



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

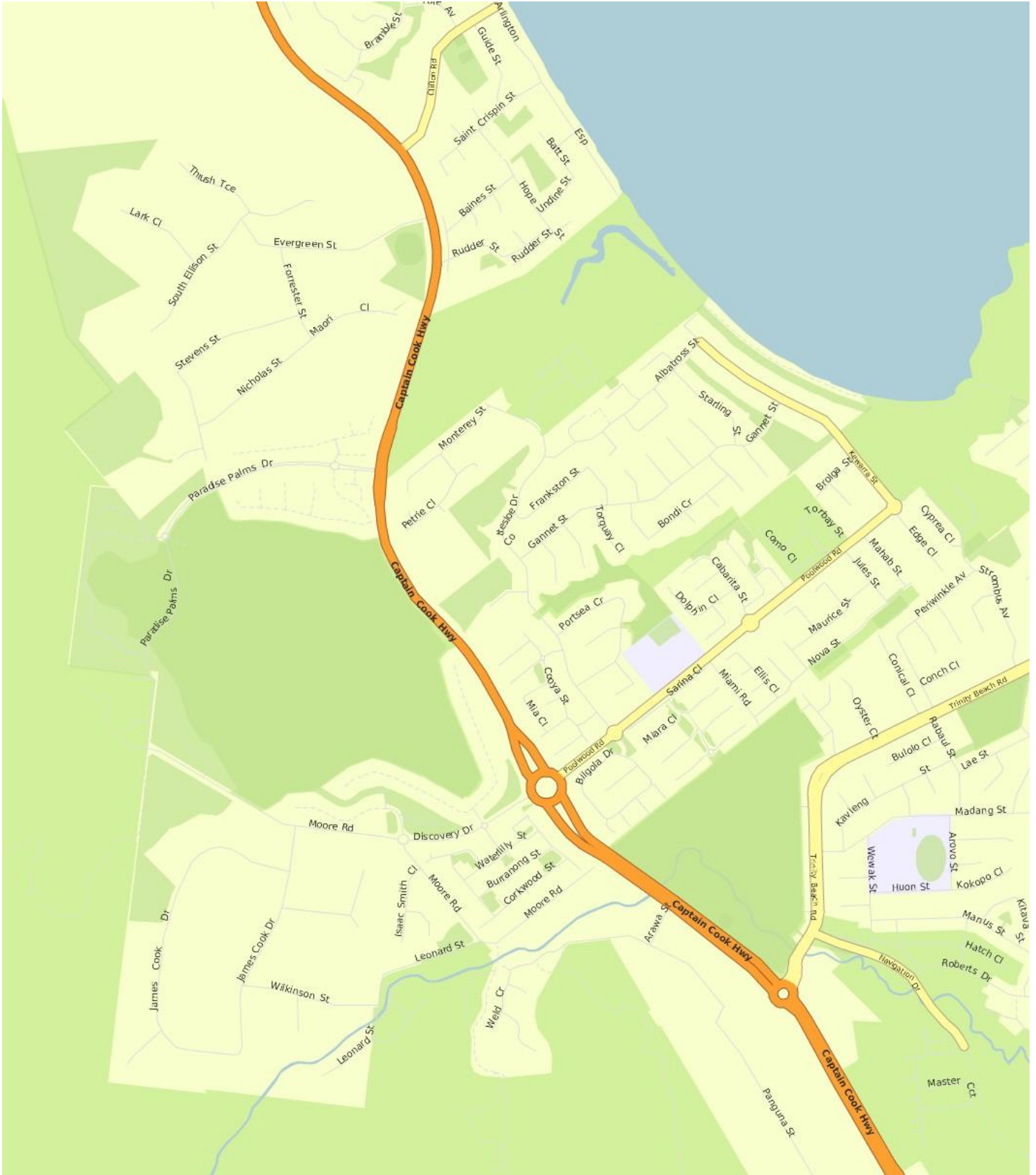
**SHELDON REALTY**  
REAL ESTATE SERVICES

## SUBURB FLYOVER REPORT

KEWARRA BEACH (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## KEWARRA BEACH - Suburb Map



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

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## KEWARRA BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	186	\$ 178,000	0.0 %	\$ 54,000	\$ 2,050,000
2003	222	\$ 219,000	23.0 %	\$ 27,000	\$ 1,575,000
2004	235	\$ 280,000	27.9 %	\$ 125,000	\$ 1,800,000
2005	209	\$ 300,000	7.1 %	\$ 170,000	\$ 3,200,000
2006	229	\$ 340,000	13.3 %	\$ 180,000	\$ 5,500,000
2007	185	\$ 412,000	21.2 %	\$ 260,000	\$ 1,135,000
2008	144	\$ 405,000	-1.7 %	\$ 310,000	\$ 2,200,000
2009	151	\$ 410,000	1.2 %	\$ 220,000	\$ 3,000,000
2010	126	\$ 395,000	-3.7 %	\$ 275,000	\$ 1,225,000
2011	94	\$ 393,000	-0.5 %	\$ 263,000	\$ 1,250,000
2012	117	\$ 367,000	-6.6 %	\$ 240,000	\$ 4,200,000
2013	176	\$ 412,500	12.4 %	\$ 259,000	\$ 1,500,000
2014	148	\$ 431,175	4.5 %	\$ 317,000	\$ 8,790,000
2015	127	\$ 440,000	2.0 %	\$ 330,000	\$ 1,300,000
2016	122	\$ 447,500	1.7 %	\$ 325,000	\$ 1,150,000
2017	124	\$ 440,000	-1.7 %	\$ 290,000	\$ 1,430,000
2018	116	\$ 446,000	1.4 %	\$ 331,000	\$ 1,525,000
2019	133	\$ 450,000	0.9 %	\$ 280,000	\$ 1,510,000
2020	0				

### Median Sale Price

# \$450k

Based on 133 recorded House sales within the last 12 months (2019)

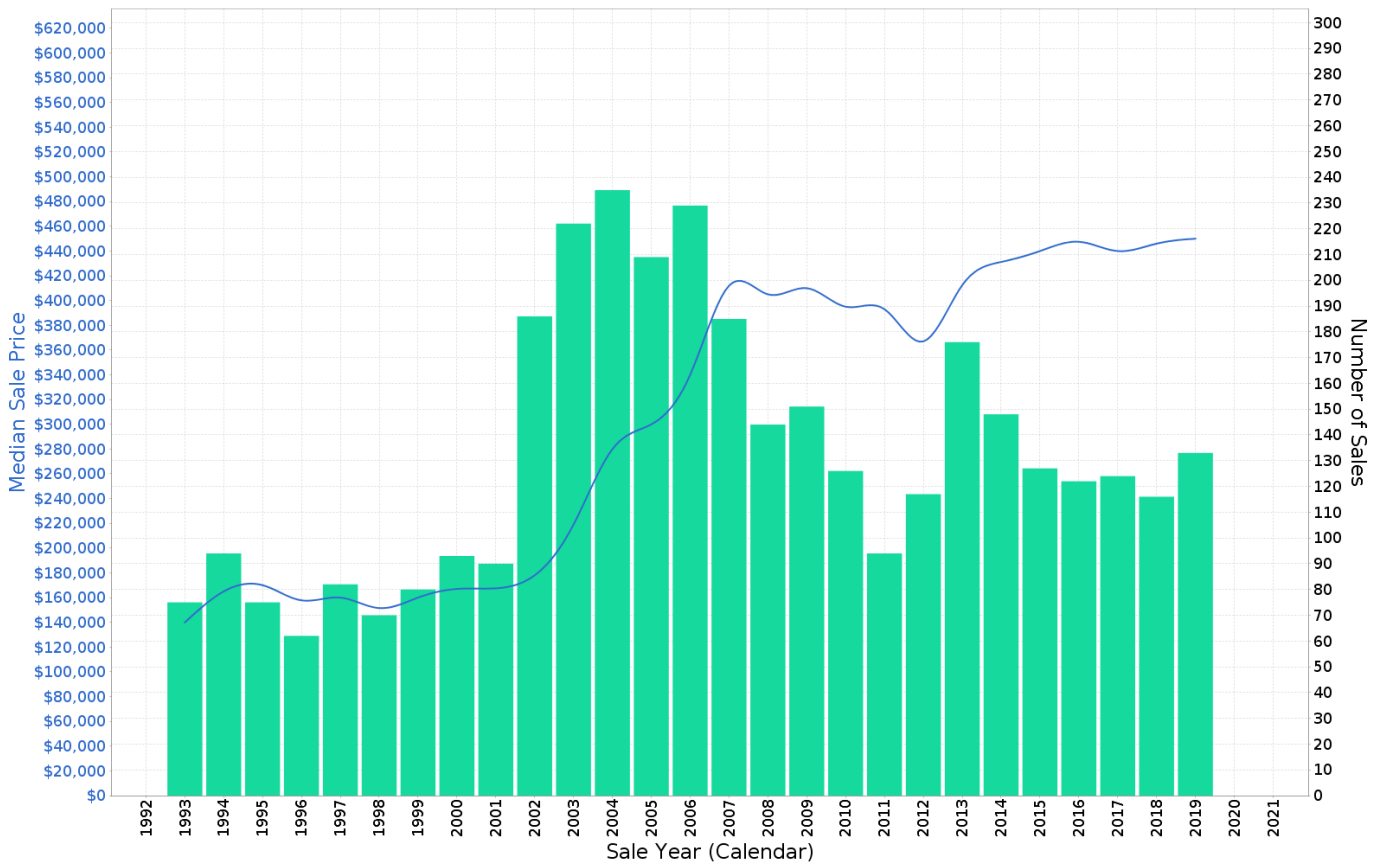
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +0.9%

Current Median Price: \$450,000  
Previous Median Price: \$446,000

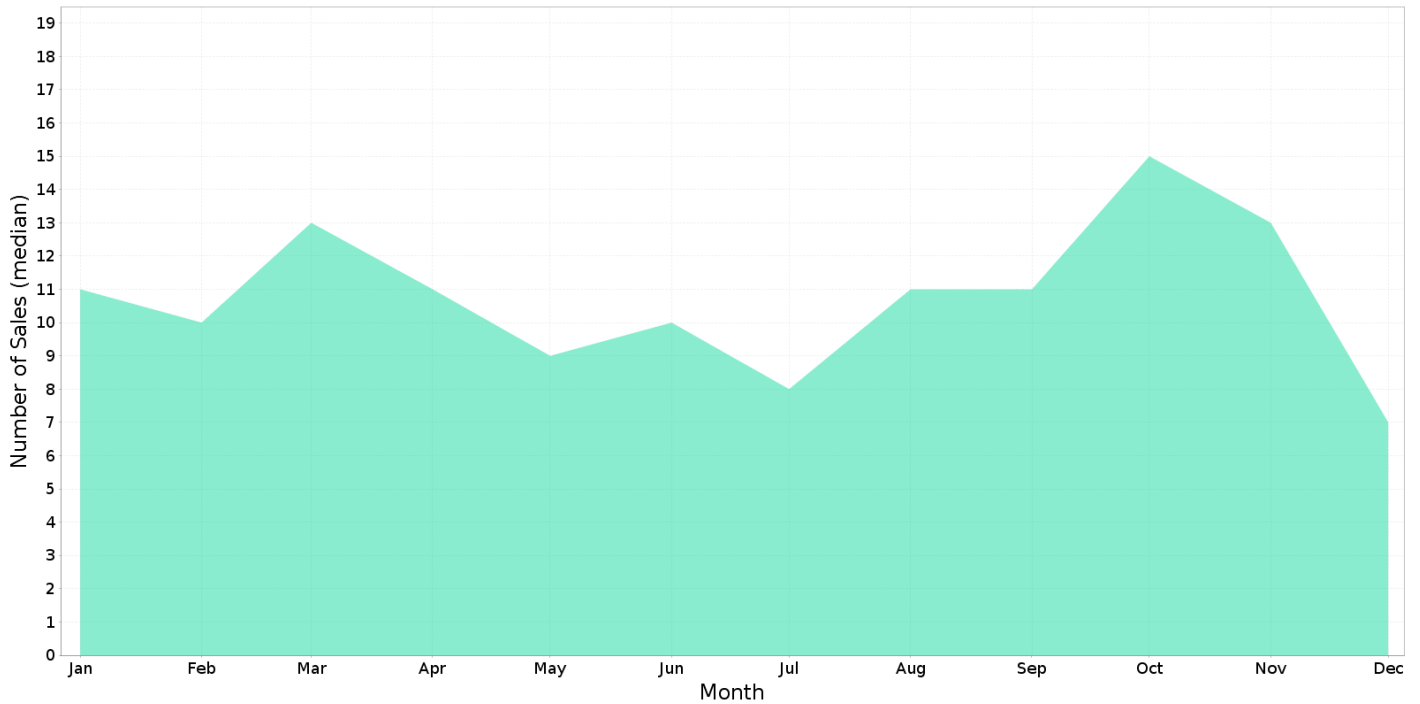
Based on 249 recorded House sales compared over the last two rolling 12 month periods



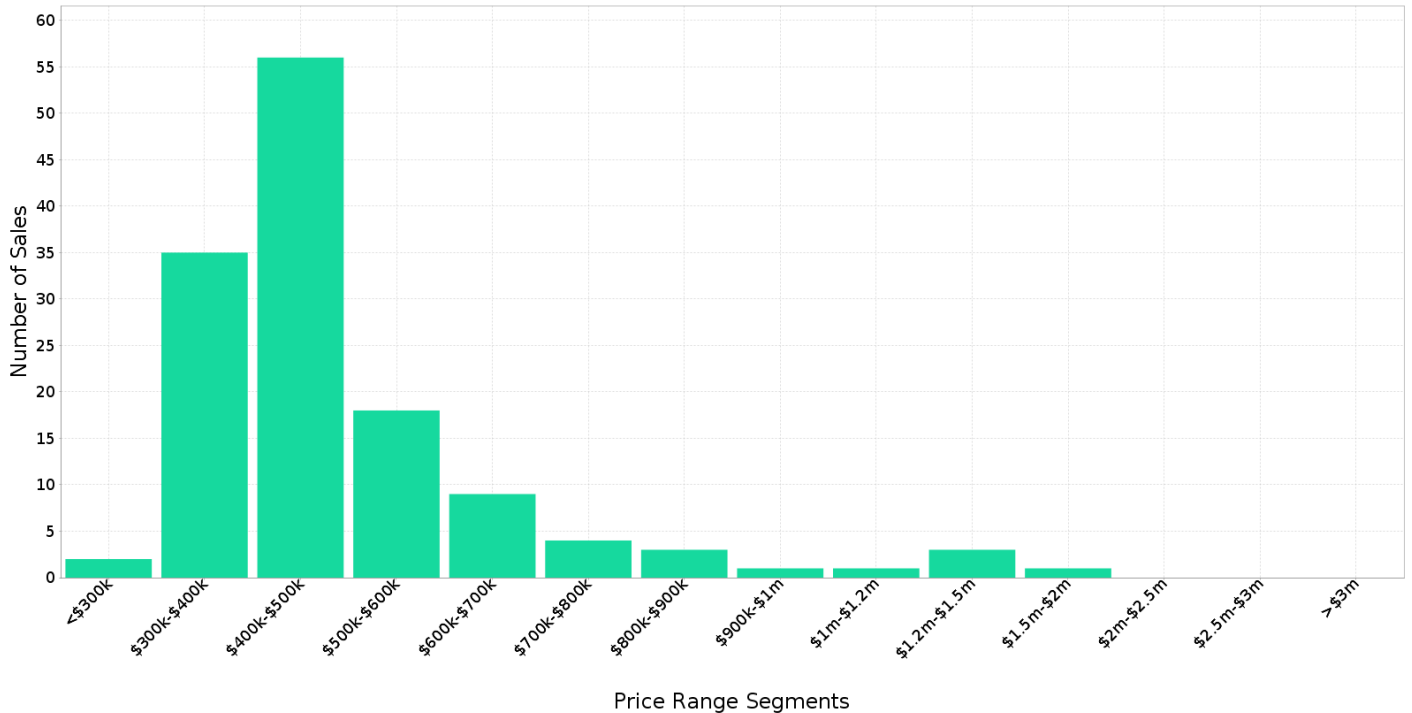
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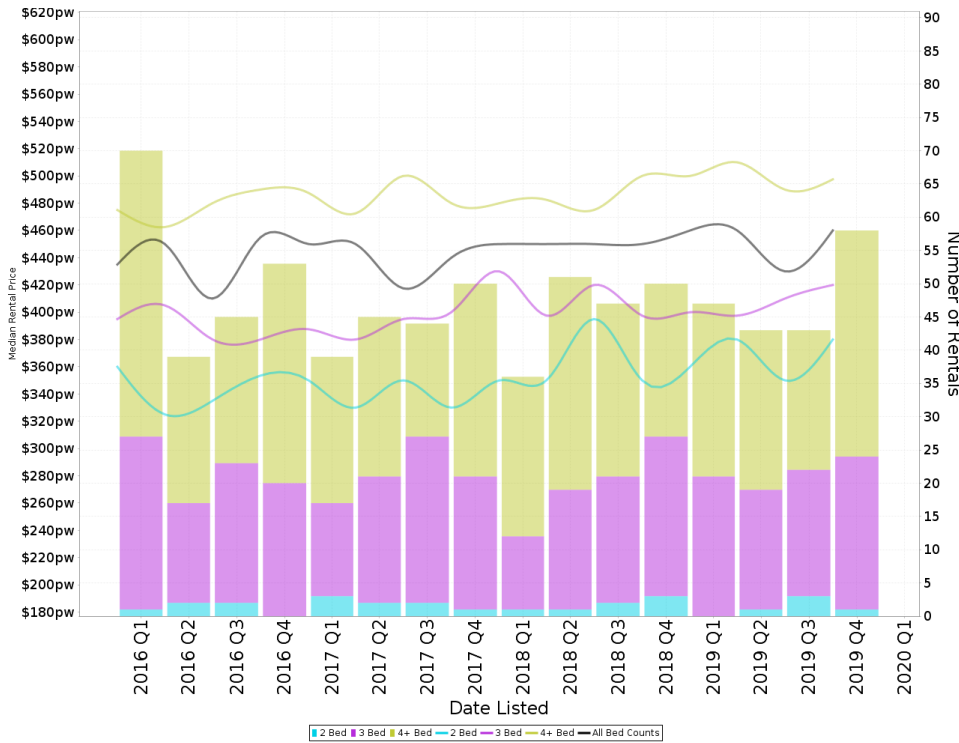
## KEWARRA BEACH - Peak Selling Periods



## KEWARRA BEACH - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.9%**

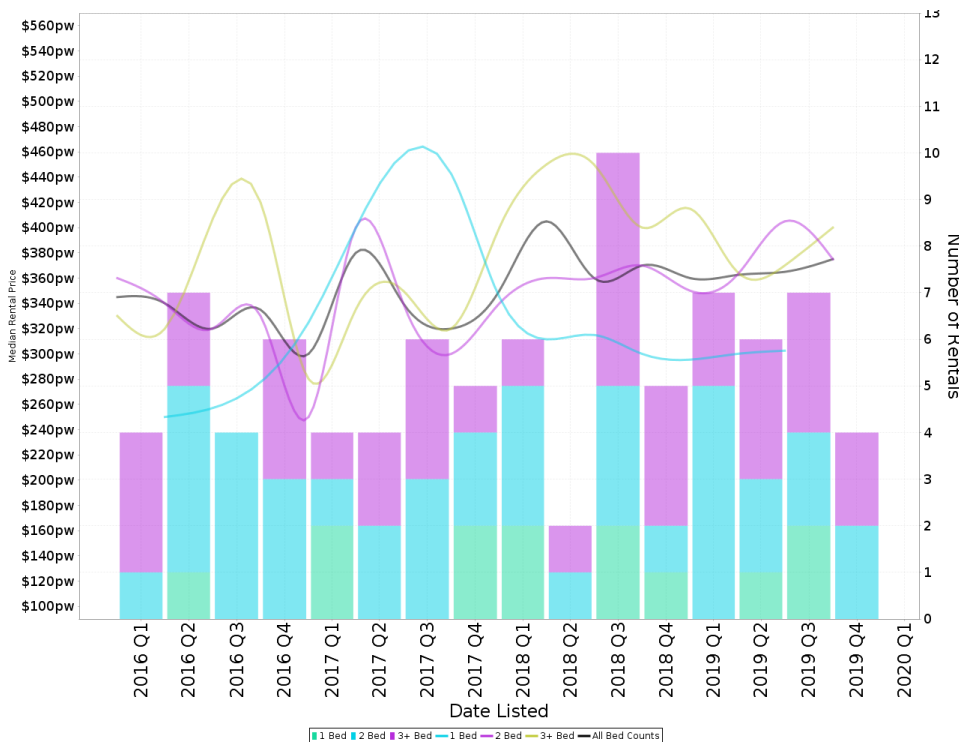
Current Median Price: \$450,000  
Previous Median Price: \$446,000  
Based on 249 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.0%**

Current Median Price: \$450,000  
Current Median Rent: \$430  
Based on 207 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.6%**

Current Median Price: \$392,500  
Previous Median Price: \$390,000  
Based on 53 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$392,500  
Current Median Rent: \$330  
Based on 21 registered Unit rentals compared over the last 12 months.

## KEWARRA BEACH - Recently Sold Properties

Median Sale Price

# \$450k

Based on 133 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

# +0.9%

Current Median Price: \$450,000  
Previous Median Price: \$446,000

Based on 249 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

# 133

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

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

**LORNE LOOP**

**\$385,000**

Jan 2020  
102 Days

109 m<sup>2</sup> 4 2 2

**2/49 PORTSEA CRES**

**\$330,000**

Jan 2020  
102 Days

109 m<sup>2</sup> 3 2 2

**37 STREAM AVE**

**\$452,000**

Jan 2020  
17 Days

820 m<sup>2</sup> 3 2 2

**17 MONTEREY ST**

**\$395,500**

Jan 2020  
178 Days

658 m<sup>2</sup> 4 2 2

**16/136-166 MOORE RD**

**\$480,000**

Jan 2020  
211 Days

605 m<sup>2</sup> 4 2 2

**5 PORTSEA CRES**

**\$450,000**

Jan 2020  
218 Days

876 m<sup>2</sup> 4 2 2

**107 COTTESLOE DR**

**\$625,000**

Jan 2020  
83 Days

920 m<sup>2</sup> 4 3 4

**19 EDGE CL**

**\$565,000**

Jan 2020  
162 Days

583 m<sup>2</sup> 5 2 2

**28 DOLPHIN CL**

**\$328,818**

Jan 2020  
172 Days

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

38 KEWARRA ST

**\$1,450,000**

Sold Jan 2020  
27 Days

1,780 m<sup>2</sup> 5 3 3

22 JOSEPH BANKS CL

**\$1,250,000**

Sold Dec 2019  
75 Days

4,499 m<sup>2</sup> 4 2 6

29 MONTEREY ST

**\$435,000**

Sold Dec 2019  
107 Days

736 m<sup>2</sup> 4 2 2

6 ISAAC SMITH CL

**\$545,000**

Sold Dec 2019  
20 Days

920 m<sup>2</sup> 4 2 4

11 KOONYA CL

**\$417,500**

Sold Dec 2019  
24 Days

700 m<sup>2</sup> 3 2 2

11 LORNE LOOP

**\$450,000**

Sold Dec 2019  
N/A

493 m<sup>2</sup> - - -

28 LEONARDS ST

**\$480,000**

Sold Dec 2019  
49 Days

800 m<sup>2</sup> 5 2 2

LORNE LOOP

**\$450,000**

Sold Dec 2019  
59 Days

4 2 2

9 MAURICE ST

**\$459,000**

Sold Dec 2019  
8 Days

732 m<sup>2</sup> 4 2 2

44 ELLIS CL

**\$405,000**

Sold Dec 2019  
121 Days

700 m<sup>2</sup> 4 2 3

20 HOWIE CL

**\$336,000**

Sold Nov 2019  
12 Days

454 m<sup>2</sup> 2 1 1

18 SARINA CL

**\$455,000**

Sold Nov 2019  
N/A

733 m<sup>2</sup> 3 2 2



## KEWARRA BEACH - Properties For Rent

Median Rental Price

**\$430 /w**

Based on 207 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

**+5.0%**

Current Median Price: \$450,000  
Current Median Rent: \$430

Based on 133 recorded House sales and 207 House rentals compared over the last 12 months


Number of Rentals

**207**

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 MIARA CLOSE**



**\$460 per week**

Feb 2020  
2 Days

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

**8 WARANA CLOSE**




**\$460 \$460**

Feb 2020  
4 Days

700 m<sup>2</sup> 4 2 3

**64 MOORE ROAD**




**\$500 wk**

Feb 2020  
7 Days

730 m<sup>2</sup> 4 2 2

**6 CASTAWAYS CLOSE**



**\$500 \$500**

Feb 2020  
7 Days

700 m<sup>2</sup> 3 2 2

**10 COOLANGATTA CLOSE**




**\$420 wk**

Feb 2020  
14 Days

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

**79 MOORE ROAD**




**\$500 per week**

Jan 2020  
16 Days

850 m<sup>2</sup> 3 2 2

**34 PORTSEA CRESCENT**

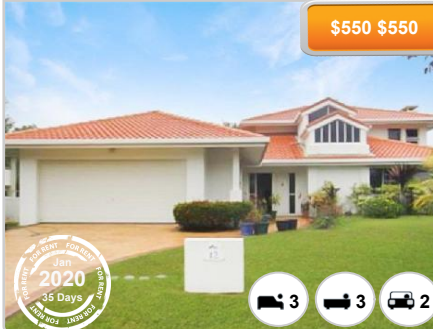


**\$620.00 Per**

Jan 2020  
23 Days

1,338 m<sup>2</sup> 4 2 1

**12 CASCADE AVENUE**

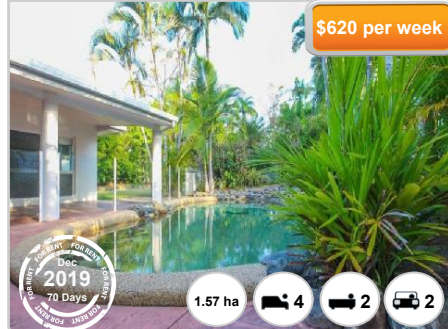


**\$550 \$550**

Jan 2020  
35 Days

3 3 2

**15 Stream Avenue, Paradise Palms**



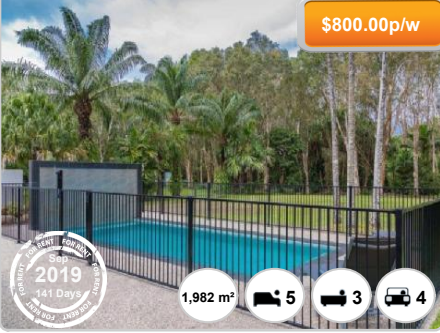
**\$620 per week**

Dec 2019  
70 Days

1.57 ha 4 2 2

## 29 KEWARRA STREET

\$800.00p/w



1,982 m<sup>2</sup>

5

3

4

## 45 MONTEREY STREET

\$575.00 \$575



1,254 m<sup>2</sup>

4

2

2