



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY

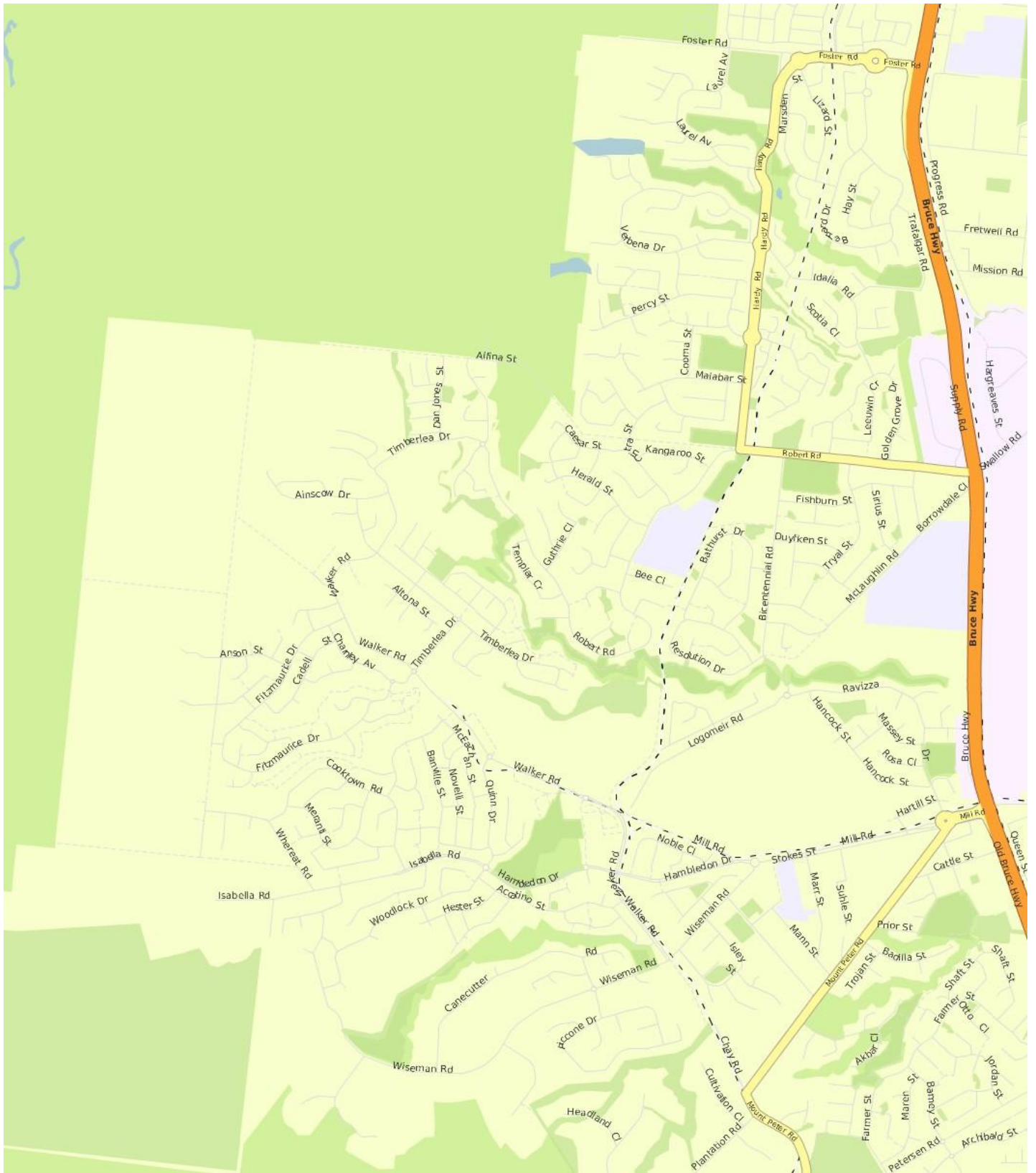
REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

BENTLEY PARK (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

BENTLEY PARK - Suburb Map



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

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BENTLEY PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	125	\$ 134,000	0.0 %	\$ 13,200	\$ 265,000
2002	144	\$ 147,250	9.9 %	\$ 37,000	\$ 376,000
2003	247	\$ 179,000	21.6 %	\$ 108,000	\$ 326,000
2004	199	\$ 238,000	33.0 %	\$ 125,000	\$ 409,000
2005	198	\$ 257,000	8.0 %	\$ 80,000	\$ 645,000
2006	202	\$ 294,750	14.7 %	\$ 105,000	\$ 675,000
2007	254	\$ 345,000	17.0 %	\$ 88,830	\$ 820,000
2008	171	\$ 360,000	4.3 %	\$ 142,000	\$ 545,000
2009	187	\$ 335,000	-6.9 %	\$ 131,600	\$ 589,000
2010	113	\$ 330,000	-1.5 %	\$ 223,500	\$ 600,000
2011	100	\$ 315,000	-4.5 %	\$ 160,900	\$ 489,400
2012	124	\$ 334,000	6.0 %	\$ 138,200	\$ 487,000
2013	145	\$ 325,000	-2.7 %	\$ 120,000	\$ 595,000
2014	186	\$ 359,000	10.5 %	\$ 112,133	\$ 622,500
2015	170	\$ 355,000	-1.1 %	\$ 130,000	\$ 550,000
2016	140	\$ 345,000	-2.8 %	\$ 245,000	\$ 625,000
2017	147	\$ 350,000	1.4 %	\$ 225,000	\$ 550,000
2018	134	\$ 348,500	-0.4 %	\$ 154,000	\$ 835,000
2019	85	\$ 342,000	-1.9 %	\$ 250,000	\$ 560,000

Median Sale Price

\$345k

Based on 125 recorded House sales within the last 12 months (Oct '18 - Sep '19)

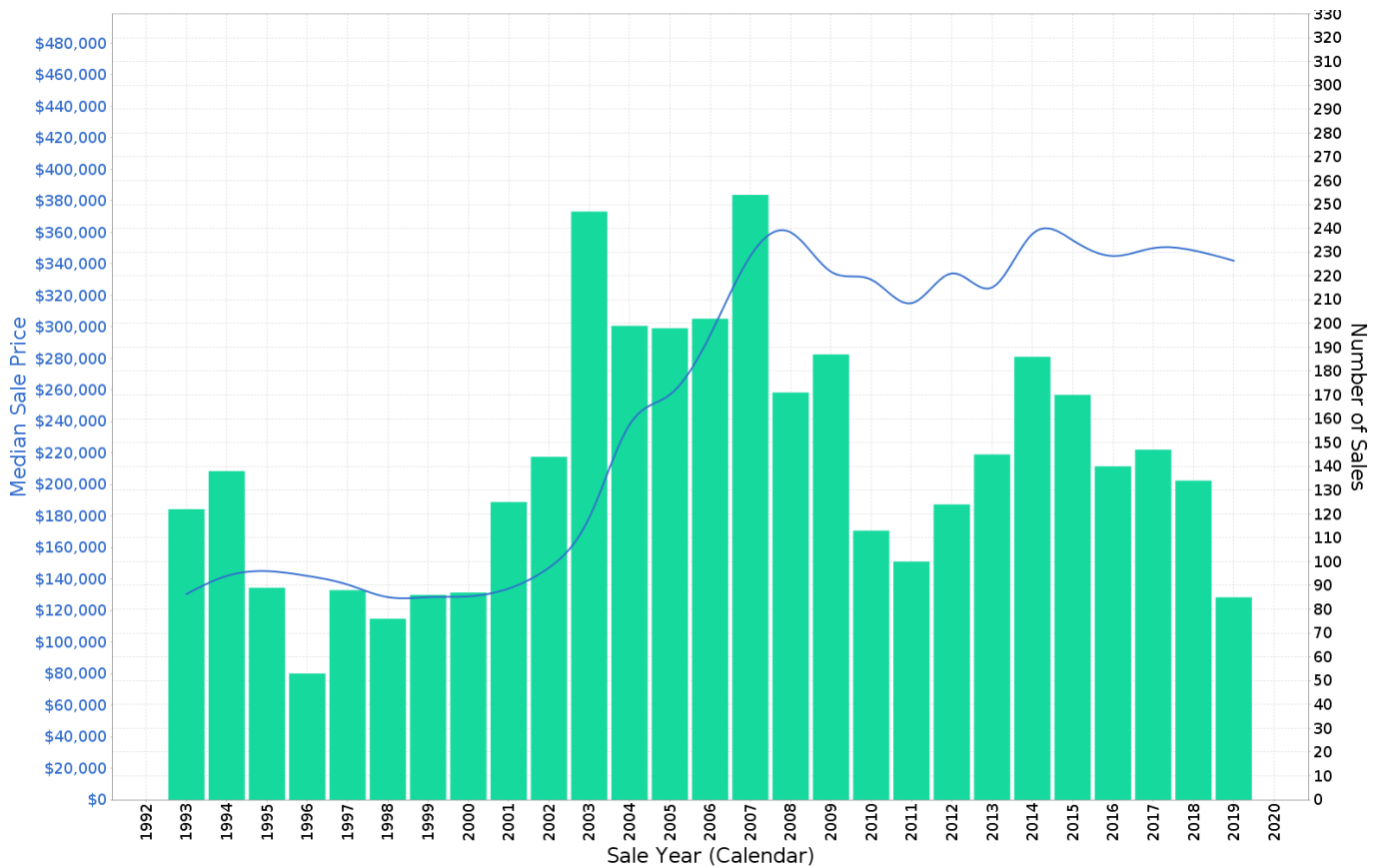
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.0%

Current Median Price: \$345,000
Previous Median Price: \$348,500

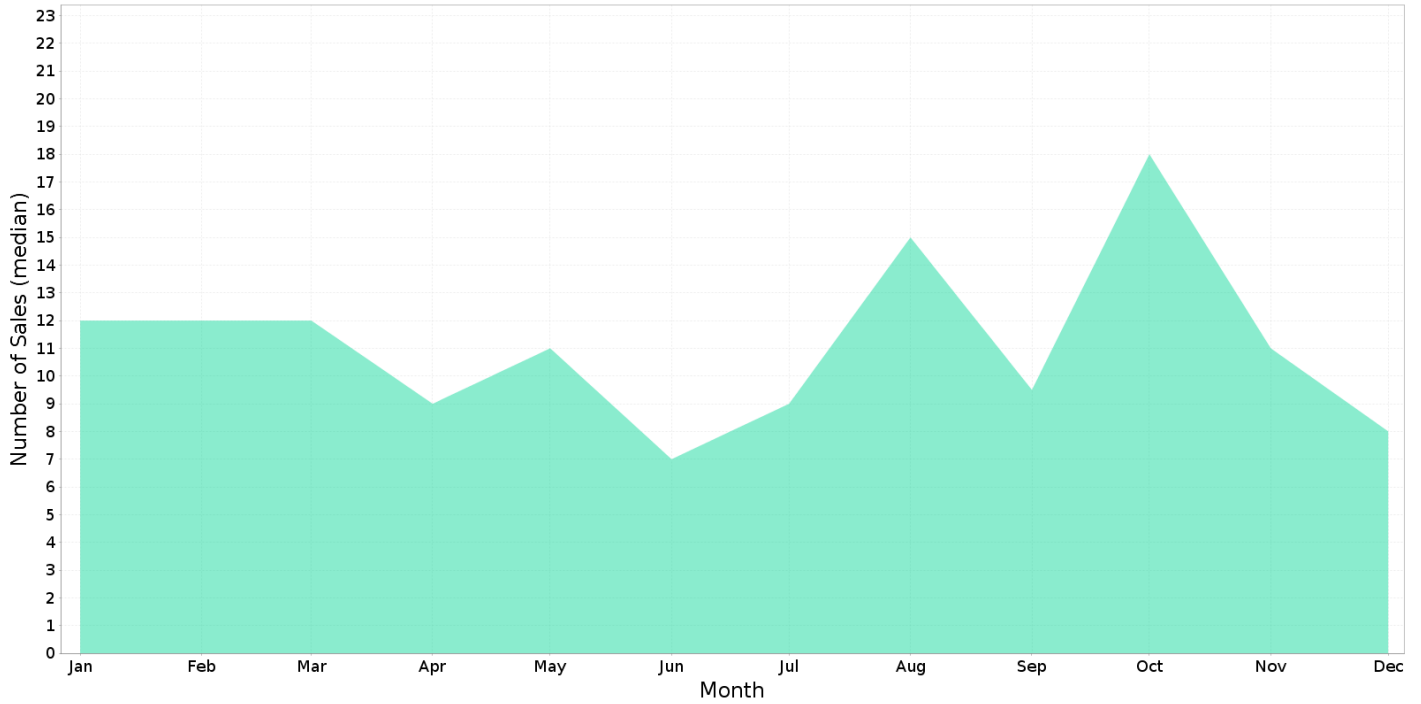
Based on 257 recorded House sales compared over the last two rolling 12 month periods



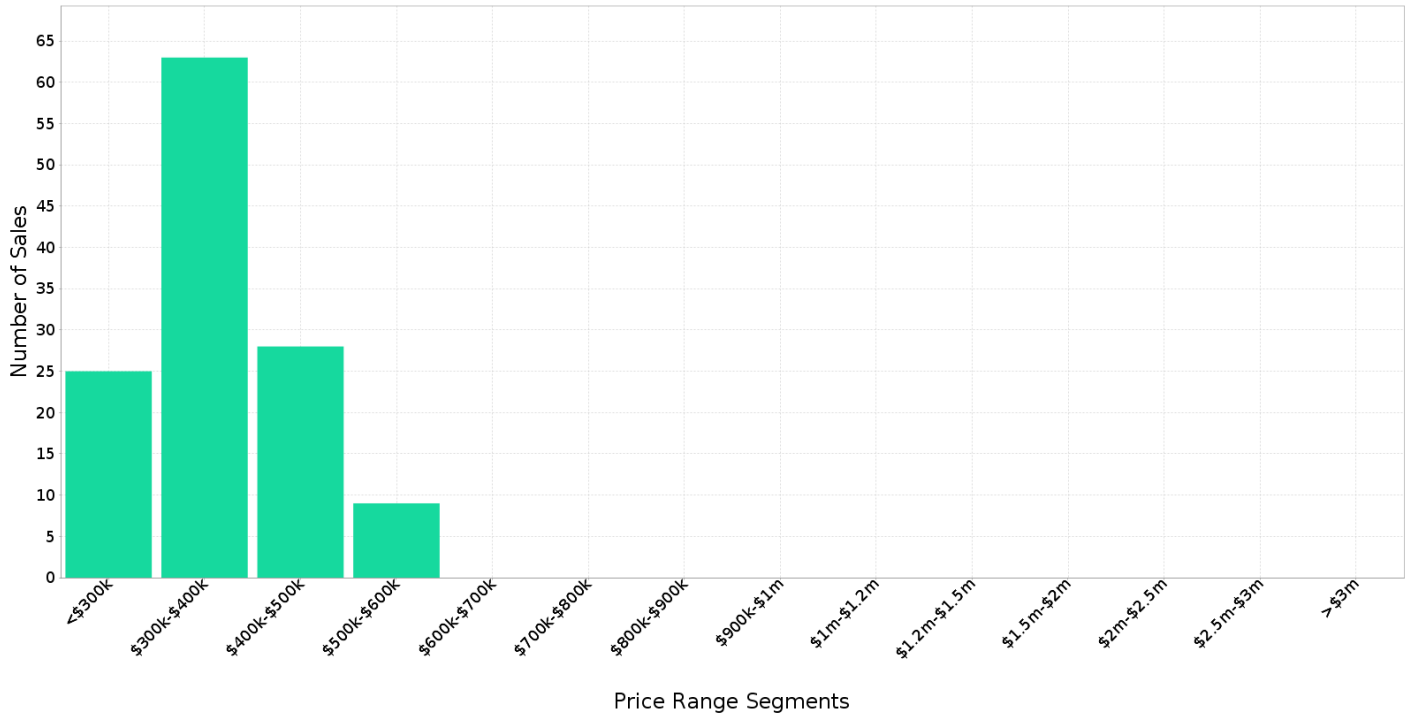
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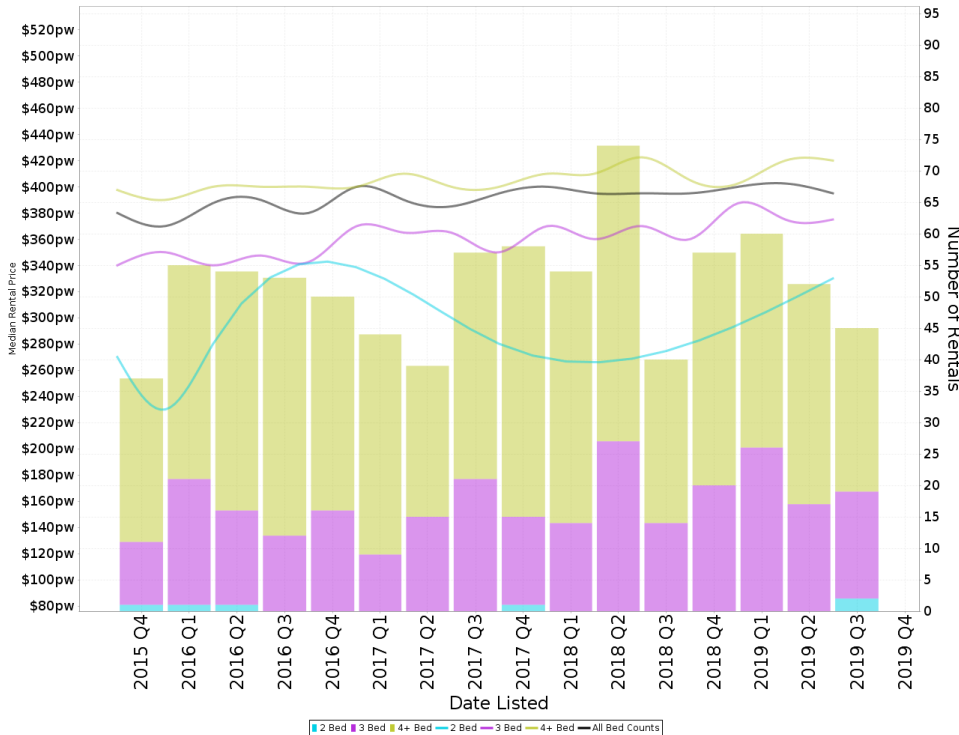
BENTLEY PARK - Peak Selling Periods



BENTLEY PARK - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.0%

Current Median Price: \$345,000
Previous Median Price: \$348,500

Based on 257 registered House sales compared over the last two rolling 12 month periods.

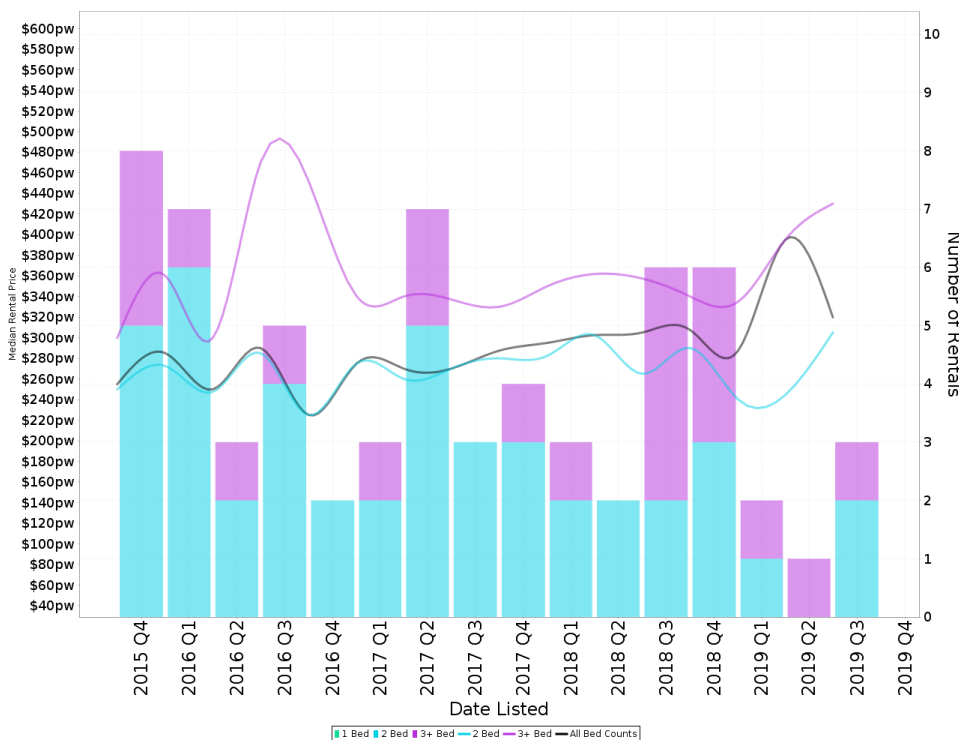
Suburb Rental Yield

+5.7%

Current Median Price: \$345,000
Current Median Rent: \$380

Based on 199 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-20.0%

Current Median Price: \$184,000
Previous Median Price: \$230,000

Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.9%

Current Median Price: \$184,000
Current Median Rent: \$280

Based on 23 registered Unit rentals compared over the last 12 months.

BENTLEY PARK - Recently Sold Properties

Median Sale Price

\$345k

Based on 125 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

-1.0%

Current Median Price: \$345,000
Previous Median Price: \$348,500

Based on 257 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

125

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

14 LOCKYER CRES




\$385,000

Oct 2019
57 Days

585 m² 4 2 2

8 CHARNLEY AVE



\$399,000

Oct 2019
87 Days

640 m² 4 2 2

23 BATHURST DR




\$290,000

Oct 2019
56 Days

744 m² 4 2 2

2 SIRIUS ST




\$307,000

Oct 2019
192 Days

742 m² 4 1 2

1 LAIDLEY DR




\$498,000

Oct 2019
93 Days

800 m² 4 2 5

139 TIMBERLEA DR



\$282,500

Oct 2019
33 Days

608 m² 4 2 2

149 TIMBERLEA DR




\$290,000

Oct 2019
241 Days

608 m² 4 2 2

51 RESOLUTION DR

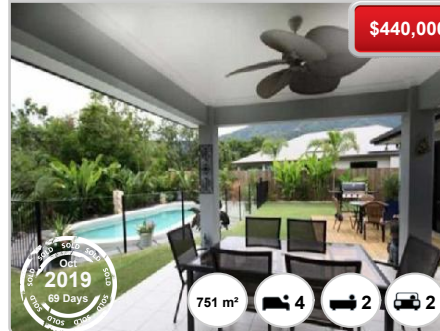


\$298,000

Oct 2019
53 Days

922 m² 4 2 4

7 LORA CL



\$440,000

Oct 2019
69 Days

751 m² 4 2 2

3 ASCENDANT CL

\$433,000

Sep 2019
217 Days

833 m² 4 2 4

254 ROBERT RD

\$390,000

Sep 2019
190 Days

814 m² 3 2 2

6 MCLAUGHLIN RD

\$337,500

Sep 2019
144 Days

791 m² 3 1 2

24 FISHBURN ST

\$375,000

Sep 2019
96 Days

750 m² 4 2 2

6 ALTONA ST

\$405,000

Sep 2019
113 Days

693 m² 4 2 2

32 SIRIUS ST

\$375,000

Sep 2019
29 Days

750 m² 4 2 2

4 FRIENDSHIP ST

\$320,000

Sep 2019
92 Days

720 m² 4 2 1

8 SOMERSET CL

\$300,000

Sep 2019
18 Days

757 m² 4 1 2

170 TIMBERLEA DR

\$400,000

Aug 2019
33 Days

746 m² 3 2 2

17 GUTHRIE CL

\$560,000

Aug 2019
12 Days

1,007 m² 5 3 2

3 LYNDON CL

\$274,000

Aug 2019
37 Days

442 m² 4 2 2

28 FITZMAURICE DR

\$366,000

Aug 2019
100 Days

630 m² 4 2 2

BENTLEY PARK - Properties For Rent

Median Rental Price

\$380 /w

Based on 199 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

+5.7%

Current Median Price: \$345,000
Current Median Rent: \$380

Based on 125 recorded House sales and 199 House rentals compared over the last 12 months

Number of Rentals

199

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

37 AINSCOW DRIVE

\$440 \$440

664 m² 4 2 2

Nov 2019 2 Days

Cadell Street

\$440 Per Week

600 m² 4 2 2

Nov 2019 7 Days

29 CLIFFDALE STREET

\$400 per week

600 m² 4 2 2

Oct 2019 8 Days

5 THORPE PLACE

\$590 \$590

717 m² 5 2 4

Oct 2019 10 Days

54 FITZMAURICE DRIVE

\$460 \$460

660 m² 5 2 2

Oct 2019 10 Days

12 HAMELIN STREET

\$470

861 m² 4 2 2

Oct 2019 17 Days

2/2 LEEUWIN CRESCENT

\$300 per week

692 m² 2 1 1

Oct 2019 23 Days

Somerset Close

\$375 per week

736 m² 3 1 1

Oct 2019 31 Days

16 AINSCOW STREET

\$440

600 m² 4 2 2

Nov 2018 353 Days