



IN-DEPTH PROPERTY REPORT

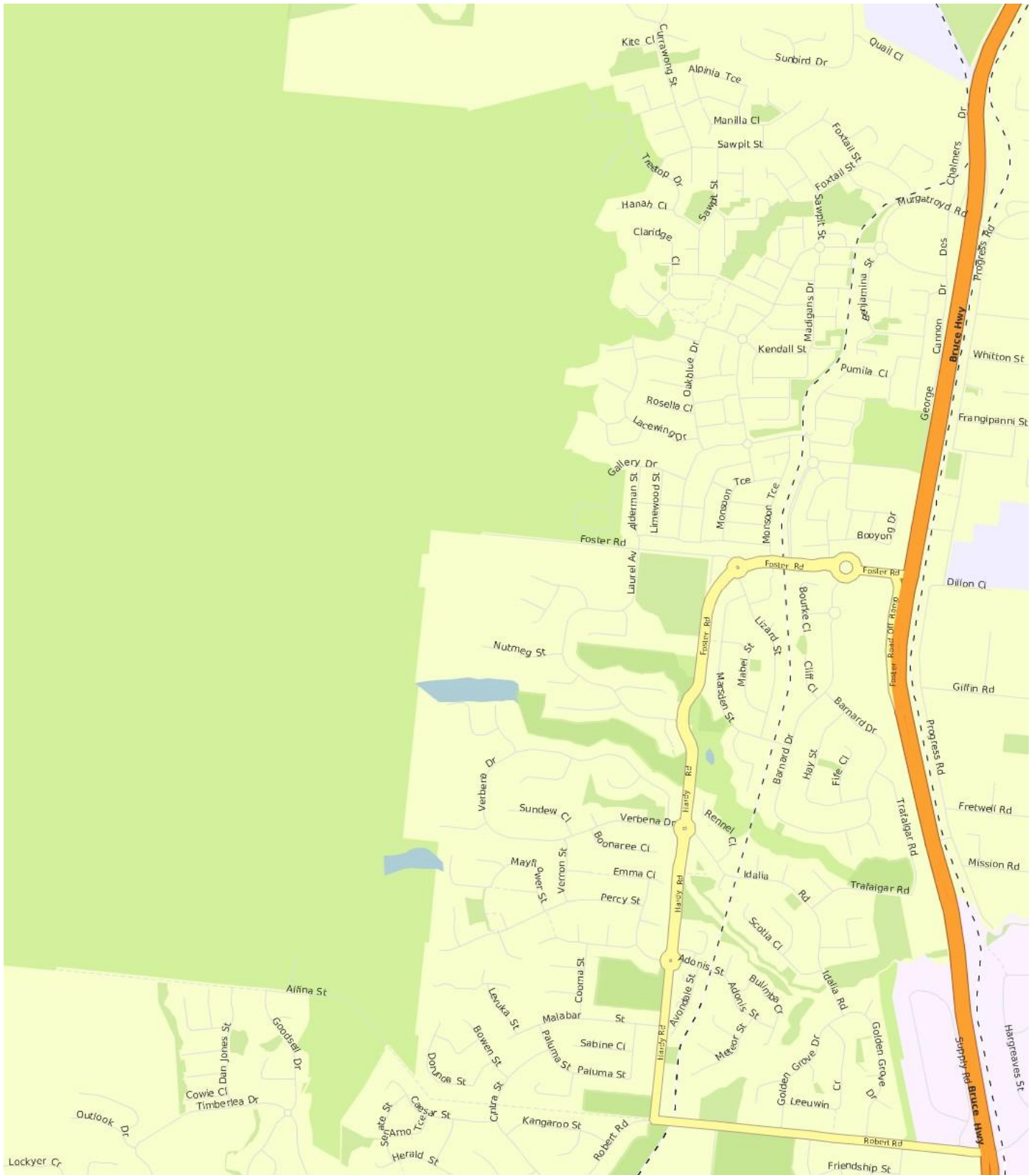
Latest Sales & Rental Statistics For Your Suburb

SUBURB FLYOVER REPORT

MOUNT SHERIDAN (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

MOUNT SHERIDAN - Suburb Map



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

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MOUNT SHERIDAN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	163	\$ 152,500	0.0 %	\$ 4,480	\$ 425,000
2002	209	\$ 164,000	7.5 %	\$ 56,000	\$ 294,000
2003	329	\$ 195,000	18.9 %	\$ 90,000	\$ 442,000
2004	321	\$ 245,000	25.6 %	\$ 82,000	\$ 513,000
2005	262	\$ 265,000	8.2 %	\$ 97,000	\$ 650,000
2006	315	\$ 306,500	15.7 %	\$ 116,000	\$ 829,000
2007	329	\$ 347,500	13.4 %	\$ 189,000	\$ 850,000
2008	194	\$ 350,000	0.7 %	\$ 230,000	\$ 740,000
2009	227	\$ 337,500	-3.6 %	\$ 237,000	\$ 620,000
2010	177	\$ 343,000	1.6 %	\$ 236,000	\$ 680,000
2011	157	\$ 330,000	-3.8 %	\$ 191,845	\$ 610,000
2012	140	\$ 327,500	-0.8 %	\$ 123,000	\$ 740,000
2013	164	\$ 330,000	0.8 %	\$ 149,000	\$ 630,000
2014	179	\$ 362,500	9.8 %	\$ 255,000	\$ 850,000
2015	175	\$ 375,000	3.4 %	\$ 260,000	\$ 705,000
2016	210	\$ 359,250	-4.2 %	\$ 165,000	\$ 780,000
2017	183	\$ 398,000	10.8 %	\$ 240,000	\$ 795,000
2018	148	\$ 387,250	-2.7 %	\$ 235,000	\$ 695,000
2019	95	\$ 370,000	-4.5 %	\$ 240,000	\$ 620,000

Median Sale Price

\$373k

Based on 130 recorded House sales within the last 12 months (Oct '18 - Sep '19)

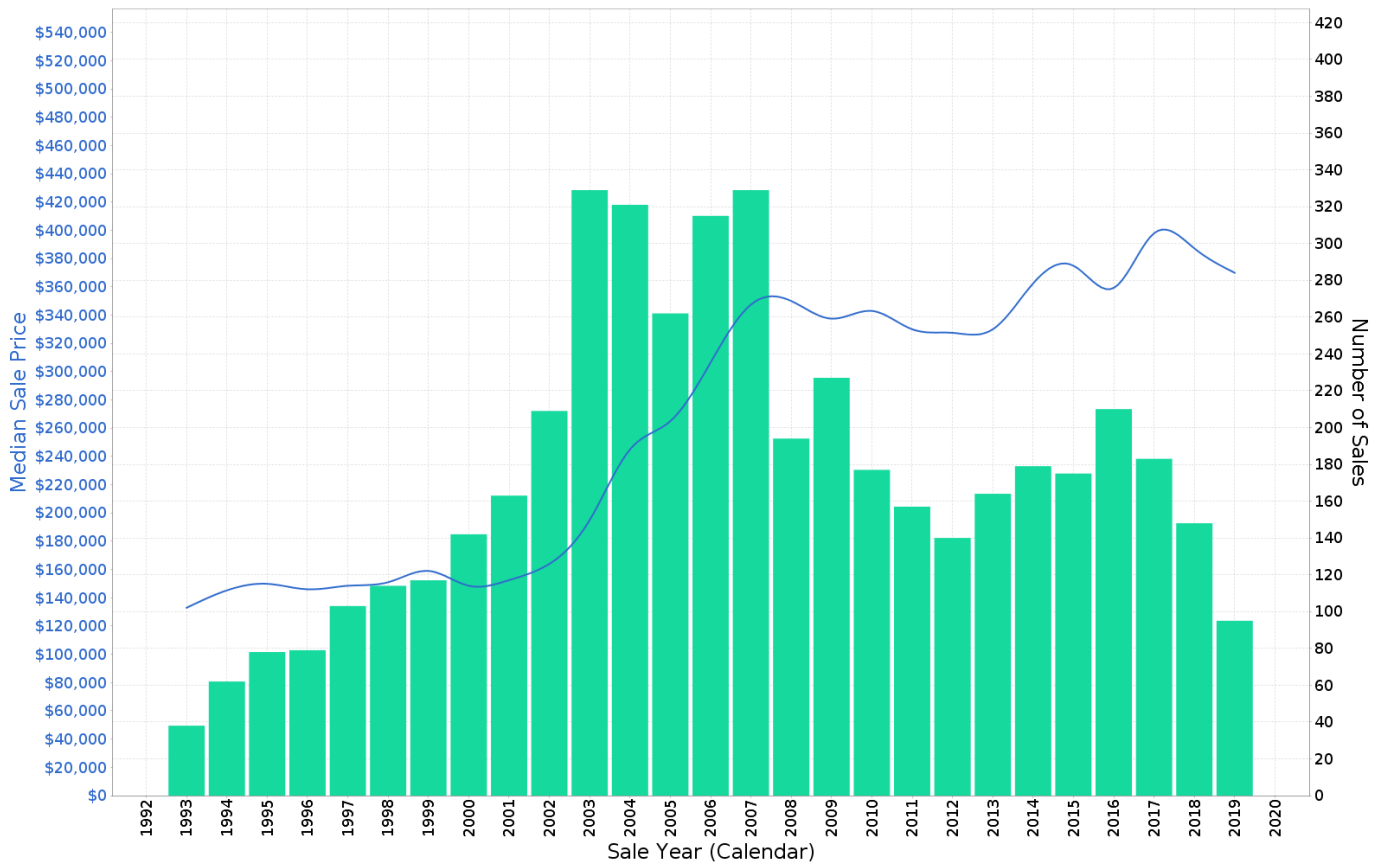
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.4%

Current Median Price: \$372,750
Previous Median Price: \$390,000

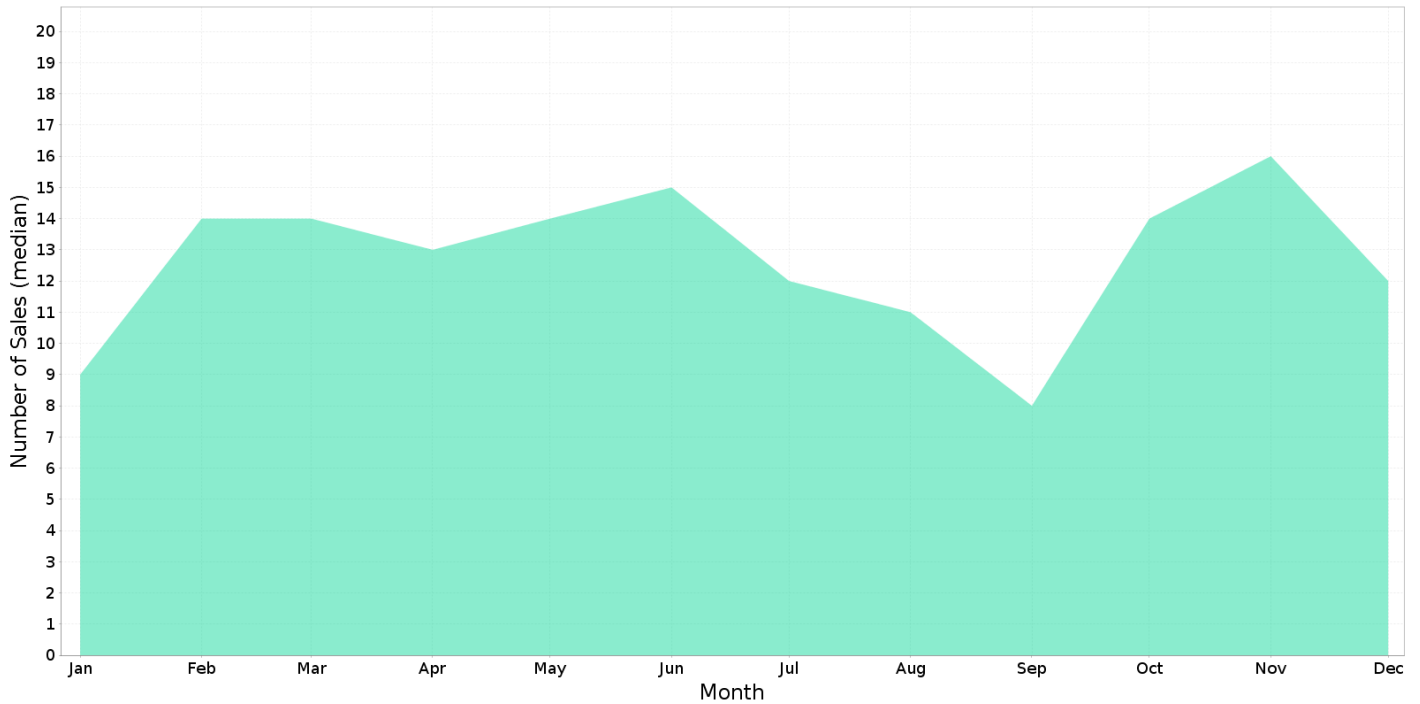
Based on 293 recorded House sales compared over the last two rolling 12 month periods



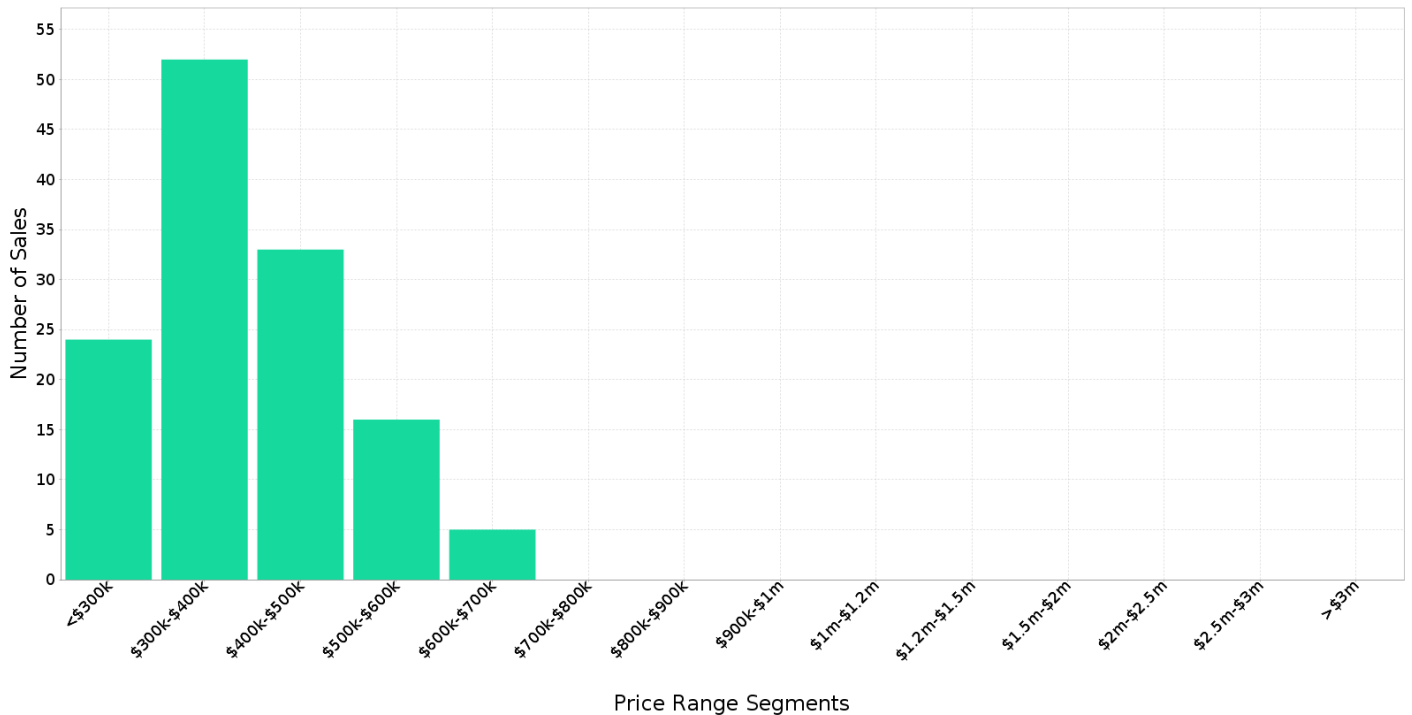
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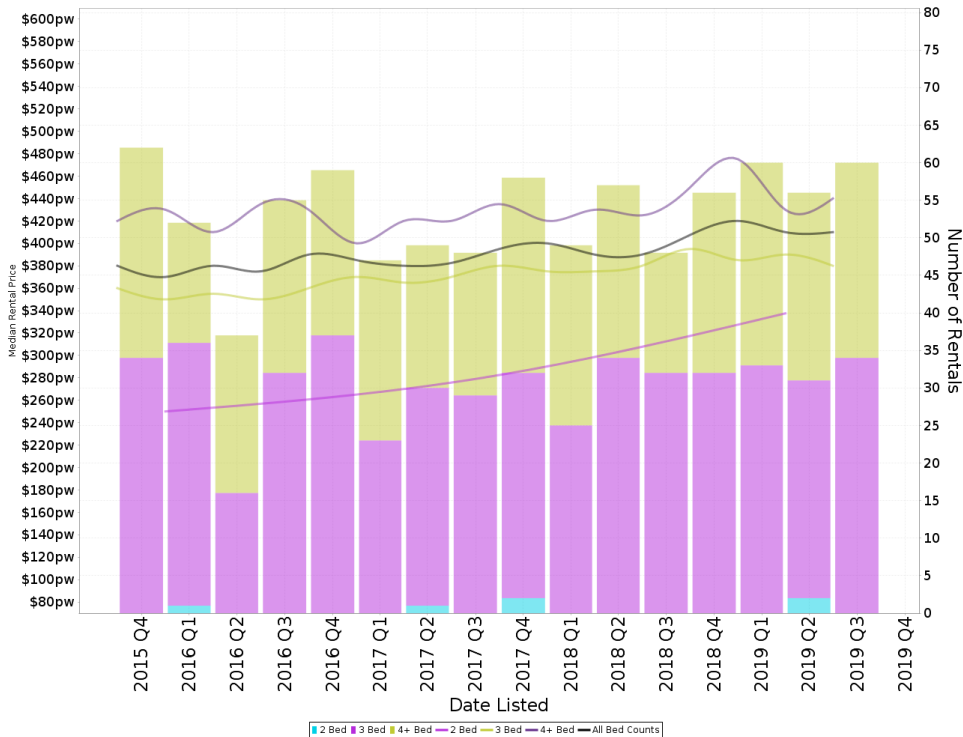
MOUNT SHERIDAN - Peak Selling Periods



MOUNT SHERIDAN - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.4%

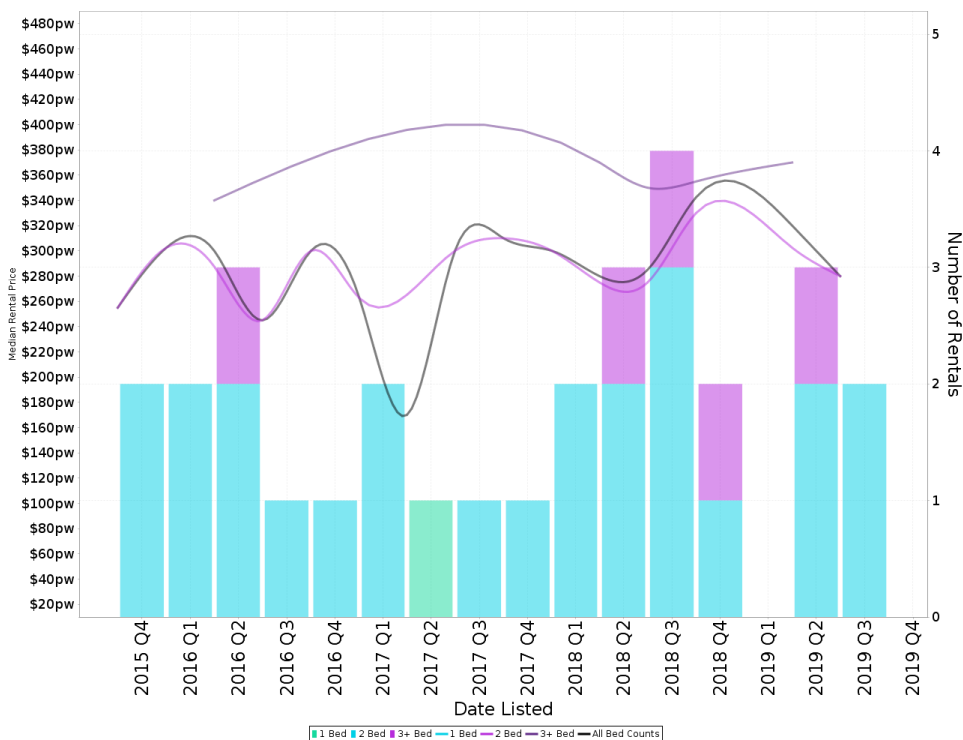
Current Median Price: \$372,750
Previous Median Price: \$390,000
Based on 293 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: \$372,750
Current Median Rent: \$380
Based on 206 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.4%

Current Median Price: \$213,000
Previous Median Price: \$235,000
Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$213,000
Current Median Rent: \$278
Based on 8 registered Unit rentals compared over the last 12 months.

MOUNT SHERIDAN - Recently Sold Properties

Median Sale Price

\$373k

Based on 130 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

-4.4%

Current Median Price: \$372,750
Previous Median Price: \$390,000

Based on 293 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

130

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

7 DIAMOND ST



\$330,000

Nov 2019
41 Days

700 m² 3 1 2

8 BUTTERNUT CL



\$460,000

Nov 2019
176 Days

536 m² 4 2 2

18 BARRINGTONIA ST




\$483,000

Nov 2019
123 Days

424 m² 3 2 2

25 MANILLA CL



\$375,000

Nov 2019
106 Days

700 m² 4 2 2

12 MALABAR ST



\$492,000

Oct 2019
74 Days

700 m² 4 2 4

1/3 PLATYPUS ST



\$440,000

Oct 2019
18 Days

736 m² 4 2 2

25 MALABAR ST



\$320,000

Oct 2019
103 Days

718 m² 3 2 2

15 ROYAL SAXON CL




\$400,000

Oct 2019
49 Days

752 m² 4 2 4

80 VERBENA DR



\$510,000

Oct 2019
304 Days

1,000 m² 4 2 2

23 DORUNDA ST

\$443,000

Oct 2019
83 Days

700 m² 3 2 2

8 PIPER CL

\$315,000

Oct 2019
143 Days

781 m² 4 2 2

10 METEOR ST

\$360,000

Oct 2019
16 Days

730 m² 3 2 2

8 TANA HEIGHTS

\$450,000

31.0m, 15.5m, 31.0m, 15.1m, 475.0 m²

Oct 2019
N/A

475 m² - - -

58-60 BENJAMINA ST

\$380,000

Aug 2019
9 Days

580 m² 3 2 2

ABASO VWS

\$453,000

Aug 2019
82 Days

4 2 2

21 HAY ST

\$305,000

Aug 2019
35 Days

823 m² 3 1 2

2 MABEL ST

\$345,000

Aug 2019
9 Days

770 m² 3 1 2

47 TEMPLAR CRES

\$367,000

Aug 2019
N/A

photo not available

4 3 2

15 ROMA CL

\$375,000

Aug 2019
146 Days

480 m² 3 2 2

9 MELVILLE CL

\$370,000

Aug 2019
271 Days

432 m² 4 2 1

17 METEOR ST

\$330,000

Aug 2019
24 Days

707 m² 3 2 2

MOUNT SHERIDAN - Properties For Rent

Median Rental Price

\$380 /w

Based on 206 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

+5.3%

Current Median Price: \$372,750
Current Median Rent: \$380

Based on 130 recorded House sales and 206 House rentals compared over the last 12 months

Number of Rentals

206

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

7 PASCOE CLOSE

\$350 p/w

Nov 2019
2 Days

305 m² 3 1 1

16 CLARIDGE CLOSE

\$490

Nov 2019
2 Days

820 m² 4 2 2

9 BELLBUSH CLOSE

\$380

Oct 2019
9 Days

712 m² 3 2 2

12 PLATYPUS CLOSE

\$430 wk

712 m² 3 2 2

65 PERCY STREET

\$600.00 \$600

Oct 2019
15 Days

1,668 m² 3 1 1

117 BOOYONG DRIVE

\$430 \$430

Oct 2019
17 Days

640 m² 4 2 2

48 CURRAWONG STREET

\$460 wk

Oct 2019
23 Days

487 m² 3 2 1

3 Rosella Close

\$400 Weekly

Oct 2019
28 Days

432 m² 3 2 2

5 BERRIMA STREET

\$380

Oct 2019
36 Days

706 m² 3 2 2

21 ALDERMAN STREET

\$580 \$580



21 PASCOE CLOSE

\$430 wk

