



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**

REAL ESTATE SERVICES

# **SUBURB FLYOVER REPORT**

YORKEYS KNOB (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## YORKEYS KNOB - Suburb Map



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

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## YORKEYS KNOB - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	38	\$ 154,000	0.0 %	\$ 68,000	\$ 320,000
2002	43	\$ 172,800	12.2 %	\$ 90,000	\$ 360,000
2003	70	\$ 195,000	12.8 %	\$ 115,000	\$ 700,000
2004	46	\$ 272,250	39.6 %	\$ 150,000	\$ 1,050,000
2005	30	\$ 270,000	-0.8 %	\$ 137,300	\$ 552,000
2006	47	\$ 310,000	14.8 %	\$ 178,000	\$ 1,364,000
2007	46	\$ 357,000	15.2 %	\$ 285,000	\$ 1,000,000
2008	26	\$ 348,500	-2.4 %	\$ 20,000	\$ 1,100,000
2009	22	\$ 360,000	3.3 %	\$ 270,000	\$ 600,000
2010	15	\$ 381,000	5.8 %	\$ 280,000	\$ 615,000
2011	14	\$ 364,000	-4.5 %	\$ 290,000	\$ 705,000
2012	18	\$ 344,000	-5.5 %	\$ 255,000	\$ 612,000
2013	23	\$ 338,000	-1.7 %	\$ 240,000	\$ 565,000
2014	20	\$ 377,500	11.7 %	\$ 217,500	\$ 1,200,000
2015	20	\$ 386,000	2.3 %	\$ 275,000	\$ 750,000
2016	22	\$ 390,000	1.0 %	\$ 140,000	\$ 700,000
2017	27	\$ 376,000	-3.6 %	\$ 305,000	\$ 560,000
2018	35	\$ 405,000	7.7 %	\$ 296,000	\$ 2,100,000
2019	12	\$ 363,750	-10.2 %	\$ 287,000	\$ 657,000

### Median Sale Price

# \$415k

Based on 22 recorded House sales within the last 12 months (Oct '18 - Sep '19)

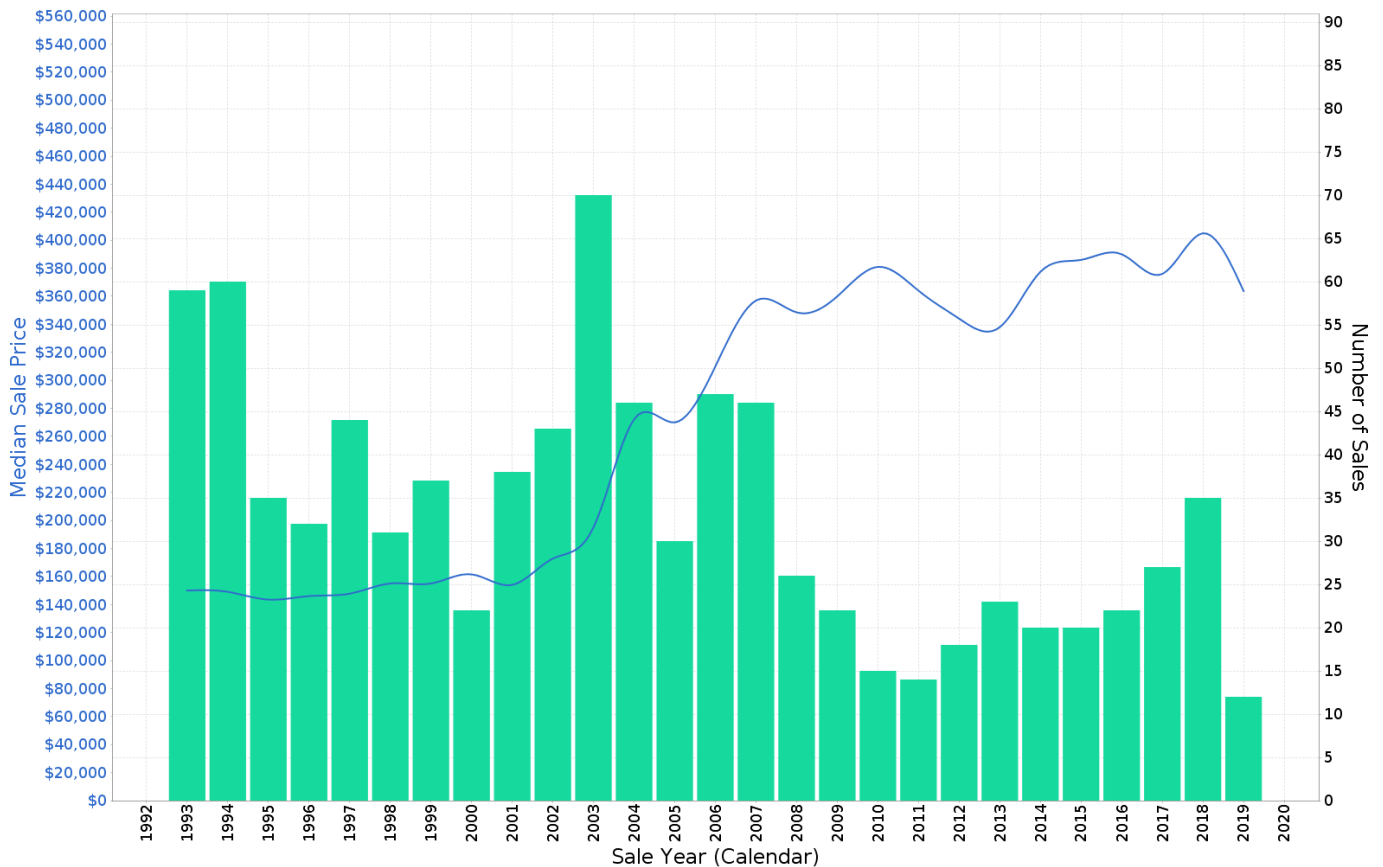
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +10.6%

Current Median Price: \$414,750  
Previous Median Price: \$375,000

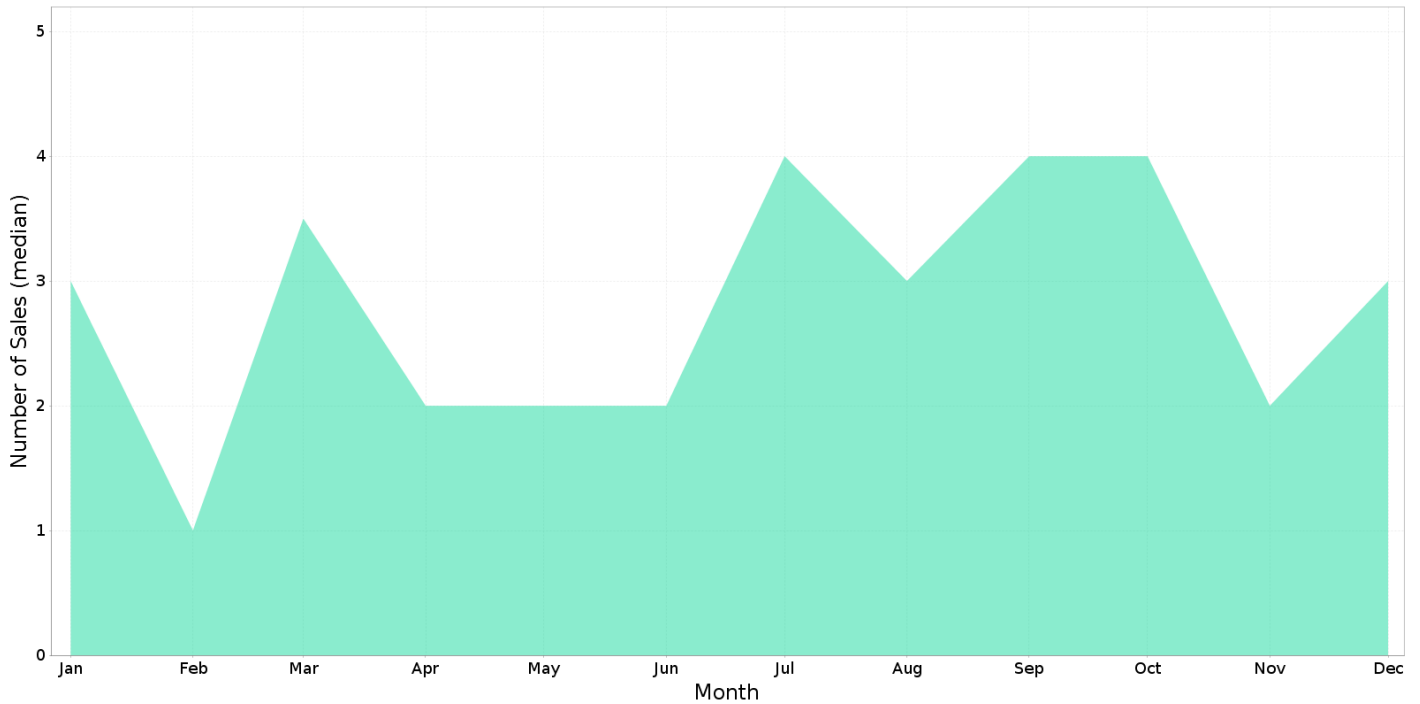
Based on 59 recorded House sales compared over the last two rolling 12 month periods



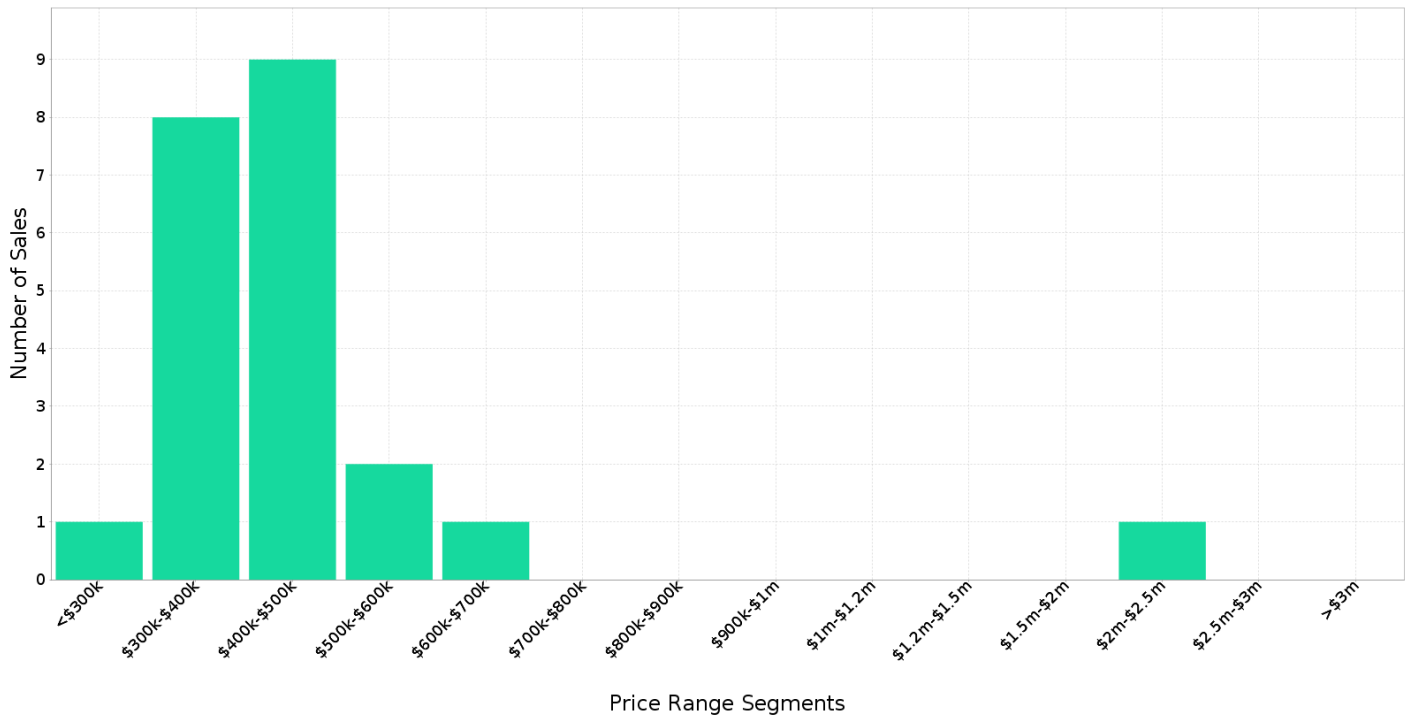
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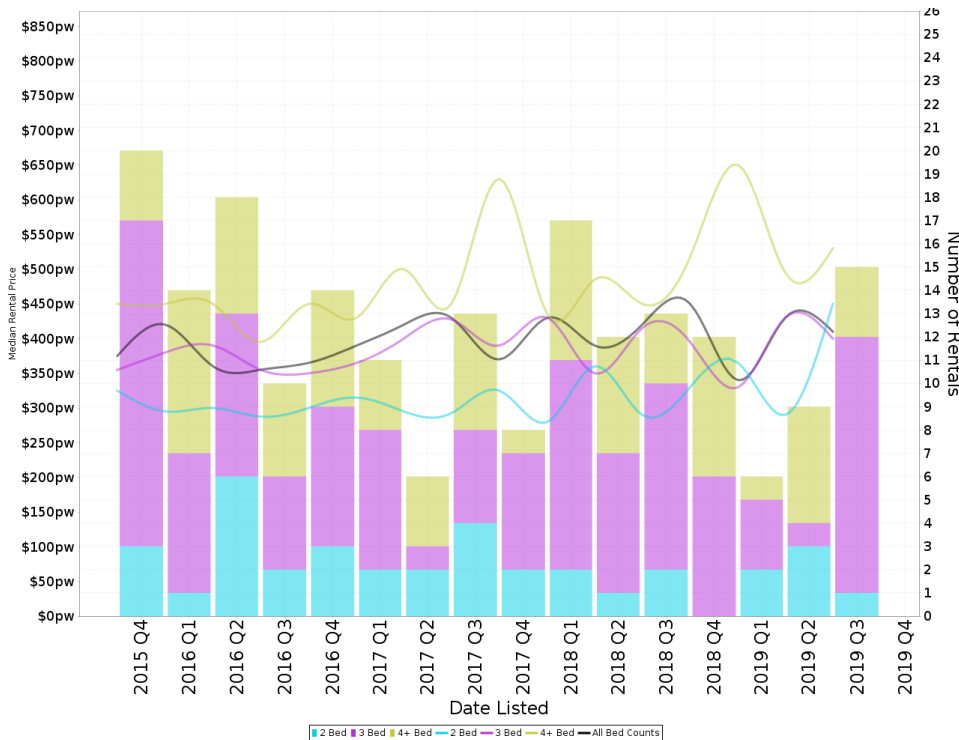
## YORKEYS KNOB - Peak Selling Periods



## YORKEYS KNOB - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+10.6%**

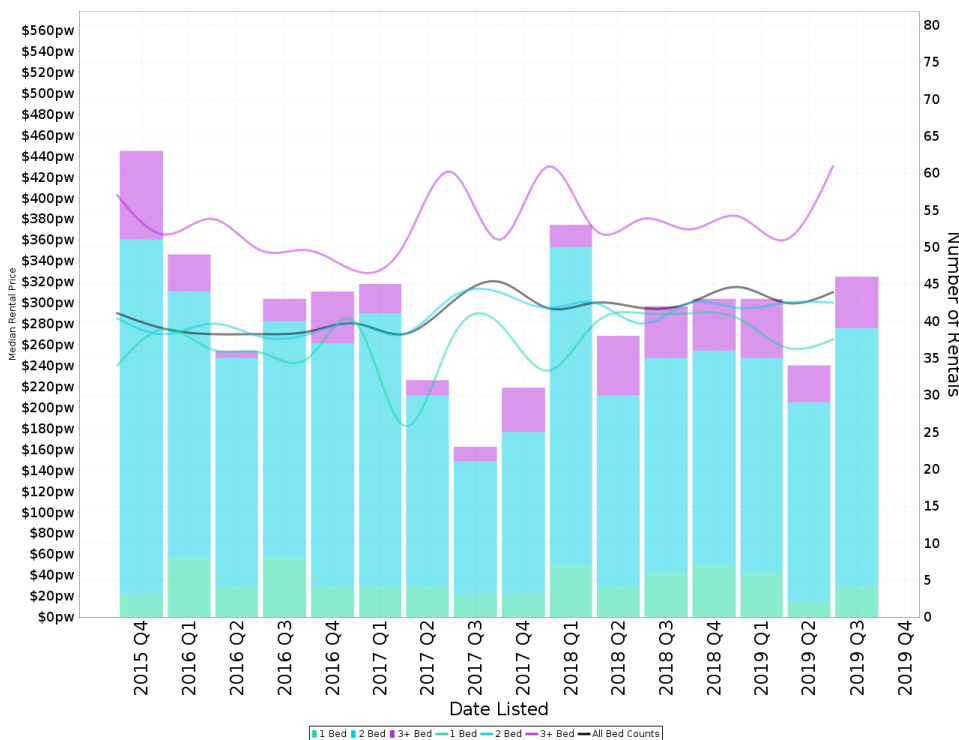
Current Median Price: \$414,750  
Previous Median Price: \$375,000  
Based on 59 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.9%**

Current Median Price: \$414,750  
Current Median Rent: \$390  
Based on 62 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+5.8%**

Current Median Price: \$227,500  
Previous Median Price: \$215,000  
Based on 156 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.4%**

Current Median Price: \$227,500  
Current Median Rent: \$280  
Based on 191 registered Unit rentals compared over the last 12 months.

## YORKEYS KNOB - Recently Sold Properties

Median Sale Price

**\$415k**

Based on 22 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

**+10.6%**

Current Median Price: \$414,750  
Previous Median Price: \$375,000

Based on 59 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**22**

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

**57 CUNNINGHAM ST**

**\$585,000**

833 m<sup>2</sup> 4 2 2

Sold Oct 2019, 84 Days

**6-10 WATTLE ST**

**\$425,000**

2,023 m<sup>2</sup> 2 2 1

N/A

**26 JANETT ST**

**\$1,100,000**

847 m<sup>2</sup> 3 3 2

Sold Sep 2019, 23 Days

**454 VARLEY ST**

**\$385,000**

540 m<sup>2</sup> 4 2 3

Sold Aug 2019, 81 Days

**443-445 VARLEY ST**

**\$580,000**

1,782 m<sup>2</sup> 4 2 7

N/A

**18 CUNNINGHAM ST**

**\$323,750**

799 m<sup>2</sup> 3 2 2

Sold 2019

**458 VARLEY ST**

**\$300,000**

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

Sold Jul 2019, 48 Days

**9 NARELLE CL**

**\$287,000**

700 m<sup>2</sup> 2 1 2

Sold Jul 2019, 28 Days

**435 VARLEY ST**

**\$370,000**

593 m<sup>2</sup> 4 2 4

Sold May 2019, 78 Days

## YORKEYS KNOB - Properties For Rent

### Median Rental Price

# \$390 /w

Based on 62 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

# +4.9%

Current Median Price: \$414,750  
Current Median Rent: \$390

Based on 22 recorded House sales and 62 House rentals compared over the last 12 months

### Number of Rentals

# 62

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

**30-32 MORGAN STREET**

**\$380 Per Week**

Nov 2019  
2 Days

1,081 m<sup>2</sup> 3 1 2

**8 CADDY STREET**

**\$410 wk**

Nov 2019  
4 Days

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

**59 SIMS ESPLANADE**

**\$495 per week**

Sep 2019  
55 Days

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

**3-5 RAY STREET**

**\$495 \$495**

Jun 2019  
155 Days

922 m<sup>2</sup> 4 2 2