

SUBURB FLYOVER REPORT

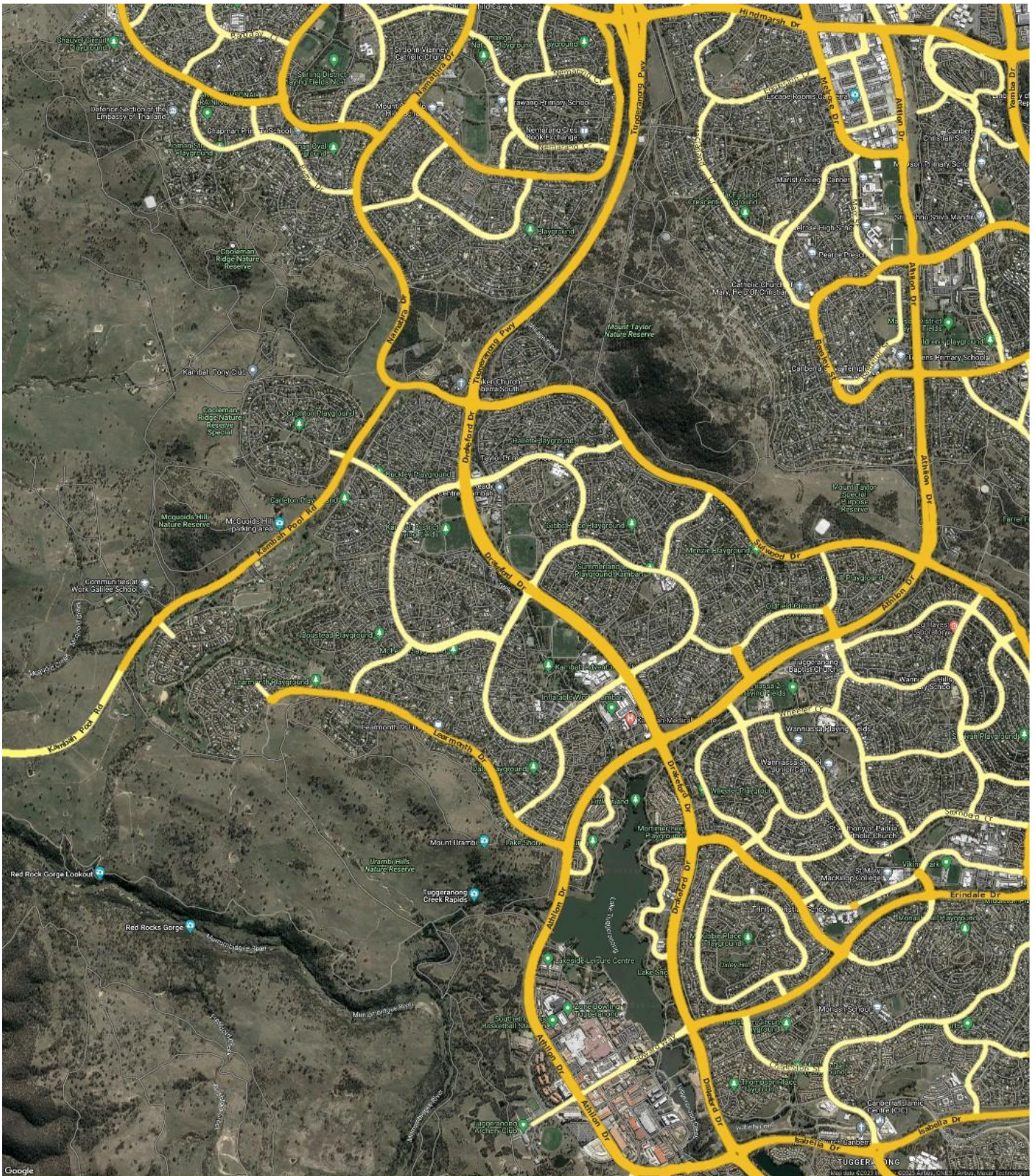
KAMBAH (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





KAMBAH - Suburb Map



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

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KAMBAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	221	\$ 325,000	0.0 %	\$ 150,000	\$ 785,000
2006	217	\$ 345,000	6.2 %	\$ 190,000	\$ 910,000
2007	232	\$ 396,750	15.0 %	\$ 105,000	\$ 1,150,000
2008	205	\$ 400,000	0.8 %	\$ 41,500	\$ 895,000
2009	198	\$ 431,750	7.9 %	\$ 290,000	\$ 920,000
2010	170	\$ 479,500	11.1 %	\$ 21,000	\$ 1,000,000
2011	170	\$ 477,750	-0.4 %	\$ 45,000	\$ 980,000
2012	165	\$ 480,000	0.5 %	\$ 160,000	\$ 1,295,000
2013	145	\$ 485,000	1.0 %	\$ 5,000	\$ 1,025,000
2014	182	\$ 475,000	-2.1 %	\$ 76,000	\$ 1,045,000
2015	164	\$ 525,000	10.5 %	\$ 36,000	\$ 1,000,000
2016	172	\$ 522,500	-0.5 %	\$ 99,097	\$ 2,000,000
2017	173	\$ 559,000	7.0 %	\$ 55,500	\$ 1,400,000
2018	213	\$ 550,000	-1.6 %	\$ 183,333	\$ 1,257,000
2019	185	\$ 600,000	9.1 %	\$ 30,000	\$ 1,250,000
2020	242	\$ 650,000	8.3 %	\$ 27,508	\$ 1,400,100
2021	247	\$ 825,000	26.9 %	\$ 63,750	\$ 2,350,000
2022	202	\$ 870,000	5.5 %	\$ 150,000	\$ 1,700,000
2023	24	\$ 822,500	-5.5 %	\$ 680,000	\$ 1,300,000

Median Sale Price

\$852k

Based on 177 recorded House sales within the last 12 months (Apr '22 - Mar '23)

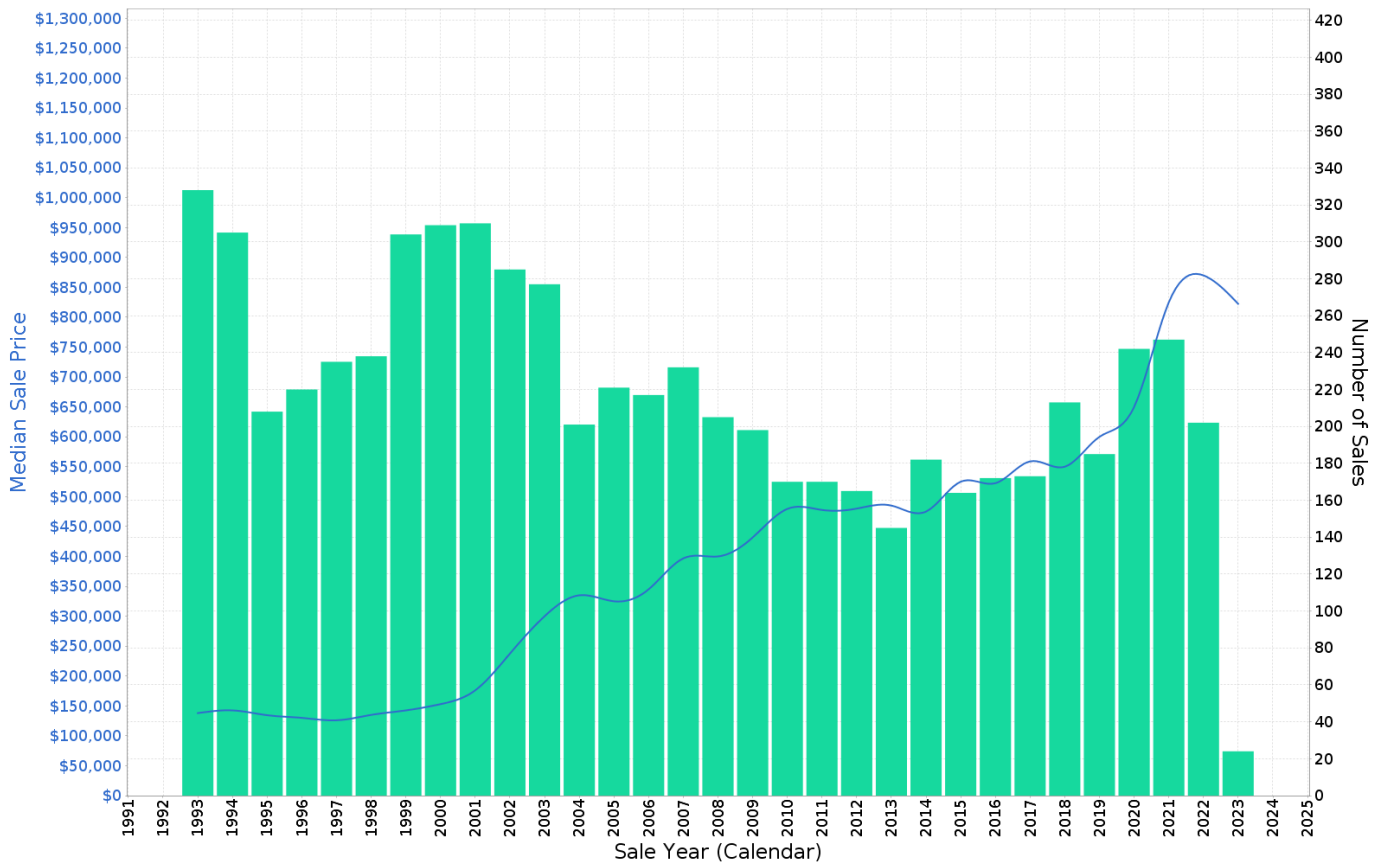
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

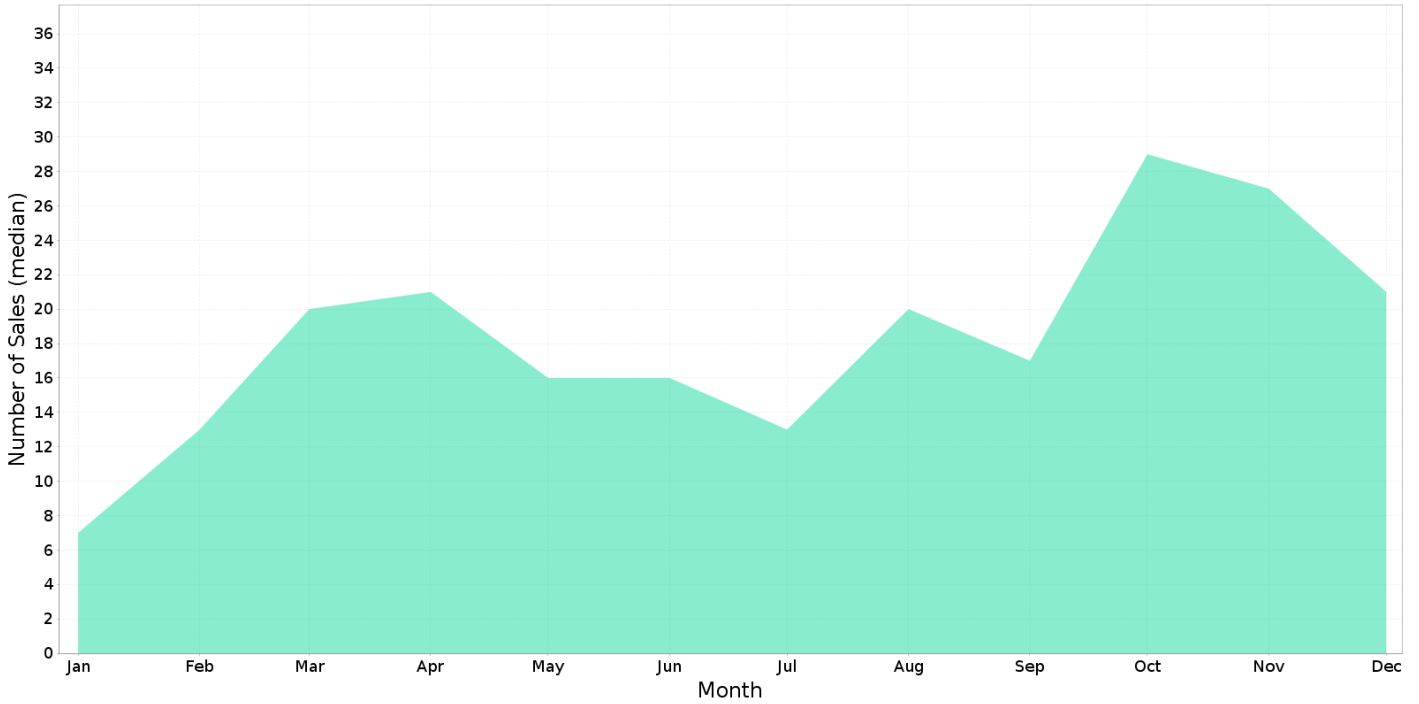
-3.2%

Current Median Price: \$852,000
Previous Median Price: \$880,000

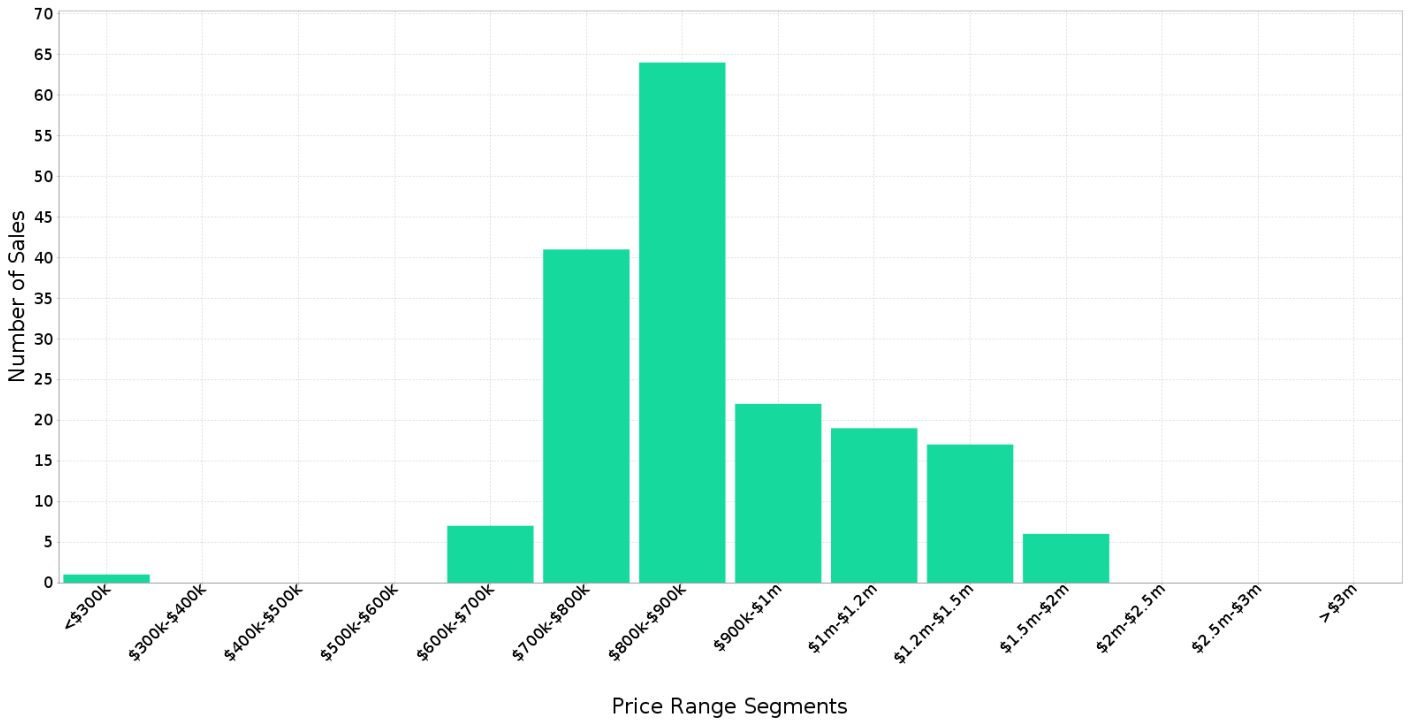
Based on 429 recorded House sales compared over the last two rolling 12 month periods



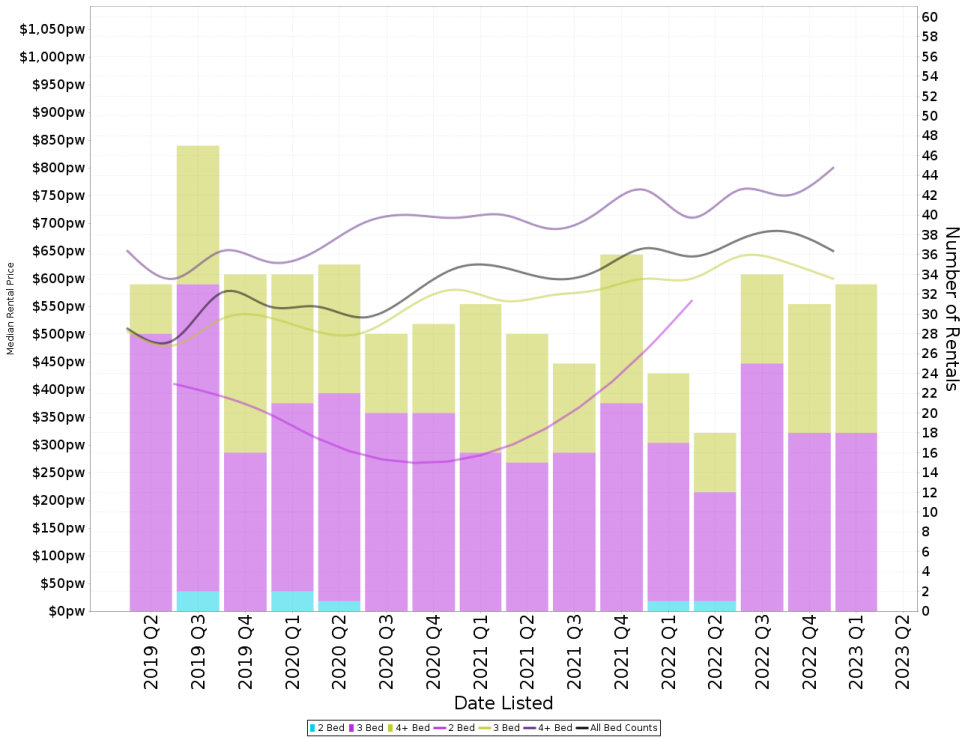
KAMBAH - Peak Selling Periods (3 years)



KAMBAH - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.2%

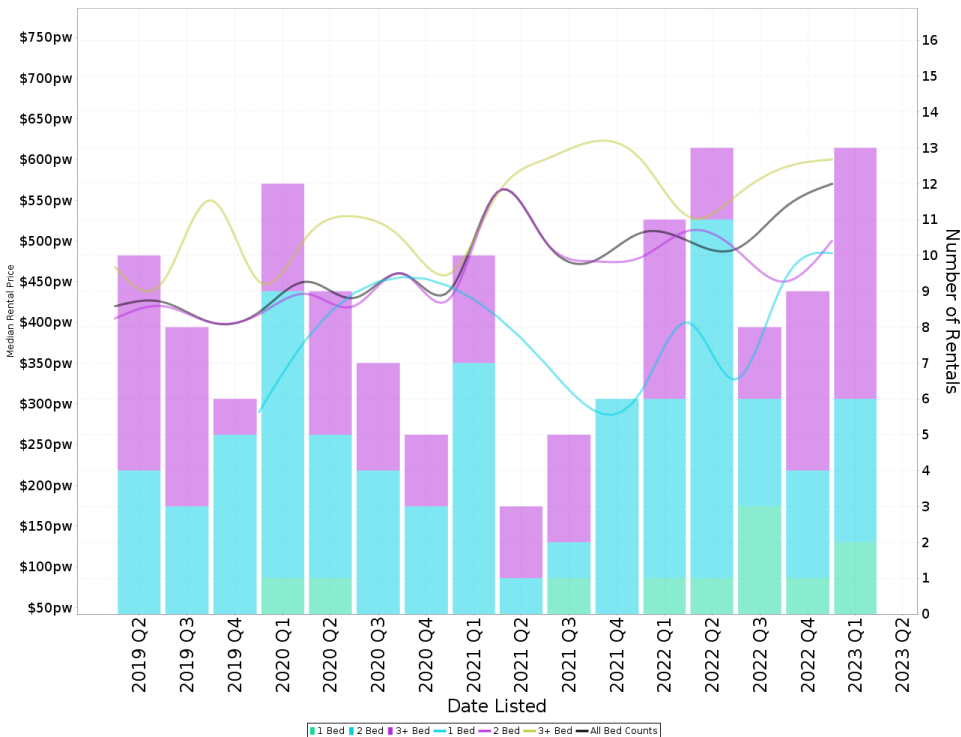
Current Median Price: \$852,000
Previous Median Price: \$880,000
Based on 429 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$852,000
Current Median Rent: \$670
Based on 116 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+5.4%

Current Median Price: \$685,000
Previous Median Price: \$650,000
Based on 118 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$685,000
Current Median Rent: \$525
Based on 43 registered Unit rentals compared over the last 12 months.

KAMBAH - Recently Sold Properties

Median Sale Price

\$852k

Based on 177 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

-3.2%

Current Median Price: \$852,000
Previous Median Price: \$880,000

Based on 429 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

177

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

82 O'HALLORAN CCT




\$857,000

750 m² 3 2 2

Sold 2023 May 23 Days

5 GRIEVE PL



\$660,000

646 m² 3 1 2

Sold 2023 Apr 262 Days

20 SPRINGBETT ST




\$865,000

1,113 m² 3 1 3

Sold 2023 Apr 7 Days

31 BOSWORTH CCT



\$620,000

553 m² 3 1 2

Sold 2023 Apr 18 Days

40 MCKILLOP CCT




\$1,430,000

682 m² 5 3 3

Sold 2023 Apr 19 Days

6 LYNE PL

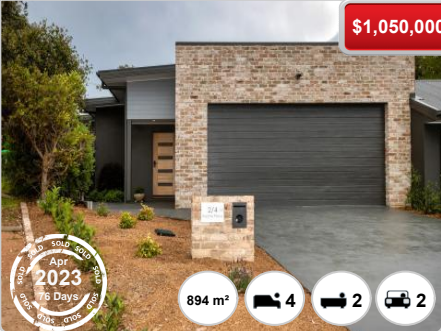


\$850,000

749 m² 4 2 4

Sold 2023 Apr 57 Days

2/4 KEARNE PL

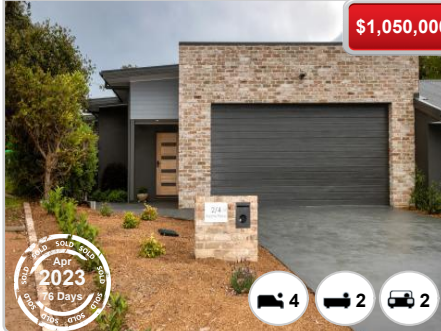


\$1,050,000

894 m² 4 2 2

Sold 2023 Apr 75 Days

2/4- KEARNE PL



\$1,050,000

894 m² 4 2 2

Sold 2023 Apr 75 Days

13 MCKENZIE ST

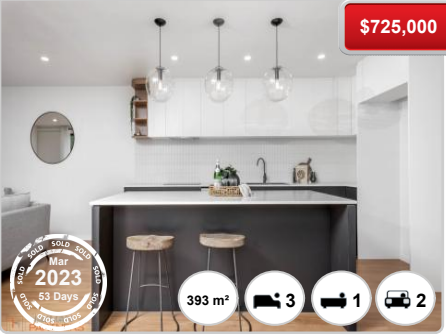


\$652,000

881 m² 3 1 -

Sold 2023 Apr 19 Days

4 MORRISON ST



\$725,000

Mar 2023
53 Days

393 m² 3 1 2

20 FERRETT CCT



\$1,070,000

Mar 2023
22 Days

864 m² 4 2 2

21 LEARMONTH DR

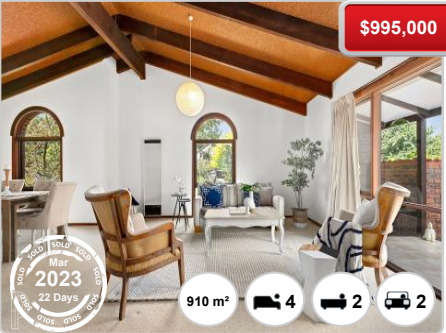


\$1,300,000

Mar 2023
14 Days

2,317 m² 3 2 6

24 FISKEN CRES



\$995,000

Mar 2023
22 Days

910 m² 4 2 2

54 FAITHFULL CCT




\$1,175,000

Mar 2023
15 Days

874 m² 4 3 2

19 KARNEY ST



\$815,000

Mar 2023
42 Days

828 m² 3 1 3

33 LAWRENCE CRES



\$790,000

Mar 2023
29 Days

789 m² 3 2 2

14 BULLOCK CCT




\$750,000

Mar 2023
N/A

616 m² 3 1 1

7 TANNER PL

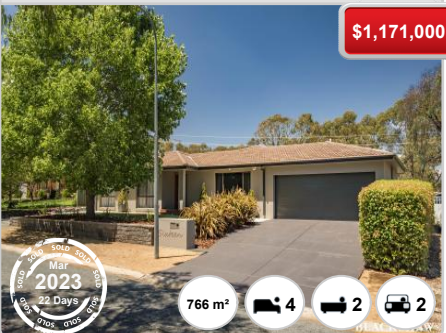


\$850,000

Mar 2023
19 Days

810 m² 3 1 1

16 HORTON CL



\$1,171,000

Mar 2023
24 Days

766 m² 4 2 2

109 MT VERNON DR

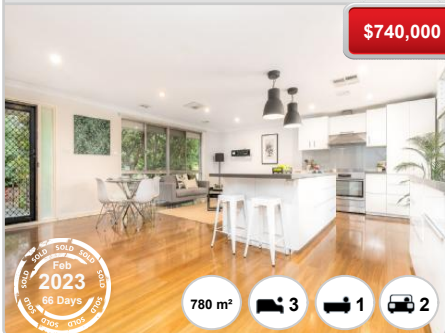


\$1,300,000

Mar 2023
16 Days

983 m² 4 2 3

4 LOVEGROVE PL



\$740,000

Feb 2023
66 Days

780 m² 3 1 2

KAMBAH - Properties For Rent

Median Rental Price

\$670 /w

Based on 116 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: \$852,000
Current Median Rent: \$670

Based on 177 recorded House sales and 116 House rentals compared over the last 12 months

Number of Rentals

116

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

155 BODDINGTON CRESCENT



\$850 Per Week

May 2023
9 Days

1,119 m² 4 2 2

42 ATTIWELL CIRCUIT




\$650 per week

Apr 2023
13 Days

627 m² 3 2 2

5 MASTERS PLACE



\$700 per week

Apr 2023
13 Days

900 m² 4 2 2

109 MT VERNON DRIVE

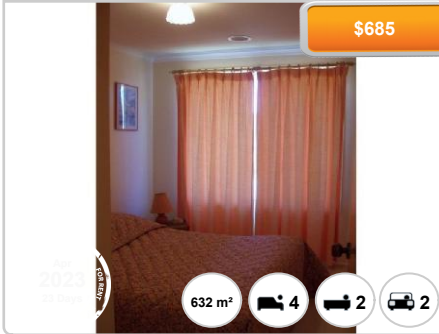


\$875 per week

Apr 2023
19 Days

983 m² 4 2 3

5 MERCER PLACE



\$685

Apr 2023
19 Days

632 m² 4 2 2

4 Ragless




\$650 per week

Apr 2023
27 Days

992 m² 4 2 2

4 FERRIER PLACE

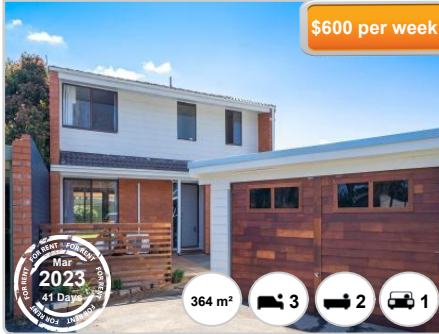


\$950 weekly

Apr 2023
29 Days

1,716 m² 5 3 3

4 Cumbrae Place



\$600 per week

Mar 2023
41 Days

364 m² 3 2 1

36 STANFIELD CLOSE



\$600 per week

Apr 2023
29 Days

441 m² 3 1 1



109 Mt Vernon Drive

\$875 per week



Mar 2023
243 Days

983 m² 4 1 3

4 Habgood Place

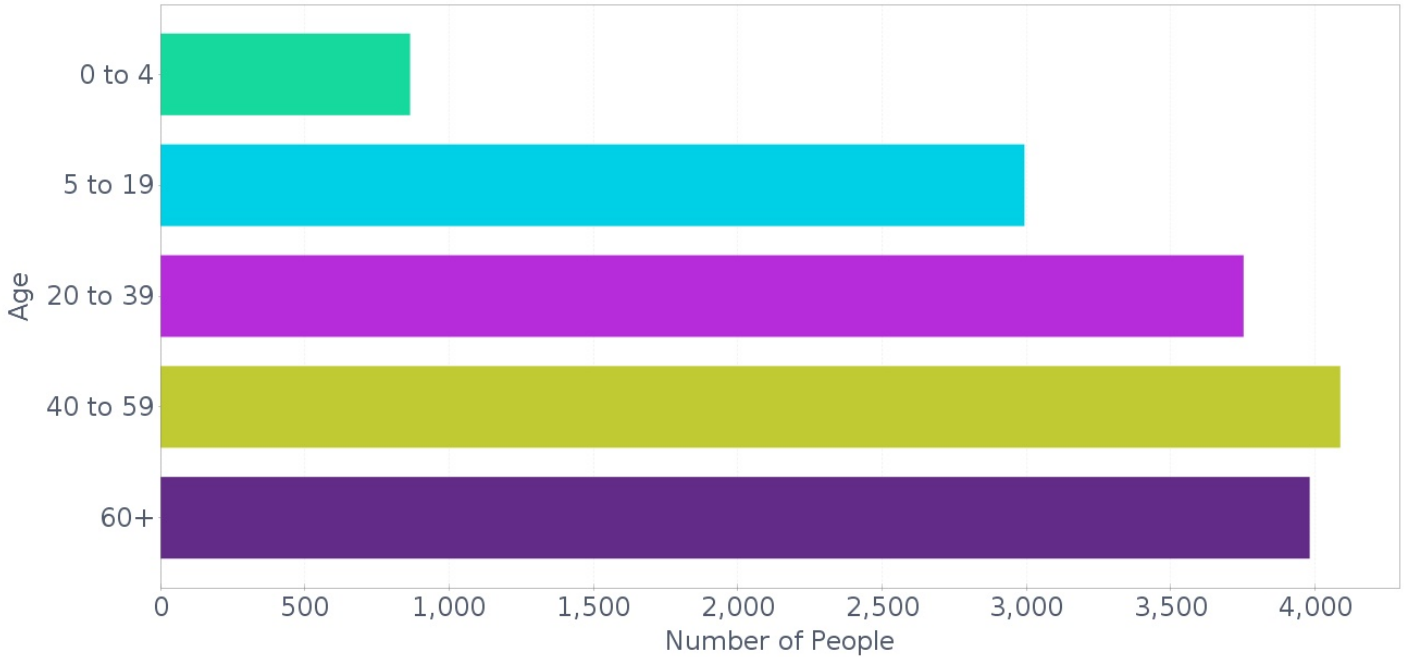
\$950



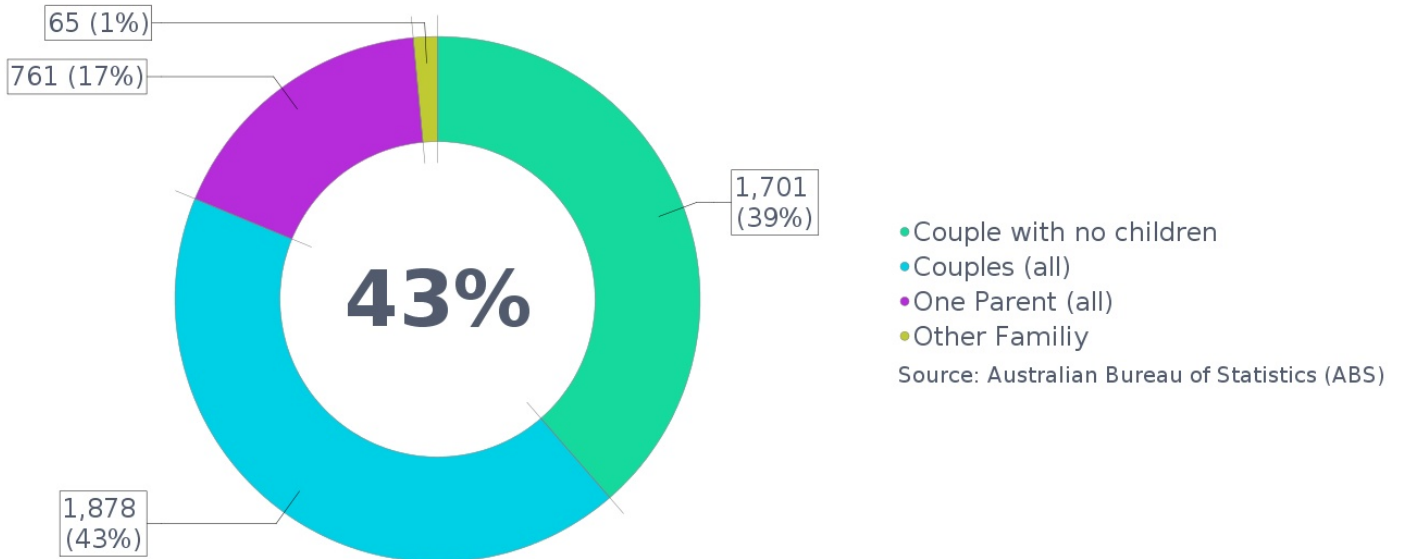
Sep 2022
243 Days

1,133 m² 3 1 1

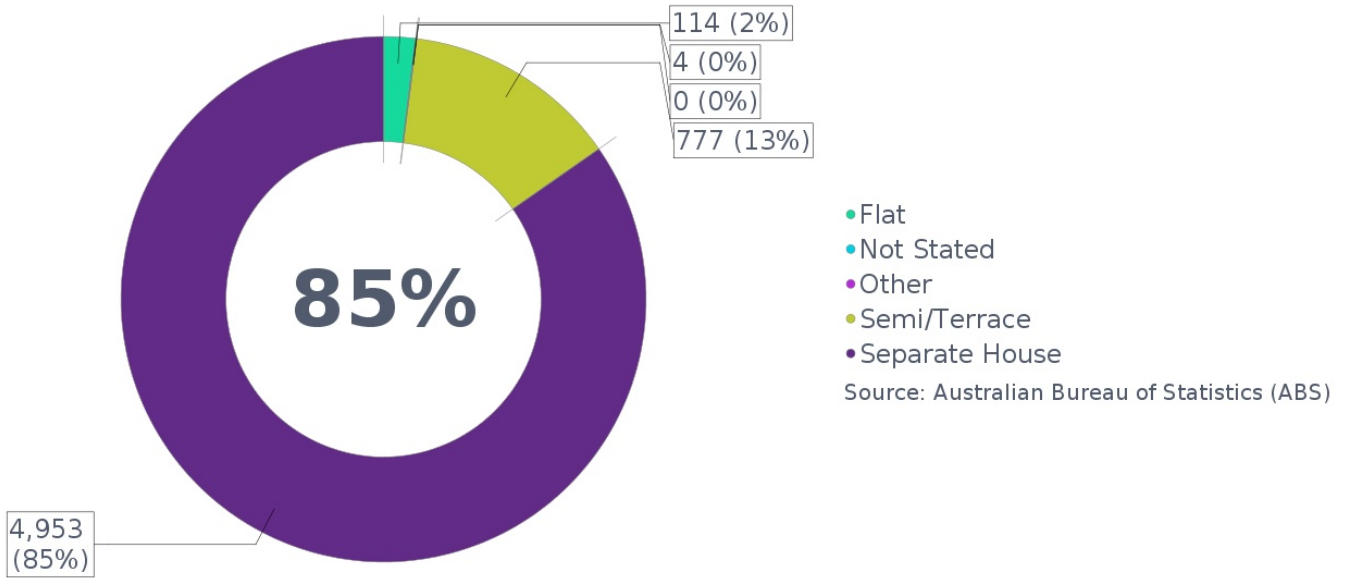
Age of Population (2021)



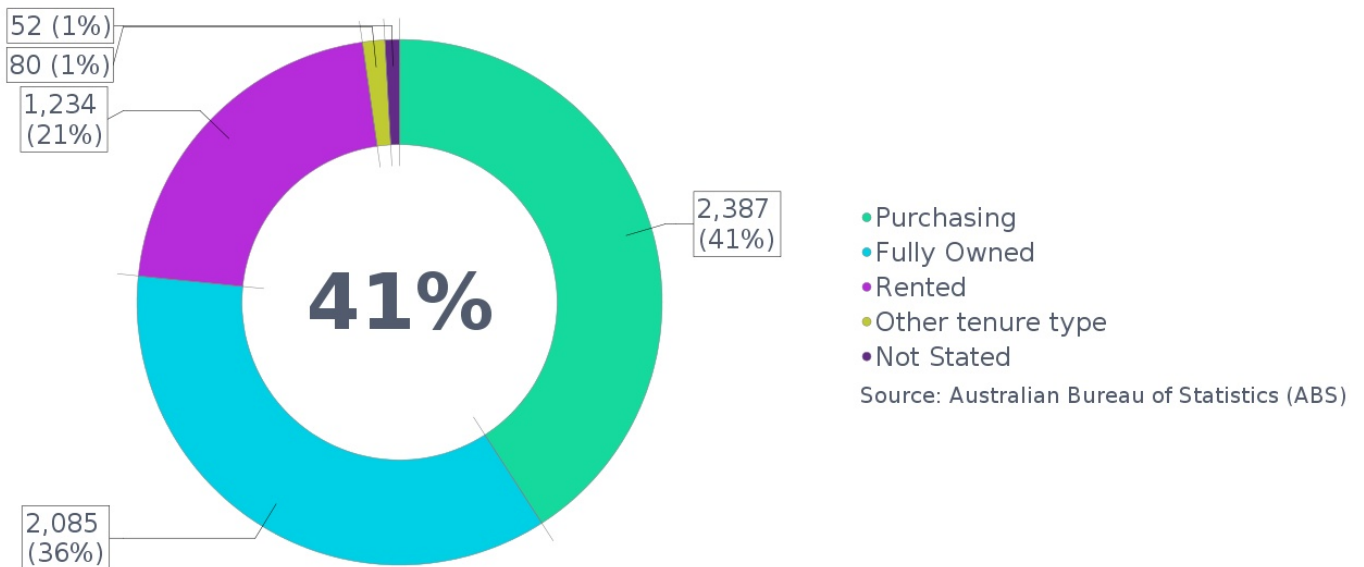
Family Composition (2021)



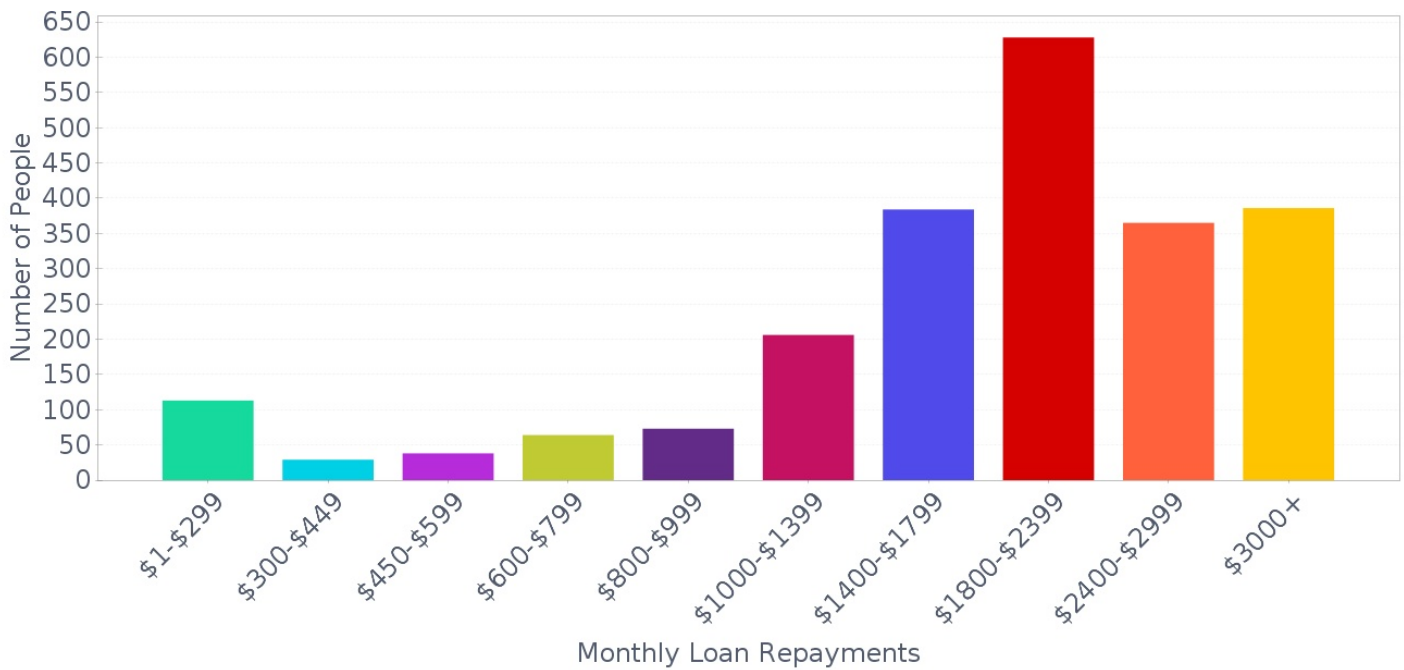
Dwelling Structure (2021)



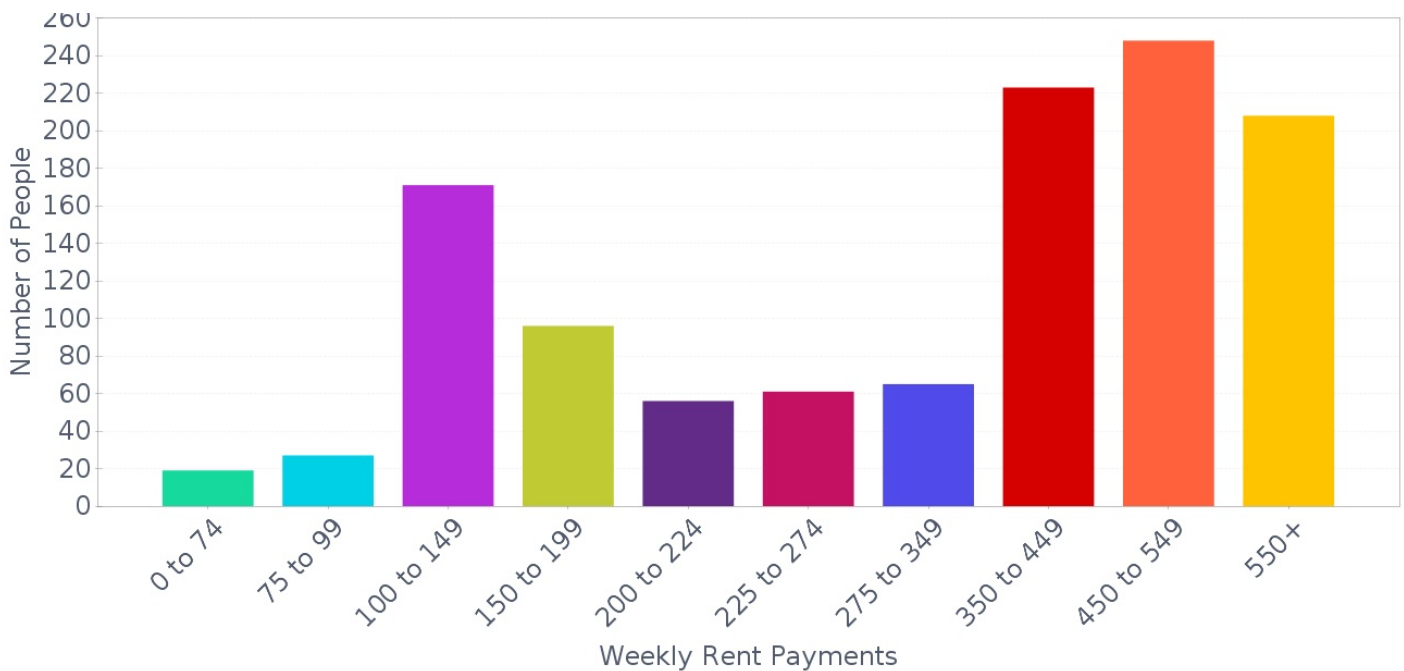
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

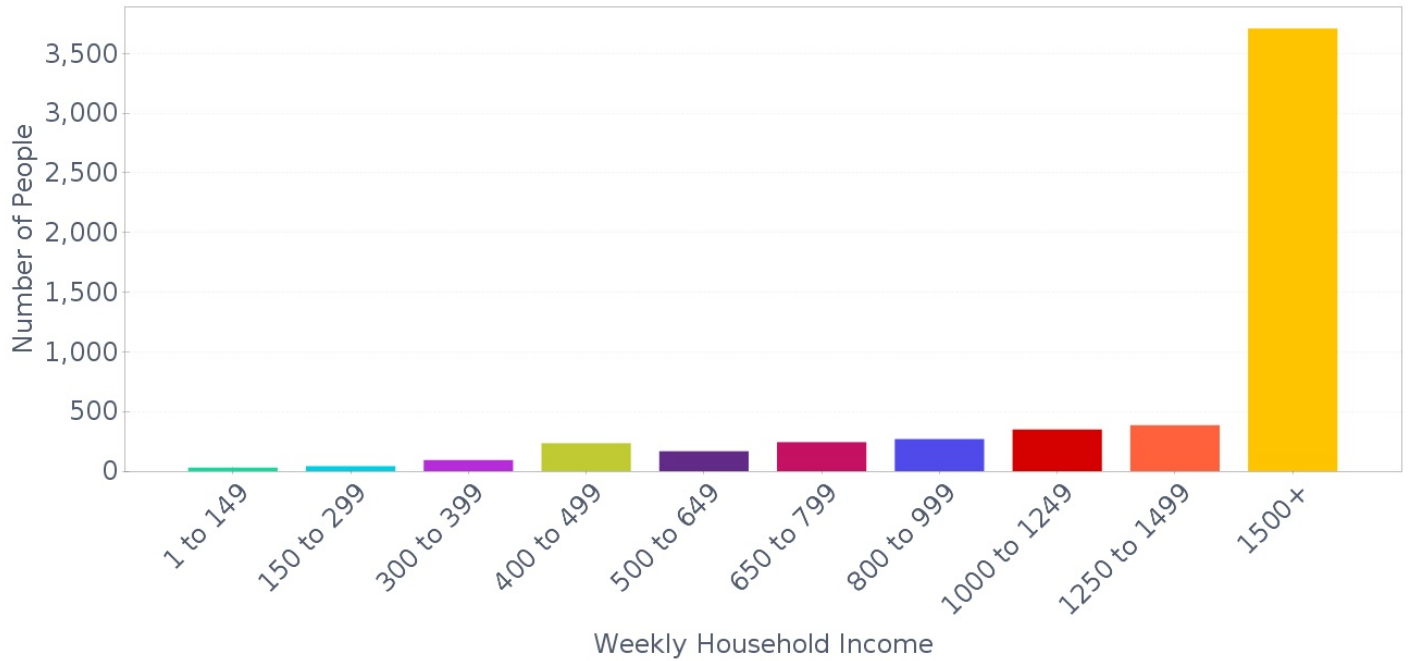


Rent Payments - Weekly (2021)

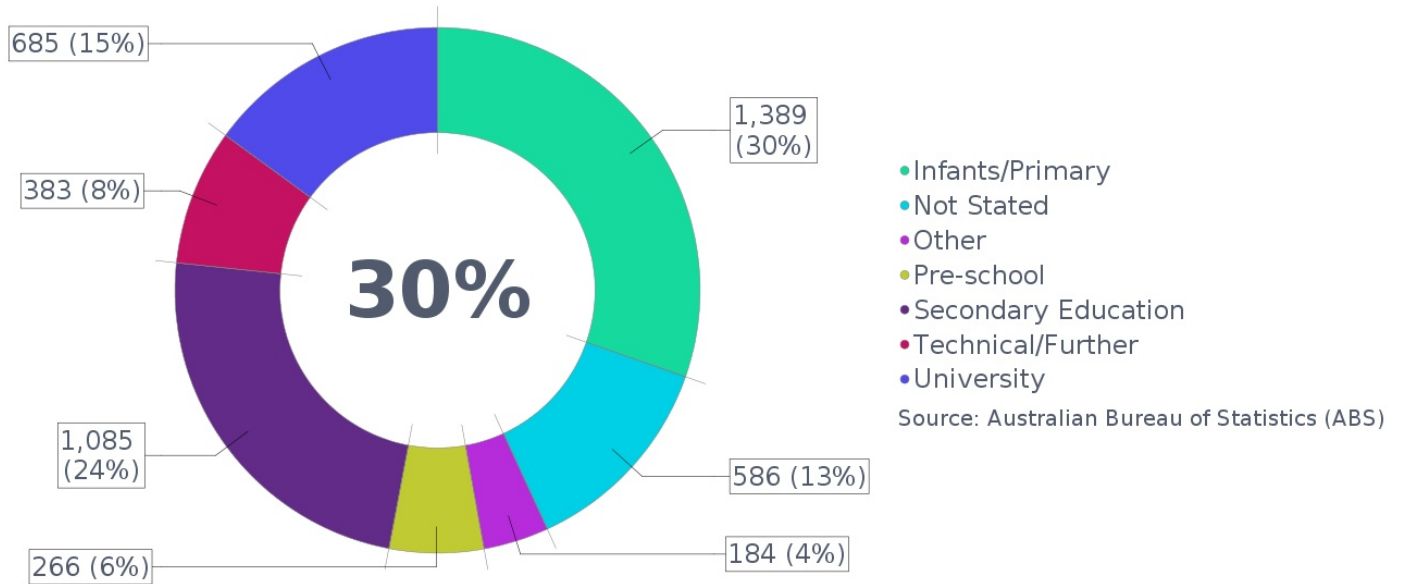




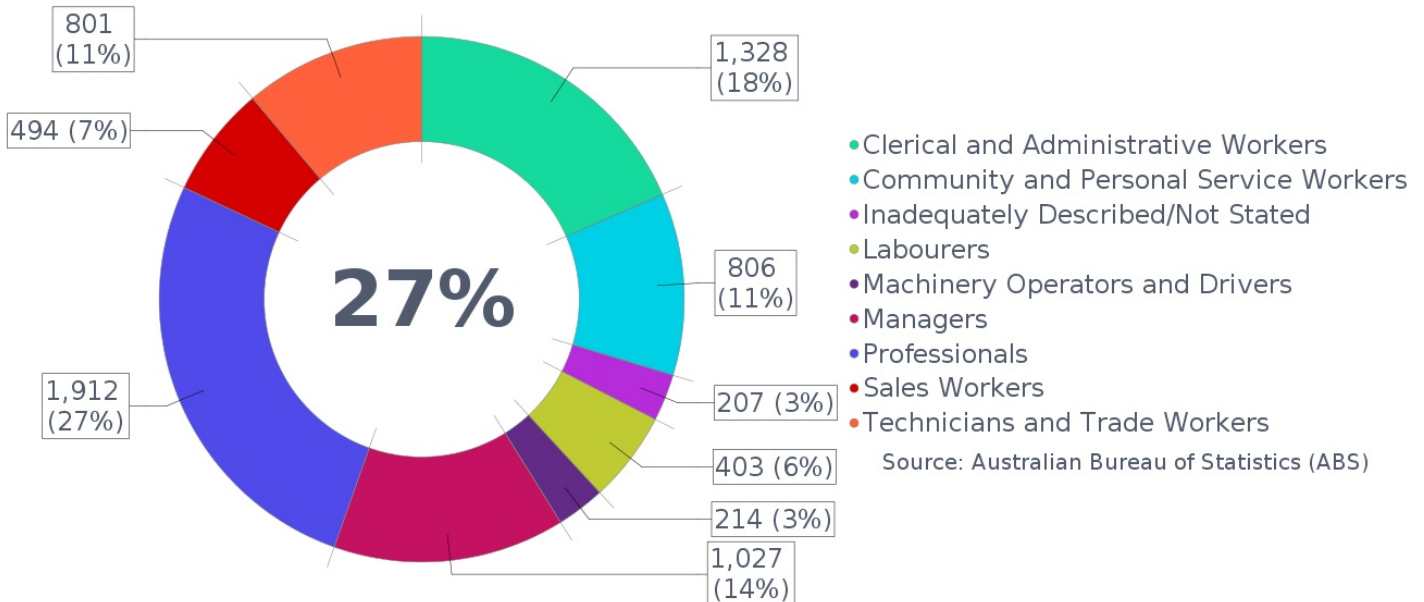
Household Income - Weekly (2021)



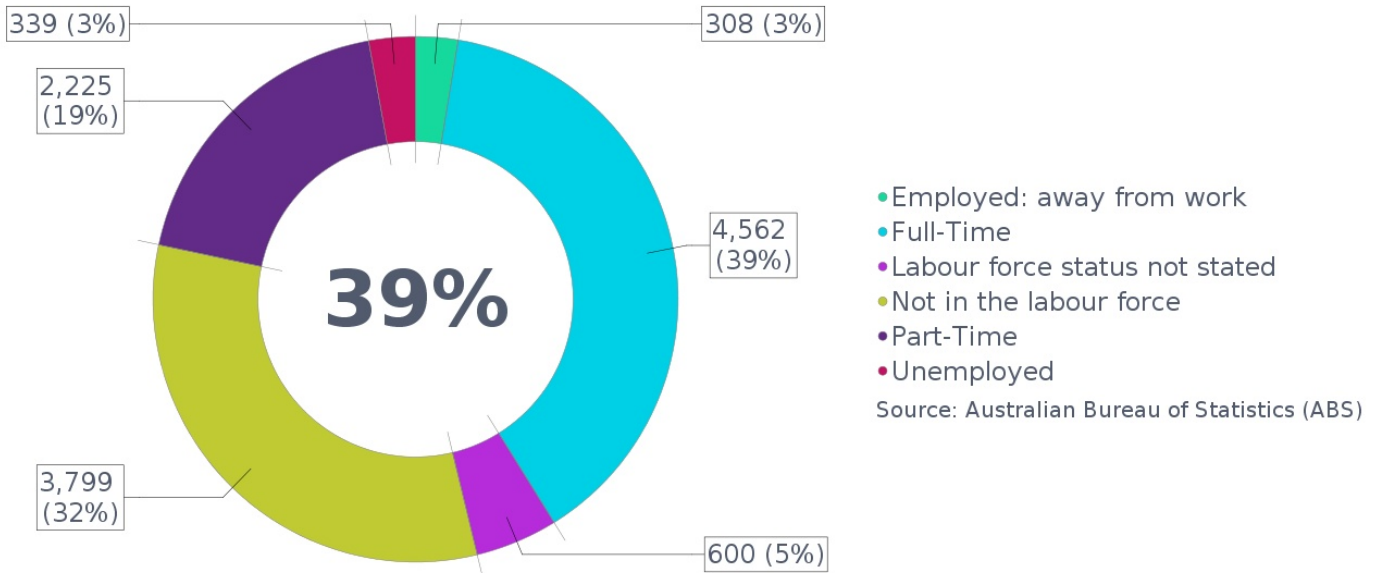
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

