## independent PROPERTY GROUP

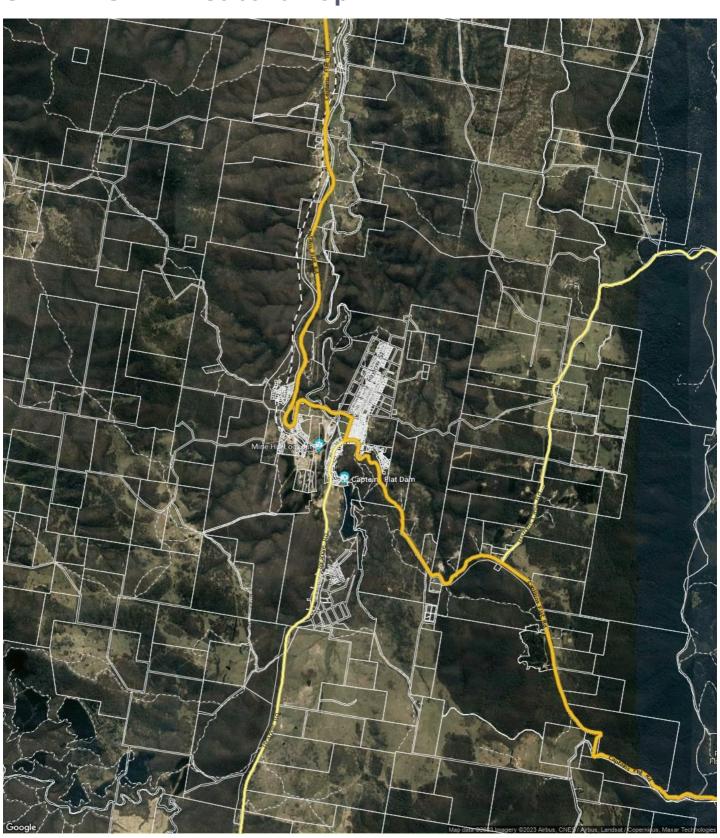


CAPTAINS FLAT (HOUSE)

Prepared by Independent Property Group



## **CAPTAINS FLAT - Suburb Map**



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## **CAPTAINS FLAT - Sales Statistics (Houses)**

Year	# Sales	Median	Growth	Low	High
2005	18	\$ 172,500	0.0 %	\$ 8,000	\$ 265,000
2006	23	\$ 160,000	-7.2 %	\$ 8,000	\$ 255,000
2007	27	\$ 220,000	37.5 %	\$ 130,000	\$ 760,000
2008	17	\$ 230,000	4.5 %	\$ 60,000	\$ 1,000,000
2009	20	\$ 197,500	-14.1 %	\$ 78,000	\$ 1,000,000
2010	12	\$ 226,000	14.4 %	\$ 40,000	\$ 395,000
2011	16	\$ 276,250	22.2 %	\$ 130,000	\$ 1,100,000
2012	16	\$ 187,500	-32.1 %	\$ 90,000	\$ 565,000
2013	15	\$ 280,000	49.3 %	\$ 180,000	\$ 690,000
2014	14	\$ 257,500	-8.0 %	\$ 190,000	\$ 985,000
2015	16	\$ 202,500	-21.4 %	\$ 30,000	\$ 440,000
2016	14	\$ 217,500	7.4 %	\$ 120,000	\$ 450,000
2017	8	\$ 265,000	21.8 %	\$ 210,000	\$ 520,000
2018	12	\$ 267,500	0.9 %	\$ 120,000	\$ 800,000
2019	13	\$ 285,000	6.5 %	\$ 145,000	\$ 465,000
2020	20	\$ 285,000	0.0 %	\$ 200,000	\$ 700,000
2021	17	\$ 350,000	22.8 %	\$ 150,000	\$ 1,100,000
2022	18	\$ 380,000	8.6 %	\$ 90,000	\$ 725,000
2023	9	\$ 474,000	24.7 %	\$ 280,000	\$ 1,750,000

# Median Sale Price \$462k

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

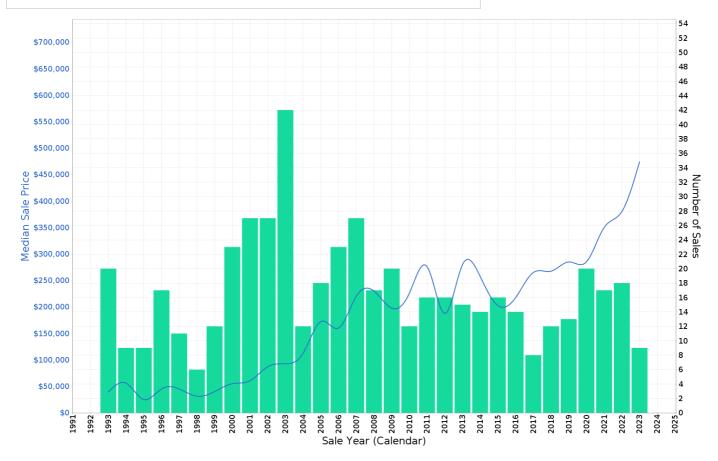
Based on a rolling 12 month period and may differ from calendar year statistics

#### **Suburb Growth**

+25.6%

Current Median Price: \$461,500 Previous Median Price: \$367.500

Based on 32 recorded House sales compared over the last two rolling 12 month periods

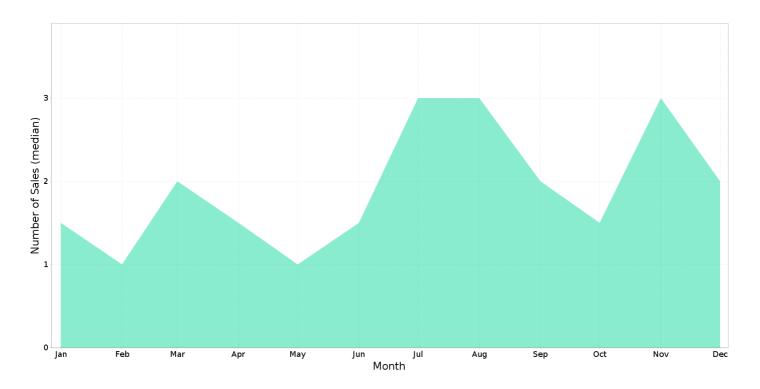


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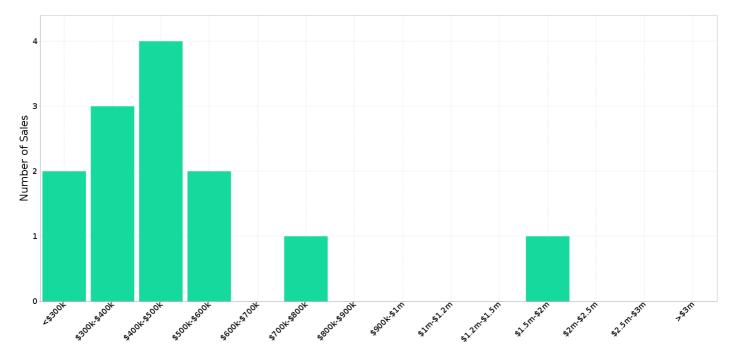
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## **CAPTAINS FLAT - Peak Selling Periods (3 years)**



## **CAPTAINS FLAT - Price Range Segments (12 months)**



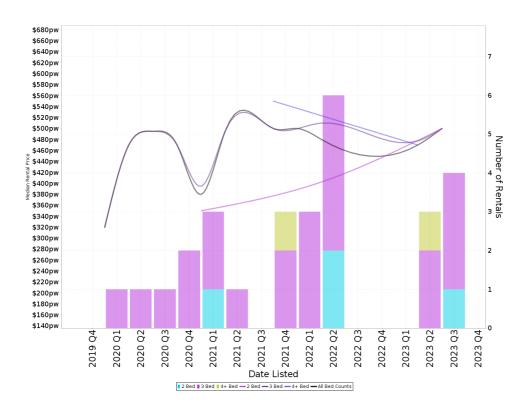
Price Range Segments

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## **Median Weekly Rents (Houses)**



**Suburb Sale Price Growth** 

+25.6%

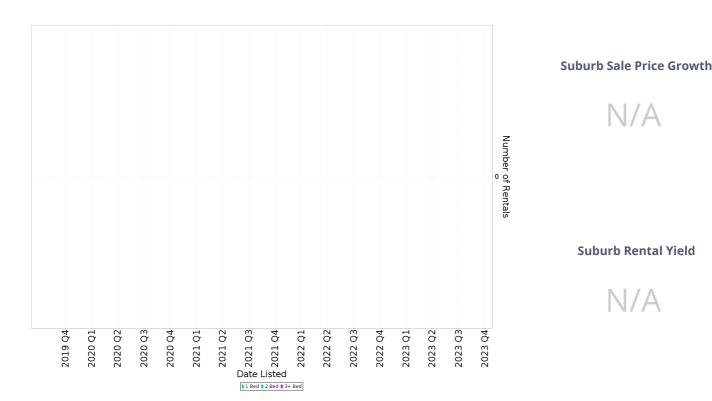
Current Median Price: \$461,500
Previous Median Price: \$367,500
Based on 32 registered House sales compared ove
the last two rolling 12 month periods.

**Suburb Rental Yield** 

+5.6%

Current Median Price: \$461,500 Current Median Rent: \$495 Based on 7 registered House rentals compared over the last 12 months.

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



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## **CAPTAINS FLAT - Recently Sold Properties**

#### Median Sale Price

\$462k

Based on 12 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

+25.6%

Current Median Price: \$461,500 Previous Median Price: \$367,500

Based on 32 recorded House sales compared over the last two rolling 12 month periods

#### **# Sold Properties**

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











## **CAPTAINS FLAT - Properties For Rent**

#### **Median Rental Price**

\$495 /w

Based on 7 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**

+5.6%

Current Median Price: \$461,500 Current Median Rent: \$495

Based on 12 recorded House sales and 7 House rentals compared over the last 12 months

#### **Number of Rentals**

7

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







