



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY

REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

CARAVONICA (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

CARAVONICA - Suburb Map



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

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CARAVONICA - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|--------------|
| 2001 | 43 | \$ 132,500 | 0.0 % | \$ 85,000 | \$ 370,000 |
| 2002 | 41 | \$ 141,000 | 6.4 % | \$ 86,500 | \$ 323,000 |
| 2003 | 69 | \$ 207,000 | 46.8 % | \$ 120,000 | \$ 735,000 |
| 2004 | 54 | \$ 247,500 | 19.6 % | \$ 155,000 | \$ 1,000,000 |
| 2005 | 49 | \$ 265,000 | 7.1 % | \$ 188,000 | \$ 875,000 |
| 2006 | 57 | \$ 299,000 | 12.8 % | \$ 136,000 | \$ 715,000 |
| 2007 | 46 | \$ 370,000 | 23.7 % | \$ 283,000 | \$ 8,580,000 |
| 2008 | 37 | \$ 364,000 | -1.6 % | \$ 280,000 | \$ 950,000 |
| 2009 | 35 | \$ 360,000 | -1.1 % | \$ 255,000 | \$ 770,000 |
| 2010 | 24 | \$ 344,500 | -4.3 % | \$ 270,000 | \$ 820,000 |
| 2011 | 20 | \$ 368,000 | 6.8 % | \$ 255,000 | \$ 810,000 |
| 2012 | 26 | \$ 313,000 | -14.9 % | \$ 205,000 | \$ 1,250,000 |
| 2013 | 41 | \$ 430,000 | 37.4 % | \$ 237,000 | \$ 960,000 |
| 2014 | 23 | \$ 353,000 | -17.9 % | \$ 270,000 | \$ 760,000 |
| 2015 | 36 | \$ 382,500 | 8.4 % | \$ 210,000 | \$ 805,000 |
| 2016 | 39 | \$ 390,000 | 2.0 % | \$ 280,000 | \$ 1,635,000 |
| 2017 | 33 | \$ 405,000 | 3.8 % | \$ 250,000 | \$ 1,500,000 |
| 2018 | 29 | \$ 510,000 | 25.9 % | \$ 285,000 | \$ 2,100,000 |
| 2019 | 13 | \$ 390,000 | -23.5 % | \$ 275,000 | \$ 990,000 |

Median Sale Price

\$428k

Based on 21 recorded House sales within the last 12 months (Oct '18 - Sep '19)

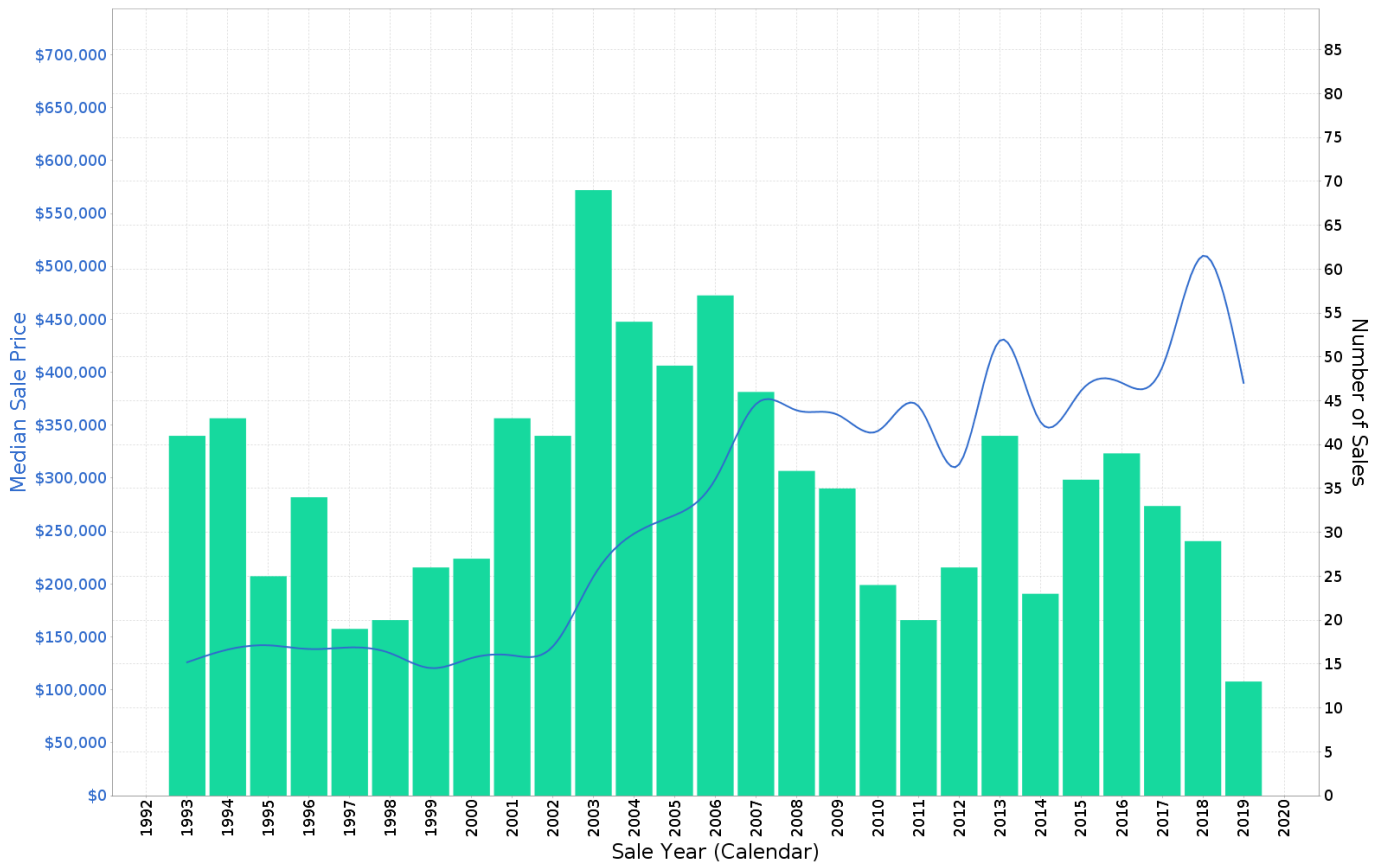
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-16.2%

Current Median Price: \$427,500
Previous Median Price: \$510,000

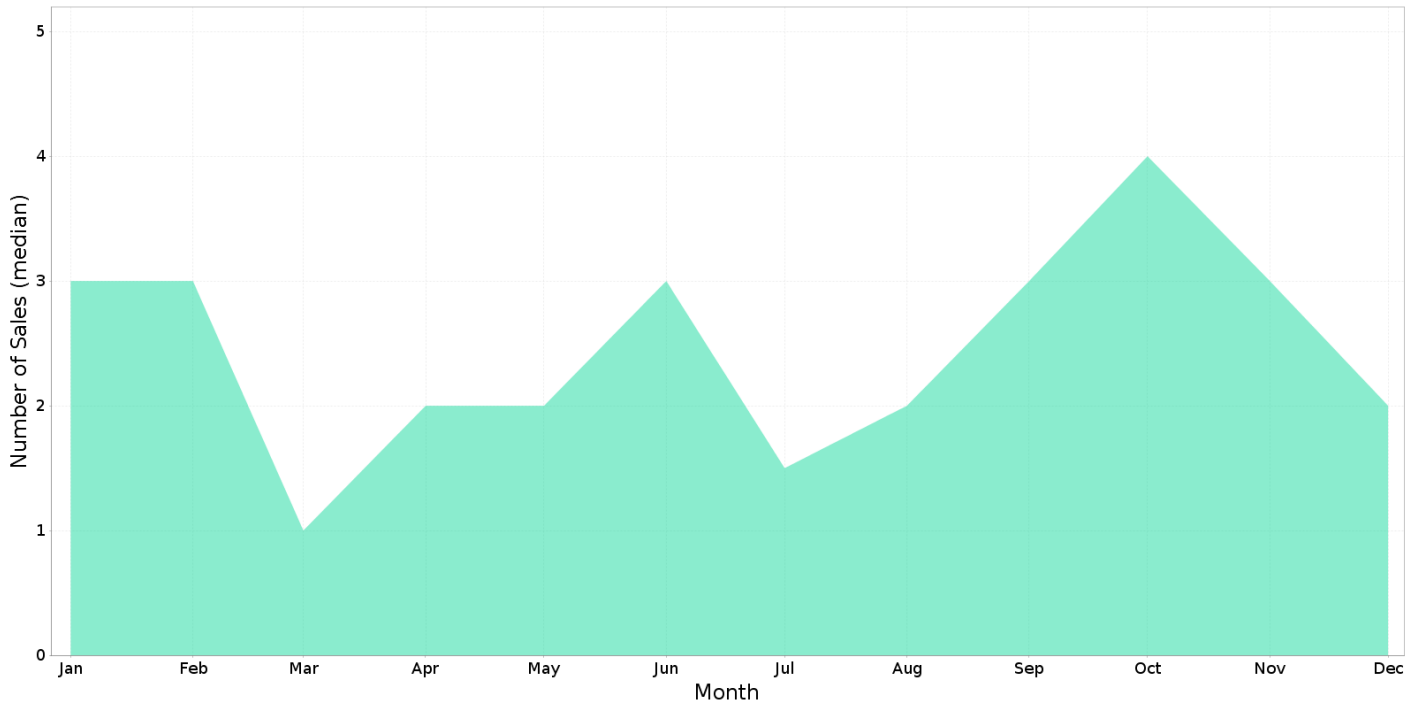
Based on 50 recorded House sales compared over the last two rolling 12 month periods



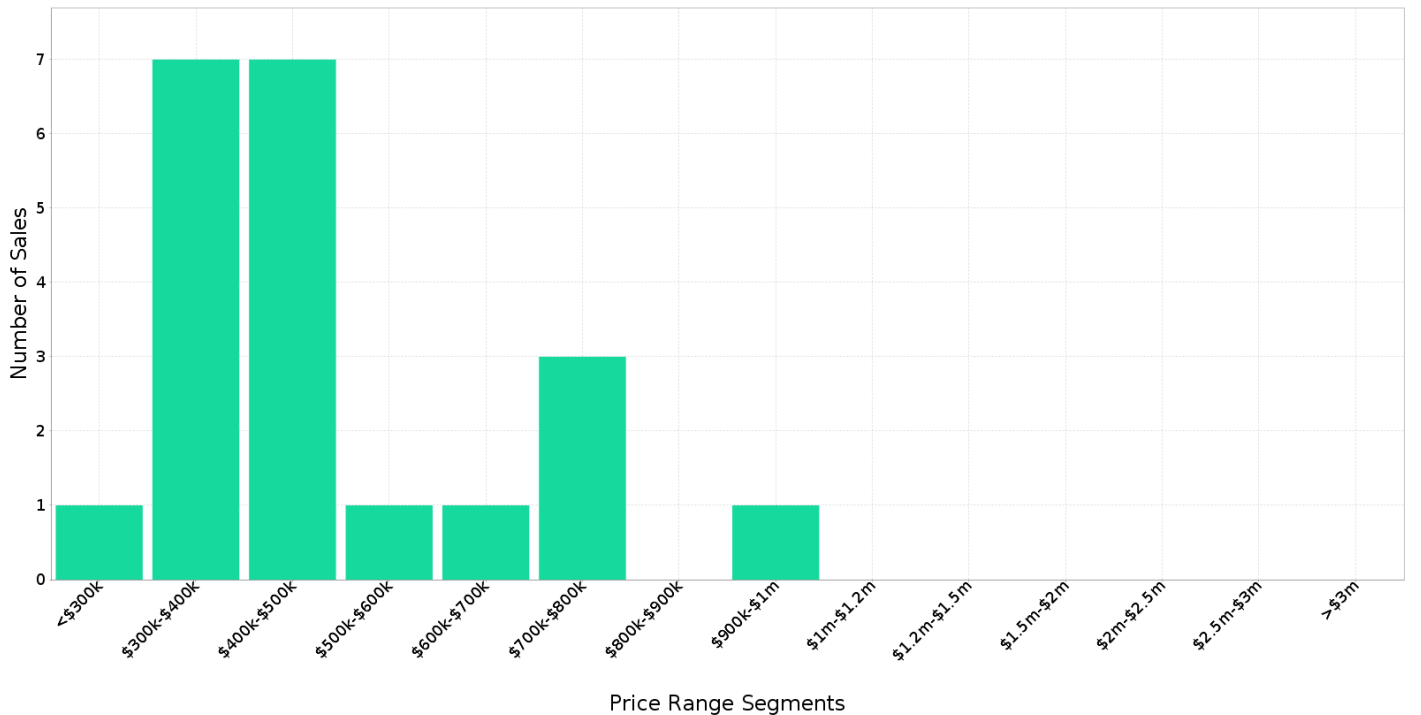
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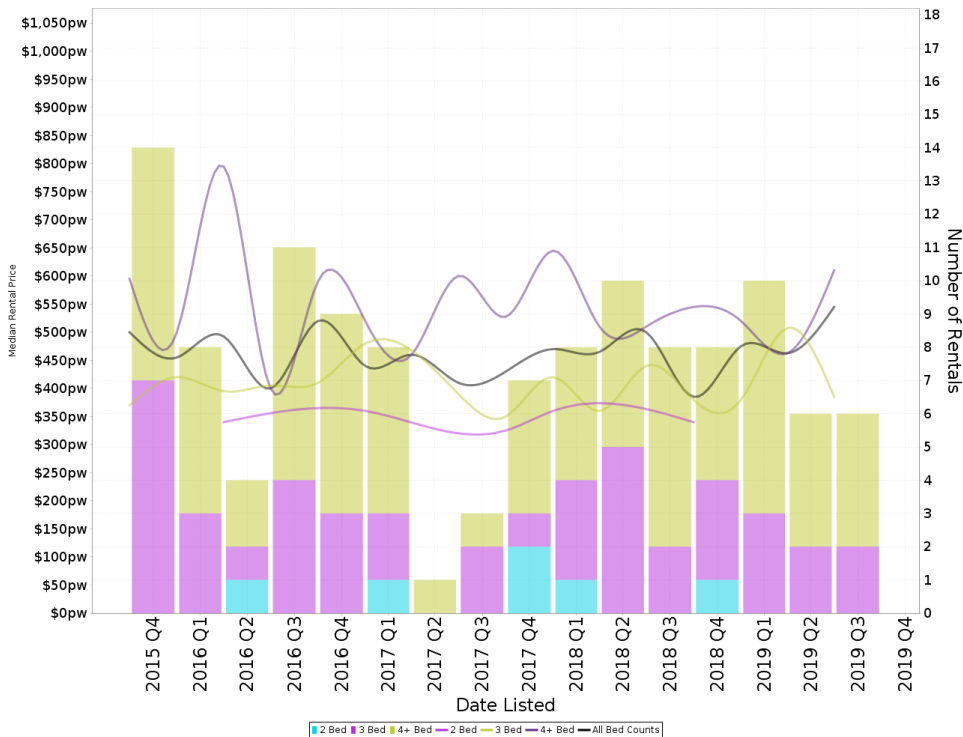
CARAVONICA - Peak Selling Periods



CARAVONICA - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-16.2%

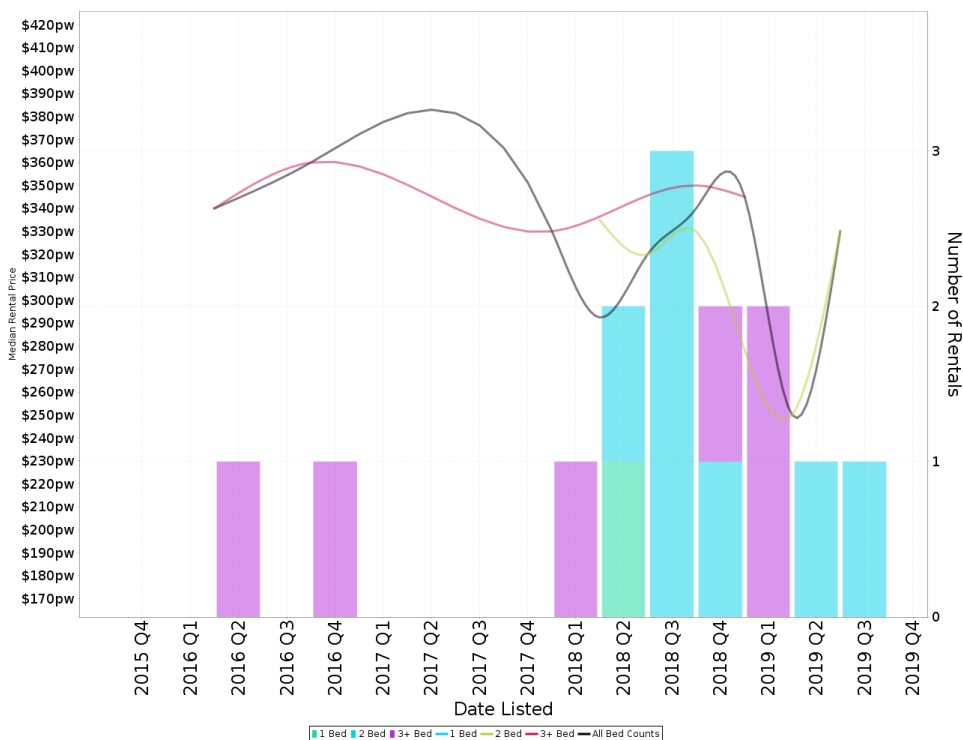
Current Median Price: \$427,500
Previous Median Price: \$510,000
Based on 50 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.4%

Current Median Price: \$427,500
Current Median Rent: \$440
Based on 37 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.0%

Current Median Price: \$300,000
Previous Median Price: \$297,000
Based on 28 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.9%

Current Median Price: \$300,000
Current Median Rent: \$340
Based on 1 registered Unit rentals compared over the last 12 months.

CARAVONICA - Recently Sold Properties

Median Sale Price

\$428k

Based on 21 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

-16.2%

Current Median Price: \$427,500
Previous Median Price: \$510,000

Based on 50 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

21

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 AMARINA CL




\$385,000

788 m² 3 1 2

Oct 2019
69 Days

78-80 FIG TREE DR



\$430,000

1.14 ha 4 2 2

Aug 2019
48 Days

60 YURONGI ST



\$412,000

708 m² 5 2 2

Aug 2019
35 Days

18 WYUNA DR



\$275,000

765 m² 3 1 1

Jul 2019
N/A

45 IMPEY ST



\$335,000

729 m² 3 1 1

Jun 2019
48 Days

22 TO 28 BARRON GORGE RD



\$700,000

6,004 m² 5 3 6

Jun 2019
11 Days