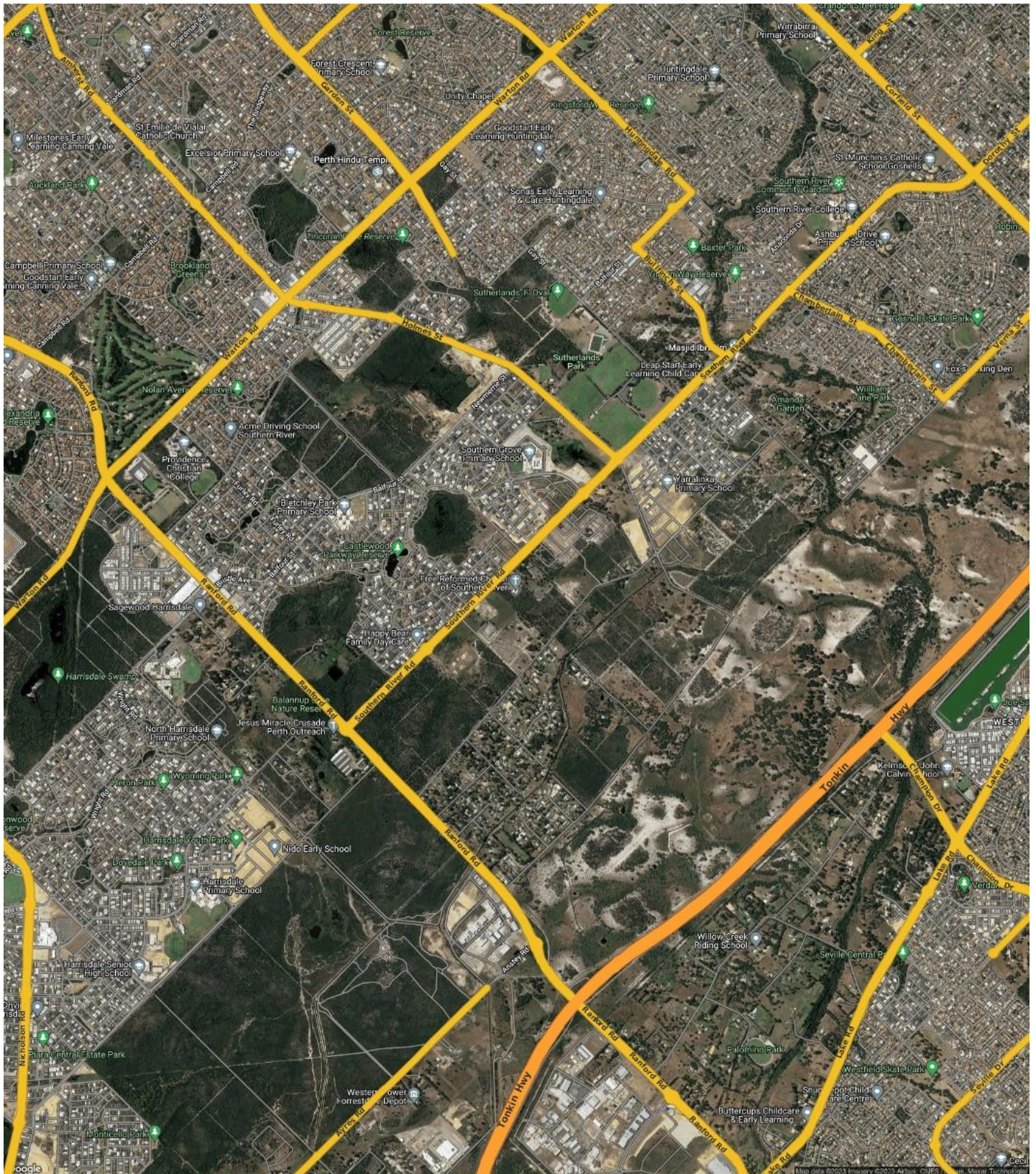


SUBURB FLYOVER REPORT

SOUTHERN RIVER (HOUSE)

PREPARED BY: JANEY PAGELS, THE AGENCY, PH: 0408901858

SOUTHERN RIVER - Suburb Map



Prepared on 23/08/2023 by Janey Pagels, 0408901858 at The Agency. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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SOUTHERN RIVER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	94	\$ 379,975	0.0 %	\$ 125,000	\$ 3,300,000
2006	110	\$ 511,350	34.6 %	\$ 225,000	\$ 4,600,000
2007	102	\$ 542,500	6.1 %	\$ 275,000	\$ 1,628,000
2008	114	\$ 494,000	-8.9 %	\$ 190,000	\$ 980,000
2009	162	\$ 528,500	7.0 %	\$ 322,500	\$ 1,400,000
2010	110	\$ 550,000	4.1 %	\$ 390,000	\$ 1,825,000
2011	125	\$ 530,000	-3.6 %	\$ 265,000	\$ 1,200,000
2012	154	\$ 545,000	2.8 %	\$ 250,000	\$ 2,300,000
2013	188	\$ 599,000	9.9 %	\$ 250,000	\$ 1,085,000
2014	162	\$ 604,000	0.8 %	\$ 215,000	\$ 3,750,000
2015	149	\$ 600,000	-0.7 %	\$ 25,000	\$ 5,775,000
2016	111	\$ 565,000	-5.8 %	\$ 176,000	\$ 1,650,000
2017	125	\$ 555,000	-1.8 %	\$ 200,000	\$ 1,880,000
2018	109	\$ 545,000	-1.8 %	\$ 151,667	\$ 1,065,000
2019	105	\$ 515,000	-5.5 %	\$ 215,000	\$ 5,766,200
2020	135	\$ 550,000	6.8 %	\$ 230,000	\$ 950,000
2021	188	\$ 583,500	6.1 %	\$ 199,980	\$ 3,100,000
2022	258	\$ 634,500	8.7 %	\$ 8,000	\$ 5,973,000
2023	103	\$ 646,000	1.8 %	\$ 312,000	\$ 1,345,000

Median Sale Price

\$630k

Based on 224 recorded House sales within the last 12 months (Financial Year 2023)

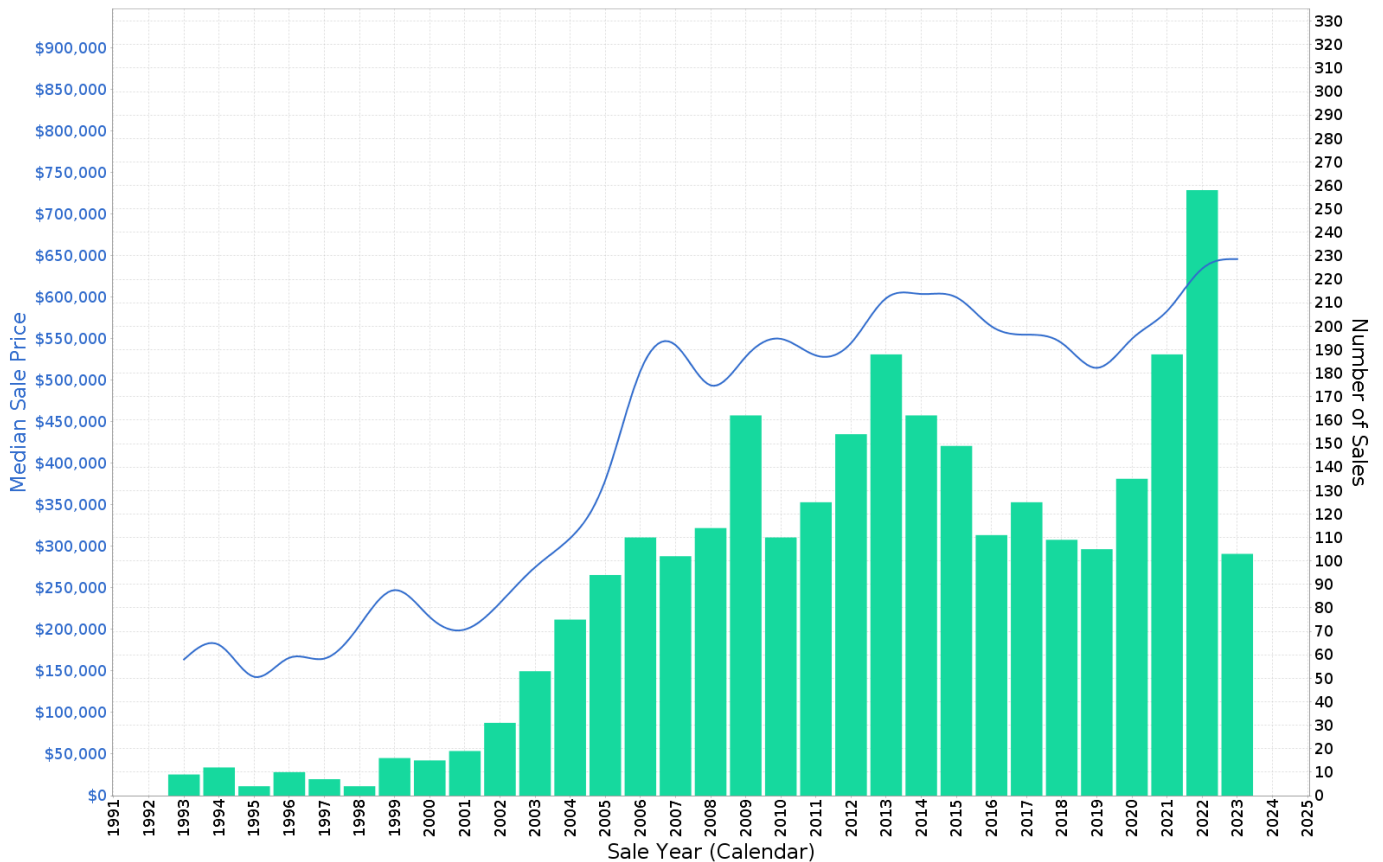
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

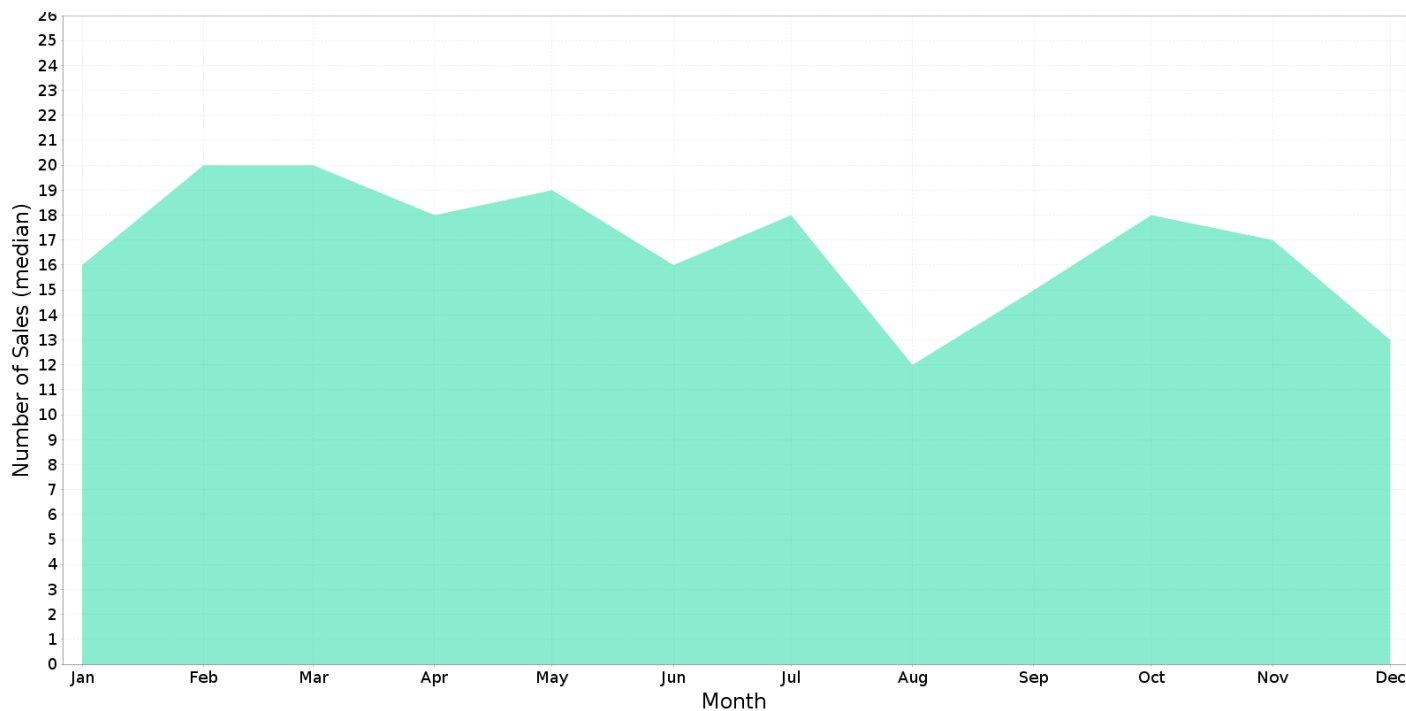
+2.4%

Current Median Price: \$630,000
Previous Median Price: \$615,000

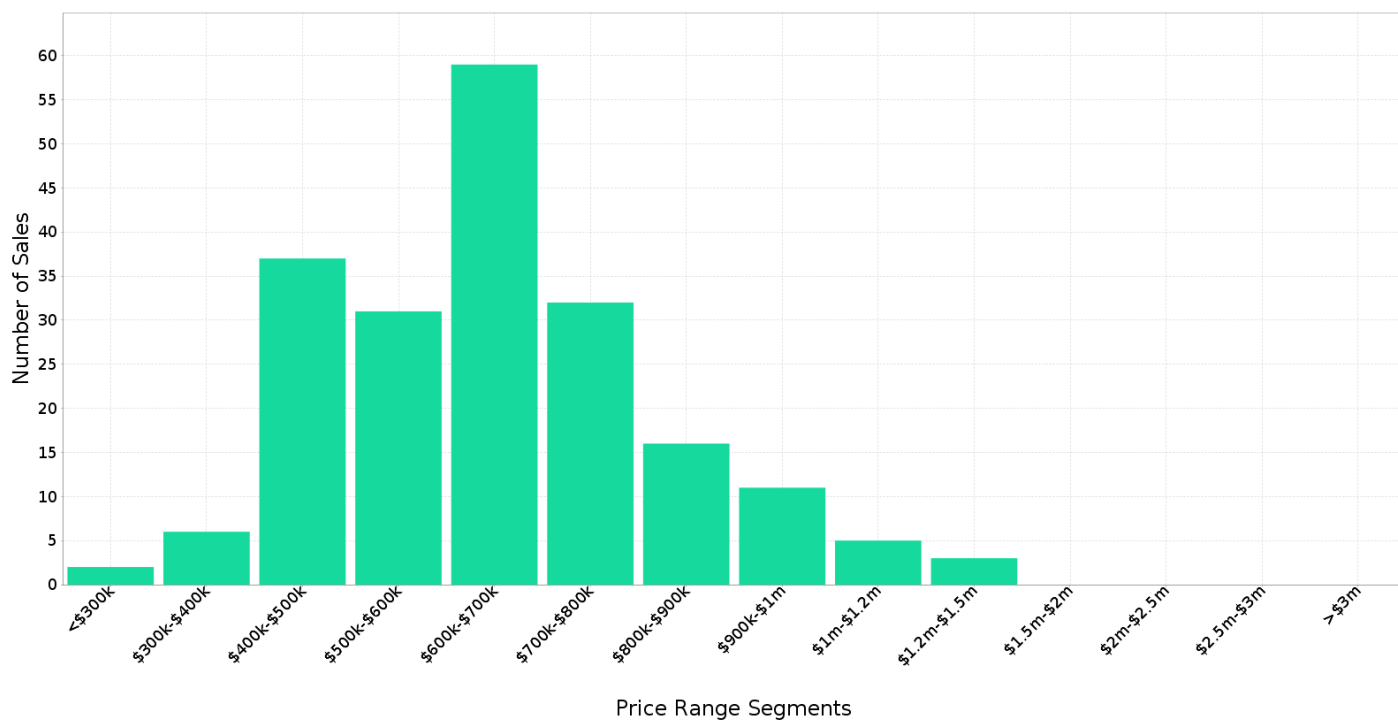
Based on 447 recorded House sales compared over the last two rolling 12 month periods



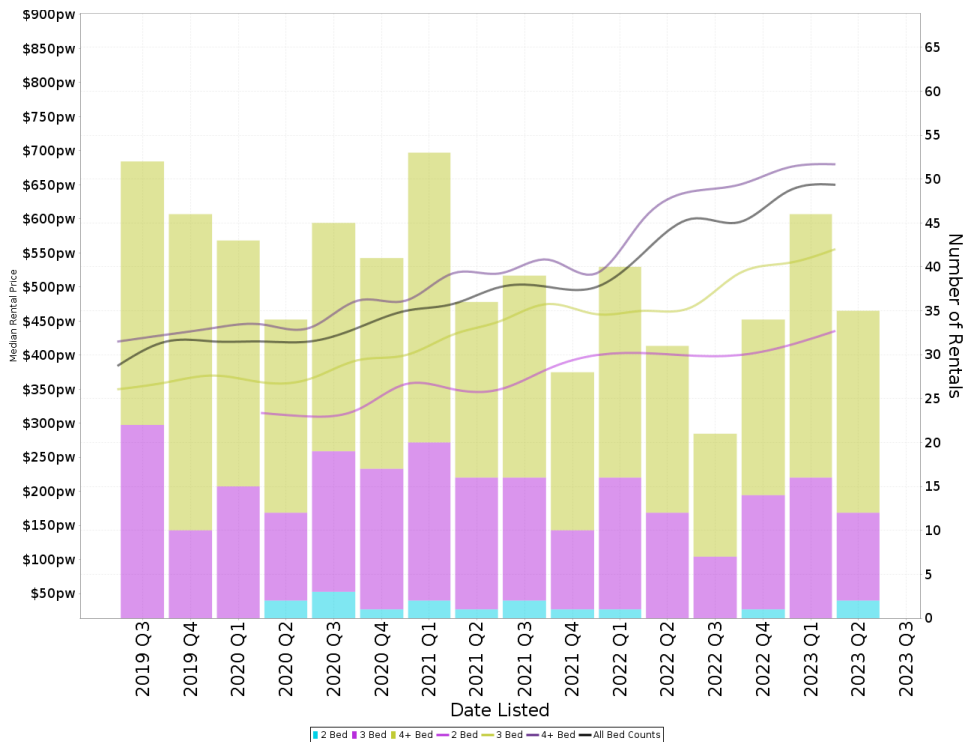
SOUTHERN RIVER - Peak Selling Periods (3 years)



SOUTHERN RIVER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

Current Median Price: \$630,000
Previous Median Price: \$615,000

Based on 447 registered House sales compared over the last two rolling 12 month periods.

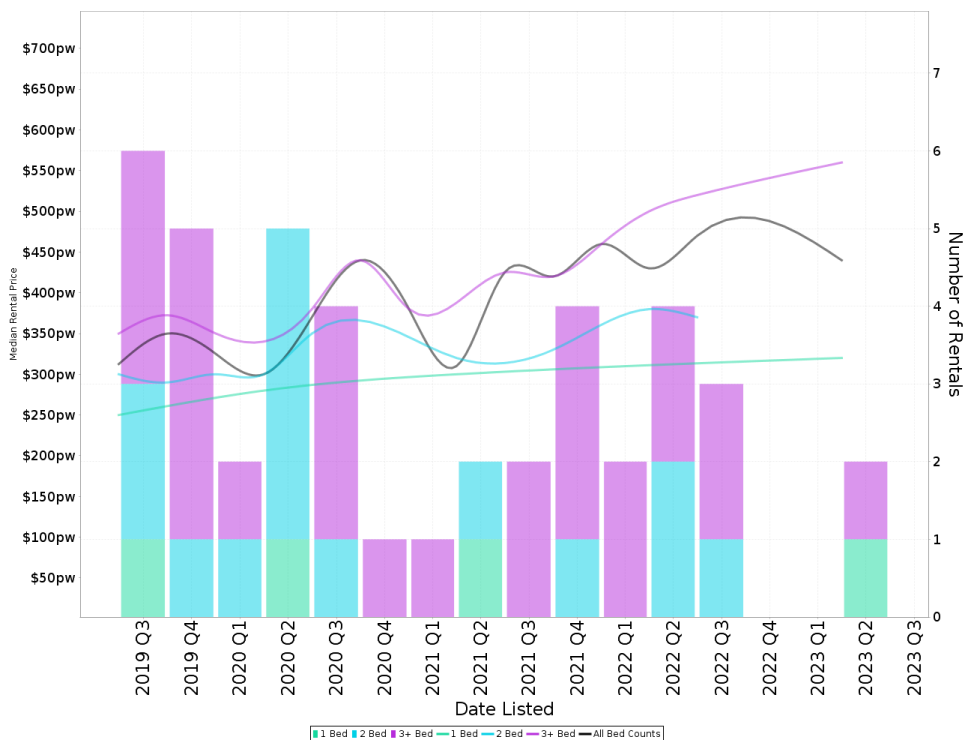
Suburb Rental Yield

+5.2%

Current Median Price: \$630,000
Current Median Rent: \$630

Based on 136 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

+5.6%

Current Median Price: \$439,000
Current Median Rent: \$470

Based on 5 registered Unit rentals compared over the last 12 months.

SOUTHERN RIVER - Recently Sold Properties

Median Sale Price
\$630k

Based on 224 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
+2.4%

Current Median Price: \$630,000
Previous Median Price: \$615,000

Based on 447 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
224

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

34 GANGES ST

\$395,000

125 m² 2 2 1

Sold Jul 2023 13 Days

376 WARTON RD

\$475,000

313 m² 3 2 2

Sold Aug 2023 27 Days

9 GANGES ST

\$370,000

125 m² 2 1 1

Sold Aug 2023 7 Days

16 WILDLIFE WAY

\$920,000

693 m² 4 2 3

Sold Jul 2023 31 Days

21 BRISTLE AVE

\$620,000

350 m² 4 2 2

Sold Jul 2023 40 Days

4 PARKVIEW DR

\$755,000

405 m² 3 2 2

Sold Jul 2023 104 Days

60 STORTFORD RD

\$750,000

556 m² 4 2 2

Sold Jul 2023 89 Days

3 LLORENS WAY

\$860,000

458 m² 4 2 2

Sold Jul 2023 110 Days

45 WELFORD PROM

\$700,000

449 m² 4 2 2

Sold Jul 2023 9 Days

24 WEEBILL WAY

\$510,000

SOLD Jun 2023
N/A

239 m² 3 2 2

3 CASCADES RD

\$655,000

SOLD Jun 2023
25 Days

633 m² 3 2 2

7 BAMBOORE ST

\$575,000

SOLD Jun 2023
N/A

480 m² 4 2 2

13 CODRINGTON ST

\$700,000

SOLD Jun 2023
N/A

378 m² 3 2 2

57 BARNEVELDER BEND

\$705,000

SOLD Jun 2023
4 Days

478 m² 4 2 2

15 YARRALINKA RD

\$632,000

SOLD Jun 2023
4 Days

322 m² 4 2 2

12 WHEATON ST

\$430,000

SOLD Jun 2023
11 Days

200 m² 3 2 2

6 KELPIE WAY

\$560,000

SOLD May 2023
5 Days

300 m² 3 2 2

6 ECRU CRT

\$966,000

SOLD May 2023
8 Days

811 m² 5 2 2

29 GANGES ST

\$310,000

SOLD May 2023
12 Days

141 m² 2 1 1

87 BRADSTOCKS GR

\$679,000

SOLD May 2023
29 Days

406 m² 4 2 2

101 DALEFORD WAY

\$737,000

SOLD May 2023
4 Days

627 m² 4 2 2

SOUTHERN RIVER - Properties For Rent

Median Rental Price

\$630 /w

Based on 136 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

+5.2%

Current Median Price: \$630,000
Current Median Rent: \$630

Based on 224 recorded House sales and 136 House rentals compared over the last 12 months

Number of Rentals


136

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

43 EDENCOURT DRIVE

\$650 per week




Aug 2023 2 Days

440 m² 4 2 2

43 BUNCRANA VIEW

\$650.00



Aug 2023 2 Days

237 m² 3 2 2

41 YANGTZE AVENUE

\$520 per week

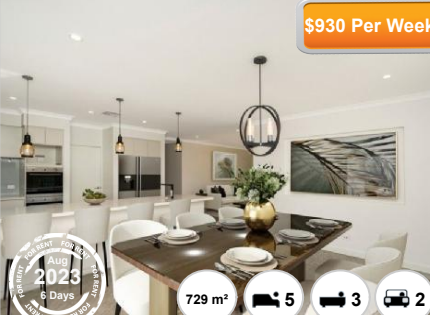


Aug 2023 3 Days

200 m² 3 2 2

15 AUREA PLACE

\$930 Per Week




Aug 2023 5 Days

729 m² 5 3 2

21 BRISTLE

\$690 per week




Aug 2023 7 Days

350 m² 4 2 2

21 BRISTLE AVENUE

\$690

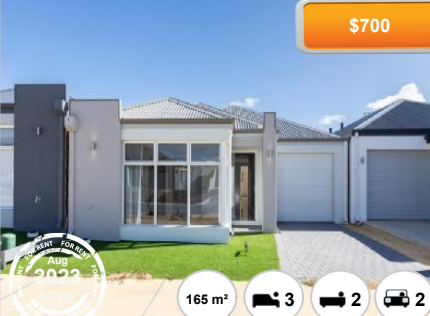


Aug 2023 7 Days

350 m² 4 2 2

YANGTZE AVENUE

\$700




Aug 2023 10 Days

165 m² 3 2 2

11 YANGTZE AVENUE

\$700 per week



Aug 2023 10 Days

165 m² 3 2 2

14 GLUCINA ROAD

\$650.00 PER



Aug 2023 14 Days

592 m² 4 2 2

