

SUBURB FLYOVER REPORT

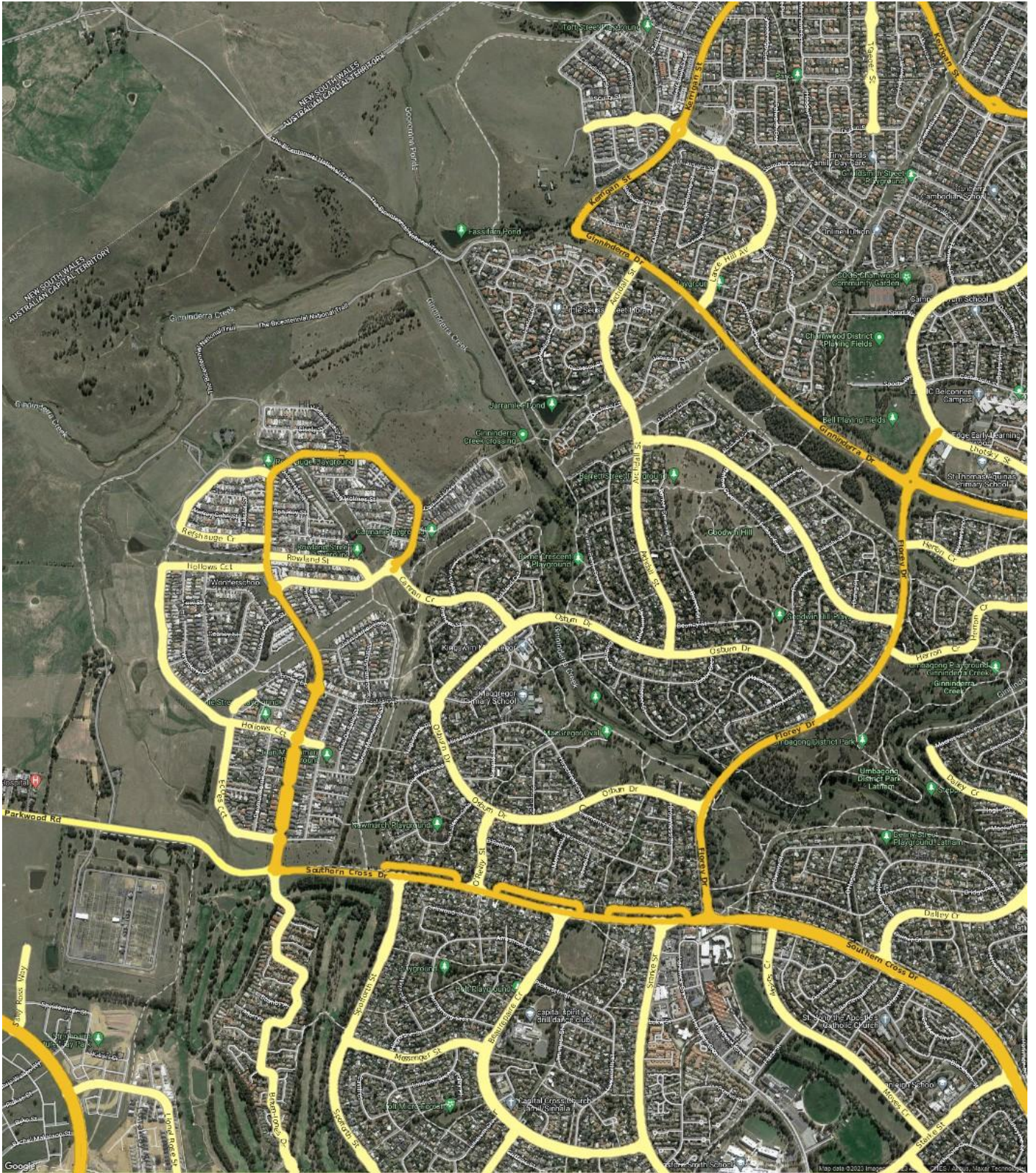
MACGREGOR (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





MACGREGOR - Suburb Map



Prepared on 01/08/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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MACGREGOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	57	\$ 305,000	0.0 %	\$ 220,000	\$ 489,000
2006	66	\$ 334,500	9.7 %	\$ 140,000	\$ 521,000
2007	146	\$ 302,250	-9.6 %	\$ 130,000	\$ 501,000
2008	121	\$ 337,900	11.8 %	\$ 68,000	\$ 520,500
2009	403	\$ 360,000	6.5 %	\$ 120,000	\$ 562,000
2010	160	\$ 381,000	5.8 %	\$ 200,000	\$ 660,000
2011	205	\$ 404,500	6.2 %	\$ 190,000	\$ 630,000
2012	160	\$ 415,000	2.6 %	\$ 220,000	\$ 630,000
2013	131	\$ 435,000	4.8 %	\$ 25,000	\$ 625,000
2014	115	\$ 437,000	0.5 %	\$ 327,500	\$ 708,000
2015	134	\$ 455,150	4.2 %	\$ 93,750	\$ 870,000
2016	121	\$ 455,000	-0.0 %	\$ 360,000	\$ 730,000
2017	137	\$ 485,000	6.6 %	\$ 50,000	\$ 820,000
2018	139	\$ 515,000	6.2 %	\$ 240,000	\$ 815,000
2019	111	\$ 545,000	5.8 %	\$ 4,600	\$ 2,973,621
2020	125	\$ 586,000	7.5 %	\$ 320,000	\$ 1,286,000
2021	148	\$ 757,500	29.3 %	\$ 30,000	\$ 1,260,000
2022	130	\$ 805,500	6.3 %	\$ 300,002	\$ 1,450,000
2023	34	\$ 812,500	0.9 %	\$ 660,000	\$ 1,030,000

Median Sale Price

\$800k

Based on 103 recorded House sales within the last 12 months (Financial Year 2023)

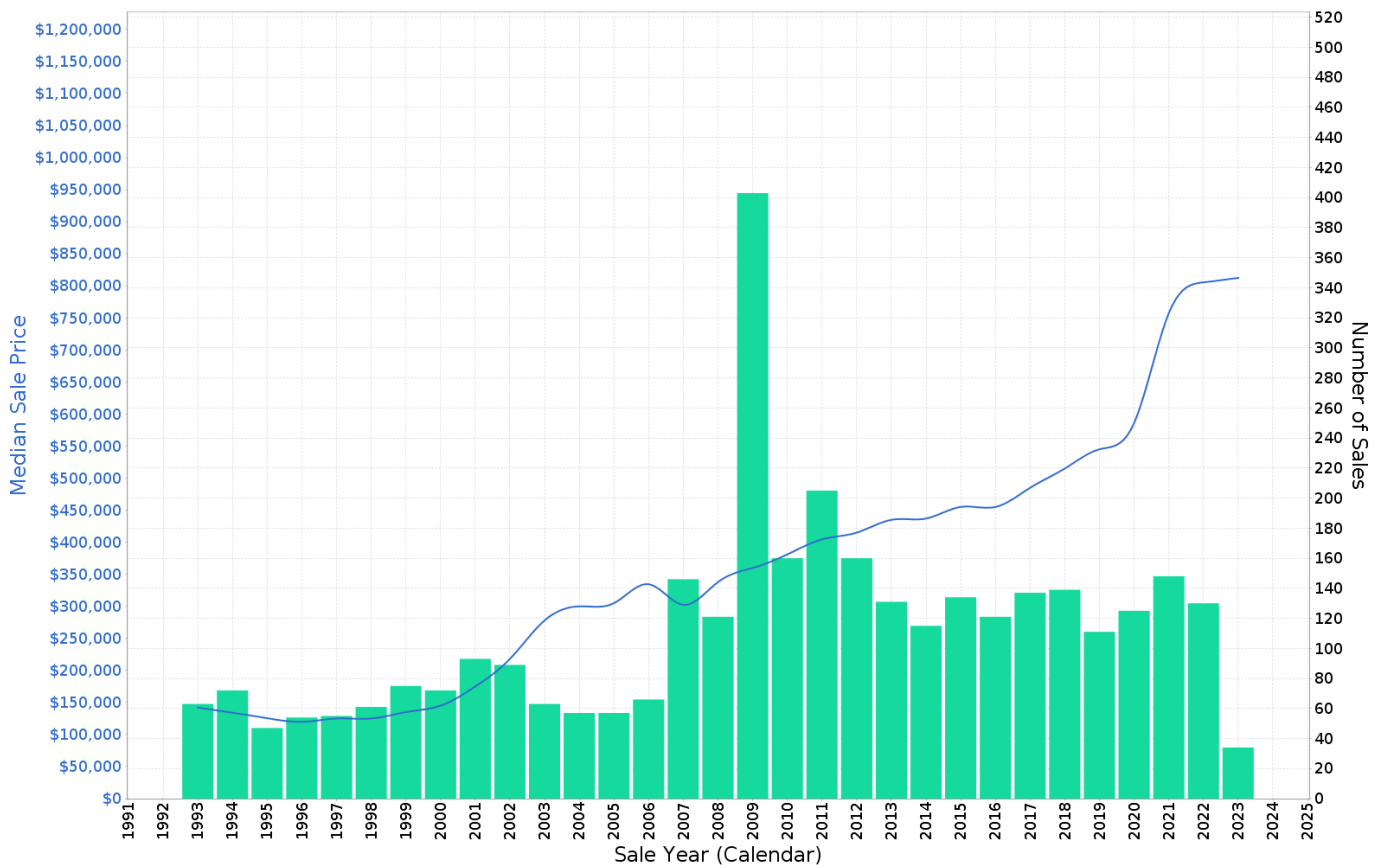
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

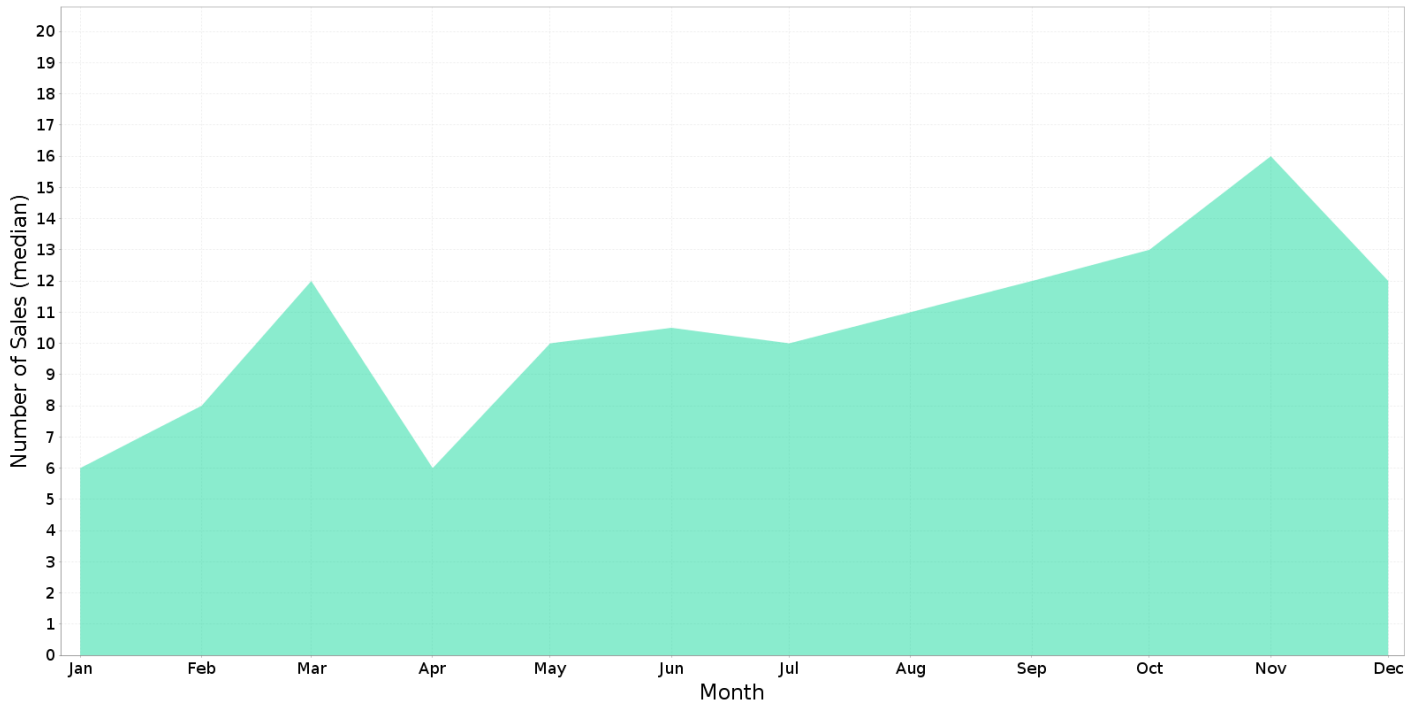
0.0%

Current Median Price: \$800,000
Previous Median Price: \$800,000

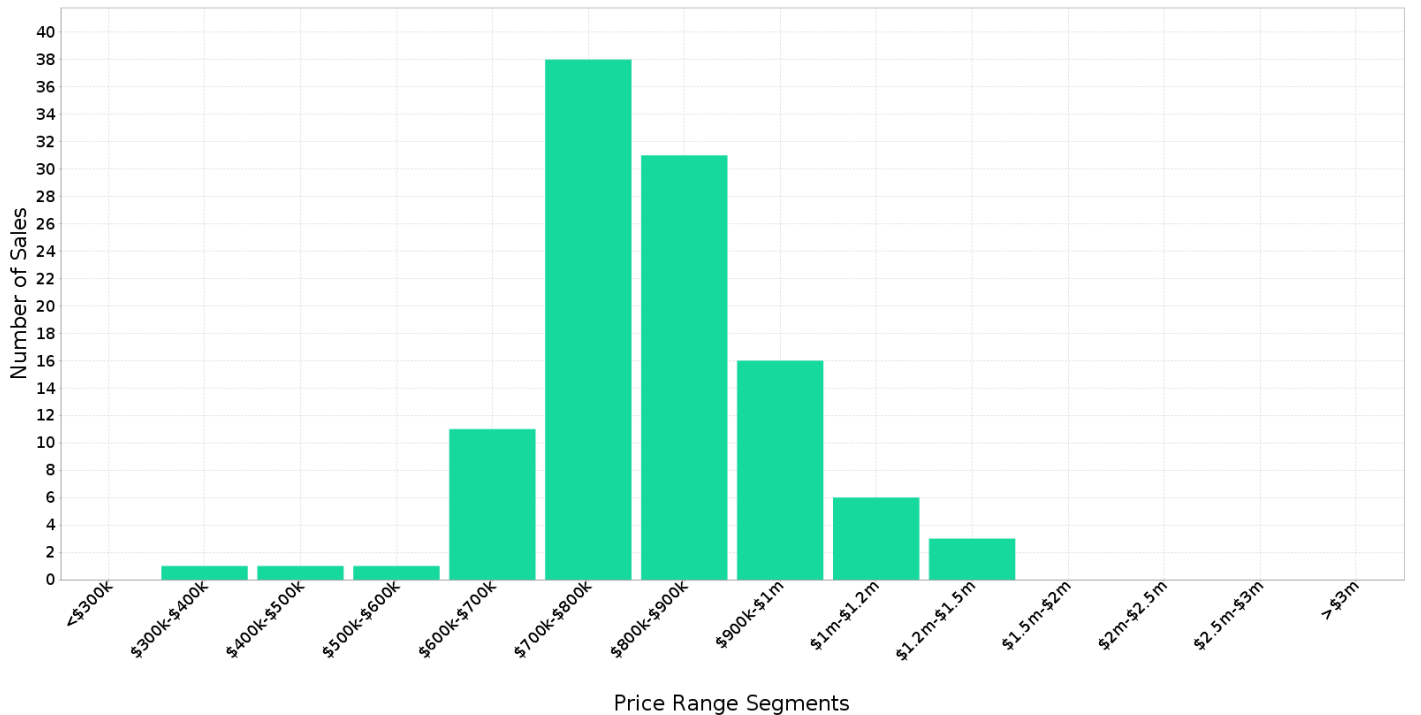
Based on 251 recorded House sales compared over the last two rolling 12 month periods



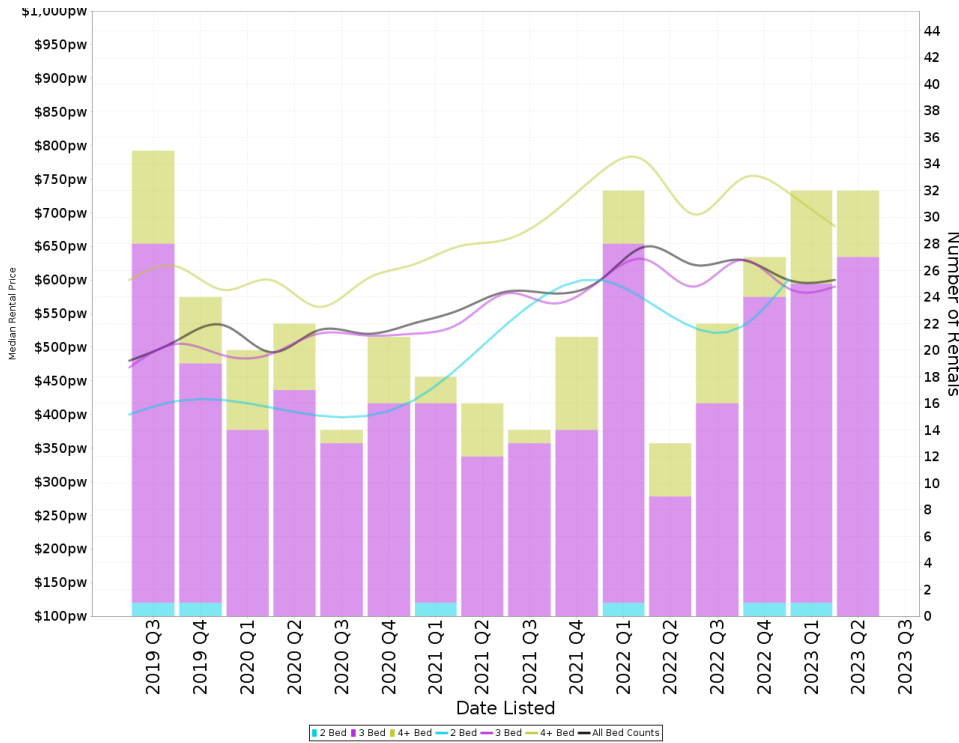
MACGREGOR - Peak Selling Periods (3 years)



MACGREGOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

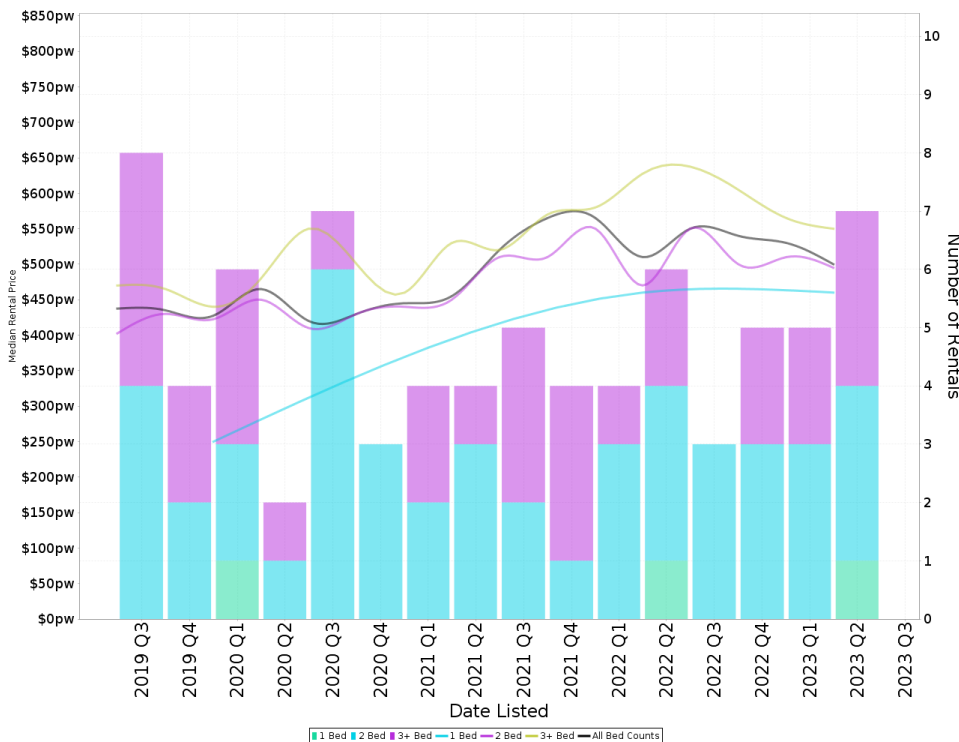
Current Median Price: \$800,000
Previous Median Price: \$800,000
Based on 251 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$800,000
Current Median Rent: \$610
Based on 113 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+1.8%

Current Median Price: \$580,000
Previous Median Price: \$570,000
Based on 26 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$580,000
Current Median Rent: \$535
Based on 20 registered Unit rentals compared over the last 12 months.

MACGREGOR - Recently Sold Properties

Median Sale Price
\$800k

Based on 103 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth
0.0%

Current Median Price: \$800,000
Previous Median Price: \$800,000

Based on 251 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
103

Based on recorded House sales within the 12 months (Financial Year 2023)

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

11 CLODE CRES




\$790,000

813 m² 3 1 1

Sold Jul 2023 35 Days

5 BEESTON ST



\$910,000

986 m² 5 3 2

Sold Jul 2023 22 Days

4 EDYE PL



\$732,500

626 m² 3 1 1

Sold Jul 2023 25 Days

43 WUNDERLY CCT




\$842,000

548 m² 3 2 2

Sold Jun 2023 34 Days

51 MACFARLANE BURNET AVE



\$980,000

600 m² 4 3 2

Sold Jun 2023 24 Days

13 DE GRUCHY PL



\$730,000

304 m² 3 2 1

Sold Jun 2023 5 Days

28 RAG HOLMES ST




\$770,000

297 m² 3 2 1

Sold Jun 2023 23 Days

30 MILEHAM ST




\$800,000

811 m² 3 1 2

Sold Jun 2023 6 Days

178 MACFARLANE BURNET AVE



\$715,000

298 m² 3 1 1

Sold Jun 2023 22 Days

7 SISELY ST



\$721,000

Sold May 2023
14 Days

298 m² 3 1 1

43 JEAN MACNAMARA ST




\$978,000

Sold May 2023
230 Days

441 m² 4 2 2

234 MACFARLANE BURNET AVE



\$780,000

Sold May 2023
82 Days

360 m² 3 2 1

9 PREVOST PL

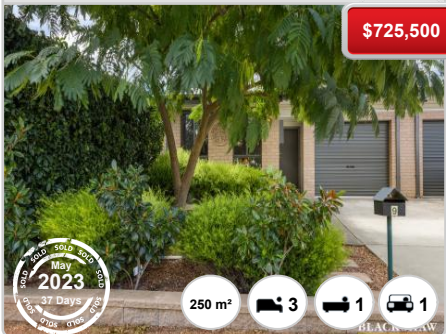


\$1,100,000

Sold May 2023
39 Days

1,012 m² 5 2 8

9 ROWLAND ST



\$725,500

Sold May 2023
37 Days

250 m² 3 1 1

4 LUTHER PL



\$960,000

Sold May 2023
43 Days

674 m² 4 2 2

20 MACFARLANE BURNET AVE



\$1,022,000

Sold May 2023
23 Days

600 m² 4 2 3

27 JEAN MACNAMARA ST



\$720,000

Sold May 2023
106 Days

300 m² 3 1 1

14 ARCHDALL ST



\$1,300,000

Sold May 2023
80 Days

1,090 m² 4 4 2

17 AUDREY CAHN ST



\$692,500

Sold May 2023
57 Days

298 m² 3 1 1

17 REFSHAUGE CRES

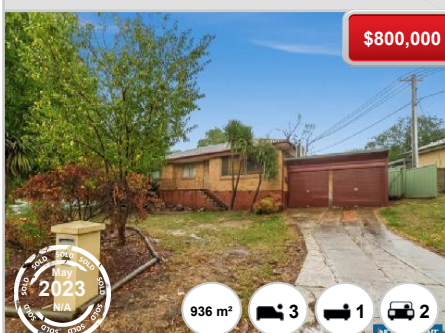


\$750,000

Sold May 2023
12 Days

354 m² 3 1 1

1 WASSELL PL



\$800,000

Sold May 2023
N/A

936 m² 3 1 2

MACGREGOR - Properties For Rent

Median Rental Price

\$610 /w

Based on 113 recorded House rentals within the last 12 months (Financial Year 2023)

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

Rental Yield

+4.0%

Current Median Price: \$800,000
Current Median Rent: \$610

Based on 103 recorded House sales and 113 House rentals compared over the last 12 months

Number of Rentals


113





Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

4/36 JOHN HOLT CRESCENT


\$500








46 ROWLAND STREET

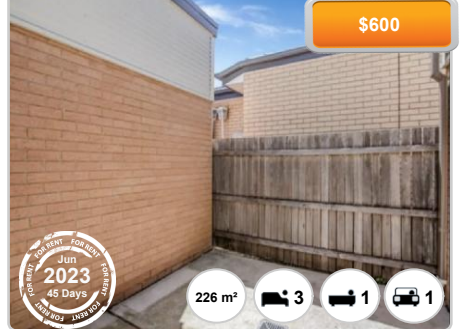
\$560 per week








36 Refshauge Crescent


\$600








36 Isbister St

\$540 per week



6 Ida Birchall Crescent

\$610 per week









33 ARCHDALL STREET

\$590.00 per

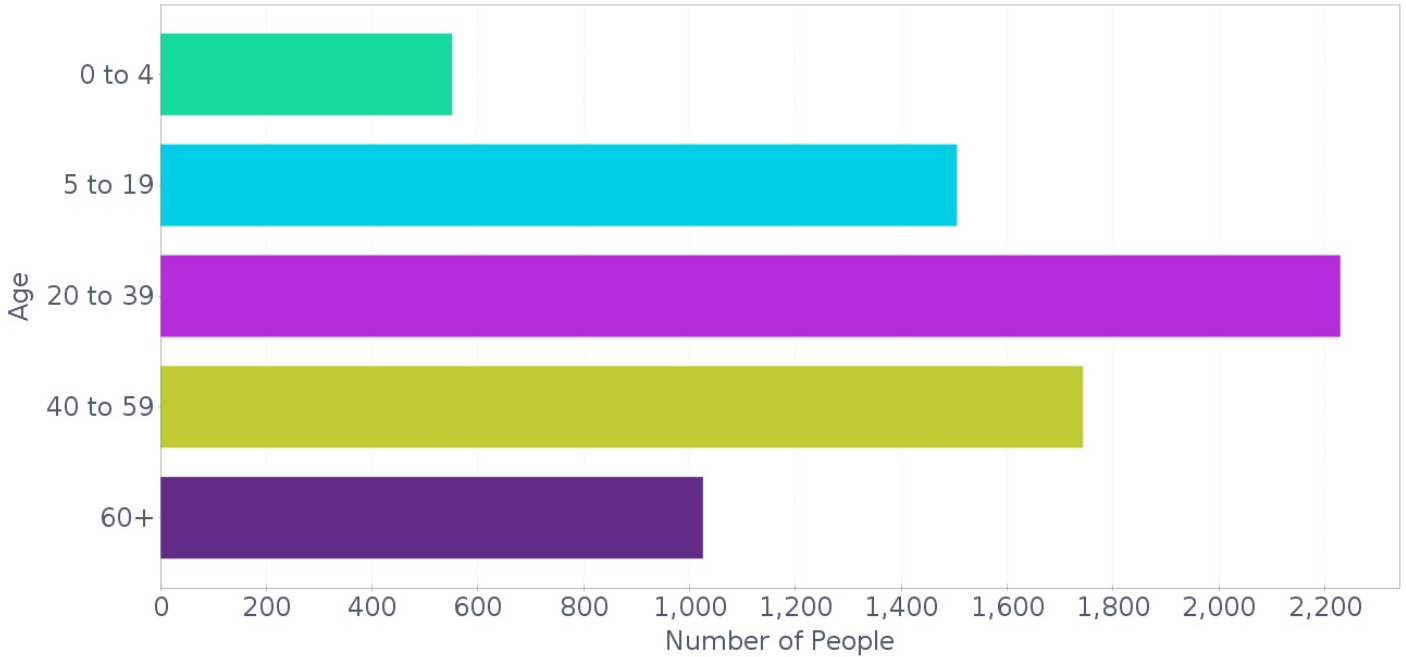




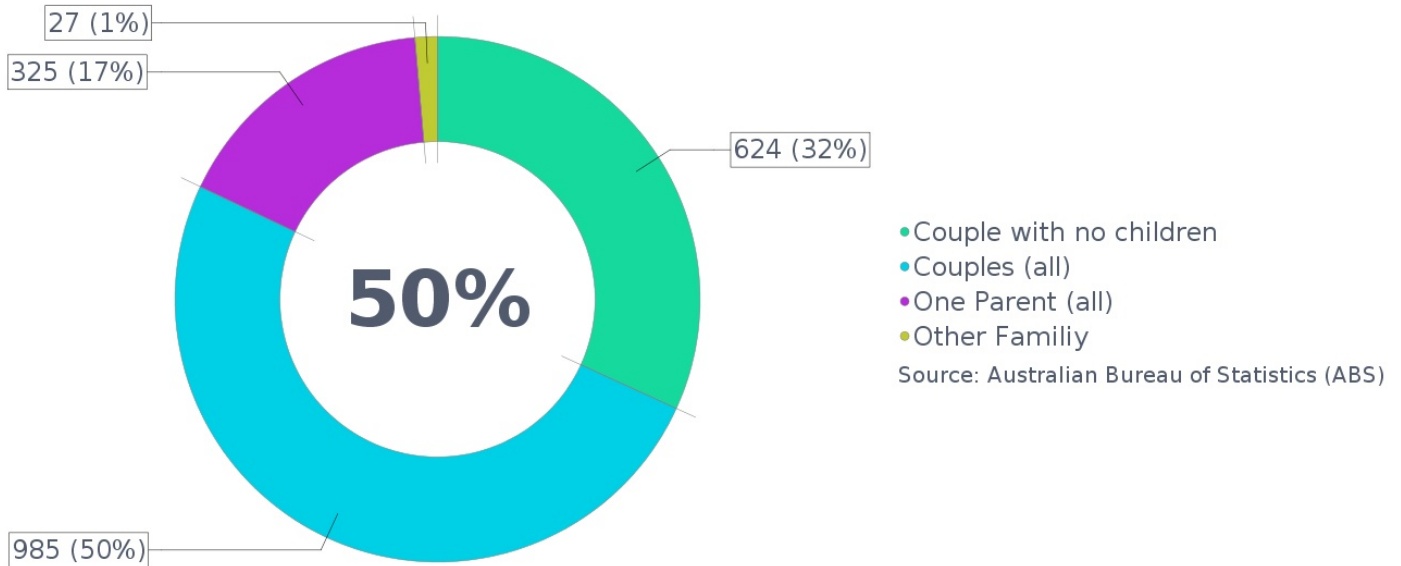




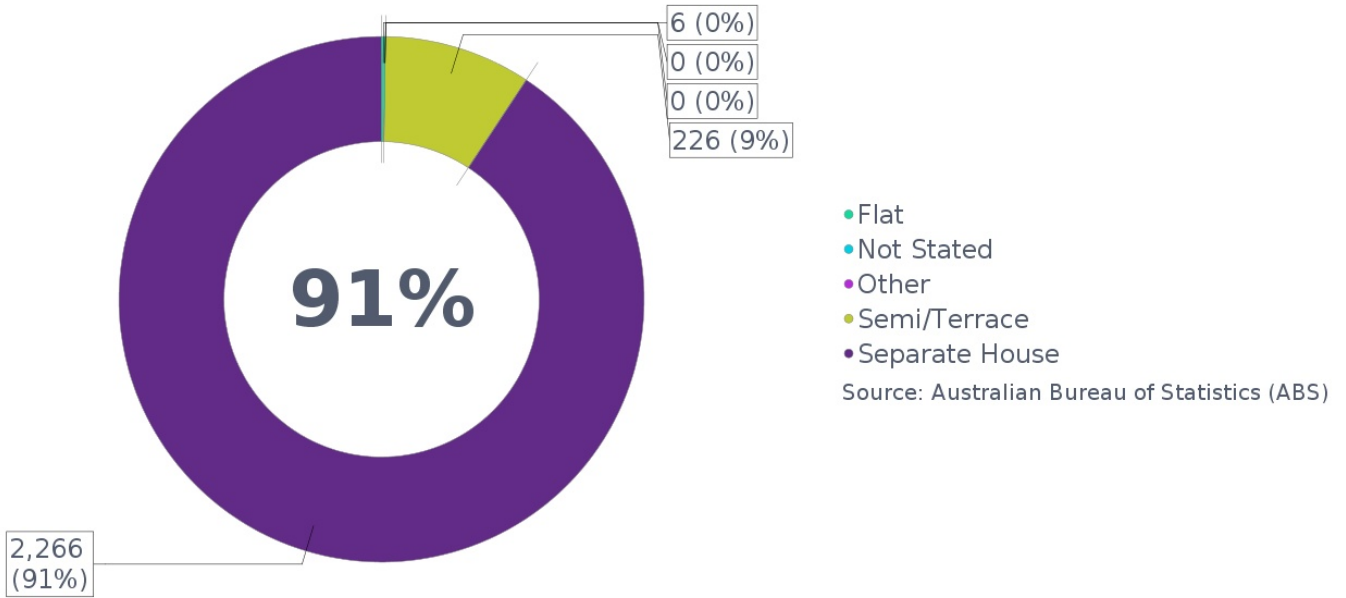
Age of Population (2021)



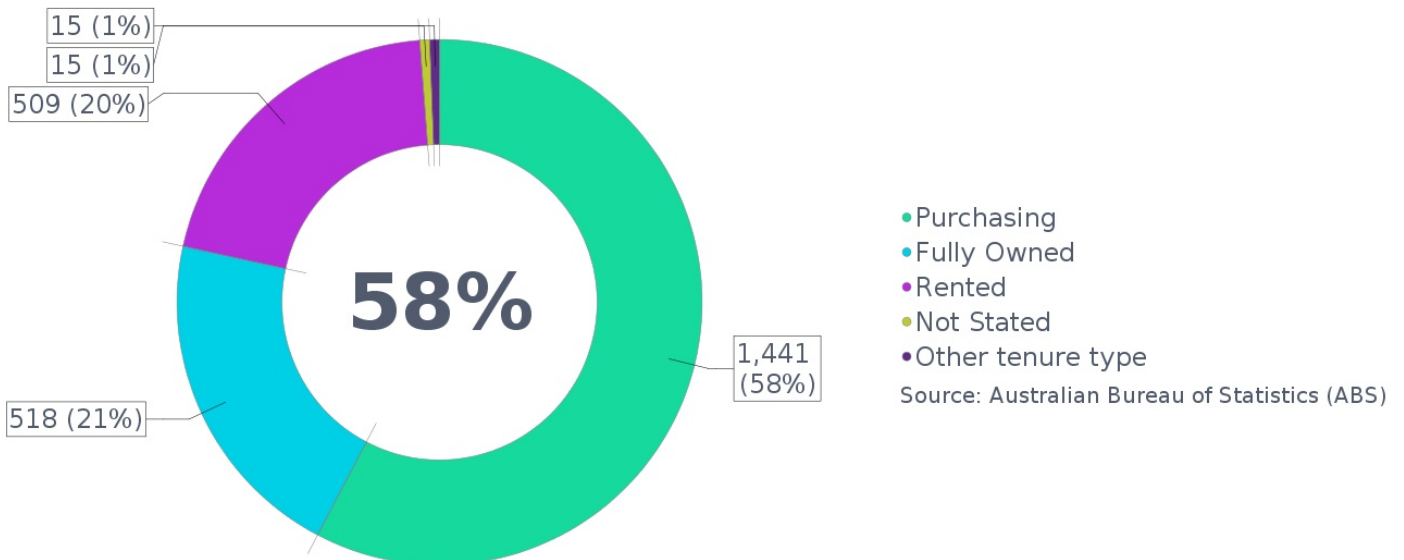
Family Composition (2021)



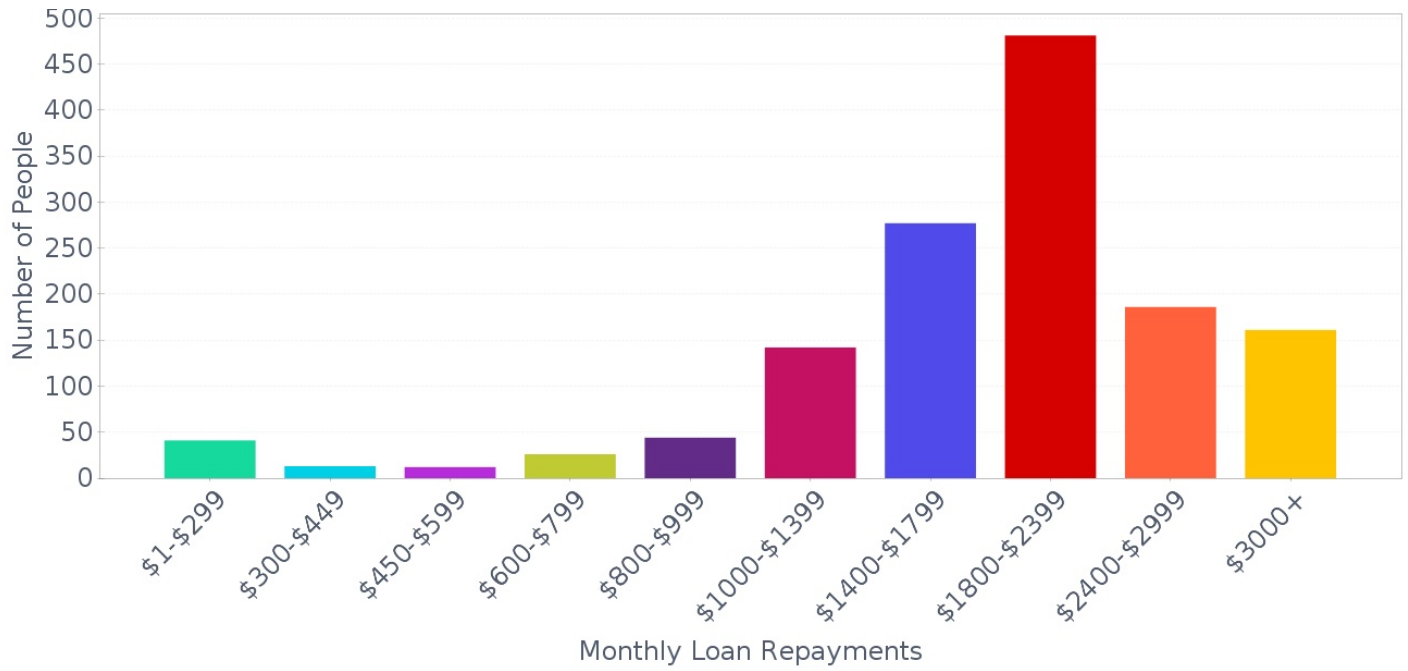
Dwelling Structure (2021)



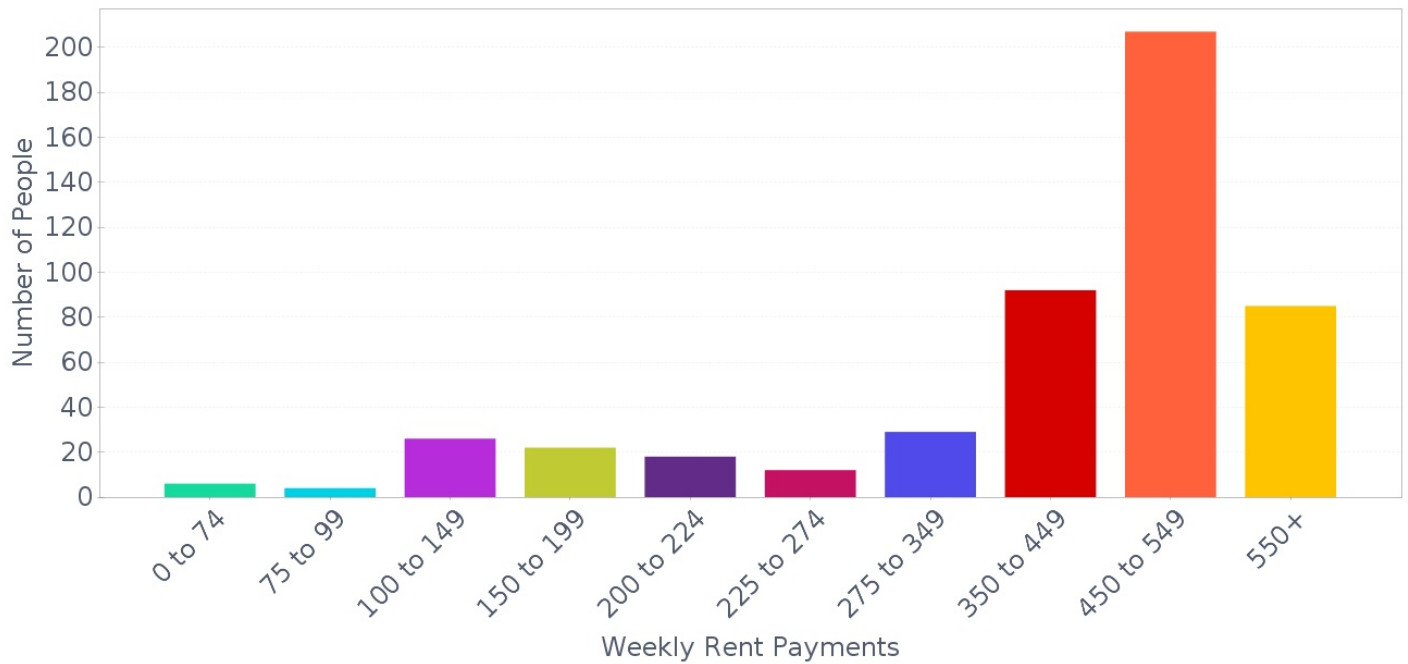
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

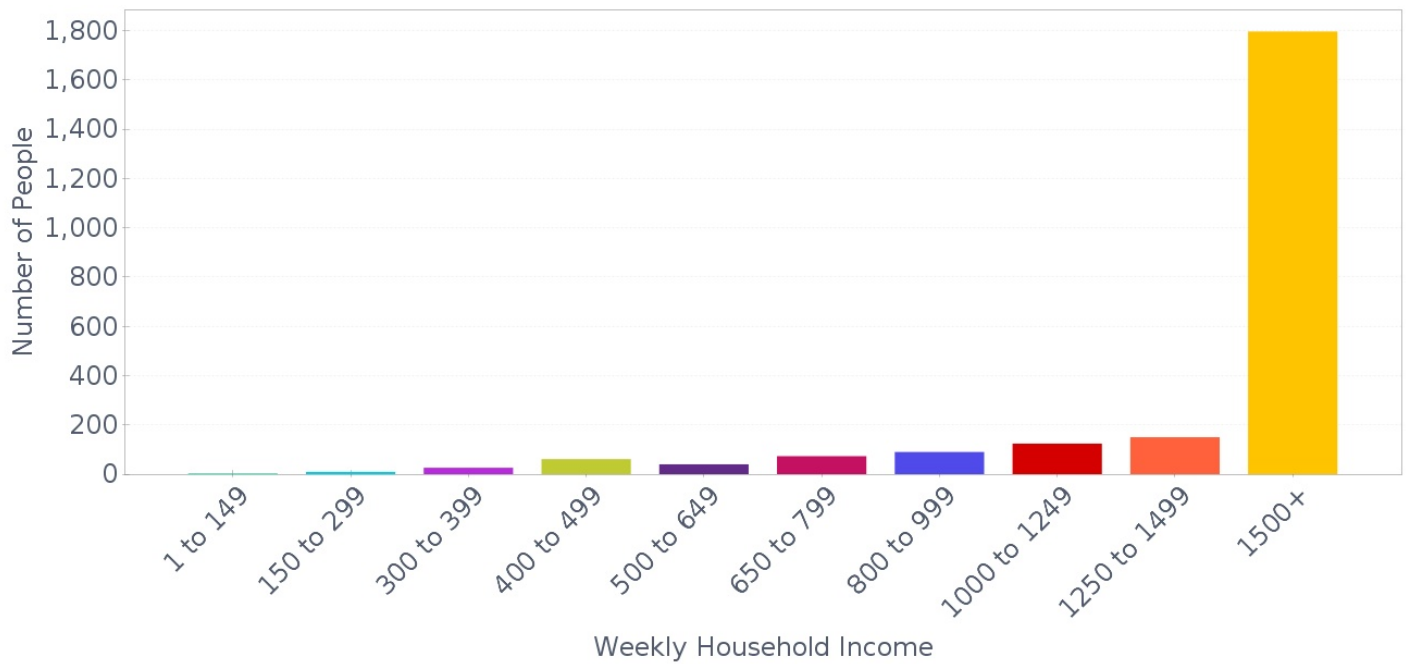


Rent Payments - Weekly (2021)

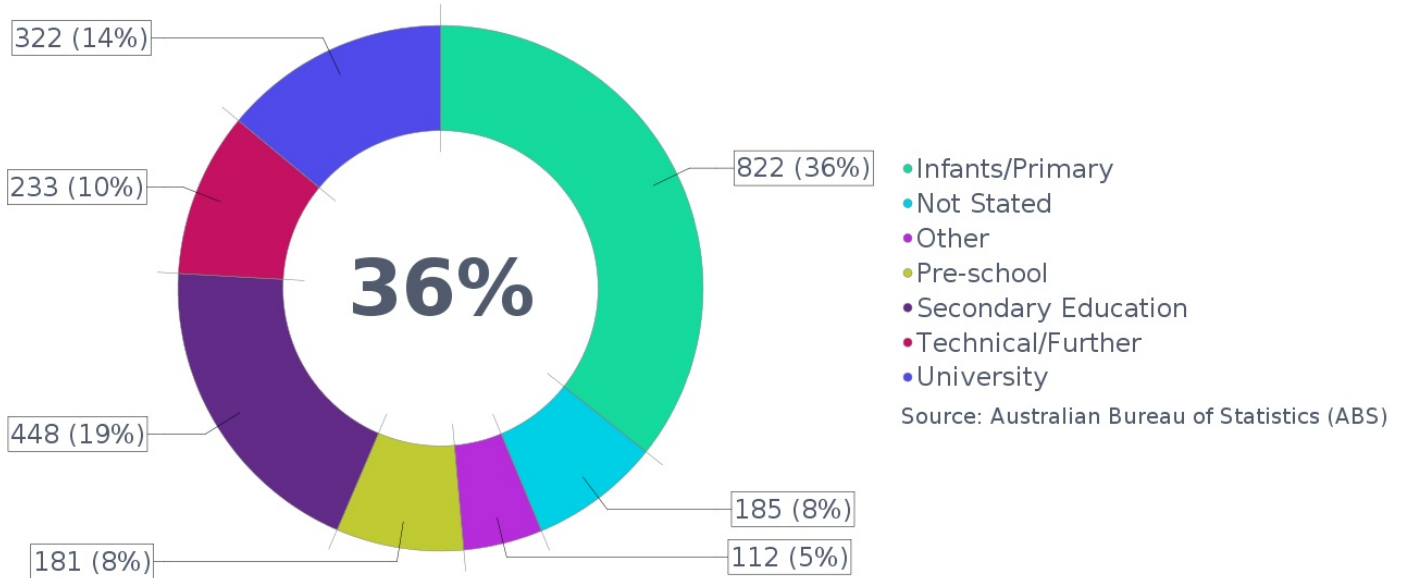




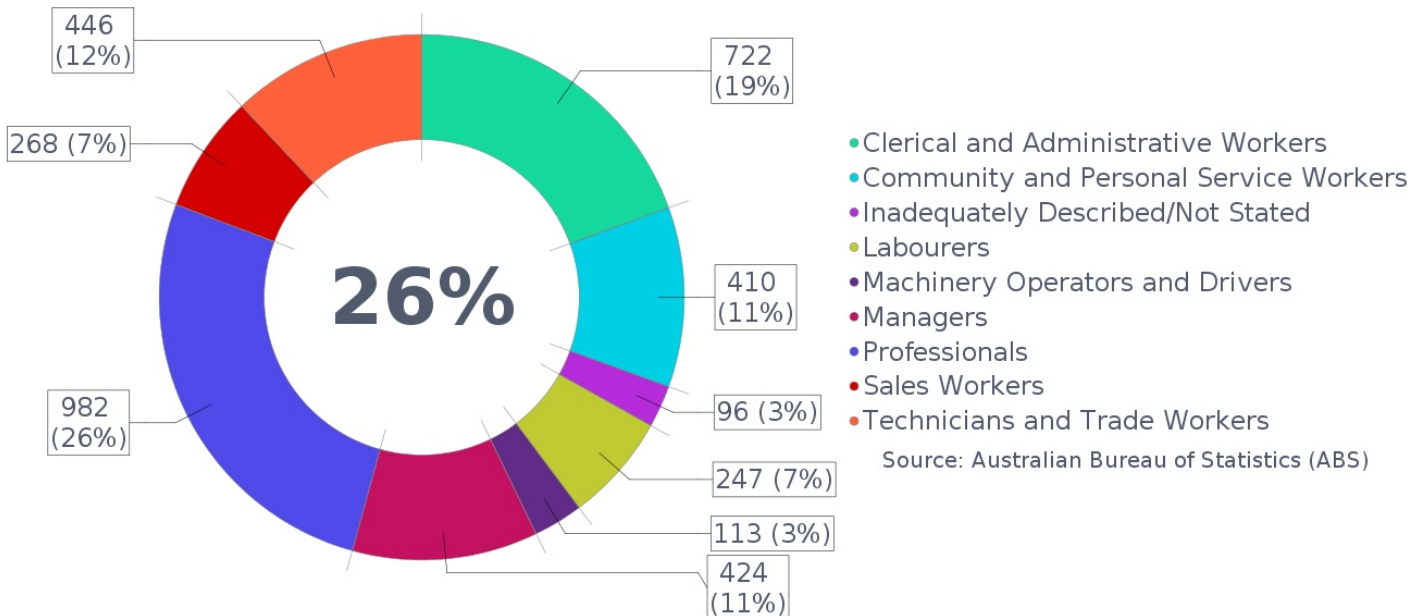
Household Income - Weekly (2021)



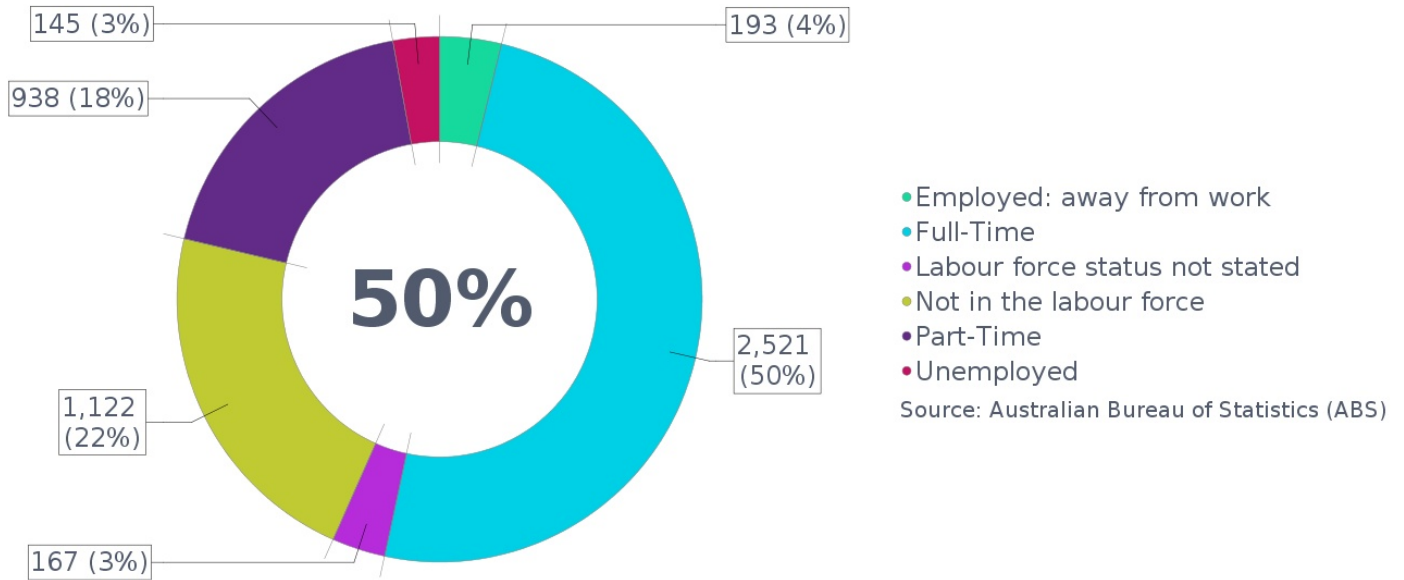
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

