



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**

REAL ESTATE SERVICES

# **SUBURB FLYOVER REPORT**

SMITHFIELD (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## SMITHFIELD - Suburb Map



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

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## SMITHFIELD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	68	\$ 143,000	0.0 %	\$ 109,000	\$ 700,000
2002	107	\$ 157,000	9.8 %	\$ 107,500	\$ 450,000
2003	144	\$ 184,000	17.2 %	\$ 130,000	\$ 575,000
2004	139	\$ 242,000	31.5 %	\$ 160,000	\$ 880,000
2005	90	\$ 269,250	11.3 %	\$ 190,000	\$ 588,225
2006	89	\$ 300,000	11.4 %	\$ 140,000	\$ 1,000,000
2007	96	\$ 372,500	24.2 %	\$ 200,000	\$ 875,000
2008	79	\$ 390,000	4.7 %	\$ 245,000	\$ 1,430,000
2009	83	\$ 380,000	-2.6 %	\$ 250,250	\$ 934,900
2010	72	\$ 363,500	-4.3 %	\$ 255,000	\$ 710,000
2011	66	\$ 342,500	-5.8 %	\$ 228,000	\$ 750,000
2012	87	\$ 369,000	7.7 %	\$ 220,000	\$ 825,000
2013	185	\$ 375,000	1.6 %	\$ 155,000	\$ 885,000
2014	109	\$ 410,000	9.3 %	\$ 295,000	\$ 750,000
2015	192	\$ 415,000	1.2 %	\$ 286,000	\$ 860,000
2016	192	\$ 415,000	0.0 %	\$ 270,000	\$ 1,864,500
2017	153	\$ 443,500	6.9 %	\$ 250,000	\$ 895,000
2018	144	\$ 437,944	-1.3 %	\$ 301,000	\$ 1,065,000
2019	78	\$ 435,000	-0.7 %	\$ 213,500	\$ 980,000

### Median Sale Price

# \$440k

Based on 113 recorded House sales within the last 12 months (Oct '18 - Sep '19)

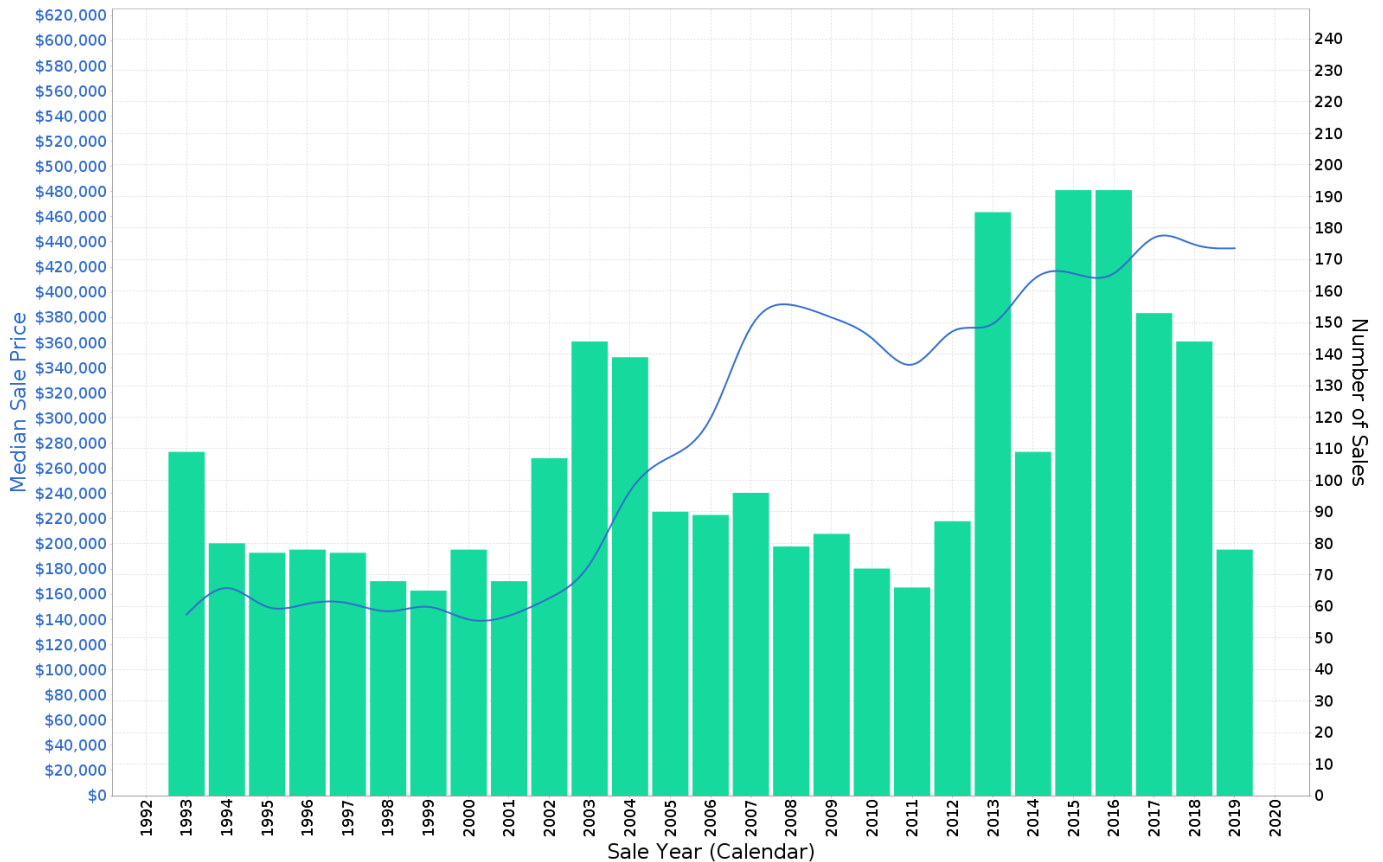
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +2.1%

Current Median Price: \$440,000  
Previous Median Price: \$430,875

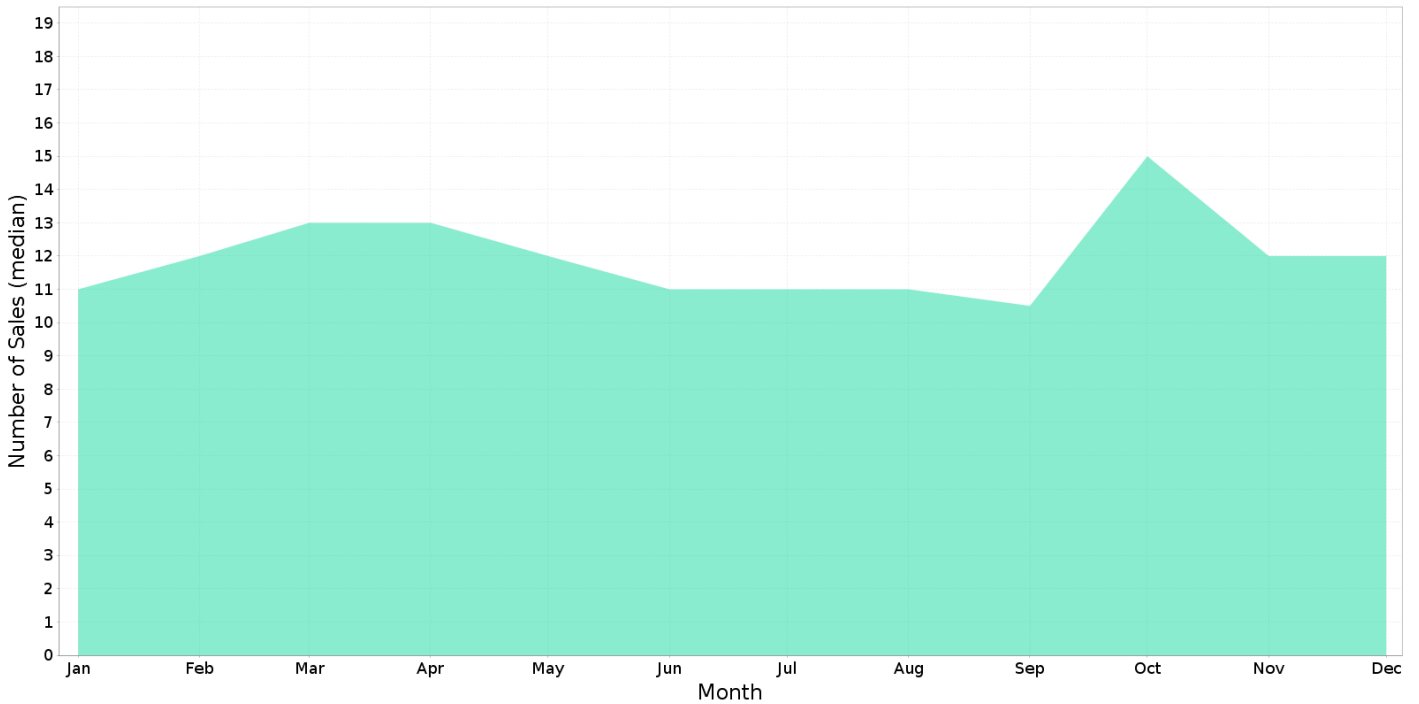
Based on 259 recorded House sales compared over the last two rolling 12 month periods



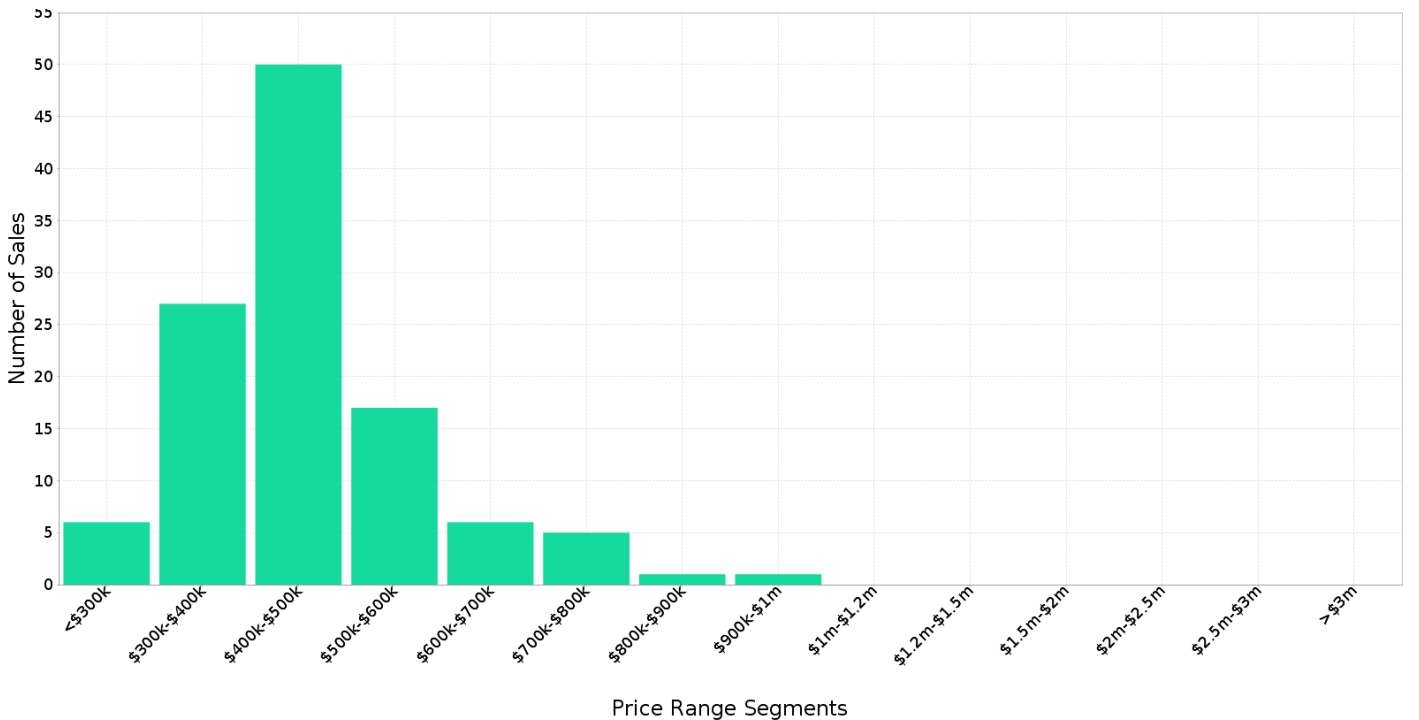
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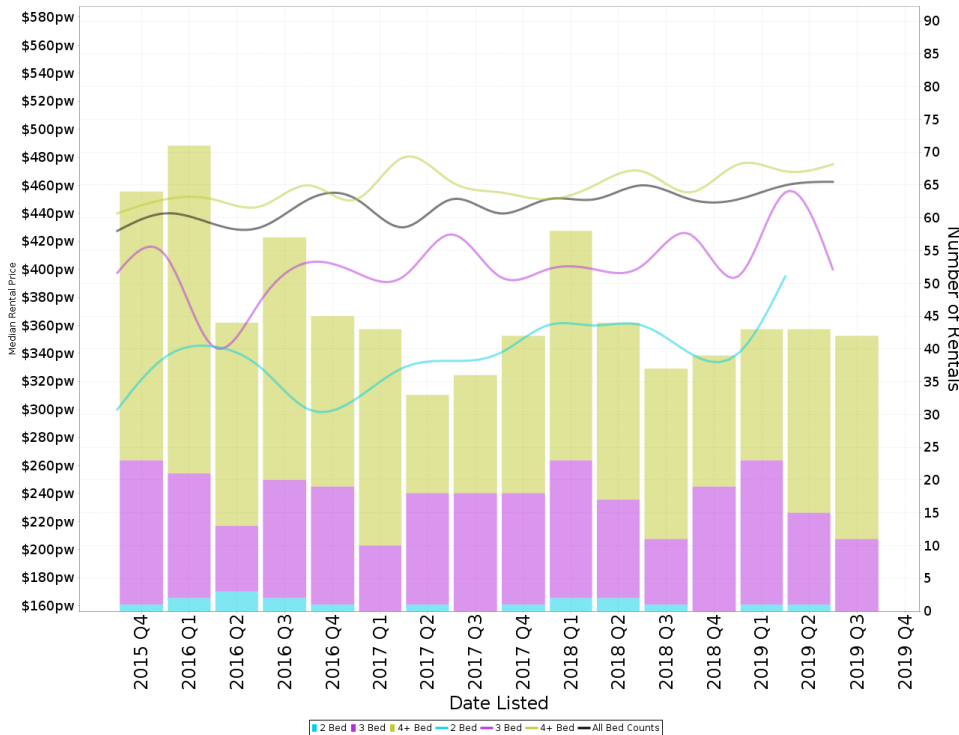
## SMITHFIELD - Peak Selling Periods



## SMITHFIELD - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.1%**

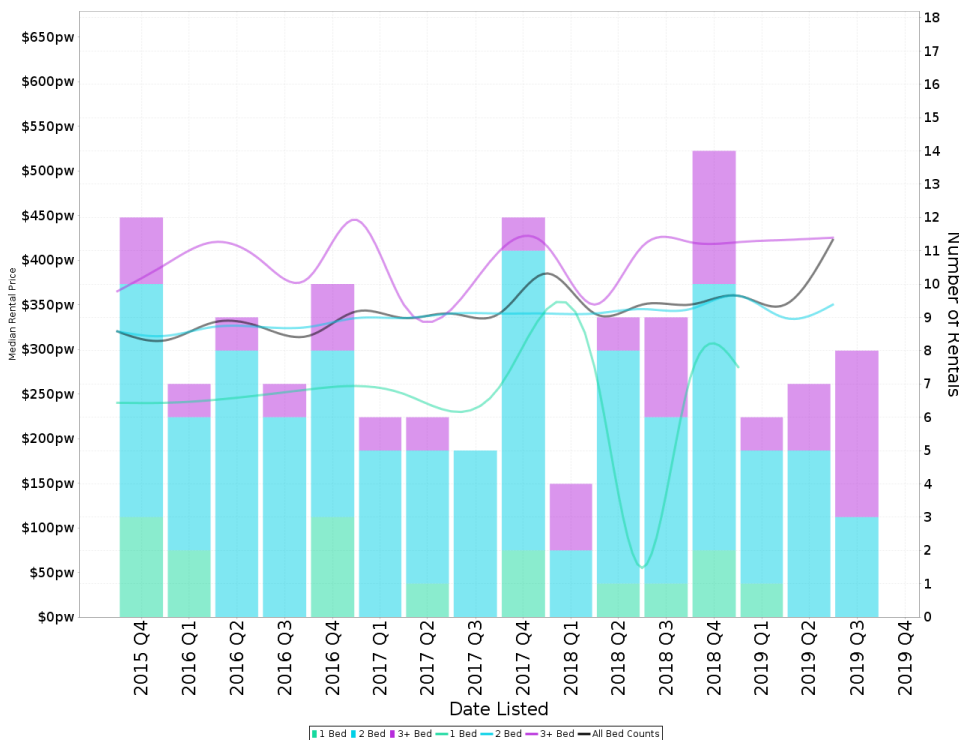
Current Median Price: \$440,000  
Previous Median Price: \$430,875  
Based on 259 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.1%**

Current Median Price: \$440,000  
Current Median Rent: \$430  
Based on 236 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.6%**

Current Median Price: \$322,000  
Previous Median Price: \$320,000  
Based on 23 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.2%**

Current Median Price: \$322,000  
Current Median Rent: \$320  
Based on 35 registered Unit rentals compared over the last 12 months.

## SMITHFIELD - Recently Sold Properties

Median Sale Price  
**\$440k**

Based on 113 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  
**+2.1%**

Current Median Price: \$440,000  
Previous Median Price: \$430,875

Based on 259 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**113**

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

**FOXVILLE CCT**

**\$450,000**

Oct 2019  
175 Days

4 bedrooms, 2 bathrooms, 2 car spaces

**6 WELD CRES**

**\$646,000**

Oct 2019  
181 Days

972 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 2 car spaces

**26 LANDBOROUGH DR**

**\$343,000**

Oct 2019  
81 Days

484 m<sup>2</sup>, 3 bedrooms, 1 bathroom, 2 car spaces

**6-8 SERENITY PL**

**\$715,000**

Oct 2019  
87 Days

4,000 m<sup>2</sup>, 5 bedrooms, 2 bathrooms, 2 car spaces

**5 MARRABAH AVE**

**\$371,000**

Sep 2019  
181 Days

360 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 2 car spaces

**29 CARTER CL**

**\$335,000**

Sep 2019  
101 Days

398 m<sup>2</sup>, 2 bedrooms, 1 bathroom, 1 car space

**263 PANGUNA ST**

**\$630,000**

Sep 2019  
157 Days

845 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 2 car spaces

**6 NEWRY TRL**

**\$517,500**

Sep 2019  
22 Days

582 m<sup>2</sup>, 4 bedrooms, 2 bathrooms, 3 car spaces

**6 CASTLETON ENT**

**\$980,000**

Sep 2019  
86 Days

620 m<sup>2</sup>, 4 bedrooms, 4 bathrooms, 2 car spaces

**BAMFORD CL**

**\$420,000**

Aug 2019  
N/A

4 2 2

**7 SADDLE MOUNTAIN RD**

**\$282,000**

Aug 2019  
70 Days

320 m<sup>2</sup> 2 1 2

**23 SADDLE MOUNTAIN RD**

**\$330,000**

Aug 2019  
N/A

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

**2 CHARRINGA LINK**

**\$460,000**

Aug 2019  
N/A

4 2 2

**13 SPECULATION ST**

**\$320,000**

Aug 2019  
15 Days

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

**59 THORNBOROUGH CRCT**

**\$450,000**

Aug 2019  
7 Days

493 m<sup>2</sup> 4 2 2

**FOXVILLE CCT**

**\$427,500**

Aug 2019  
77 Days

4 2 2

**8 CARDROSS LINK**

**\$435,000**

2019  
N/A

375 m<sup>2</sup> - - -

**4 CHARRINGA LINK**

**\$645,000**

2019  
N/A

453 m<sup>2</sup> - - -

**16 CAIRNWELL ST**

**\$522,000**

Jul 2019  
44 Days

1,041 m<sup>2</sup> 3 2 4

**NEWRY TRL**

**\$395,000**

Jul 2019  
387 Days

4 2 2

**BAMFORD CL**

**\$405,000**

Jul 2019  
188 Days

4 2 2



## SMITHFIELD - Properties For Rent

Median Rental Price

**\$430 /w**

Based on 236 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

**+5.1%**

Current Median Price: \$440,000  
Current Median Rent: \$430

Based on 113 recorded House sales and 236 House rentals compared over the last 12 months

Number of Rentals

**236**

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

**3 RAINY MOUNTAIN PLACE**

**\$430 \$430**

Nov 2019  
2 Days

373 m<sup>2</sup> 3 2 2

**6 BROOKVILLE GARDENS**

**\$440 \$440**

Nov 2019  
3 Days

542 m<sup>2</sup> 4 2 2

**8 GREENVALE CLOSE**

**\$630**

Oct 2019  
9 Days

600 m<sup>2</sup> 4 2 2

**30 CARTER CLOSE**

**\$410 wk**

Oct 2019  
10 Days

364 m<sup>2</sup> 3 2 2

**47 AINSLIE PLACE**

**\$450 per week**

Oct 2019  
14 Days

243 m<sup>2</sup> 3 2 2

**14 JABIRU COURT**

**\$795 \$795**

Oct 2019  
17 Days

879 m<sup>2</sup> 6 2 2

**3 HELEN CLOSE**

**\$500 weekly**

Sep 2019  
50 Days

993 m<sup>2</sup> 4 2 2