Suburb flyover report

WEST BEACH (HOUSE)

PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE

WEST BEACH - Suburb Map

Prepared on 07/08/2018 by YOUR PROPERTY EXPERT, 08 8213 5900 at Ray White Adelaide. © Property Data Solutions Pty Ltd 2018 (pricefinder.com.au)

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WEST BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2000	60	$ 207,650	0.0 %	$ 112,000	$ 685,000
2001	66	$ 250,750	20.8 %	$ 80,000	$ 870,000
2002	71	$ 312,000	24.4 %	$ 50,000	$ 1,350,000
2003	47	$ 342,000	9.6 %	$ 66,333	$ 812,000
2004	50	$ 372,500	8.9 %	$ 12,600	$ 1,520,000
2005	52	$ 396,500	6.4 %	$ 300,000	$ 885,000
2006	56	$ 430,000	8.4 %	$ 320,000	$ 2,020,000
2007	88	$ 464,000	7.9 %	$ 6,500	$ 1,550,000
2008	52	$ 530,000	14.2 %	$ 350,000	$ 3,700,000
2009	51	$ 532,500	0.5 %	$ 130,000	$ 875,000
2010	48	$ 609,000	14.4 %	$ 380,000	$ 2,000,000
2011	54	$ 597,500	-1.9 %	$ 350,000	$ 1,885,000
2012	59	$ 620,000	3.8 %	$ 415,000	$ 1,650,000
2013	66	$ 617,500	-0.4 %	$ 400,000	$ 2,325,000
2014	62	$ 620,500	0.5 %	$ 20,000	$ 1,200,000
2015	58	$ 667,500	7.6 %	$ 335,000	$ 1,585,000
2016	43	$ 663,000	-0.7 %	$ 295,000	$ 1,400,000
2017	44	$ 730,000	10.1 %	$ 582,000	$ 2,600,000
2018	26	$ 716,250	-1.9 %	$ 520,000	$ 2,610,000

Median Sale Price

$720k

Based on 42 recorded House sales within the last 12 months (Financial Year 2018)

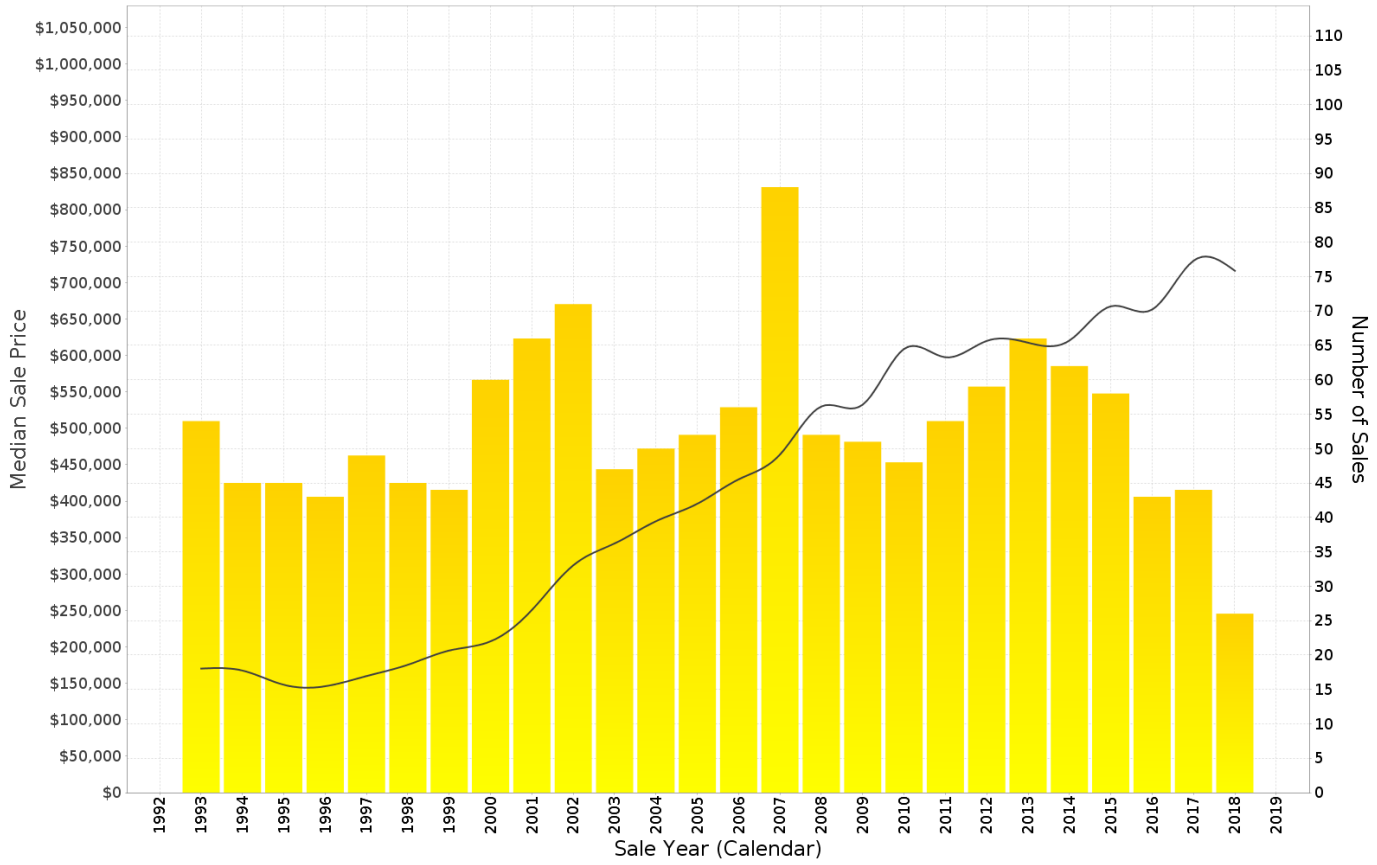
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.3%

Current Median Price: $720,000
Previous Median Price: $671,000

Based on 95 recorded House sales compared over the last two rolling 12 month periods



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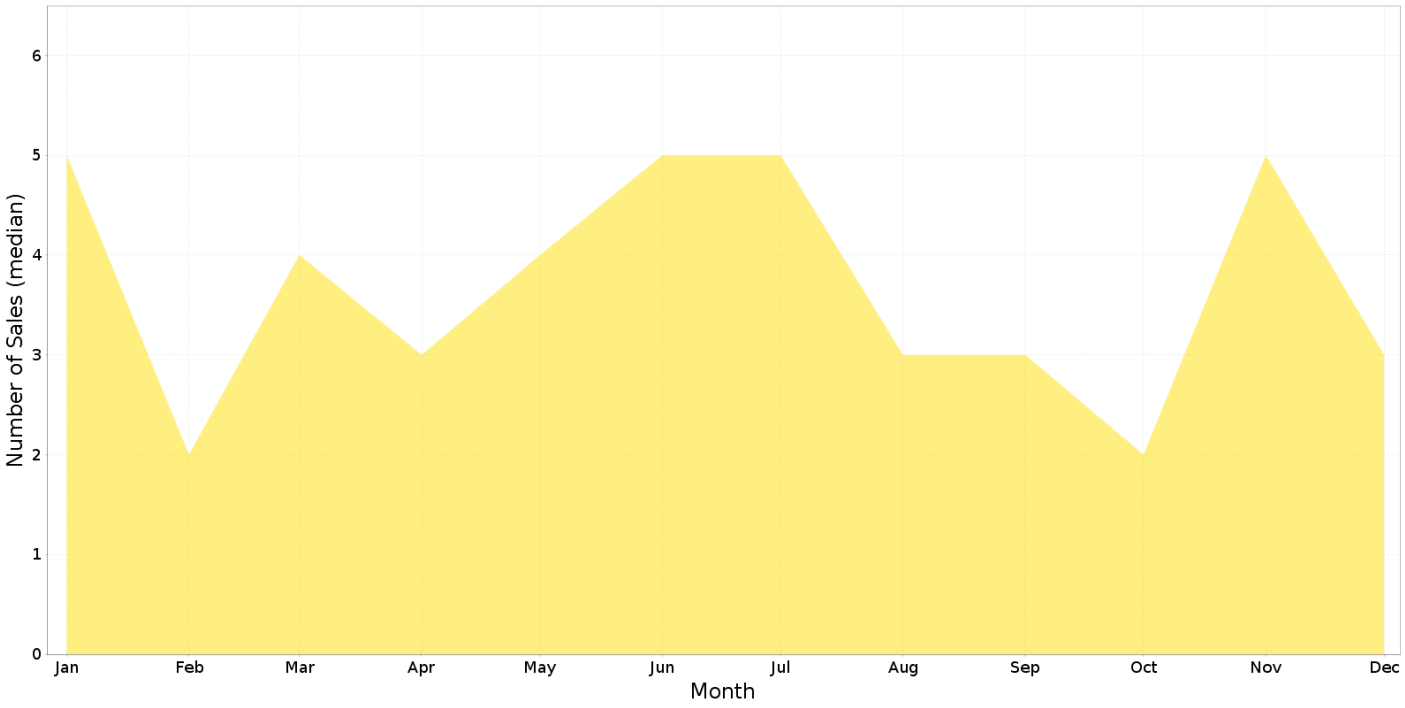
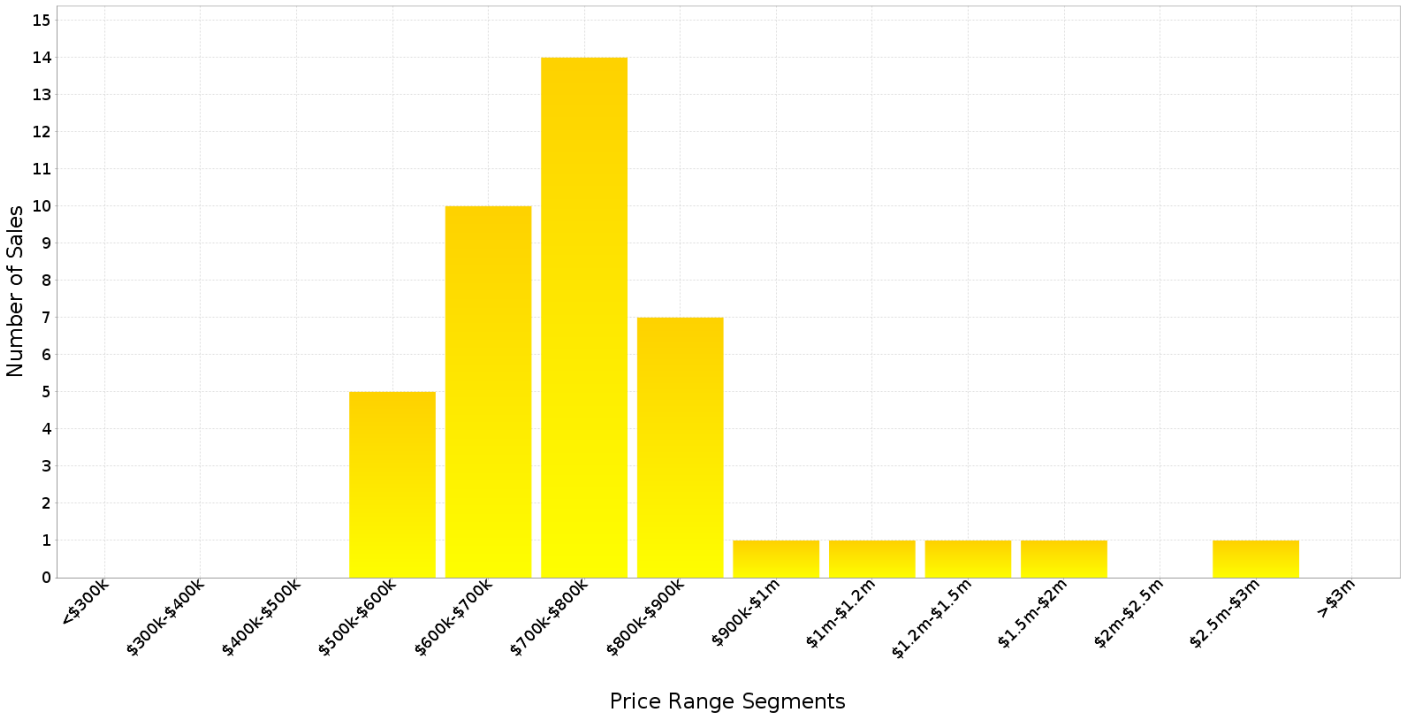
WEST BEACH - Peak Selling Periods



WEST BEACH - Price Range Segments



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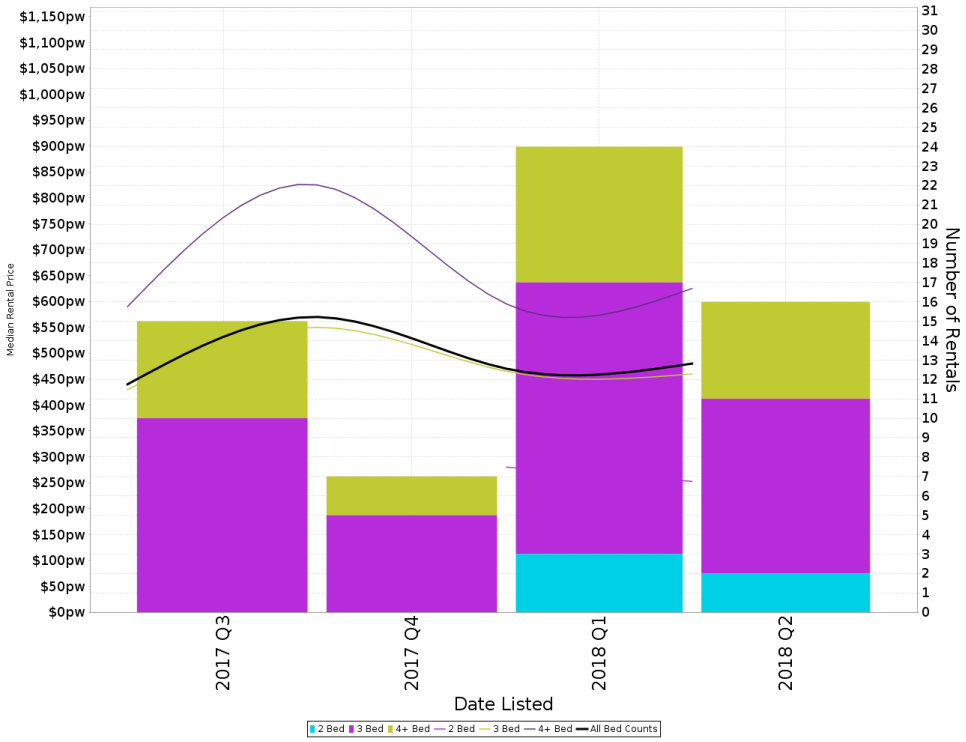
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.3%

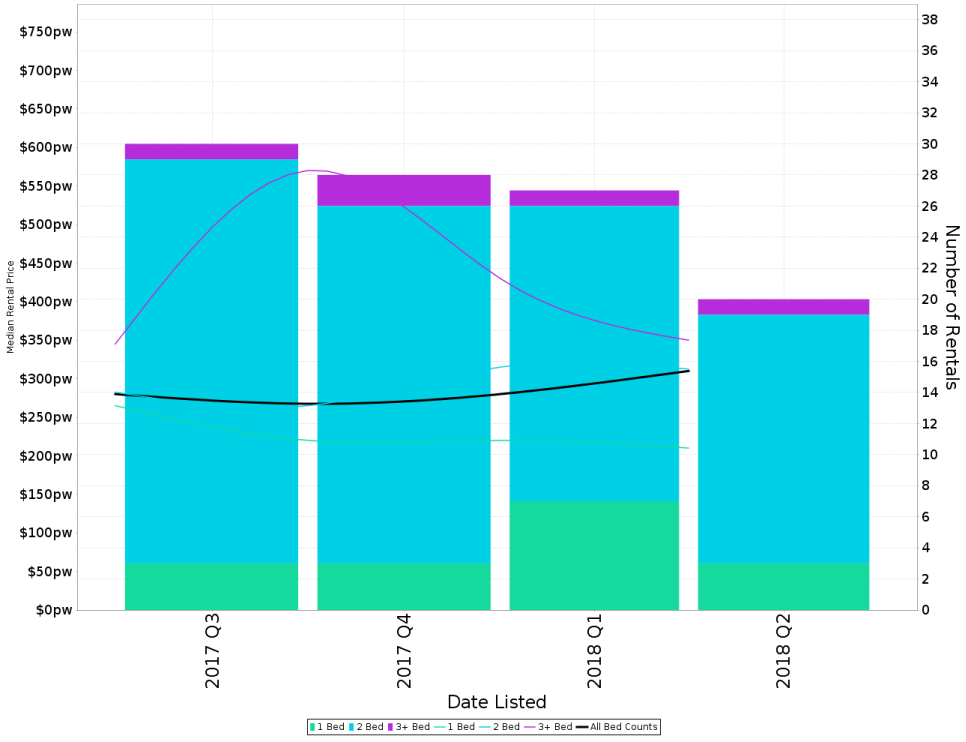
Current Median Price: $720,000
Previous Median Price: $671,000
Based on 95 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: $720,000
Current Median Rent: $485
Based on 62 registered House sales compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+17.5%

Current Median Price: $436,000
Previous Median Price: $371,000
Based on 83 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: $436,000
Current Median Rent: $280
Based on 105 registered Unit sales compared over the last 12 months.

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WEST BEACH - Recently Sold Properties

Median Sale Price

$720k

Based on 42 recorded House sales within the last 12 months (Financial Year 2018)

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

Suburb Growth

+7.3%

Current Median Price: $720,000
Previous Median Price: $671,000

Based on 95 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

42

Based on recorded House sales within the 12 months (Financial Year 2018)

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

8 OCEAN AVE

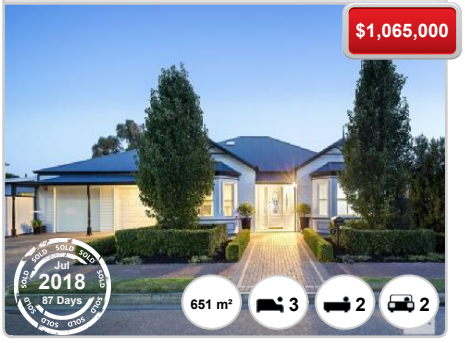
22 WHITE SANDS DR

34 TOLEDO AVE

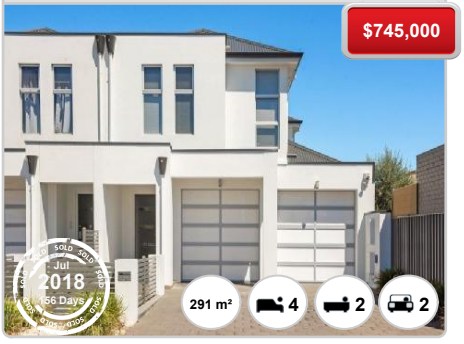
15 SWAN CRT

91 MILITARY RD

13 NEVIS ST



1/3 DINEEN PL



70 TOLEDO AVE

4 BRODEN RD

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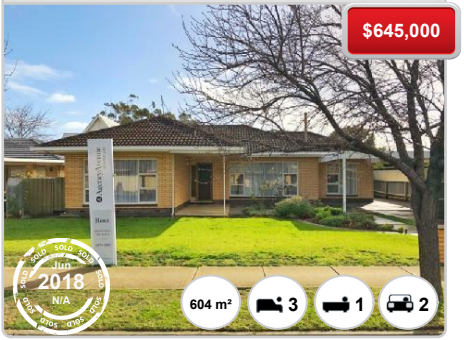
RayWhite.

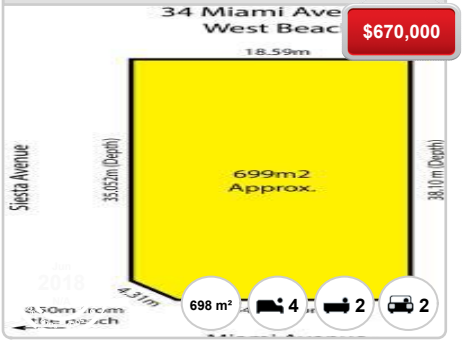
66 FAWNBRAKE CRES

52 INGERSON ST

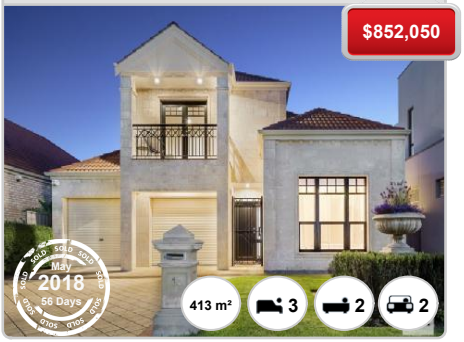


3 NEPTUNE CRES

34 MIAMI AVE



43 WHITE SANDS DR

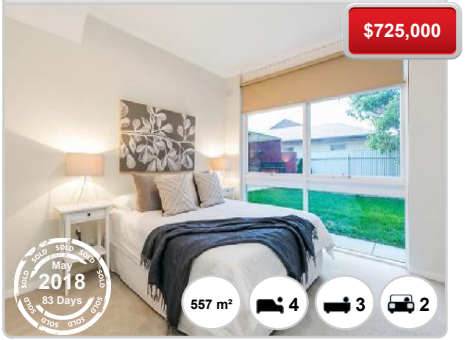


9A SURF AVE

39 DAVIS ST

14 ROBAN ST

16 WOODHEAD ST



8 ROBAN ST

12 ROBAN ST

22 MASON ST

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WEST BEACH - Properties For Rent

Median Rental Price

$485 /w

Based on 62 recorded House rentals within the last 12 months (Financial Year 2018)

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

Rental Yield

+3.5%

Current Median Price: $720,000
Current Median Rent: $485

Based on 42 recorded House sales and 62 House rentals compared over the last 12 months

Number of Rentals

62

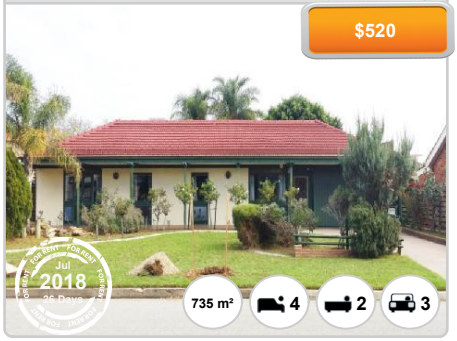
Based on recorded House rentals within the last 12 months (Financial Year 2018)

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

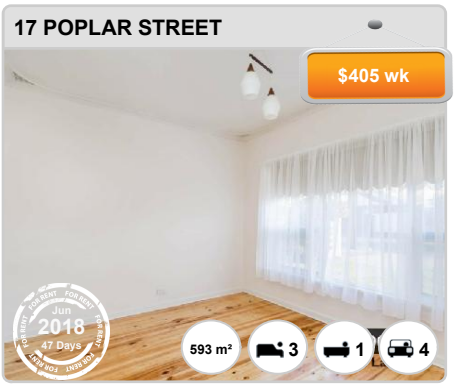
2/10 MILITARY ROAD

34 INGERSON STREET

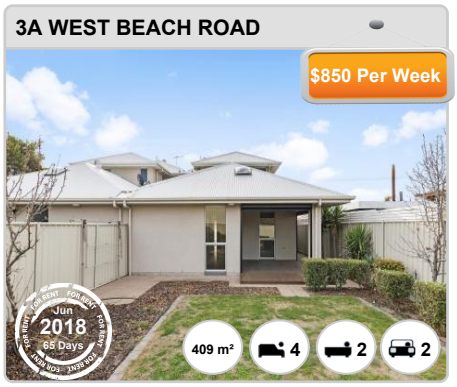
1 SNOWDEN STREET



17 POPLAR STREET

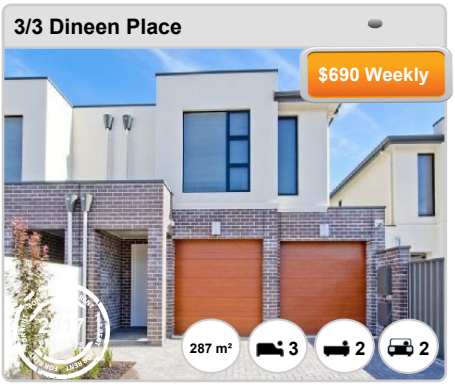


3A WEST BEACH ROAD



4 Winston Crescent

3/3 Dineen Place



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