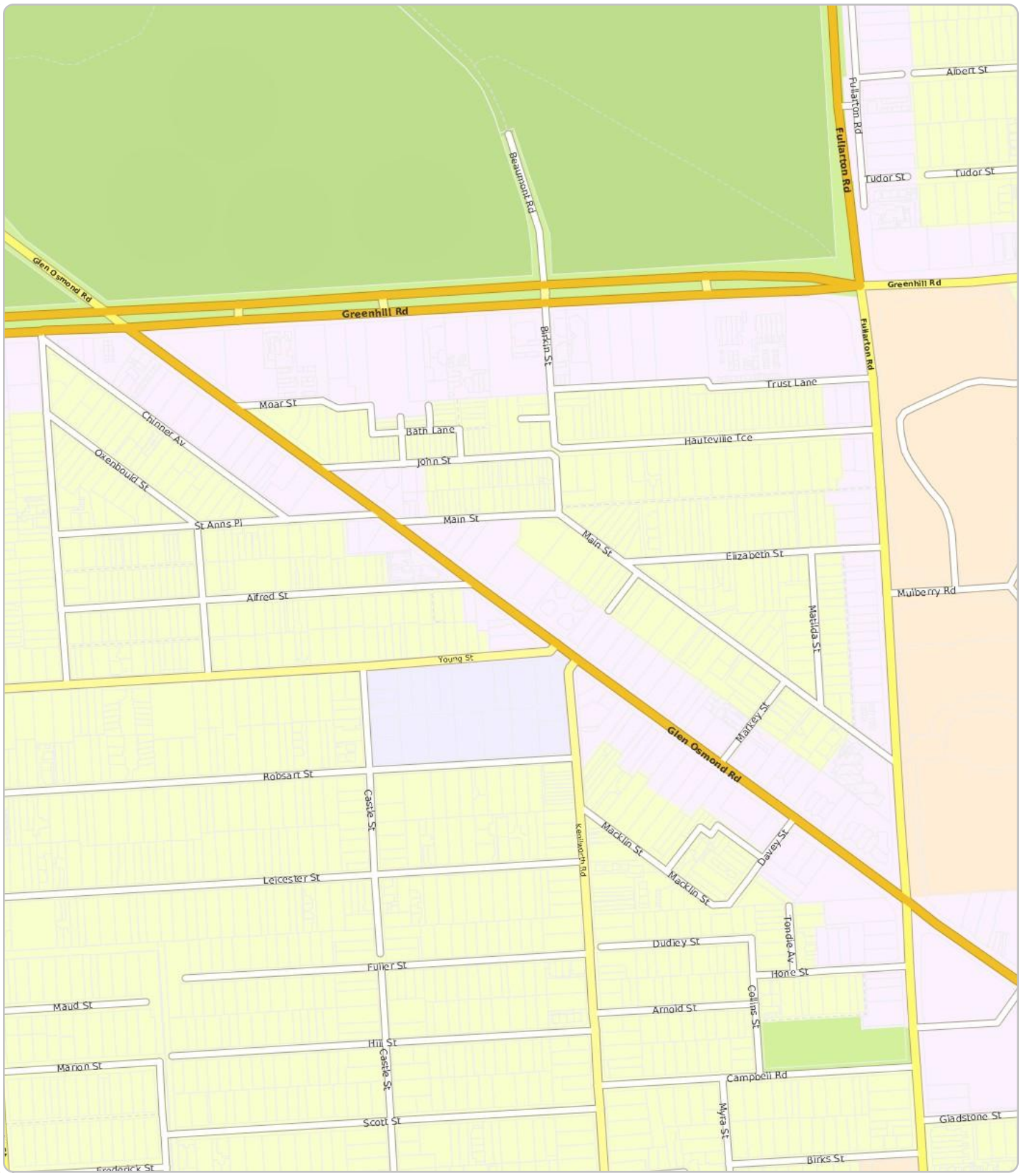
Suburb flyover report

EASTWOOD (HOUSE)

PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE

EASTWOOD - Suburb Map



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EASTWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1999	13	$ 197,500	0.0 %	$ 135,000	$ 277,500
2000	12	$ 235,250	19.1 %	$ 137,000	$ 335,000
2001	14	$ 199,500	-15.2 %	$ 125,000	$ 360,000
2002	14	$ 292,500	46.6 %	$ 85,000	$ 635,000
2003	13	$ 410,000	40.2 %	$ 223,000	$ 482,000
2004	7	$ 380,000	-7.3 %	$ 334,000	$ 845,000
2005	11	$ 385,000	1.3 %	$ 205,000	$ 505,000
2006	9	$ 425,000	10.4 %	$ 335,000	$ 915,000
2007	18	$ 507,500	19.4 %	$ 335,000	$ 1,420,000
2008	15	$ 552,000	8.8 %	$ 290,000	$ 816,000
2009	11	$ 552,000	0.0 %	$ 367,500	$ 777,000
2010	9	$ 432,500	-21.6 %	$ 395,000	$ 745,000
2011	13	$ 575,000	32.9 %	$ 430,000	$ 850,000
2012	5	$ 560,000	-2.6 %	$ 462,500	$ 652,500
2013	7	$ 483,000	-13.8 %	$ 340,000	$ 645,250
2014	8	$ 767,500	58.9 %	$ 345,000	$ 1,310,000
2015	8	$ 676,910	-11.8 %	$ 220,000	$ 1,062,500
2016	8	$ 582,500	-13.9 %	$ 335,000	$ 690,000
2017	9	$ 635,000	9.0 %	$ 587,000	$ 1,465,000

Median Sale Price

$632k

Based on 10 recorded House sales within the last 12 months (Oct '16 - Sep '17)

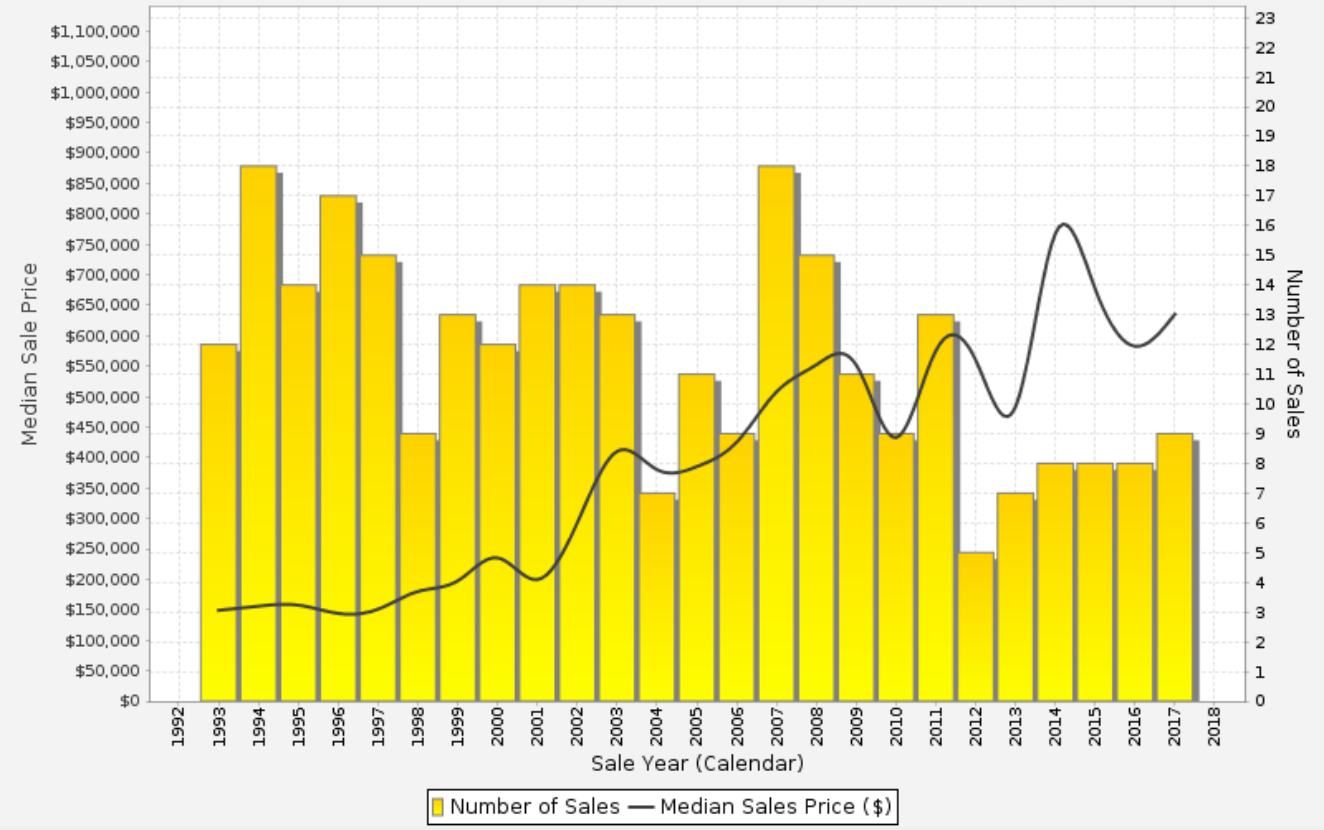
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.2%

Current Median Price: $632,500
Previous Median Price: $590,000

Based on 19 recorded House sales compared over the last two rolling 12 month periods



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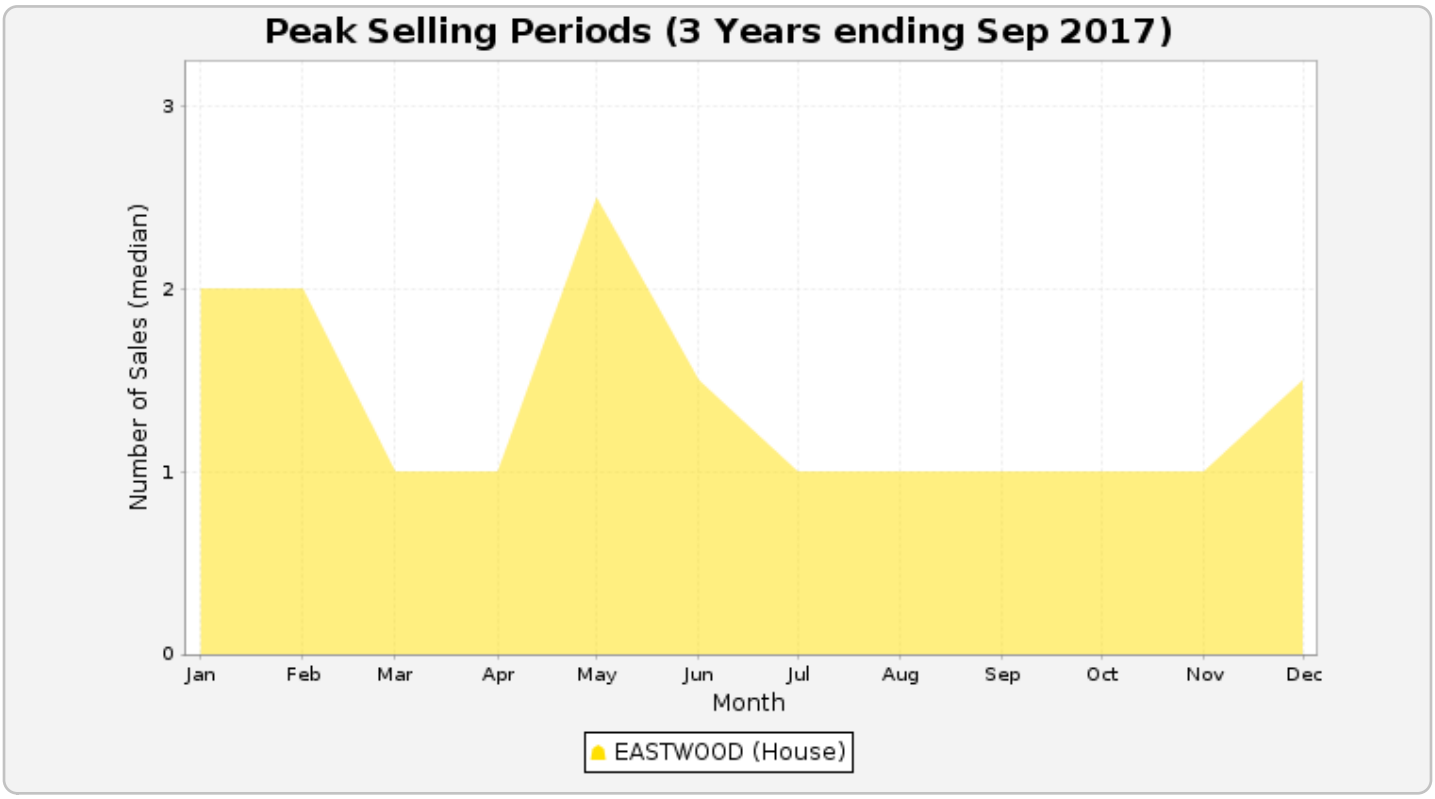
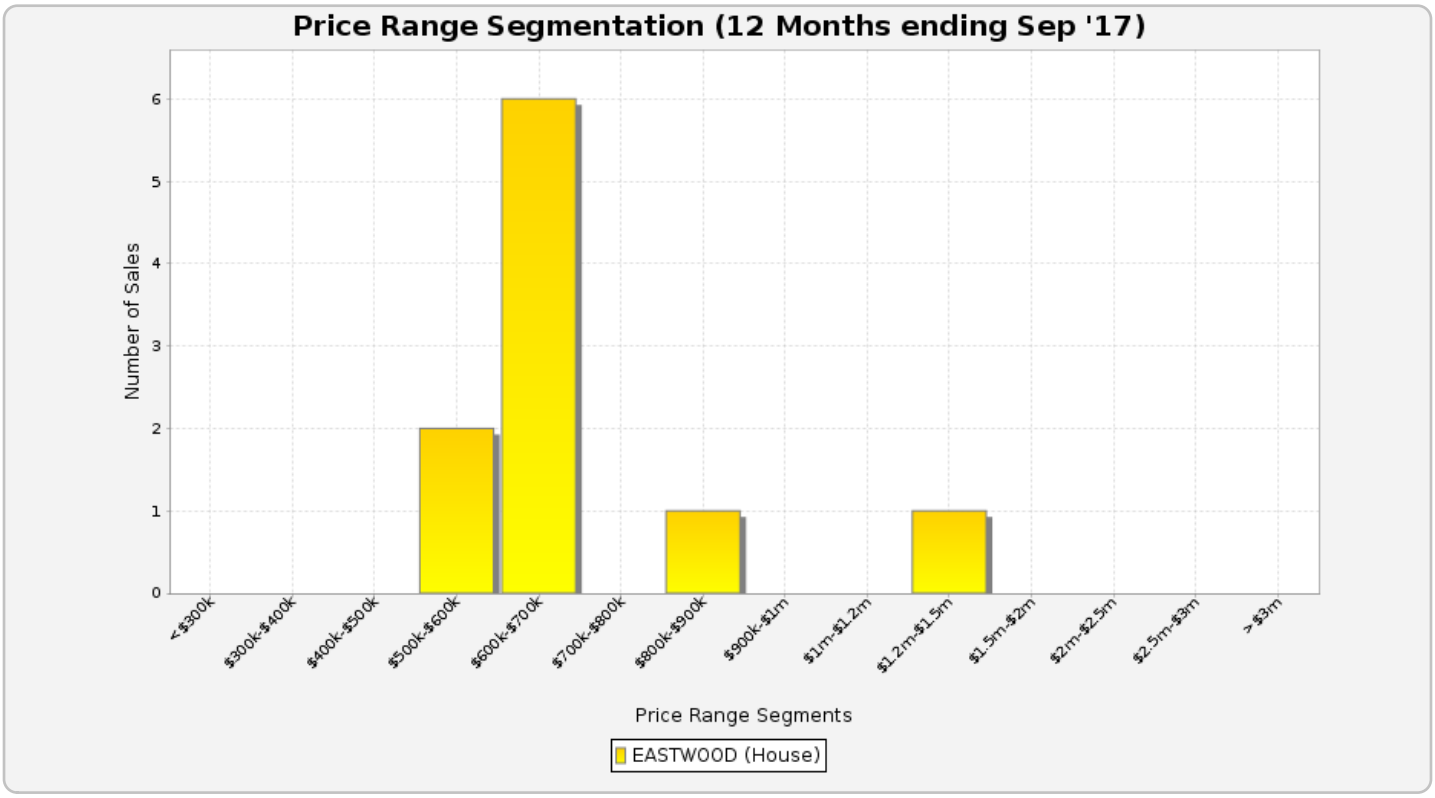
EASTWOOD - Peak Selling Periods



EASTWOOD - Price Range Segments



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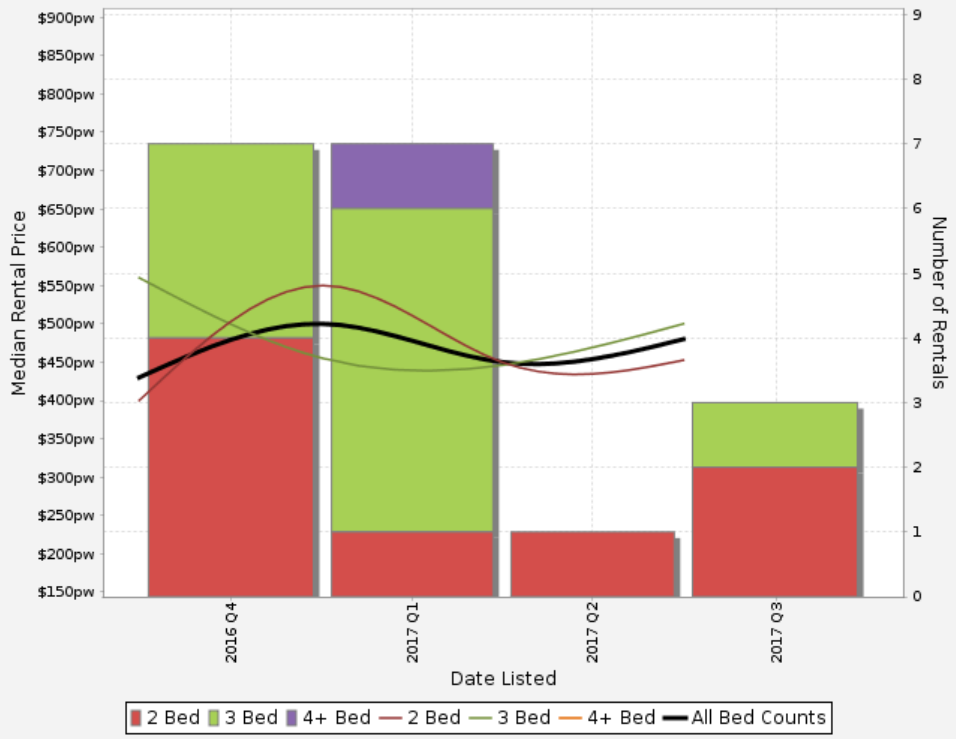
EASTWOOD - Median Weekly Rents (Houses)



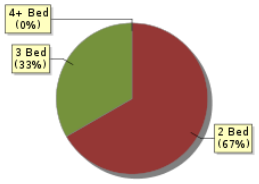
Suburb Sale Price Growth

+7.2%

Current Median Price: $632,500
Previous Median Price: $590,000

Based on 19 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



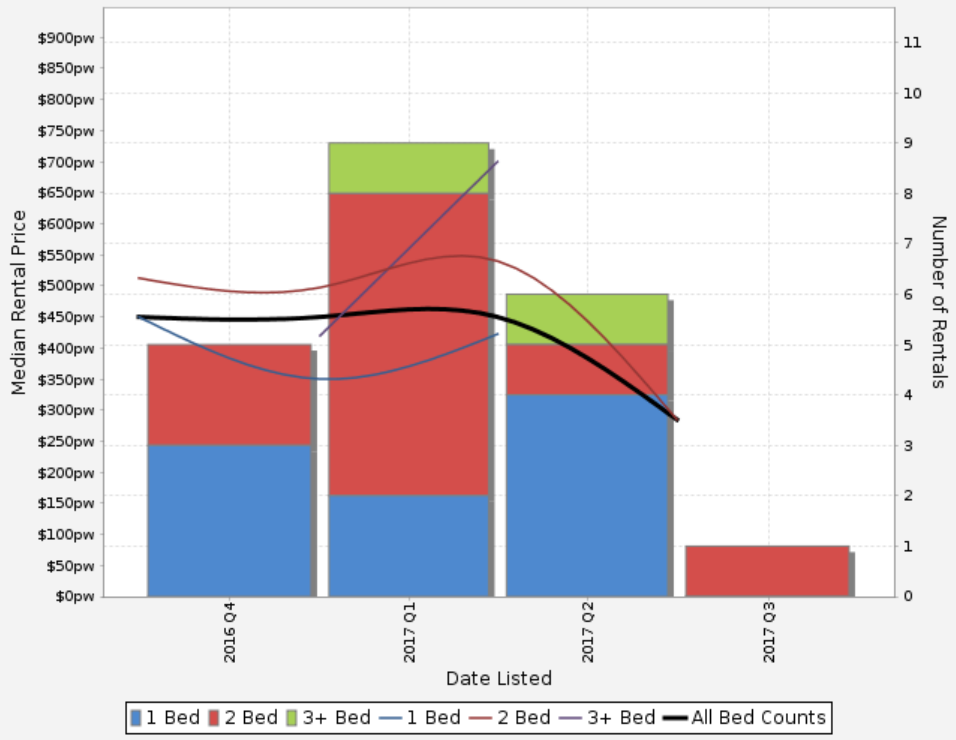
Suburb Rental Yield

+3.8%

Current Median Price: $632,500
Current Median Rent: $468

Based on 18 registered House sales compared over the last 12 months.

EASTWOOD - Median Weekly Rents (Units)



Suburb Sale Price Growth

-16.3%

Current Median Price: $515,000
Previous Median Price: $615,400

Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown

Suburb Rental Yield

+4.5%

Current Median Price: $515,000
Current Median Rent: $450

Based on 21 registered Unit sales compared over the last 12 months.

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EASTWOOD - Recently Sold Properties

Median Sale Price

$632k

Based on 10 recorded House sales within the last 12 months (Oct '16 - Sep '17)

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

Suburb Growth

+7.2%

Current Median Price: $632,500
Previous Median Price: $590,000

Based on 19 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

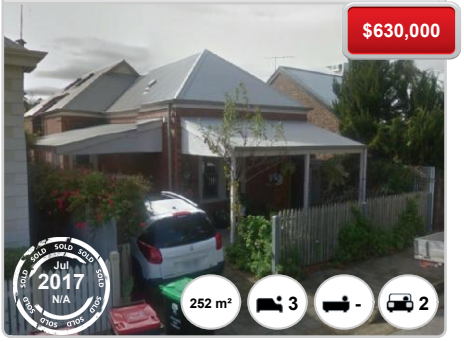
10

Based on recorded House sales within the 12 months (Oct '16 - Sep '17)

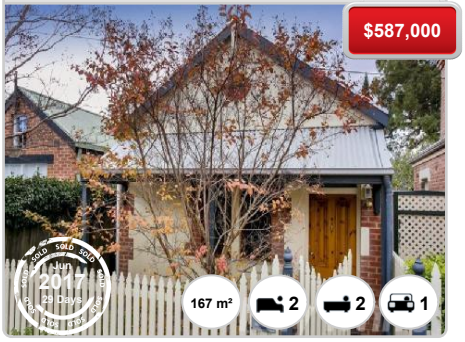
Based on a rolling 12 month period and may differ from calendar year statistics

15 ELIZABETH ST

31 MAIN ST



19A JOHN ST



7/9 BRISTOL ST

8 HAUTEVILLE TCE

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EASTWOOD - Properties For Rent

Median Rental Price

$468 /w

Based on 18 recorded House rentals within the last 12 months (Oct '16 - Sep '17)

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

Rental Yield

+3.8%

Current Median Price: $632,500
Current Median Rent: $468

Based on 10 recorded House sales and 18 House rentals compared over the last 12 months

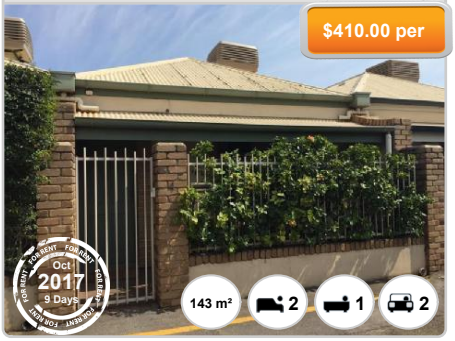
Number of Rentals

18

Based on recorded House rentals within the last 12 months (Oct '16 - Sep '17)

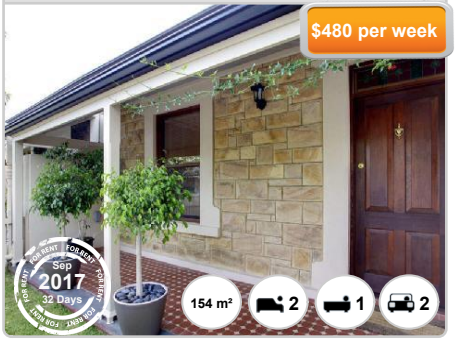
Based on a rolling 12 month period and may differ from calendar year statistics

4 BATH STREET



20 ELIZABETH STREET

4 BRISTOL STREET



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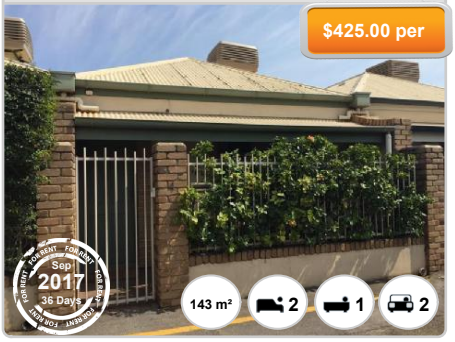

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