IN-DEPTH PROPERTY REPORT

Latest Sales & Rental Statistic's For Your Suburb

SHELDON REALTY

REAL ESTATE SERVICES

SUBURB FLYOVER REPORT

SHELDON REALTY
R E A L   E S T A T E   S E R V I C E S

BRINSMEAD - Suburb Map

BRINSMEAD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2002	160	$ 219,000	0.0 %	$ 118,000	$ 705,000
2003	218	$ 269,000	22.8 %	$ 73,500	$ 1,200,000
2004	175	$ 295,000	9.7 %	$ 160,000	$ 730,000
2005	164	$ 340,000	15.3 %	$ 142,000	$ 930,000
2006	148	$ 360,000	5.9 %	$ 172,500	$ 890,000
2007	161	$ 397,000	10.3 %	$ 260,000	$ 1,105,000
2008	102	$ 410,000	3.3 %	$ 280,000	$ 769,000
2009	116	$ 400,000	-2.4 %	$ 207,000	$ 830,000
2010	109	$ 410,000	2.5 %	$ 266,000	$ 1,400,000
2011	122	$ 393,750	-4.0 %	$ 177,500	$ 1,750,000
2012	99	$ 399,000	1.3 %	$ 280,000	$ 744,000
2013	124	$ 383,500	-3.9 %	$ 86,000	$ 750,000
2014	101	$ 425,000	10.8 %	$ 295,000	$ 1,300,000
2015	124	$ 445,000	4.7 %	$ 306,000	$ 1,230,000
2016	100	$ 455,500	2.4 %	$ 295,000	$ 1,150,000
2017	91	$ 465,000	2.1 %	$ 324,000	$ 2,300,000
2018	111	$ 470,000	1.1 %	$ 313,000	$ 2,000,000
2019	90	$ 475,000	1.1 %	$ 200,000	$ 895,000
2020	0				

Median Sale Price

$475k

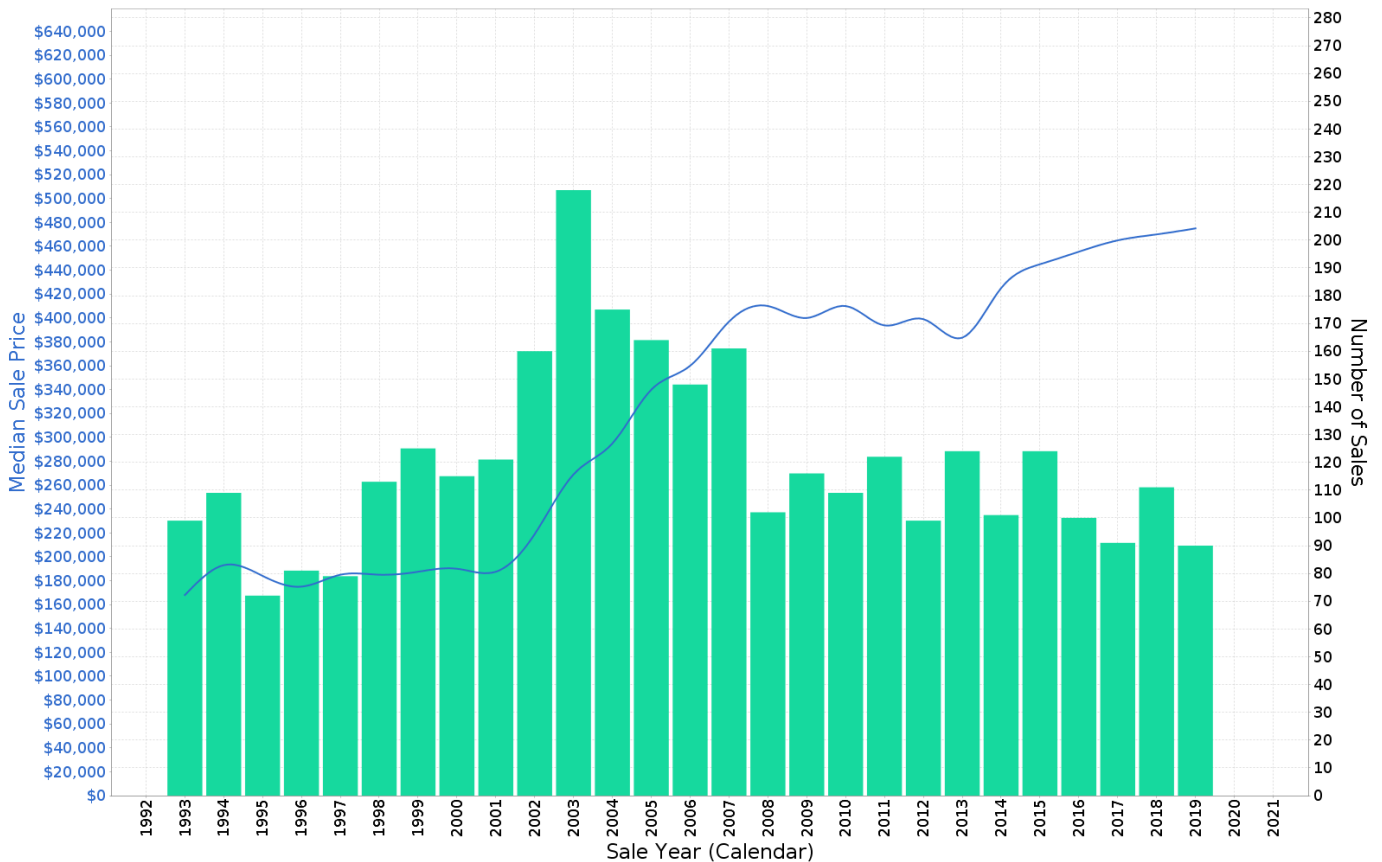**Based on 90 recorded House sales within the last 12 months (2019)**

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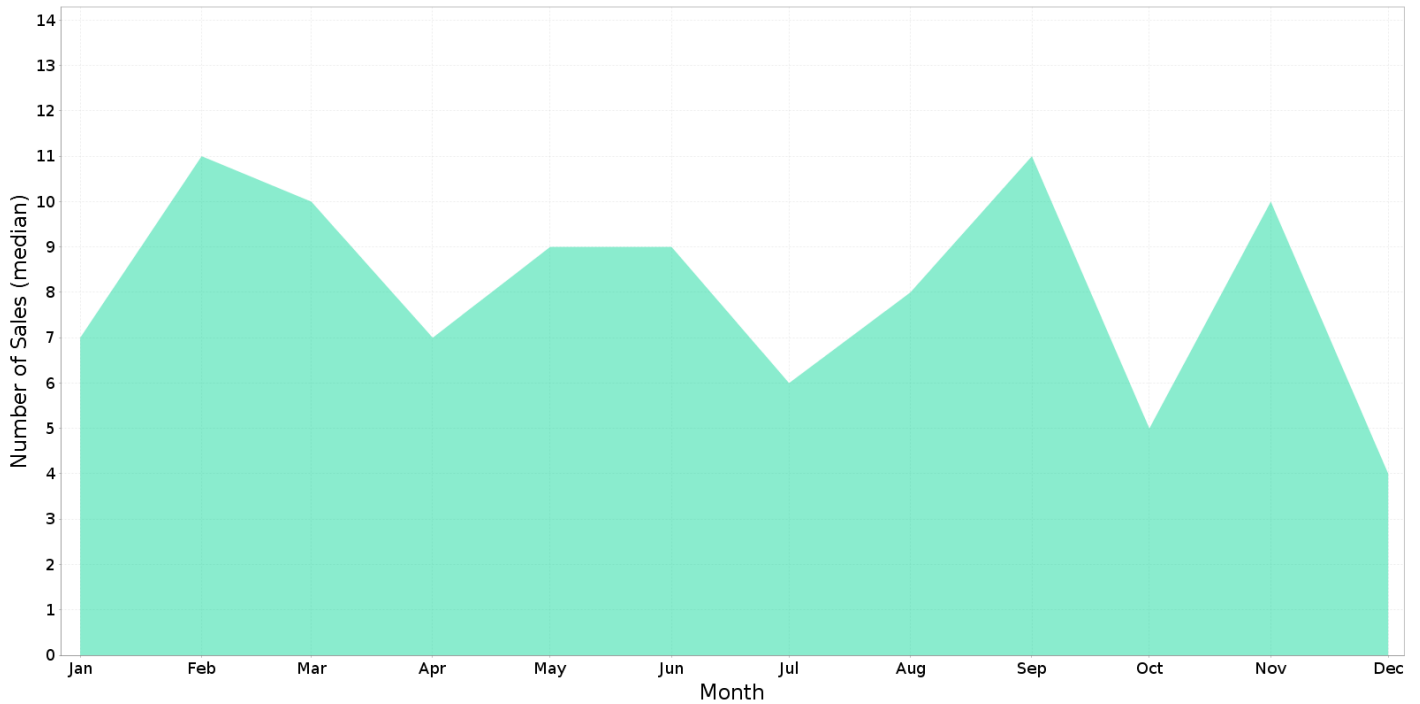
Suburb Growth

+1.1%

Current Median Price: $475,000
Previous Median Price: $470,000

Based on 201 recorded House sales compared over the last two rolling 12 month periods

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BRINSMEAD - Peak Selling Periods

BRINSMEAD - Price Range Segments

Median Weekly Rents (Houses)

Suburb Sale Price Growth

+1.1%

Current Median Price: $475,000
Previous Median Price: $470,000
Based on 201 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: $475,000
Current Median Rent: $430
Based on 122 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)

Suburb Sale Price Growth

N/A

Suburb Rental Yield

+6.8%

Current Median Price: $335,000
Current Median Rent: $440
Based on 1 registered Unit rentals compared over the last 12 months.

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BRINSMEAD - Recently Sold Properties

Median Sale Price
$475k

Based on 90 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
+1.1%

Current Median Price: $475,000
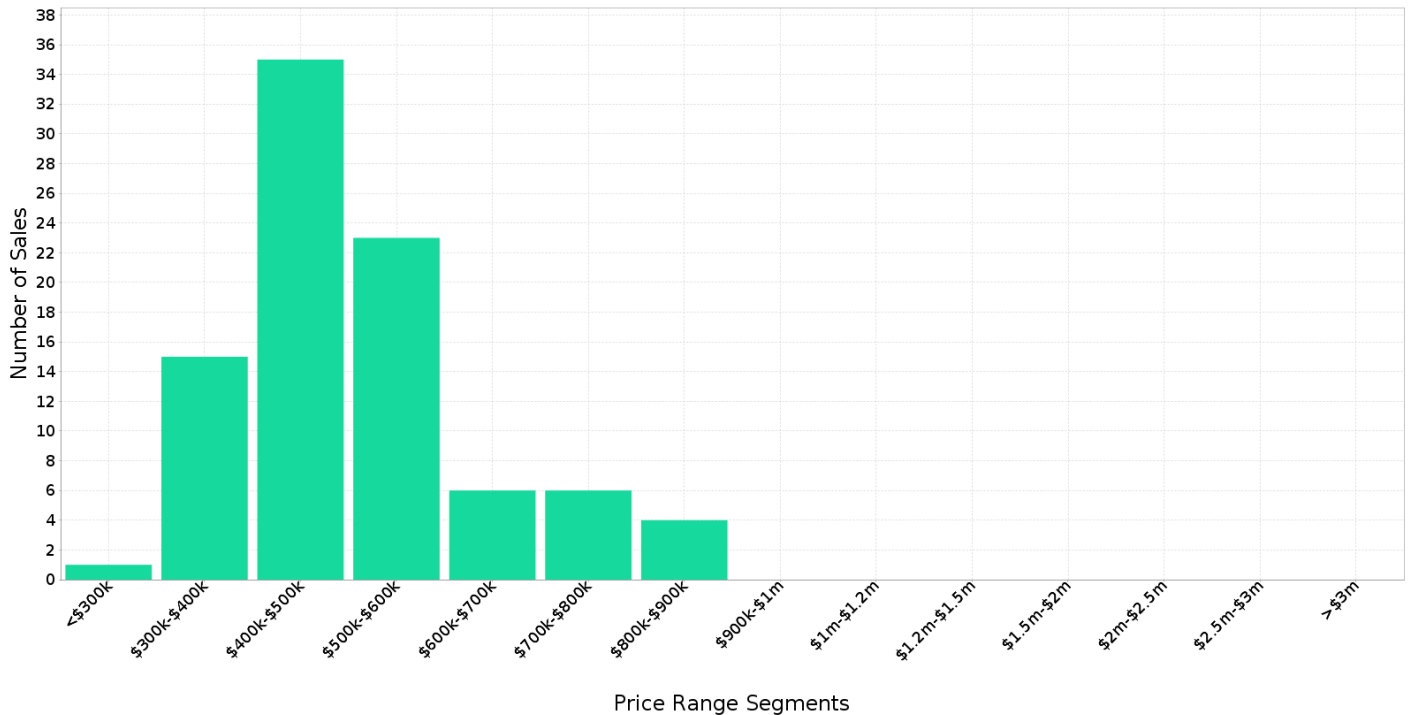Previous Median Price: $470,000

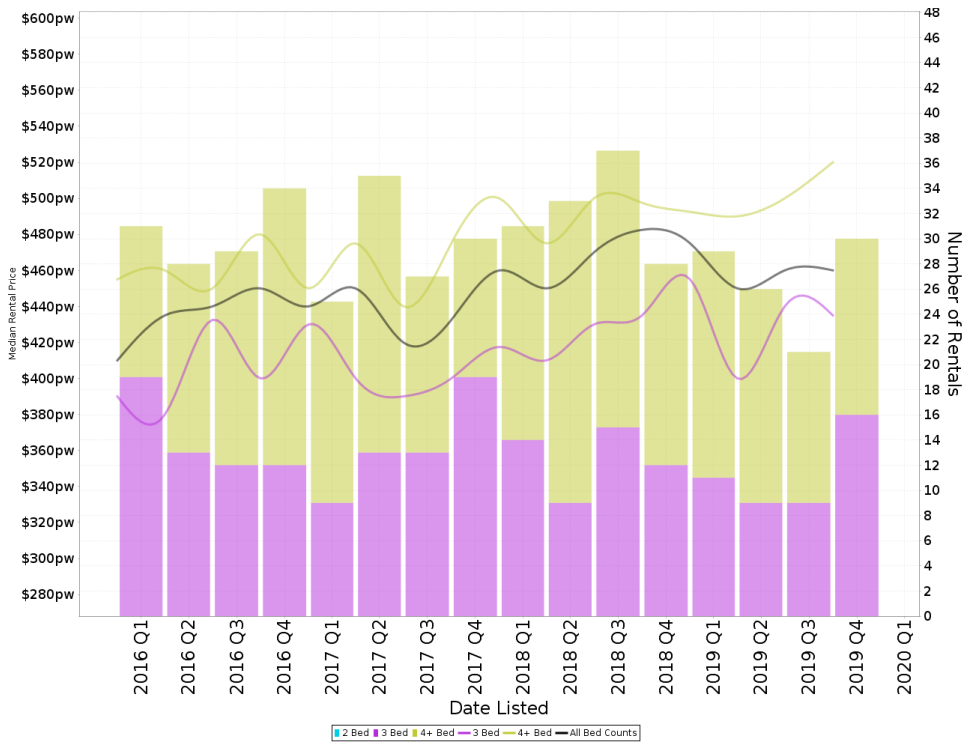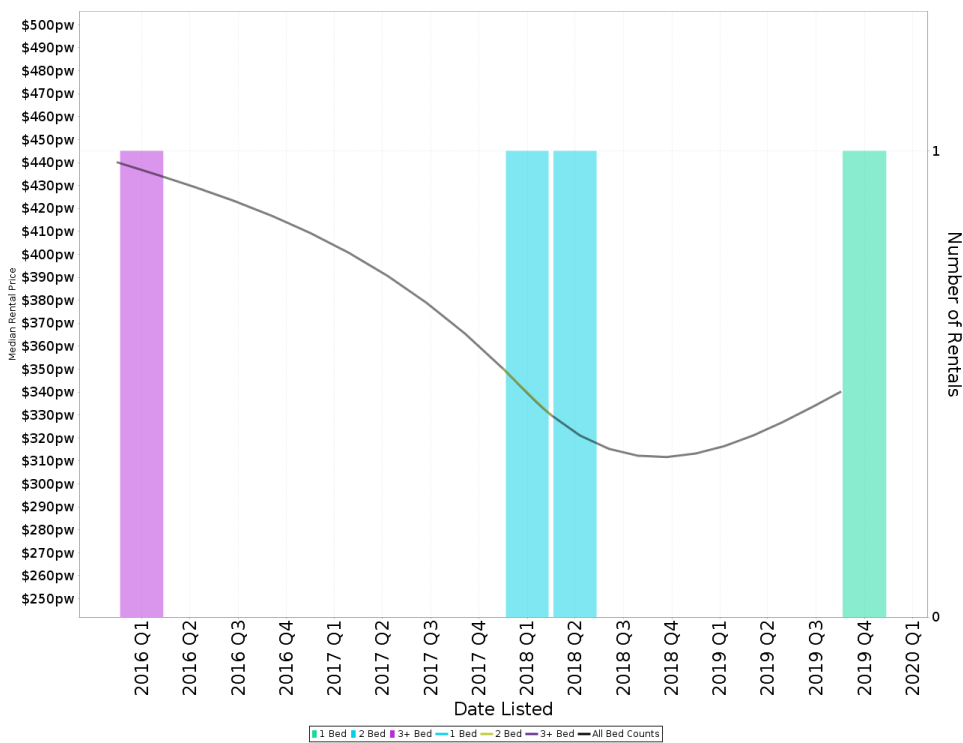Based on 201 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
90

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

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

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11 EVERGLADE RISE
$450,000
Feb 2020 · 119 Days
711 m² · 4 · 2 · 2

8-10 RYAN CL
$320,500
Dec 2019 · N/A
807 m² · 4 · 1 · 1

37 MEANDER CL
$377,000
Dec 2019 · 23 Days
600 m² · 3 · 1 · 1

1A DONNELLY CL
$500,000
Dec 2019 · 59 Days
822 m² · 4 · 2 · 2

51 BANNING AVE
$422,500
Nov 2019 · 14 Days
600 m² · 4 · 2 · 2

36 SHAMROCK AVE
$450,000
Nov 2019 · 34 Days
673 m² · 3 · 2 · 2

26 FINDLAY ST
$680,000
Nov 2019 · 43 Days
800 m² · 4 · 2 · 2

53 BENN ST
$510,000
Nov 2019 · 14 Days
716 m² · 5 · 2 · 1

19 FEELEY CL
$531,500
Nov 2019 · 4 Days
1,408 m² · 4 · 2 · 2

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18 FIVE SPAN CL
$349,000
Nov 2019 114 Days | 406 m² | 3 | 2 | 2

40 TO 42 EAST PARKRIDGE DR
$750,000
Nov 2019 36 Days | 842 m² | 4 | 2 | 2

31 DUNGARVAN DR
$430,000
Nov 2019 N/A | 800 m² | 3 | 2 | 2

3 CHRISTIE DR
$455,000
8.2 12.5m
23.0m
47.2m
825.0 m²
22.3m
825 m² | 3 | 1 | 1

10 GREENDALE CL
$520,000
Nov 2019 32 Days | 700 m² | 4 | 2 | 2
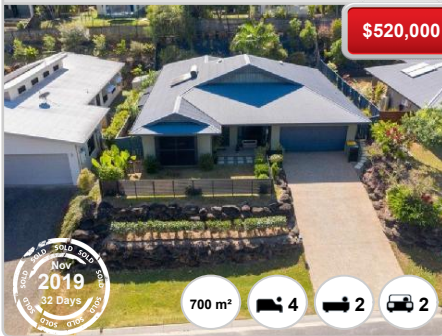
12 MILKO CL
$423,000
Oct 2019 7 Days | 706 m² | 3 | 2 | 2

13 BRADY CL
$460,000
Oct 2019 7 Days | 858 m² | 3 | 2 | 6

38 WEST PARKRIDGE DR
$520,000
Oct 2019 41 Days | 700 m² | 4 | 2 | 2

15 WILLS ST
$475,000
Oct 2019 | 1,127 m² | 4 | 2 | 2

22 ST ALBANS CL
$490,000
Oct 2019 68 Days | 3 | 2 | 2

7 CHAPEL CL
$707,000
2019 29 Days | 720 m² | 5 | 3 | 2

4 PALMER RISE
$620,000
793 m² | 4 | 3 | 2

BRINSMEAD - Properties For Rent

Median Rental Price	Rental Yield	Number of Rentals
$430 /w	**+4.7%**	**122**
Based on 122 recorded House rentals within the last 12 months (2019)	Current Median Price: $475,000 Current Median Rent: $430	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	Based on 90 recorded House sales and 122 House rentals compared over the last 12 months	Based on a rolling 12 month period and may differ from calendar year statistics

49 WEST PARKRIDGE DRIVE
$460 per week
Feb 2020 — 4 Days
600 m² 3 2 2

6 RYAN CLOSE
$450 per week
Feb 2020 — 7 Days
858 m² 3 2 2

18 Barossa Close
$550 per week
Jan 2020 — 22 Days
766 m² 4 3 2