



IN-DEPTH PROPERTY REPORT

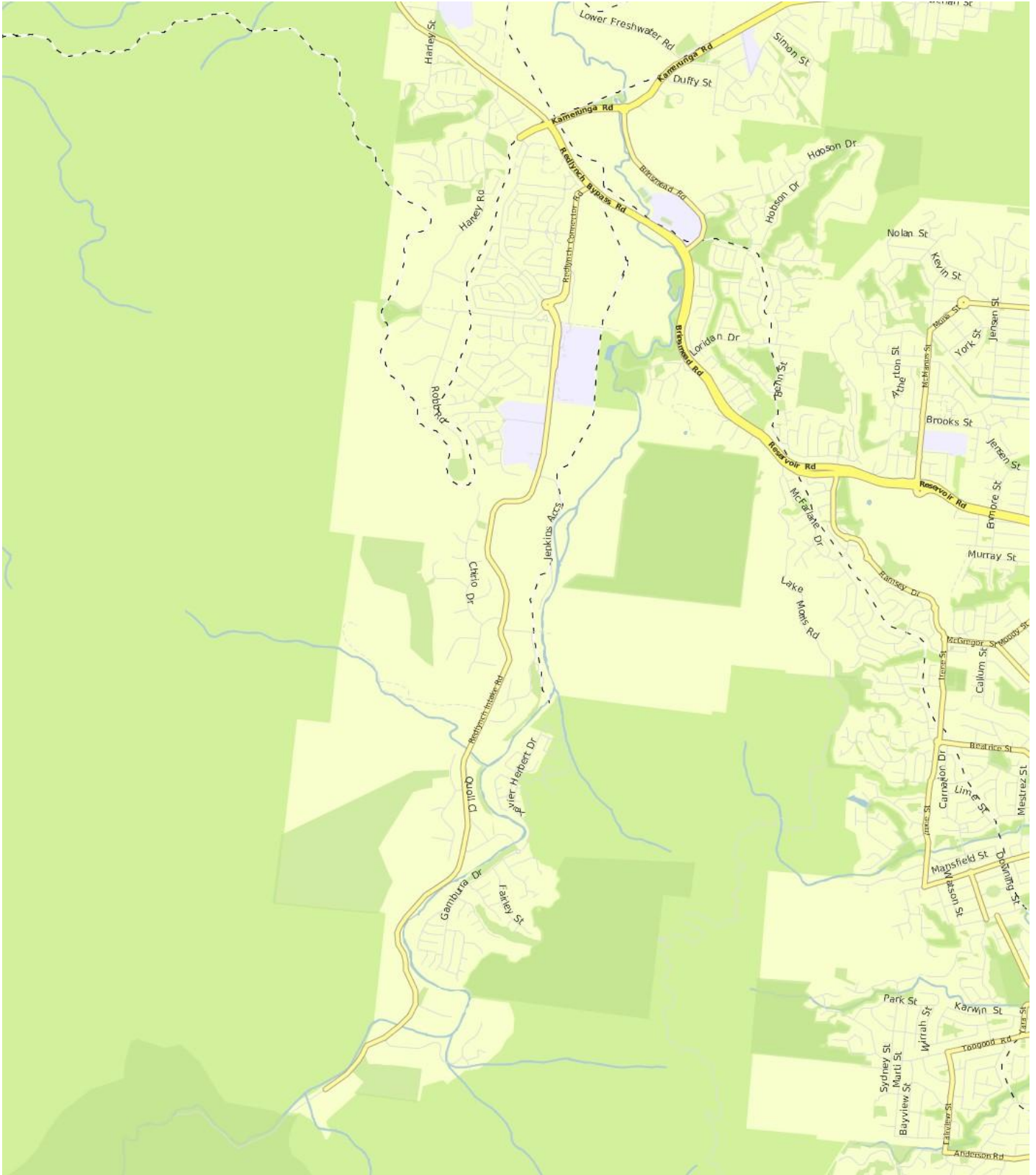
Latest Sales & Rental Statistics For Your Suburb

SUBURB FLYOVER REPORT

REDLYNCH (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

REDLYNCH - Suburb Map



Prepared on 15/06/2020 by Sheldon Realty. © Property Data Solutions Pty Ltd 2020 (pricfinder.com.au)

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REDLYNCH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	109	\$ 216,000	0.0 %	\$ 73,000	\$ 750,000
2003	171	\$ 248,500	15.0 %	\$ 122,000	\$ 1,170,000
2004	179	\$ 295,000	18.7 %	\$ 106,000	\$ 750,000
2005	186	\$ 355,000	20.3 %	\$ 127,000	\$ 923,000
2006	208	\$ 377,274	6.3 %	\$ 250,000	\$ 875,000
2007	220	\$ 425,000	12.7 %	\$ 14,000	\$ 910,000
2008	153	\$ 428,000	0.7 %	\$ 169,000	\$ 930,000
2009	193	\$ 425,000	-0.7 %	\$ 200,000	\$ 1,450,000
2010	138	\$ 415,000	-2.4 %	\$ 280,000	\$ 1,105,000
2011	130	\$ 412,250	-0.7 %	\$ 200,000	\$ 970,000
2012	137	\$ 405,000	-1.8 %	\$ 189,000	\$ 1,210,000
2013	174	\$ 420,000	3.7 %	\$ 215,000	\$ 980,000
2014	192	\$ 459,500	9.4 %	\$ 315,000	\$ 1,250,000
2015	200	\$ 472,500	2.8 %	\$ 315,000	\$ 5,250,000
2016	200	\$ 468,500	-0.8 %	\$ 215,000	\$ 1,500,000
2017	176	\$ 500,000	6.7 %	\$ 332,000	\$ 1,195,000
2018	160	\$ 487,500	-2.5 %	\$ 270,000	\$ 1,100,000
2019	170	\$ 505,000	3.6 %	\$ 300,000	\$ 1,275,000
2020	37	\$ 530,000	5.0 %	\$ 178,000	\$ 1,300,000

Median Sale Price

\$511k

Based on 180 recorded House sales within the last 12 months (Apr '19 - Mar '20)

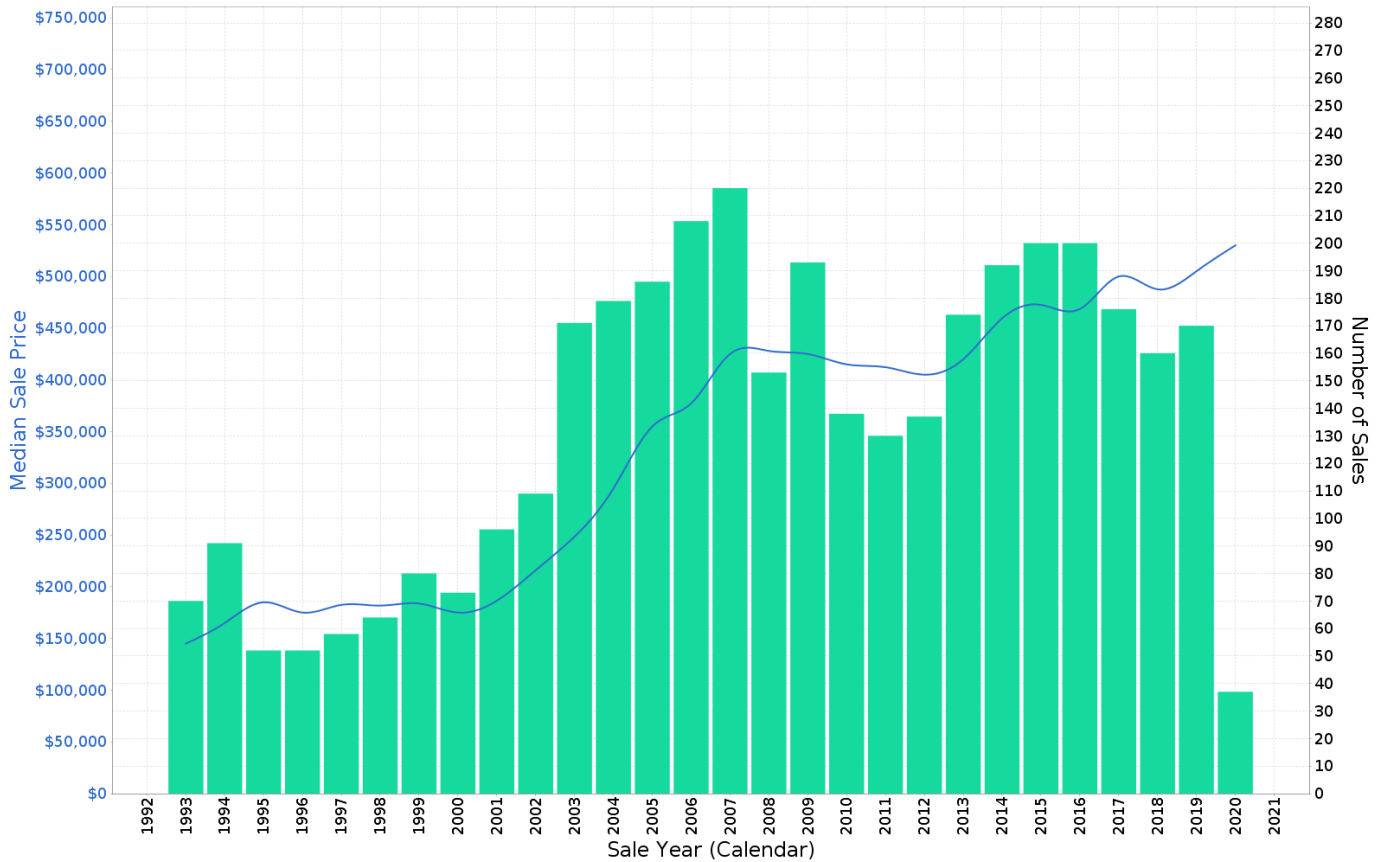
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.8%

Current Median Price: \$511,000
Previous Median Price: \$492,500

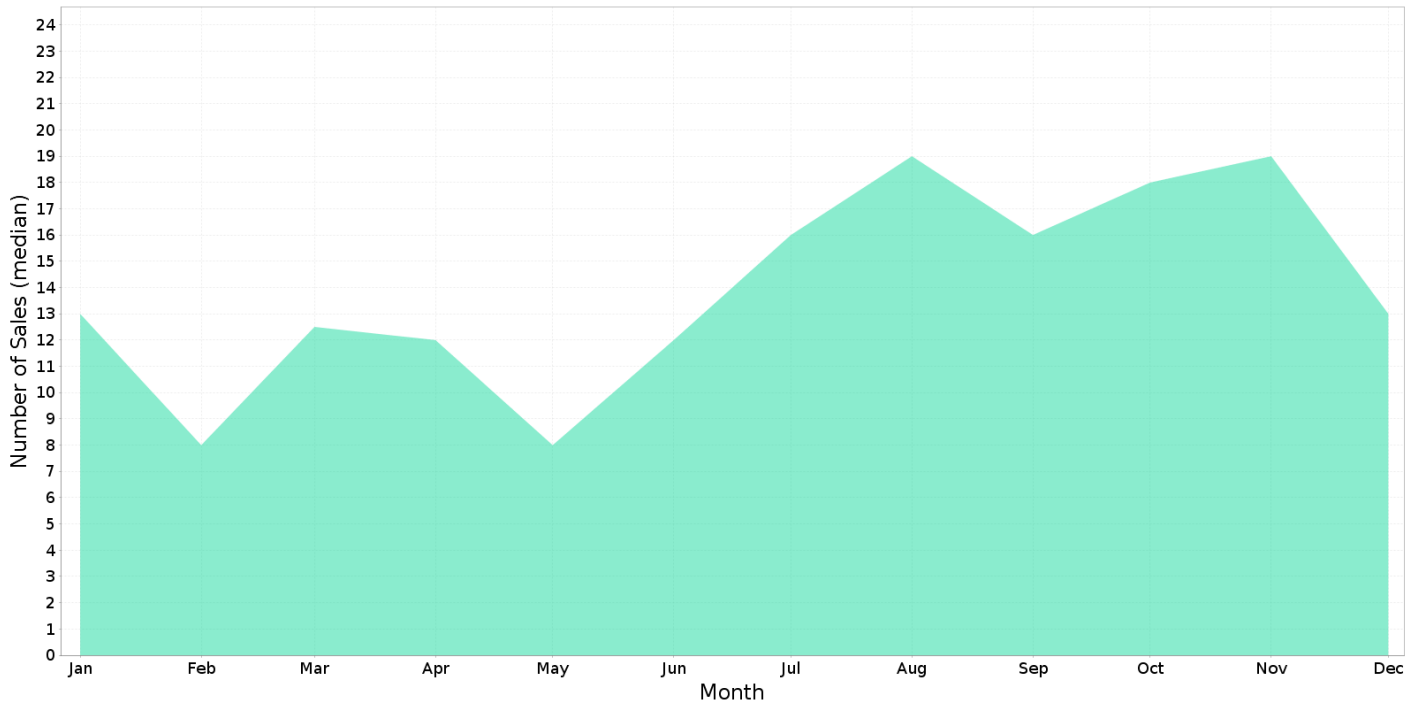
Based on 324 recorded House sales compared over the last two rolling 12 month periods



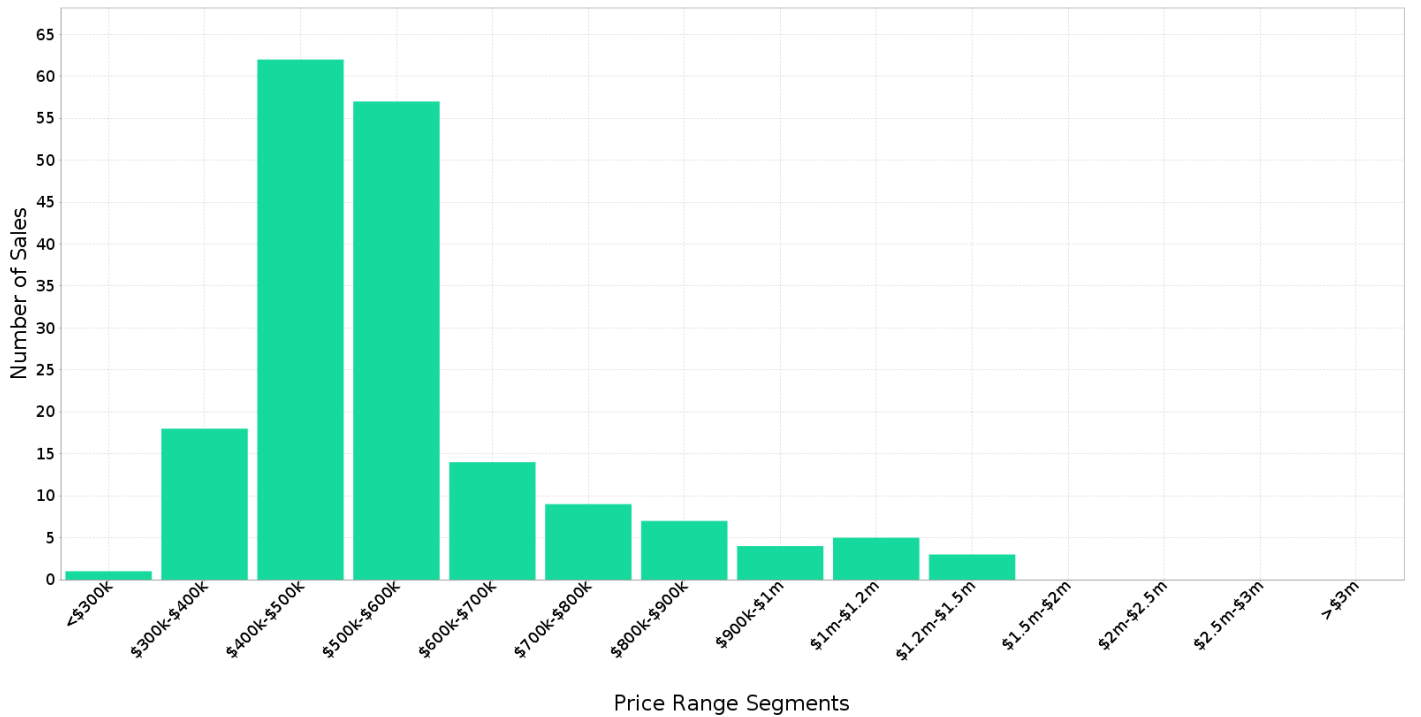
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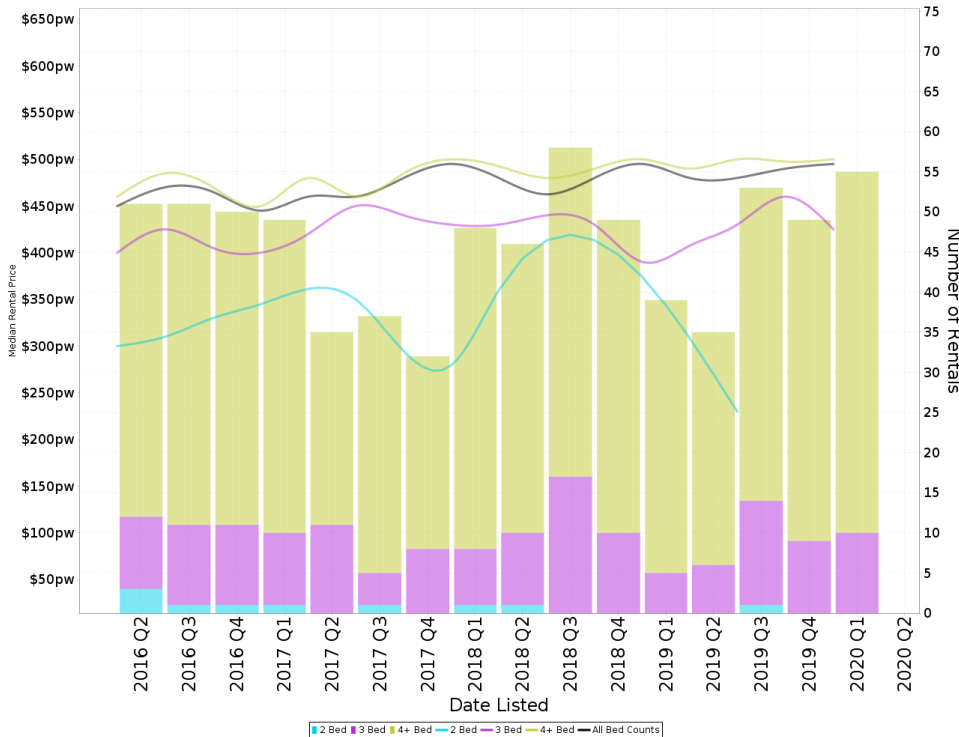
REDLYNCH - Peak Selling Periods



REDLYNCH - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.8%

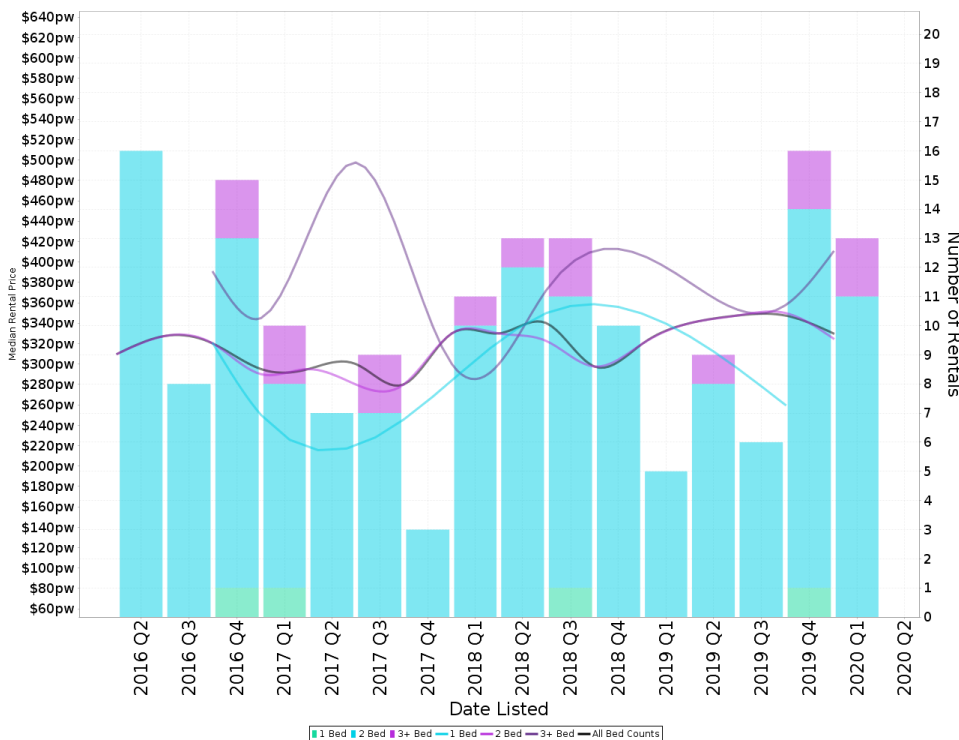
Current Median Price: \$511,000
Previous Median Price: \$492,500
Based on 324 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$511,000
Current Median Rent: \$450
Based on 201 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.1%

Current Median Price: \$240,000
Previous Median Price: \$235,000
Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.9%

Current Median Price: \$240,000
Current Median Rent: \$320
Based on 49 registered Unit rentals compared over the last 12 months.

REDLYNCH - Recently Sold Properties

Median Sale Price

\$511k

Based on 180 recorded House sales within the last 12 months (Apr '19 - Mar '20)

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

Suburb Growth

+3.8%

Current Median Price: \$511,000
Previous Median Price: \$492,500

Based on 324 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

180

Based on recorded House sales within the 12 months (Apr '19 - Mar '20)

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

87 DAPHNE DR

\$537,000

Sold Jul 2020
209 Days

848 m² 4 2 2

27 FLINDERSIA ST

\$600,000

Sold Apr 2020
32 Days

877 m² 5 2 2

38 EBONY ST

\$530,000

Sold Apr 2020
43 Days

800 m² 4 2 2

42 TO 44 CASCADES DR

\$470,000

Sold Mar 2020
17 Days

1.47 ha 4 2 4

24 REGENT AVE

\$540,000

Sold Mar 2020
21 Days

700 m² 3 2 2

31 MACKERRAS ST

\$485,000

Sold Mar 2020
5 Days

703 m² 4 2 2

70 FAIRLEY ST

\$535,000

Sold Mar 2020
139 Days

1,088 m² 4 2 2

17 WILLIE MING CL

\$480,000

Sold Mar 2020
4 Days

981 m² 4 2 2

43 PERSERVERANCE ST

\$590,000

Sold Mar 2020
10 Days

605 m² 5 2 -

52 XAVIER HERBERT DR

\$470,000

Mar 2020
127 Days

697 m² 4 2 2

29 PERSERVERANCE ST

\$178,000

2020
N/A

641 m² 3 2 1

19 GENESTA CRCT

\$505,000

Mar 2020
136 Days

450 m² 4 2 2

28 EUGENIA CRES

\$575,000

Mar 2020
106 Days

974 m² 4 2 2

18 HERITAGE SOUTH ST

\$500,000

Mar 2020
105 Days

648 m² 4 2 2

13-15 SODERBERG CL

\$1,300,000

Mar 2020
95 Days

6,243 m² 6 3 16

7 ALBIZIA CL

\$592,000

Feb 2020
206 Days

1,000 m² 4 2 3

84B INTAKE RD

\$382,000

Feb 2020
N/A

238 m² - - -

84A INTAKE RD

\$381,000

Feb 2020
N/A

308 m² - - -

10 SPRINGBROOK AVE

\$485,000

Feb 2020
12 Days

600 m² 4 2 2

50 MCBRIDE ST

\$580,000

Feb 2020
N/A

793 m² - - -

16 KIPPIN CL

\$485,000

Feb 2020
N/A

615 m² 4 2 2

REDLYNCH - Properties For Rent

Median Rental Price

\$450 /w

Based on 201 recorded House rentals within the last 12 months (Apr '19 - Mar '20)

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

Rental Yield

+4.6%

Current Median Price: \$511,000
Current Median Rent: \$450

Based on 180 recorded House sales and 201 House rentals compared over the last 12 months

Number of Rentals

201

Based on recorded House rentals within the last 12 months (Apr '19 - Mar '20)

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

32 PERSERVERANCE STREET

\$540

620 m² 4 2 2

Jun 2020 4 Days

10 PERSERVERANCE STREET

\$500 per week

646 m² 4 2 2

Jun 2020 7 Days

27 MCBRIDE STREET

\$450

638 m² 4 2 2

Jun 2020 7 Days

31 PILOSA STREET

\$460

704 m² 4 2 2

Jun 2020 4 Days

13 BAYU CLOSE

\$400 wk

630 m² 3 1 1

May 2020 17 Days

6-8 COPEMAN CLOSE

\$770

4,467 m² 3 2 3

May 2020 20 Days

9 LUM JIM STREET

\$460 per week

622 m² 4 2 2

May 2020 34 Days

93 GAMBURRA DRIVE

\$475 per week

600 m² 4 2 2

May 2020 34 Days

11 BUCKINGHAMIA CLOSE

\$625 per week

629 m² 5 2 2

May 2020 34 Days

9 DERRICK STREET

\$490 per week

606 m² 4 2 2

May 2020 38 Days

U15 1-13

\$350/week

2 2 1

May 2020 37 Days

45-47 RUNNYMEDE AVENUE

\$620 per week

4,007 m² 3 2 3

May 2020 40 Days

8-10 KEHONE STREET

\$670 per week

1,362 m² 4 2 2

2020 31 Days

5-7 STACK CLOSE

\$650 per Week

3,665 m² 3 3 2

May 2020 37 Days

48 PERSERVERANCE STREET

\$465 per week

616 m² 4 2 2

Apr 2020 50 Days

1 RUSSELLIA STREET

\$480 per week

600 m² 3 1 2

2020 31 Days

4 ETHEL CLOSE

\$410 Per Week

731 m² 3 1 3

2020 31 Days

10 SPRINGBROOK AVENUE

\$510 per week

600 m² 4 2 2

2020 31 Days