



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY

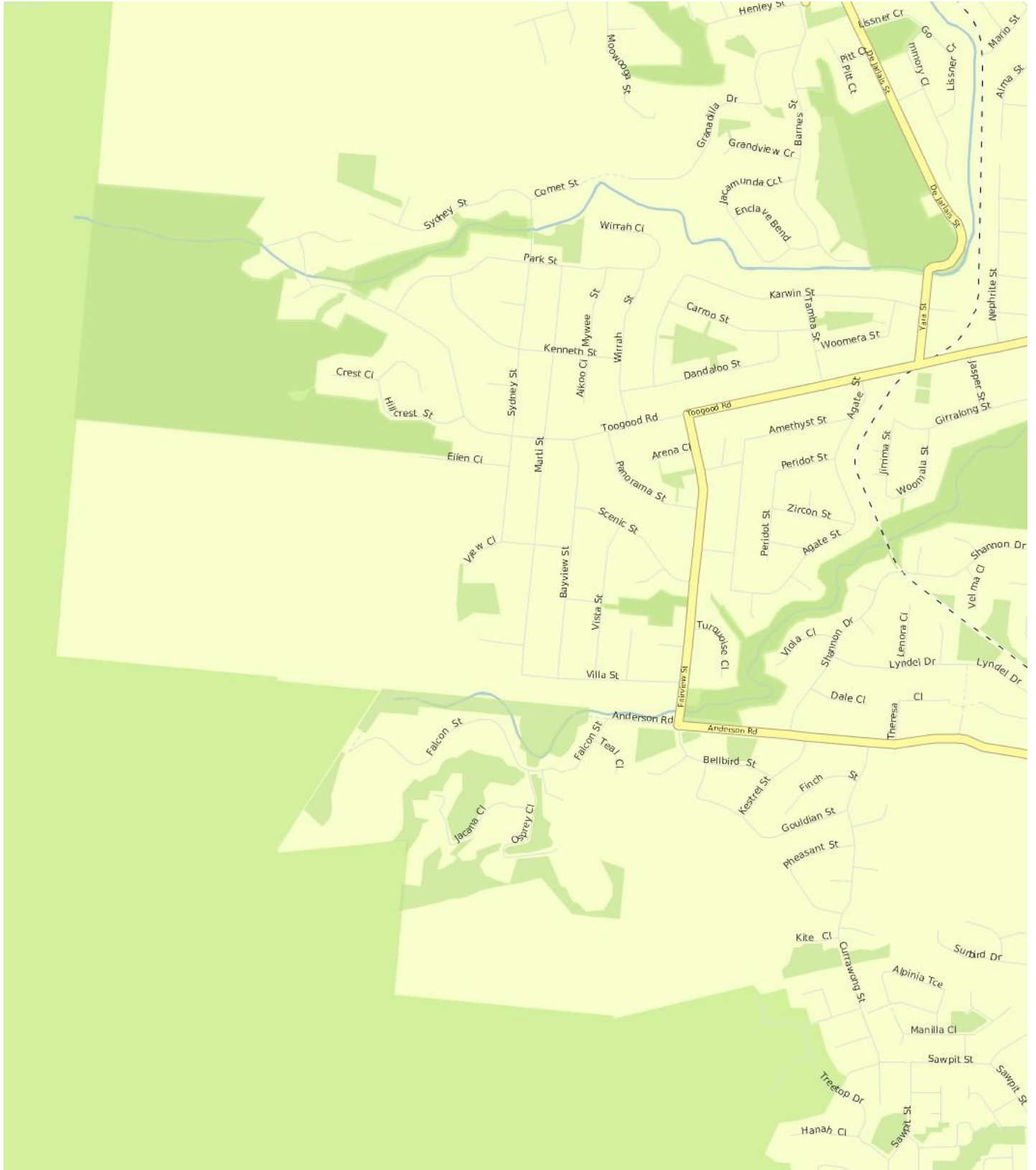
REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

BAYVIEW HEIGHTS (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

BAYVIEW HEIGHTS - Suburb Map



Prepared on 08/11/2019 by Sheldon Realty. © Property Data Solutions Pty Ltd 2019 (pricfinder.com.au)

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BAYVIEW HEIGHTS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	97	\$ 165,000	0.0 %	\$ 76,000	\$ 875,000
2002	117	\$ 162,300	-1.6 %	\$ 72,500	\$ 490,000
2003	158	\$ 205,000	26.3 %	\$ 105,000	\$ 1,300,000
2004	122	\$ 256,500	25.1 %	\$ 140,000	\$ 1,720,000
2005	100	\$ 272,500	6.2 %	\$ 140,000	\$ 1,100,000
2006	108	\$ 336,250	23.4 %	\$ 223,000	\$ 1,300,000
2007	97	\$ 385,000	14.5 %	\$ 250,000	\$ 910,000
2008	83	\$ 362,500	-5.8 %	\$ 220,000	\$ 1,450,000
2009	62	\$ 360,250	-0.6 %	\$ 255,000	\$ 1,355,000
2010	62	\$ 358,250	-0.6 %	\$ 225,000	\$ 1,167,488
2011	57	\$ 355,000	-0.9 %	\$ 231,000	\$ 850,000
2012	71	\$ 350,940	-1.1 %	\$ 220,000	\$ 1,030,000
2013	69	\$ 365,000	4.0 %	\$ 235,000	\$ 1,024,000
2014	70	\$ 394,250	8.0 %	\$ 241,000	\$ 1,250,000
2015	68	\$ 385,000	-2.3 %	\$ 240,000	\$ 1,300,000
2016	75	\$ 385,000	0.0 %	\$ 265,000	\$ 1,300,000
2017	62	\$ 387,000	0.5 %	\$ 247,000	\$ 2,000,000
2018	68	\$ 422,500	9.2 %	\$ 258,000	\$ 1,800,000
2019	28	\$ 395,000	-6.5 %	\$ 290,000	\$ 935,000

Median Sale Price

\$400k

Based on 47 recorded House sales within the last 12 months (Oct '18 - Sep '19)

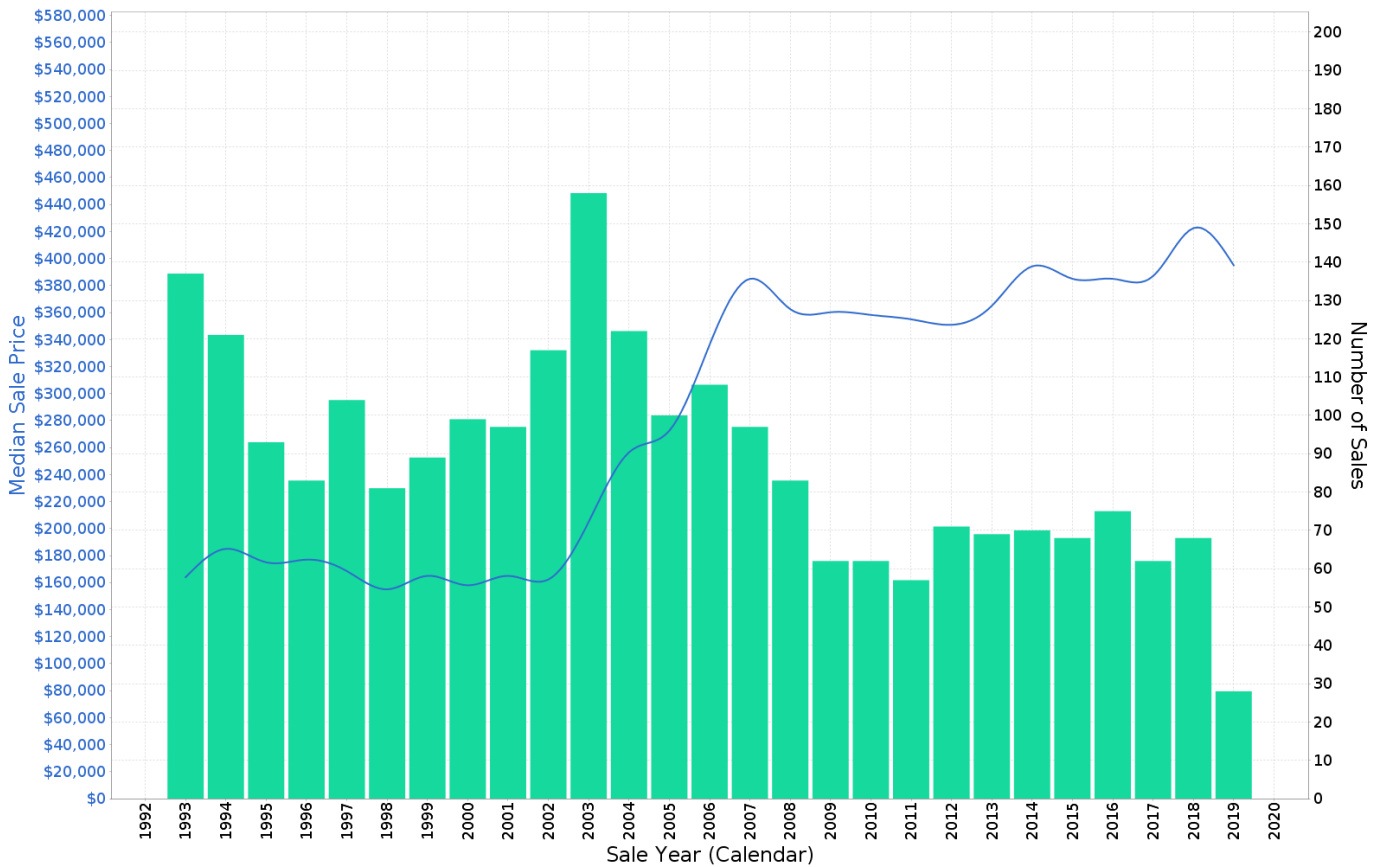
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.6%

Current Median Price: \$400,000
Previous Median Price: \$415,000

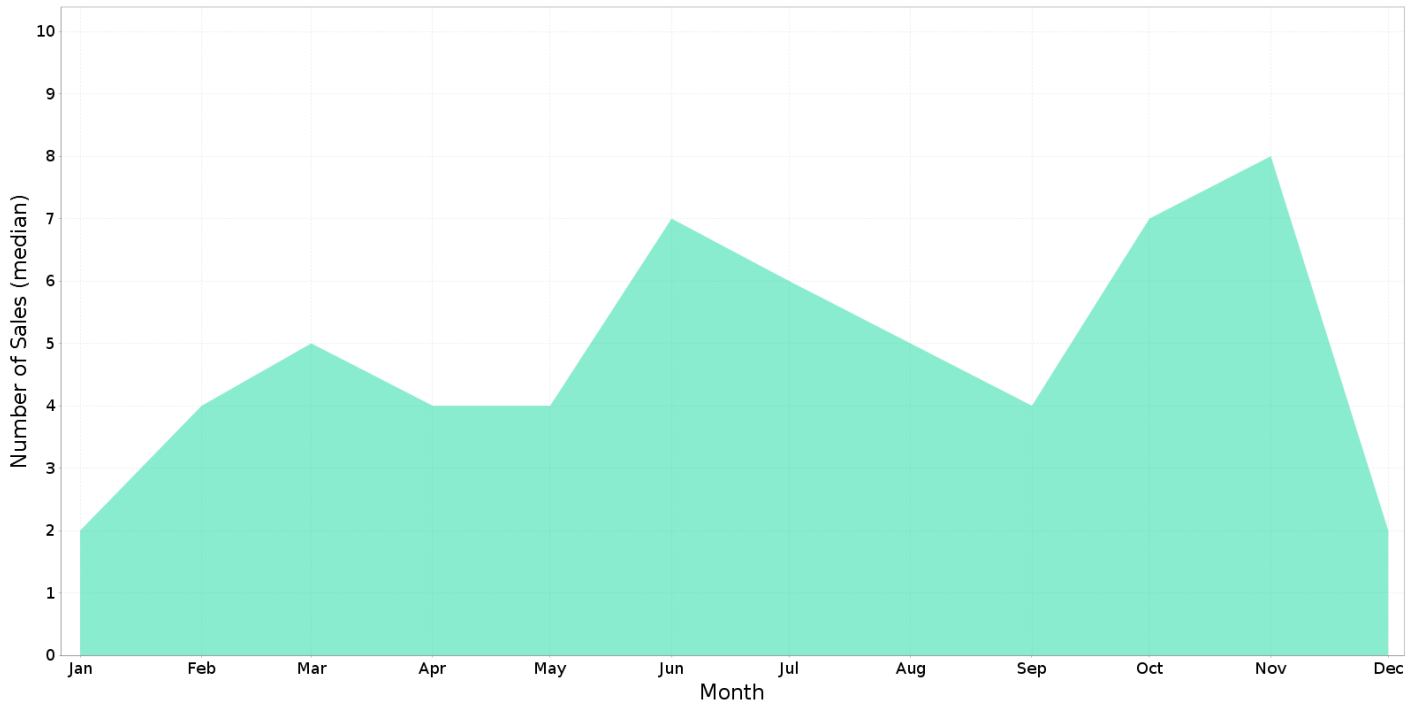
Based on 118 recorded House sales compared over the last two rolling 12 month periods



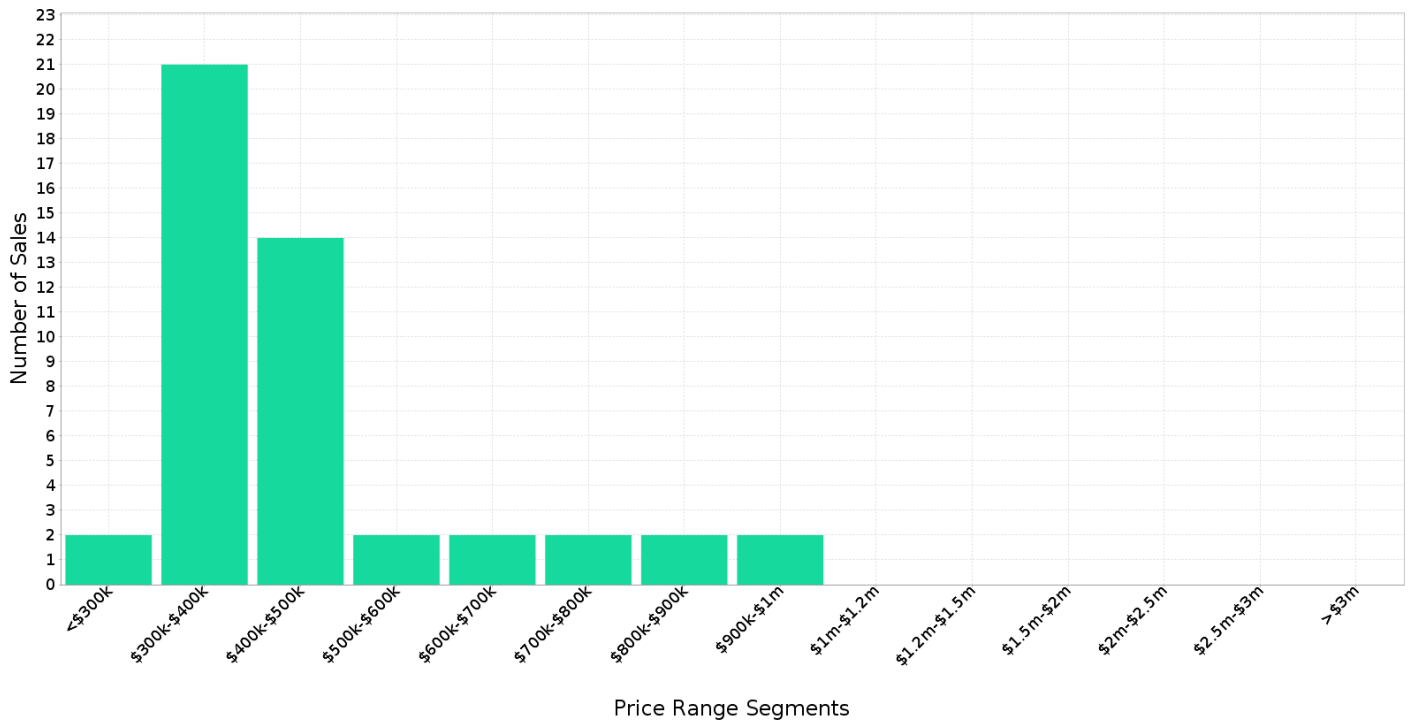
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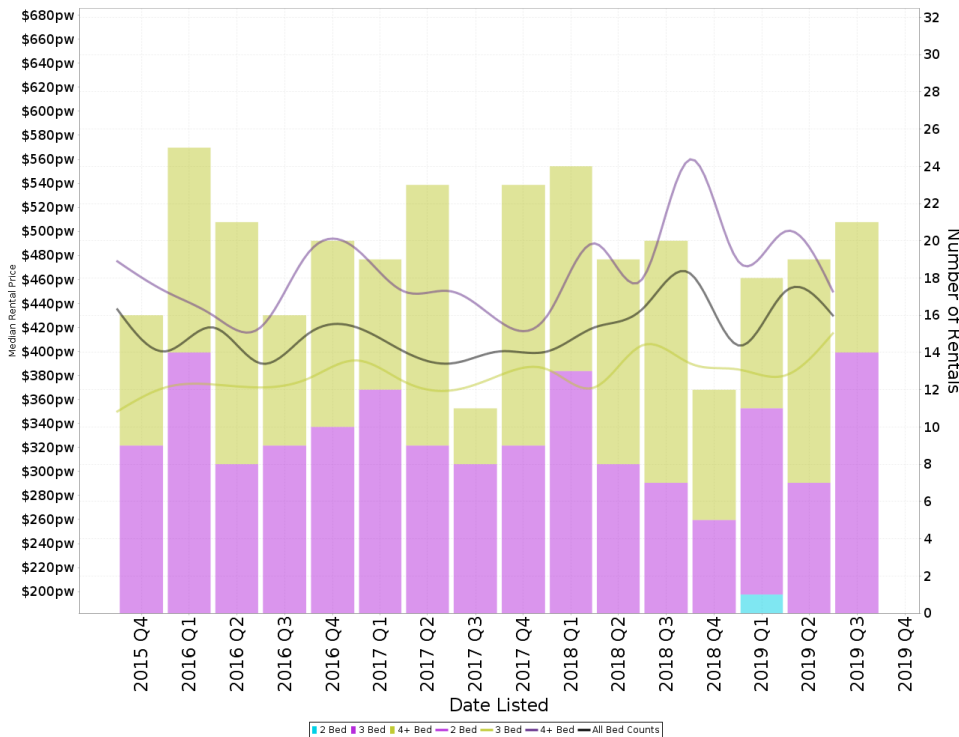
BAYVIEW HEIGHTS - Peak Selling Periods



BAYVIEW HEIGHTS - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.6%

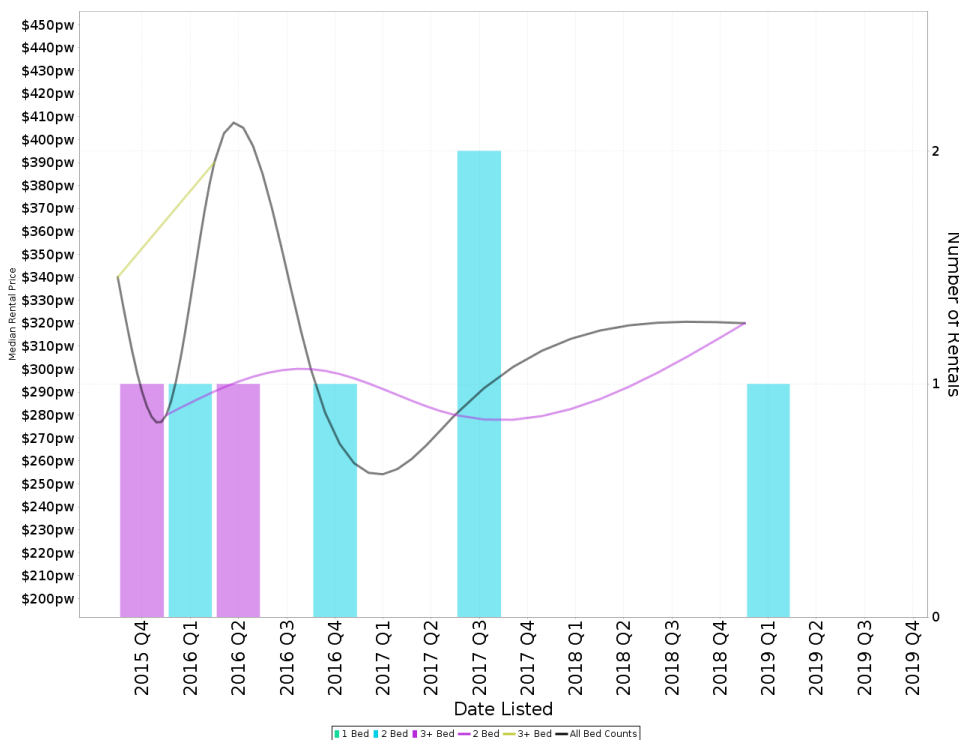
Current Median Price: \$400,000
Previous Median Price: \$415,000
Based on 118 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$400,000
Current Median Rent: \$400
Based on 78 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

BAYVIEW HEIGHTS - Recently Sold Properties

Median Sale Price

\$400k

Based on 47 recorded House sales within the last 12 months (Oct '18 - Sep '19)

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

Suburb Growth

-3.6%

Current Median Price: \$400,000
Previous Median Price: \$415,000

Based on 118 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

47

Based on recorded House sales within the 12 months (Oct '18 - Sep '19)

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

34 GOULDIAN ST

\$620,000

Oct 2019
178 Days

798 m² 4 3 2

176 SYDNEY CL

\$995,000

Sep 2019
N/A

1,540 m² 7 6 4

9 COPPER CL

\$373,000

Aug 2019
N/A

602 m² 4 2 2

7 MARTI ST

\$295,000

Aug 2019
24 Days

797 m² 4 2 2

8 PANORAMA ST

\$365,000

Aug 2019
N/A

809 m² 3 1 1

45 GOULDIAN ST

\$890,000

Aug 2019
76 Days

1,174 m² 6 4 4

3 GOULDIAN ST

\$350,000

Aug 2019
28 Days

725 m² 3 2 2

11 DALE CL

\$380,000

Jul 2019
1 Day

816 m² 3 1 4

18 BELLBIRD ST

\$420,000

Jul 2019
58 Days

871 m² 4 2 2

13 WOOMERA ST



\$400,000



708 m² 4 1 2

12 VIOLA CL



\$435,000



891 m² 3 1 2

8 CARROO ST



\$535,000



708 m² 6 2 2

162 TOOGOOD RD



\$335,000



708 m² 3 1 2

8 ARENA CL



\$335,000



809 m² 3 1 2

50 PARK ST



\$375,000



816 m² 5 2 1

189 TOOGOOD RD



\$475,000



809 m² 5 3 2

7/38-40 OSPREY CL

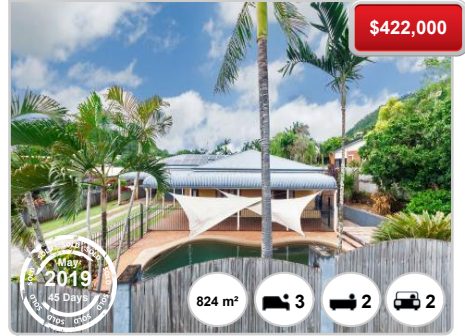


\$935,000



2,028 m² 5 3 2

16 KESTREL ST



\$422,000



824 m² 3 2 2

23 WIRRAH ST



\$372,500



704 m² 4 2 4

1 ALKOO CL



\$475,000



1,318 m² 4 2 2

BAYVIEW HEIGHTS - Properties For Rent

Median Rental Price

\$400 /w

Based on 78 recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

Rental Yield

+5.2%

Current Median Price: \$400,000
Current Median Rent: \$400

Based on 47 recorded House sales and 78 House rentals compared over the last 12 months

Number of Rentals

78

Based on recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

2 GOULDIAN STREET

\$485 per week

974 m² 3 Beds 2 Baths 1 Car

Oct 2019 7 Days

173 TOOGOOD ROAD

\$440 \$440

652 m² 3 Beds 2 Baths 2 Car

Oct 2019 9 Days

235 TOOGOOD ROAD

\$590 weekly

1,142 m² 4 Beds 2 Baths 2 Car

Oct 2019 14 Days

Toogood Road

\$600 per week

1,142 m² 5 Beds 2 Baths 2 Car

Oct 2019 38 Days