

SUBURB FLYOVER REPORT

MERMAID WATERS (HOUSE)

PREPARED BY: ROCKPOOL REAL ESTATE, PH: 0488160605

MERMAID WATERS - Suburb Map



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

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MERMAID WATERS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	371	\$ 270,000	0.0 %	\$ 29,000	\$ 900,000
2002	329	\$ 379,000	40.4 %	\$ 150,000	\$ 1,120,000
2003	282	\$ 455,000	20.1 %	\$ 100,000	\$ 1,600,000
2004	219	\$ 528,000	16.0 %	\$ 135,000	\$ 1,440,000
2005	224	\$ 521,750	-1.2 %	\$ 248,000	\$ 1,940,000
2006	209	\$ 545,000	4.5 %	\$ 250,000	\$ 1,625,000
2007	276	\$ 652,500	19.7 %	\$ 390,000	\$ 1,830,000
2008	159	\$ 650,000	-0.4 %	\$ 435,000	\$ 2,250,000
2009	179	\$ 630,000	-3.1 %	\$ 173,000	\$ 1,425,000
2010	129	\$ 650,000	3.2 %	\$ 419,000	\$ 1,700,000
2011	159	\$ 590,000	-9.2 %	\$ 295,000	\$ 1,500,000
2012	141	\$ 609,000	3.2 %	\$ 355,000	\$ 1,925,000
2013	157	\$ 627,000	3.0 %	\$ 335,000	\$ 1,400,000
2014	183	\$ 689,500	10.0 %	\$ 339,819	\$ 1,680,000
2015	222	\$ 776,250	12.6 %	\$ 500,000	\$ 2,650,000
2016	195	\$ 760,000	-2.1 %	\$ 518,000	\$ 2,050,000
2017	181	\$ 900,000	18.4 %	\$ 550,000	\$ 3,250,000
2018	170	\$ 873,500	-2.9 %	\$ 567,000	\$ 2,850,000
2019	54	\$ 932,500	6.8 %	\$ 635,000	\$ 2,680,500

Median Sale Price

\$908k

Based on 138 recorded House sales within the last 12 months (Financial Year 2019)

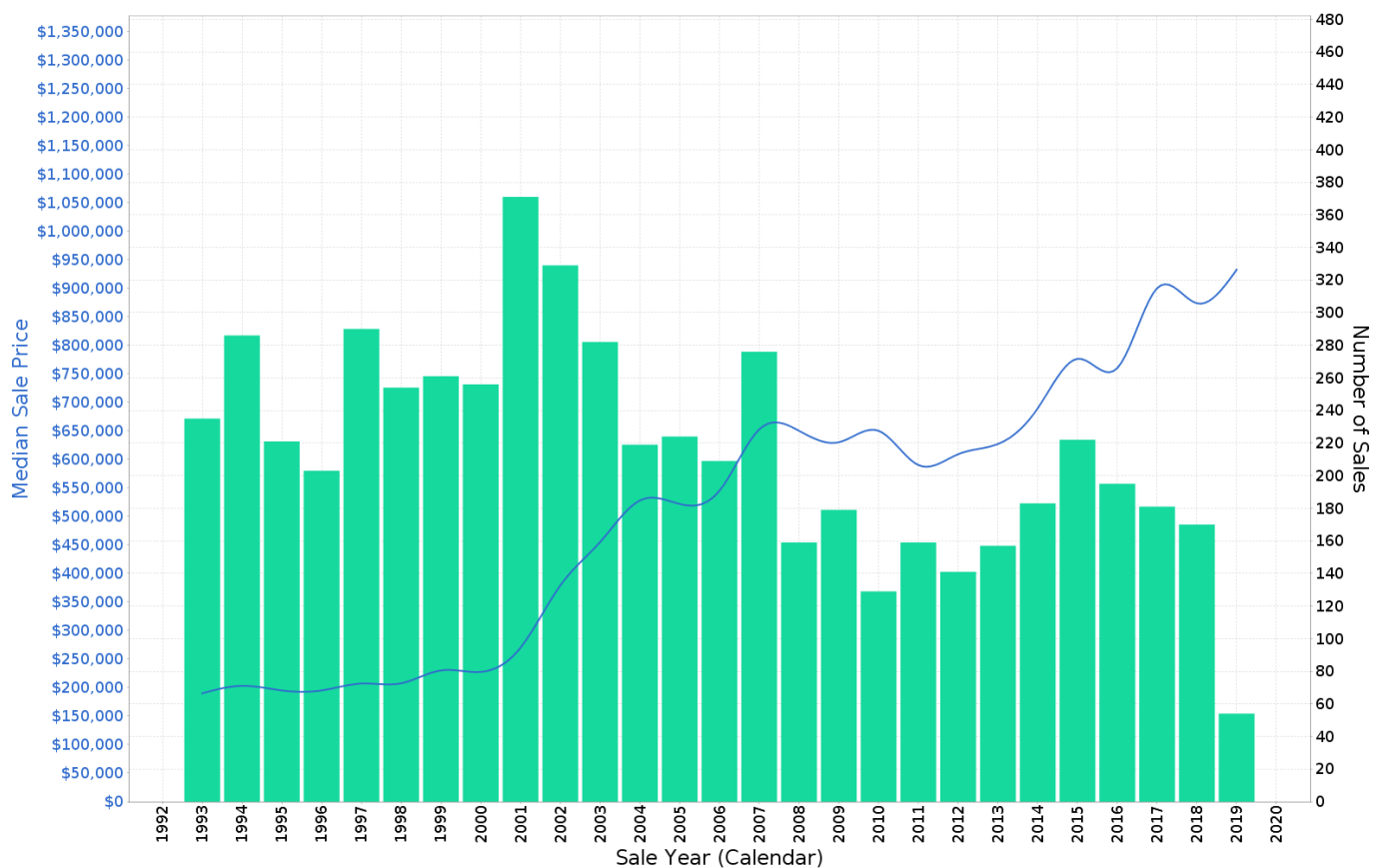
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.7%

Current Median Price: \$907,500
Previous Median Price: \$858,250

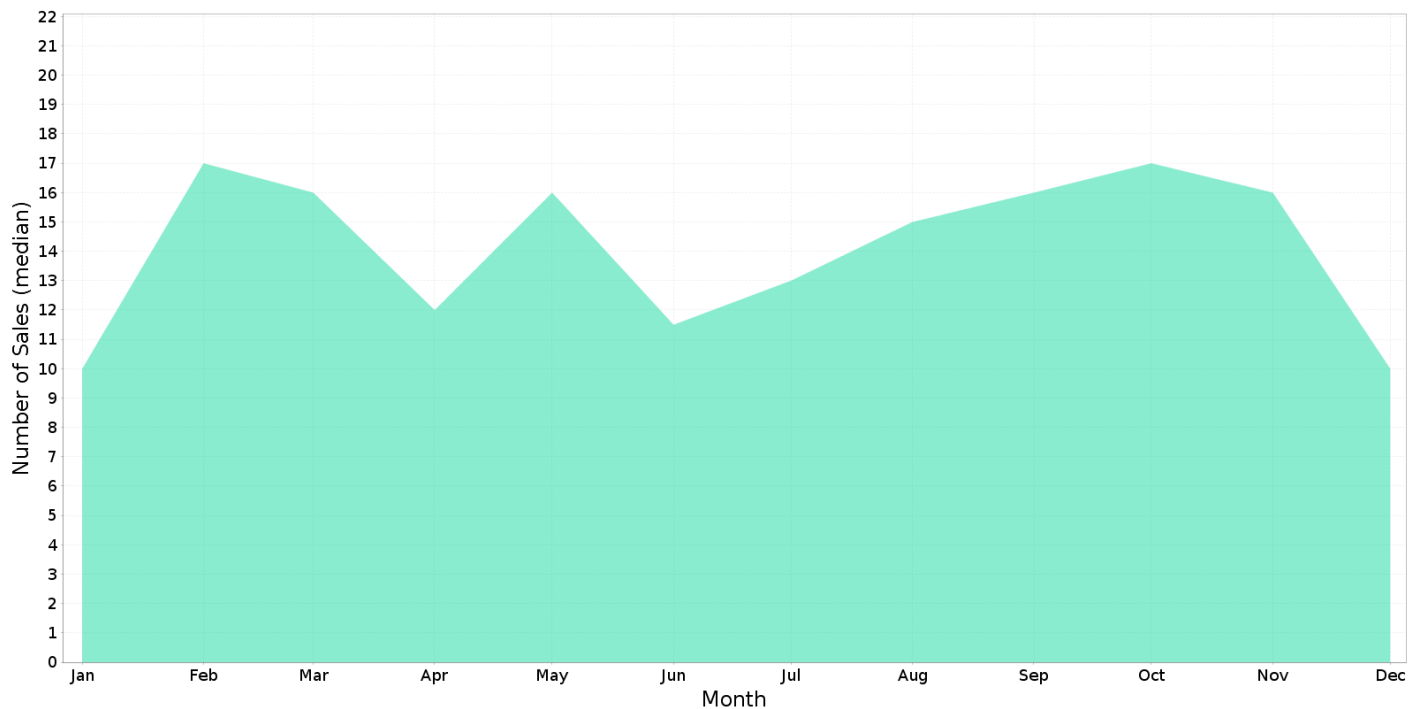
Based on 314 recorded House sales compared over the last two rolling 12 month periods



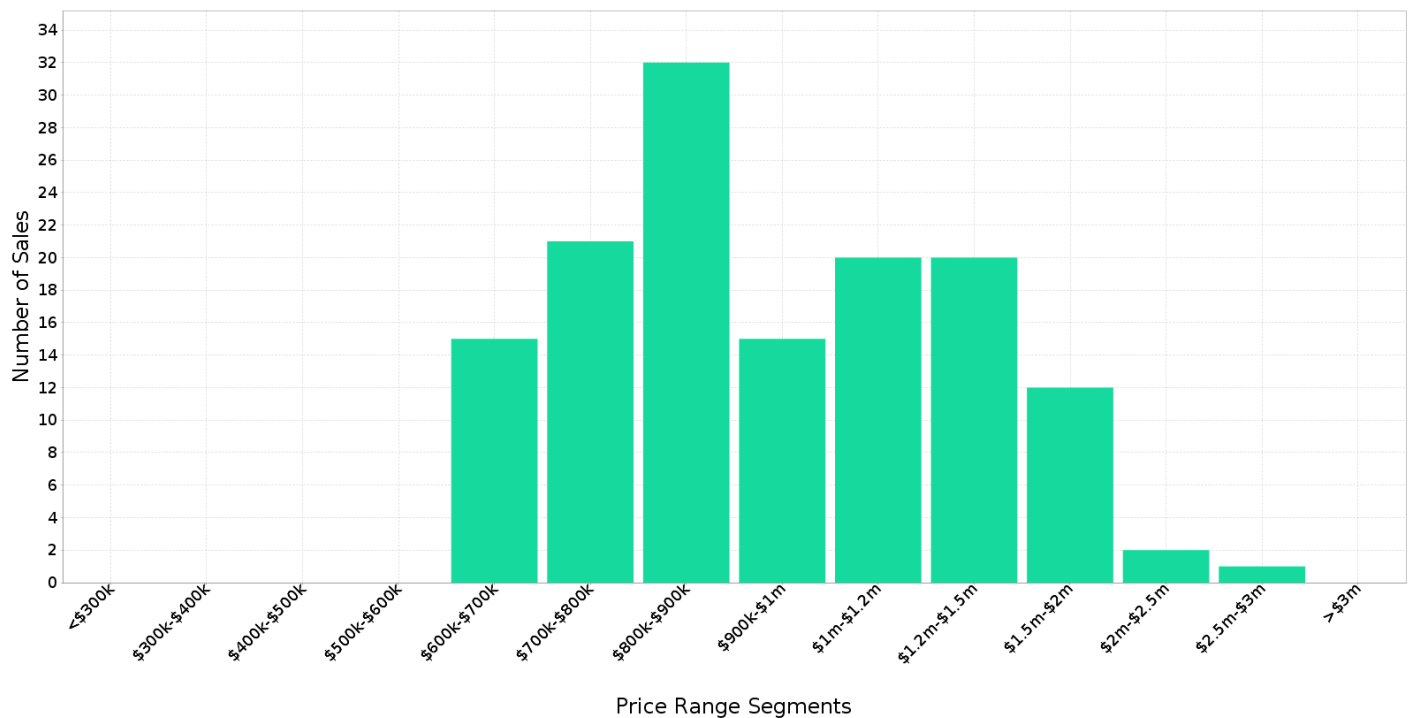
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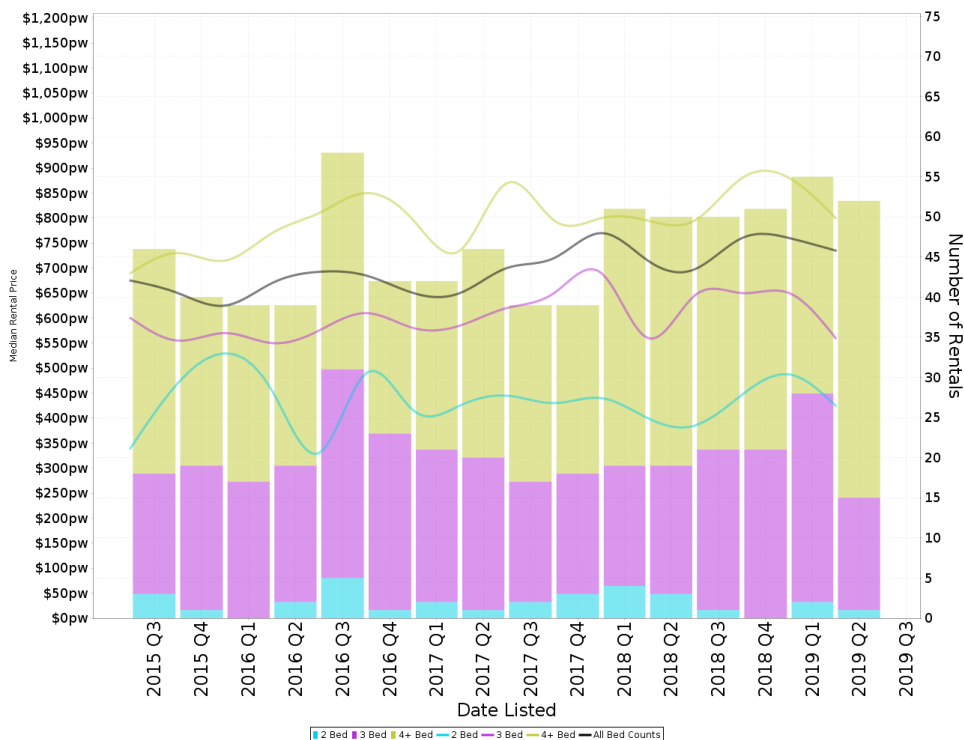
MERMAID WATERS - Peak Selling Periods



MERMAID WATERS - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.7%

Current Median Price: \$907,500
Previous Median Price: \$858,250

Based on 314 registered House sales compared over the last two rolling 12 month periods.

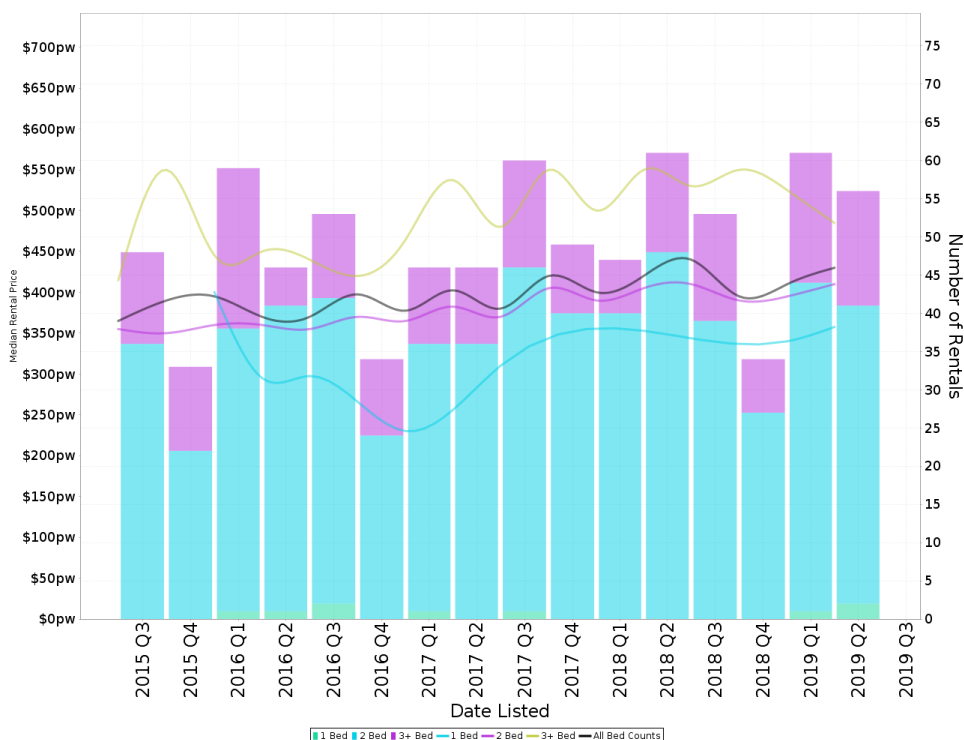
Suburb Rental Yield

+3.7%

Current Median Price: \$907,500
Current Median Rent: \$650

Based on 164 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.5%

Current Median Price: \$385,000
Previous Median Price: \$395,000

Based on 313 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: \$385,000
Current Median Rent: \$378

Based on 186 registered Unit rentals compared over the last 12 months.

MERMAID WATERS - Recently Sold Properties

Median Sale Price
\$908k

Based on 138 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
+5.7%

Current Median Price: \$907,500
Previous Median Price: \$858,250

Based on 314 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
138

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

24 PETER BLONDELL DR

\$1,500,000

823 m² 5 3 2

Jul 2019 273 Days

33 RAWLINNA DR

\$675,000

1,035 m² 5 2 2

Jul 2019 126 Days

32 VERDICCHIO AVE

\$1,150,000

653 m² 5 3 2

Jul 2019 265 Days

UNDER CONTRACT

23 SUNDOWNER CRT

\$1,750,000

827 m² 4 4 2

Jul 2019 73 Days

405 RIO VISTA BVD

\$830,000

760 m² 3 2 2

Jul 2019 64 Days

1 DAME PATTI AVE

\$845,000

713 m² 4 2 2

Jun 2019 237 Days

20 LAUNCH RD

\$875,000

600 m² 4 2 2

Jun 2019 49 Days

270 RIO VISTA BVD

\$725,000

847 m² 3 1 6

Jun 2019 11 Days

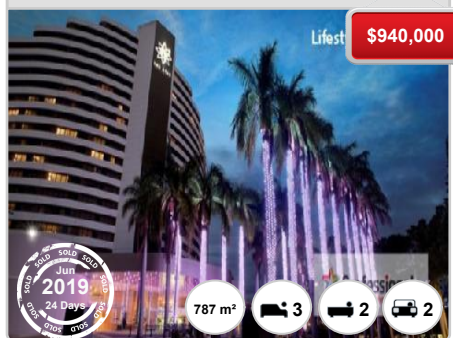
13 SALACIA AVE

\$924,000

810 m² 4 2 2

Jun 2019 24 Days

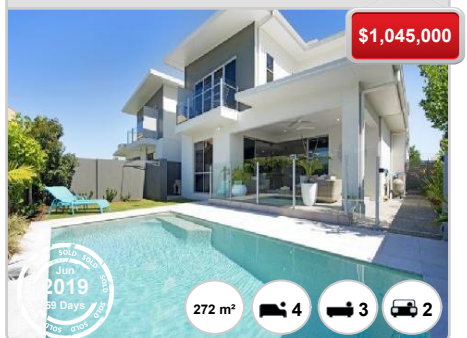
24 PORT DR



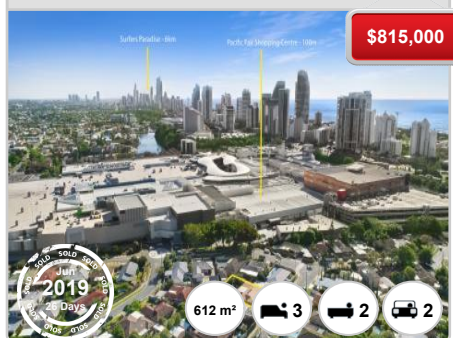
5 BRIBIE CRT



1/3 AVANTI ST



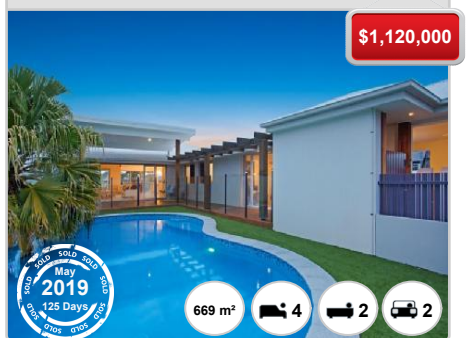
39 BORDEAUX PDE



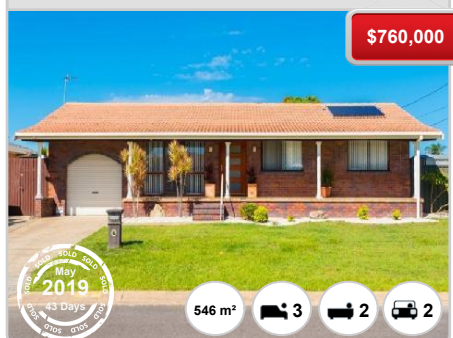
36 AVANTI ST



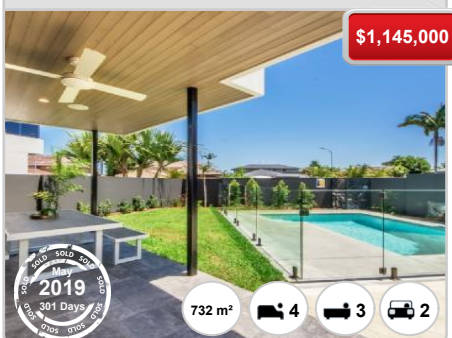
14 MCILWAIN DR



12 CONSTANCE AVE



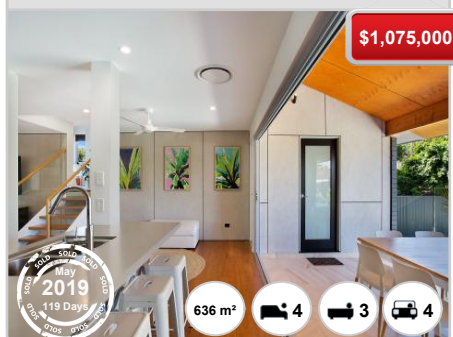
84 SOVEREIGN CRT



30 BORDEAUX PDE



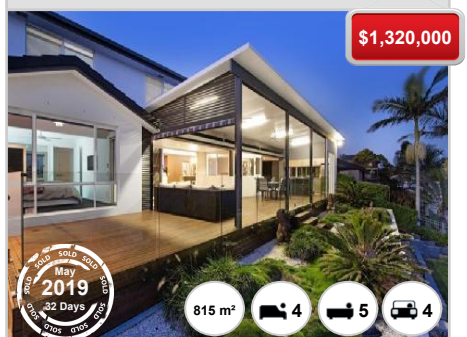
75 SOVEREIGN DR



10 JIB CT



7 SALACIA AVE



MERMAID WATERS - Properties For Rent

Median Rental Price

\$650 /w

Based on 164 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

+3.7%

Current Median Price: \$907,500
Current Median Rent: \$650

Based on 138 recorded House sales and 164 House rentals compared over the last 12 months

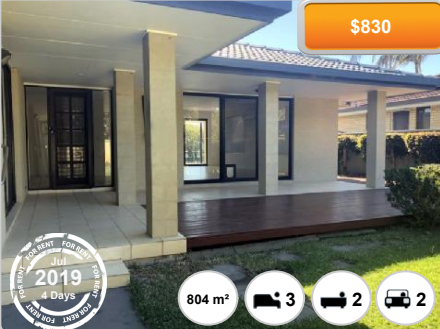
Number of Rentals

164

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

10 SUNDOWNER COURT




\$830

404 m² 3 2 2

Jul 2019 4 Days

2 LAUNCH ROAD




\$600 \$600

600 m² 3 2 2

Jul 2019 7 Days

25 OCEANIC DRIVE




\$690

600 m² 4 2 2

Jul 2019 7 Days

339 RIO VISTA BOULEVARD



\$530 per week

781 m² 3 2 2

Jul 2019 11 Days

8 ARCADIA DRIVE




\$620

606 m² 3 2 2

Jul 2019 13 Days

34 ALBICORE STREET



\$660

3 2 2

Jul 2019 14 Days

12 CADENCE AVENUE

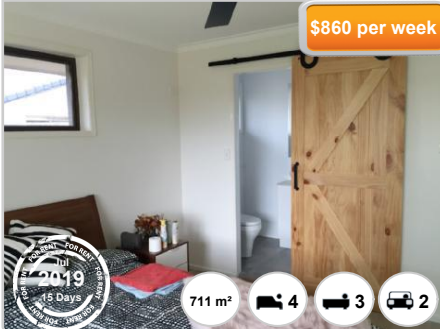


\$640 \$640

1,088 m² 4 2 1

Jul 2019 15 Days

59 Barrier Reef Drive




\$860 per week

711 m² 4 3 2

Jul 2019 15 Days

1 Tequila Court



\$680 per week

765 m² 3 3 2

Jul 2019 15 Days

11 WINCH COURT

\$770 \$770



1,017 m²



280 RIO VISTA BOULEVARD

\$495 per week



730 m²



52 VOLANTE CRESCENT

\$560 \$560



629 m²



28 RAWLINNA DRIVE

\$680 \$680

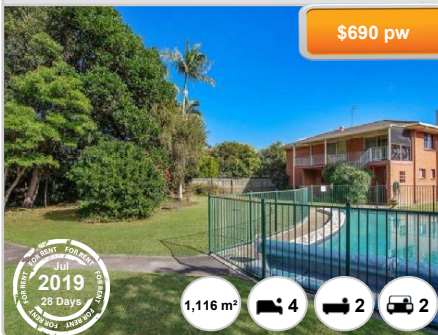


932 m²



14 BINNACLE COURT

\$690 pw



1,116 m²



9 ARCADIA DRIVE

\$515 per week



613 m²



37 Volante Crescent

\$1,200 per

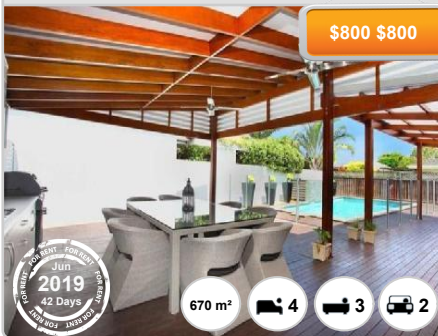


853 m²



3 MARALINGA AVENUE

\$800 \$800



670 m²



10 HELM COURT

\$780.00 per



677 m²



144 MARKERI STREET

\$450 \$450



663 m²



1 SOUTHERLY STREET

\$710 pw



809 m²



MARDELLA COURT

\$495 per week



750 m²

