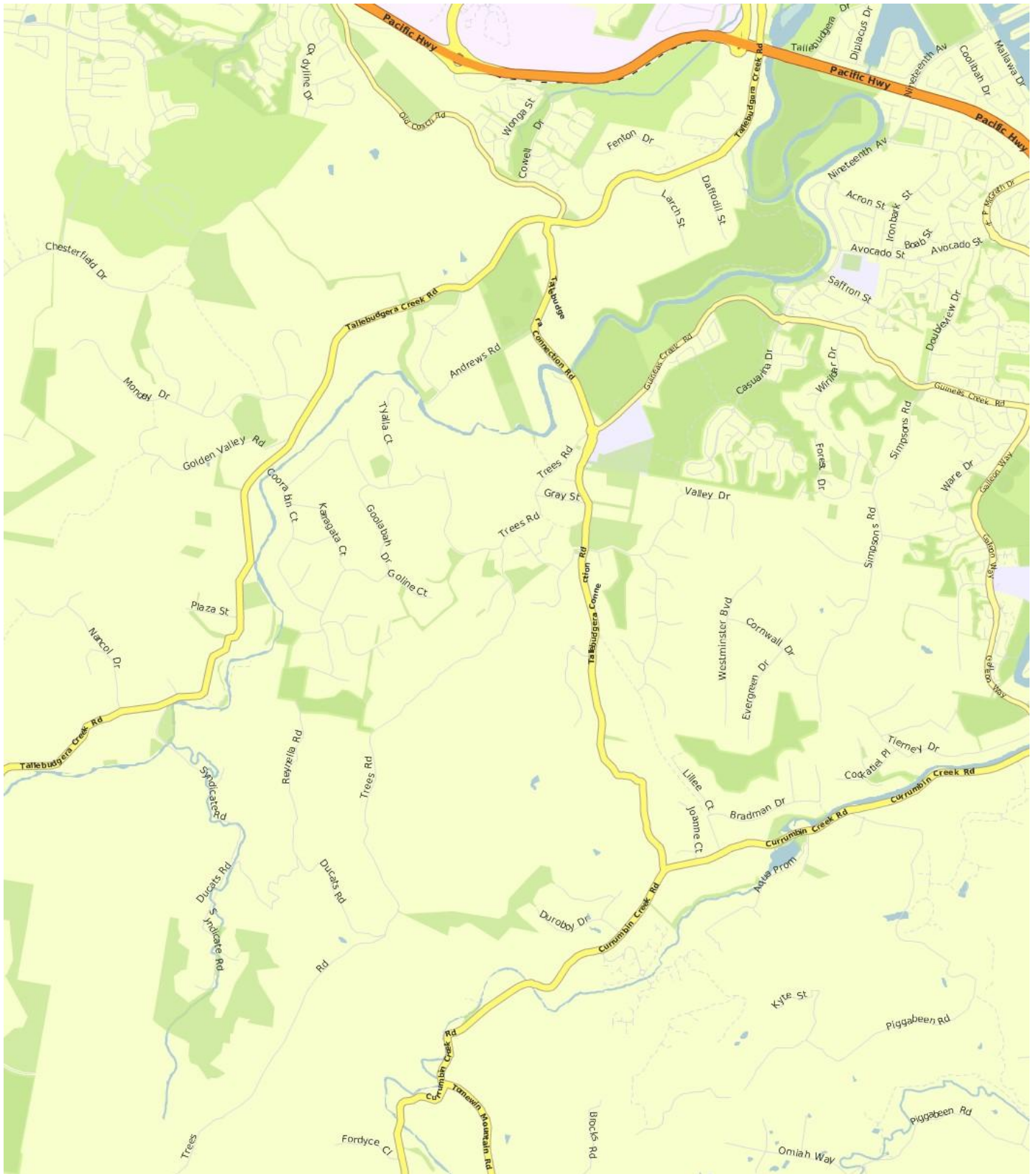


SUBURB FLYOVER REPORT

TALLEBUDGERA (HOUSE)

PREPARED BY: ROCKPOOL REAL ESTATE, PH: 0488160605

TALLEBUDGERA - Suburb Map



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

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TALLEBUDGERA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	79	\$ 258,000	0.0 %	\$ 95,000	\$ 860,000
2002	82	\$ 330,000	27.9 %	\$ 145,000	\$ 810,000
2003	54	\$ 450,000	36.4 %	\$ 281,650	\$ 1,250,000
2004	48	\$ 530,000	17.8 %	\$ 223,000	\$ 1,220,000
2005	61	\$ 553,000	4.3 %	\$ 205,000	\$ 1,825,000
2006	69	\$ 620,000	12.1 %	\$ 280,000	\$ 3,500,000
2007	69	\$ 710,000	14.5 %	\$ 315,000	\$ 5,300,000
2008	40	\$ 693,750	-2.3 %	\$ 480,000	\$ 1,750,000
2009	63	\$ 700,000	0.9 %	\$ 400,000	\$ 3,066,000
2010	38	\$ 747,500	6.8 %	\$ 420,000	\$ 1,125,000
2011	33	\$ 670,000	-10.4 %	\$ 488,000	\$ 1,905,000
2012	37	\$ 615,000	-8.2 %	\$ 435,000	\$ 1,375,000
2013	66	\$ 660,000	7.3 %	\$ 375,000	\$ 1,360,000
2014	73	\$ 685,000	3.8 %	\$ 339,000	\$ 6,200,000
2015	75	\$ 775,000	13.1 %	\$ 425,000	\$ 2,000,000
2016	66	\$ 797,500	2.9 %	\$ 200,000	\$ 1,950,000
2017	58	\$ 891,250	11.8 %	\$ 419,000	\$ 2,800,000
2018	54	\$ 922,000	3.5 %	\$ 627,500	\$ 2,255,000
2019	18	\$ 845,000	-8.4 %	\$ 650,000	\$ 1,385,000

Median Sale Price

\$892k

Based on 42 recorded House sales within the last 12 months (Financial Year 2019)

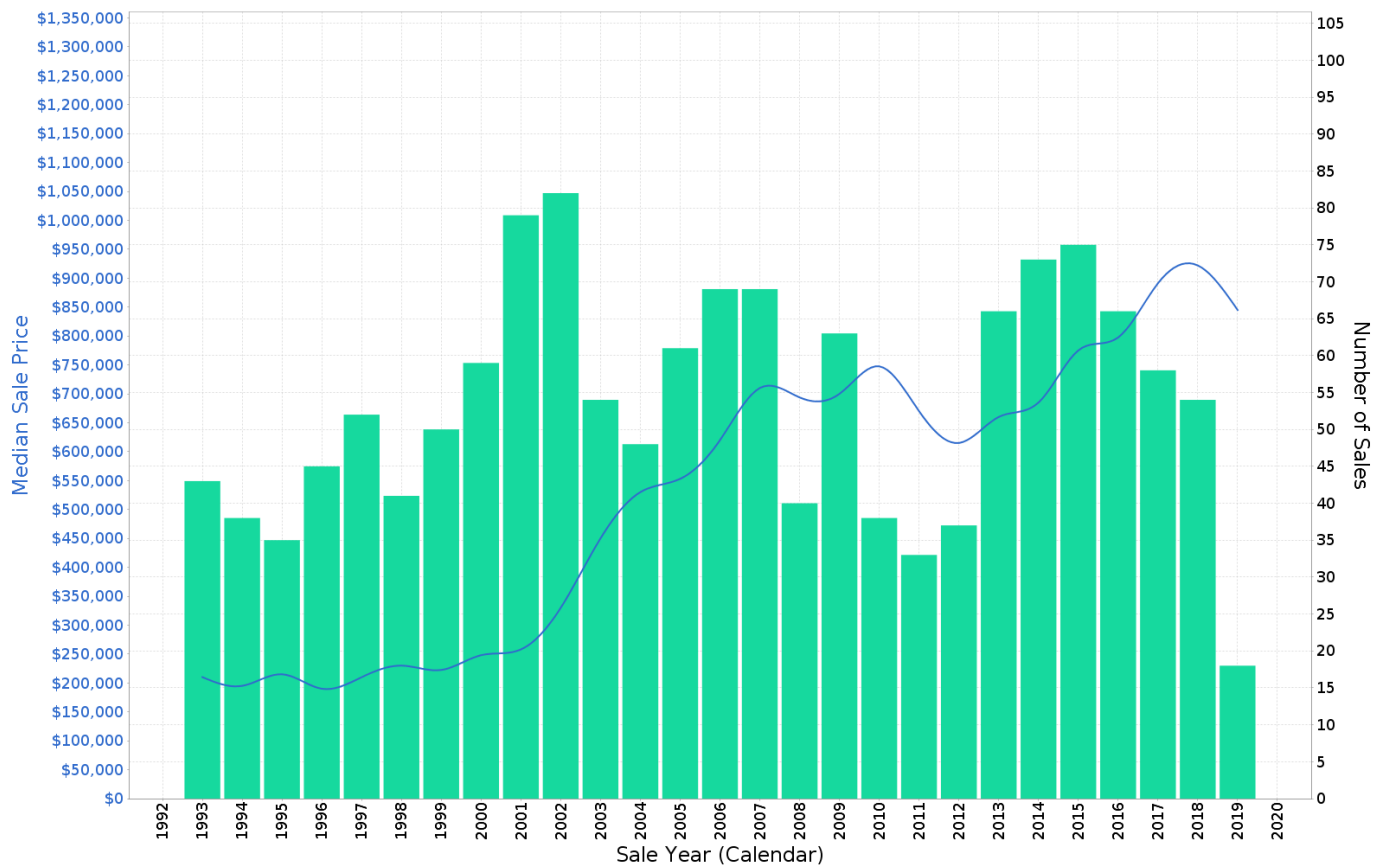
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

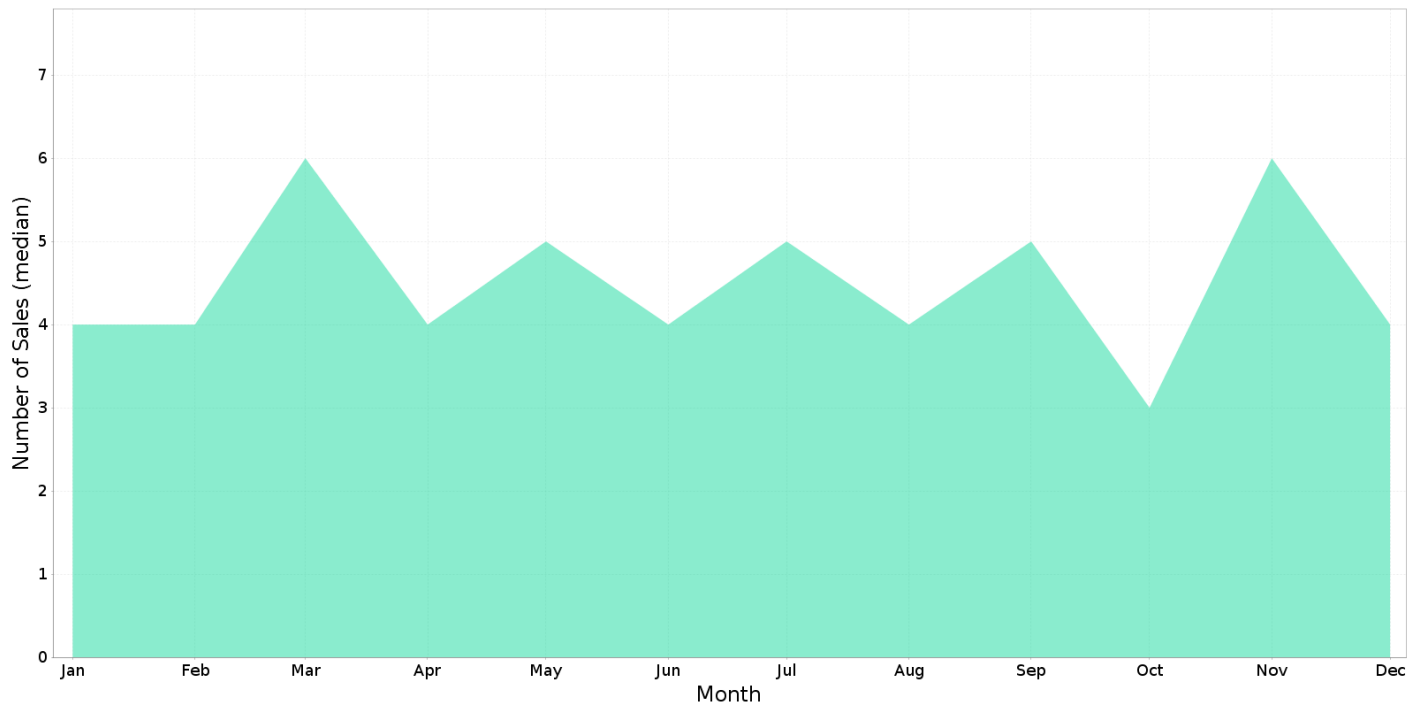
-3.0%

Current Median Price: \$892,500
Previous Median Price: \$920,000

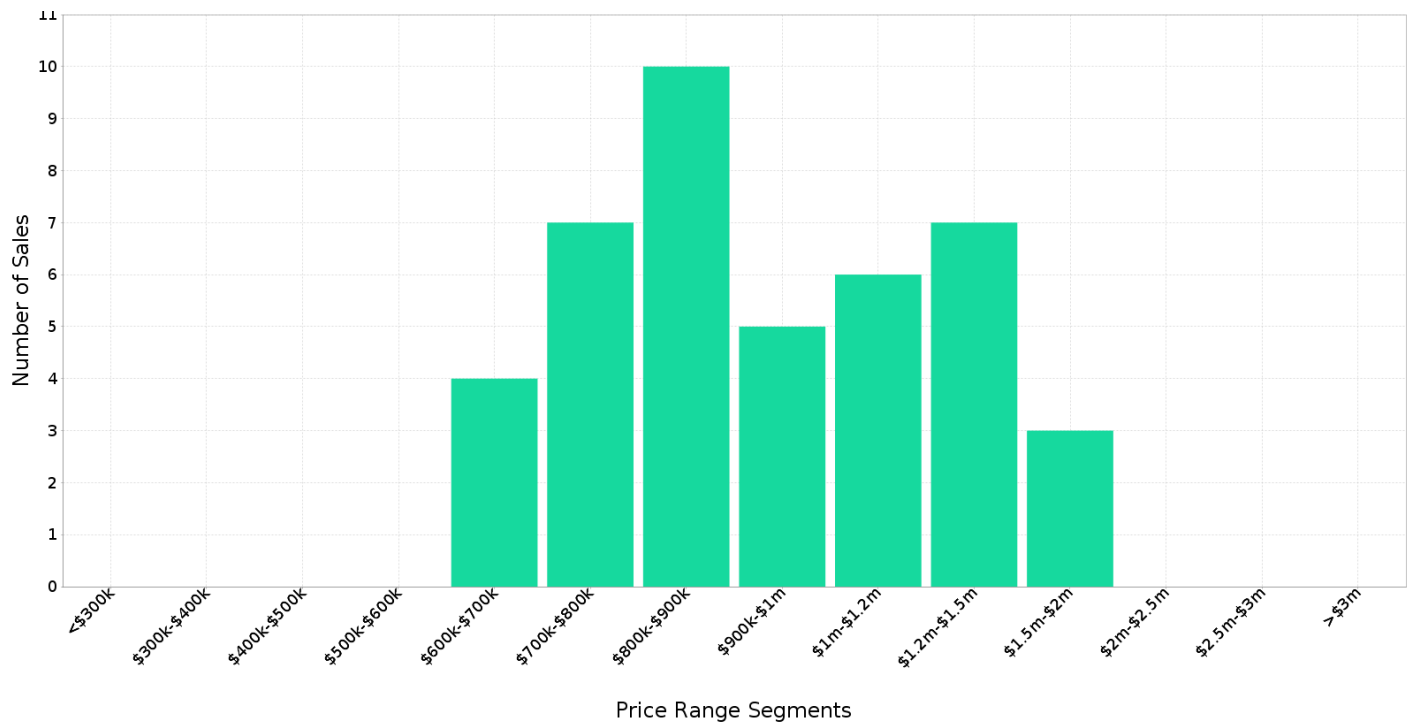
Based on 100 recorded House sales compared over the last two rolling 12 month periods



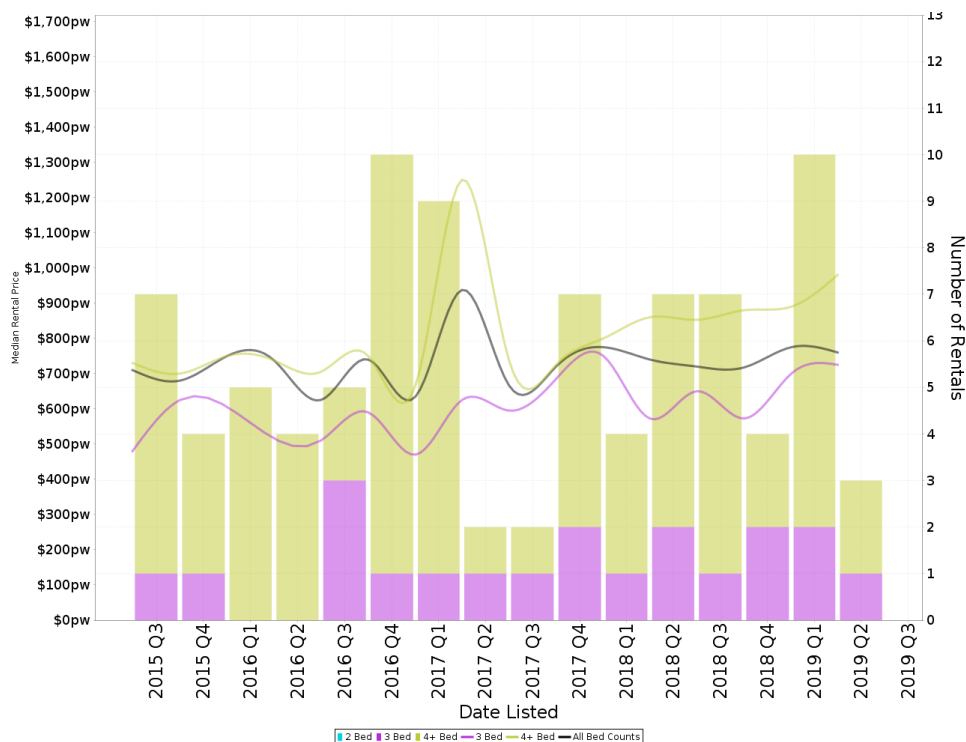
TALLEBUDGERA - Peak Selling Periods



TALLEBUDGERA - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.0%

Current Median Price: \$892,500
Previous Median Price: \$920,000

Based on 100 registered House sales compared over the last two rolling 12 month periods.

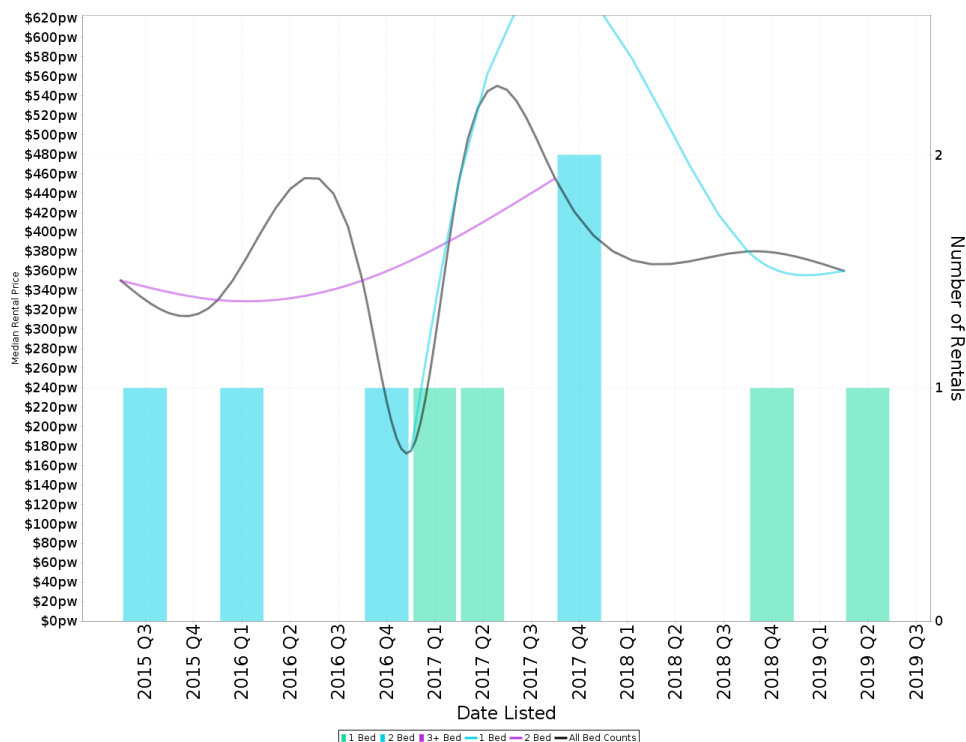
Suburb Rental Yield

+4.2%

Current Median Price: \$892,500
Current Median Rent: \$715

Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.7%

Current Median Price: \$940,000
Previous Median Price: \$966,000

Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.9%

Current Median Price: \$940,000
Current Median Rent: \$340

Based on 2 registered Unit rentals compared over the last 12 months.

TALLEBUDGERA - Recently Sold Properties

Median Sale Price
\$892k

Based on 42 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
-3.0%

Current Median Price: \$892,500
Previous Median Price: \$920,000


Based on 100 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
42

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

10 STAATZ CRT



\$880,000

1,692 m² 5 2 2

Sold Jul 2019 56 Days

51 COORABIN CT



\$748,000

5,673 m² 3 3 2

Sold Jul 2019 25 Days

6 BODALLA PL

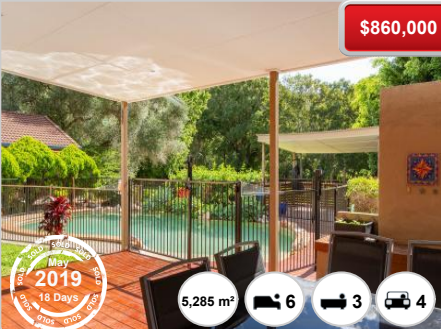


\$650,000

6,222 m² - - -

Sold Jun 2019 N/A

32 COORABIN CT




\$860,000

5,285 m² 6 3 4

Sold May 2019 18 Days

424 TREES RD



\$790,000

4 ha 4 2 6

Sold 2019 183 Days

26 TALLEBUDGERA CONNECTION RD

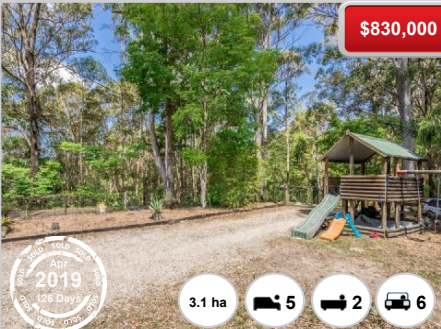


\$960,000

5,351 m² 6 3 5

Sold May 2019 7 Days

7 REYNELLA RD



\$830,000

3.1 ha 5 2 6

Sold Apr 2019 126 Days

196 TALLEBUDGERA CONNECTION RD




\$745,000

895 m² 4 2 2

Sold 2019 114 Days

20 COORABIN CT



\$925,000

4,997 m² 7 4 2

Sold Mar 2019 136 Days

114A TREES RD

\$750,000



24 DAFFODIL ST

\$1,030,000



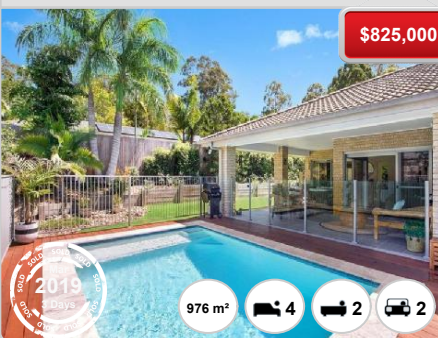
16 TYALLA CT

\$1,250,000



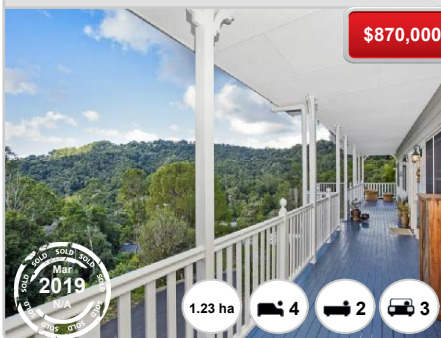
14 STAATZ CT

\$825,000



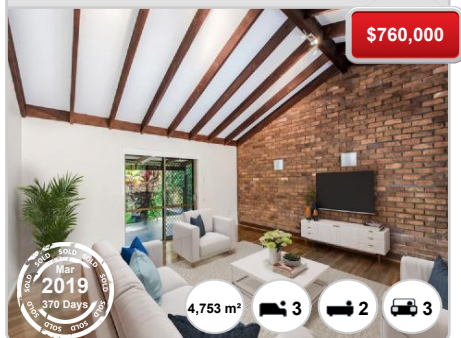
273B SYNDICATE RD

\$870,000



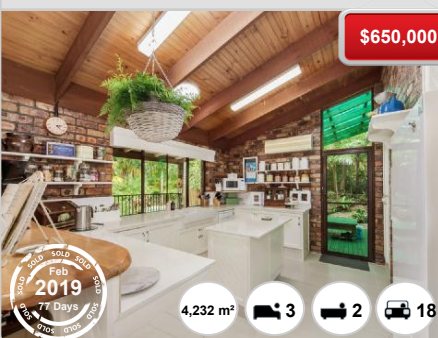
12 KARRAGATA CT

\$760,000



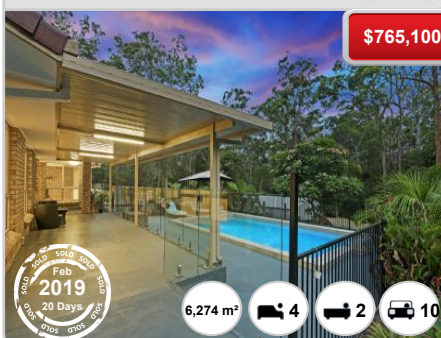
60 GOOLABAH DR

\$650,000



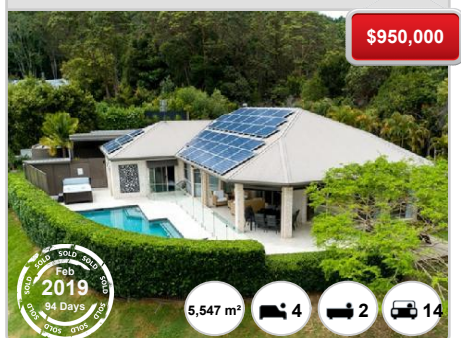
5 RONELLE CT

\$765,100



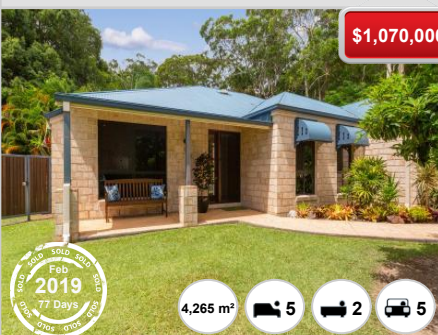
12 DES QUINLAN CRES

\$950,000



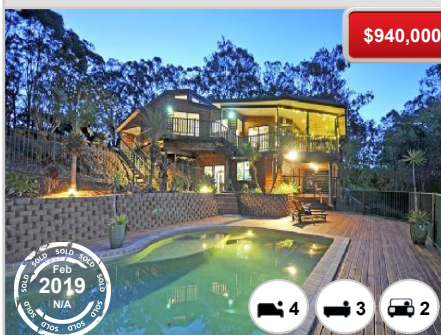
29 KOORINGAL CT

\$1,070,000



5/463 TREES RD

\$940,000



TALLEBUDGERA - Properties For Rent

Median Rental Price

\$715 /w

Based on 20 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

+4.2%

Current Median Price: \$892,500
Current Median Rent: \$715

Based on 42 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

20

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

37 LARCH STREET

\$570 pw incl

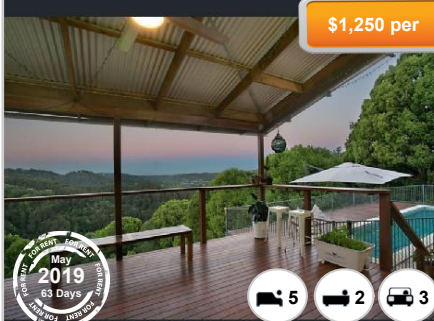


4,000 m² 3 1 2

For Rent For Sale
Jul 2019
13 Days

592 TREES ROAD

\$1,250 per



5 2 3

For Rent For Sale
May 2019
63 Days

0 TREES ROAD

\$1,250 per




5 2 4

For Rent For Sale
Apr 2019
116 Days

12 KARRAGATA COURT

\$725pw



4,753 m² 3 2 3

For Rent For Sale
Mar 2019
153 Days

230 TALLEBUDGERA CONNECTION ROAD

\$750 per week



1,414 m² 4 2 2

For Rent For Sale
Mar 2019
153 Days

29 LARCH STREET

\$1,100 per



4,000 m² 4 4 12

For Rent For Sale
Mar 2019
151 Days

2/47 GOOLABAH DRIVE

\$800 per week

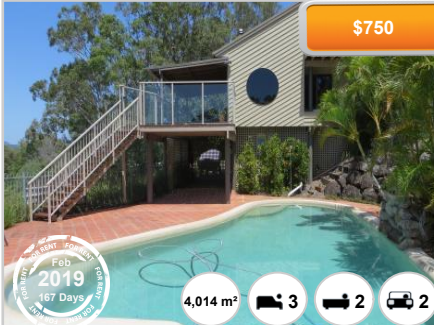


4,219 m² 4 2 3

For Rent For Sale
Feb 2019
153 Days

15 SULLIVAN ROAD

\$750

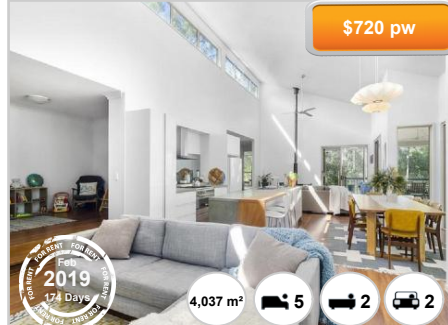


4,014 m² 3 2 2

For Rent For Sale
Feb 2019
167 Days

142 TREES ROAD


\$720 pw



4,037 m² 5 2 2

For Rent For Sale
Feb 2019
174 Days

4 Heather Street



\$1,000 Weekly

Jan 2019
187 Days

4,001 m²

4

2

2