

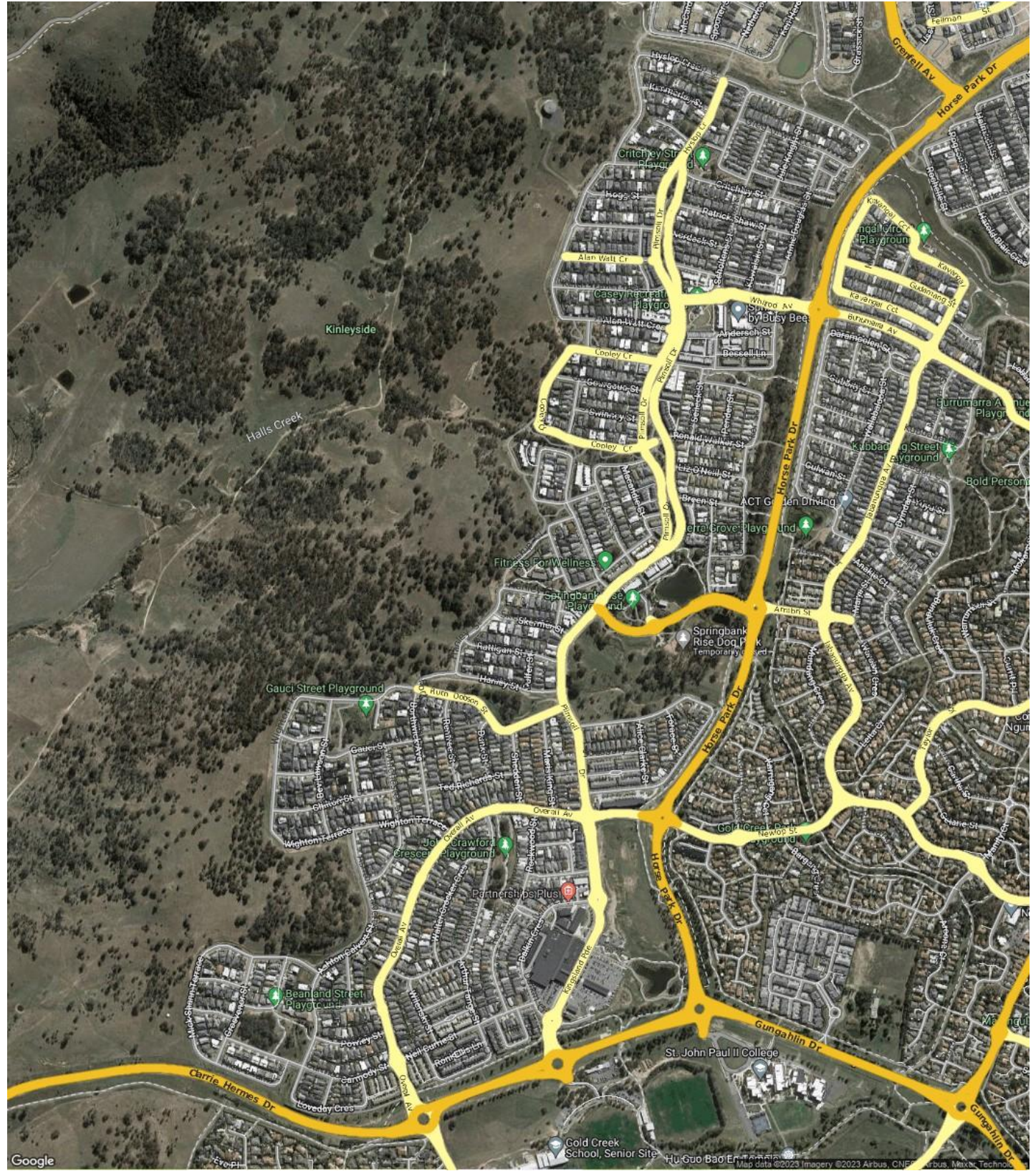
# SUBURB FLYOVER REPORT

CASEY (HOUSE)

Prepared by [Independent Property Group](#)



## CASEY - Suburb Map





## CASEY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2008	6	\$ 340,000	0.0 %	\$ 315,000	\$ 360,000
2009	88	\$ 385,455	13.4 %	\$ 200,000	\$ 1,601,000
2010	89	\$ 480,000	24.5 %	\$ 199,000	\$ 610,000
2011	109	\$ 535,000	11.5 %	\$ 24,000	\$ 823,800
2012	94	\$ 524,500	-2.0 %	\$ 87,500	\$ 685,000
2013	199	\$ 420,080	-19.9 %	\$ 158,000	\$ 739,670
2014	175	\$ 500,000	19.0 %	\$ 36,000	\$ 910,000
2015	192	\$ 565,000	13.0 %	\$ 126,250	\$ 942,500
2016	136	\$ 617,750	9.3 %	\$ 215,000	\$ 1,130,000
2017	122	\$ 637,250	3.2 %	\$ 327,500	\$ 1,250,000
2018	115	\$ 617,500	-3.1 %	\$ 100,000	\$ 1,460,000
2019	93	\$ 650,000	5.3 %	\$ 386,000	\$ 1,430,000
2020	125	\$ 675,000	3.8 %	\$ 213,000	\$ 1,335,000
2021	112	\$ 760,000	12.6 %	\$ 275,000	\$ 1,550,000
2022	118	\$ 929,500	22.3 %	\$ 200,000	\$ 1,700,000
2023	57	\$ 840,000	-9.6 %	\$ 546,000	\$ 1,425,000

Median Sale Price

# \$855k

Based on 89 recorded House sales within the last 12 months (Oct '22 - Sep '23)

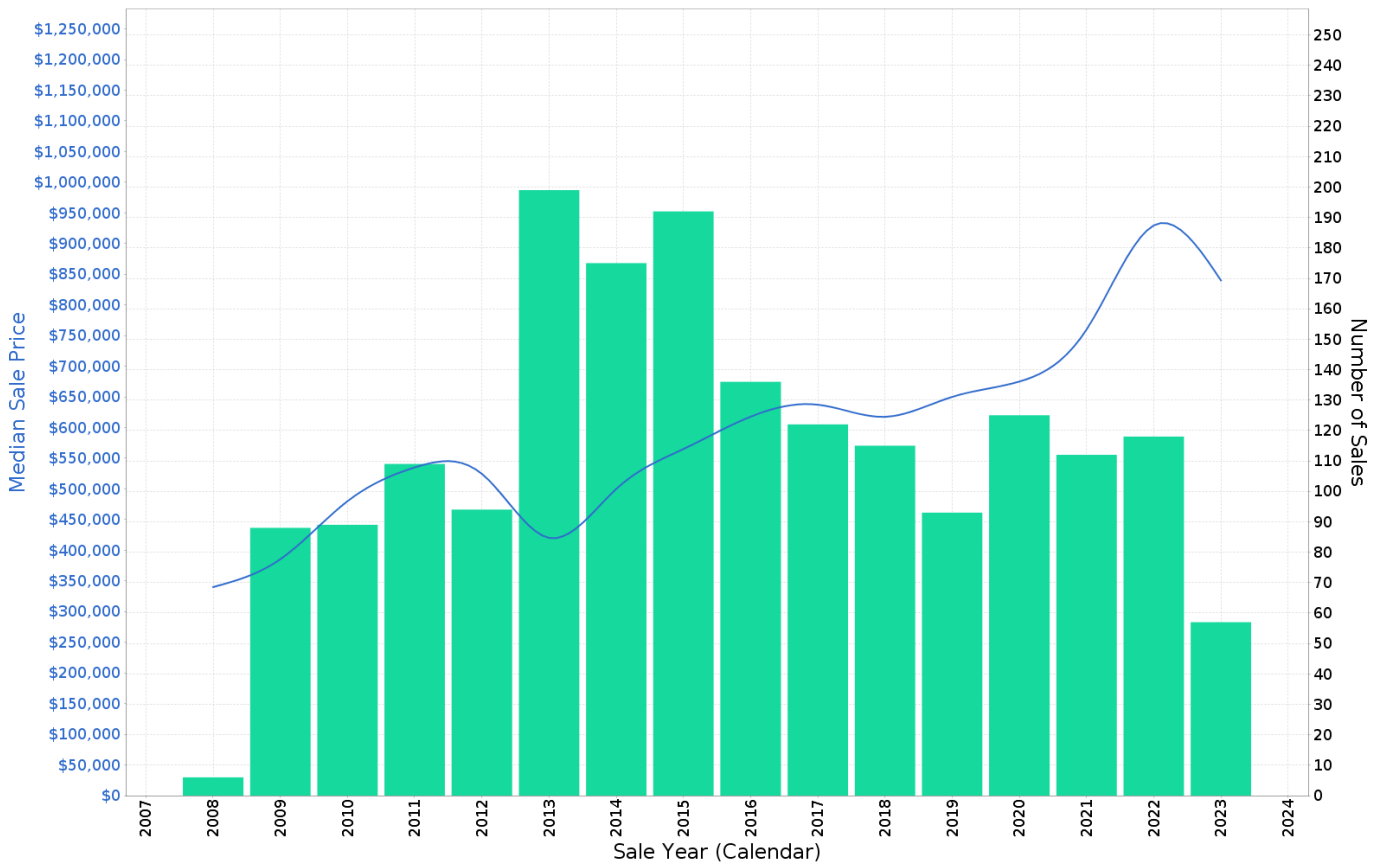
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

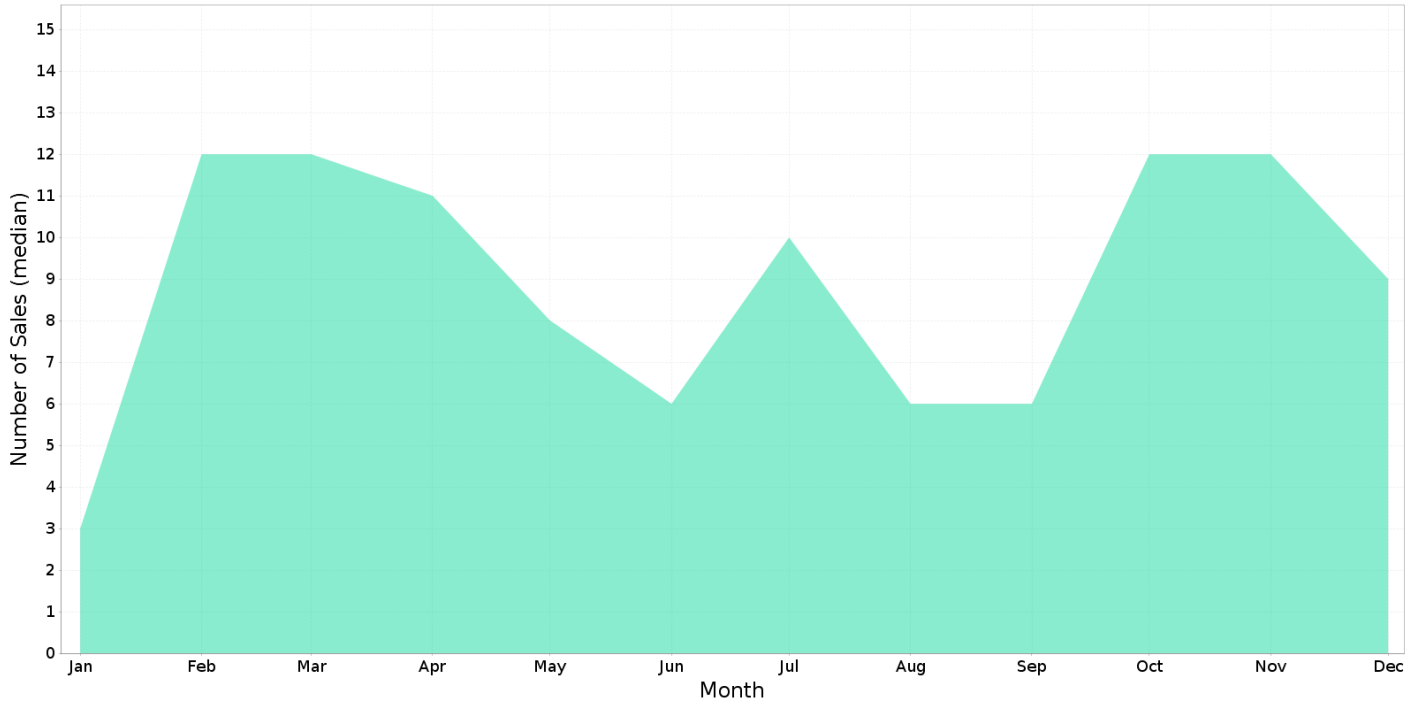
# -9.3%

Current Median Price: \$855,000  
Previous Median Price: \$942,500

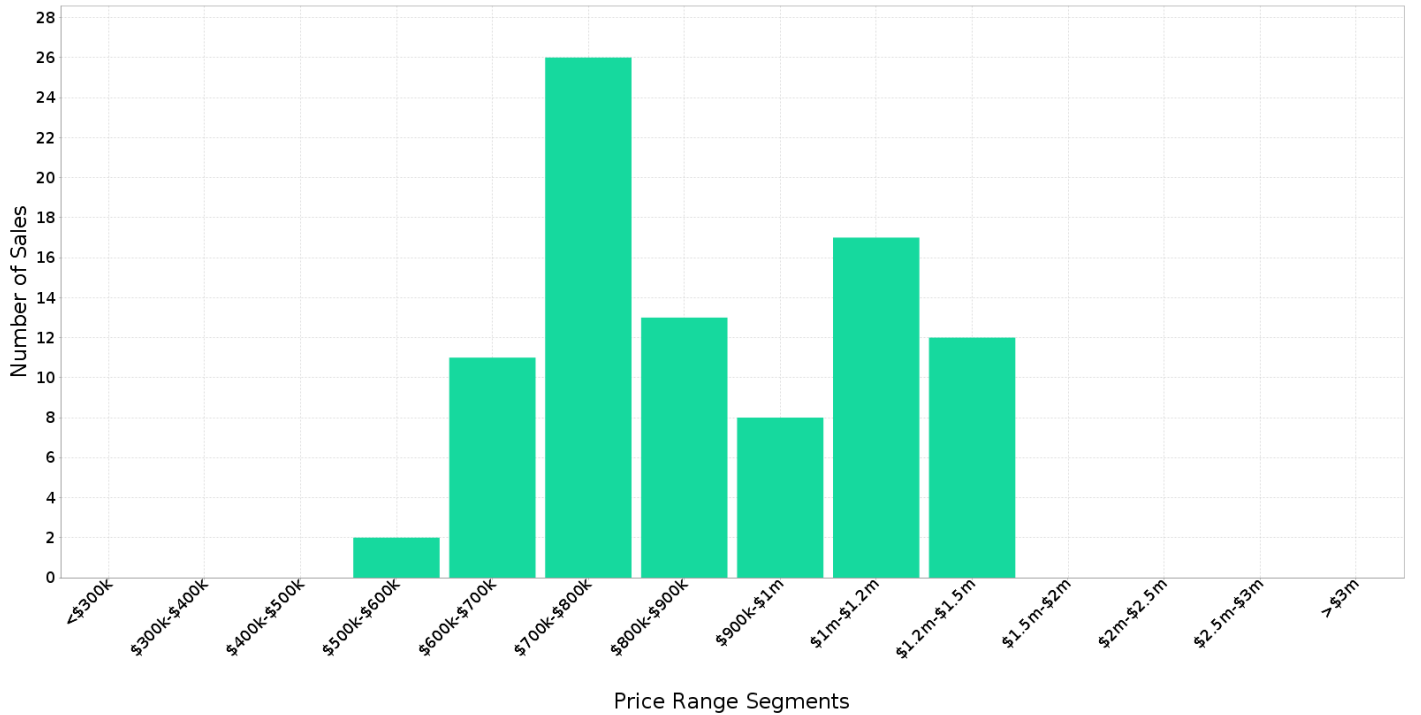
Based on 209 recorded House sales compared over the last two rolling 12 month periods



## CASEY - Peak Selling Periods (3 years)

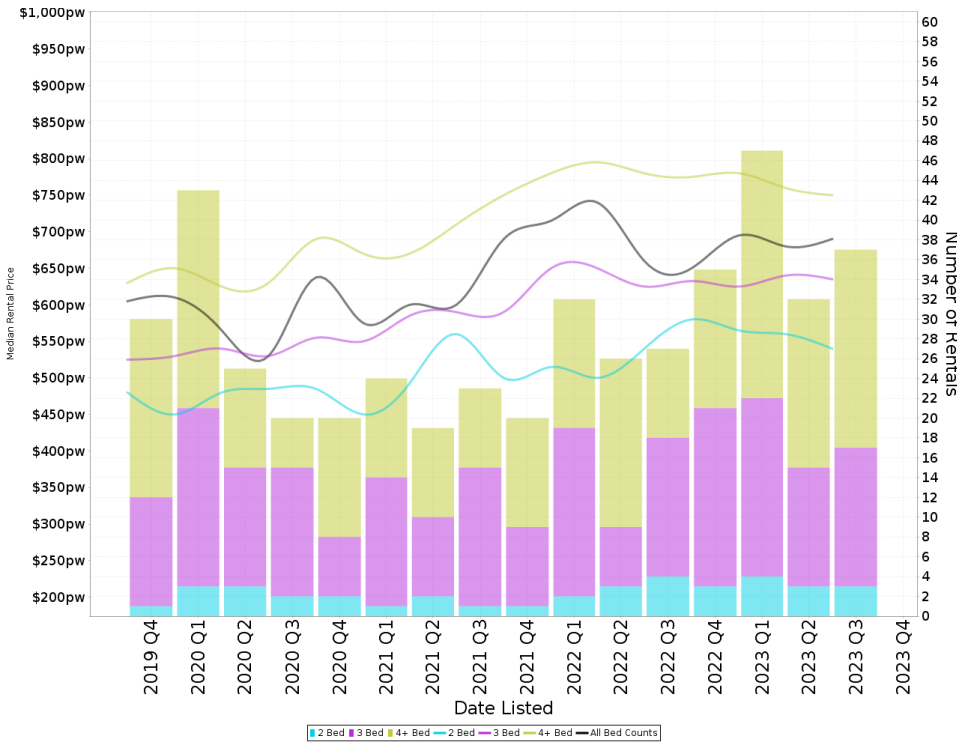


## CASEY - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-9.3%**

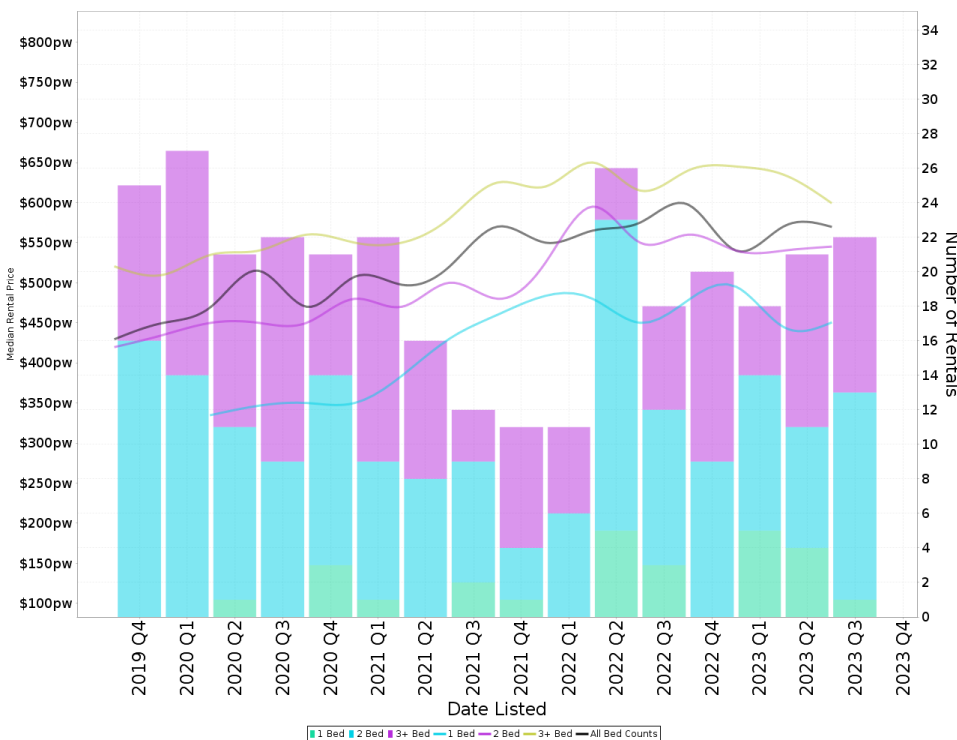
Current Median Price: \$855,000  
Previous Median Price: \$942,500  
Based on 209 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$855,000  
Current Median Rent: \$680  
Based on 151 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.5%**

Current Median Price: \$608,000  
Previous Median Price: \$617,500  
Based on 109 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.9%**

Current Median Price: \$608,000  
Current Median Rent: \$570  
Based on 81 registered Unit rentals compared over the last 12 months.

## CASEY - Recently Sold Properties

Median Sale Price

**\$855k**

Based on 89 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

**-9.3%**

Current Median Price: \$855,000  
Previous Median Price: \$942,500

Based on 209 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**89**

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

**29 SCHOLTENS ST**



**\$1,050,000**

Aug 2023  
23 Days

481 m<sup>2</sup> 4 2 2

**24 VICTORIA OWEN CCT**




**\$1,065,000**

Aug 2023  
23 Days

465 m<sup>2</sup> 4 2 2

**49 PLIMSOLL DR**



**\$1,032,500**

Aug 2023  
22 Days

433 m<sup>2</sup> 4 2 2

**22 ASHTON CALVERT ST**



**\$1,260,000**

Aug 2023  
35 Days

574 m<sup>2</sup> 4 2 2

**14 BEV LAWSON ST**



**\$1,790,000**

Aug 2023  
23 Days

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

**2 GROSVENOR ST**




**\$710,000**

Aug 2023  
12 Days

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

**65 JOHN CRAWFORD CRES**



**\$865,000**

Aug 2023  
12 Days

377 m<sup>2</sup> 3 2 2

**57 DAVID MILLER CRES**




**\$995,000**

Aug 2023  
N/A

516 m<sup>2</sup> 4 2 2

**3 DAVID MILLER CRES**



**\$784,000**

Aug 2023  
23 Days

234 m<sup>2</sup> 3 2 2



# Independent

PROPERTY GROUP

**62 GREG URWIN CCT**

**\$1,045,000**

2023  
22 Days

482 m<sup>2</sup> 4 2 2

**6 WESTERMAN ST**

**\$810,000**

2023  
Days

234 m<sup>2</sup> 4 2 2

**2 LOVEDAY CRES**

**\$710,000**

2023  
22 Days

249 m<sup>2</sup> 2 1 1

**2 COOLEY CRES**

**\$1,122,500**

2023  
70 Days

586 m<sup>2</sup> 4 2 2

**43 PATRICK SHAW ST**

**\$662,000**

2023  
104 Days

234 m<sup>2</sup> 2 1 1

**26 MACANDIE ST**

**\$1,000,000**

2023  
78 Days

487 m<sup>2</sup> 4 2 2

**1 BOYER ST**

**\$885,000**

2023  
22 Days

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

**7 FRICKER PL**

**\$1,200,500**

2023  
22 Days

498 m<sup>2</sup> 4 2 2

**1 HOUSLEY ST**

**\$1,282,500**

2023  
271 Days

526 m<sup>2</sup> 6 3 2

**31 PATRICK SHAW ST**

**\$645,000**

2023  
39 Days

234 m<sup>2</sup> 2 1 1

**50 OVERALL AVE**

**\$1,095,000**

2023  
28 Days

450 m<sup>2</sup> 4 2 2

**31 ROCKWOOD ST**

**\$720,000**

2023  
217 Days

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



## CASEY - Properties For Rent

Median Rental Price

**\$680 /w**

Based on 151 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

**+4.1%**

Current Median Price: \$855,000  
Current Median Rent: \$680

Based on 89 recorded House sales and 151 House rentals compared over the last 12 months


Number of Rentals

**151**

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

**37 HYSLOP CRESCENT**



**\$850 per week**

Sep 2023 5 Days

4 bedrooms, 2 bathrooms, 2 car spaces

**12 HANLEY STREET**



**\$780 per week**

Sep 2023 6 Days

420 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 2 car spaces

**13 CHILTON STREET**




**\$880 per week**

Sep 2023 8 Days

570 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 2 car spaces

**35 Dalkin Crescent**




**\$720 Furnished**

Sep 2023 9 Days

212 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 1 car space

**11B SENER LANE**



**\$400 per week**

Sep 2023 13 Days

163 m<sup>2</sup>, 1 bedroom, 1 bathroom, 2 car spaces

**8 MARIS KING STREET**

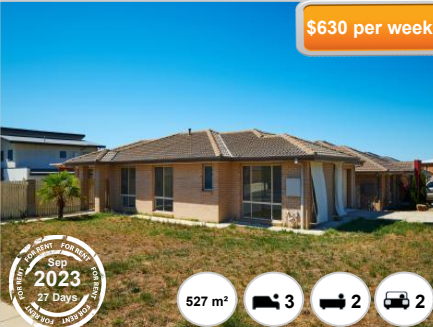


**\$650 per week**

Sep 2023 26 Days

330 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 1 car space

**23 TED RICHARDS STREET**

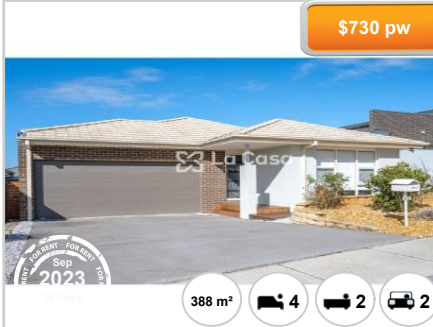


**\$630 per week**

Sep 2023 27 Days

527 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 2 car spaces

**40 EDNA THOMPSON CRESCENT**




**\$730 pw**

Sep 2023

388 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 2 car spaces

**28 MARIS KING STREET**



**\$740 per week**

AUG 2023 31 Days

450 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 2 car spaces



# Independent

PROPERTY GROUP

**4 RENFREE STREET**

**\$750 per week**

Aug 2023  
41 Days

540 m<sup>2</sup> 4 2 2

**6 Westerman Street**

**\$690 per week**

Aug 2023  
49 Days

234 m<sup>2</sup> 4 2 2

**114 PLIMSOLL DRIVE**

**\$650**

Aug 2023  
51 Days

4,347 m<sup>2</sup> 3 2 2

**70 OVERALL AVENUE**

**\$690 per week**

Aug 2023  
52 Days

444 m<sup>2</sup> 4 2 2

**13 LAMBRICK LANE**

**\$650 per week**

Jul 2023  
59 Days

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

**23 RONALD WALKER STREET**

**\$955 per week**

Jun 2023  
113 Days

461 m<sup>2</sup> 4 2 2

**5 HOGG STREET**

**\$640 per week**

May 2023  
150 Days

409 m<sup>2</sup> 4 2 2

**23 Ronald Walker Street**

**\$955 per week**

Oct 2022  
345 Days

461 m<sup>2</sup> 4 2 2