

SUBURB FLYOVER REPORT

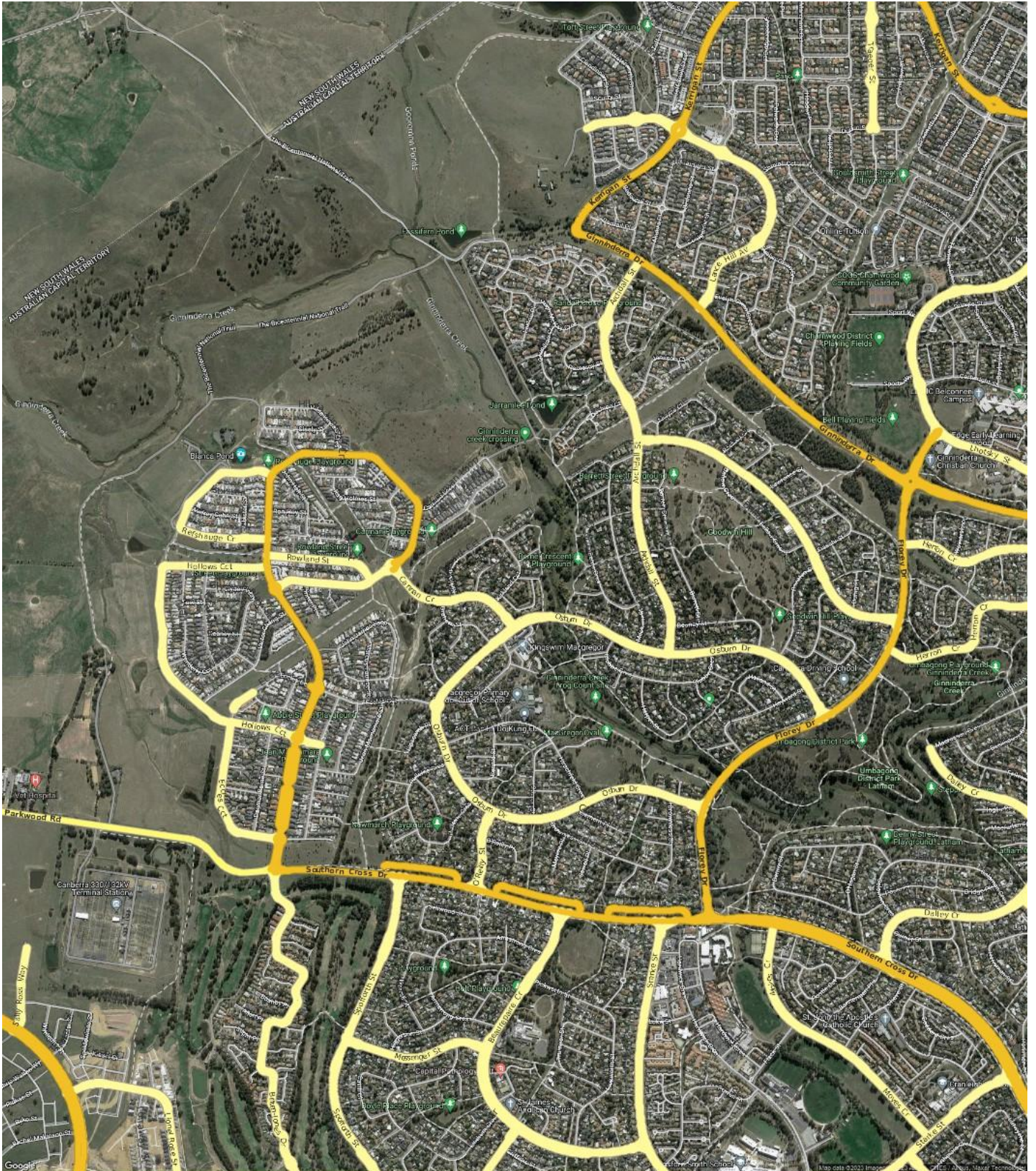
MACGREGOR (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





MACGREGOR - Suburb Map



Prepared on 05/04/2023 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	129	\$ 810,000	6.9 %	\$ 300,002	\$ 1,450,000
2023	8	\$ 782,500	-3.4 %	\$ 670,000	\$ 1,030,000

Median Sale Price

\$800k

Based on 112 recorded House sales within the last 12 months (Apr '22 - Mar '23)

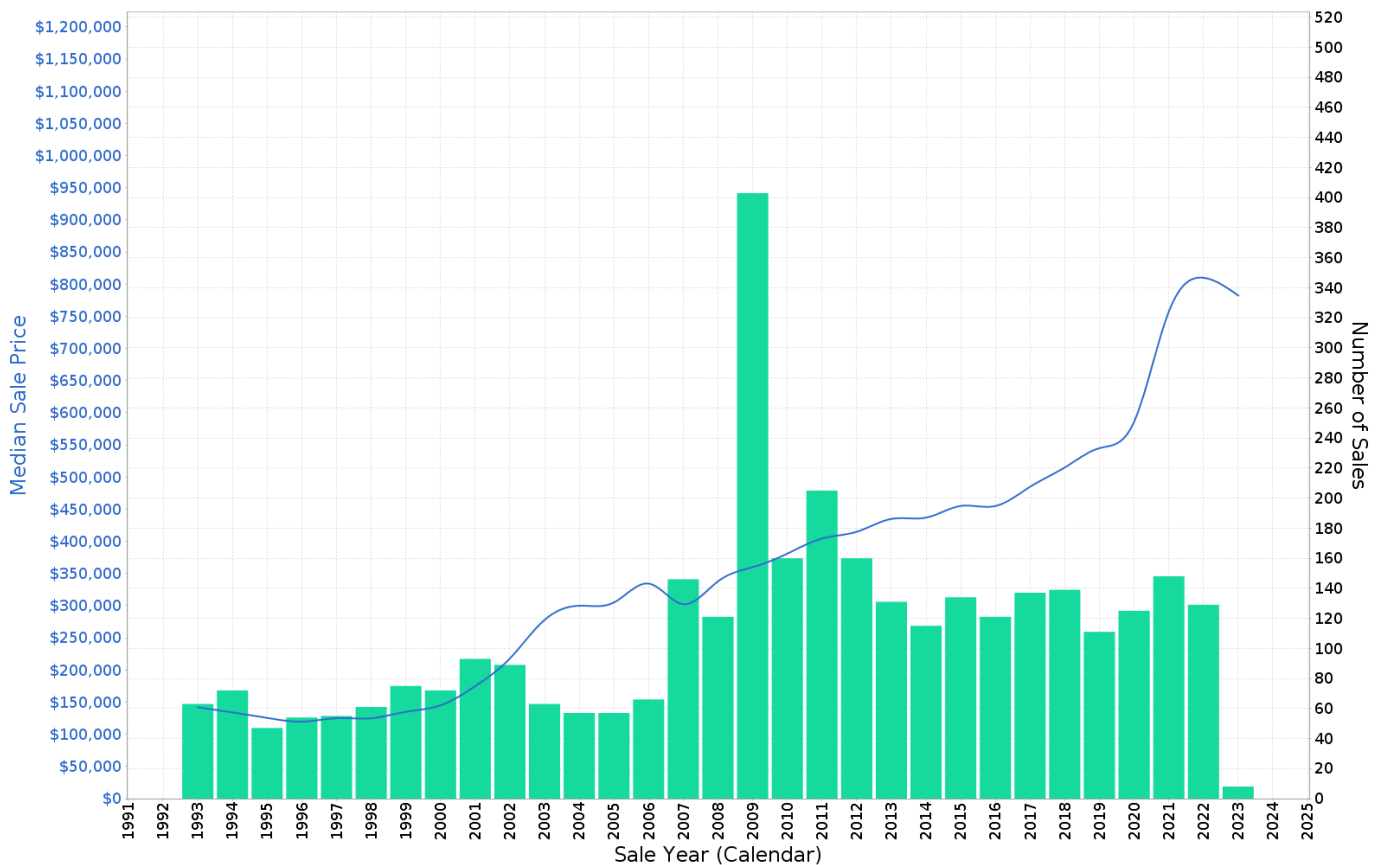
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

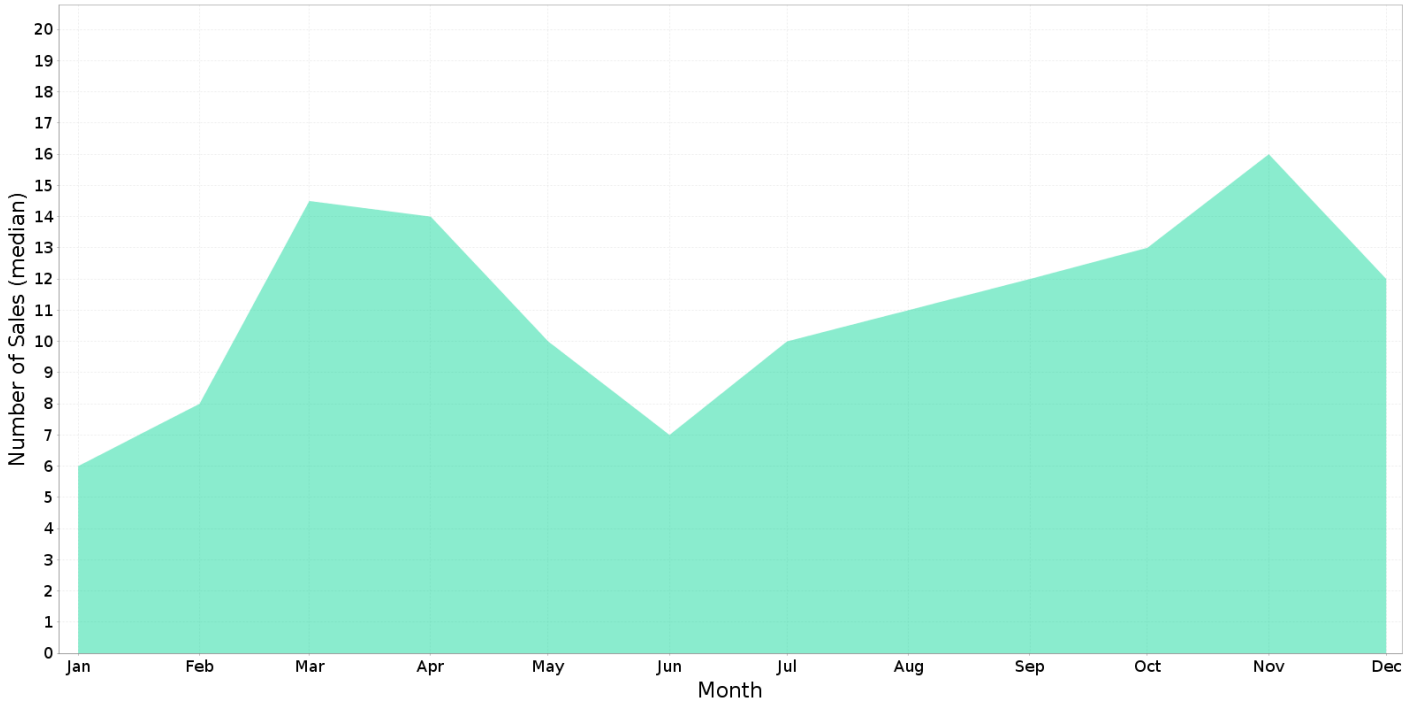
+1.3%

Current Median Price: \$800,000
Previous Median Price: \$790,000

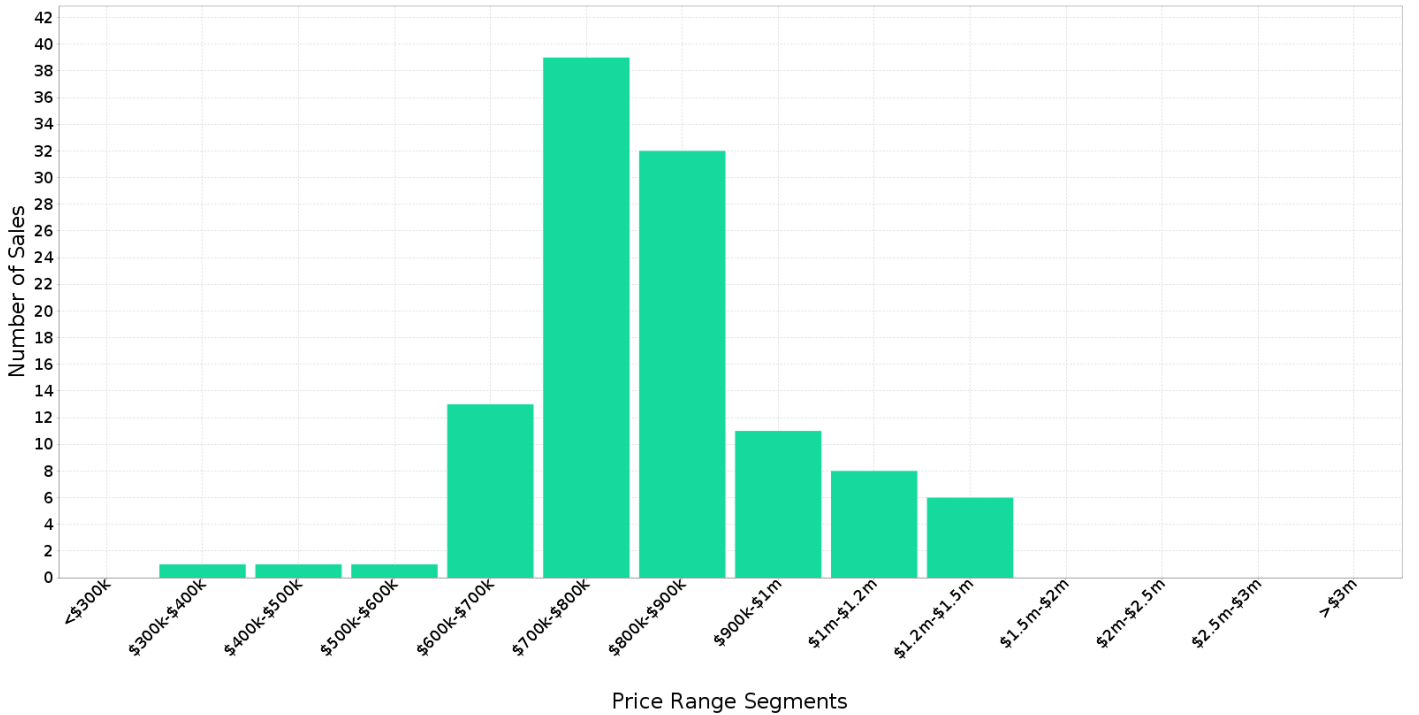
Based on 254 recorded House sales compared over the last two rolling 12 month periods



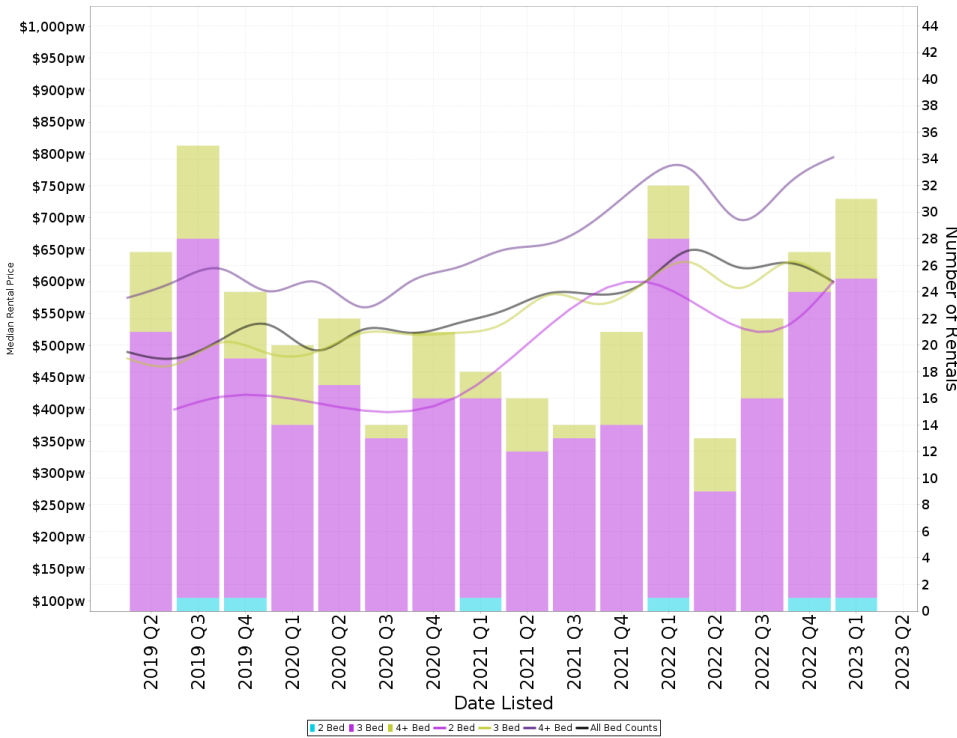
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.3%

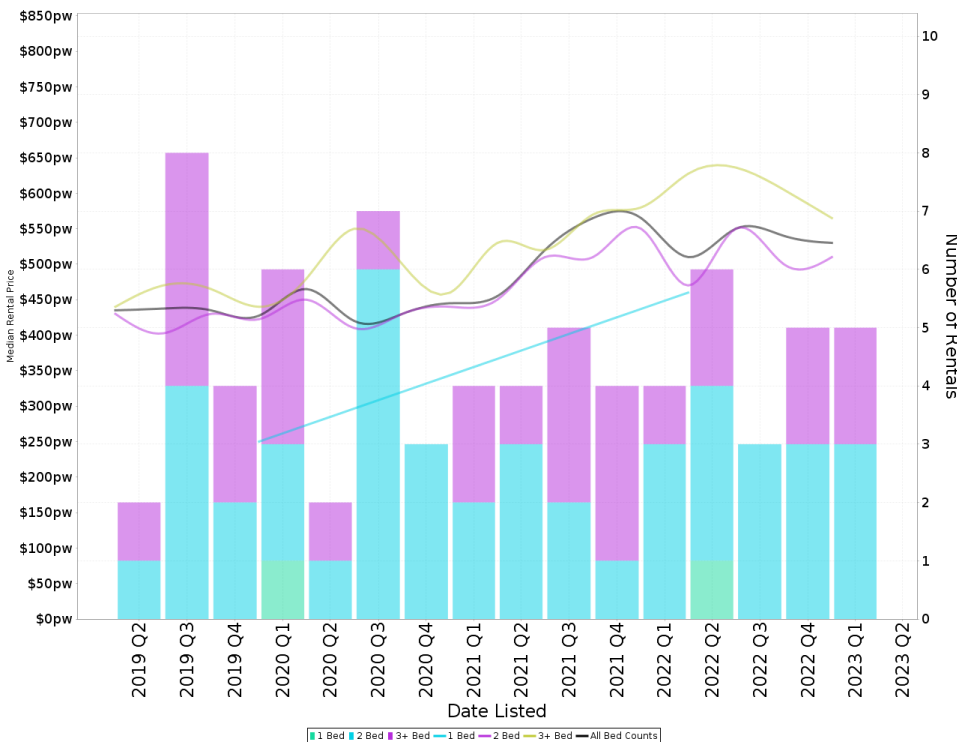
Current Median Price: \$800,000
Previous Median Price: \$790,000
Based on 254 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$800,000
Current Median Rent: \$630
Based on 93 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+7.3%

Current Median Price: \$590,000
Previous Median Price: \$550,000
Based on 30 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$590,000
Current Median Rent: \$540
Based on 19 registered Unit rentals compared over the last 12 months.

MACGREGOR - Recently Sold Properties

Median Sale Price
\$800k

Based on 112 recorded House sales within the last 12 months (Apr '22 - Mar '23)

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

Suburb Growth
+1.3%

Current Median Price: \$800,000
Previous Median Price: \$790,000


Based on 254 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
112

Based on recorded House sales within the 12 months (Apr '22 - Mar '23)

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

23 HAYWARD ST



\$805,000

699 m² 4 2 2

Sold Mar 2023 146 Days

3 COTTER PL



\$975,000

801 m² 4 2 2

Sold Mar 2023 14 Days

3 SANDES PL




\$985,000

942 m² 4 2 2

Sold Feb 2023 20 Days

10 DOBIE PL



\$690,000

680 m² 3 1 1

Sold Feb 2023 34 Days

46 MACFARLANE BURNET AVE



\$863,333

557 m² 3 2 2

Sold Feb 2023 497 Days

192 MACFARLANE BURNET AVE



\$877,500

438 m² 3 2 2

Sold Feb 2023 23 Days

21 VICTOR CHANG ST




\$745,000

464 m² 3 1 1

Sold Feb 2023 54 Days

55 MACFARLANE BURNET AVE



\$820,000

600 m² 3 2 2

Sold Jan 2023 43 Days

25/85 MACFARLANE BURNET AVE




\$555,000

1.07 ha 2 1 1

Sold Jan 2023 15 Days

4 DAGMAR BERNE ST

\$670,000




Jan 2023
75 Days

300 m² 3 1 1

15 CUMPSTON PL

\$1,030,000



Jan 2023
238 Days

1,049 m² 4 2 2

25 IDA BIRCHALL CRES

\$830,000



Jan 2023
34 Days

324 m² 3 2 2

47 WUNDERLY CCT

\$855,000



Jan 2023
52 Days

502 m² 3 2 2

19 HILDA KINCAID CRES

\$910,000

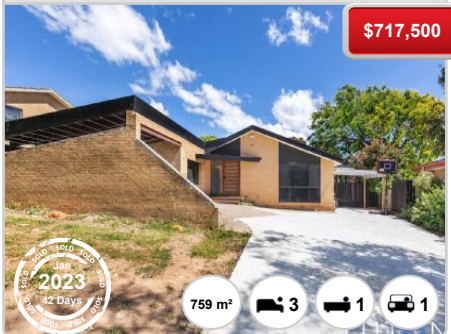


Jan 2023
68 Days

357 m² 4 2 2

63 OSBURN DR

\$717,500

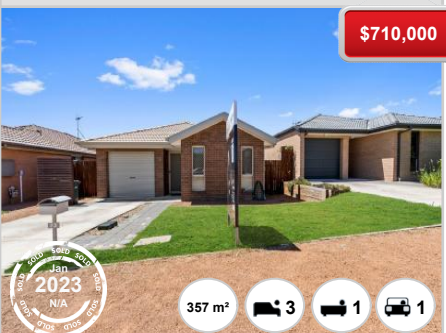


Jan 2023
42 Days

759 m² 3 1 1

23 ROWLAND ST

\$710,000

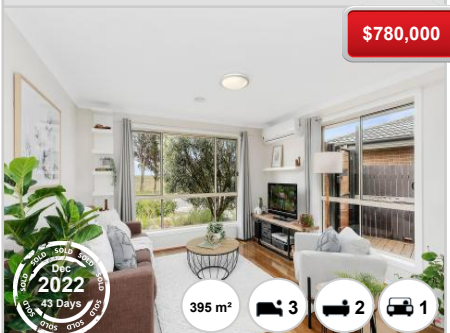


Jan 2023
N/A

357 m² 3 1 1

89 CARMAN LOOP

\$780,000



Dec 2022
43 Days

395 m² 3 2 1

10 HARPER ST

\$800,000

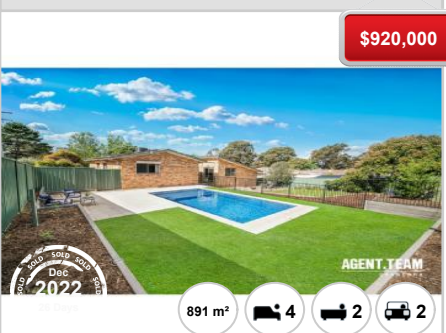


Dec 2022
N/A

854 m² 3 1 2

182 OSBURN DR

\$920,000



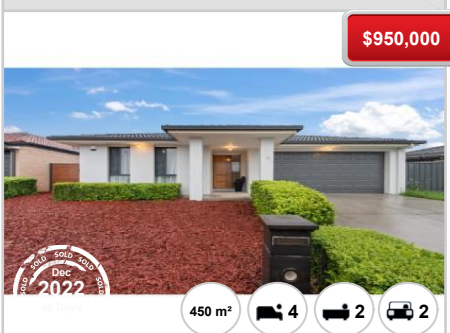
Dec 2022

AGENT TEAM

891 m² 4 2 2

16 ECCLES CCT

\$950,000

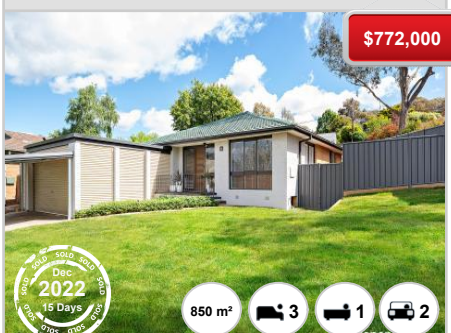


Dec 2022

450 m² 4 2 2

36 OSBURN DR

\$772,000



Dec 2022
15 Days

850 m² 3 1 2

MACGREGOR - Properties For Rent

Median Rental Price

\$630 /w

Based on 93 recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

Rental Yield

+4.1%

Current Median Price: \$800,000
Current Median Rent: \$630

Based on 112 recorded House sales and 93 House rentals compared over the last 12 months

Number of Rentals


93

Based on recorded House rentals within the last 12 months (Apr '22 - Mar '23)



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

8A CUMPSTON PLACE

\$490 per week




2023
Apr 2 Days




1,071 m²   

13 FLOREY DRIVE

\$650 per week



2023
Mar 6 Days

910 m²   

36 HEIGHWAY STREET

\$580 per week



2023
Mar 8 Days

512 m²   

43 JEAN MACNAMARA STREET

\$840 per week




2023
Mar 8 Days




441 m²   

11 CARMAN LOOP

\$630 per week



2023
Mar 22 Days


300 m²   

24 Dagmar Berne Street

\$565 per week



2023
Mar 22 Days

450 m²   

11 PULLEINE CRESCENT

\$630.00 per




2023
Mar 22 Days




1,051 m²   

#11 Pulleine Crescent

\$630.00 per




2023
Mar 22 Days




1,051 m²   

1 SWIFT PLACE

\$600 - \$640



2023
Mar 22 Days

907 m²   

11 Sisely Street

\$595 per week

250 m² 3 1 1

Mar 2023
43 Days

42 Kirkland Circuit

\$600 per week

896 m² 3 1 1

Mar 2023
43 Days

24 Dagmar Berne Street

\$585 per week

450 m² 3 1 1

Feb 2023
43 Days

24 STANG PLACE

\$580 Per Week

230 m² 3 1 1

Feb 2023
43 Days

6 Ida Birchall Crescent

\$610 per week

297 m² 3 1 1

Dec 2022
104 Days

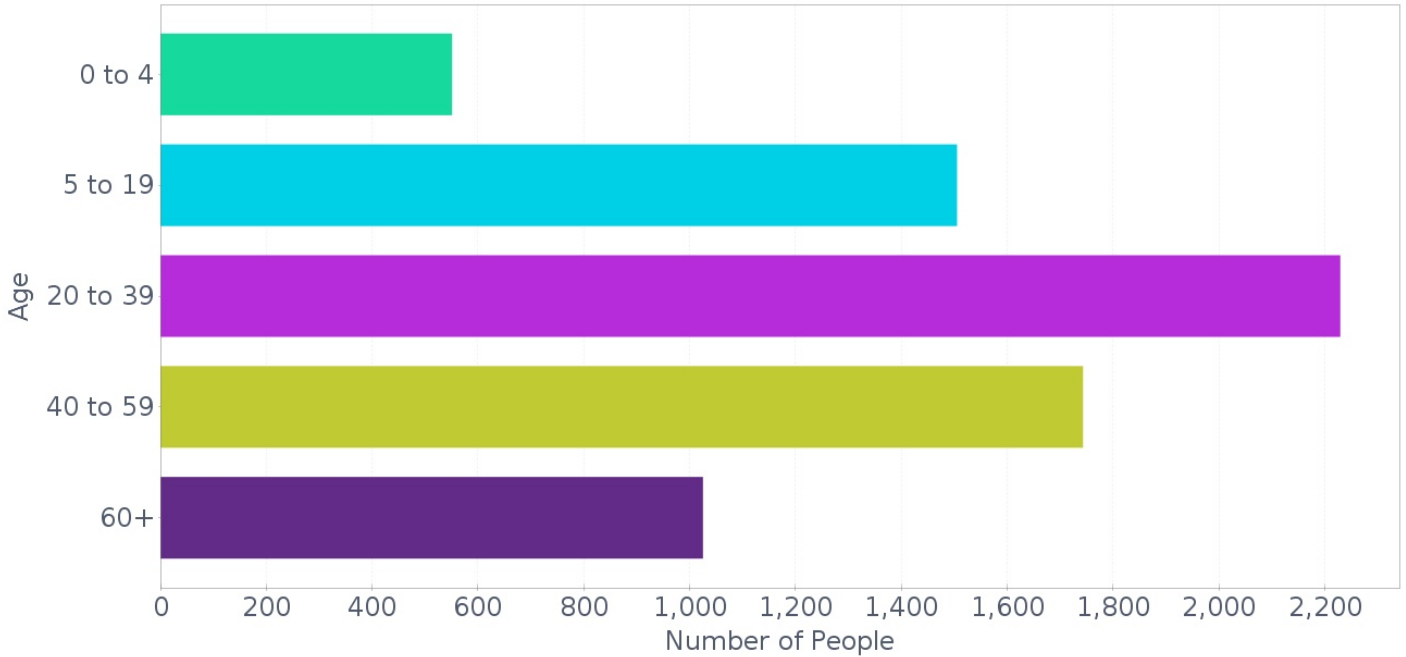
33 ARCHDALL STREET

\$590.00 per

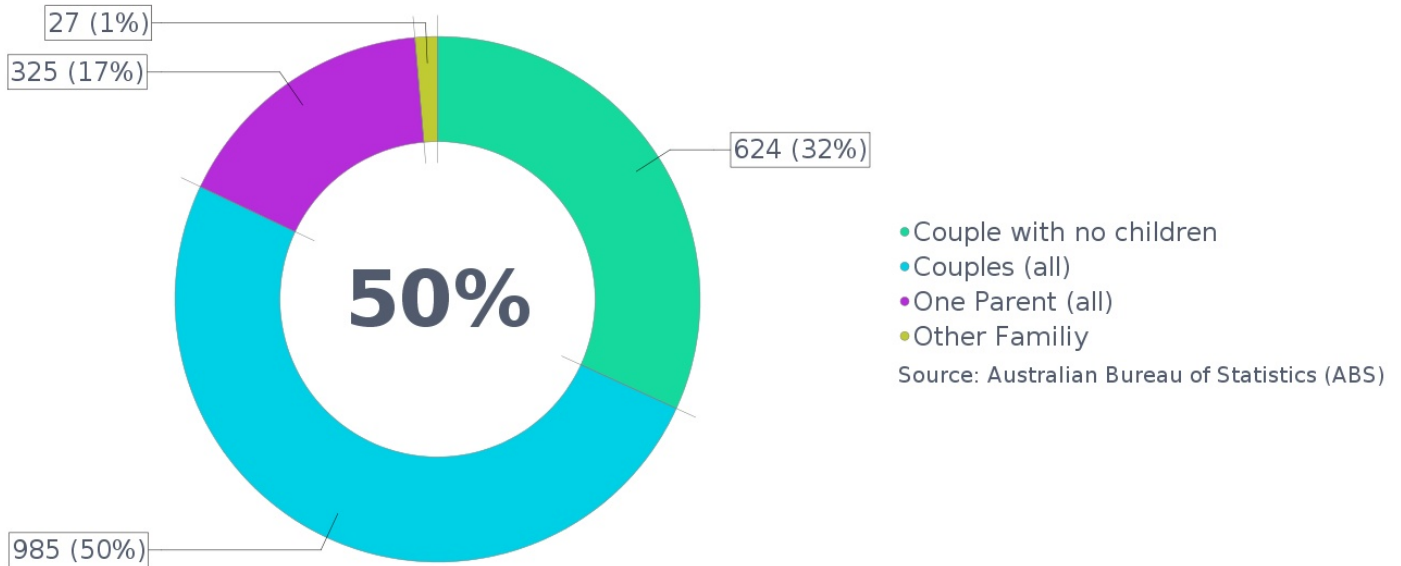
873 m² 3 1 2

Dec 2022
105 Days

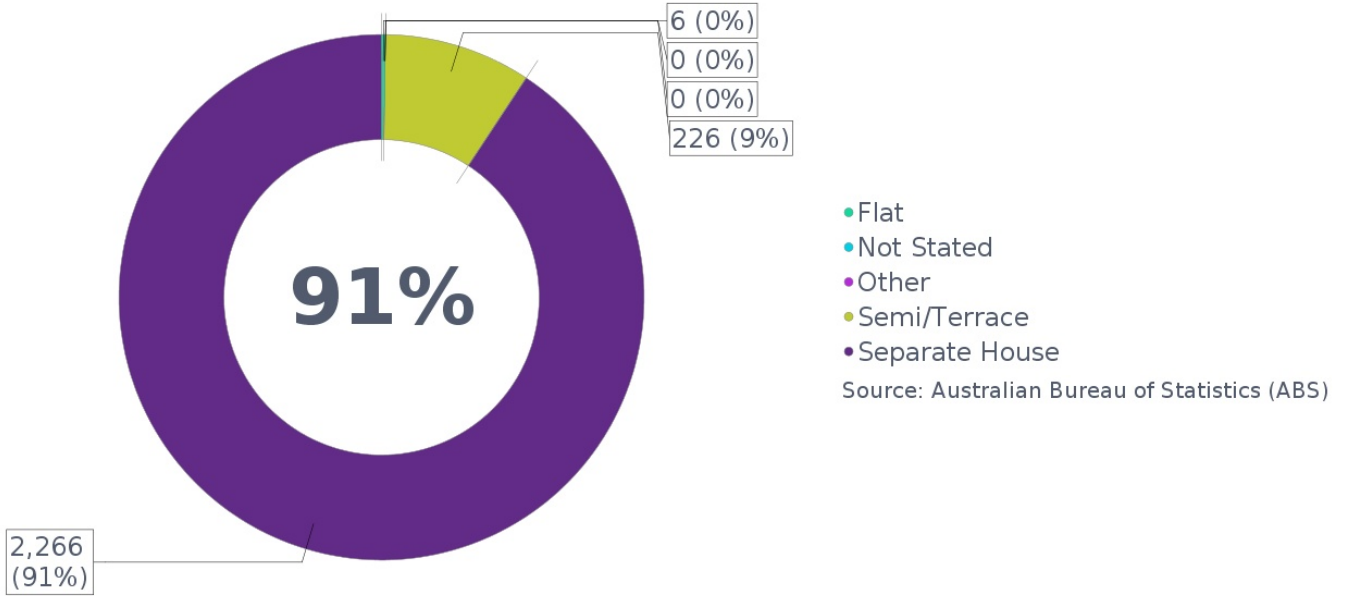
Age of Population (2021)



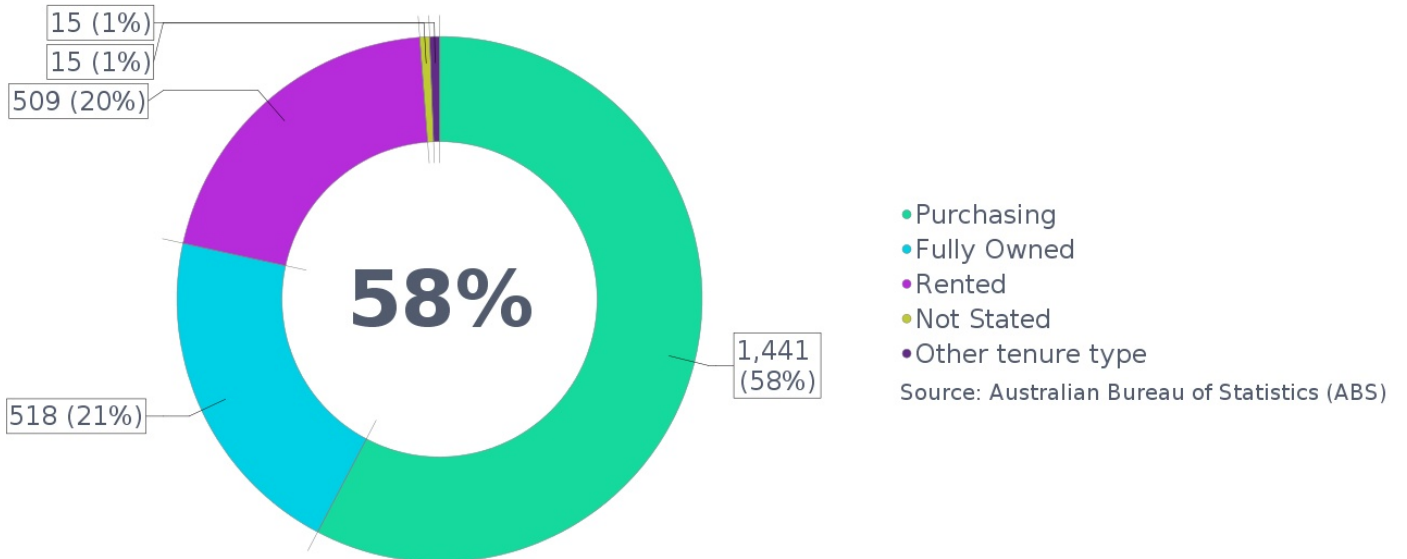
Family Composition (2021)



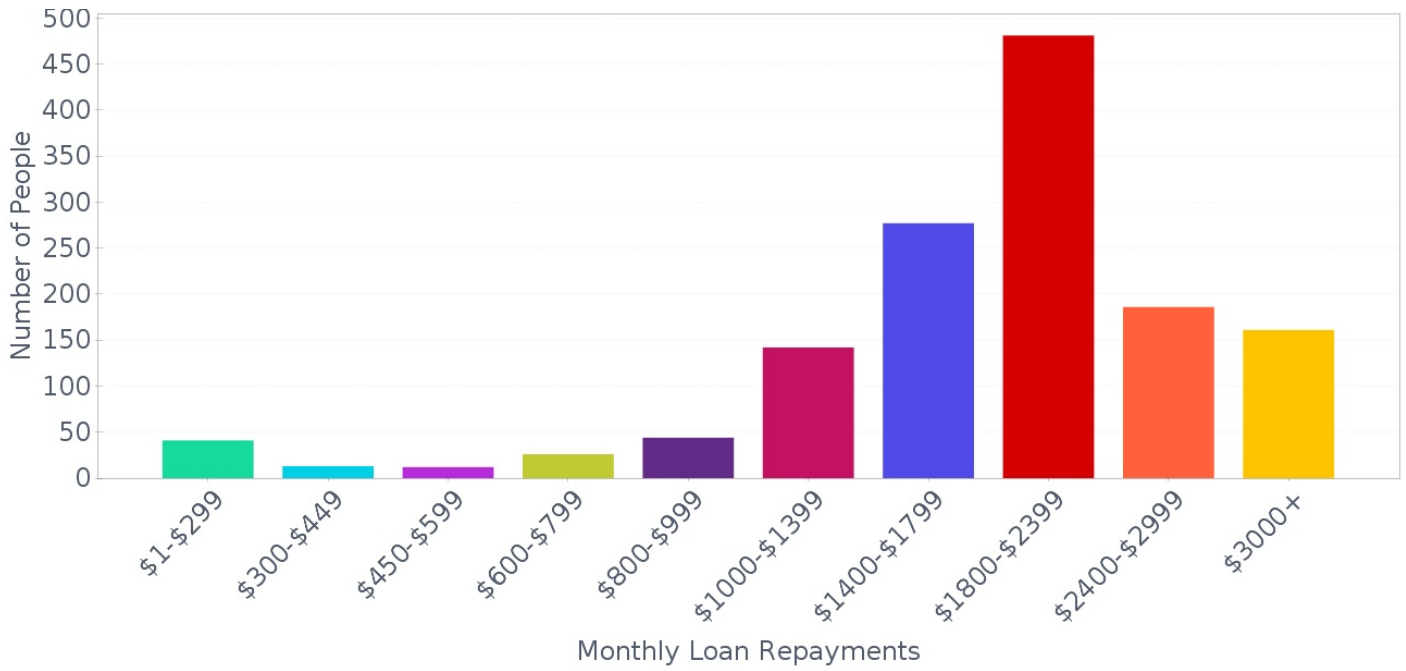
Dwelling Structure (2021)



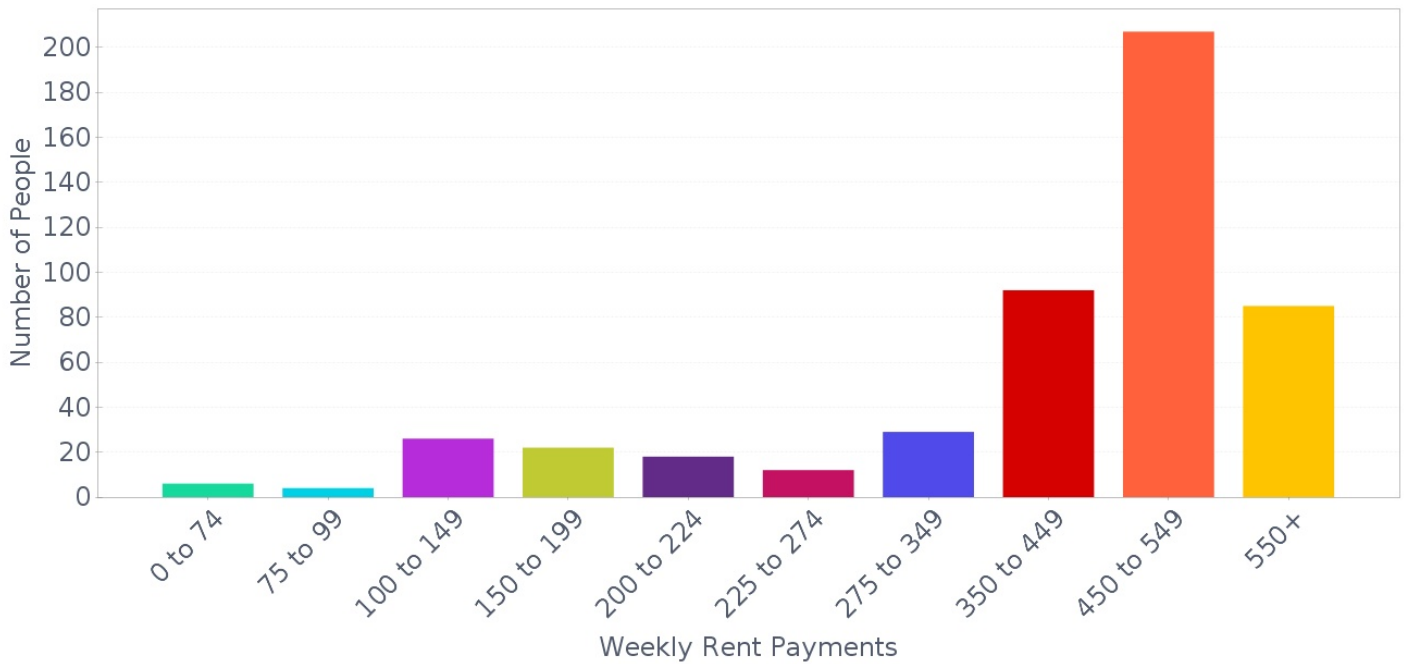
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

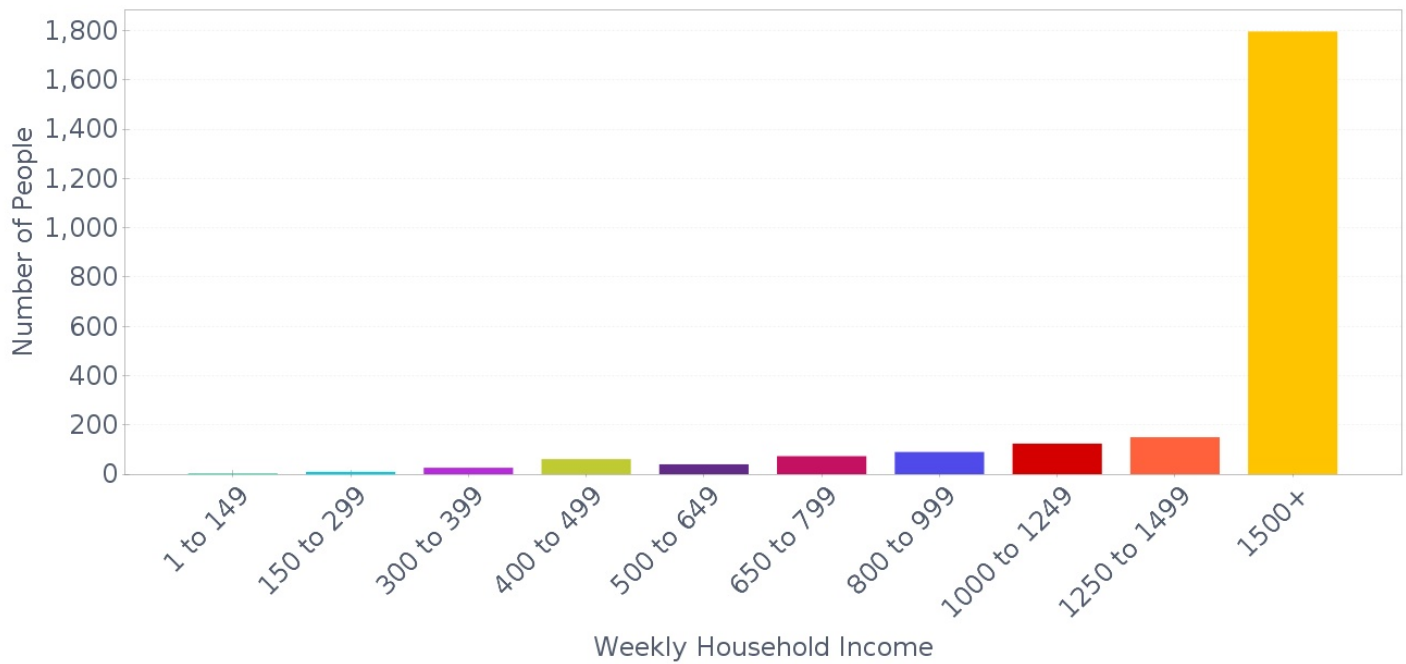


Rent Payments - Weekly (2021)

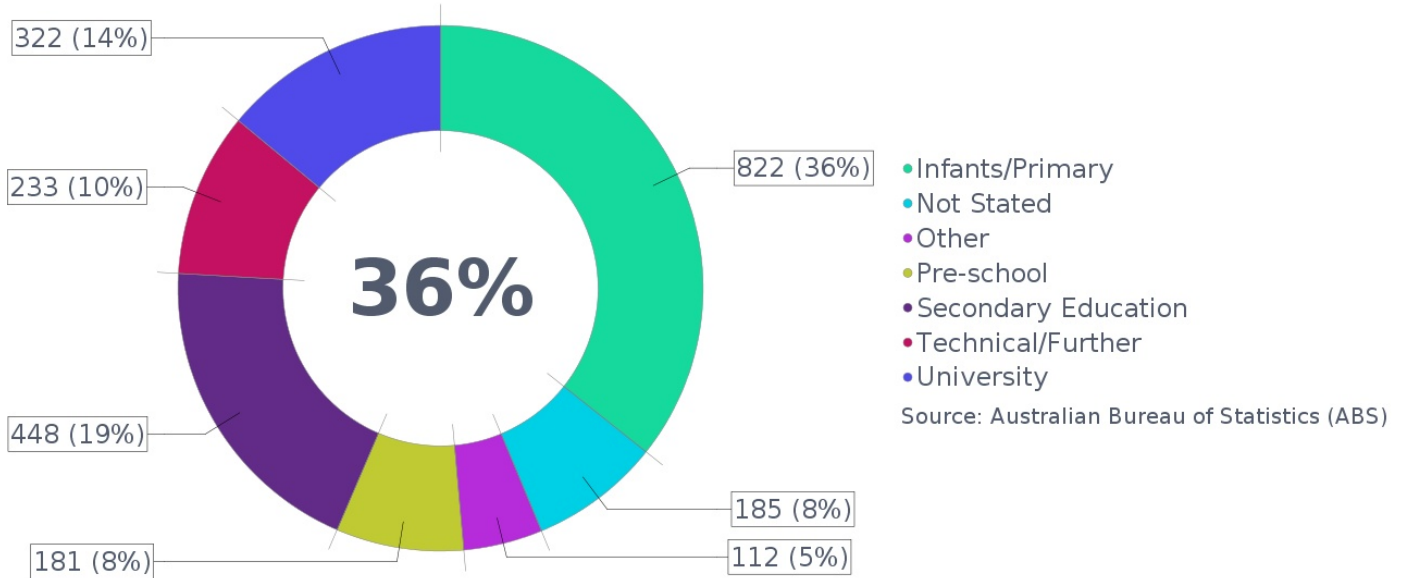




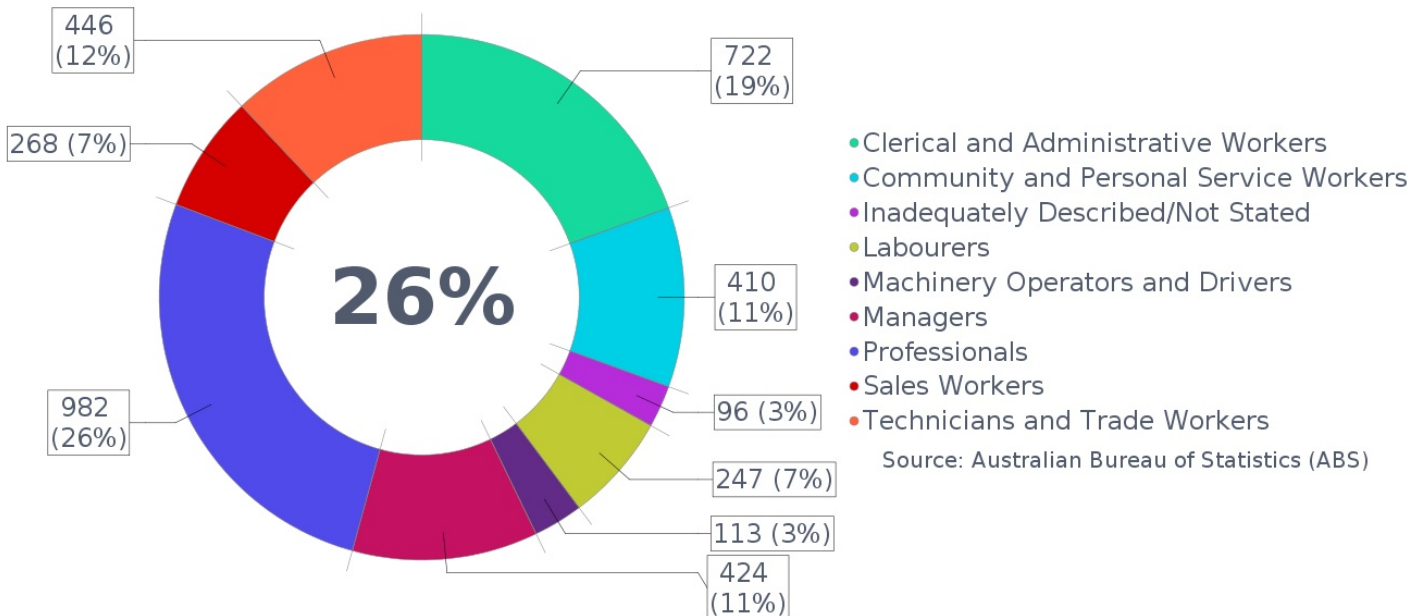
Household Income - Weekly (2021)



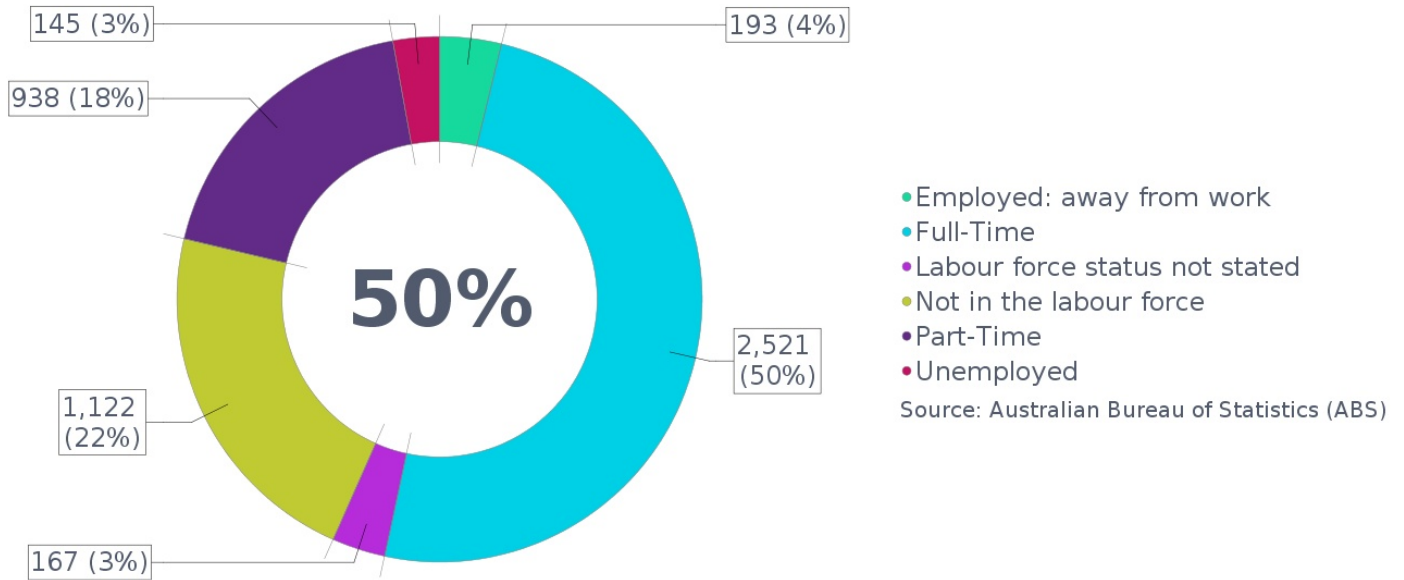
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

