

# SUBURB FLYOVER REPORT

RIVETT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655







## RIVETT - Suburb Map



Prepared on 27/03/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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## RIVETT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	61	\$ 338,000	0.0 %	\$ 55,000	\$ 475,000
2006	41	\$ 349,000	3.3 %	\$ 230,000	\$ 565,000
2007	65	\$ 393,000	12.6 %	\$ 40,500	\$ 525,000
2008	51	\$ 430,000	9.4 %	\$ 213,400	\$ 655,000
2009	36	\$ 440,775	2.5 %	\$ 200,000	\$ 827,000
2010	36	\$ 510,500	15.8 %	\$ 428,750	\$ 680,000
2011	37	\$ 500,000	-2.1 %	\$ 396,500	\$ 640,000
2012	41	\$ 470,000	-6.0 %	\$ 275,000	\$ 650,000
2013	49	\$ 464,000	-1.3 %	\$ 125,000	\$ 590,000
2014	44	\$ 500,000	7.8 %	\$ 310,000	\$ 721,000
2015	52	\$ 540,000	8.0 %	\$ 408,000	\$ 885,000
2016	42	\$ 563,000	4.3 %	\$ 45,000	\$ 720,000
2017	46	\$ 610,000	8.3 %	\$ 350,000	\$ 855,000
2018	56	\$ 621,000	1.8 %	\$ 412,000	\$ 1,200,000
2019	36	\$ 642,500	3.5 %	\$ 295,000	\$ 800,000
2020	51	\$ 670,000	4.3 %	\$ 320,000	\$ 1,205,000
2021	60	\$ 877,500	31.0 %	\$ 550,000	\$ 1,325,000
2022	53	\$ 920,000	4.8 %	\$ 180,000	\$ 1,750,000
2023	4	\$ 915,000	-0.5 %	\$ 825,000	\$ 990,000

### Median Sale Price

# \$920k

Based on 53 recorded House sales within the last 12 months (2022)

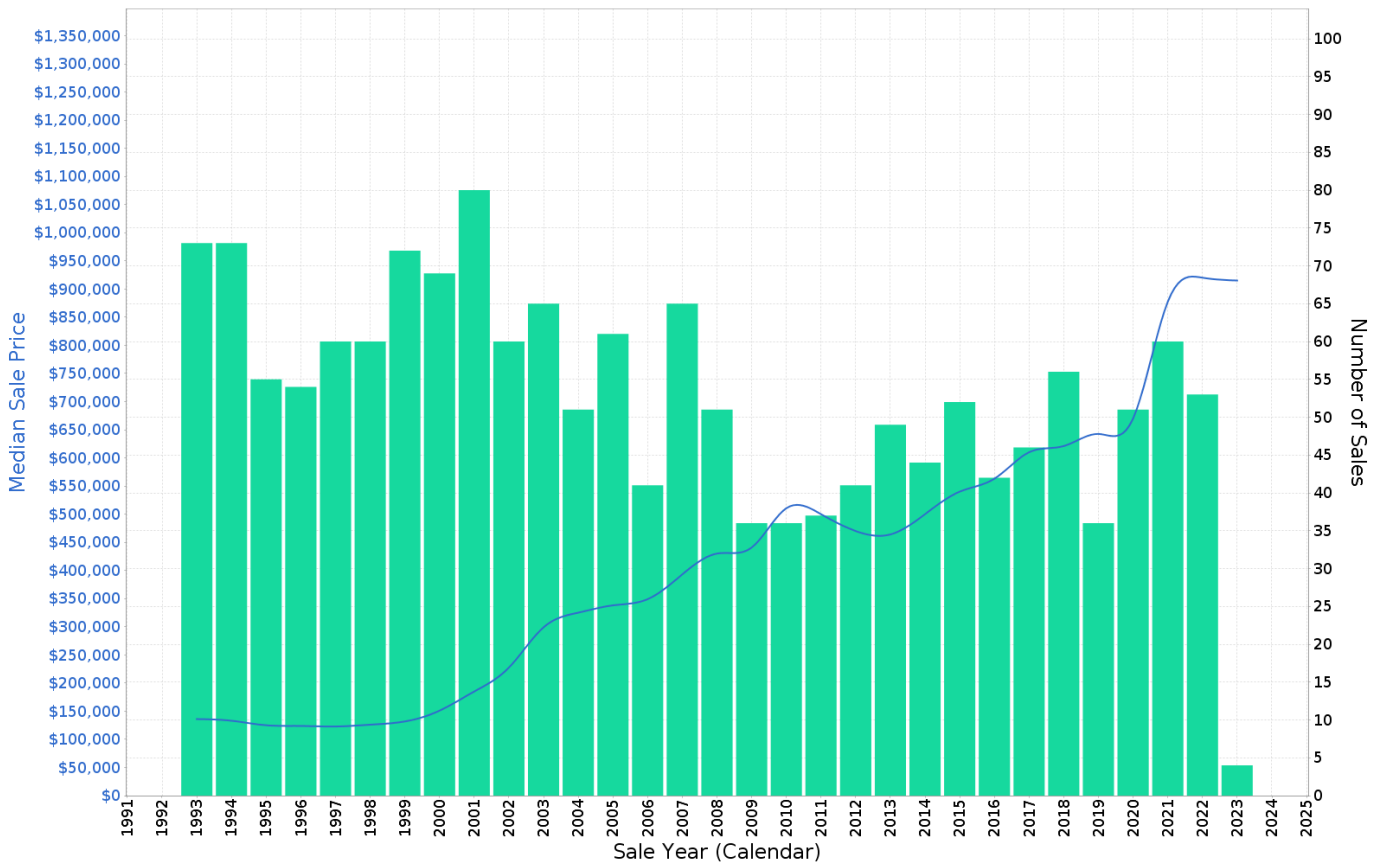
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

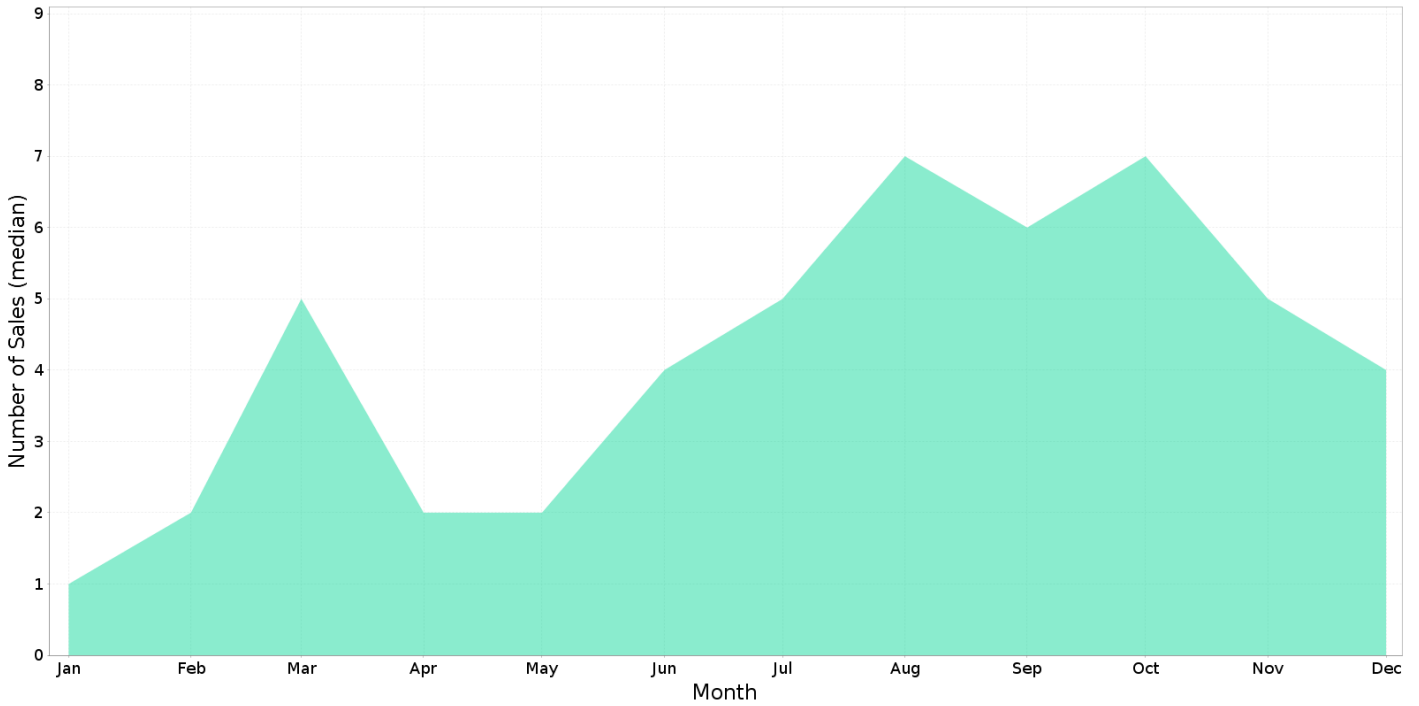
# +4.8%

Current Median Price: \$920,000  
Previous Median Price: \$877,500

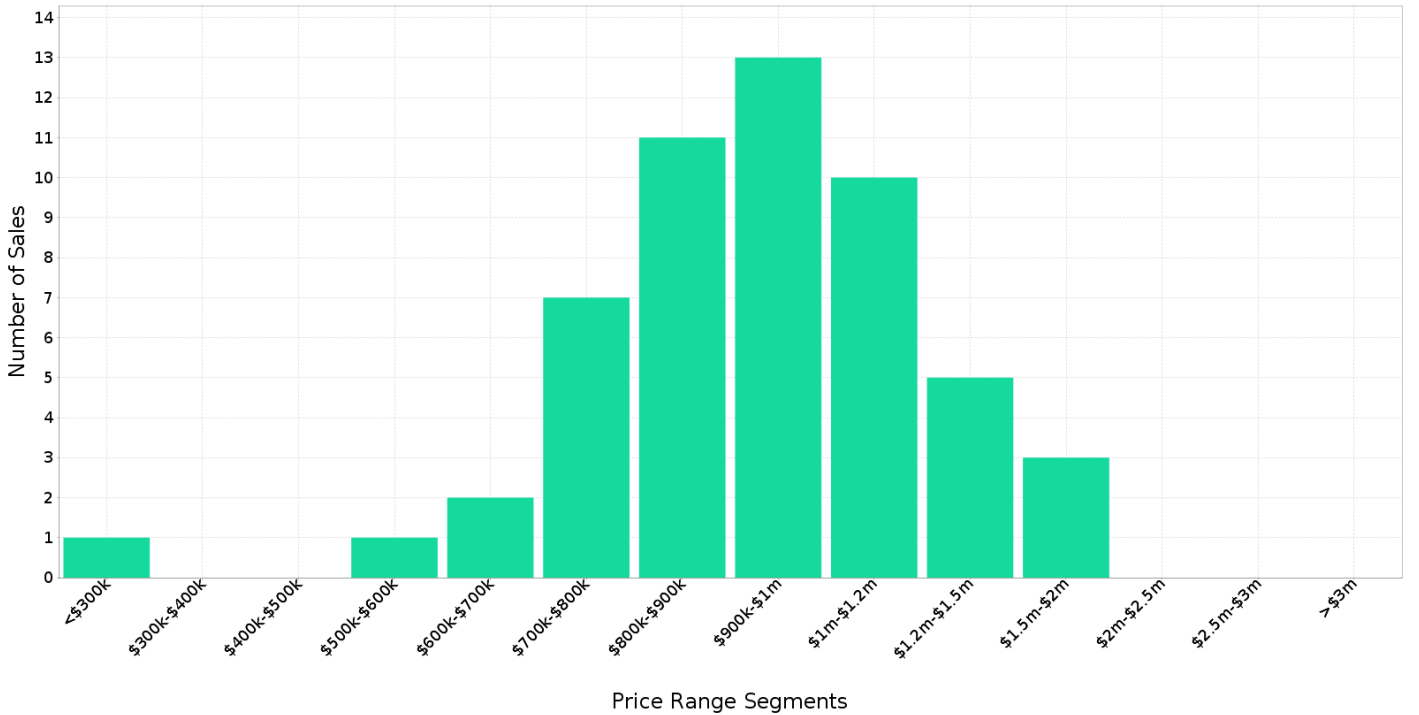
Based on 113 recorded House sales compared over the last two rolling 12 month periods



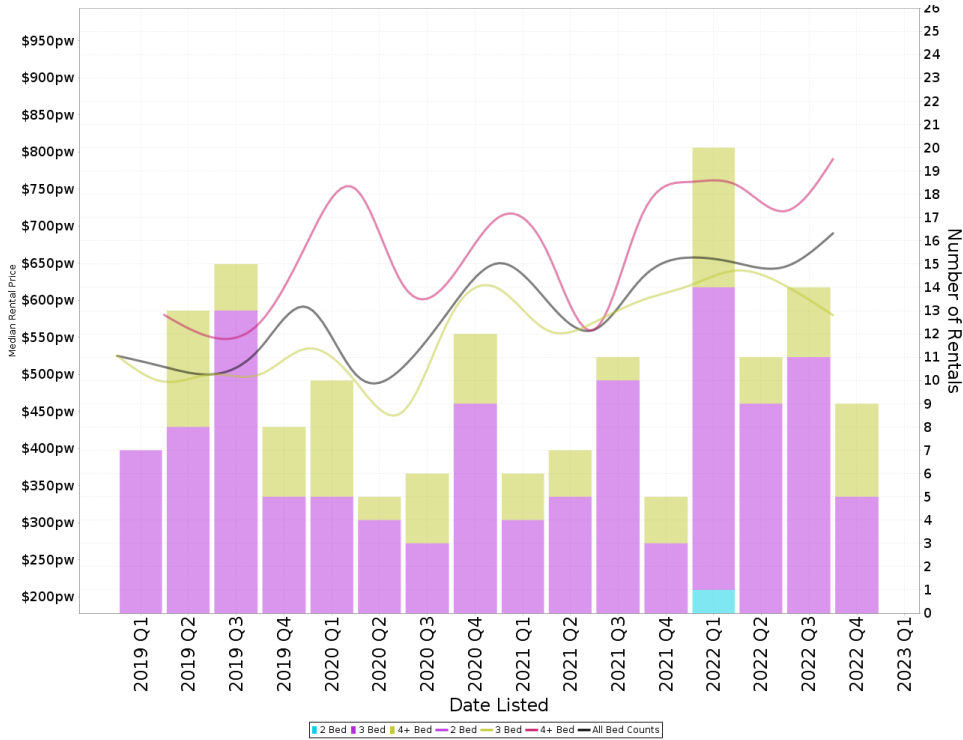
## RIVETT - Peak Selling Periods (3 years)



## RIVETT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+4.8%**

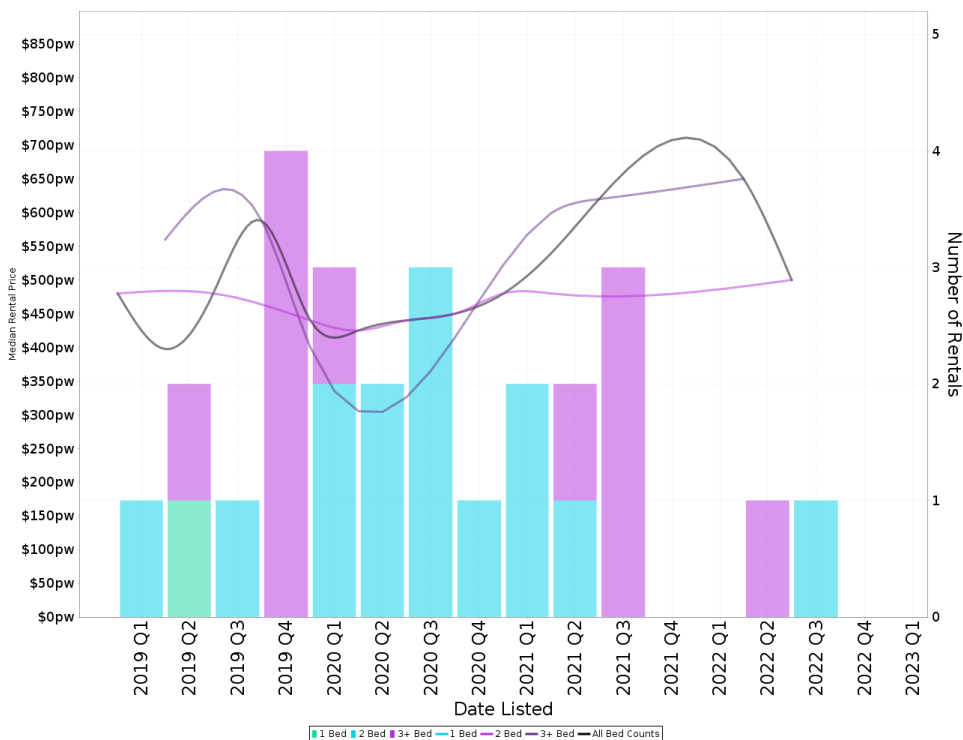
Current Median Price: \$920,000  
Previous Median Price: \$877,500  
Based on 113 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$920,000  
Current Median Rent: \$655  
Based on 54 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+0.2%**

Current Median Price: \$633,500  
Previous Median Price: \$632,500  
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

Current Median Price: \$633,500  
Current Median Rent: \$575  
Based on 2 registered Unit rentals compared over the last 12 months.

## RIVETT - Recently Sold Properties

Median Sale Price  
**\$920k**

Based on 53 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  
**+4.8%**

Current Median Price: \$920,000  
Previous Median Price: \$877,500


Based on 113 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**53**

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

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

**22 WOOLLUM CRES**




**\$935,000**

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

Sold Mar 2023 7 Days

**10 MARLOCK ST**




**\$1,100,000**

748 m<sup>2</sup> 4 2 5

Sold Mar 2023 12 Days

**1/2 MORRELL PL**




**\$1,130,000**

4 2 2

Sold Feb 2023 21 Days

**4 GEEBUNG PL**




**\$990,000**

787 m<sup>2</sup> 4 2 2

Sold Jan 2023 154 Days

**40 SANTALUM ST**




**\$825,000**

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

Sold Jan 2023 35 Days

**8 BURGAN PL**




**\$880,000**

814 m<sup>2</sup> 4 2 2

Sold Feb 2023 N/A

**10 NEALIE PL**



**\$950,000**

934 m<sup>2</sup> 4 2 2

Sold Jan 2023 38 Days

**110 STREETON DR**




**\$875,000**

878 m<sup>2</sup> 4 2 2

Sold Dec 2022 35 Days

**25 CARBEEN ST**



**\$525,634**


832 m<sup>2</sup> 5 2 2

Sold Dec 2022 N/A



**23 MARLOCK ST**

**\$840,000**

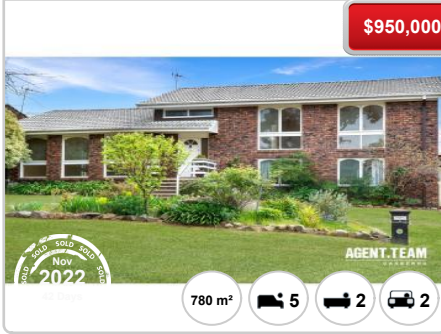


SOLD Nov 2022  
111 Days

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

**4 MORRELL PL**

**\$950,000**

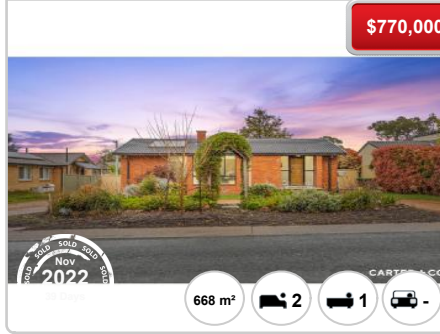


SOLD Nov 2022  
5 Days

780 m<sup>2</sup> 5 2 2

**23 SANTALUM ST**

**\$770,000**

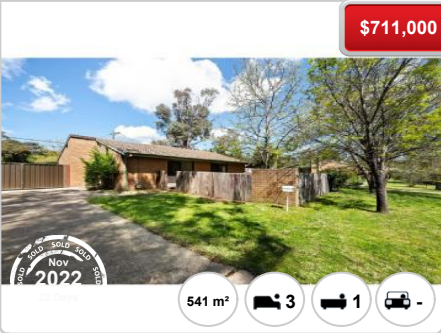


SOLD Nov 2022  
5 Days

668 m<sup>2</sup> 2 1 -

**4 TUART PL**

**\$711,000**




SOLD Nov 2022  
5 Days

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

**11 RAPANEA ST**

**\$840,000**




SOLD Oct 2022  
5 Days

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

**18 SALSOLA ST**

**\$975,000**




SOLD Oct 2022  
22 Days

852 m<sup>2</sup> 4 2 4

**331 HINDMARSH DR**

**\$880,000**



SOLD Oct 2022  
11 Days

952 m<sup>2</sup> 4 2 2

**12 BURGAN PL**

**\$1,100,000**




SOLD Oct 2022  
25 Days

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

**3 SALSOLA ST**

**\$920,000**




SOLD Oct 2022  
20 Days

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

**31 CROTON ST**

**\$1,087,000**



SOLD Oct 2022  
22 Days

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

## RIVETT - Properties For Rent

Median Rental Price

**\$655 /w**

Based on 54 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

**+3.7%**

Current Median Price: \$920,000  
Current Median Rent: \$655

Based on 53 recorded House sales and 54 House rentals compared over the last 12 months


Number of Rentals

**54**

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

**5 MENTHA PLACE**



**\$700 per week**

Mar 2023  
4 Days

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

**15 PAVONIA STREET**




**\$750 per week**

Mar 2023  
7 Days

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

**4 Eugenia Street**

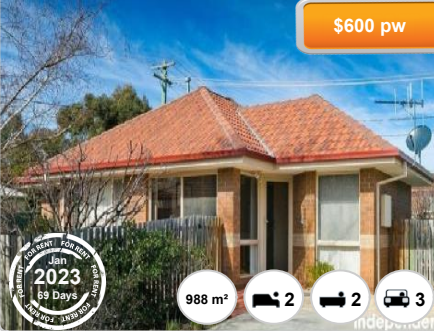


**\$670 per week**

Feb 2023  
15 Days

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

**2/313 HINDMARSH DRIVE**




**\$600 pw**

Jan 2023  
89 Days

988 m<sup>2</sup> 2 2 3

**129 Darwinia Terrace**



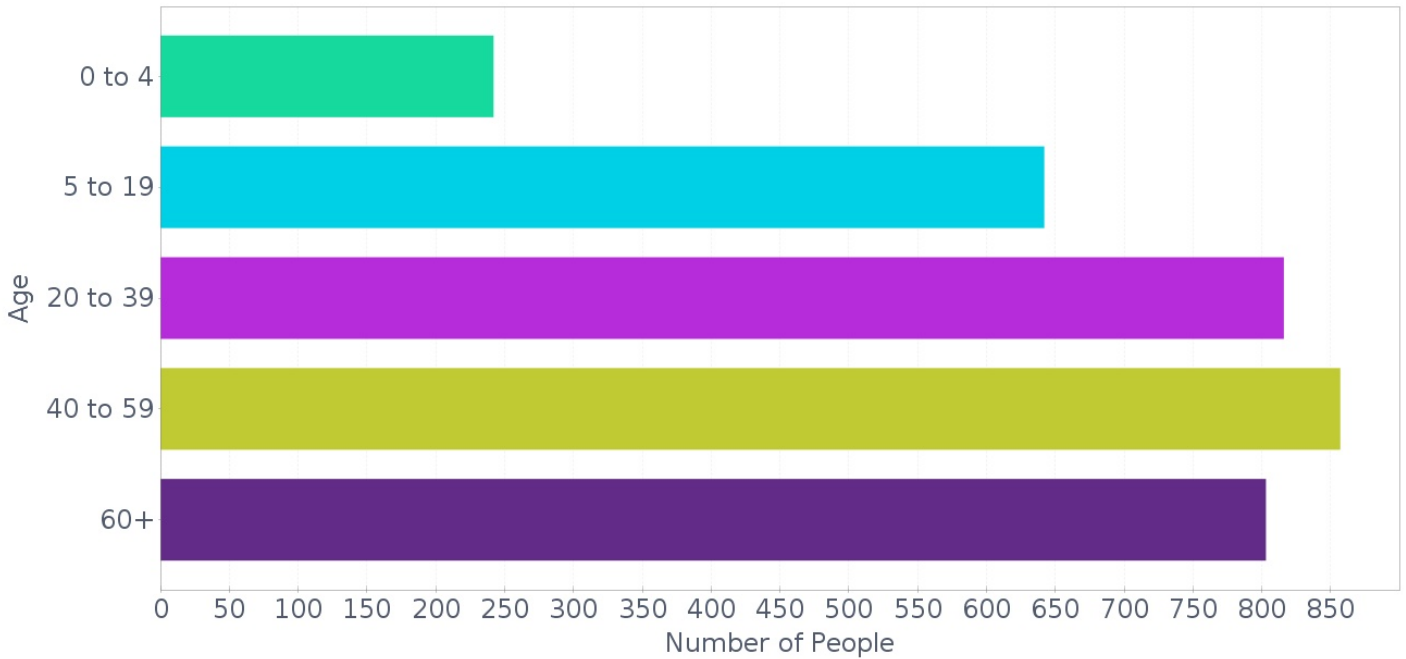
**\$760**

Jan 2023  
84 Days

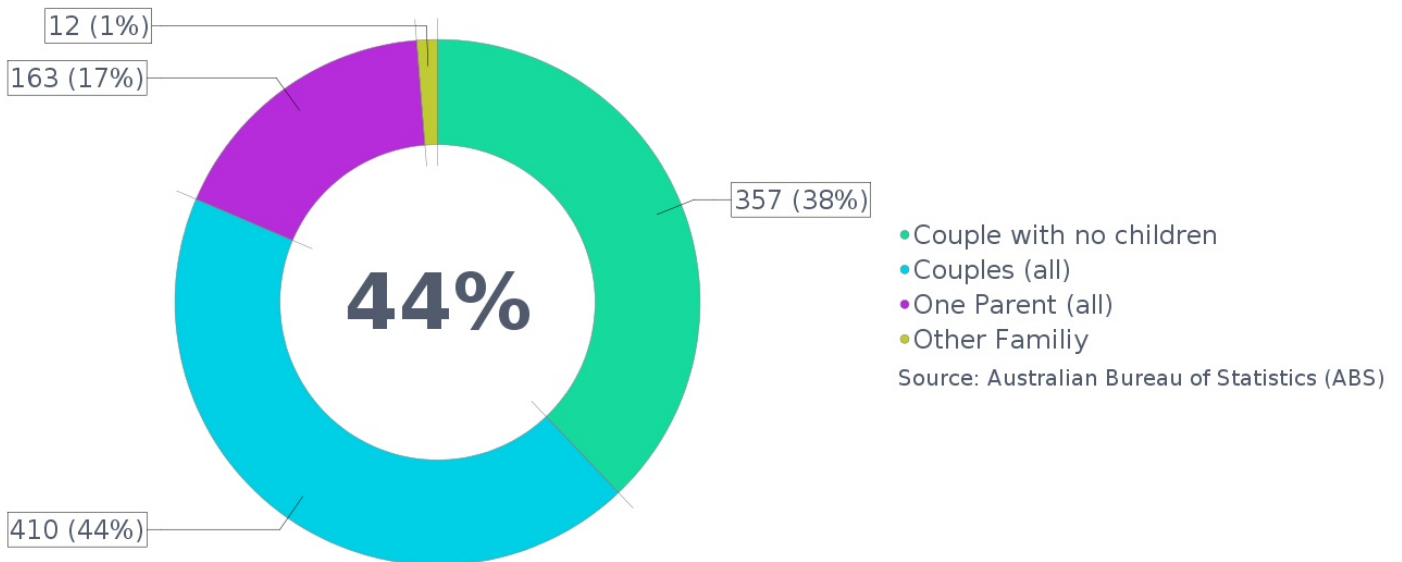
1,266 m<sup>2</sup> 4 1 2



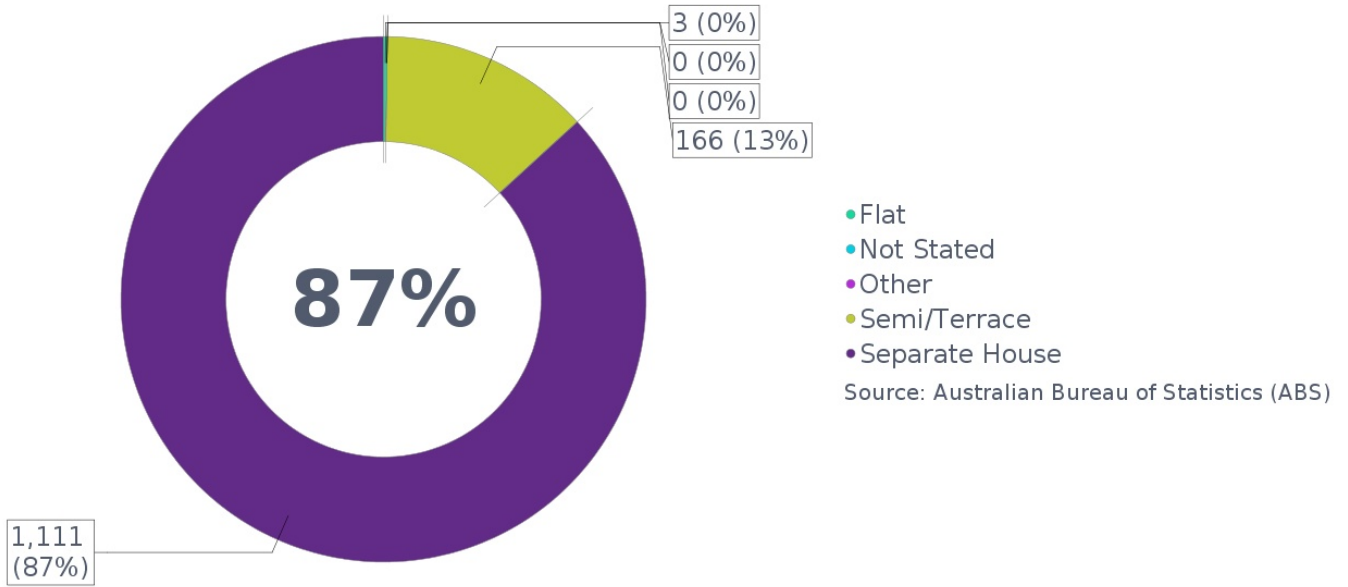
## Age of Population (2021)



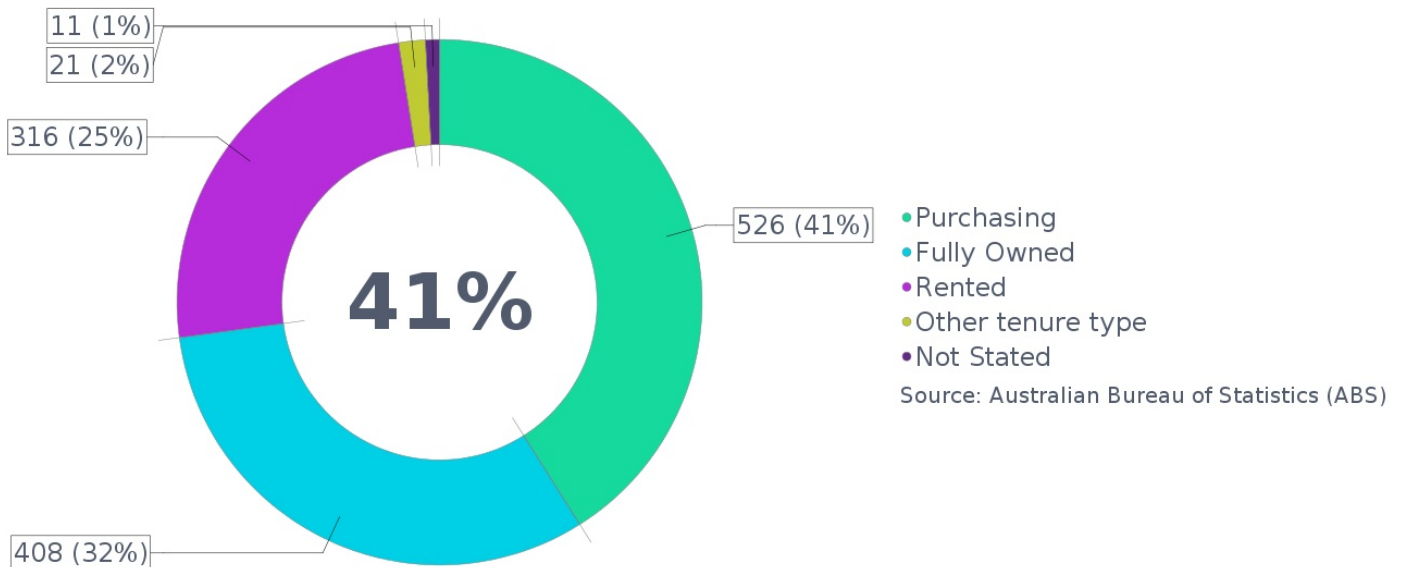
## Family Composition (2021)



## Dwelling Structure (2021)

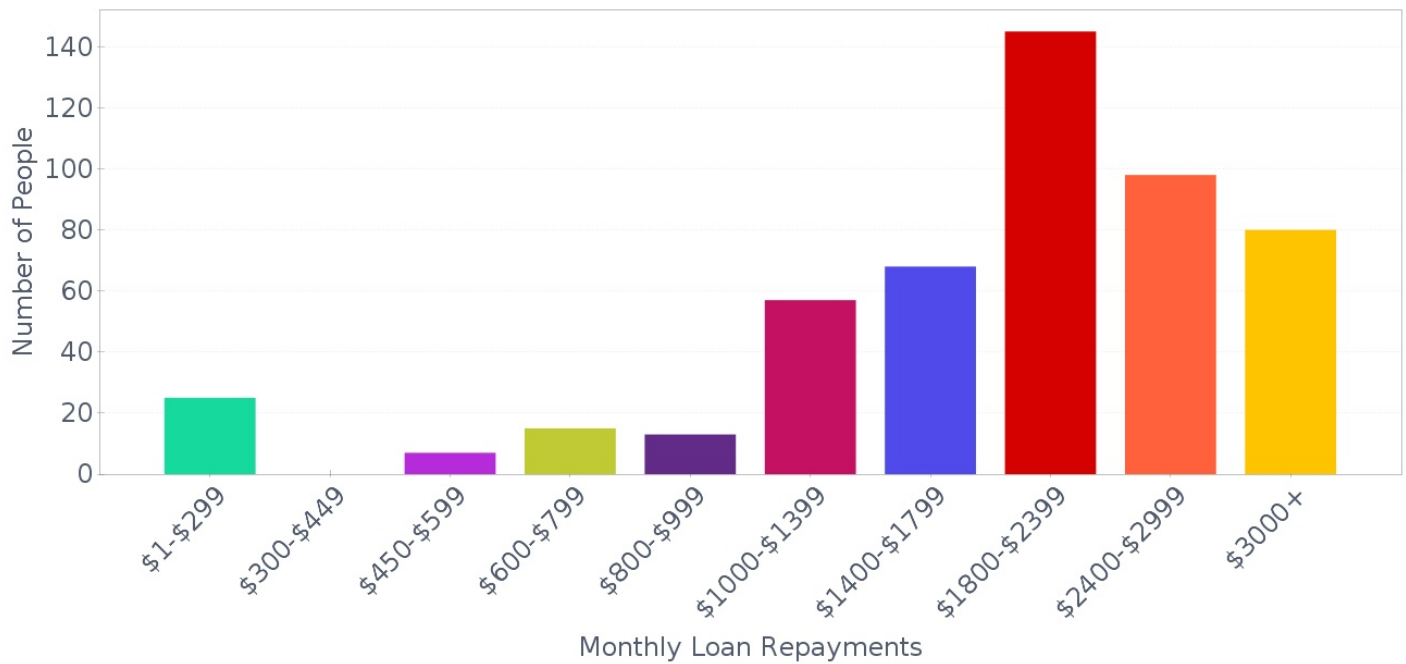


## Home Ownership (2021)

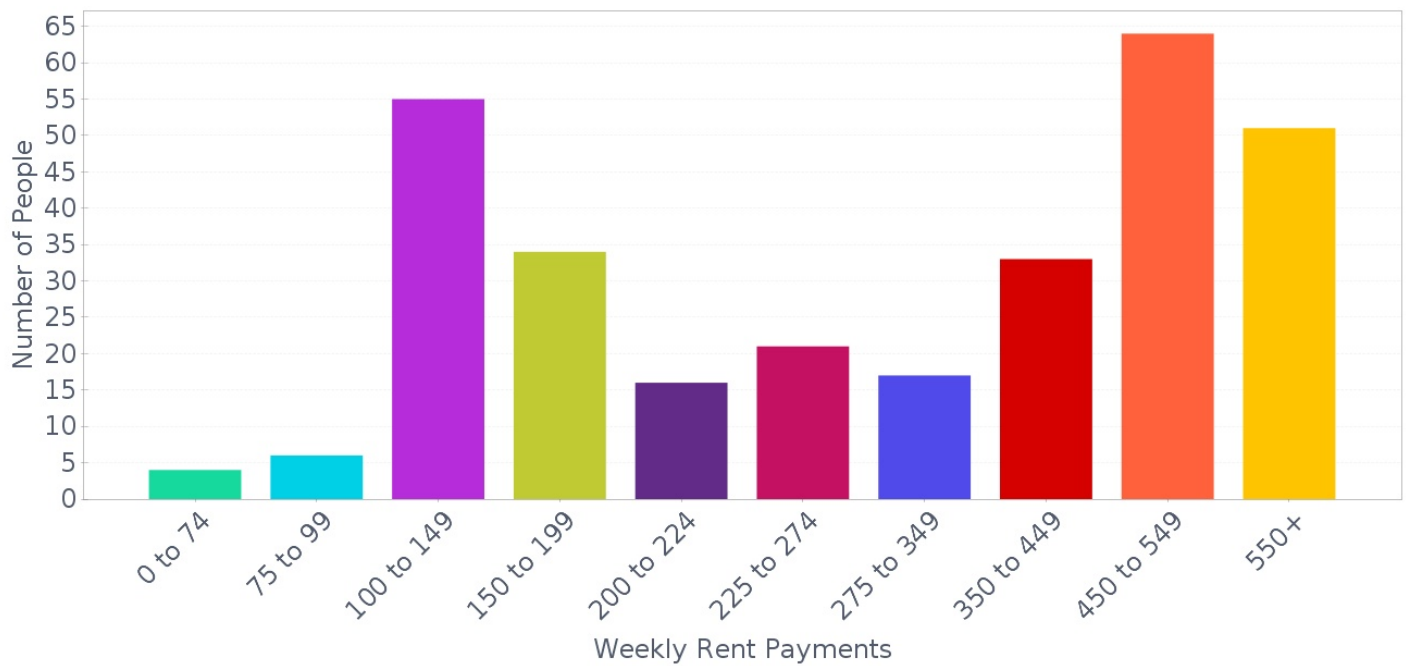




## Home Loan Repayments - Monthly (2021)

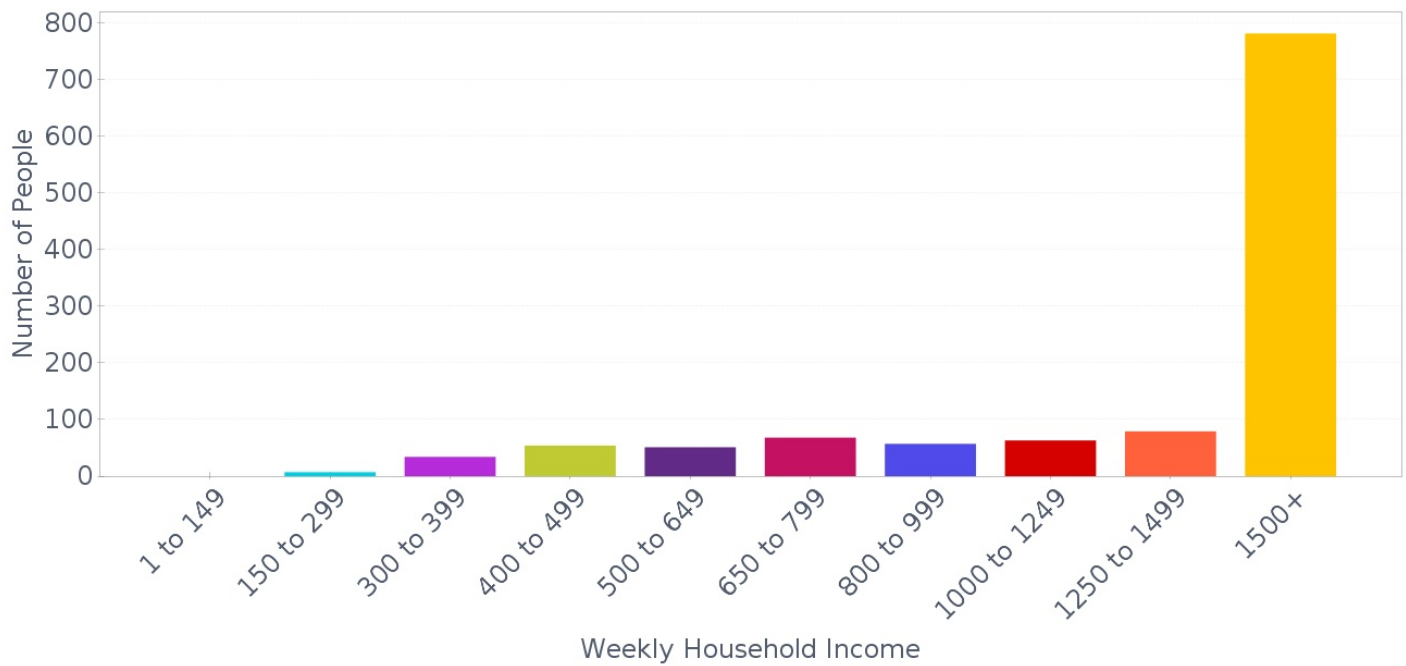


## Rent Payments - Weekly (2021)



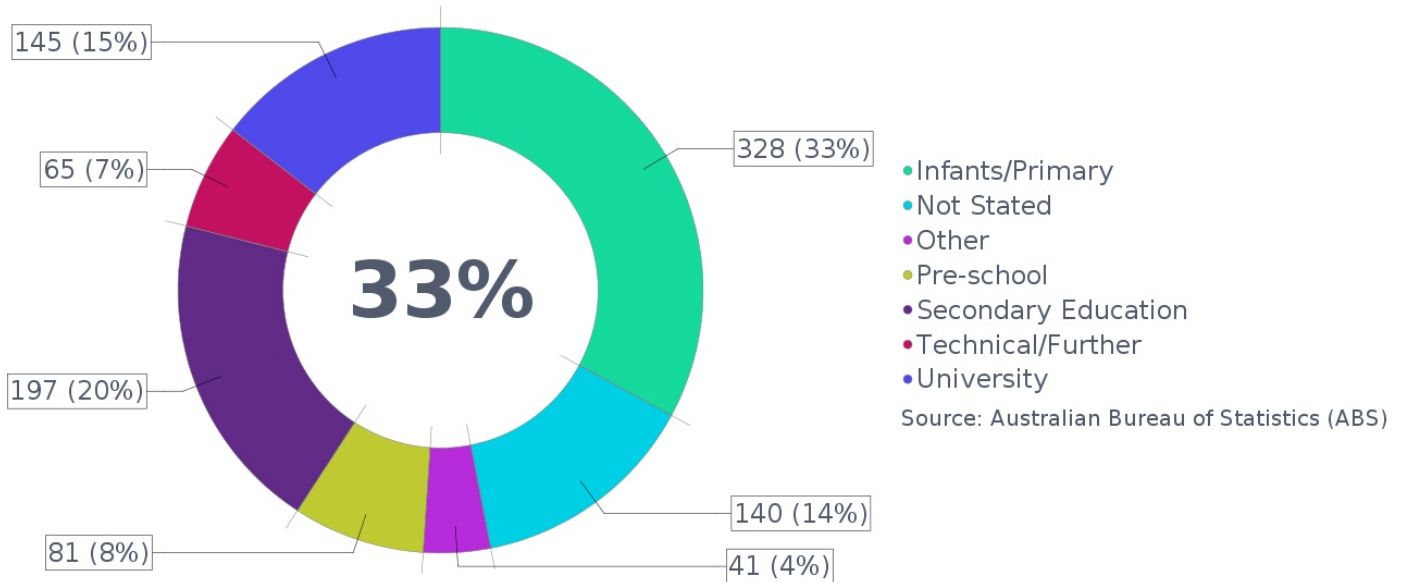


## Household Income - Weekly (2021)

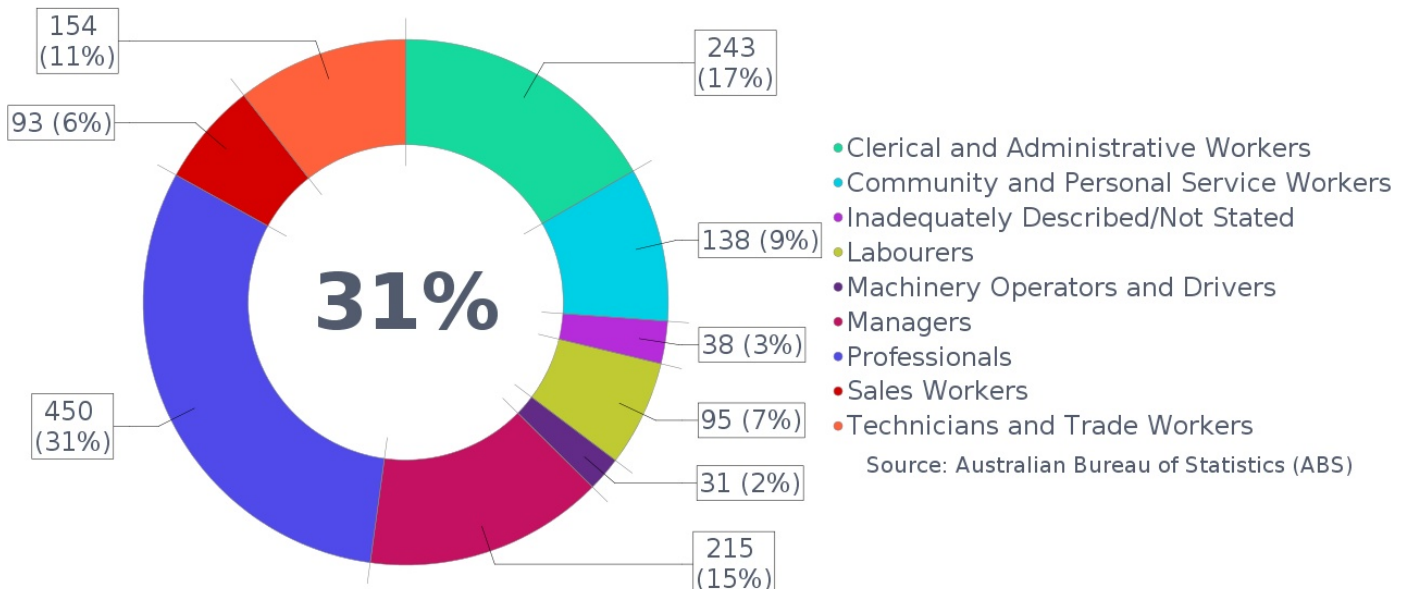




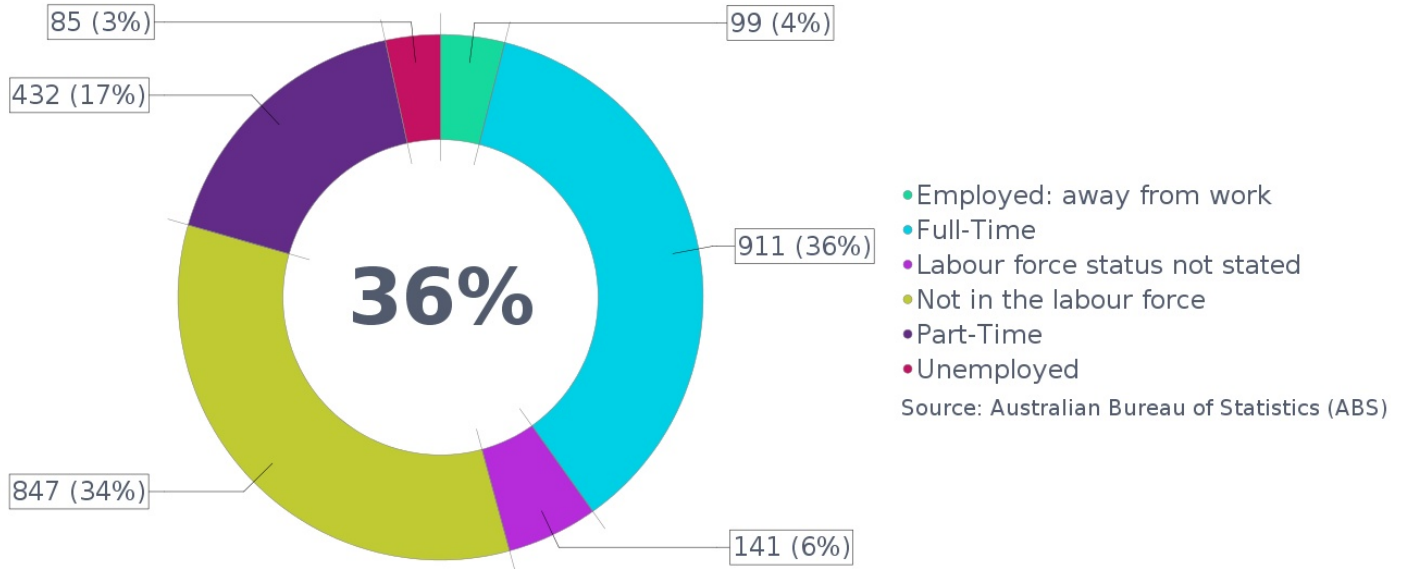
## Non-School Qualification: Level of Education (2021)



## Occupation (2021)



## Employment (2021)



## Method of Travel to Work (2021)

