

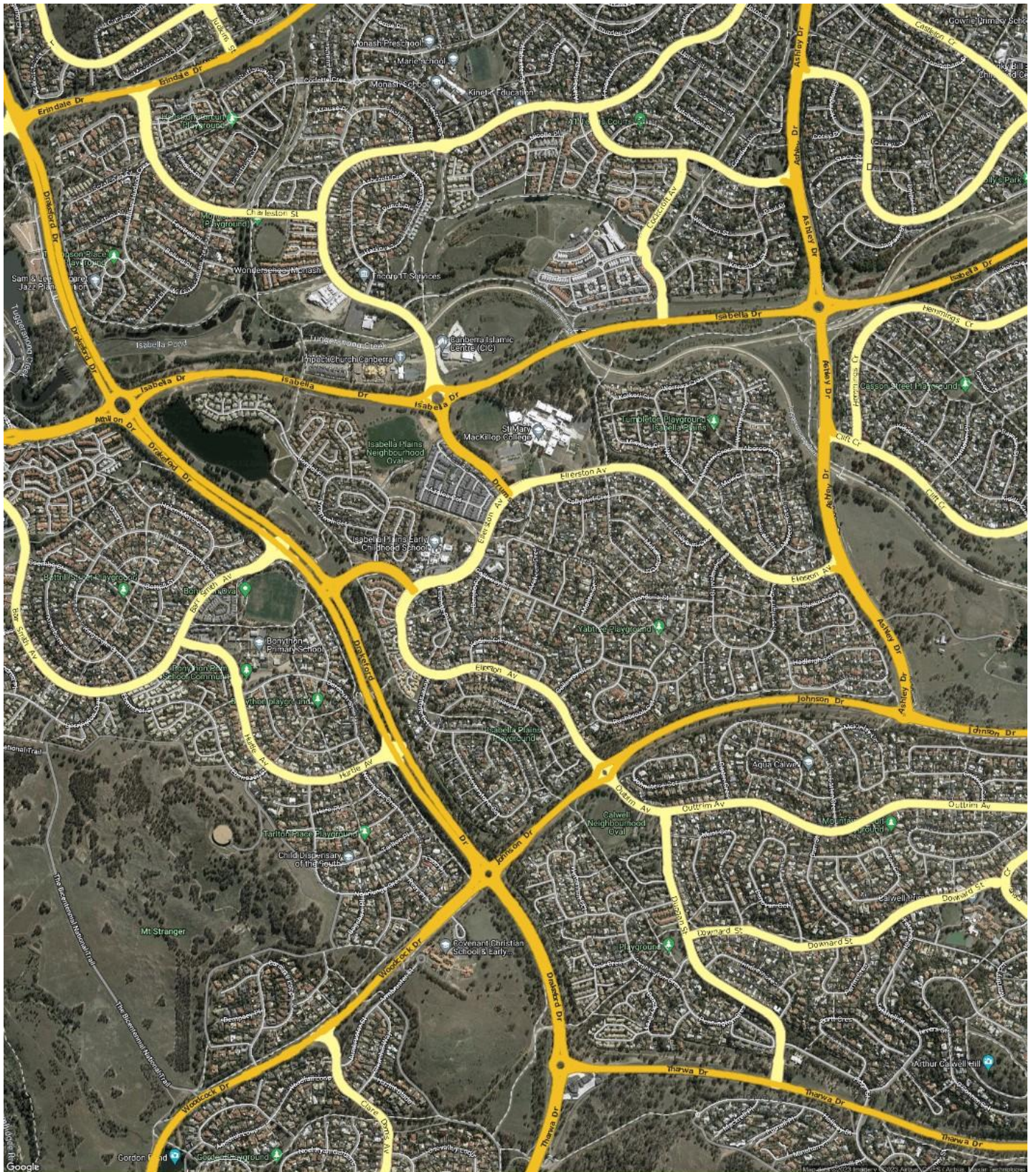
SUBURB FLYOVER REPORT

ISABELLA PLAINS (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



ISABELLA PLAINS - Suburb Map



Prepared on 07/06/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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ISABELLA PLAINS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	51	\$ 316,000	0.0 %	\$ 200,000	\$ 485,000
2006	60	\$ 335,000	6.0 %	\$ 142,000	\$ 540,000
2007	62	\$ 384,500	14.8 %	\$ 130,000	\$ 615,000
2008	48	\$ 390,000	1.4 %	\$ 10,000	\$ 540,000
2009	50	\$ 410,000	5.1 %	\$ 195,000	\$ 620,000
2010	43	\$ 453,000	10.5 %	\$ 4,200	\$ 725,000
2011	41	\$ 465,000	2.6 %	\$ 4,700	\$ 655,000
2012	36	\$ 444,750	-4.4 %	\$ 215,000	\$ 716,000
2013	48	\$ 455,000	2.3 %	\$ 20,000	\$ 775,000
2014	36	\$ 470,000	3.3 %	\$ 45,000	\$ 910,000
2015	45	\$ 481,000	2.3 %	\$ 300,000	\$ 765,000
2016	39	\$ 510,000	6.0 %	\$ 374,300	\$ 1,010,000
2017	47	\$ 560,000	9.8 %	\$ 159,000	\$ 845,000
2018	47	\$ 581,000	3.8 %	\$ 150,000	\$ 825,000
2019	40	\$ 597,500	2.8 %	\$ 425,000	\$ 812,500
2020	50	\$ 641,250	7.3 %	\$ 400,000	\$ 840,000
2021	45	\$ 720,000	12.3 %	\$ 101,500	\$ 980,000
2022	34	\$ 861,000	19.6 %	\$ 370,000	\$ 1,040,000
2023	8	\$ 727,500	-15.5 %	\$ 675,000	\$ 950,000

Median Sale Price

\$848k

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

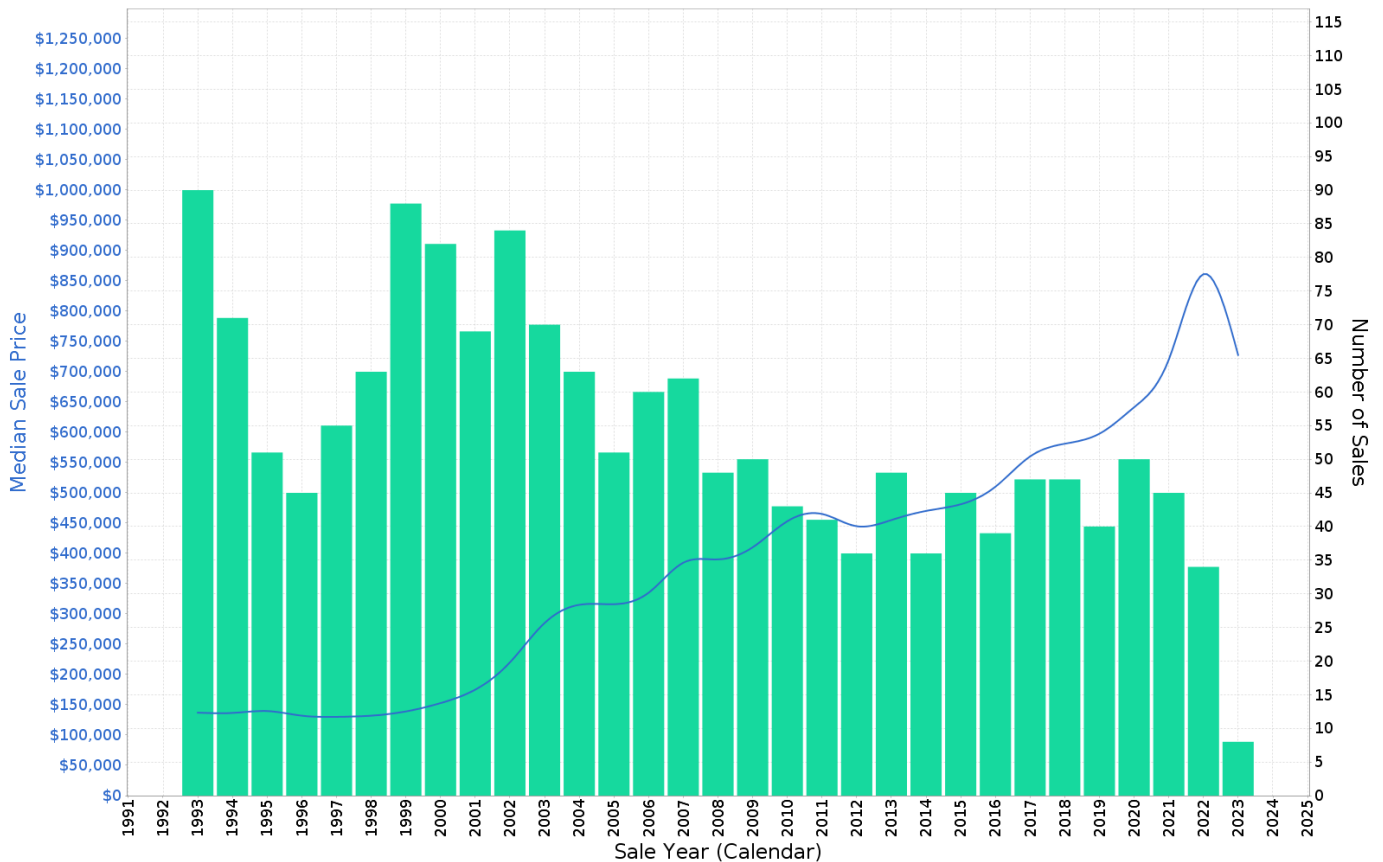
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

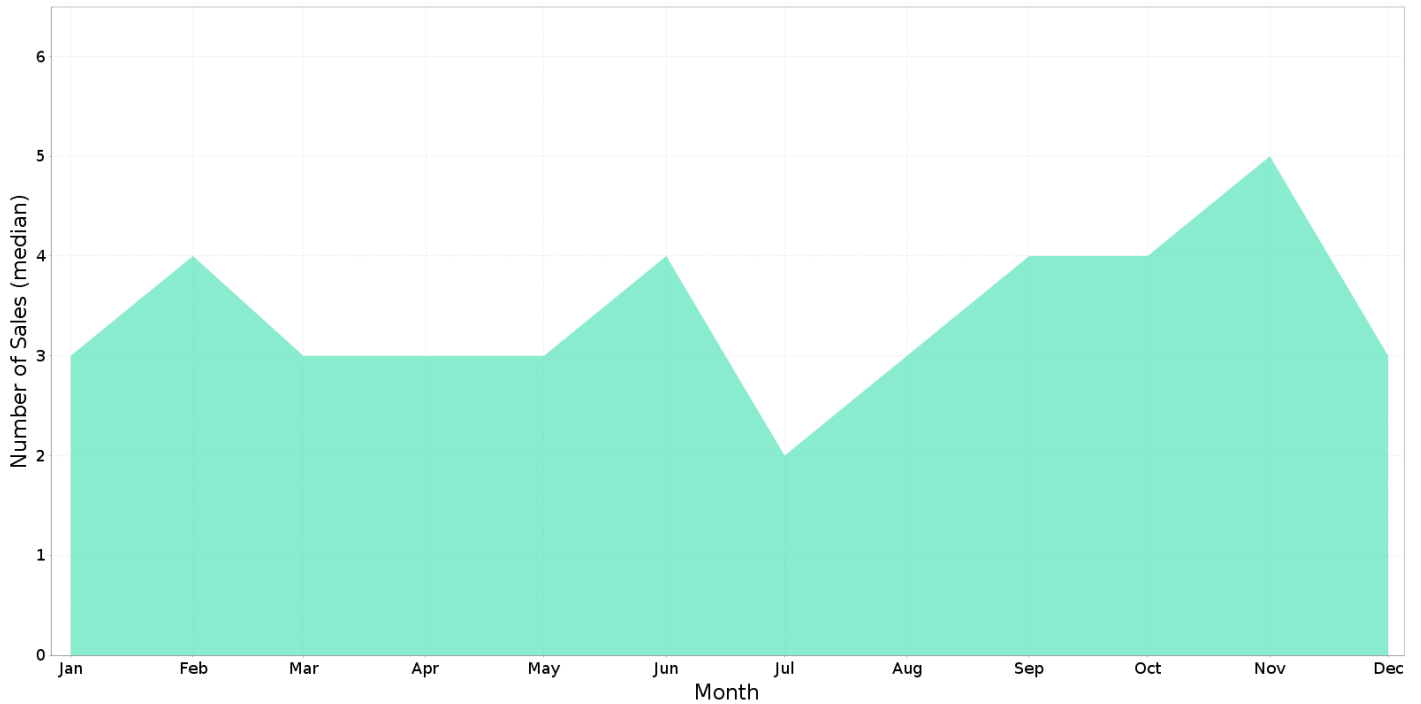
+6.5%

Current Median Price: \$847,500
Previous Median Price: \$796,000

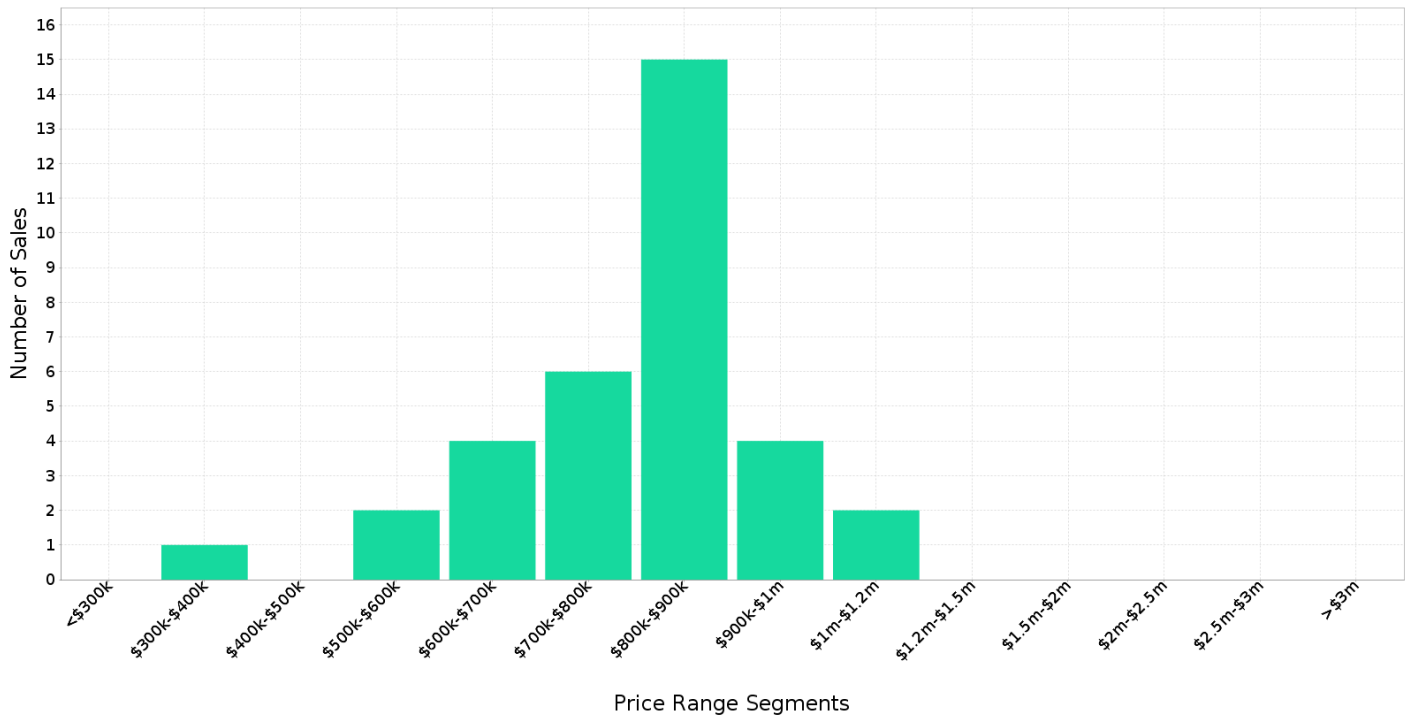
Based on 72 recorded House sales compared over the last two rolling 12 month periods



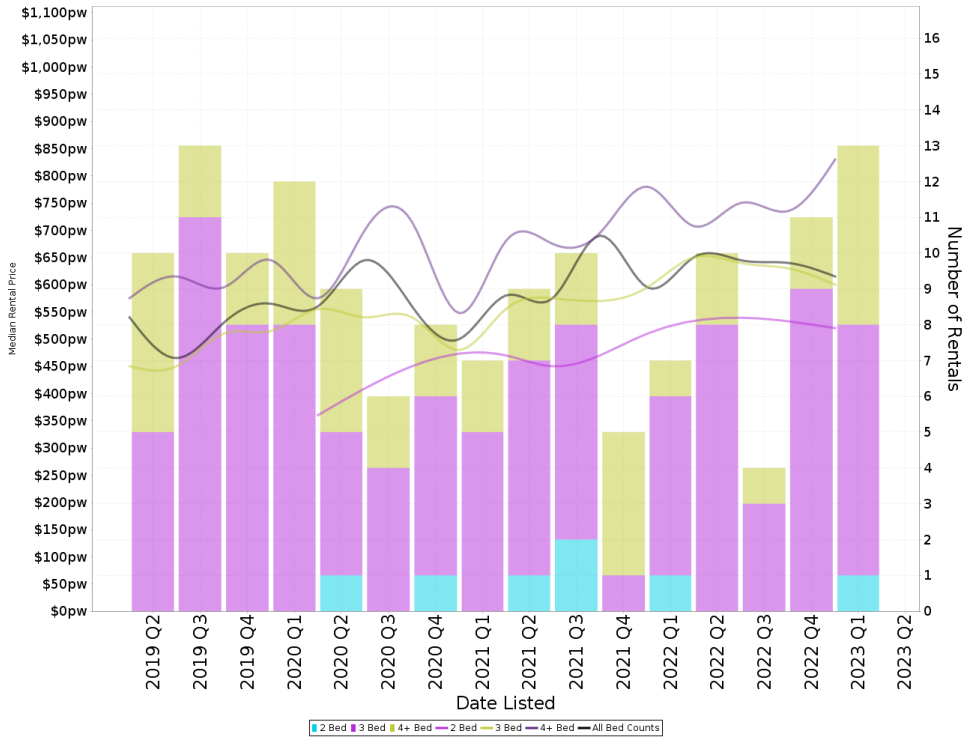
ISABELLA PLAINS - Peak Selling Periods (3 years)



ISABELLA PLAINS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.5%

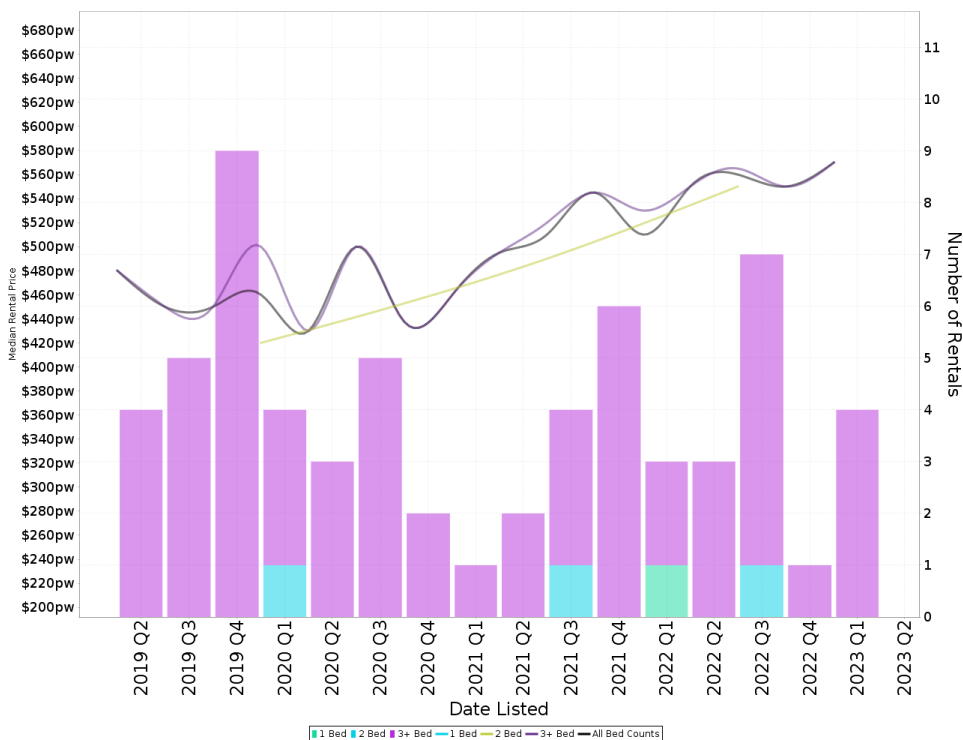
Current Median Price: \$847,500
Previous Median Price: \$796,000
Based on 72 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$847,500
Current Median Rent: \$640
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.1%

Current Median Price: \$668,500
Previous Median Price: \$642,000
Based on 103 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$668,500
Current Median Rent: \$550
Based on 15 registered Unit rentals compared over the last 12 months.

ISABELLA PLAINS - Recently Sold Properties

Median Sale Price

\$848k

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

+6.5%

Current Median Price: \$847,500
Previous Median Price: \$796,000

Based on 72 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

4 NUGAL PL



\$780,000

704 m² 3 1 3

Sold May 2023 23 Days

35 MUIR CL

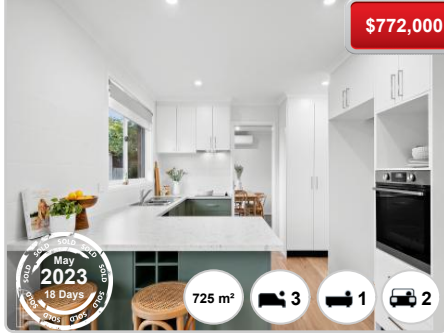


\$820,000

739 m² 3 1 2

Sold May 2023 35 Days

14 BALALA PL



\$772,000

725 m² 3 1 2

Sold May 2023 18 Days

70 HADLEIGH CCT



\$862,000

738 m² 3 2 2

Sold May 2023 22 Days

20 MAHARATTA CCT




\$754,000

800 m² 3 1 1

Sold Apr 2023 23 Days

17 BALALA PL



\$785,000

698 m² 3 1 2

Sold Apr 2023 22 Days

45 HADLEIGH CCT

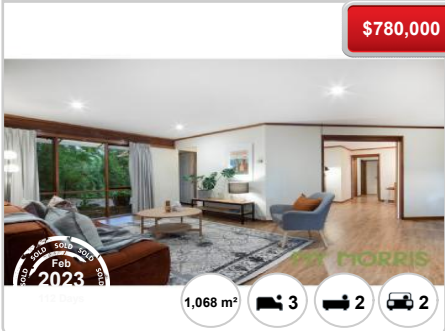


\$950,000

841 m² 6 2 2

Sold May 2023 33 Days

18 GROVELAND ST



\$780,000

1,068 m² 3 2 2

Sold Feb 2023 23 Days

13/18 CROMWELL CCT



\$660,000

2.32 ha 3 1 1

Sold Feb 2023 76 Days

18 KADINA CRES

\$870,000

798 m² 3 - 1 -

14 CANDELO PL

\$675,000

650 m² 3 1 1

179 ELLERSTON AVE

\$675,000

787 m² 3 - 1 -

14 CANDELO PL

\$675,000

650 m² 3 1 1

179 ELLERSTON AVE

\$675,000

787 m² 3 - 1 -

19 MOLLEE CRES

\$880,000

736 m² 4 2 3

ISABELLA PLAINS - Properties For Rent

Median Rental Price

\$640 /w

Based on 38 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: \$847,500
Current Median Rent: \$640

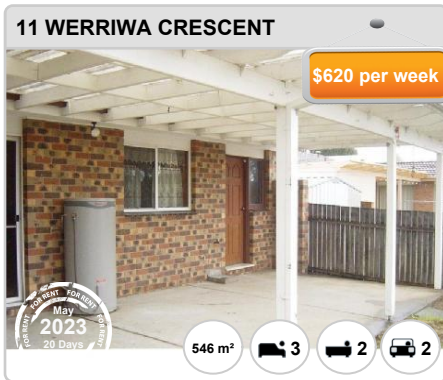
Based on 34 recorded House sales and 38 House rentals compared over the last 12 months

Number of Rentals

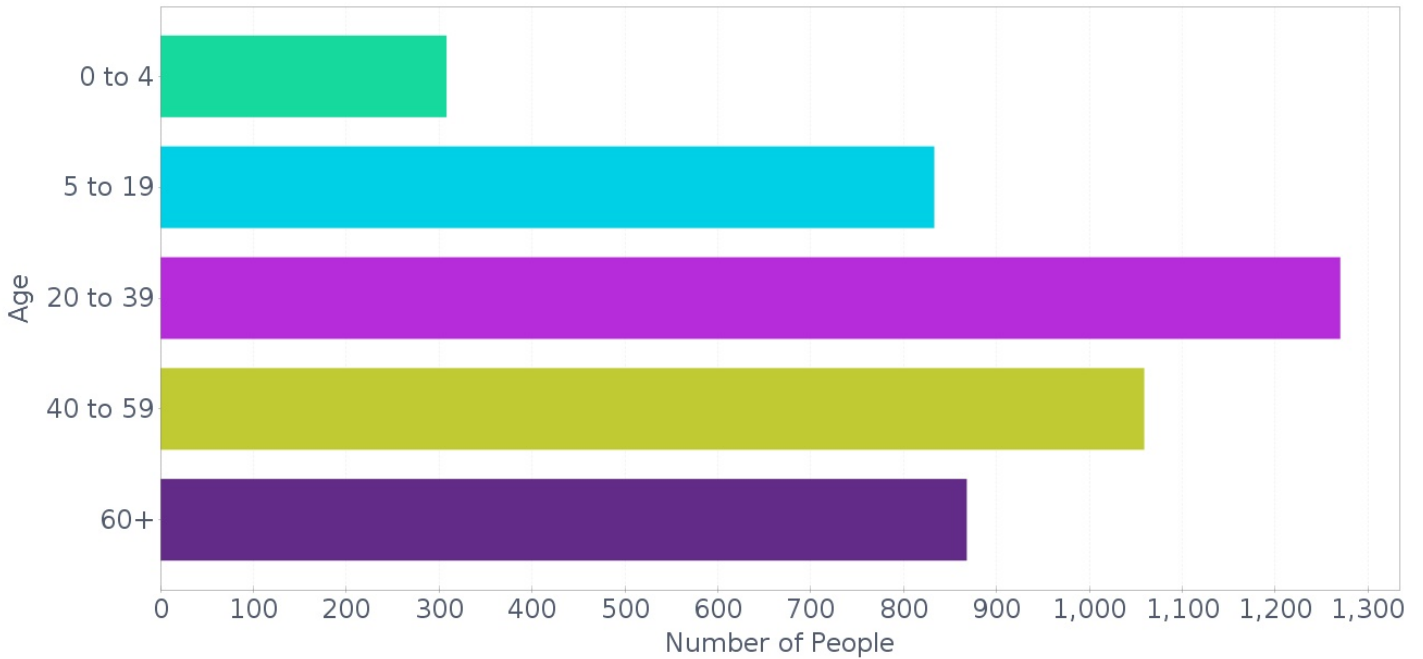
38

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

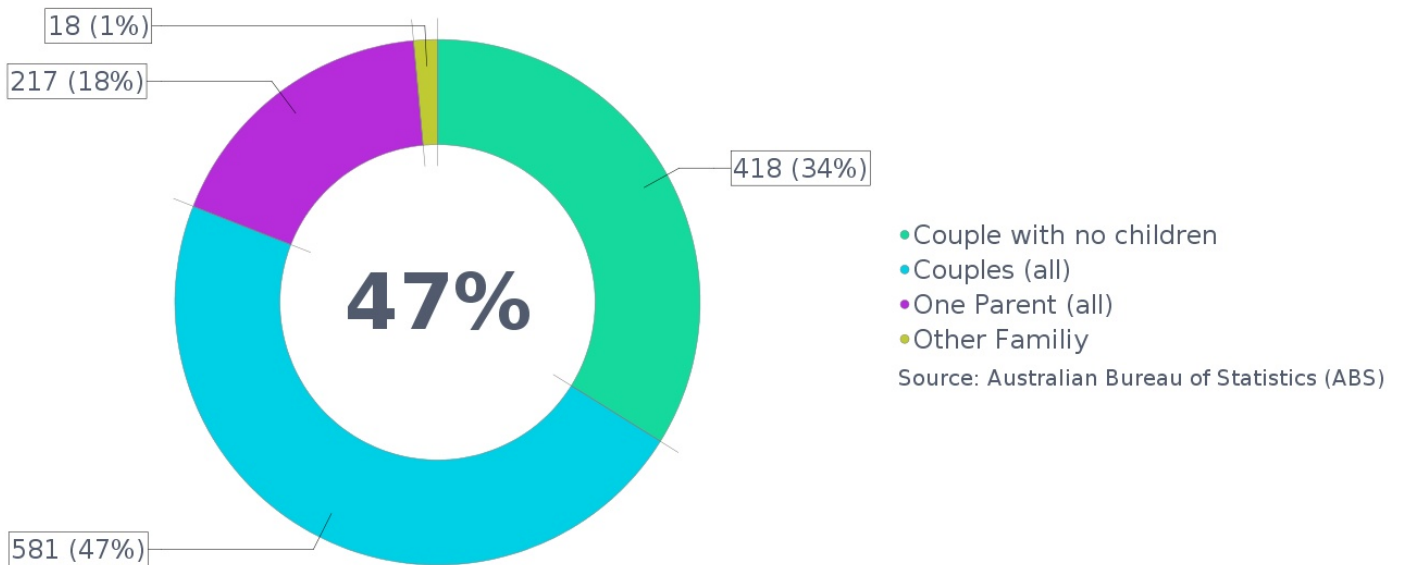
Based on a rolling 12 month period and may differ from calendar year statistics



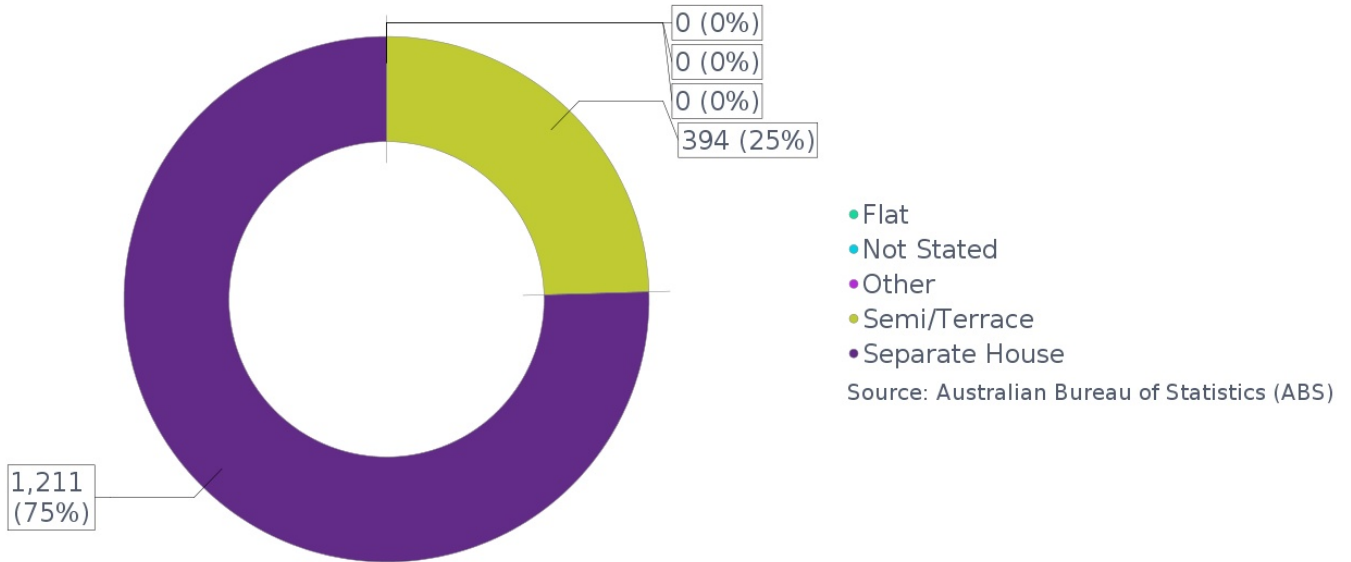
Age of Population (2021)



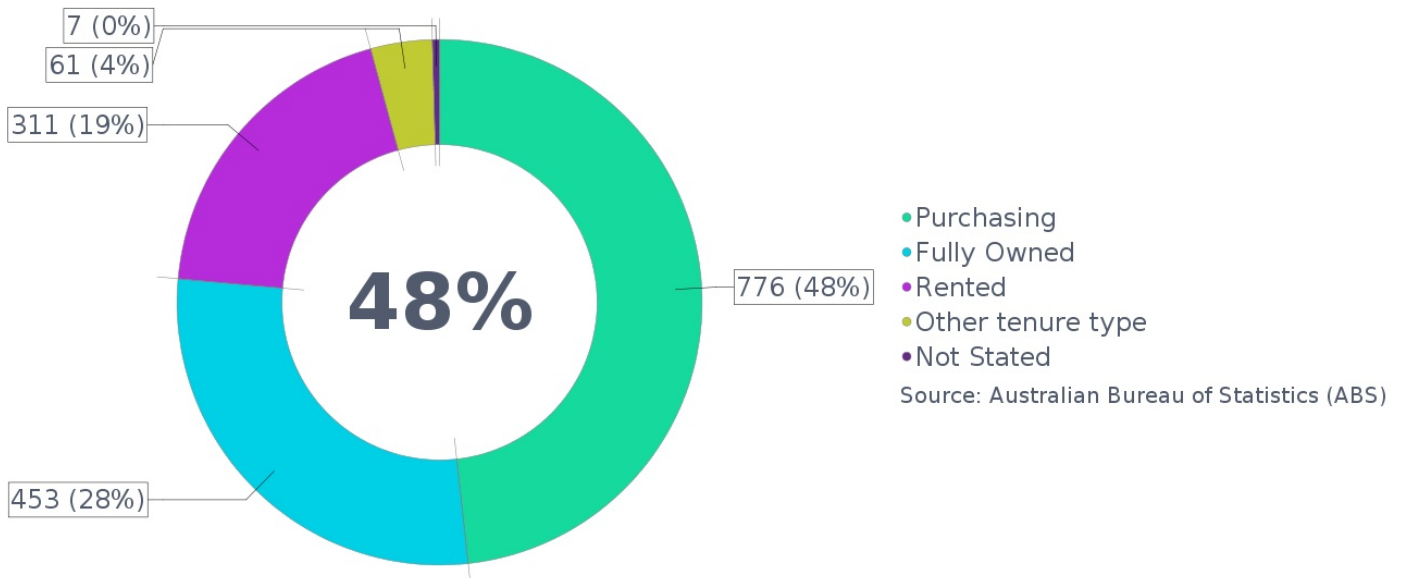
Family Composition (2021)



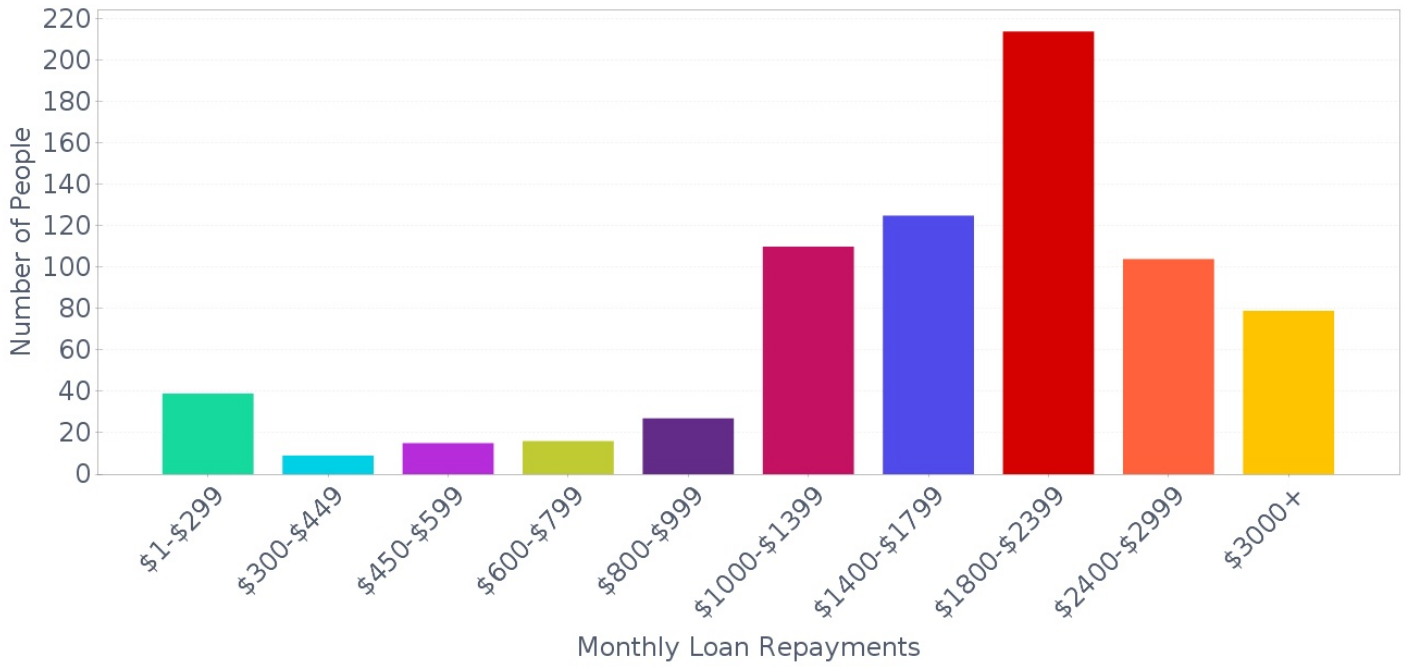
Dwelling Structure (2021)



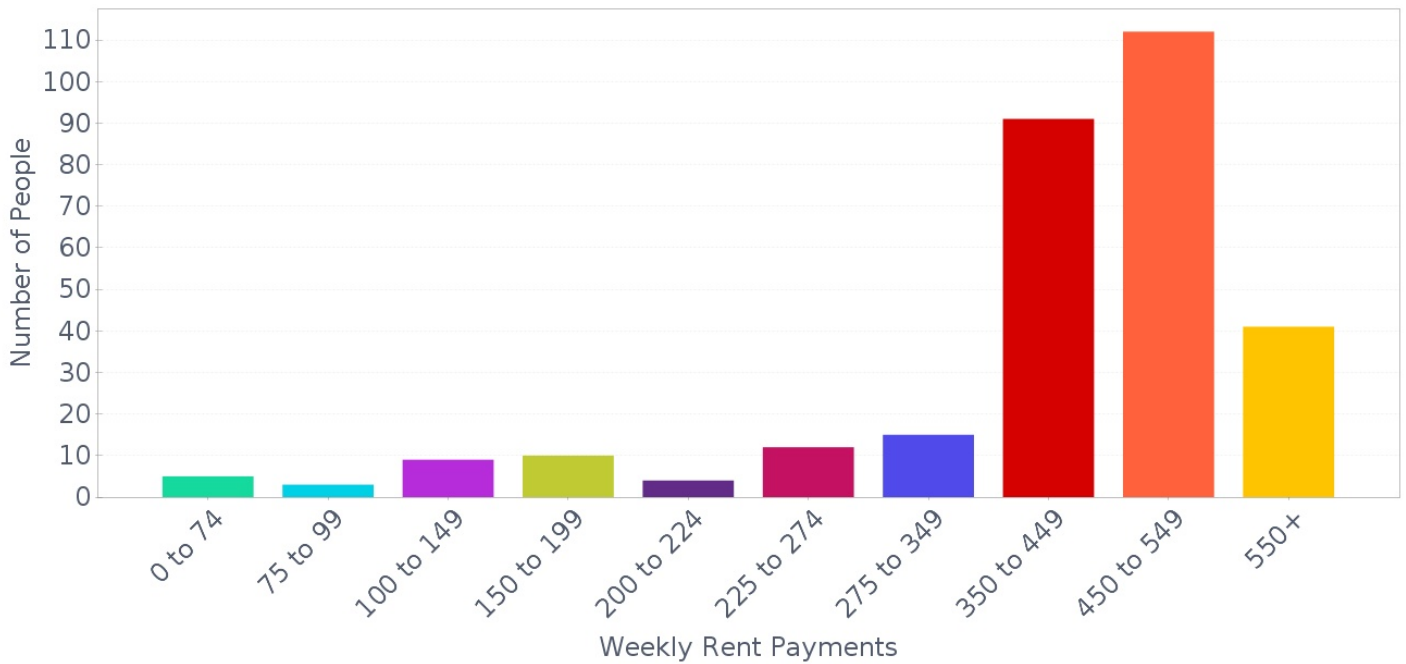
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

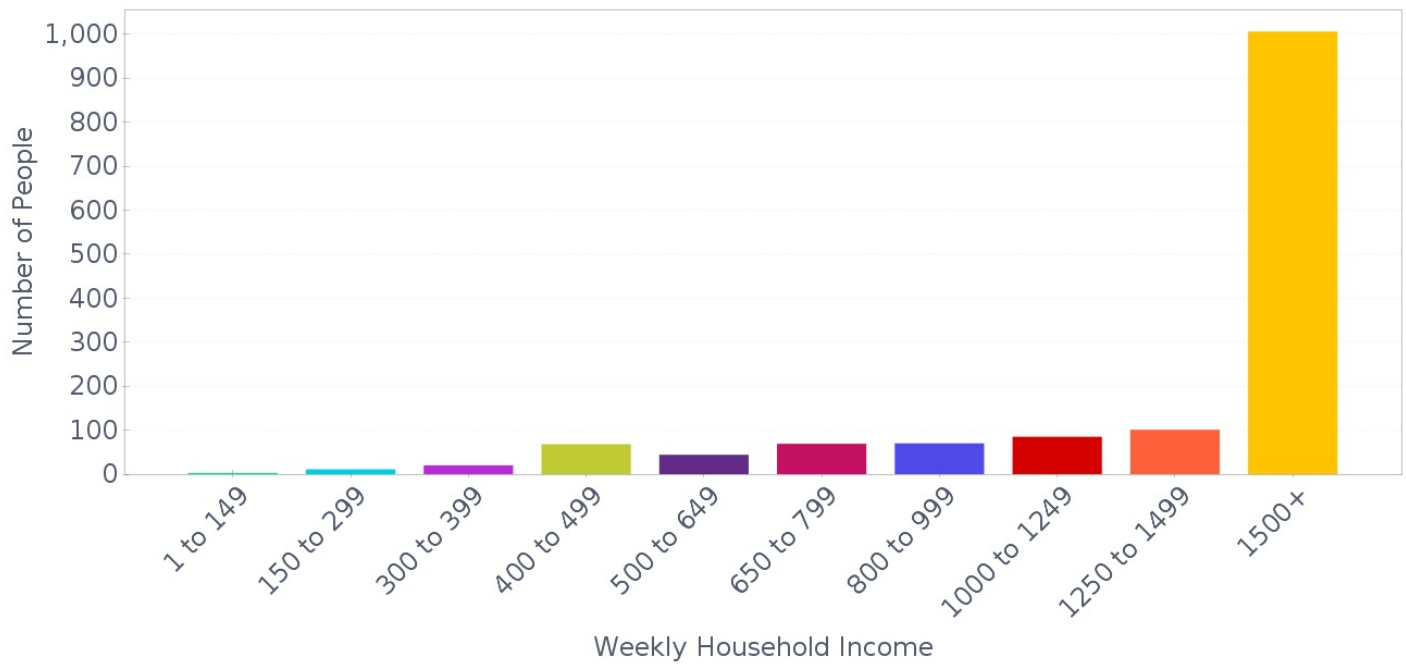


Rent Payments - Weekly (2021)

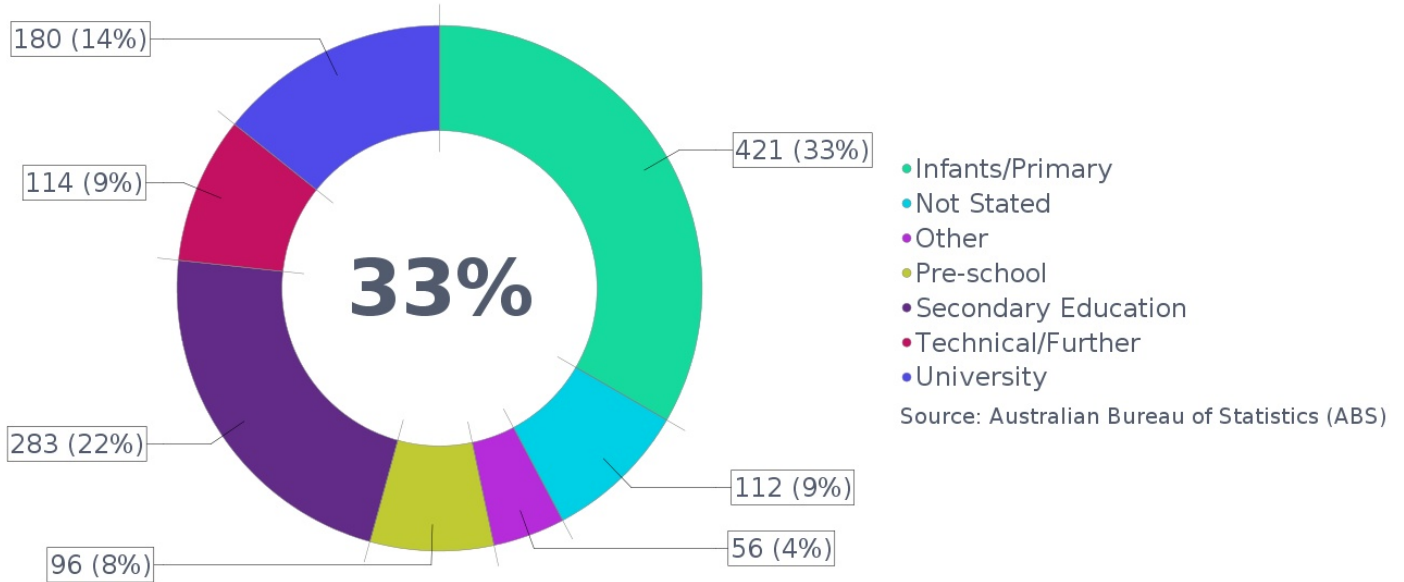




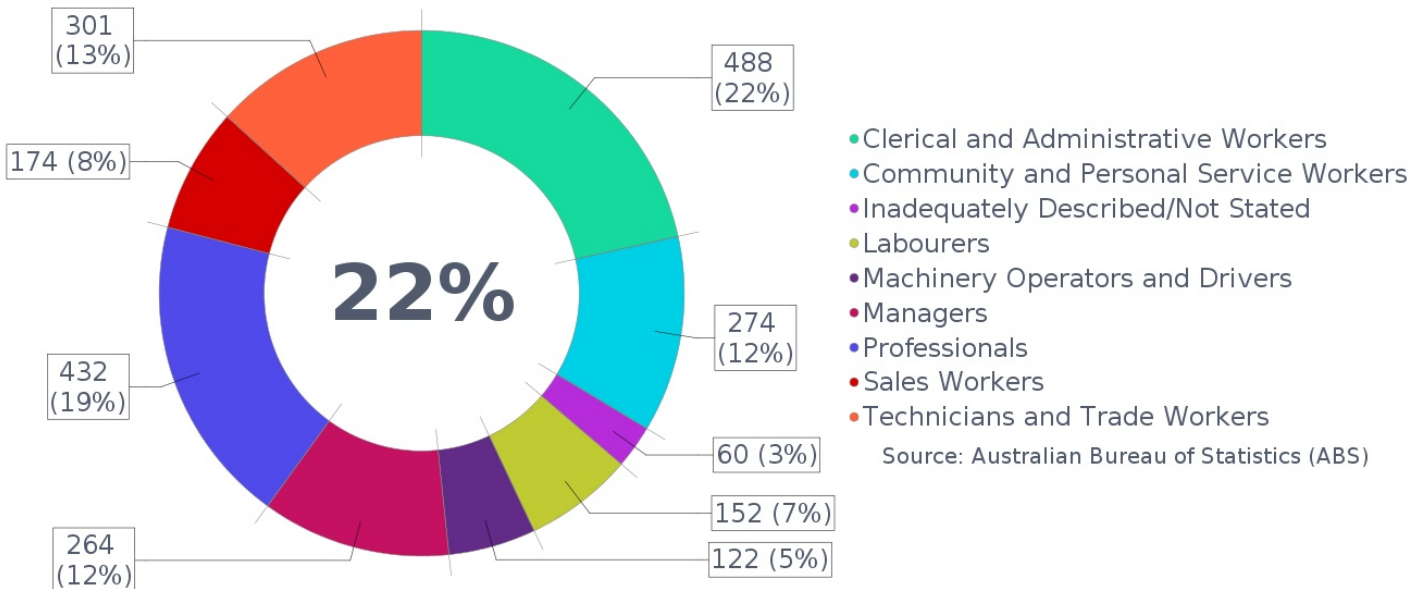
Household Income - Weekly (2021)



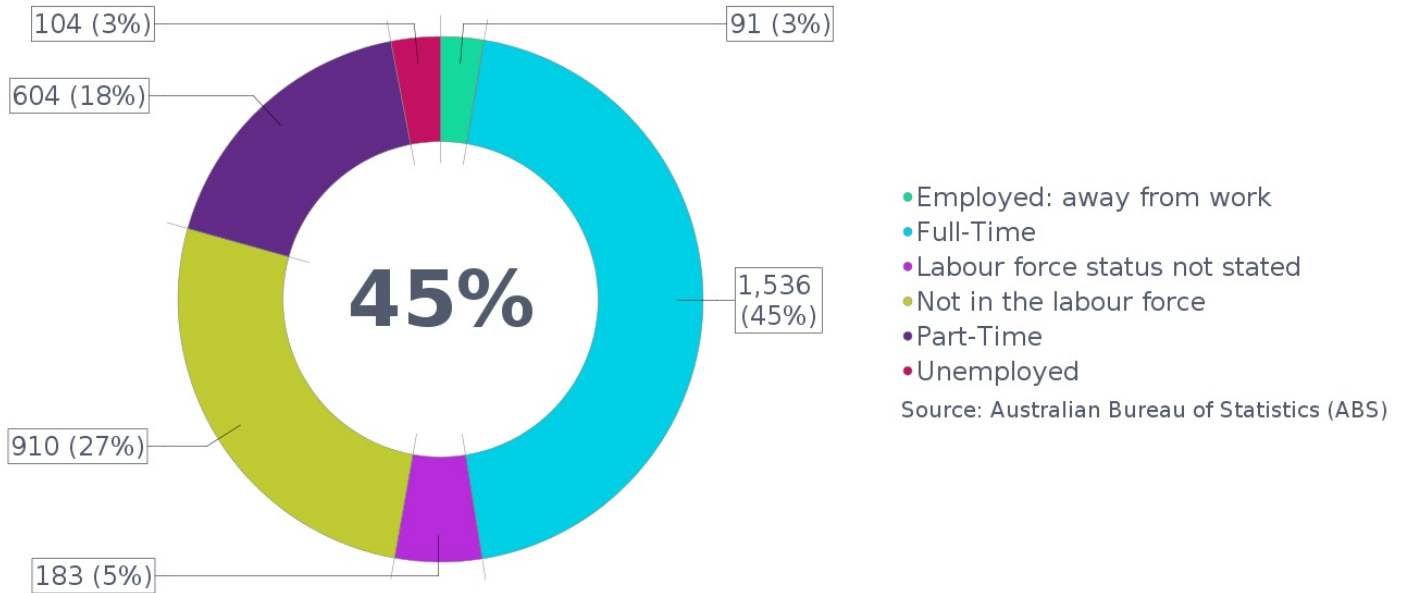
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

