

SUBURB FLYOVER REPORT

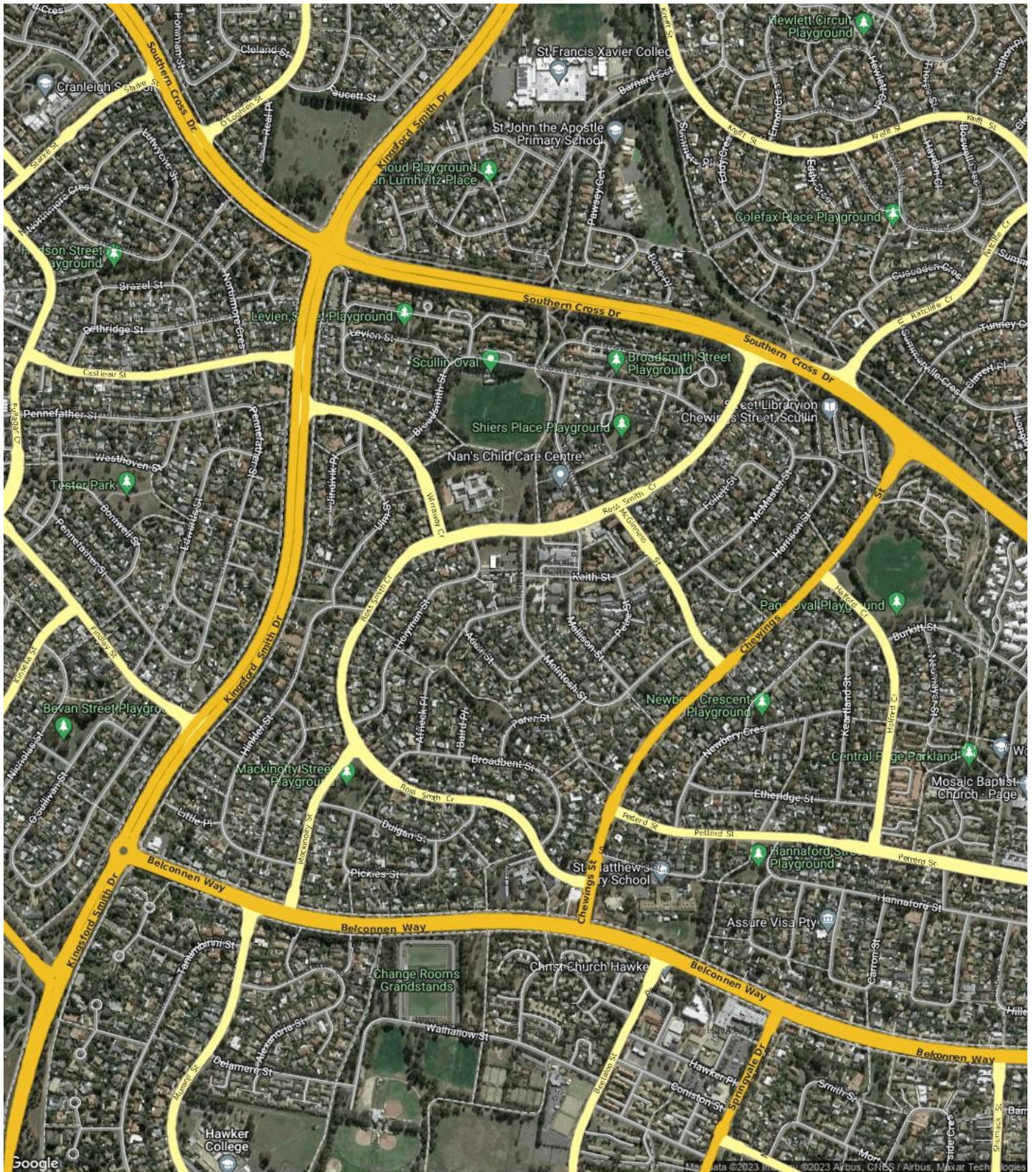
SCULLIN (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





SCULLIN - Suburb Map



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

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SCULLIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	36	\$ 313,500	0.0 %	\$ 90,000	\$ 450,000
2006	45	\$ 332,000	5.9 %	\$ 160,000	\$ 438,000
2007	51	\$ 373,000	12.3 %	\$ 164,000	\$ 517,500
2008	47	\$ 386,500	3.6 %	\$ 74,000	\$ 502,000
2009	33	\$ 402,000	4.0 %	\$ 14,000	\$ 607,000
2010	24	\$ 480,500	19.5 %	\$ 120,000	\$ 570,000
2011	32	\$ 443,750	-7.6 %	\$ 120,000	\$ 604,000
2012	33	\$ 442,000	-0.4 %	\$ 220,000	\$ 565,000
2013	36	\$ 455,000	2.9 %	\$ 180,000	\$ 637,000
2014	39	\$ 469,500	3.2 %	\$ 200,000	\$ 620,000
2015	41	\$ 480,000	2.2 %	\$ 377,000	\$ 605,000
2016	36	\$ 500,000	4.2 %	\$ 270,000	\$ 790,000
2017	45	\$ 565,000	13.0 %	\$ 240,000	\$ 860,000
2018	46	\$ 583,750	3.3 %	\$ 265,000	\$ 870,000
2019	32	\$ 601,500	3.0 %	\$ 237,500	\$ 860,000
2020	41	\$ 620,000	3.1 %	\$ 165,000	\$ 915,000
2021	41	\$ 836,000	34.8 %	\$ 389,000	\$ 1,250,000
2022	46	\$ 877,500	5.0 %	\$ 642,000	\$ 5,948,000
2023	1	\$ 823,000	-6.2 %	\$ 823,000	\$ 823,000

Median Sale Price

\$867k

Based on 34 recorded House sales within the last 12 months (Apr '22 - Mar '23)

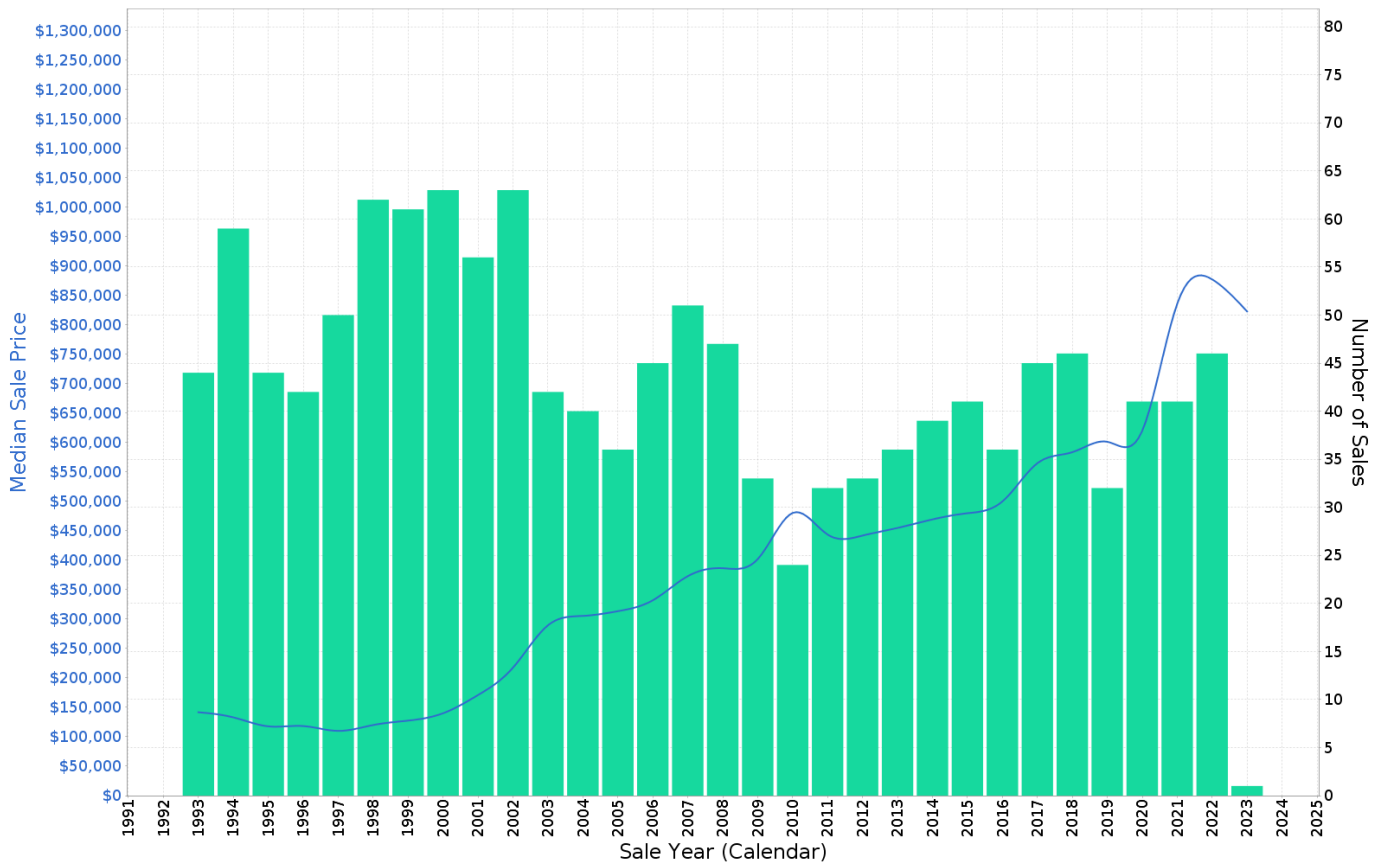
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

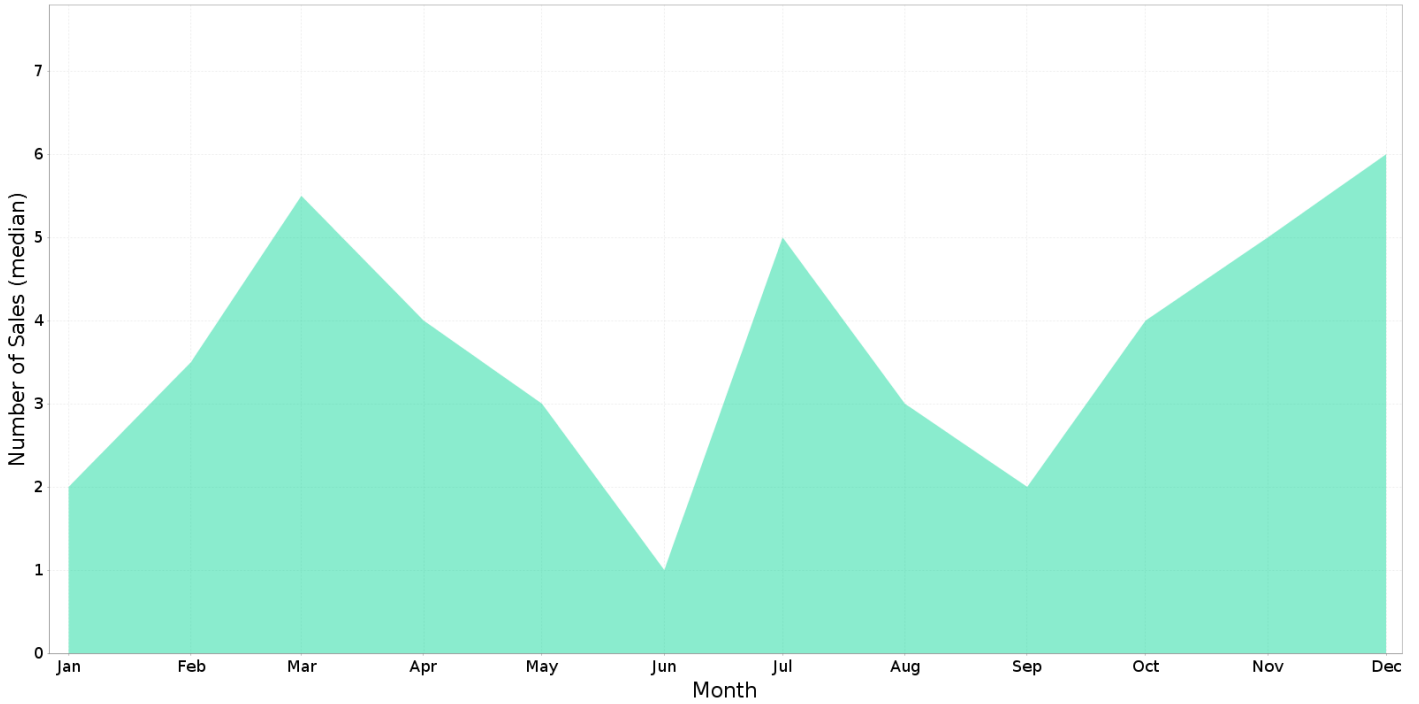
-2.9%

Current Median Price: \$866,750
Previous Median Price: \$892,500

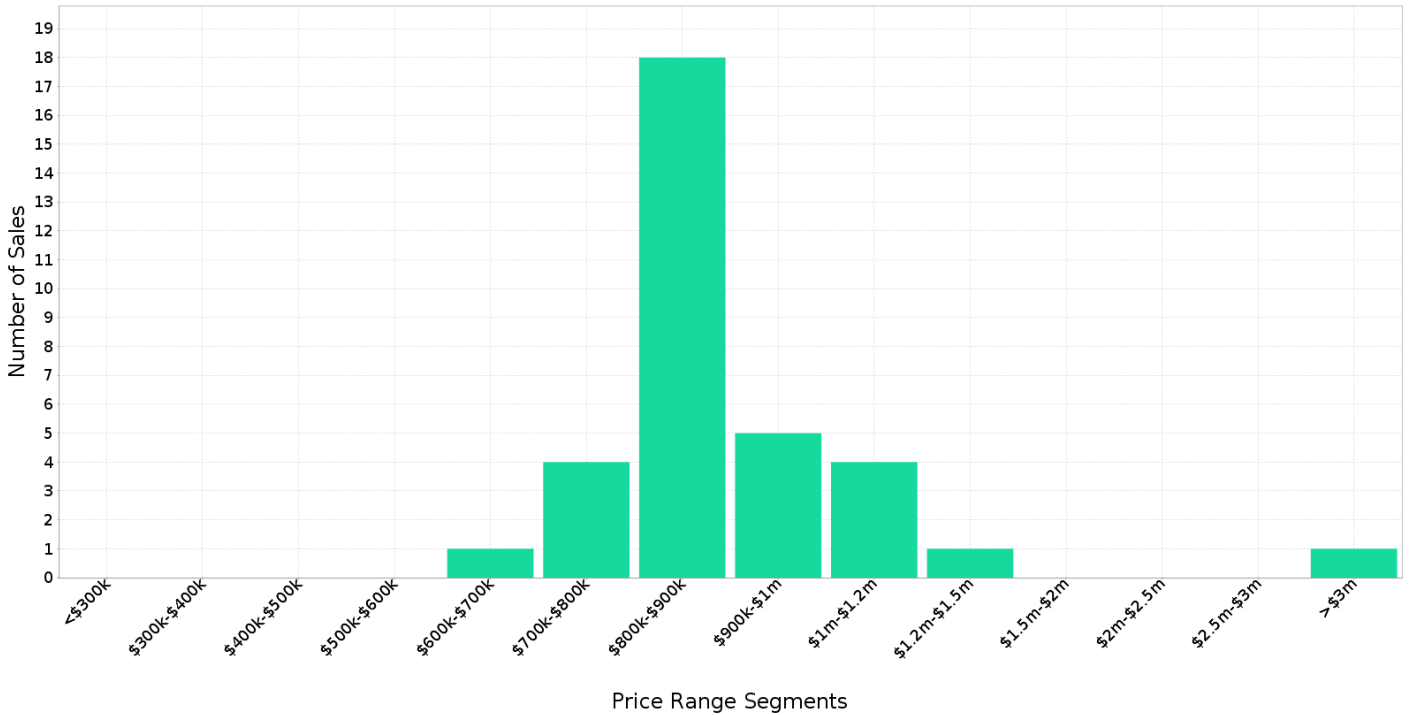
Based on 80 recorded House sales compared over the last two rolling 12 month periods



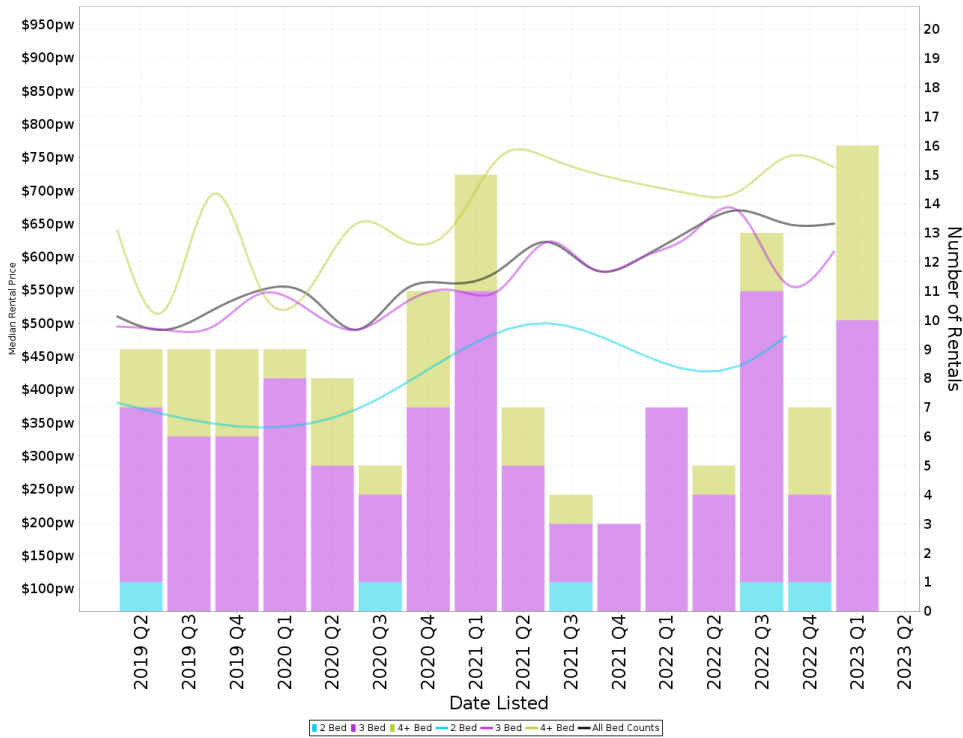
SCULLIN - Peak Selling Periods (3 years)



SCULLIN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.9%

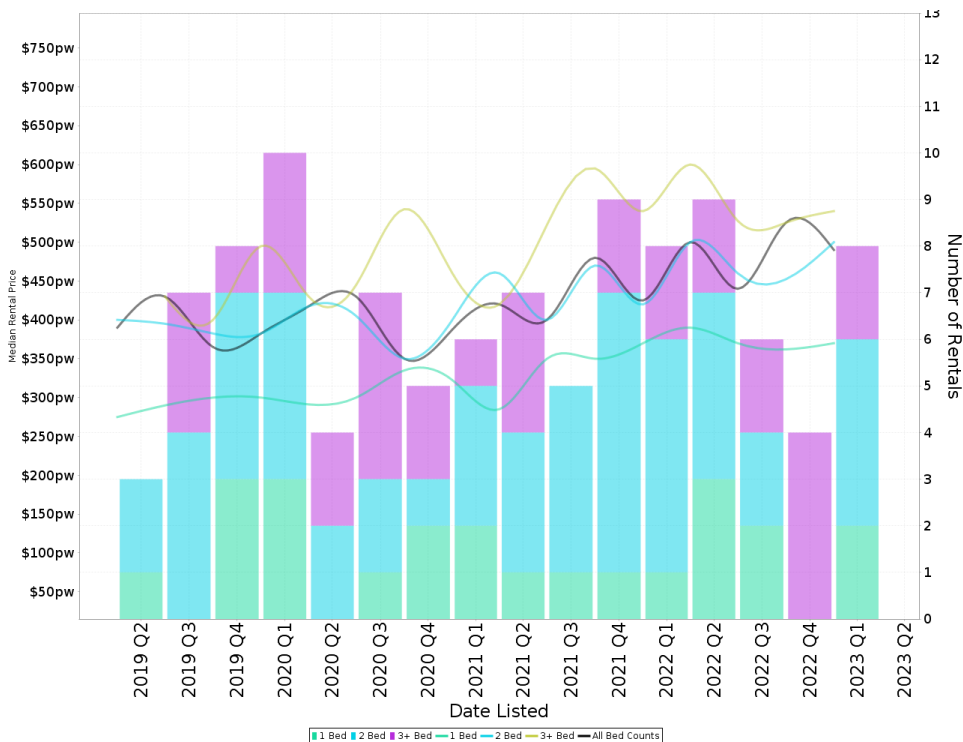
Current Median Price: \$866,750
Previous Median Price: \$892,500
Based on 80 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$866,750
Current Median Rent: \$650
Based on 41 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.7%

Current Median Price: \$622,000
Previous Median Price: \$572,000
Based on 44 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$622,000
Current Median Rent: \$500
Based on 27 registered Unit rentals compared over the last 12 months.

SCULLIN - Recently Sold Properties

Median Sale Price

\$867k

Based on 34 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

-2.9%

Current Median Price: \$866,750
Previous Median Price: \$892,500

Based on 80 recorded House sales compared over the last two rolling 12 month periods

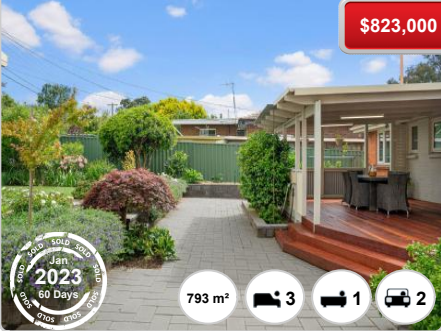
Sold Properties

34

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

17 MCINTOSH ST




\$823,000

Jan 2023
60 Days

793 m² 3 1 2

65 CHEWINGS ST

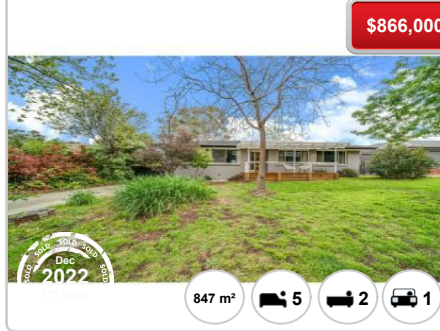


\$827,000

Dec 2022
89 Days

1,015 m² 3 1 4

34 LEVIEN ST




\$866,000

Dec 2022

847 m² 5 2 1

34 ULM PL




\$890,000

Dec 2022
25 Days

719 m² 3 2 2

27 HOLYMAN ST

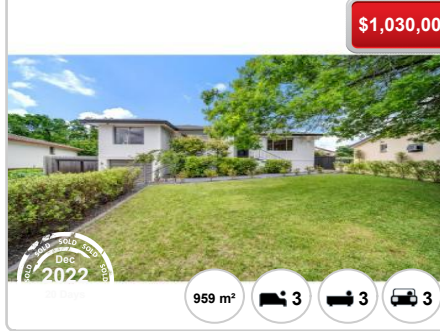


\$775,000

Dec 2022
22 Days

705 m² 3 1 -

8 HARRISON ST



\$1,030,000

Dec 2022

959 m² 3 3 3

5 GATTY ST

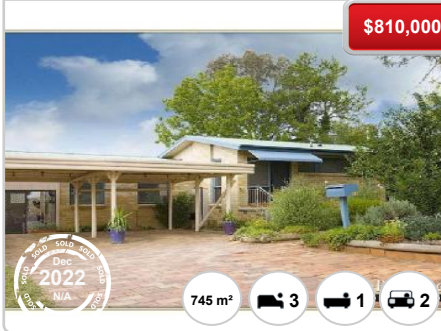


\$5,948,000

Dec 2022

2,916 m² - - -

23 ULM ST

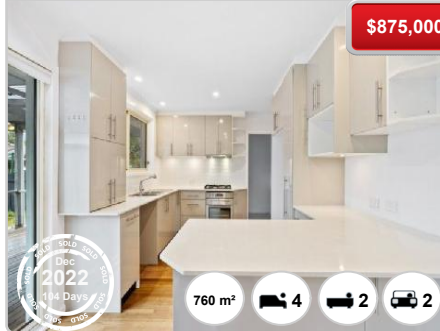


\$810,000

Dec 2022
N/A

745 m² 3 1 2

2 HARRISON ST



\$875,000

Dec 2022
14 Days

760 m² 4 2 2



30 MCINTOSH ST

\$1,030,000



SOLD
Dec
2022
45 Days

674 m² 5 2 2

144 BELCONNEN WAY

\$800,000



SOLD
Nov
2022
69 Days

1,111 m² 3 2 2

SCULLIN - Properties For Rent

Median Rental Price

\$650 /w

Based on 41 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

+3.9%

Current Median Price: \$866,750
Current Median Rent: \$650

Based on 34 recorded House sales and 41 House rentals compared over the last 12 months

Number of Rentals

41

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

17 MCGINNESS STREET



\$650 per week

Apr 2023
16 Days

894 m² 4 2 1

27 MCINTOSH STREET



\$600

Mar 2023
21 Days

716 m² 3 1 1

6/21 Hargrave Street




\$620 per week

Mar 2023
36 Days

3,004 m² 3 2 2

14 MCMASTER STREET

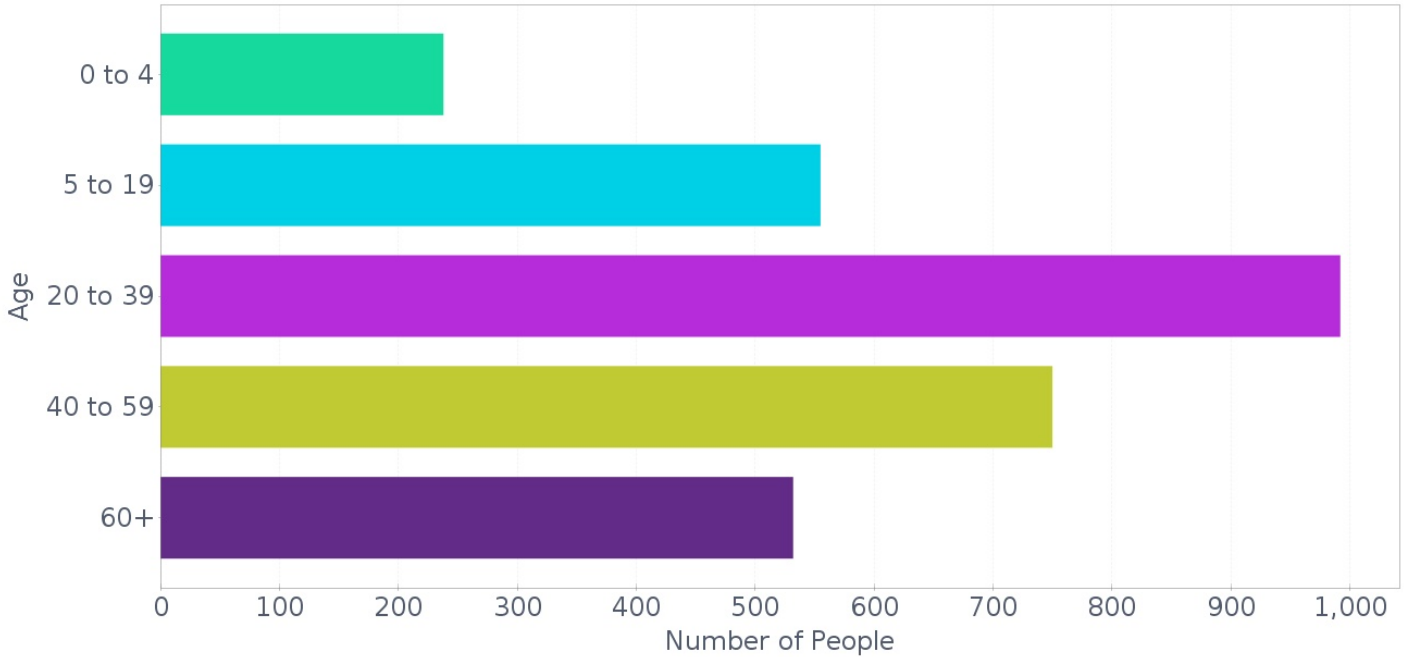


\$650 per week

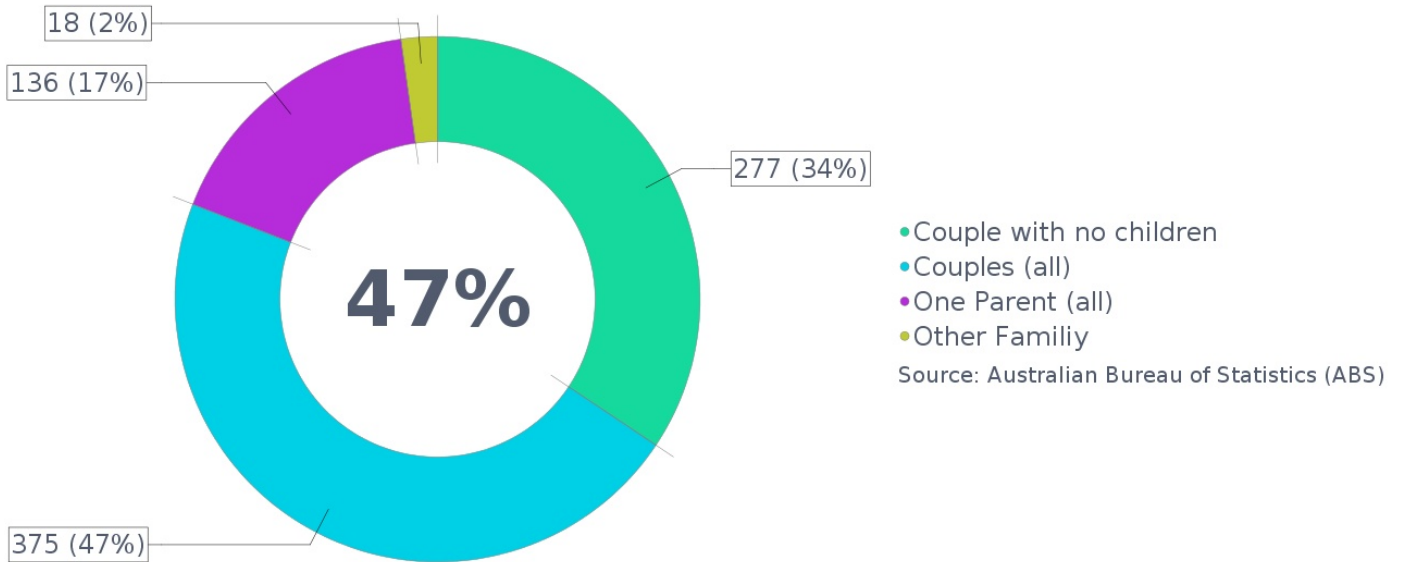
Mar 2023
43 Days

750 m² 4 2 1

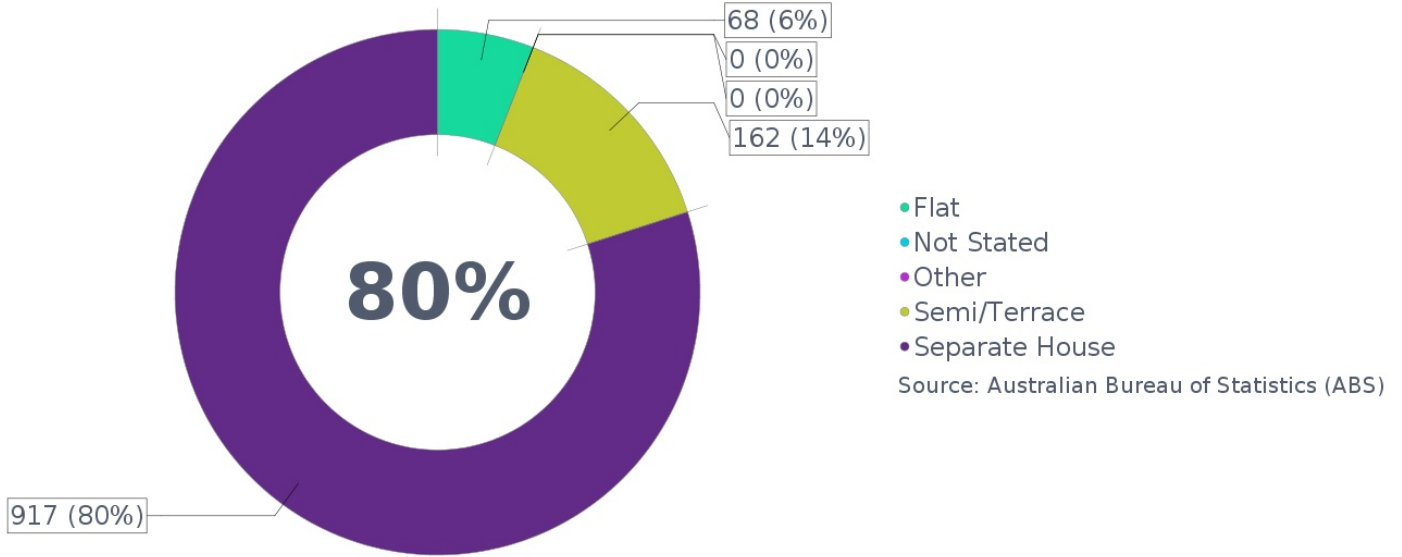
Age of Population (2021)



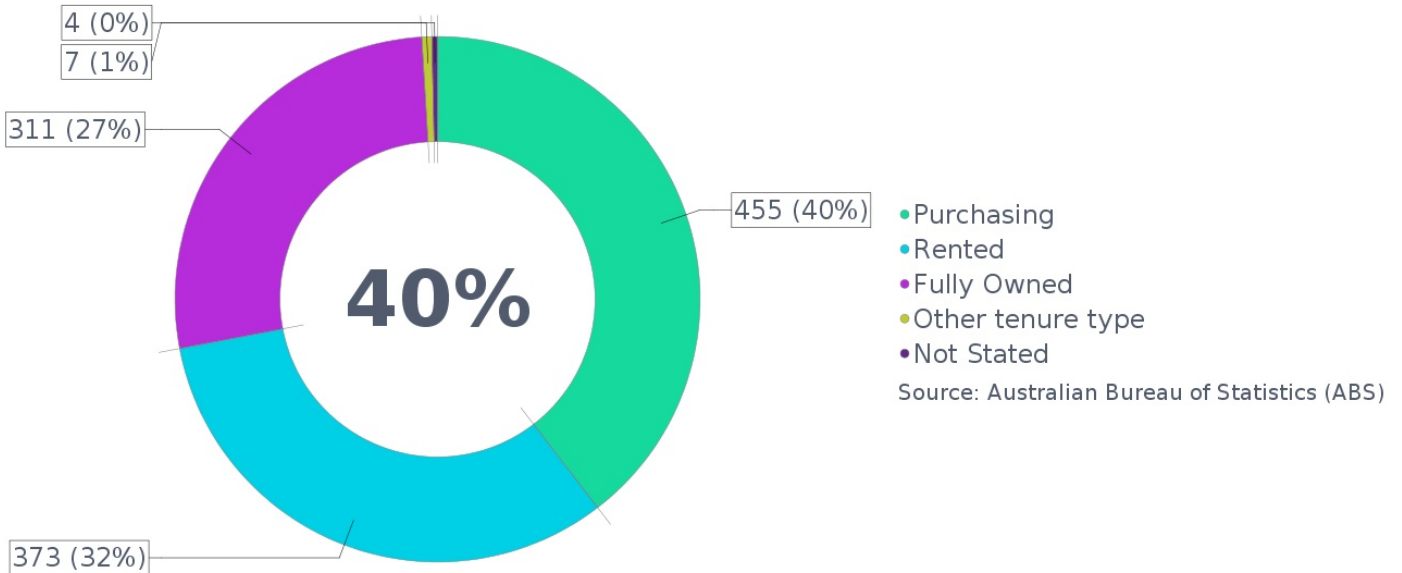
Family Composition (2021)



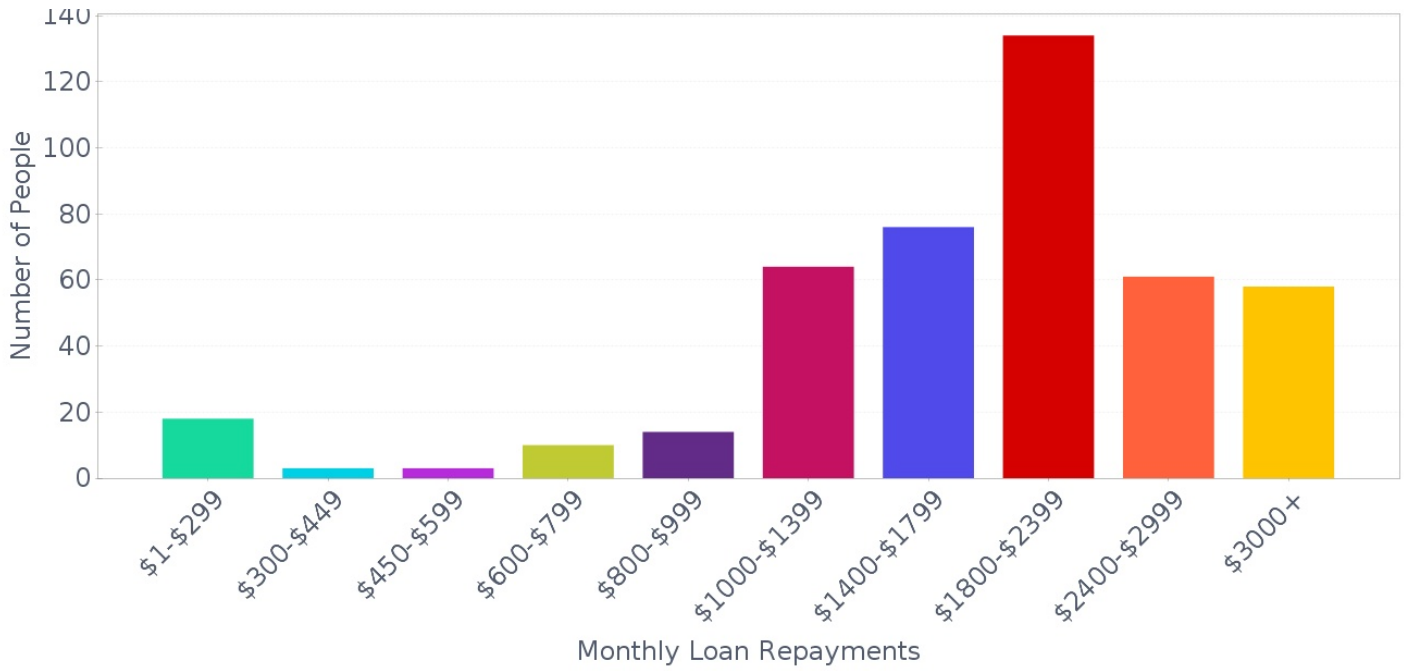
Dwelling Structure (2021)



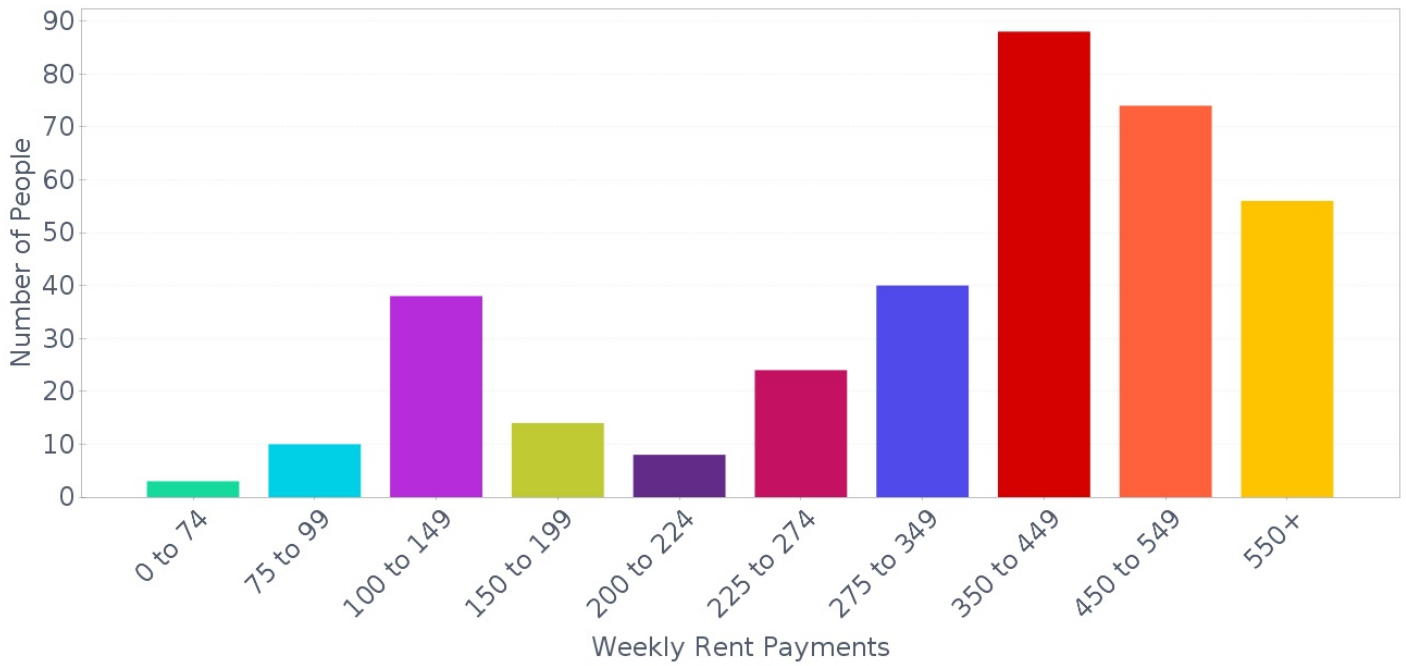
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

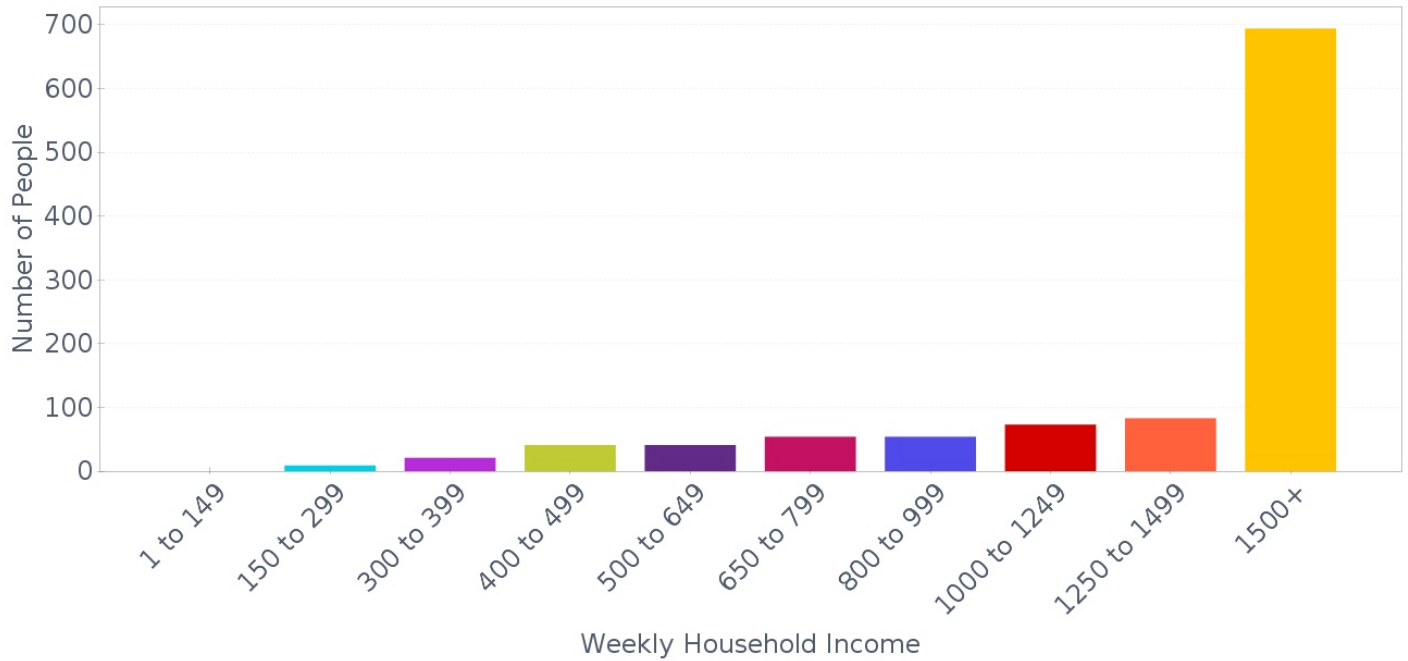


Rent Payments - Weekly (2021)

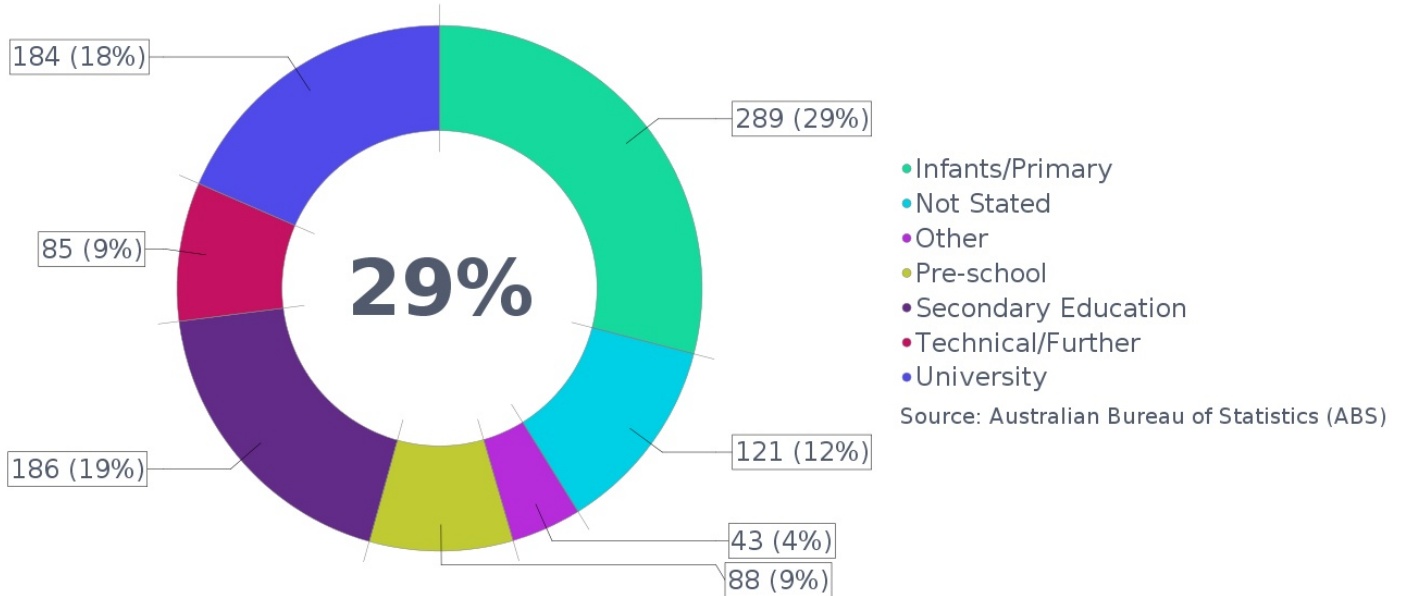




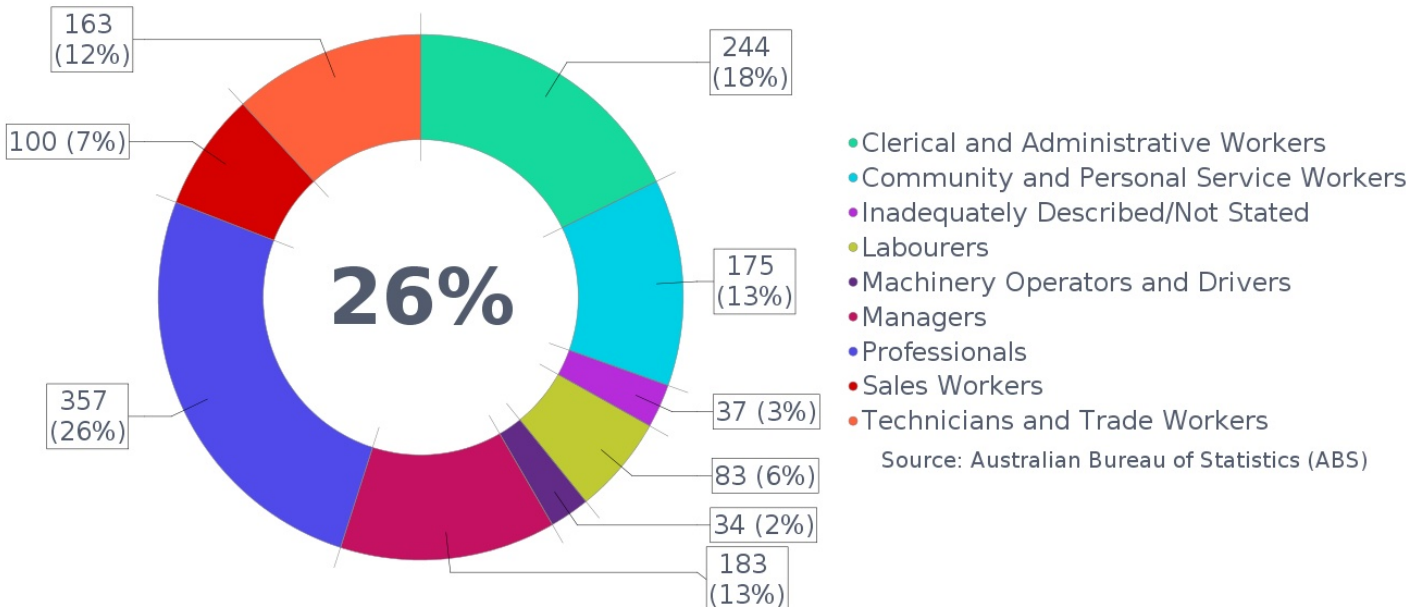
Household Income - Weekly (2021)



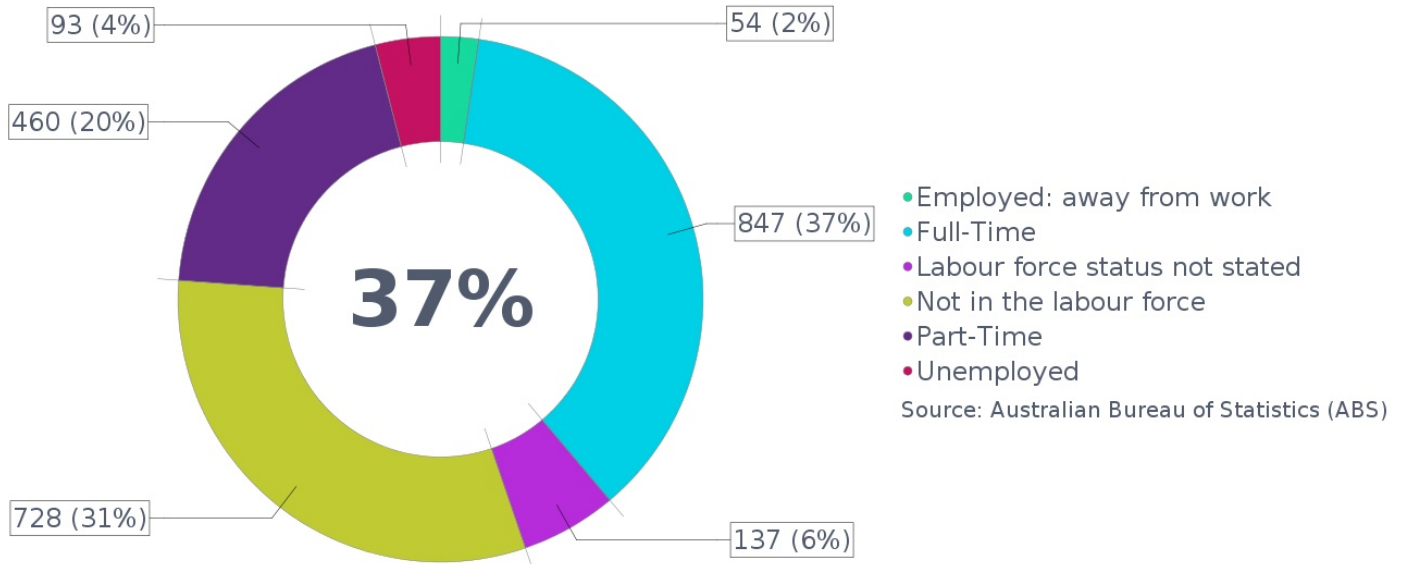
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

