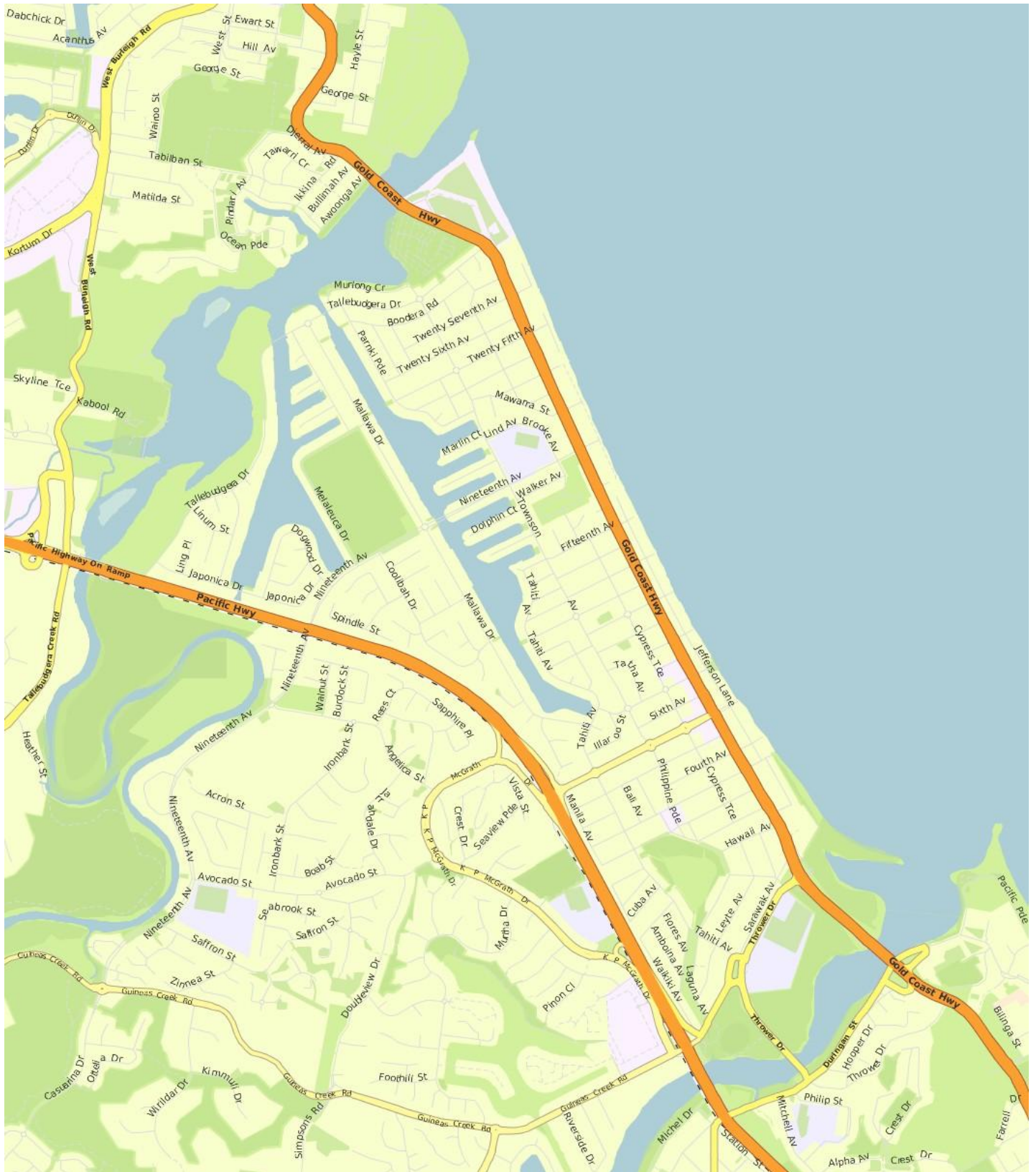


# SUBURB FLYOVER REPORT

PALM BEACH (HOUSE)

PREPARED BY: ROCKPOOL REAL ESTATE, PH: 0488160605

## PALM BEACH - Suburb Map



Prepared on 30/07/2019 by Rockpool Real Estate. © Property Data Solutions Pty Ltd 2019 ([pricefinder.com.au](http://pricefinder.com.au))

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## PALM BEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	313	\$ 215,000	0.0 %	\$ 10,000	\$ 2,575,000
2002	272	\$ 300,000	39.5 %	\$ 178,000	\$ 2,800,000
2003	279	\$ 380,000	26.7 %	\$ 192,000	\$ 4,500,000
2004	183	\$ 430,000	13.2 %	\$ 320,000	\$ 4,990,000
2005	206	\$ 430,000	0.0 %	\$ 300,000	\$ 2,950,000
2006	213	\$ 467,000	8.6 %	\$ 330,000	\$ 5,000,000
2007	250	\$ 531,500	13.8 %	\$ 375,000	\$ 5,400,000
2008	149	\$ 575,000	8.2 %	\$ 320,000	\$ 3,100,000
2009	175	\$ 522,500	-9.1 %	\$ 385,000	\$ 4,200,000
2010	146	\$ 560,000	7.2 %	\$ 400,000	\$ 3,350,000
2011	127	\$ 500,000	-10.7 %	\$ 320,000	\$ 3,000,000
2012	134	\$ 487,500	-2.5 %	\$ 325,000	\$ 2,300,000
2013	174	\$ 525,000	7.7 %	\$ 325,000	\$ 4,000,000
2014	201	\$ 570,000	8.6 %	\$ 300,000	\$ 3,750,000
2015	224	\$ 655,000	14.9 %	\$ 400,000	\$ 3,550,000
2016	218	\$ 705,500	7.7 %	\$ 500,000	\$ 5,900,000
2017	177	\$ 820,000	16.2 %	\$ 575,000	\$ 4,800,000
2018	155	\$ 840,000	2.4 %	\$ 485,000	\$ 6,000,000
2019	61	\$ 850,000	1.2 %	\$ 620,000	\$ 4,750,000

### Median Sale Price

**\$860k**

Based on 132 recorded House sales within the last 12 months (Financial Year 2019)

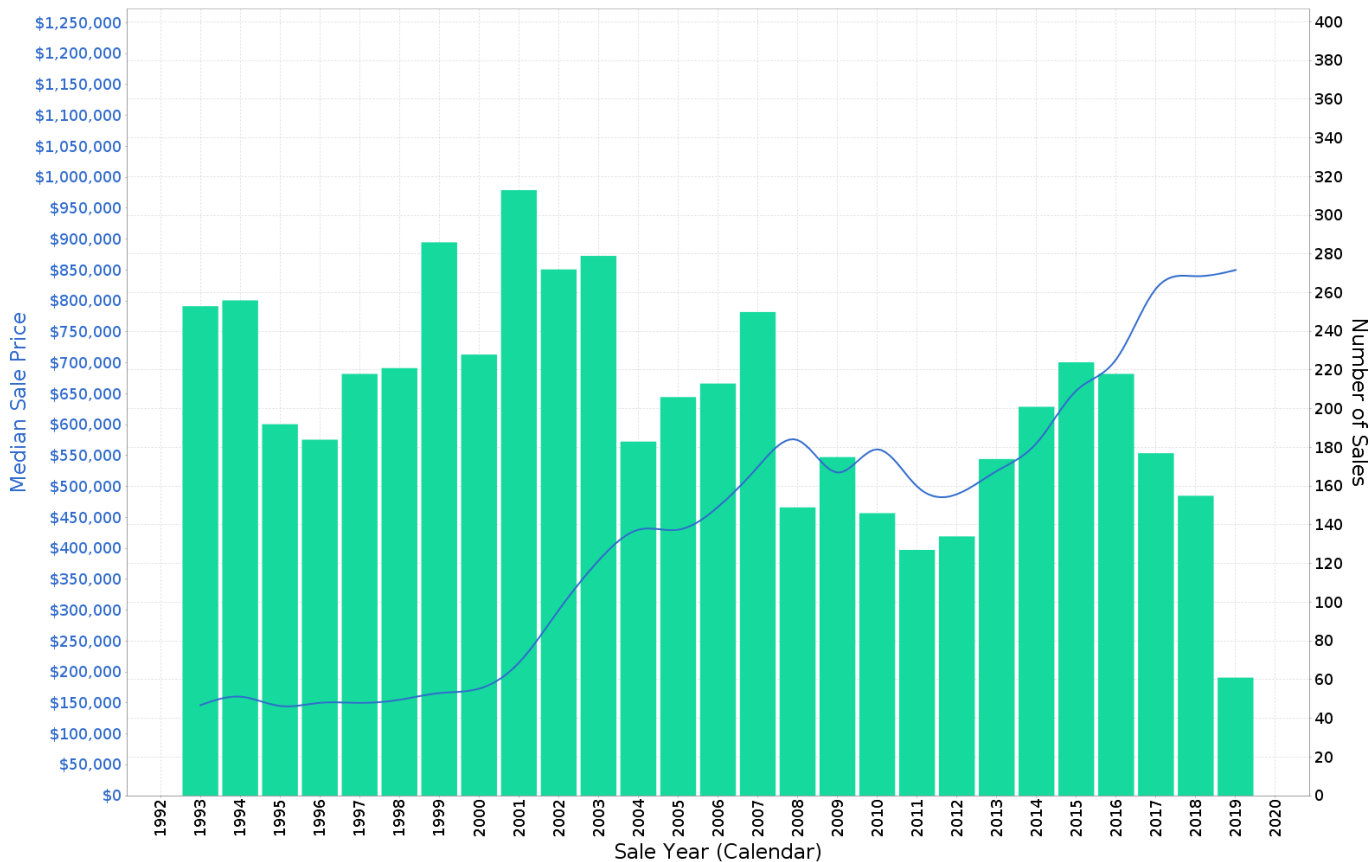
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

**+7.2%**

Current Median Price: \$860,000  
Previous Median Price: \$802,500

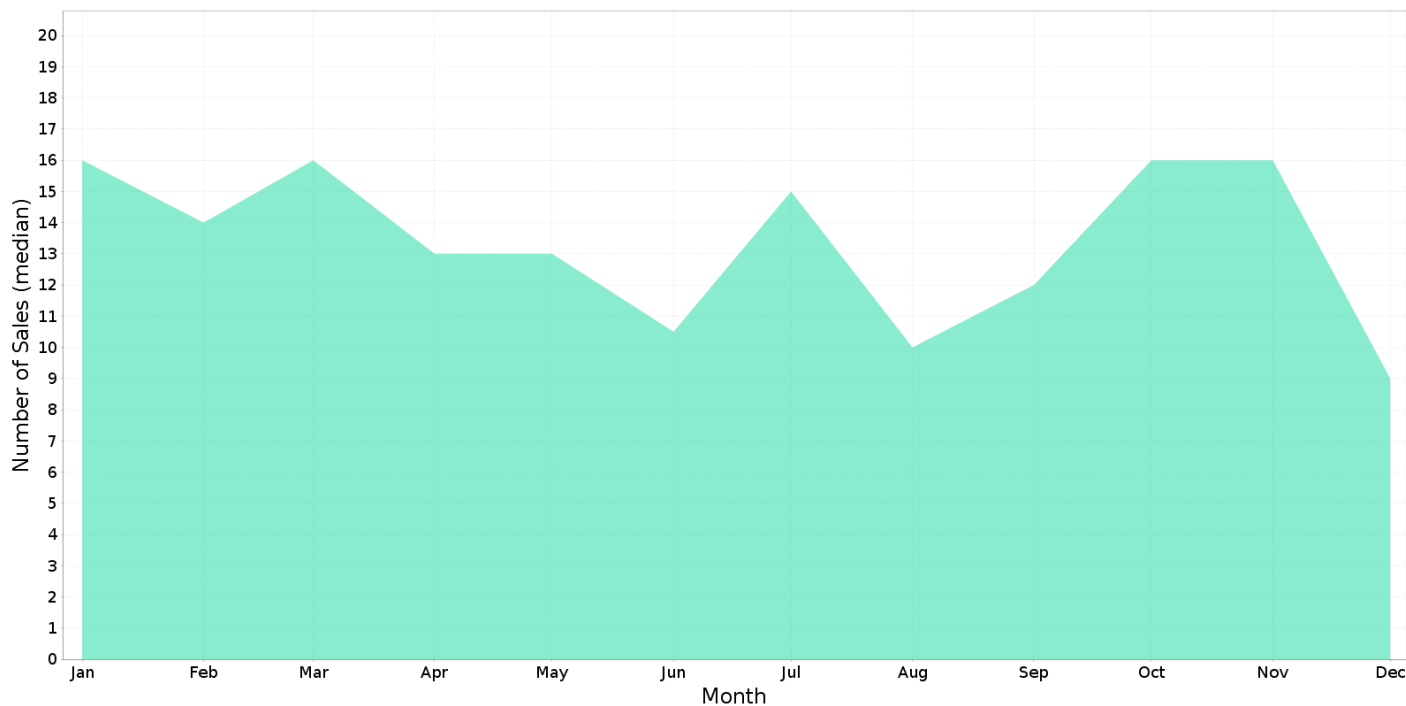
Based on 296 recorded House sales compared over the last two rolling 12 month periods



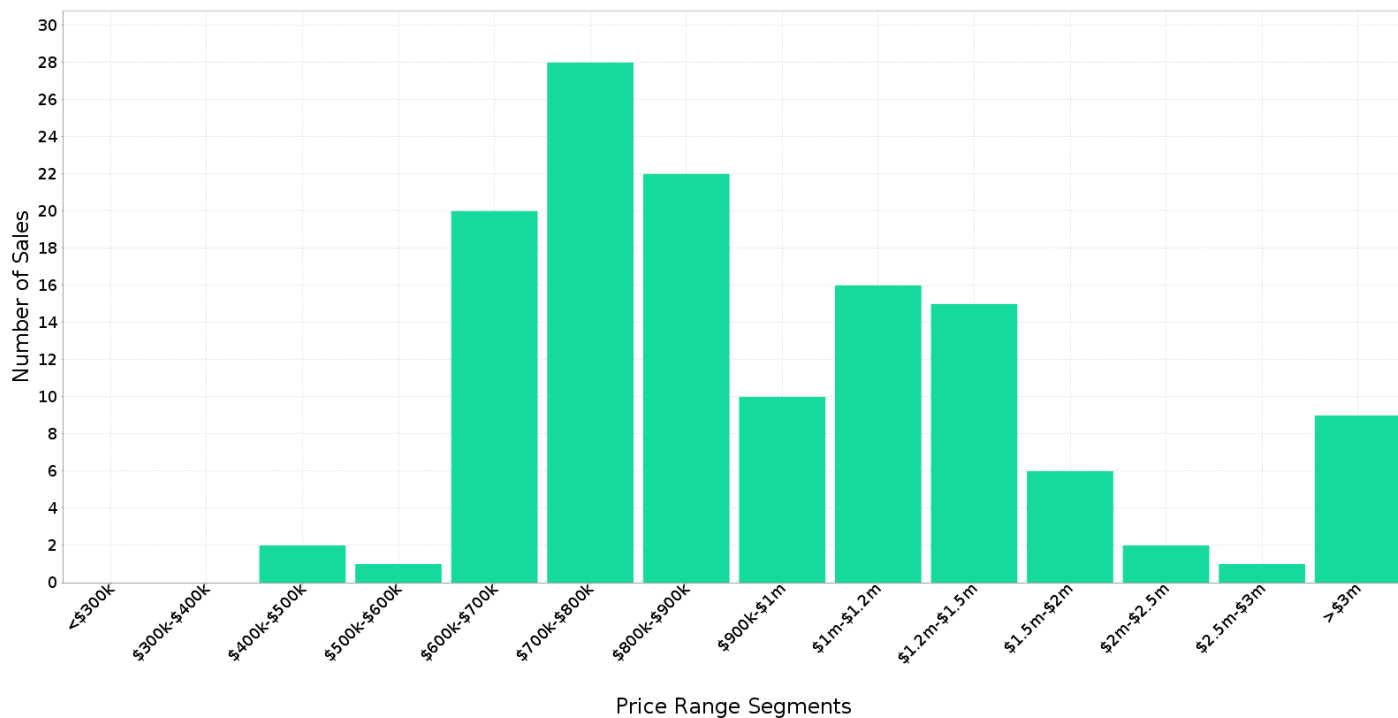
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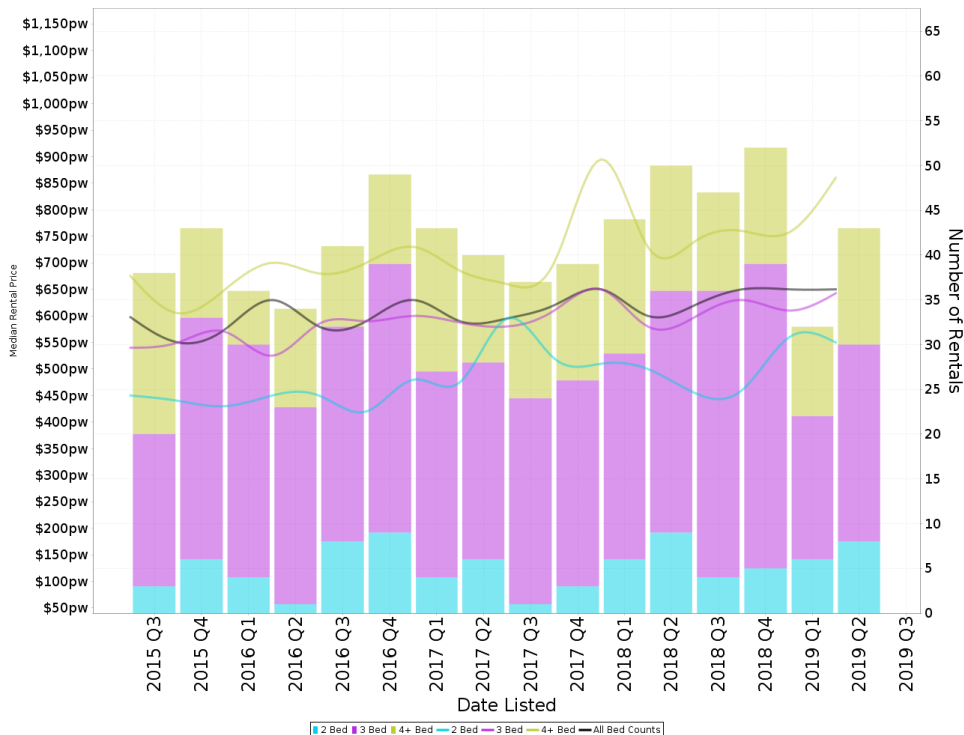
## PALM BEACH - Peak Selling Periods



## PALM BEACH - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.2%**

**Current Median Price: \$860,000**  
**Previous Median Price: \$802,500**

Based on 296 registered House sales compared over the last two rolling 12 month periods.

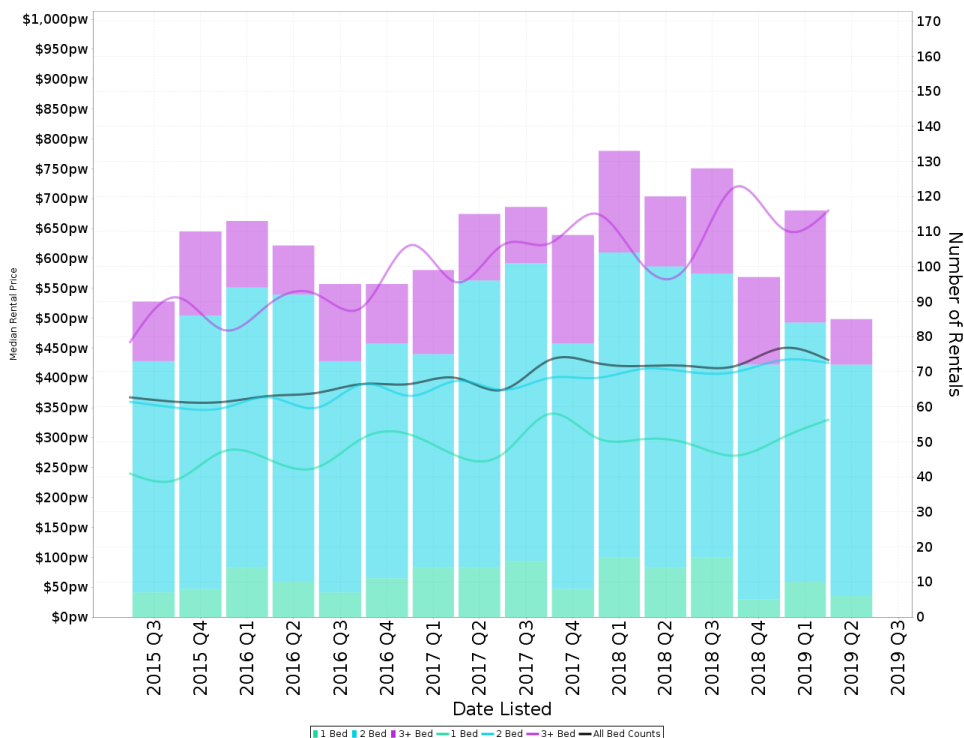
### Suburb Rental Yield

**+3.5%**

**Current Median Price: \$860,000**  
**Current Median Rent: \$580**

Based on 151 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-6.5%**

**Current Median Price: \$435,000**  
**Previous Median Price: \$465,000**

Based on 558 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.4%**

**Current Median Price: \$435,000**  
**Current Median Rent: \$365**

Based on 419 registered Unit rentals compared over the last 12 months.



## PALM BEACH - Recently Sold Properties

**Median Sale Price**  
**\$860k**

Based on 132 recorded House sales within the last 12 months (Financial Year 2019)

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

**Suburb Growth**  
**+7.2%**

Current Median Price: \$860,000  
Previous Median Price: \$802,500


Based on 296 recorded House sales compared over the last two rolling 12 month periods

**# Sold Properties**  
**132**

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

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

**63 MANUS AVE**




**\$655,000**

Sold Jul 2019  
128 Days

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

**10 TWENTY FOURTH AVE**



**\$770,000**

Sold Jul 2019  
72 Days

405 m<sup>2</sup> 2 1 1

**11 TWELFTH AVE**

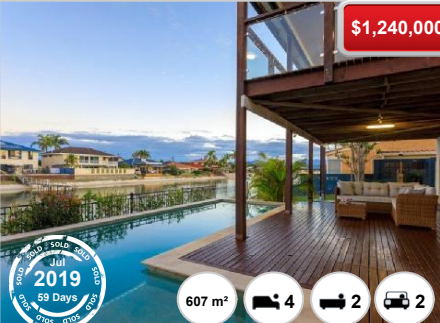


**\$1,175,000**

Sold Jul 2019  
140 Days

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

**60 NINETEENTH AVE**



**\$1,240,000**

Sold Jul 2019  
59 Days

607 m<sup>2</sup> 4 2 2

**58 MALLAWA DR**

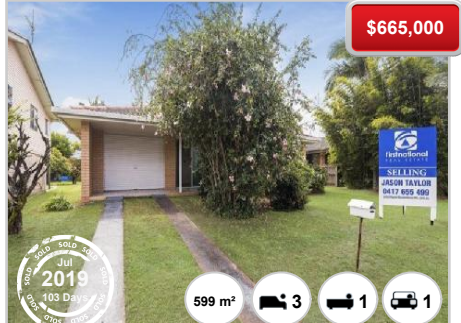


**\$1,925,000**

Sold Jul 2019  
124 Days

774 m<sup>2</sup> 5 3 3

**61 PALM BEACH AVE**

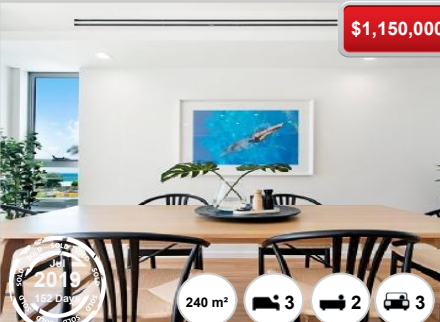


**\$665,000**

Sold Jul 2019  
103 Days

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

**1/1381 GOLD COAST HWY**




**\$1,150,000**

Sold Jul 2019  
159 Days

240 m<sup>2</sup> 3 2 3

**45 TWENTY FOURTH AVE**




**\$795,000**

Sold Jul 2019  
42 Days

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

**154 LAGUNA AVE**



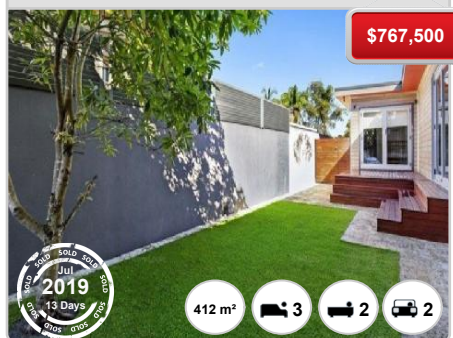
**\$940,000**

Sold Jul 2019  
32 Days

506 m<sup>2</sup> 4 2 2



388 CYPRESS TERRACE N



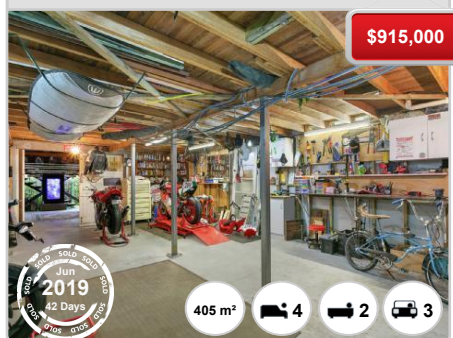
56 TWENTY FOURTH AVE



11 DENAWEN ST



20 TWENTY FOURTH AVE



21 DIPLACUS DR



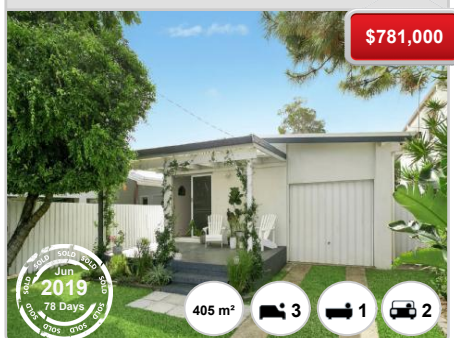
31 DOGWOOD DR



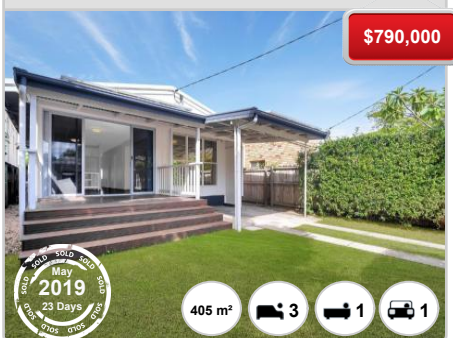
20 MARLIN CRT



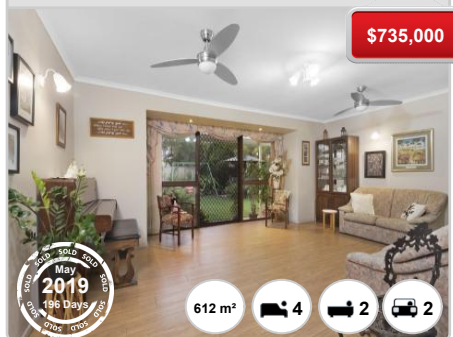
21 TWENTY SEVENTH AVE



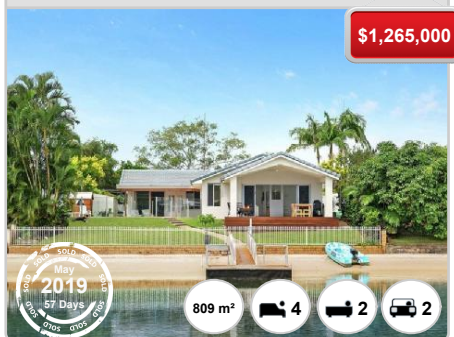
32 SIXTH AVE



16 EUCALYPT ST



3 MACKEREL CT



69 PARNKI PDE





## PALM BEACH - Properties For Rent

### Median Rental Price

**\$580 /w**

Based on 151 recorded House rentals within the last 12 months (Financial Year 2019)

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

### Rental Yield

**+3.5%**

Current Median Price: \$860,000  
Current Median Rent: \$580

Based on 132 recorded House sales and 151 House rentals compared over the last 12 months


### Number of Rentals

**151**

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

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

**6 ILLAROO STREET**

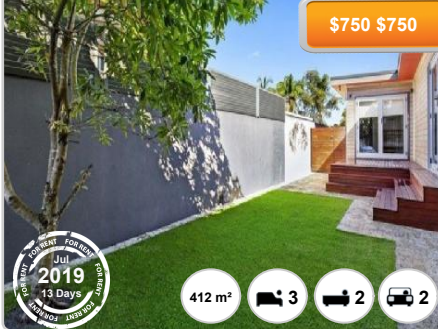


**690 Per week**

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

Jul 2019 8 Days

**388 CYPRESS TERRACE NORTH**



**\$750 \$750**

412 m<sup>2</sup> 3 2 2

Jul 2019 13 Days

**24 TAHITI AVENUE**




**\$700 \$700**

506 m<sup>2</sup> 4 2 2

Jul 2019 14 Days

**61 TWELFTH AVENUE**




**\$630**

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

Jul 2019 15 Days

**1 TWENTY SIXTH AVENUE**




**\$780.00 \$780**

407 m<sup>2</sup> 4 2 4

Jul 2019 15 Days

**100 CYPRESS TERRACE**

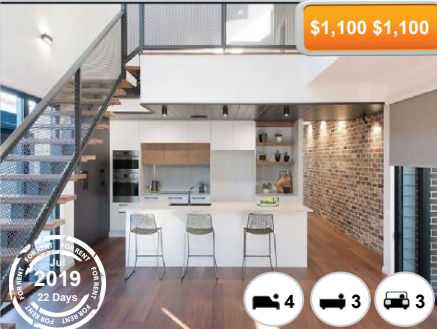


**\$680.00 p/wk**

405 m<sup>2</sup> 3 2 2

Jul 2019 15 Days

**39B BOODERA ROAD**

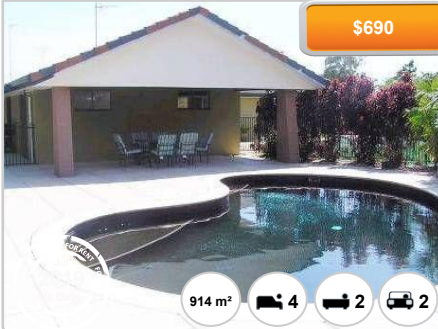


**\$1,100 \$1,100**

4 3 3

Jul 2019 22 Days

**15 MATIPO PLACE**




**\$690**

914 m<sup>2</sup> 4 2 2

Jul 2019 27 Days

**26 SIXTH AVENUE**



**\$695.00 \$695**

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

Jul 2019 27 Days



## 2/6 ELEVENTH AVENUE

\$850 per week



226 m<sup>2</sup>



## 224 CYPRESS TERRACE

\$500 \$500



826 m<sup>2</sup>



## 1/381 CYPRESS TERRACE NORTH

\$895 \$895



405 m<sup>2</sup>



## 5 MACKEREL COURT

\$760 per week

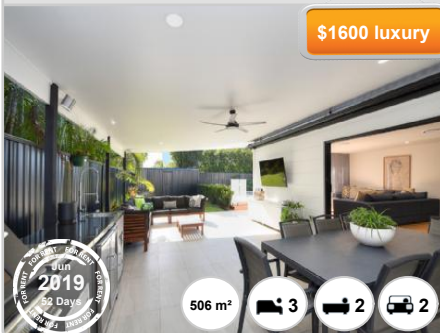


809 m<sup>2</sup>



## 37 FIRST AVENUE

\$1600 luxury

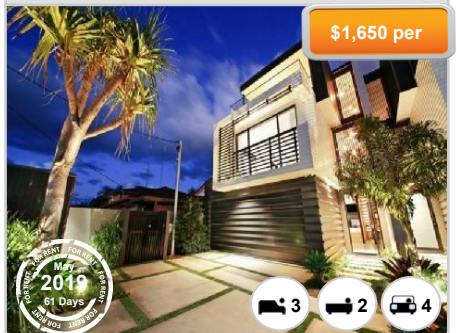


506 m<sup>2</sup>



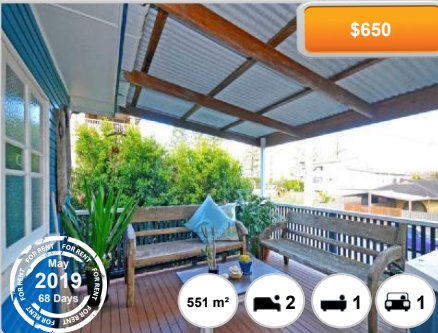
## 20A BOODERA ROAD

\$1,650 per



## 7 THIRTEENTH AVENUE

\$650

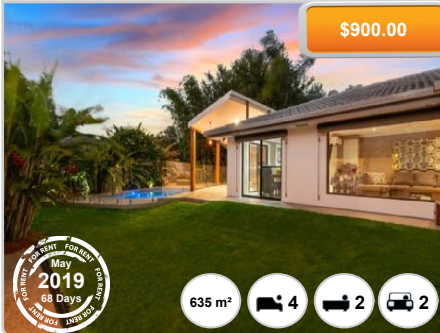


551 m<sup>2</sup>



## 13 KAURI COURT

\$900.00

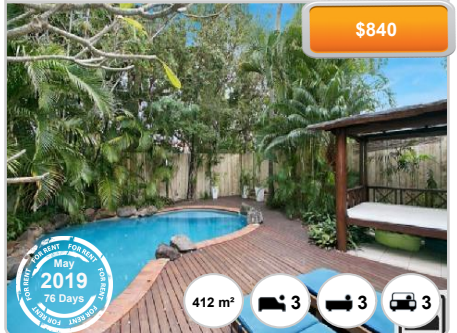


635 m<sup>2</sup>



## 418 CYPRESS TERRACE NORTH

\$840



412 m<sup>2</sup>



## 2/86 PALM BEACH AVENUE

\$720 per week

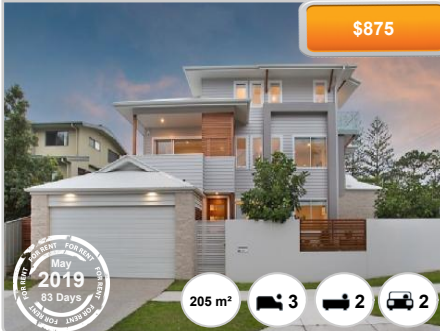


144 m<sup>2</sup>



## 1/177 CYPRESS TERRACE

\$875



205 m<sup>2</sup>



## 60 MALLAWA DRIVE

\$600pw



829 m<sup>2</sup>

