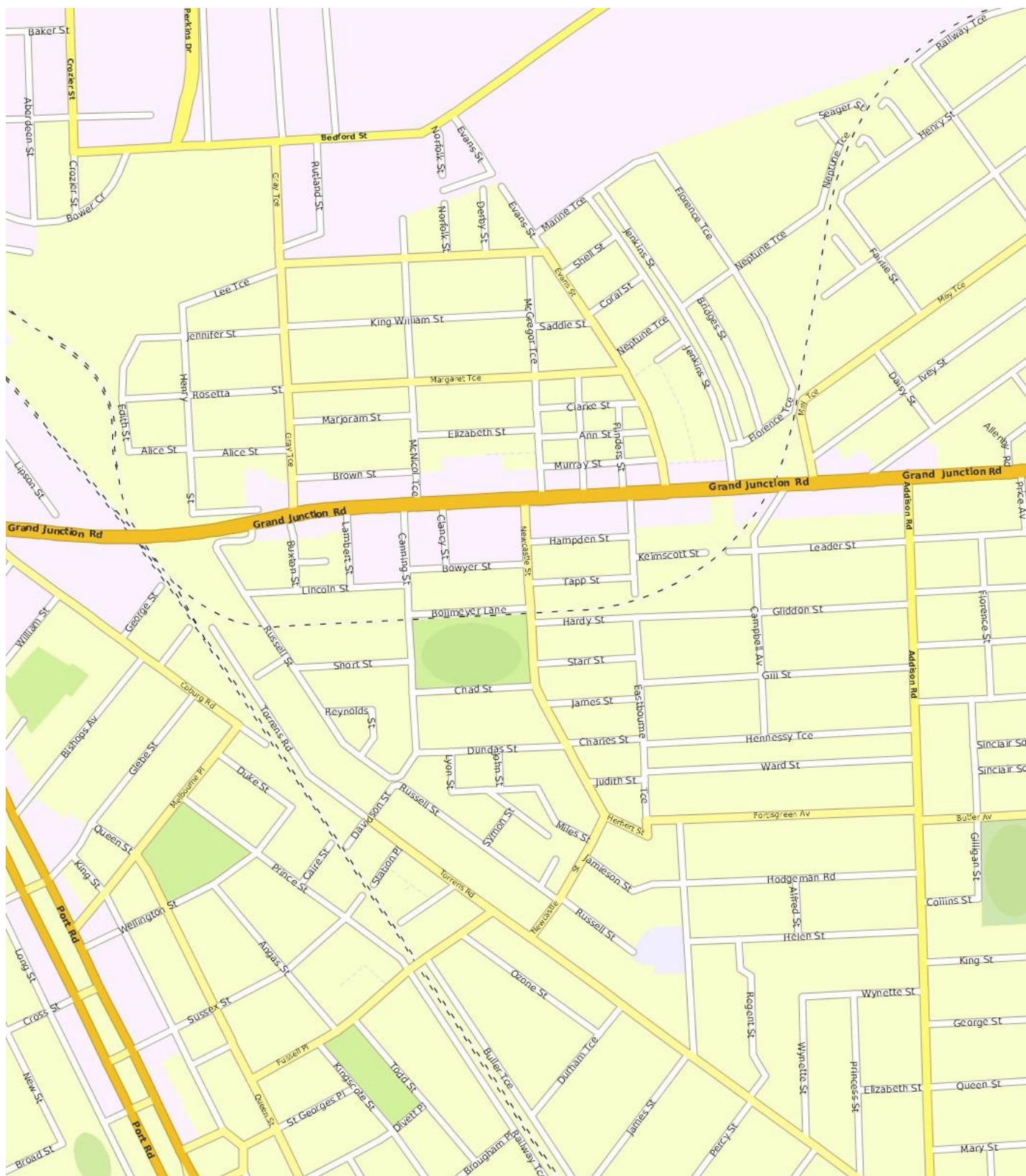


RayWhite.

Suburb
flyover report

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

ROSEWATER - Suburb Map



ROSEWATER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	79	\$ 112,000	0.0 %	\$ 50,000	\$ 155,000
2002	71	\$ 133,000	18.8 %	\$ 28,000	\$ 255,000
2003	64	\$ 181,358	36.4 %	\$ 10,500	\$ 288,000
2004	48	\$ 224,506	23.8 %	\$ 138,000	\$ 354,000
2005	74	\$ 212,000	-5.6 %	\$ 39,000	\$ 359,000
2006	54	\$ 236,750	11.7 %	\$ 130,000	\$ 410,000
2007	85	\$ 280,000	18.3 %	\$ 95,000	\$ 441,000
2008	75	\$ 323,000	15.4 %	\$ 146,250	\$ 535,000
2009	50	\$ 320,000	-0.9 %	\$ 165,000	\$ 535,000
2010	51	\$ 335,700	4.9 %	\$ 201,000	\$ 545,000
2011	42	\$ 311,250	-7.3 %	\$ 190,000	\$ 525,000
2012	46	\$ 315,000	1.2 %	\$ 155,000	\$ 500,000
2013	52	\$ 340,000	7.9 %	\$ 112,000	\$ 785,000
2014	49	\$ 330,000	-2.9 %	\$ 85,000	\$ 475,000
2015	53	\$ 360,000	9.1 %	\$ 200,000	\$ 720,000
2016	62	\$ 337,500	-6.2 %	\$ 205,000	\$ 970,000
2017	61	\$ 368,000	9.0 %	\$ 225,000	\$ 892,500
2018	46	\$ 383,750	4.3 %	\$ 218,000	\$ 575,000
2019	40	\$ 397,596	3.6 %	\$ 220,000	\$ 550,000

Median Sale Price

\$392k

Based on 50 recorded House sales within the last 12 months (Oct '18 - Sep '19)

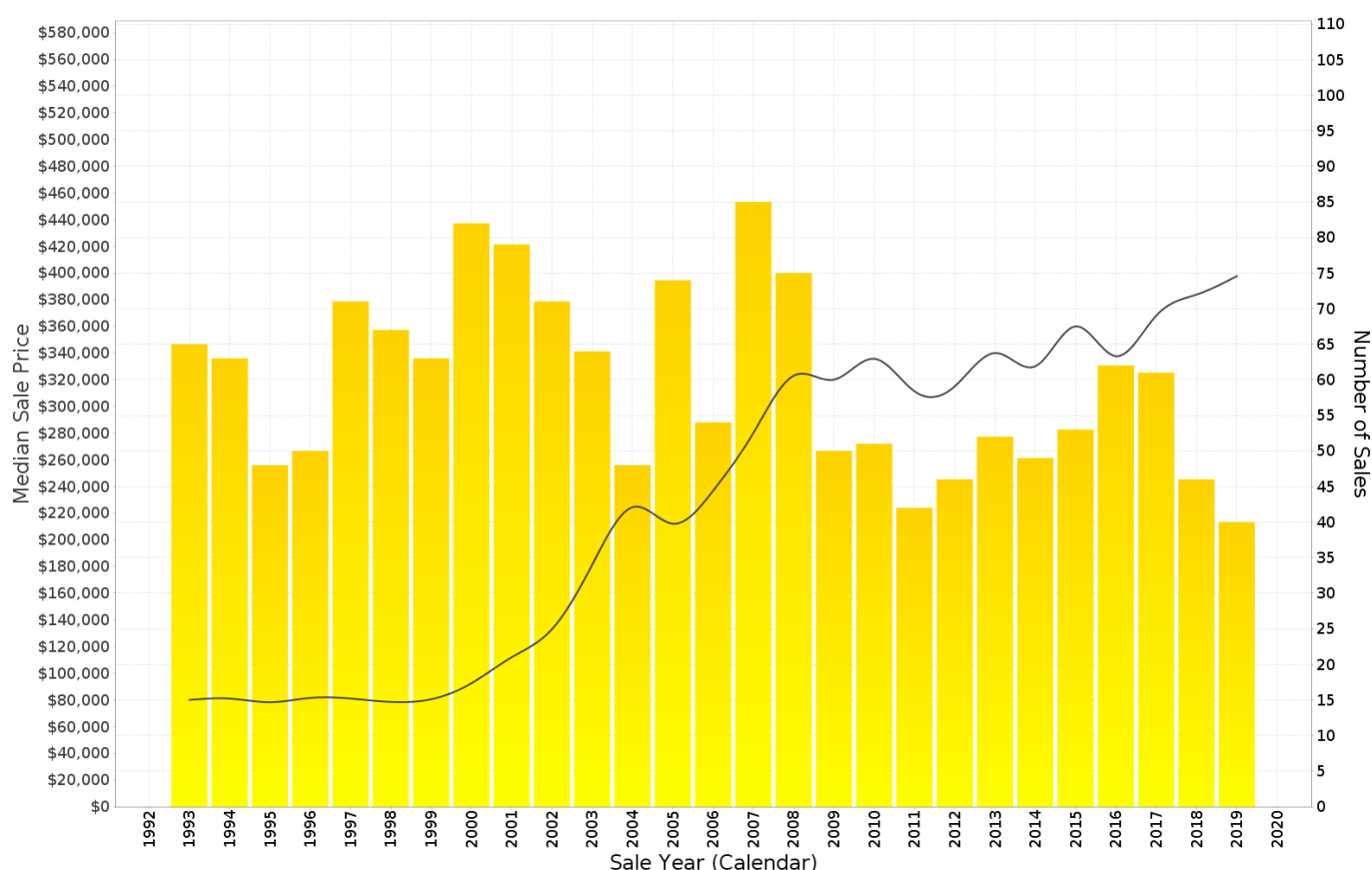
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

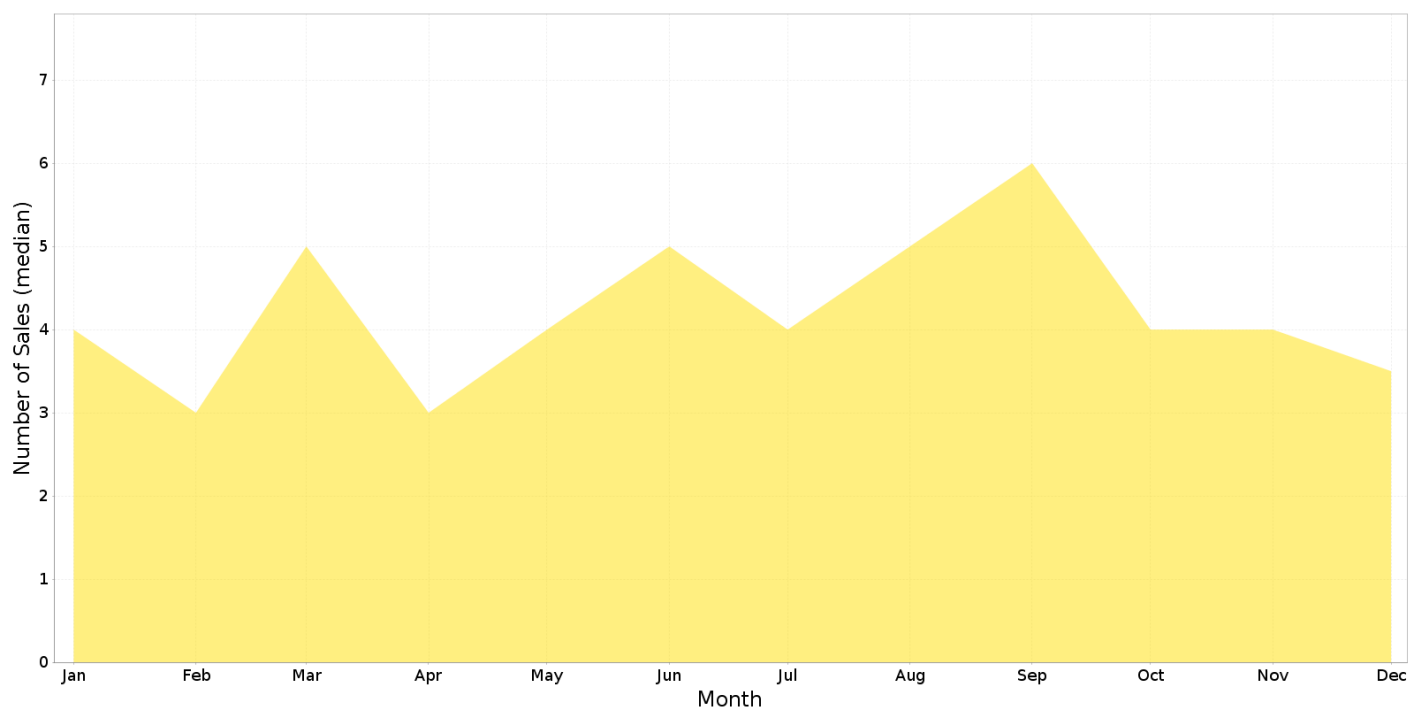
+1.0%

Current Median Price: \$391,500
Previous Median Price: \$387,500

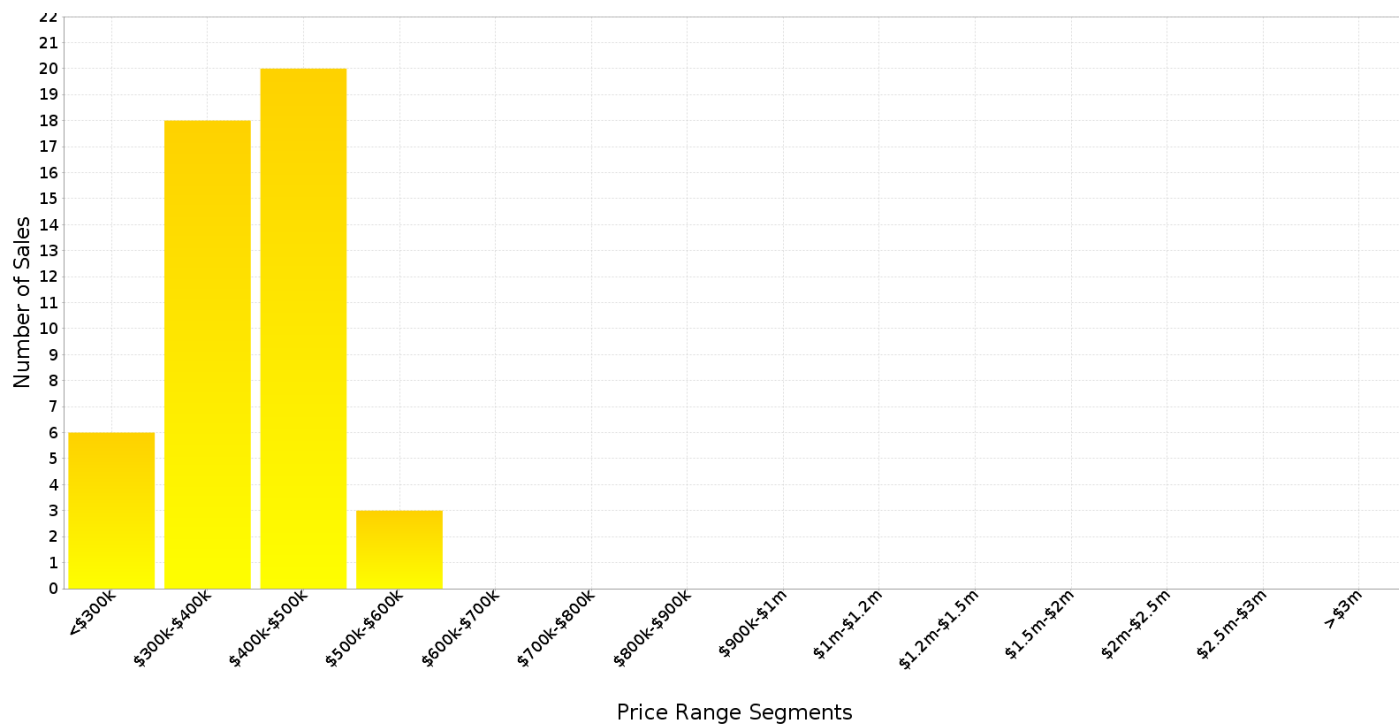
Based on 97 recorded House sales compared over the last two rolling 12 month periods



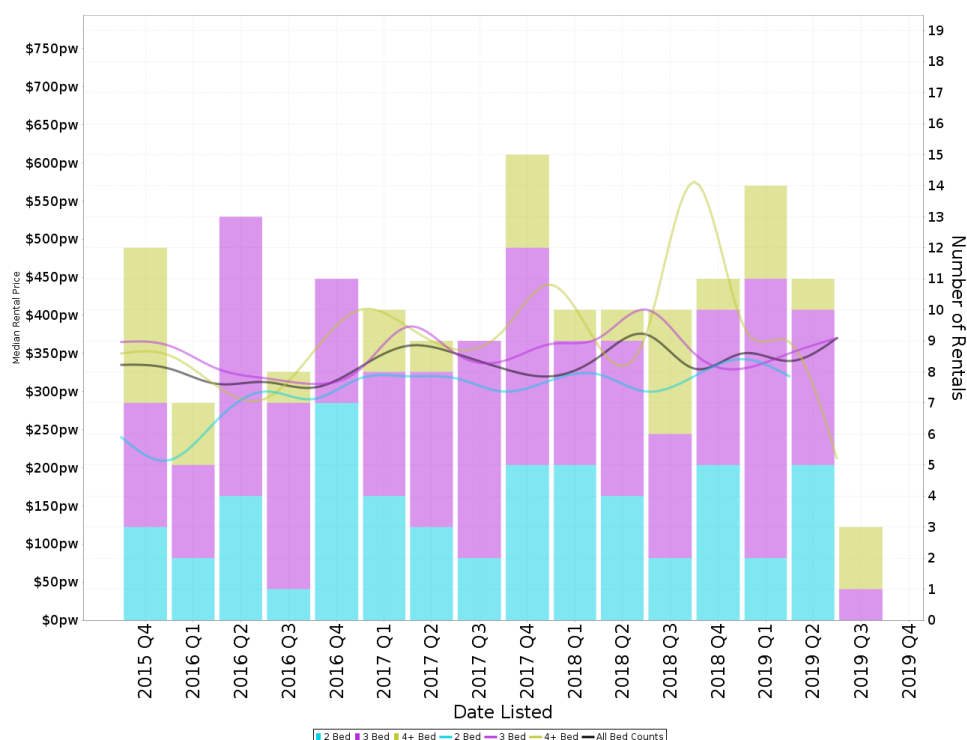
ROSEWATER - Peak Selling Periods



ROSEWATER - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.0%

Current Median Price: \$391,500
Previous Median Price: \$387,500

Based on 97 registered House sales compared over the last two rolling 12 month periods.

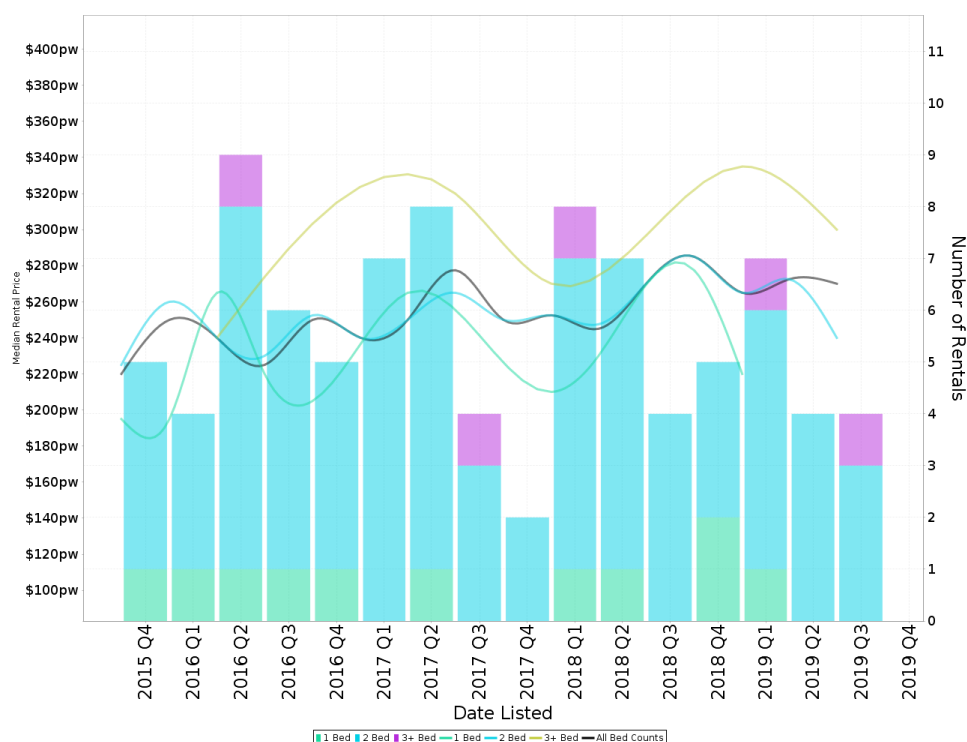
Suburb Rental Yield

+4.3%

Current Median Price: \$391,500
Current Median Rent: \$325

Based on 40 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.8%

Current Median Price: \$278,000
Previous Median Price: \$240,000

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

Suburb Rental Yield

+4.4%

Current Median Price: \$278,000
Current Median Rent: \$238

Based on 24 registered Unit rentals compared over the last 12 months.

ROSEWATER - Recently Sold Properties

Median Sale Price

\$392k

Based on 50 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

+1.0%

Current Median Price: \$391,500
Previous Median Price: \$387,500

Based on 97 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

50

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

107 RUSSELL ST



\$268,000

Sold Oct 2019
142 Days

316 m² 2 1 1

7A HAMPDEN ST




\$295,000

Sold Oct 2019
57 Days

372 m² 2 1 4

14 LAMBERT ST




\$260,000

Sold Sep 2019
102 Days

307 m² - - -

11A ROSETTA ST



\$395,000

Sold Sep 2019
223 Days

372 m² 3 1 1

4 REYNOLDS ST




\$505,000

Sold Sep 2019
43 Days

481 m² 4 1 2

54 JENKINS ST




\$350,000

Sold Sep 2019
108 Days

690 m² 3 1 1

4 LYON ST



\$350,000

Sold Sep 2019
N/A

390 m² 3 1 2

53 KING WILLIAM ST




\$385,000

Sold Sep 2019
N/A

576 m² - - -

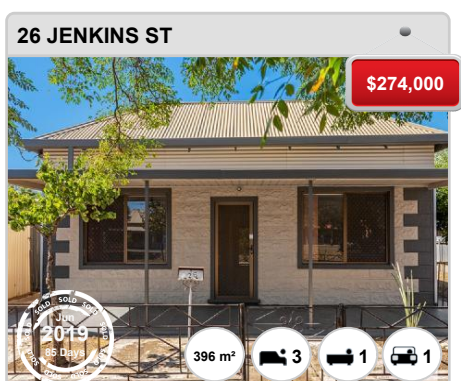
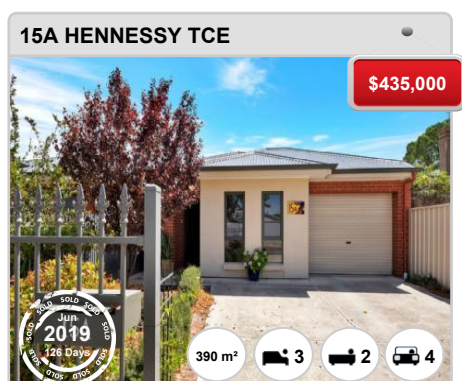
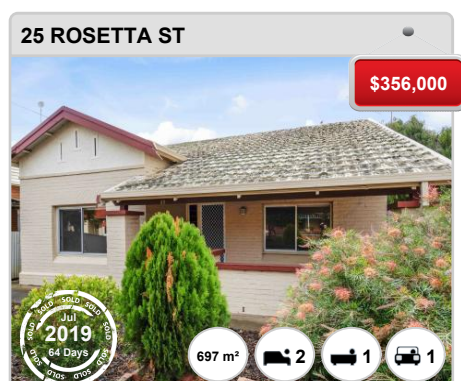
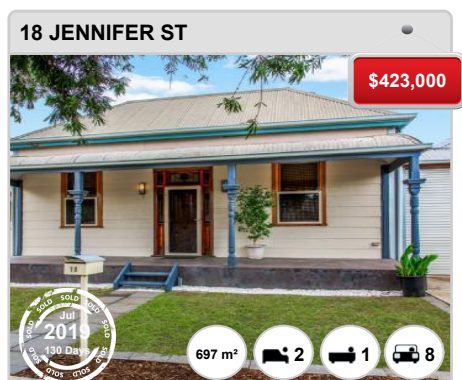
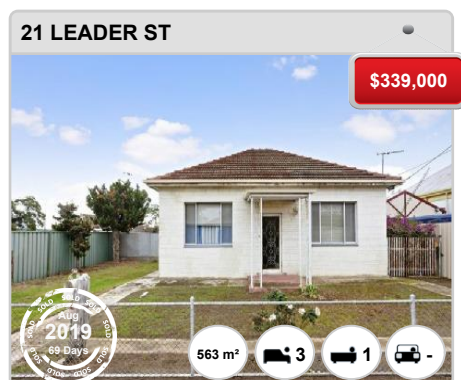
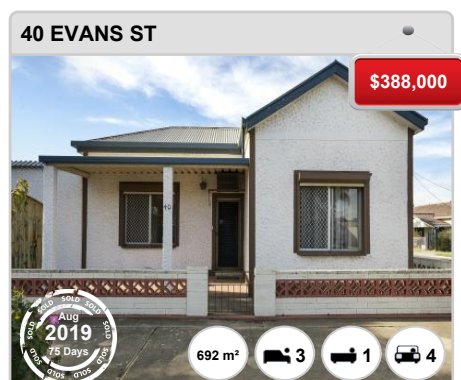
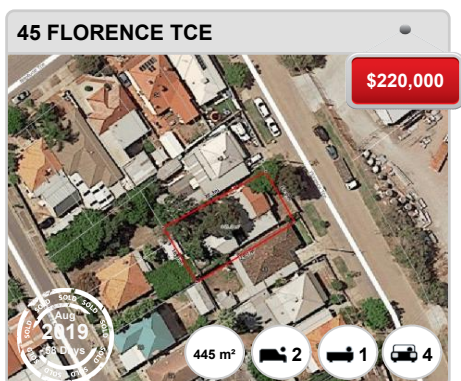
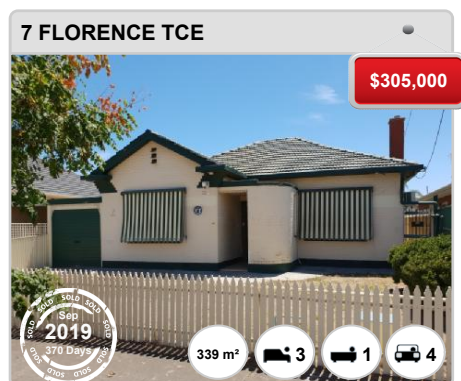
15 BROWN ST



\$350,000

Sold Sep 2019
102 Days

539 m² 3 1 2



ROSEWATER - Properties For Rent

Median Rental Price

\$325 /w

Based on 40 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

+4.3%

Current Median Price: \$391,500
Current Median Rent: \$325

Based on 50 recorded House sales and 40 House rentals compared over the last 12 months

Number of Rentals

40

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

