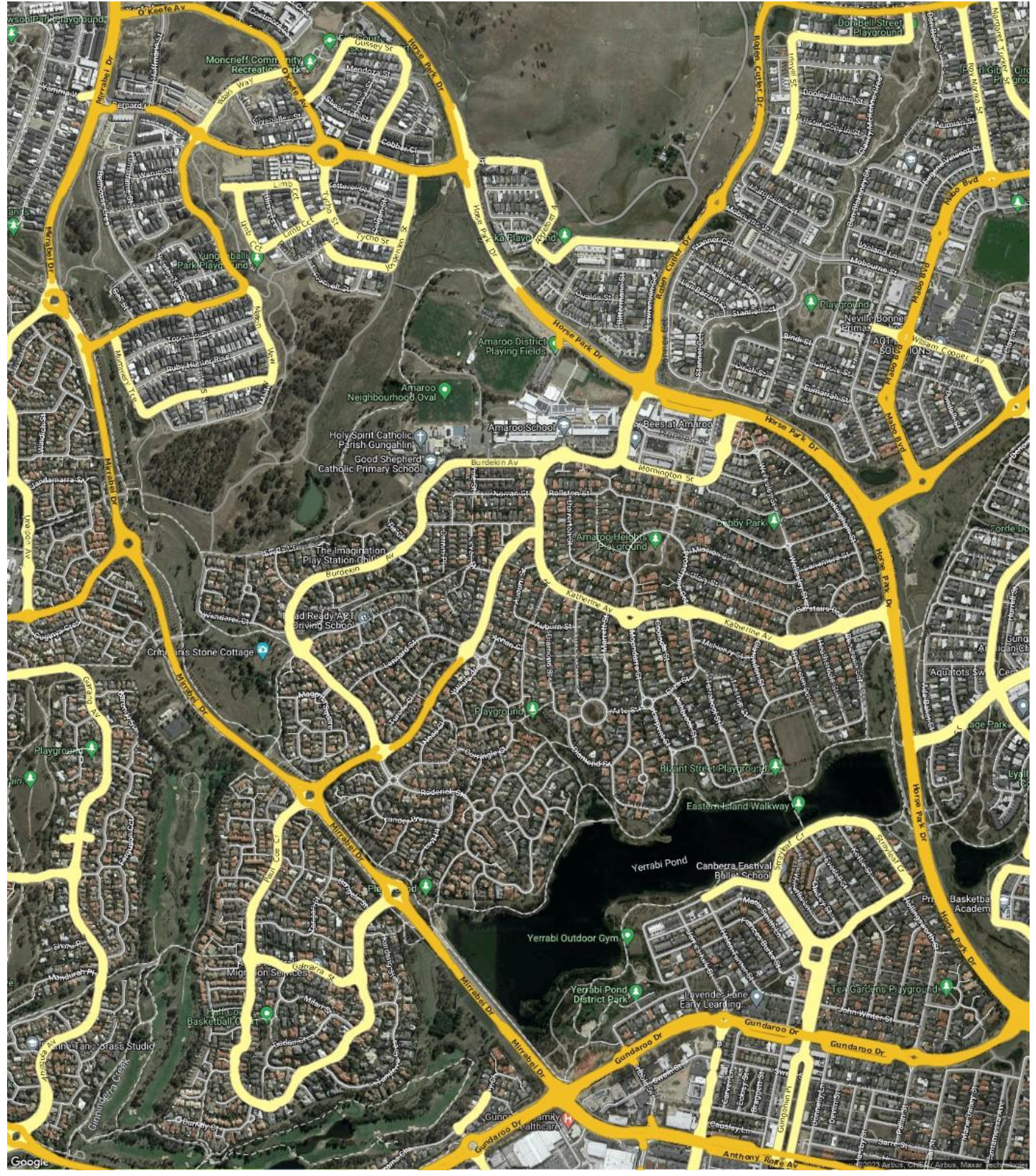


# SUBURB FLYOVER REPORT

AMAROO (HOUSE)

Prepared by [Independent Property Group](#)

## AMAROO - Suburb Map



## AMAROO - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	116	\$ 371,750	0.0 %	\$ 185,000	\$ 955,000
2006	101	\$ 415,000	11.6 %	\$ 15,000	\$ 940,000
2007	111	\$ 430,000	3.6 %	\$ 182,500	\$ 821,000
2008	86	\$ 463,750	7.8 %	\$ 315,000	\$ 1,095,000
2009	91	\$ 464,000	0.1 %	\$ 180,000	\$ 890,000
2010	74	\$ 519,500	12.0 %	\$ 293,334	\$ 950,000
2011	67	\$ 495,000	-4.7 %	\$ 197,500	\$ 806,000
2012	81	\$ 510,000	3.0 %	\$ 280,000	\$ 852,000
2013	68	\$ 527,495	3.4 %	\$ 22,750	\$ 797,500
2014	79	\$ 545,000	3.3 %	\$ 227,500	\$ 1,155,000
2015	88	\$ 547,500	0.5 %	\$ 300,000	\$ 875,000
2016	62	\$ 637,500	16.4 %	\$ 132,000	\$ 1,135,000
2017	76	\$ 651,500	2.2 %	\$ 340,000	\$ 1,400,000
2018	61	\$ 667,500	2.5 %	\$ 269,500	\$ 1,025,000
2019	61	\$ 700,000	4.9 %	\$ 460,000	\$ 1,025,000
2020	87	\$ 749,500	7.1 %	\$ 213,333	\$ 1,350,000
2021	84	\$ 895,000	19.4 %	\$ 150,000	\$ 1,670,000
2022	59	\$ 970,000	8.4 %	\$ 11,000	\$ 1,565,000
2023	34	\$ 946,500	-2.4 %	\$ 655,000	\$ 1,700,000

Median Sale Price

# \$932k

Based on 52 recorded House sales within the last 12 months (Oct '22 - Sep '23)

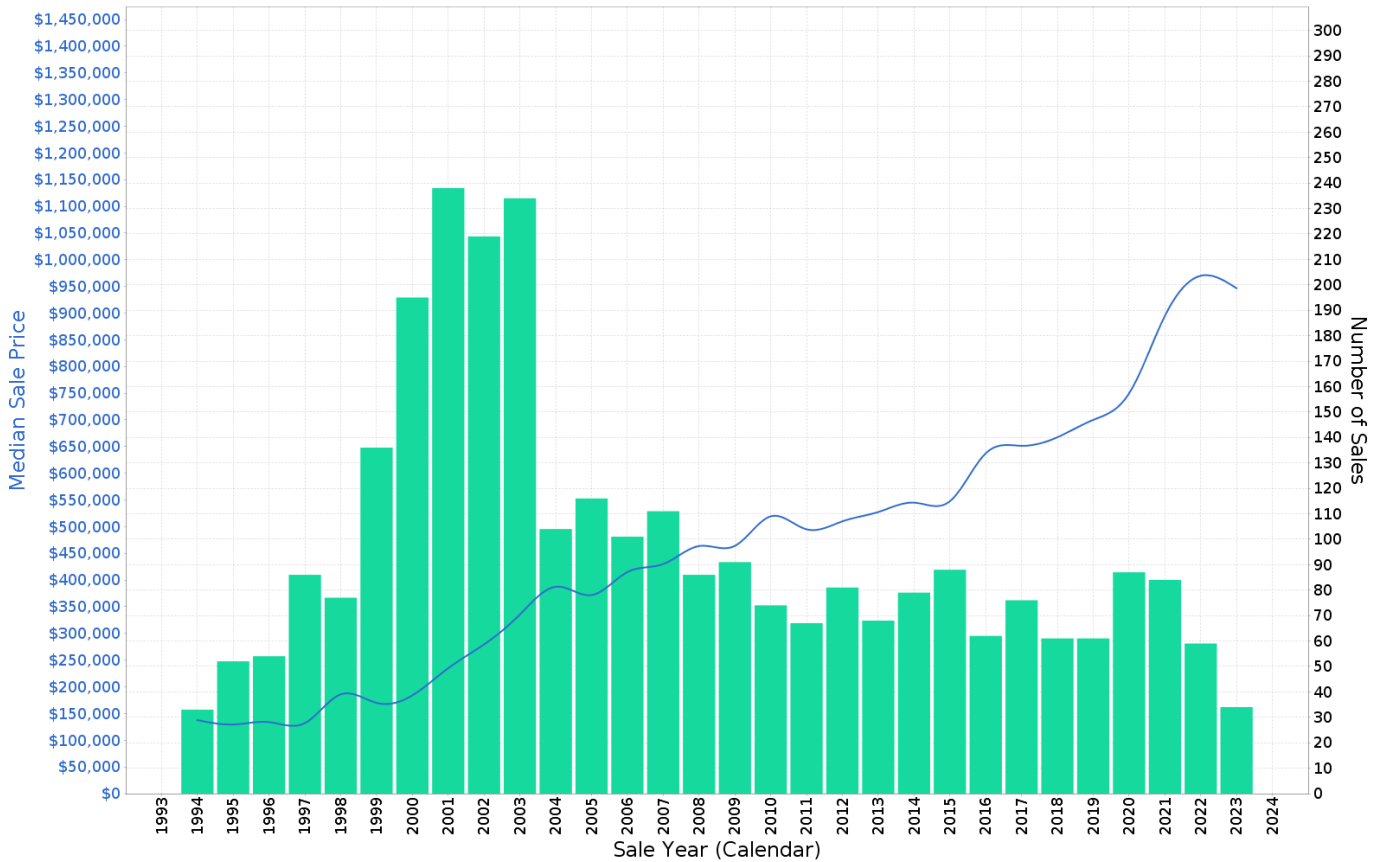
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

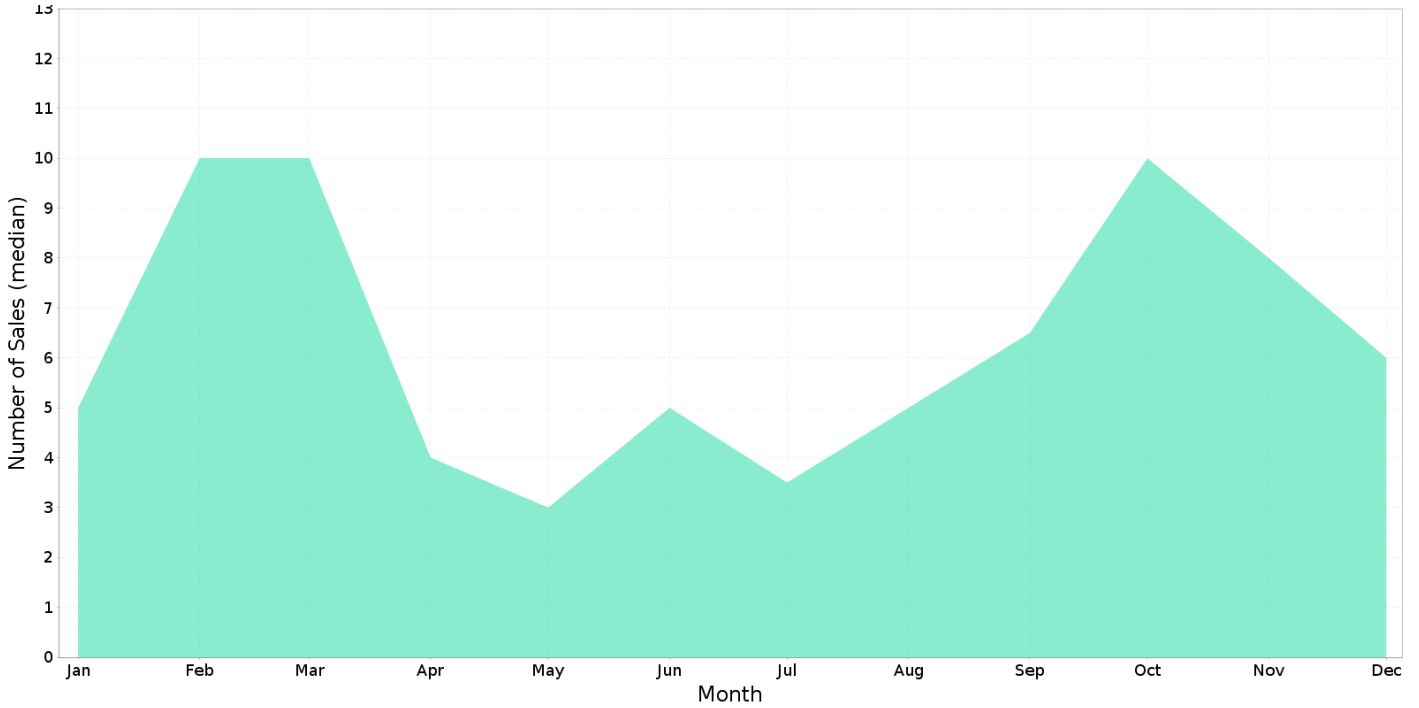
# -2.9%

Current Median Price: \$932,500  
Previous Median Price: \$960,000

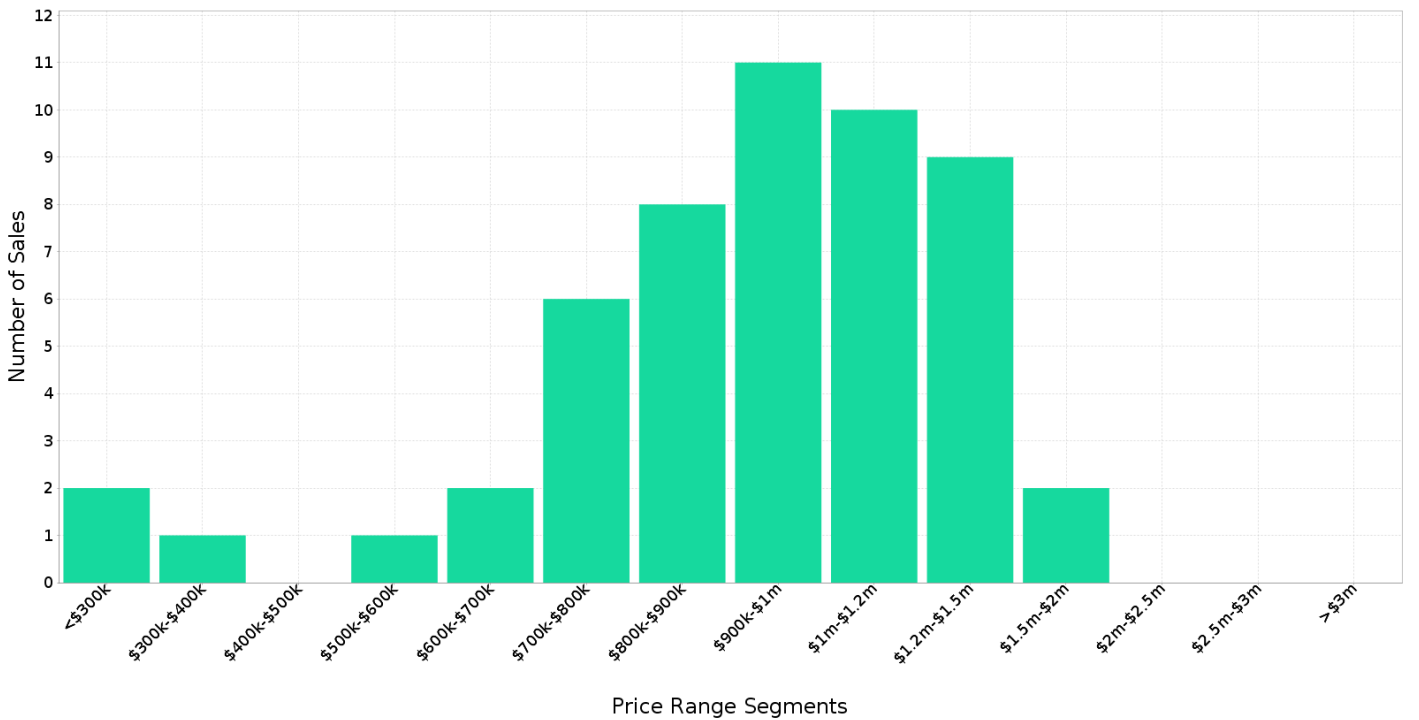
Based on 119 recorded House sales compared over the last two rolling 12 month periods



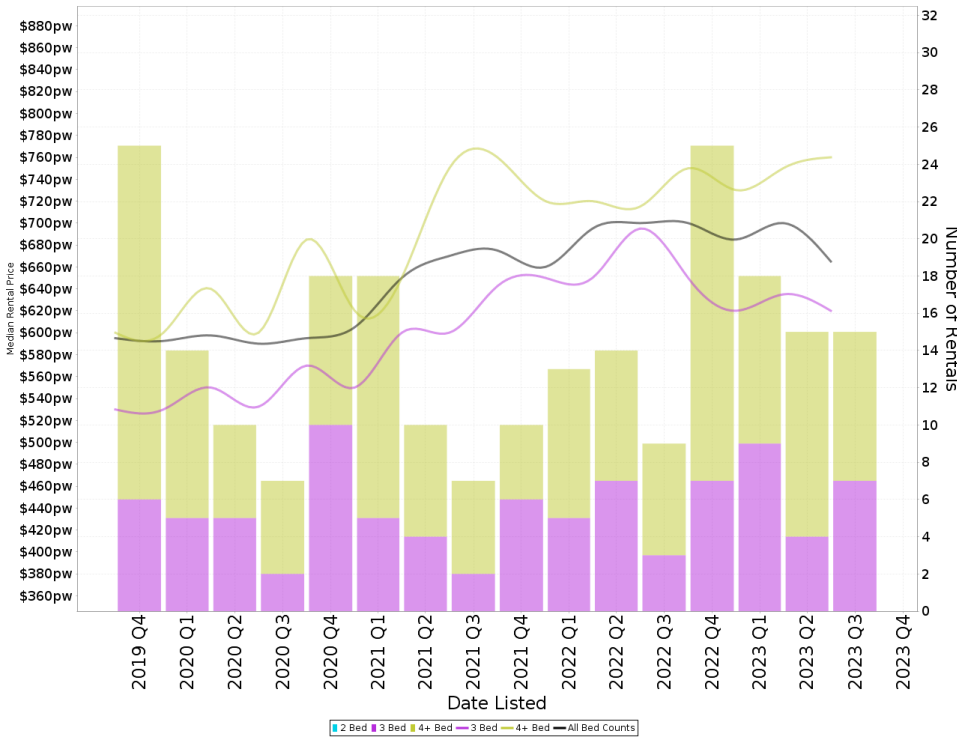
## AMAROO - Peak Selling Periods (3 years)



## AMAROO - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.9%**

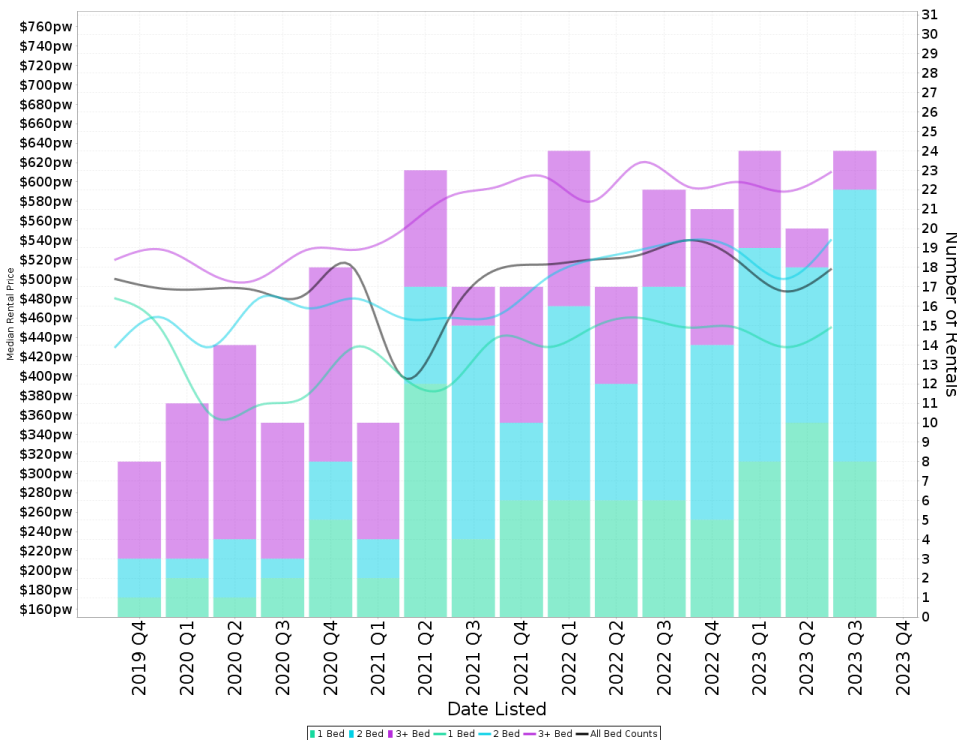
Current Median Price: \$932,500  
Previous Median Price: \$960,000  
Based on 119 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.9%**

Current Median Price: \$932,500  
Current Median Rent: \$695  
Based on 73 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+14.5%**

Current Median Price: \$790,000  
Previous Median Price: \$690,000  
Based on 33 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$790,000  
Current Median Rent: \$510  
Based on 89 registered Unit rentals compared over the last 12 months.

## AMAROO - Recently Sold Properties

Median Sale Price

**\$932k**

Based on 52 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

**-2.9%**

Current Median Price: \$932,500  
Previous Median Price: \$960,000

Based on 119 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**52**


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

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

**34 CORRINGLE CL**



**\$775,000**



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

**44 MAGENTA SQ**



**\$980,000**



524 m<sup>2</sup> 4 2 2

**26 NARRAN ST**



**\$945,000**



531 m<sup>2</sup> 4 2 2

**51 SHOALHAVEN AVE**




**\$950,000**




639 m<sup>2</sup> 4 2 2

**82 BURDEKIN AVE**




**\$980,000**




588 m<sup>2</sup> 4 2 2

**27 DIAMOND ST**




**\$900,000**




451 m<sup>2</sup> 3 2 2

**28 OLARY ST**




**\$854,000**




432 m<sup>2</sup> 3 2 2

**82 BURDEKIN AVE**




**\$980,000**



588 m<sup>2</sup> 4 2 2

**25 AUBURN ST**



**\$1,132,000**



737 m<sup>2</sup> 4 2 2

# Independent

PROPERTY GROUP

**11 BURDEKIN AVE**

**\$1,091,000**

**Sold** Aug 2023  
30 Days

832 m<sup>2</sup> 4 2 2

**6 EVELLA CRT**

**\$1,127,500**

**Sold** Jun 2023  
74 Days

768 m<sup>2</sup> 4 2 2

**48 BIZANT ST**

**\$1,270,000**

**Sold** Jun 2023  
24 Days

605 m<sup>2</sup> 5 2 2

**21 BURDEKIN AVE**

**\$1,370,000**

**Sold** Jun 2023  
29 Days

876 m<sup>2</sup> 5 3 6

**9 MISSION ST**

**\$1,450,000**

**Sold** Jun 2023  
96 Days

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

**52 BUCKINGHAM ST**

**\$920,000**

**Sold** Jun 2023  
15 Days

477 m<sup>2</sup> 4 2 2

**3 NARRAN ST**

**\$1,022,000**

**Sold** May 2023  
84 Days

643 m<sup>2</sup> 4 2 2

**24 SAXBY CL**

**\$830,250**

**Sold** May 2023  
26 Days

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

**5 YANTARA ST**

**\$905,000**

**Sold** May 2023  
18 Days

480 m<sup>2</sup> 4 2 2

**14 TARRABOOL ST**

**\$1,190,000**

**Sold** May 2023  
19 Days

665 m<sup>2</sup> 4 2 2

**7 ASHBROOK ST**

**\$1,050,000**

**Sold** May 2023  
90 Days

811 m<sup>2</sup> 4 2 2

**5 DIAMOND ST**

**\$885,000**

**Sold** Apr 2023  
80 Days

480 m<sup>2</sup> 4 2 2

## AMAROO - Properties For Rent

Median Rental Price

**\$695 /w**

Based on 73 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

**+3.9%**

Current Median Price: \$932,500  
Current Median Rent: \$695

Based on 52 recorded House sales and 73 House rentals compared over the last 12 months

Number of Rentals

**73**

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

**3 NEWSTEAD STREET**

**\$690 per week**



488 m<sup>2</sup> 3 2 2

Sep 2023 4 Days

**25 MISSION STREET**

**\$780 per week**




504 m<sup>2</sup> 4 2 2

Sep 2023 7 Days

**6 MISSION STREET**

**\$780**



663 m<sup>2</sup> 4 2 2

Sep 2023 9 Days

**19 CORRINGLE CLOSE**

**\$585 pw**




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

Aug 2023 46 Days

**33 LENNARD STREET**

**\$720 per week**




733 m<sup>2</sup> 4 2 2

Aug 2023 10 Days

**27 Heatherdale Street**

**\$700 per week**



423 m<sup>2</sup> 3 2 2

Feb 2023 223 Days