

SUBURB FLYOVER REPORT

MIAMI (HOUSE)

PREPARED BY: ROCKPOOL REAL ESTATE, PH: 0488160605

MIAMI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	120	\$ 201,512	0.0 %	\$ 82,500	\$ 1,300,000
2002	117	\$ 290,000	43.9 %	\$ 175,000	\$ 1,700,000
2003	104	\$ 367,000	26.6 %	\$ 98,333	\$ 2,800,000
2004	80	\$ 424,000	15.5 %	\$ 300,000	\$ 2,550,000
2005	77	\$ 415,000	-2.1 %	\$ 310,000	\$ 4,875,000
2006	76	\$ 451,250	8.7 %	\$ 315,100	\$ 3,100,000
2007	77	\$ 513,000	13.7 %	\$ 364,500	\$ 3,150,000
2008	48	\$ 520,125	1.4 %	\$ 373,000	\$ 1,170,000
2009	67	\$ 519,000	-0.2 %	\$ 363,000	\$ 2,530,000
2010	57	\$ 560,000	7.9 %	\$ 400,000	\$ 2,400,000
2011	41	\$ 460,000	-17.9 %	\$ 380,000	\$ 1,636,000
2012	52	\$ 471,000	2.4 %	\$ 335,000	\$ 1,350,000
2013	51	\$ 520,000	10.4 %	\$ 390,000	\$ 3,700,000
2014	53	\$ 579,000	11.3 %	\$ 430,000	\$ 2,300,000
2015	83	\$ 625,000	7.9 %	\$ 442,000	\$ 2,860,000
2016	69	\$ 719,000	15.0 %	\$ 540,000	\$ 3,975,000
2017	76	\$ 795,000	10.6 %	\$ 506,000	\$ 4,400,000
2018	62	\$ 777,500	-2.2 %	\$ 215,000	\$ 2,200,000
2019	20	\$ 786,500	1.2 %	\$ 577,000	\$ 1,150,000

Median Sale Price

\$780k

Based on 44 recorded House sales within the last 12 months (Financial Year 2019)

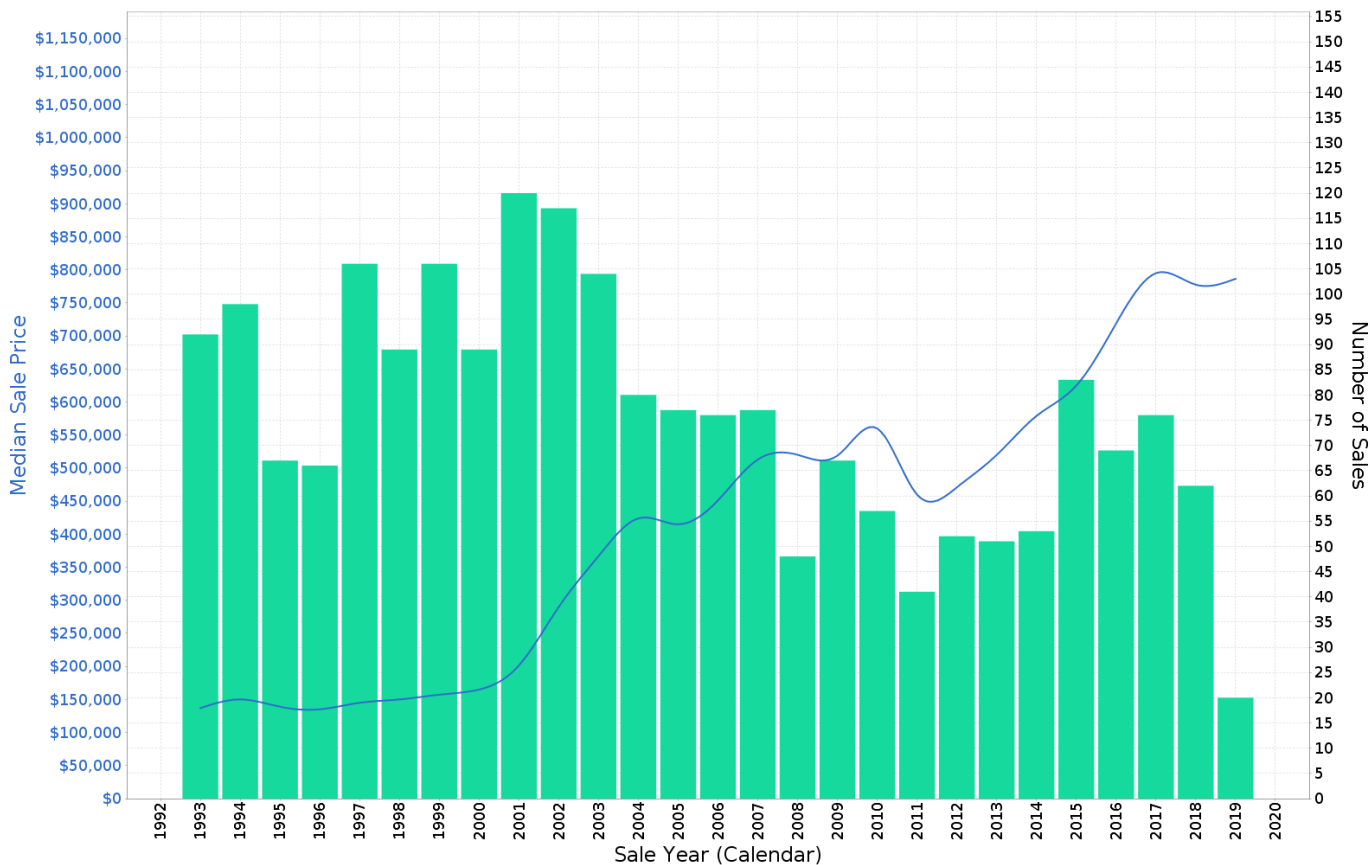
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

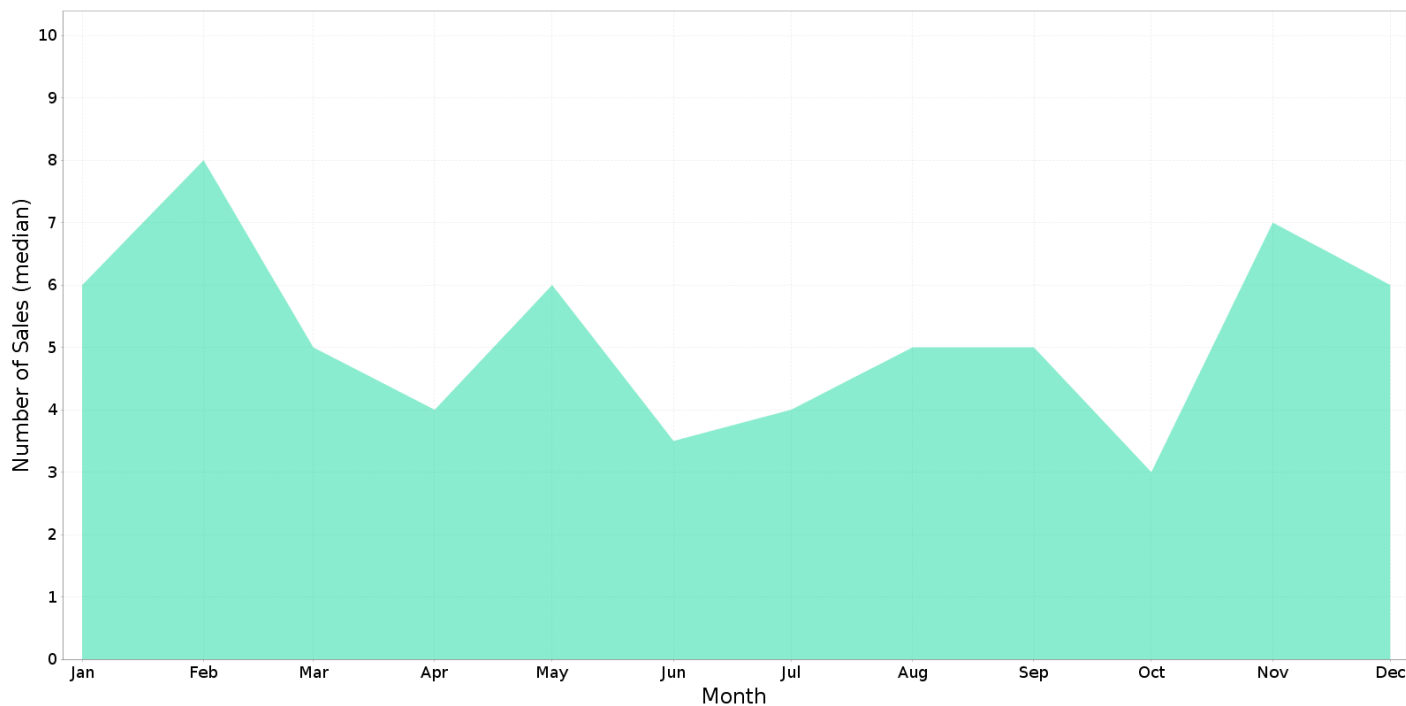
+2.0%

Current Median Price: \$780,000
Previous Median Price: \$765,000

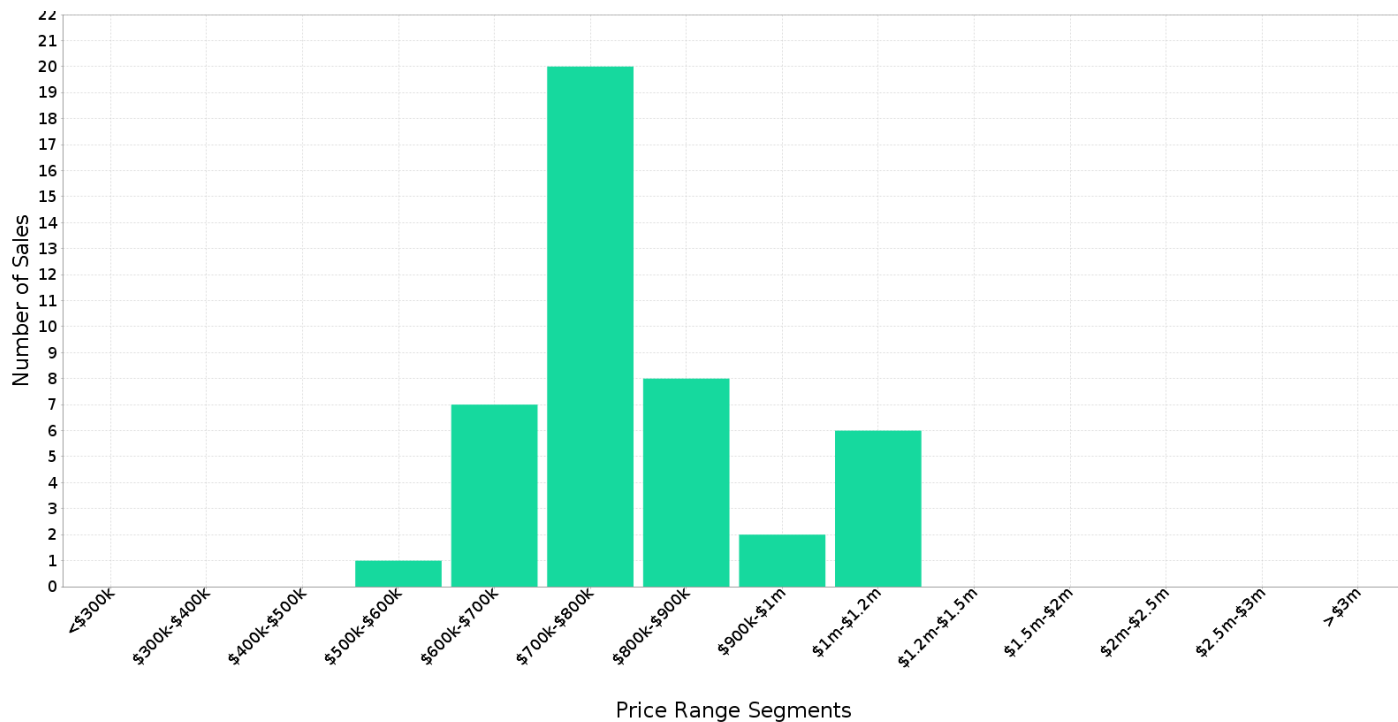
Based on 114 recorded House sales compared over the last two rolling 12 month periods



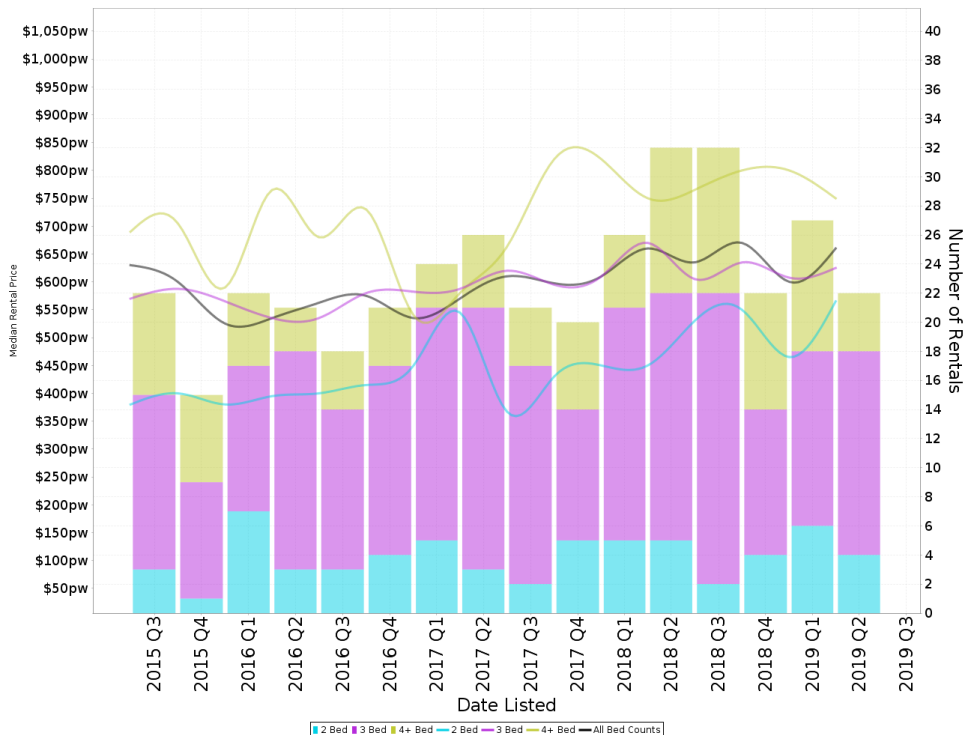
MIAMI - Peak Selling Periods



MIAMI - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.0%

Current Median Price: \$780,000
Previous Median Price: \$765,000

Based on 114 registered House sales compared over the last two rolling 12 month periods.

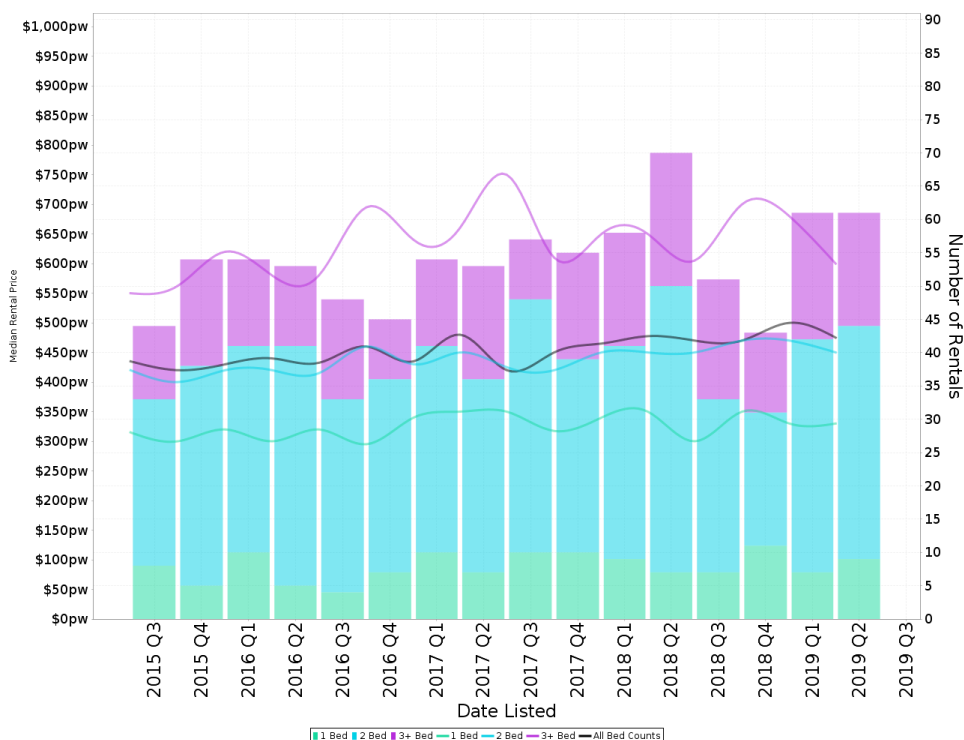
Suburb Rental Yield

+3.8%

Current Median Price: \$780,000
Current Median Rent: \$570

Based on 80 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.6%

Current Median Price: \$507,500
Previous Median Price: \$499,500

Based on 402 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$507,500
Current Median Rent: \$430

Based on 205 registered Unit rentals compared over the last 12 months.

MIAMI - Recently Sold Properties

Median Sale Price
\$780k

Based on 44 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
+2.0%

Current Median Price: \$780,000
Previous Median Price: \$765,000

Based on 114 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
44

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

152 NOBBY PDE



\$830,000

405 m² 3 2 2

Sold Jul 2019 60 Days

54 KIERS RD

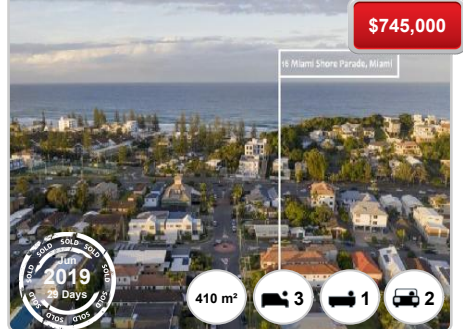


\$666,000

531 m² 3 1 1

Sold Jul 2019 63 Days

16 MIAMI SHORE PDE

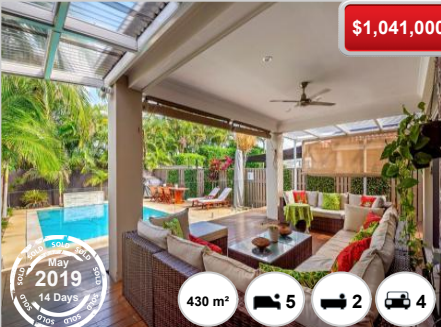


\$745,000

410 m² 3 1 2

Sold Jul 2019 25 Days

84 SUNSHINE PDE




\$1,041,000

430 m² 5 2 4

Sold May 2019 14 Days

14 ANITA AVE



\$755,000

513 m² 3 1 3

Sold May 2019 20 Days

12 JOEITH CT




\$930,000

649 m² 4 2 2

Sold May 2019 N/A

76 NOBBY PDE



\$722,000

450m to the beach

405 m² 3 2 1

Sold May 2019 12 Days

4/70 DAWN PDE



\$750,000

3 3 4

Sold Apr 2019 70 Days

143 NOBBY PDE



\$675,000

405 m² 2 1 1

Sold Apr 2019 12 Days

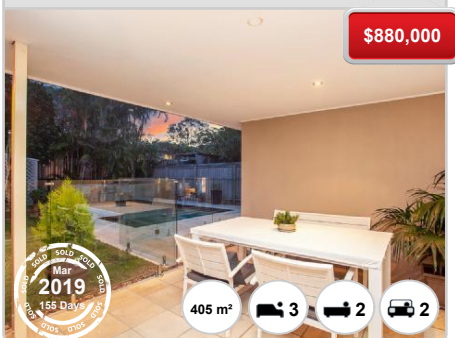
18 SUNSHINE PDE



4 DAVID CT



104 ALBION AVE



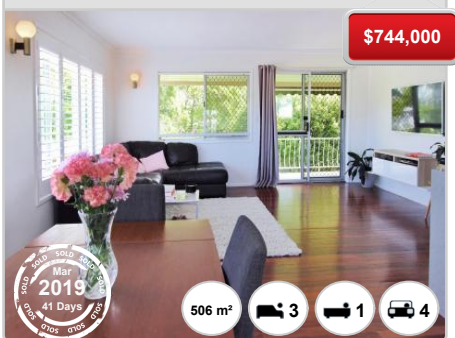
3 BARDON AVE



2 ALEC AVE



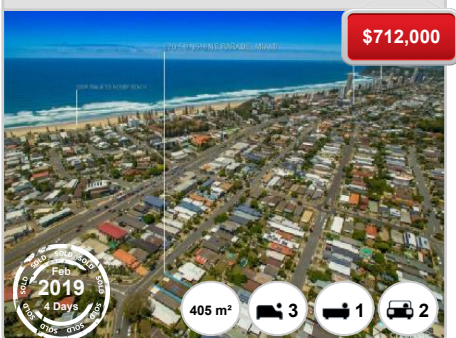
59 HILLCREST PDE



119 NOBBY PDE



170 SUNSHINE PDE



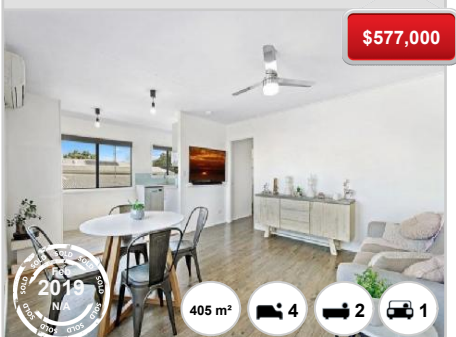
3 GAYE PDE



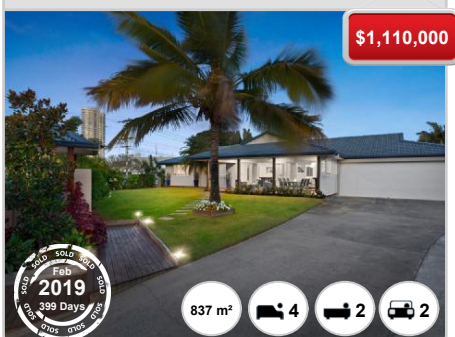
102 BARDON AVE



45 PACIFIC AVE



26 MOUNTAIN VIEW AVE



MIAMI - Properties For Rent

Median Rental Price

\$570 /w

Based on 80 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

+3.8%

Current Median Price: \$780,000
Current Median Rent: \$570

Based on 44 recorded House sales and 80 House rentals compared over the last 12 months

Number of Rentals

80

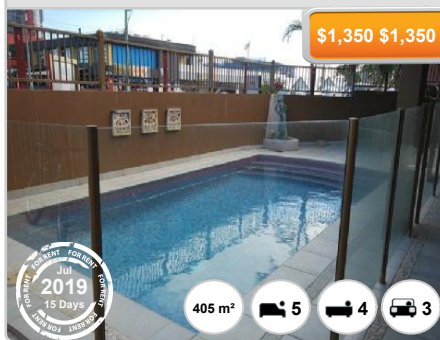
Based on recorded House rentals within the last 12 months (Financial Year 2019)

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

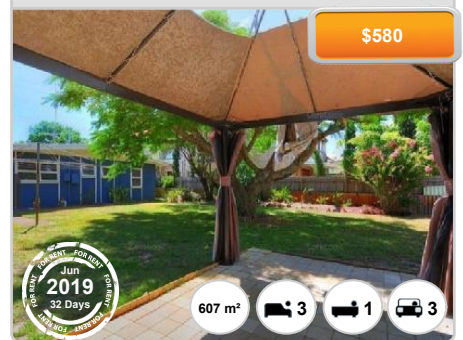
170 Sunshine Parade



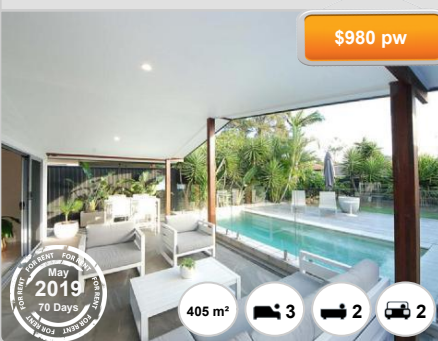
1 BRAKES CRESCENT



112 NOBBY PARADE



94 ALBION AVENUE



44 MESSINES CRESCENT



101 SUNSHINE PARADE



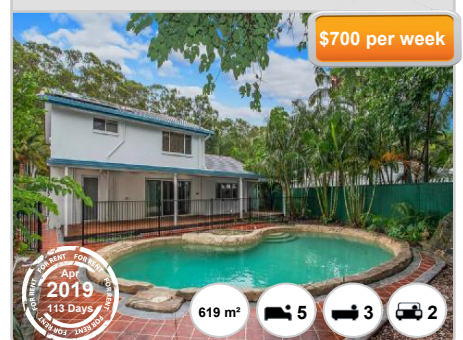
2/2042 GOLD COAST HIGHWAY



102 CHAINEY AVENUE



37 LUTANA AVENUE



7 BRADLEY AVENUE

\$600 per week

612 m² 3 1 2

Mar 2019 140 Days

111 ALBION AVENUE

\$615 per week

405 m² 3 1 1

Mar 2019 140 Days

2/16 REDONDO AVENUE

\$720

3 2 1

Mar 2019 141 Days

78 NOBBY PARADE

\$540 per week

405 m² 3 1 1

Mar 2019 140 Days

8 FRANGIPANI STREET

\$720.00

647 m² 4 2 3

Mar 2019 140 Days

32 KALLAY STREET

\$460 Weekly

506 m² 3 1 2

Mar 2019 142 Days

5 CANTALA AVENUE

\$520.00 P/W

506 m² 4 1 2

Mar 2019 140 Days

1/85 SUNSHINE PARADE

\$420.00 per

2 1 1

Mar 2019 147 Days

2/6 ALBION AVENUE

\$ 680 per week

168 m² 3 2 1

Mar 2019 140 Days

1/23 EVANDALE CRESCENT

\$795 per week

604 m² 3 2 2

Mar 2019 140 Days

38 KALLAY STREET

\$535 per week

506 m² 3 1 2

Jan 2019 187 Days