

SUBURB FLYOVER REPORT

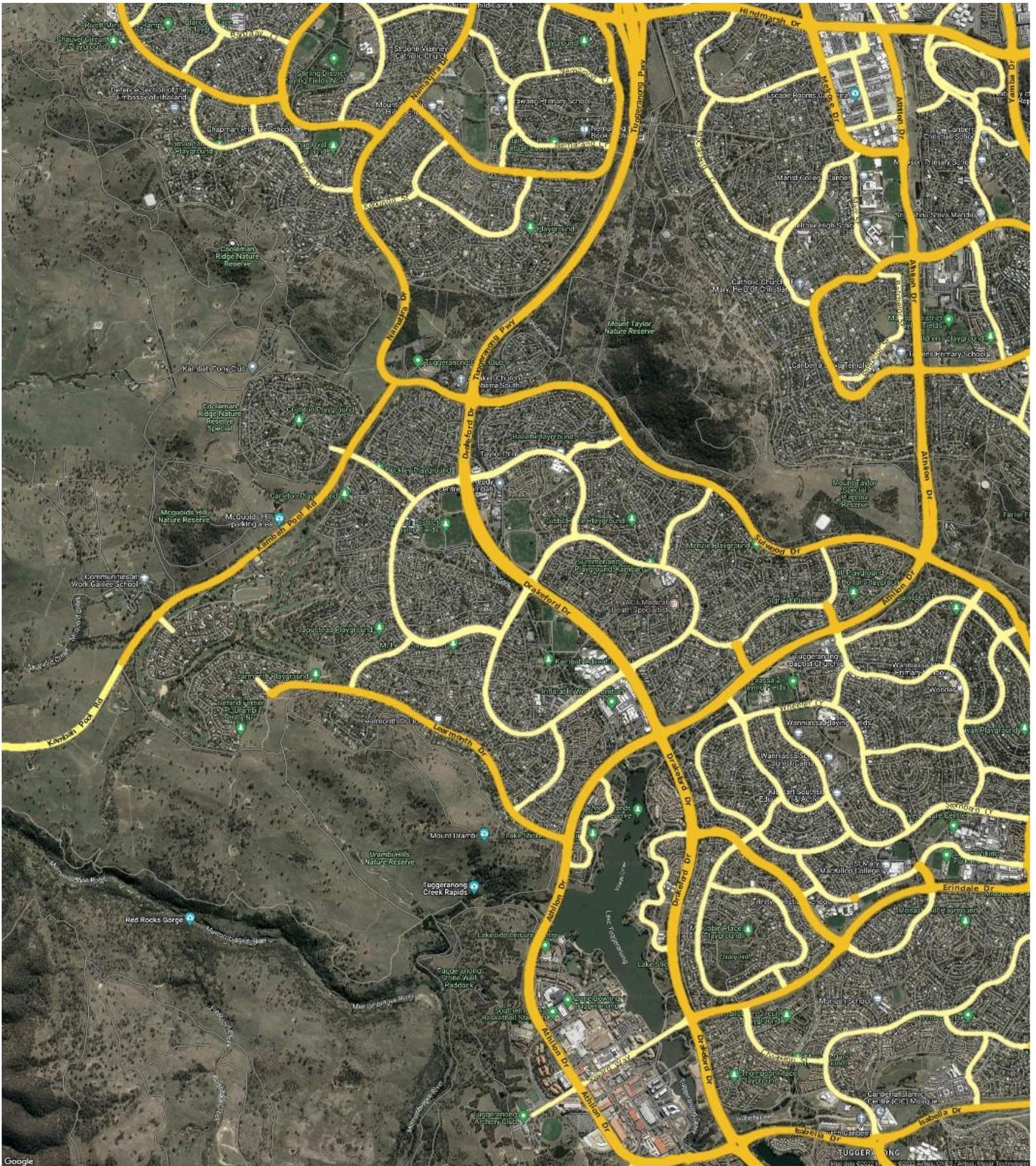
KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





KAMBAH - Suburb Map



Prepared on 29/12/2022 by Auction Advantage. © Property Data Solutions Pty Ltd 2022 (pricfinder.com.au)

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KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	201	\$ 335,000	0.0 %	\$ 29,500	\$ 827,700
2005	221	\$ 325,000	-3.0 %	\$ 150,000	\$ 785,000
2006	217	\$ 345,000	6.2 %	\$ 190,000	\$ 910,000
2007	232	\$ 396,750	15.0 %	\$ 105,000	\$ 1,150,000
2008	205	\$ 400,000	0.8 %	\$ 41,500	\$ 895,000
2009	198	\$ 431,750	7.9 %	\$ 290,000	\$ 920,000
2010	170	\$ 479,500	11.1 %	\$ 21,000	\$ 1,000,000
2011	170	\$ 477,750	-0.4 %	\$ 45,000	\$ 980,000
2012	165	\$ 480,000	0.5 %	\$ 160,000	\$ 1,295,000
2013	145	\$ 485,000	1.0 %	\$ 5,000	\$ 1,025,000
2014	182	\$ 475,000	-2.1 %	\$ 76,000	\$ 1,045,000
2015	164	\$ 525,000	10.5 %	\$ 36,000	\$ 1,000,000
2016	172	\$ 522,500	-0.5 %	\$ 99,097	\$ 2,000,000
2017	173	\$ 559,000	7.0 %	\$ 55,500	\$ 1,400,000
2018	213	\$ 550,000	-1.6 %	\$ 183,333	\$ 1,257,000
2019	185	\$ 600,000	9.1 %	\$ 30,000	\$ 1,250,000
2020	242	\$ 650,000	8.3 %	\$ 27,508	\$ 1,400,100
2021	247	\$ 825,000	26.9 %	\$ 63,750	\$ 2,350,000
2022	137	\$ 896,250	8.6 %	\$ 150,000	\$ 1,630,000

Median Sale Price

\$910k

Based on 217 recorded House sales within the last 12 months (Oct '21 - Sep '22)

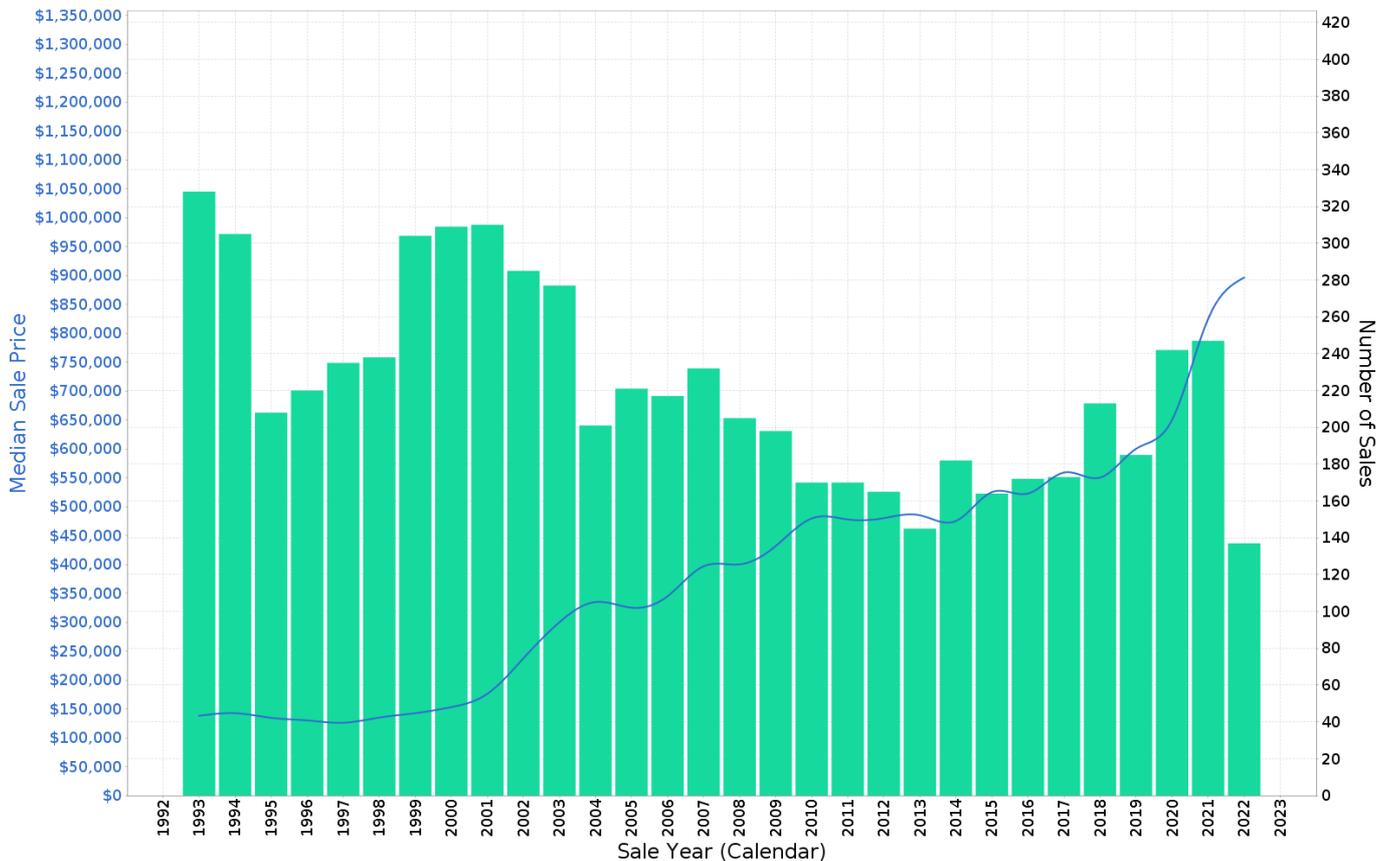
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

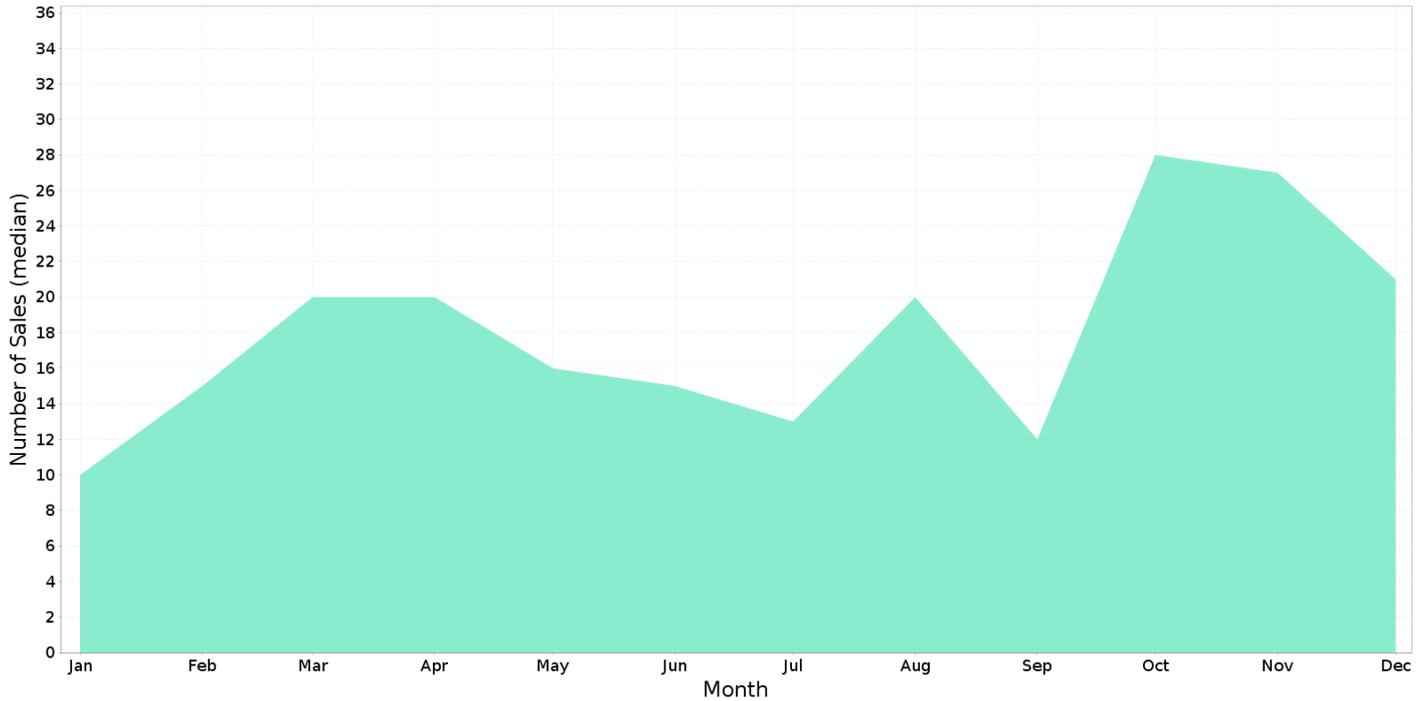
+18.2%

Current Median Price: \$910,000
Previous Median Price: \$770,000

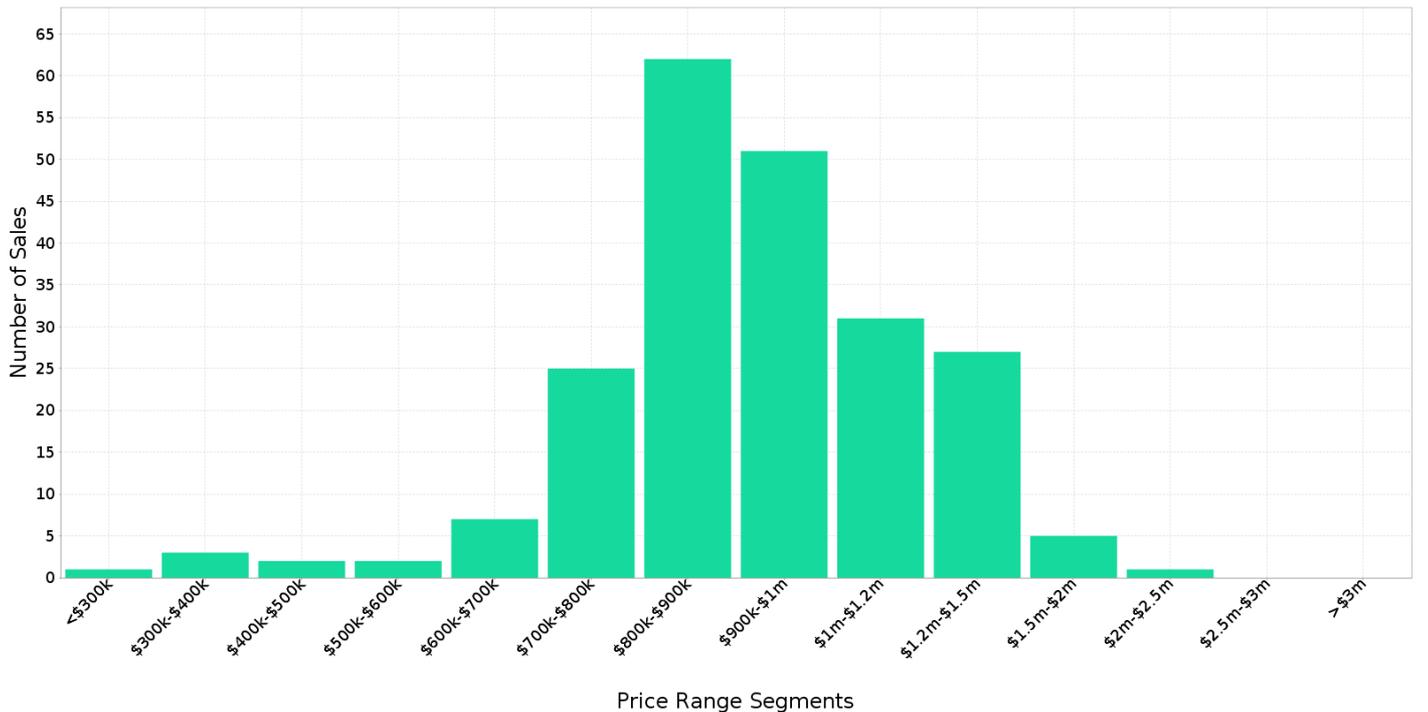
Based on 453 recorded House sales compared over the last two rolling 12 month periods



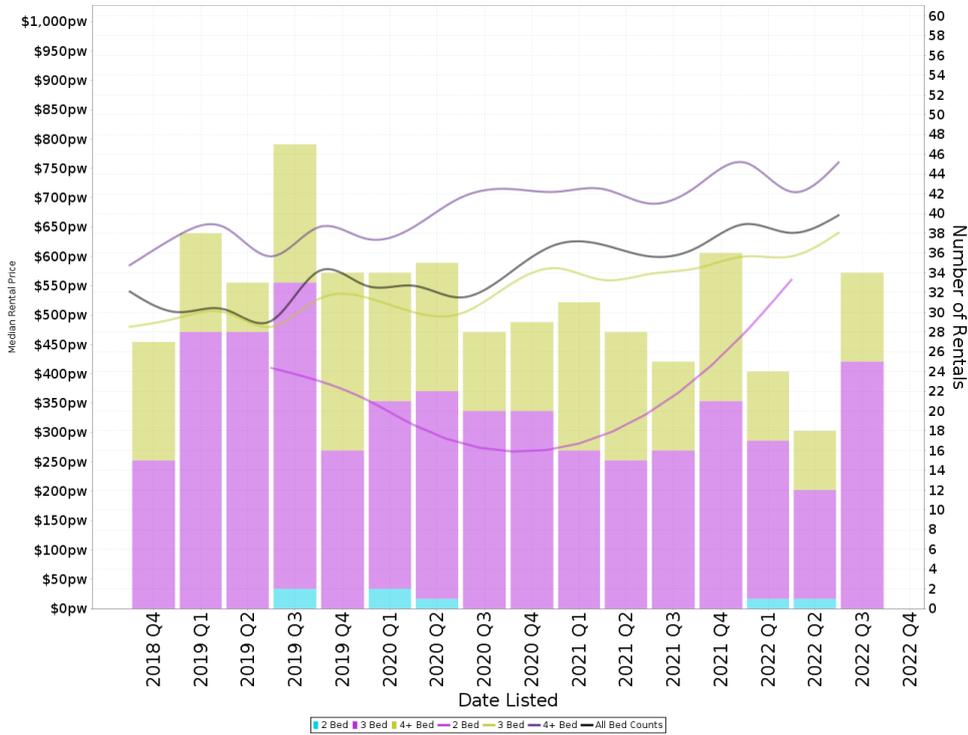
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+18.2%

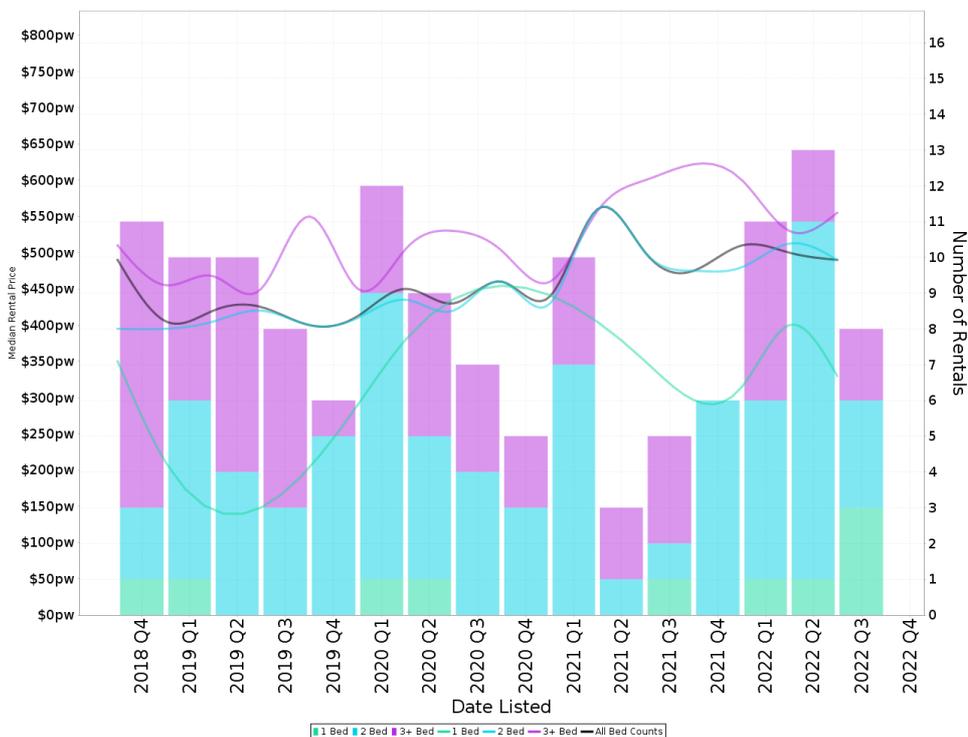
Current Median Price: \$910,000
Previous Median Price: \$770,000
Based on 453 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$910,000
Current Median Rent: \$500
Based on 145 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+16.1%

Current Median Price: \$685,000
Previous Median Price: \$590,000
Based on 131 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$685,000
Current Median Rent: \$425
Based on 39 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price
\$910k

Based on 217 recorded House sales within the last 12 months (Oct '21 - Sep '22)

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

Suburb Growth
+18.2%

Current Median Price: \$910,000
Previous Median Price: \$770,000

Based on 453 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
217

Based on recorded House sales within the 12 months (Oct '21 - Sep '22)

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

45 KARNEY PL



\$735,000

Sold Date: Dec 2022, 88 Days

638 m² 3 1 4

88 BODDINGTON CRES



\$736,000

Sold Date: Dec 2022, 16 Days

753 m² 3 2 2

21 MCTAGGART CRES

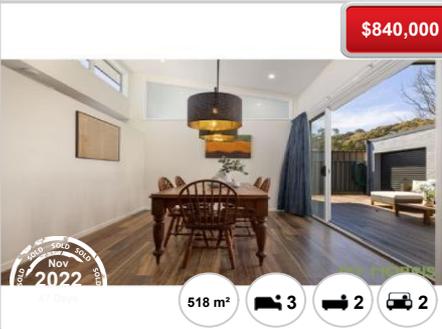


\$1,010,000

Sold Date: Dec 2022

1,008 m² 4 2 3

43 CHIRNSIDE CCT



\$840,000

Sold Date: Nov 2022

518 m² 3 2 2

99 IVO WHITTON CCT

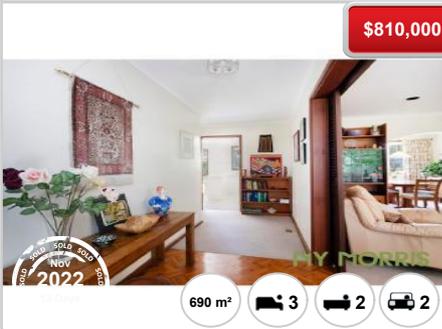


\$1,610,000

Sold Date: Nov 2022, 22 Days

1,055 m² 5 2 2

4 SAMSON PL



\$810,000

Sold Date: Nov 2022

690 m² 3 2 2

106 ALLCHIN CCT



\$960,000

Sold Date: Nov 2022

1,048 m² 3 3 2

2 HOPWOOD PL



\$750,000

Sold Date: Nov 2022, 35 Days

919 m² 3 1 2

42 SEVERNE CRES



\$855,000

Sold Date: Nov 2022

825 m² 3 1 2

78 MT VERNON DR

\$980,000



Nov 2022
22 Days

944 m² 4 2 2

67 CASTLEY CCT

\$630,000



Nov 2022
86 Days

474 m² 3 1 1

107 IVO WHITTON CCT

\$1,405,000



Nov 2022
22 Days

1,256 m² 4 2 3

37 MT VERNON DR

\$1,510,000



Nov 2022
22 Days

1,079 m² 4 2 2

5 CONNOR PL

\$865,000



Nov 2022
87 Days

931 m² 3 2 1

74 TEPPER CCT

\$680,000



Nov 2022
91 Days

604 m² 3 1 -

81 SUMMERLAND CCT

\$795,000



Nov 2022
105 Days

764 m² 3 1 2

18 MCMAHON CRT

\$730,000



Oct 2022
83 Days

875 m² 3 1 2

14 MACKAY CRES

\$1,005,000



Oct 2022
22 Days

812 m² 4 2 3

46 MAXWORTHY ST

\$940,000

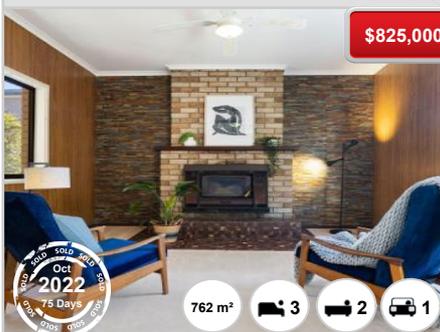


Oct 2022
85 Days

779 m² 4 2 1

15 BUCKLEY CCT

\$825,000



Oct 2022
75 Days

762 m² 3 2 1

20 FISKEN CRES

\$1,010,000



Oct 2022
17 Days

977 m² 4 3 4

KAMBAH - Properties For Rent

Median Rental Price

\$500 /w

Based on 145 recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

Rental Yield

+2.9%

Current Median Price: \$910,000
Current Median Rent: \$500

Based on 217 recorded House sales and 145 House rentals compared over the last 12 months

Number of Rentals

145

Based on recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

155 BODDINGTON CRESCENT

\$950 per week



Dec 2022
10 Days

1,119 m²   

70 Kingsmill Street

\$825 per week



Dec 2022
13 Days

1,031 m²   

4 LACEY PLACE

\$640



Dec 2022
15 Days

934 m²   

37 SINCLAIR STREET

\$780 per week



Dec 2022
17 Days

786 m²   

3 MCRAE PLACE

\$770



Dec 2022
17 Days

833 m²   

14 MACKAY CRESCENT

\$770 Per Week



Dec 2022
22 Days

812 m²   

9 SYMERS STREET

\$760 per week



Dec 2022
23 Days

902 m²   

8 Shipard Place

\$650 per week



Nov 2022
30 Days

664 m²   

15 MANNHEIM STREET

\$750.00 per



Nov 2022
36 Days

919 m²   

2 CRICHTON CRESCENT

\$890 per week



1,233 m²



83 MORRISON STREET

\$600 per week



458 m²



4 Habgood Place

\$950



1,133 m²

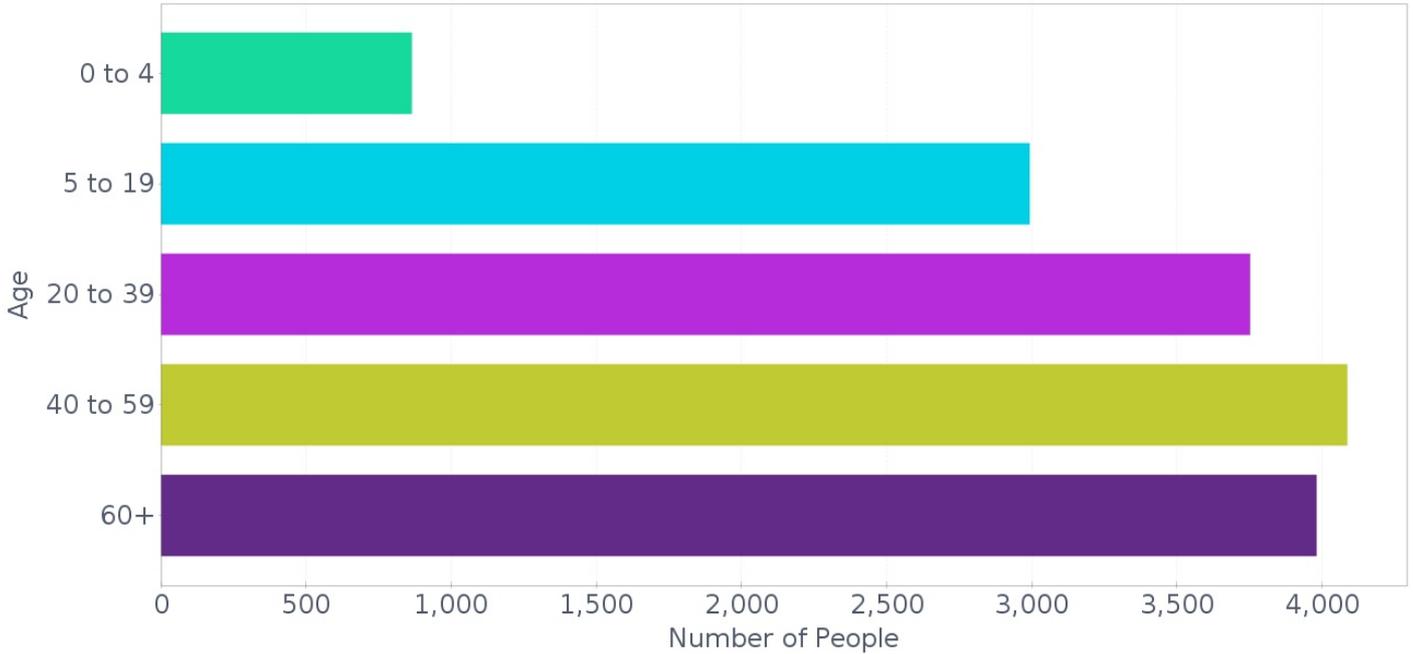


63/ LIVINGSTON AVENUE

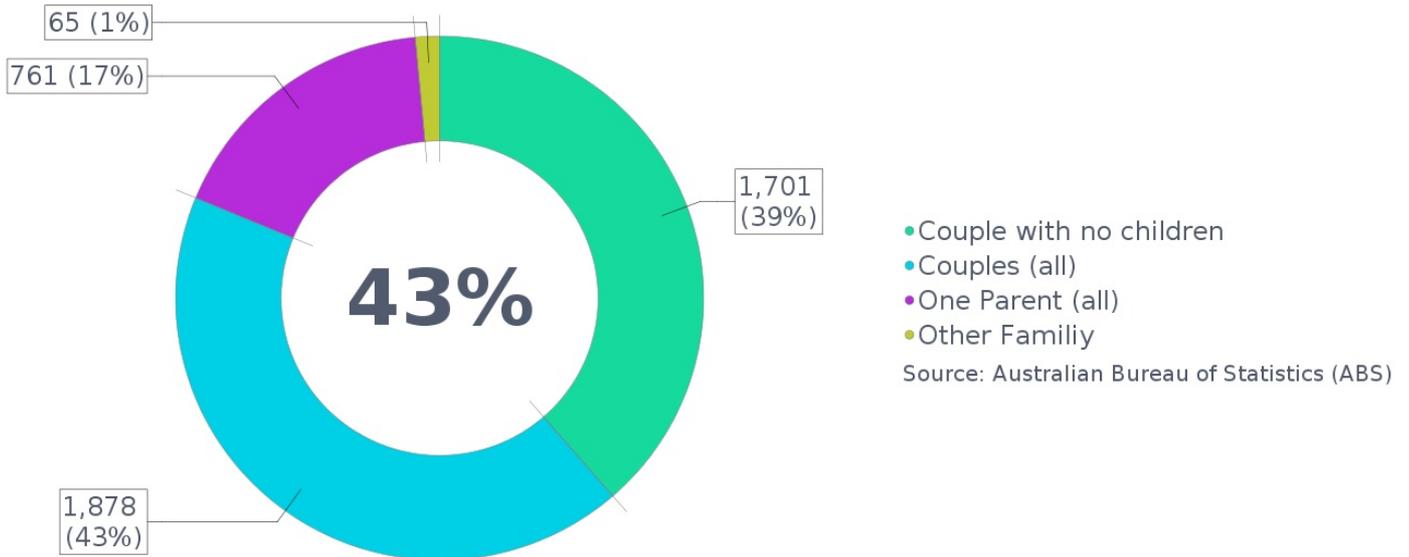
\$640 - \$660 per



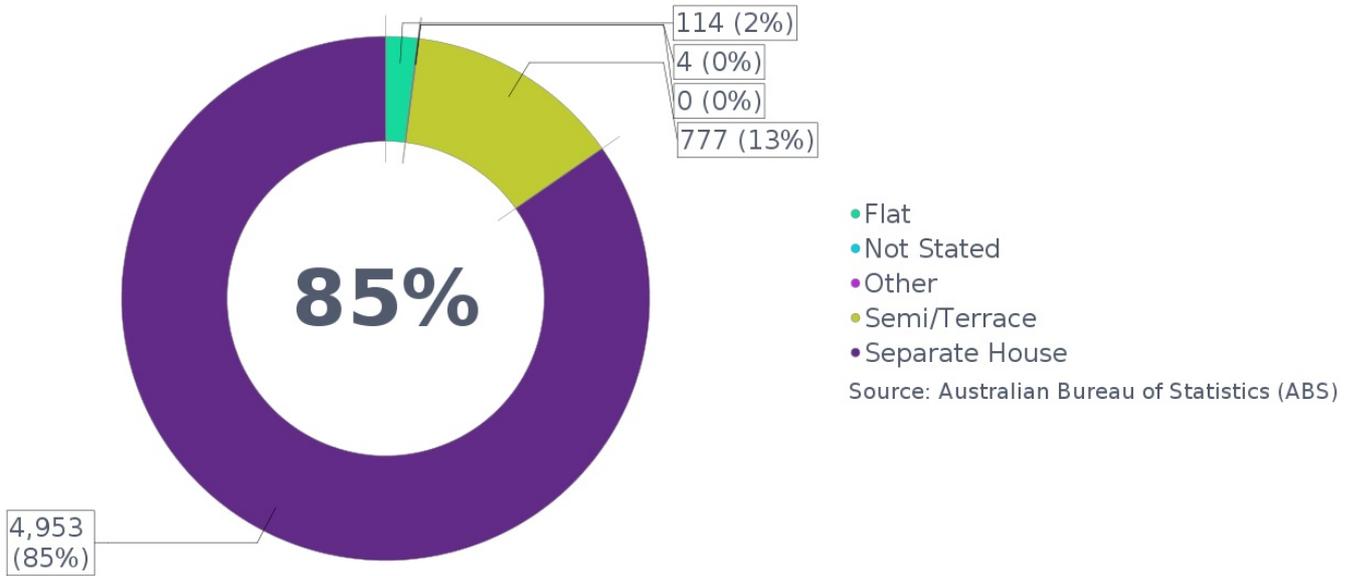
Age of Population (2021)



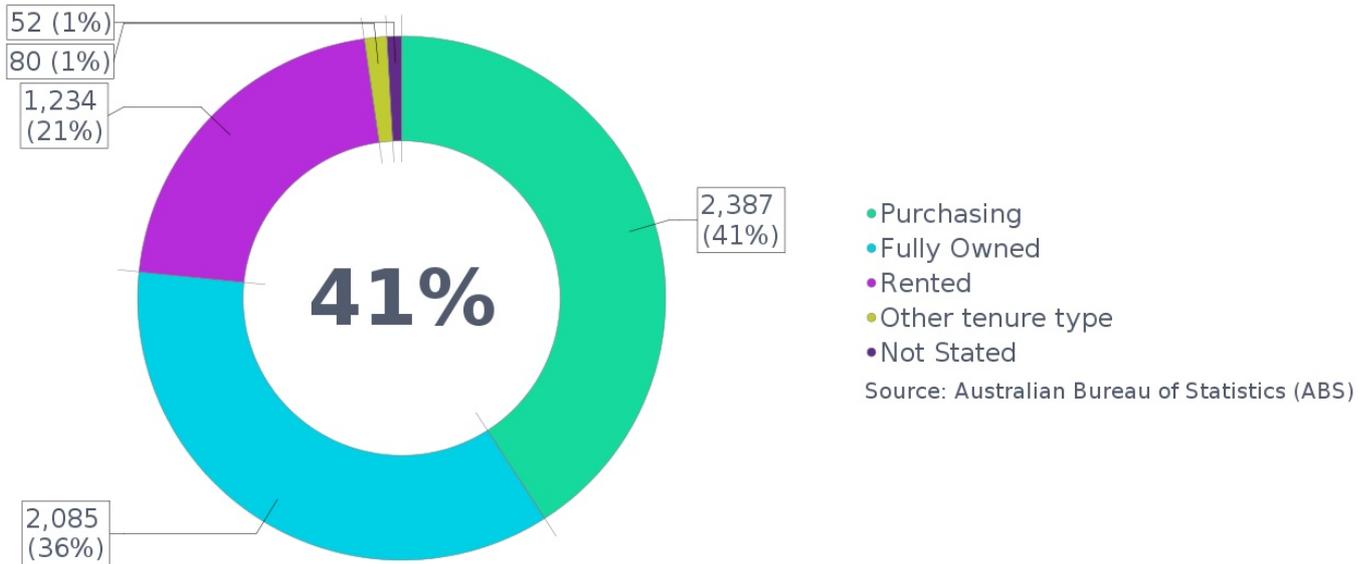
Family Composition (2021)



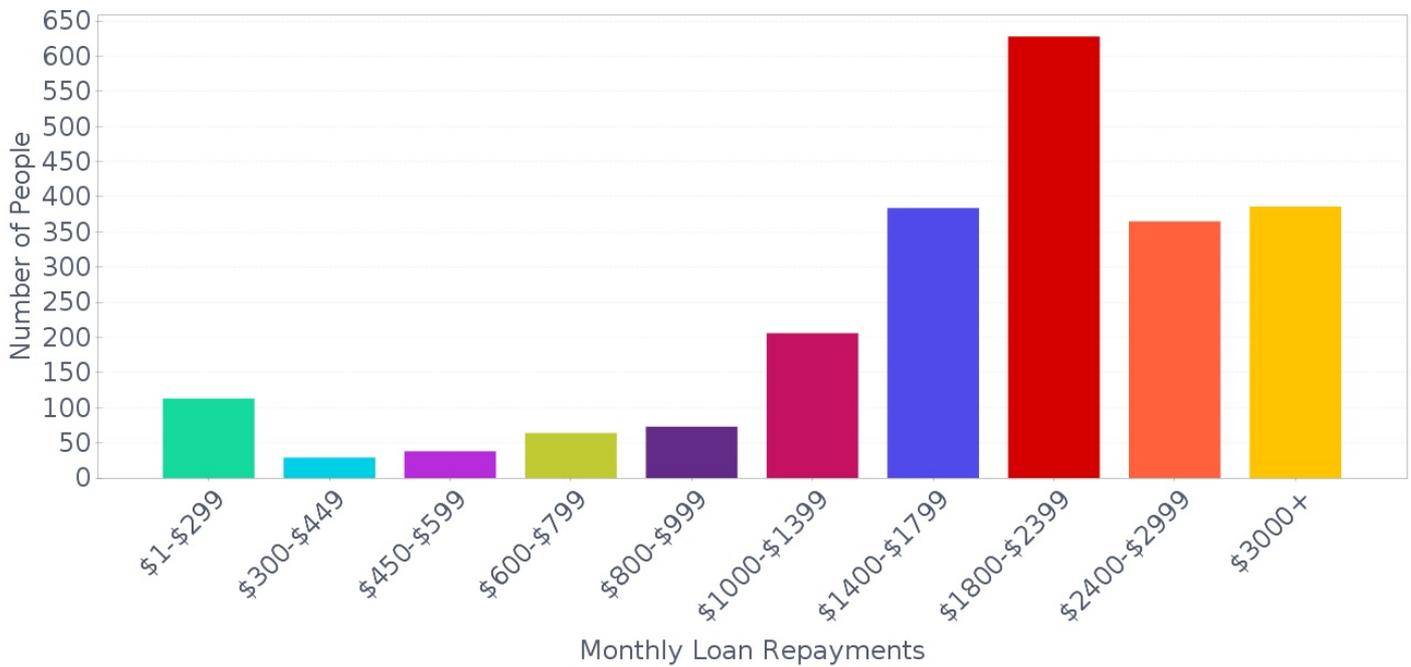
Dwelling Structure (2021)



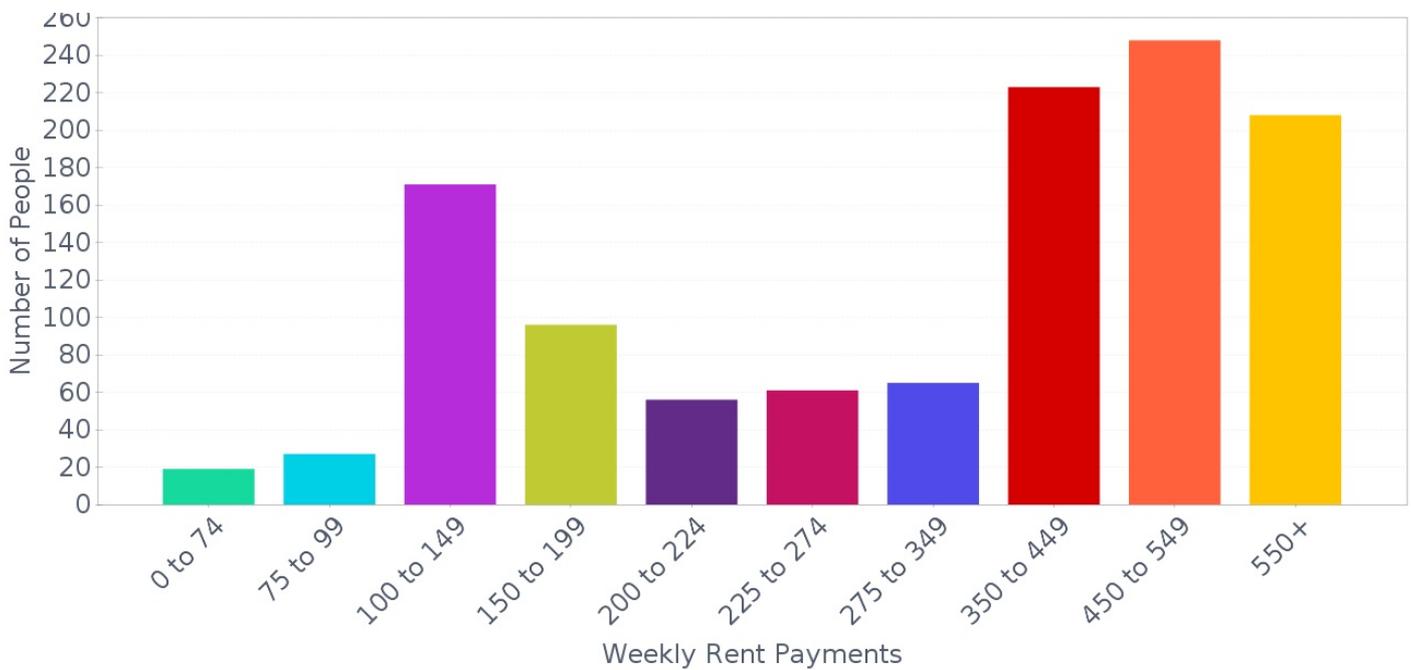
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

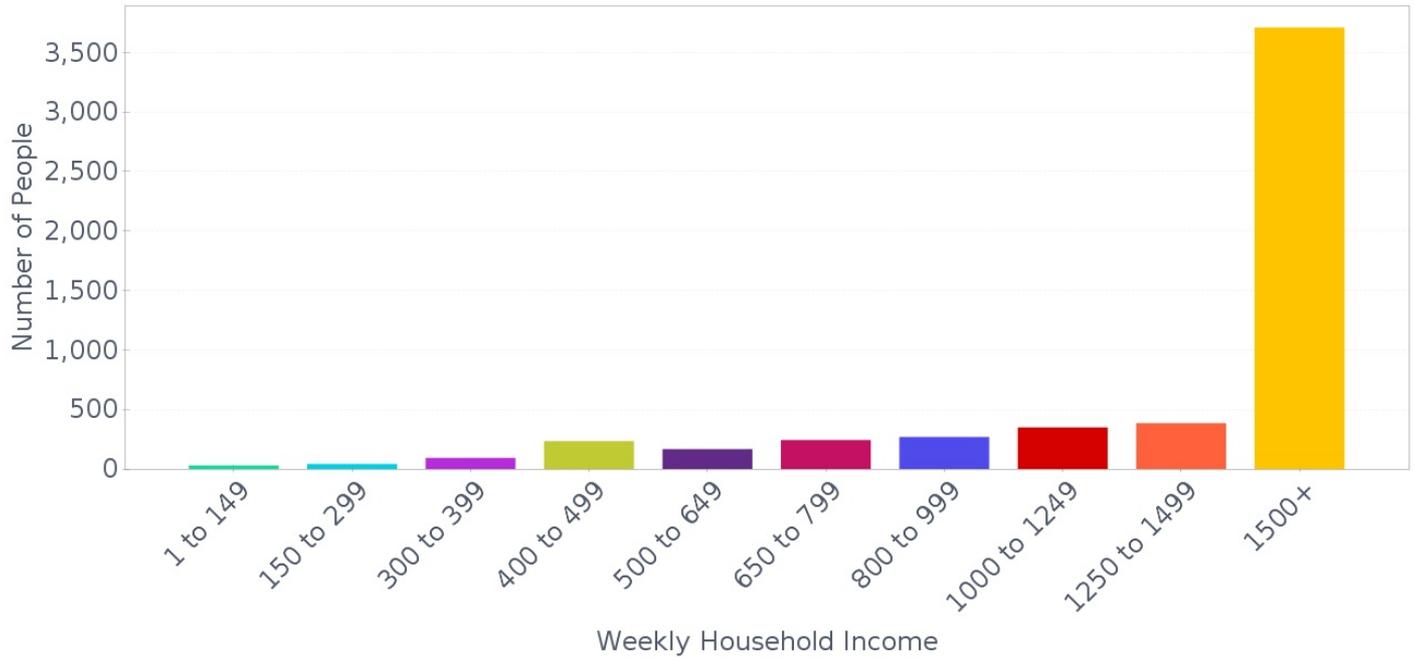


Rent Payments - Weekly (2021)

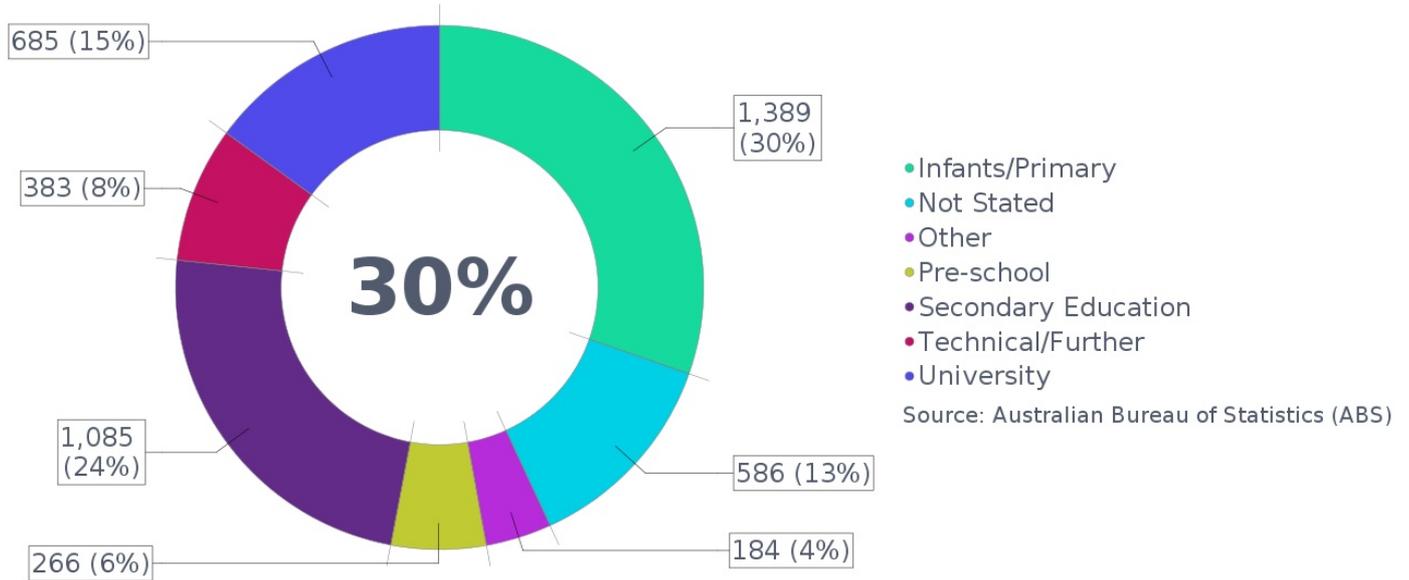




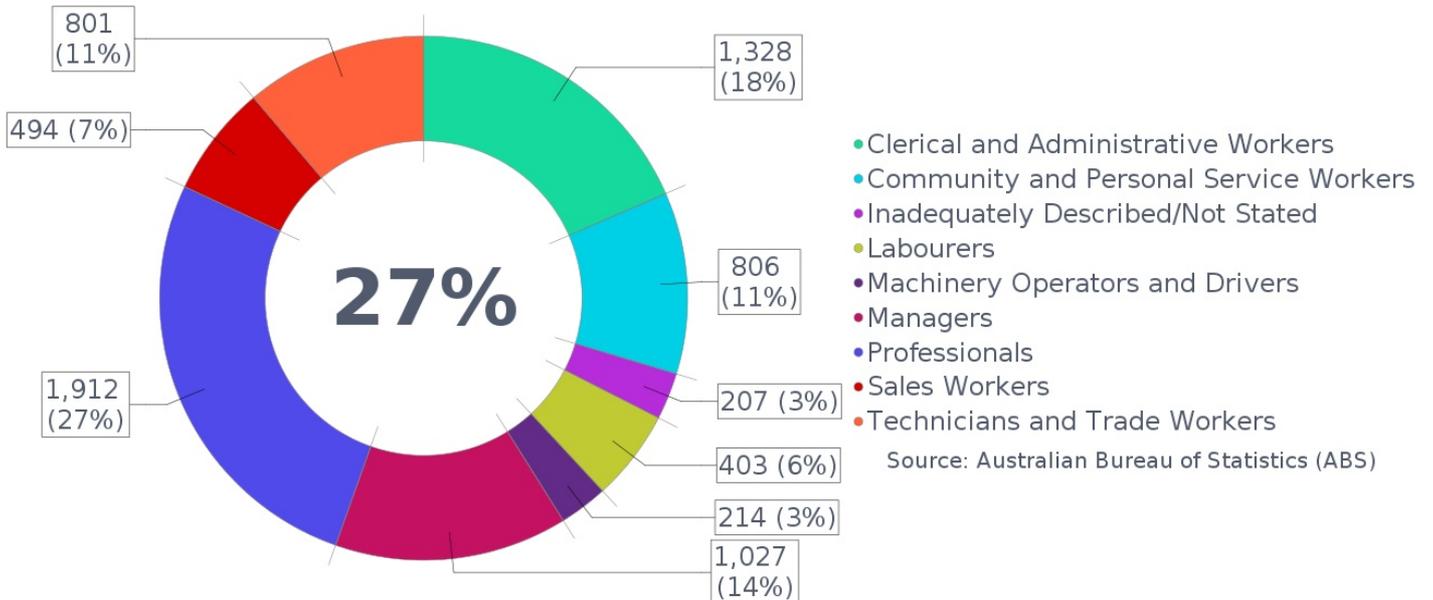
Household Income - Weekly (2021)



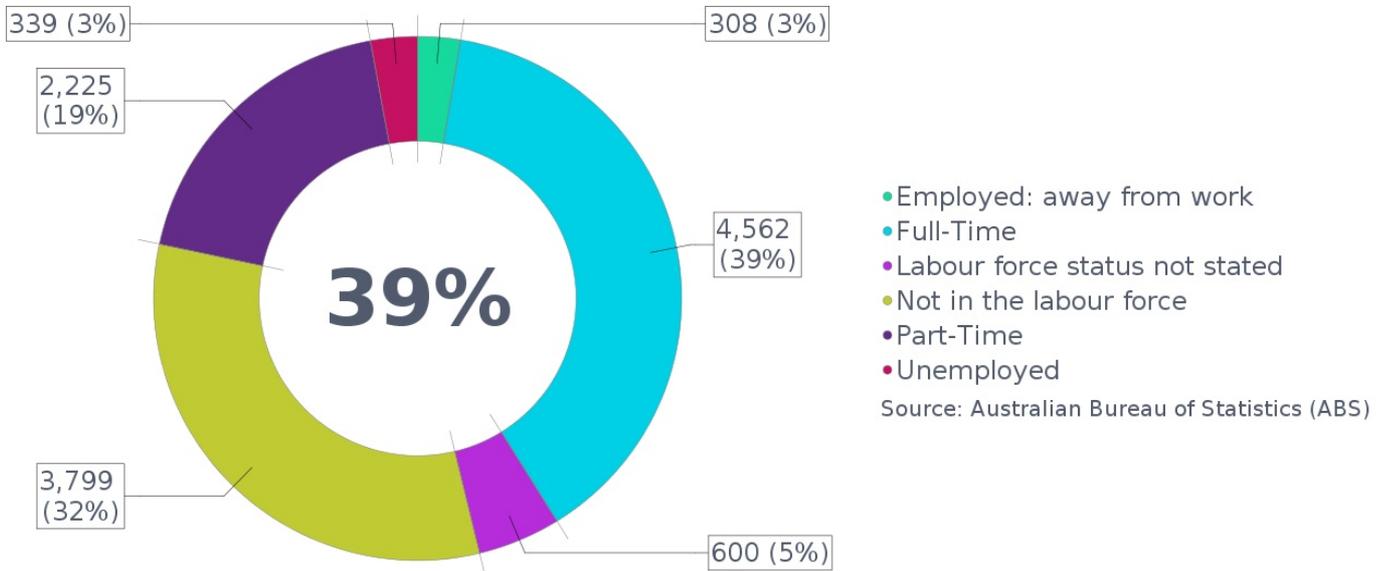
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

