



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SHELDON REALTY

REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

CLIFTON BEACH (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

CLIFTON BEACH - Suburb Map



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

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CLIFTON BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	75	\$ 225,000	0.0 %	\$ 120,000	\$ 450,000
2002	88	\$ 245,000	8.9 %	\$ 100,000	\$ 775,000
2003	93	\$ 290,000	18.4 %	\$ 70,935	\$ 1,350,000
2004	77	\$ 400,000	37.9 %	\$ 252,000	\$ 1,600,000
2005	85	\$ 415,000	3.8 %	\$ 270,000	\$ 5,000,000
2006	98	\$ 414,000	-0.2 %	\$ 270,000	\$ 1,100,000
2007	103	\$ 507,500	22.6 %	\$ 275,000	\$ 11,000,000
2008	34	\$ 502,500	-1.0 %	\$ 380,000	\$ 1,100,000
2009	54	\$ 487,500	-3.0 %	\$ 300,000	\$ 900,000
2010	56	\$ 552,500	13.3 %	\$ 310,000	\$ 1,200,000
2011	43	\$ 420,000	-24.0 %	\$ 275,000	\$ 1,275,000
2012	51	\$ 515,000	22.6 %	\$ 312,000	\$ 1,375,000
2013	71	\$ 530,000	2.9 %	\$ 295,100	\$ 935,000
2014	60	\$ 537,500	1.4 %	\$ 216,667	\$ 1,720,000
2015	49	\$ 546,000	1.6 %	\$ 394,000	\$ 950,000
2016	54	\$ 507,500	-7.1 %	\$ 265,000	\$ 6,600,000
2017	57	\$ 600,000	18.2 %	\$ 372,000	\$ 1,425,000
2018	45	\$ 590,850	-1.5 %	\$ 350,000	\$ 1,200,000
2019	32	\$ 567,750	-3.9 %	\$ 297,000	\$ 995,000

Median Sale Price

\$580k

Based on 41 recorded House sales within the last 12 months (Oct '18 - Sep '19)

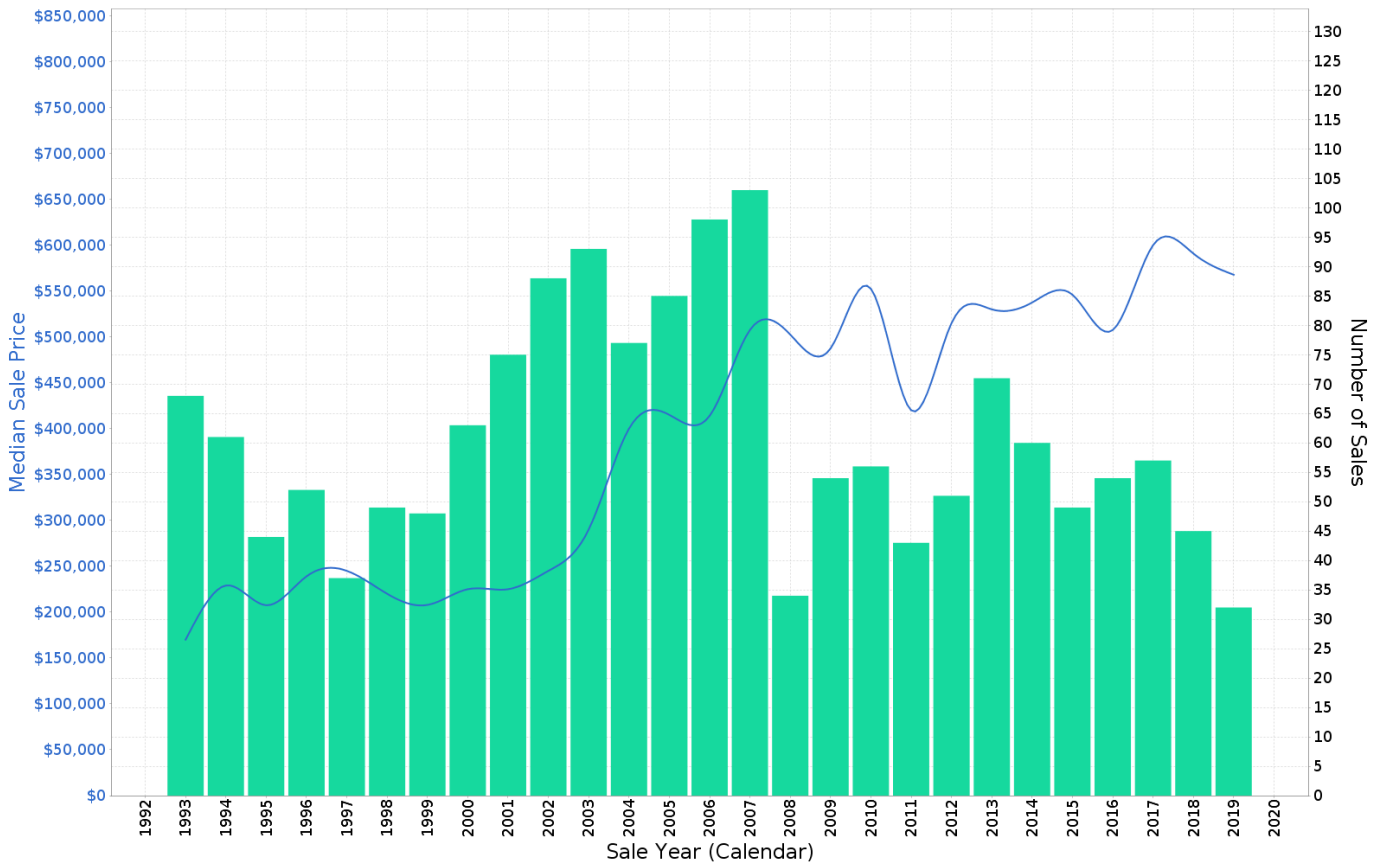
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.3%

Current Median Price: \$580,000
Previous Median Price: \$600,000

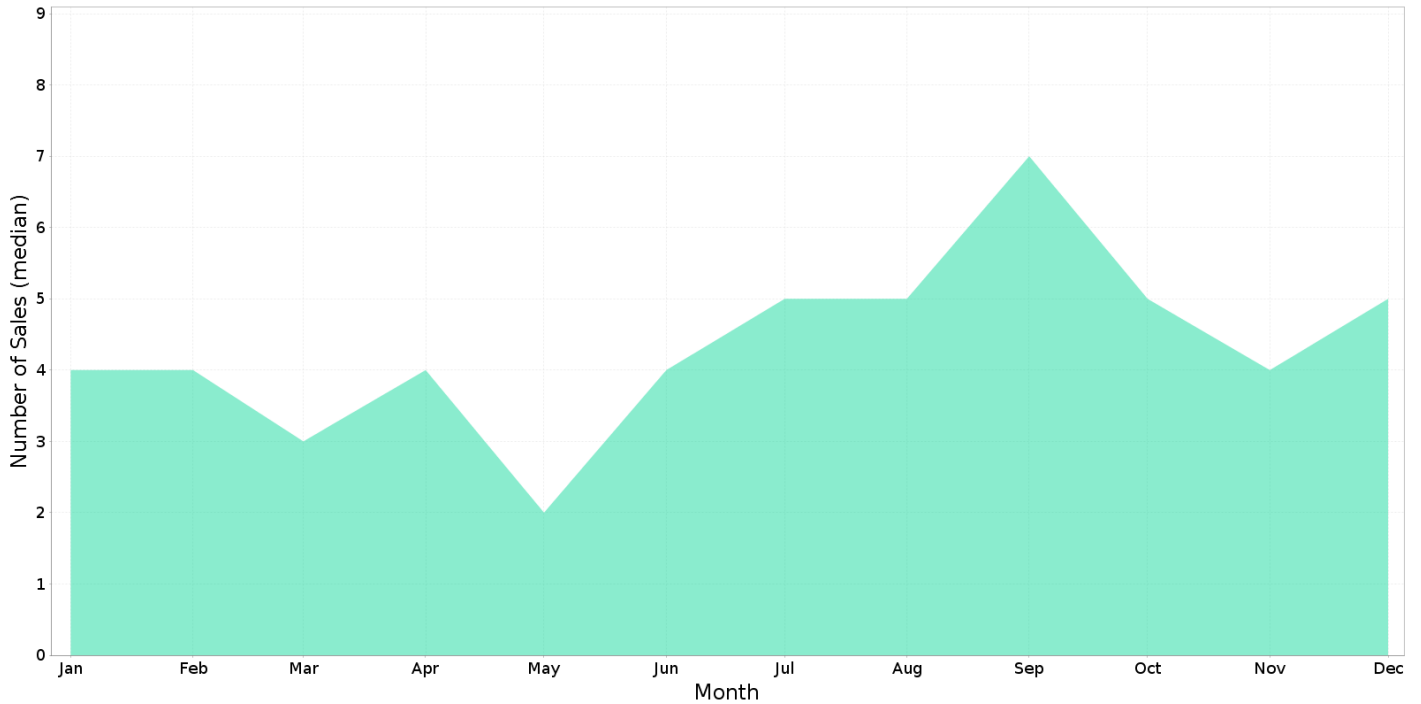
Based on 88 recorded House sales compared over the last two rolling 12 month periods



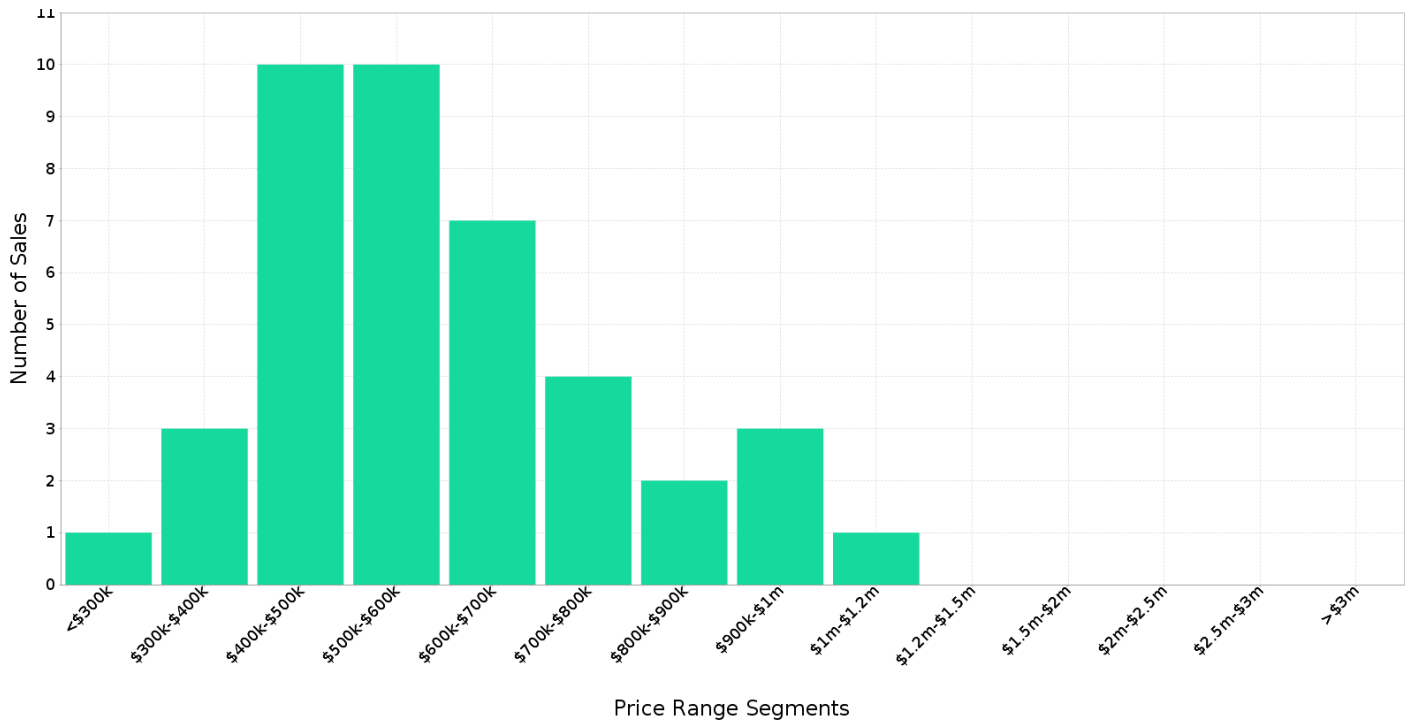
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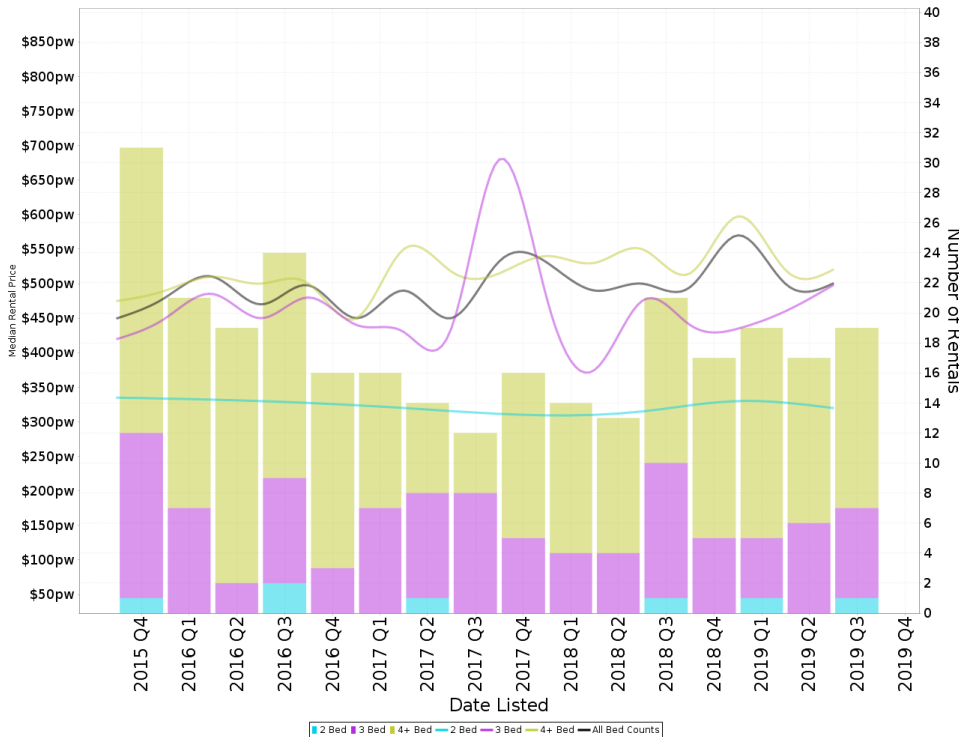
CLIFTON BEACH - Peak Selling Periods



CLIFTON BEACH - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.3%

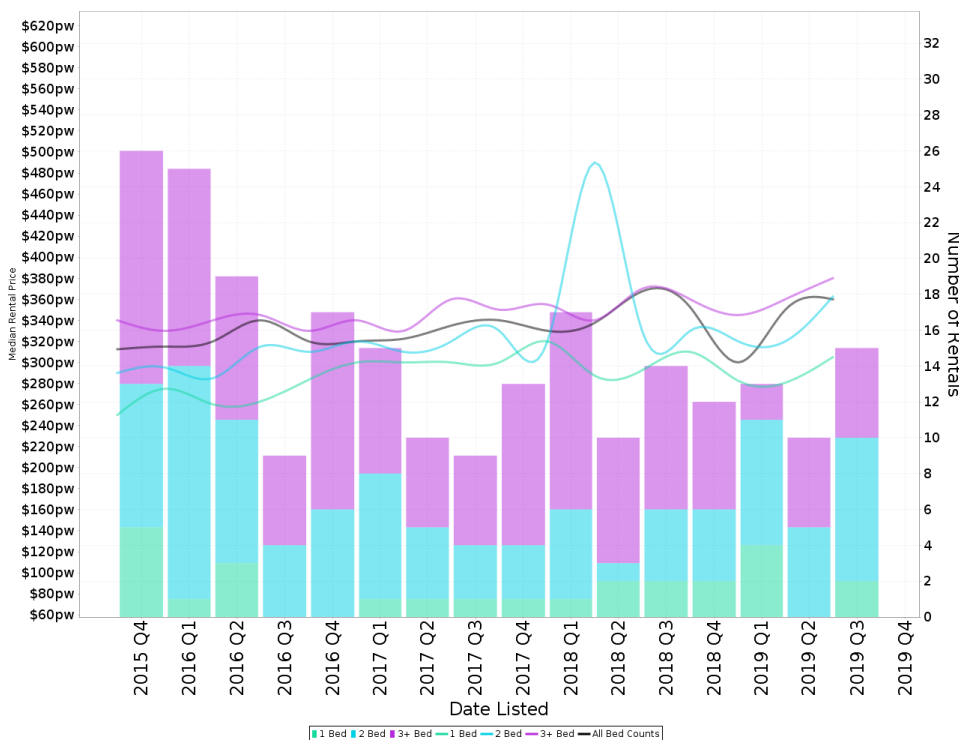
Current Median Price: \$580,000
Previous Median Price: \$600,000
Based on 88 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$580,000
Current Median Rent: \$470
Based on 95 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.3%

Current Median Price: \$267,500
Previous Median Price: \$254,000
Based on 82 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.1%

Current Median Price: \$267,500
Current Median Rent: \$315
Based on 79 registered Unit rentals compared over the last 12 months.

CLIFTON BEACH - Recently Sold Properties

Median Sale Price
\$580k

Based on 41 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
-3.3%

Current Median Price: \$580,000
Previous Median Price: \$600,000

Based on 88 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
41

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

5-7 MAORI CL



\$745,000

Oct 2019
142 Days

8,110 m² 4 2 2

27 SAXON ST




\$312,000

Oct 2019
N/A

673 m² 4 3 2

3 SPUR CL



\$495,000

Oct 2019
320 Days

800 m² 4 2 2

2-4 PETRICOLA ST



\$1,000,000

Oct 2019
211 Days

9,062 m² 4 3 2

7 SUDBURY CL



\$800,000

Sep 2019
44 Days

2,739 m² 3 2 5

13 HOPE ST




\$500,000

Sep 2019
20 Days

1,032 m² 4 2 2

18 BRAMBLE ST




\$578,333

Sep 2019
19 Days

810 m² 4 2 2

4 LENA CL

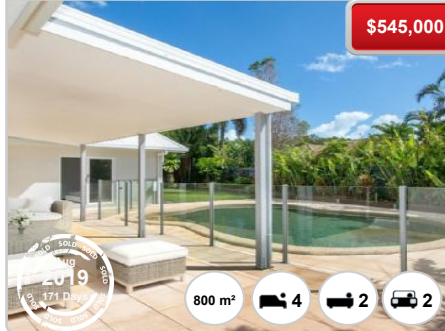


\$587,000

Aug 2019
89 Days

1,160 m² 3 2 2

22 BRAMBLE ST



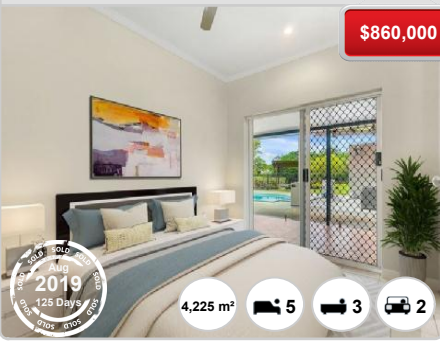
\$545,000

Aug 2019
171 Days

800 m² 4 2 2

21-23 SOUTH ELLISON ST

\$860,000



4,225 m² 5 3 2

19 ENDEAVOUR RD

\$515,000



552 m² 2 1 2

12-14 EDDY ST

\$580,000



965 m² 4 2 3

31 ENDEAVOUR RD

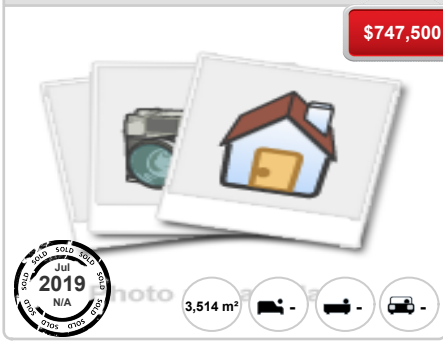
\$312,000



4 2 2

9 EVERGREEN ST

\$747,500



3,514 m² - - -

18 EVERGREEN ST

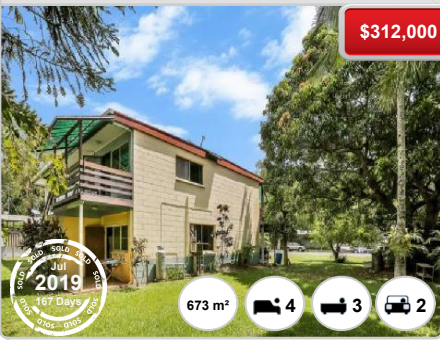
\$995,000



4,172 m² 5 2 4

27 SAXON ST

\$312,000



673 m² 4 3 2

4 HELSDON CL

\$440,000



650 m² 4 2 2

6 RIBBON CL

\$460,000



1,166 m² - - -

13 SAXON ST

\$440,000



793 m² 4 2 3

33 YULE AVE

\$555,500



800 m² 4 2 2

22 BAINES ST

\$502,000



966 m² 4 2 2

CLIFTON BEACH - Properties For Rent

Median Rental Price

\$470 /w

Based on 95 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

+4.2%

Current Median Price: \$580,000
Current Median Rent: \$470

Based on 41 recorded House sales and 95 House rentals compared over the last 12 months

Number of Rentals

95

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

16 BAINES STREET

\$415 \$415

Nov 2019
2 Days

1,010 m² 3 2 1

27 EDDY STREET

\$420 per week

Oct 2019
10 Days

800 m² 3 1 1

19 UPOLU ESPLANADE

\$530 weekly

Oct 2019
10 Days

600 m² 3 3 2

18 BRAMBLE STREET

\$600 weekly

Oct 2019
28 Days

810 m² 4 2 2

18 HOPE STREET

\$470 \$470

Oct 2019
28 Days

1,044 m² 4 1 2

13 TURTLE CLOSE

\$750 wk

Oct 2019
37 Days

1,558 m² 5 3 2

8 BARRIER CLOSE

\$650.00p/w

Oct 2019
5 Days

792 m² 4 2 2

15 BRAMBLE STREET

\$615 per week

Sep 2019
60 Days

939 m² 5 2 2

33 YULE AVENUE

\$600 weekly

Aug 2019
93 Days

800 m² 4 2 2

11 ESCAPE CLOSE

Three Bedroom



920 m²

3

1

1