



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY

REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

MANOORA (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

MANOORA - Suburb Map



MANOORA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	69	\$ 99,500	0.0 %	\$ 80,000	\$ 175,000
2003	107	\$ 140,000	40.7 %	\$ 85,000	\$ 370,000
2004	74	\$ 193,750	38.4 %	\$ 114,000	\$ 390,000
2005	78	\$ 213,500	10.2 %	\$ 95,000	\$ 360,000
2006	56	\$ 250,750	17.4 %	\$ 180,000	\$ 445,000
2007	74	\$ 300,000	19.6 %	\$ 200,000	\$ 550,000
2008	38	\$ 299,500	-0.2 %	\$ 165,000	\$ 545,000
2009	37	\$ 290,000	-3.2 %	\$ 215,000	\$ 580,000
2010	29	\$ 300,000	3.4 %	\$ 175,000	\$ 552,000
2011	30	\$ 240,000	-20.0 %	\$ 165,000	\$ 1,045,000
2012	28	\$ 238,000	-0.8 %	\$ 161,000	\$ 335,000
2013	44	\$ 263,500	10.7 %	\$ 165,000	\$ 455,000
2014	44	\$ 267,750	1.6 %	\$ 195,000	\$ 456,000
2015	33	\$ 307,000	14.7 %	\$ 215,000	\$ 422,000
2016	35	\$ 295,000	-3.9 %	\$ 165,000	\$ 458,500
2017	49	\$ 330,000	11.9 %	\$ 190,000	\$ 596,000
2018	51	\$ 322,000	-2.4 %	\$ 195,000	\$ 620,000
2019	42	\$ 318,000	-1.2 %	\$ 195,500	\$ 520,000
2020	22	\$ 298,500	-6.1 %	\$ 195,000	\$ 449,000

Median Sale Price

\$318k

Based on 52 recorded House sales within the last 12 months (Apr '19 - Mar '20)

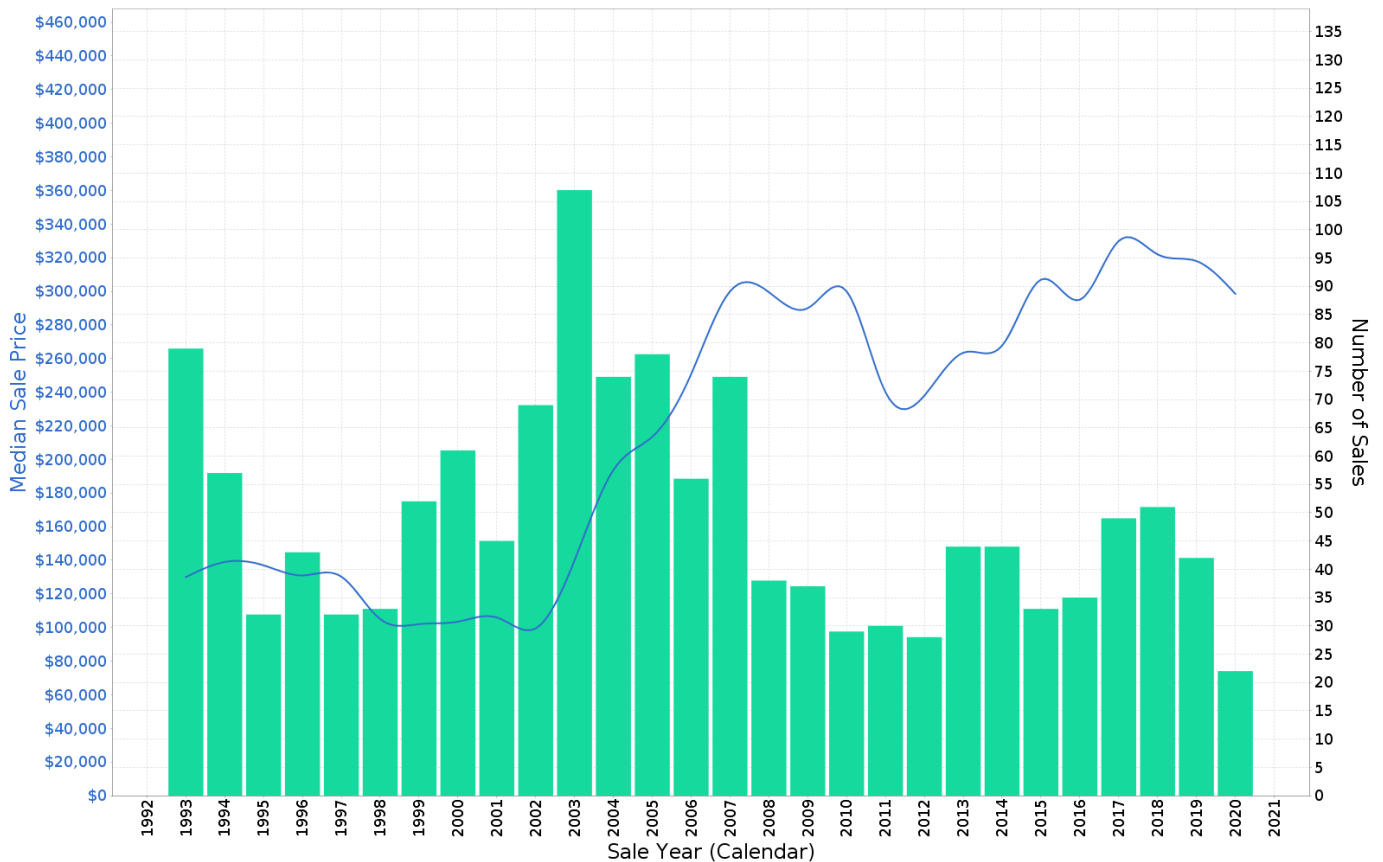
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

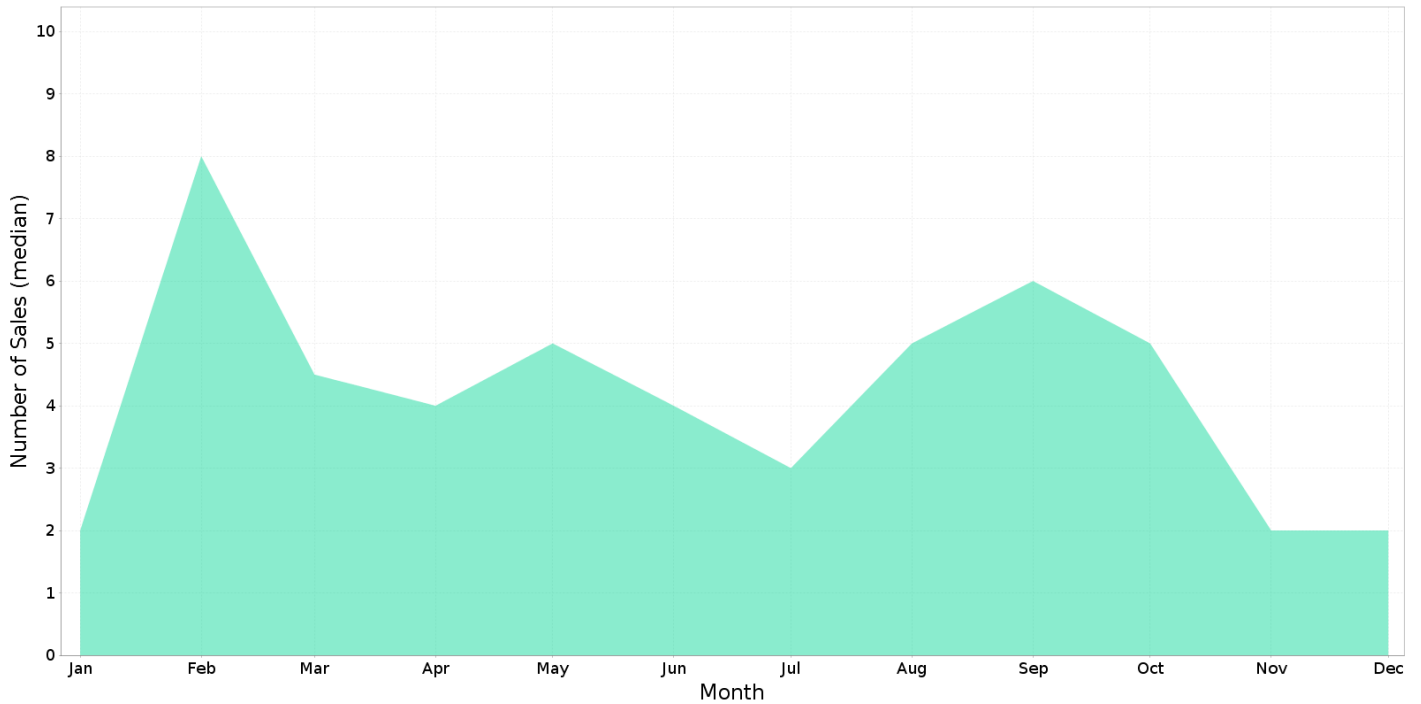
+8.3%

Current Median Price: \$318,000
Previous Median Price: \$293,500

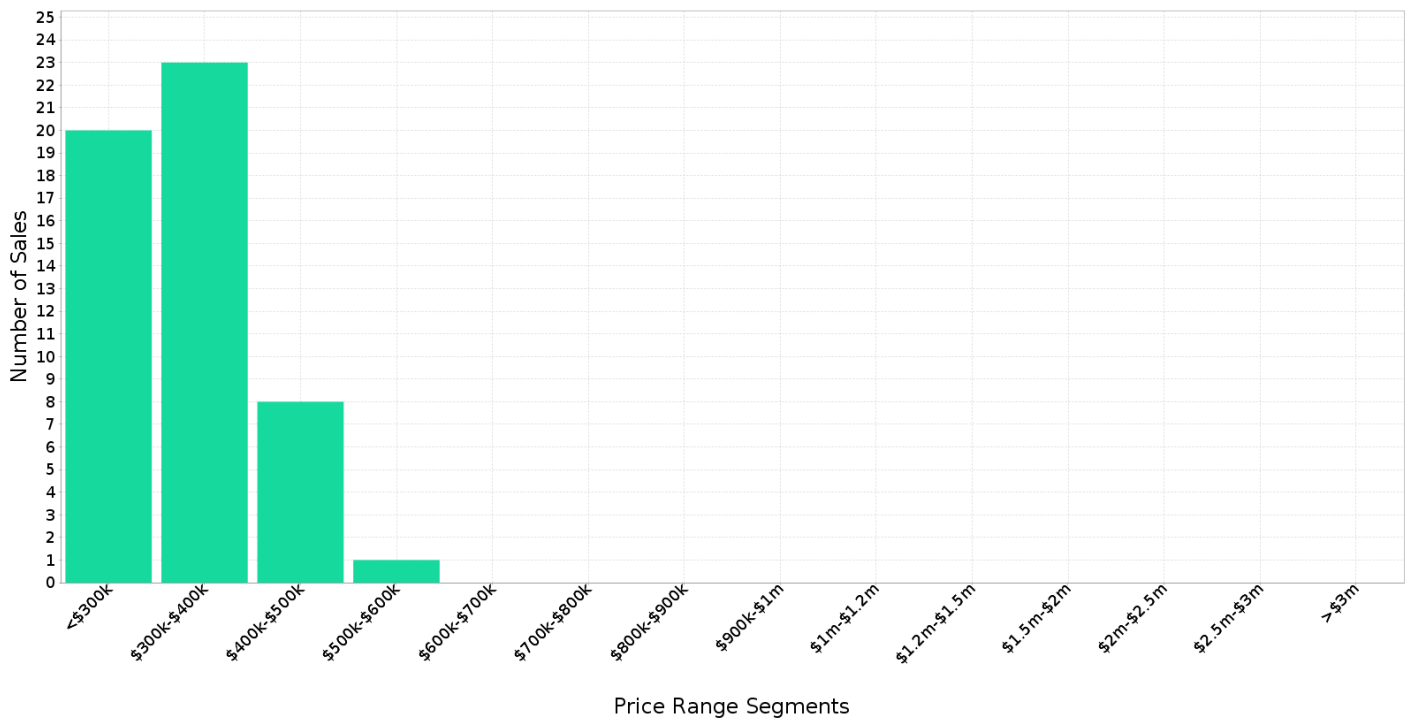
Based on 92 recorded House sales compared over the last two rolling 12 month periods



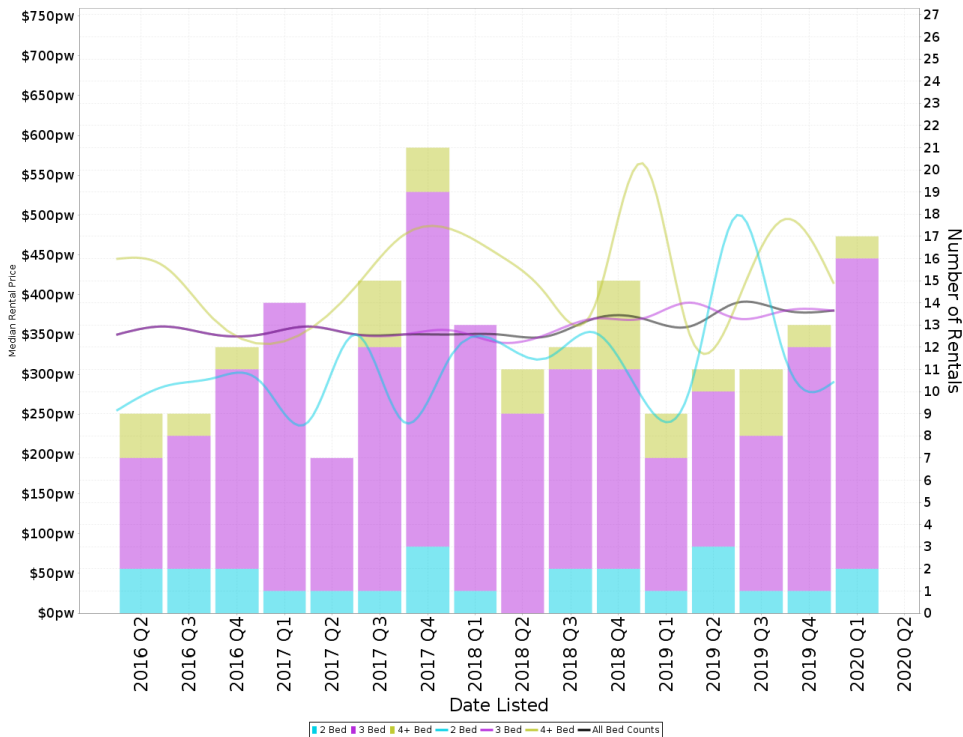
MANOORA - Peak Selling Periods



MANOORA - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.3%

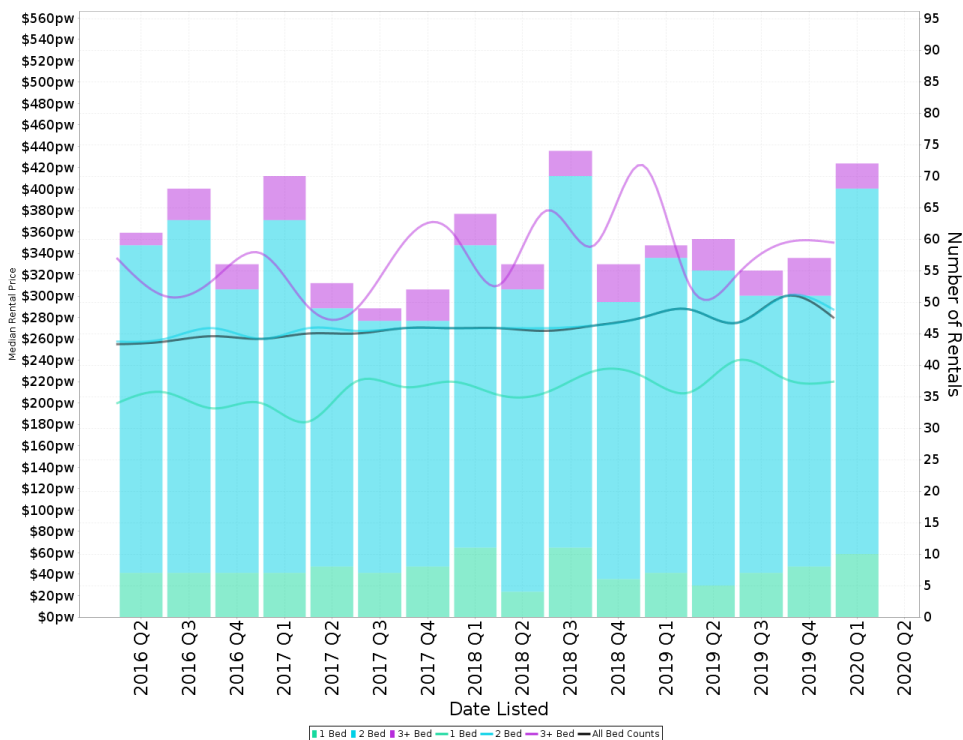
Current Median Price: \$318,000
Previous Median Price: \$293,500
Based on 92 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$318,000
Current Median Rent: \$350
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.6%

Current Median Price: \$160,000
Previous Median Price: \$159,000
Based on 184 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+8.5%

Current Median Price: \$160,000
Current Median Rent: \$260
Based on 255 registered Unit rentals compared over the last 12 months.

MANOORA - Recently Sold Properties

Median Sale Price

\$318k

Based on 52 recorded House sales within the last 12 months (Apr '19 - Mar '20)

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

Suburb Growth

+8.3%

Current Median Price: \$318,000
Previous Median Price: \$293,500

Based on 92 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

52

Based on recorded House sales within the 12 months (Apr '19 - Mar '20)

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

66-68 PERKINS ST




\$302,000

Sold Jun 2020 (74 Days)

840 m² 3 1 2

28 EDGE CT



\$390,000

Sold Jun 2020 (104 Days)

256 m² - - -

12 ROLLINIA CL

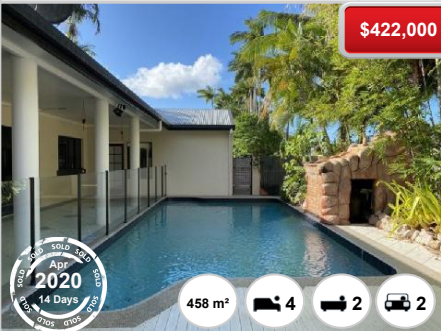


\$275,000

Sold Apr 2020 (36 Days)

656 m² 3 1 2

3 MORLEY ST

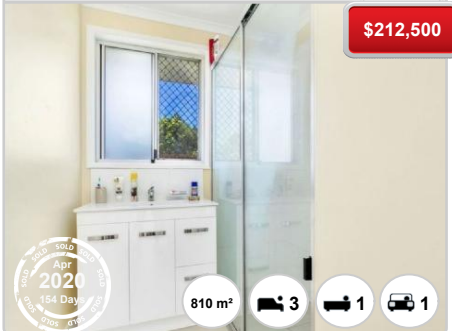


\$422,000

Sold Apr 2020 (14 Days)

458 m² 4 2 2

BUILDING 721, 2 DURIAN CL



\$212,500

Sold Apr 2020 (454 Days)

810 m² 3 1 1

34 MAHOGANY ST




\$297,000

Sold Apr 2020 (19 Days)

733 m² 5 2 1

17 ARMBRUST ST



\$280,000

Sold Mar 2020 (15 Days)

700 m² - - -

68 JENSEN ST

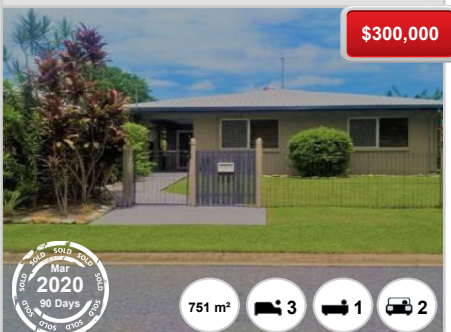


\$263,000

Sold Mar 2020 (15 Days)

708 m² 3 1 1

11 DAVIS CL



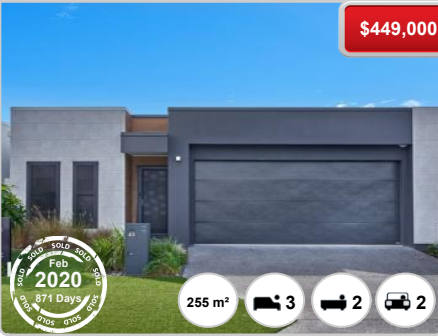
\$300,000

Sold Mar 2020 (90 Days)

751 m² 3 1 2

43 EDGE CT

\$449,000



255 m² 3 2 2

15 MARCHANT ST

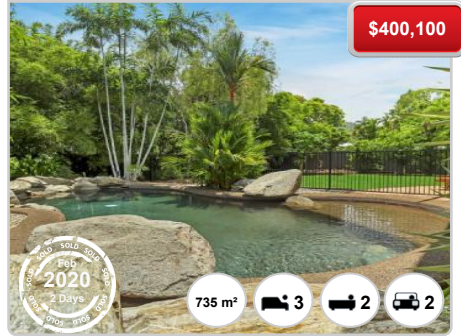
\$285,000



836 m² 3 1 2

14 QUONDONG CL

\$400,100



735 m² 3 2 2

29 PERKINS ST

\$265,000



835 m² 3 1 2

15 WILCOX CL

\$325,000



704 m² 3 2 1

35 MULLIGAN ST

\$290,000



704 m² 3 1 2

9 DENMAN CL

\$305,000



623 m² 3 1 2

71 MACILWRAITH ST

\$393,000



809 m² 4 2 -

78 MURRAY ST

\$220,000



809 m² 3 1 1

7 ARMBRUST ST

\$325,000



654 m² 3 1 3

22 MACILWRAITH ST

\$415,000



1,012 m² 6 2 2

14 MURRAY ST

\$195,000



809 m² 3 1 2

MANOORA - Properties For Rent

Median Rental Price

\$350 /w

Based on 44 recorded House rentals within the last 12 months (Apr '19 - Mar '20)

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

Rental Yield

+5.7%

Current Median Price: \$318,000
Current Median Rent: \$350

Based on 52 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals

44

Based on recorded House rentals within the last 12 months (Apr '19 - Mar '20)

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

2/95 ENNMORE

\$420.00 per

Jun 2020
10 Days

3 Beds 2 Baths 2 Car

50 EDGE COURT

\$600

Jun 2020
10 Days

306 m² 4 Beds 3 Baths 2 Car

GRANTALA STREET

\$300

May 2020
19 Days

87 m² 2 Beds 3 Baths 1 Car

5 BRANT CLOSE

\$340 per week

May 2020
38 Days

704 m² 3 Beds 1 Bath 1 Car

3 MORLEY STREET

\$530 pw

Apr 2020
47 Days

458 m² 4 Beds 2 Baths 2 Car

77 UPPER MILES STREET

\$460 per week

Apr 2020
50 Days

674 m² 4 Beds 2 Baths 2 Car

28 DAVIS CLOSE

\$360 per week

Apr 2020
57 Days

819 m² 3 Beds 1 Bath 1 Car

14 QUONDONG CLOSE

\$460 per week

Apr 2020
58 Days

735 m² 3 Beds 2 Baths 2 Car

12 MACILWRAITH STREET

\$380 per week

Apr 2020
66 Days

1,012 m² 3 Beds 1 Bath 2 Car

48 EDGE COURT

COUGAR
MONEY

\$600 per week



306 m²

4

3

2

61 MILES STREET

\$350 per week



1,012 m²

2

1

1

21 ARMBRUST STREET

\$390 per week



700 m²

3

1

2