



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY
REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

GORDONVALE (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

GORDONVALE - Suburb Map



Prepared on 14/02/2020 by Sheldon Realty. © Property Data Solutions Pty Ltd 2020 (pricfinder.com.au)

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GORDONVALE - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2002 | 95 | \$ 123,000 | 0.0 % | \$ 65,000 | \$ 532,500 |
| 2003 | 206 | \$ 140,000 | 13.8 % | \$ 34,000 | \$ 525,000 |
| 2004 | 161 | \$ 185,000 | 32.1 % | \$ 70,000 | \$ 850,000 |
| 2005 | 129 | \$ 235,000 | 27.0 % | \$ 127,000 | \$ 565,000 |
| 2006 | 125 | \$ 260,000 | 10.6 % | \$ 105,000 | \$ 610,000 |
| 2007 | 157 | \$ 308,000 | 18.5 % | \$ 81,585 | \$ 880,000 |
| 2008 | 101 | \$ 315,000 | 2.3 % | \$ 125,000 | \$ 675,000 |
| 2009 | 118 | \$ 311,750 | -1.0 % | \$ 119,600 | \$ 900,000 |
| 2010 | 77 | \$ 311,000 | -0.2 % | \$ 150,000 | \$ 970,000 |
| 2011 | 68 | \$ 298,500 | -4.0 % | \$ 100,000 | \$ 660,000 |
| 2012 | 86 | \$ 299,250 | 0.3 % | \$ 105,000 | \$ 1,650,000 |
| 2013 | 104 | \$ 325,000 | 8.6 % | \$ 120,000 | \$ 1,913,814 |
| 2014 | 123 | \$ 321,000 | -1.2 % | \$ 135,000 | \$ 900,000 |
| 2015 | 110 | \$ 328,500 | 2.3 % | \$ 111,500 | \$ 925,000 |
| 2016 | 95 | \$ 335,000 | 2.0 % | \$ 20,000 | \$ 1,800,000 |
| 2017 | 100 | \$ 325,000 | -3.0 % | \$ 205,000 | \$ 1,650,000 |
| 2018 | 109 | \$ 334,000 | 2.8 % | \$ 127,000 | \$ 2,500,000 |
| 2019 | 95 | \$ 340,000 | 1.8 % | \$ 140,000 | \$ 850,000 |
| 2020 | 0 | | | | |

Median Sale Price

\$340k

Based on 95 recorded House sales within the last 12 months (2019)

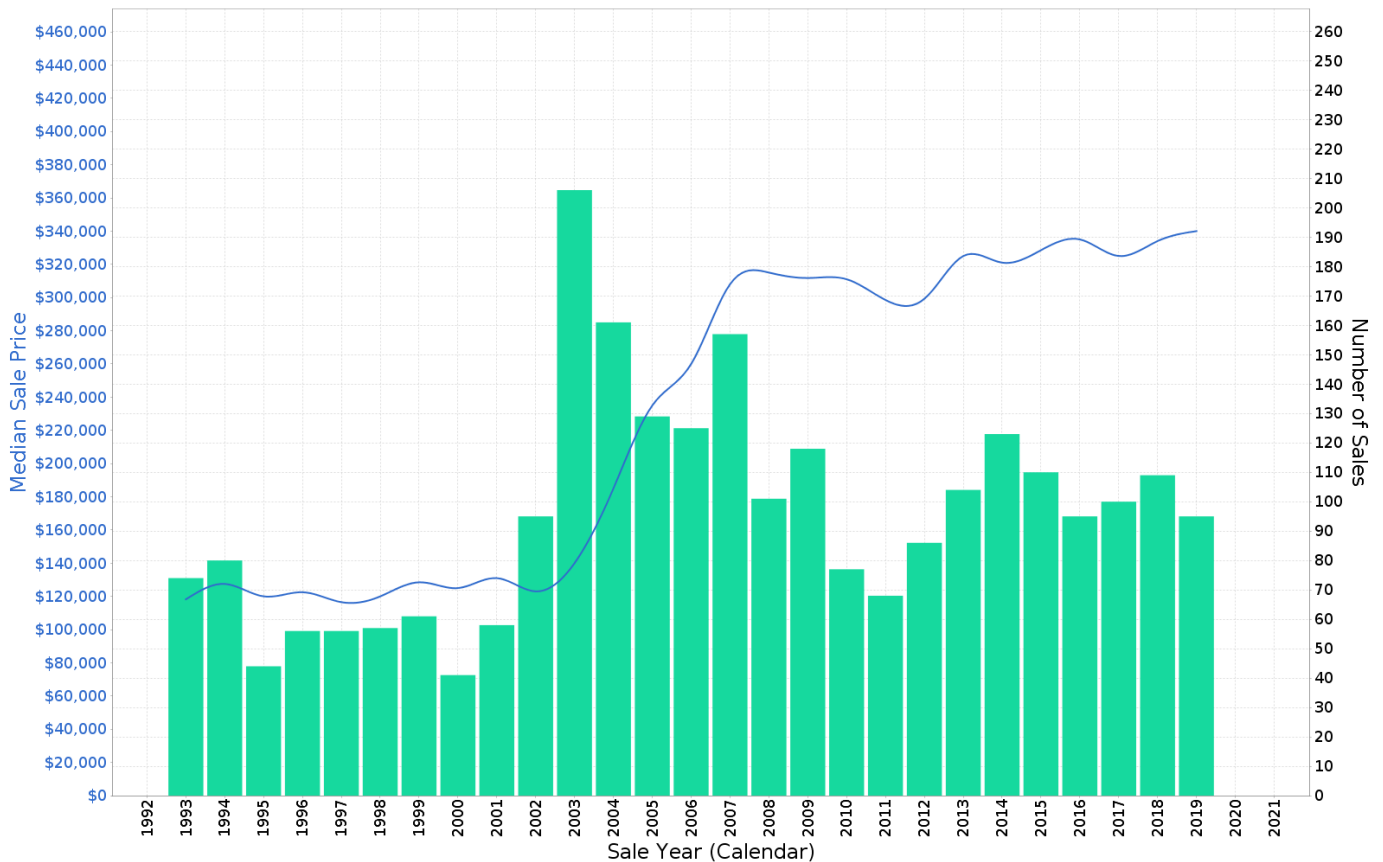
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.8%

Current Median Price: \$340,000
Previous Median Price: \$334,000

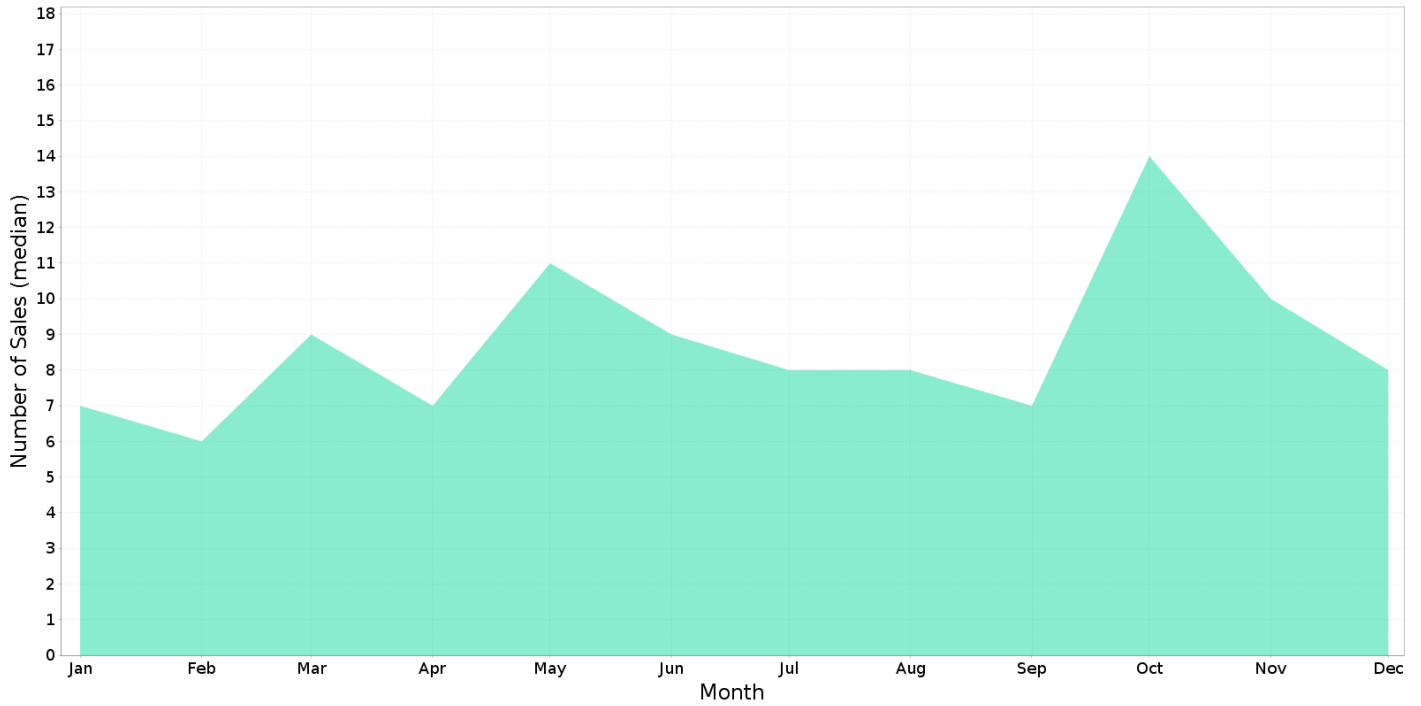
Based on 204 recorded House sales compared over the last two rolling 12 month periods



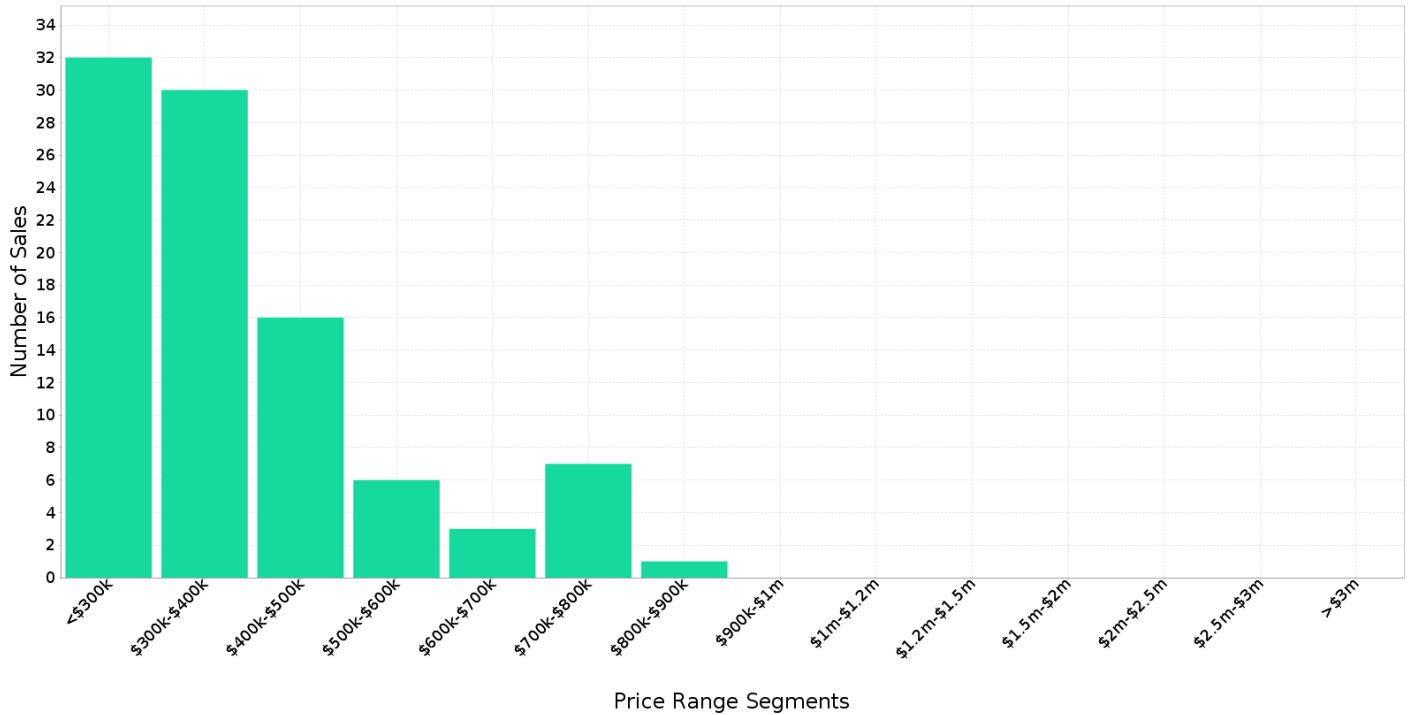
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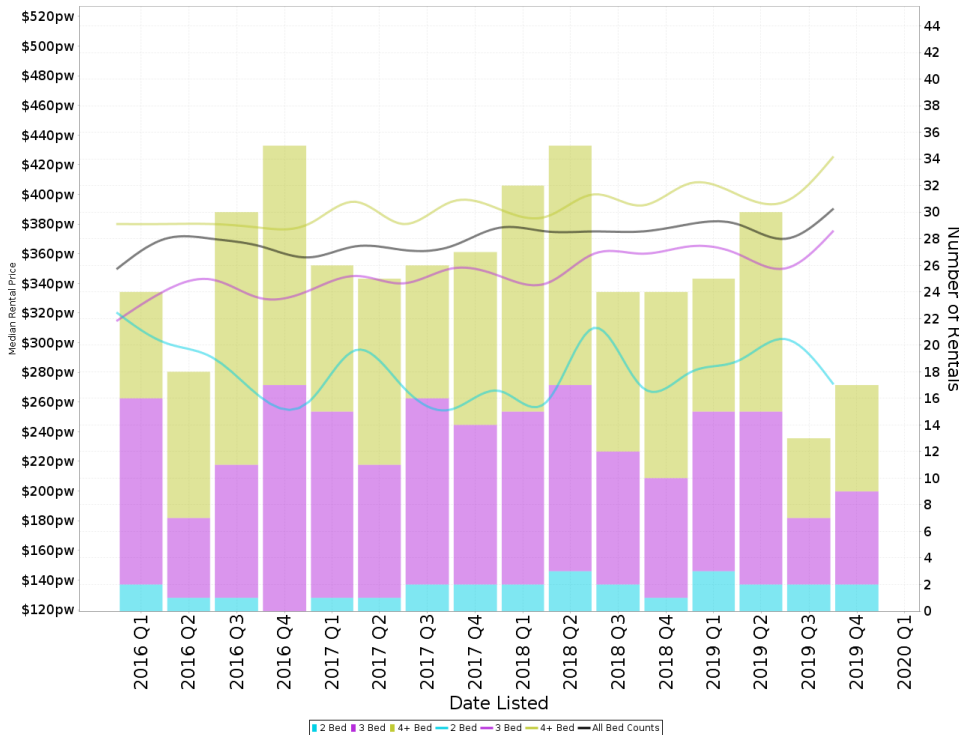
GORDONVALE - Peak Selling Periods



GORDONVALE - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.8%

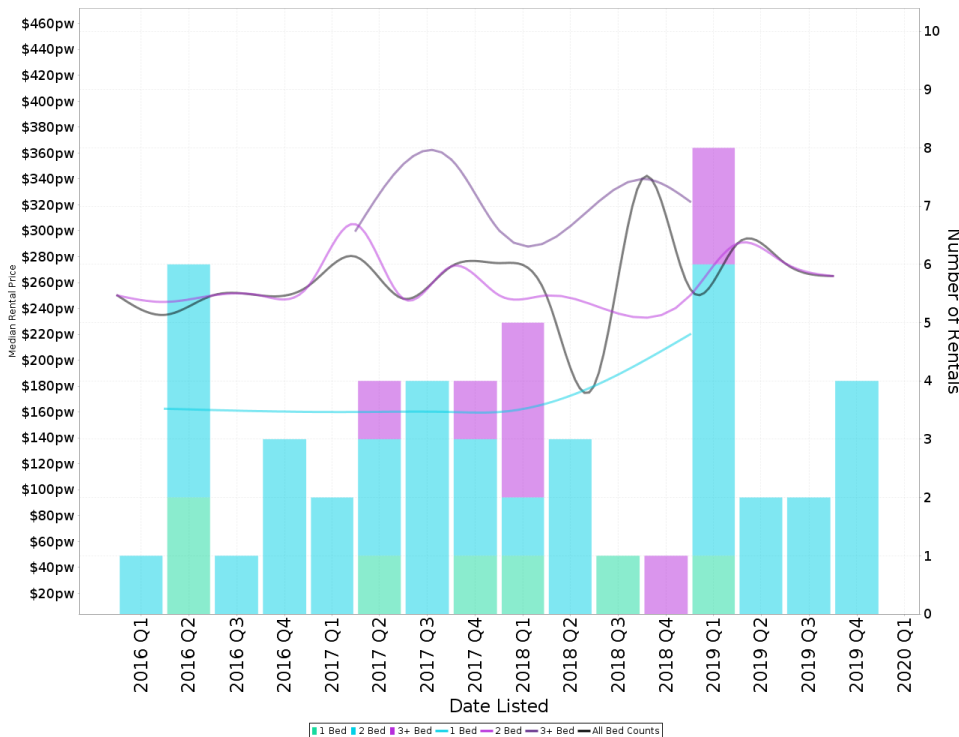
Current Median Price: \$340,000
Previous Median Price: \$334,000
Based on 204 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$340,000
Current Median Rent: \$360
Based on 107 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-19.4%

Current Median Price: \$201,500
Previous Median Price: \$250,000
Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.5%

Current Median Price: \$201,500
Current Median Rent: \$250
Based on 11 registered Unit rentals compared over the last 12 months.

GORDONVALE - Recently Sold Properties

Median Sale Price

\$340k

Based on 95 recorded House sales within the last 12 months (2019)

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

Suburb Growth

+1.8%

Current Median Price: \$340,000
Previous Median Price: \$334,000

Based on 204 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

95

Based on recorded House sales within the 12 months (2019)

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

15 MOLLER ST

\$418,000

Sold Feb 2020, 61 Days

1,012 m² 5 Beds 2 Baths 3 Car

54 GRIFFIN ST

\$260,000

Sold Jan 2020, 40 Days

1,012 m² 2 Beds 1 Bath 2 Car

16 SCHORMAN ST

\$310,000

Sold Jan 2020, 129 Days

646 m² 4 Beds 2 Baths 2 Car

2/75 GEORGE ST

\$320,000

Sold Jan 2020, 236 Days

379 m² 3 Beds 1 Bath 3 Car

1 KIRKMAN CL

\$395,000

Sold Jan 2020, 59 Days

902 m² 3 Beds 2 Baths 2 Car

64-70 CORCORAN ST

\$550,000

Sold Jan 2020, 427 Days

7,307 m² 4 Beds 2 Baths 3 Car

23 ORMOND CL

\$510,000

Sold Jan 2020, 422 Days

900 m² 4 Beds 2 Baths 4 Car

17 GOESSLING ST

\$439,000

Sold Dec 2019, 98 Days

650 m² 4 Beds 2 Baths 2 Car

7 LISHA CT

\$345,000

Sold Nov 2019, 18 Days

874 m² 3 Beds 2 Baths 2 Car

17 CLELAND ST

\$287,500

Sold 2019
6 Days

928 m² 3 1 6

124 NORMAN ST

\$338,000

Sold Nov 2019
163 Days

1,012 m² 3 1 2

2 DAVIDS ST

\$337,500

Sold Nov 2019
121 Days

1,012 m² 2 1 5

2/44 SHEPPARDS ST

\$369,000

Sold Nov 2019
98 Days

1,077 m² 4 2 2

23 GREENWOOD ST

\$265,000

Sold Nov 2019
120 Days

599 m² 3 1 2

6 PATRICK CL

\$378,000

Sold Nov 2019
123 Days

874 m² 3 2 2

12 BELL LA

\$220,000

Sold Oct 2019
123 Days

447 m² 3 1 1

56 MURPHY ST

\$242,000

Sold Oct 2019
116 Days

700 m² 2 1 1

5 FAITHFUL CL

\$410,000

Sold Nov 2019
123 Days

640 m² 4 2 2

8 PYRAMID CL

\$740,000

Sold Oct 2019
N/A

4,001 m² - - -

34-36 GREY ST

\$470,000

Sold Oct 2019
13 Days

4,047 m² 2 2 2

15 AMADIO CL

\$325,000

Sold Oct 2019
27 Days

626 m² 4 2 2

GORDONVALE - Properties For Rent

Median Rental Price

\$360 /w

Based on 107 recorded House rentals within the last 12 months (2019)

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

Rental Yield

+5.5%

Current Median Price: \$340,000
Current Median Rent: \$360

Based on 95 recorded House sales and 107 House rentals compared over the last 12 months

Number of Rentals

107

Based on recorded House rentals within the last 12 months (2019)

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

2/10 HAWKINS STREET




\$285 pw

Feb 2020 1 Day

836 m² 2 1 1

Mcsweeney Crescent

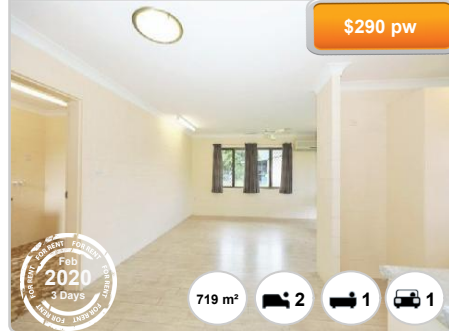


\$490 per week

Feb 2020 1 Day

665 m² 4 2 2

1/21 HAWKINS STREET




\$290 pw

Feb 2020 3 Days

719 m² 2 1 1

2 TAFFY CLOSE



\$475 \$475

Feb 2020 9 Days

653 m² 4 2 2

28 NEWMAN STREET



\$296 \$296

Jan 2020 31 Days

600 m² 4 2 2