

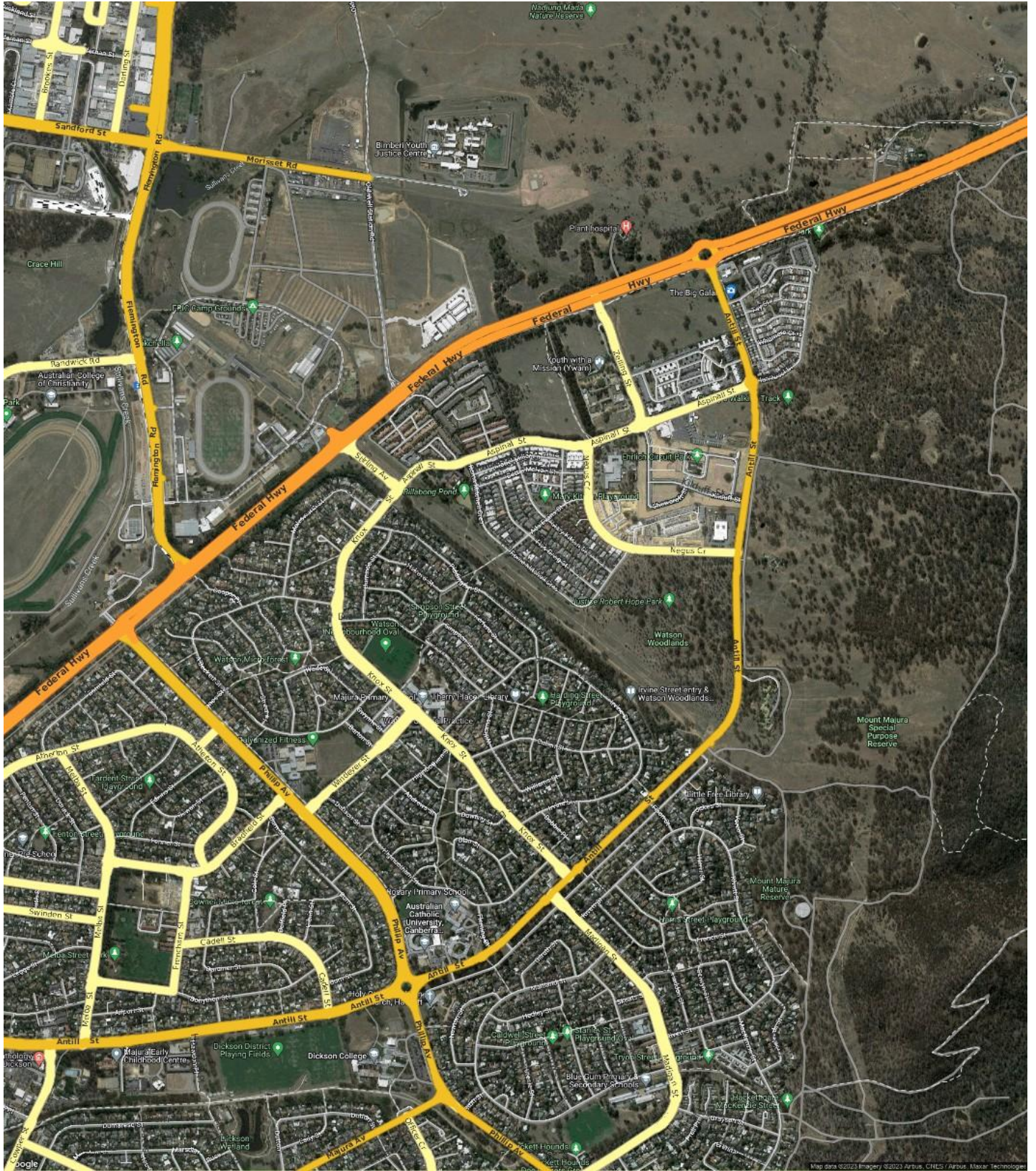
SUBURB FLYOVER REPORT

WATSON (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



WATSON - Suburb Map



Prepared on 19/04/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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WATSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	70	\$ 384,000	0.0 %	\$ 57,000	\$ 620,000
2006	87	\$ 440,000	14.6 %	\$ 210,000	\$ 800,000
2007	114	\$ 458,000	4.1 %	\$ 104,000	\$ 730,000
2008	56	\$ 517,526	13.0 %	\$ 200,000	\$ 775,000
2009	48	\$ 559,000	8.0 %	\$ 182,000	\$ 865,000
2010	151	\$ 444,900	-20.4 %	\$ 137,500	\$ 762,500
2011	48	\$ 570,000	28.1 %	\$ 195,000	\$ 910,000
2012	48	\$ 550,500	-3.4 %	\$ 379,900	\$ 825,000
2013	57	\$ 575,000	4.5 %	\$ 5,300	\$ 920,000
2014	53	\$ 599,000	4.2 %	\$ 390,000	\$ 795,000
2015	77	\$ 652,000	8.8 %	\$ 167,000	\$ 1,050,000
2016	70	\$ 691,000	6.0 %	\$ 170,000	\$ 1,141,000
2017	71	\$ 720,000	4.2 %	\$ 304,400	\$ 1,175,000
2018	62	\$ 796,500	10.6 %	\$ 362,500	\$ 1,570,000
2019	87	\$ 740,000	-7.1 %	\$ 328,900	\$ 1,400,000
2020	94	\$ 793,050	7.2 %	\$ 365,000	\$ 3,077,167
2021	77	\$ 1,100,000	38.7 %	\$ 357,500	\$ 17,900,000
2022	71	\$ 1,150,000	4.5 %	\$ 300,000	\$ 2,650,000
2023	6	\$ 1,037,500	-9.8 %	\$ 680,000	\$ 1,240,000

Median Sale Price

\$1.1m

Based on 59 recorded House sales within the last 12 months (Apr '22 - Mar '23)

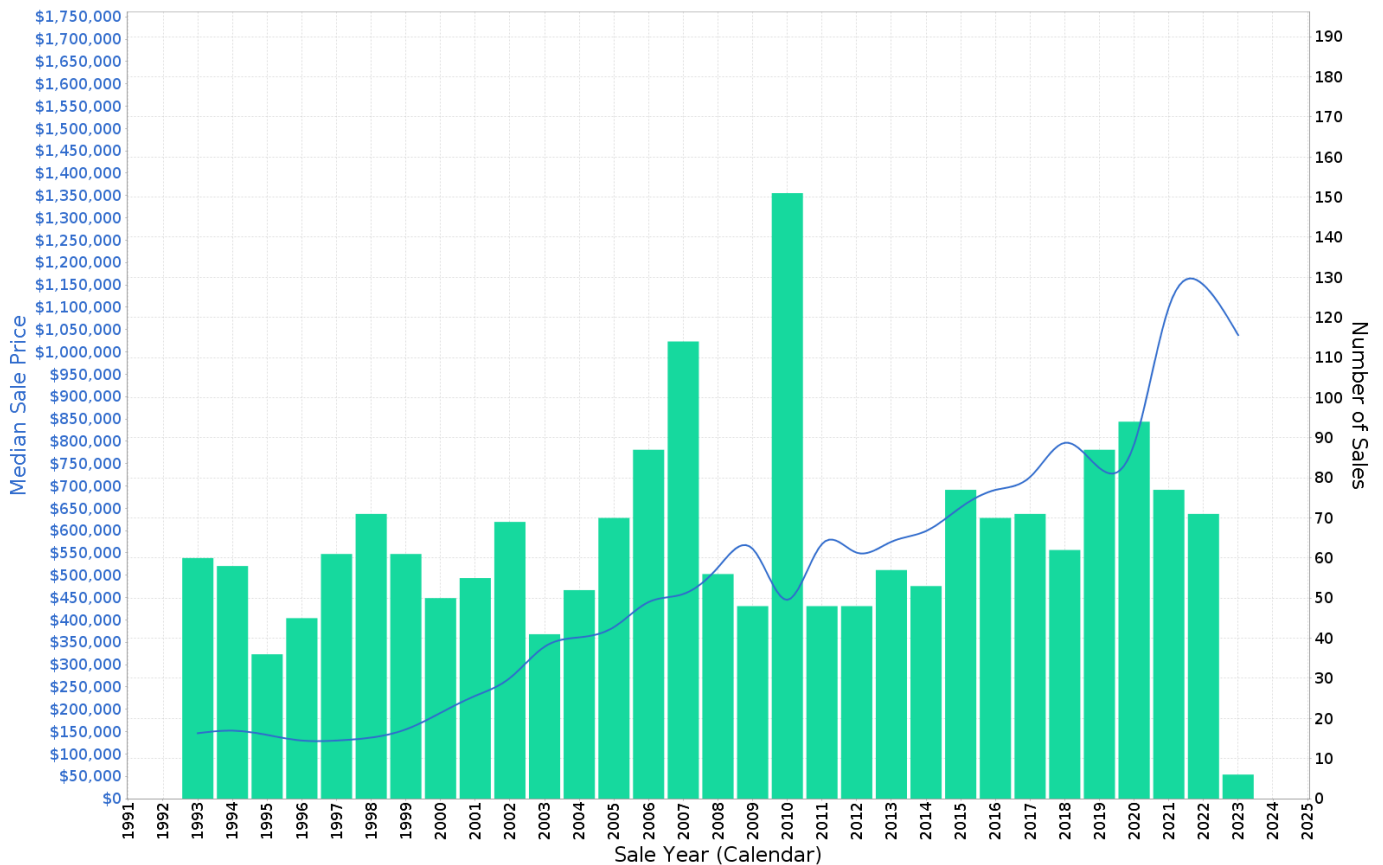
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

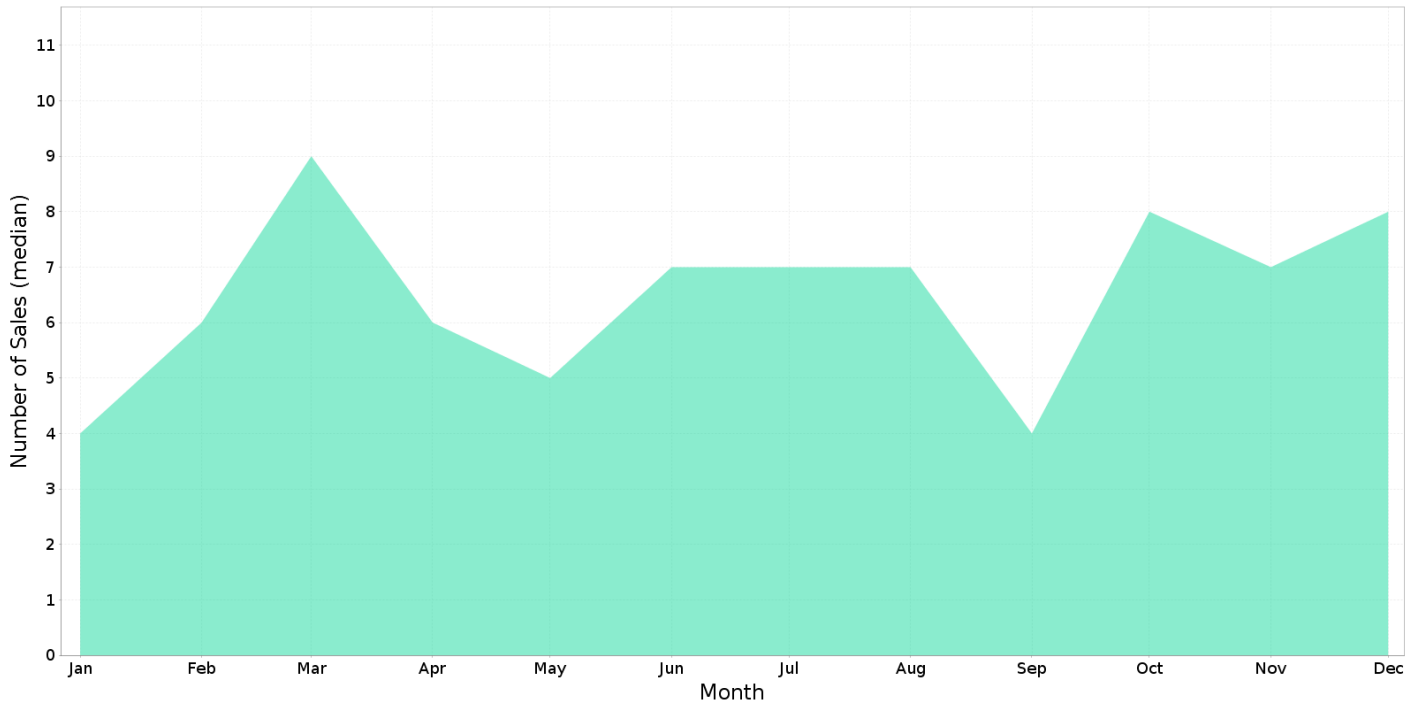
-10.8%

Current Median Price: \$1,100,000
Previous Median Price: \$1,232,550

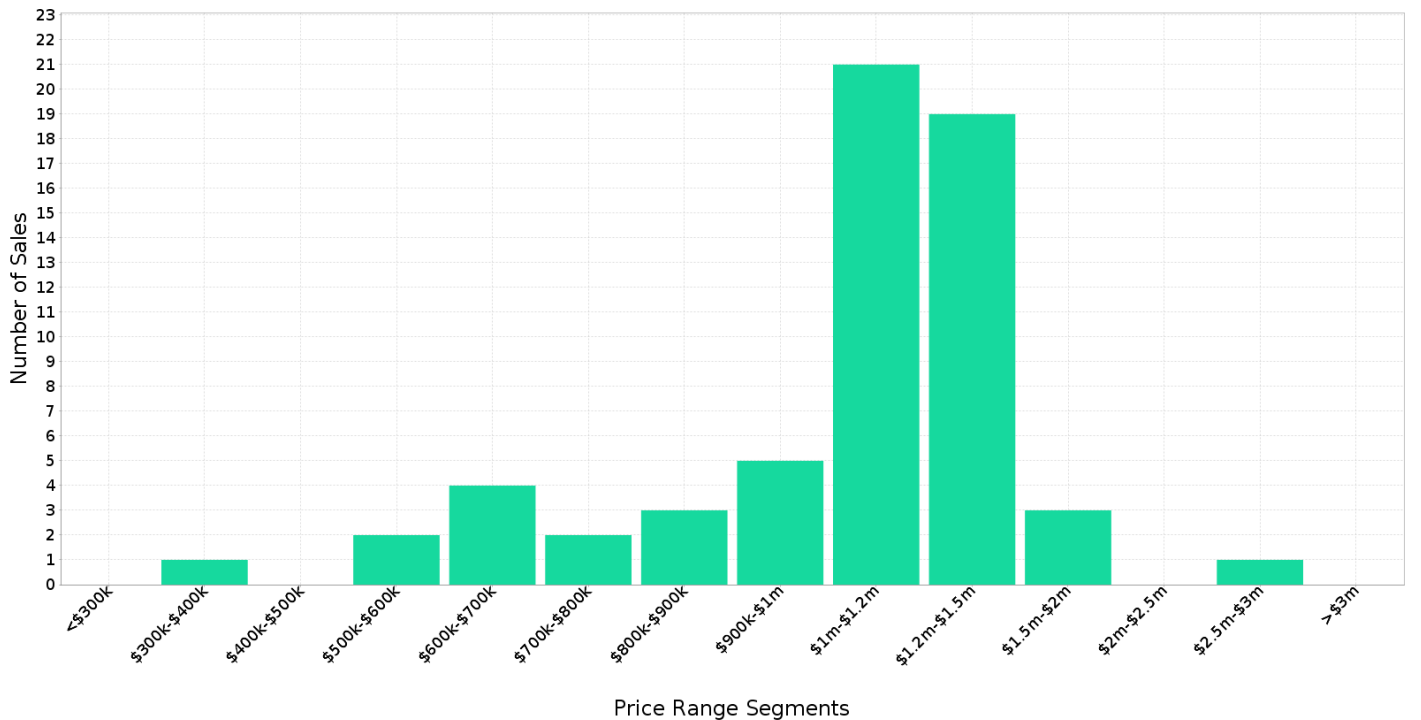
Based on 133 recorded House sales compared over the last two rolling 12 month periods



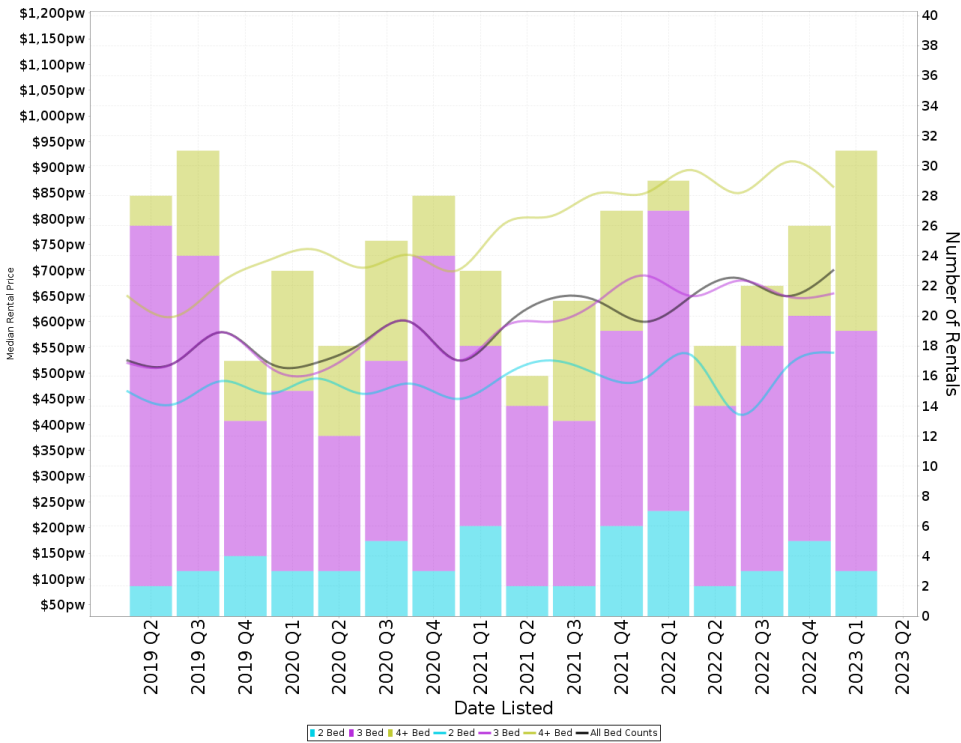
WATSON - Peak Selling Periods (3 years)



WATSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-10.8%

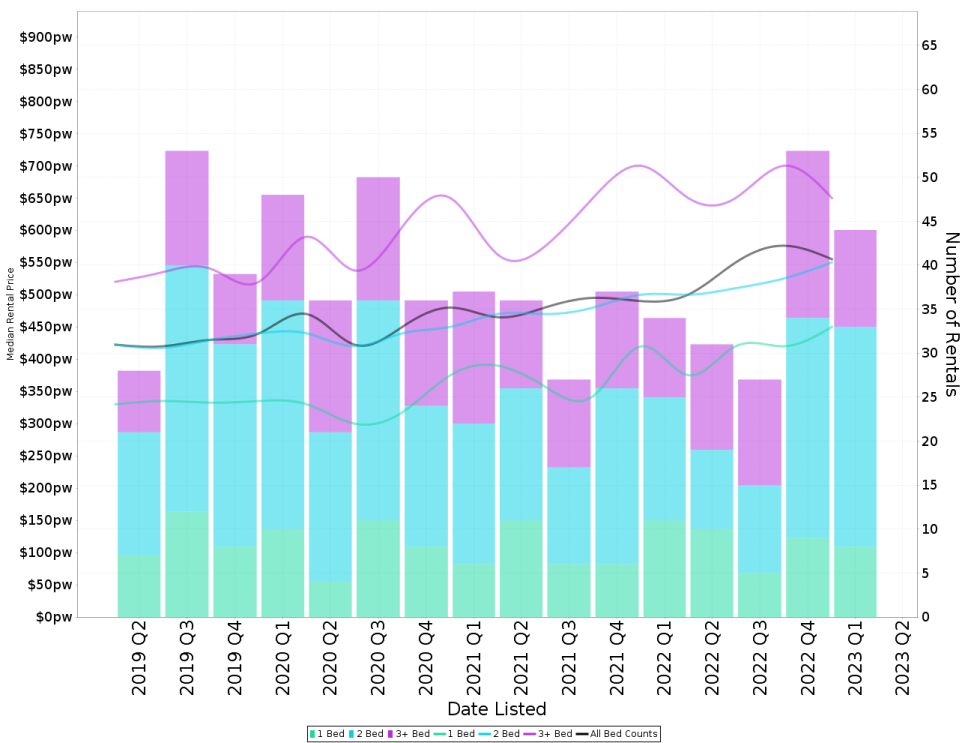
Current Median Price: \$1,100,000
Previous Median Price: \$1,232,550
 Based on 133 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$1,100,000
Current Median Rent: \$670
 Based on 97 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.5%

Current Median Price: \$570,000
Previous Median Price: \$481,000
 Based on 190 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$570,000
Current Median Rent: \$550
 Based on 155 registered Unit rentals compared over the last 12 months.

WATSON - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 59 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

-10.8%

Current Median Price: \$1,100,000
Previous Median Price: \$1,232,550

Based on 133 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

59

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

39 MCCAWLEY ST




\$1,035,000

817 m² 3 1 1

Sold Apr 2023 53 Days

14 WILLIAMS ST



\$880,000

705 m² 3 1 -

Sold Apr 2023 25 Days

75 NEGUS CRES




\$1,245,000

318 m² 4 3 2

Sold Mar 2023 41 Days

73 IAN NICOL ST



\$710,000

208 m² 3 1 1

Sold Mar 2023 50 Days

94 TAY ST



\$705,000

250 m² 3 1 1

Sold Feb 2023 20 Days

21/45 NEGUS CRES




\$820,000

2.33 ha 3 2 2

Sold Feb 2023 63 Days

28 EHRLICH CCT




\$1,075,000

249 m² 4 2 2

Sold Feb 2023 107 Days

35 KNOX ST

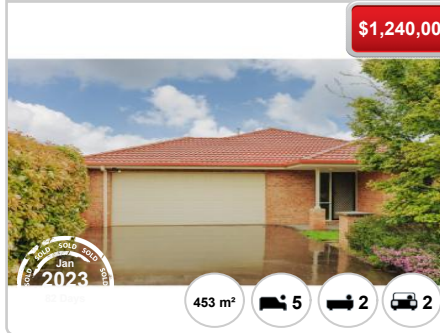


\$1,005,000

664 m² 2 1 1

Sold Feb 2023 22 Days

34 NEGUS CRES



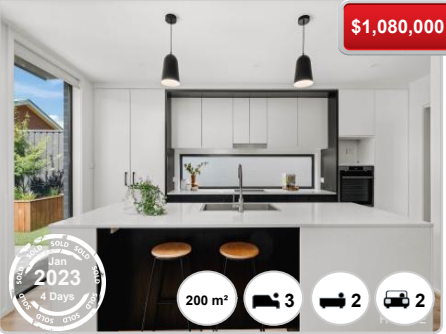
\$1,240,000

453 m² 5 2 2

Sold Jan 2023

44 PHIPPARD CRT

\$1,080,000



Jan 2023
4 Days

200 m² 3 2 2

5 BETTIE MCNEE ST

\$1,000,000



Jan 2023
5 Days

240 m² 3 2 2

47 IAN NICOL ST

\$680,000




Jan 2023
N/A

202 m² 3 1 1

81 PHILLIP AVE

\$840,000




Jan 2023
139 Days

562 m² 3 1 1

28 PHIPPARD CRT

\$1,280,000

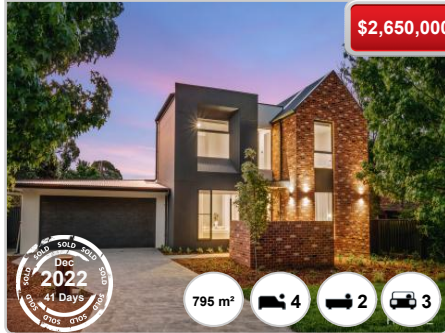


Dec 2022
65 Days

326 m² 4 2 2

16 FIELD ST

\$2,650,000

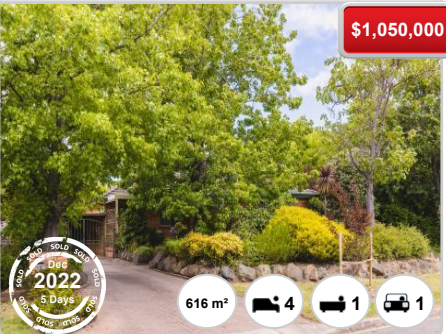


Dec 2022
41 Days

795 m² 4 2 3

4 STOW PL

\$1,050,000

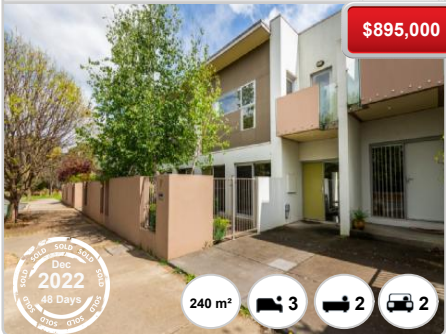


Dec 2022
5 Days

616 m² 4 1 1

7 BETTIE MCNEE ST

\$895,000

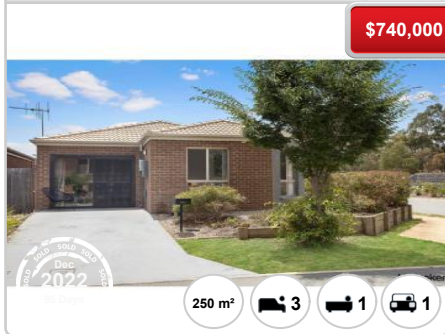


Dec 2022
48 Days

240 m² 3 2 2

2 WHITMORE CRES

\$740,000

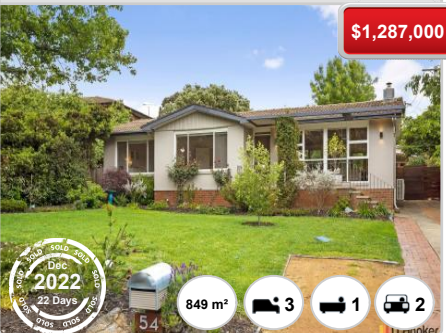


Dec 2022

250 m² 3 1 1

54 CULLEN ST

\$1,287,000

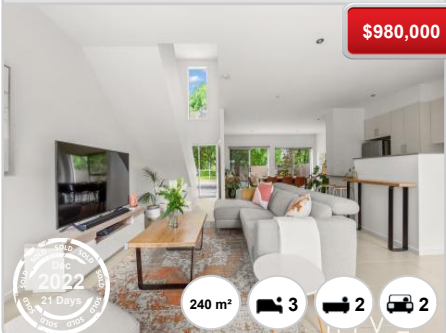


Dec 2022
22 Days

849 m² 3 1 2

11 BETTIE MCNEE ST

\$980,000

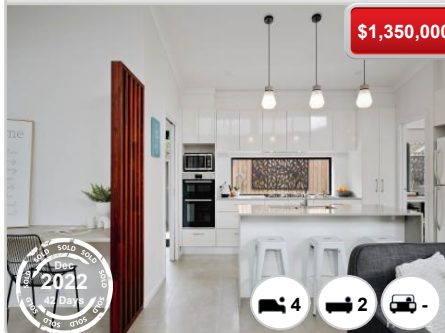


Dec 2022
21 Days

240 m² 3 2 2

37B MOLESWORTH ST

\$1,350,000



Dec 2022
42 Days

4 2 -

WATSON - Properties For Rent

Median Rental Price

\$670 /w

Based on 97 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

+3.2%

Current Median Price: \$1,100,000
Current Median Rent: \$670

Based on 59 recorded House sales and 97 House rentals compared over the last 12 months


Number of Rentals

97




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

54 Mary Kitson Street

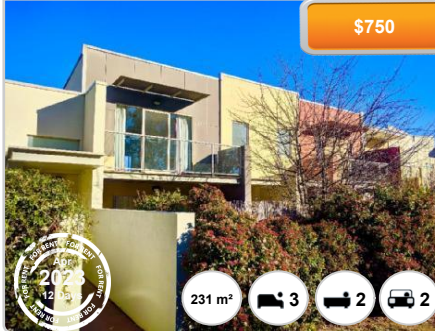


\$800 per week




457 m²  4  2  2

Apr 2023
12 Days

66 Aspinall Street




\$750




231 m²  3  2  2

Apr 2023
12 Days

14 Tay St




\$570 per week


235 m²  3  1  1

Mar 2023
20 Days

104/20 FEDERAL HIGHWAY



\$550 per week

2.05 ha  2  2  2

Mar 2023
29 Days

104/20 Federal Hwy



\$550 per week

2.05 ha  2  2  2

Mar 2023
20 Days

10 Mary Kitson Street




\$1,000 per




470 m²  5  4  2

Mar 2023
36 Days

13 Manning Street




\$700 per week




795 m²  3  2  1

Mar 2023
41 Days

30 WILLIAMS STREET




\$580 per week




824 m²  3  1  1

Mar 2023
44 Days

42 KNOX STREET

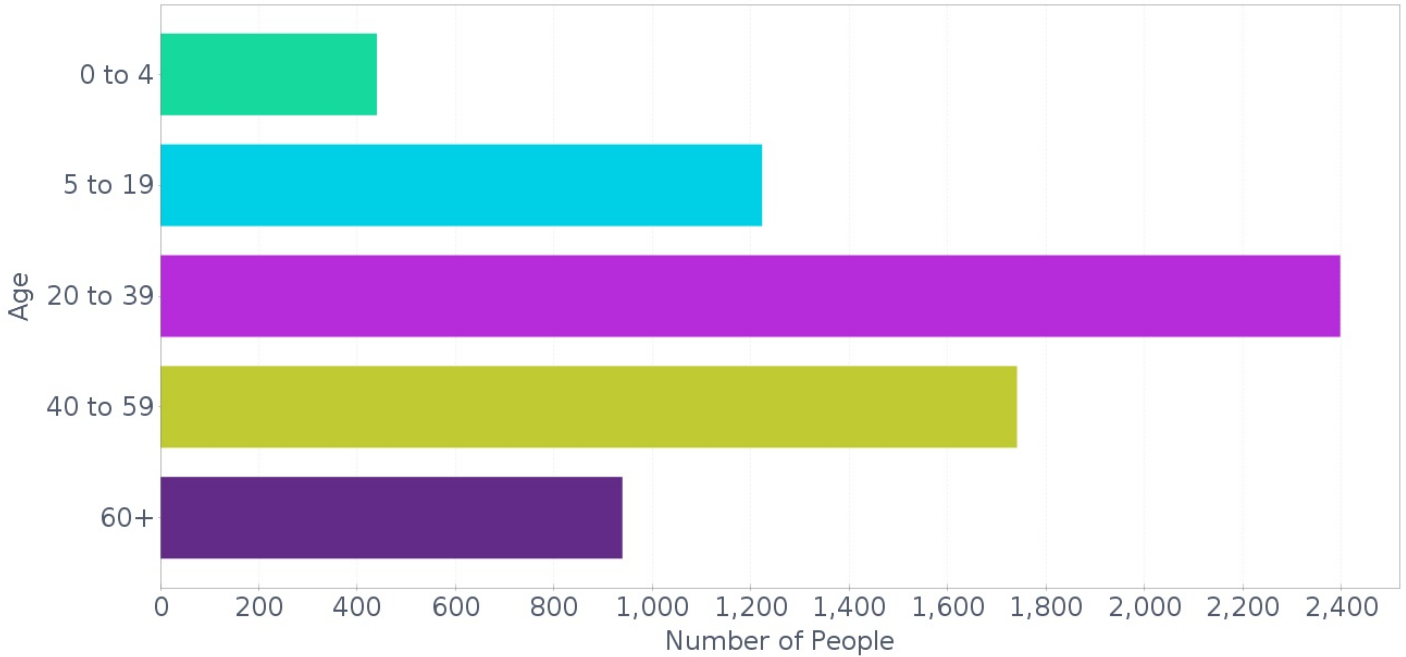


\$950 per week

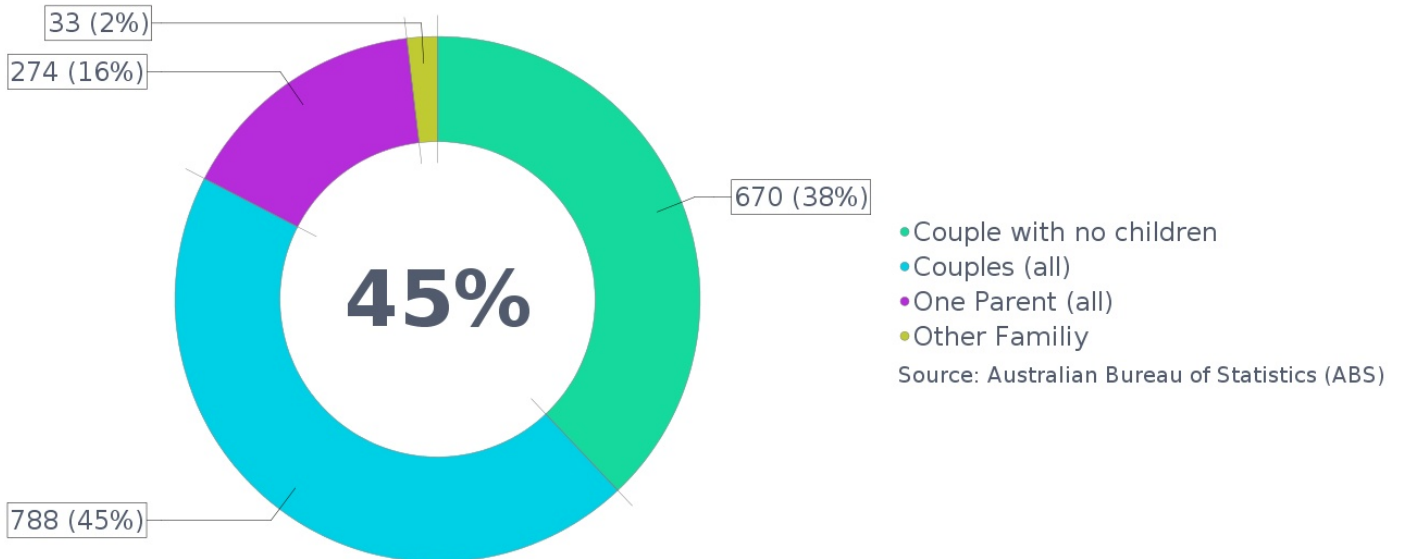
912 m²  4  2  4

Feb 2023
58 Days

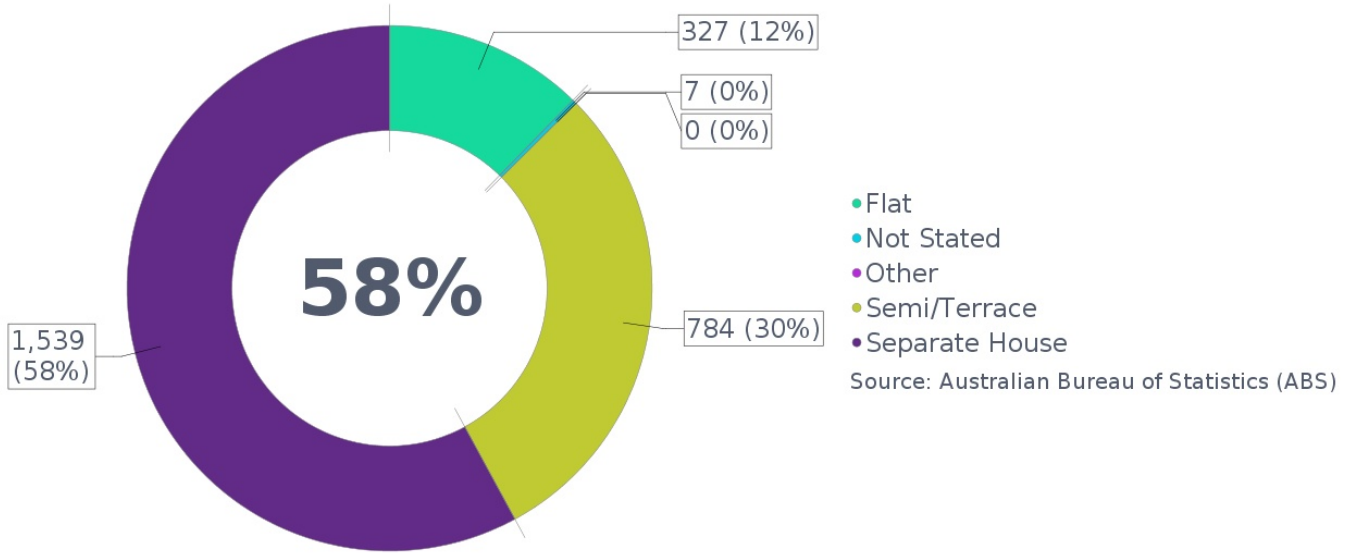
Age of Population (2021)



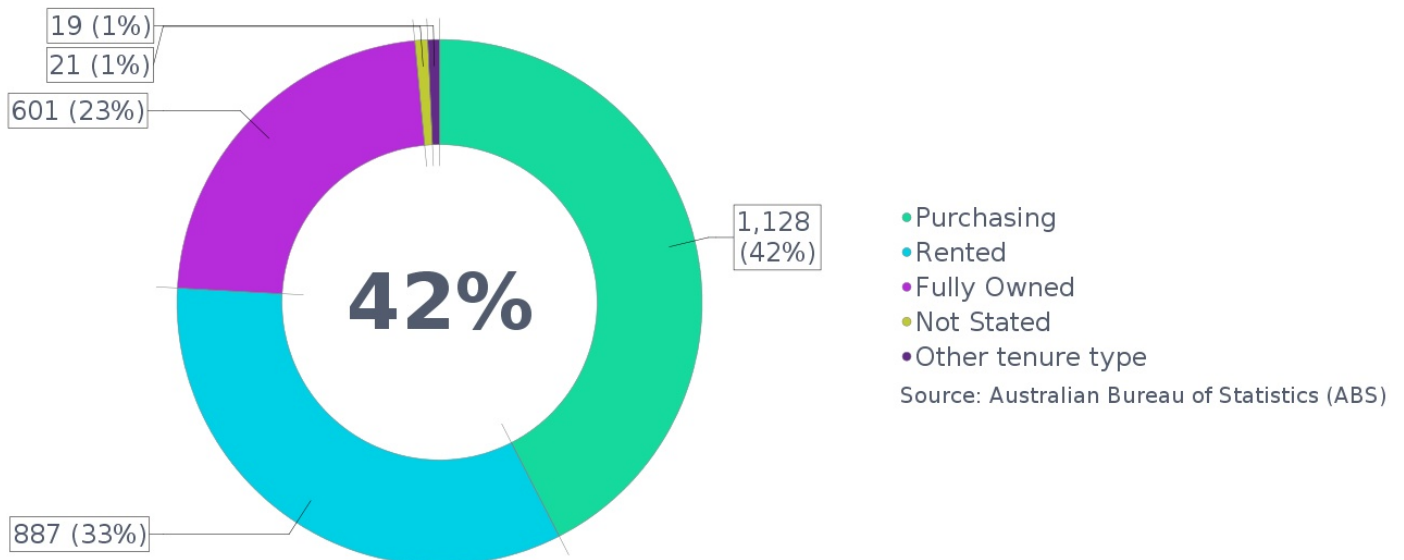
Family Composition (2021)



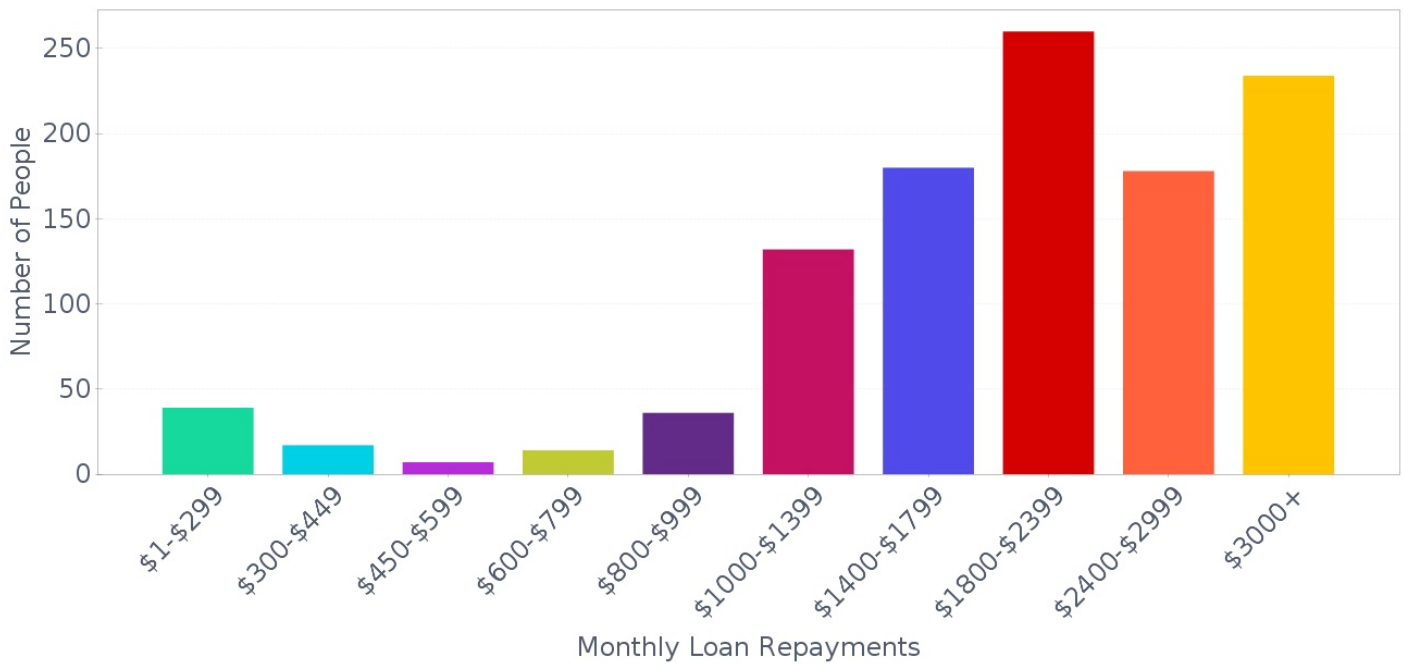
Dwelling Structure (2021)



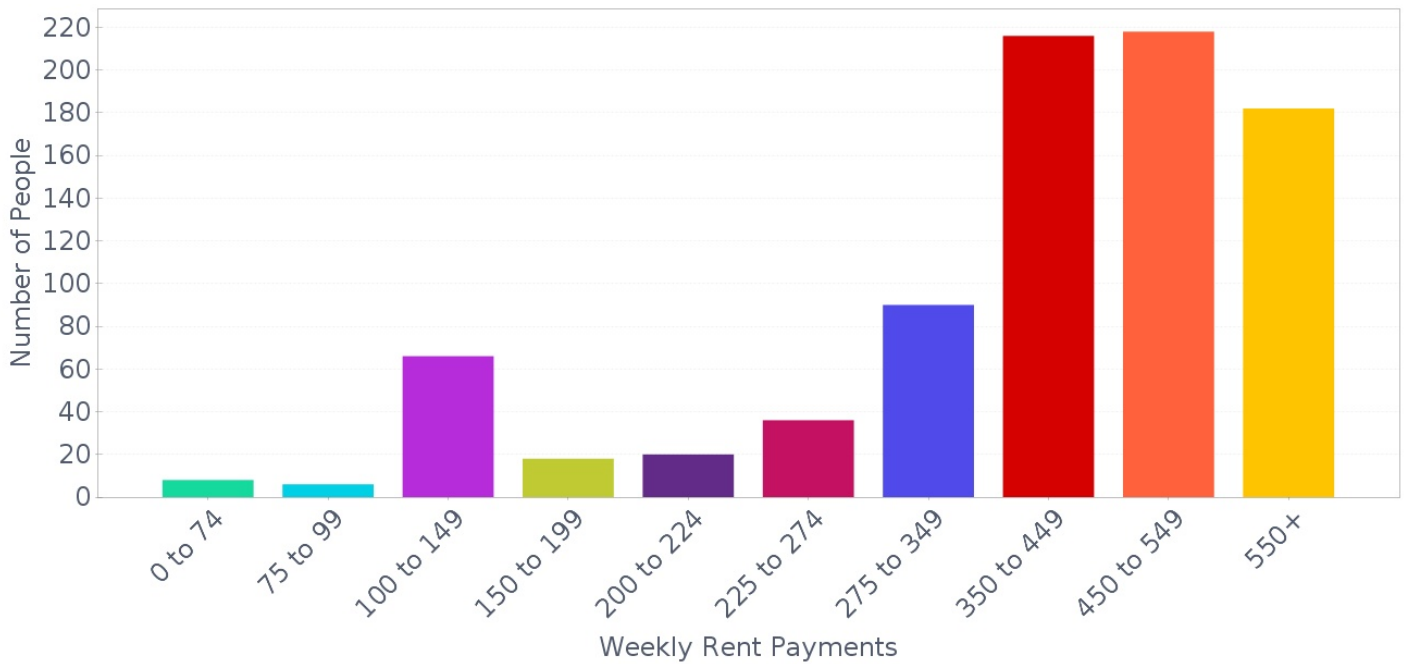
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

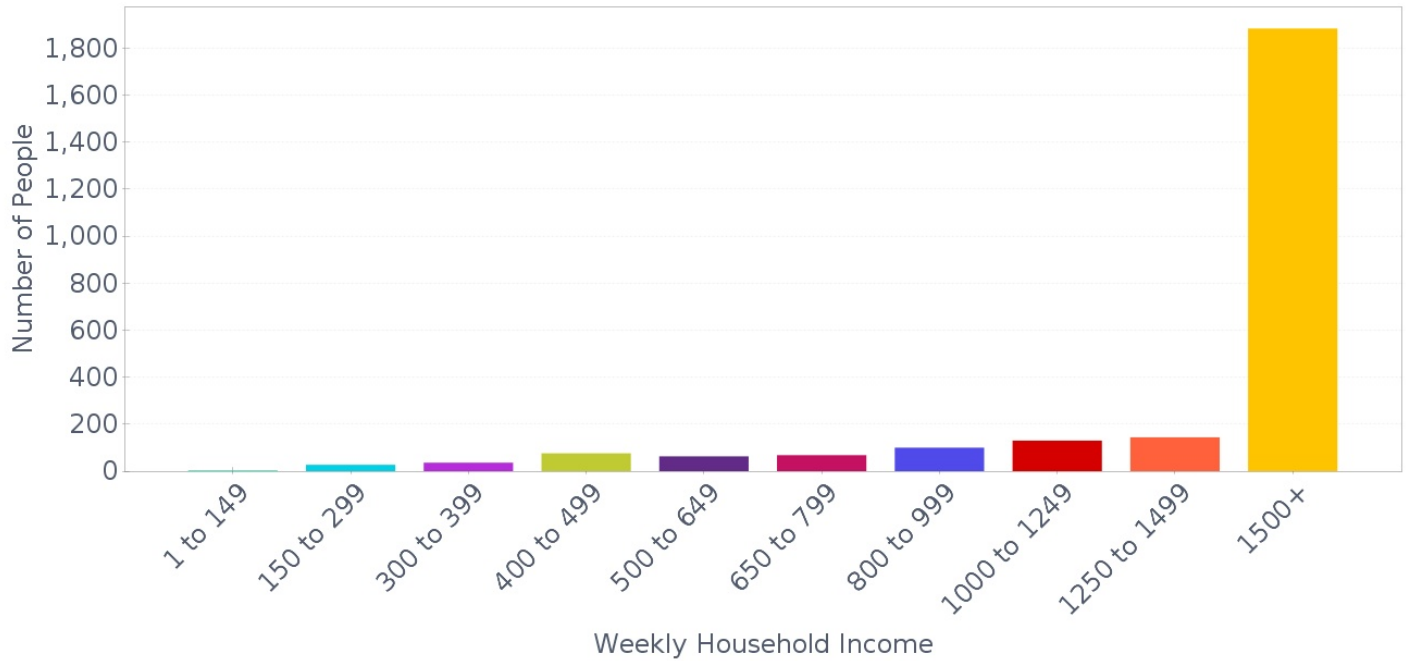


Rent Payments - Weekly (2021)

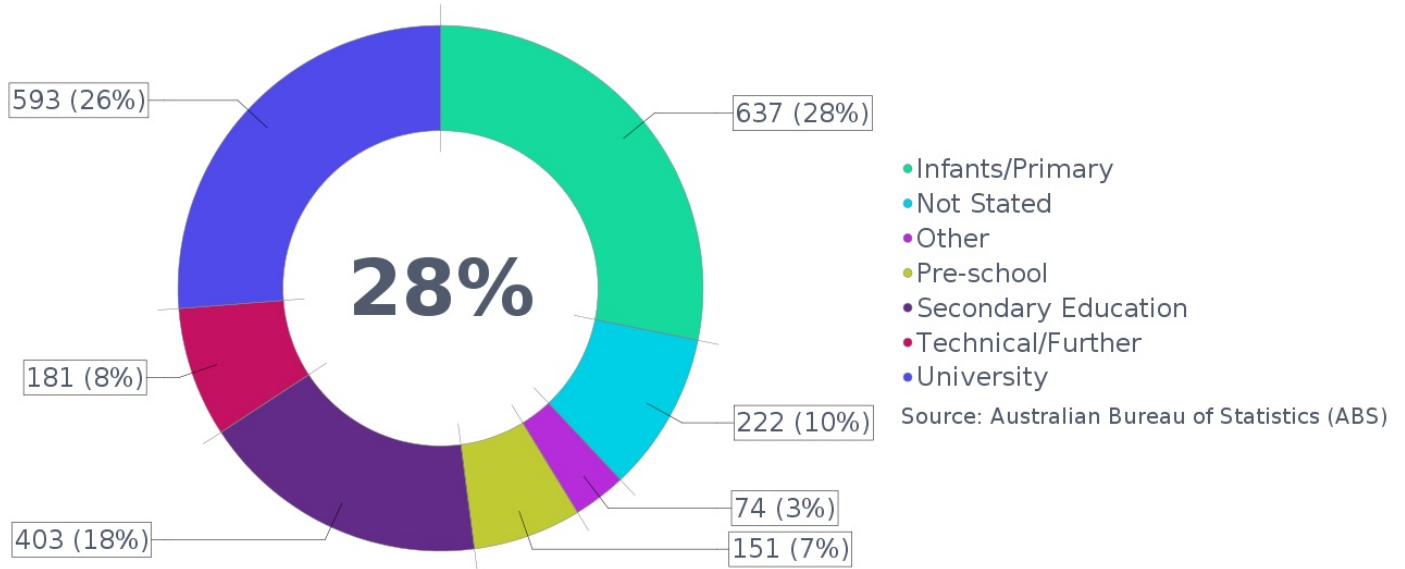




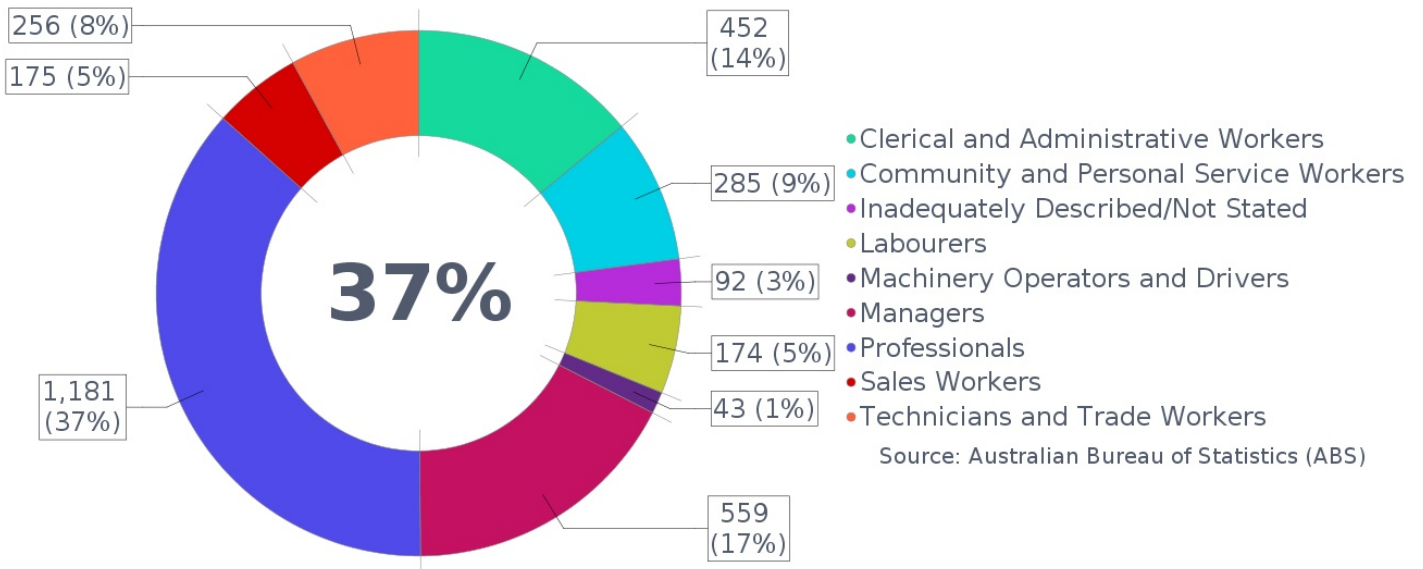
Household Income - Weekly (2021)



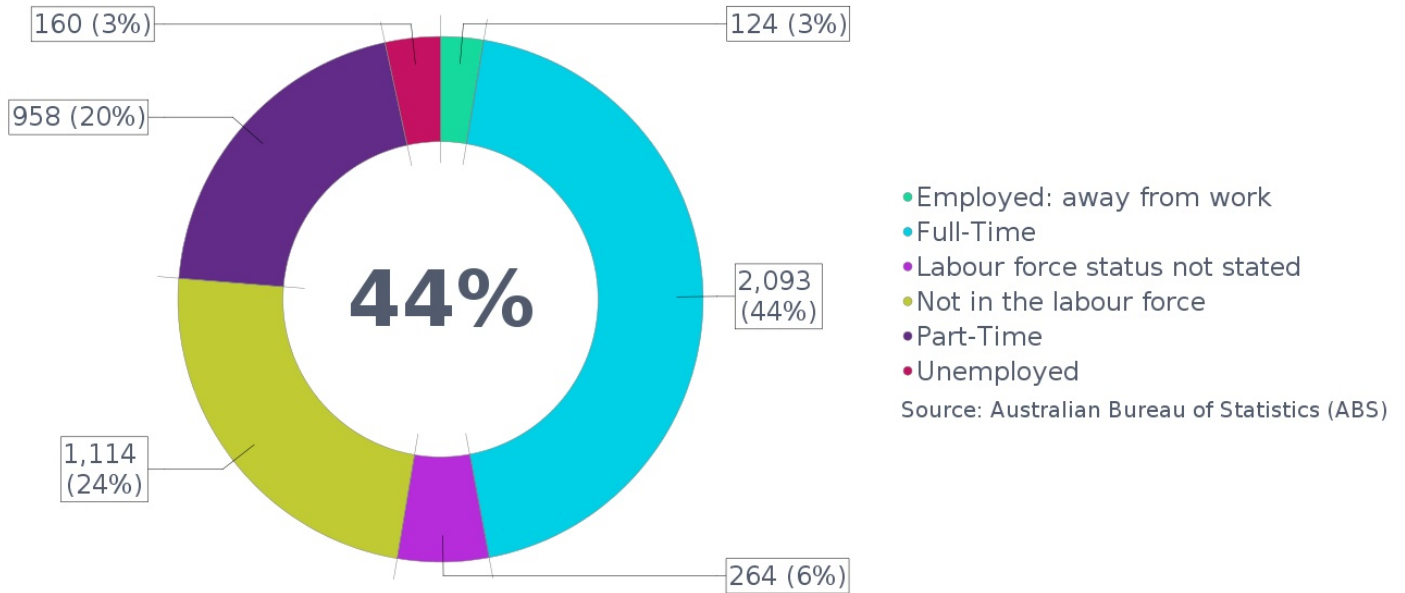
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

