

**RayWhite**

# Suburb flyover report



**FORRESTERS BEACH (HOUSE)**

**PREPARED BY: RAY WHITE TERRIGAL, RAY WHITE CORPORATE DEFAULT**





## FORRESTERS BEACH - Suburb Map



Prepared on 11/11/2017 by Ray White Terrigal, 07 3231 2200 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2017 (pricefinder.com.au)

The materials provided are distributed as an information source only. © The State of New South Wales (Land and Property Information - LPI) November/2017. Contains property sales information provided under licence from the Department of Finance and Services, Land and Property Information (LPI) Issue Date: 06/11/17 and may be combined with property attribute data and photographs from other third party data sources. Ownership information derived from Non-Government sources. Please use as a guide only. Neither Veda nor LPI make any representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason. Veda is authorised as a Property Sales Information provider of the Department of Finance and Services, Land and Property Information.



## FORRESTERS BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1999	94	\$ 262,750	0.0 %	\$ 50,000	\$ 2,722,000
2000	63	\$ 282,500	7.5 %	\$ 87,250	\$ 875,000
2001	64	\$ 293,000	3.7 %	\$ 112,500	\$ 925,000
2002	81	\$ 392,000	33.8 %	\$ 135,000	\$ 1,550,000
2003	53	\$ 440,000	12.2 %	\$ 253,112	\$ 2,050,000
2004	40	\$ 440,000	0.0 %	\$ 142,600	\$ 1,820,000
2005	48	\$ 492,500	11.9 %	\$ 150,000	\$ 2,600,000
2006	51	\$ 450,000	-8.6 %	\$ 1,400	\$ 3,300,000
2007	49	\$ 550,000	22.2 %	\$ 100,000	\$ 3,600,000
2008	34	\$ 440,000	-20.0 %	\$ 90,000	\$ 4,300,000
2009	49	\$ 452,500	2.8 %	\$ 195,000	\$ 1,005,000
2010	43	\$ 540,000	19.3 %	\$ 87,844	\$ 3,200,000
2011	46	\$ 483,000	-10.6 %	\$ 155,000	\$ 1,550,000
2012	44	\$ 523,500	8.4 %	\$ 327,500	\$ 1,905,000
2013	45	\$ 585,000	11.7 %	\$ 230,000	\$ 1,400,000
2014	52	\$ 637,000	8.9 %	\$ 23,000	\$ 2,000,000
2015	74	\$ 707,500	11.1 %	\$ 197,000	\$ 18,900,000
2016	55	\$ 820,000	15.9 %	\$ 170,000	\$ 3,950,000
2017	24	\$ 884,500	7.9 %	\$ 470,000	\$ 2,610,000

### Median Sale Price

# \$938k

Based on 40 recorded House sales within the last 12 months (Oct '16 - Sep '17)

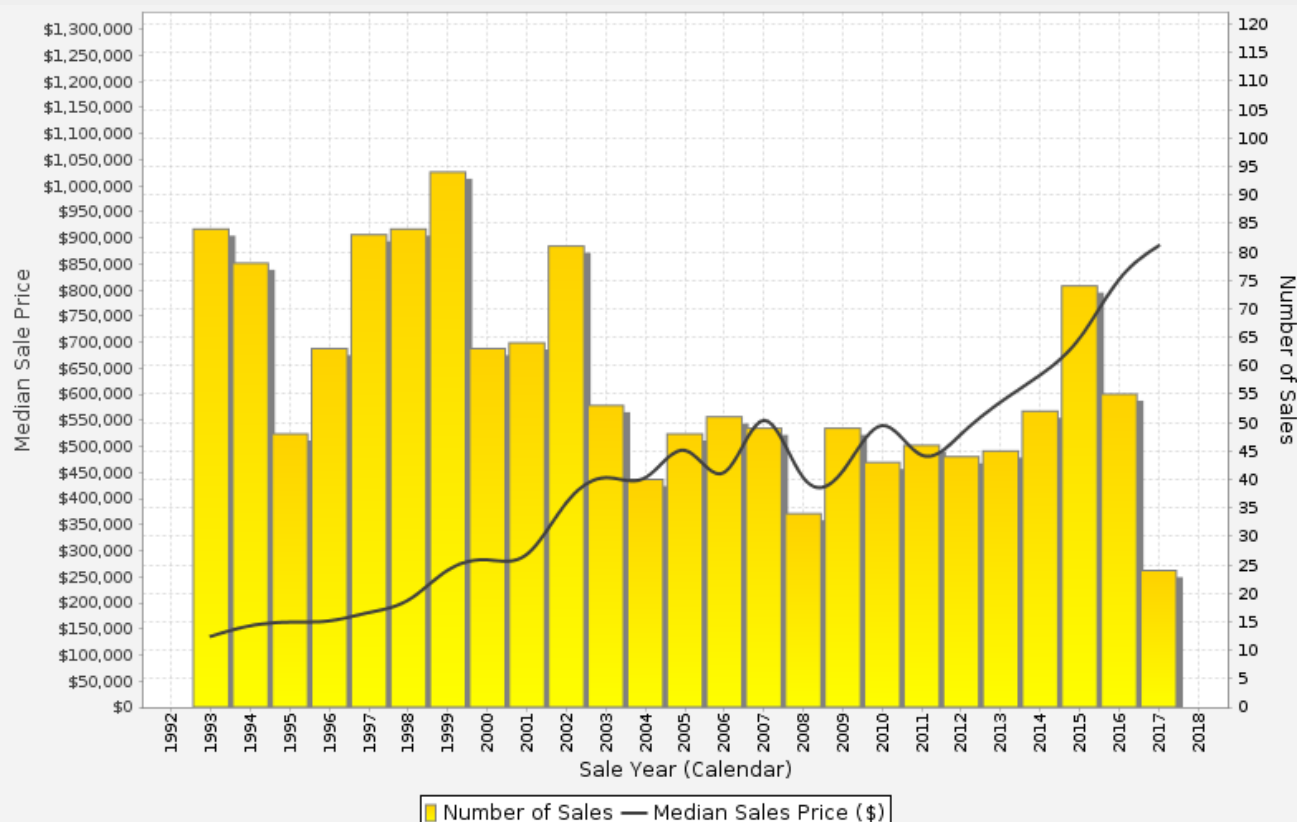
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +21.8%

Current Median Price: \$937,500  
Previous Median Price: \$770,000

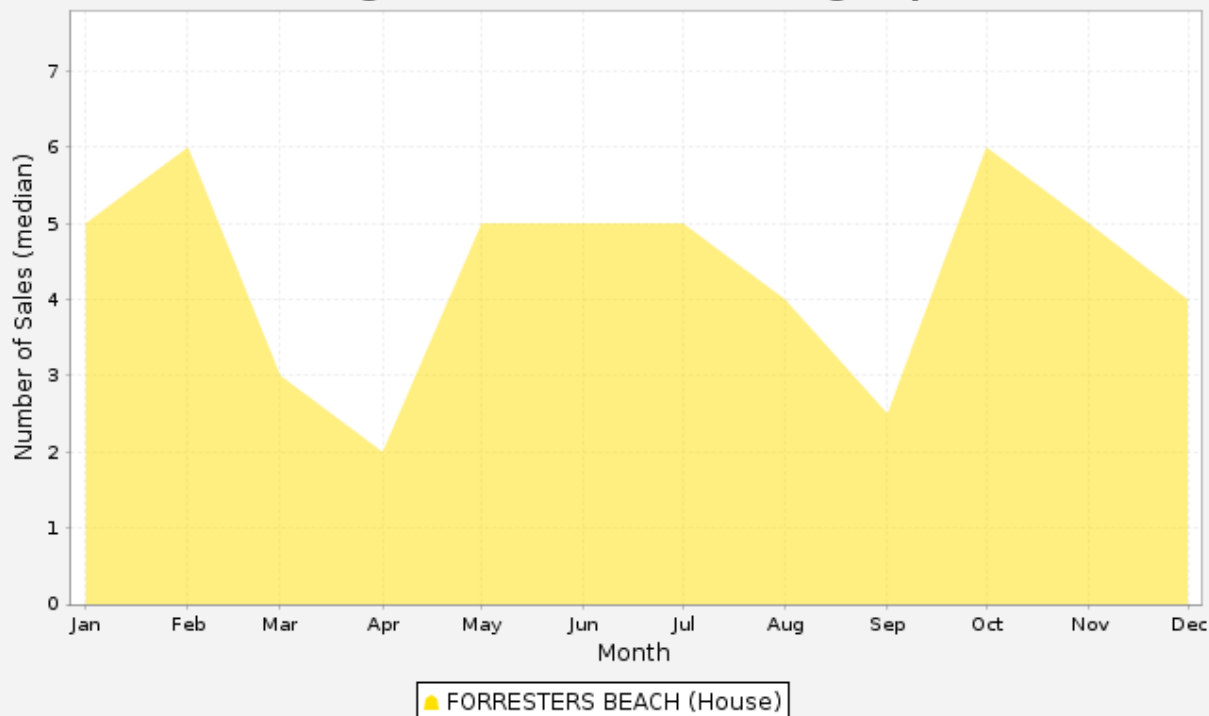
Based on 96 recorded House sales compared over the last two rolling 12 month periods





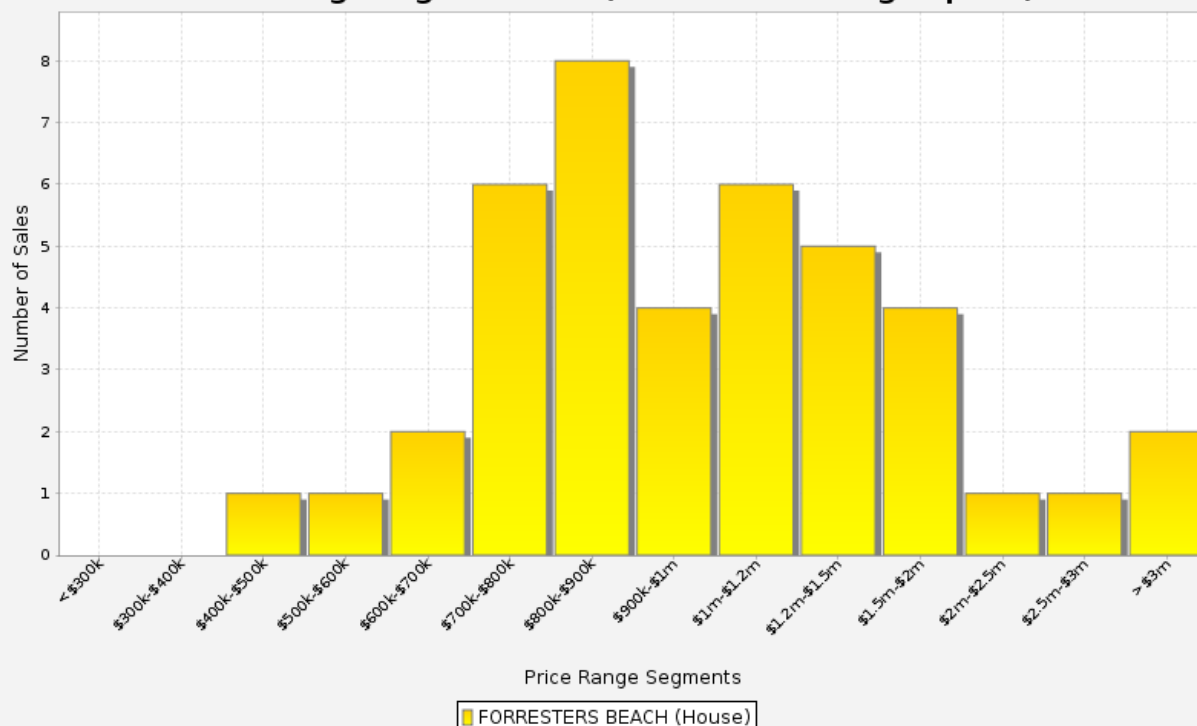
## FORRESTERS BEACH - Peak Selling Periods

### Peak Selling Periods (3 Years ending Sep 2017)



## FORRESTERS BEACH - Price Range Segments

### Price Range Segmentation (12 Months ending Sep '17)

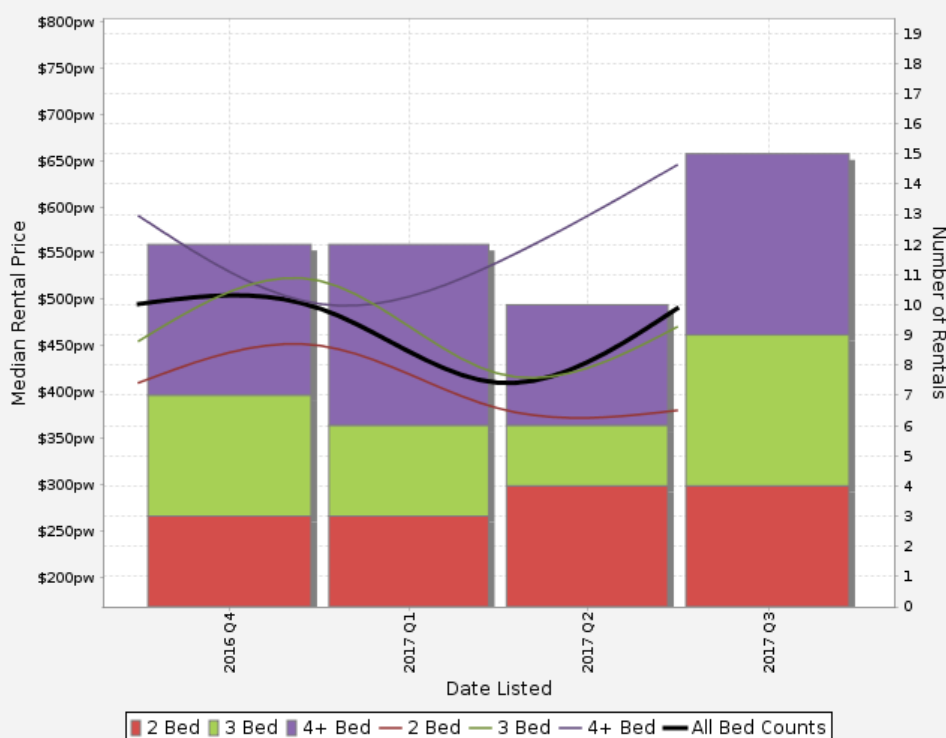


Prepared on 11/11/2017 by Ray White Terrigal, 07 3231 2200 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2017 (pricefinder.com.au)

The materials provided are distributed as an information source only. © The State of New South Wales (Land and Property Information - LPI) November/2017. Contains property sales information provided under licence from the Department of Finance and Services, Land and Property Information (LPI) Issue Date: 06/11/17 and may be combined with property attribute data and photographs from other third party data sources. Ownership information derived from Non-Government sources. Please use as a guide only. Neither Veda nor LPI make any representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason. Veda is authorised as a Property Sales Information provider of the Department of Finance and Services, Land and Property Information.



## FORRESTERS BEACH - Median Weekly Rents (Houses)



### Suburb Sale Price Growth

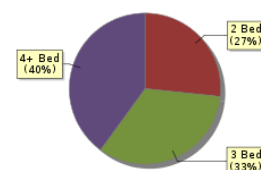
**+21.8%**

Current Median Price: \$937,500

Previous Median Price: \$770,000

Based on 96 registered House sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+2.7%**

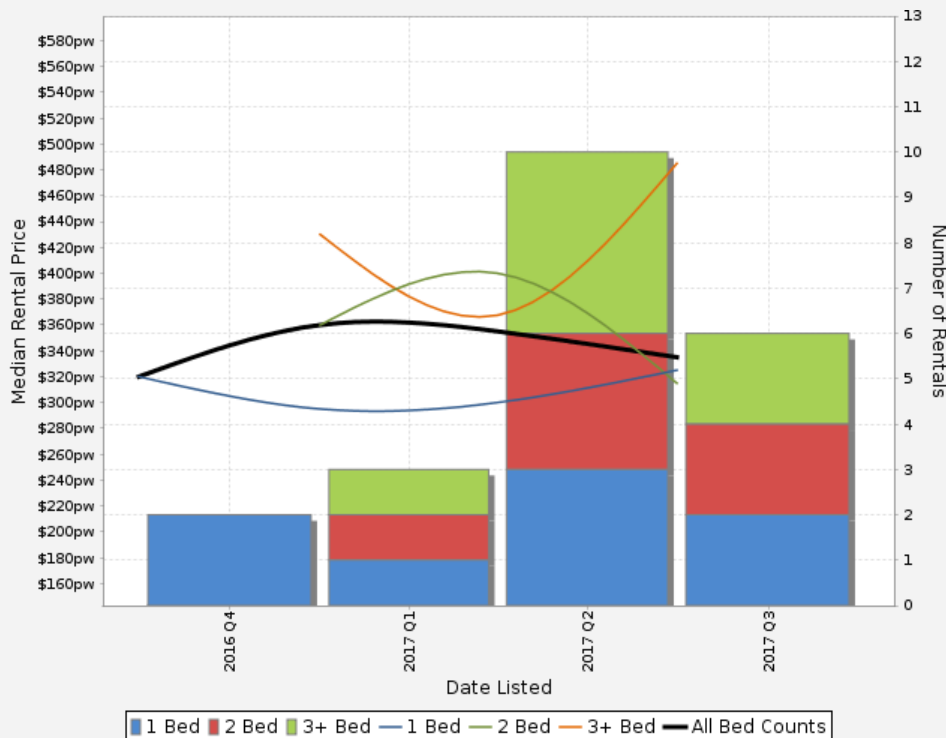
Current Median Price: \$937,500

Current Median Rent: \$480

Based on 49 registered House sales compared over the last 12 months.



## FORRESTERS BEACH - Median Weekly Rents (Units)



### Suburb Sale Price Growth

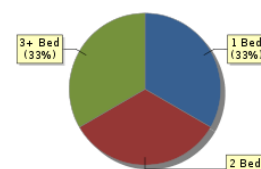
**-2.7%**

Current Median Price: \$496,000

Previous Median Price: \$510,000

Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+3.7%**

Current Median Price: \$496,000

Current Median Rent: \$350

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



SOLD

## FORRESTERS BEACH - Recently Sold Properties

Median Sale Price

**\$938k**

Based on 40 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

**+21.8%**

Current Median Price: \$937,500  
Previous Median Price: \$770,000

Based on 96 recorded House sales compared over the last two rolling 12 month periods

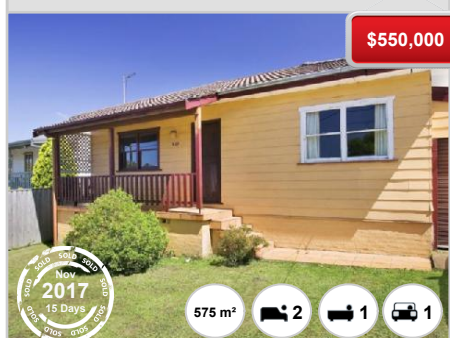
# Sold Properties

**40**

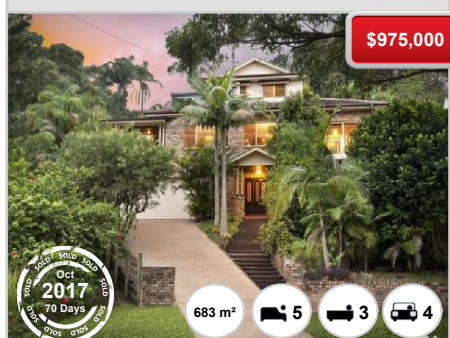
Based on recorded House sales within the 12 months (Oct '16 - Sep '17)

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

939 THE ENTRANCE RD



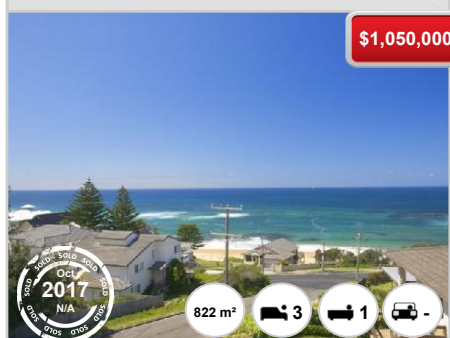
8 PETER AVE



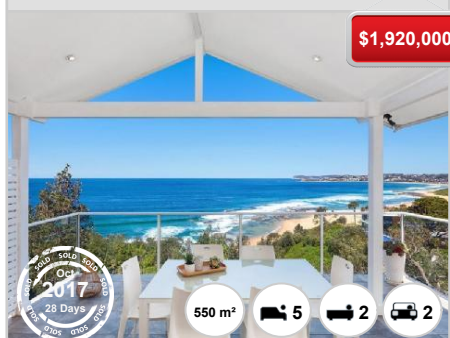
BOOS RD



8 HENRYS RD



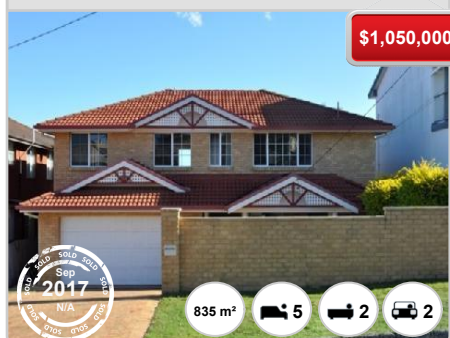
12 KALAKAU AVE



71 JOHN ST



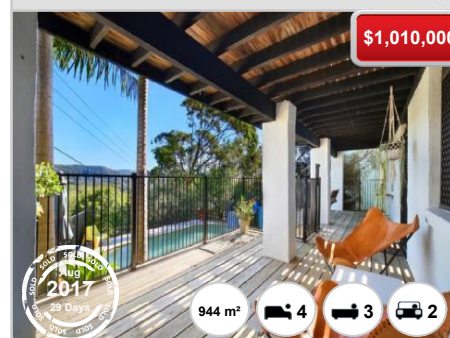
5 BOOS RD



59 LOWANNA AVE



21 LOWANNA AVE





**14 LEWIS CRES**

**\$790,000**

**SOLD** 2017  
Jul  
N/A

746 m<sup>2</sup> 3 1 3

**11 JOHN ST**

**\$770,000**

**SOLD** 2017  
Jul  
74 Days

734 m<sup>2</sup> 3 3 2

**1 KALAKAU AVE**

**\$1,600,000**

**SOLD** 2017  
N/A

651 m<sup>2</sup> 3 3 -

**8 HOPETOUN ST**

**\$1,061,000**

**SOLD** 2017  
Jun  
23 Days

898 m<sup>2</sup> 5 3 2

**983 THE ENTRANCE RD**

**\$575,000**

**SOLD** 2017  
May  
6 Days

910 m<sup>2</sup> 3 1 1

**13 HENRYS RD**

**\$1,375,000**

**SOLD** 2017  
May  
84 Days

980 m<sup>2</sup> 4 3 2

**5 MALKANA AVE**

**\$750,000**

**SOLD** 2017  
May  
N/A

759 m<sup>2</sup> 3 2 1

**37 JOAN ST**

**\$858,500**

**SOLD** 2017  
May  
39 Days

512 m<sup>2</sup> 4 3 2

**45 BOOS RD**

**\$870,000**

**SOLD** 2017  
May  
2 Days

786 m<sup>2</sup> 5 2 2



RENT

## FORRESTERS BEACH - Properties For Rent

## Median Rental Price

**\$480 /w**

Based on 49 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

**+2.7%**Current Median Price: \$937,500  
Current Median Rent: \$480

Based on 40 recorded House sales and 49 House rentals compared over the last 12 months

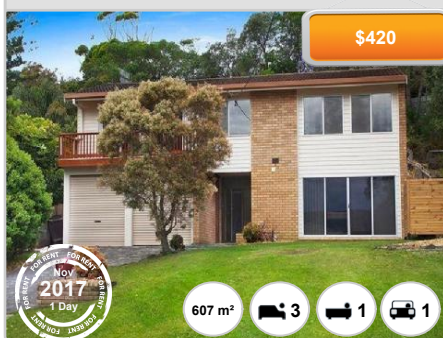
## Number of Rentals

**49**

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

## 19 NOORONG AVENUE



\$420

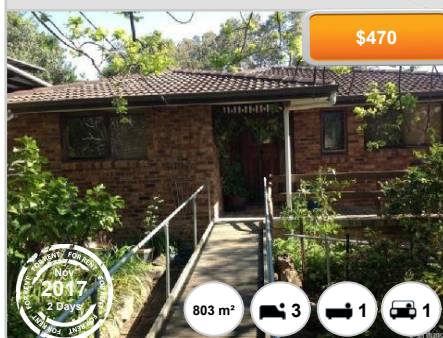
607 m<sup>2</sup>

3

1

1

## 18 Lavinia St



\$470

803 m<sup>2</sup>

3

1

1

## 14 LEWIS CRESCENT



\$475 per week

746 m<sup>2</sup>

3

1

4

## 60 KALAKAU AVENUE



\$225pw

594 m<sup>2</sup>

1

1

2

## 71 JOHN STREET



\$480

734 m<sup>2</sup>

3

1

1

## 18 LAVINIA STREET



\$490 per week

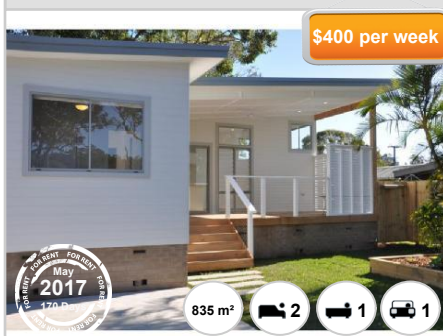
803 m<sup>2</sup>

3

1

1

## 11A CRYSTAL STREET



\$400 per week

835 m<sup>2</sup>

2

1

1

## 41C BELLEVUE ROAD



\$365.00 weekly

9,450 m<sup>2</sup>

2

1

90

## 44 Noorong Avenue



\$460 Weekly

734 m<sup>2</sup>

3

1

1