

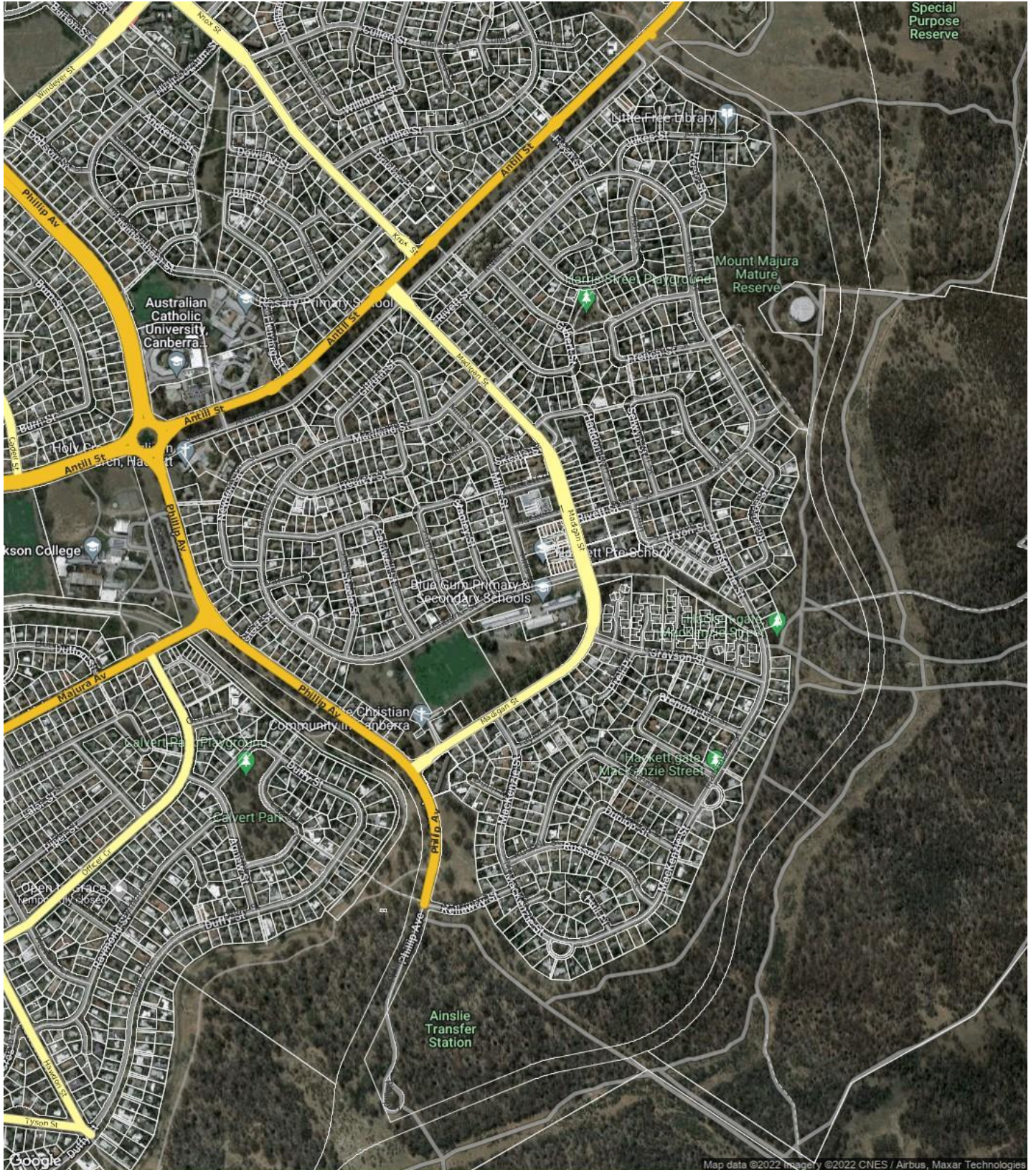
# SUBURB FLYOVER REPORT

HACKETT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



## HACKETT - Suburb Map



Prepared on 06/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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## HACKETT - Sales Statistics (Houses)

| Year | # Sales | Median       | Growth | Low        | High         |
|------|---------|--------------|--------|------------|--------------|
| 2005 | 40      | \$ 415,000   | 0.0 %  | \$ 195,000 | \$ 815,000   |
| 2006 | 55      | \$ 475,000   | 14.5 % | \$ 345,000 | \$ 1,120,000 |
| 2007 | 46      | \$ 515,000   | 8.4 %  | \$ 283,800 | \$ 975,000   |
| 2008 | 33      | \$ 509,000   | -1.2 % | \$ 214,452 | \$ 740,000   |
| 2009 | 32      | \$ 600,000   | 17.9 % | \$ 306,000 | \$ 950,000   |
| 2010 | 32      | \$ 645,000   | 7.5 %  | \$ 310,000 | \$ 1,075,000 |
| 2011 | 32      | \$ 656,750   | 1.8 %  | \$ 500,000 | \$ 993,000   |
| 2012 | 32      | \$ 627,000   | -4.5 % | \$ 530,000 | \$ 1,160,000 |
| 2013 | 32      | \$ 611,000   | -2.6 % | \$ 525,000 | \$ 1,275,000 |
| 2014 | 43      | \$ 659,000   | 7.9 %  | \$ 416,000 | \$ 1,370,000 |
| 2015 | 45      | \$ 753,377   | 14.3 % | \$ 480,000 | \$ 996,114   |
| 2016 | 37      | \$ 812,500   | 7.8 %  | \$ 202,500 | \$ 1,300,000 |
| 2017 | 31      | \$ 870,000   | 7.1 %  | \$ 365,000 | \$ 1,600,000 |
| 2018 | 36      | \$ 842,500   | -3.2 % | \$ 600,000 | \$ 1,390,000 |
| 2019 | 36      | \$ 949,500   | 12.7 % | \$ 650,000 | \$ 1,593,000 |
| 2020 | 37      | \$ 907,000   | -4.5 % | \$ 350,000 | \$ 1,425,000 |
| 2021 | 40      | \$ 1,200,000 | 32.3 % | \$ 400,000 | \$ 2,120,000 |
| 2022 | 34      | \$ 1,235,000 | 2.9 %  | \$ 350,000 | \$ 2,340,000 |
| 2023 | 0       |              |        |            |              |

### Median Sale Price

# \$1.24m

Based on 34 recorded House sales within the last 12 months (2022)

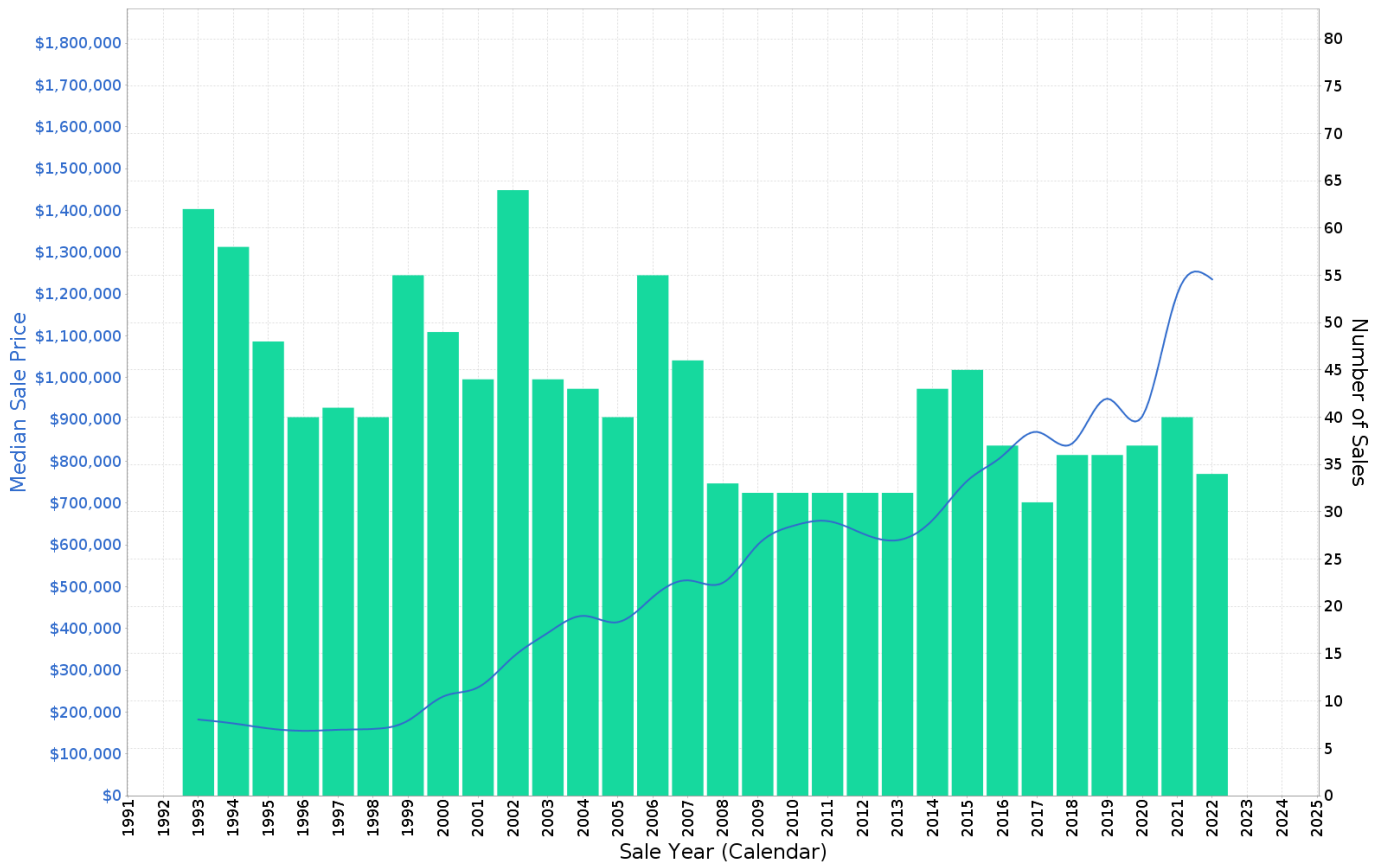
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

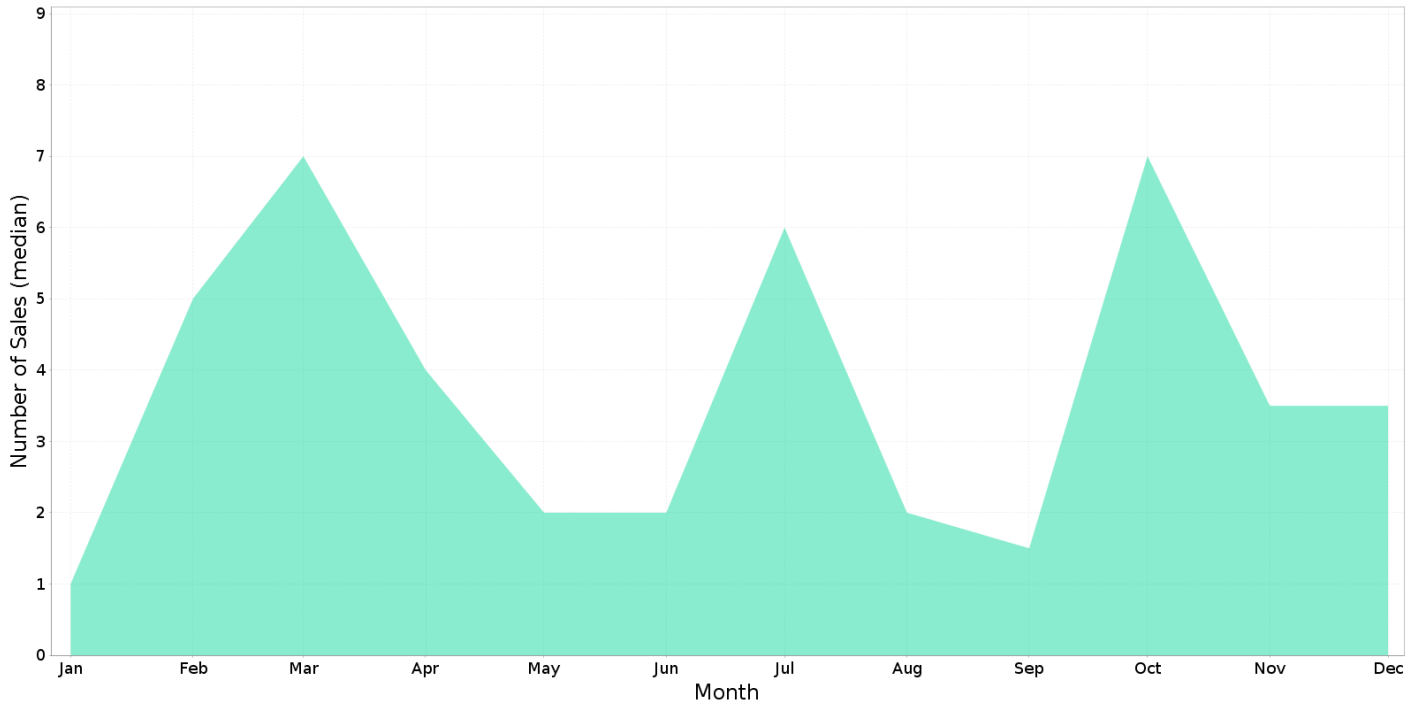
# +2.9%

Current Median Price: \$1,235,000  
Previous Median Price: \$1,200,000

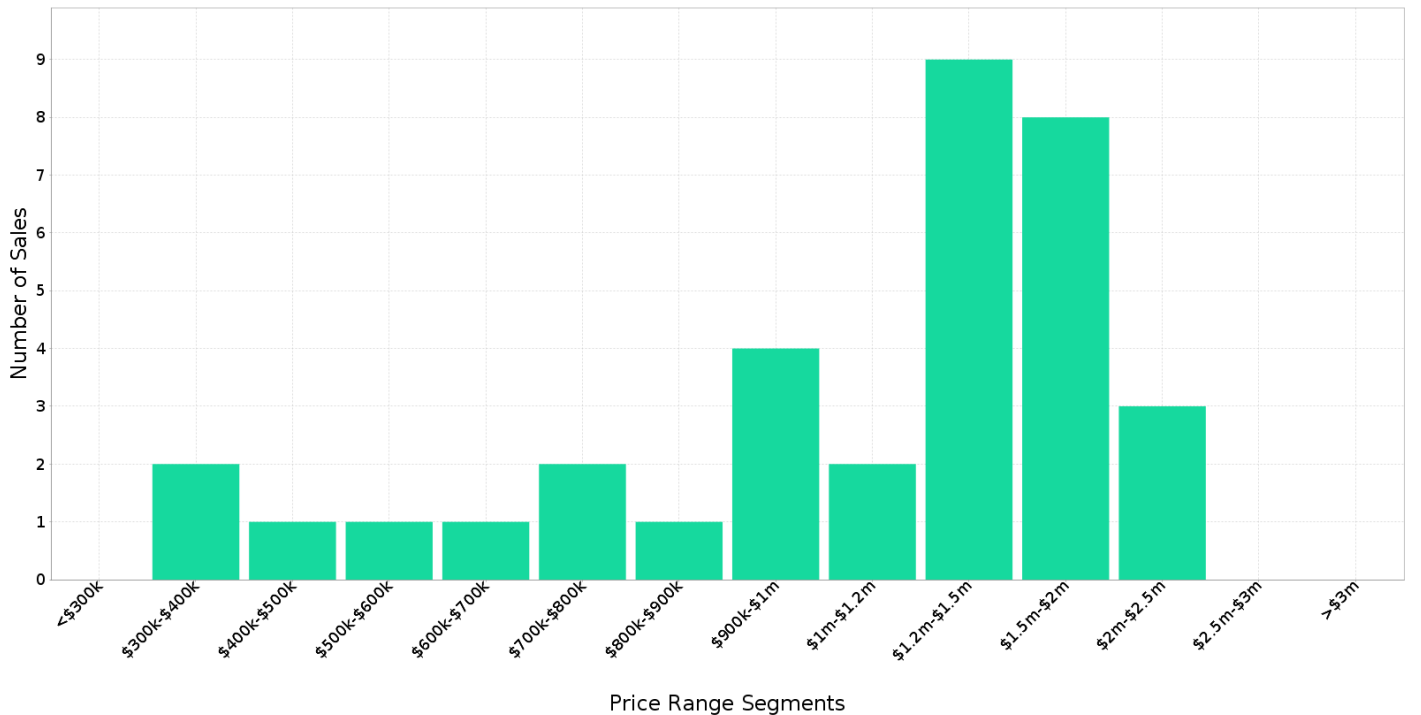
Based on 74 recorded House sales compared over the last two rolling 12 month periods



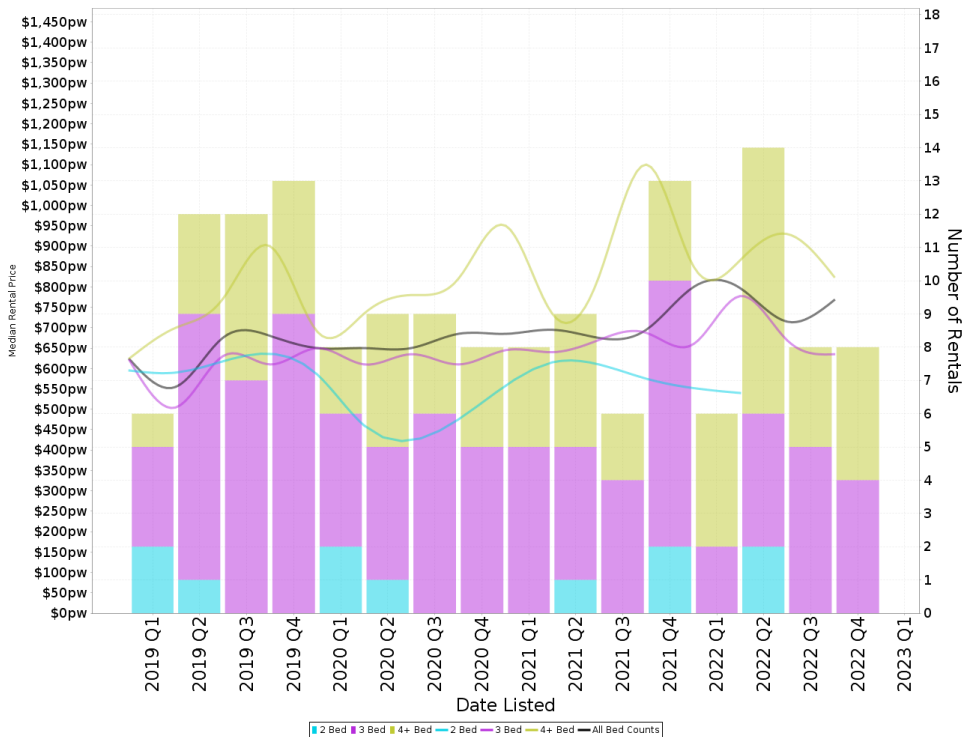
## HACKETT - Peak Selling Periods (3 years)



## HACKETT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+2.9%**

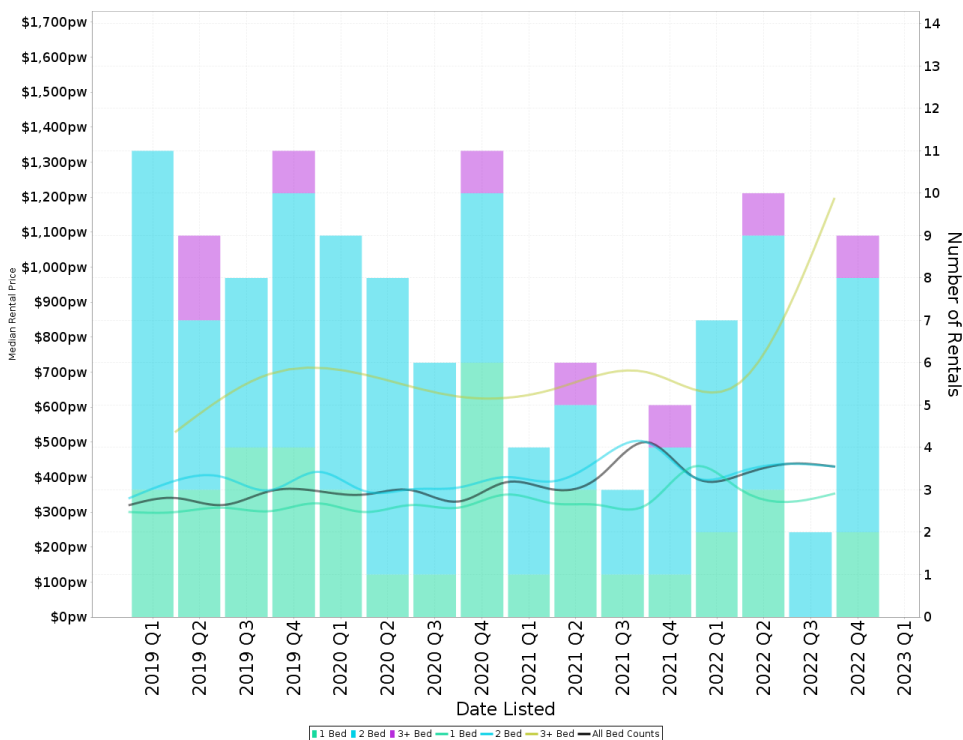
Current Median Price: \$1,235,000  
Previous Median Price: \$1,200,000  
Based on 74 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.6%**

Current Median Price: \$1,235,000  
Current Median Rent: \$625  
Based on 43 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-4.9%**

Current Median Price: \$290,000  
Previous Median Price: \$305,000  
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$290,000  
Current Median Rent: \$340  
Based on 39 registered Unit rentals compared over the last 12 months.

## HACKETT - Recently Sold Properties

Median Sale Price  
**\$1.24m**

Based on 34 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  
**+2.9%**

Current Median Price: \$1,235,000  
Previous Median Price: \$1,200,000


Based on 74 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**34**

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

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

**314 ANTILL ST**




**\$1,015,000**

Sold Dec 2022  
78 Days

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

**32 NEWTON ST**




**\$1,100,000**

Sold Dec 2022  
53 Days

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

**108 RIVETT ST**




**\$1,280,000**

Sold Nov 2022  
256 Days

806 m<sup>2</sup> 4 2 2

**203 PHILLIP AVE**



**\$1,000,000**

Sold Nov 2022  
195 Days

694 m<sup>2</sup> 4 1 1

**83 MAITLAND ST**




**\$1,170,000**

Sold Oct 2022  
57 Days

774 m<sup>2</sup> 3 1 4

**69 MAITLAND ST**



**\$500,000**

Sold 2022  
N/A

907.8 m<sup>2</sup> 31.8m 39.6m 49.0m

908 m<sup>2</sup> - - -

**7 DAKIN PL**




**\$1,650,000**

Sold Sep 2022  
55 Days

1,050 m<sup>2</sup> 4 2 1

**2 DAKIN PL**




**\$1,785,000**

Sold Sep 2022  
45 Days

695 m<sup>2</sup> 4 2 1

**211 PHILLIP AVE**



**\$935,000**

Sold Sep 2022  
68 Days

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

**22 MILLS ST**

**\$350,000**

Sep 2022  
N/A

641 m<sup>2</sup> 4 2 2

**30 GILRUTH ST**

**\$770,000**

2022  
N/A

649 m<sup>2</sup> - - -

**17 HADDON ST**

**\$2,340,000**

Jul 2022  
22 Days

1,036 m<sup>2</sup> 5 3 2

**53 MADIGAN ST**

**\$950,000**

2022  
N/A

433 m<sup>2</sup> - - -

**65 MADIGAN ST**

**\$950,000**

Jul 2022  
N/A

440 m<sup>2</sup> 3 1 -

**33 HADDON ST**

**\$1,210,000**

Jul 2022  
59 Days

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

**11 MAITLAND ST**

**\$1,160,000**

Jul 2022  
32 Days

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

**17 HEDLEY ST**

**\$370,000**

Jul 2022  
N/A

677 m<sup>2</sup> 4 2 1

## HACKETT - Properties For Rent

### Median Rental Price

# \$625 /w

Based on 43 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

# +2.6%

Current Median Price: \$1,235,000  
Current Median Rent: \$625

Based on 34 recorded House sales and 43 House rentals compared over the last 12 months

### Number of Rentals


# 43

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

**13 A - Harris Place**

**\$850 per week**




**Dec 2022 18 Days**

4 bedrooms, 2 bathrooms, 0 car spaces

**13A HARRIS PLACE**

**\$850 Per Week**



**Dec 2022 18 Days**

4 bedrooms, 2 bathrooms, 2 car spaces

**29 STANLEY STREET**

**\$795 per week**

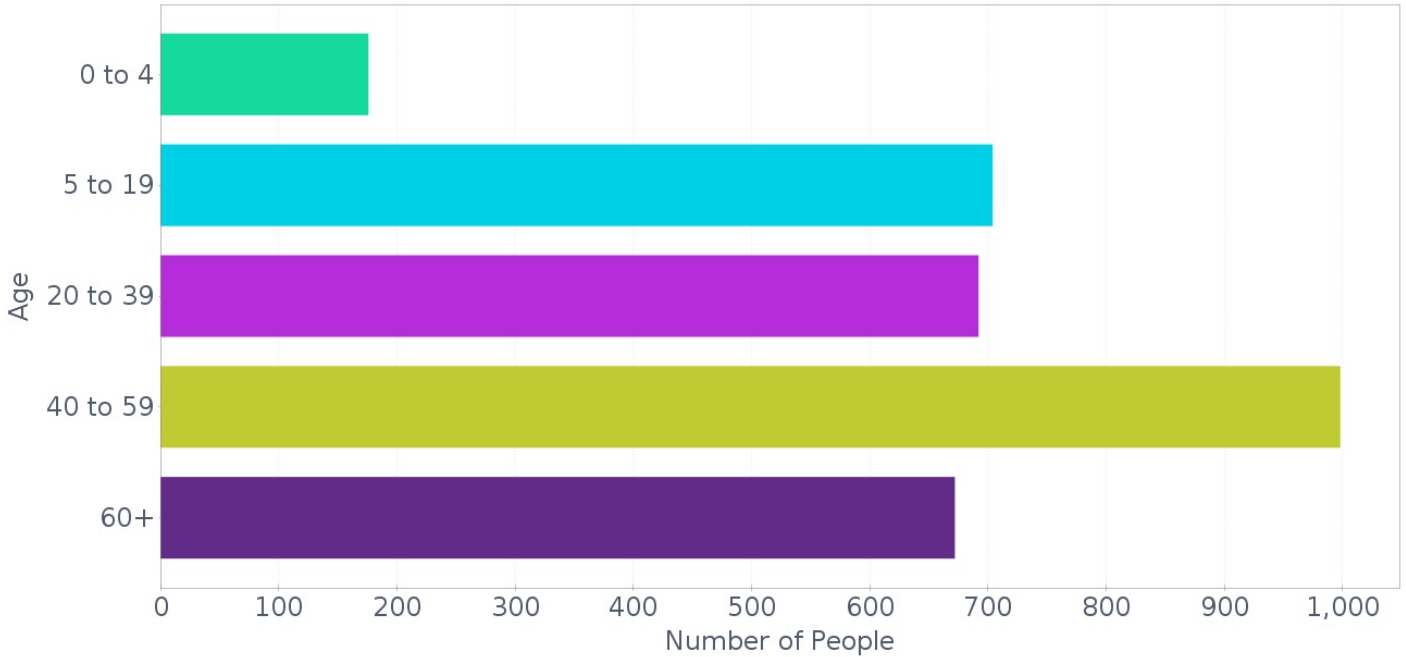


**Nov 2022 53 Days**

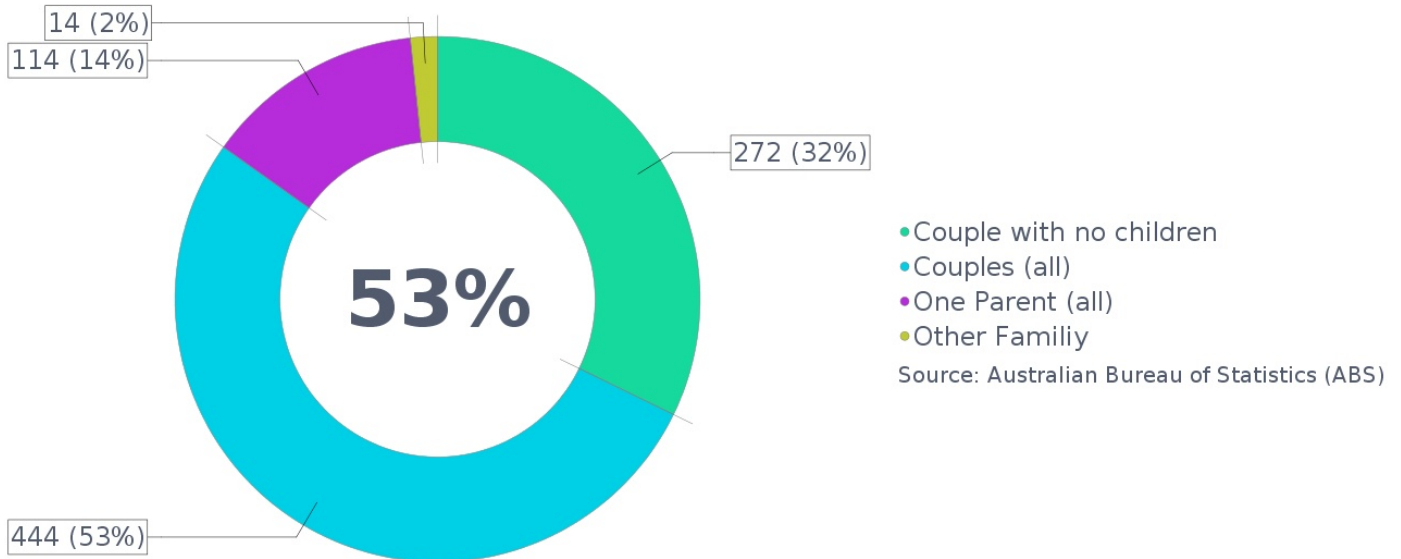
746 m<sup>2</sup>, 3 bedrooms, 2 bathrooms, 1 car space



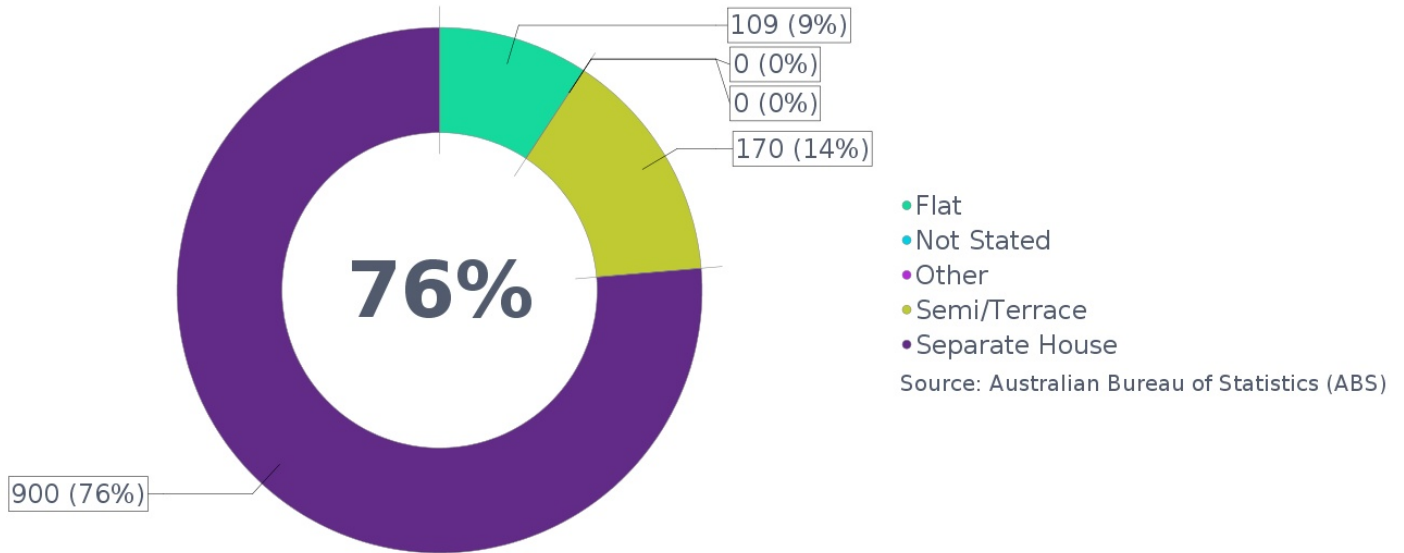
## Age of Population (2021)



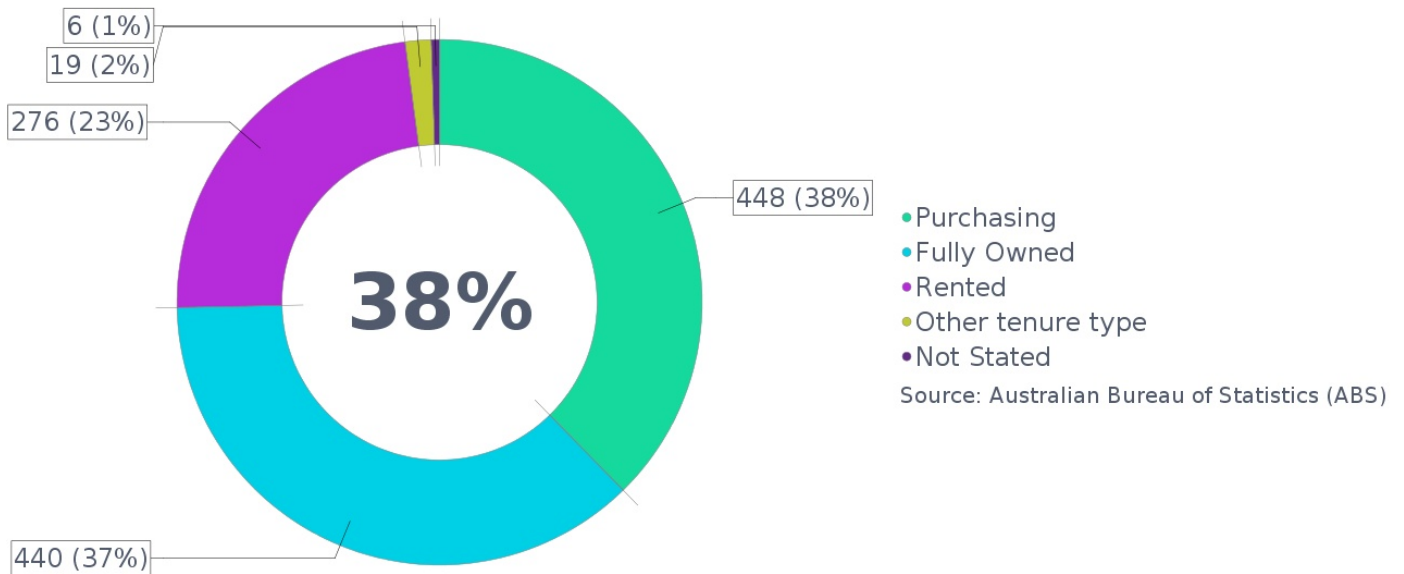
## Family Composition (2021)



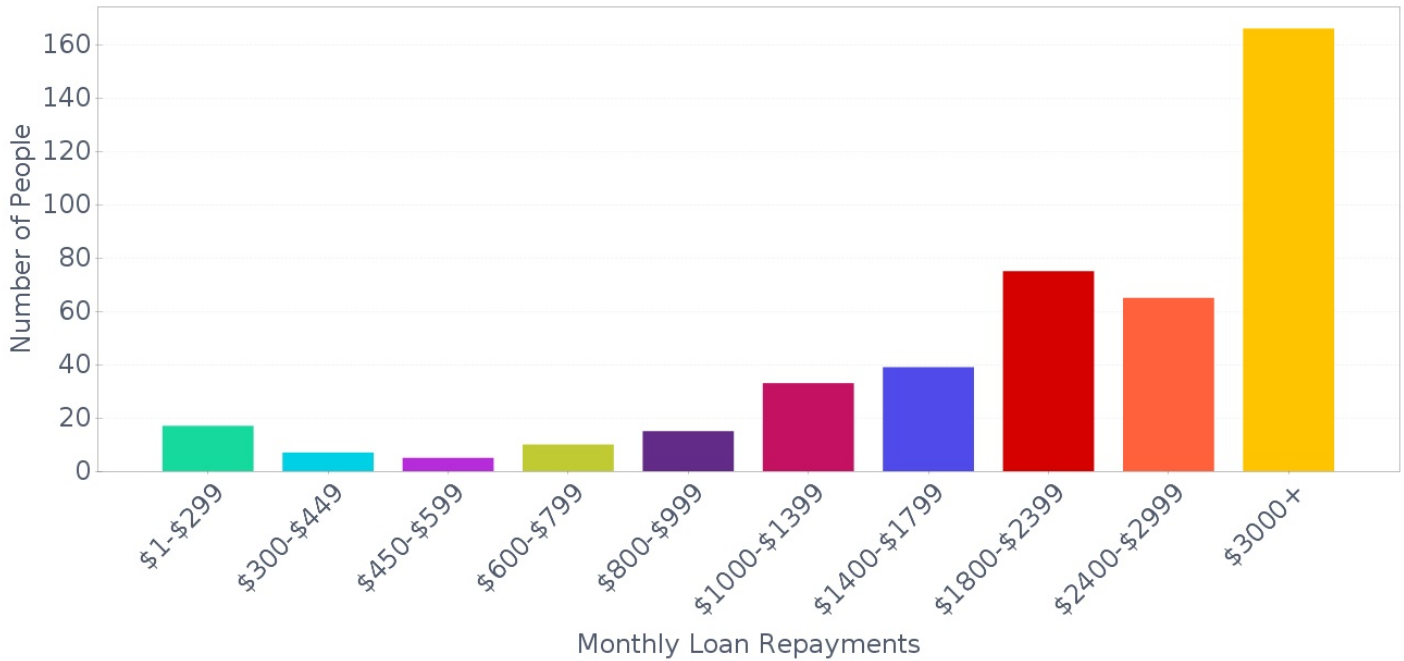
## Dwelling Structure (2021)



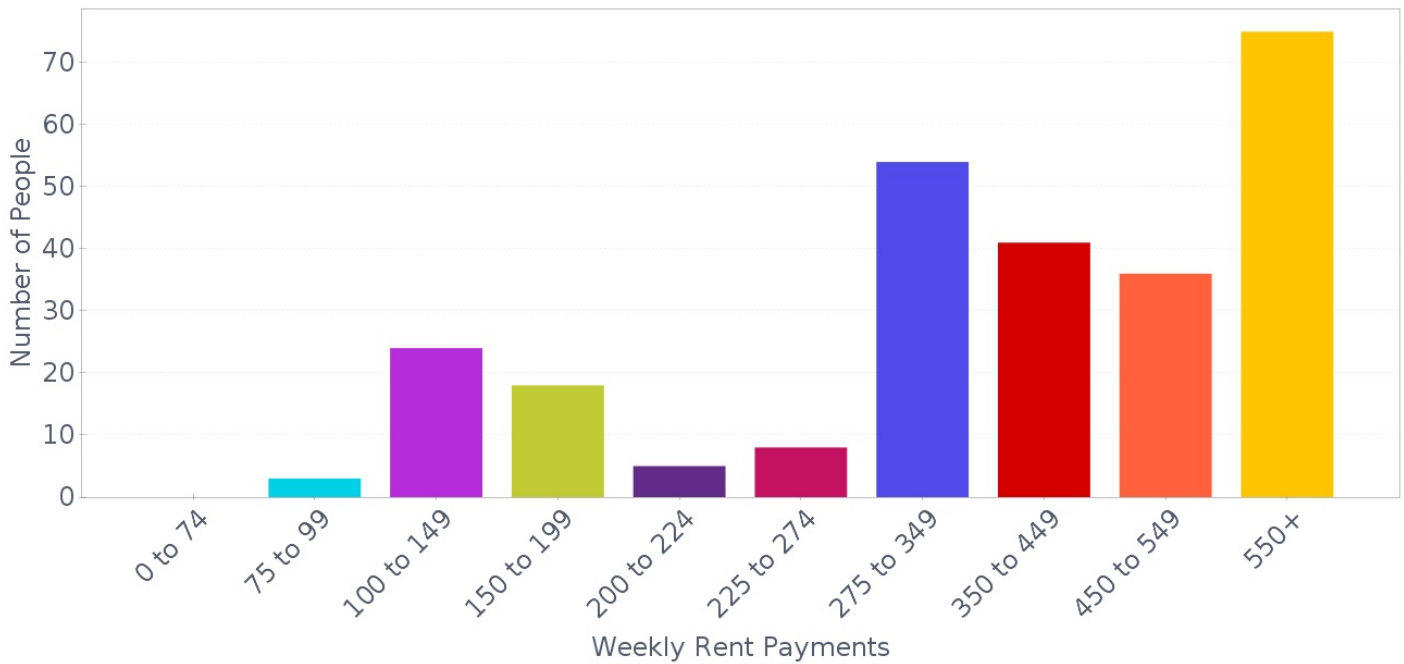
## Home Ownership (2021)



## Home Loan Repayments - Monthly (2021)

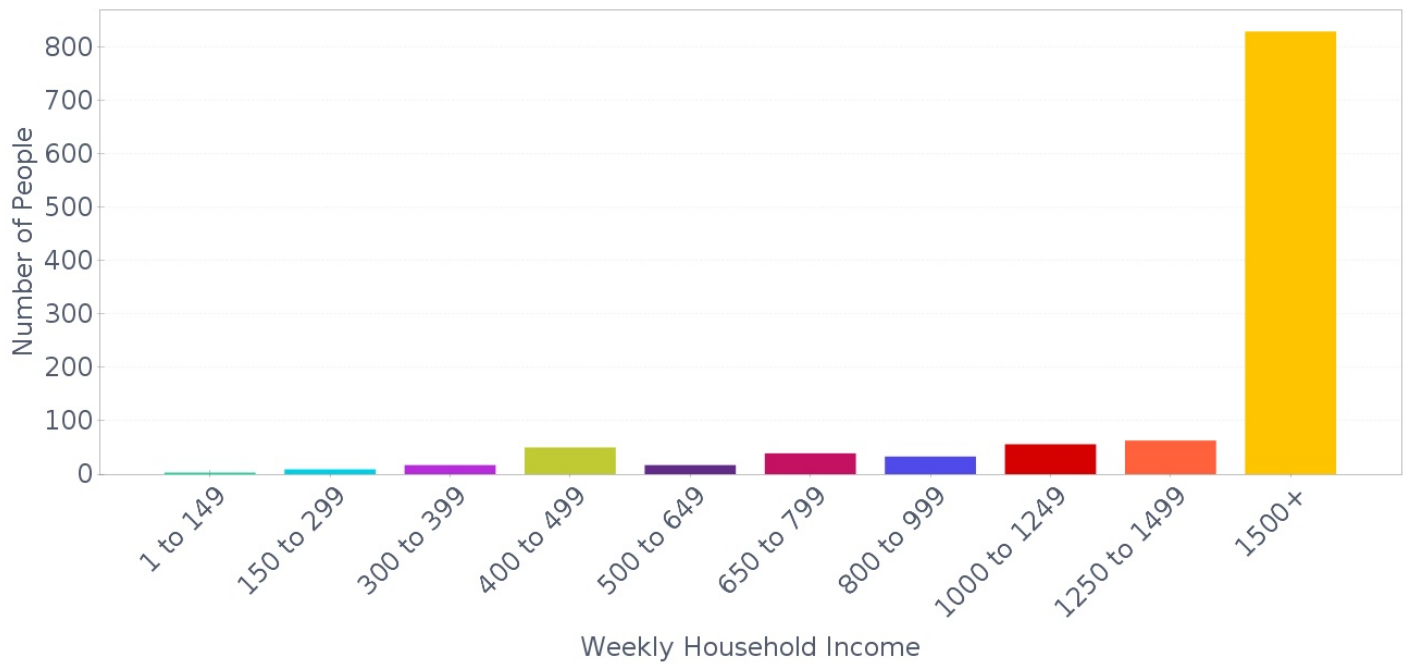


## Rent Payments - Weekly (2021)

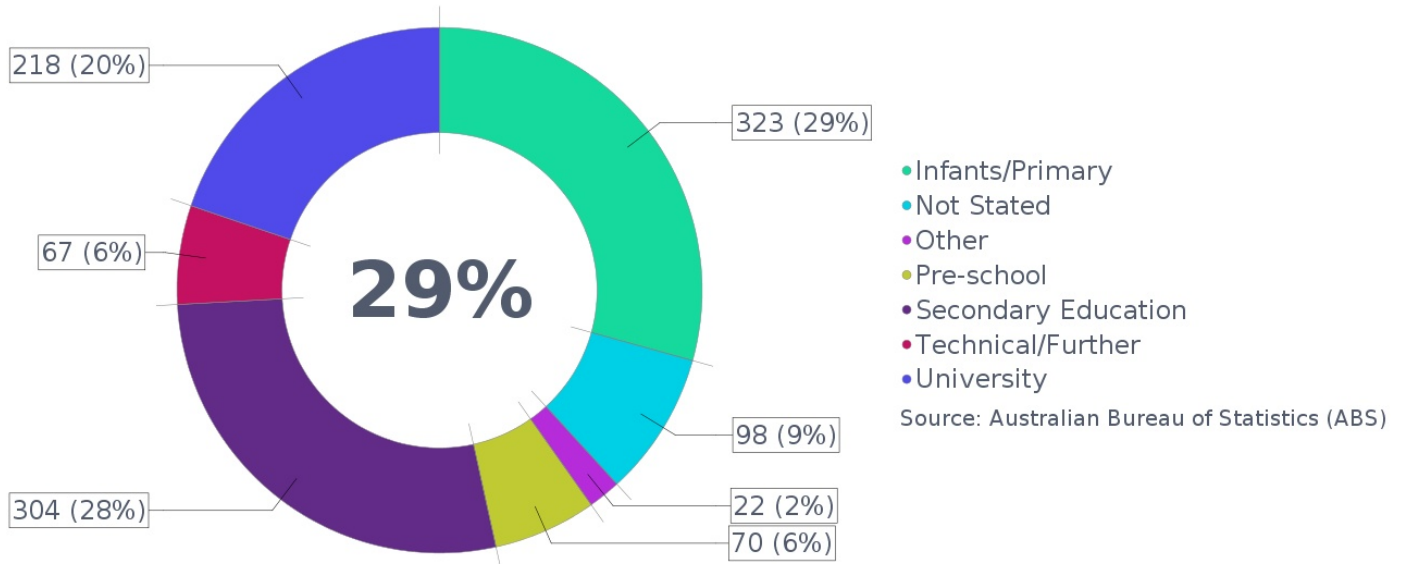




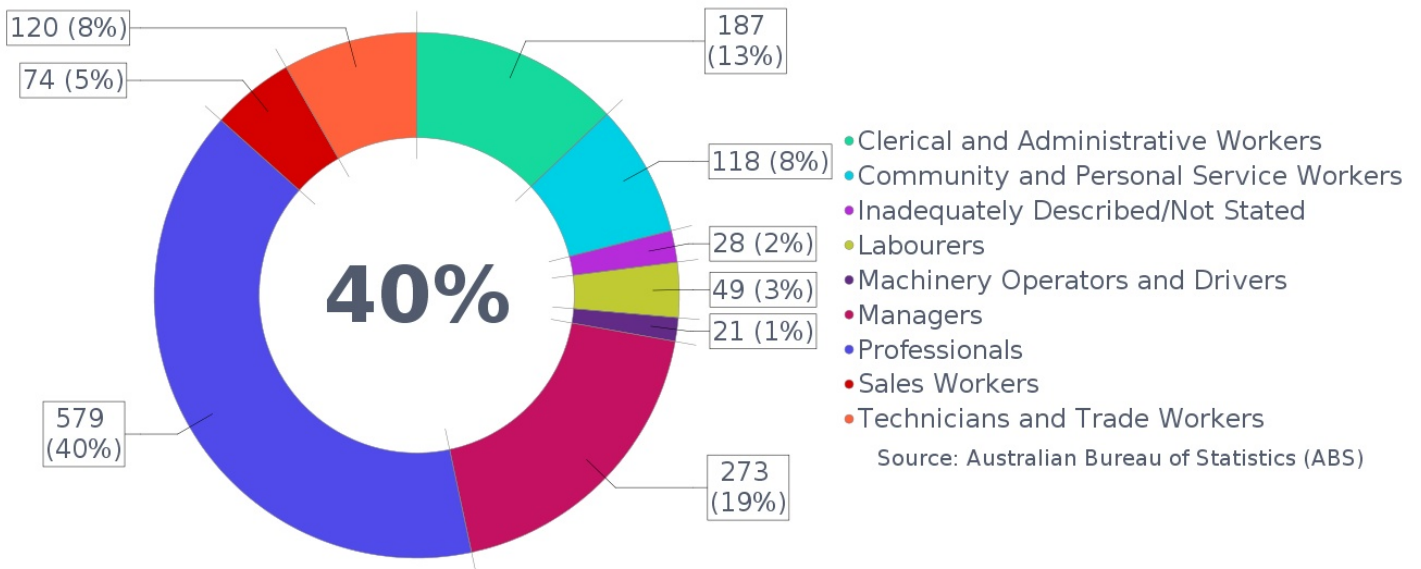
## Household Income - Weekly (2021)



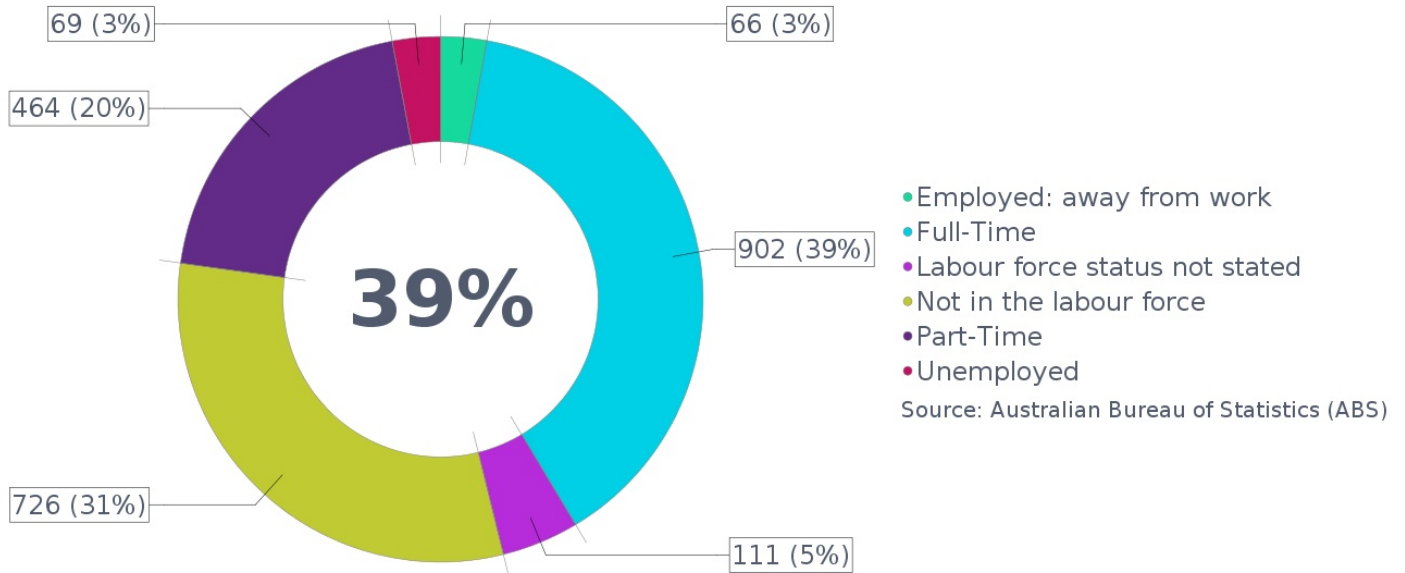
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

