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SUBURB FLYOVER REPORT

CLYDE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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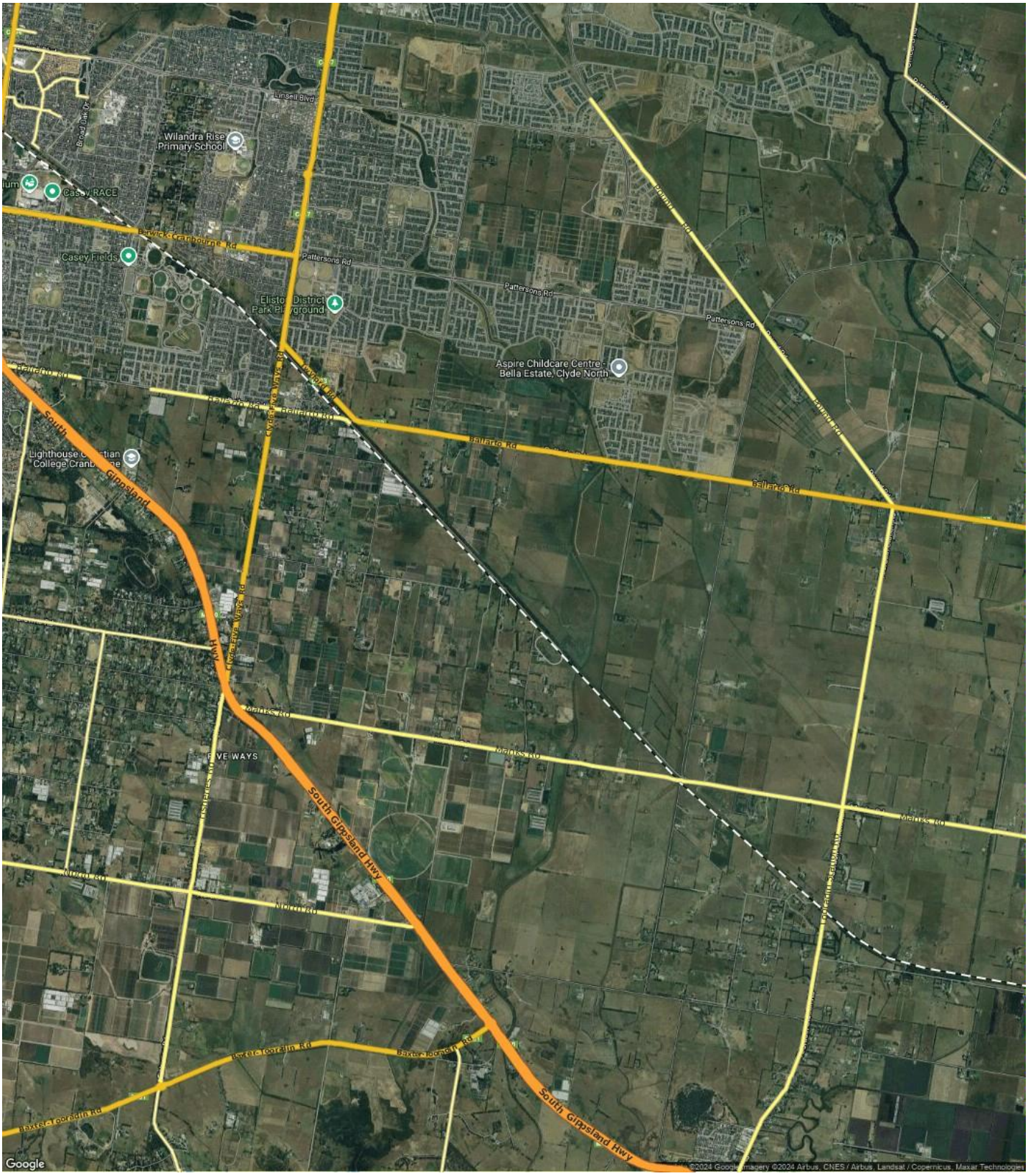
CLYDE - Suburb Map



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CLYDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	8	$ 444,000	0.0 %	$ 280,000	$ 700,000
2007	14	$ 430,000	-3.2 %	$ 180,000	$ 2,600,000
2008	7	$ 485,000	12.8 %	$ 255,000	$ 850,000
2009	11	$ 530,000	9.3 %	$ 340,000	$ 1,100,000
2010	15	$ 225,000	-57.5 %	$ 184,900	$ 1,100,000
2011	10	$ 253,900	12.8 %	$ 153,000	$ 1,573,000
2012	32	$ 164,450	-35.2 %	$ 110,000	$ 1,090,000
2013	38	$ 262,500	59.6 %	$ 102,500	$ 800,000
2014	53	$ 283,000	7.8 %	$ 110,073	$ 7,000,000
2015	48	$ 382,500	35.2 %	$ 169,900	$ 7,070,000
2016	49	$ 441,000	15.3 %	$ 110,000	$ 7,850,000
2017	112	$ 458,000	3.9 %	$ 280,000	$ 5,020,000
2018	127	$ 487,500	6.4 %	$ 45,828	$ 11,000,000
2019	175	$ 550,000	12.8 %	$ 161,020	$ 8,250,000
2020	214	$ 579,950	5.4 %	$ 355,000	$ 4,200,000
2021	341	$ 619,900	6.9 %	$ 312,000	$ 18,750,000
2022	316	$ 685,000	10.5 %	$ 200,000	$ 23,888,000
2023	278	$ 679,950	-0.7 %	$ 135,000	$ 1,570,000
2024	294	$ 690,000	1.5 %	$ 300,000	$ 5,000,000

Median Sale Price

$690k

Based on 364 recorded House sales within the last 12 months (Oct '23 - Sep '24)

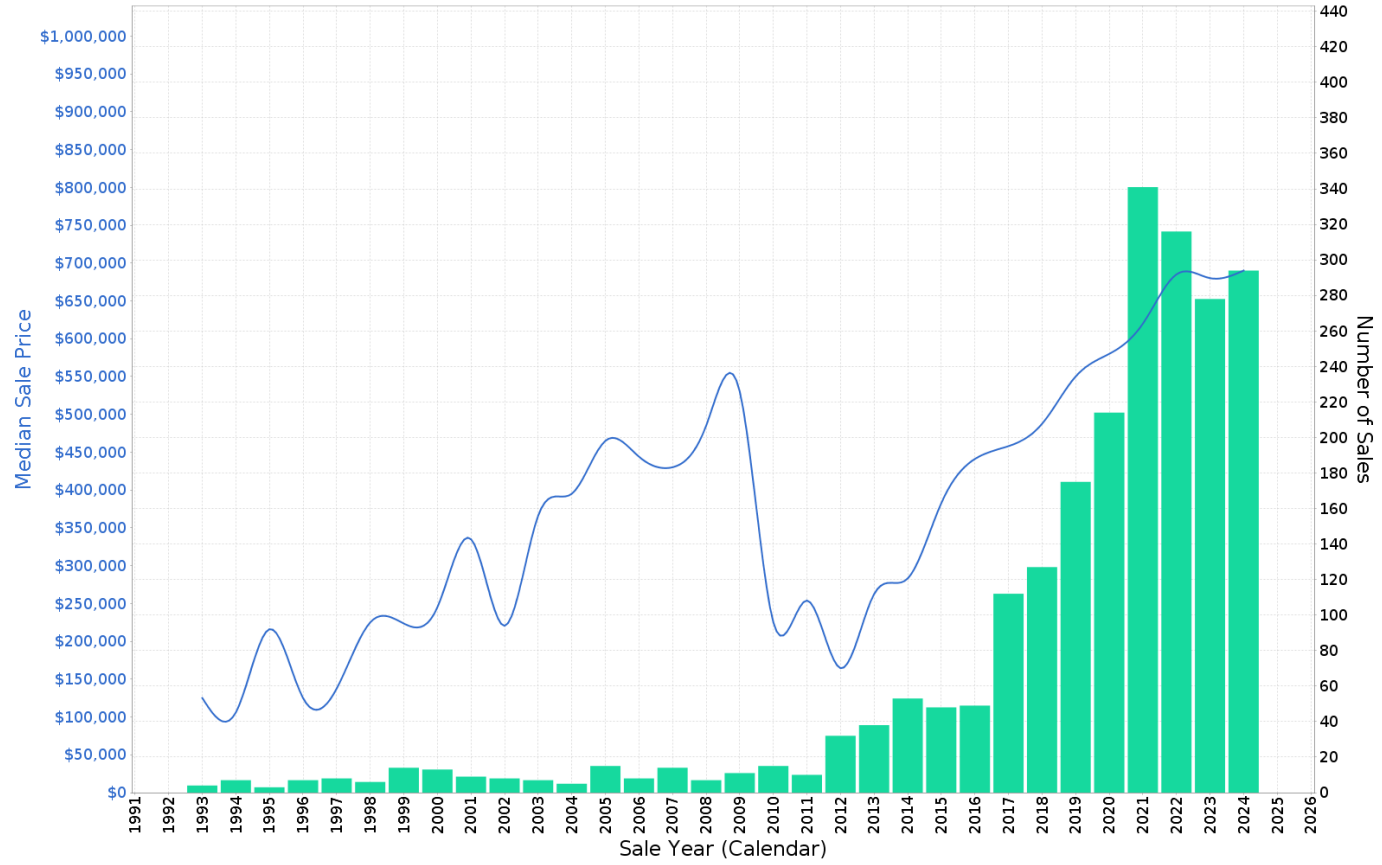
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.0%

Current Median Price: $690,000
Previous Median Price: $676,250

Based on 632 recorded House sales compared over the last two rolling 12 month periods



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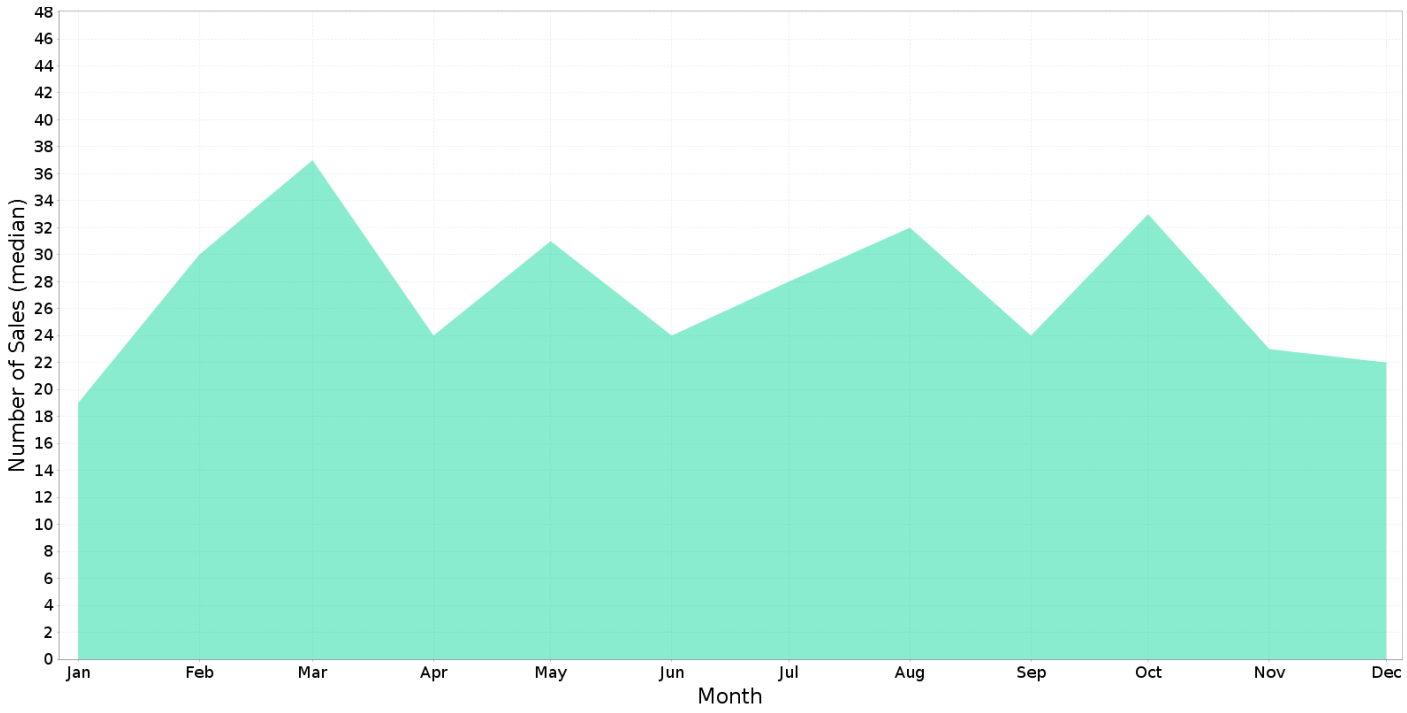
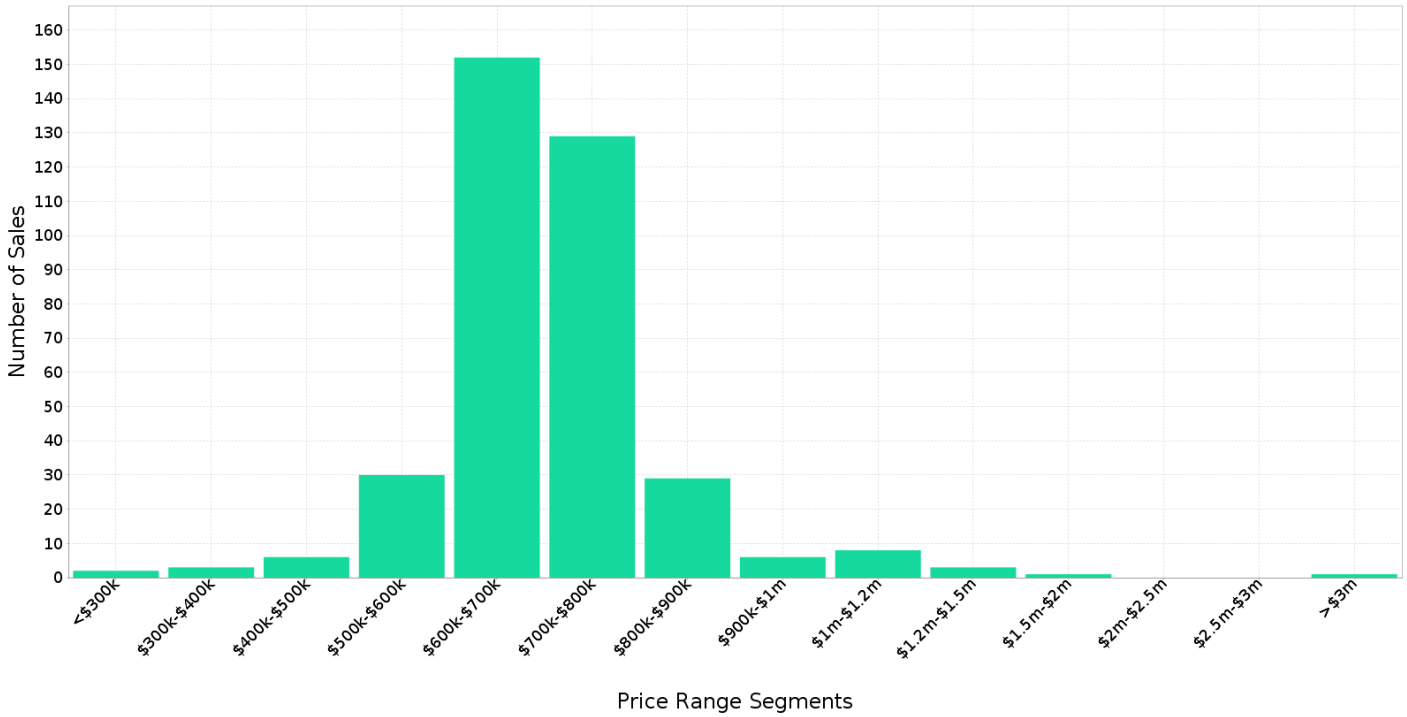
CLYDE - Peak Selling Periods (3 years)



CLYDE - Price Range Segments (12 months)



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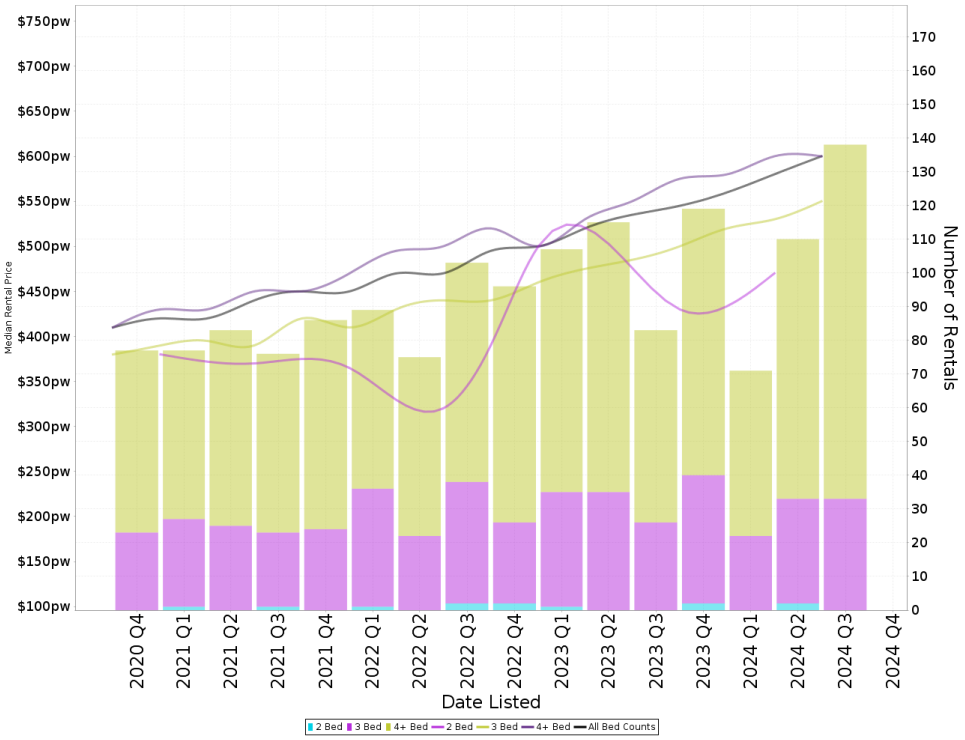
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.0%

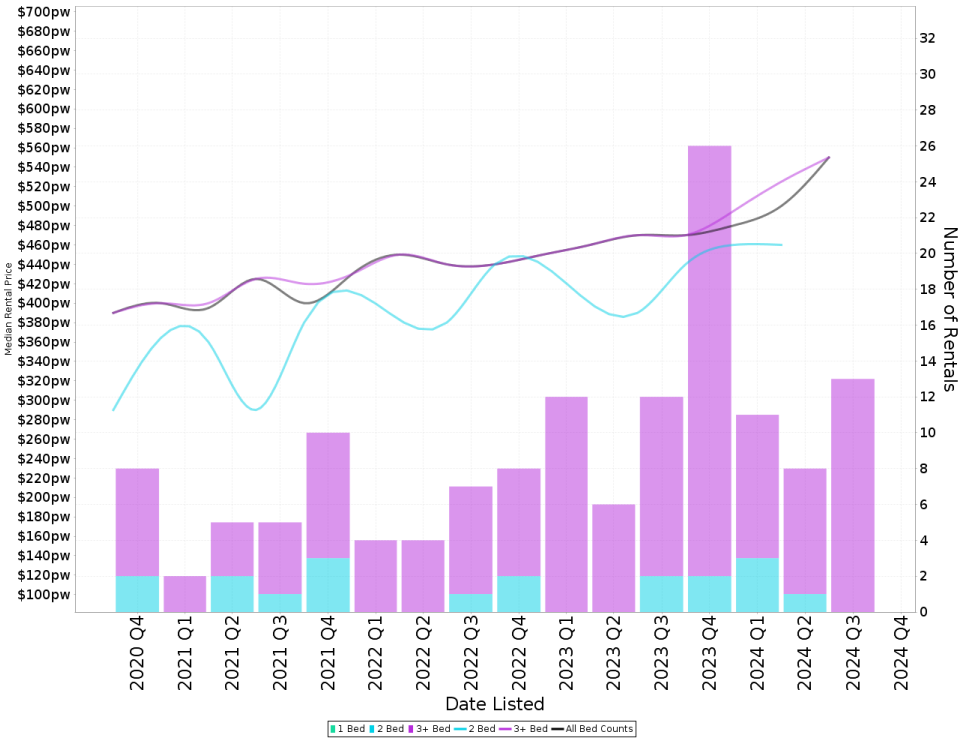
Current Median Price: $690,000
Previous Median Price: $676,250
Based on 632 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $690,000
Current Median Rent: $580
Based on 438 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+21.1%

Current Median Price: $575,000
Previous Median Price: $475,000
Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $575,000
Current Median Rent: $490
Based on 58 registered Unit rentals compared over the last 12 months.

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CLYDE - Recently Sold Properties

Median Sale Price

$690k

Based on 364 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

+2.0%

Current Median Price: $690,000
Previous Median Price: $676,250

Based on 632 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

364

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

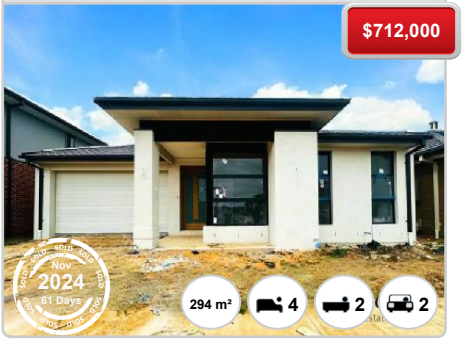
13 LYGON AVE

40 REEF CCT

11 SWANSTON ST

3 BASILICO ST

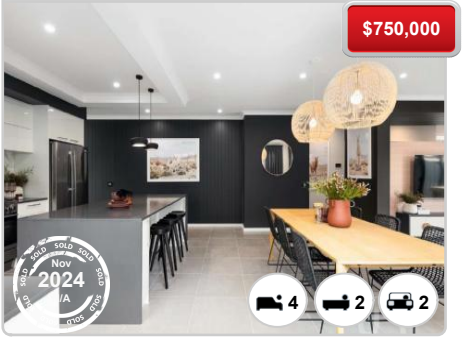
7 VIVACE AVE



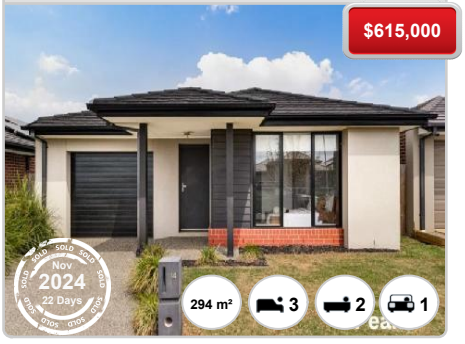
17 MILFORD ST

13 CAVENDISH AVE

84 KARULA CCT



14 FLANKER WAY



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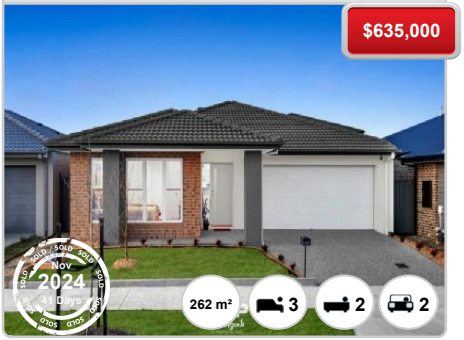
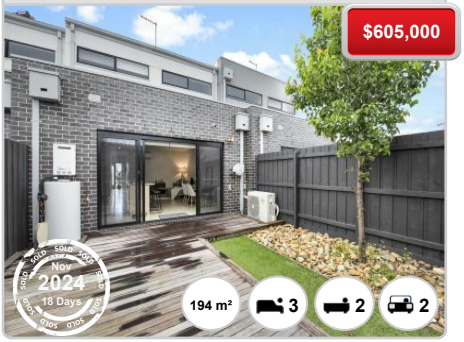
17 GLACIER RD



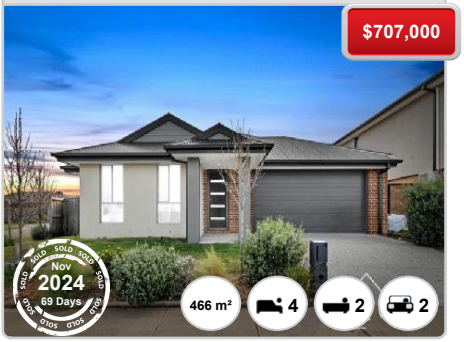
27 OVERTURE ST

37 PASADENA BVD

4 CHERRY TREE LANE

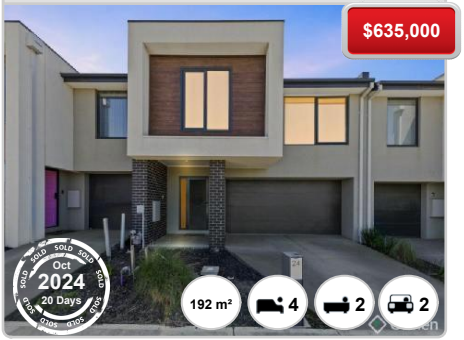


8 CECIL LANE



28 VERBENA BVD

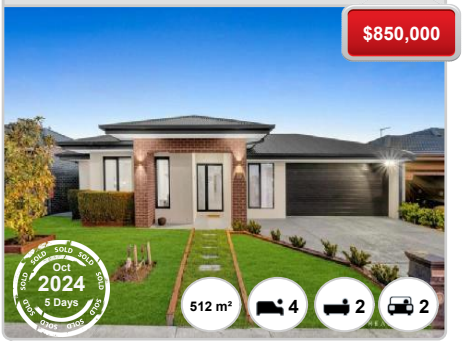
24 APIUM ST



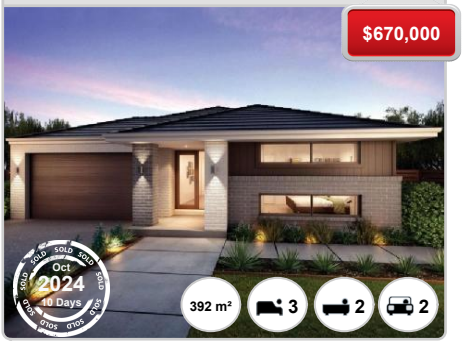
15 BELLAVITA AVE

18 TRICKETT ST

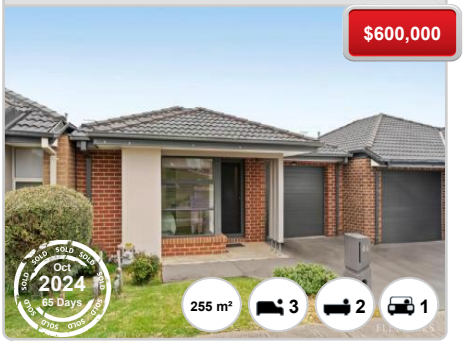
4 MCCLEAN AVE



18 AYREDALE ST



66 BONA VISTA RISE



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CLYDE - Properties For Rent

Median Rental Price

$580 /w

Based on 438 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

+4.4%

Current Median Price: $690,000
Current Median Rent: $580

Based on 364 recorded House sales and 438 House rentals compared over the last 12 months

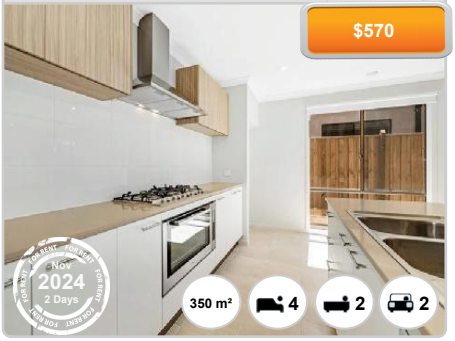
Number of Rentals

438

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

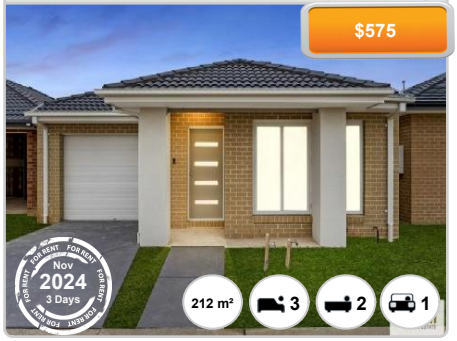
Based on a rolling 12 month period and may differ from calendar year statistics

40 BOWLER AVENUE



22 BULLER AVENUE

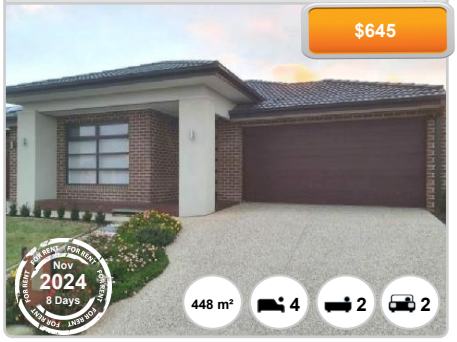
16 TARANTO STREET



6 FORTITUDE CIRCUIT

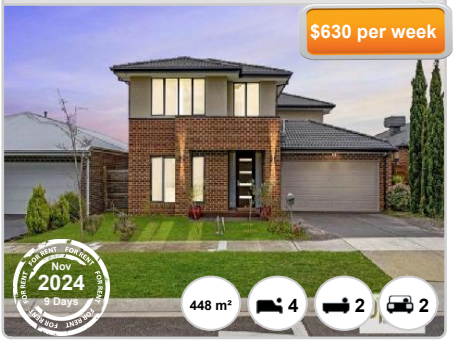
17 POWLETT DRIVE

24 POWLETT DRIVE

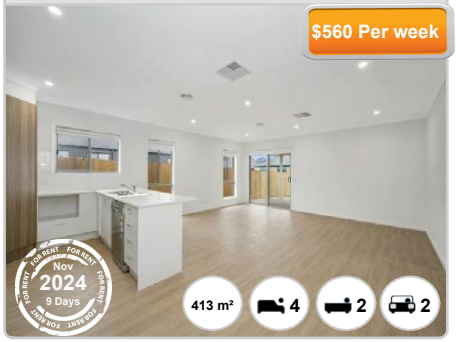


44 FRODO CIRCUIT

17 YARRA STREET



23 GARRARD CRESCENT



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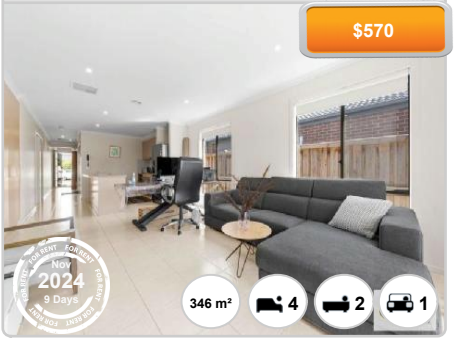
43 ASHTEAD STREET

88 BIMBERRY CIRCUIT

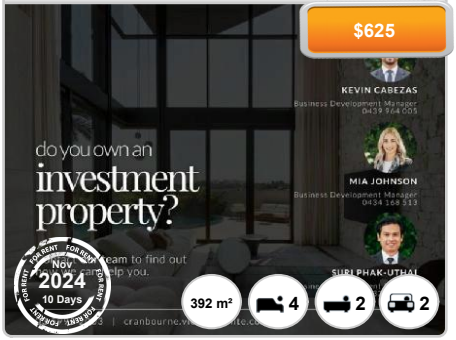


3 MERTON AVENUE

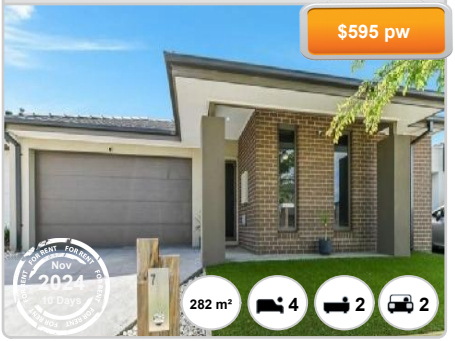
40 REMEDY DRIVE

9 TIN ALLEY AVENUE

70 ATHLETIC CIRCUIT



7 GRATTAN STREET



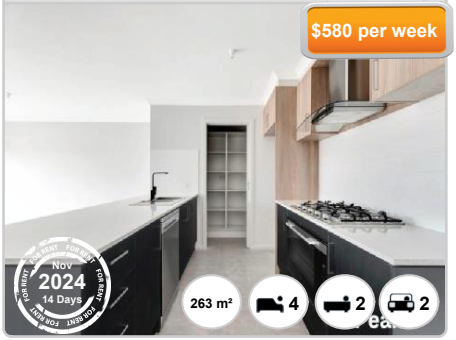
9 NORTHUMBERLAND ROAD

17 YOHO ROAD

11 ASHCROFT AVENUE

46 ABUNDANCE CIRCUIT

52 REEF CIRCUIT



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