

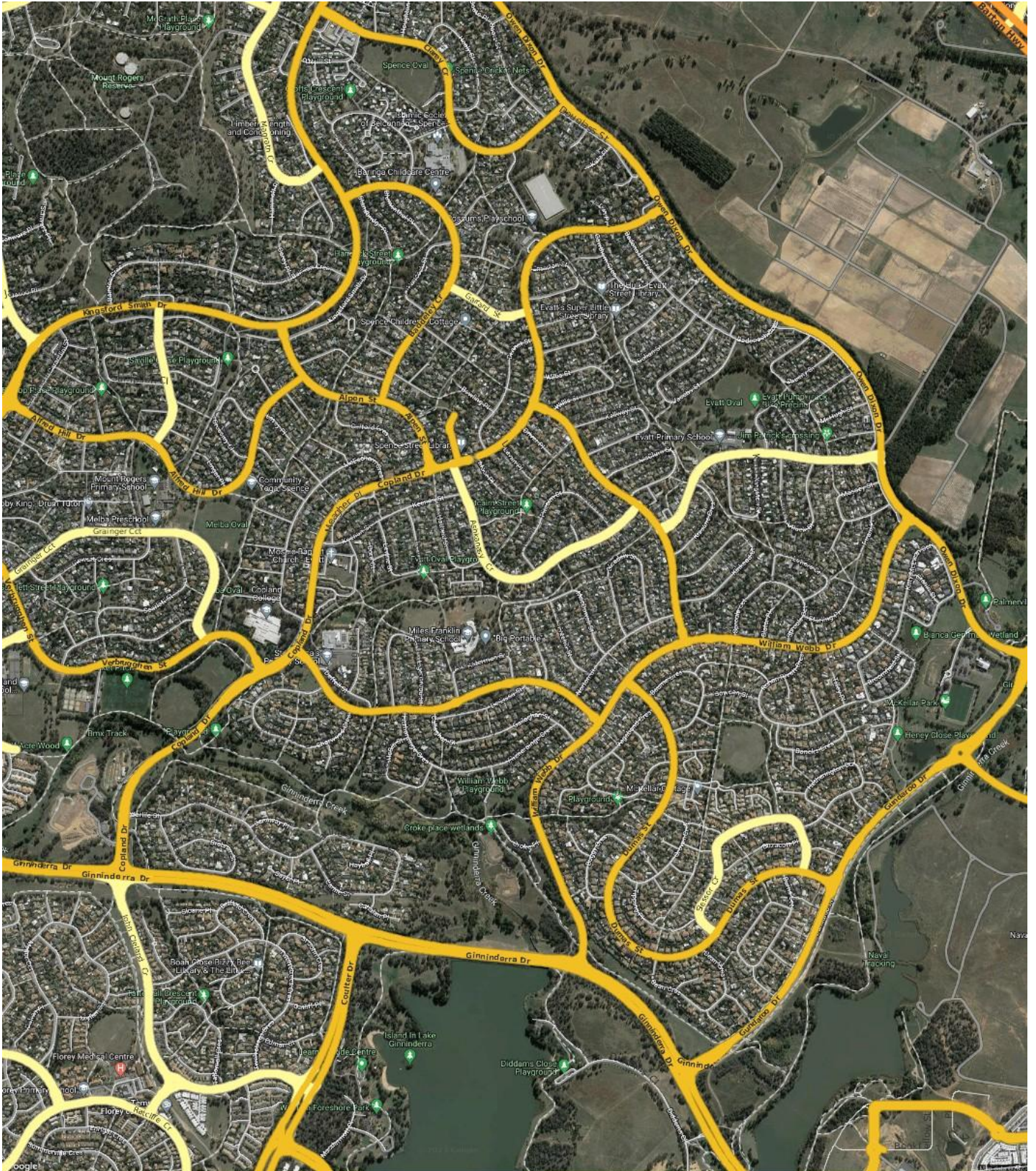
SUBURB FLYOVER REPORT

EVATT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



EVATT - Suburb Map



Prepared on 10/05/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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EVATT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	92	\$ 328,000	0.0 %	\$ 227,500	\$ 540,000
2006	68	\$ 347,250	5.9 %	\$ 165,000	\$ 575,000
2007	97	\$ 371,000	6.8 %	\$ 126,000	\$ 597,000
2008	90	\$ 401,000	8.1 %	\$ 150,000	\$ 612,000
2009	79	\$ 435,000	8.5 %	\$ 200,000	\$ 750,000
2010	63	\$ 469,000	7.8 %	\$ 75,650	\$ 771,000
2011	54	\$ 447,500	-4.6 %	\$ 245,000	\$ 745,000
2012	63	\$ 457,000	2.1 %	\$ 215,000	\$ 742,500
2013	66	\$ 470,000	2.8 %	\$ 6,650	\$ 750,000
2014	60	\$ 460,500	-2.0 %	\$ 156,666	\$ 925,000
2015	50	\$ 481,250	4.5 %	\$ 225,000	\$ 780,000
2016	72	\$ 541,500	12.5 %	\$ 200,000	\$ 1,120,000
2017	59	\$ 570,000	5.3 %	\$ 273,600	\$ 936,000
2018	67	\$ 625,000	9.6 %	\$ 62,000	\$ 1,127,000
2019	56	\$ 611,000	-2.2 %	\$ 360,000	\$ 1,037,000
2020	80	\$ 685,000	12.1 %	\$ 285,000	\$ 1,500,000
2021	71	\$ 860,000	25.5 %	\$ 330,000	\$ 1,360,000
2022	65	\$ 880,000	2.3 %	\$ 47,500	\$ 1,385,000
2023	8	\$ 787,500	-10.5 %	\$ 82,000	\$ 1,095,000

Median Sale Price

\$866k

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

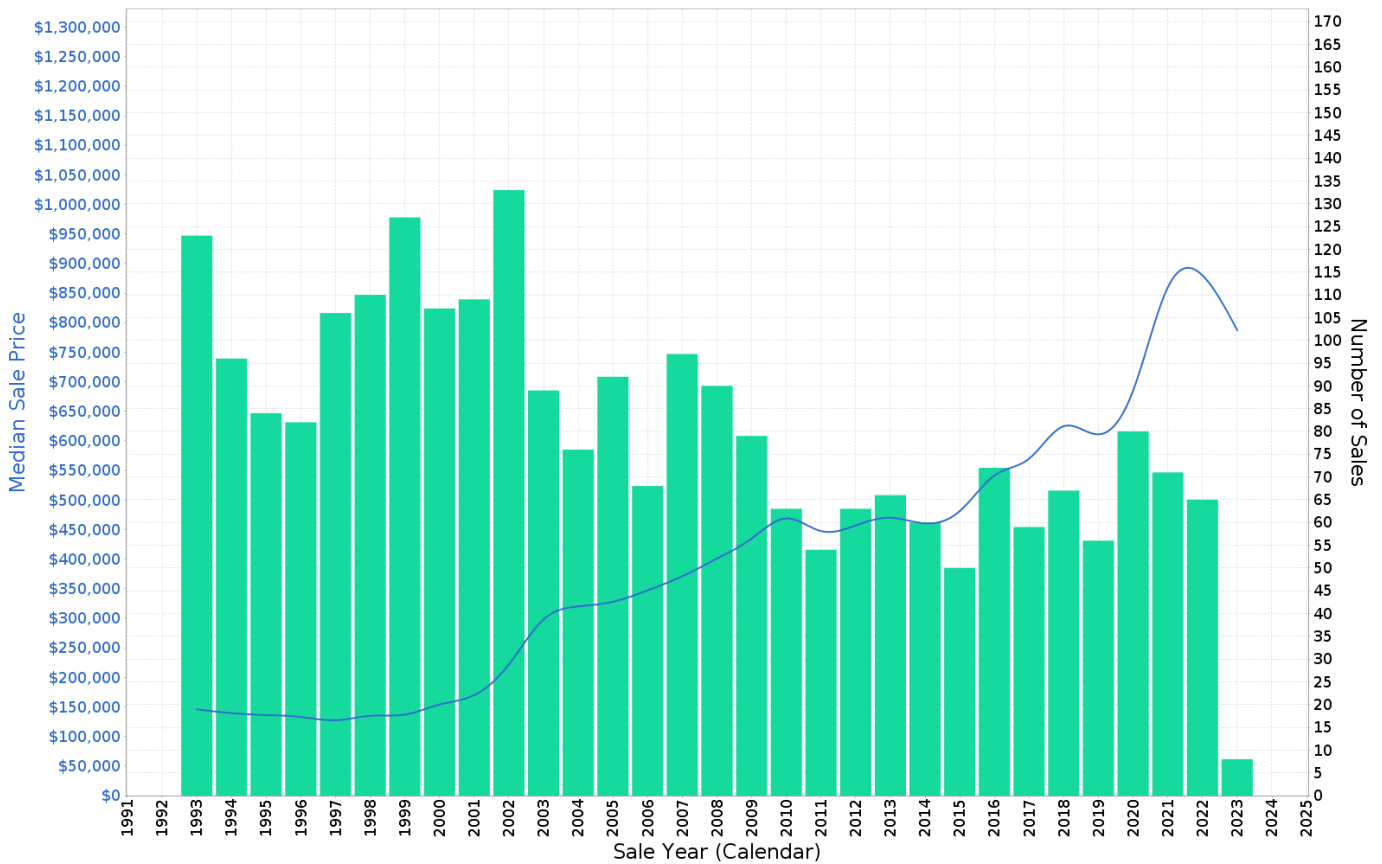
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

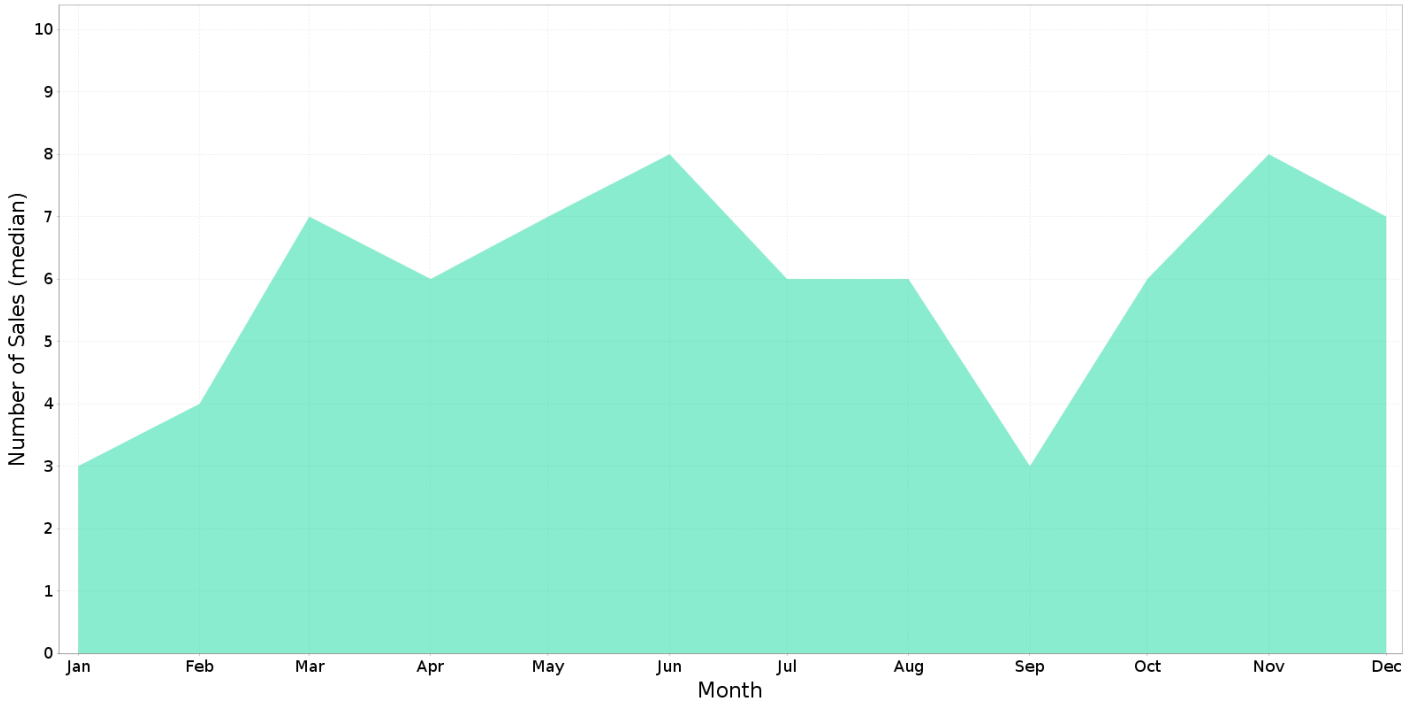
-3.5%

Current Median Price: \$866,500
Previous Median Price: \$897,500

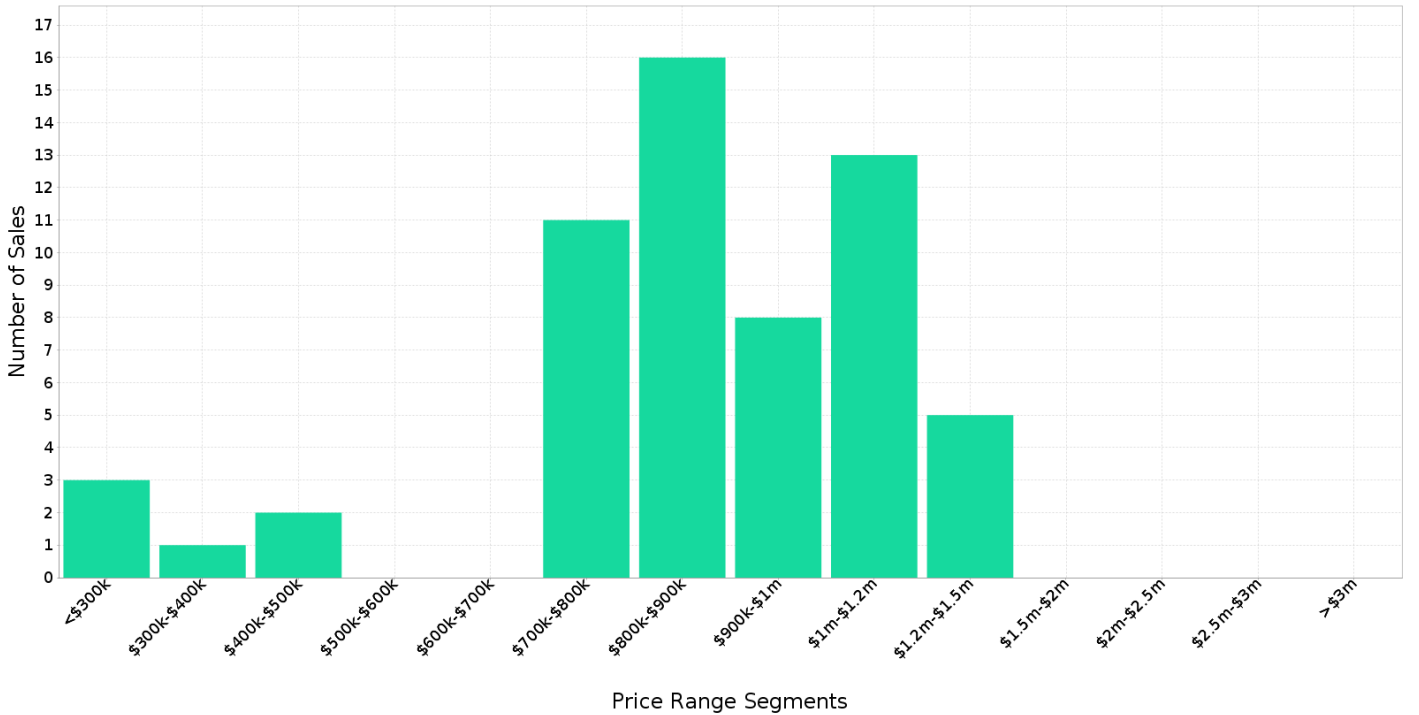
Based on 125 recorded House sales compared over the last two rolling 12 month periods



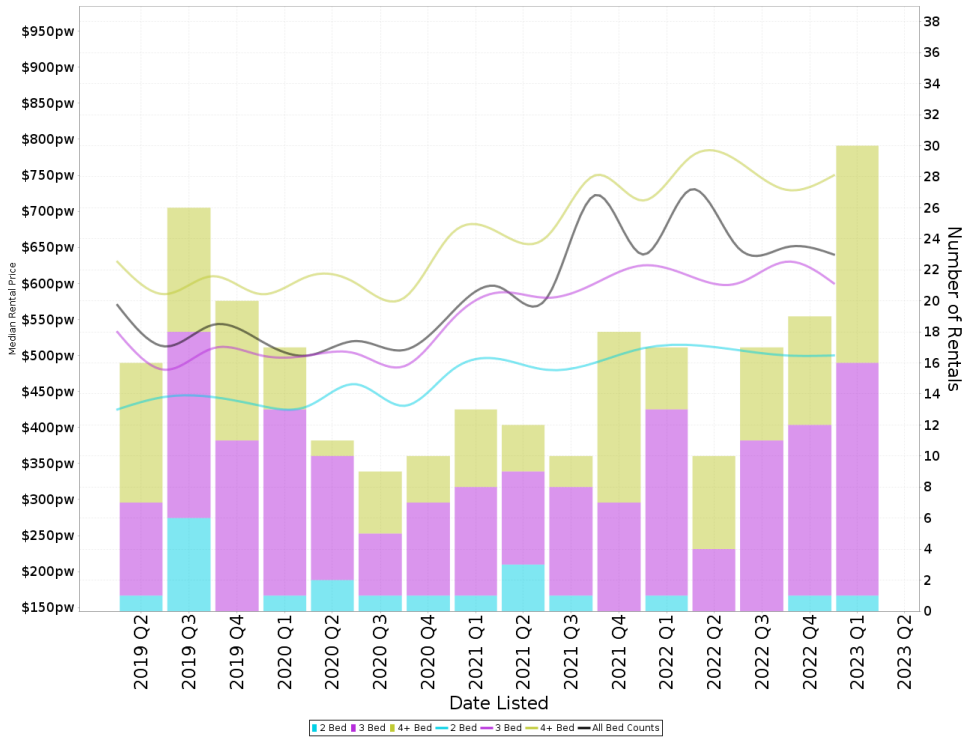
EVATT - Peak Selling Periods (3 years)



EVATT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.5%

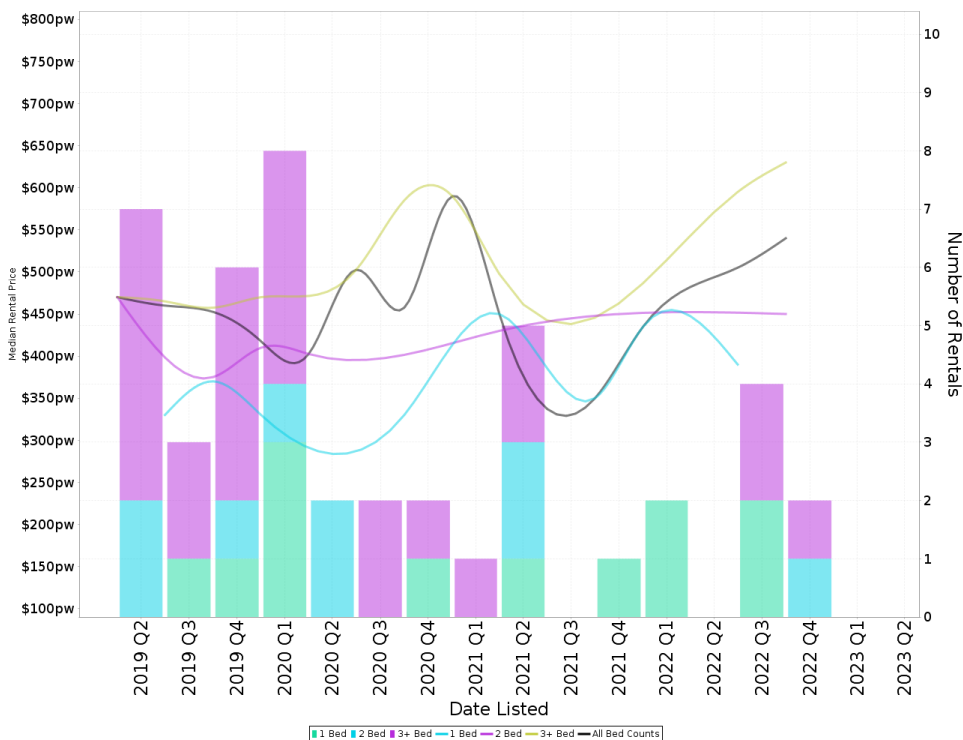
Current Median Price: \$866,500
Previous Median Price: \$897,500
Based on 125 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$866,500
Current Median Rent: \$650
Based on 76 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.0%

Current Median Price: \$742,500
Previous Median Price: \$629,000
Based on 45 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$742,500
Current Median Rent: \$520
Based on 6 registered Unit rentals compared over the last 12 months.

EVATT - Recently Sold Properties

Median Sale Price

\$866k

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

-3.5%

Current Median Price: \$866,500
Previous Median Price: \$897,500

Based on 125 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

16 CLANCY ST



\$790,000

762 m² 3 2 1

Sold 2023 May 21 Days

18 MEAGHER PL



\$820,000

787 m² 3 1 1

Sold 2023 Apr 13 Days

4 LIGERTWOOD ST




\$1,110,000

898 m² 3 2 2

Sold 2023 Apr 22 Days

19 CLANCY ST



\$890,000

708 m² 4 2 3

Sold 2023 Apr 28 Days

40 GOLLAN ST



\$731,000

706 m² 3 1 2

Sold 2023 Apr 16 Days

2 ALDERMAN ST

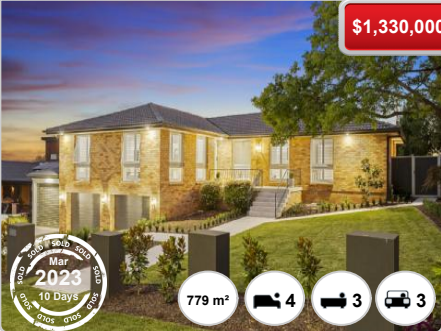


\$82,000

818 m² - - -

Sold 2023 Apr 19 Days

4 EMERTON ST




\$1,330,000

779 m² 4 3 3

Sold 2023 Mar 10 Days

25 SPROULE CCT

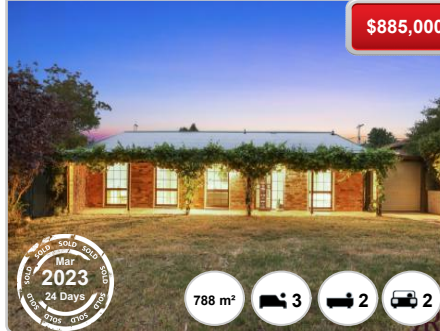


\$880,000

744 m² 3 2 2

Sold 2023 Mar 24 Days

14 EMERTON ST



\$885,000

788 m² 3 2 2

Sold 2023 Mar 24 Days

12 CAWTHORN CRES

\$775,000

Feb 2023
10 Days

694 m² 3 1 2

19 MCCLURE ST

\$1,095,000

Feb 2023
23 Days

798 m² 4 2 3

13 PIRANI PL

\$750,000

Feb 2023
19 Days

675 m² 3 1 1

1 CAWTHORN CRES

\$800,000

Jan 2023
19 Days

779 m² 4 2 2

21 MASSEY ST

\$928,300

Jan 2023
19 Days

761 m² 4 1 2

48 WILLIAM WEBB DR

\$450,000

Feb 2023
N/A

776 m² - - -

44 LETTERS ST

\$845,000

Jan 2023
62 Days

716 m² 3 2 2

3 MCCLURE ST

\$780,000

Dec 2022
56 Days

704 m² 3 1 1

1 WILLIS ST

\$215,000

Dec 2022
N/A

896 m² 3 2 2

36 SHEEHY ST

\$700,000

Dec 2022
11 Days

727 m² 3 1 -

100 CARLILE ST

\$737,500

Dec 2022
45 Days

875 m² 3 1 2

23 KINKEAD ST

\$780,000

Dec 2022
22 Days

888 m² 3 1 -

EVATT - Properties For Rent

Median Rental Price

\$650 /w

Based on 76 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: \$866,500
Current Median Rent: \$650

Based on 59 recorded House sales and 76 House rentals compared over the last 12 months

Number of Rentals

76

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

15 Hatfield Street

\$700 pw




838 m² **4** **2** **1**

Available for rent from **May 2023** (3 Days)

12 Brebner Street

\$640 per week




1,064 m² **3** **1** **2**

Available for rent from **May 2023** (7 Days)

2 MONTAGU PLACE

\$530 per week




557 m² **2** **1** **1**

Available for rent from **Apr 2023** (14 Days)

80 CARLILE STREET

\$680 per week



979 m² **4** **2** **1**

Available for rent from **2023** (31 Days)

12 SHARWOOD CRESCENT

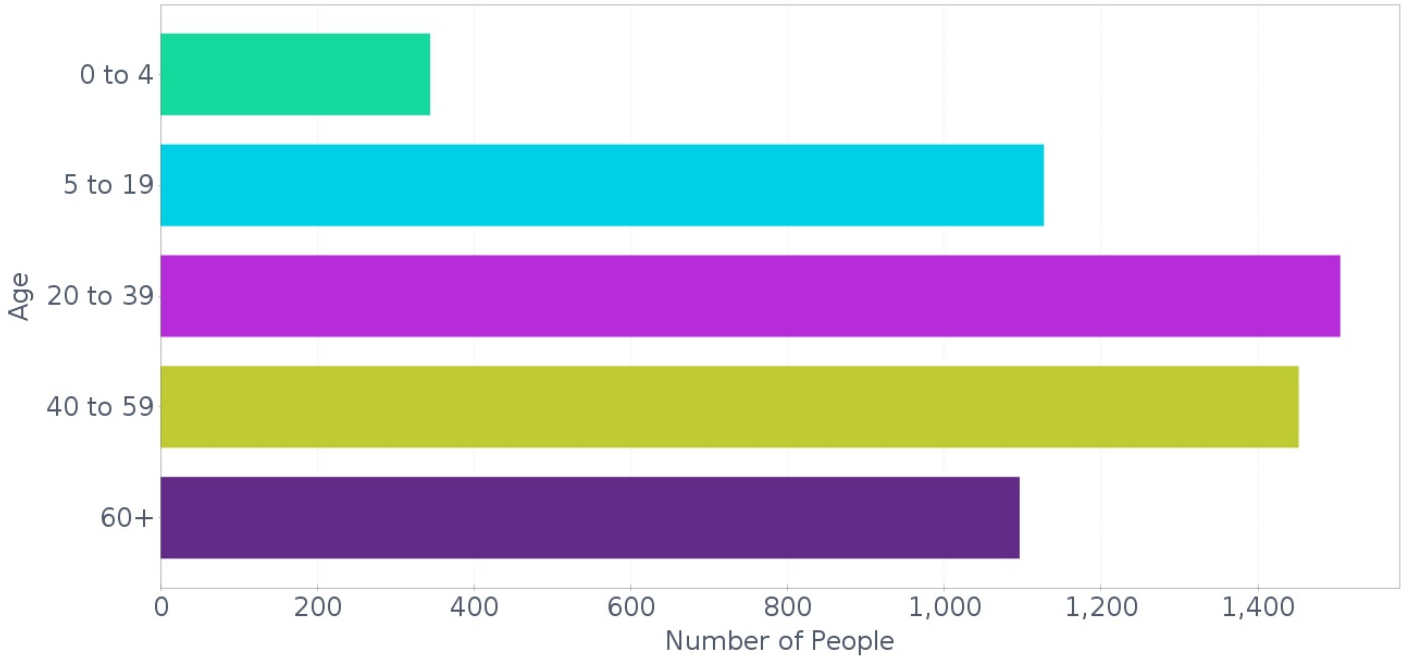
\$650 Per Week



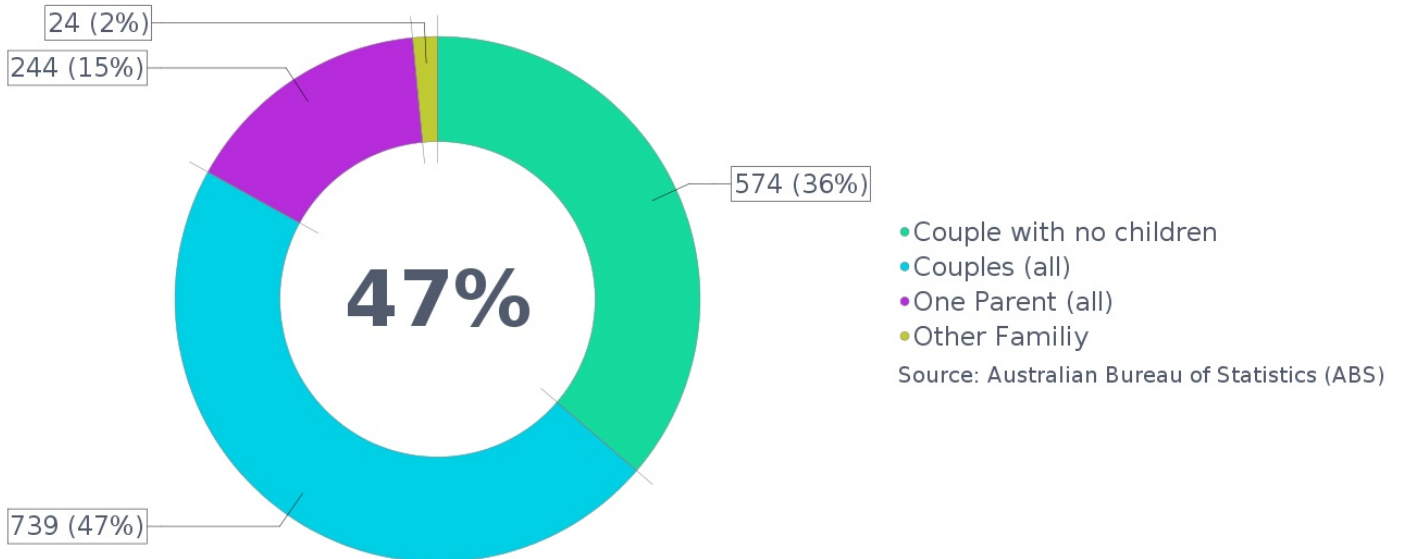
843 m² **4** **1** **2**

Available for rent from **2022** (176 Days)

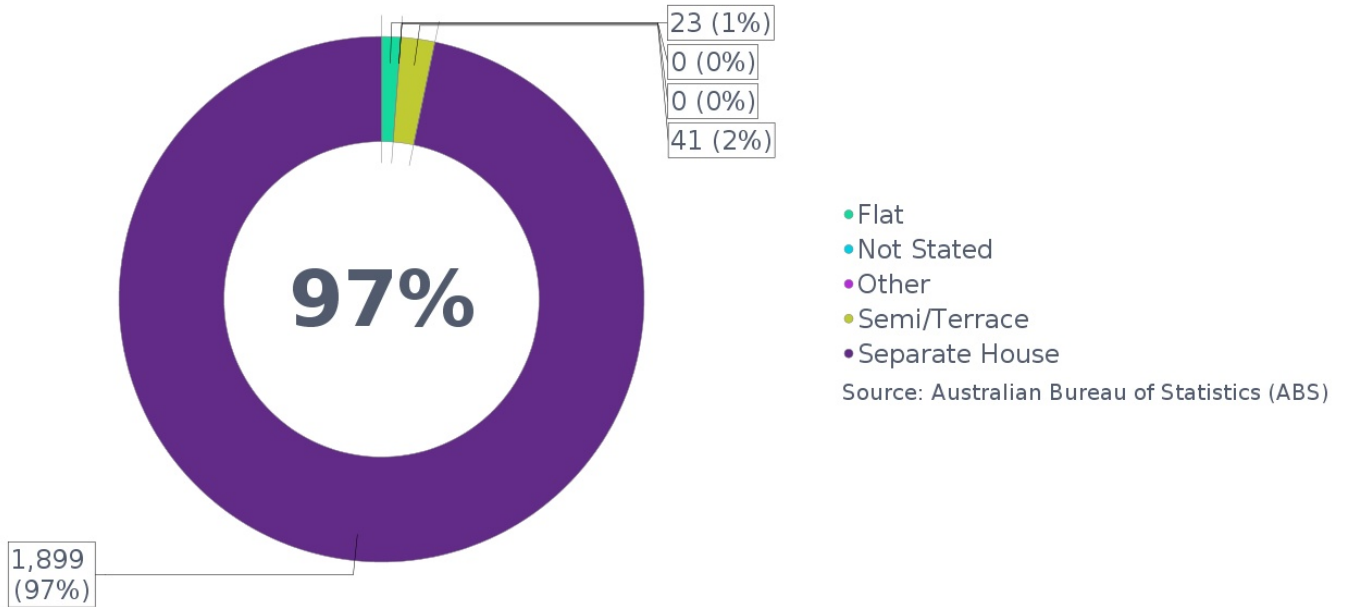
Age of Population (2021)



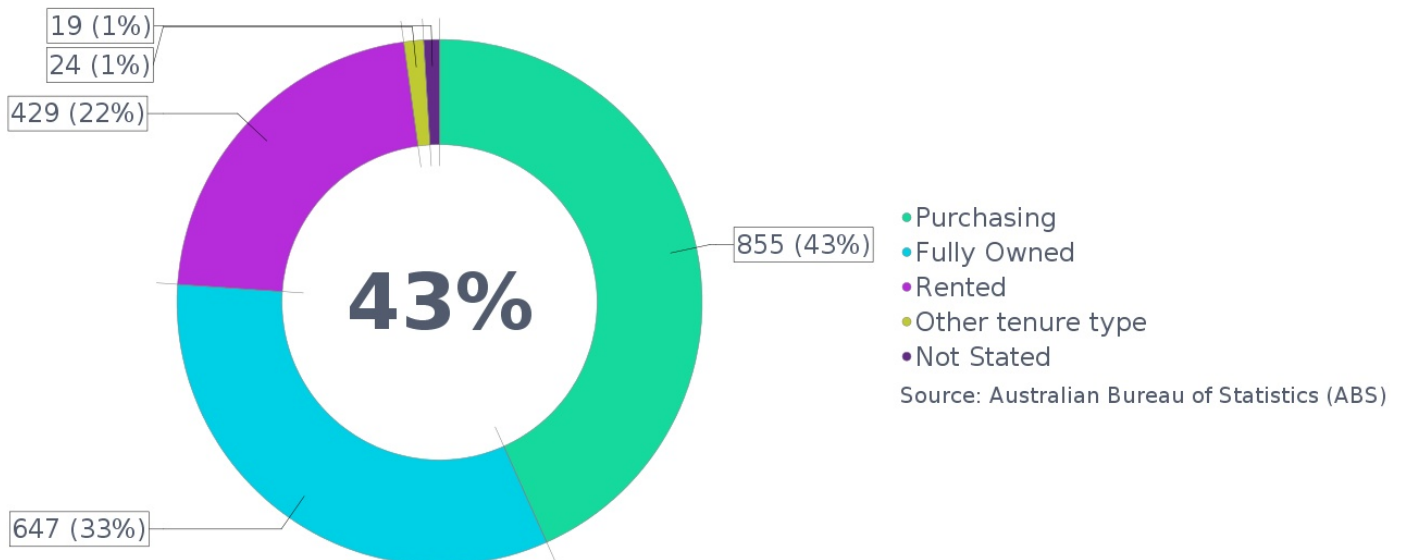
Family Composition (2021)



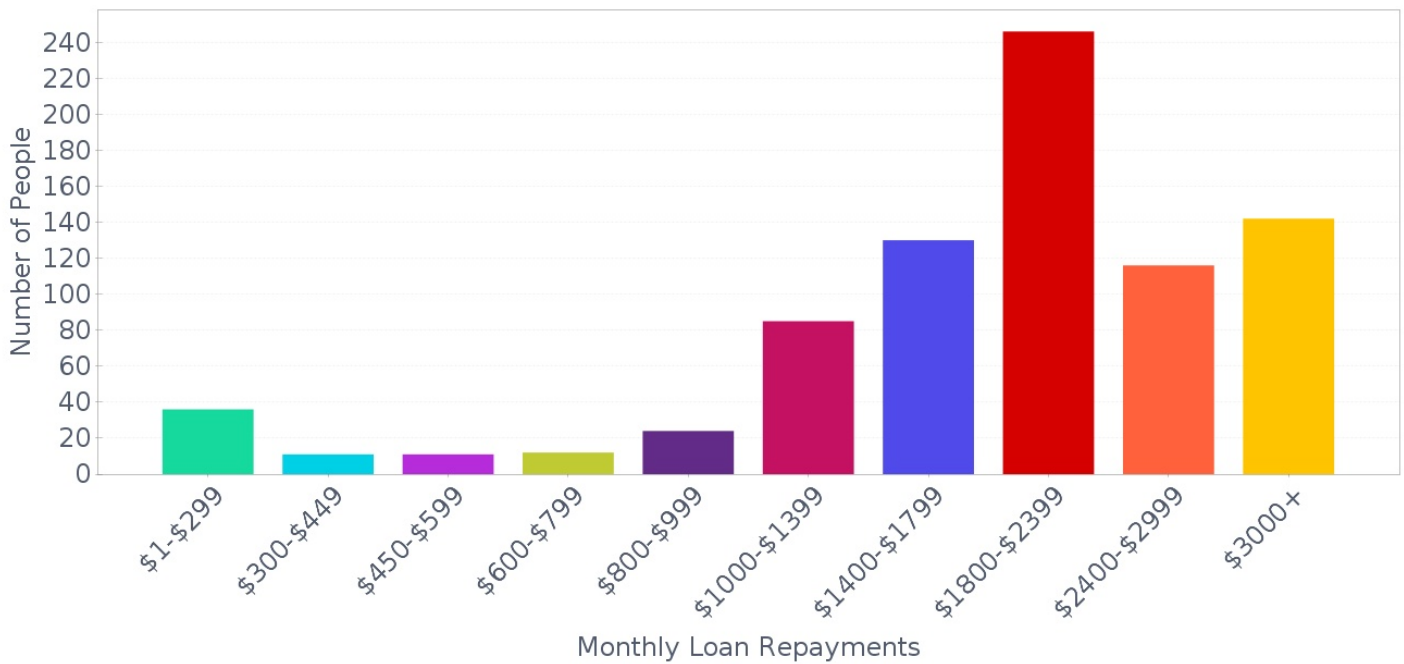
Dwelling Structure (2021)



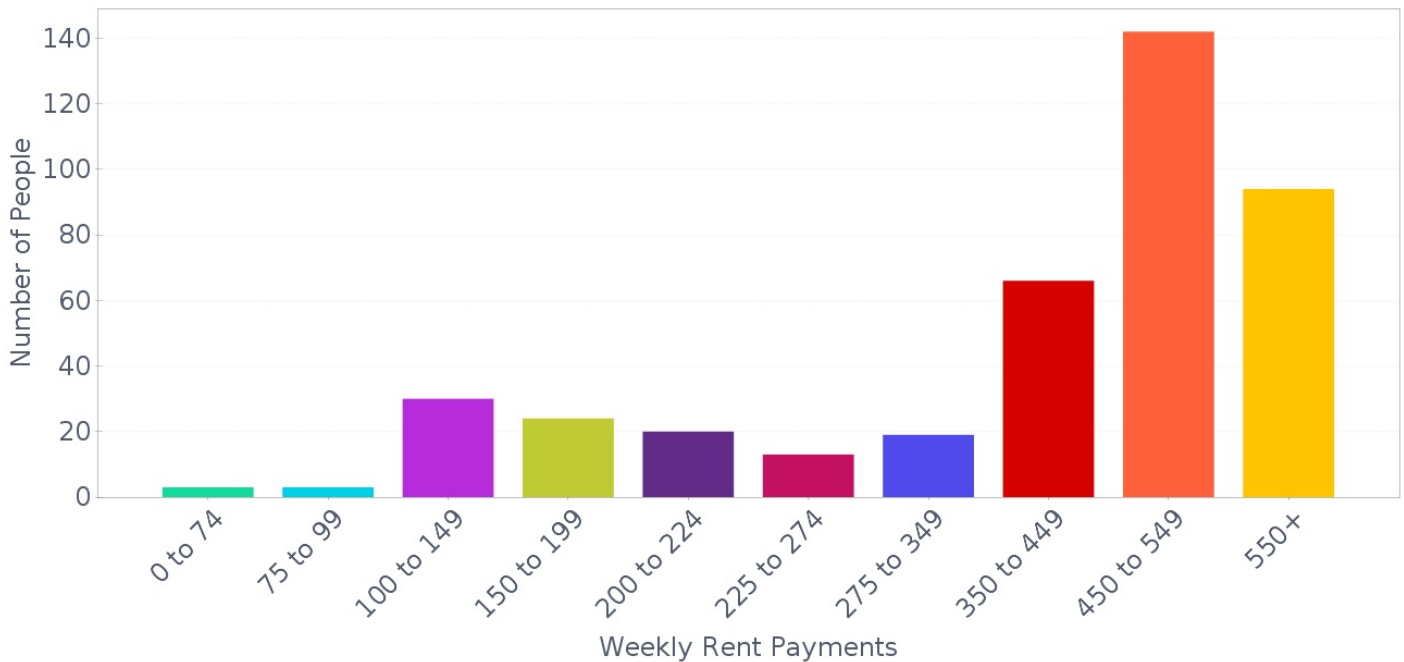
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

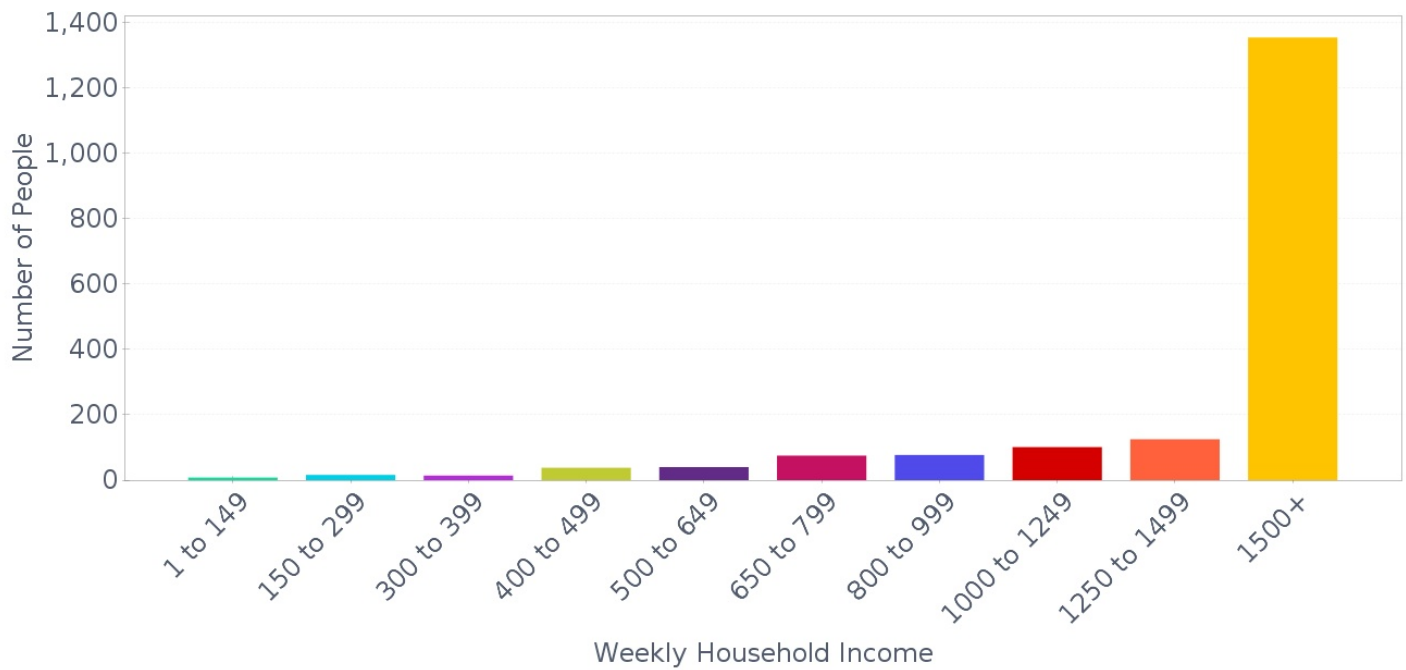


Rent Payments - Weekly (2021)

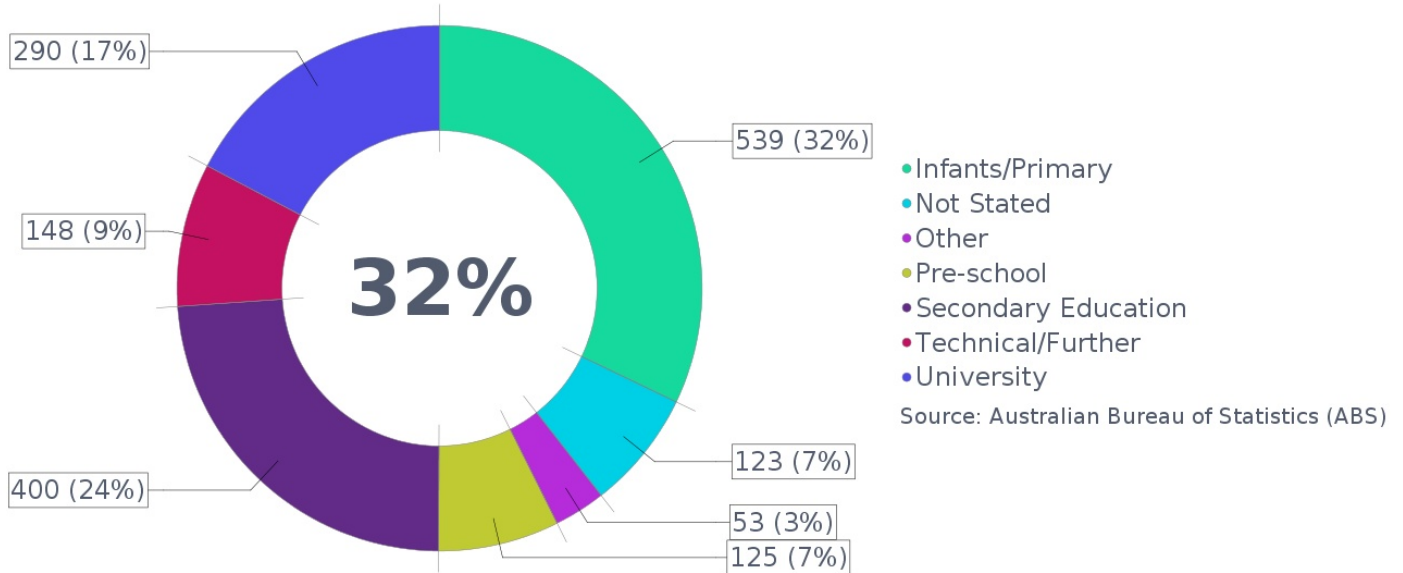




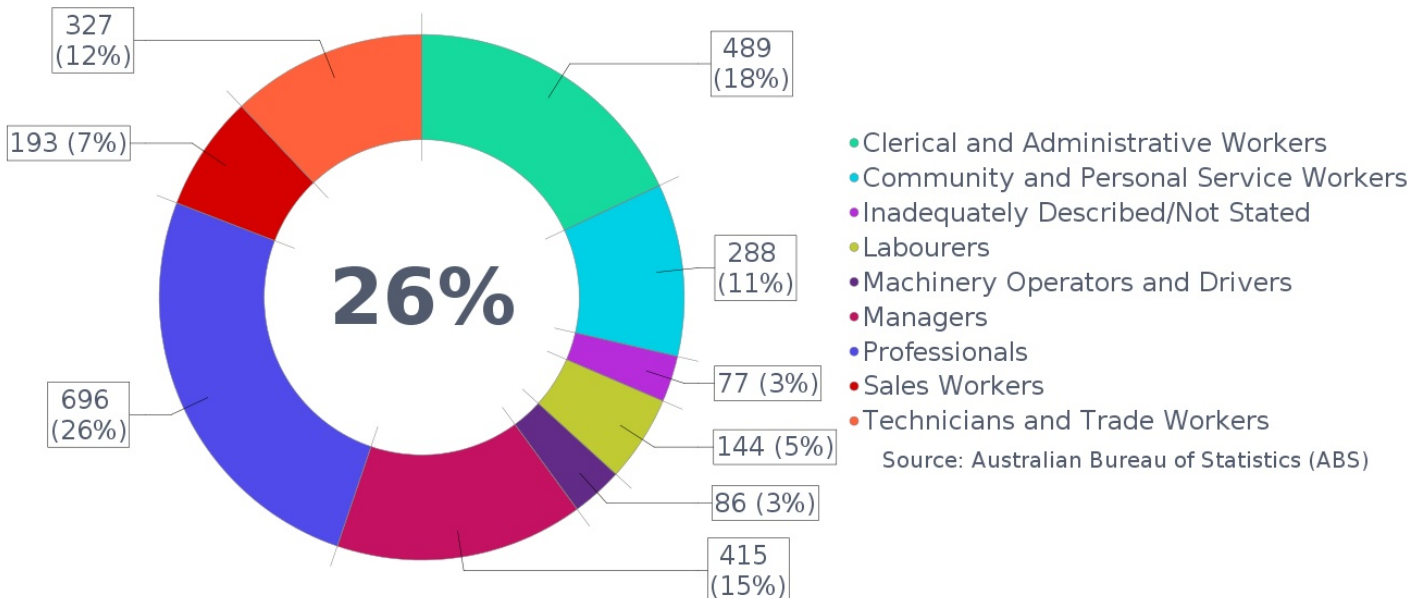
Household Income - Weekly (2021)



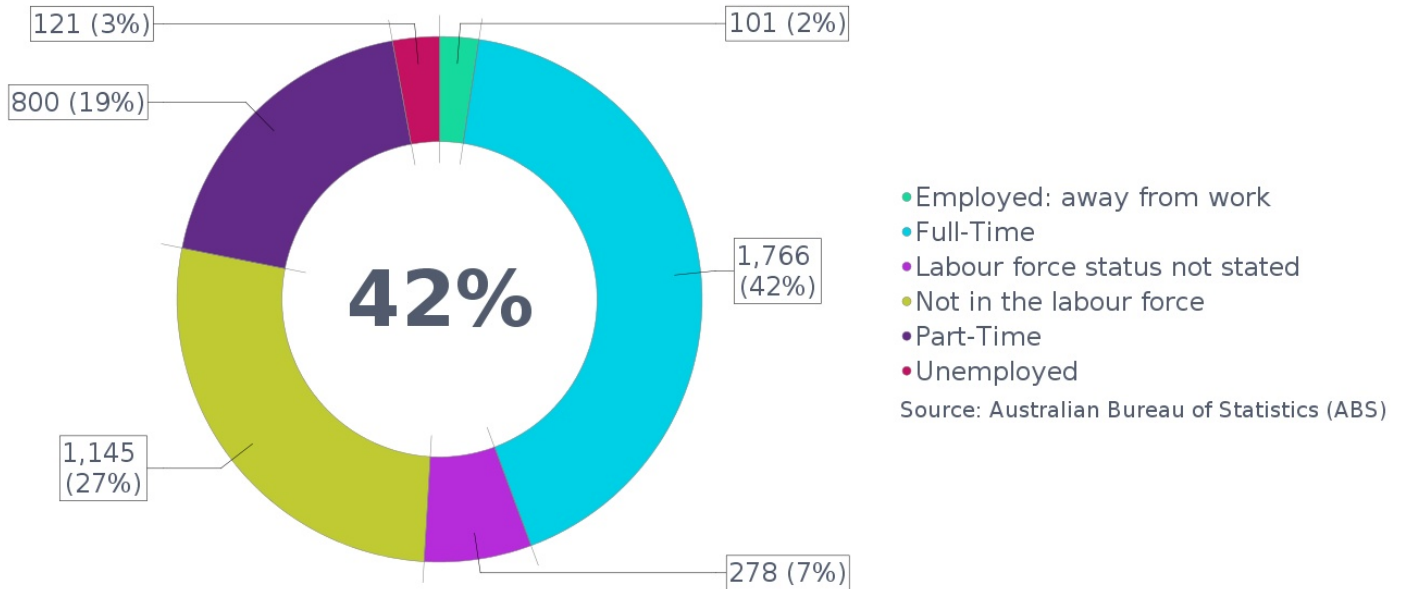
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

