

# SUBURB FLYOVER REPORT

MACGREGOR (HOUSE)

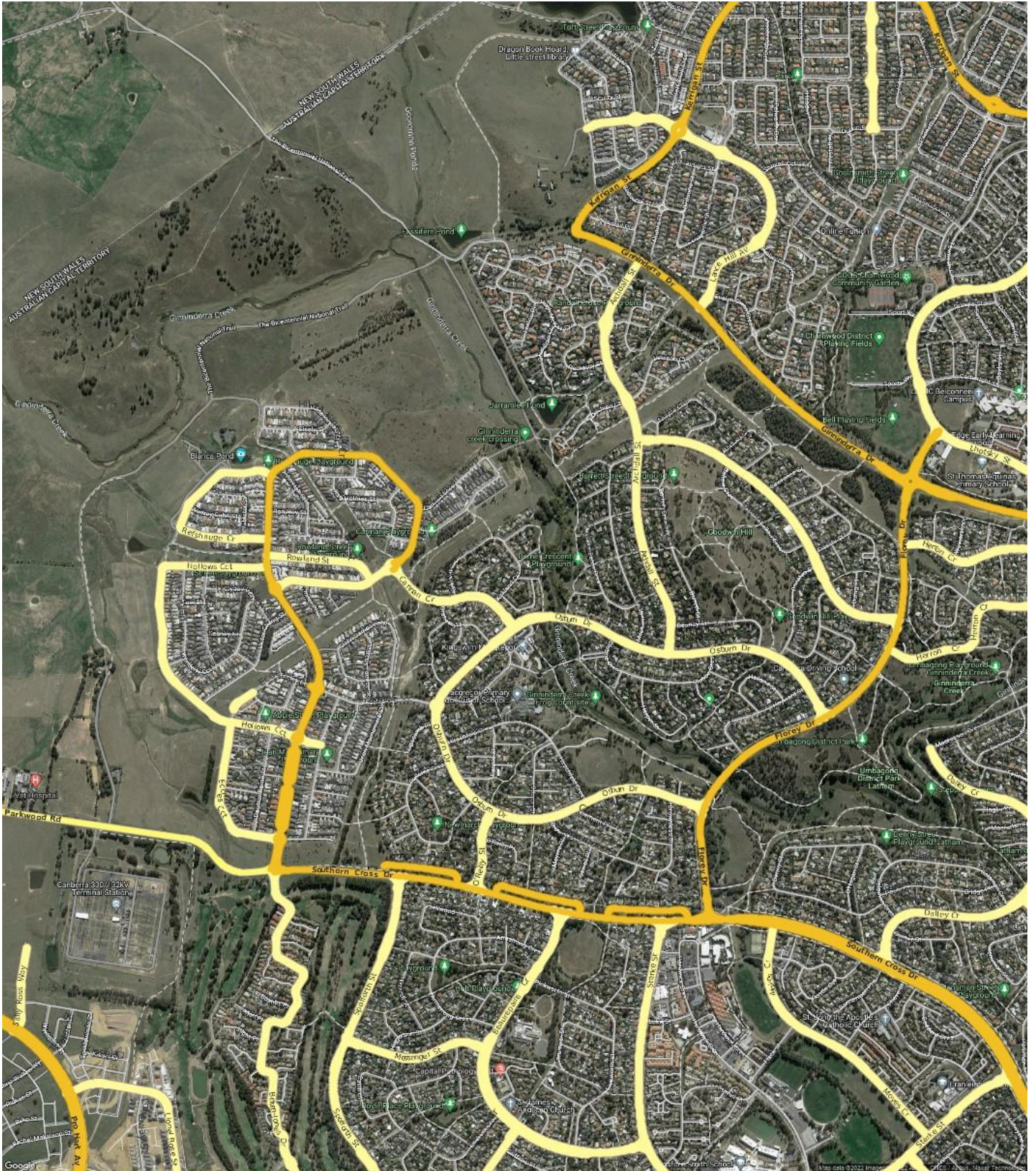
PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655







## MACGREGOR - Suburb Map



Prepared on 02/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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## MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	57	\$ 305,000	0.0 %	\$ 220,000	\$ 489,000
2006	66	\$ 334,500	9.7 %	\$ 140,000	\$ 521,000
2007	146	\$ 302,250	-9.6 %	\$ 130,000	\$ 501,000
2008	121	\$ 337,900	11.8 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	160	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	115	\$ 437,000	0.5 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	4.2 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	139	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	111	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	89	\$ 810,000	6.9 %	\$ 300,002	\$ 1,450,000
2023	0				

### Median Sale Price

# \$810k

Based on 89 recorded House sales within the last 12 months (2022)

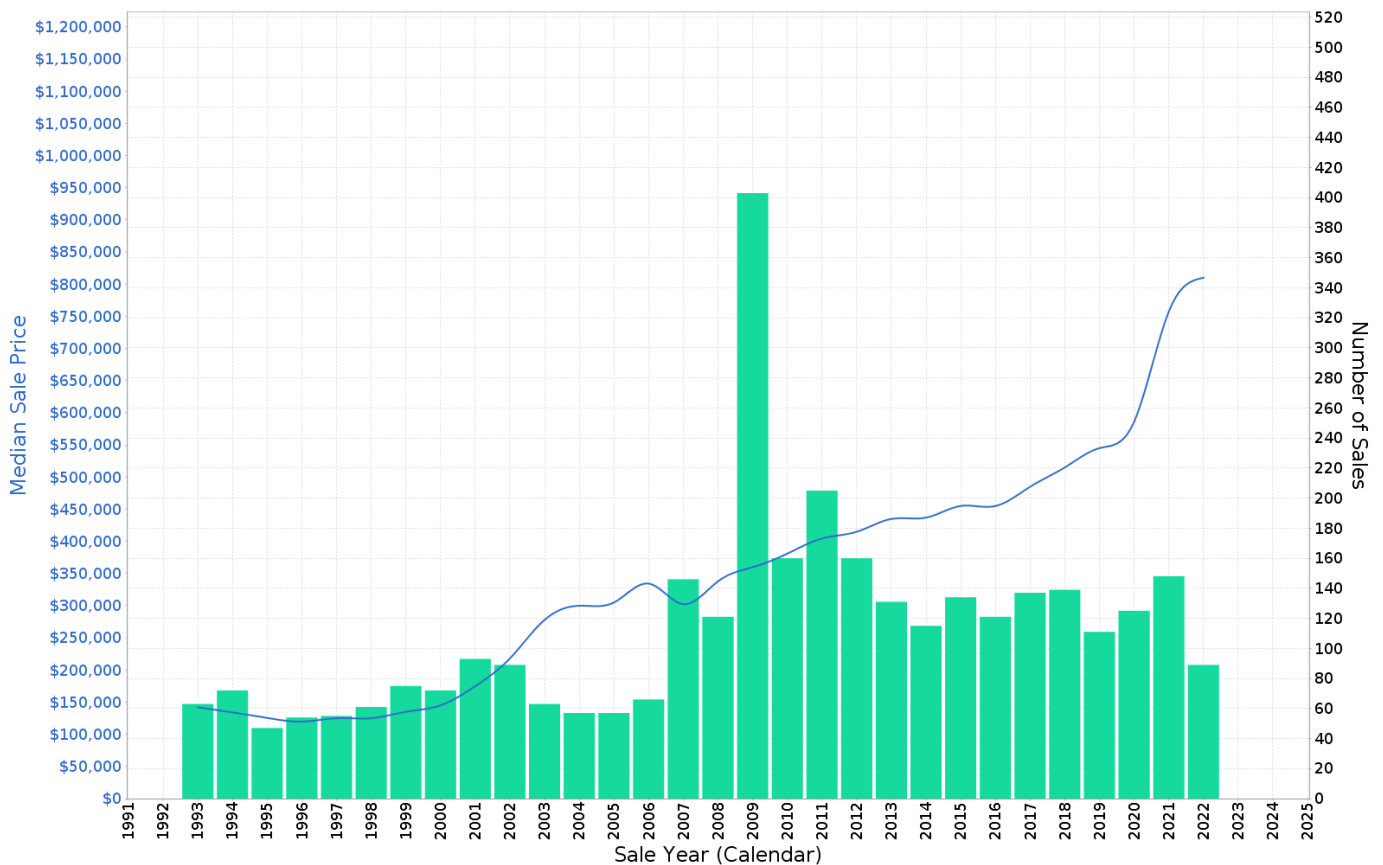
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

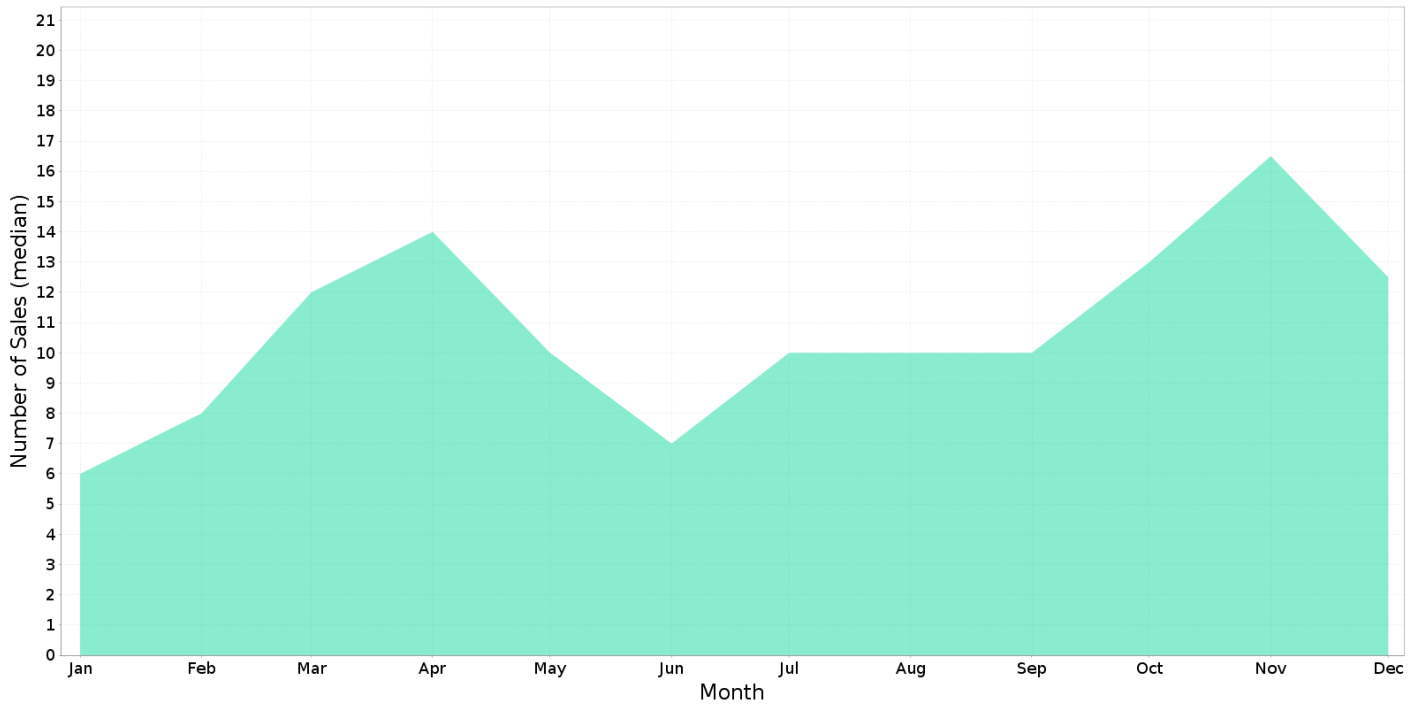
# +6.9%

Current Median Price: \$810,000  
Previous Median Price: \$757,500

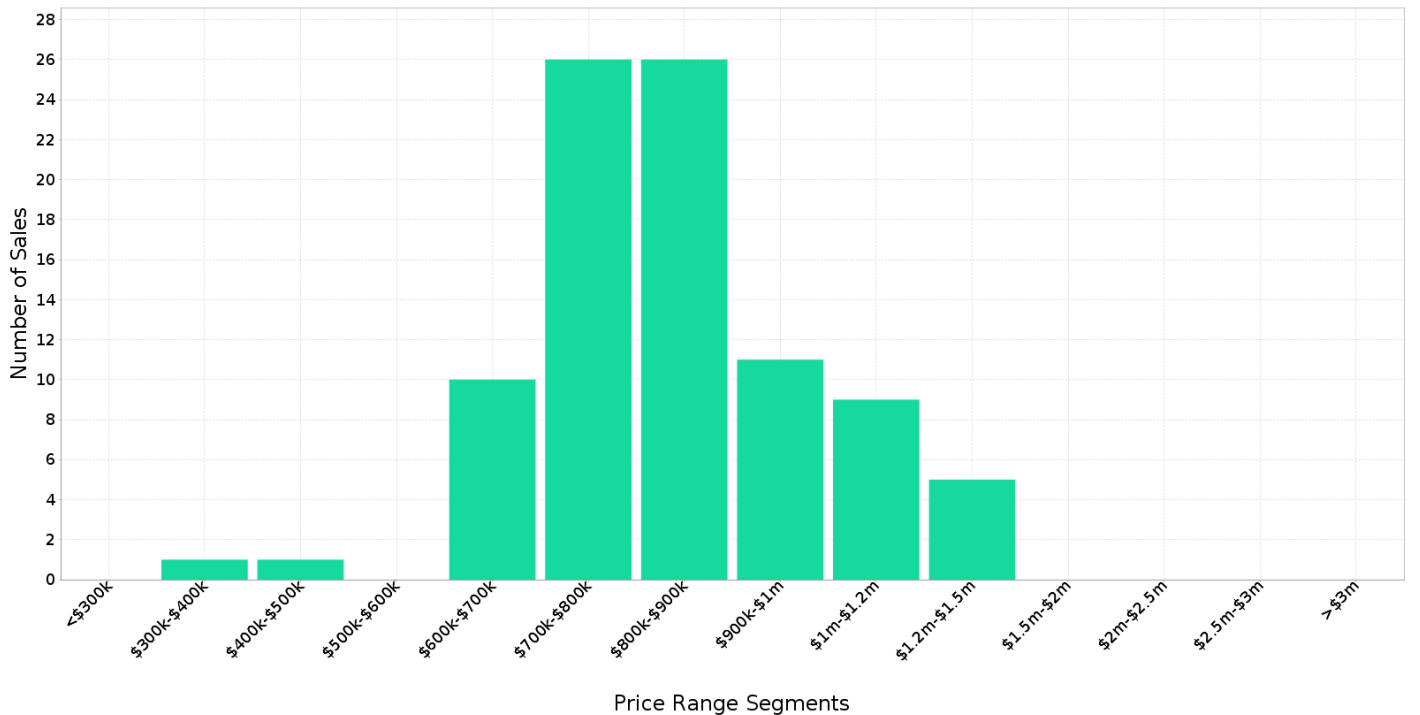
Based on 237 recorded House sales compared over the last two rolling 12 month periods



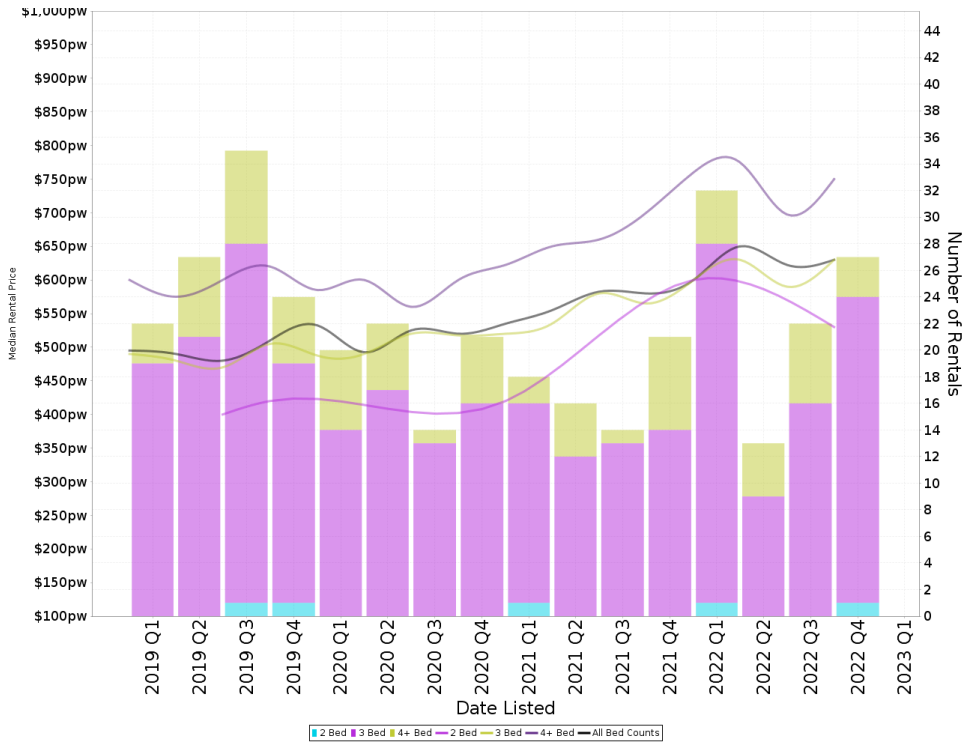
## MACGREGOR - Peak Selling Periods (3 years)



## MACGREGOR - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+6.9%**

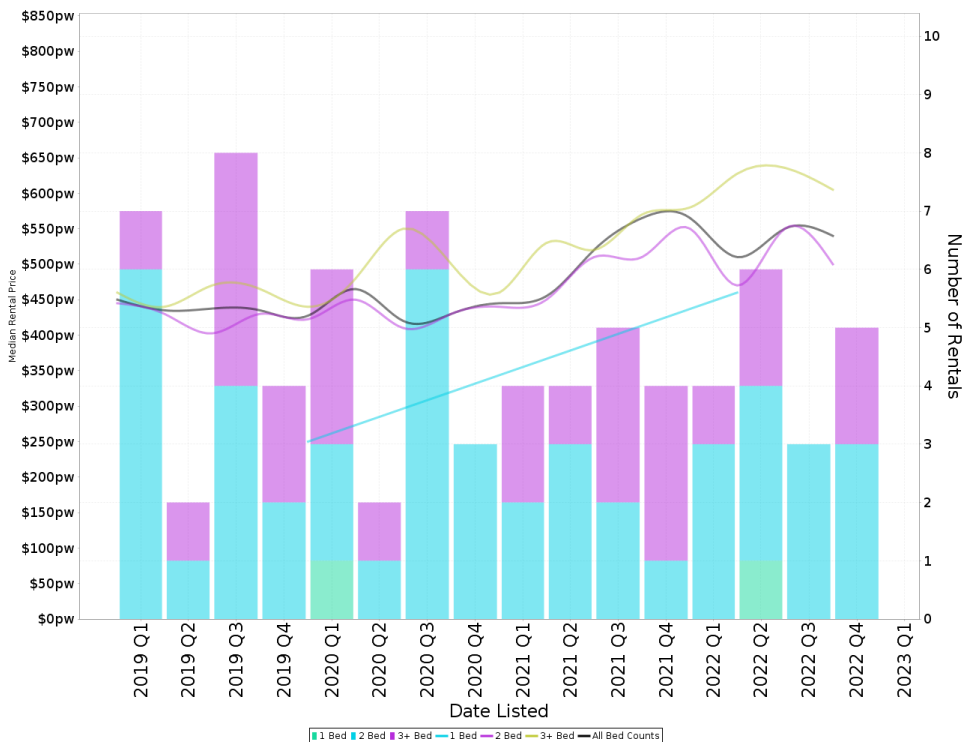
Current Median Price: \$810,000  
Previous Median Price: \$757,500  
Based on 237 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.1%**

Current Median Price: \$810,000  
Current Median Rent: \$490  
Based on 108 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+23.2%**

Current Median Price: \$690,000  
Previous Median Price: \$560,000  
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.3%**

Current Median Price: \$690,000  
Current Median Rent: \$440  
Based on 21 registered Unit rentals compared over the last 12 months.

## MACGREGOR - Recently Sold Properties

Median Sale Price

**\$810k**

Based on 89 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

**+6.9%**

Current Median Price: \$810,000  
Previous Median Price: \$757,500

Based on 237 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties


**89**

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

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

**89 CARMAN LOOP**

**\$780,000**



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

Sold Dec 2022

**36 OSBURN DR**

**\$772,000**




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

Sold Dec 2022 15 Days

**5 ROWLAND ST**

**\$692,000**




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

Sold Dec 2022 36 Days

**16 ECCLES CCT**

**\$950,000**




450 m<sup>2</sup> 4 2 2

Sold Dec 2022

**1 SWIFT PL**

**\$785,000**




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

Sold Dec 2022

**11 PULLEINE CRES**

**\$782,000**



1,051 m<sup>2</sup> 3 2 2

Sold Dec 2022 64 Days

**59 CARMAN LP**

**\$850,000**




photo not available

3 2 2

Sold Dec 2022 N/A

**35 MILEHAM ST**

**\$840,000**



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

Sold Nov 2022

**11 REFSHAUGE CRES**

**\$755,000**



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

Sold Nov 2022 43 Days



**19 HIRSCHFELD CRES**

**\$790,000**

Nov 2022  
14 Days

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

**24 AUDREY CAHN ST**

**\$660,000**

Nov 2022

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

LJ Hooker

**18 WUNDERLY CCT**

**\$788,000**

Nov 2022  
20 Days

578 m<sup>2</sup> 3 2 2

**6 BOELKE PL**

**\$717,000**

Nov 2022  
21 Days

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

**2/358 SOUTHERN CROSS DR**

**\$932,000**

Nov 2022  
18 Days

892 m<sup>2</sup> 4 2 2

**61 CARMAN LOOP**

**\$875,000**

Oct 2022  
40 Days

439 m<sup>2</sup> 3 2 2

**14 JEAN MACNAMARA ST**

**\$910,000**

Oct 2022

615 m<sup>2</sup> 4 2 3

**21 JOHN JAMES LOOP**

**\$730,000**

Sep 2022  
20 Days

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

**21 JOHN JAMES LP**

**\$730,000**

Sep 2022  
N/A

photo not a

3 1 1

**75 OSBURN DR**

**\$800,000**

Sep 2022  
N/A

710 m<sup>2</sup> - - -

**9 ISBISTER ST**

**\$790,000**

Sep 2022  
53 Days

435 m<sup>2</sup> 3 2 2

**47 BROWNLESS ST**

**\$820,000**

Sep 2022  
35 Days

1,067 m<sup>2</sup> 4 2 1

## MACGREGOR - Properties For Rent

### Median Rental Price

# \$490 /w

Based on 108 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

# +3.1%

Current Median Price: \$810,000  
Current Median Rent: \$490

Based on 89 recorded House sales and 108 House rentals compared over the last 12 months


### Number of Rentals

# 108

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

**46 ROWLAND STREET**




**\$600 per week**

Dec 2022 11 Days

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

**17 BERNE CRESCENT**



**\$650 per week**

Dec 2022 11 Days

761 m<sup>2</sup> 3 2 2

**6 IDA BIRCHALL CRESCENT**



**\$610 per week**

Dec 2022 11 Days

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

**33 ARCHDALL STREET**



**\$590.00 per**

Dec 2022 13 Days

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

**57 BRYAN HUDSON STREET**




**\$630.00 per**

Dec 2022 19 Days

450 m<sup>2</sup> 3 2 2

**42 John James Loop**



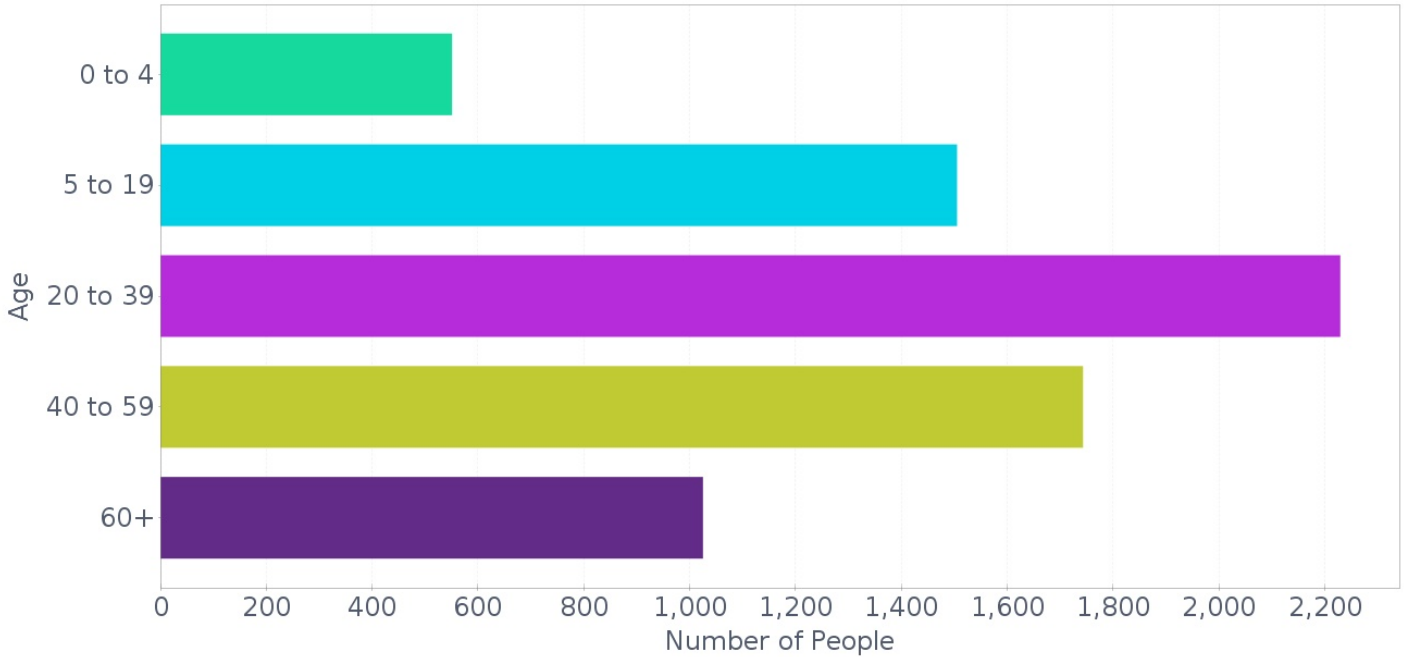
**\$670 per week**

Nov 2022 59 Days

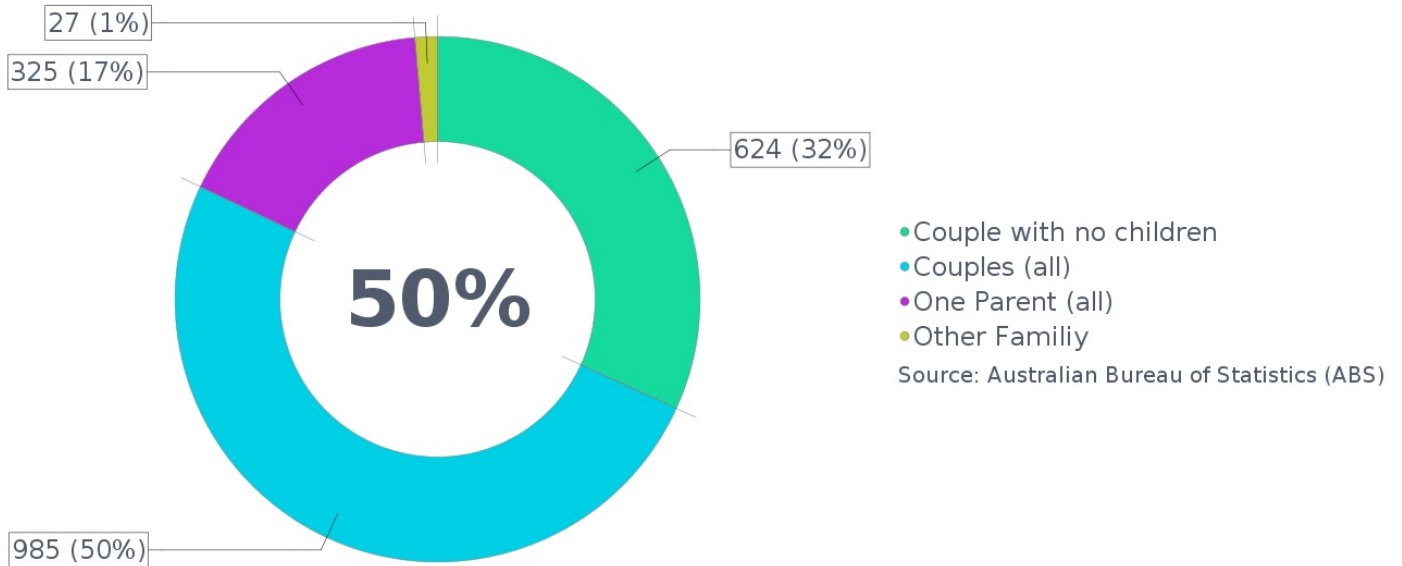
496 m<sup>2</sup> 3 1 2



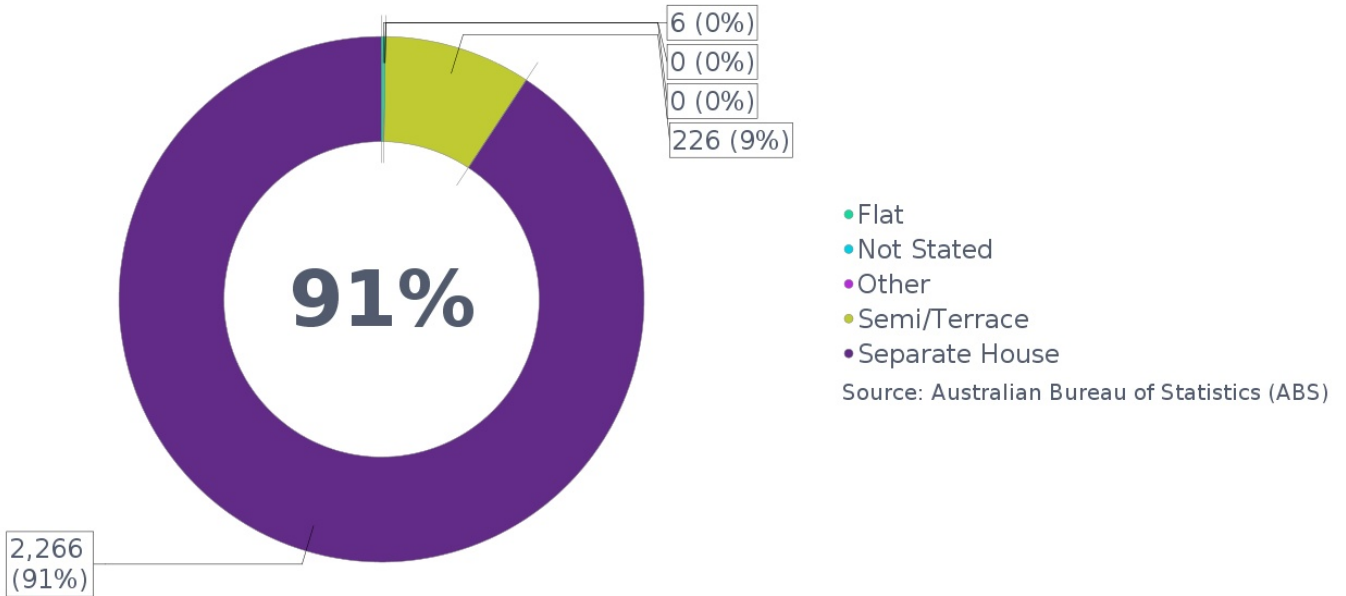
## Age of Population (2021)



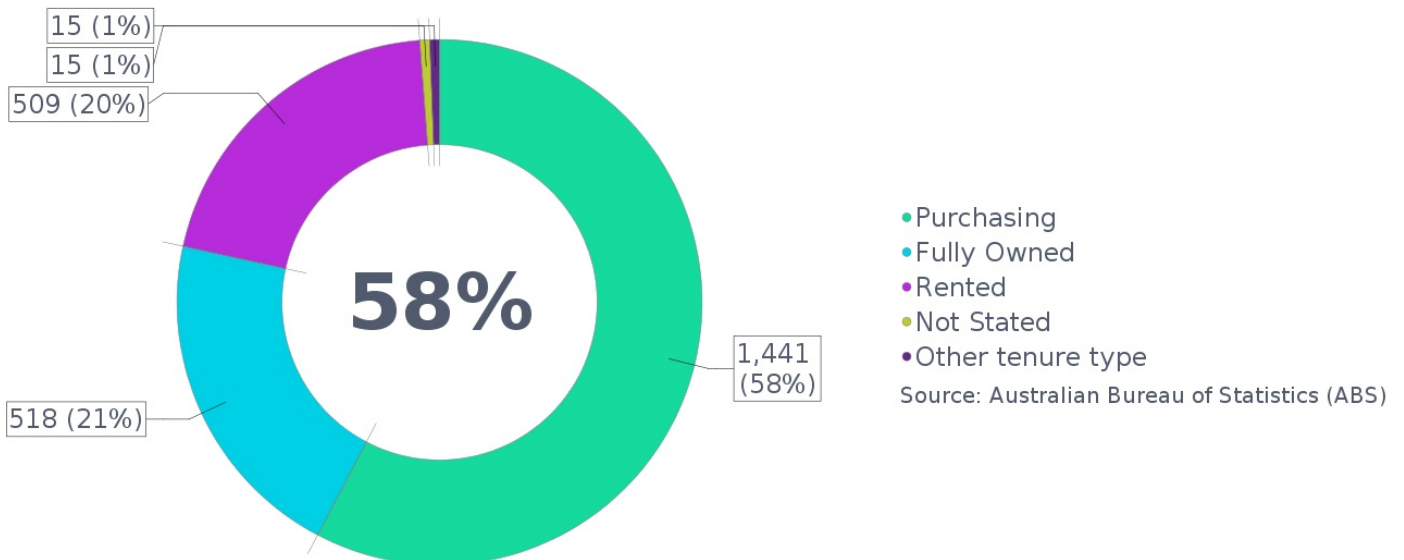
## Family Composition (2021)



## Dwelling Structure (2021)

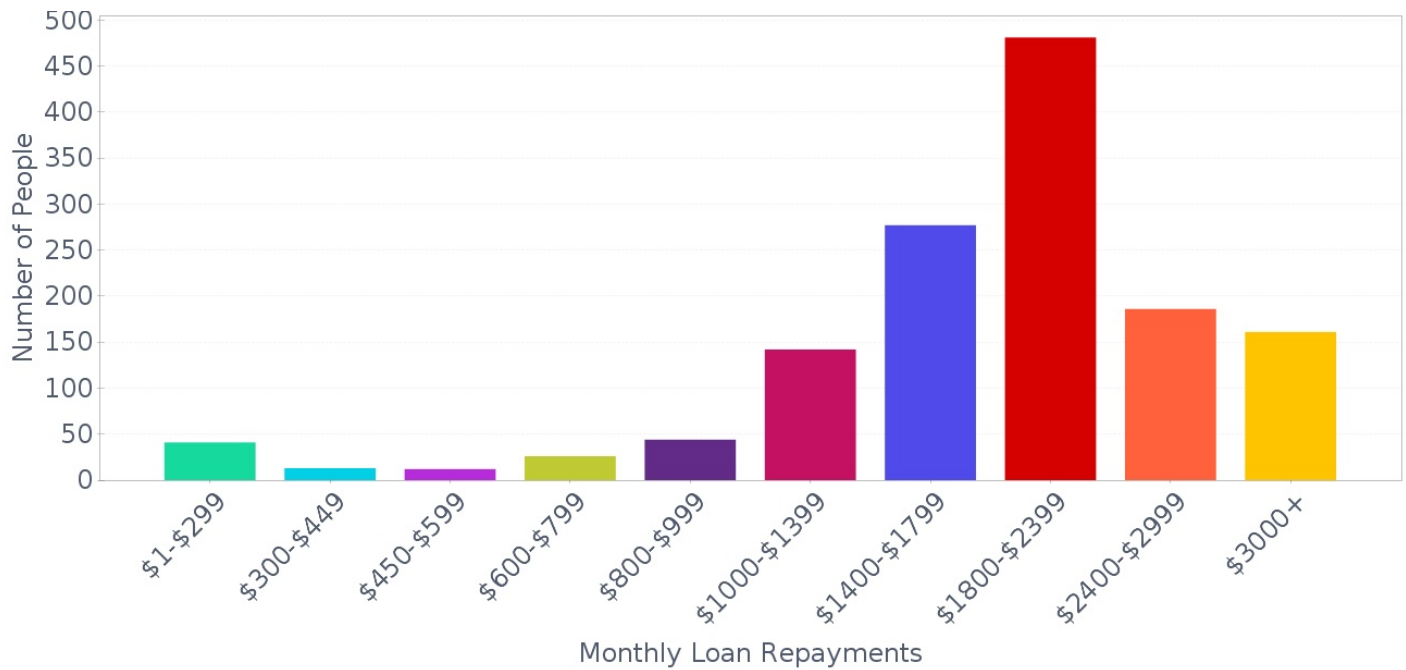


## Home Ownership (2021)

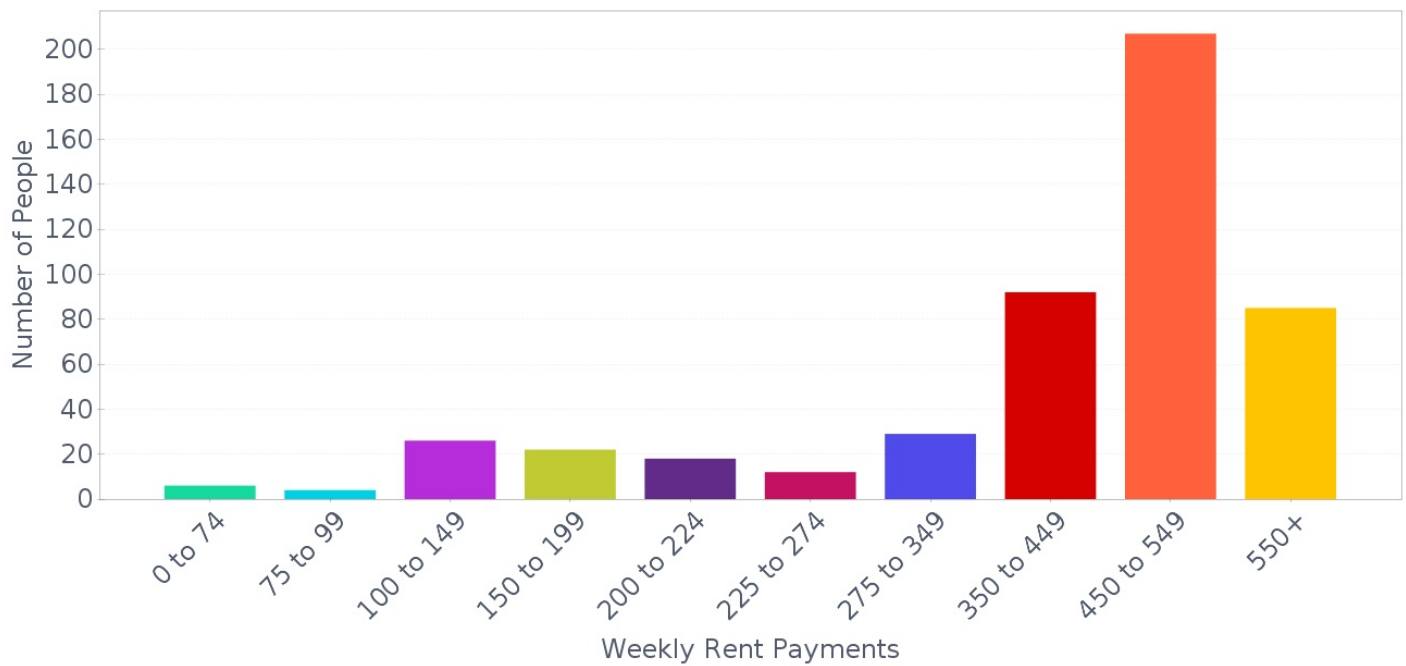




## Home Loan Repayments - Monthly (2021)

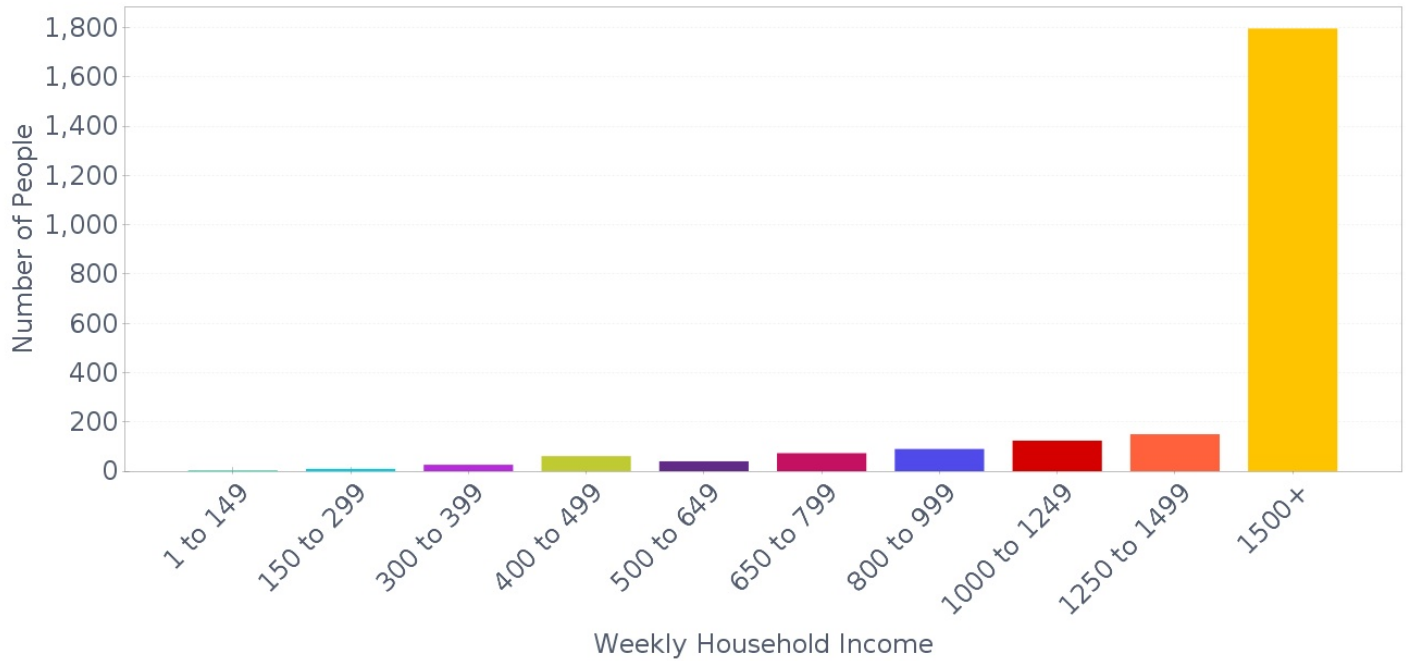


## Rent Payments - Weekly (2021)



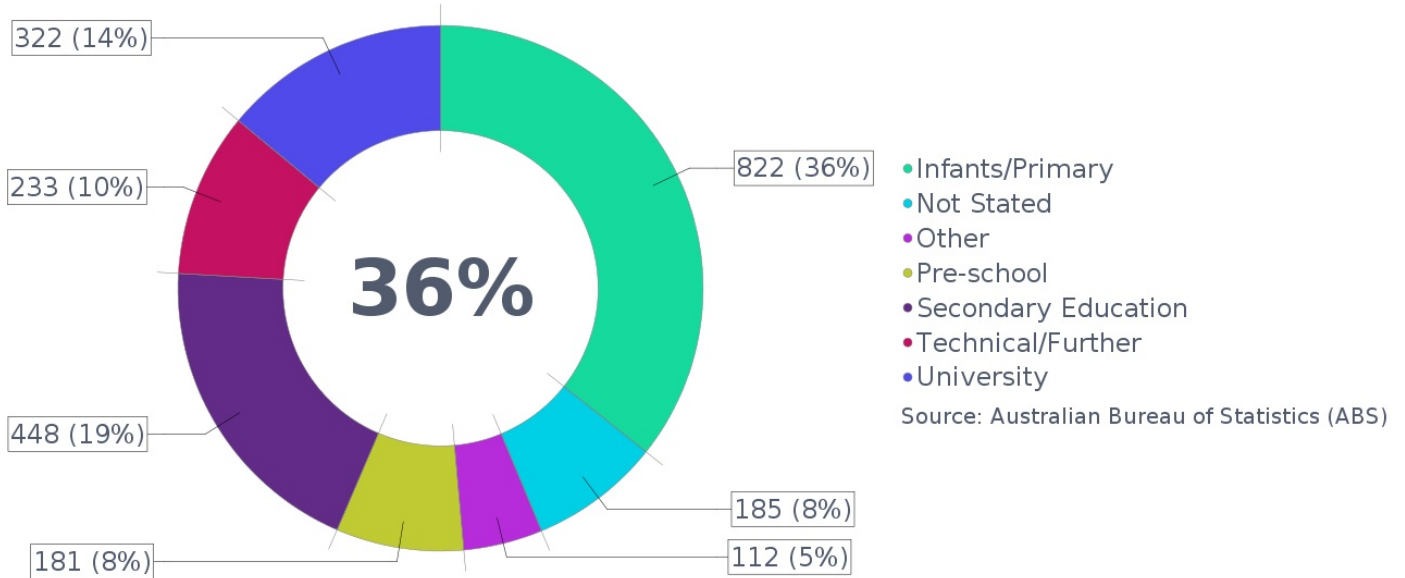


## Household Income - Weekly (2021)

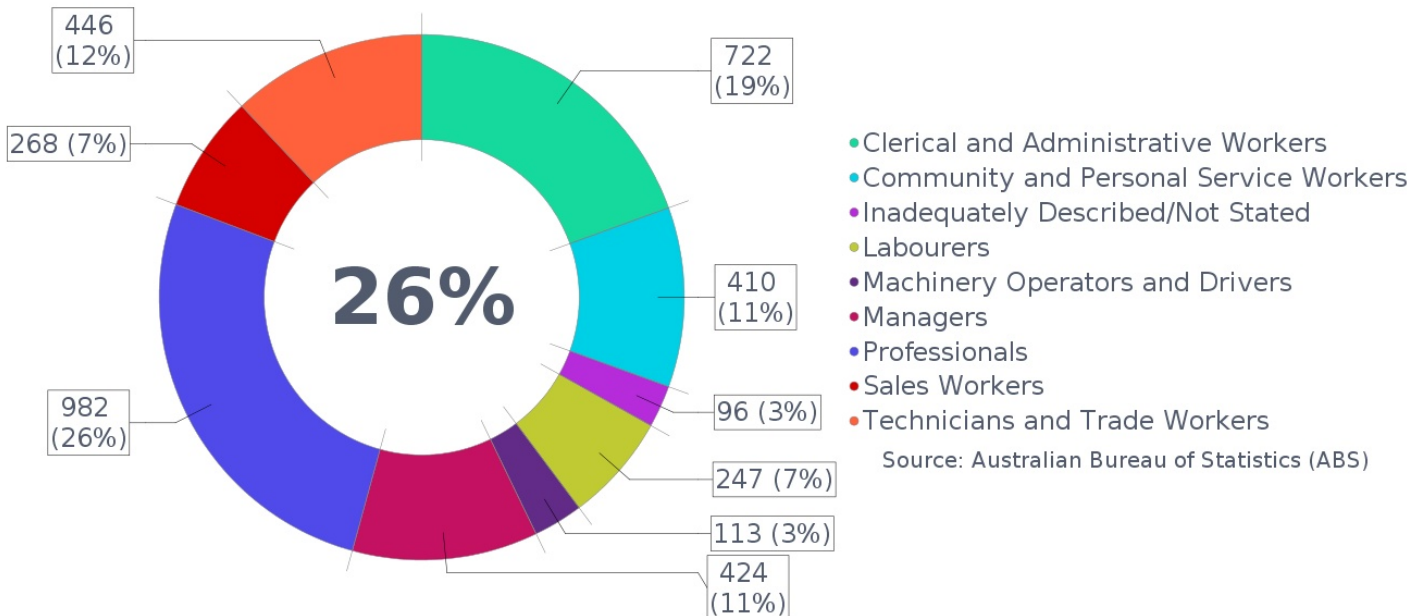




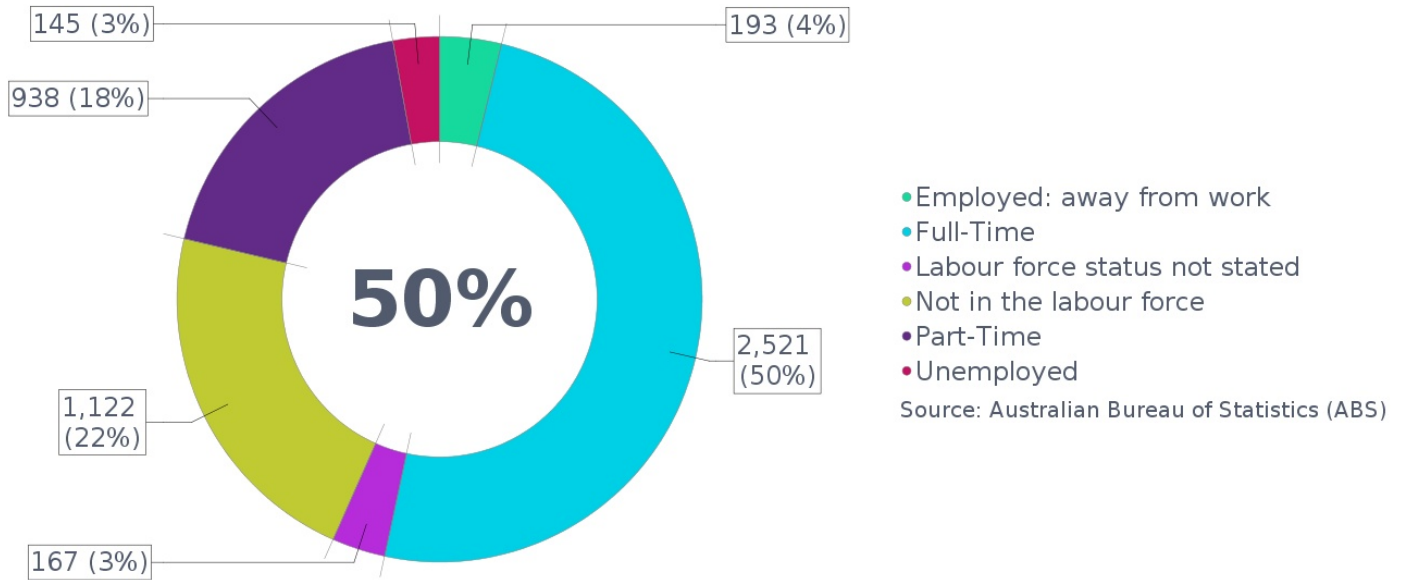
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

