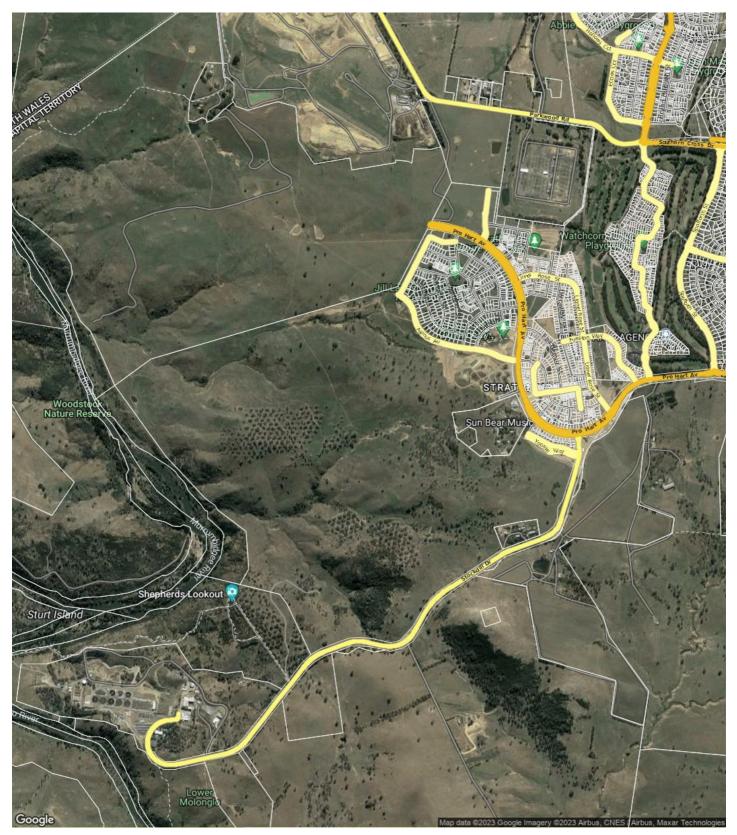
# SUBURB FLYOVER REPORT

STRATHNAIRN (HOUSE)

11 -

Prepared by Independent Property Group

#### **STRATHNAIRN - Suburb Map**



Prepared on 03/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

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#### **STRATHNAIRN - Sales Statistics (Houses)**

# Sales	Median	Growth	Low	High
2	\$ 382,500	0.0 %	\$ 256,000	\$ 509,000
77	\$ 570,000	49.0 %	\$ 243,000	\$ 856,260
37	\$ 670,000	17.5 %	\$ 139,405	\$ 1,200,000
32	\$ 940,250	40.3 %	\$ 625,000	\$ 1,650,000
13	\$ 870,000	-7.5 %	\$ 710,000	\$ 1,020,000
	2 77 37 32	2 \$ 382,500   77 \$ 570,000   37 \$ 670,000   32 \$ 940,250	2 \$ 382,500 0.0 %   77 \$ 570,000 49.0 %   37 \$ 670,000 17.5 %   32 \$ 940,250 40.3 %	2 \$ 382,500 0.0 % \$ 256,000   77 \$ 570,000 49.0 % \$ 243,000   37 \$ 670,000 17.5 % \$ 139,405   32 \$ 940,250 40.3 % \$ 625,000

# Median Sale Price \$870k

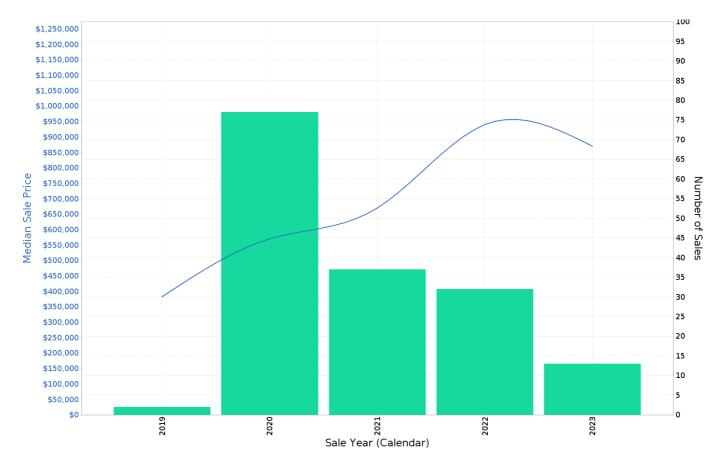
Based on 18 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

# Suburb Growth

Current Median Price: \$870,000 Previous Median Price: \$875,000

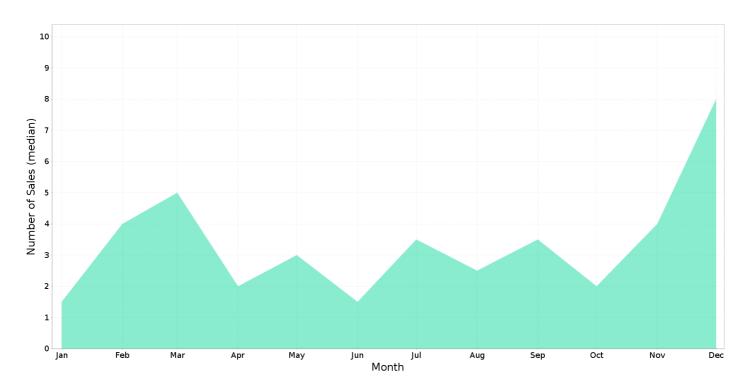
Based on 55 recorded House sales compared over the last two rolling 12 month periods



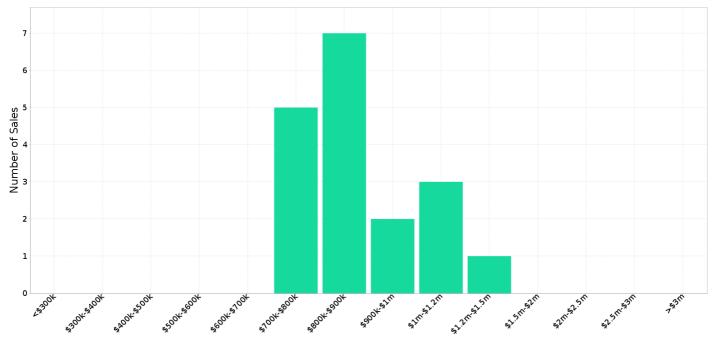
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### **STRATHNAIRN - Peak Selling Periods (3 years)**



### **STRATHNAIRN - Price Range Segments (12 months)**

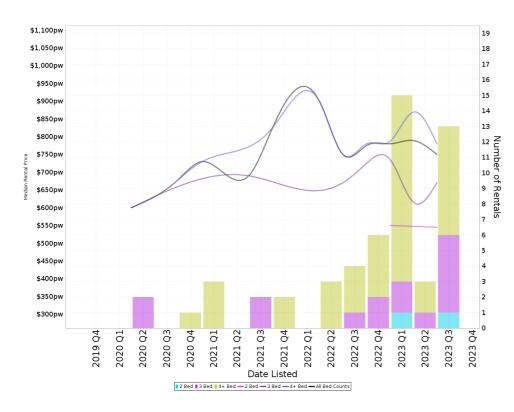


Price Range Segments

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### Median Weekly Rents (Houses)



#### Suburb Sale Price Growth

-0.6%

Current Median Price: \$870,000 Previous Median Price: \$875,000 Based on 55 registered House sales compared over the last two rolling 12 month periods.

#### **Suburb Rental Yield**

+4.6%

Current Median Price: \$870,000 Current Median Rent: \$770 Based on 37 registered House rentals compared over the last 12 months.

#### **Median Weekly Rents (Units)**

\$950pw \$900pv \$850pw \$800pw \$750pw \$700pw Number of Rentals . \$650pw \$600pw <sup>₽</sup> \$550pv \$500pw \$450pw \$400pw \$350pw 1 \$300pw \$250pw 0 2023 Q2 2022 Q2 2023 Q1 2021 Q3 2022 Q3 2022 Q4 2023 Q4 2019 Q4 2020 Q3 2021 Q1 2021 Q2 2023 Q3 2020 Q1 2020 Q2 2021 Q4 2022 Q1 2020 Q4 Date Listed 1 Bed 2 Bed 3+ Bed -1 Bed - 2 Bed - 3+ Bed All Bed Counts

#### Suburb Sale Price Growth

-36.9%

Current Median Price: \$592,000 Previous Median Price: \$938,500 Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

**Suburb Rental Yield** 



Current Median Price: \$592,000 Current Median Rent: \$640 Based on 17 registered Unit rentals compared over the last 12 months.

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### **STRATHNAIRN - Properties For Rent**



Based on 37 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

## **Rental Yield**

+4.6%

Current Median Price: \$870,000 Current Median Rent: \$770

Based on 18 recorded House sales and 37 House rentals compared over the last 12 months

#### **Number of Rentals**

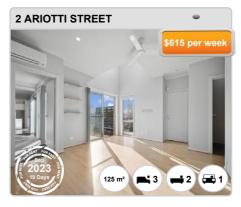
37

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

















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