

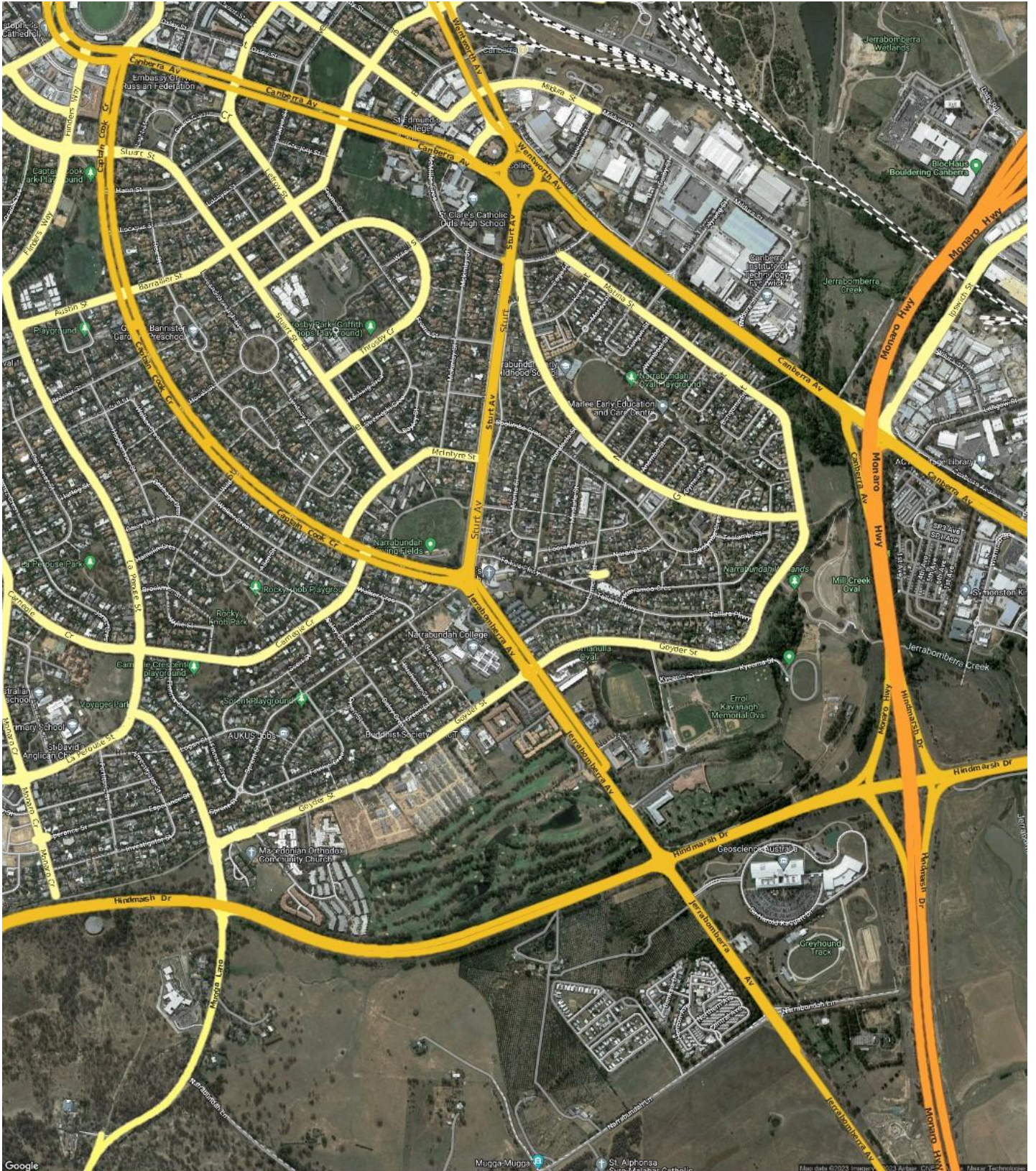
SUBURB FLYOVER REPORT

NARRABUNDAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



NARRABUNDAH - Suburb Map



Prepared on 01/03/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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NARRABUNDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	83	\$ 450,000	0.0 %	\$ 234,000	\$ 851,000
2006	65	\$ 519,000	15.3 %	\$ 215,000	\$ 760,000
2007	89	\$ 550,000	6.0 %	\$ 10,300	\$ 1,800,000
2008	50	\$ 602,500	9.5 %	\$ 415,000	\$ 975,000
2009	72	\$ 628,750	4.4 %	\$ 150,000	\$ 1,375,000
2010	51	\$ 685,000	8.9 %	\$ 460,000	\$ 1,218,000
2011	45	\$ 638,000	-6.9 %	\$ 360,000	\$ 1,261,000
2012	59	\$ 696,000	9.1 %	\$ 200,000	\$ 1,300,000
2013	67	\$ 690,000	-0.9 %	\$ 17,000	\$ 1,230,000
2014	58	\$ 681,500	-1.2 %	\$ 103,333	\$ 1,410,000
2015	57	\$ 797,500	17.0 %	\$ 200,000	\$ 1,460,000
2016	60	\$ 813,000	1.9 %	\$ 477,000	\$ 1,800,000
2017	69	\$ 890,000	9.5 %	\$ 150,000	\$ 1,505,000
2018	74	\$ 975,000	9.6 %	\$ 75,000	\$ 2,200,000
2019	73	\$ 1,000,000	2.6 %	\$ 350,000	\$ 1,675,000
2020	79	\$ 1,105,000	10.5 %	\$ 470,000	\$ 3,000,000
2021	86	\$ 1,373,250	24.3 %	\$ 250,000	\$ 2,910,000
2022	61	\$ 1,300,000	-5.3 %	\$ 132,500	\$ 2,250,000
2023	1	\$ 3,625,000	178.8 %	\$ 3,625,000	\$ 3,625,000

Median Sale Price

\$1.3m

Based on 61 recorded House sales within the last 12 months (2022)

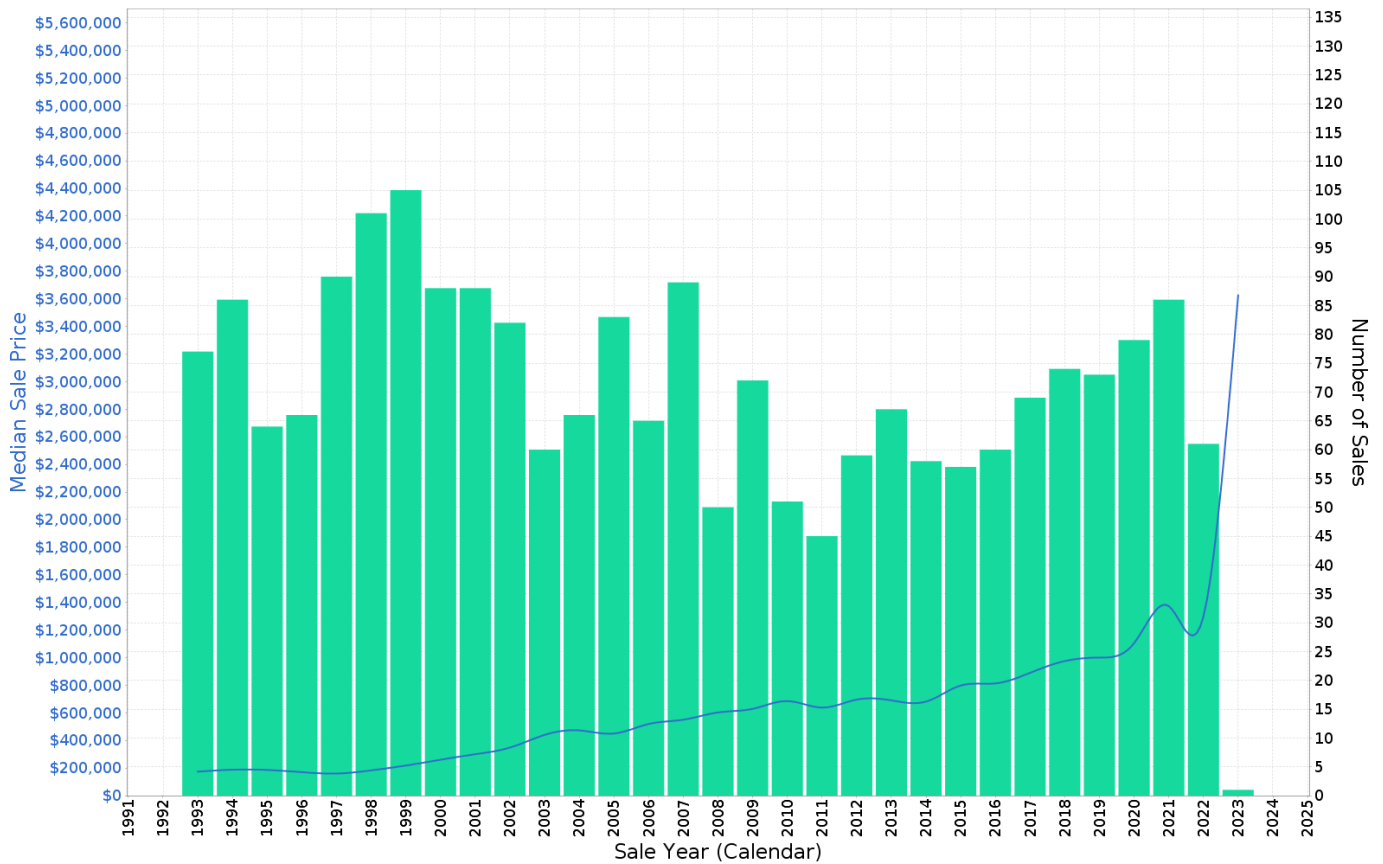
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

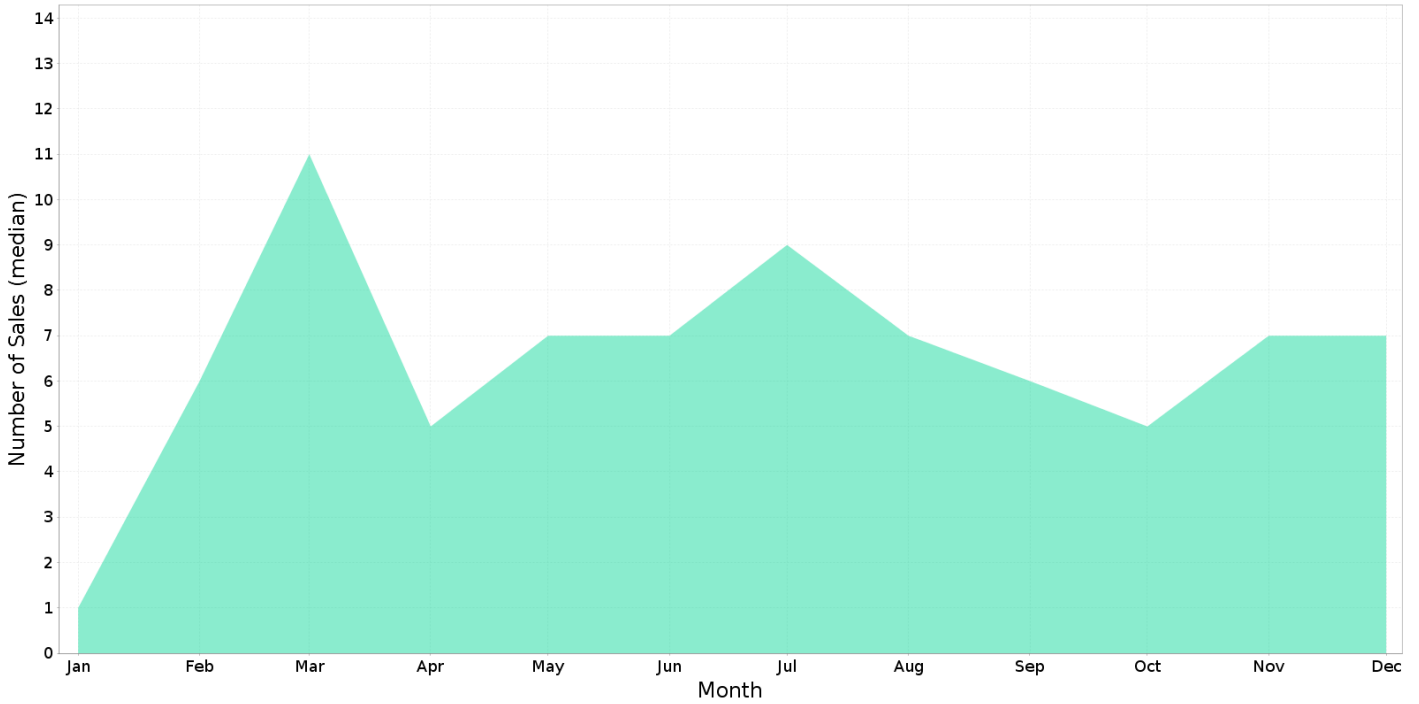
-5.3%

Current Median Price: \$1,300,000
Previous Median Price: \$1,373,250

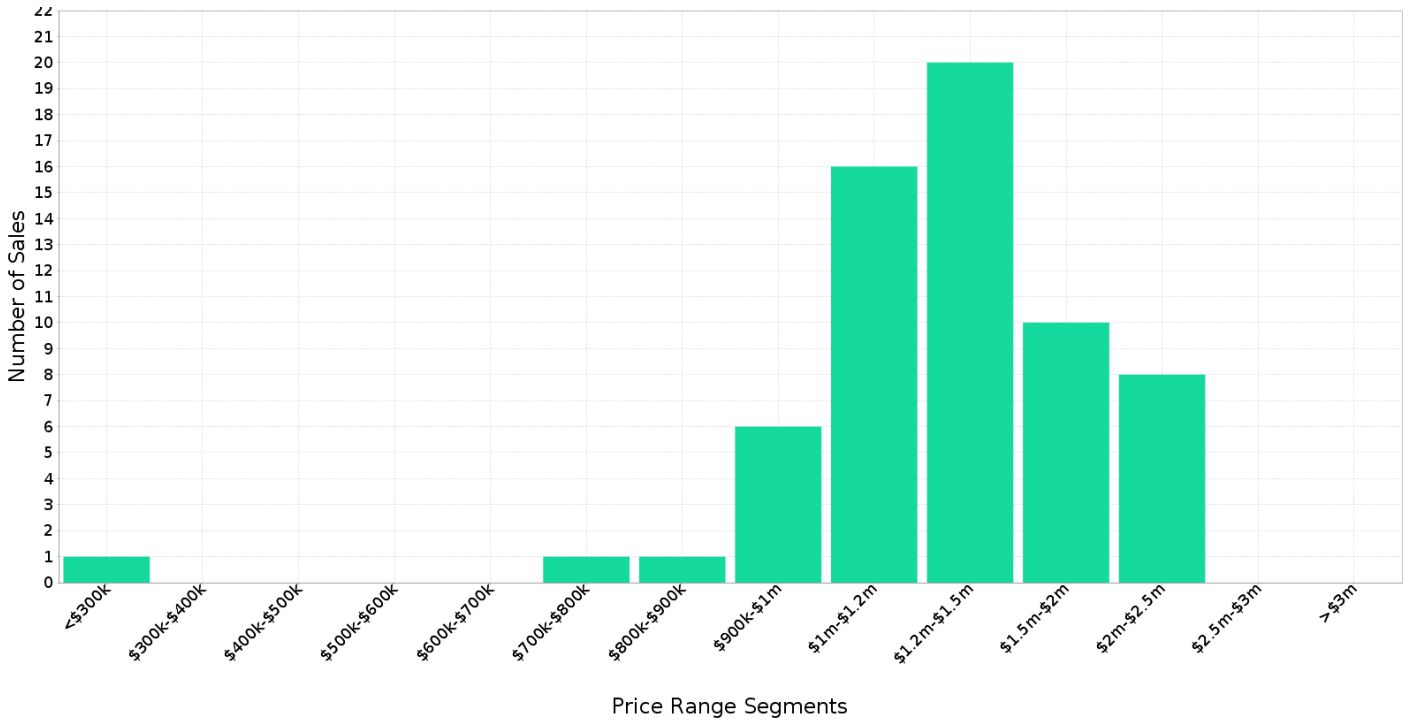
Based on 147 recorded House sales compared over the last two rolling 12 month periods



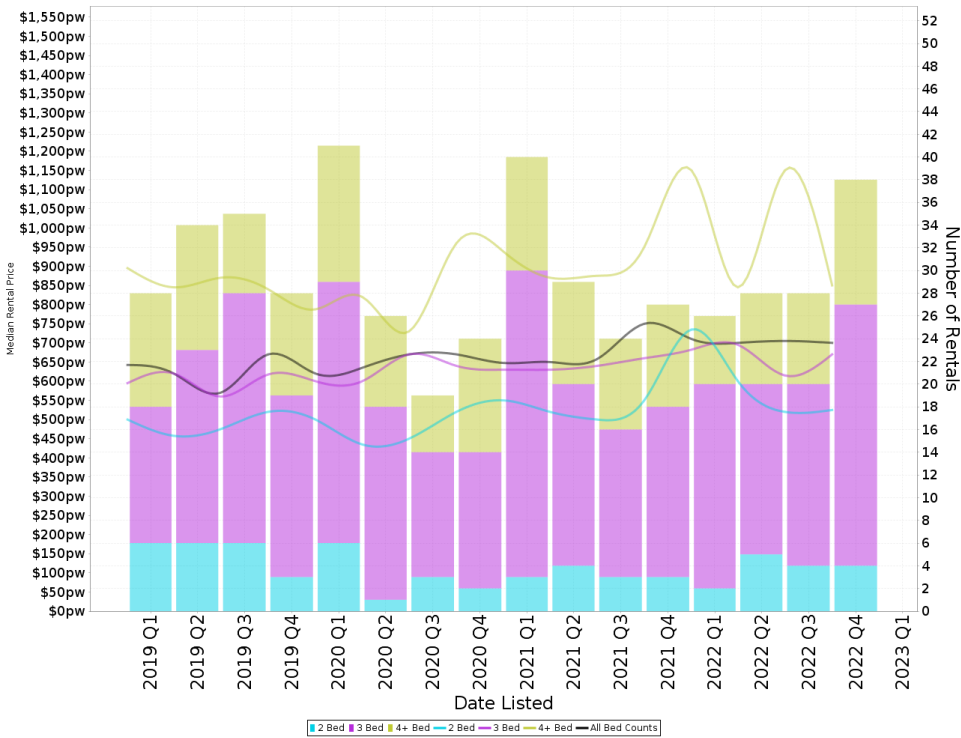
NARRABUNDAH - Peak Selling Periods (3 years)



NARRABUNDAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.3%

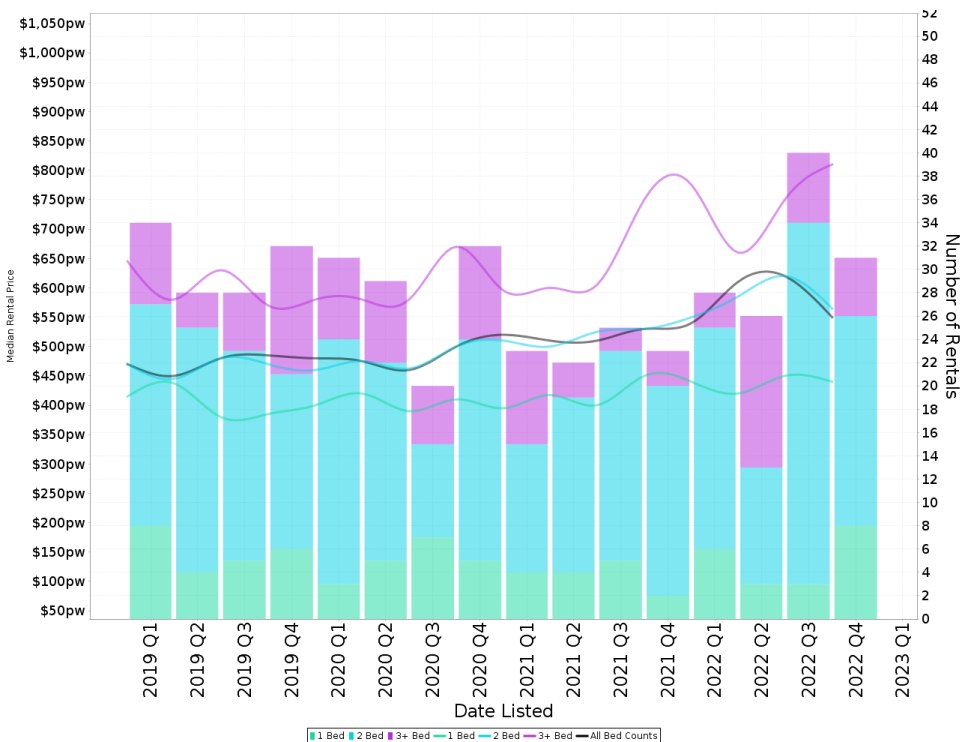
Current Median Price: \$1,300,000
Previous Median Price: \$1,373,250
Based on 147 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,300,000
Current Median Rent: \$700
Based on 120 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.1%

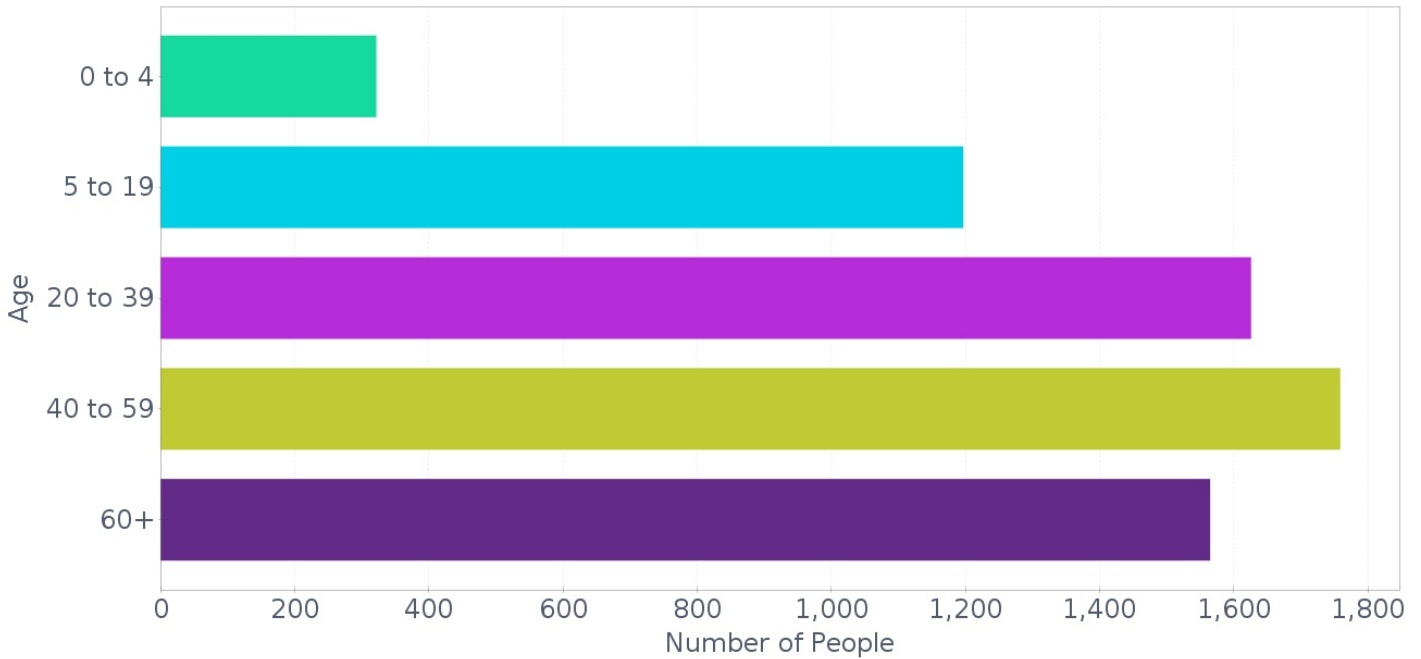
Current Median Price: \$601,000
Previous Median Price: \$620,000
Based on 205 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

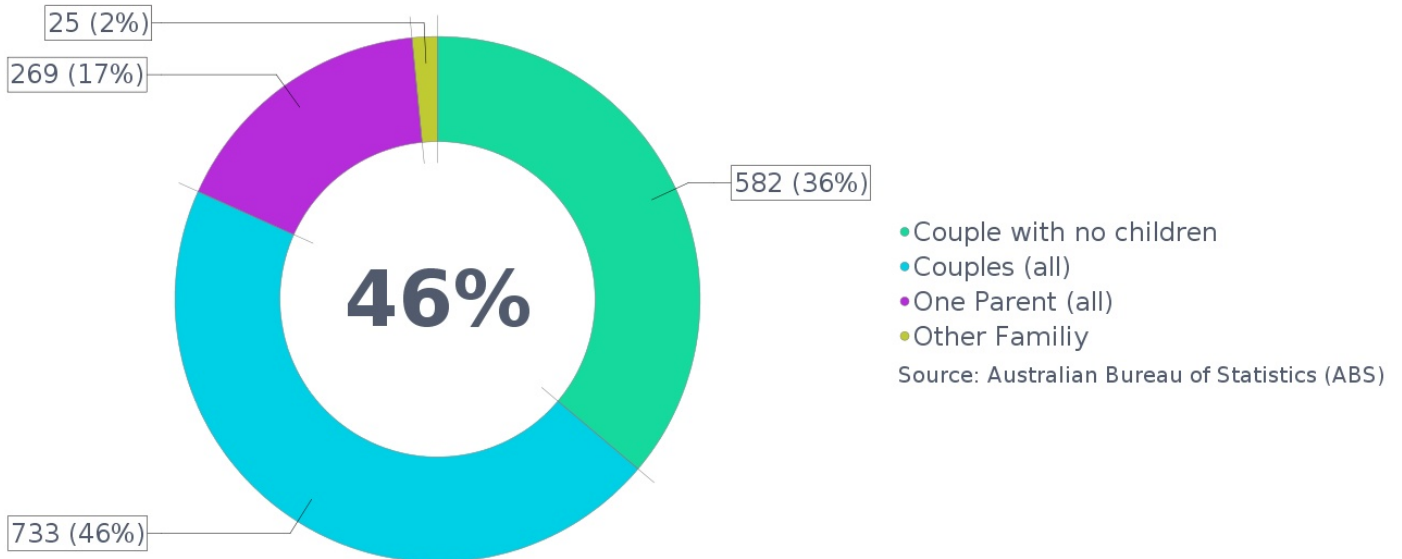
+5.0%

Current Median Price: \$601,000
Current Median Rent: \$580
Based on 125 registered Unit rentals compared over the last 12 months.

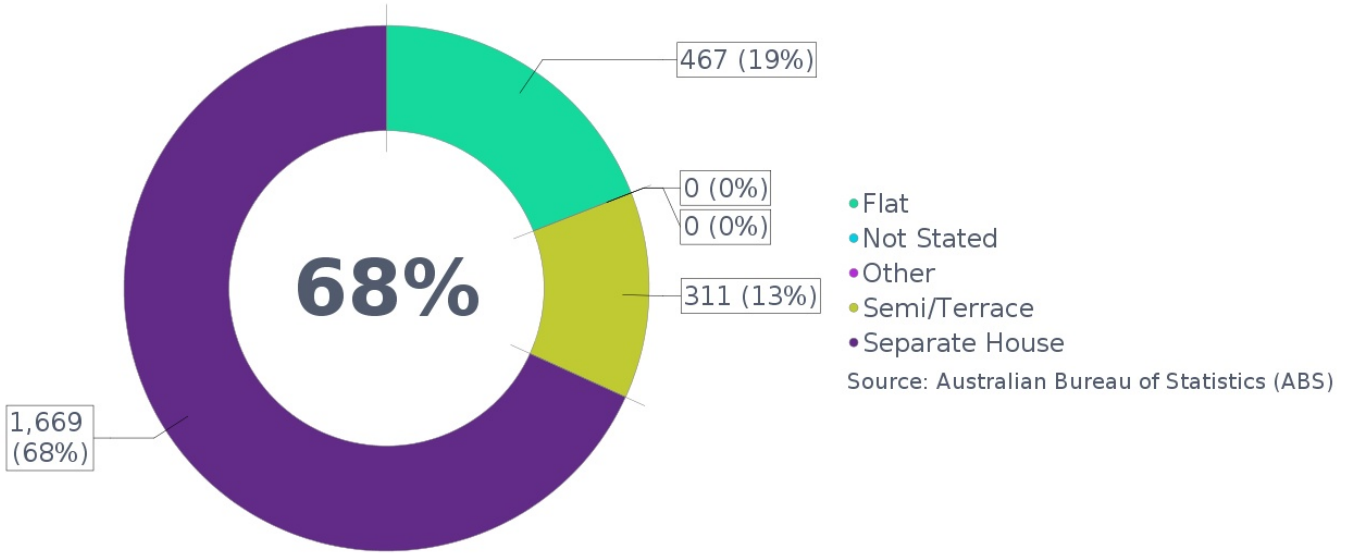
Age of Population (2021)



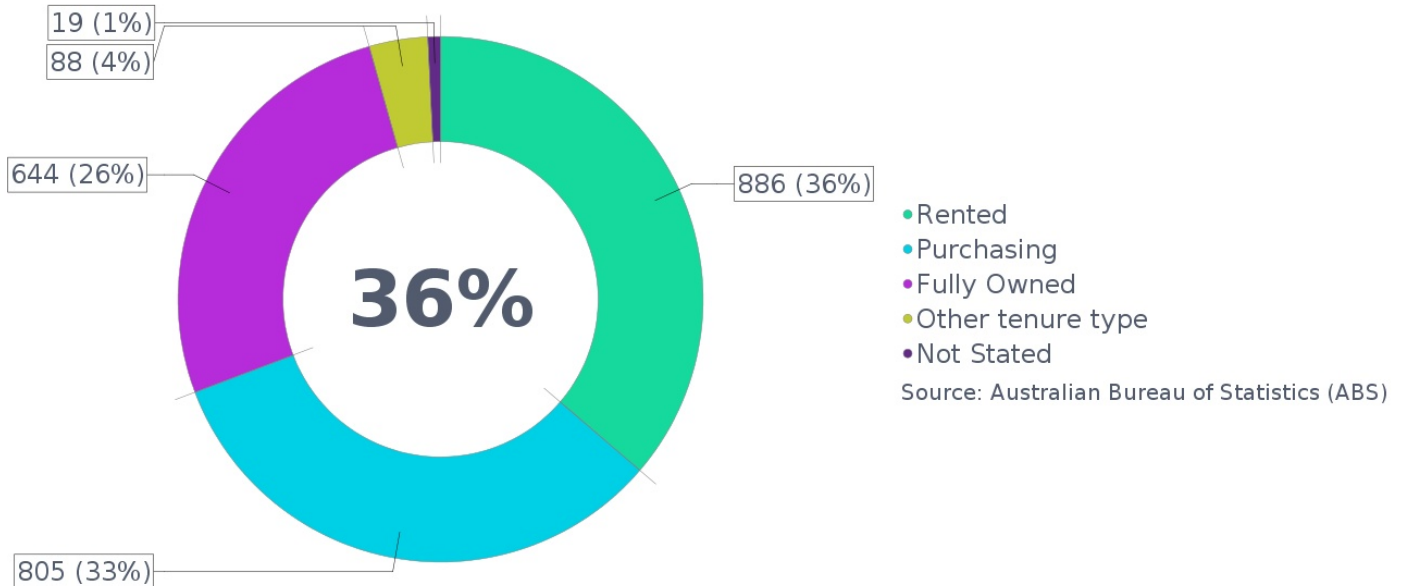
Family Composition (2021)



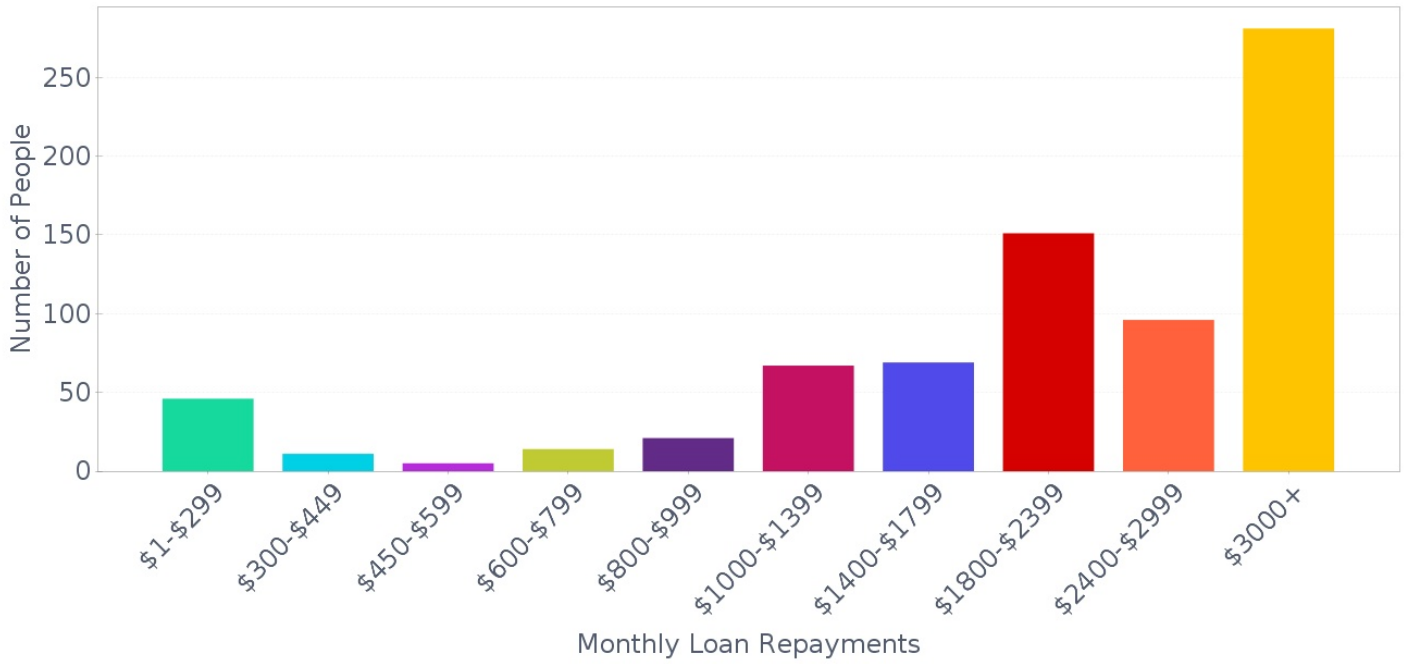
Dwelling Structure (2021)



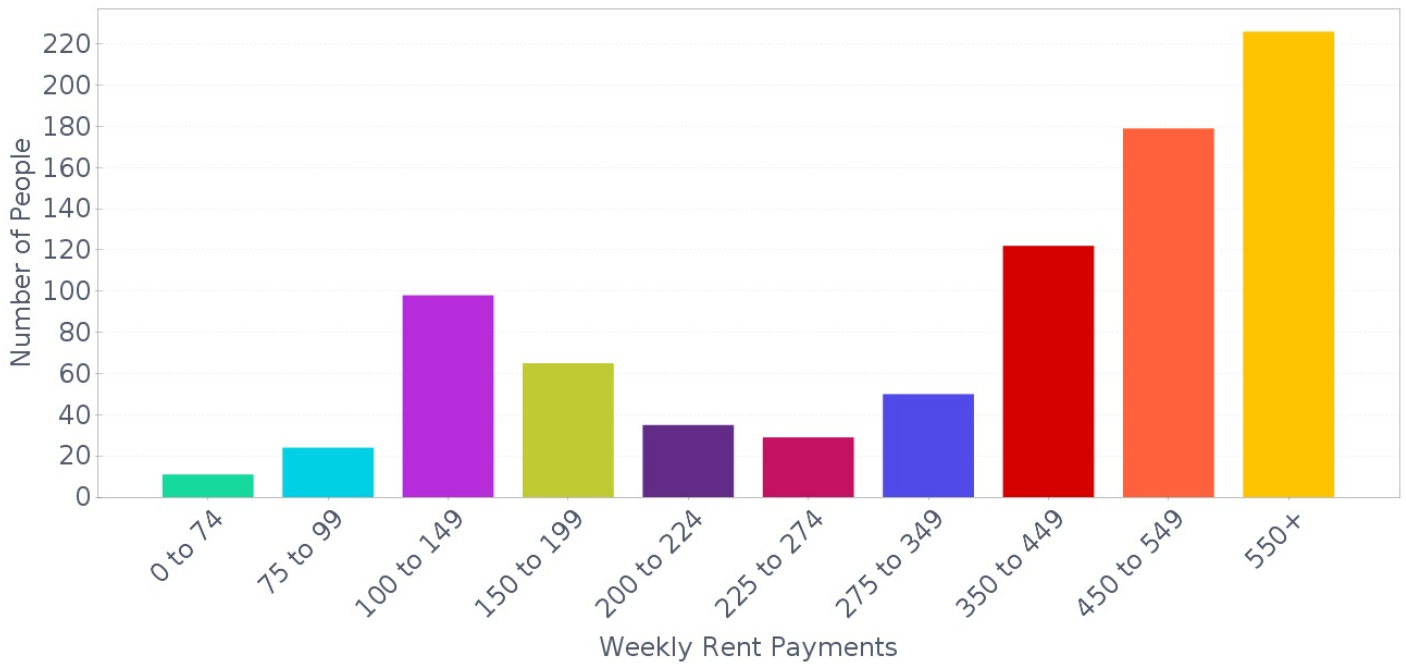
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

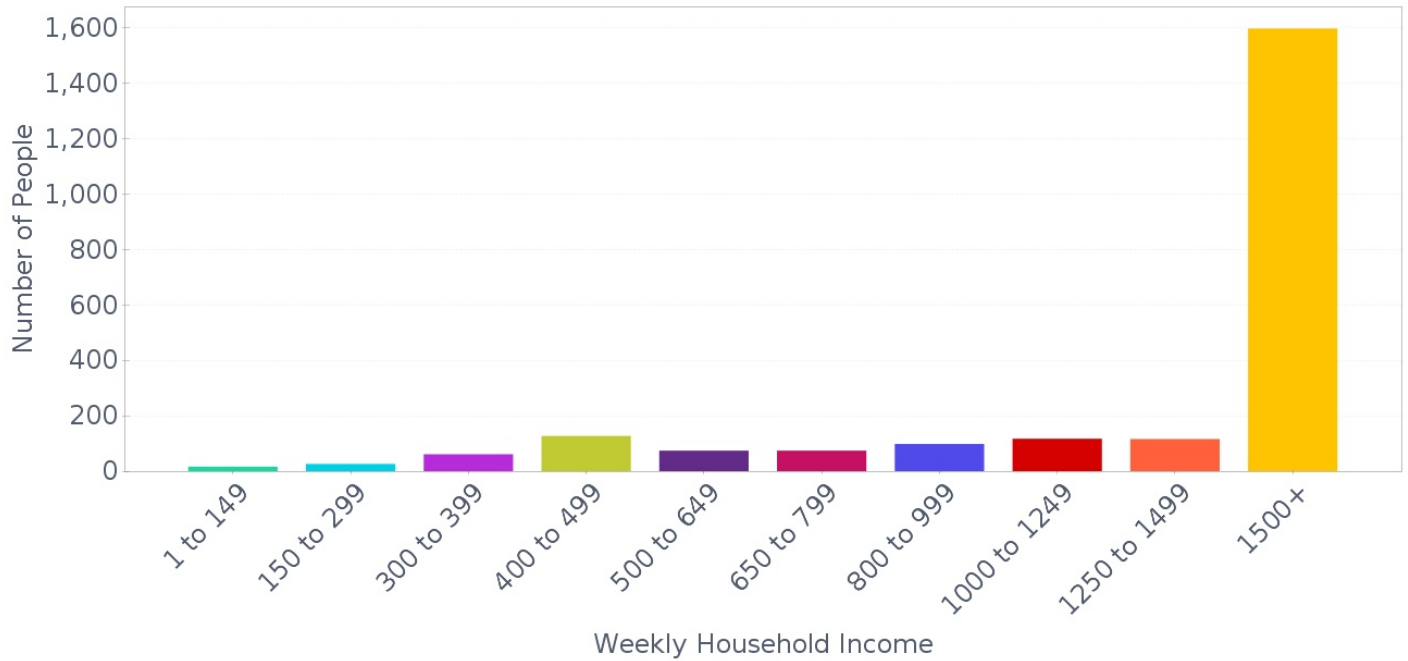


Rent Payments - Weekly (2021)

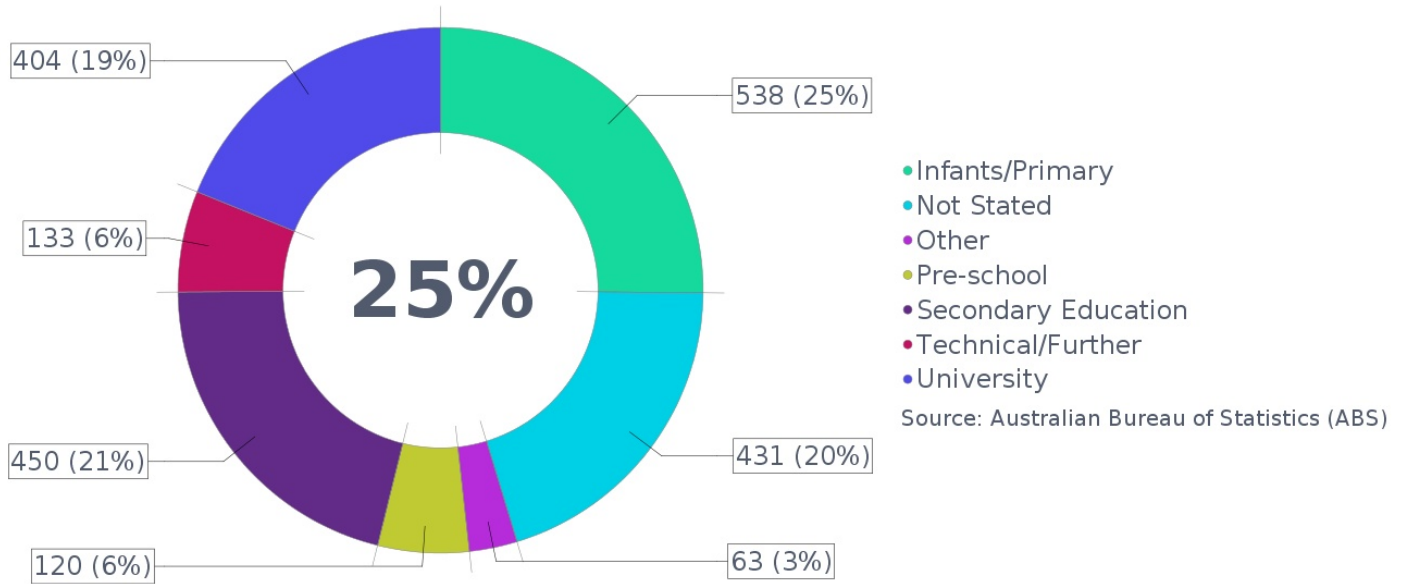




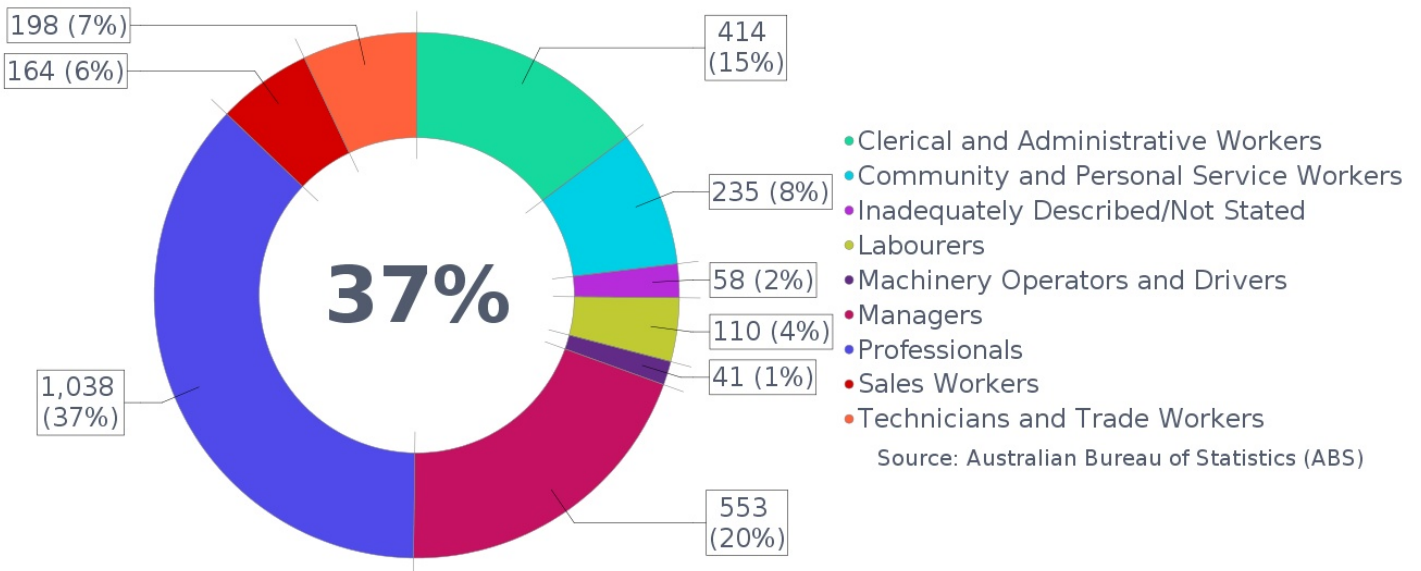
Household Income - Weekly (2021)



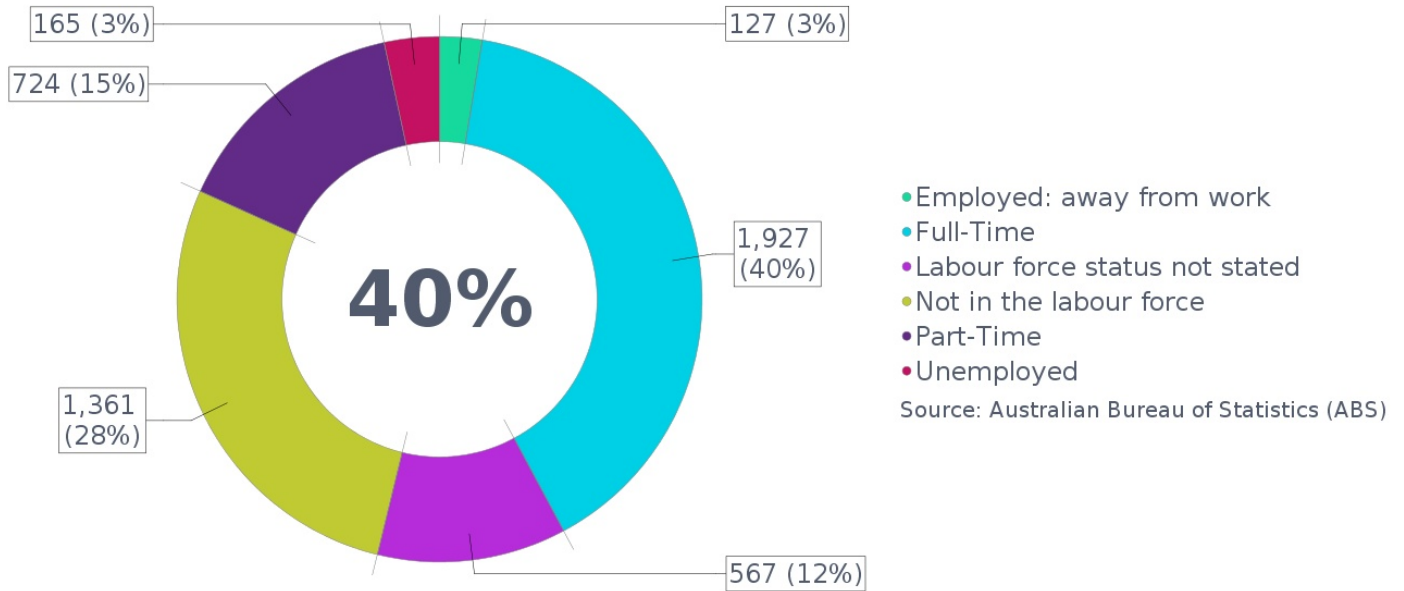
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

