

SUBURB FLYOVER REPORT

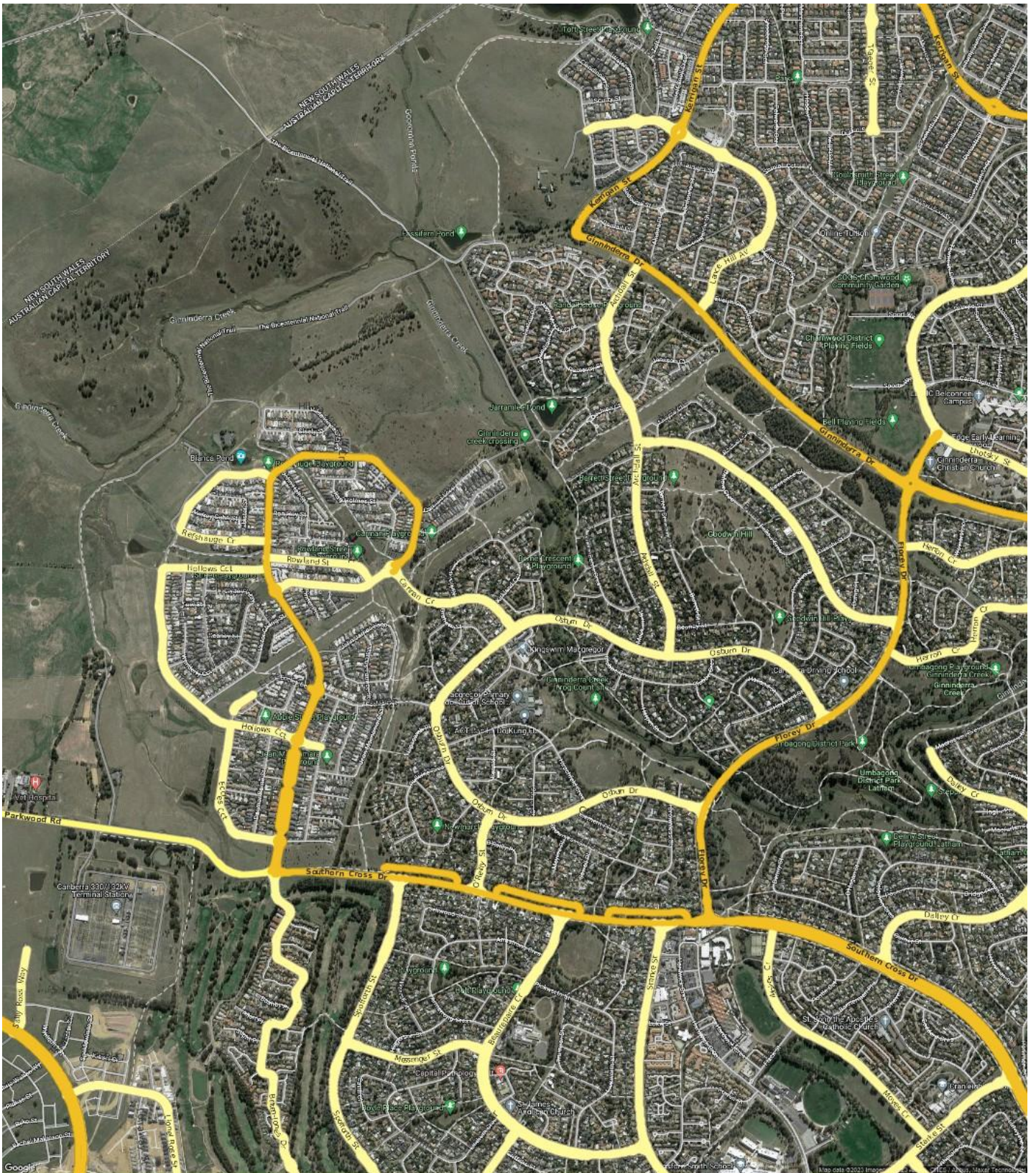
MACGREGOR (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





MACGREGOR - Suburb Map



Prepared on 30/01/2023 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	101	\$ 820,000	8.3 %	\$ 300,002	\$ 1,450,000
2023	0				

Median Sale Price

\$820k

Based on 101 recorded House sales within the last 12 months (2022)

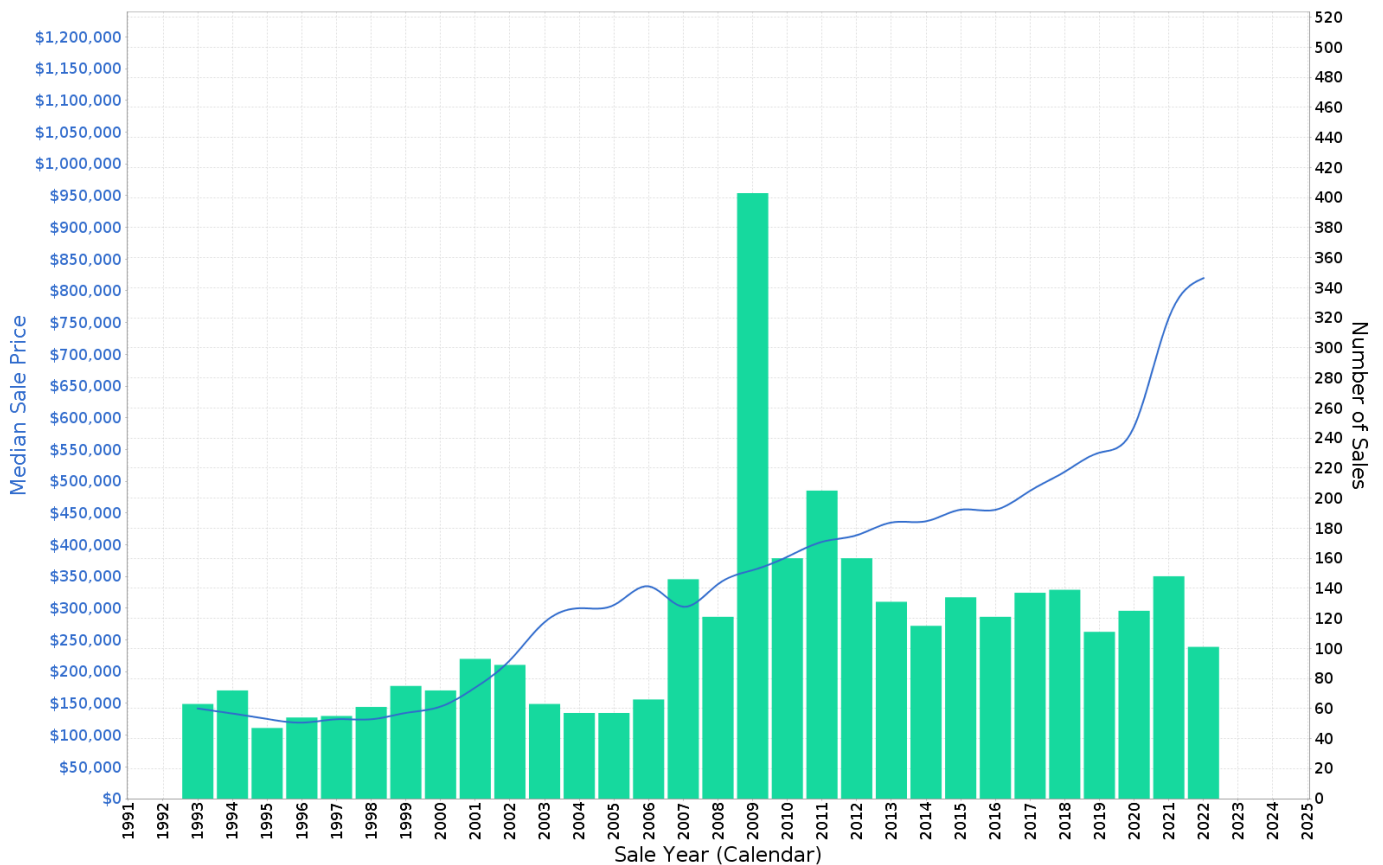
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

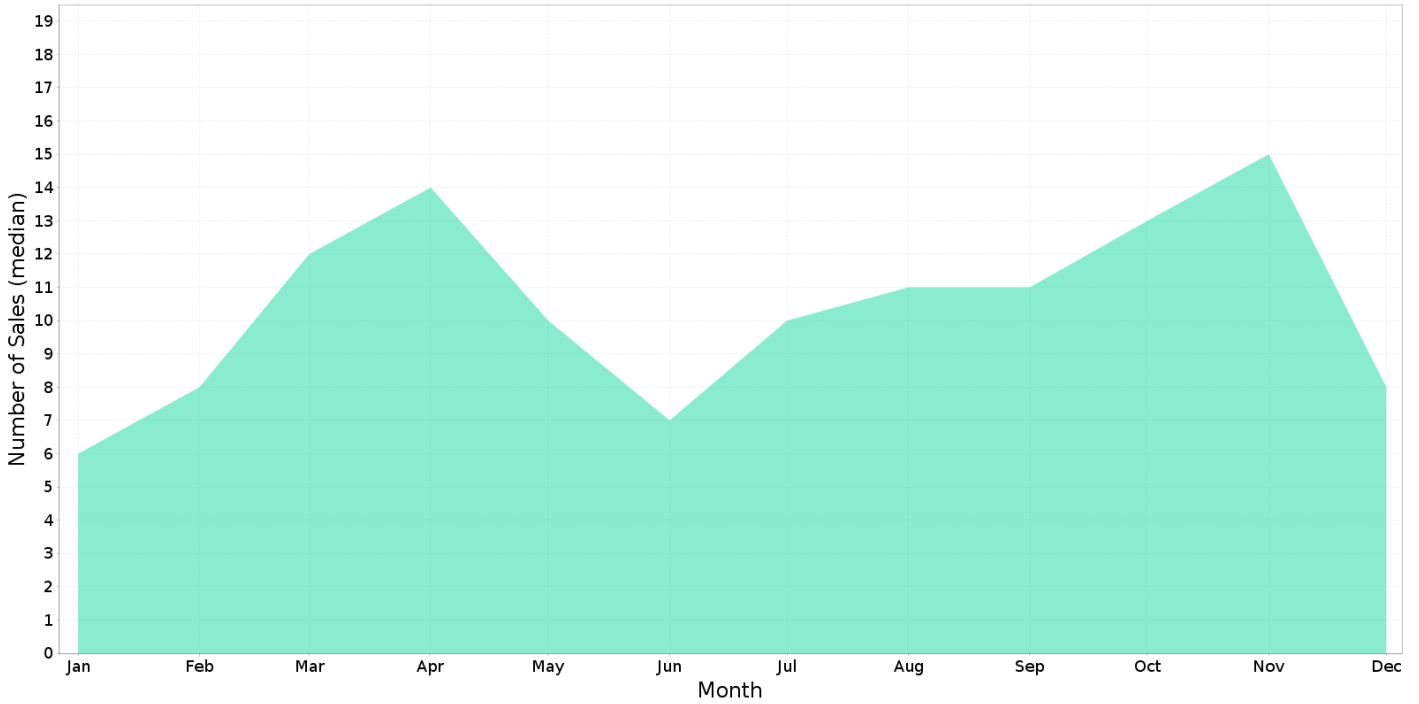
+8.3%

Current Median Price: \$820,000
Previous Median Price: \$757,500

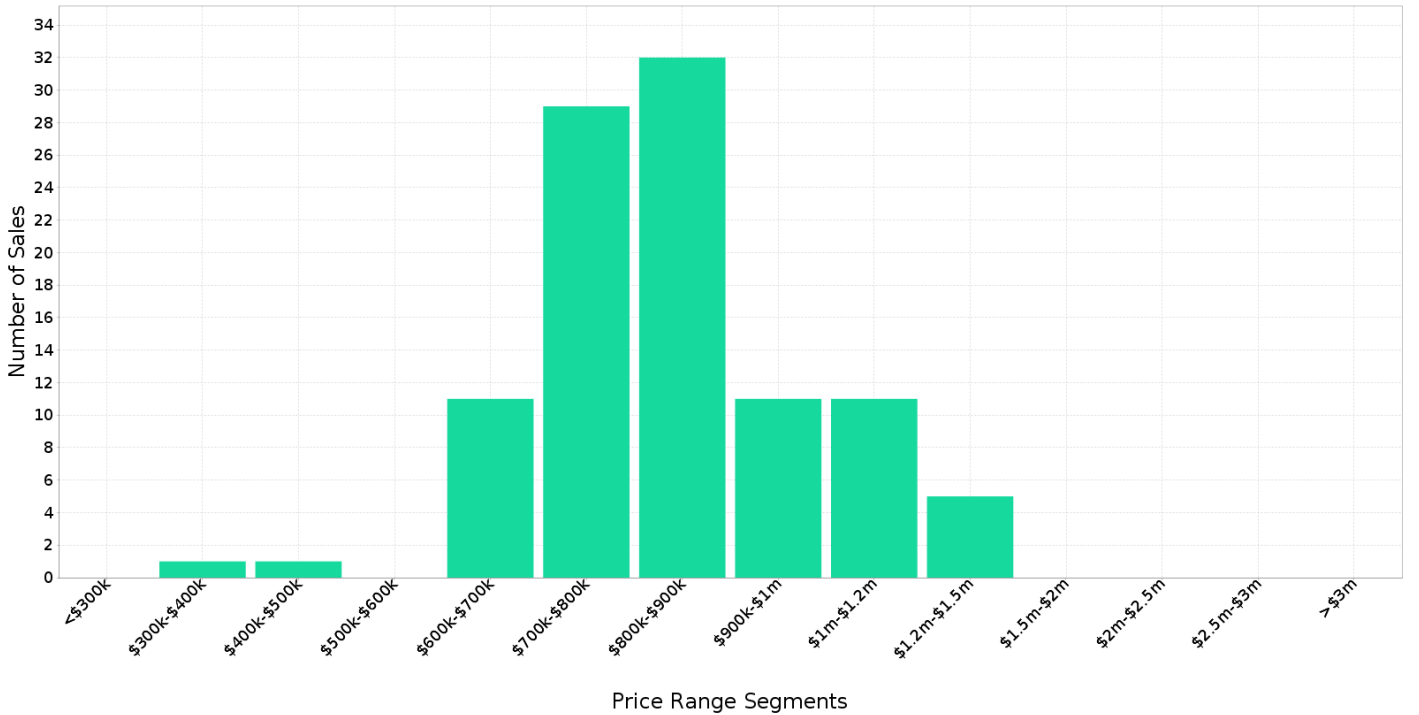
Based on 249 recorded House sales compared over the last two rolling 12 month periods



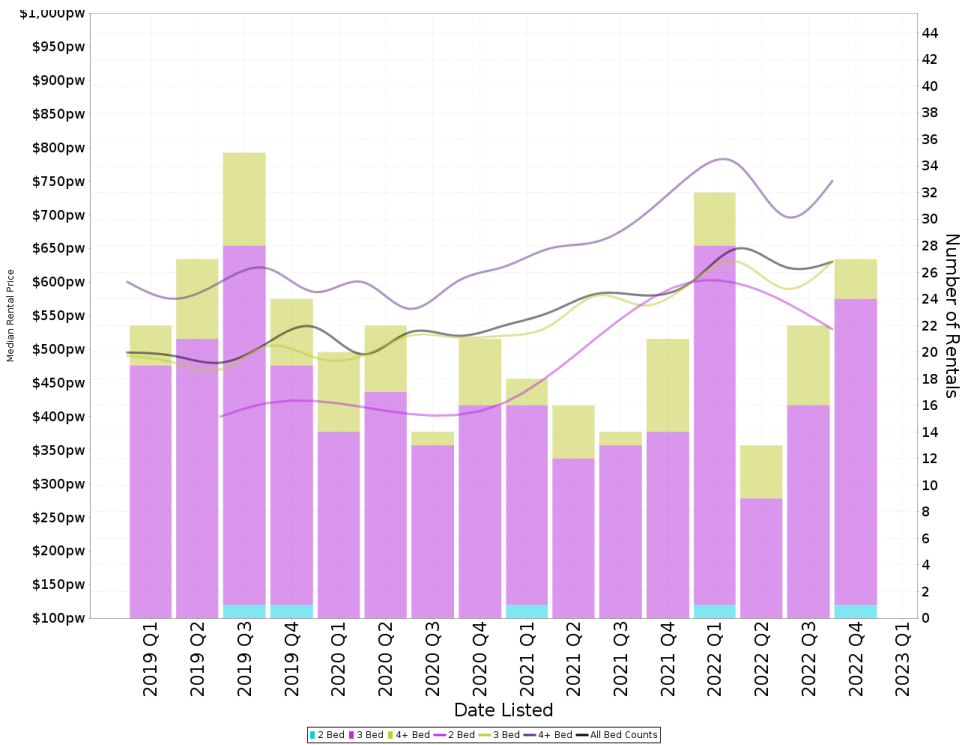
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+8.3%

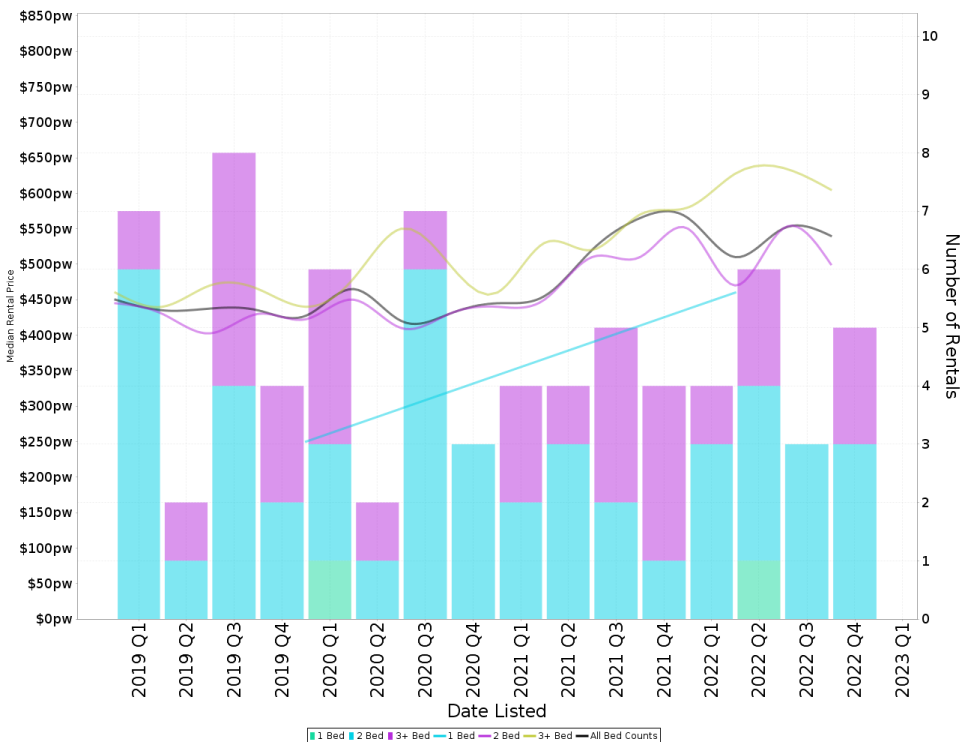
Current Median Price: \$820,000
Previous Median Price: \$757,500
 Based on 249 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$820,000
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

\$820k

Based on 101 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

+8.3%

Current Median Price: \$820,000
Previous Median Price: \$757,500

Based on 249 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

101

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

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

25/85 MACFARLANE BURNET AVE



\$555,000



1.07 ha   

15 CUMPSTON PL



\$1,030,000



1,049 m²   

19 HILDA KINCAID CRES




\$910,000







357 m²   

63 OSBURN DR




\$717,500







759 m²   

89 CARMAN LOOP



\$780,000



395 m²   

36 OSBURN DR




\$772,000







850 m²   

5 ROWLAND ST




\$692,000







250 m²   

16 ECCLES CCT




\$950,000







450 m²   

1 SWIFT PL



\$785,000



906 m²   

11 PULLEINE CRES

\$782,000

1,051 m² 3 2 2

Dec 2022
44 Days

84A HOLLOWES CCT

\$620,000

362 m² - - -

Dec 2022
N/A

59 CARMAN LP

\$850,000

photo not available

3 2 2

Dec 2022
N/A

35 MILEHAM ST

\$840,000

981 m² 4 1 2

Nov 2022

LJ Hooker

11 REFSHAUGE CRES

\$755,000

355 m² 3 1 1

Nov 2022
43 Days

19 HIRSCHFELD CRES

\$790,000

984 m² 3 1 2

Nov 2022
14 Days

LJ Hooker

24 AUDREY CAHN ST

\$660,000

226 m² 3 1 1

Nov 2022
20 Days

LJ Hooker

18 WUNDERLY CCT

\$788,000

578 m² 3 2 2

Nov 2022
20 Days

6 BOELKE PL

\$717,000

374 m² 3 1 1

Nov 2022
21 Days

58 MACFARLANE BURNET AVE

\$855,000

600 m² 3 2 2

Nov 2022
22 Days

97 FLOREY DR

\$860,000

1,062 m² 4 2 2

Nov 2022
89 Days

2/358 SOUTHERN CROSS DR

\$932,000

892 m² 4 2 2

Oct 2022
18 Days

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: \$820,000
Current Median Rent: \$490

Based on 101 recorded House sales and 108 House rentals compared over the last 12 months

Number of Rentals

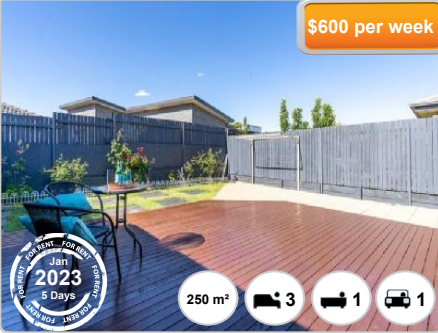
108

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

185 MACFARLANE BURNET AVENUE

\$600 per week



250 m² 3 1 1

Jan 2023 5 Days

185 MacFarlane Burnet Ave

\$600 per week

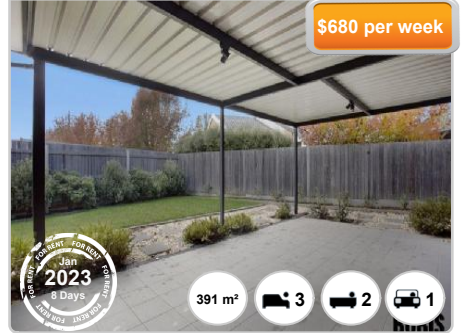


250 m² 3 1 1

2023 19 Days

7 STANG PLACE

\$680 per week



391 m² 3 2 1

Jan 2023 8 Days

11 PULLEINE CRESCENT

\$650.00 per

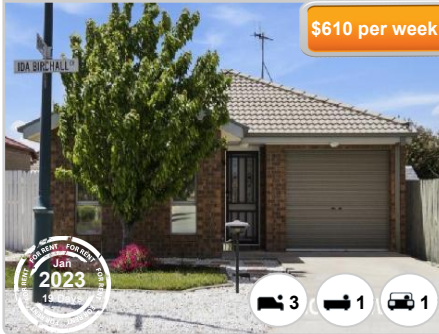


1,051 m² 3 2 2

Jan 2023 18 Days

12 IDA BIRCHALL STREET

\$610 per week




3 1 1

Jan 2023 19 Days

182- MacFarlane Burnett Avenue

\$580 per week




3 1 1

Jan 2023 20 Days

177 OSBURN DRIVE

\$600

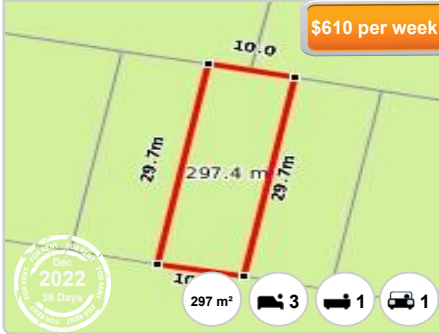


698 m² 4 1 2

Jan 2023 21 Days

6 Ida Birchall Crescent

\$610 per week



297 m² 3 1 1

Dec 2022 39 Days

33 ARCHDALL STREET

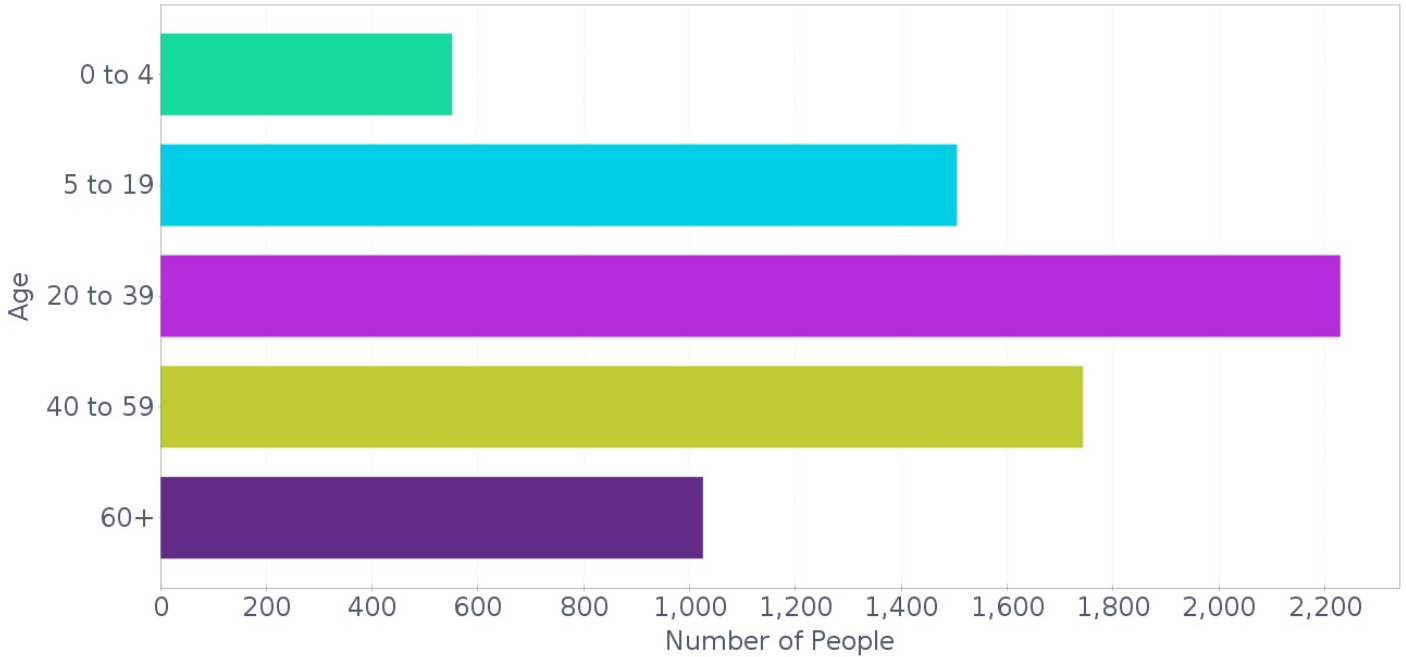
\$590.00 per



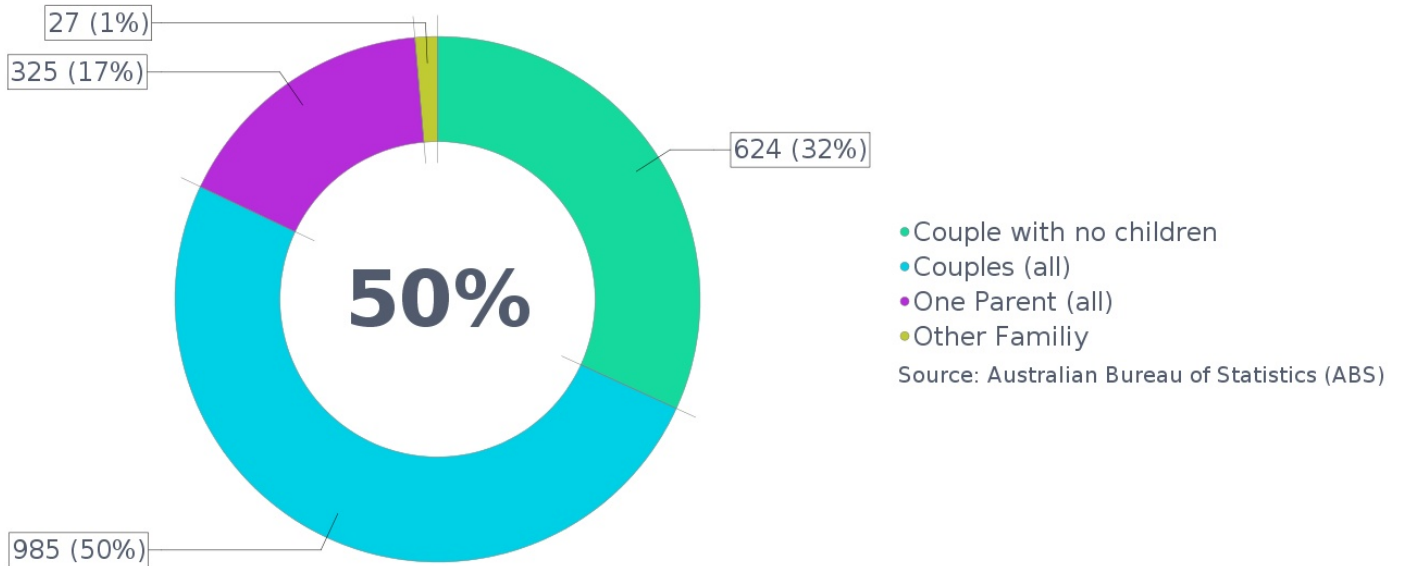
873 m² 3 1 2

Dec 2022 40 Days

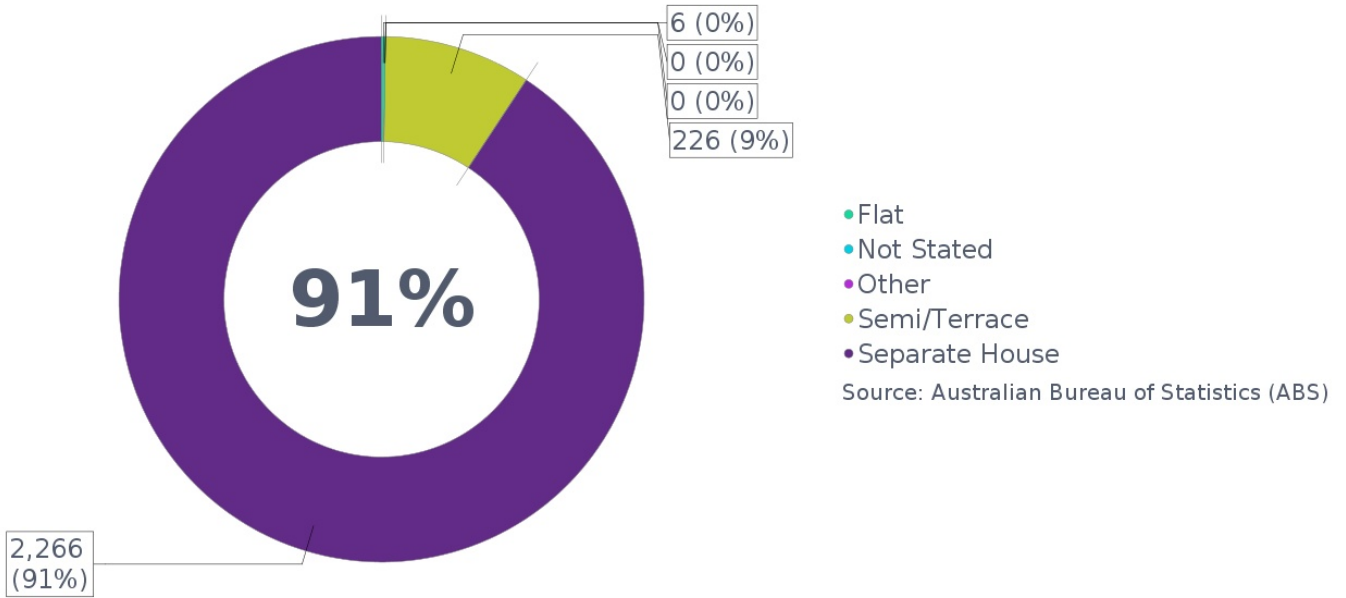
Age of Population (2021)



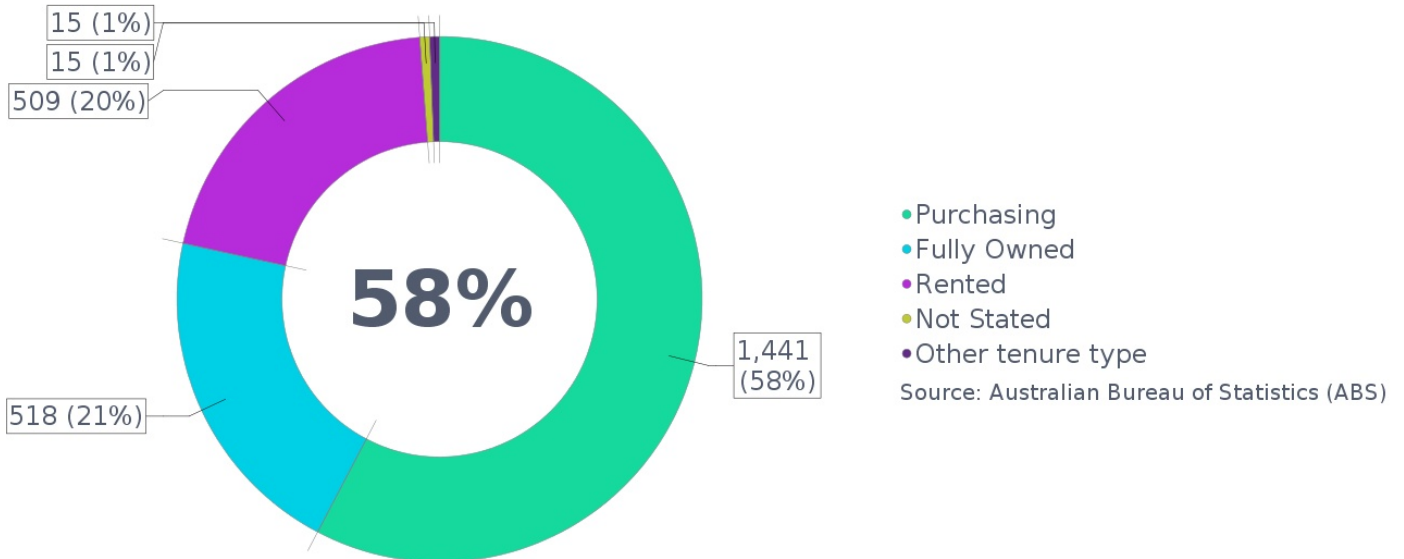
Family Composition (2021)



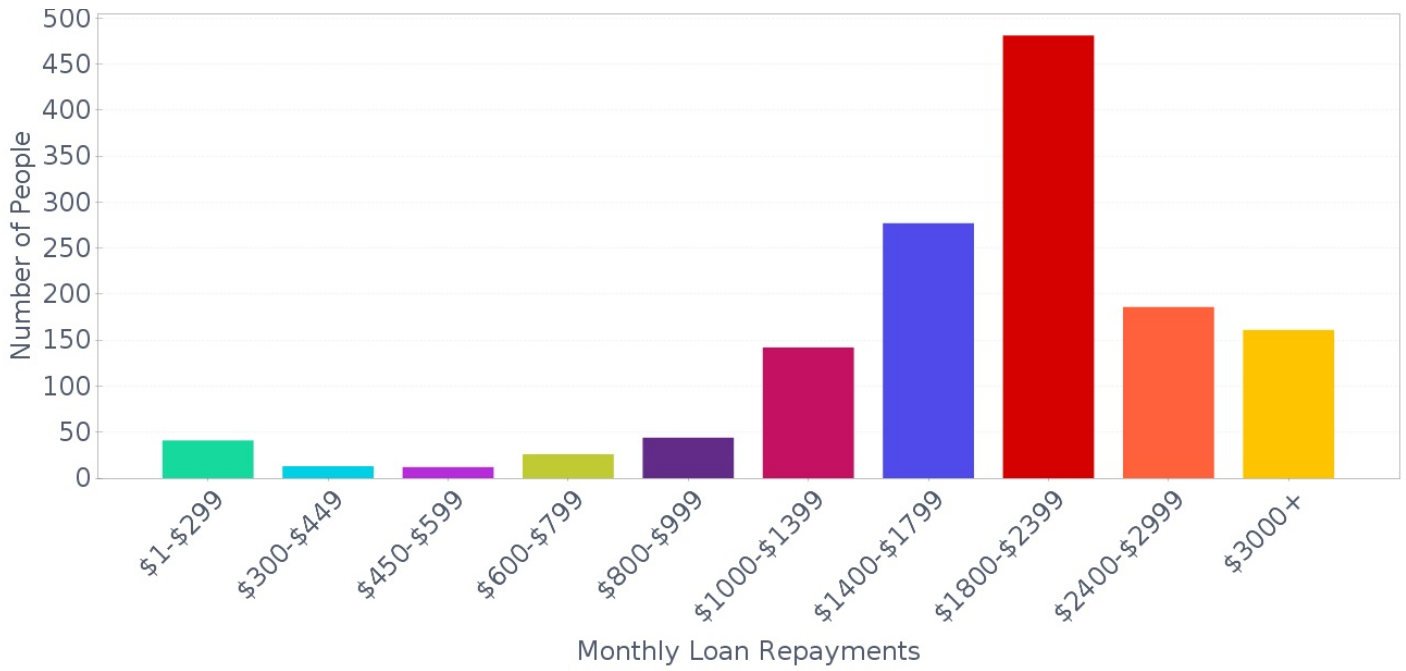
Dwelling Structure (2021)



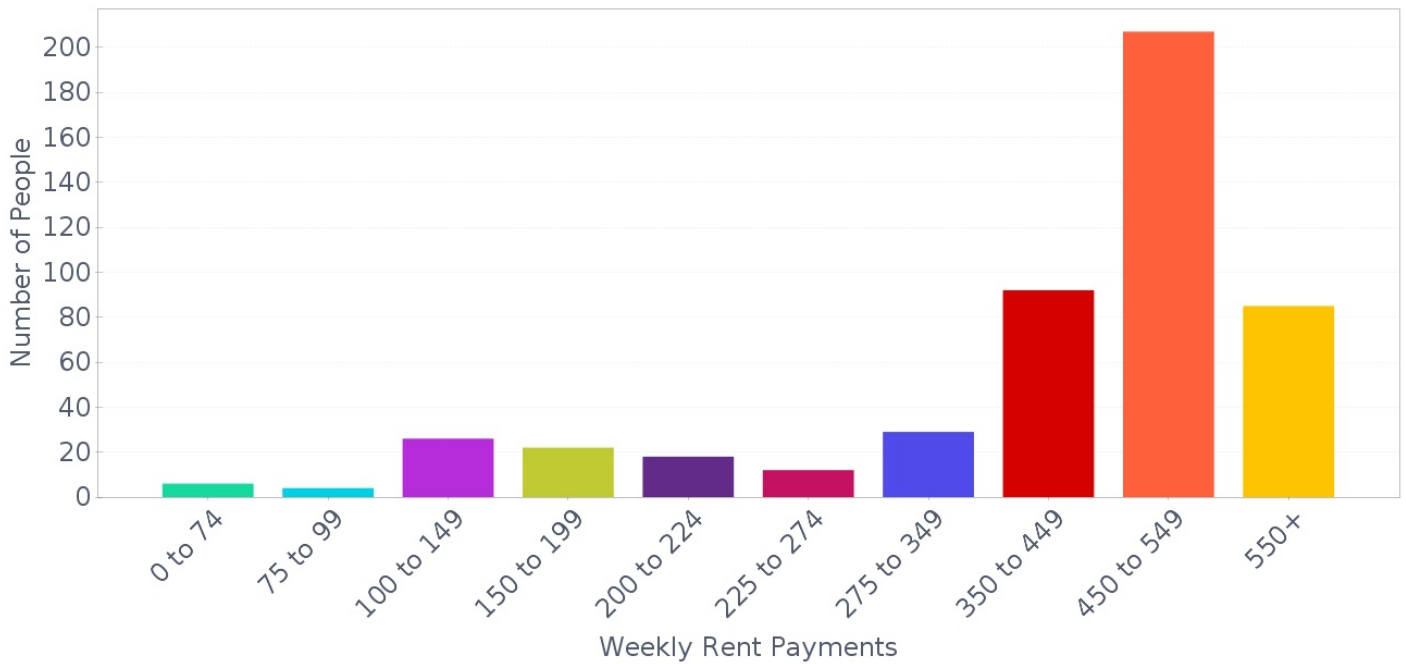
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

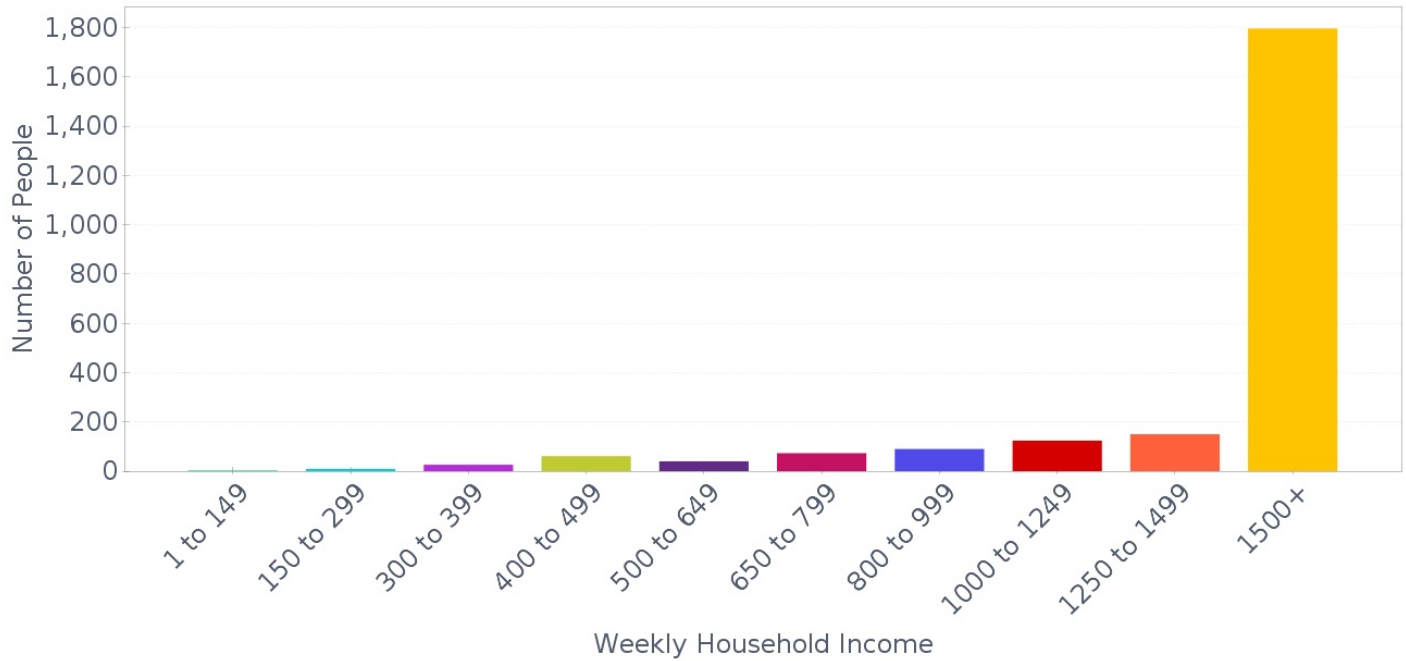


Rent Payments - Weekly (2021)

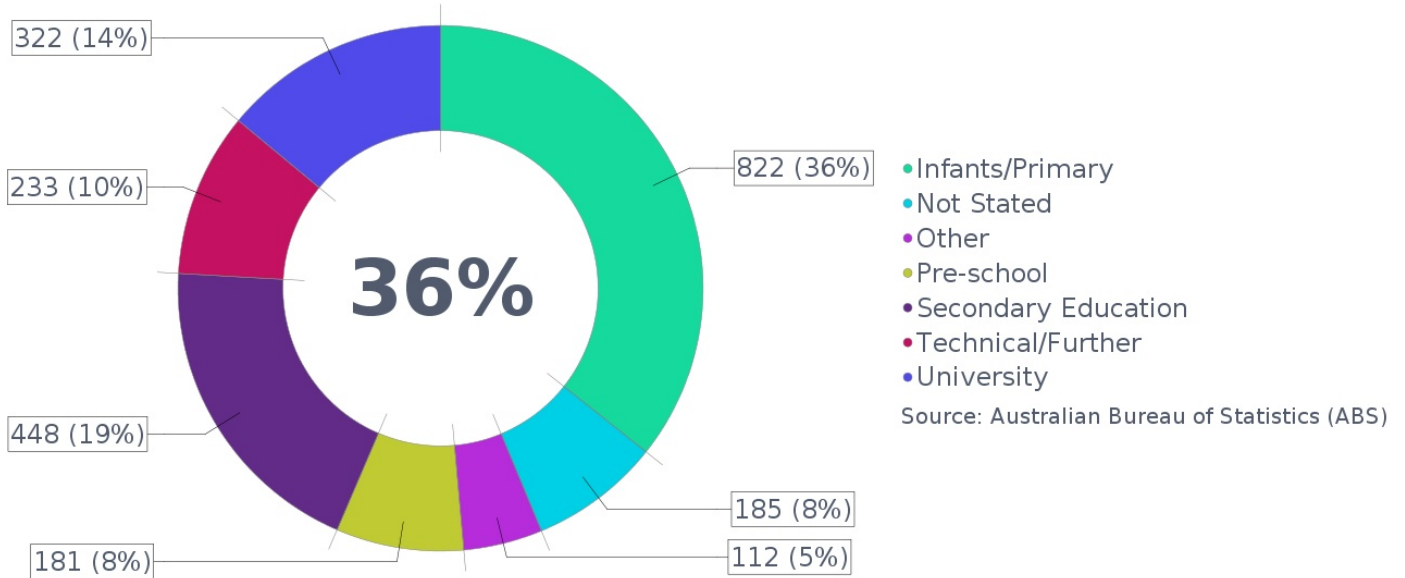




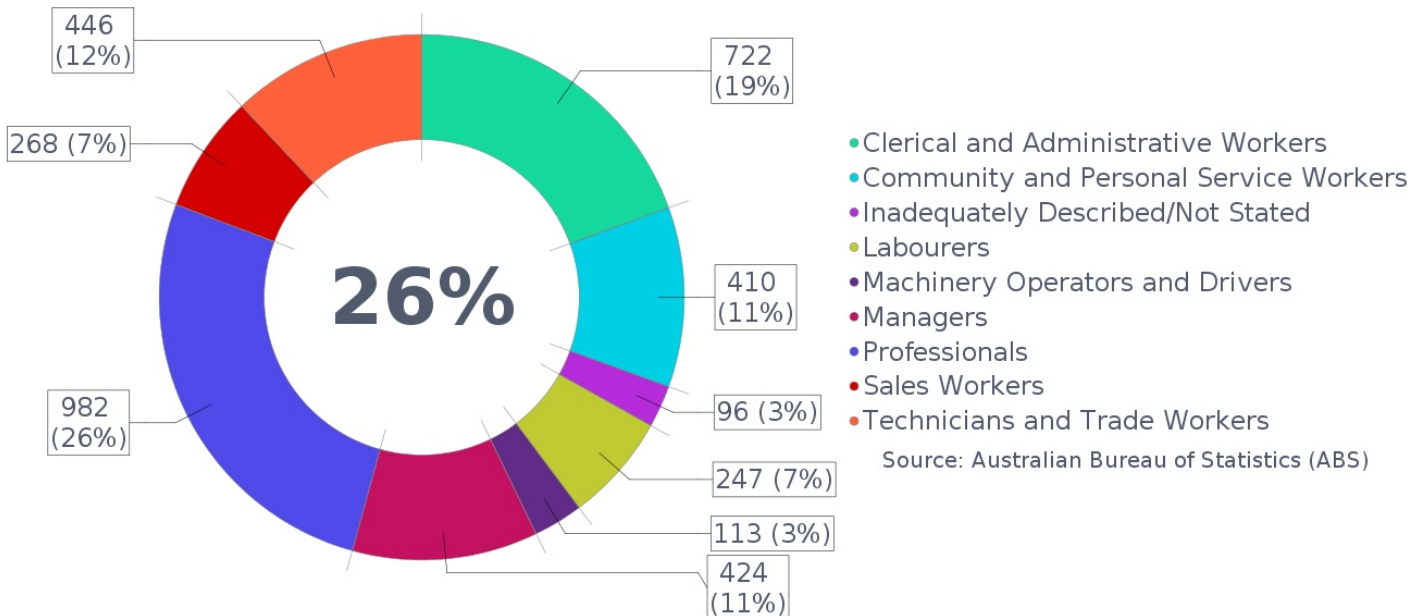
Household Income - Weekly (2021)



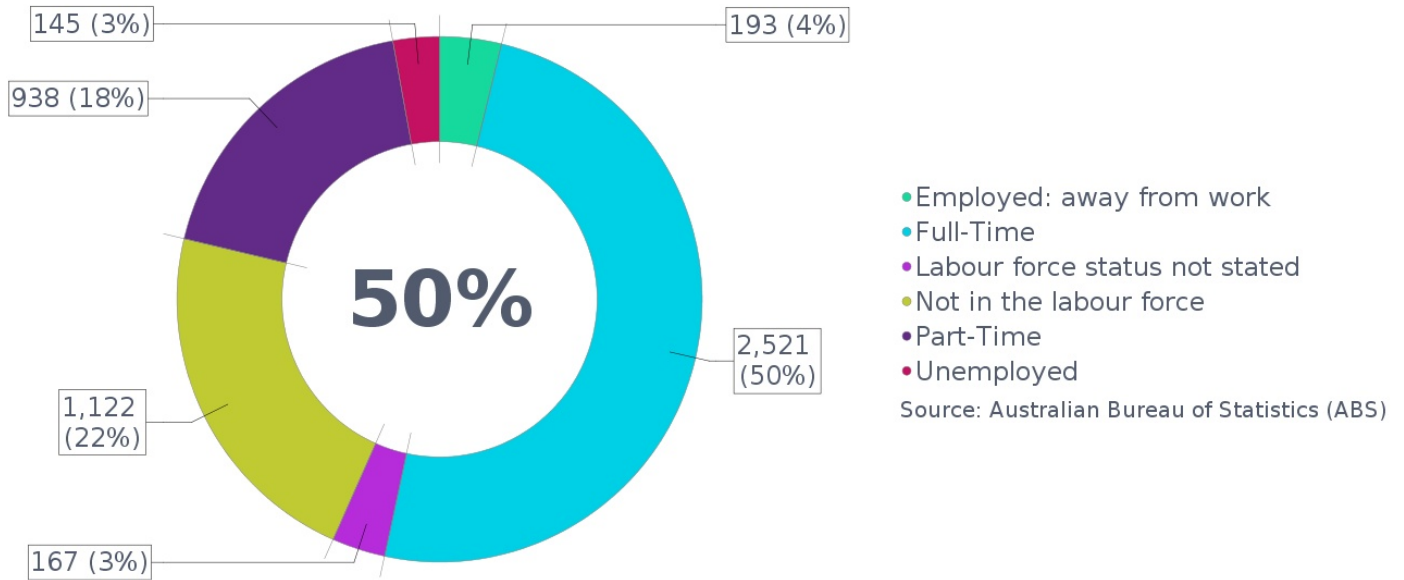
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

