



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

# **SUBURB FLYOVER REPORT**

GORDONVALE (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## GORDONVALE - Suburb Map



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

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## GORDONVALE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	58	\$ 131,000	0.0 %	\$ 7,000	\$ 320,000
2002	95	\$ 123,000	-6.1 %	\$ 65,000	\$ 532,500
2003	206	\$ 140,000	13.8 %	\$ 34,000	\$ 525,000
2004	161	\$ 185,000	32.1 %	\$ 70,000	\$ 850,000
2005	129	\$ 235,000	27.0 %	\$ 127,000	\$ 565,000
2006	125	\$ 260,000	10.6 %	\$ 105,000	\$ 610,000
2007	157	\$ 308,000	18.5 %	\$ 81,585	\$ 880,000
2008	101	\$ 315,000	2.3 %	\$ 125,000	\$ 675,000
2009	118	\$ 311,750	-1.0 %	\$ 119,600	\$ 900,000
2010	77	\$ 311,000	-0.2 %	\$ 150,000	\$ 970,000
2011	68	\$ 298,500	-4.0 %	\$ 100,000	\$ 660,000
2012	86	\$ 299,250	0.3 %	\$ 105,000	\$ 1,650,000
2013	104	\$ 325,000	8.6 %	\$ 120,000	\$ 1,913,814
2014	123	\$ 321,000	-1.2 %	\$ 135,000	\$ 900,000
2015	110	\$ 328,500	2.3 %	\$ 111,500	\$ 925,000
2016	95	\$ 335,000	2.0 %	\$ 20,000	\$ 1,800,000
2017	100	\$ 325,000	-3.0 %	\$ 205,000	\$ 1,650,000
2018	109	\$ 334,000	2.8 %	\$ 127,000	\$ 2,500,000
2019	60	\$ 337,500	1.0 %	\$ 140,000	\$ 770,000

### Median Sale Price

# \$335k

Based on 96 recorded House sales within the last 12 months (Oct '18 - Sep '19)

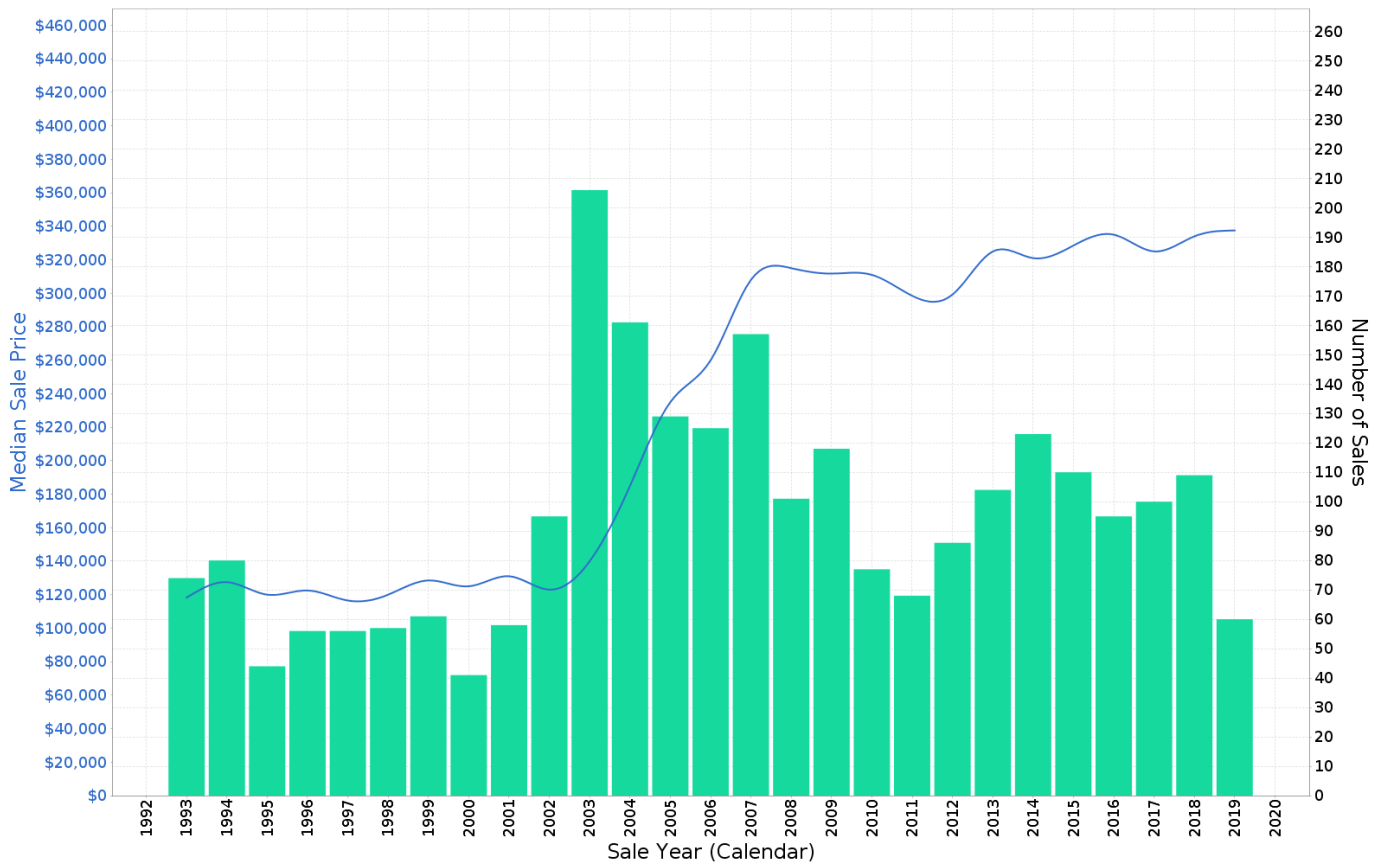
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

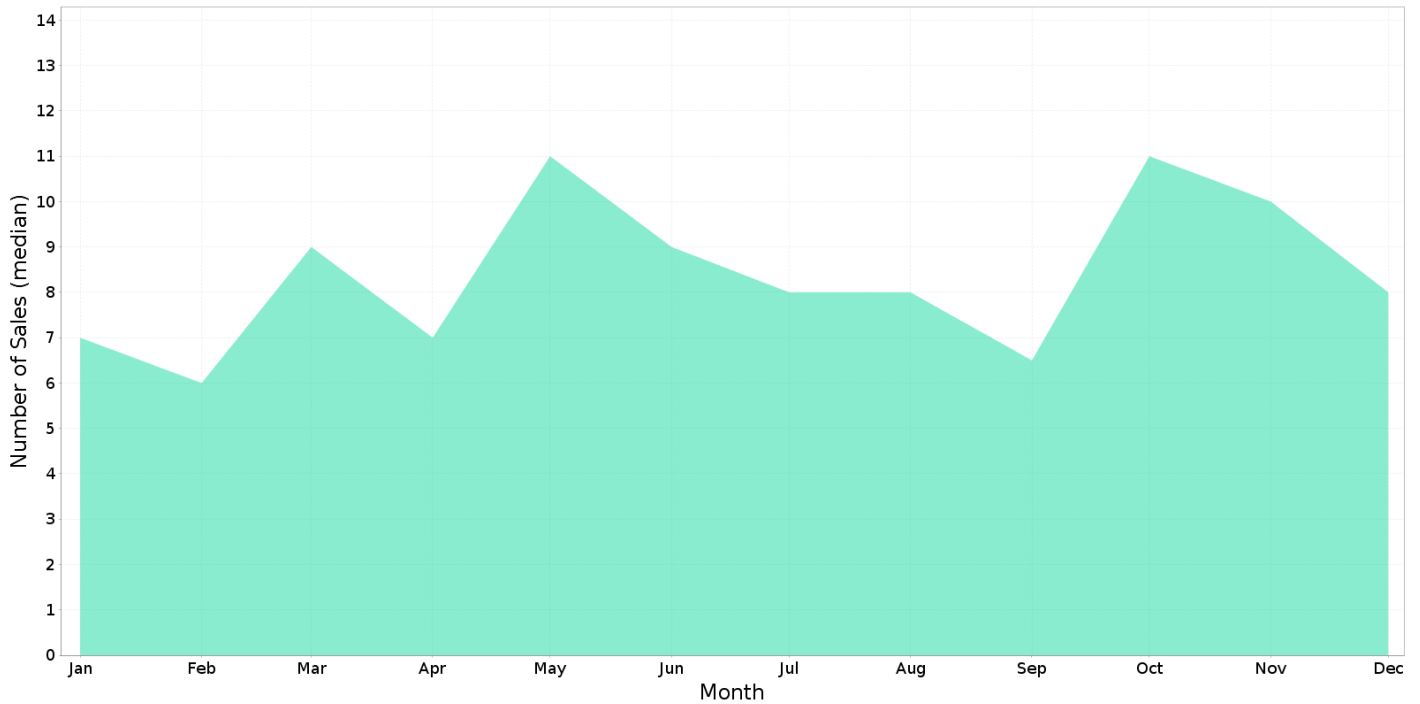
# +0.1%

Current Median Price: \$335,000  
Previous Median Price: \$334,500

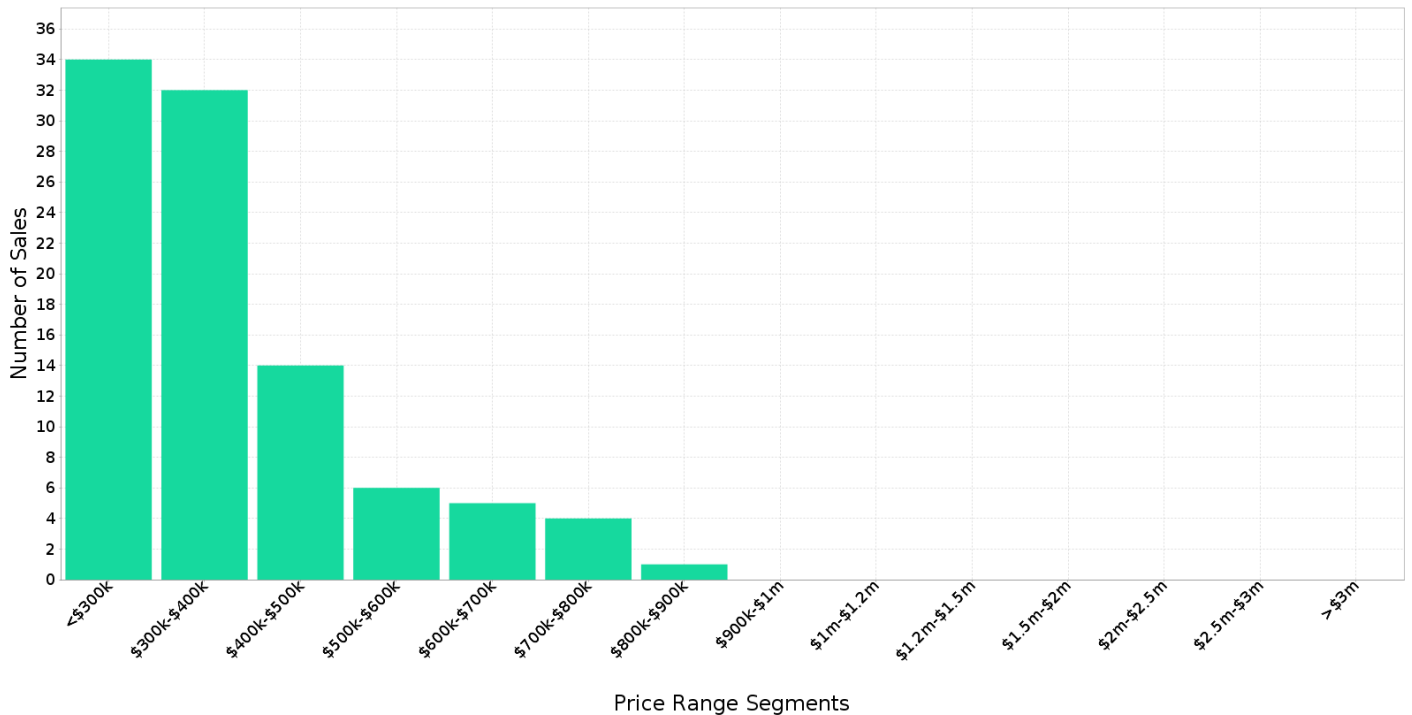
Based on 200 recorded House sales compared over the last two rolling 12 month periods



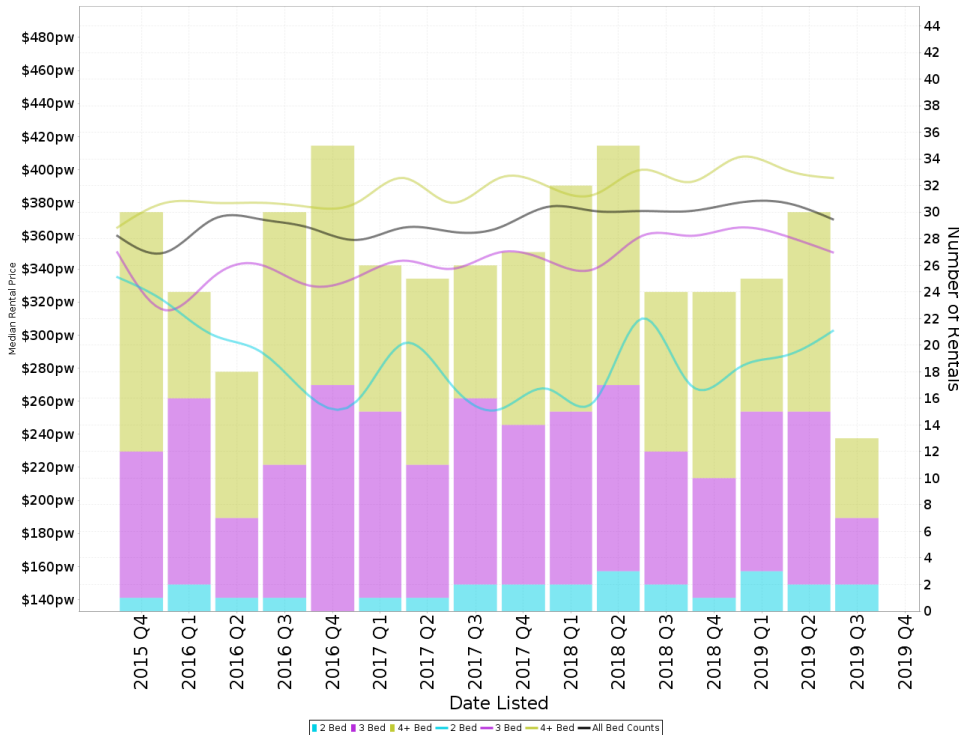
## GORDONVALE - Peak Selling Periods



## GORDONVALE - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.1%**

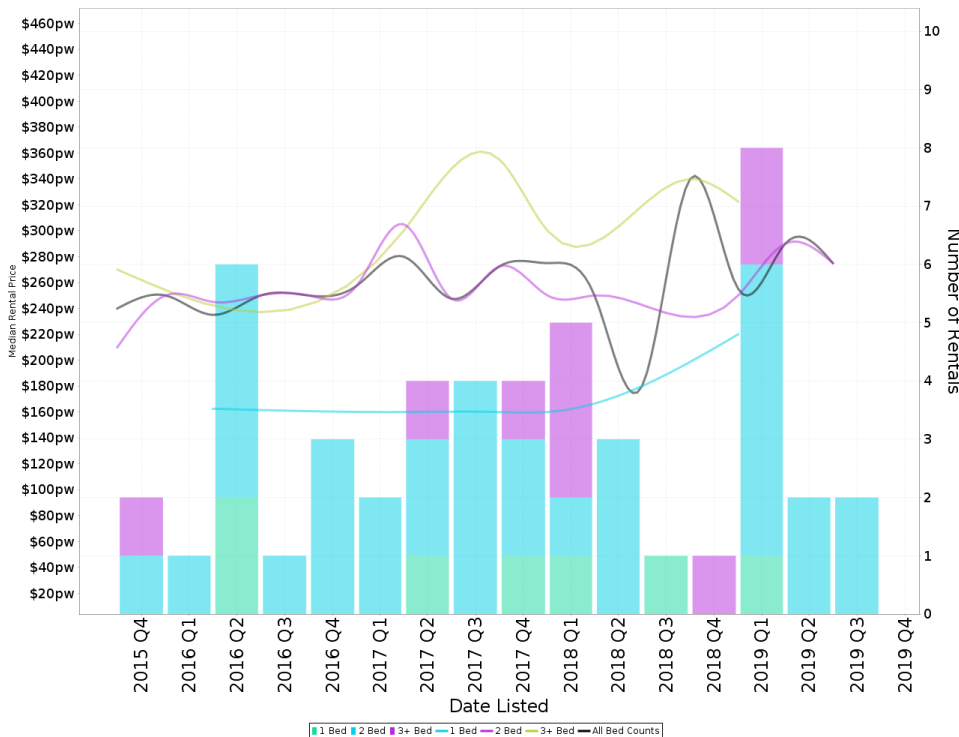
Current Median Price: \$335,000  
 Previous Median Price: \$334,500  
 Based on 200 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.6%**

Current Median Price: \$335,000  
 Current Median Rent: \$360  
 Based on 102 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+14.5%**

Current Median Price: \$205,000  
 Previous Median Price: \$179,000  
 Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.2%**

Current Median Price: \$205,000  
 Current Median Rent: \$245  
 Based on 10 registered Unit rentals compared over the last 12 months.

## GORDONVALE - Recently Sold Properties

Median Sale Price

**\$335k**

Based on 96 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

**+0.1%**

Current Median Price: \$335,000  
Previous Median Price: \$334,500

Based on 200 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**96**

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

**20 GRIFFIN ST**

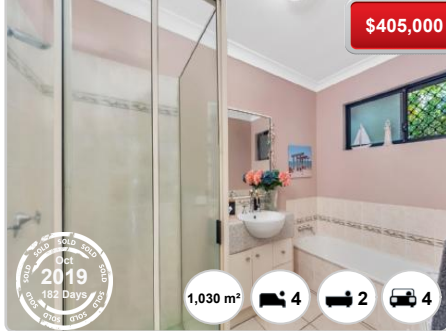


**\$260,000**

Sold 2019  
Oct  
55 Days

1,012 m<sup>2</sup> 3 1 4

**3 MILEY CL**



**\$405,000**

Sold 2019  
Oct  
182 Days

1,030 m<sup>2</sup> 4 2 4

**228-236 DEMPSEY ST**

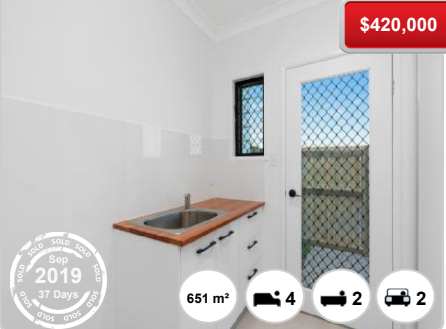


**\$520,000**

Sold 2019  
Oct  
483 Days

6,530 m<sup>2</sup> 5 2 3

**16 COUTTS CL**




**\$420,000**

Sold 2019  
Sep  
37 Days

651 m<sup>2</sup> 4 2 2

**21 RIVERSTONE RD**



**\$370,000**

Sold 2019  
Sep  
49 Days

1,012 m<sup>2</sup> 3 2 2

**1 WEGERT CL**




**\$400,000**

Sold 2019  
Sep  
387 Days

622 m<sup>2</sup> 4 2 2

**5 COUGHLAN CL**



**\$255,000**

Sold 2019  
Sep  
149 Days

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

**6 BLACKWELL ST**



**\$225,000**

Sold 2019  
Sep  
69 Days

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

**136 CROSSLAND RD**



**\$850,000**

Sold 2019  
N/A

5 ha 2 2 4



9 BONNER CL



19 SWAN ST



13 MALAPONTE CL



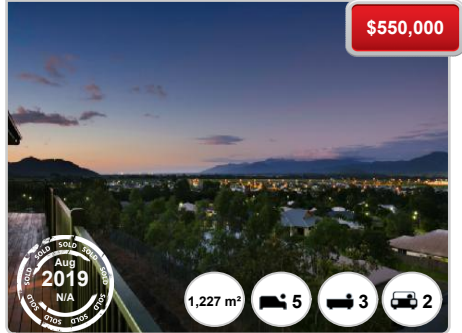
5 GEORGE ST



86 SWAN ST



1 GADALOFF CL



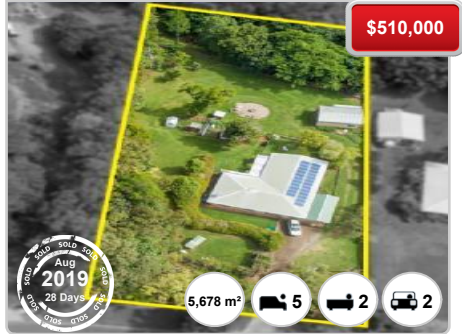
15 SCHORMAN ST



47 CAIRNS RD



13 TO 15 FISHER RD



27 TEMPLETON ST



8 GEORGE ST



11 SHEPPARDS ST





## GORDONVALE - Properties For Rent

Median Rental Price

**\$360 /w**

Based on 102 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

**+5.6%**

Current Median Price: \$335,000  
Current Median Rent: \$360

Based on 96 recorded House sales and 102 House rentals compared over the last 12 months

Number of Rentals

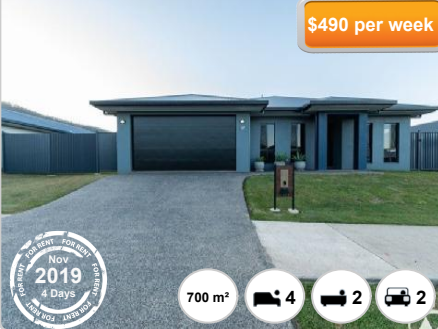
**102**

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

**10 GOESSLING STREET**

**\$490 per week**




Nov 2019  
4 Days

700 m<sup>2</sup> 4 2 2

**Cleland Street**

**\$280 Weekly**




Nov 2019  
8 Days

708 m<sup>2</sup> 2 1 1

**38 SWENSEN STREET**

**\$460 per week**




Oct 2019  
21 Days

571 m<sup>2</sup> 4 2 2

**21 CAIRNS ROAD**

**\$350 \$350**




Oct 2019  
29 Days

1,186 m<sup>2</sup> 3 1 1

**67 RIVERSTONE ROAD**

**\$285 per week**



Oct 2019  
30 Days

1,459 m<sup>2</sup> 2 1 1

**39 WILTSHIRE DRIVE**

**\$420**



Oct 2019  
37 Days

816 m<sup>2</sup> 4 2 2