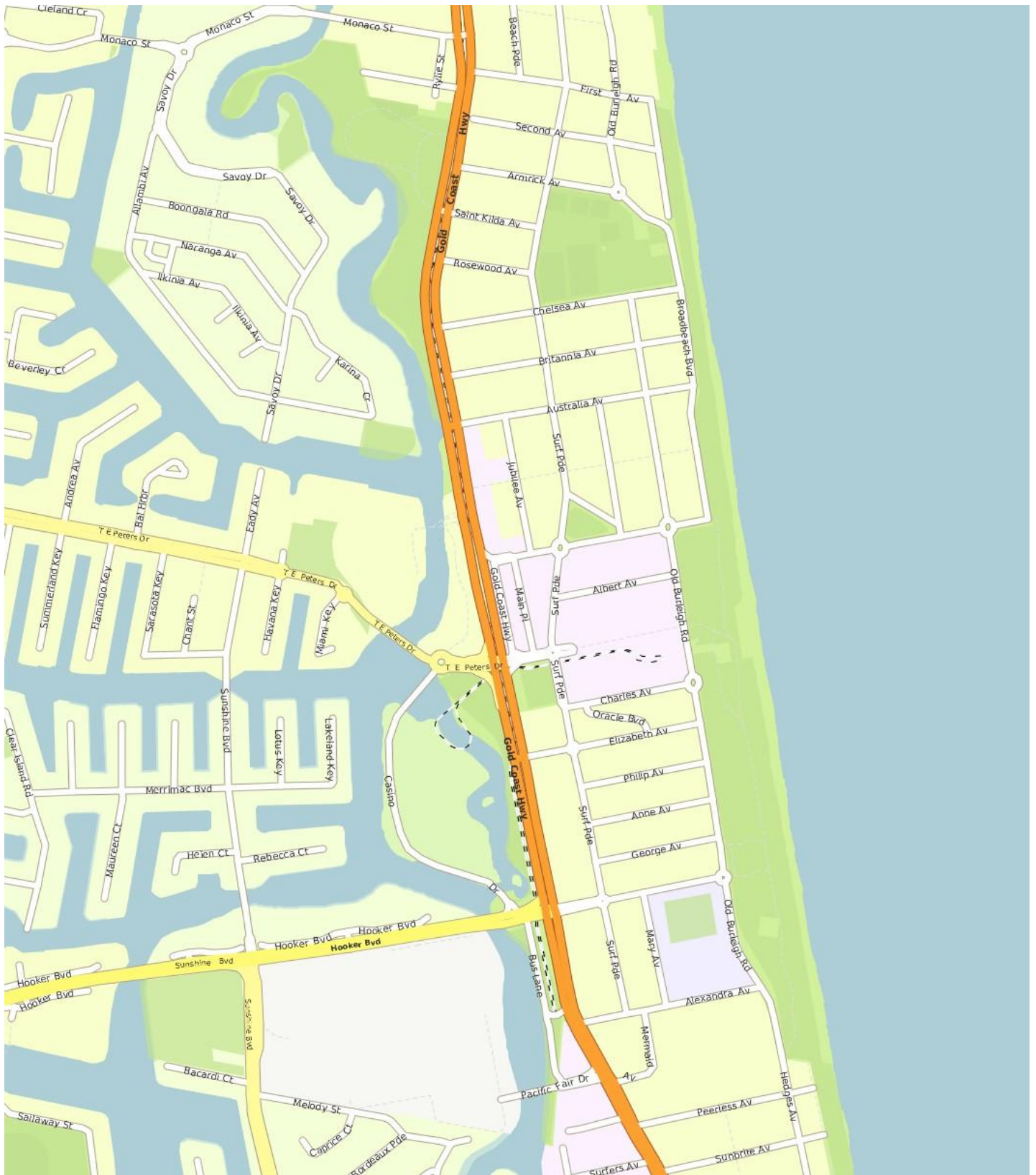


SUBURB FLYOVER REPORT

BROADBEACH (HOUSE)

PREPARED BY: ROCKPOOL REAL ESTATE, PH: 0488160605

BROADBEACH - Suburb Map



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

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) July/2019. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2019. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

BROADBEACH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	5	\$ 1,540,000	0.0 %	\$ 500,000	\$ 2,600,000
2002	8	\$ 752,750	-51.1 %	\$ 315,000	\$ 3,300,000
2003	3	\$ 1,050,000	39.5 %	\$ 800,000	\$ 2,710,000
2004	4	\$ 2,475,000	135.7 %	\$ 1,000,000	\$ 4,150,000
2005	4	\$ 1,325,000	-46.5 %	\$ 1,150,000	\$ 1,500,000
2006	3	\$ 5,800,000	337.7 %	\$ 470,000	\$ 7,200,000
2007	2	\$ 1,133,500	-80.5 %	\$ 1,042,000	\$ 1,225,000
2008	0				
2009	1	\$ 1,330,000	0.0 %	\$ 1,330,000	\$ 1,330,000
2010	0				
2011	1	\$ 1,045,000	0.0 %	\$ 1,045,000	\$ 1,045,000
2012	1	\$ 926,000	-11.4 %	\$ 926,000	\$ 926,000
2013	1	\$ 1,350,000	45.8 %	\$ 1,350,000	\$ 1,350,000
2014	2	\$ 1,400,000	3.7 %	\$ 1,400,000	\$ 1,400,000
2015	2	\$ 1,680,000	20.0 %	\$ 1,200,000	\$ 2,160,000
2016	4	\$ 1,912,500	13.8 %	\$ 805,000	\$ 4,400,000
2017	3	\$ 1,462,800	-23.5 %	\$ 1,400,000	\$ 2,300,000
2018	7	\$ 2,268,800	55.1 %	\$ 1,305,000	\$ 6,000,000
2019	0				

Median Sale Price

\$2.27m

Based on 5 recorded House sales within the last 12 months (Financial Year 2019)

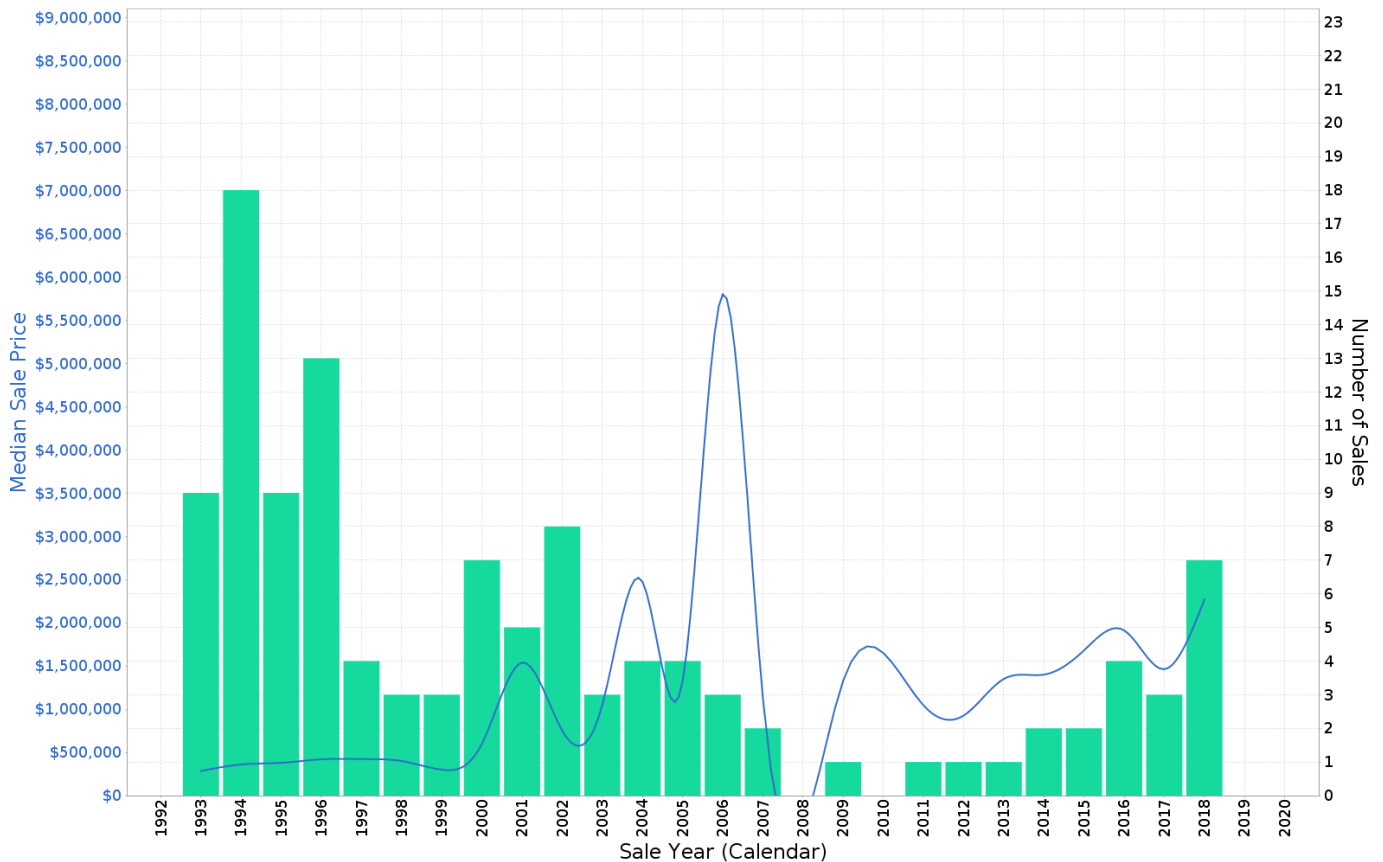
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+20.6%

Current Median Price: \$2,268,800
Previous Median Price: \$1,881,400

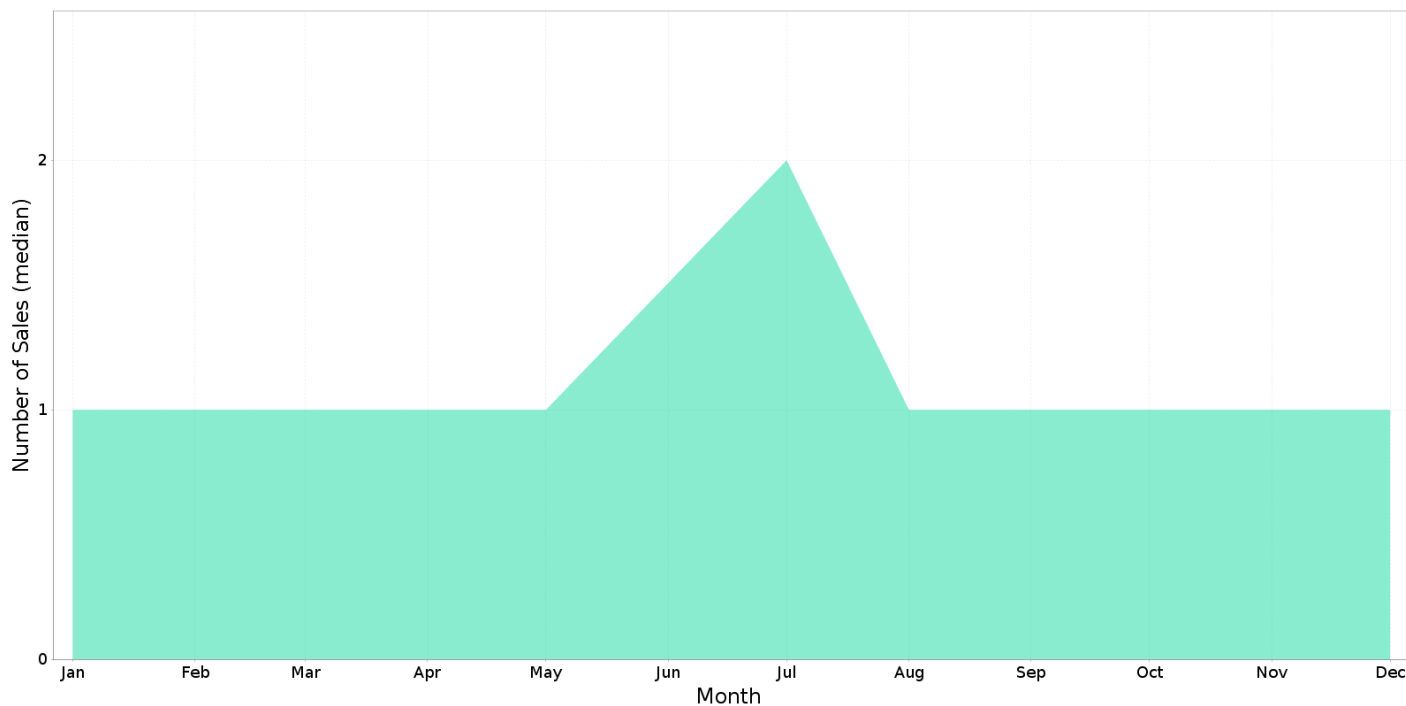
Based on 9 recorded House sales compared over the last two rolling 12 month periods



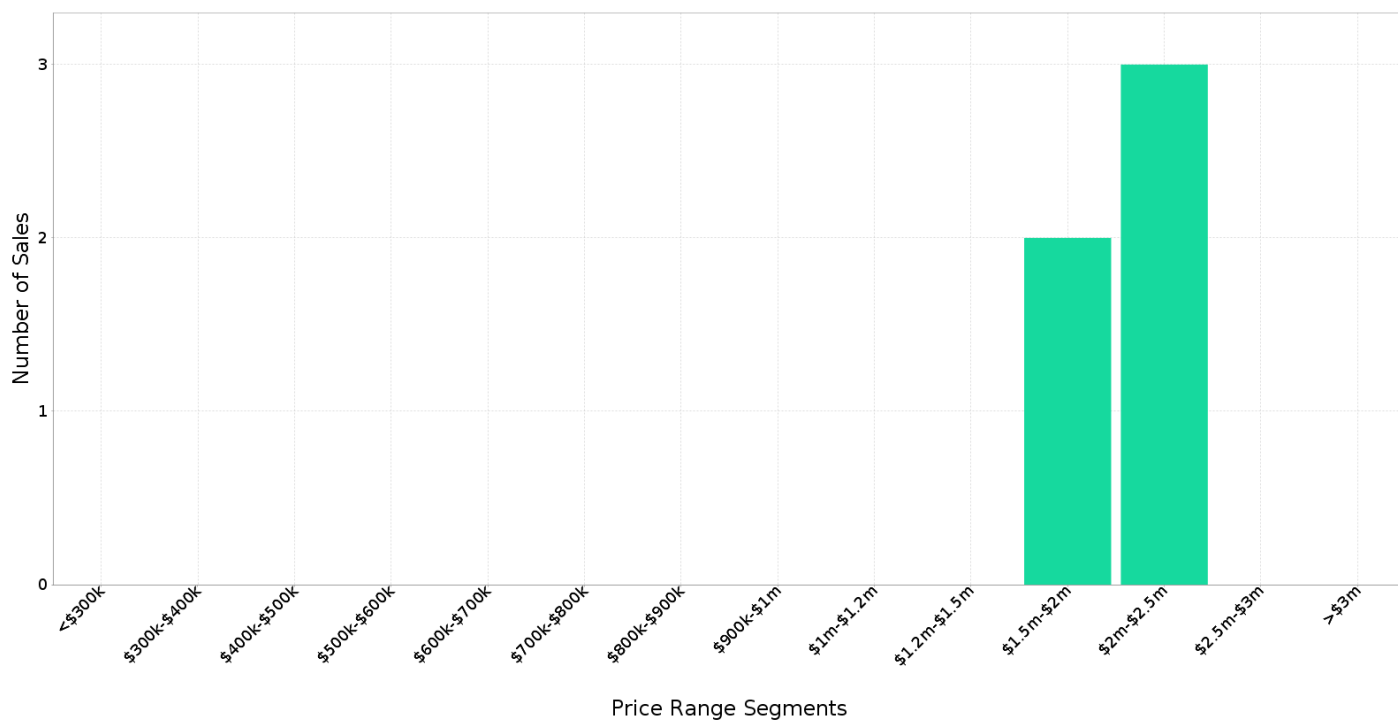
Prepared on 30/07/2019 by Rockpool Real Estate. © Property Data Solutions Pty Ltd 2019 (pricefinder.com.au)

The materials are provided as an information source only. © The State of Queensland (Department of Natural Resources, Mines and Energy) July/2019. Based on or contains data provided by the State of Queensland (Department of Natural Resources, Mines and Energy) 2019. In consideration of the State permitting use of this data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws; more information at www.propertydatacodeofconduct.com.au.

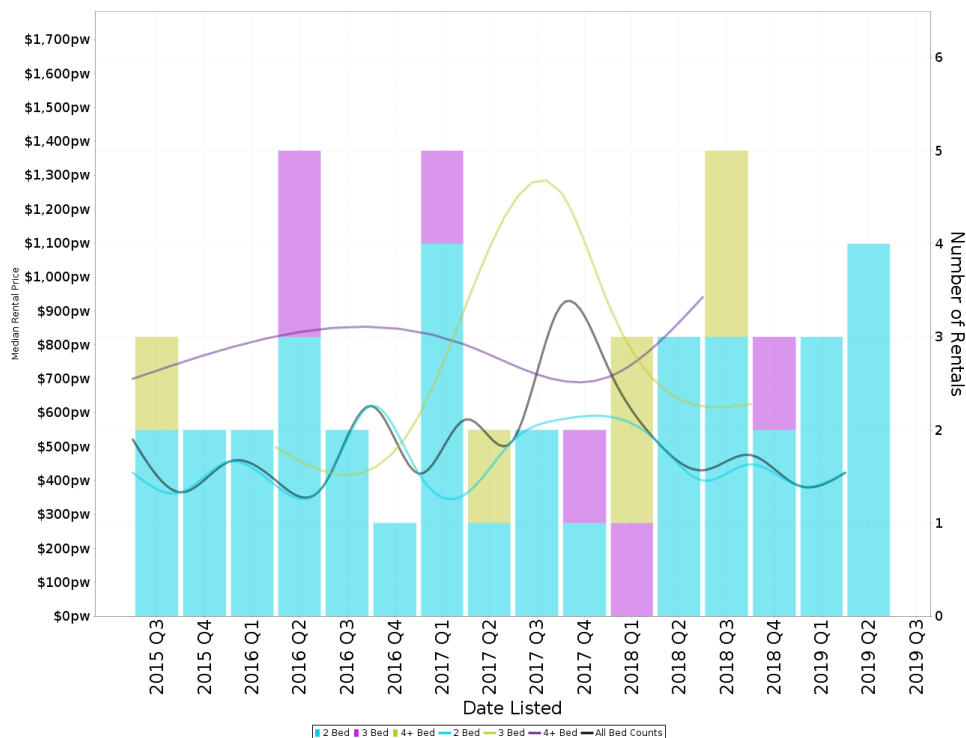
BROADBEACH - Peak Selling Periods



BROADBEACH - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+20.6%

Current Median Price: \$2,268,800
Previous Median Price: \$1,881,400

Based on 9 registered House sales compared over the last two rolling 12 month periods.

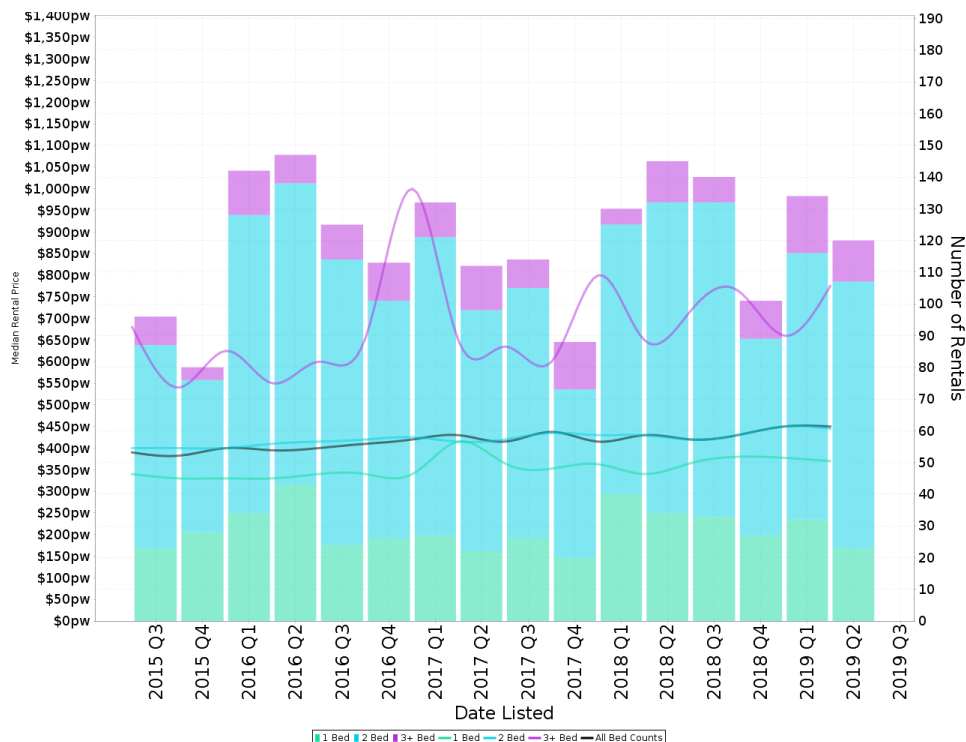
Suburb Rental Yield

+1.0%

Current Median Price: \$2,268,800
Current Median Rent: \$423

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

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.4%

Current Median Price: \$565,000
Previous Median Price: \$541,250

Based on 930 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$565,000
Current Median Rent: \$395

Based on 465 registered Unit rentals compared over the last 12 months.

BROADBEACH - Recently Sold Properties

Median Sale Price

\$2.27m

Based on 5 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

+20.6%

Current Median Price: \$2,268,800
Previous Median Price: \$1,881,400

Based on 9 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

5

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



BROADBEACH - Properties For Rent

Median Rental Price

\$423 /w

Based on 12 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

+1.0%

Current Median Price: \$2,268,800
Current Median Rent: \$423

Based on 5 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals


12

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

1303/14 GEORGE STREET

\$775 \$775




125 m² **2** **2** **2**

Best Price Guarantee
Jun 2019
32 Days

11/199 SURF PARADE

\$330 \$330




1 **1** **1**

Best Price Guarantee
Jun 2019
33 Days

1/23 JUBILEE AVENUE

\$425 Weekly



2 **1** **1**

Best Price Guarantee
Mar 2019
152 Days