



IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

SUBURB FLYOVER REPORT

MACHANS BEACH (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

MACHANS BEACH - Suburb Map



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

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MACHANS BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	39	\$ 154,000	0.0 %	\$ 75,000	\$ 360,000
2002	45	\$ 133,000	-13.6 %	\$ 65,000	\$ 389,000
2003	40	\$ 177,500	33.5 %	\$ 105,000	\$ 707,000
2004	26	\$ 209,000	17.7 %	\$ 145,000	\$ 663,000
2005	22	\$ 277,500	32.8 %	\$ 170,000	\$ 1,075,000
2006	30	\$ 292,325	5.3 %	\$ 185,000	\$ 850,000
2007	36	\$ 395,000	35.1 %	\$ 205,000	\$ 1,025,000
2008	21	\$ 380,000	-3.8 %	\$ 267,000	\$ 940,000
2009	21	\$ 310,000	-18.4 %	\$ 245,000	\$ 590,000
2010	19	\$ 375,000	21.0 %	\$ 175,000	\$ 975,000
2011	16	\$ 362,500	-3.3 %	\$ 250,000	\$ 946,300
2012	23	\$ 320,000	-11.7 %	\$ 190,000	\$ 1,000,000
2013	26	\$ 344,000	7.5 %	\$ 225,000	\$ 754,000
2014	19	\$ 370,000	7.6 %	\$ 270,000	\$ 953,000
2015	18	\$ 388,500	5.0 %	\$ 275,000	\$ 798,500
2016	23	\$ 360,000	-7.3 %	\$ 285,000	\$ 820,000
2017	20	\$ 394,000	9.4 %	\$ 210,000	\$ 770,000
2018	39	\$ 410,000	4.1 %	\$ 265,000	\$ 1,125,000
2019	13	\$ 355,000	-13.4 %	\$ 245,000	\$ 640,000

Median Sale Price

\$401k

Based on 25 recorded House sales within the last 12 months (Oct '18 - Sep '19)

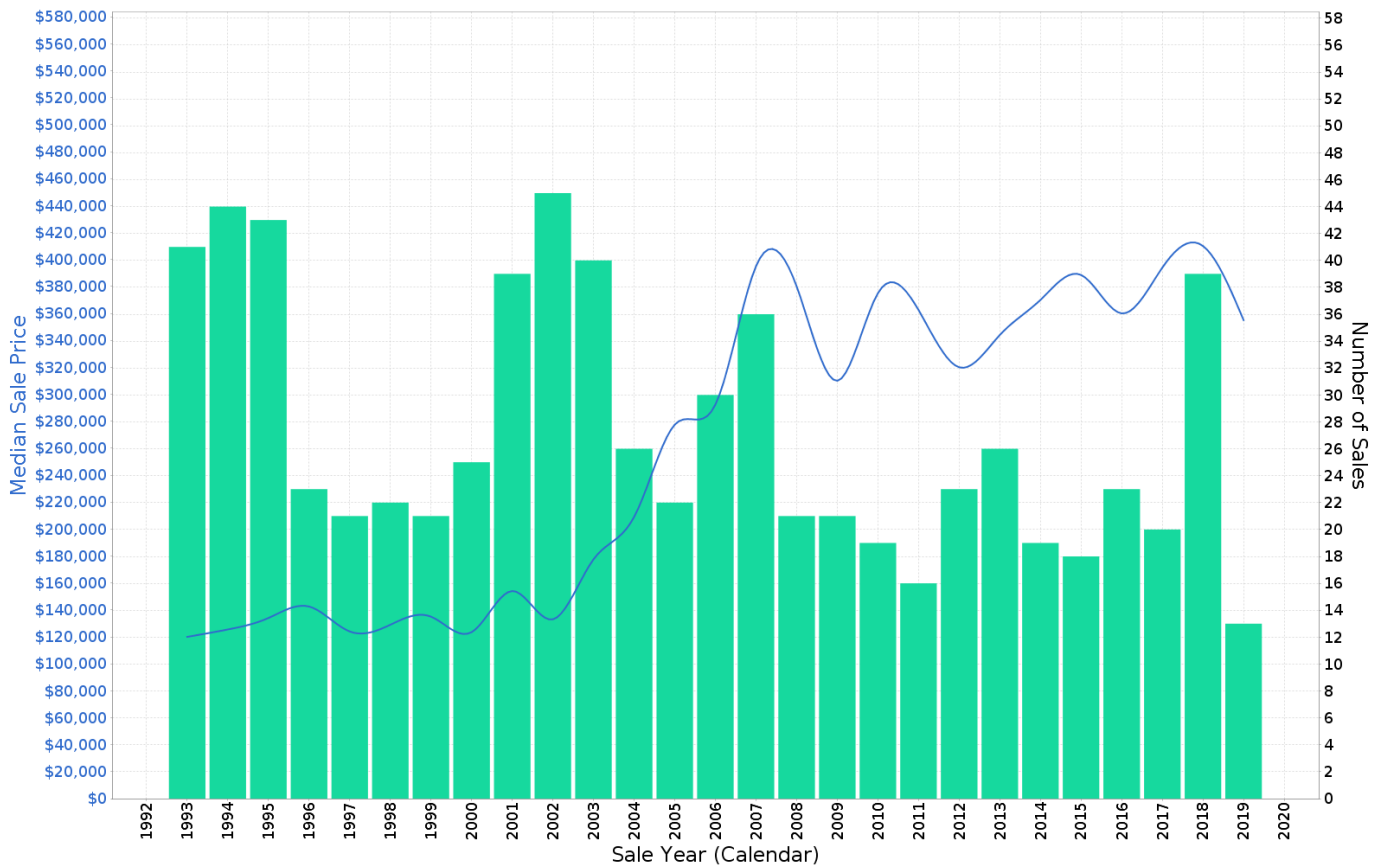
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

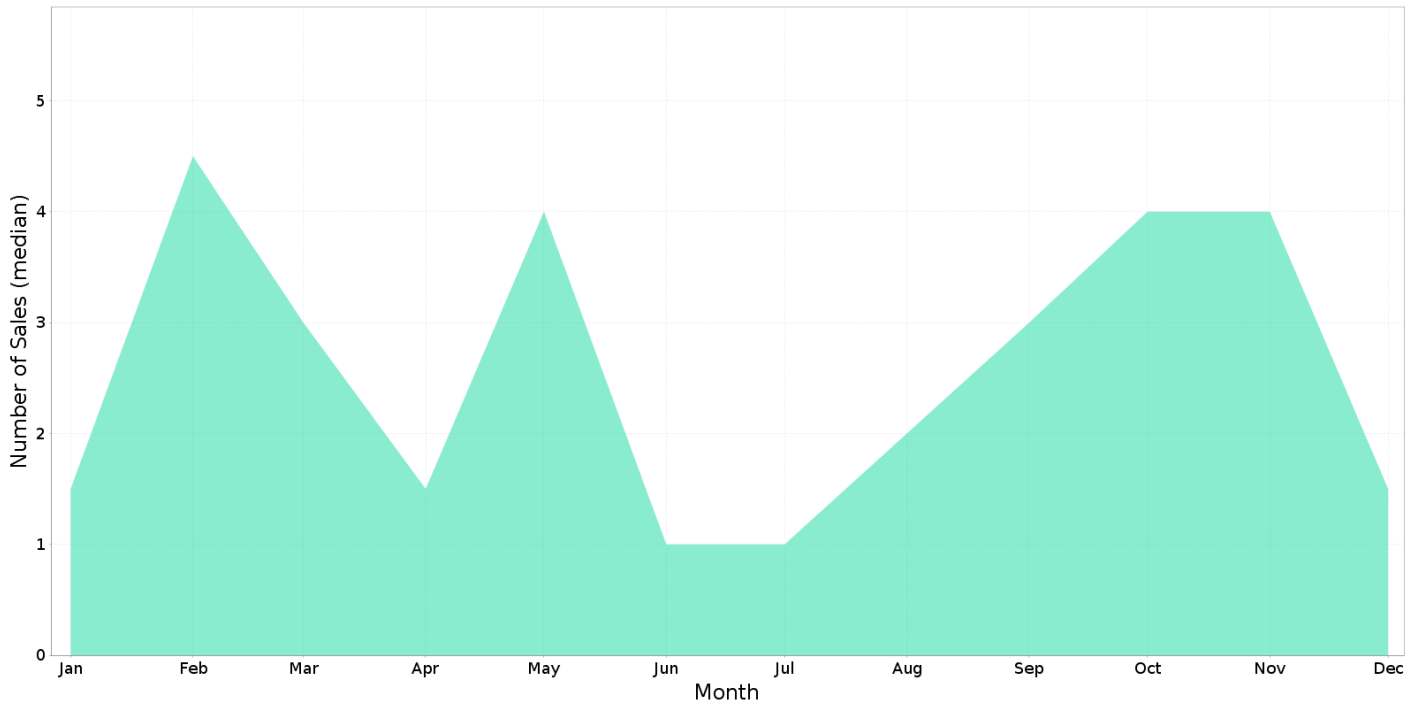
+6.2%

Current Median Price: \$401,000
Previous Median Price: \$377,500

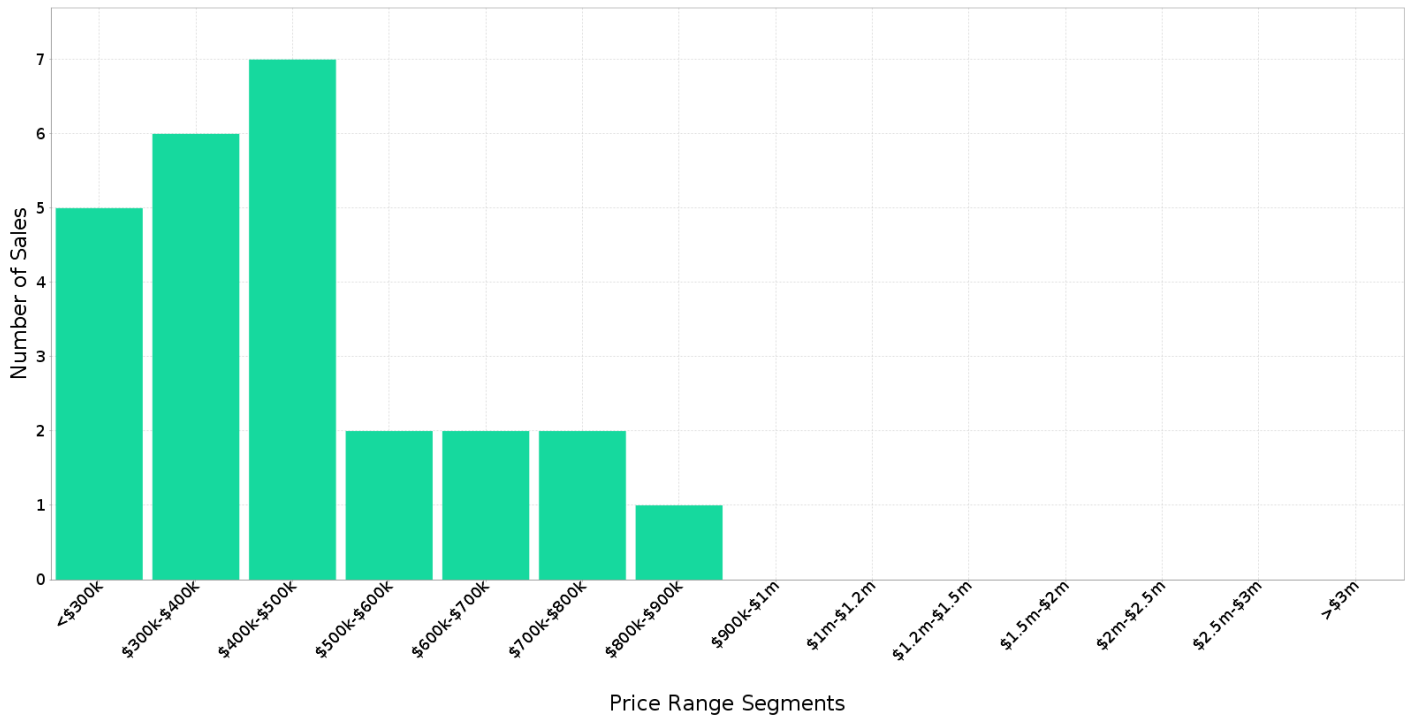
Based on 57 recorded House sales compared over the last two rolling 12 month periods



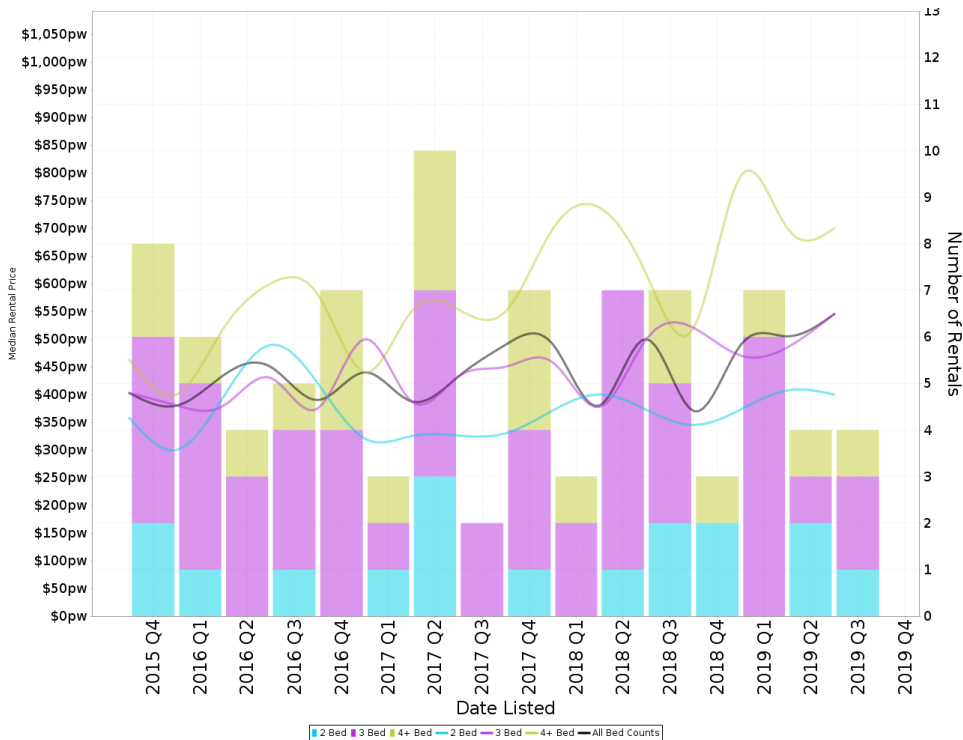
MACHANS BEACH - Peak Selling Periods



MACHANS BEACH - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.2%

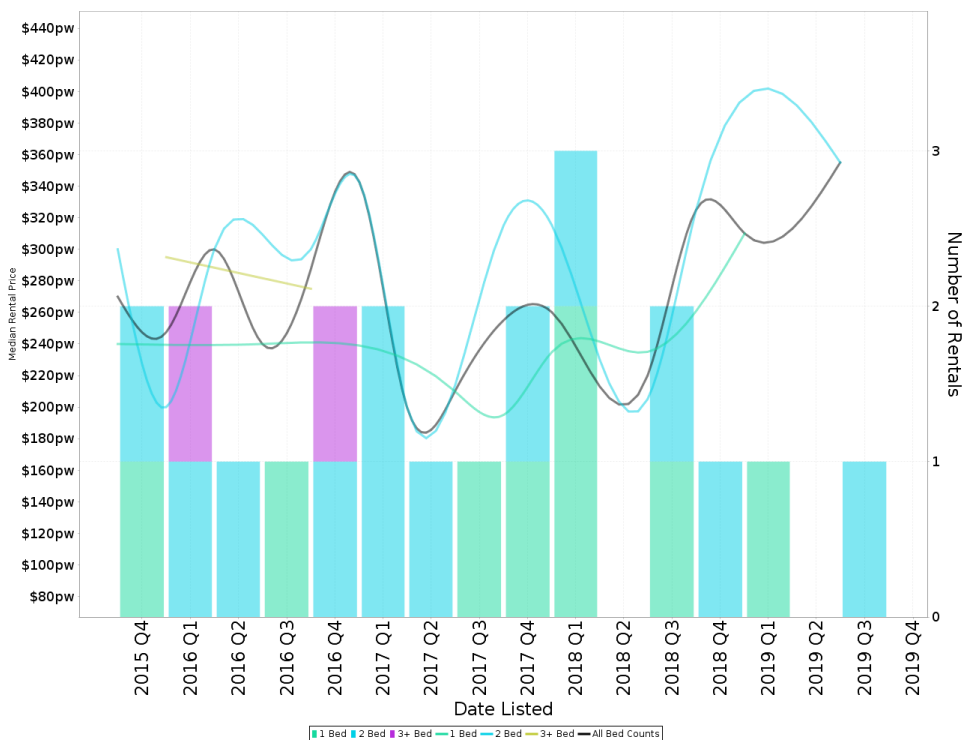
Current Median Price: \$401,000
Previous Median Price: \$377,500
Based on 57 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$401,000
Current Median Rent: \$400
Based on 23 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-29.8%

Current Median Price: \$392,500
Previous Median Price: \$559,000
Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$392,500
Current Median Rent: \$268
Based on 6 registered Unit rentals compared over the last 12 months.

MACHANS BEACH - Recently Sold Properties

Median Sale Price

\$401k

Based on 25 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

+6.2%

Current Median Price: \$401,000
Previous Median Price: \$377,500

Based on 57 recorded House sales compared over the last two rolling 12 month periods

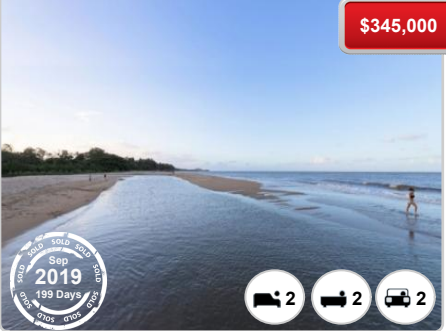
Sold Properties

25

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

53 MARSHALL ST




\$345,000

Sep 2019
159 Days

2 2 2

181 OSHEA ESP




\$640,000

Aug 2019
N/A

539 m² 3 2 2

53 MARSHALL ST



\$345,000

Sep 2019
159 Days

567 m² 2 2 4

94 MACHANS BEACH RD



\$360,000

Jul 2019
128 Days

809 m² 3 2 1

31 MACHANS ST




\$245,000

Jul 2019
95 Days

539 m² 1 1 2

21-23 PRIOR ST



\$443,000

Jun 2019
7 Days

1,082 m² 3 1 6

20 MACHANS ST




\$270,000

May 2019
N/A

653 m² 3 1 2

35 DAVID ST



\$499,000

May 2019
83 Days

539 m² 5 2 4

43 MACHANS ST



\$260,000

May 2019
64 Days

539 m² 3 1 3

21 CHRISTENSEN ST



28 SAW ST



68 CHRISTENSEN ST



209 OSHEA ESP



MACHANS BEACH - Properties For Rent

Median Rental Price

\$400 /w

Based on 23 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

+5.2%

Current Median Price: \$401,000
Current Median Rent: \$400

Based on 25 recorded House sales and 23 House rentals compared over the last 12 months

Number of Rentals

23

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

Arnold Street



\$360 Per Week

566 m² 3 1 2

Oct 2019 15 Days

56 CINDERELLA STREET



\$780 Per week

556 m² 3 1 2

Oct 2019 21 Days

102 MARSHALL STREET



\$380 \$380

567 m² 3 1 1

Oct 2019 25 Days