



# IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistics For Your Suburb

**SHELDON REALTY**

REAL ESTATE SERVICES

# **SUBURB FLYOVER REPORT**

CARAVONICA (HOUSE)

PREPARED BY: SHELDON REALTY, PH: 07 4033 1366

## CARAVONICA - Suburb Map



Prepared on 14/02/2020 by Sheldon Realty. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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## CARAVONICA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	41	\$ 141,000	0.0 %	\$ 86,500	\$ 323,000
2003	69	\$ 207,000	46.8 %	\$ 120,000	\$ 735,000
2004	54	\$ 247,500	19.6 %	\$ 155,000	\$ 1,000,000
2005	49	\$ 265,000	7.1 %	\$ 188,000	\$ 875,000
2006	57	\$ 299,000	12.8 %	\$ 136,000	\$ 715,000
2007	46	\$ 370,000	23.7 %	\$ 283,000	\$ 8,580,000
2008	37	\$ 364,000	-1.6 %	\$ 280,000	\$ 950,000
2009	35	\$ 360,000	-1.1 %	\$ 255,000	\$ 770,000
2010	24	\$ 344,500	-4.3 %	\$ 270,000	\$ 820,000
2011	20	\$ 368,000	6.8 %	\$ 255,000	\$ 810,000
2012	26	\$ 313,000	-14.9 %	\$ 205,000	\$ 1,250,000
2013	41	\$ 430,000	37.4 %	\$ 237,000	\$ 960,000
2014	23	\$ 353,000	-17.9 %	\$ 270,000	\$ 760,000
2015	36	\$ 382,500	8.4 %	\$ 210,000	\$ 805,000
2016	39	\$ 390,000	2.0 %	\$ 280,000	\$ 1,635,000
2017	33	\$ 405,000	3.8 %	\$ 250,000	\$ 1,500,000
2018	29	\$ 510,000	25.9 %	\$ 285,000	\$ 2,100,000
2019	18	\$ 385,500	-24.4 %	\$ 275,000	\$ 990,000
2020	0				

### Median Sale Price

# \$386k

Based on 18 recorded House sales within the last 12 months (2019)

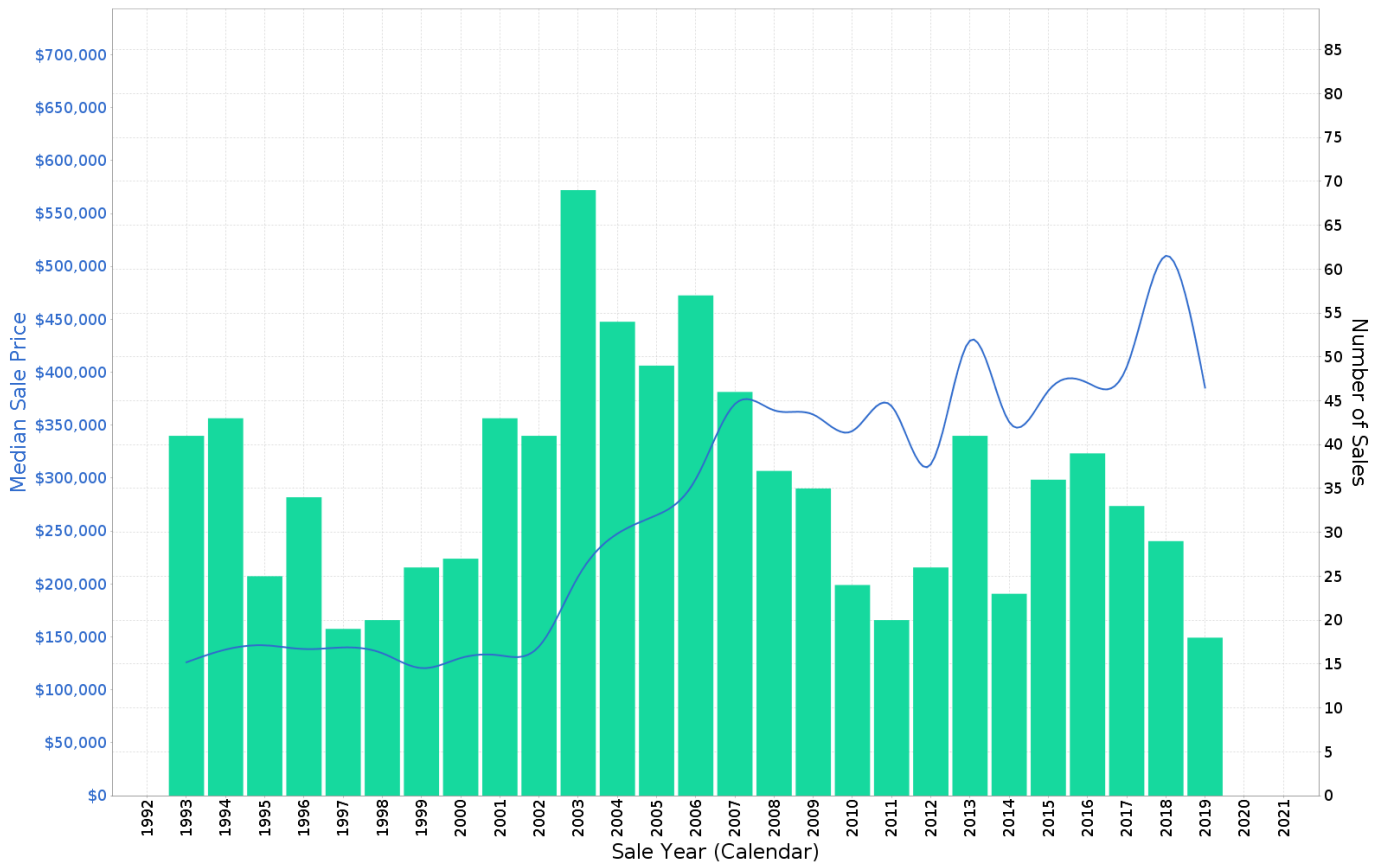
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -24.4%

Current Median Price: \$385,500  
Previous Median Price: \$510,000

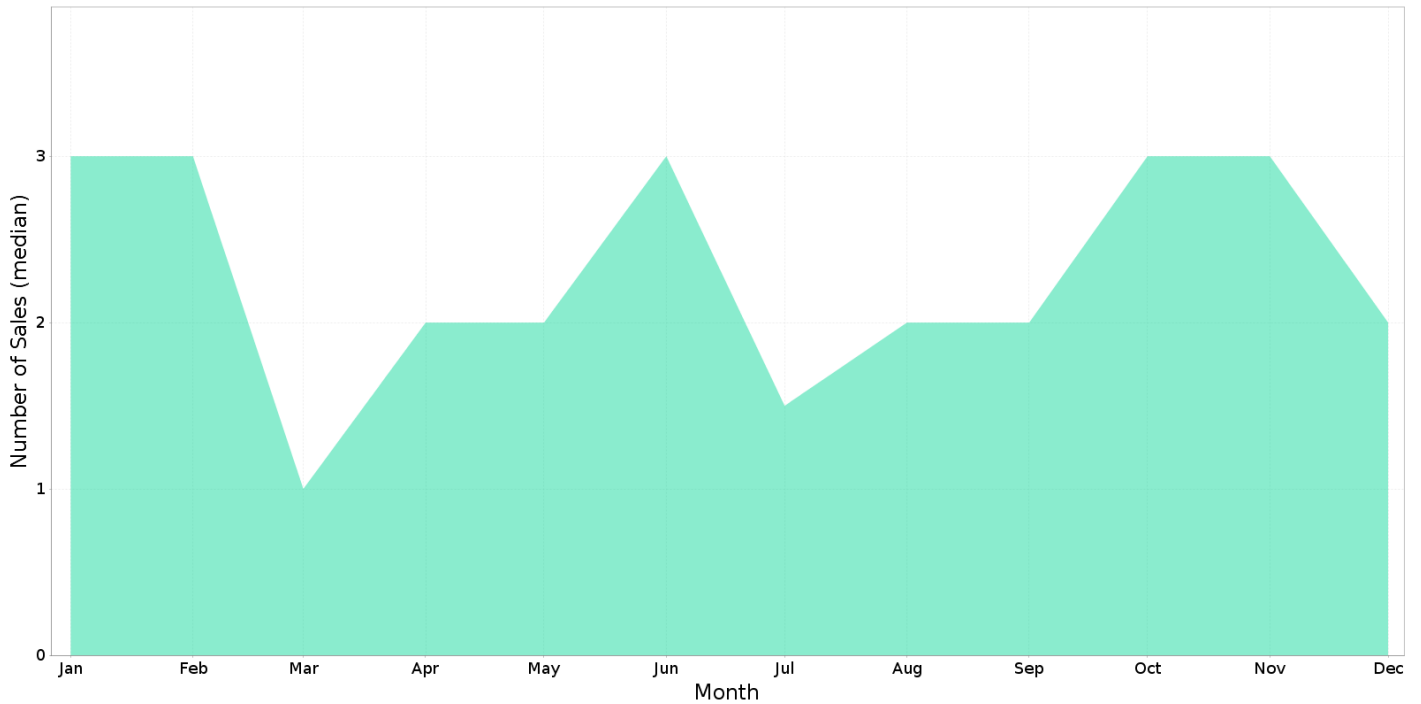
Based on 47 recorded House sales compared over the last two rolling 12 month periods



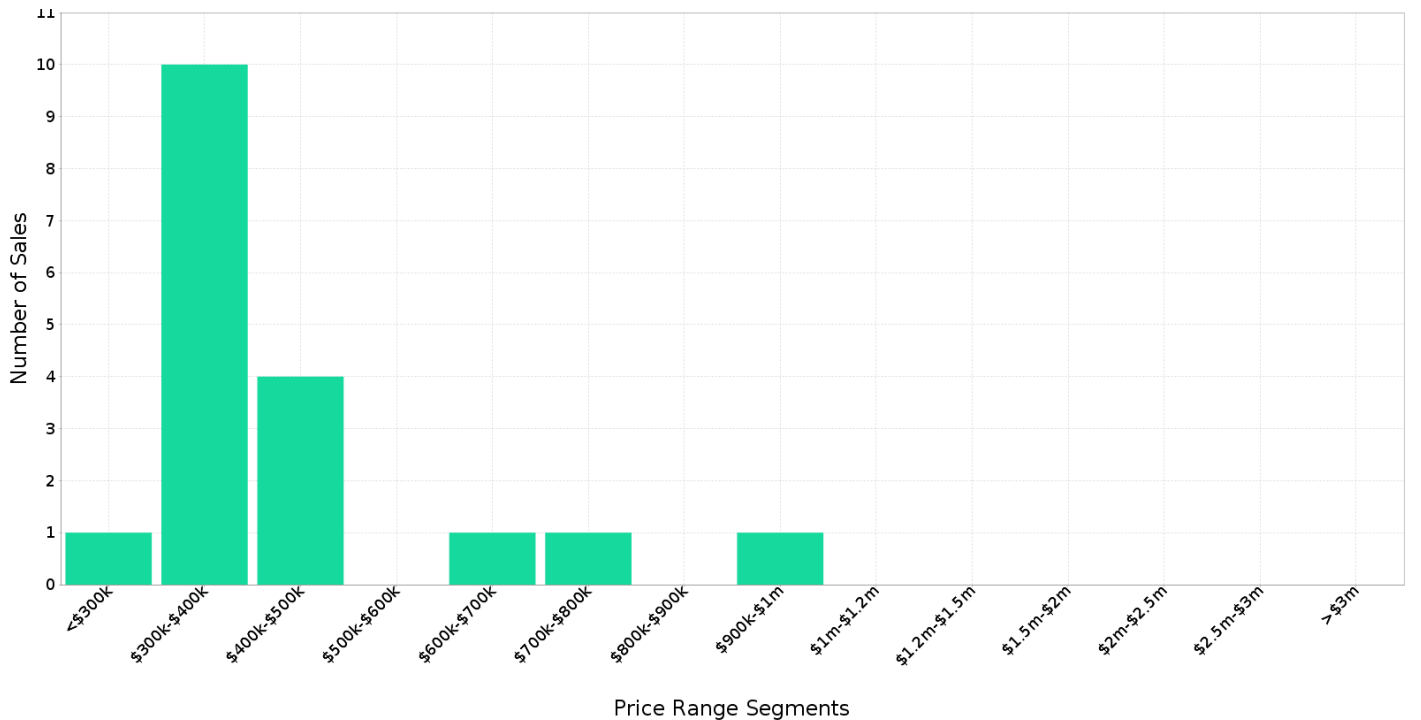
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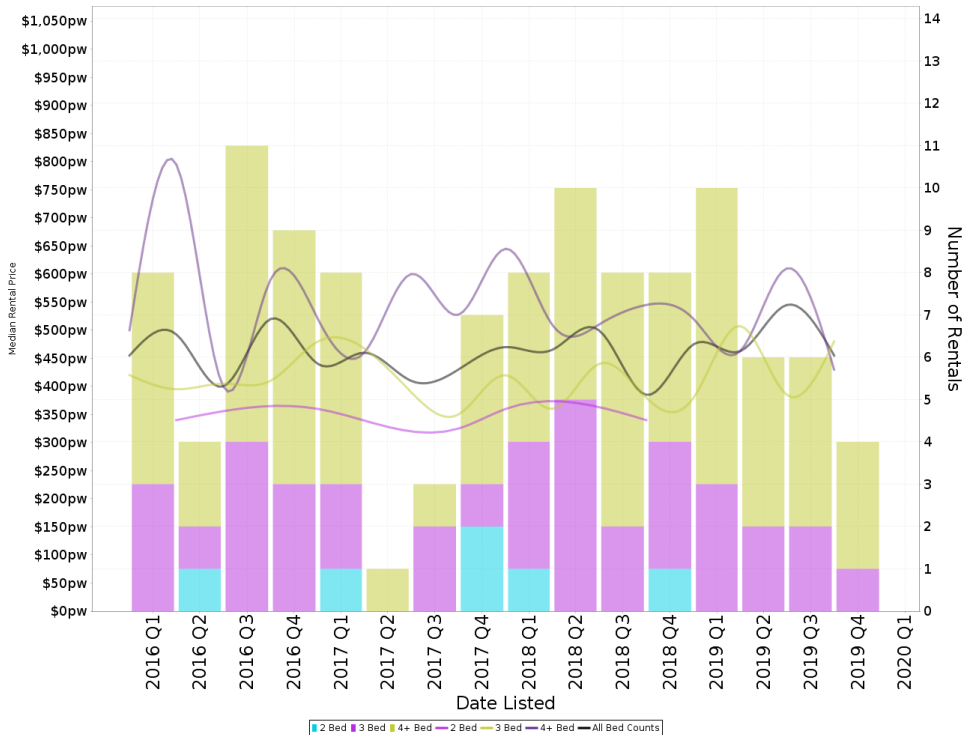
## CARAVONICA - Peak Selling Periods



## CARAVONICA - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-24.4%**

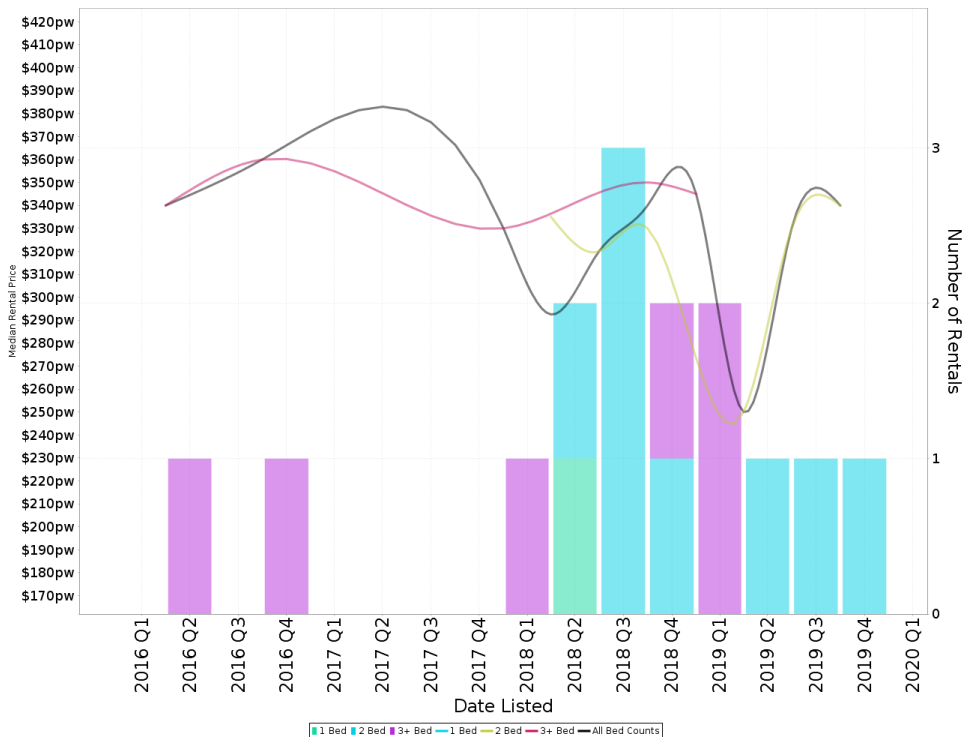
Current Median Price: \$385,500  
Previous Median Price: \$510,000  
Based on 47 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.0%**

Current Median Price: \$385,500  
Current Median Rent: \$445  
Based on 32 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-1.0%**

Current Median Price: \$294,000  
Previous Median Price: \$297,000  
Based on 29 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.2%**

Current Median Price: \$294,000  
Current Median Rent: \$350  
Based on 2 registered Unit rentals compared over the last 12 months.

## CARAVONICA - Recently Sold Properties

Median Sale Price

**\$386k**

Based on 18 recorded House sales within the last 12 months (2019)

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

Suburb Growth

**-24.4%**

Current Median Price: \$385,500  
Previous Median Price: \$510,000

Based on 47 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**18**

Based on recorded House sales within the 12 months (2019)

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

**48 LAKE PLACID RD**

**\$335,000**

Sold Jan 2020  
19 Days

708 m<sup>2</sup> 3 2 2

**10 CARRAMAR CRES**

**\$335,000**

Sold Oct 2019  
33 Days

729 m<sup>2</sup> 4 2 2

**39 IMPEY ST**

**\$378,000**

Sold Oct 2019  
N/A

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

**24 YURONGI ST**

**\$350,000**

Sold Oct 2019  
18 Days

830 m<sup>2</sup> 3 2 2

**35 CARRAMAR CRES**

**\$413,000**

Sold Sep 2019  
N/A

1,614 m<sup>2</sup> 3 1 3

**4 AMARINA CL**

**\$385,000**

Sold Aug 2019  
23 Days

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

**60 YURONGI ST**

**\$412,000**

Sold Aug 2019  
35 Days

708 m<sup>2</sup> 5 2 2

## CARAVONICA - Properties For Rent

### Median Rental Price

# \$445 /w

Based on 32 recorded House rentals within the last 12 months (2019)

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

### Rental Yield

# +6.0%

Current Median Price: \$385,500  
Current Median Rent: \$445

Based on 18 recorded House sales and 32 House rentals compared over the last 12 months

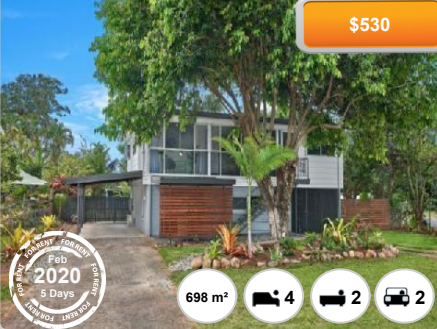
### Number of Rentals

# 32

Based on recorded House rentals within the last 12 months (2019)

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

**24 VALMADRE STREET**




**\$530**

Feb 2020  
5 Days

698 m<sup>2</sup> 4 2 2

**Lake Placid Road**



**\$700 per week**

Jan 2020  
33 Days

1,023 m<sup>2</sup> 4 2 2