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SUBURB FLYOVER REPORT

CLYDE NORTH (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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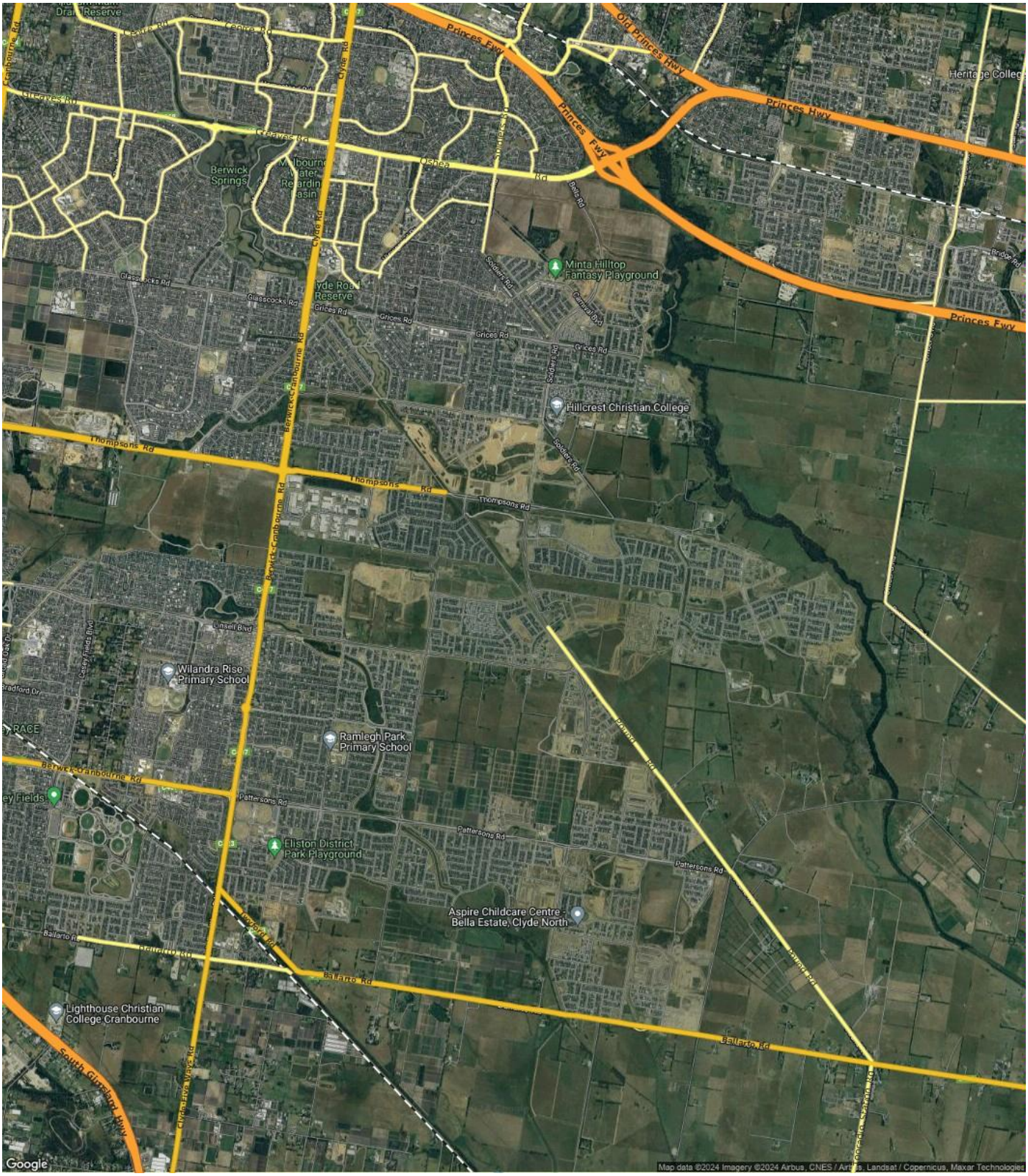
CLYDE NORTH - Suburb Map



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CLYDE NORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	3	$ 530,000	0.0 %	$ 106,000	$ 605,000
2007	1	$ 345,706	-34.8 %	$ 345,706	$ 345,706
2008	1	$ 205,000	-40.7 %	$ 205,000	$ 205,000
2009	3	$ 460,000	124.4 %	$ 415,600	$ 675,000
2010	104	$ 207,500	-54.9 %	$ 120,000	$ 550,000
2011	108	$ 230,456	11.1 %	$ 120,000	$ 3,450,000
2012	101	$ 288,000	25.0 %	$ 131,000	$ 4,200,000
2013	196	$ 368,500	28.0 %	$ 112,800	$ 850,000
2014	310	$ 369,900	0.4 %	$ 171,000	$ 950,000
2015	487	$ 300,000	-18.9 %	$ 110,000	$ 1,350,000
2016	744	$ 309,500	3.2 %	$ 162,412	$ 8,500,000
2017	744	$ 440,000	42.2 %	$ 208,000	$ 1,700,000
2018	437	$ 580,000	31.8 %	$ 205,077	$ 1,185,000
2019	562	$ 570,000	-1.7 %	$ 218,000	$ 1,838,000
2020	439	$ 605,000	6.1 %	$ 101,300	$ 1,600,000
2021	811	$ 660,000	9.1 %	$ 191,633	$ 3,500,000
2022	674	$ 731,500	10.8 %	$ 335,900	$ 2,420,000
2023	673	$ 720,000	-1.6 %	$ 427,080	$ 5,950,000
2024	600	$ 730,000	1.4 %	$ 340,000	$ 2,970,000

Median Sale Price

$730k

Based on 760 recorded House sales within the last 12 months (Oct '23 - Sep '24)

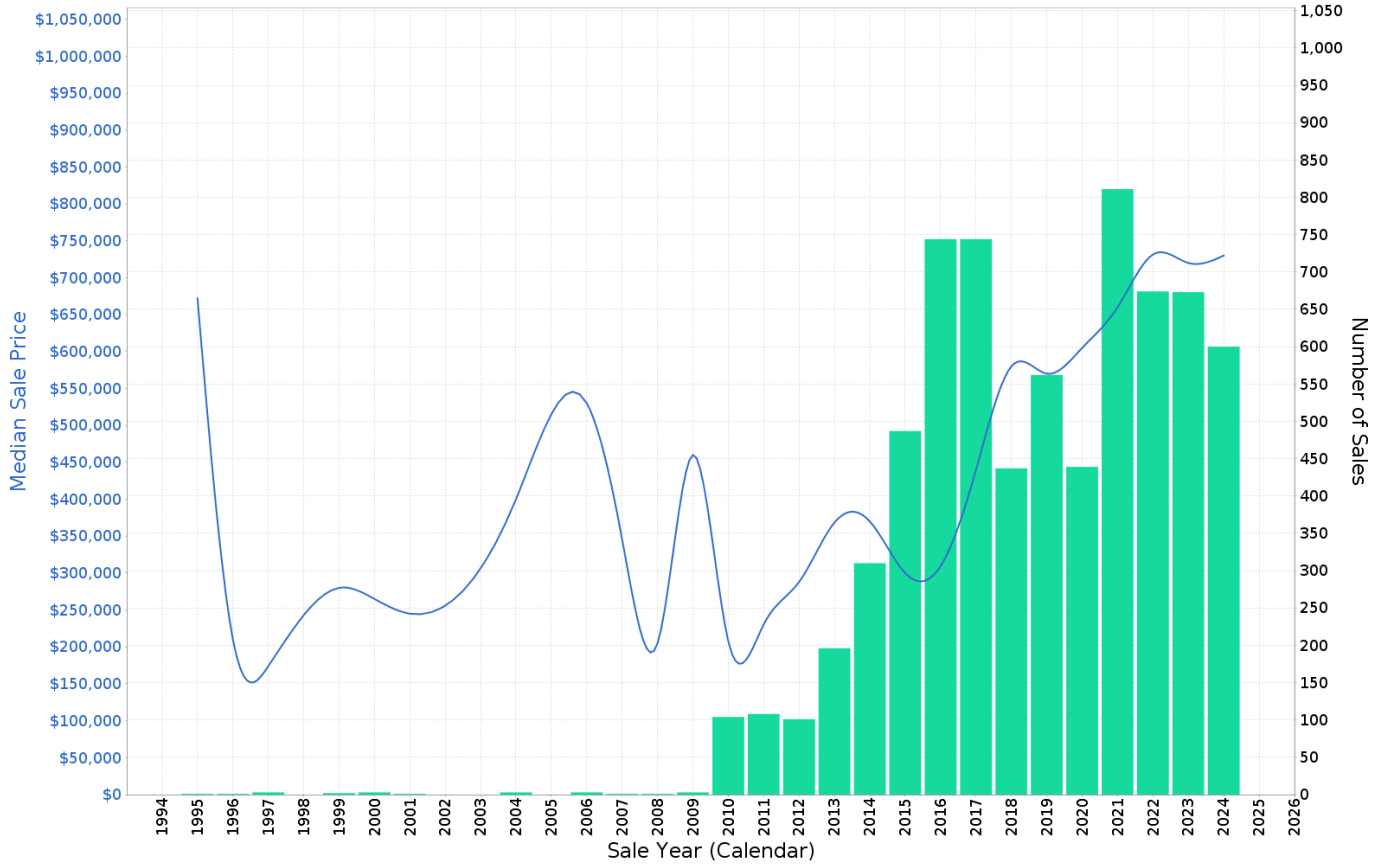
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.1%

Current Median Price: $730,000
Previous Median Price: $714,950

Based on 1392 recorded House sales compared over the last two rolling 12 month periods



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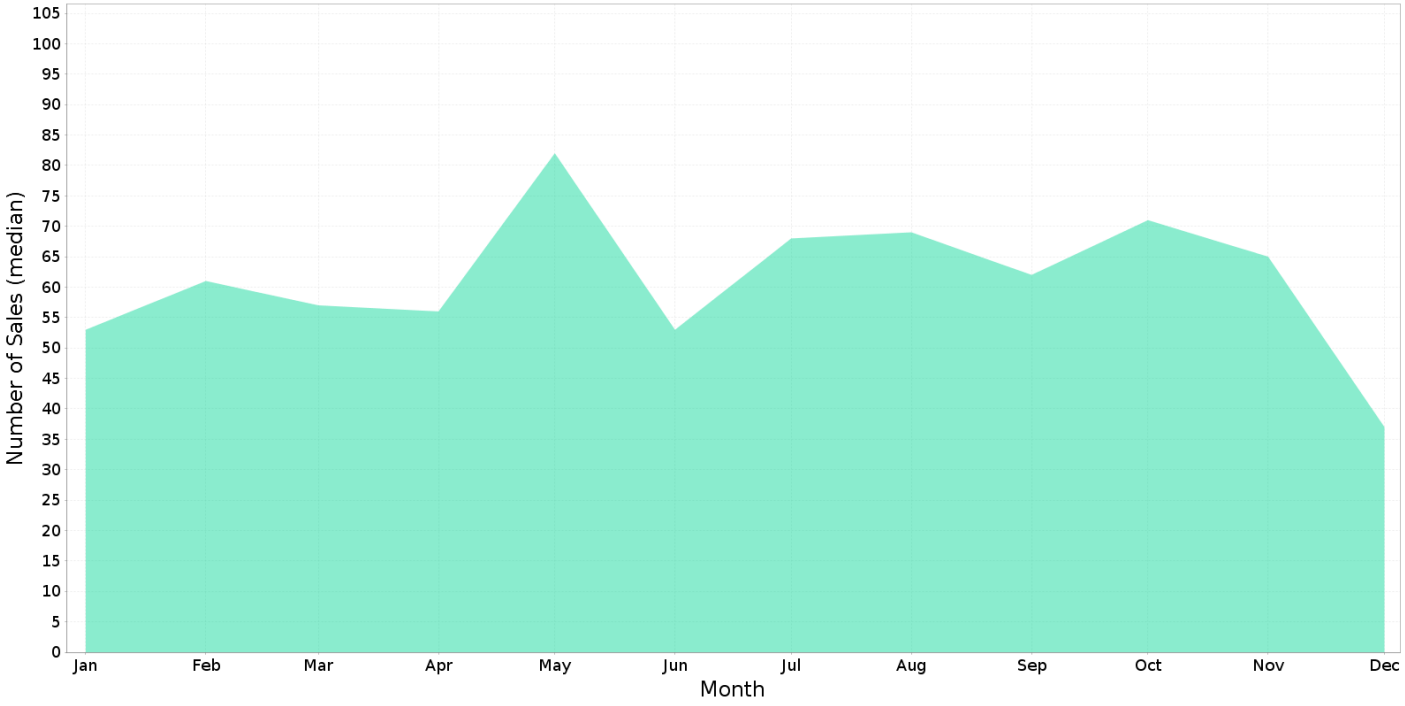
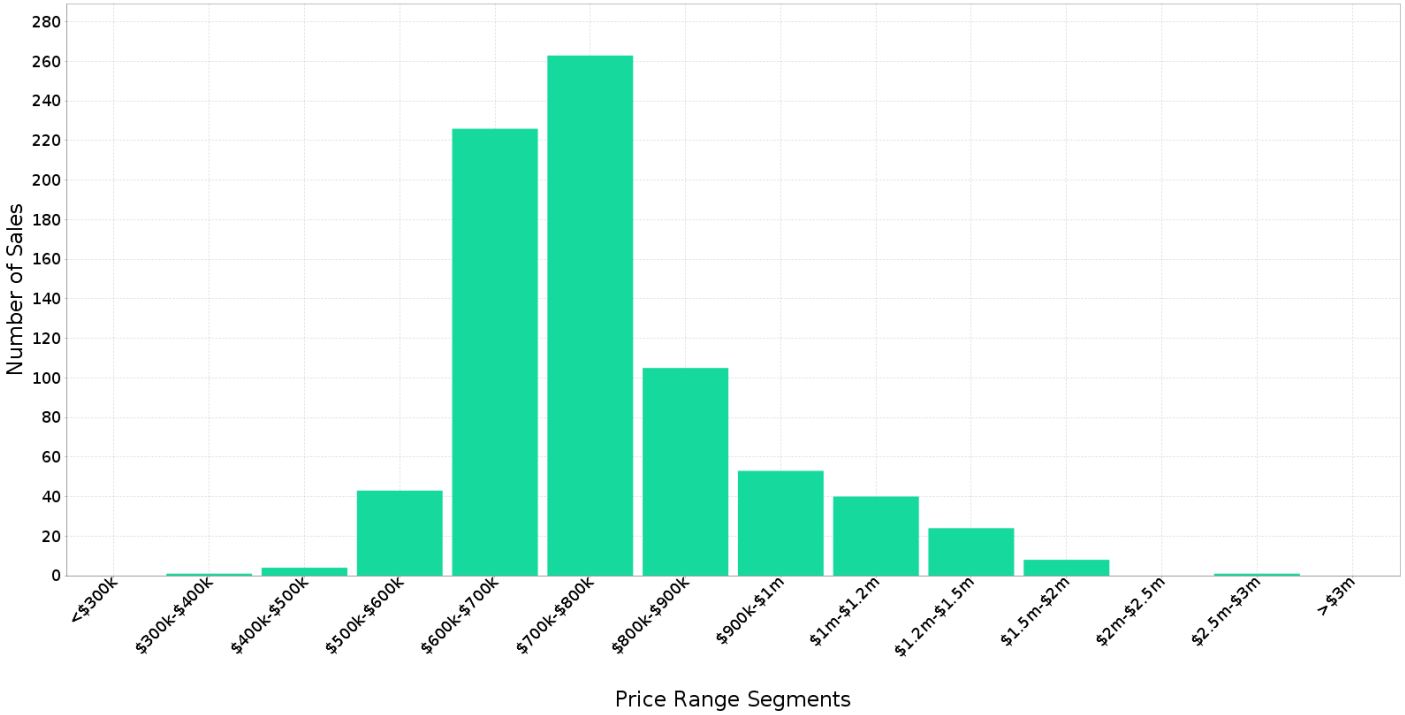
CLYDE NORTH - Peak Selling Periods (3 years)



CLYDE NORTH - Price Range Segments (12 months)



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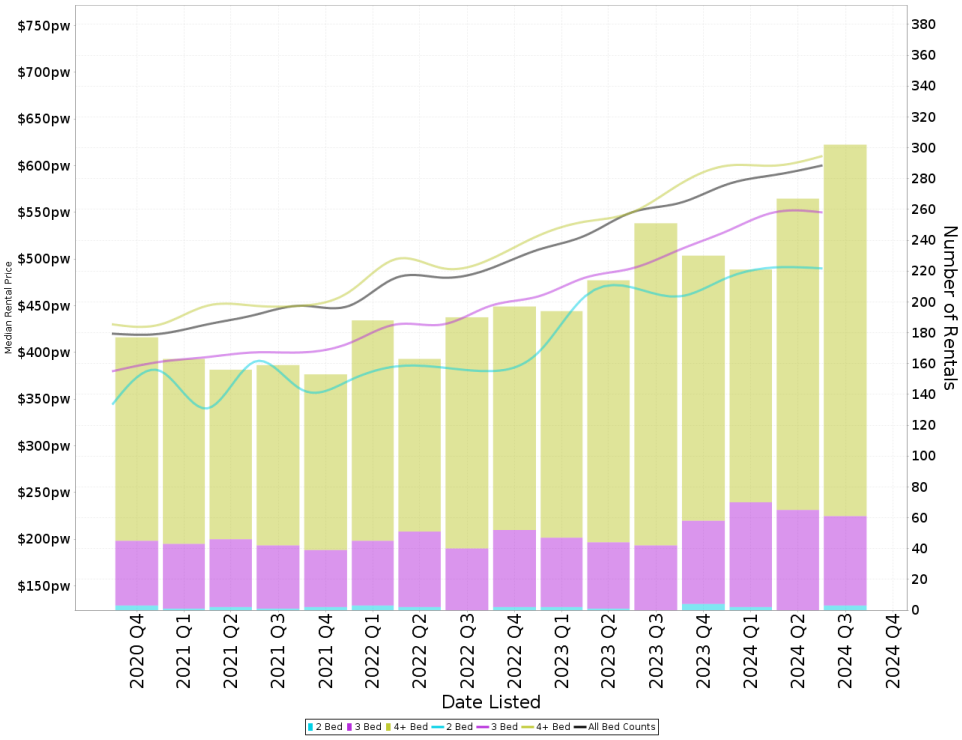
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.1%

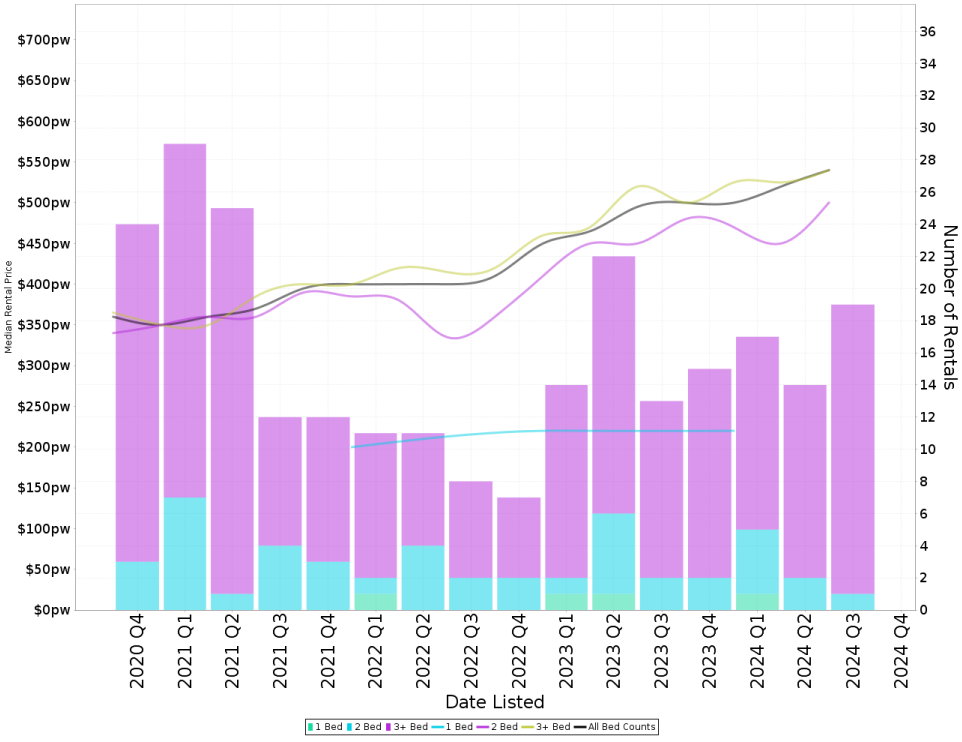
Current Median Price: $730,000
Previous Median Price: $714,950
Based on 1392 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: $730,000
Current Median Rent: $590
Based on 1020 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-14.5%

Current Median Price: $473,625
Previous Median Price: $554,000
Based on 35 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.8%

Current Median Price: $473,625
Current Median Rent: $525
Based on 65 registered Unit rentals compared over the last 12 months.

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CLYDE NORTH - Recently Sold Properties

Median Sale Price

$730k

Based on 760 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

+2.1%

Current Median Price: $730,000
Previous Median Price: $714,950

Based on 1392 recorded House sales compared over the last two rolling 12 month periods

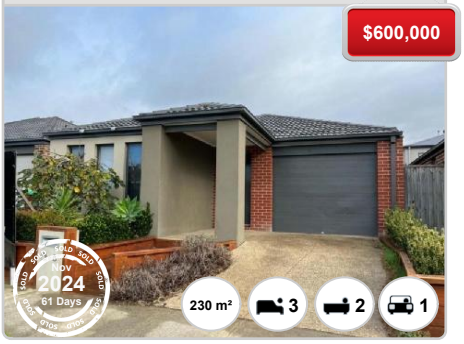
Sold Properties

760

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

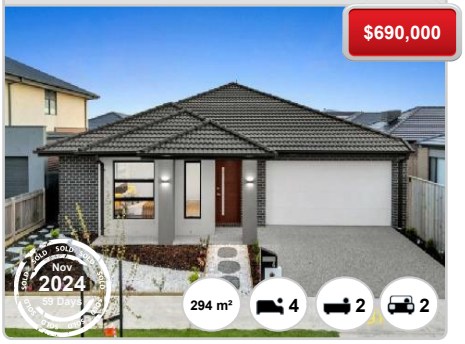
Based on a rolling 12 month period and may differ from calendar year statistics

6 BARCELONA AVE

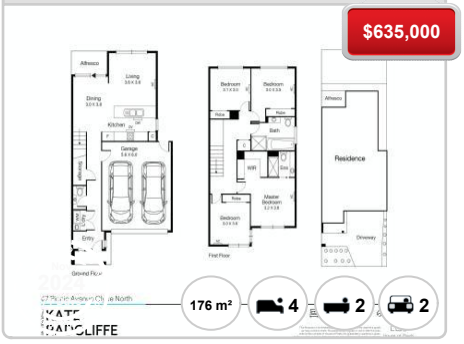


86 NEWGRANGE BVD

4 EQUALITY ST



67 PICNIC AVE



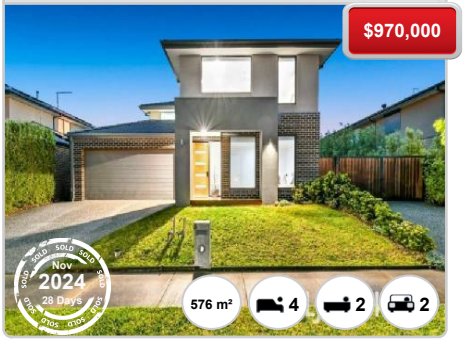
71 BURNBANK PDE

12 CORBETT ST

44 HAFLINGER AVE

54 GENERATION DR

5 MEDLOW WAY



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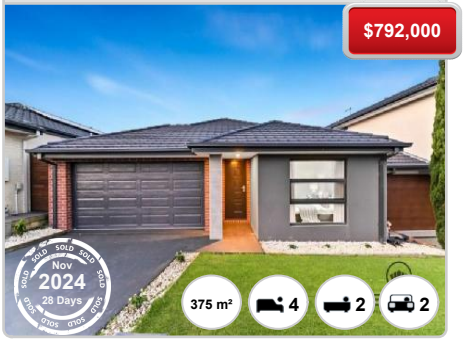
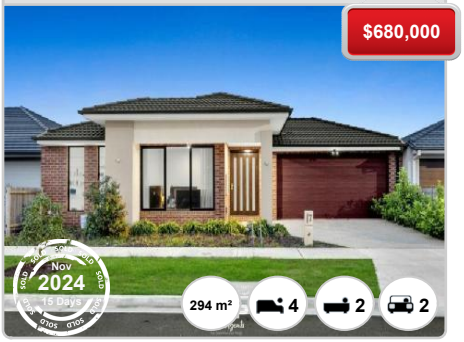
4 CORNHILL RD

42 MACUMBA DR

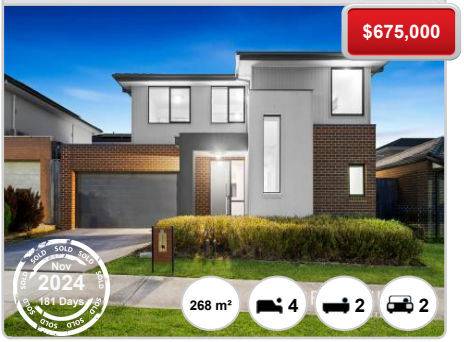
75 GRAZIERS CRES



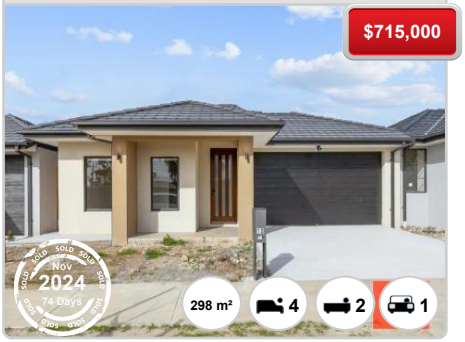
7 FAVERO ST



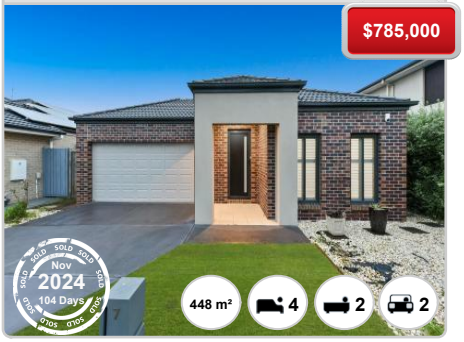
33 RITCHIE DR



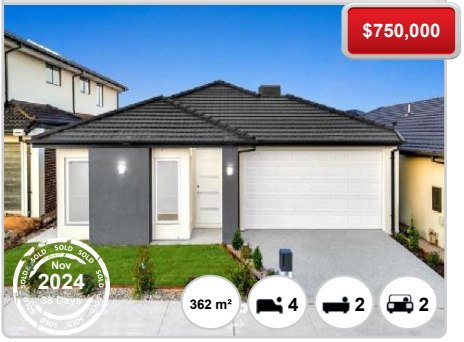
14 ECURB ST



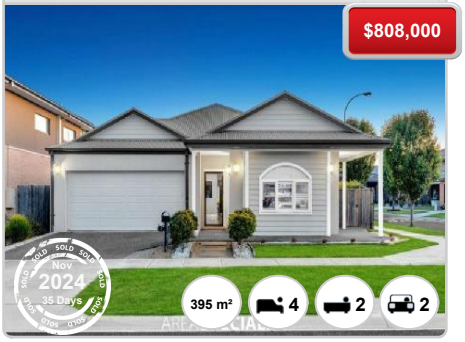
7 DAPPLE CRES



39 SHELL CL

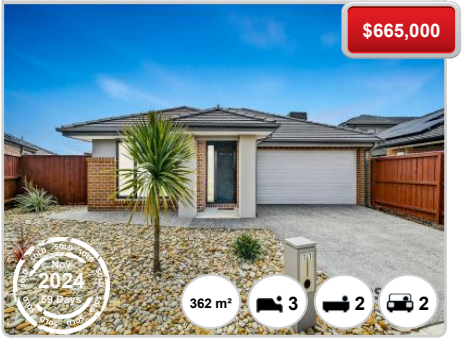


2 HALLYBURTON DR



52 KILMARNOCK WAY

11 SPIKE WAY



3 AUTY WAY

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CLYDE NORTH - Properties For Rent

Median Rental Price

$590 /w

Based on 1020 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

+4.2%

Current Median Price: $730,000
Current Median Rent: $590

Based on 760 recorded House sales and 1020 House rentals compared over the last 12 months

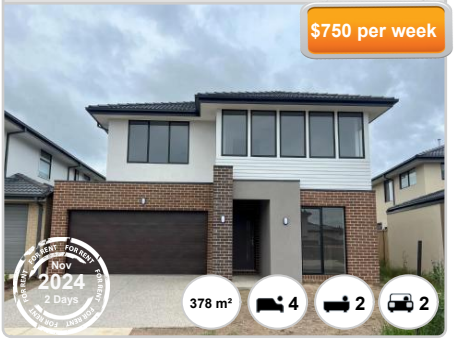
Number of Rentals

1020

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

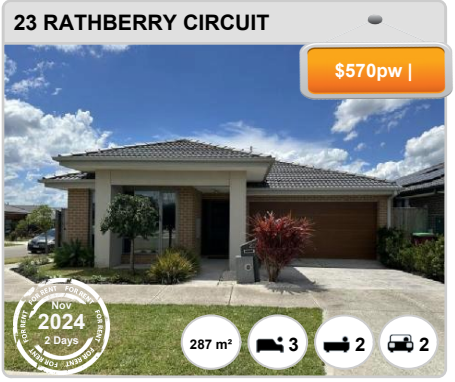
30 Burlina Boulevard



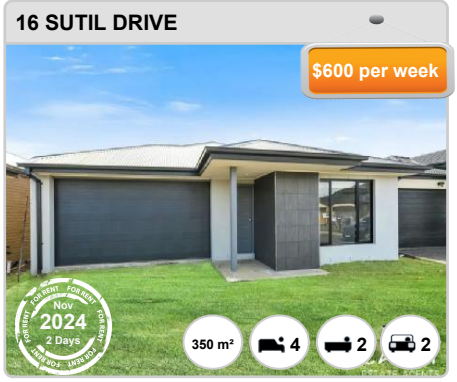
19 Garrison Loop

60 AEGEAN STREET

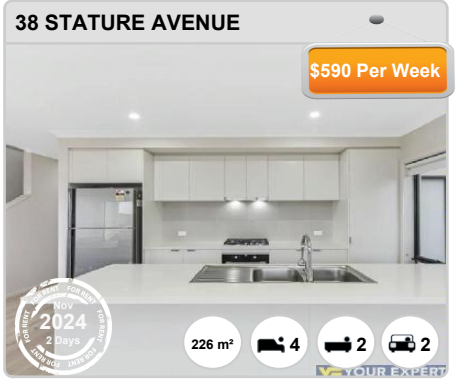
23 RATHBERRY CIRCUIT



16 SUTIL DRIVE



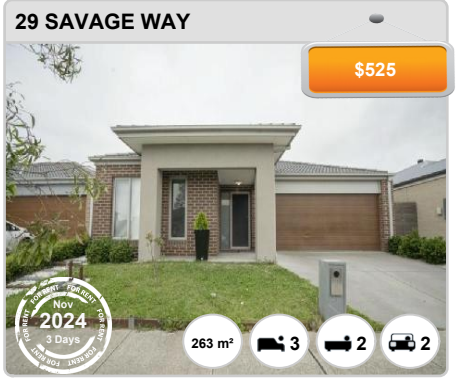
38 STATURE AVENUE



28 CARRADALE ROAD

21 BLACKHAZEL CRESCENT

29 SAVAGE WAY



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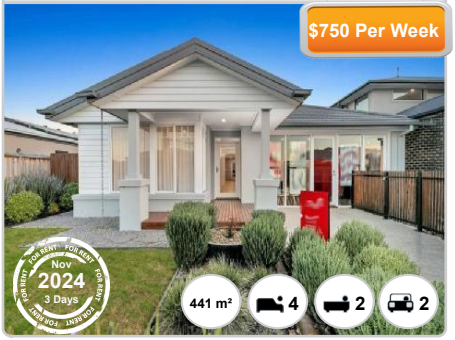
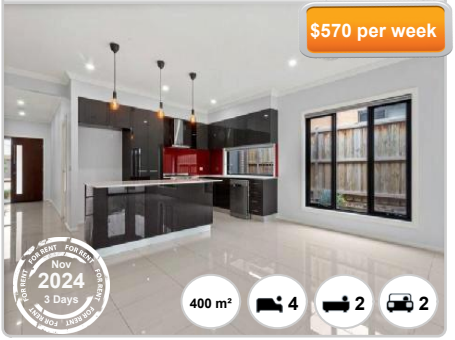
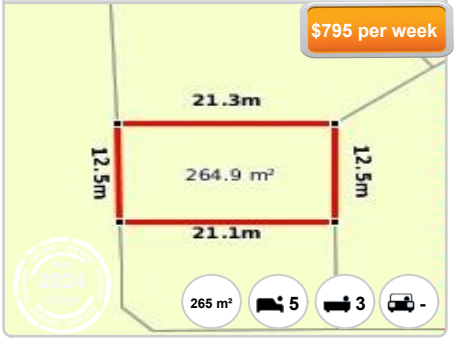
28 GRAZING WAY



35 TRAINERS WAY

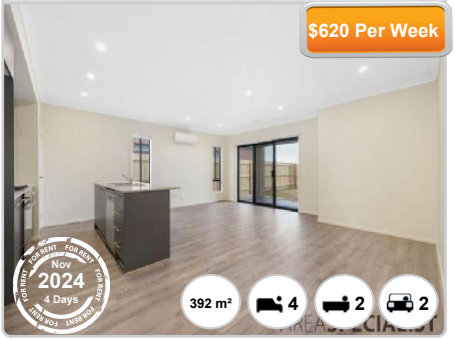


55 BORTHWICK PARADE

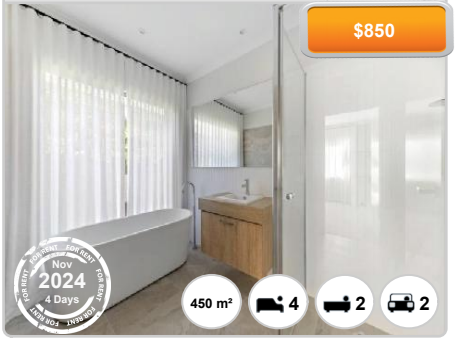


3 BOOROOLONG LANE

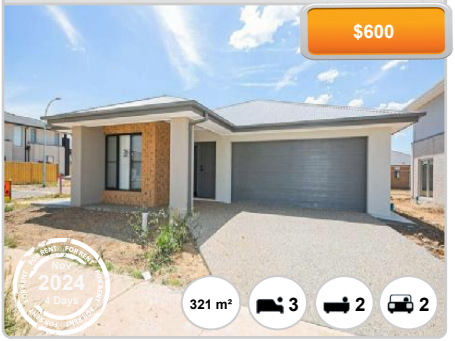
62 GENERATION DRIVE



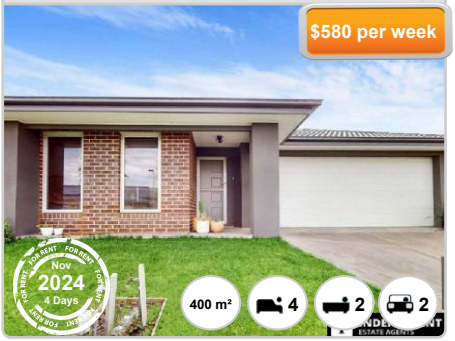
13 OCONNOR AVENUE



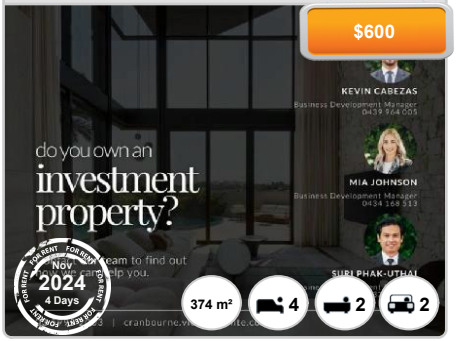
8 AUTY WAY



31 SANDYMOUNT DRIVE



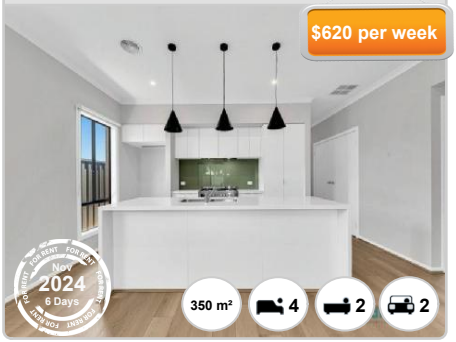
91 EVICA ROAD



22 COLONNADE STREET

6 QUINTINO WALK

16 VOYAGER PARADE



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