

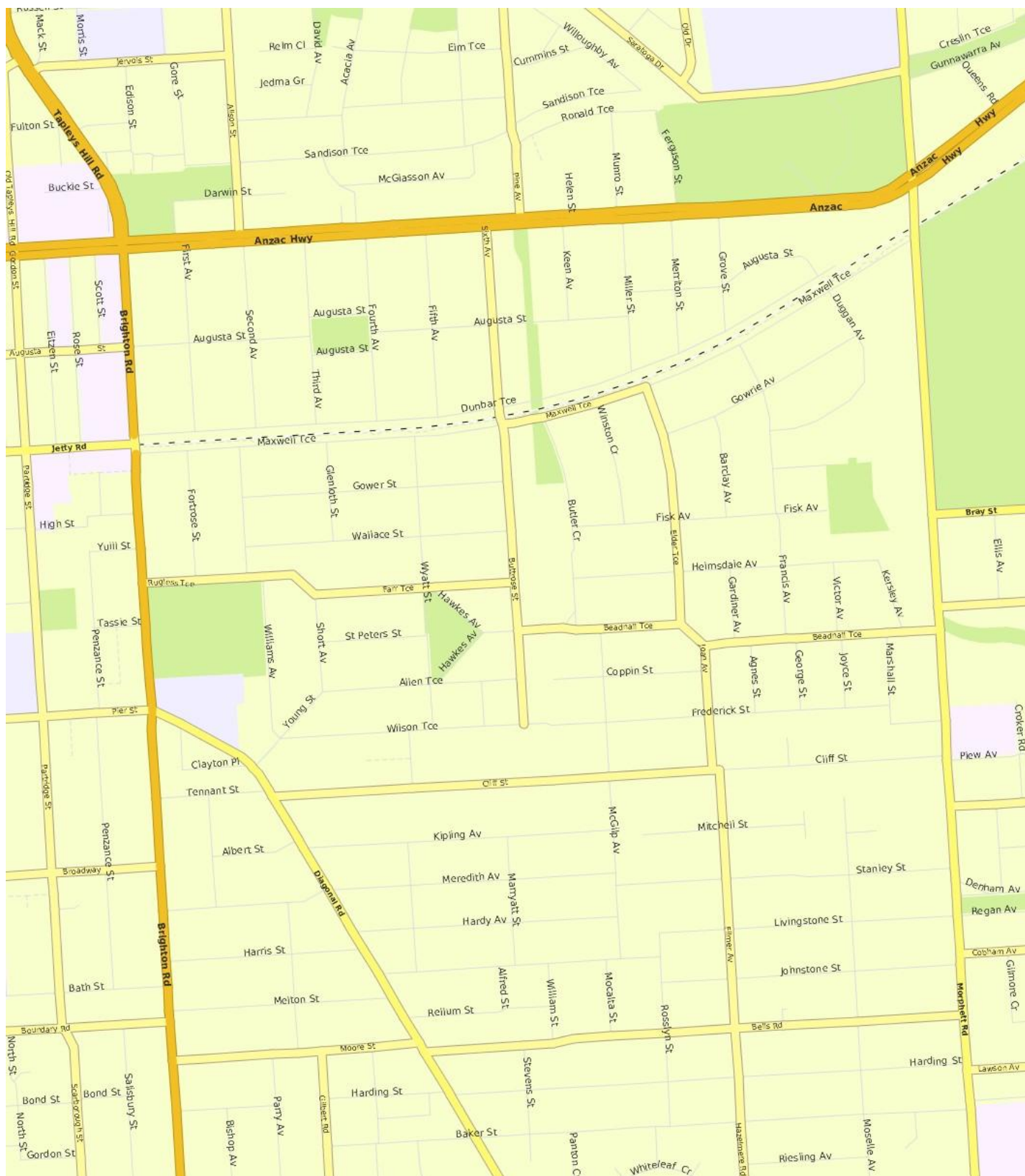
Suburb flyover report



GLENELG EAST (HOUSE)

PREPARED BY: YOUR PROPERTY EXPERT, RAY WHITE ADELAIDE

GLENELG EAST - Suburb Map



GLENELG EAST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	35	\$ 292,000	0.0 %	\$ 157,000	\$ 520,000
2002	33	\$ 356,000	21.9 %	\$ 195,000	\$ 553,000
2003	48	\$ 417,500	17.3 %	\$ 265,000	\$ 632,000
2004	39	\$ 465,000	11.4 %	\$ 200,000	\$ 891,500
2005	38	\$ 460,750	-0.9 %	\$ 320,000	\$ 950,000
2006	51	\$ 463,000	0.5 %	\$ 252,000	\$ 905,000
2007	43	\$ 580,000	25.3 %	\$ 359,200	\$ 1,200,000
2008	30	\$ 713,500	23.0 %	\$ 435,000	\$ 870,000
2009	39	\$ 610,000	-14.5 %	\$ 382,000	\$ 893,000
2010	31	\$ 685,000	12.3 %	\$ 240,000	\$ 1,800,000
2011	35	\$ 700,000	2.2 %	\$ 412,500	\$ 1,602,500
2012	29	\$ 655,000	-6.4 %	\$ 445,000	\$ 1,390,000
2013	27	\$ 652,500	-0.4 %	\$ 435,000	\$ 1,370,000
2014	33	\$ 716,000	9.7 %	\$ 460,000	\$ 1,251,000
2015	33	\$ 761,000	6.3 %	\$ 445,000	\$ 1,205,000
2016	34	\$ 725,000	-4.7 %	\$ 400,000	\$ 2,180,000
2017	33	\$ 762,000	5.1 %	\$ 490,000	\$ 1,430,000
2018	40	\$ 868,000	13.9 %	\$ 590,000	\$ 1,455,000
2019	6	\$ 830,500	-4.3 %	\$ 620,000	\$ 1,300,000

Median Sale Price

\$860k

Based on 38 recorded House sales within the last 12 months (Apr '18 - Mar '19)

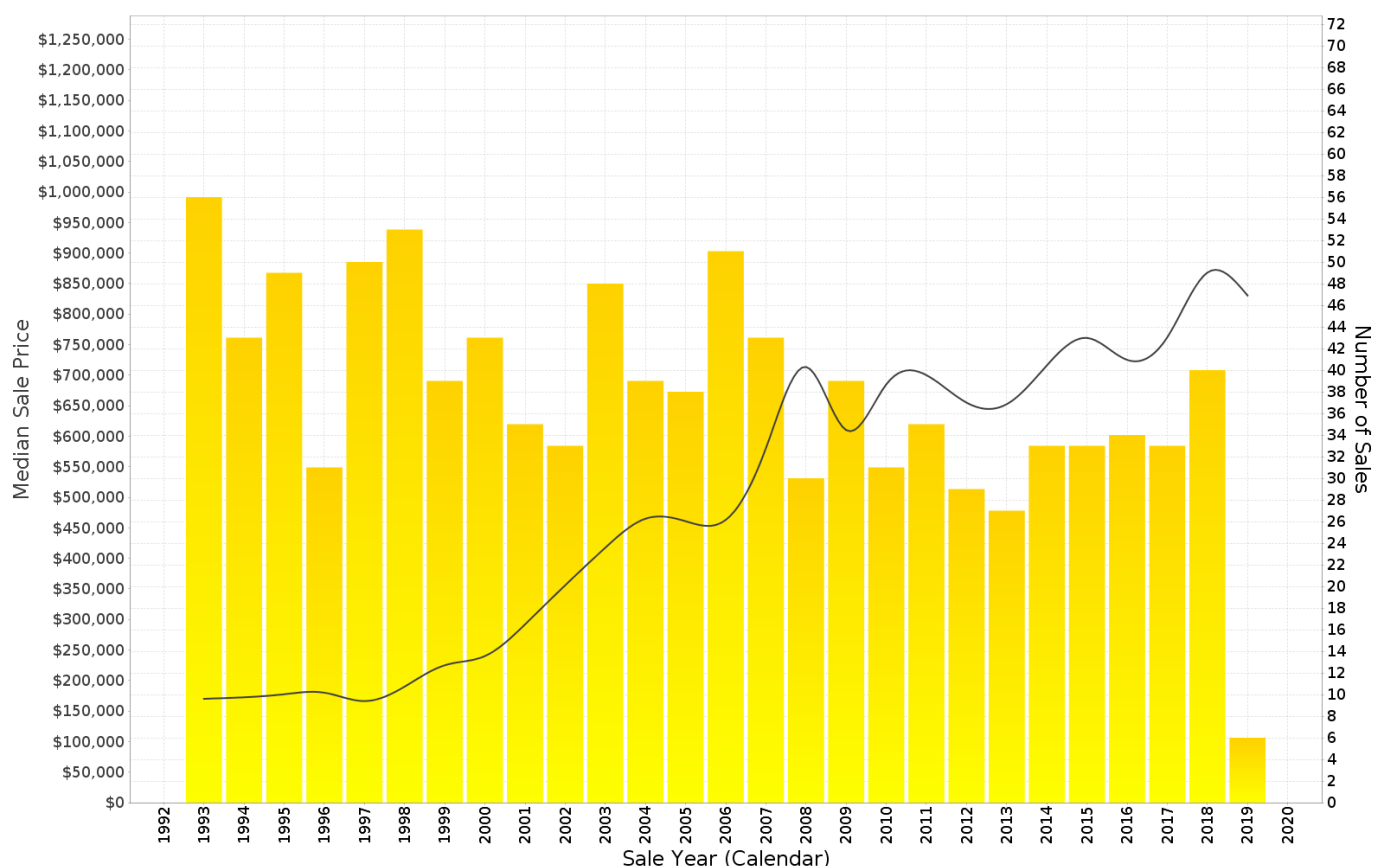
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

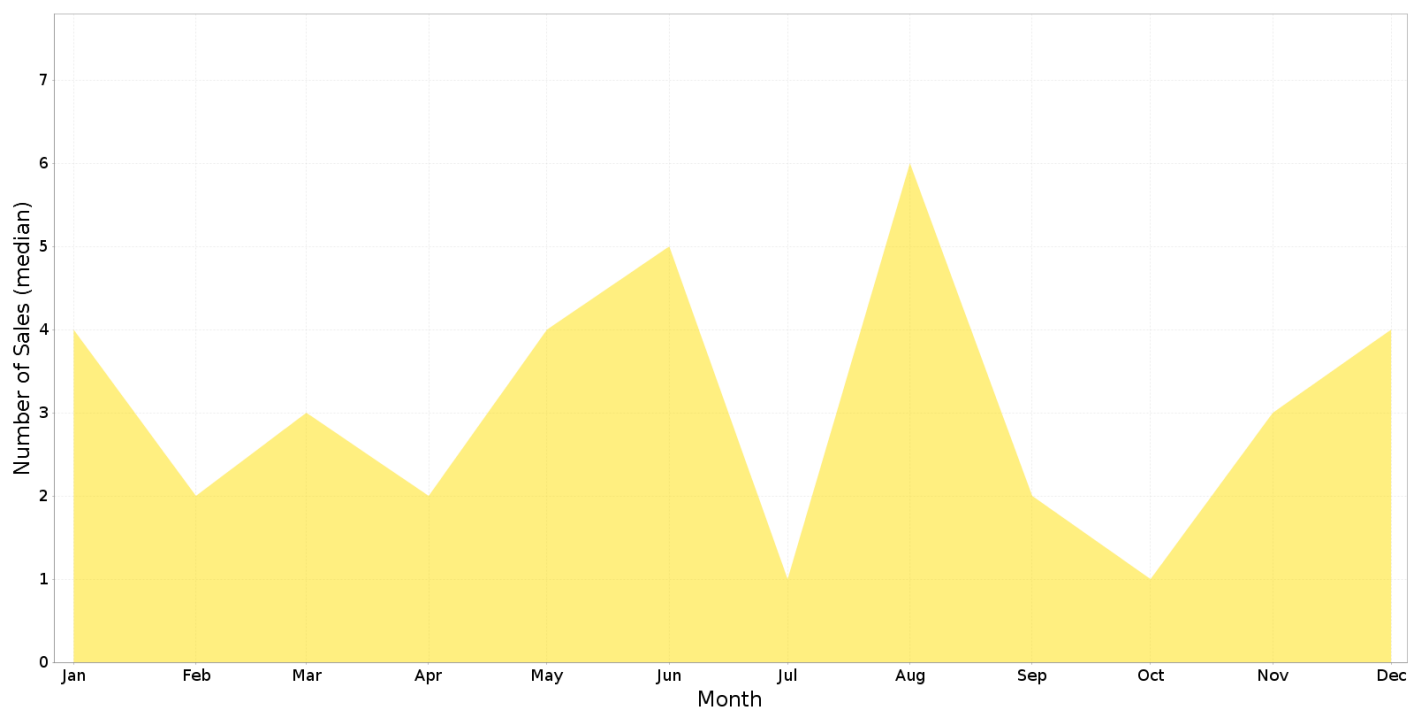
+4.9%

Current Median Price: \$860,500
Previous Median Price: \$820,000

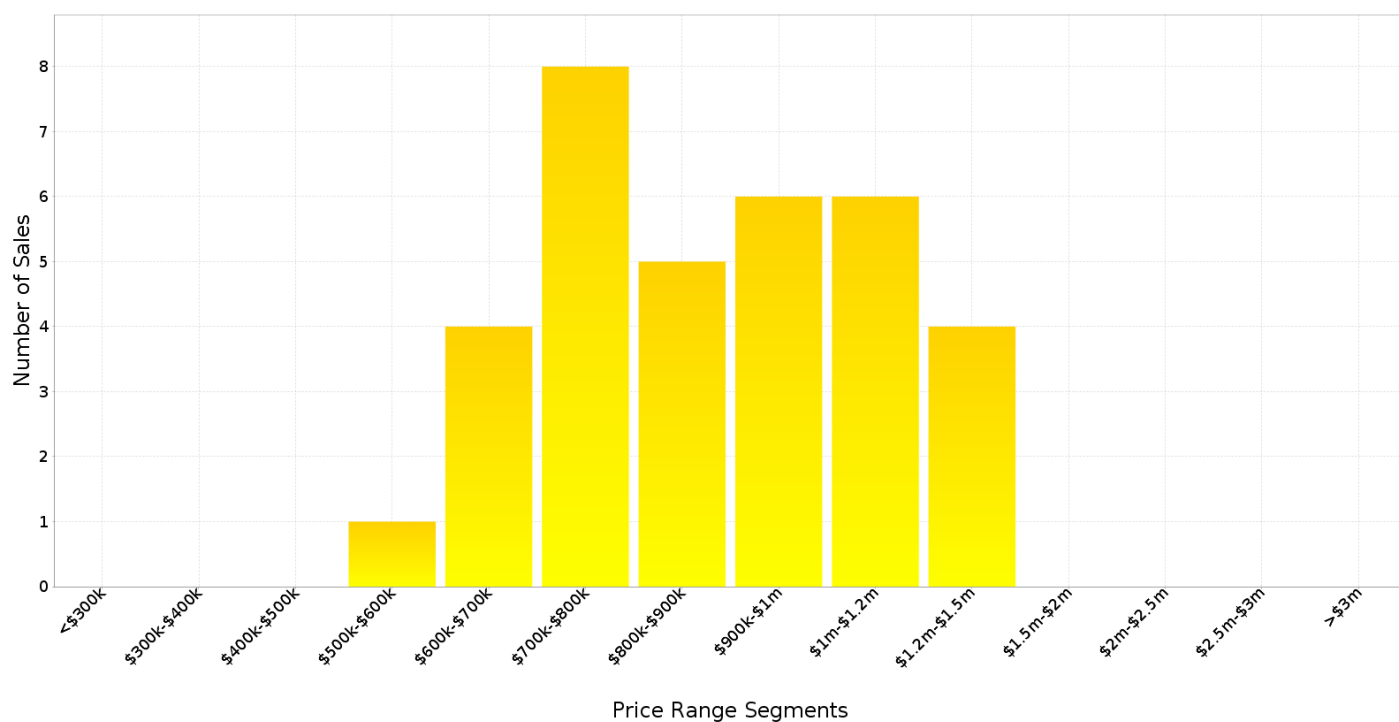
Based on 69 recorded House sales compared over the last two rolling 12 month periods



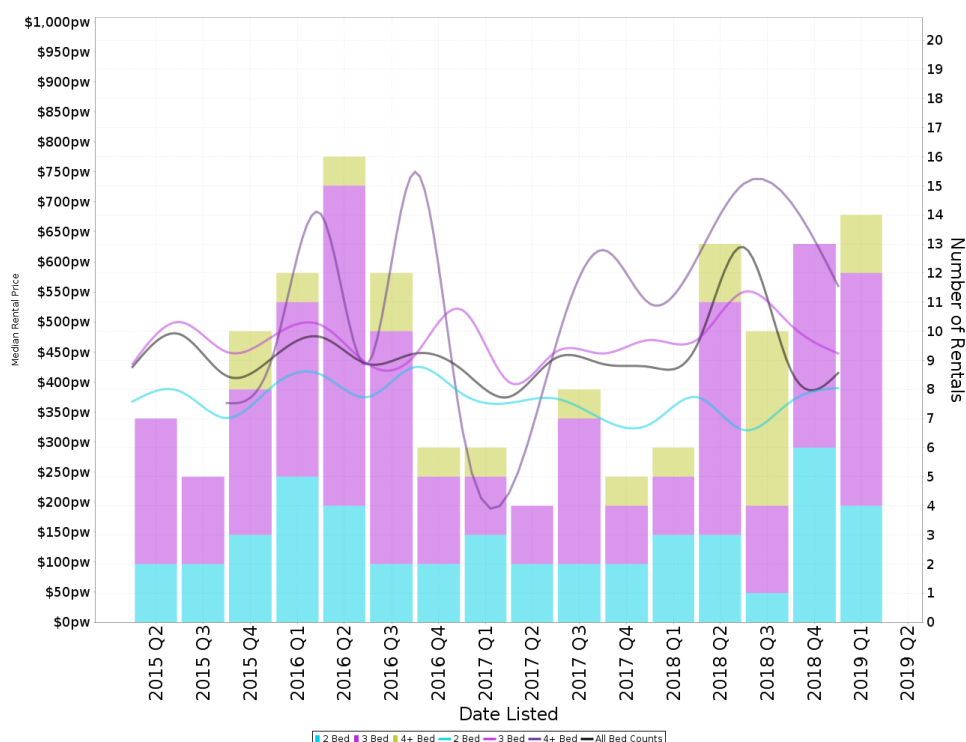
GLENELG EAST - Peak Selling Periods



GLENELG EAST - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.9%

Current Median Price: \$860,500
Previous Median Price: \$820,000

Based on 69 registered House sales compared over the last two rolling 12 month periods.

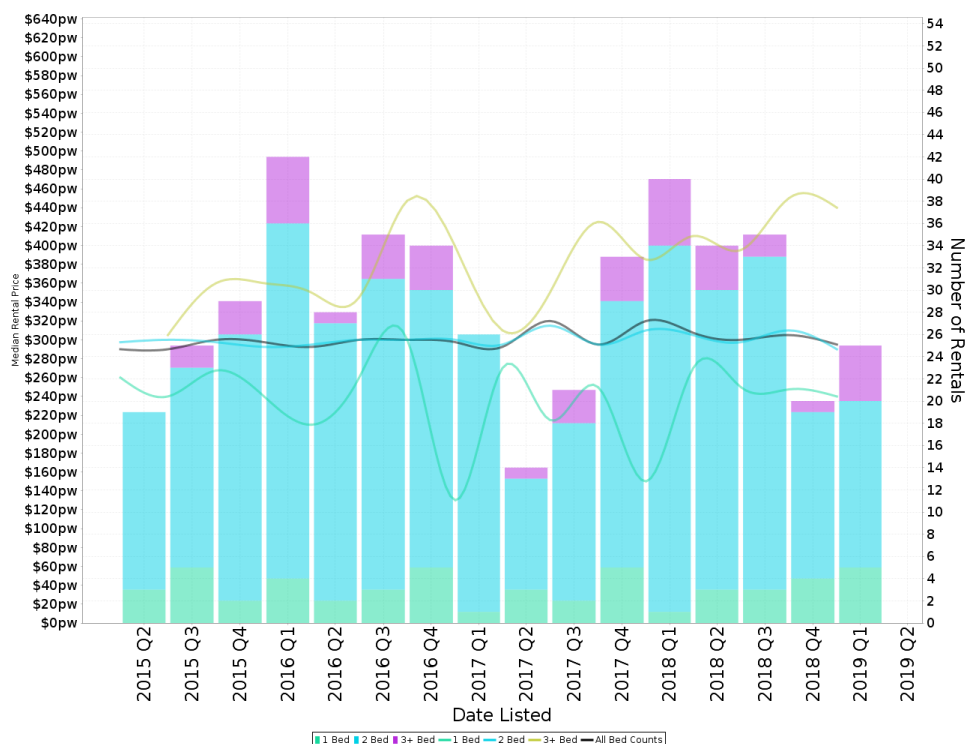
Suburb Rental Yield

+2.6%

Current Median Price: \$860,500
Current Median Rent: \$433

Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.5%

Current Median Price: \$381,250
Previous Median Price: \$345,000

Based on 116 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$381,250
Current Median Rent: \$295

Based on 115 registered Unit rentals compared over the last 12 months.

GLENELG EAST - Recently Sold Properties

Median Sale Price

\$860k

Based on 38 recorded House sales within the last 12 months (Apr '18 - Mar '19)

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

Suburb Growth

+4.9%

Current Median Price: \$860,500
Previous Median Price: \$820,000

Based on 69 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

38

Based on recorded House sales within the 12 months (Apr '18 - Mar '19)

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

3 ALLEN TCE




\$771,000

Sold Feb 2019
106 Days

728 m² 3 1 2

36 WILSON TCE




\$1,300,000

Sold Feb 2019
71 Days

786 m² 3 2 2

34 BRIGHTON RD




\$620,000

Sold Jan 2019
69 Days

835 m² 3 2 2

614 ANZAC HWY



\$750,000

Sold Jan 2019
70 Days

819 m² 4 1 2

43 WALLACE ST



\$918,000

Sold Jan 2019
62 Days

794 m² 4 2 4

23 MALCOLM ST




\$890,000

Sold Jan 2019
95 Days

717 m² 3 2 2

560 ANZAC HWY



\$718,000

Sold Dec 2018
260 Days

751 m² - - -

558 ANZAC HWY



\$718,000

Sold Dec 2018
260 Days

749 m² - - -





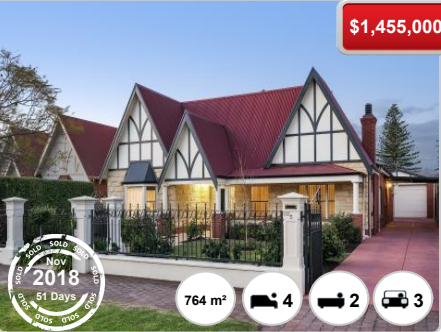



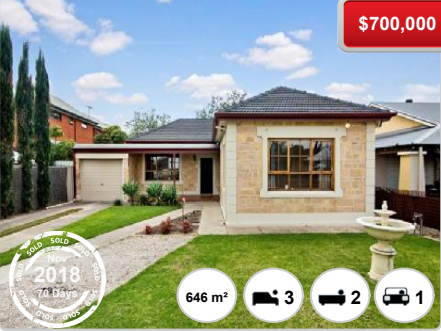









4 TENNANT ST



\$845,000

Sold Dec 2018
260 Days

537 m² - - -

29 WILSON TCE  \$925,000  715 m ² 5 3 2	26 HARRIS ST  \$861,000  663 m ² 3 1 4	5 GOWER ST  \$1,455,000  764 m ² 4 2 3
82 BRIGHTON RD  \$475,000  photo not available 2 1 -	2 MILLER ST  \$700,000  646 m ² 3 2 1	25 DUNBAR TCE  \$1,150,000  873 m ² 4 2 5
66 WILSON TCE  \$615,000  1,568 m ² 4 3 4	4 TENNANT ST  \$845,000  697 m ² 4 2 2	121A AUGUSTA ST  \$545,000  364 m ² 3 1 2

GLENELG EAST - Properties For Rent

Median Rental Price

\$433 /w

Based on 34 recorded House rentals within the last 12 months (Apr '18 - Mar '19)

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

Rental Yield

+2.6%

Current Median Price: \$860,500
Current Median Rent: \$433

Based on 38 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

34

Based on recorded House rentals within the last 12 months (Apr '18 - Mar '19)

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

4A WALLACE STREET

\$520 per week



Mar 2019
36 Days

377 m² 3 2 2

140 BRIGHTON ROAD

\$390 Per Week




Mar 2019
37 Days

692 m² 3 1 1

1/30 DUNBAR TERRACE

\$350 per week



Jan 2019
71 Days

176 m² 2 1 1