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SUBURB FLYOVER REPORT

CABOOLTURE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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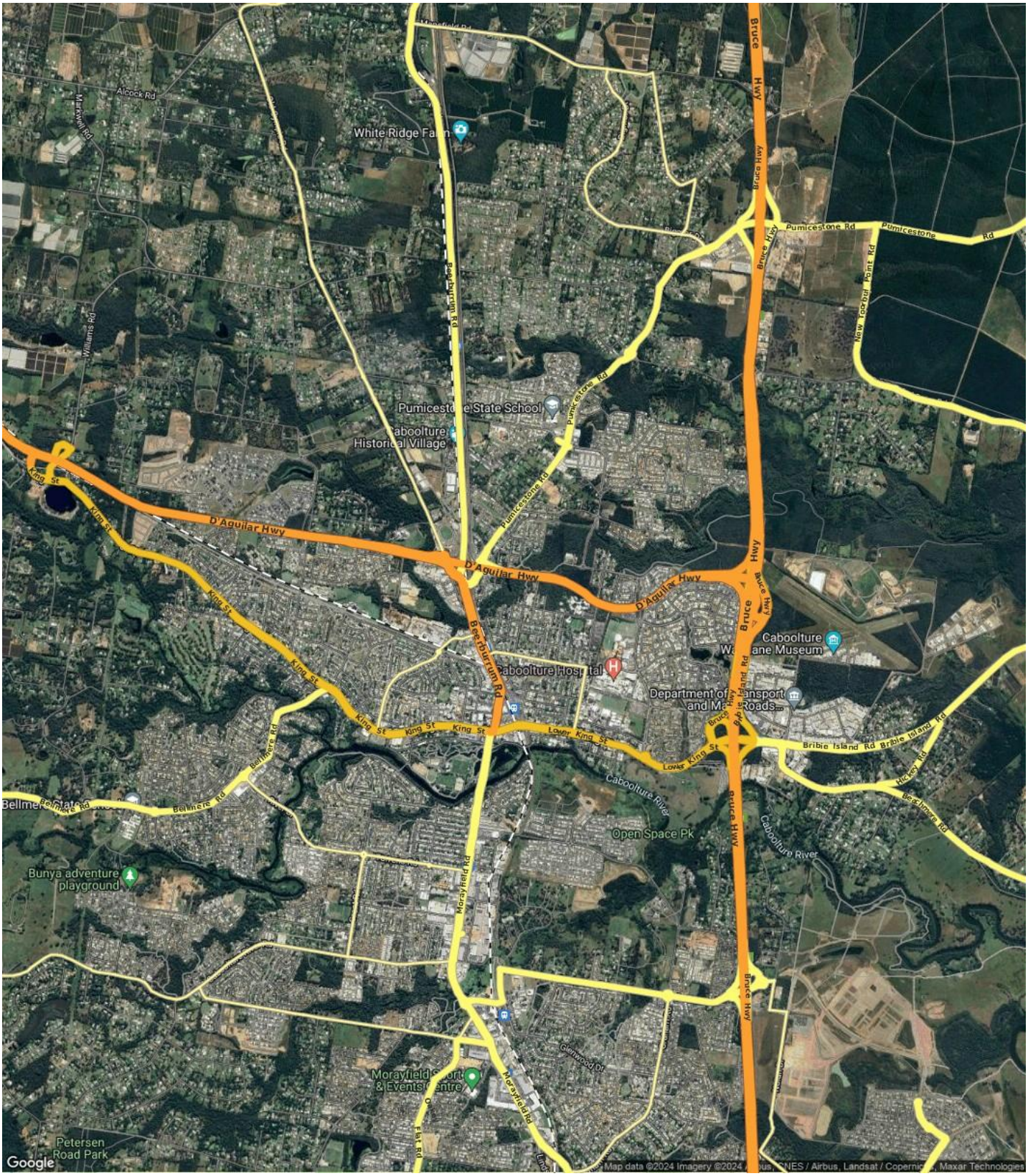
CABOOLTURE - Suburb Map



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CABOOLTURE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	425	$ 240,000	0.0 %	$ 118,000	$ 1,200,000
2007	578	$ 286,500	19.4 %	$ 140,000	$ 1,500,000
2008	325	$ 315,000	9.9 %	$ 210,000	$ 4,700,000
2009	368	$ 317,000	0.6 %	$ 167,665	$ 3,000,000
2010	264	$ 320,000	0.9 %	$ 136,200	$ 1,050,000
2011	228	$ 295,000	-7.8 %	$ 95,000	$ 5,000,000
2012	231	$ 299,900	1.7 %	$ 138,000	$ 850,000
2013	310	$ 291,200	-2.9 %	$ 165,000	$ 675,000
2014	393	$ 308,000	5.8 %	$ 169,000	$ 5,300,000
2015	424	$ 325,000	5.5 %	$ 160,000	$ 2,600,000
2016	425	$ 335,000	3.1 %	$ 179,000	$ 3,304,000
2017	523	$ 335,000	0.0 %	$ 175,000	$ 995,000
2018	473	$ 355,000	6.0 %	$ 170,000	$ 1,250,000
2019	412	$ 346,000	-2.5 %	$ 177,500	$ 4,000,000
2020	442	$ 370,000	6.9 %	$ 180,000	$ 5,100,000
2021	769	$ 465,000	25.7 %	$ 162,000	$ 3,000,000
2022	616	$ 578,000	24.3 %	$ 237,500	$ 1,920,000
2023	502	$ 627,250	8.5 %	$ 290,000	$ 4,000,000
2024	423	$ 715,000	14.0 %	$ 260,000	$ 3,387,003

Median Sale Price

$705k

Based on 534 recorded House sales within the last 12 months (Oct '23 - Sep '24)

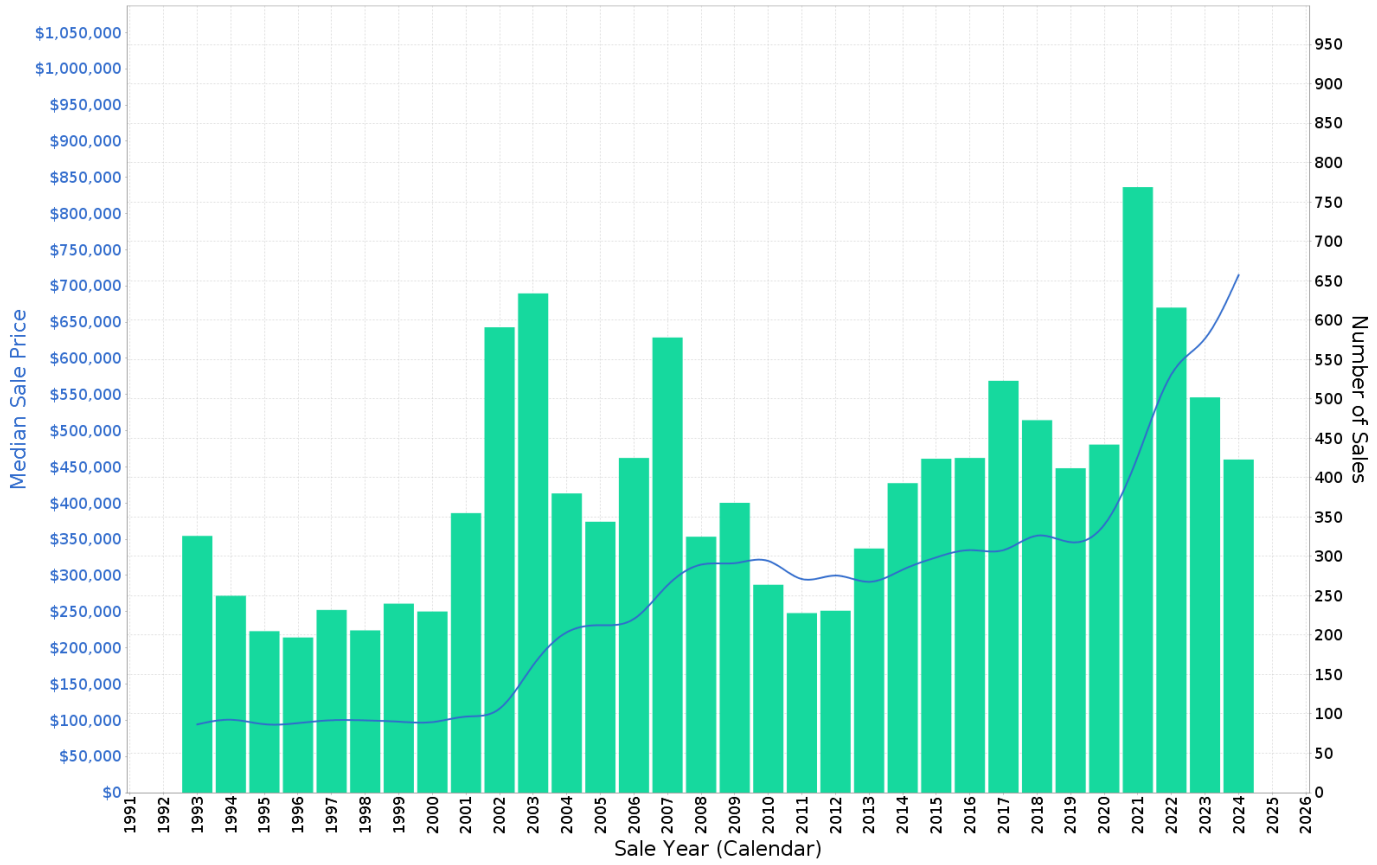
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+16.5%

Current Median Price: $705,000
Previous Median Price: $605,000

Based on 1048 recorded House sales compared over the last two rolling 12 month periods



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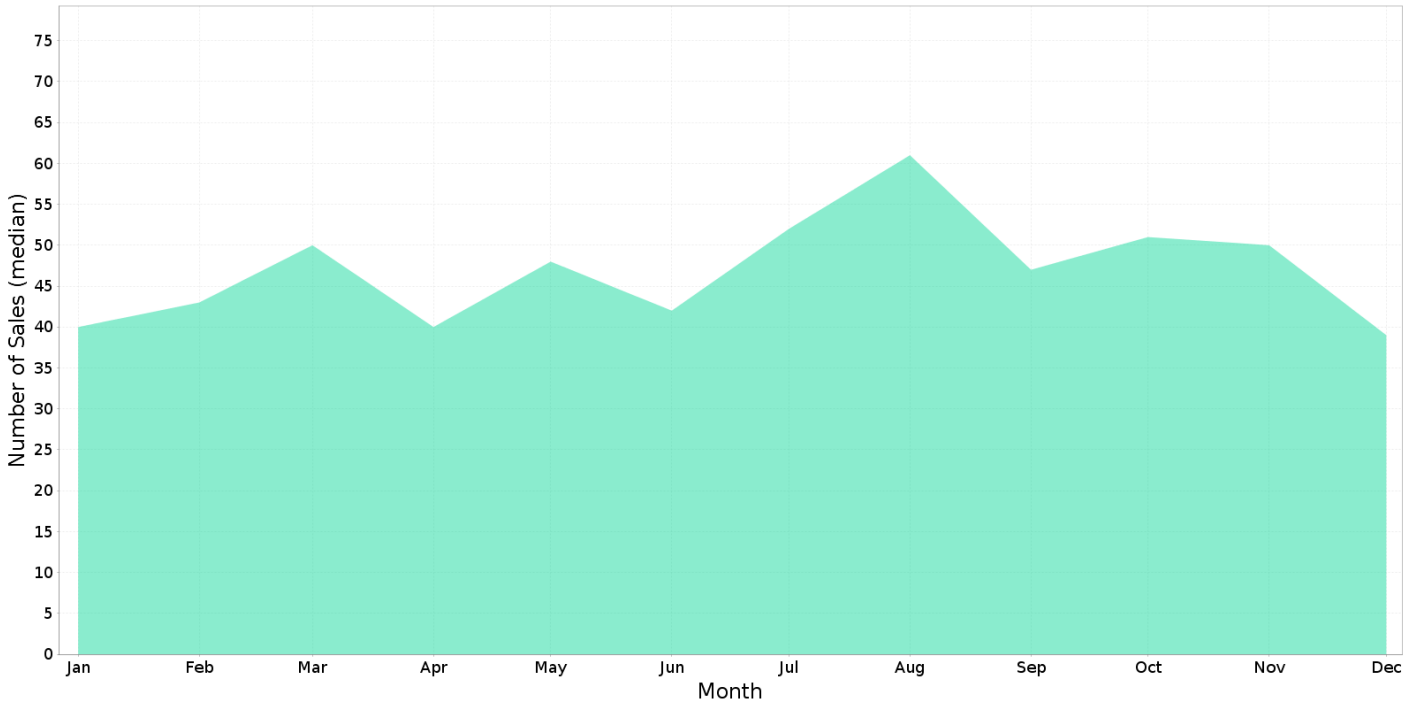
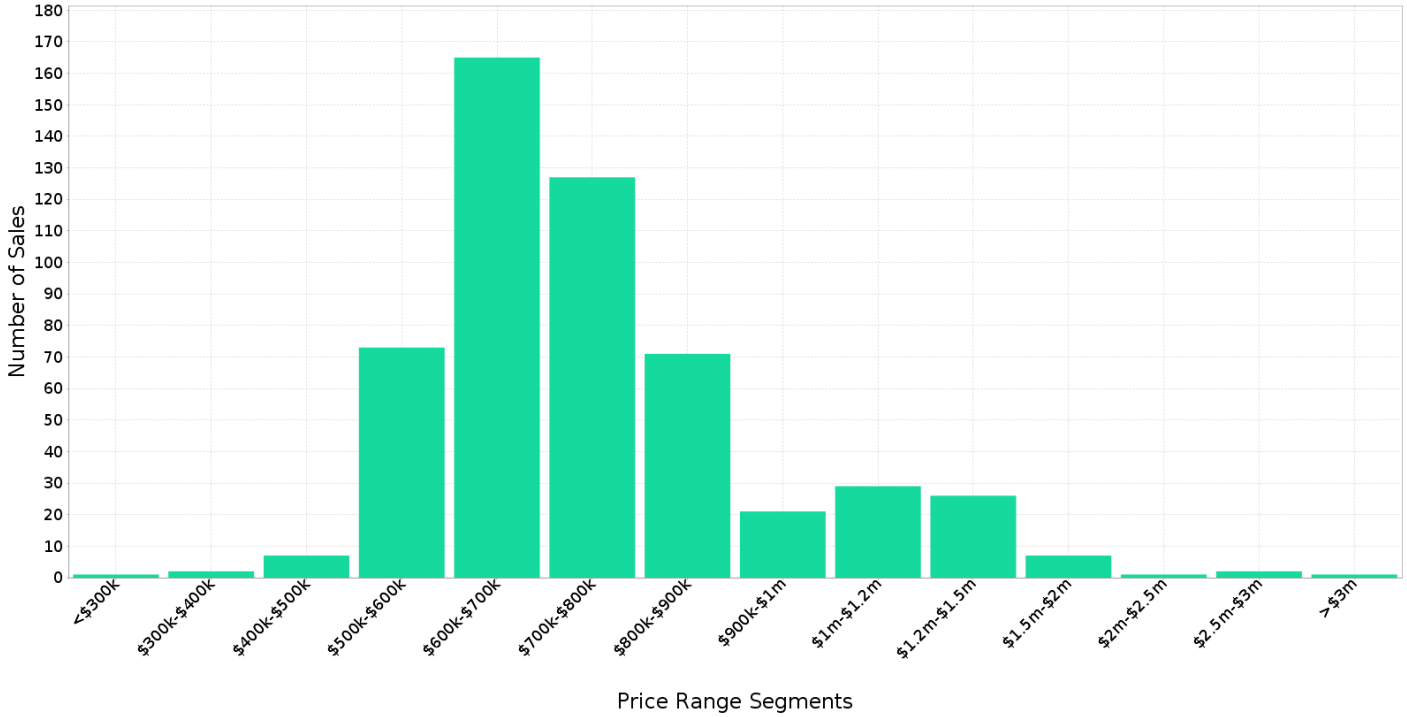
CABOOLTURE - Peak Selling Periods (3 years)



CABOOLTURE - Price Range Segments (12 months)



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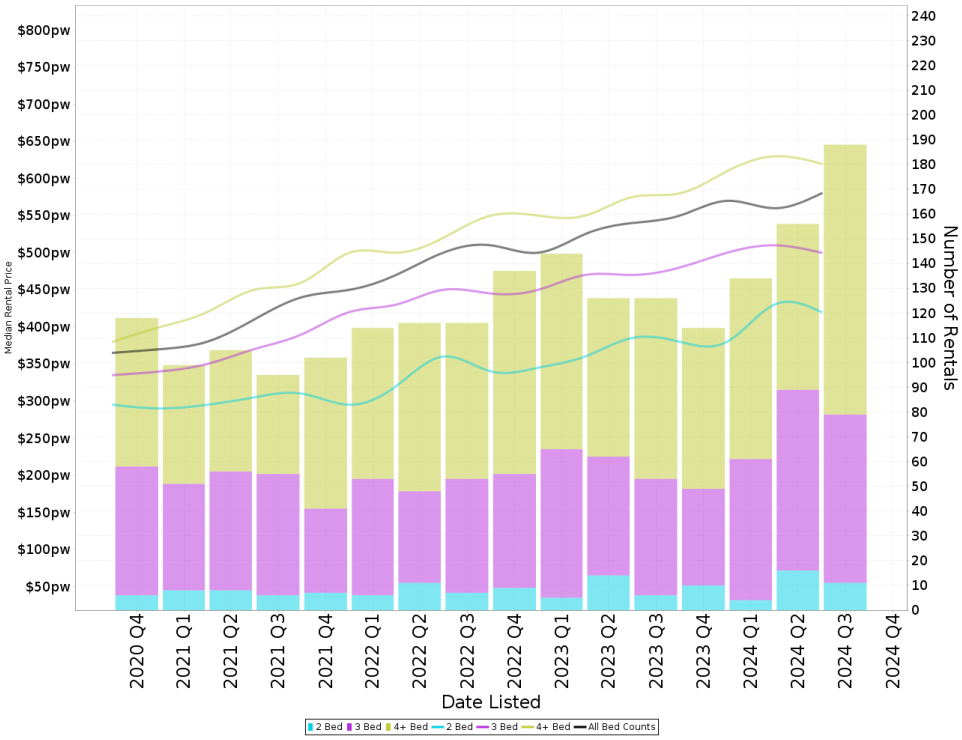
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.5%

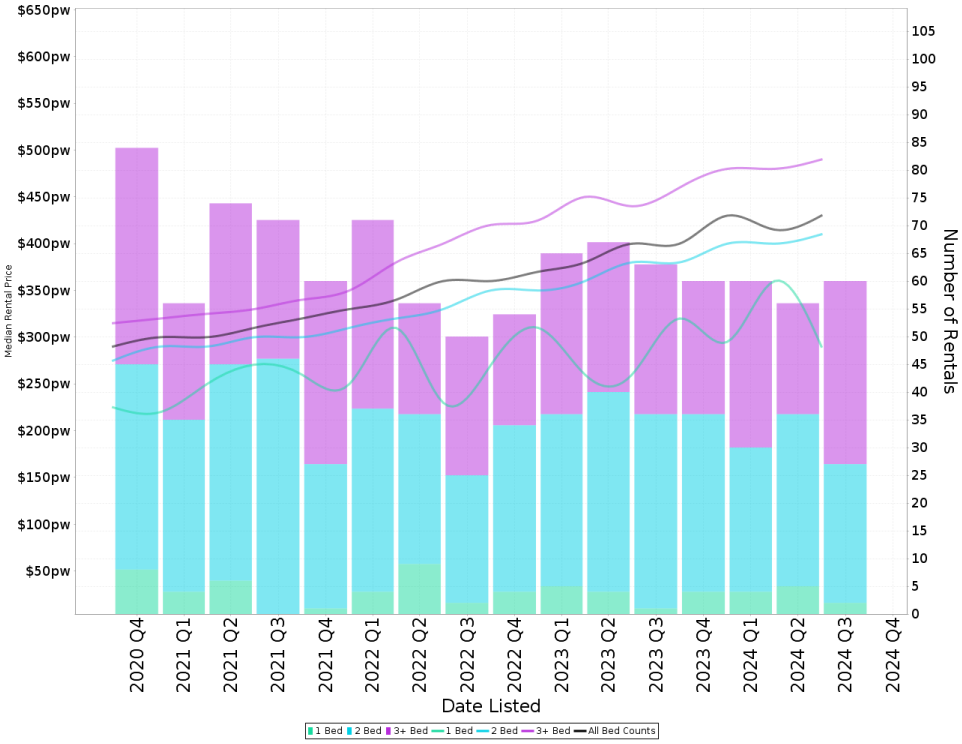
Current Median Price: $705,000
Previous Median Price: $605,000
Based on 1048 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $705,000
Current Median Rent: $560
Based on 592 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+9.9%

Current Median Price: $390,000
Previous Median Price: $355,000
Based on 414 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.6%

Current Median Price: $390,000
Current Median Rent: $420
Based on 236 registered Unit rentals compared over the last 12 months.

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CABOOLTURE - Recently Sold Properties

Median Sale Price

$705k

Based on 534 recorded House sales within the last 12 months (Oct '23 - Sep '24)

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

Suburb Growth

+16.5%

Current Median Price: $705,000
Previous Median Price: $605,000

Based on 1048 recorded House sales compared over the last two rolling 12 month periods

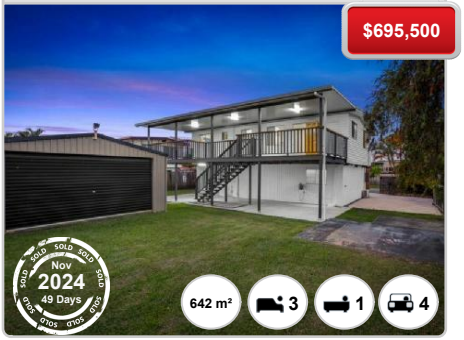
Sold Properties

534

Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

8 TOPAZ ST



264 KING ST

4 CROWN ST

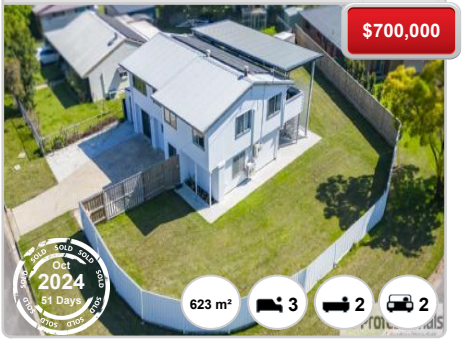
79 LOWER KING ST

35 MAYES CCT

15 SCHOFIELD CCT

69 SUMMERFIELDS DR

1 ANGUS CRES



8 CHOIR CRT

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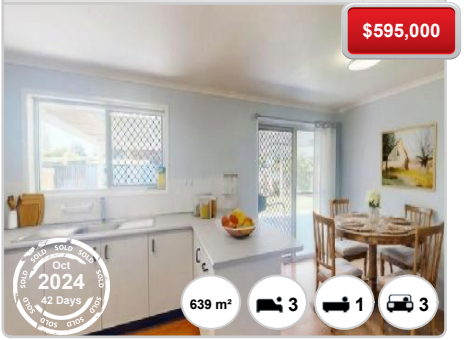
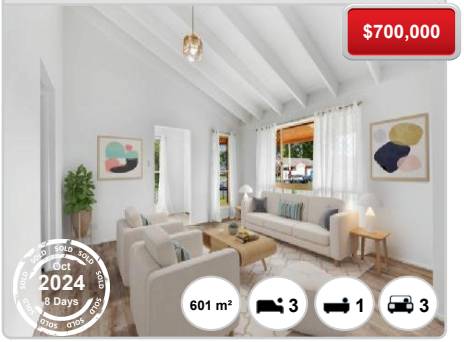
55 COCKATOO CT

1 GILBERT ST



9 HONEYSUCKLE ST

6 WINTERBROOK CT



12 MAHER ST

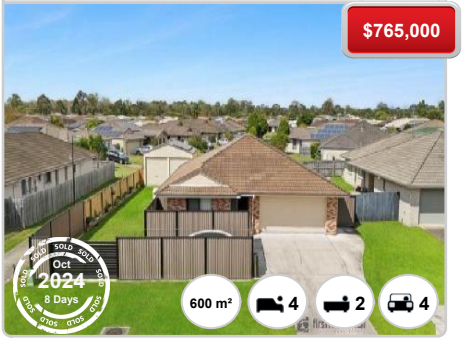
9 CADAGA PL

13 PARK ST

23-25 WHARF ST

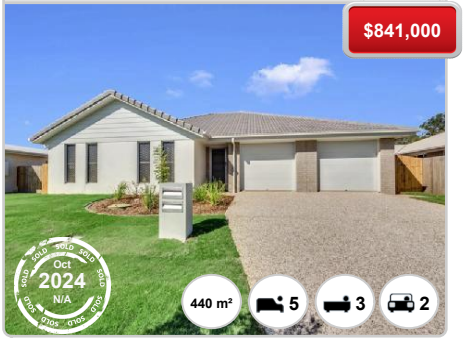
3 CASTLE CT

6 GRANGER ST



4 BREEZE CT

1/29 CHRISTOPHER CT



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CABOOLTURE - Properties For Rent

Median Rental Price

$560 /w

Based on 592 recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

Rental Yield

+4.1%

Current Median Price: $705,000
Current Median Rent: $560

Based on 534 recorded House sales and 592 House rentals compared over the last 12 months

Number of Rentals

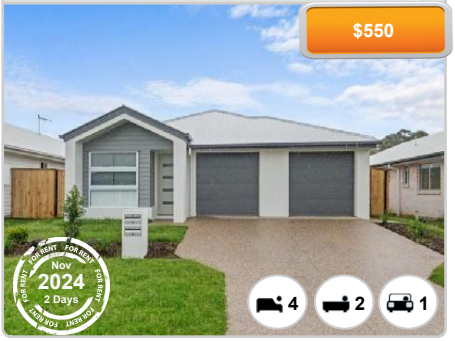
592

Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

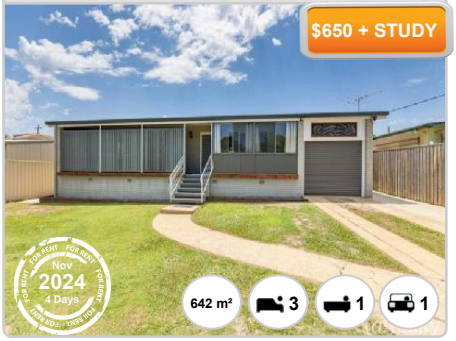
Based on a rolling 12 month period and may differ from calendar year statistics

23-25 WHARF STREET

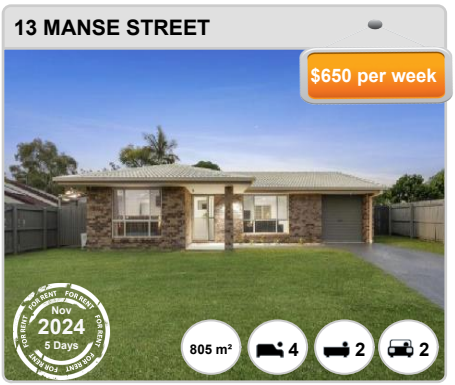
11A CHARLOTTE CRESCENT



23 BELLVIEW STREET



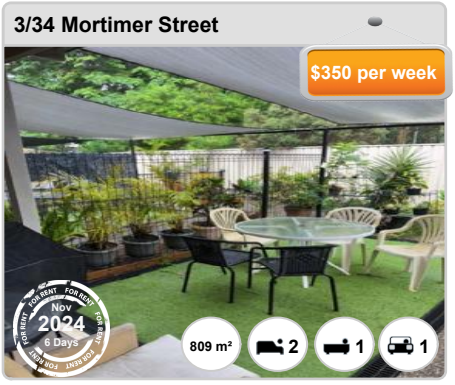
13 MANSE STREET



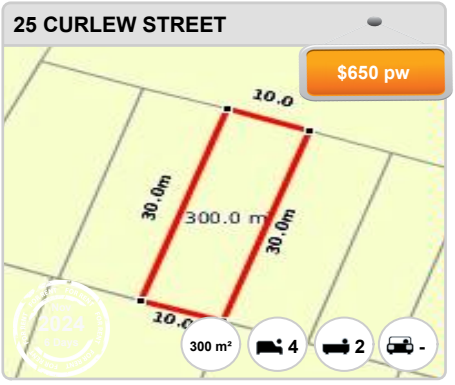
21 TUCKER STREET

8 RALSTON STREET

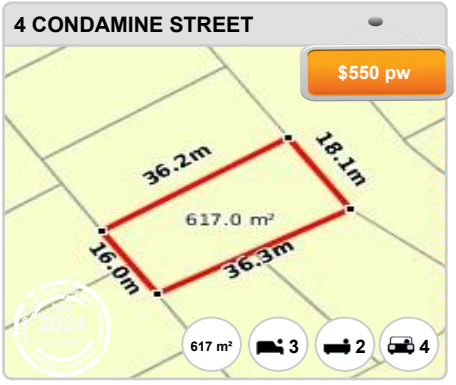
3/34 Mortimer Street



25 CURLEW STREET



4 CONDAMINE STREET



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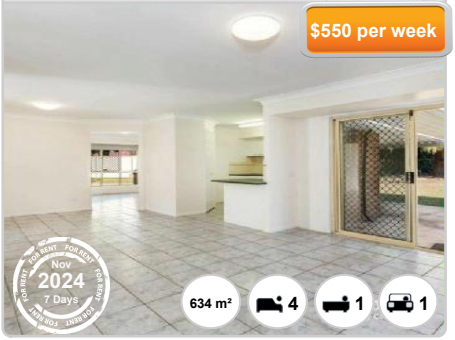
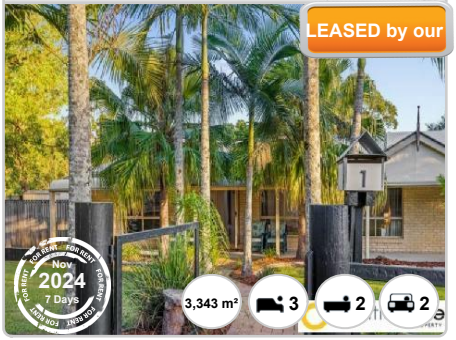
26 BAXTER CRESCENT

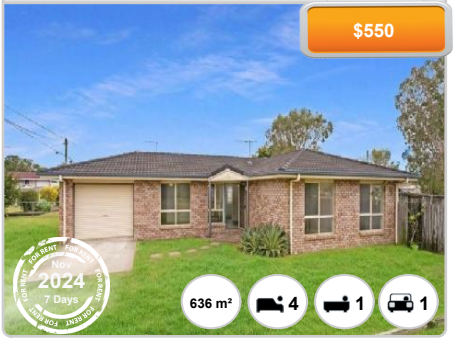
59 CHRISTINE STREET



1 CLEARWATER CRESCENT

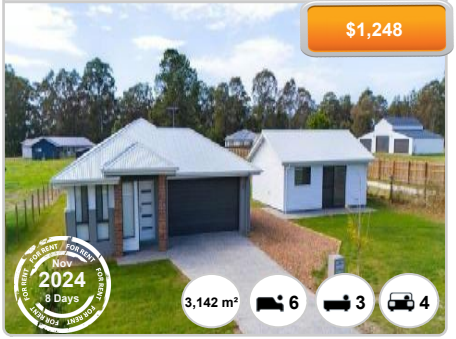


13 PAULSEN STREET

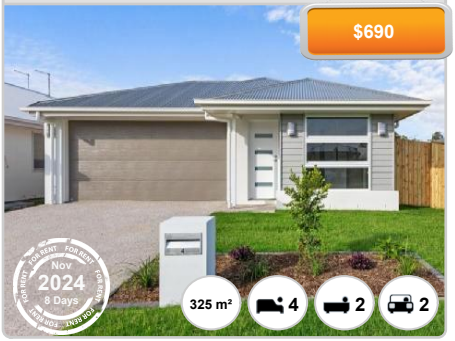


33 SIMONE COURT

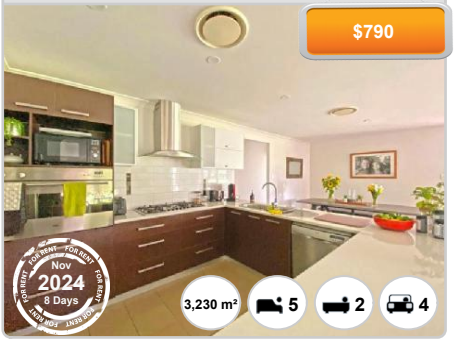
30 SIMONE COURT



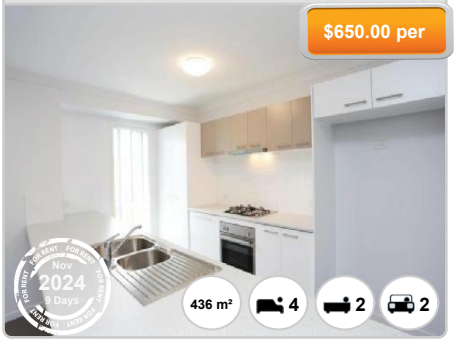
4 CHARLOTTE CRESCENT



24-28 LEMON GROVE



62 FIG TREE CIRCUIT



23 BRADMAN STREET

141-149 MARKWELL ROAD

29 STARWORT STREET

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