

# Suburb flyover report



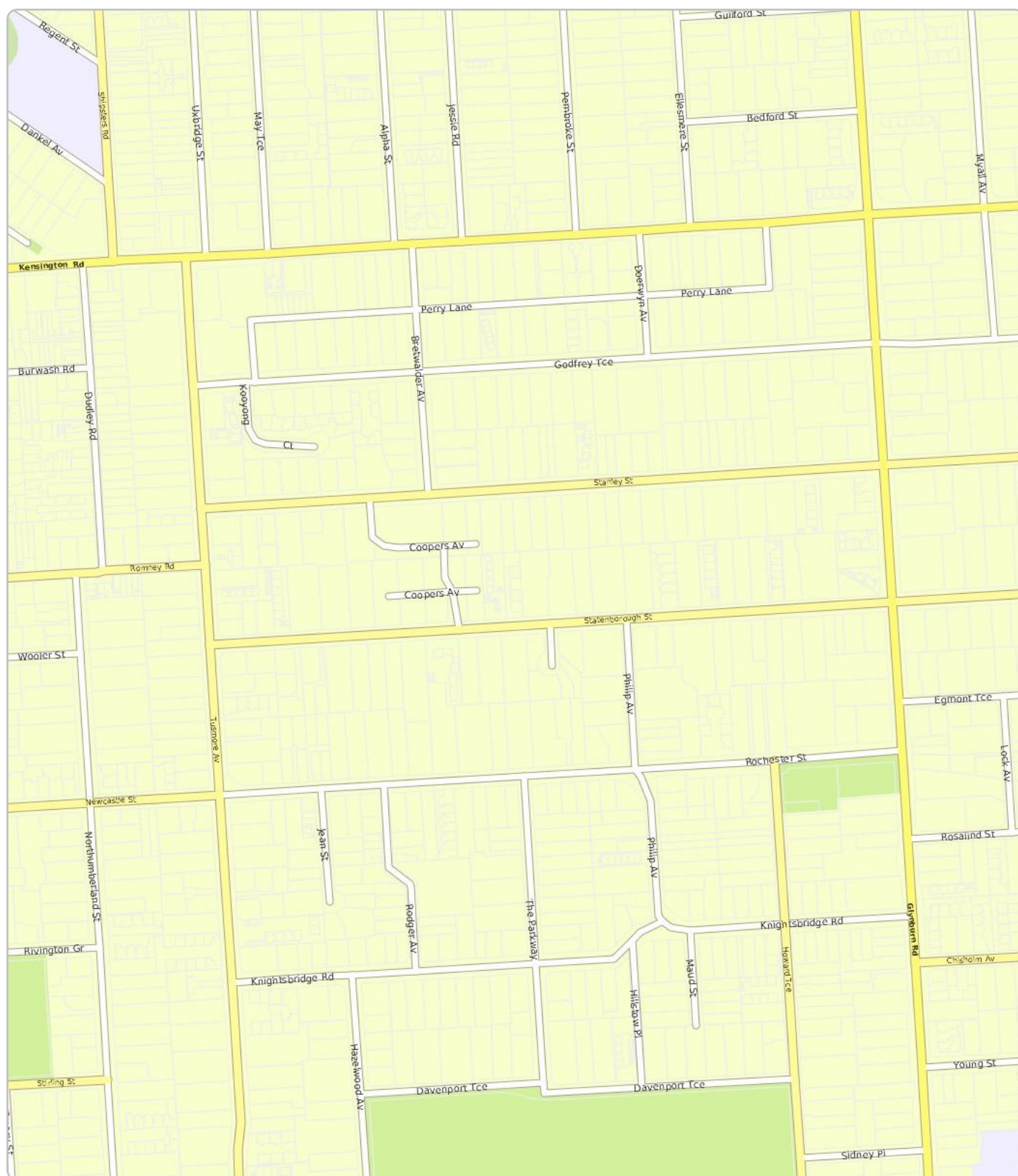
**LEABROOK (HOUSE)**

**PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE**





## LEABROOK - Suburb Map





## LEABROOK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1999	15	\$ 372,500	0.0 %	\$ 205,000	\$ 1,780,000
2000	15	\$ 315,000	-15.4 %	\$ 200,000	\$ 680,000
2001	15	\$ 376,000	19.4 %	\$ 248,000	\$ 1,137,500
2002	21	\$ 652,000	73.4 %	\$ 295,000	\$ 1,250,000
2003	12	\$ 666,000	2.1 %	\$ 383,000	\$ 3,200,000
2004	10	\$ 675,000	1.4 %	\$ 480,000	\$ 2,065,000
2005	20	\$ 667,500	-1.1 %	\$ 409,500	\$ 2,400,000
2006	16	\$ 672,500	0.7 %	\$ 400,000	\$ 1,001,000
2007	16	\$ 923,500	37.3 %	\$ 492,000	\$ 3,265,166
2008	12	\$ 945,000	2.3 %	\$ 640,000	\$ 3,250,000
2009	10	\$ 1,016,250	7.5 %	\$ 580,000	\$ 3,305,000
2010	7	\$ 1,150,000	13.2 %	\$ 605,000	\$ 3,225,000
2011	7	\$ 1,125,000	-2.2 %	\$ 805,000	\$ 1,350,000
2012	16	\$ 748,500	-33.5 %	\$ 319,500	\$ 2,210,000
2013	11	\$ 1,090,000	45.6 %	\$ 785,000	\$ 2,750,000
2014	14	\$ 1,125,000	3.2 %	\$ 675,000	\$ 2,180,000
2015	17	\$ 1,450,000	28.9 %	\$ 650,000	\$ 3,020,000
2016	13	\$ 1,250,000	-13.8 %	\$ 650,000	\$ 2,125,000
2017	13	\$ 1,600,000	28.0 %	\$ 792,500	\$ 3,200,000

### Median Sale Price

# \$1.64m

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

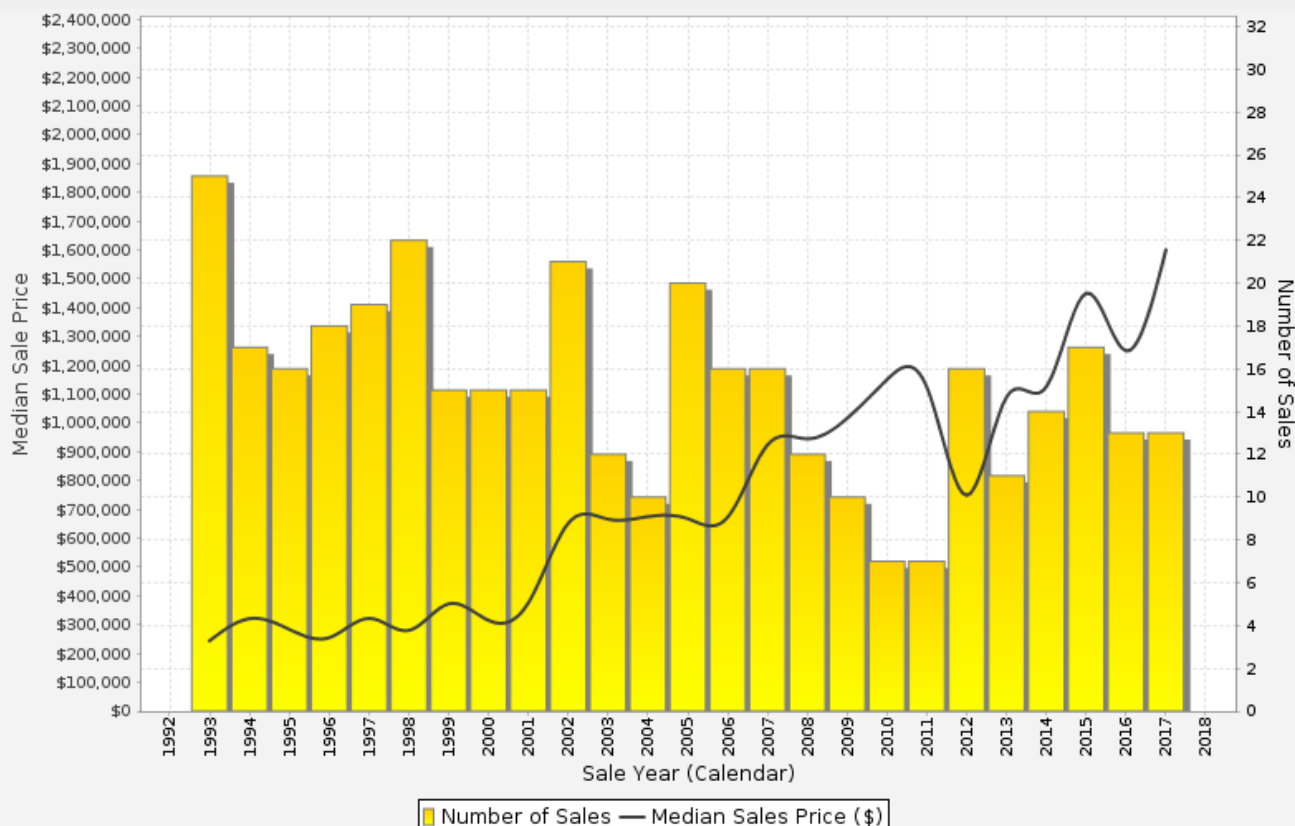
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +24.3%

Current Median Price: \$1,635,000  
Previous Median Price: \$1,315,000

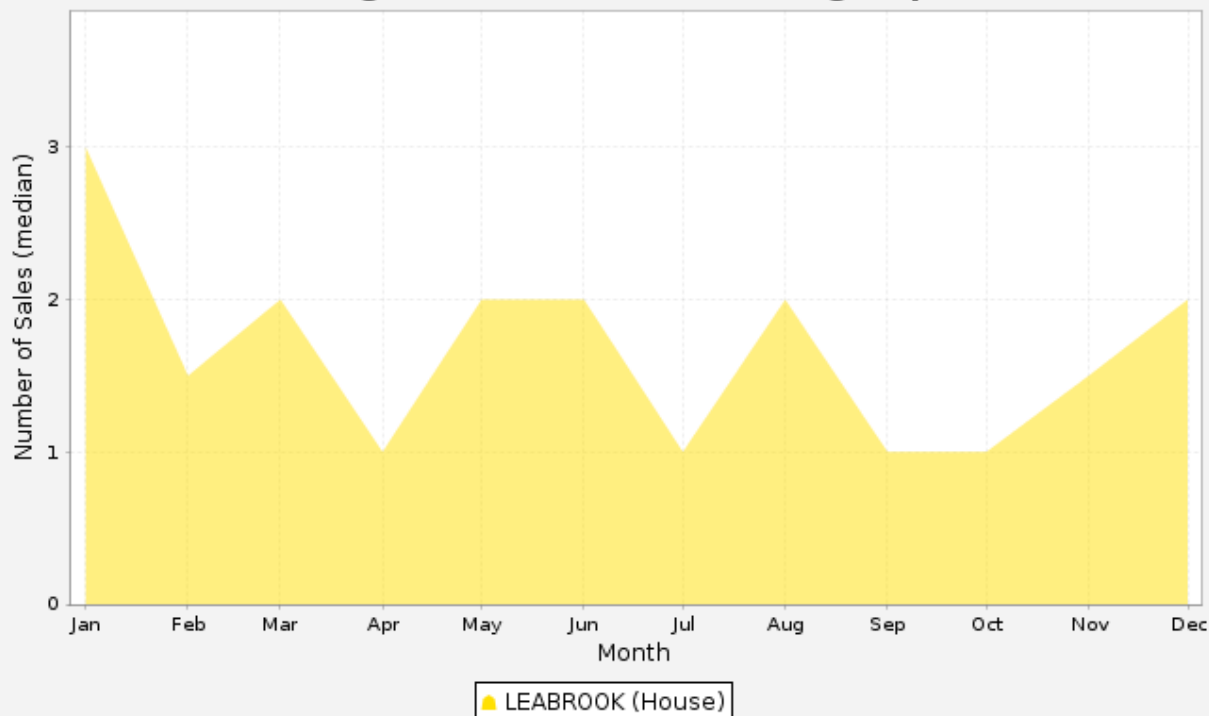
Based on 28 recorded House sales compared over the last two rolling 12 month periods





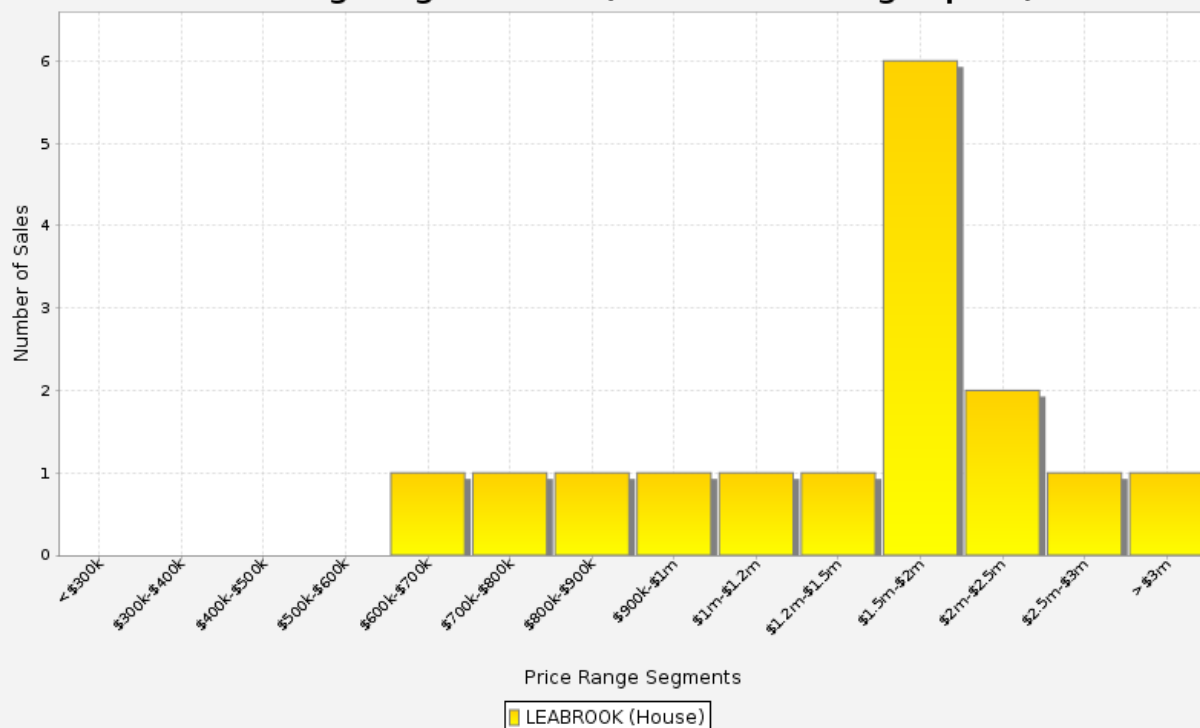
## LEABROOK - Peak Selling Periods

Peak Selling Periods (3 Years ending Sep 2017)



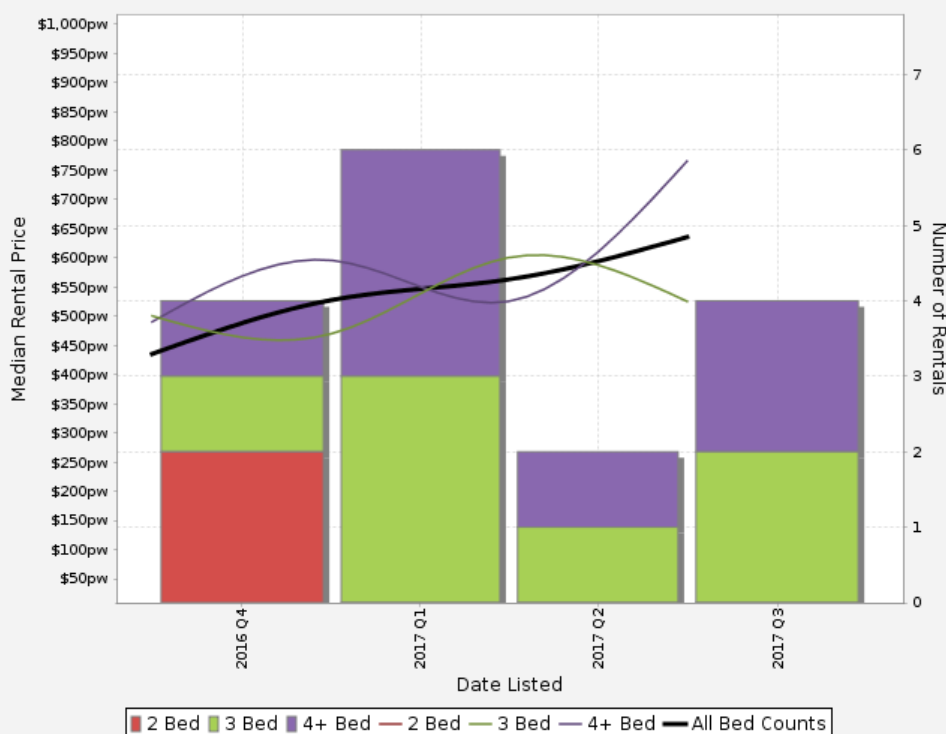
## LEABROOK - Price Range Segments

Price Range Segmentation (12 Months ending Sep '17)





## LEABROOK - Median Weekly Rents (Houses)



### Suburb Sale Price Growth

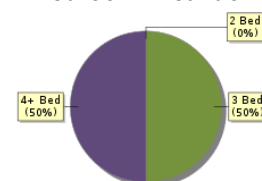
**+24.3%**

Current Median Price: \$1,635,000

Previous Median Price: \$1,315,000

Based on 28 registered House sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+1.6%**

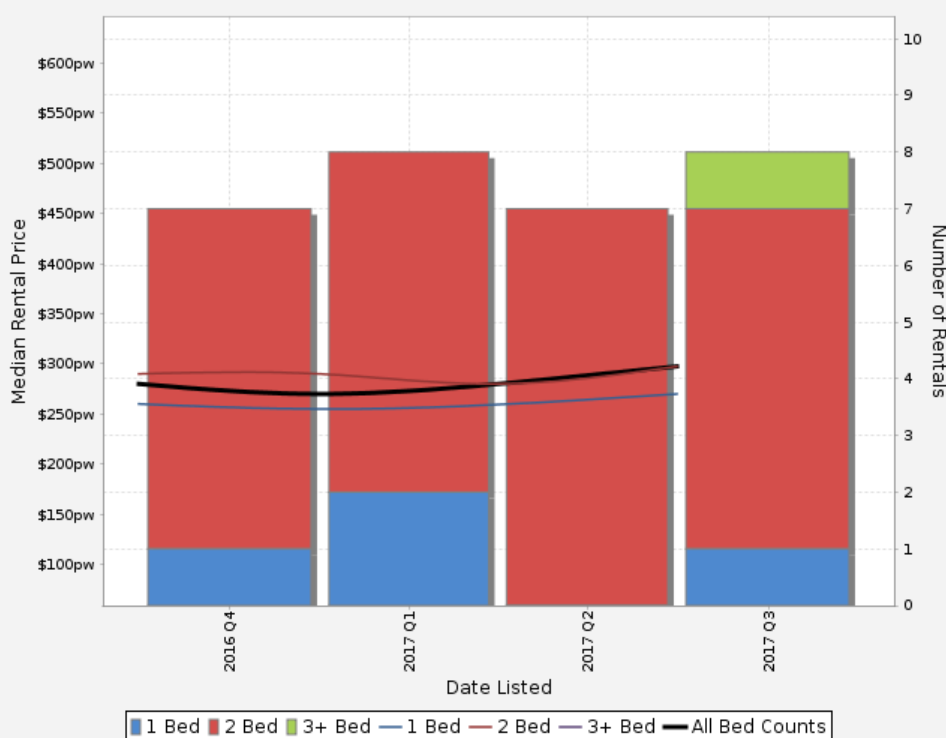
Current Median Price: \$1,635,000

Current Median Rent: \$513

Based on 16 registered House sales compared over the last 12 months.



## LEABROOK - Median Weekly Rents (Units)



### Suburb Sale Price Growth

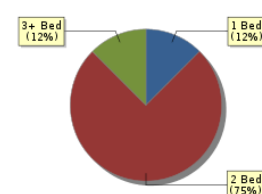
**+16.0%**

Current Median Price: \$446,500

Previous Median Price: \$385,000

Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+3.3%**

Current Median Price: \$446,500

Current Median Rent: \$283

Based on 30 registered Unit sales compared over the last 12 months.



SOLD

## LEABROOK - Recently Sold Properties

Median Sale Price

**\$1.64m**

Based on 16 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

**+24.3%**

Current Median Price: \$1,635,000  
Previous Median Price: \$1,315,000

Based on 28 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**16**

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

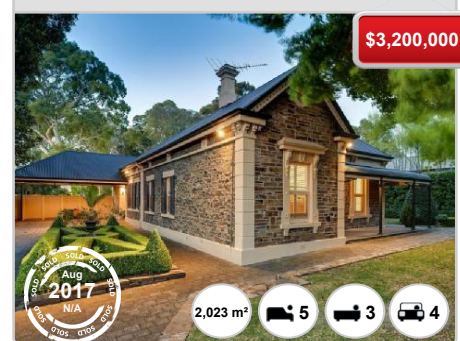
5 ROCHESTER ST



4B STATENBOROUGH ST



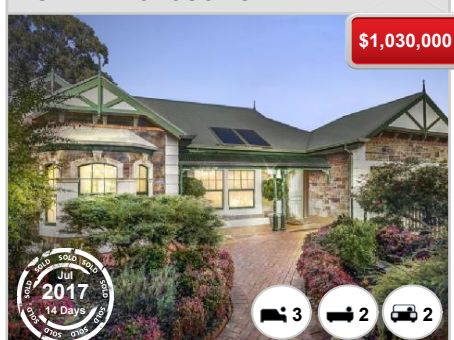
21 ROCHESTER ST



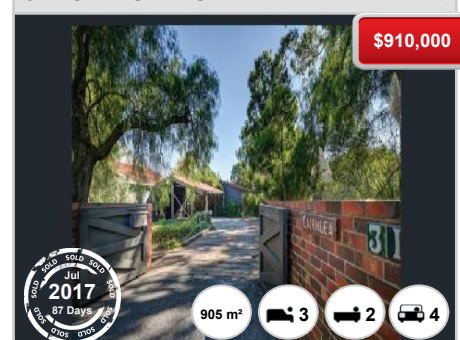
4 STATENBOROUGH ST



4 STATENBOROUGH ST



31 ROCHESTER ST



3 GODFREY TCE





## LEABROOK - Properties For Rent

### Median Rental Price

# \$513 /w

Based on 16 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

# +1.6%

Current Median Price: \$1,635,000  
Current Median Rent: \$513

Based on 16 recorded House sales and 16 House rentals compared over the last 12 months

### Number of Rentals

# 16

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

#### 24 STANLEY STREET

\$595 per week



1,171 m<sup>2</sup>

4

2

3

#### 16 ROCHESTER STREET

\$600 per week



710 m<sup>2</sup>

3

2

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