

SUBURB FLYOVER REPORT

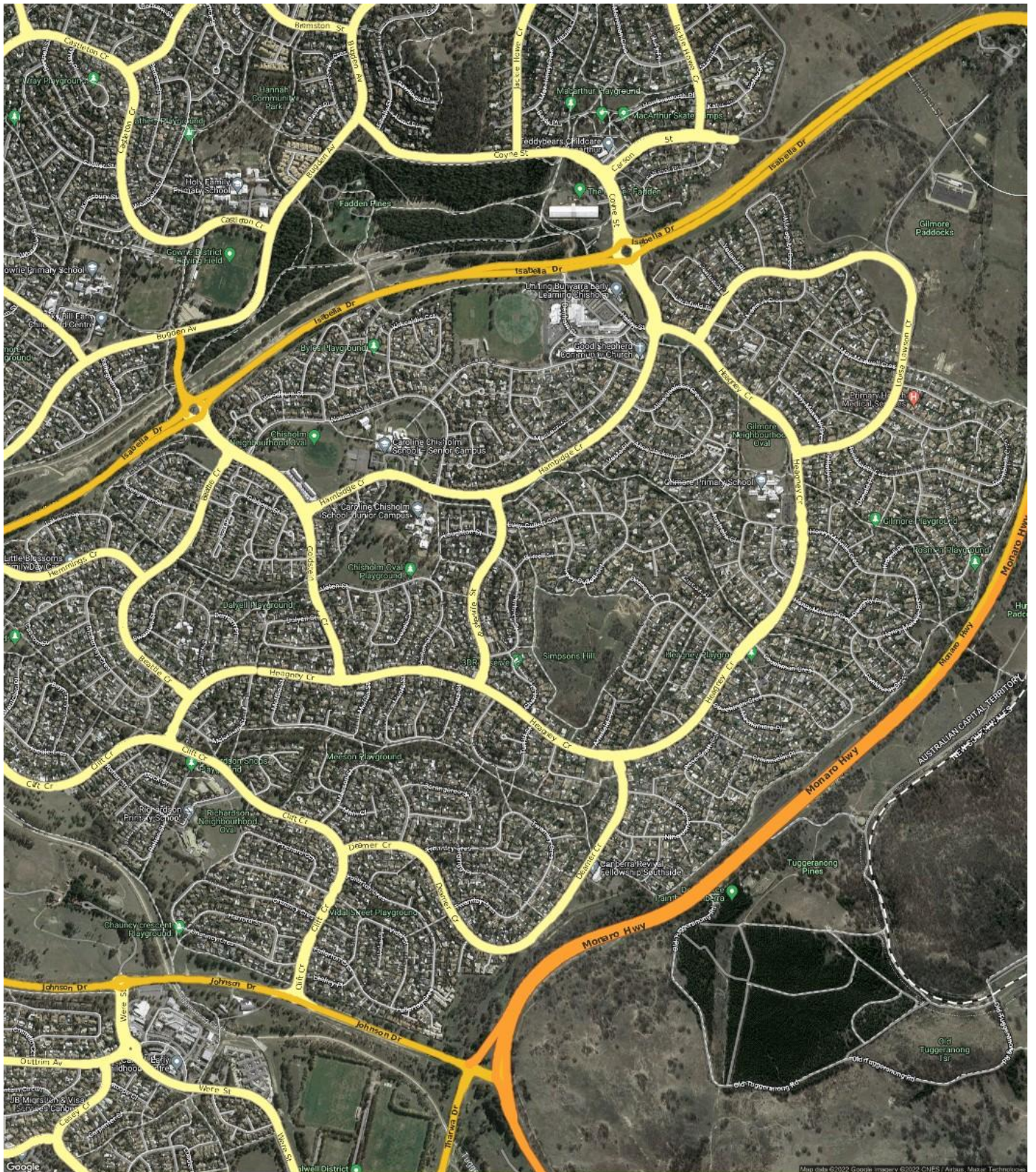
CHISHOLM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





CHISHOLM - Suburb Map



Prepared on 05/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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CHISHOLM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	70	\$ 308,500	0.0 %	\$ 75,000	\$ 500,000
2006	80	\$ 342,250	10.9 %	\$ 175,000	\$ 580,000
2007	70	\$ 389,250	13.7 %	\$ 266,000	\$ 695,000
2008	52	\$ 409,975	5.3 %	\$ 297,000	\$ 600,000
2009	78	\$ 421,250	2.8 %	\$ 175,000	\$ 680,000
2010	61	\$ 469,000	11.3 %	\$ 220,000	\$ 612,500
2011	67	\$ 465,000	-0.9 %	\$ 40,000	\$ 920,000
2012	69	\$ 460,000	-1.1 %	\$ 222,500	\$ 645,000
2013	56	\$ 447,000	-2.8 %	\$ 207,500	\$ 715,000
2014	55	\$ 465,000	4.0 %	\$ 42,000	\$ 720,000
2015	65	\$ 483,000	3.9 %	\$ 132,000	\$ 655,000
2016	87	\$ 495,000	2.5 %	\$ 41,977	\$ 805,000
2017	58	\$ 541,500	9.4 %	\$ 145,000	\$ 785,000
2018	62	\$ 597,500	10.3 %	\$ 410,000	\$ 860,000
2019	62	\$ 604,000	1.1 %	\$ 300,000	\$ 961,000
2020	71	\$ 638,000	5.6 %	\$ 225,000	\$ 884,000
2021	82	\$ 820,000	28.5 %	\$ 545,600	\$ 1,310,000
2022	57	\$ 845,000	3.0 %	\$ 165,000	\$ 15,555,000
2023	0				

Median Sale Price

\$845k

Based on 57 recorded House sales within the last 12 months (2022)

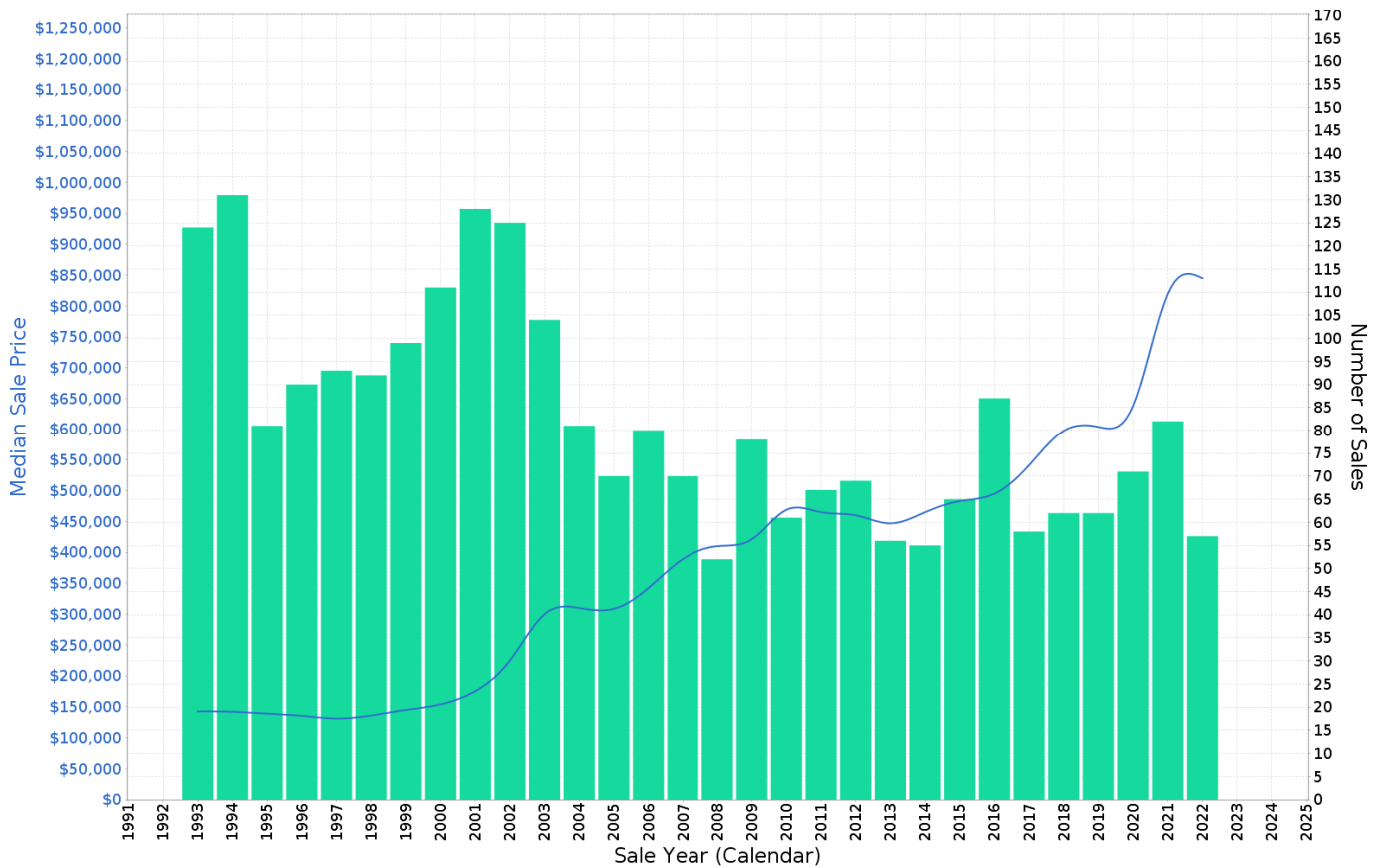
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

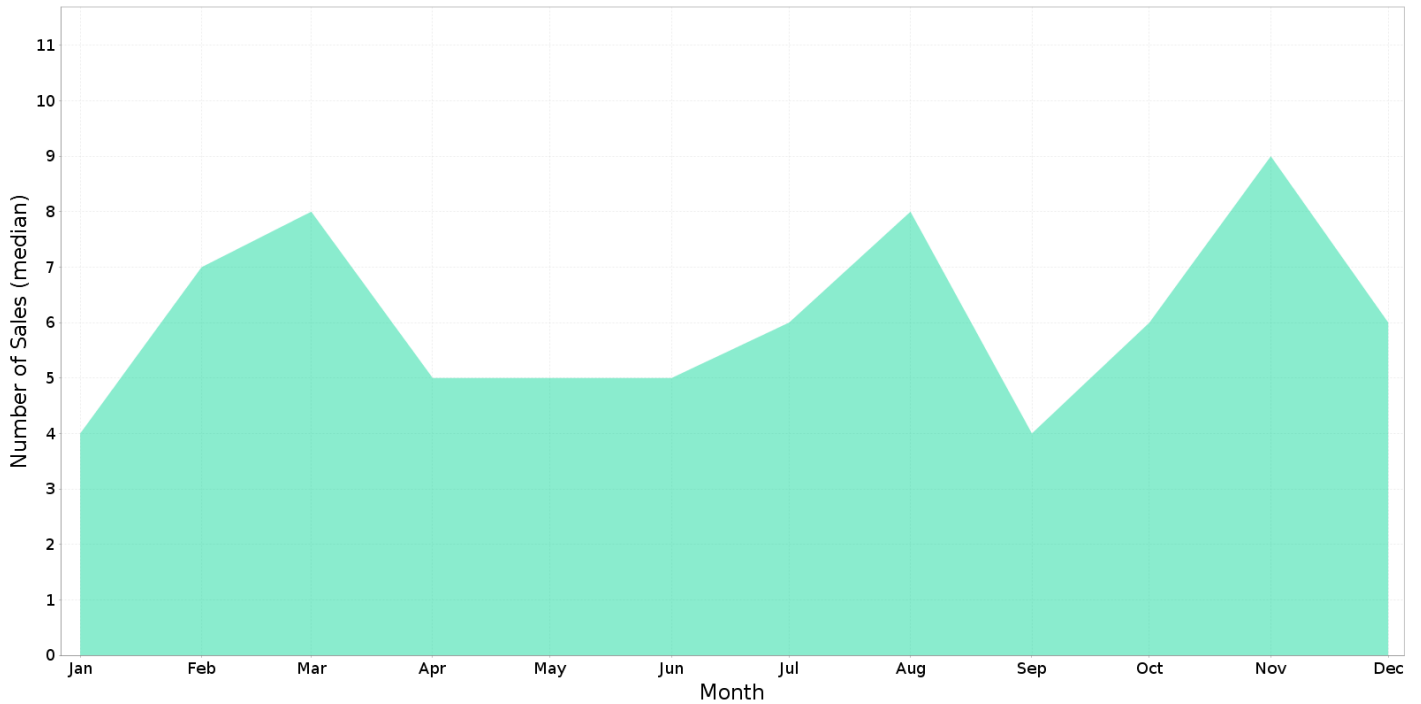
+3.0%

Current Median Price: \$845,000
Previous Median Price: \$820,000

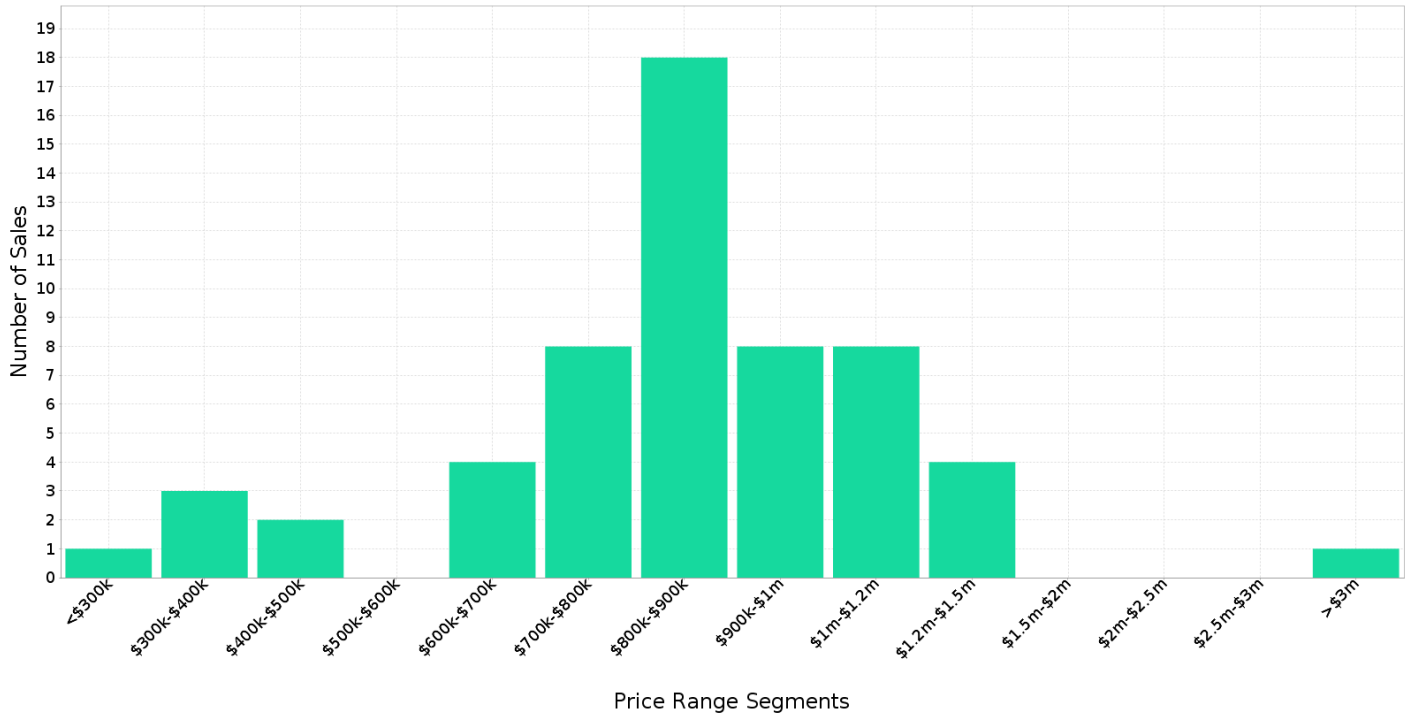
Based on 139 recorded House sales compared over the last two rolling 12 month periods



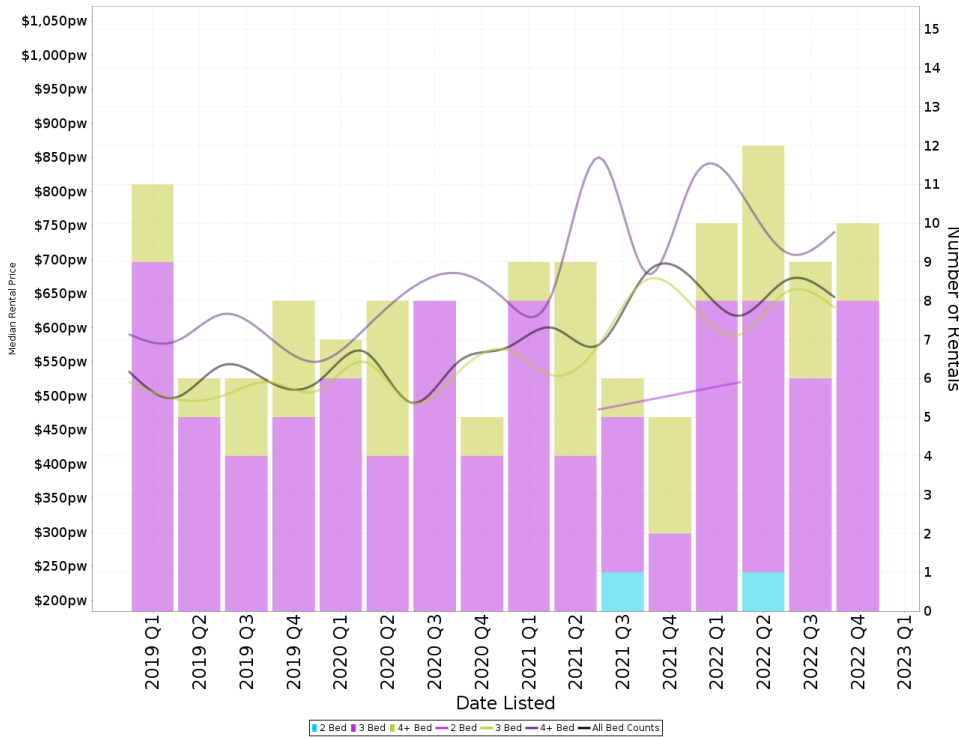
CHISHOLM - Peak Selling Periods (3 years)



CHISHOLM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.0%

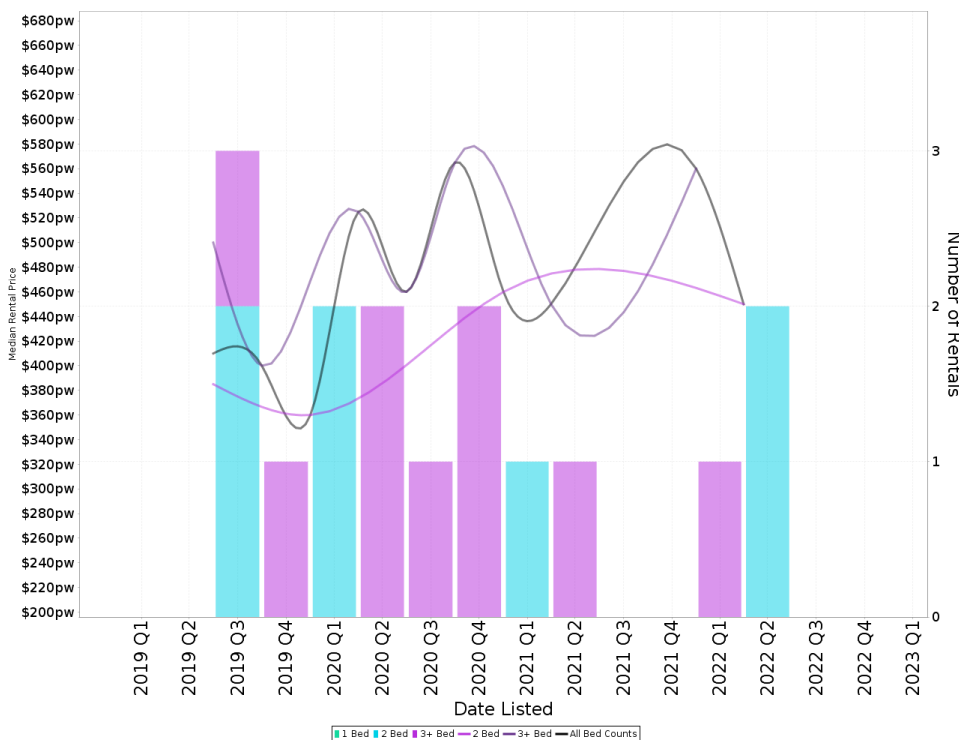
Current Median Price: \$845,000
Previous Median Price: \$820,000
Based on 139 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$845,000
Current Median Rent: \$520
Based on 31 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.7%

Current Median Price: \$692,500
Previous Median Price: \$667,500
Based on 18 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$692,500
Current Median Rent: \$405
Based on 4 registered Unit rentals compared over the last 12 months.

CHISHOLM - Recently Sold Properties

Median Sale Price

\$845k

Based on 57 recorded House sales within the last 12 months (2022)

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

Suburb Growth

+3.0%

Current Median Price: \$845,000
Previous Median Price: \$820,000

Based on 139 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

57

Based on recorded House sales within the 12 months (2022)

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

70 HEAGNEY CRES




\$1,115,000

911 m² 5 3 2

Sold Dec 2022 68 Days

1 CHASE PL




\$1,200,000

897 m² 4 2 4

Sold Dec 2022 62 Days

16 MAIN CL

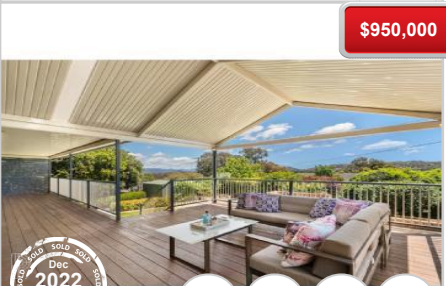


\$820,000

1,110 m² 3 1 2

Sold Dec 2022 65 Days

5 BERRELL ST

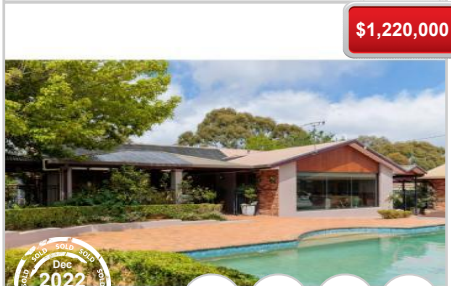


\$950,000

1,075 m² 4 2 2

Sold Dec 2022 61 Days

24 GOODSIR PL



\$1,220,000

1,257 m² 4 2 4

Sold Dec 2022 62 Days

24 LUCY GULLETT CCT

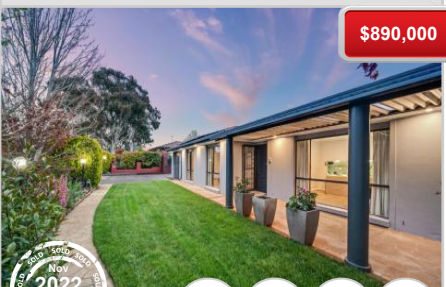


\$1,420,000

1,060 m² 4 2 8

Sold Nov 2022 8 Days

2 HURRY PL




\$890,000

1,026 m² 4 2 6

Sold Nov 2022 23 Days

35 KIRKCALDIE CCT

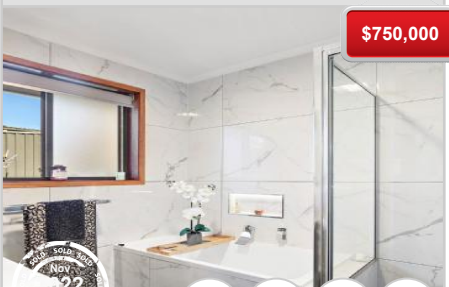


\$941,000

798 m² 3 2 4

Sold Nov 2022 43 Days

24 MEESON ST



\$750,000

742 m² 3 1 3

Sold Nov 2022 67 Days

47 ENID LORIMER CCT

\$945,000

Oct 2022
17 Days

770 m² 4 2 3

83 LUCY GULLETT CCT

\$995,000

Oct 2022
24 Days

953 m² 4 2 2

27 ENID LORIMER CCT

\$972,000

Oct 2022
48 Days

778 m² 4 2 2

49 KIRKCALDIE CCT

\$830,000

photo not available

Oct 2022
54 Days

3 1 2

56 COUCHMAN CRES

\$850,000

915 m² - - -

5 SCOTNEY PL

\$850,000

Oct 2022
81 Days

857 m² 4 2 2

26 GLENCROSS ST

\$810,000

Oct 2022
96 Days

685 m² 3 1 2

45 SWANTON ST

\$815,000

Oct 2022
22 Days

916 m² 3 1 2

11 BENNY PL

\$630,000

Oct 2022
20 Days

893 m² 3 1 1

4 SERENA PL

\$1,150,000

Sep 2022
NA

1,298 m² 4 2 5

45 ROSE SCOTT CCT

\$670,000

762 m² - - -

67 NORRISS ST

\$765,000

Aug 2022
25 Days

637 m² 3 1 2



CHISHOLM - Properties For Rent

Median Rental Price

\$520 /w

Based on 31 recorded House rentals within the last 12 months (2022)

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

Rental Yield

+3.2%

Current Median Price: \$845,000
Current Median Rent: \$520

Based on 57 recorded House sales and 31 House rentals compared over the last 12 months

Number of Rentals

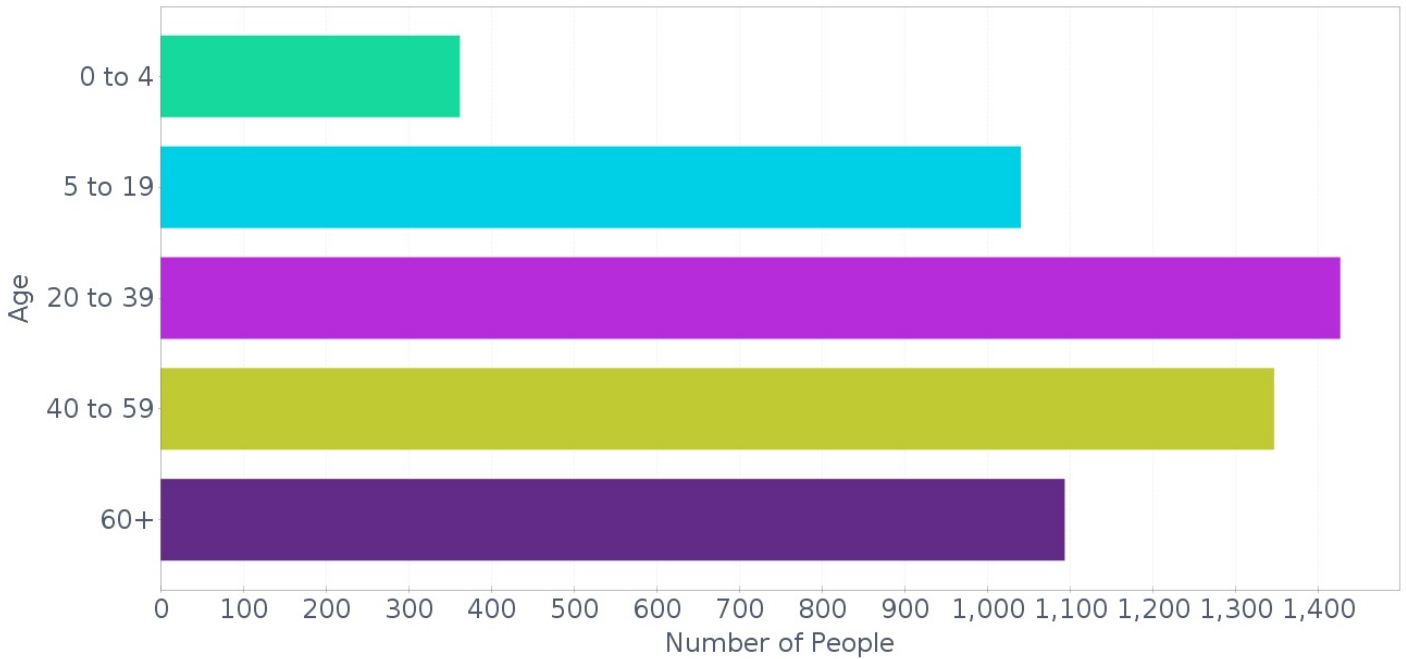
31

Based on recorded House rentals within the last 12 months (2022)

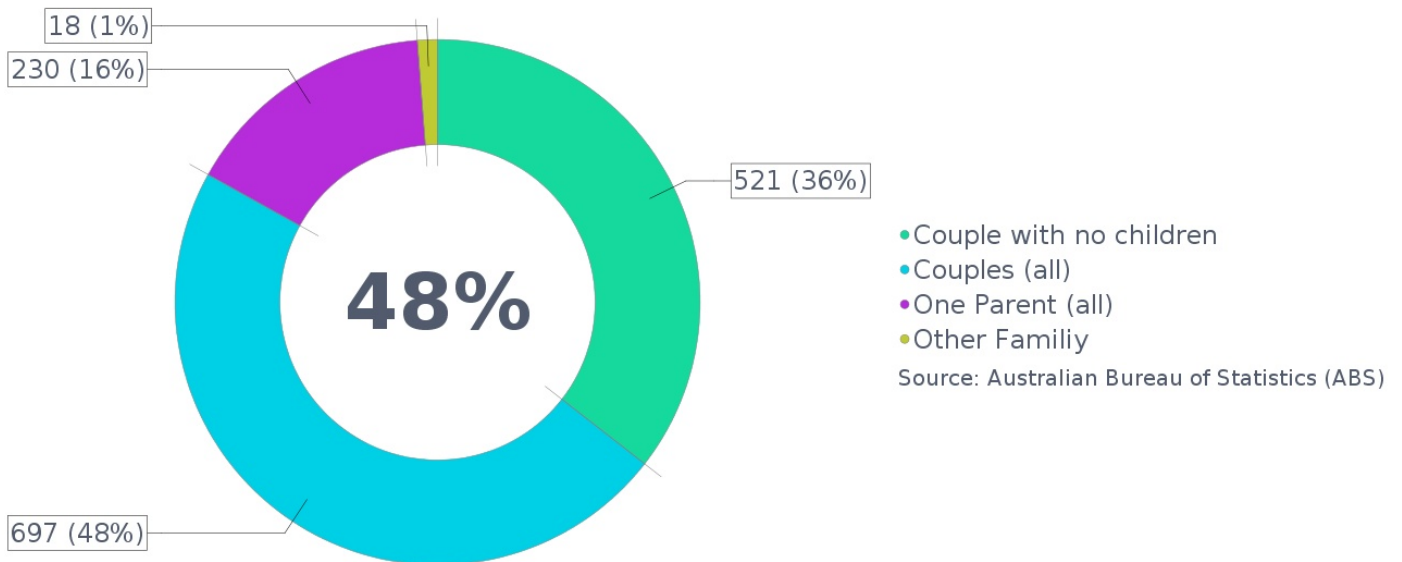
Based on a rolling 12 month period and may differ from calendar year statistics



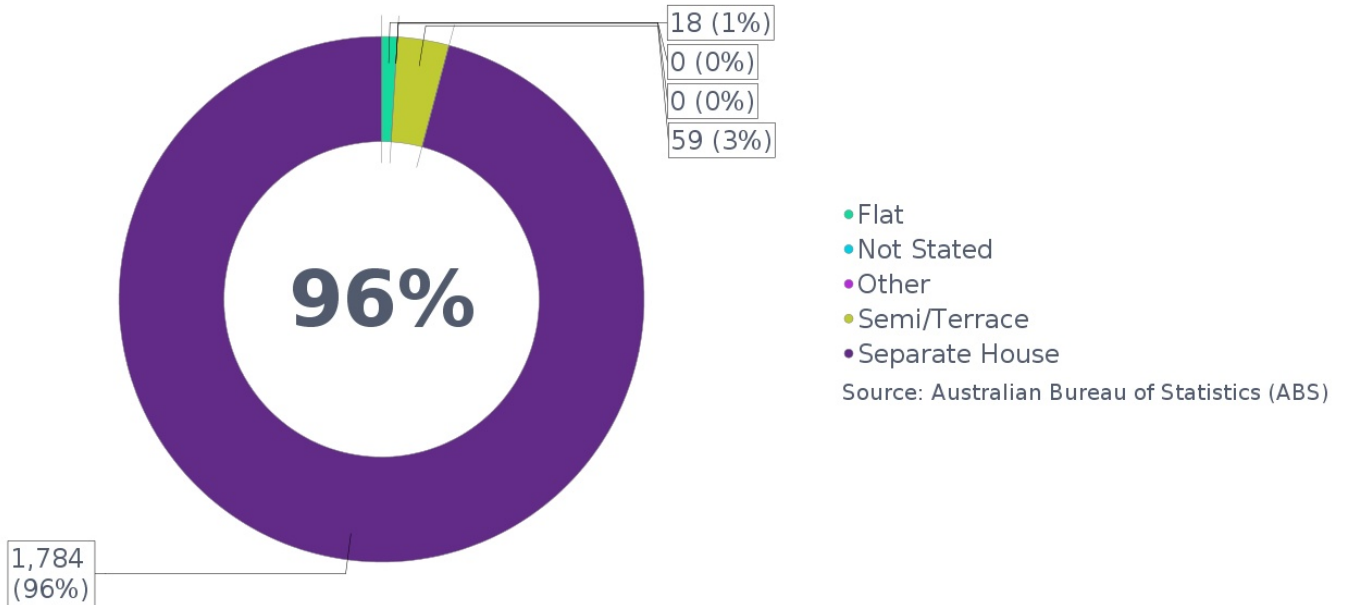
Age of Population (2021)



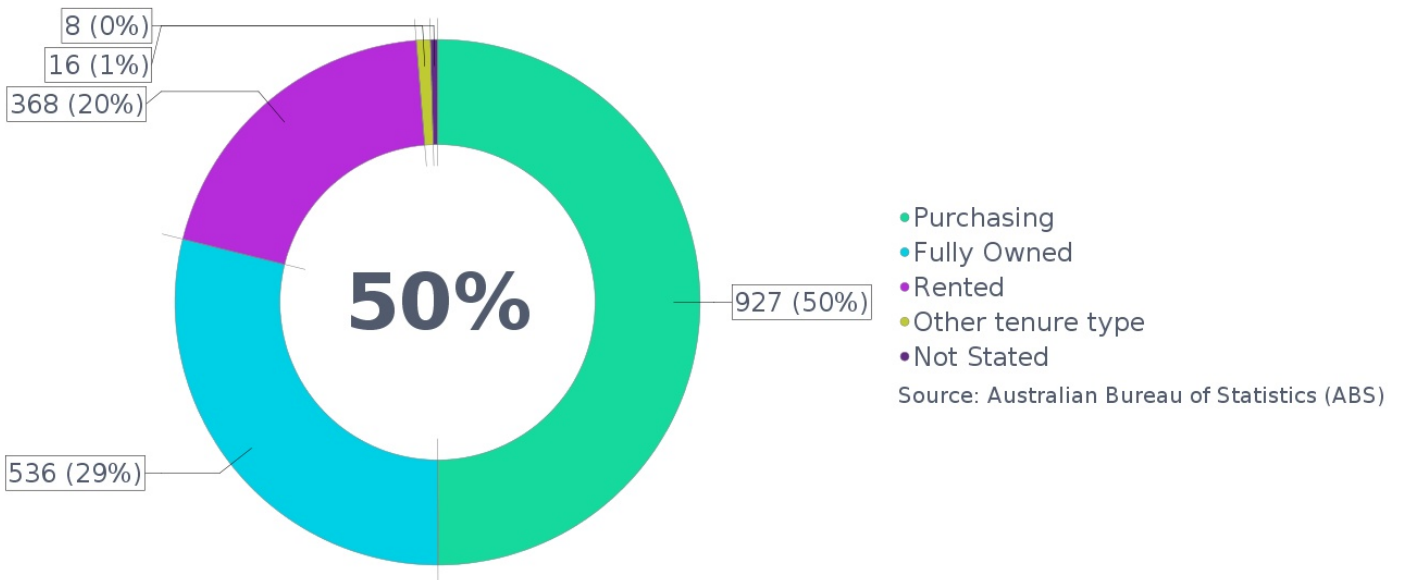
Family Composition (2021)



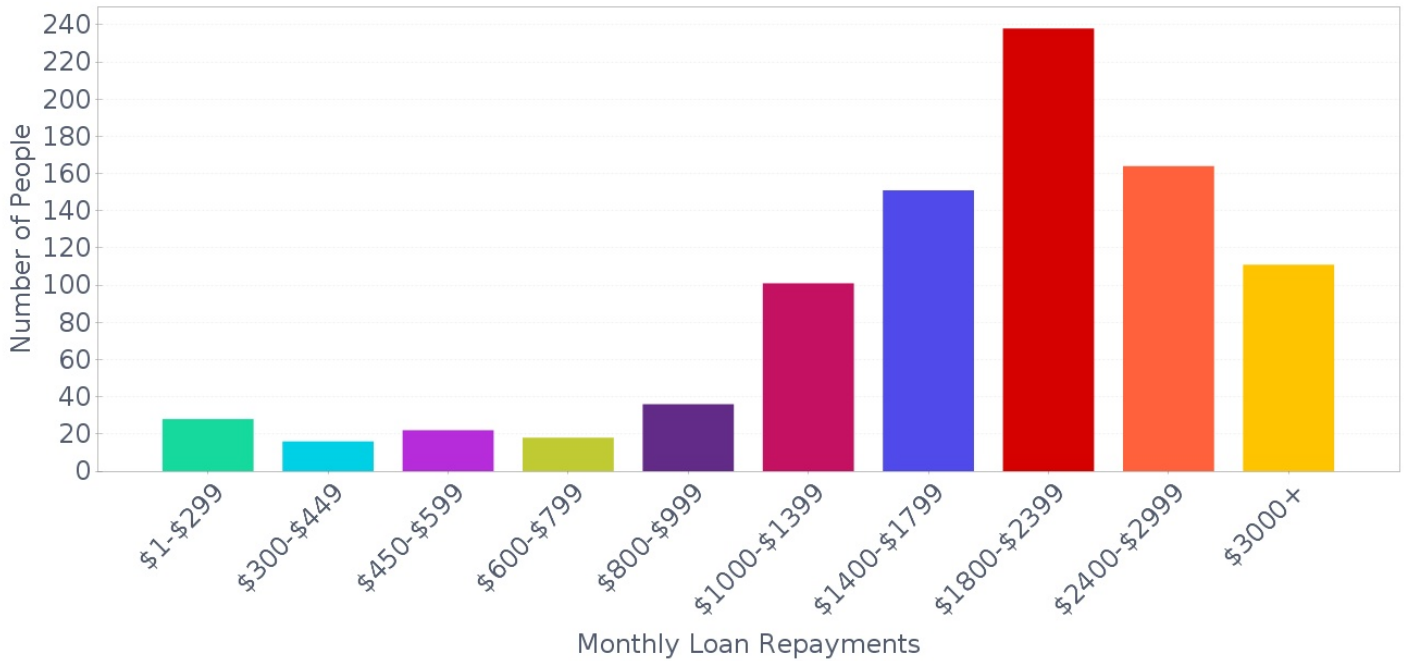
Dwelling Structure (2021)



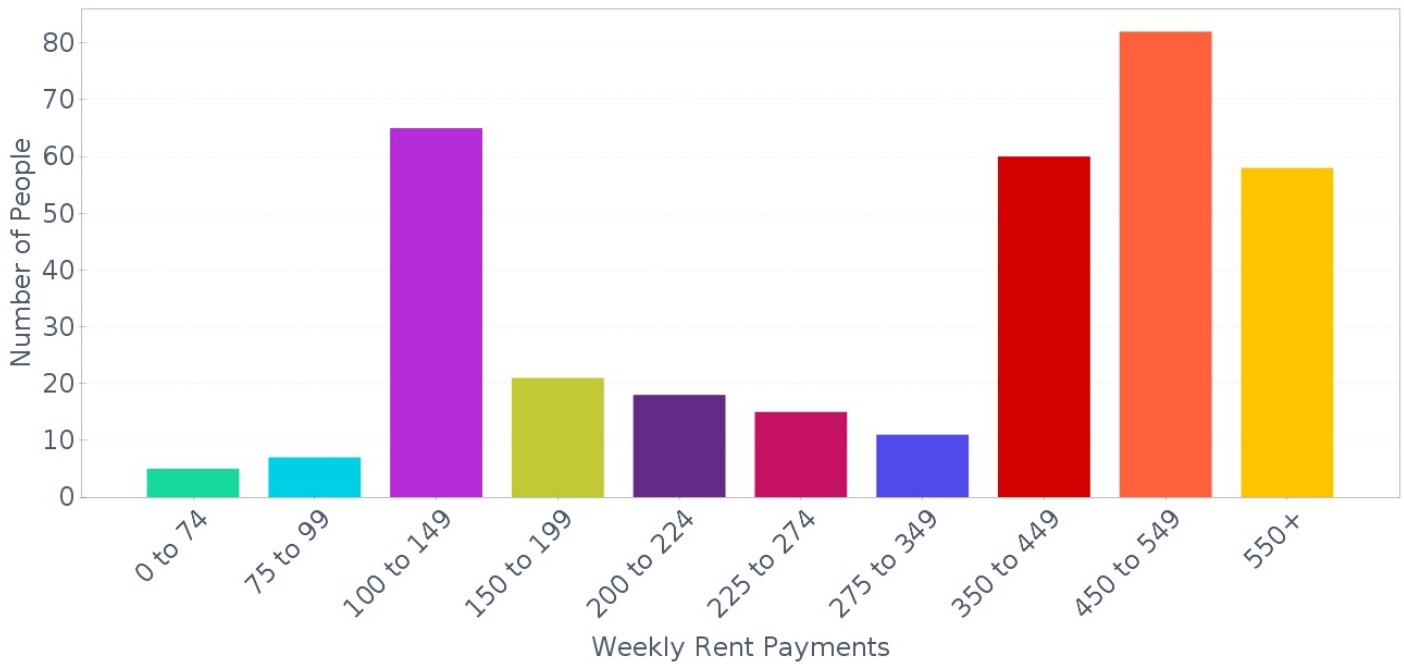
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

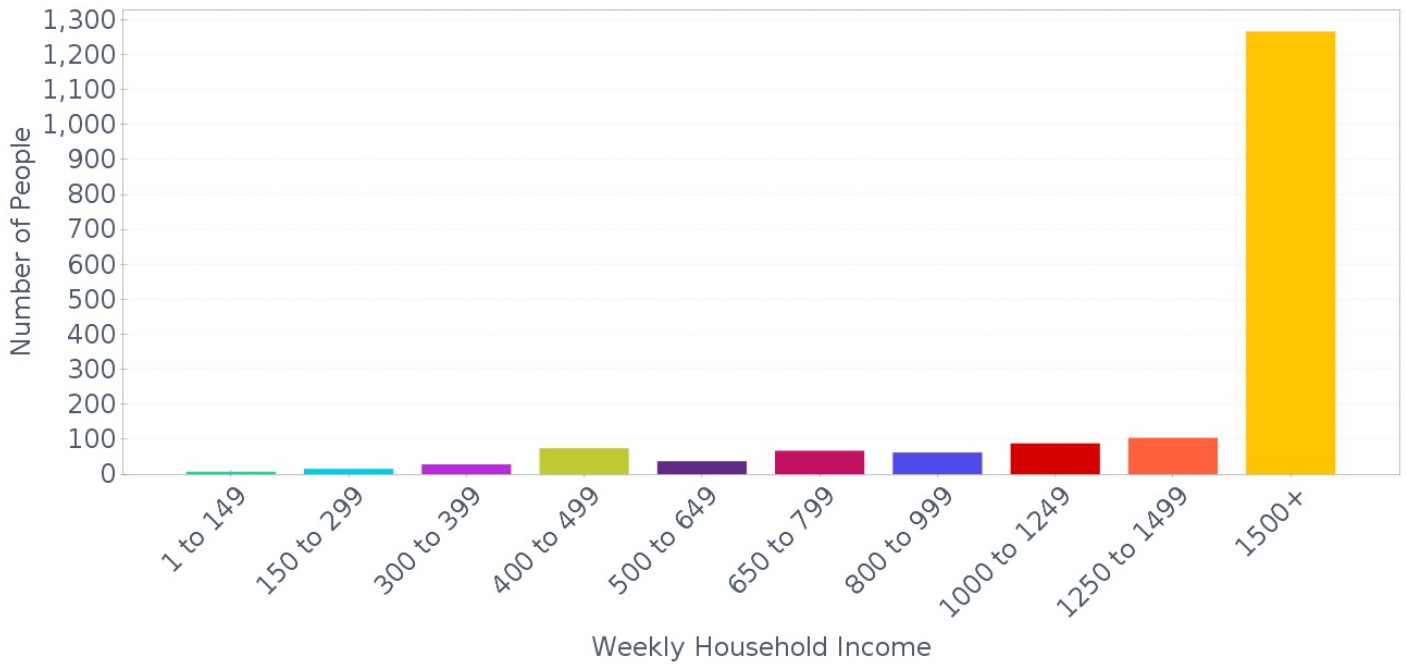


Rent Payments - Weekly (2021)

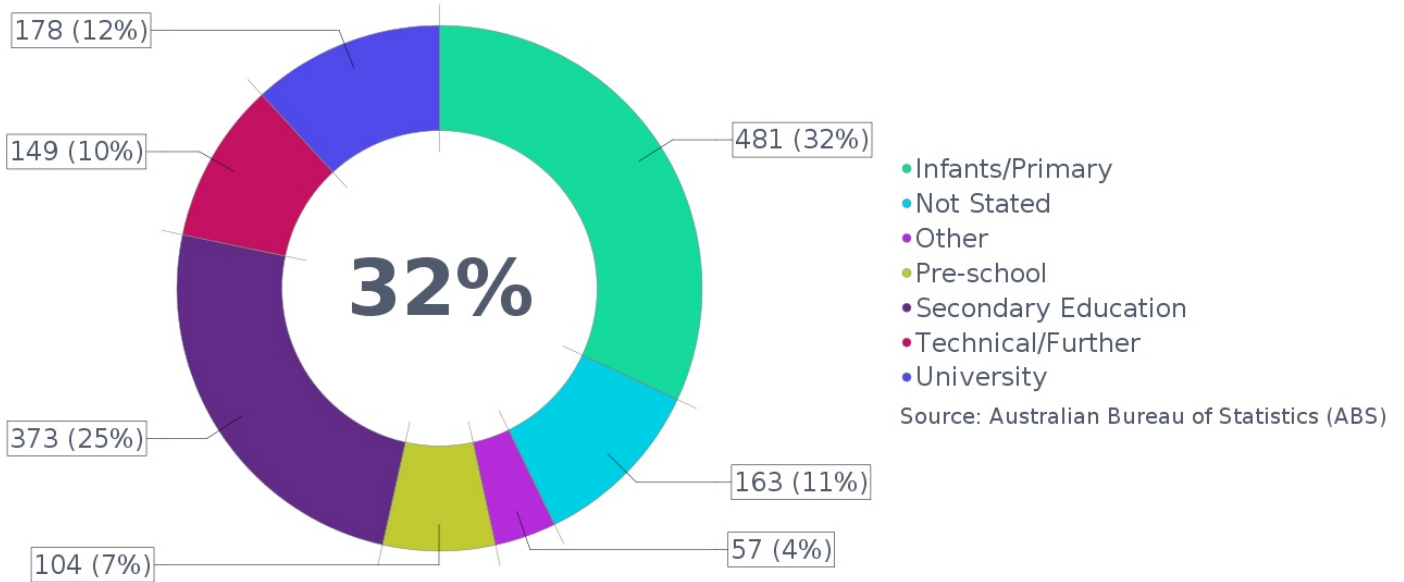




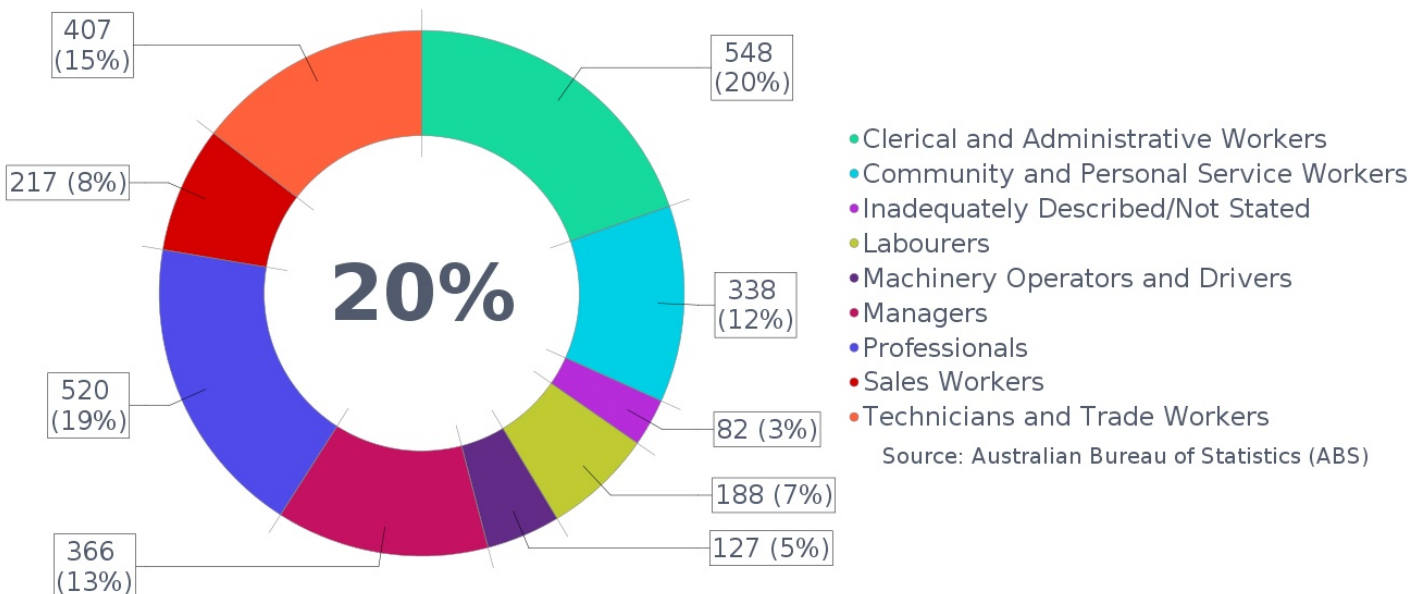
Household Income - Weekly (2021)



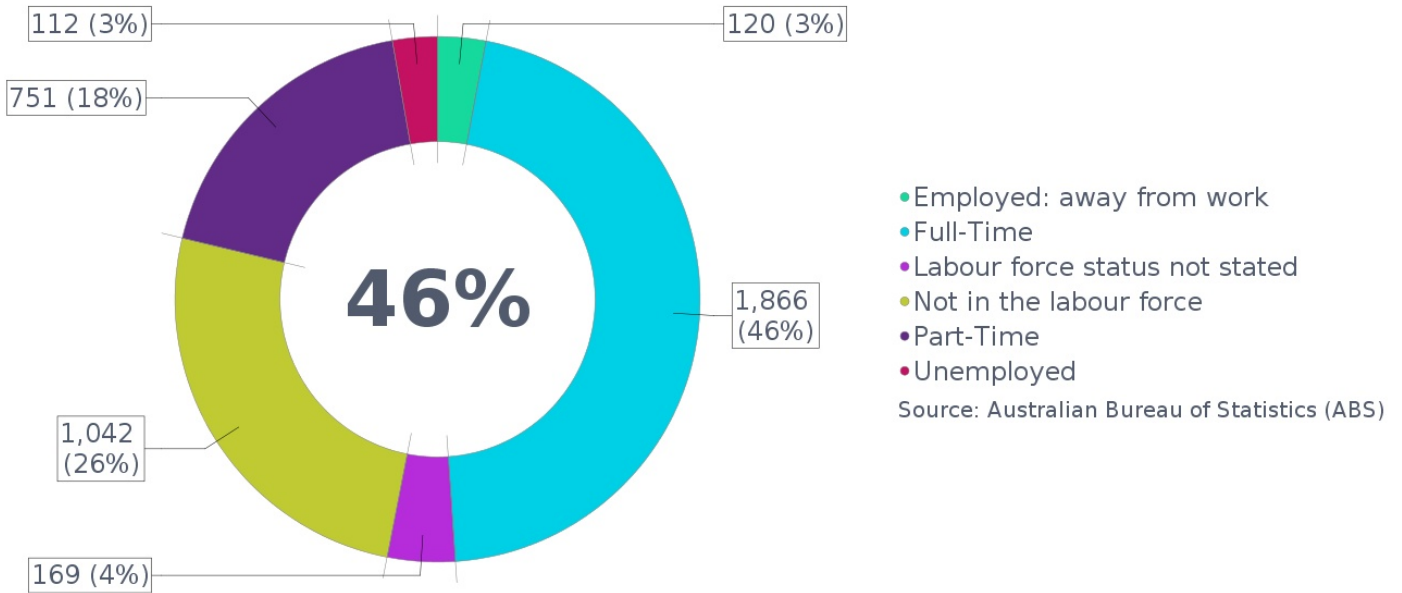
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

