

SUBURB FLYOVER REPORT

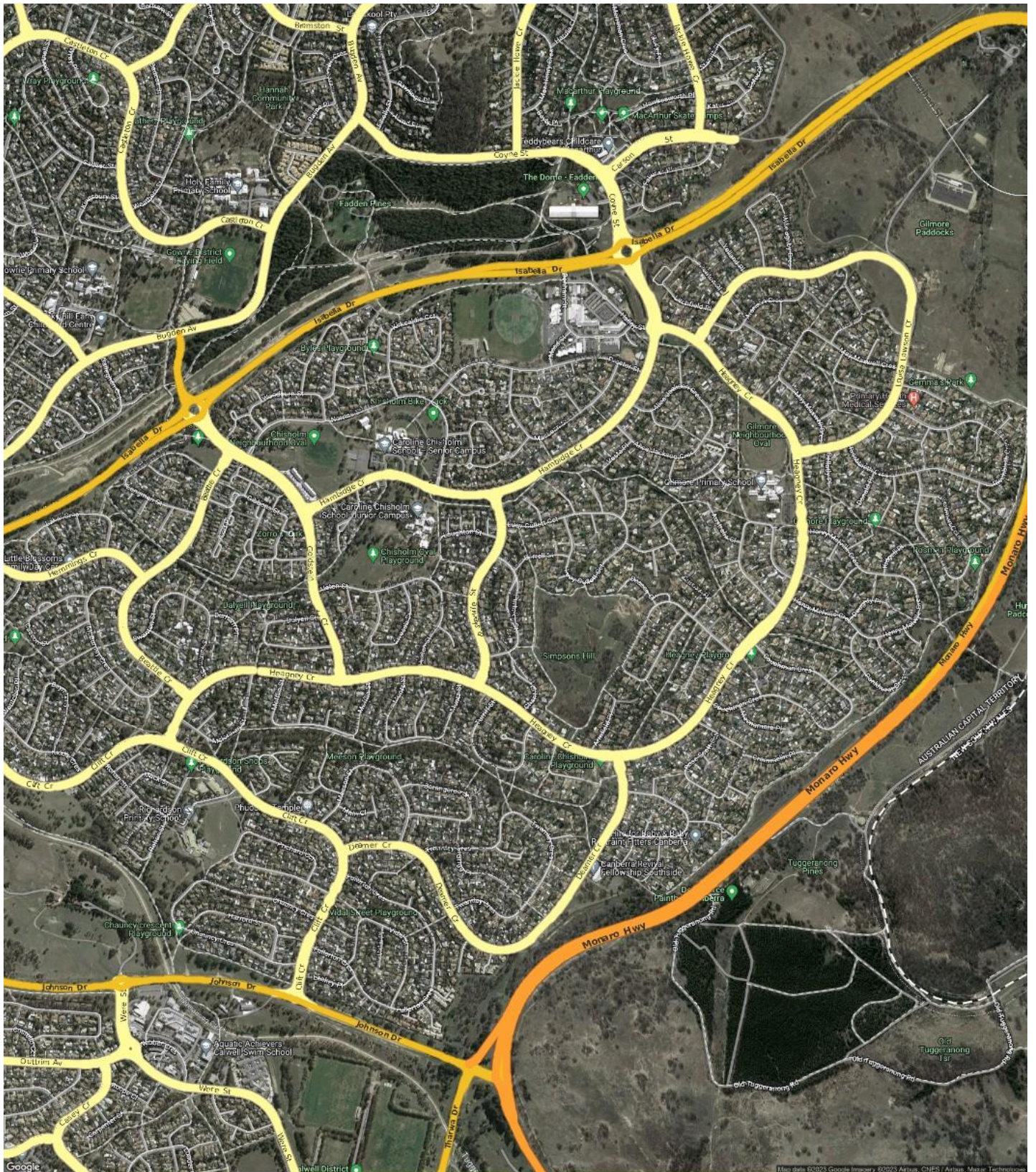
CHISHOLM (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





CHISHOLM - Suburb Map



Prepared on 26/04/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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CHISHOLM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	70	\$ 308,500	0.0 %	\$ 75,000	\$ 500,000
2006	80	\$ 342,250	10.9 %	\$ 175,000	\$ 580,000
2007	70	\$ 389,250	13.7 %	\$ 266,000	\$ 695,000
2008	52	\$ 409,975	5.3 %	\$ 297,000	\$ 600,000
2009	79	\$ 420,000	2.4 %	\$ 175,000	\$ 680,000
2010	61	\$ 469,000	11.7 %	\$ 220,000	\$ 612,500
2011	67	\$ 465,000	-0.9 %	\$ 40,000	\$ 920,000
2012	69	\$ 460,000	-1.1 %	\$ 222,500	\$ 645,000
2013	56	\$ 447,000	-2.8 %	\$ 207,500	\$ 715,000
2014	55	\$ 465,000	4.0 %	\$ 42,000	\$ 720,000
2015	65	\$ 483,000	3.9 %	\$ 132,000	\$ 655,000
2016	88	\$ 495,000	2.5 %	\$ 41,977	\$ 805,000
2017	58	\$ 541,500	9.4 %	\$ 145,000	\$ 785,000
2018	62	\$ 597,500	10.3 %	\$ 410,000	\$ 860,000
2019	62	\$ 604,000	1.1 %	\$ 300,000	\$ 961,000
2020	71	\$ 638,000	5.6 %	\$ 225,000	\$ 884,000
2021	82	\$ 820,000	28.5 %	\$ 545,600	\$ 1,310,000
2022	84	\$ 850,000	3.7 %	\$ 165,000	\$ 15,555,000
2023	3	\$ 845,000	-0.6 %	\$ 835,000	\$ 1,150,000

Median Sale Price

\$848k

Based on 64 recorded House sales within the last 12 months (Apr '22 - Mar '23)

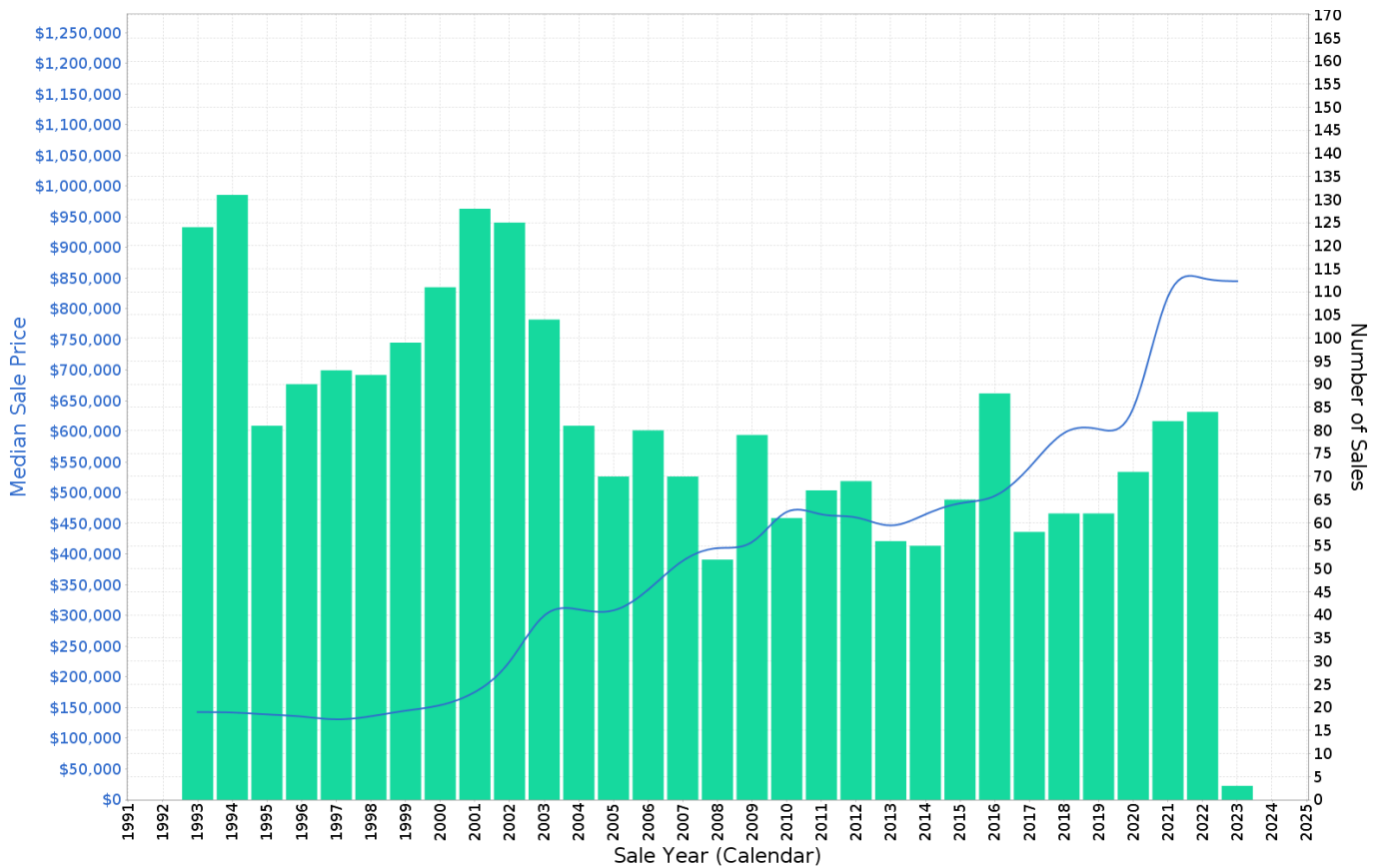
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

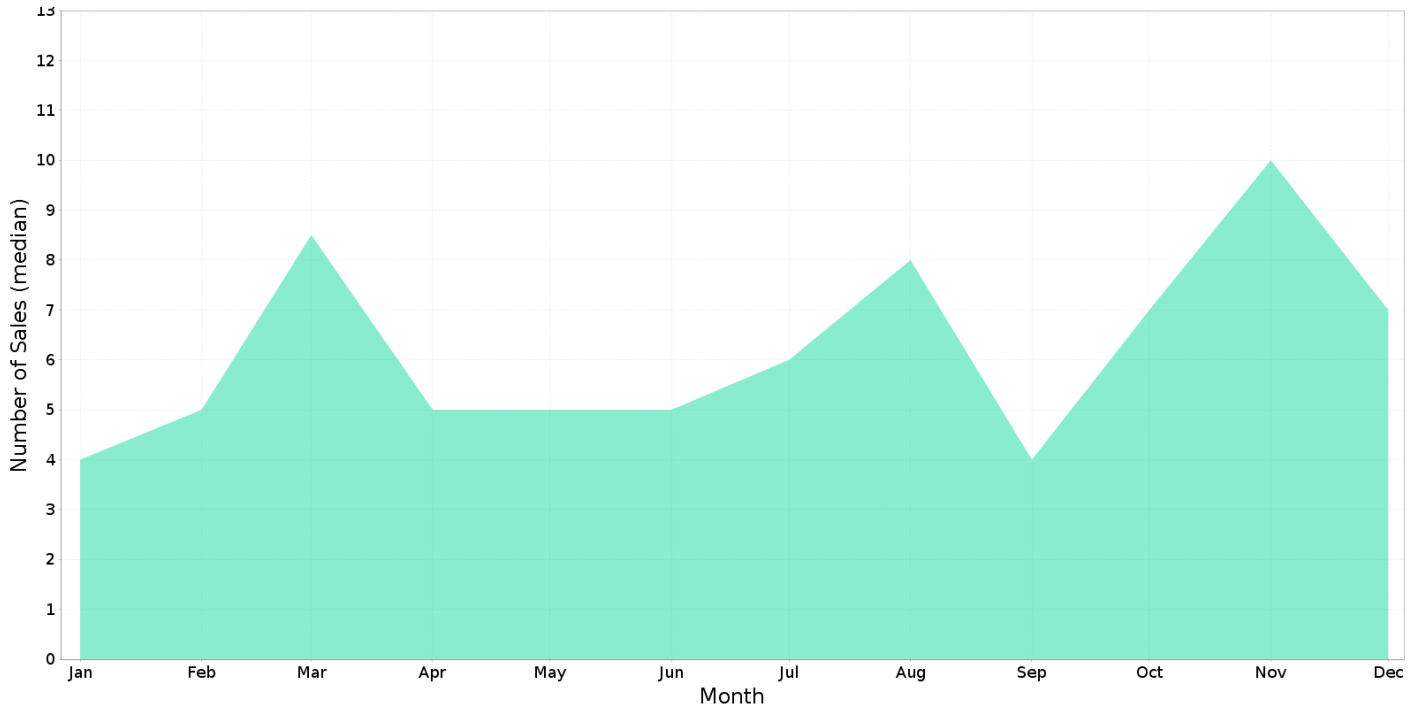
+2.4%

Current Median Price: \$847,500
Previous Median Price: \$828,000

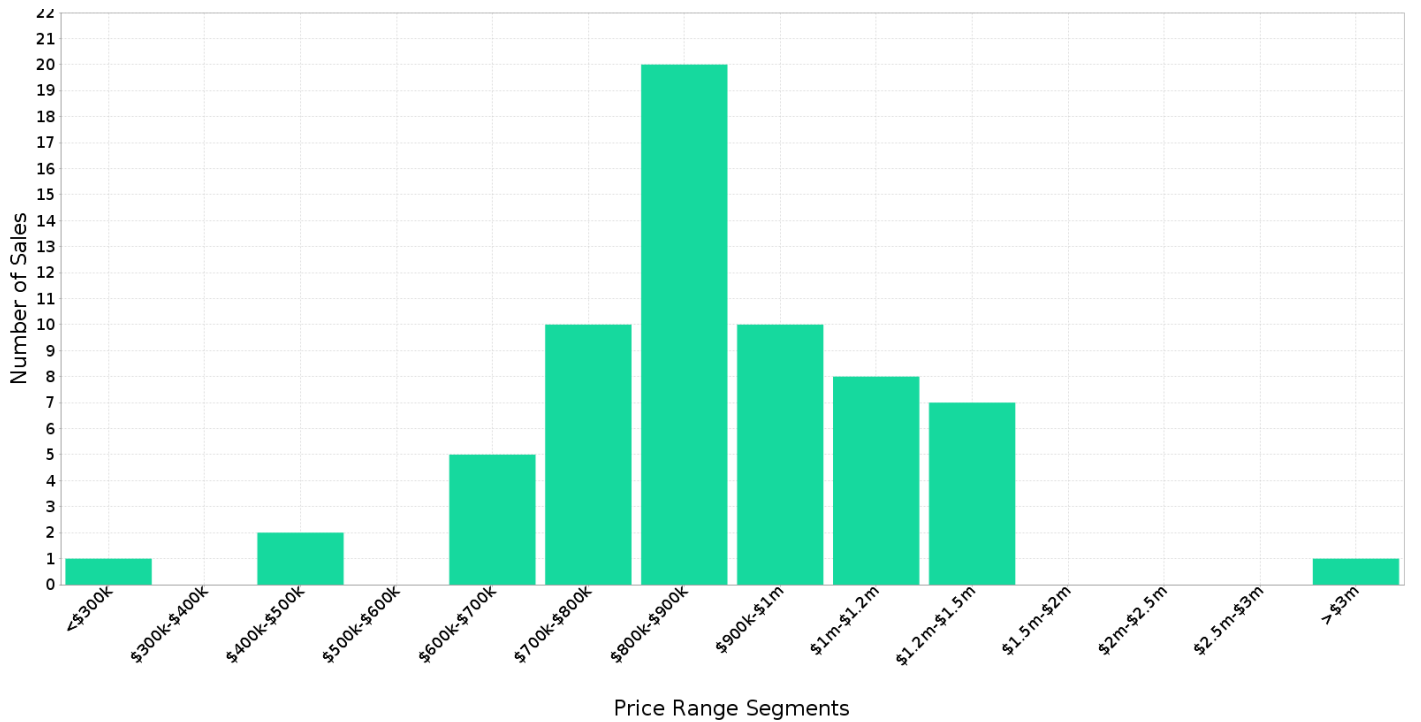
Based on 152 recorded House sales compared over the last two rolling 12 month periods



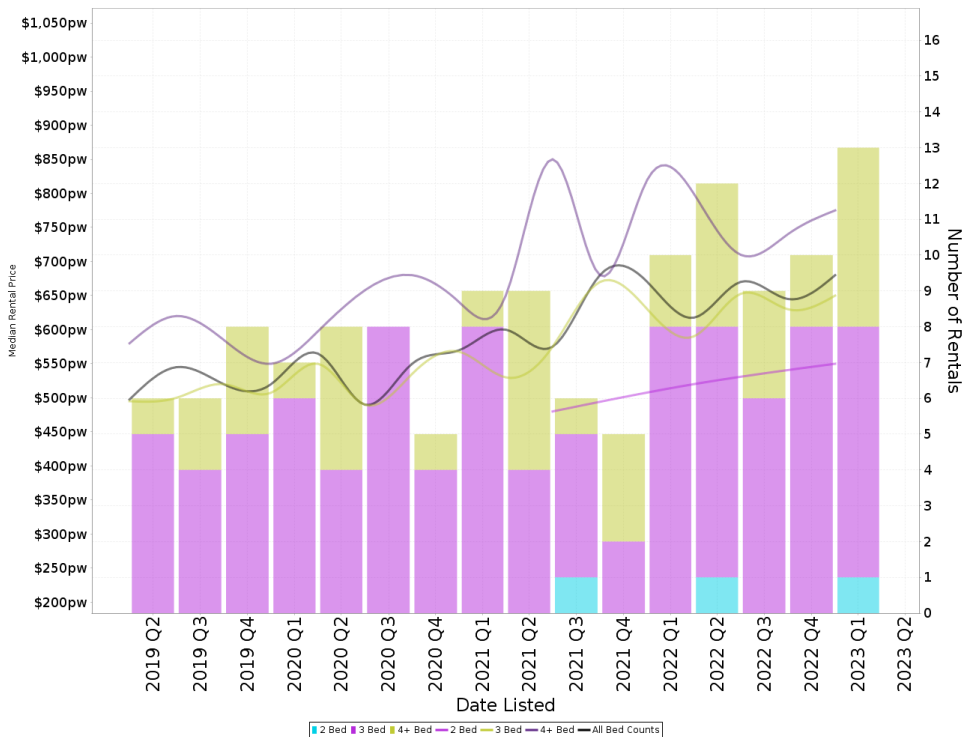
CHISHOLM - Peak Selling Periods (3 years)



CHISHOLM - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

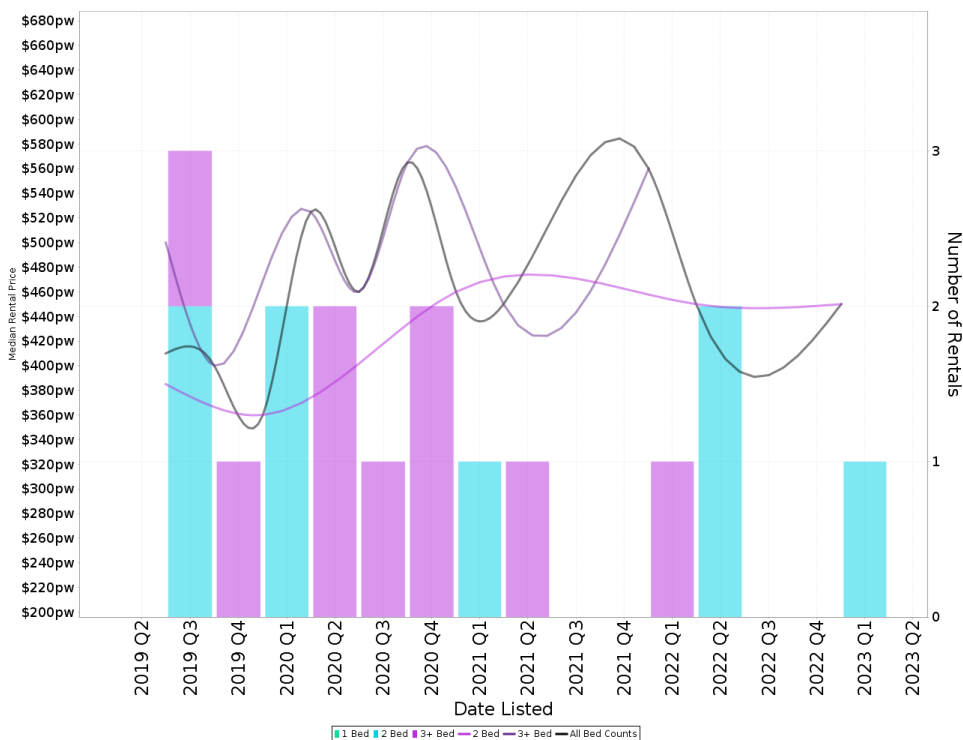
Current Median Price: \$847,500
Previous Median Price: \$828,000
Based on 152 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$847,500
Current Median Rent: \$650
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.0%

Current Median Price: \$678,000
Previous Median Price: \$685,000
Based on 16 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$678,000
Current Median Rent: \$450
Based on 3 registered Unit rentals compared over the last 12 months.

CHISHOLM - Recently Sold Properties

Median Sale Price

\$848k

Based on 64 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

+2.4%

Current Median Price: \$847,500
Previous Median Price: \$828,000

Based on 152 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

64

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

34 KIRKCALDIE CCT



\$934,000

Sold Apr 2023
28 Days

875 m² 3 2 2

23 GIBBONS ST




\$710,000

Sold Apr 2023
27 Days

450 m² 3 1 2

11 ARMFIELD PL



\$1,100,000

Sold Apr 2023
29 Days

982 m² 5 3 2

5 COUSIN PL



\$825,000

Sold Mar 2023
22 Days

739 m² 4 2 2

42A PROCTOR ST



\$685,000

Sold Feb 2023
30 Days

861 m² 3 1 2

2 ENID LORIMER CCT

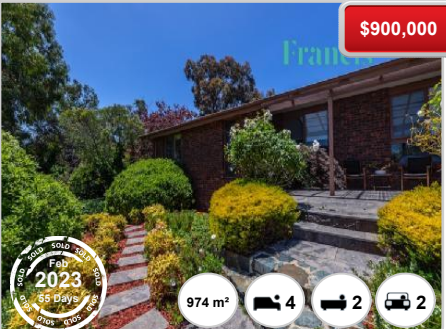


\$835,000

Sold Feb 2023
21 Days

1,072 m² 3 1 2

1 TURRIFF ST




\$900,000

Sold Feb 2023
55 Days

974 m² 4 2 2

5 BYLES PL



\$970,000

Sold Jan 2023
6 Days

795 m² 4 2 2

150 HEAGNEY CRES



\$845,000

Sold Jan 2023
163 Days

707 m² 4 2 2

6 MACNAMARA PL

\$1,150,000

Jan 2023
118 Days

850 m² 5 2 6

61 BARANGAROO ST

\$770,000

Dec 2022
54 Days

876 m² 3 1 4

70 HEAGNEY CRES

\$1,115,000

2022
68 Days

911 m² 5 3 2

12 TRUGANINI PL

\$775,000

Dec 2022
50 Days

814 m² 3 2 2

1 CHASE PL

\$1,200,000

2022
54 Days

897 m² 4 2 4

16 MAIN CL

\$820,000

Dec 2022
55 Days

1,110 m² 3 1 2

5 BERRELL ST

\$950,000

Dec 2022
8 Days

1,075 m² 4 2 2

24 GOODSIR PL

\$1,220,000

Dec 2022
54 Days

1,257 m² 4 2 4

8 TWEDDLE PL

\$825,000

Nov 2022
N/A

879 m² 3 1 1

51 LUCY GULLETT CCT

\$1,200,000

2022
N/A

869 m² - - -

12 GLENCROSS ST

\$875,000

Nov 2022
89 Days

677 m² 3 2 7

24 LUCY GULLETT CCT

\$1,420,000

Nov 2022
N/A

1,060 m² 4 2 8

CHISHOLM - Properties For Rent

Median Rental Price

\$650 /w

Based on 44 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

+4.0%

Current Median Price: \$847,500
Current Median Rent: \$650

Based on 64 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals


44

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

10 Glencross St

\$760 per week



759 m² **4** **2** **4**

Apr 2023 3 Days

32 PROCTOR STREET

\$720 Per Week



4 **2** **1**

Apr 2023 9 Days

127 HAMBIDGE CRESCENT

\$650 Per Week




1,015 m² **3** **2** **2**

Mar 2023 39 Days

5 Rose Scott Cct

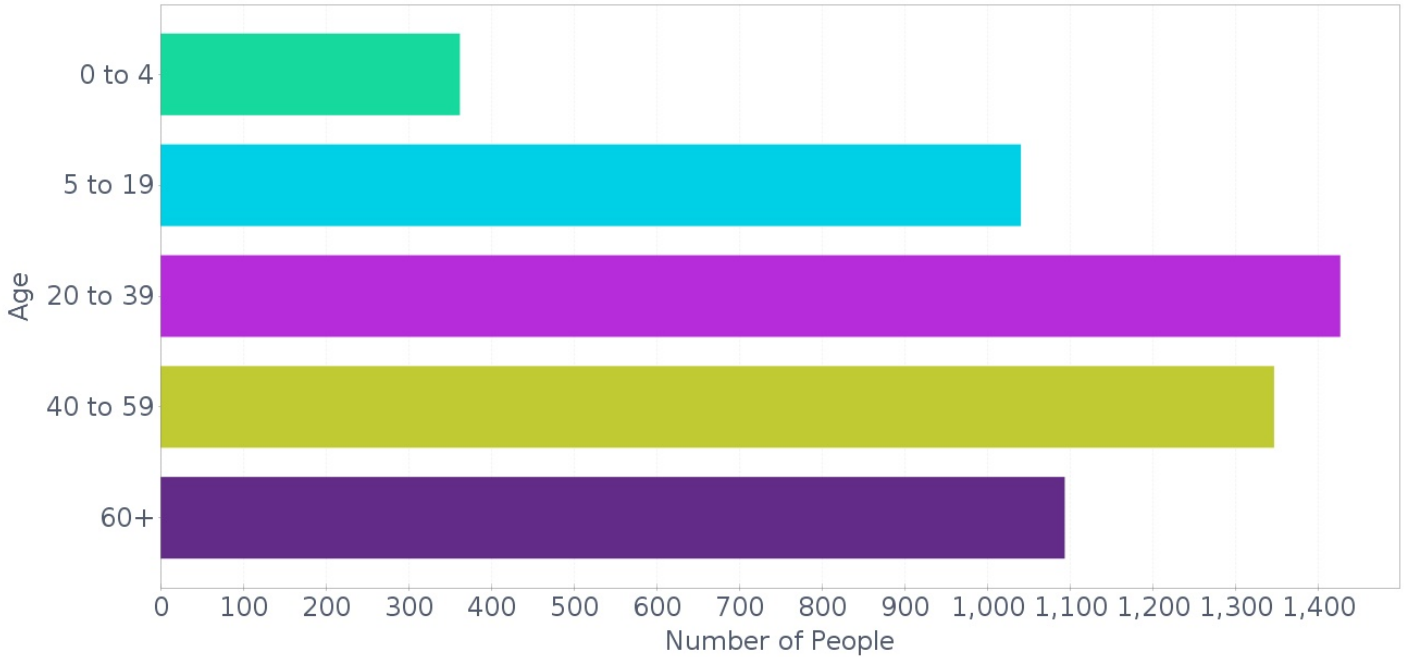
\$750 per week



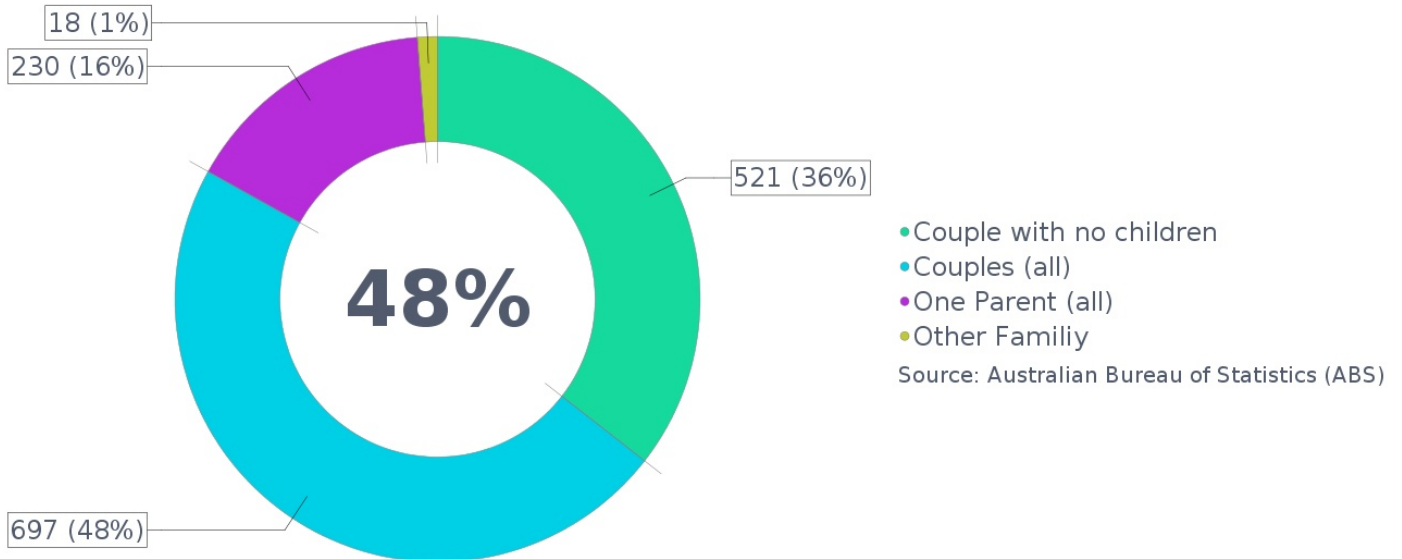
889 m² **4** **2** **-**

Mar 2023 52 Days

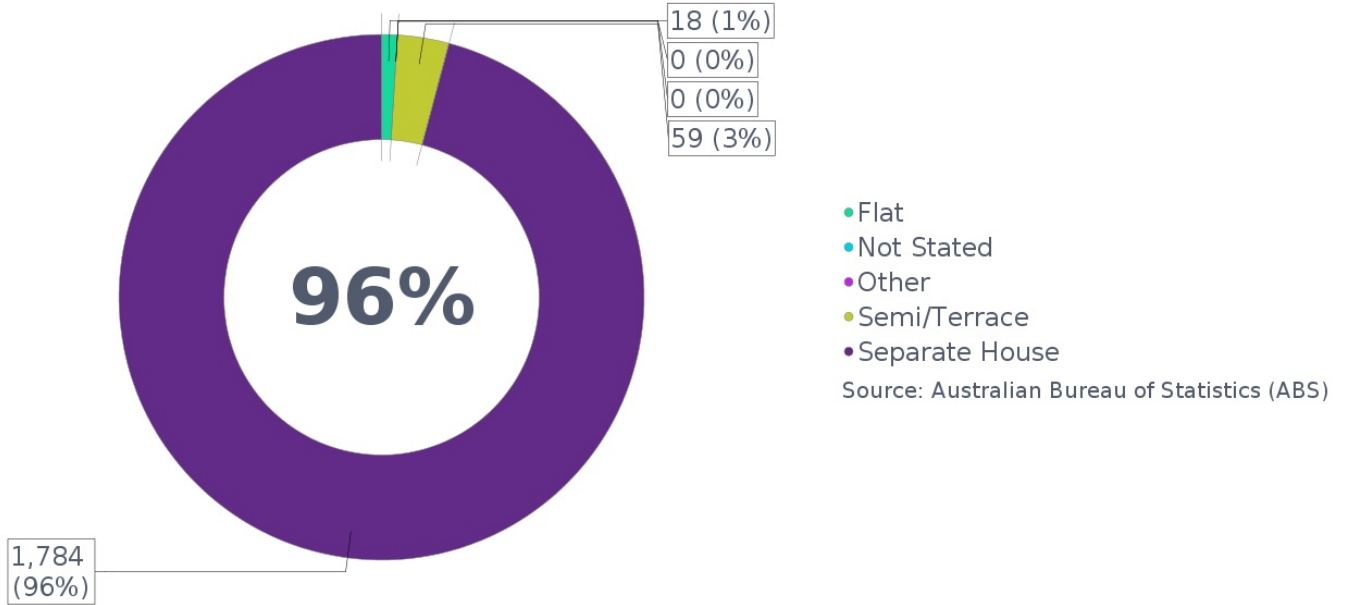
Age of Population (2021)



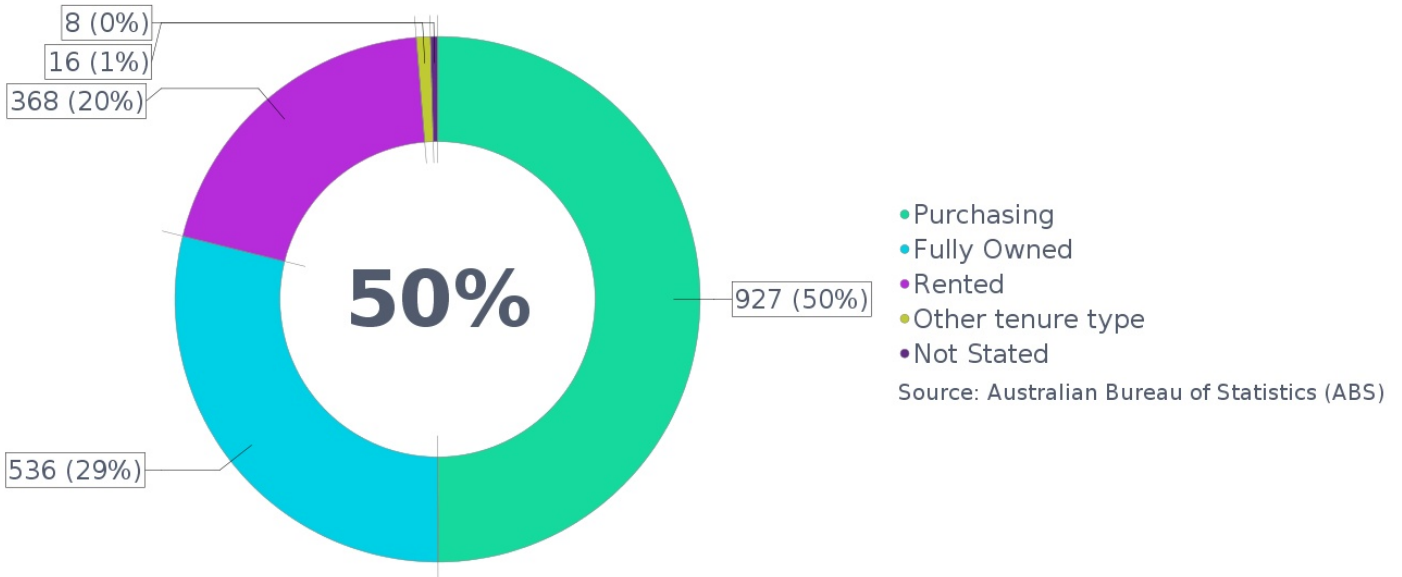
Family Composition (2021)



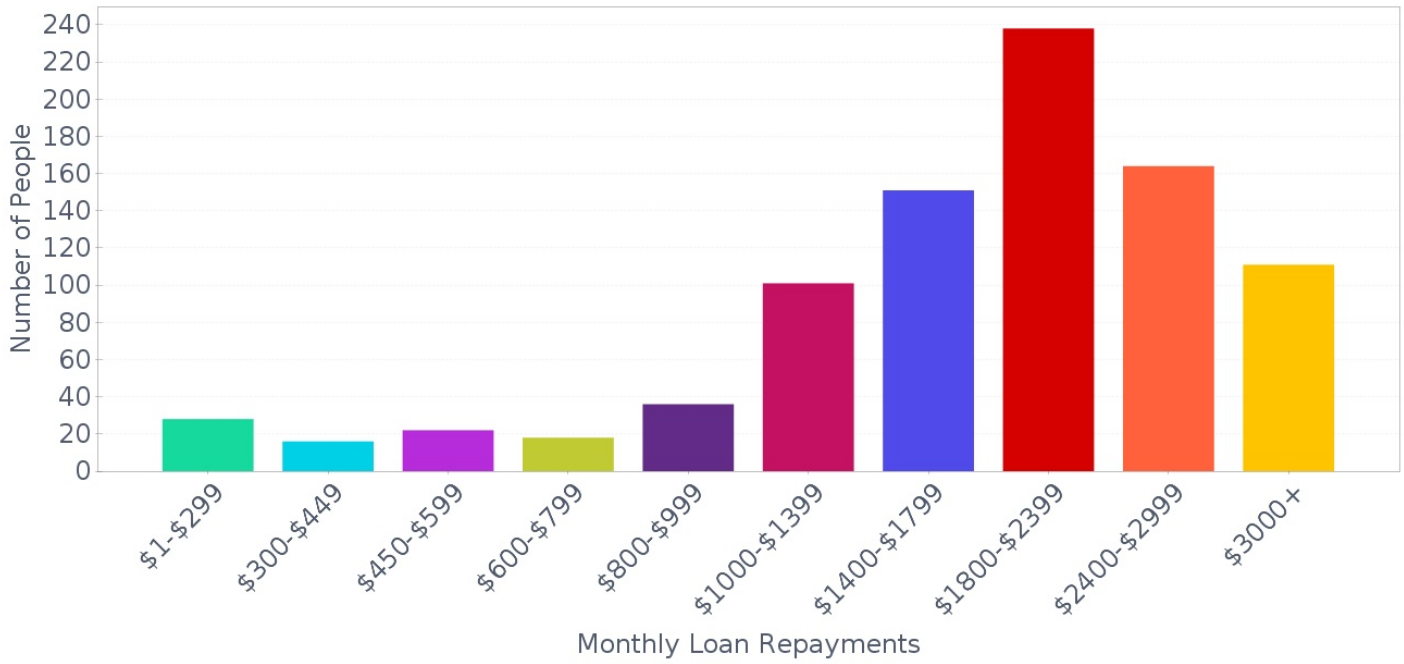
Dwelling Structure (2021)



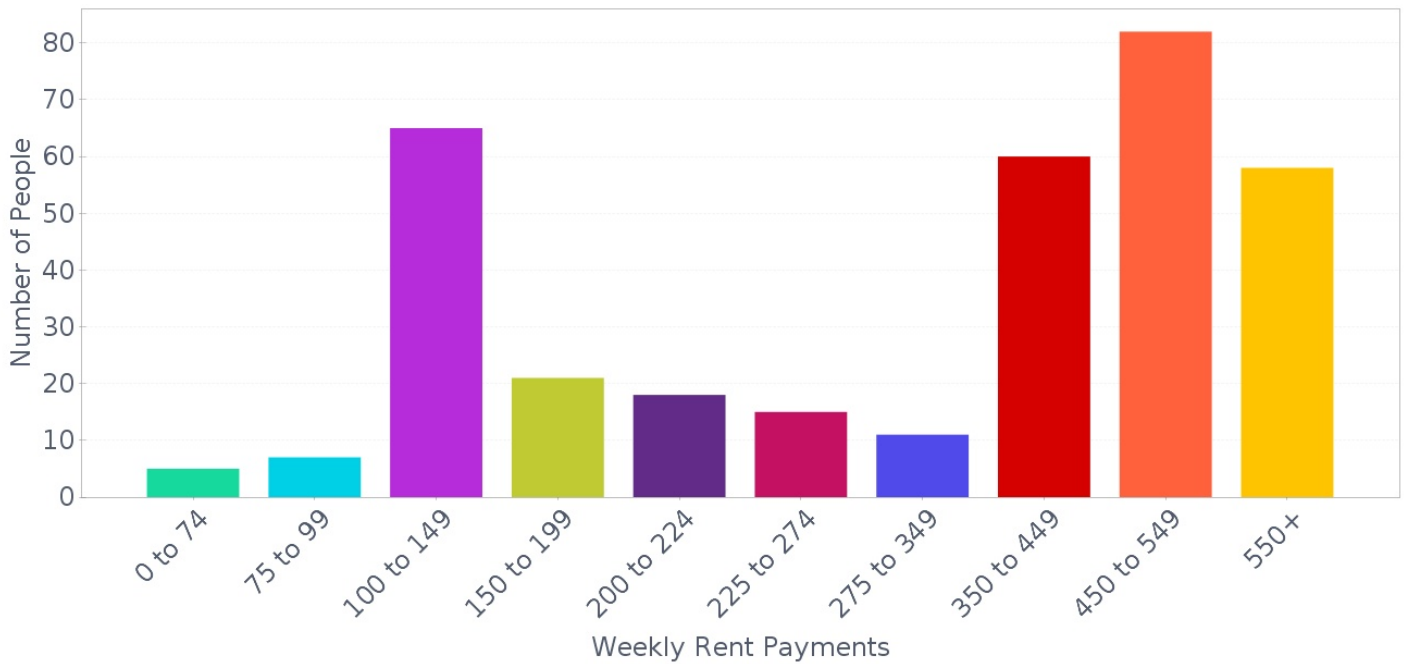
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

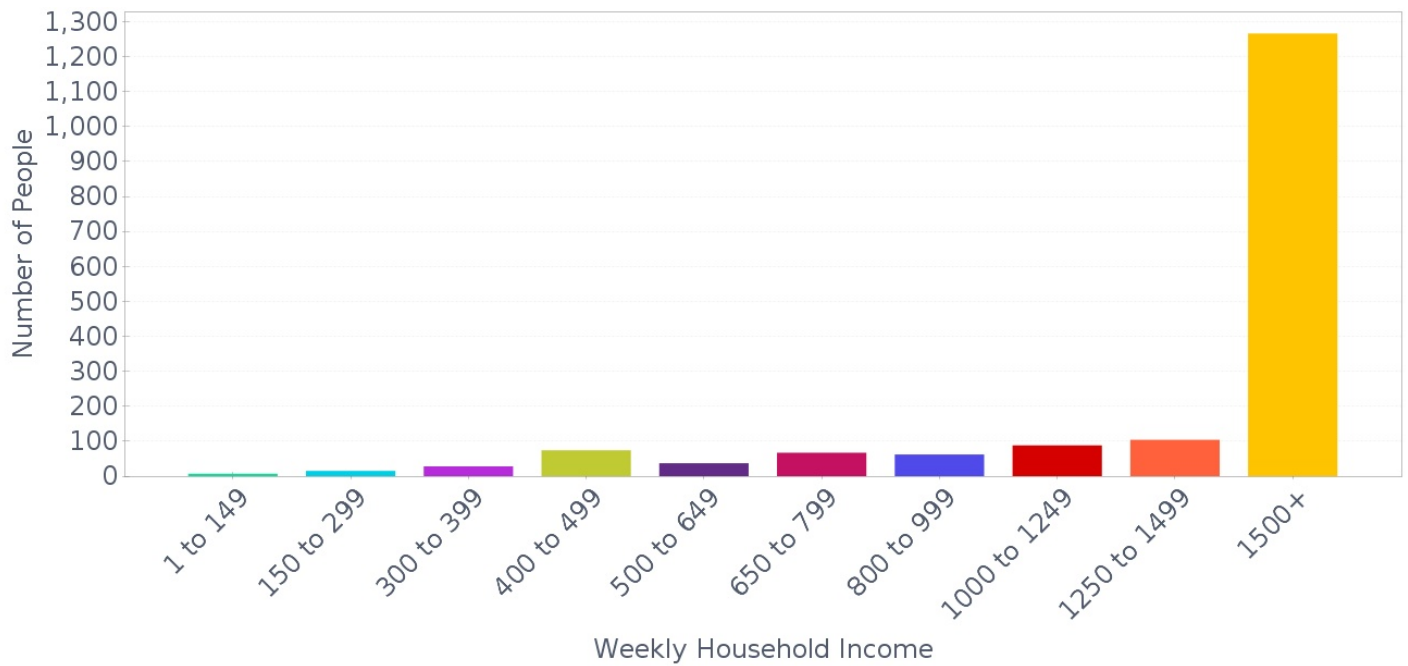


Rent Payments - Weekly (2021)

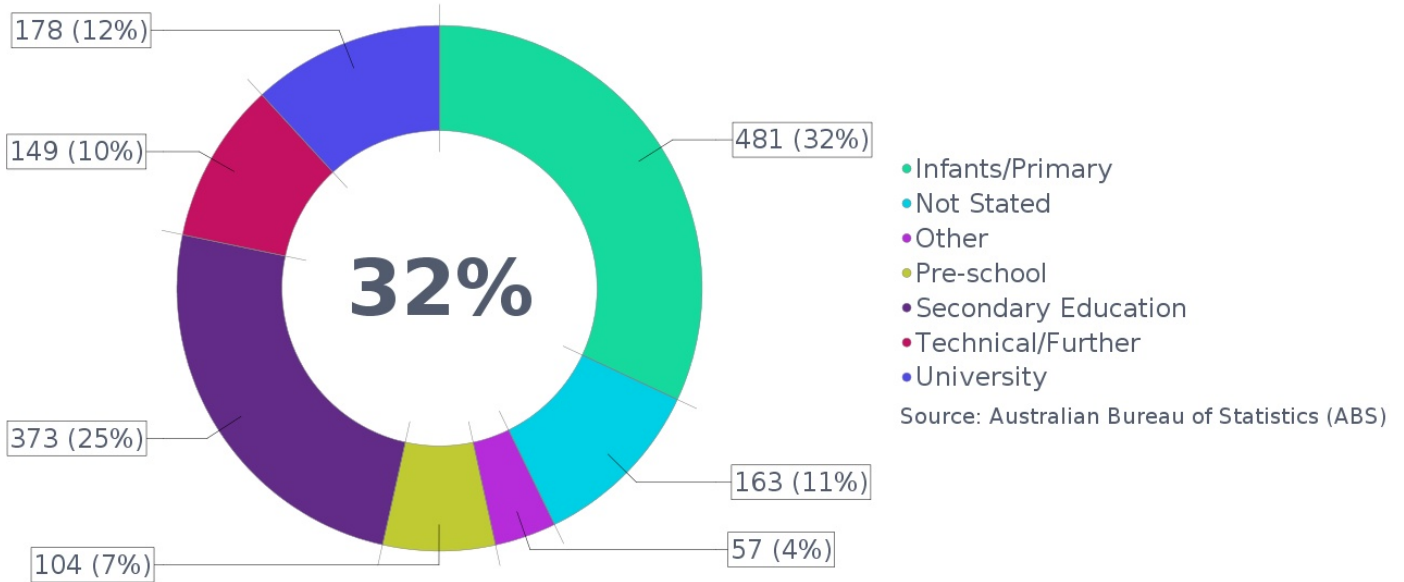




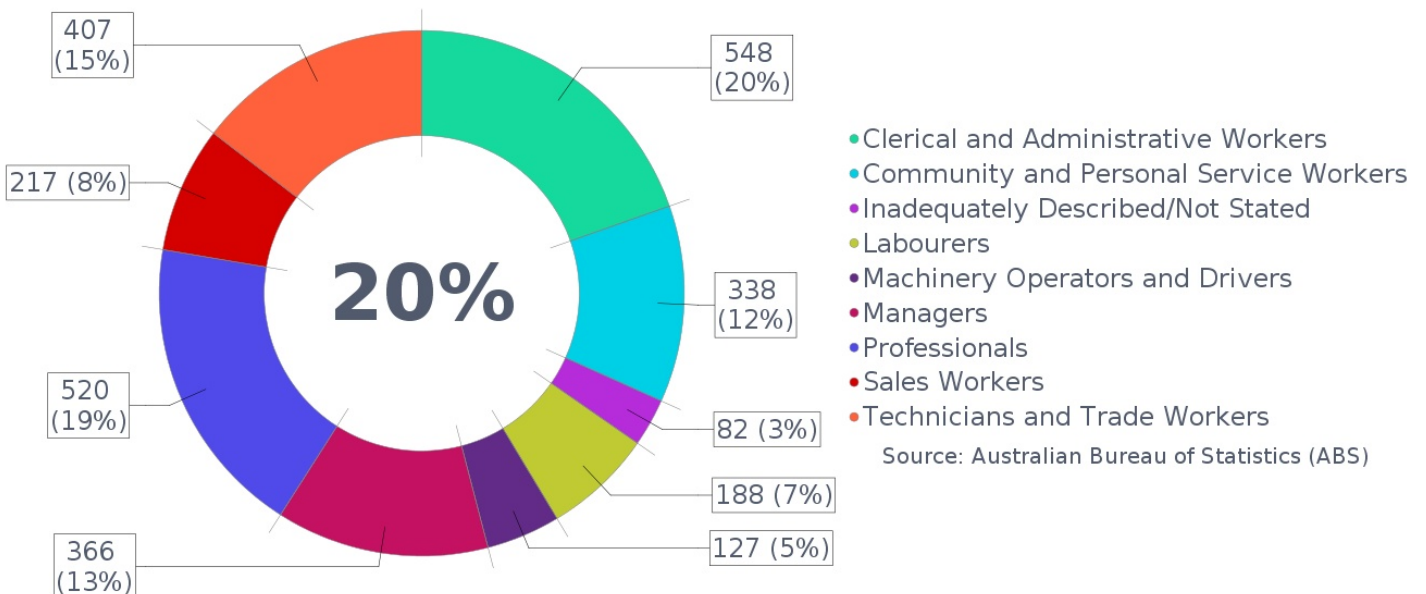
Household Income - Weekly (2021)



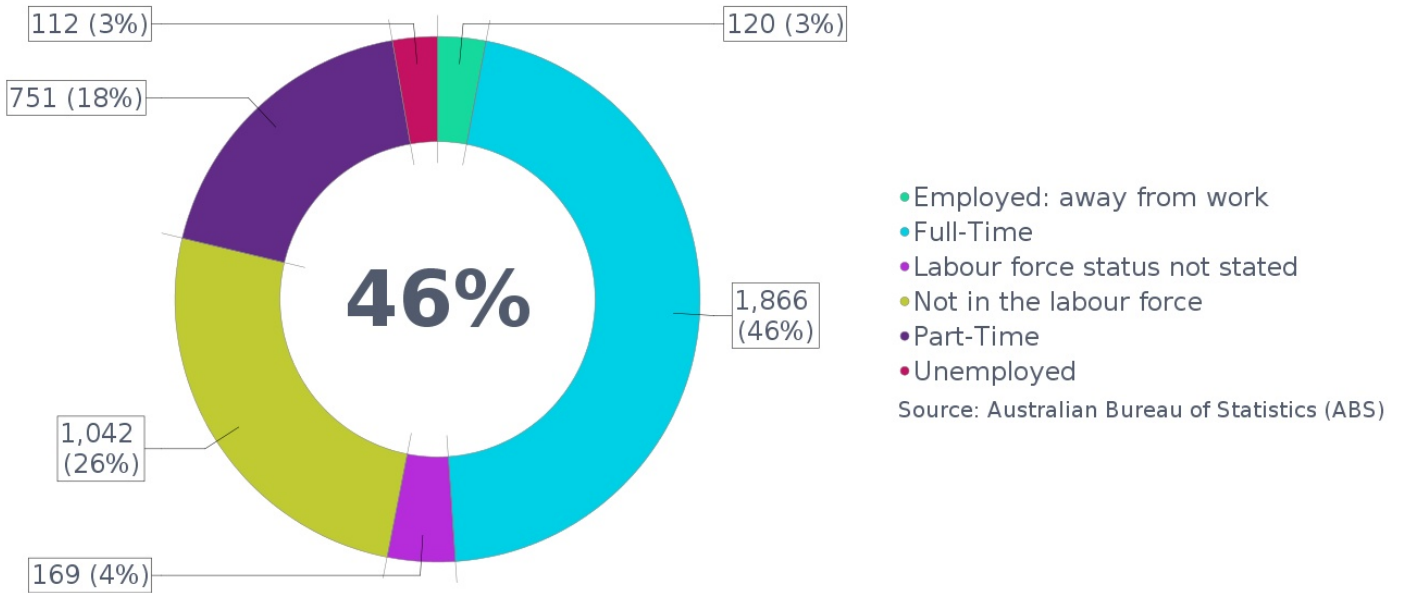
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

