



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

## SUBURB FLYOVER REPORT

BRINSMEAD (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## BRINSMEAD - Suburb Map



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

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## BRINSMEAD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	121	\$ 187,500	0.0 %	\$ 87,200	\$ 384,000
2002	160	\$ 219,000	16.8 %	\$ 118,000	\$ 705,000
2003	218	\$ 269,000	22.8 %	\$ 73,500	\$ 1,200,000
2004	175	\$ 295,000	9.7 %	\$ 160,000	\$ 730,000
2005	164	\$ 340,000	15.3 %	\$ 142,000	\$ 930,000
2006	148	\$ 360,000	5.9 %	\$ 172,500	\$ 890,000
2007	161	\$ 397,000	10.3 %	\$ 260,000	\$ 1,105,000
2008	102	\$ 410,000	3.3 %	\$ 280,000	\$ 769,000
2009	116	\$ 400,000	-2.4 %	\$ 207,000	\$ 830,000
2010	109	\$ 410,000	2.5 %	\$ 266,000	\$ 1,400,000
2011	122	\$ 393,750	-4.0 %	\$ 177,500	\$ 1,750,000
2012	99	\$ 399,000	1.3 %	\$ 280,000	\$ 744,000
2013	124	\$ 383,500	-3.9 %	\$ 86,000	\$ 750,000
2014	101	\$ 425,000	10.8 %	\$ 295,000	\$ 1,300,000
2015	124	\$ 445,000	4.7 %	\$ 306,000	\$ 1,230,000
2016	100	\$ 455,500	2.4 %	\$ 295,000	\$ 1,150,000
2017	91	\$ 465,000	2.1 %	\$ 324,000	\$ 2,300,000
2018	111	\$ 470,000	1.1 %	\$ 313,000	\$ 2,000,000
2019	60	\$ 465,000	-1.1 %	\$ 200,000	\$ 895,000

### Median Sale Price

# \$475k

Based on 88 recorded House sales within the last 12 months (Oct '18 - Sep '19)

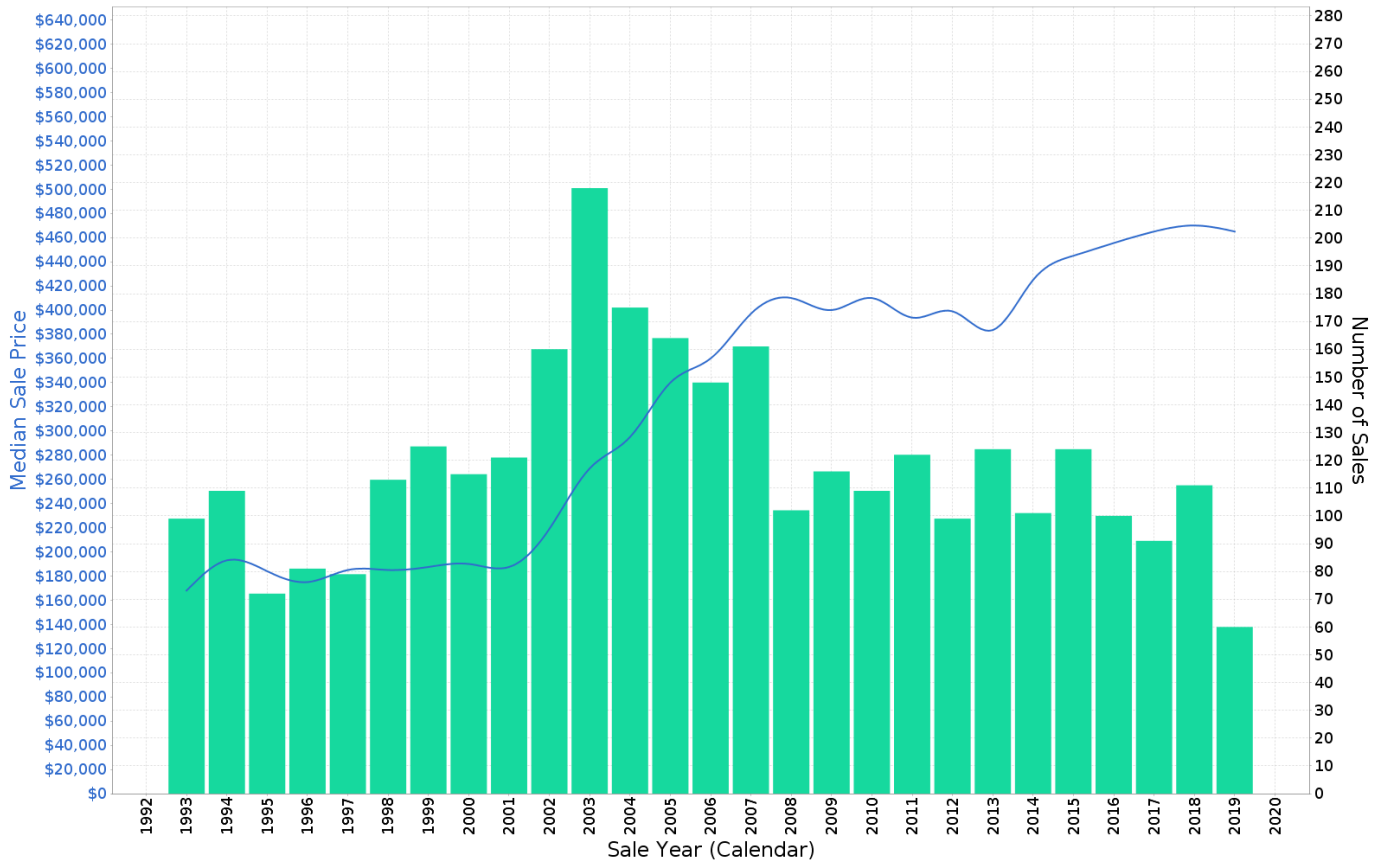
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +1.6%

Current Median Price: \$475,000  
Previous Median Price: \$467,500

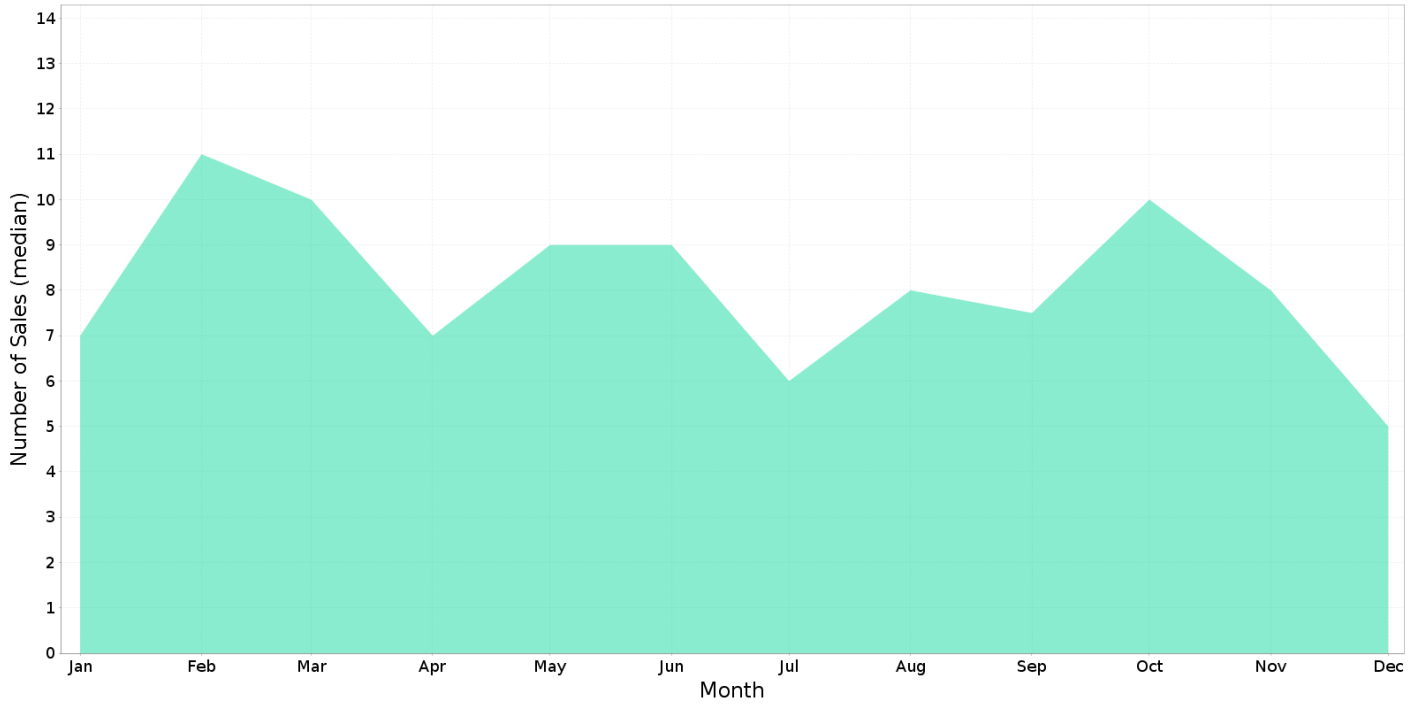
Based on 186 recorded House sales compared over the last two rolling 12 month periods



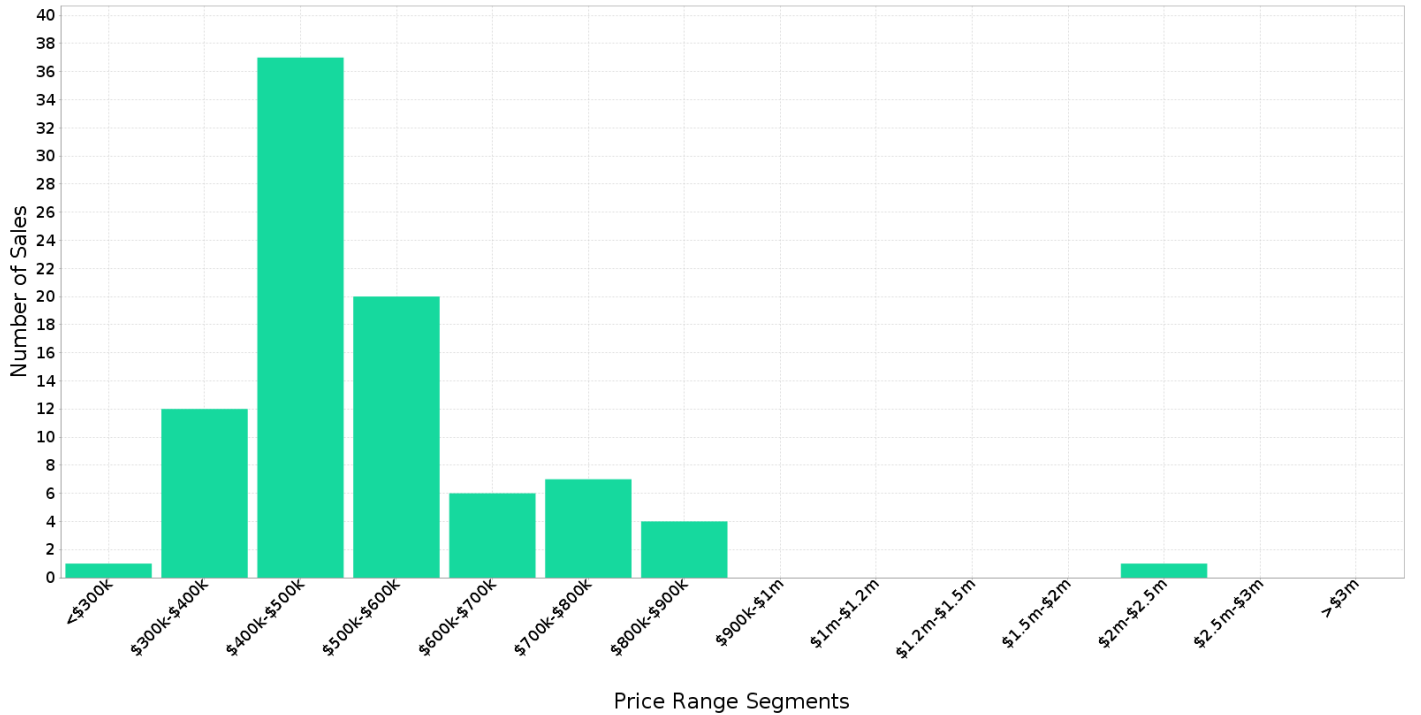
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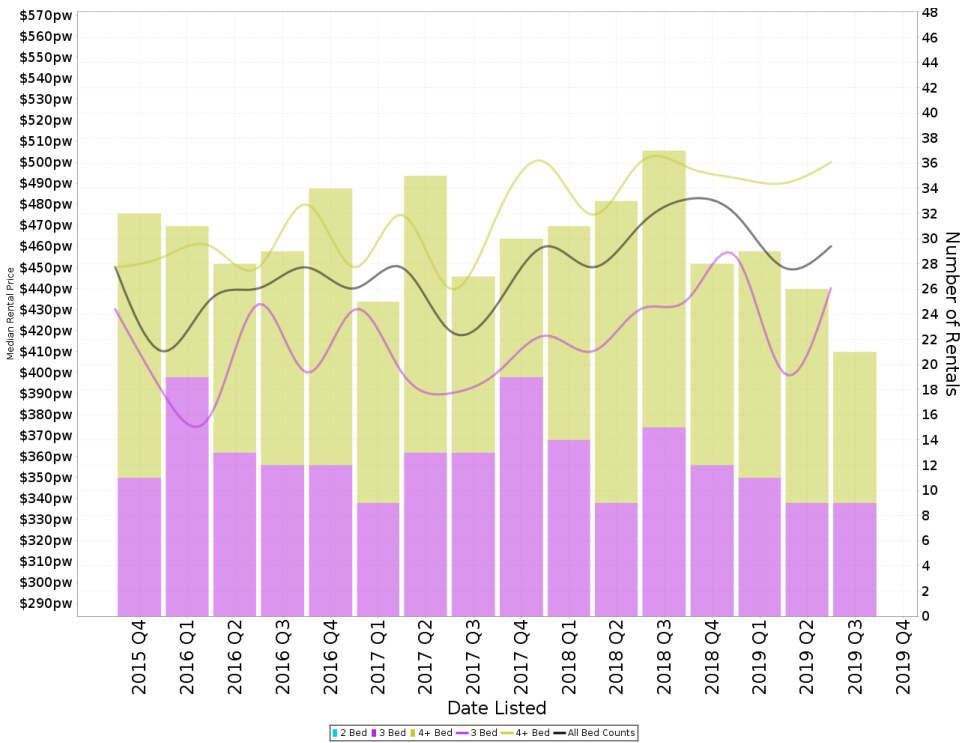
## BRINSMEAD - Peak Selling Periods



## BRINSMEAD - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+1.6%**

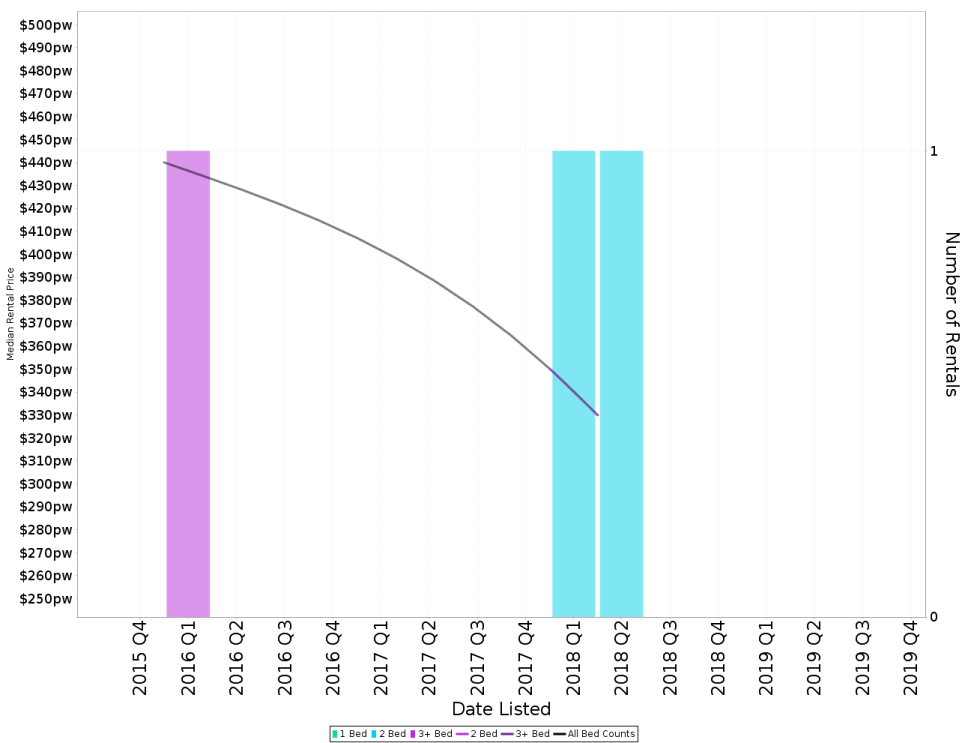
Current Median Price: \$475,000  
Previous Median Price: \$467,500  
Based on 186 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

Current Median Price: \$475,000  
Current Median Rent: \$430  
Based on 120 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

N/A

### Suburb Rental Yield

**+6.8%**

Current Median Price: \$335,000  
Current Median Rent: \$440  
Based on 1 registered Unit rentals compared over the last 12 months.

## BRINSMEAD - Recently Sold Properties

Median Sale Price

**\$475k**

Based on 88 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

**+1.6%**

Current Median Price: \$475,000  
Previous Median Price: \$467,500

Based on 186 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**88**

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

**4 PALMER RISE**

**\$620,000**

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

Sold Oct 2019

**15 WILLS ST**

**\$475,000**

1,127 m<sup>2</sup> 4 2 2

Sold Oct 2019

**15 SMOKO CL**

**\$405,000**

518 m<sup>2</sup> 4 2 2

Sold Oct 2019

**22 ST ALBANS CL**

**\$490,000**

3 2 2

Sold Oct 2019

**32 WEST PARKRIDGE DR**

**\$540,000**

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

Sold Oct 2019

**34 VIEW ST**

**\$575,000**

3,475 m<sup>2</sup> 4 3 2

Sold Sep 2019

**9 GREENDALE CL**

**\$535,000**

600 m<sup>2</sup> 4 2 2

Sold Sep 2019

**41 HOBSON DR**

**\$505,000**

1,276 m<sup>2</sup> 3 2 2

Sold Sep 2019

**43 BARCLAY RD**

**\$875,000**

1,509 m<sup>2</sup> 5 3 10

Sold Sep 2019

17 GRANITE CL

**\$200,000**

Sold Sep 2019  
N/A

840 m<sup>2</sup> 4 2 1

5 CHESTERFIELD CL

**\$392,500**

Sold Aug 2019  
210 Days

570 m<sup>2</sup> 3 2 2

15 CHESTERFIELD CL

**\$350,000**

Sold Aug 2019  
42 Days

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

6 MEIN CL

**\$491,000**

Sold Aug 2019  
12 Days

1,116 m<sup>2</sup> 4 2 2

46 WILLS ST

**\$465,000**

Sold Aug 2019  
80 Days

550 m<sup>2</sup> 4 2 2

132 LORIDAN DR

**\$449,000**

Sold Aug 2019  
5 Days

963 m<sup>2</sup> 4 2 4

43 CHESTERFIELD CL

**\$510,000**

Sold Aug 2019  
66 Days

499 m<sup>2</sup> 3 2 2

89 HOBSON DR

**\$350,000**

Sold Aug 2019  
N/A

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

45 GREENDALE CL

**\$640,000**

Sold Aug 2019  
14 Days

636 m<sup>2</sup> 3 2 2

8 VAUCLAUSE CL

**\$680,000**

Sold Aug 2019  
35 Days

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

121 LORIDAN DR

**\$435,000**

Sold Jul 2019  
20 Days

938 m<sup>2</sup> 4 1 1

DUANE CL

**\$895,000**

Sold Jul 2019  
70 Days

5 3 3



## BRINSMEAD - Properties For Rent

Median Rental Price

**\$430 /w**

Based on 120 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

**+4.7%**

Current Median Price: \$475,000  
Current Median Rent: \$430

Based on 88 recorded House sales and 120 House rentals compared over the last 12 months

Number of Rentals

**120**

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

**24 EVERGLADE RISE**

**\$590 pw**

701 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Oct 2019 19 Days

**51 ADAM DRIVE**

**\$425 \$425**

877 m<sup>2</sup> 3 bedrooms 2 bathrooms 1 car space

Oct 2019 15 Days

**19 WEST PARKRIDGE DRIVE**

**\$520 per week**

740 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Oct 2019 23 Days

**Obersky Close**

**\$520 Per Week**

600 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Oct 2019 23 Days

**31 VIEW STREET**

**\$690 weekly**

1,003 m<sup>2</sup> 5 bedrooms 2 bathrooms 4 car spaces

Oct 2019 29 Days

**1 HOBSON DRIVE**

**410 per week**

809 m<sup>2</sup> 3 bedrooms 2 bathrooms 5 car spaces

Oct 2019 30 Days

**21 FINDLAY STREET**

**\$600 wk**

700 m<sup>2</sup> 4 bedrooms 2 bathrooms 2 car spaces

Apr 2019 206 Days