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SUBURB FLYOVER REPORT

CRANBOURNE EAST (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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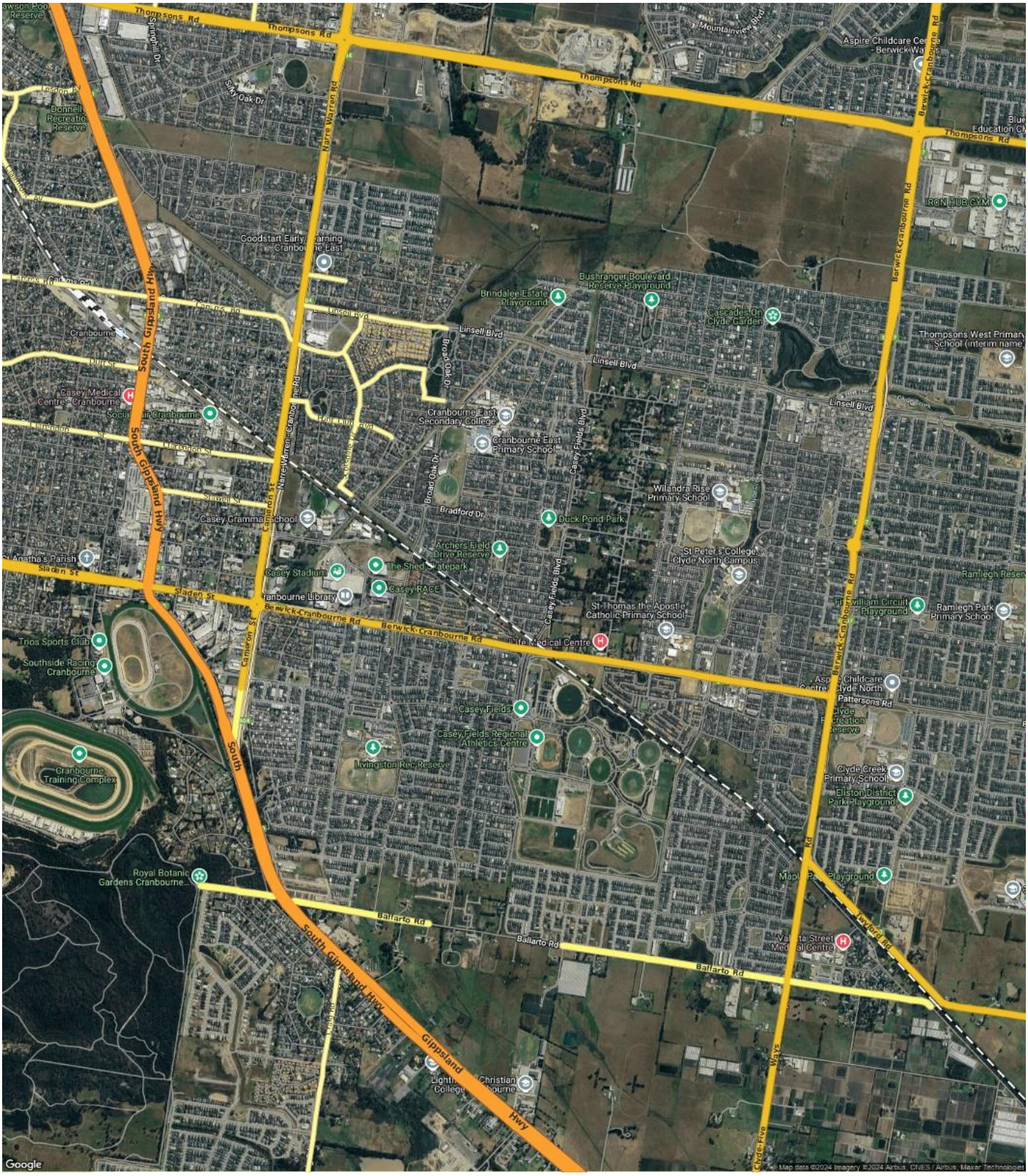
CRANBOURNE EAST - Suburb Map



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CRANBOURNE EAST - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	195	$ 155,000	0.0 %	$ 89,000	$ 830,000
2007	266	$ 190,000	22.6 %	$ 55,000	$ 1,150,000
2008	261	$ 230,000	21.1 %	$ 119,000	$ 925,000
2009	363	$ 235,000	2.2 %	$ 135,000	$ 1,250,000
2010	268	$ 320,000	36.2 %	$ 95,000	$ 1,200,000
2011	257	$ 349,950	9.4 %	$ 59,000	$ 1,950,000
2012	212	$ 360,000	2.9 %	$ 69,114	$ 1,000,000
2013	290	$ 372,676	3.5 %	$ 69,114	$ 1,200,000
2014	311	$ 395,000	6.0 %	$ 69,114	$ 3,000,000
2015	382	$ 427,250	8.2 %	$ 69,114	$ 5,290,000
2016	452	$ 460,625	7.8 %	$ 69,114	$ 2,875,000
2017	465	$ 540,000	17.2 %	$ 337,500	$ 2,200,000
2018	327	$ 575,000	6.5 %	$ 351,500	$ 4,800,000
2019	327	$ 568,000	-1.2 %	$ 220,000	$ 2,250,000
2020	286	$ 588,500	3.6 %	$ 400,000	$ 1,400,000
2021	454	$ 670,000	13.8 %	$ 412,850	$ 2,450,000
2022	333	$ 720,000	7.5 %	$ 438,000	$ 6,000,000
2023	331	$ 710,000	-1.4 %	$ 100,000	$ 7,425,000
2024	291	$ 720,000	1.4 %	$ 273,333	$ 1,350,000

Median Sale Price

$718k

Based on 377 recorded House sales within the last 12 months (Oct '23 - Sep '24)

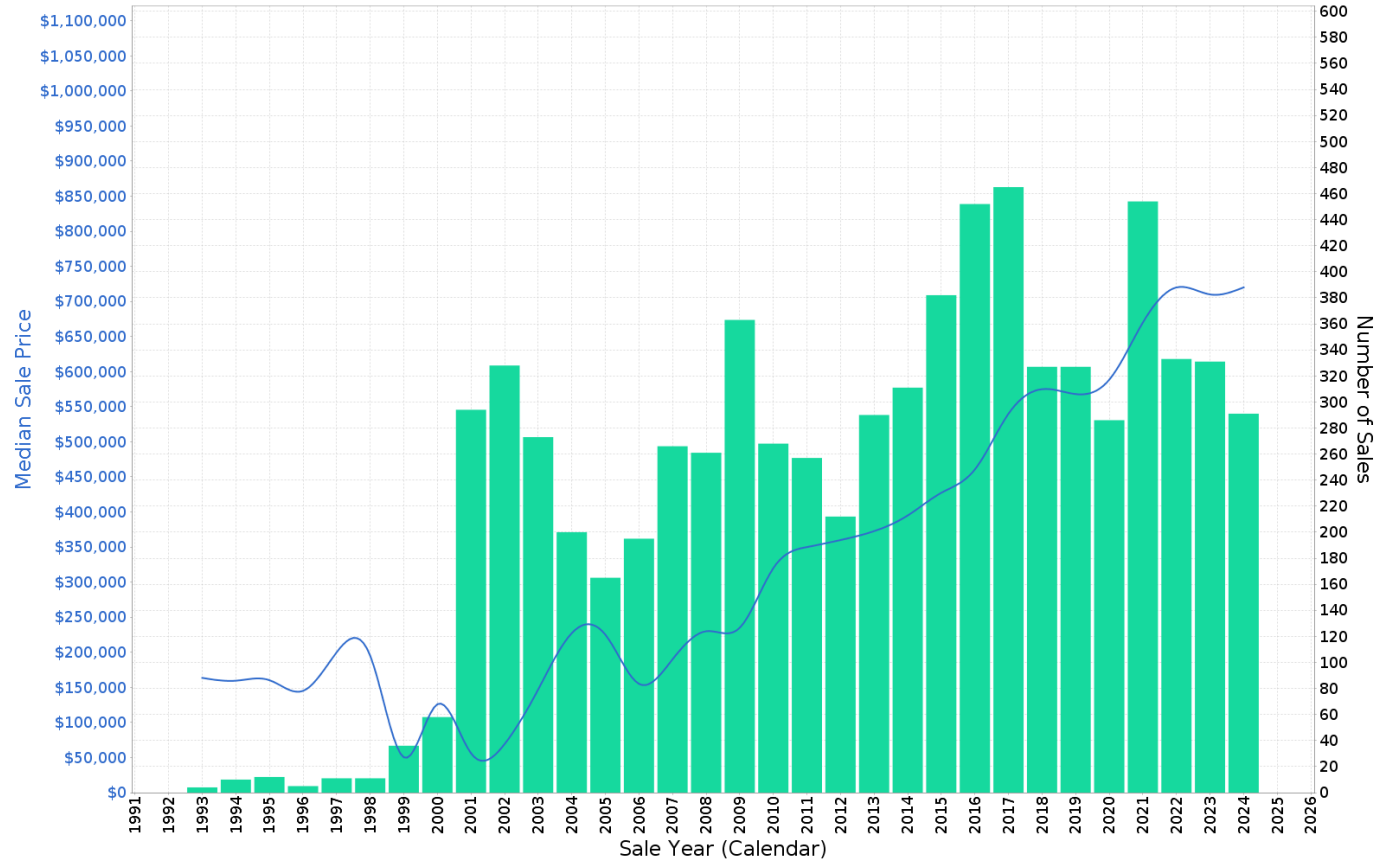
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+1.1%

Current Median Price: $718,000
Previous Median Price: $710,000

Based on 678 recorded House sales compared over the last two rolling 12 month periods



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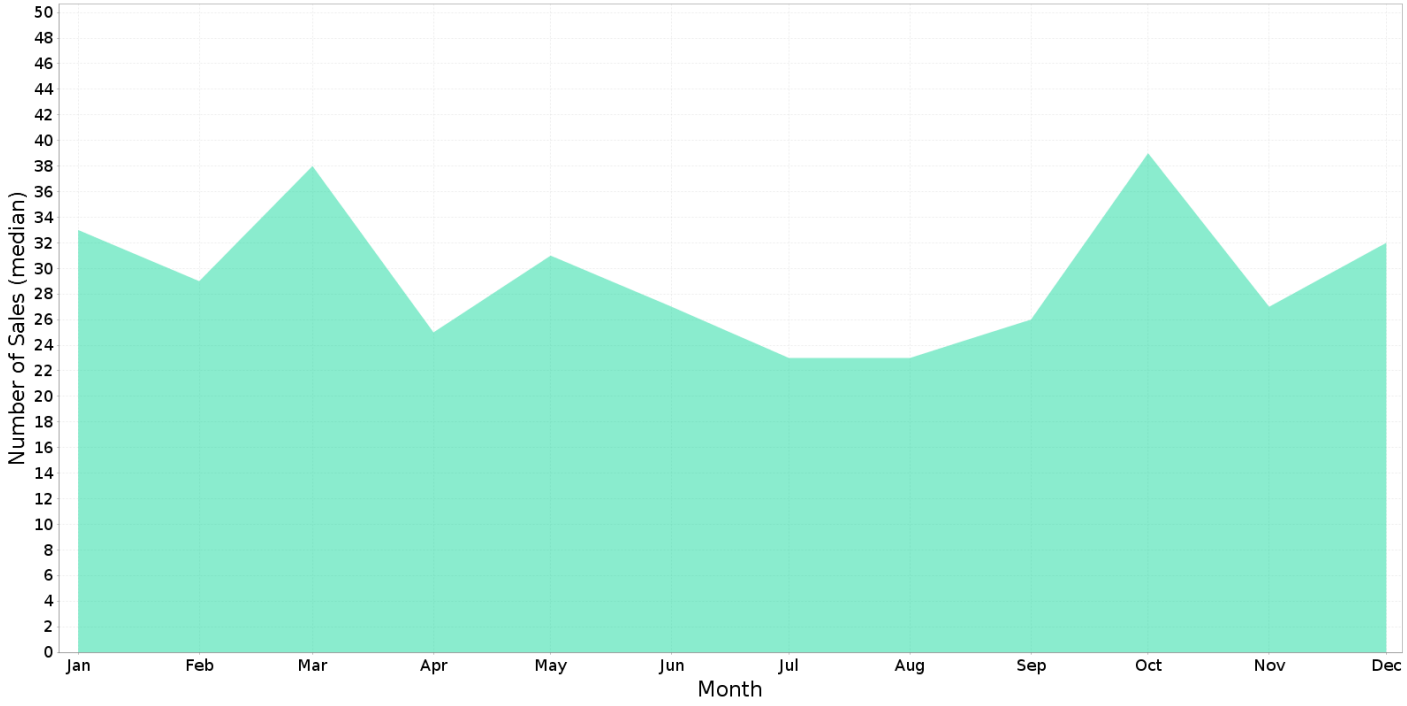
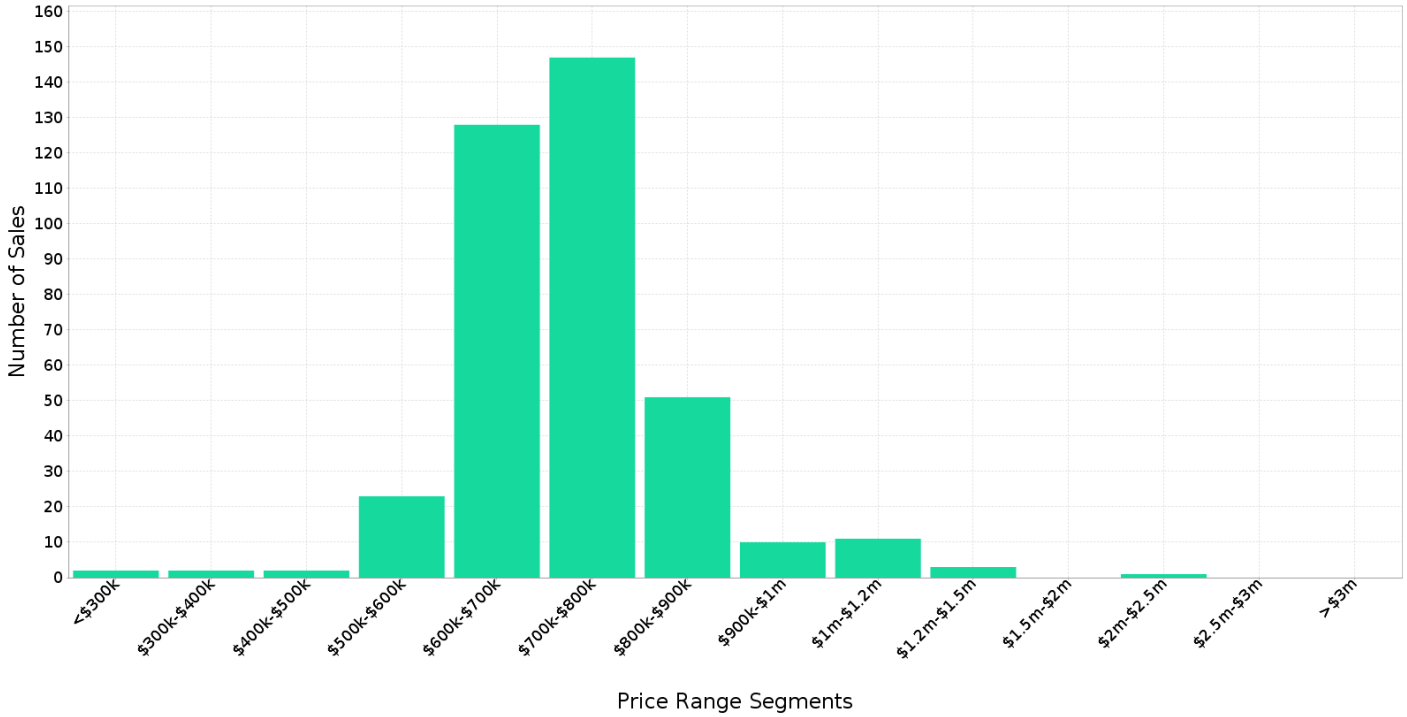
CRANBOURNE EAST - Peak Selling Periods (3 years)



CRANBOURNE EAST - Price Range Segments (12



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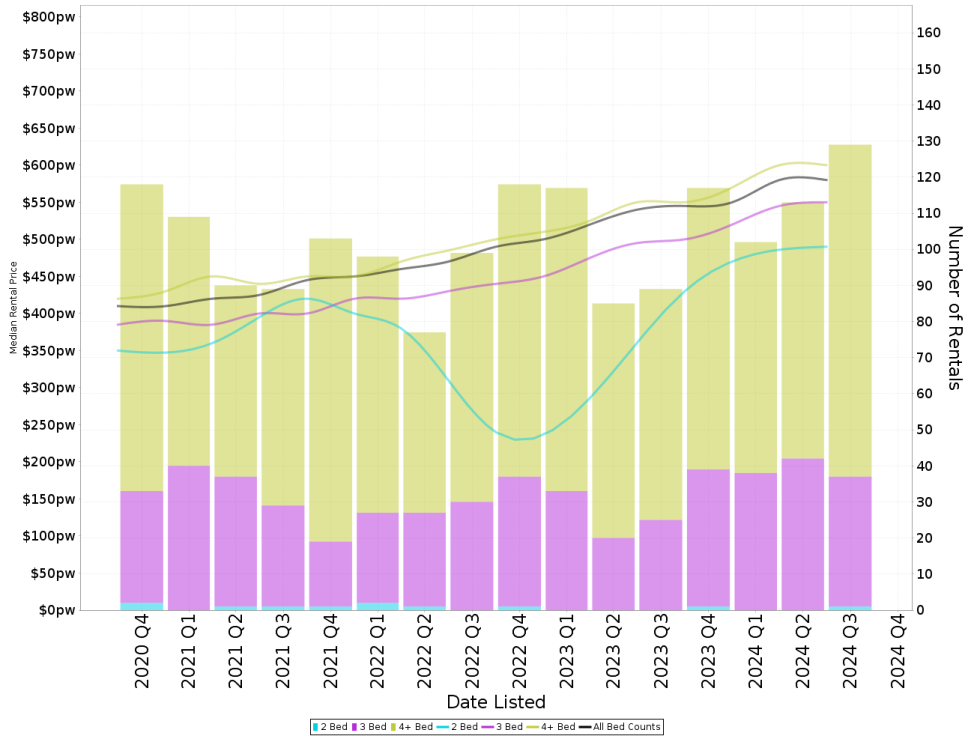
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.1%

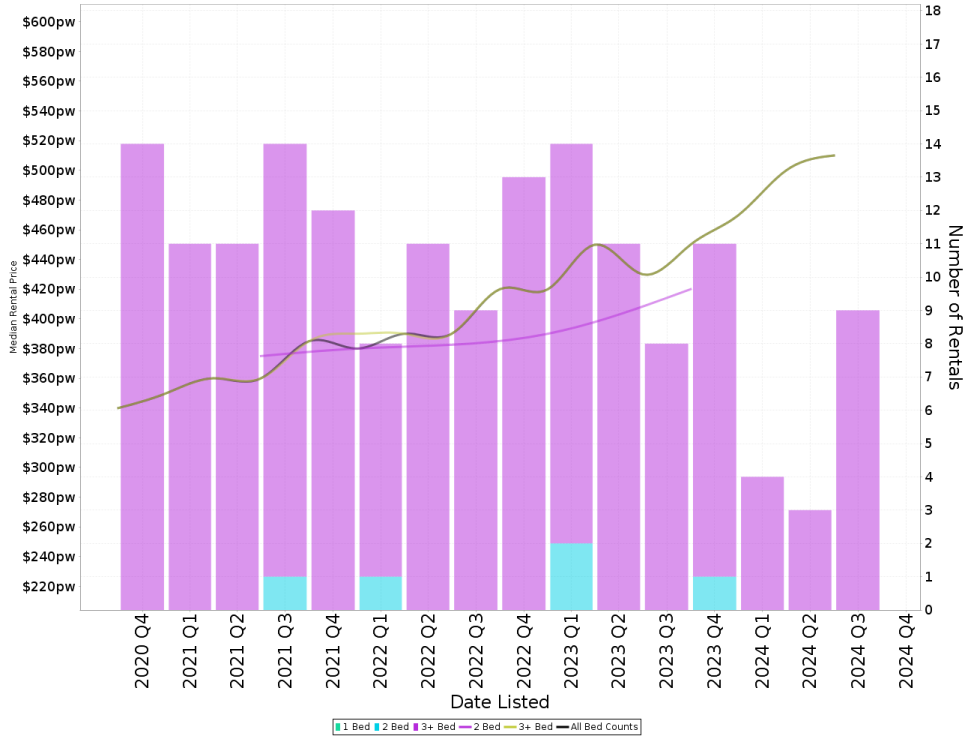
Current Median Price: $718,000
Previous Median Price: $710,000
Based on 678 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: $718,000
Current Median Rent: $570
Based on 461 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

0.0%

Current Median Price: $505,000
Previous Median Price: $505,000
Based on 47 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.1%

Current Median Price: $505,000
Current Median Rent: $500
Based on 27 registered Unit rentals compared over the last 12 months.

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CRANBOURNE EAST - Recently Sold Properties

Median Sale Price

$718k

Based on 377 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

+1.1%

Current Median Price: $718,000
Previous Median Price: $710,000

Based on 678 recorded House sales compared over the last two rolling 12 month periods

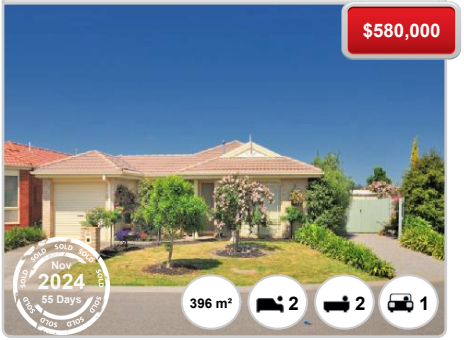
Sold Properties

377

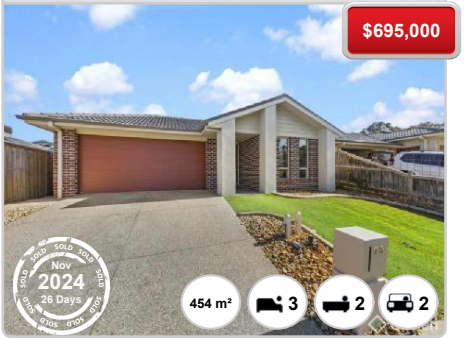
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

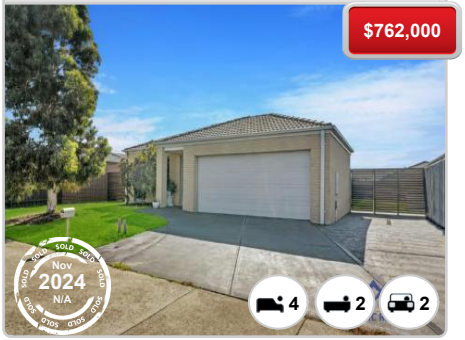
13 CAMBRIDGE CL



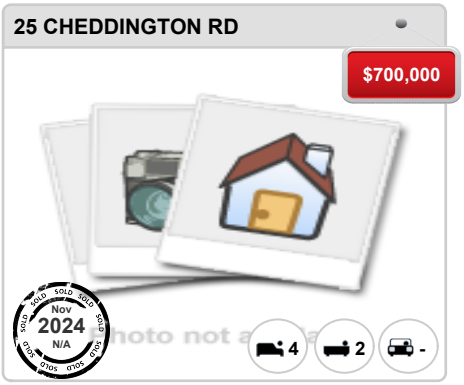
79 DONOHUE ST



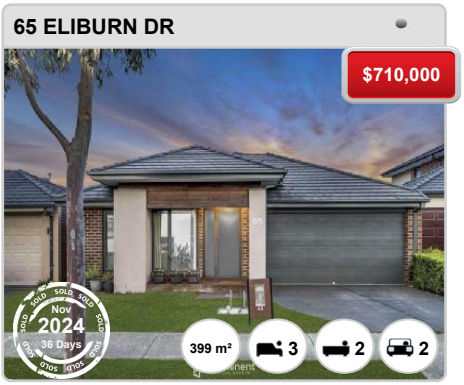
94 LINSELL BVD SERVICE RD



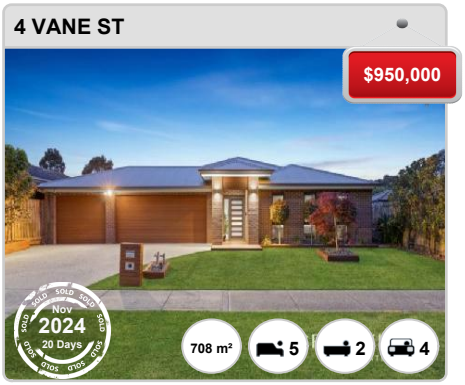
25 CHEDDINGTON RD



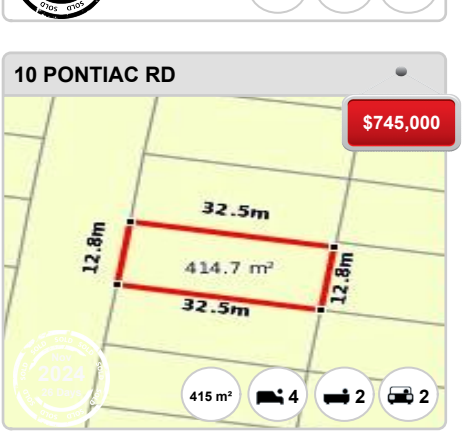
65 ELIBURN DR



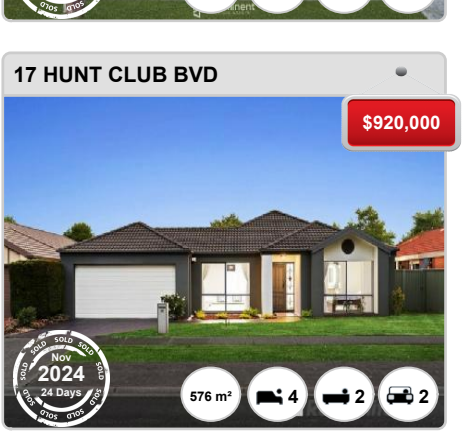
4 VANE ST



10 PONTIAC RD



17 HUNT CLUB BVD



22 BERWICK-CRANBOURNE RD

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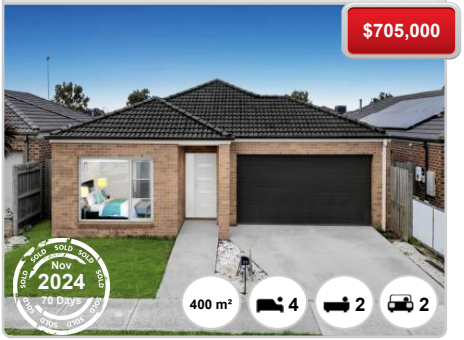
29 CADILLAC ST



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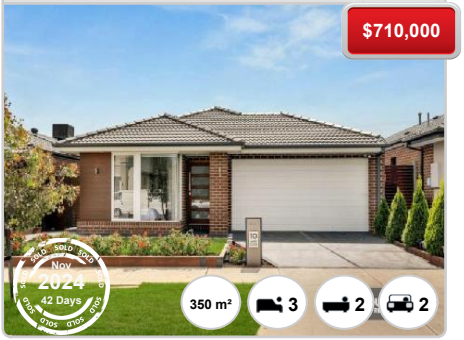
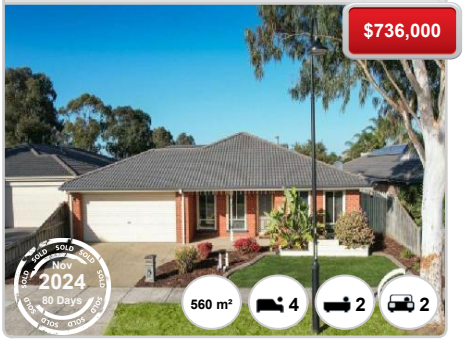


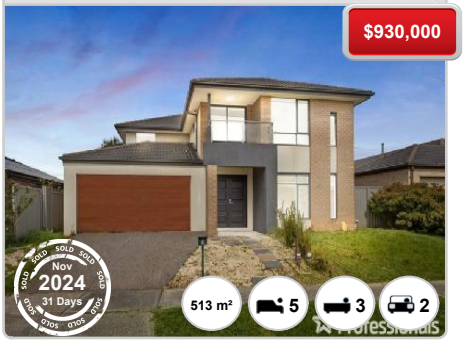
7 HOWE WAY



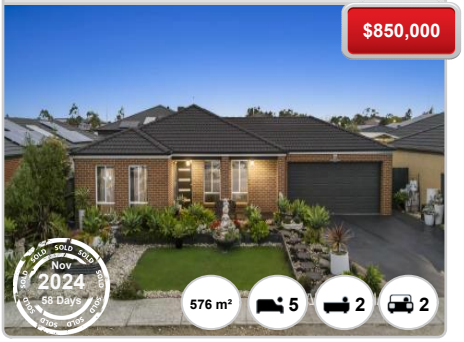
5 AQUITANE DR

2 ANICE ST

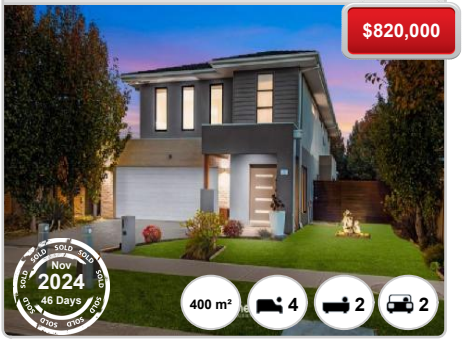
9 BEAUCHAMP WAY



18 PARKLINK DR



25 CORTULA RD

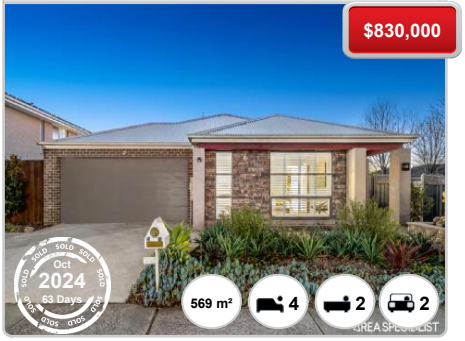


4 WILTSHIRE AVE

107 NELSON ST

1 OAK POST PL

58 PRENDERGAST AVE



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CRANBOURNE EAST - Properties For Rent

Median Rental Price

$570 /w

Based on 461 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: $718,000
Current Median Rent: $570

Based on 377 recorded House sales and 461 House rentals compared over the last 12 months

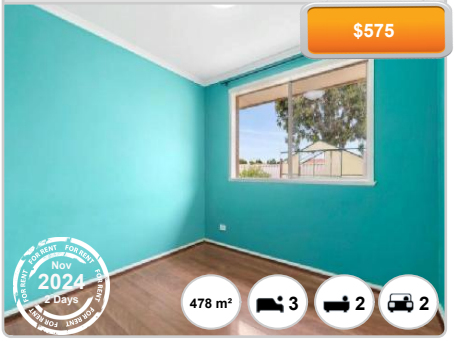
Number of Rentals

461

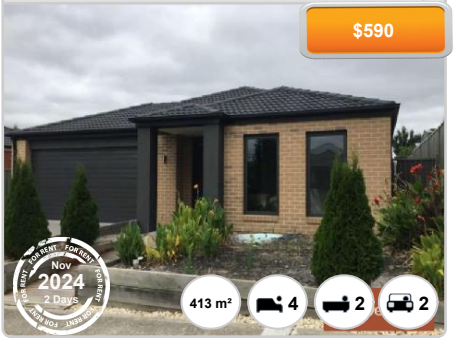
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

67 TRAFALGAR WAY

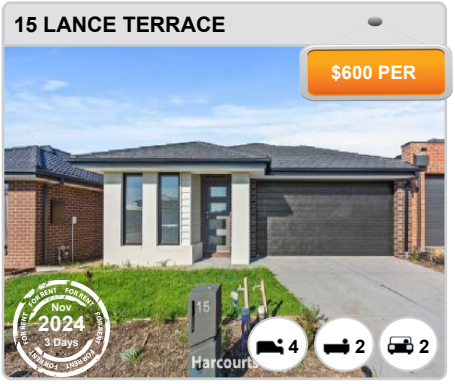


10 SARGENT STREET



35 GUINEAS STREET

15 LANCE TERRACE

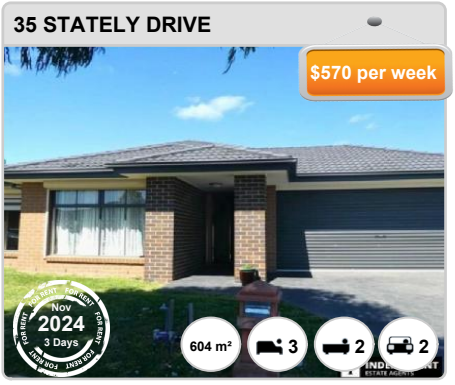


91 BOURBON ROAD

111 BOURBON ROAD

150 LINEHAM DRIVE

35 STATELY DRIVE



3 STARITHFIELD COURT

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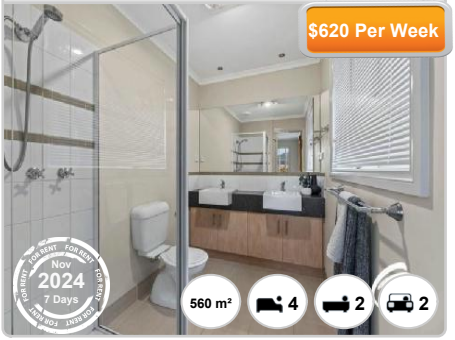
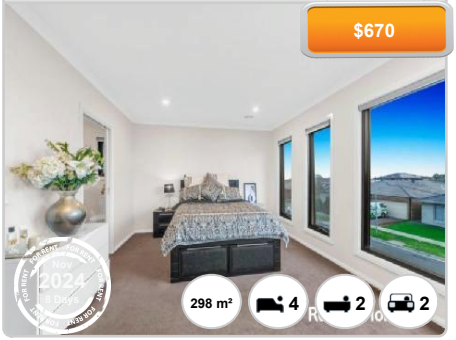
54 PARKHURST DRIVE

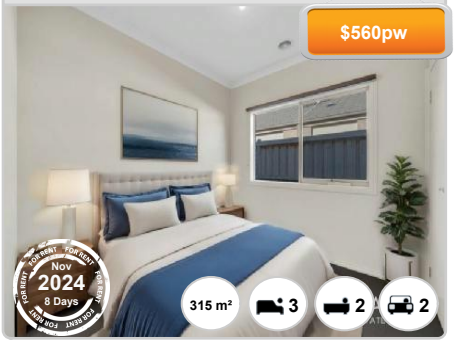
7 HOWE WAY



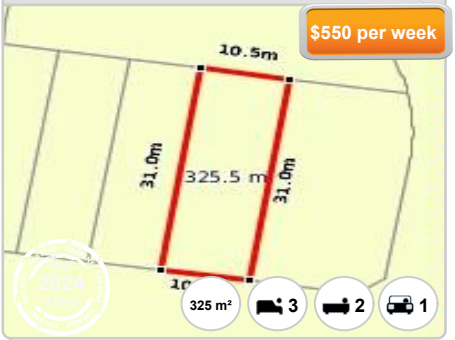
26 OMEARA CRESCENT



21 EZRA STREET

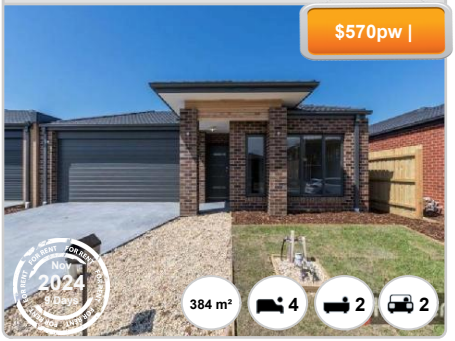


26 CORTULA ROAD



11 HOMEBUSH AVENUE

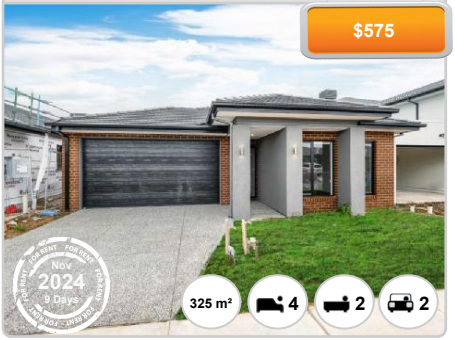
18 CHEVROLET ROAD



18 BEAGLE STREET

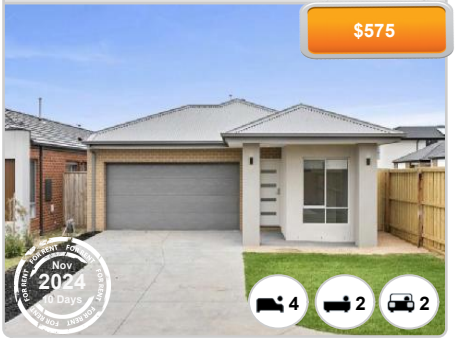
2 CLUBHOUSE CRESCENT

7 PATROBAS LOOP



5 BEAUCHAMP WAY

19 LANCE TERRACE



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