

# SUBURB FLYOVER REPORT

CLEAR ISLAND WATERS (HOUSE)

PREPARED BY: ROCKPOOL REAL ESTATE, PH: 0488160605

## CLEAR ISLAND WATERS - 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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## CLEAR ISLAND WATERS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	132	\$ 407,750	0.0 %	\$ 188,000	\$ 1,035,000
2002	136	\$ 527,500	29.4 %	\$ 185,000	\$ 1,310,000
2003	128	\$ 650,000	23.2 %	\$ 285,000	\$ 1,448,500
2004	85	\$ 685,000	5.4 %	\$ 309,000	\$ 2,230,000
2005	90	\$ 727,500	6.2 %	\$ 70,000	\$ 1,970,000
2006	90	\$ 805,000	10.7 %	\$ 395,000	\$ 2,400,000
2007	97	\$ 770,000	-4.3 %	\$ 437,000	\$ 1,800,000
2008	70	\$ 893,750	16.1 %	\$ 440,000	\$ 3,150,000
2009	63	\$ 865,000	-3.2 %	\$ 465,000	\$ 2,056,000
2010	46	\$ 751,000	-13.2 %	\$ 462,000	\$ 3,050,000
2011	58	\$ 800,000	6.5 %	\$ 420,000	\$ 1,950,000
2012	53	\$ 721,000	-9.9 %	\$ 360,000	\$ 1,340,000
2013	73	\$ 770,000	6.8 %	\$ 430,000	\$ 1,560,000
2014	80	\$ 857,500	11.4 %	\$ 425,000	\$ 2,050,000
2015	67	\$ 970,000	13.1 %	\$ 495,000	\$ 3,870,000
2016	76	\$ 1,084,000	11.8 %	\$ 428,500	\$ 2,500,000
2017	63	\$ 1,135,000	4.7 %	\$ 610,000	\$ 3,500,000
2018	68	\$ 1,018,500	-10.3 %	\$ 549,000	\$ 2,230,000
2019	23	\$ 1,100,000	8.0 %	\$ 595,000	\$ 1,820,000

### Median Sale Price

**\$1.1m**

Based on 47 recorded House sales within the last 12 months (Financial Year 2019)

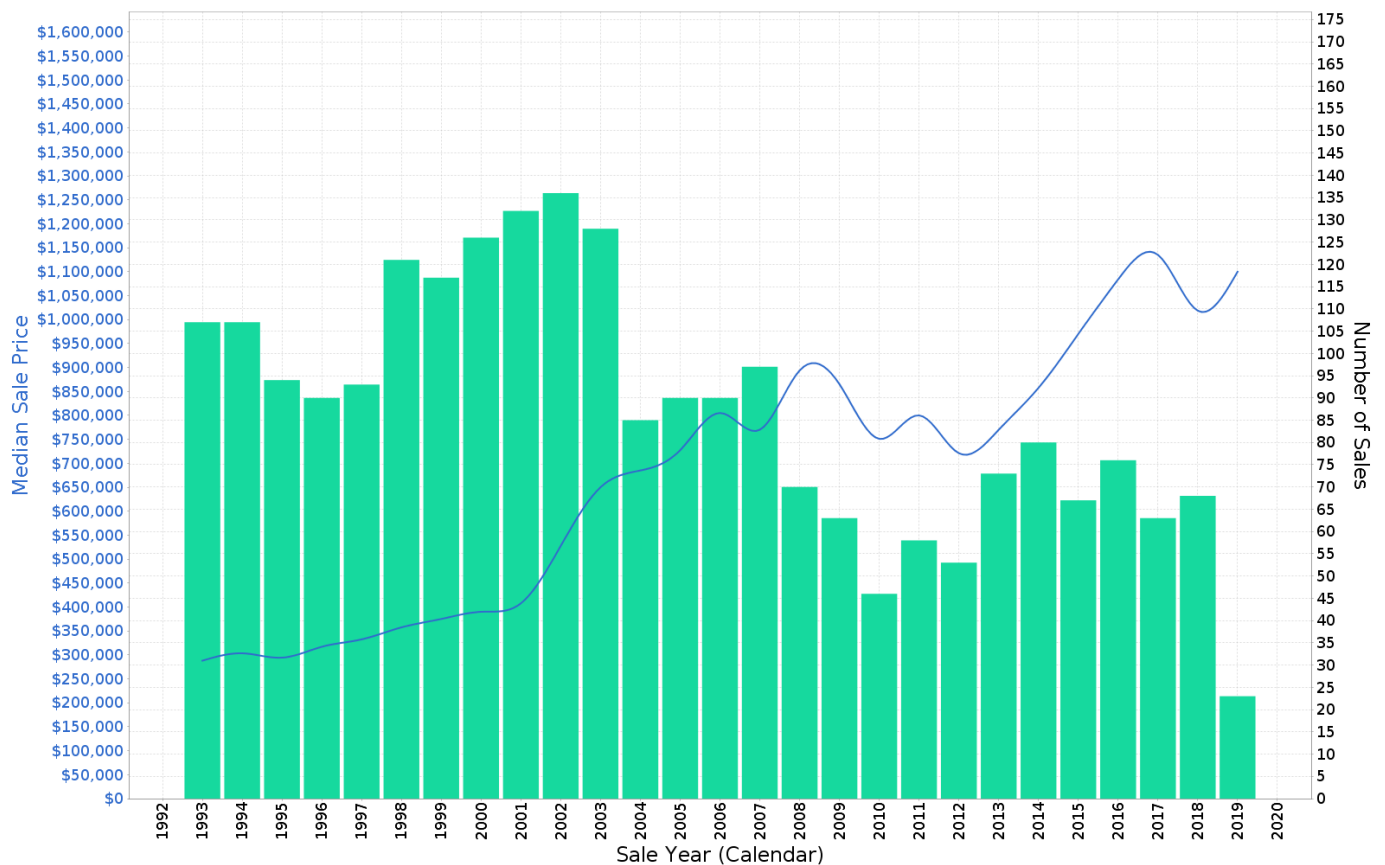
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

**+2.8%**

Current Median Price: \$1,100,000  
Previous Median Price: \$1,069,900

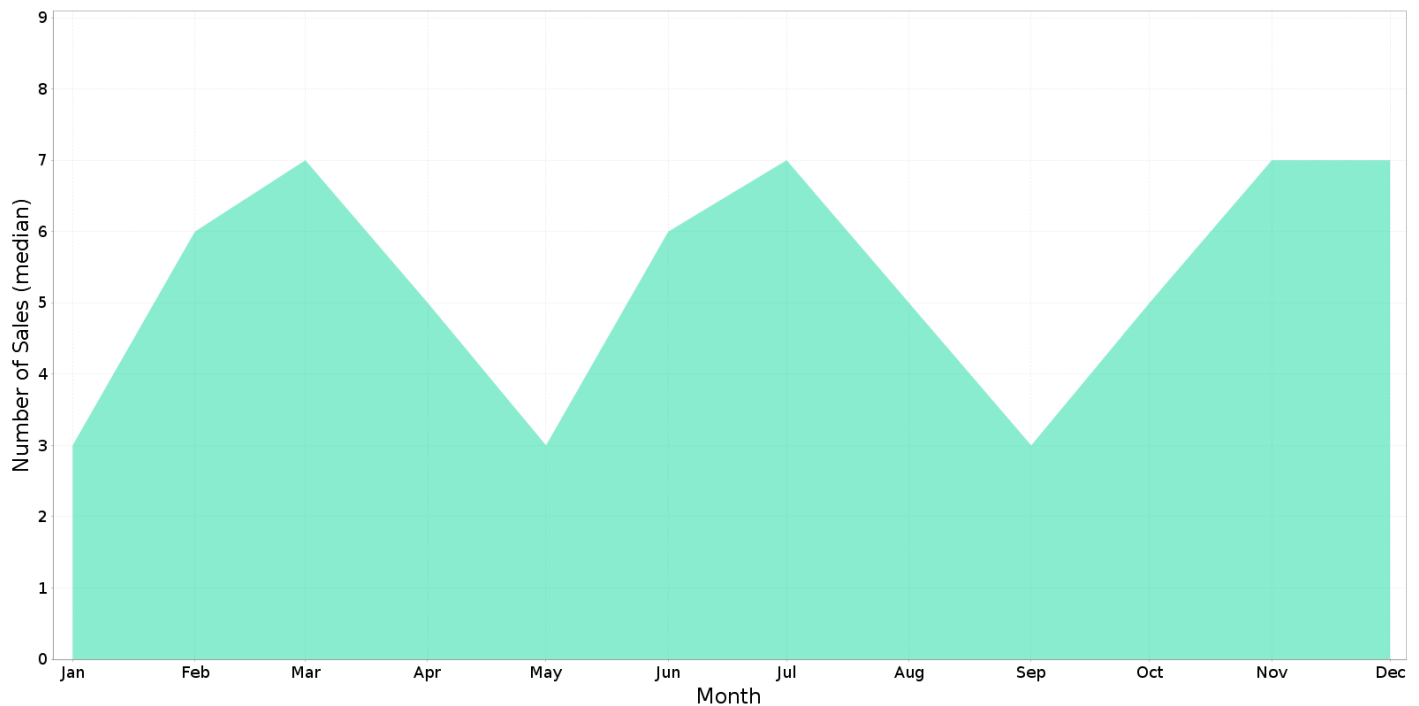
Based on 124 recorded House sales compared over the last two rolling 12 month periods



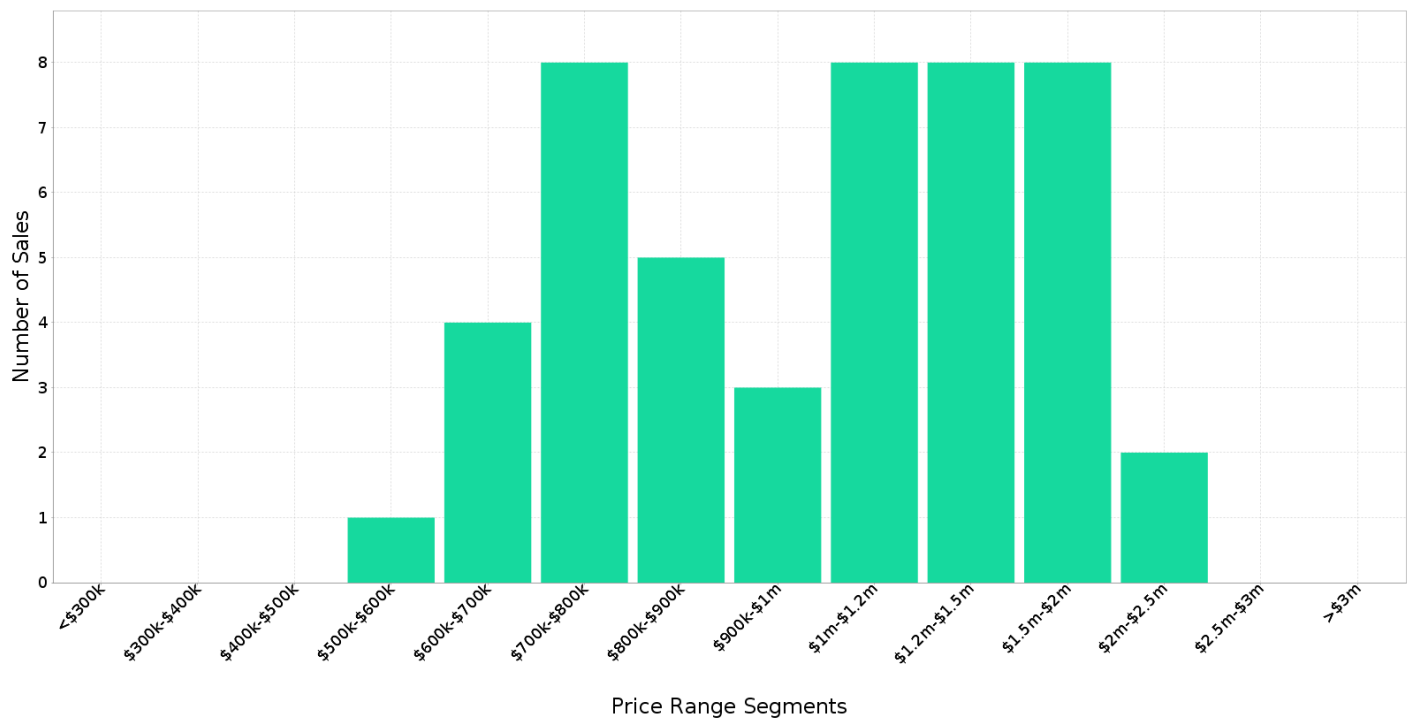
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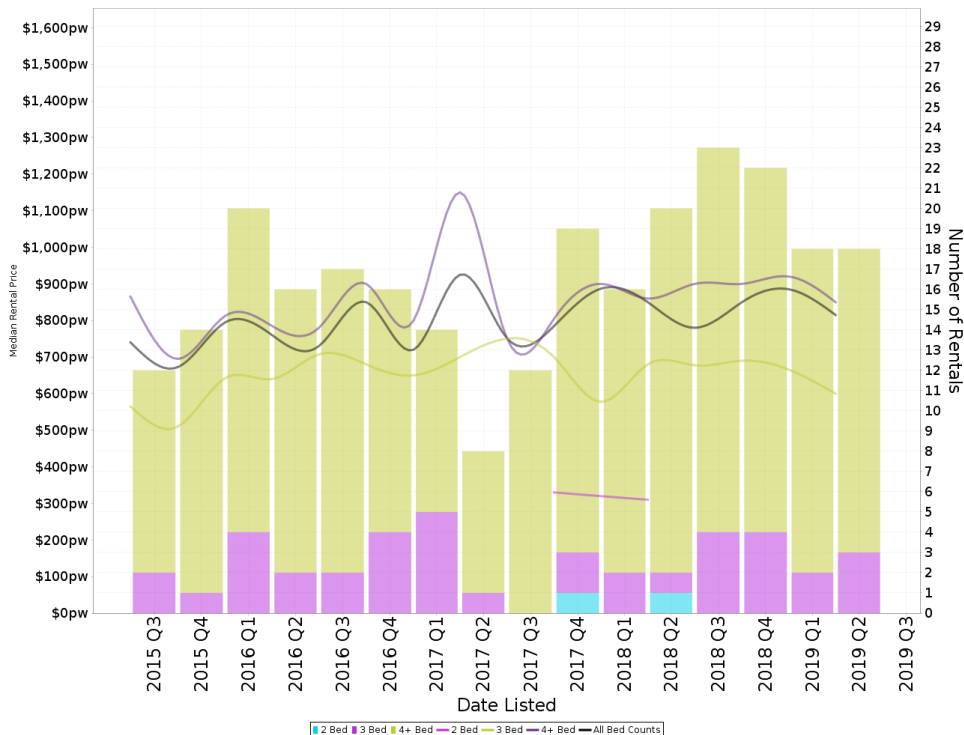
## CLEAR ISLAND WATERS - Peak Selling Periods



## CLEAR ISLAND WATERS - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.8%**

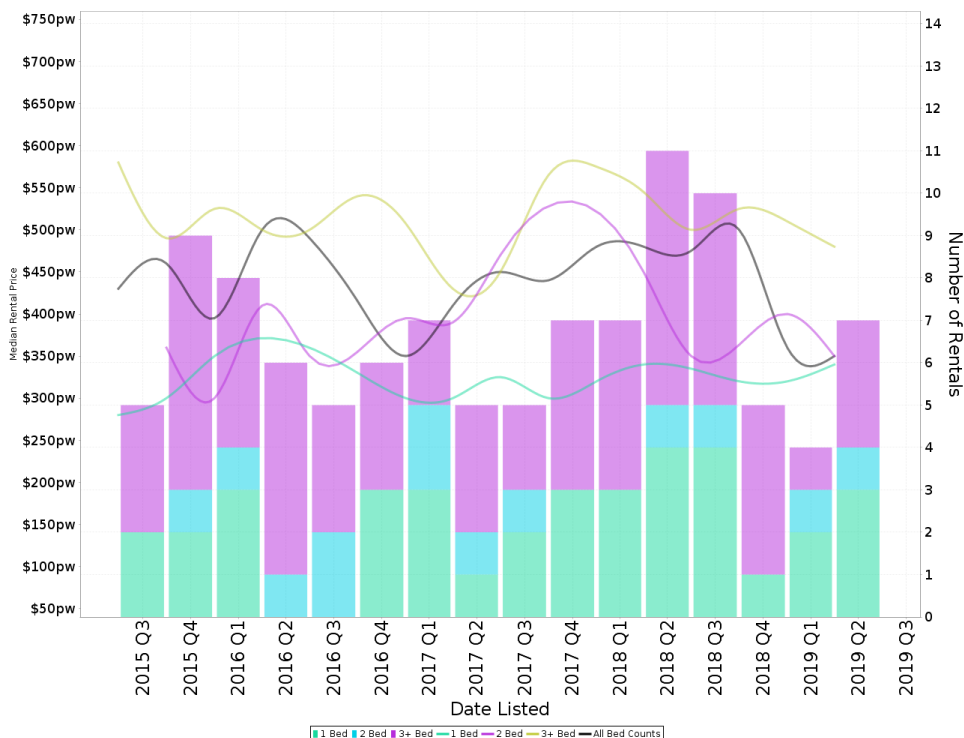
**Current Median Price: \$1,100,000**  
**Previous Median Price: \$1,069,900**  
Based on 124 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.6%**

**Current Median Price: \$1,100,000**  
**Current Median Rent: \$755**  
Based on 62 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-6.2%**

**Current Median Price: \$425,000**  
**Previous Median Price: \$453,000**  
Based on 86 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.6%**

**Current Median Price: \$425,000**  
**Current Median Rent: \$455**  
Based on 28 registered Unit rentals compared over the last 12 months.



## CLEAR ISLAND WATERS - Recently Sold Properties

Median Sale Price

**\$1.1m**

Based on 47 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

**+2.8%**

Current Median Price: \$1,100,000  
Previous Median Price: \$1,069,900

Based on 124 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**47**

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

**62 MARTINGALE CCT**




**\$972,500**

2019  
141 Days

574 m<sup>2</sup> 4 2 2

**4 BON AIRE CRT**



**\$822,500**

2019  
83 Days

857 m<sup>2</sup> 4 2 4

**16 SIGATOKA CRT**



**\$615,000**

2019  
89 Days

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

**33 PORT JACKSON BVD**



**\$939,000**

2019  
56 Days

994 m<sup>2</sup> 4 2 2

**2A TORTUGA ST**



**\$950,000**

2019  
113 Days

894 m<sup>2</sup> 4 2 4

**50 BOLLARD CRCT**



**\$1,625,000**

2019  
85 Days

908 m<sup>2</sup> 4 4 2

**79 BOLLARD CRCT**

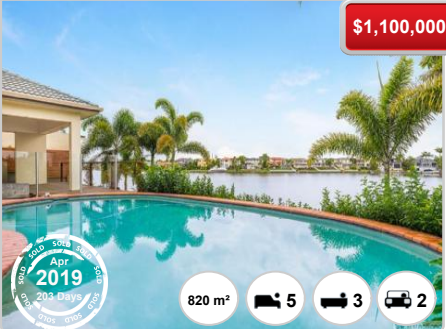


**\$932,000**

2019  
35 Days

1,073 m<sup>2</sup> 5 3 2

**154 PORT JACKSON BVD**



**\$1,100,000**

2019  
204 Days

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

**73 SANTA CRUZ BVD**



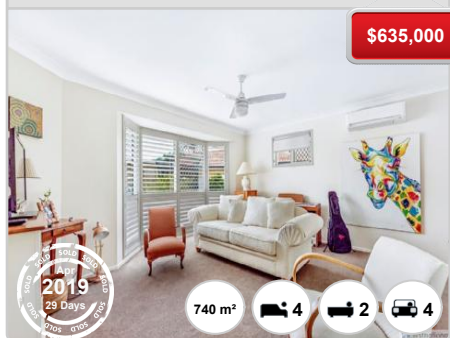
**\$1,100,000**

2019  
60 Days

1,200 m<sup>2</sup> 5 3 2



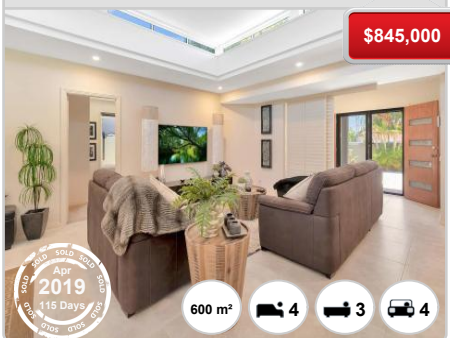
9 CURACAO PL



68 BOLLARD CRCT



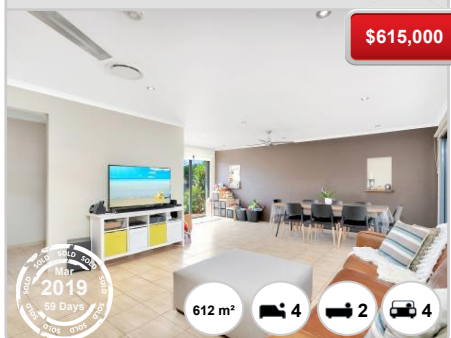
129 SANTA CRUZ BVD



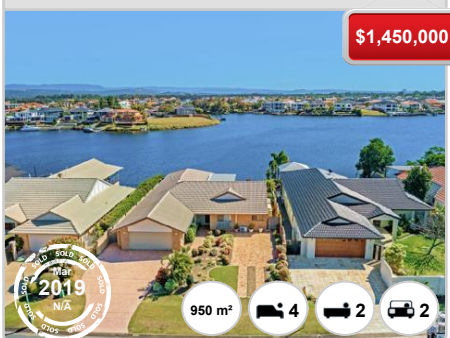
64 MONTEVIDEO DR



4 LAUTOKA CT



52 PORT JACKSON BVD



1 ANDROS CT



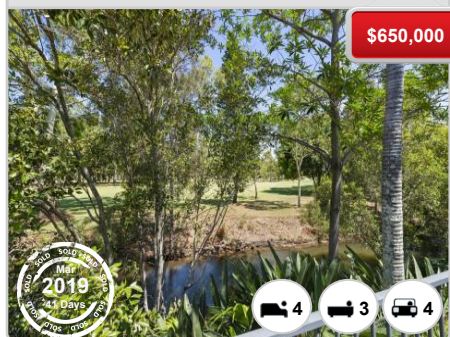
42B MARTINIQUE WAY



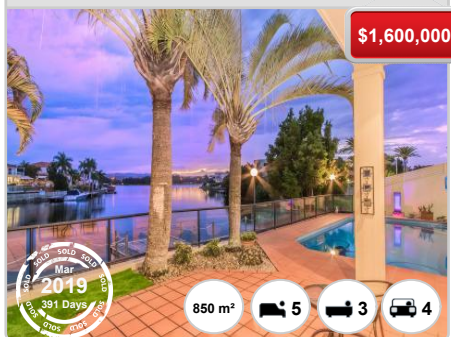
2 SAN SIMEON DR



1/125 SANTA CRUZ BVD



11 BOLLARD CRCT



138 PORT JACKSON BVD





## CLEAR ISLAND WATERS - Properties For Rent

### Median Rental Price

**\$755 /w**

Based on 62 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

**+3.6%**

Current Median Price: \$1,100,000  
Current Median Rent: \$755

Based on 47 recorded House sales and 62 House rentals compared over the last 12 months

### Number of Rentals

**62**

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

**21 MONTEVIDEO DRIVE**

**\$950 \$950**



Jul 2019 4 Days

1,015 m<sup>2</sup> 5 3 4

**4 CLEAR WATER BAY AVENUE**

**\$1,050 \$1,050**




Jul 2019 5 Days

4 3 2

**3 TRIMARAN PLACE**

**\$1395 per week**



Jul 2019 6 Days

1,140 m<sup>2</sup> 6 4 3

**22 STAYSAIL CRESCENT**

**\$990 \$990**



Jul 2019 9 Days

1,027 m<sup>2</sup> 4 4 5

**68 Bollard Circuit**

**\$1,380 per**

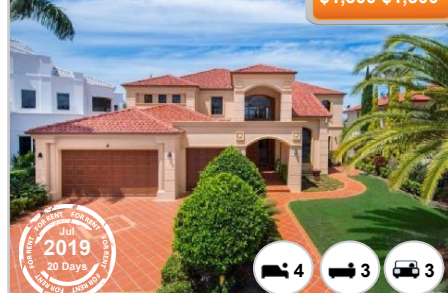


Jul 2019 13 Days

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

**23 ISTANA VIEW**

**\$1,300 \$1,300**



Jul 2019 20 Days

4 3 3

**100 SANTA CRUZ BOULEVARD**

**\$950 per week**



Jul 2019 25 Days

985 m<sup>2</sup> 4 2 2

**9 LAUTOKA COURT**

**\$670 \$670**



Jul 2019 32 Days

722 m<sup>2</sup> 4 2 2

**160 PORT JACKSON BOULEVARD**

**\$1100.00 per**



Jul 2019 34 Days

1,000 m<sup>2</sup> 4 3 4



## 9 BON AIRE COURT



**\$780 per week**

739 m<sup>2</sup> 4 2 2

2019 52 Days

## 79 BOLLARD CIRCUIT



**\$1,000.00**

1,073 m<sup>2</sup> 6 3 2

2019 100 Days

## 138 PORT JACKSON BOULEVARD



**\$1,150 per**

1,000 m<sup>2</sup> 4 2 2

2019 100 Days

## 8 KEY LARGO



**\$1100 per week**

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

2019 100 Days

## 25 SIGATOKA PLACE



**\$600 per week**

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

2019 100 Days

## 9 STERNWAY PLACE

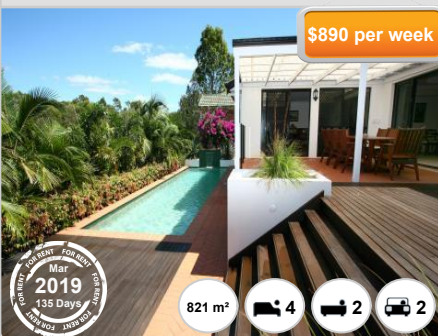


**\$720 per week**

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

2019 120 Days

## 40 MARTINGALE CIRCUIT



**\$890 per week**

821 m<sup>2</sup> 4 2 2

2019 135 Days

## 25 SIGATOKA PLACE



**\$650**

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

2019 100 Days

## 82 MARTINGALE CIRCUIT



**\$680 per week**

550 m<sup>2</sup> 3 2 2

2019 170 Days

## 4 KEY LARGO CLEAR ISLAND WATERS

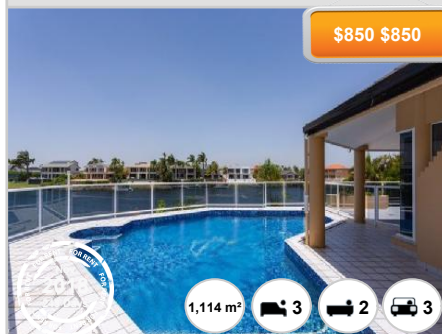


**\$1050 Per**

1,018 m<sup>2</sup> 4 3 2

2019 189 Days

## 14 KEY LARGO




**\$850 \$850**

1,114 m<sup>2</sup> 3 2 3

2019 100 Days

## 93 BOLLARD CIRCUIT



**\$1,700 per**

1,104 m<sup>2</sup> 5 4 3

2018 313 Days