ADVISEABLE

SUBURB FLYOVER REPORT

DEER PARK (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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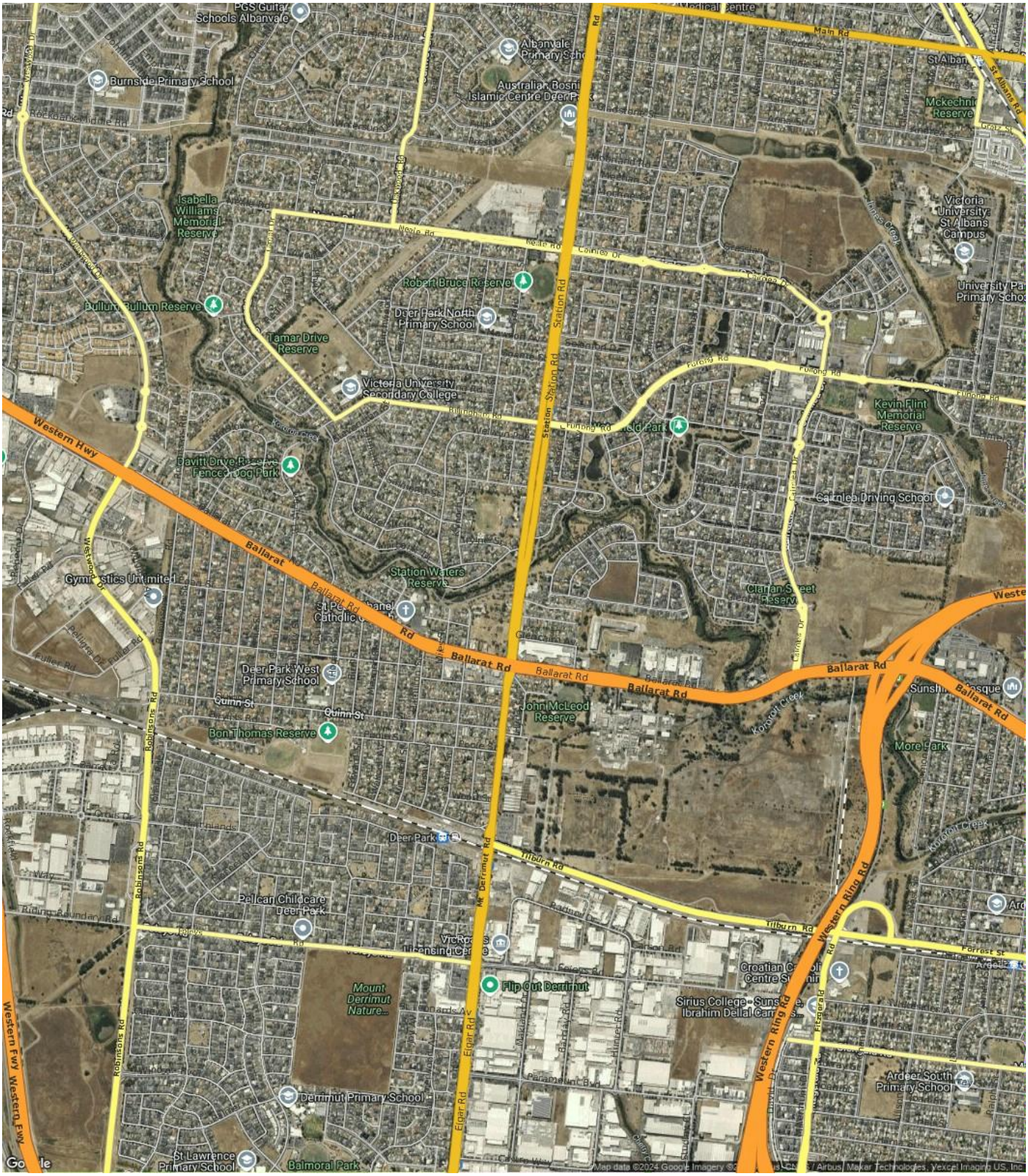
DEER PARK - Suburb Map



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DEER PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	262	$ 210,000	0.0 %	$ 101,000	$ 525,000
2007	460	$ 184,450	-12.2 %	$ 85,000	$ 821,205
2008	398	$ 230,500	25.0 %	$ 115,000	$ 520,000
2009	367	$ 277,000	20.2 %	$ 129,000	$ 710,000
2010	264	$ 355,000	28.2 %	$ 158,000	$ 1,364,000
2011	213	$ 355,000	0.0 %	$ 140,000	$ 605,000
2012	205	$ 345,000	-2.8 %	$ 113,366	$ 680,000
2013	254	$ 349,001	1.2 %	$ 69,000	$ 1,375,000
2014	247	$ 365,000	4.6 %	$ 215,000	$ 950,000
2015	319	$ 390,000	6.8 %	$ 150,000	$ 676,000
2016	282	$ 441,500	13.2 %	$ 50,000	$ 756,000
2017	233	$ 550,500	24.7 %	$ 185,000	$ 1,435,000
2018	228	$ 579,250	5.2 %	$ 302,500	$ 1,030,000
2019	190	$ 547,500	-5.5 %	$ 325,000	$ 1,110,000
2020	178	$ 580,000	5.9 %	$ 420,000	$ 1,020,000
2021	256	$ 632,250	9.0 %	$ 383,000	$ 1,110,000
2022	179	$ 636,000	0.6 %	$ 430,000	$ 1,167,000
2023	156	$ 640,000	0.6 %	$ 300,000	$ 1,300,000
2024	166	$ 651,500	1.8 %	$ 296,785	$ 1,052,000

Median Sale Price

$650k

Based on 201 recorded House sales within the last 12 months (Oct '23 - Sep '24)

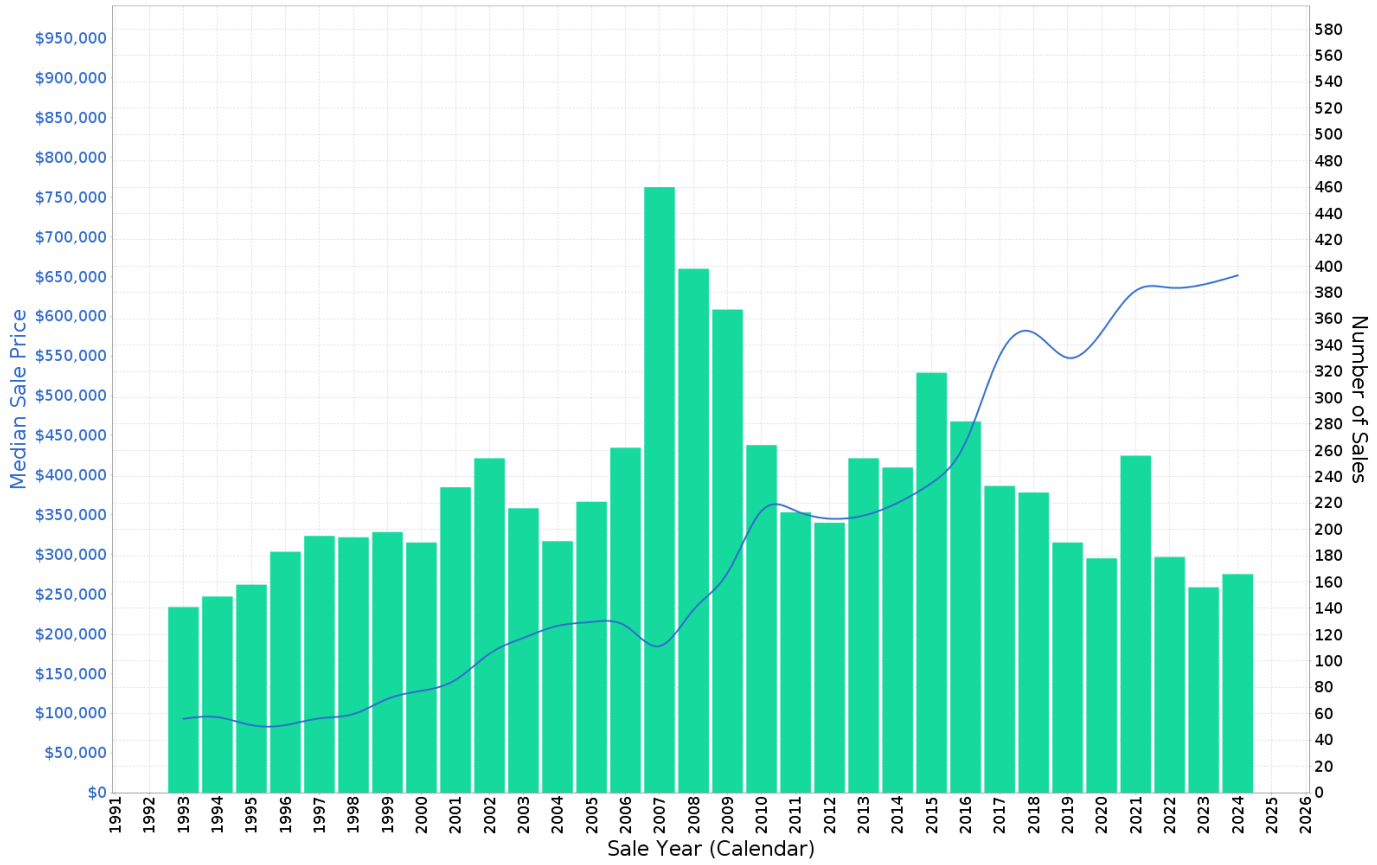
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.0%

Current Median Price: $650,000
Previous Median Price: $637,000

Based on 354 recorded House sales compared over the last two rolling 12 month periods



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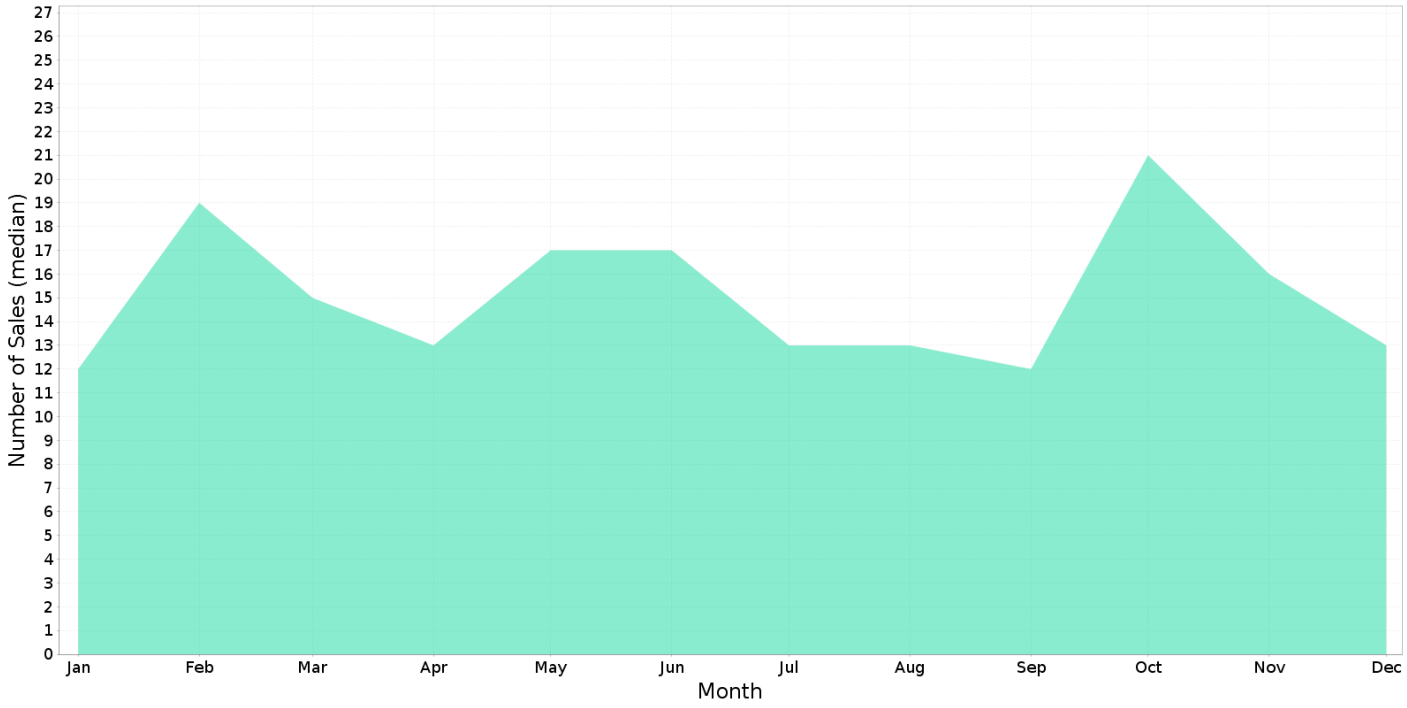
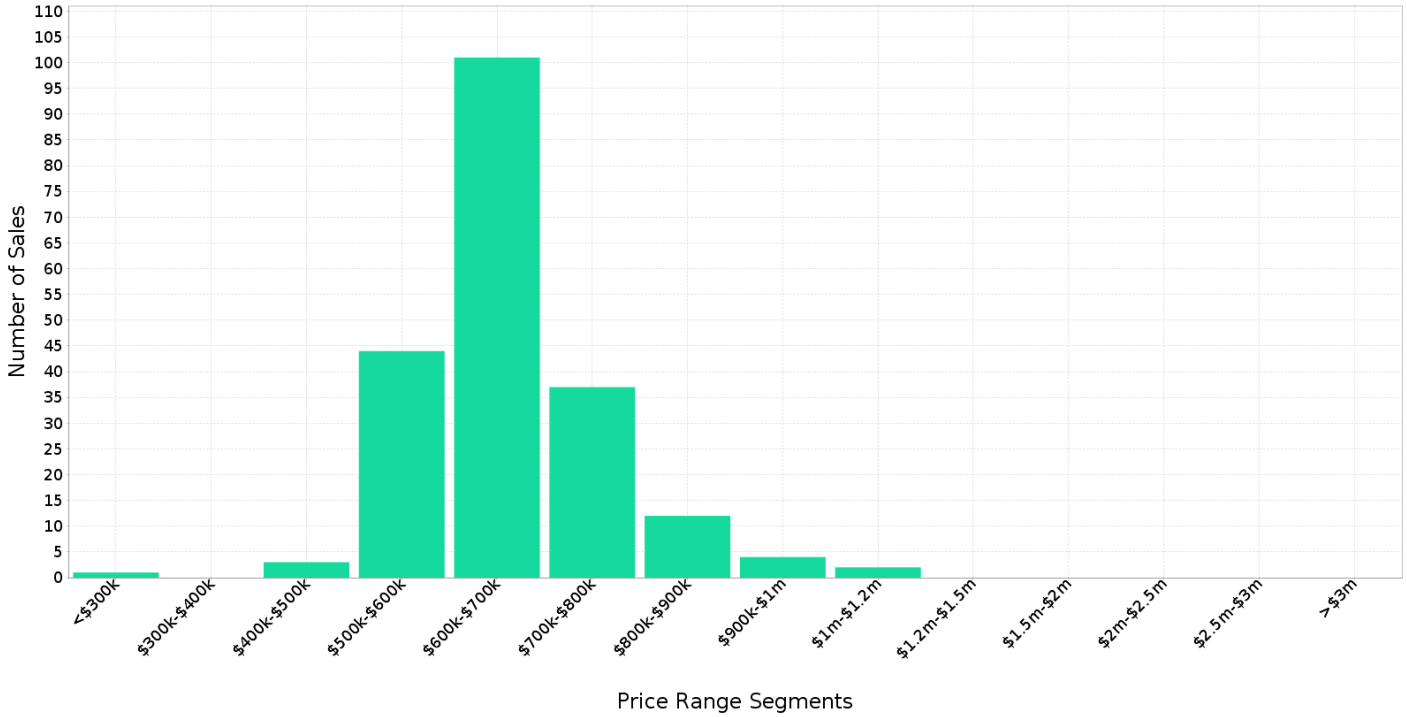
DEER PARK - Peak Selling Periods (3 years)



DEER PARK - Price Range Segments (12 months)



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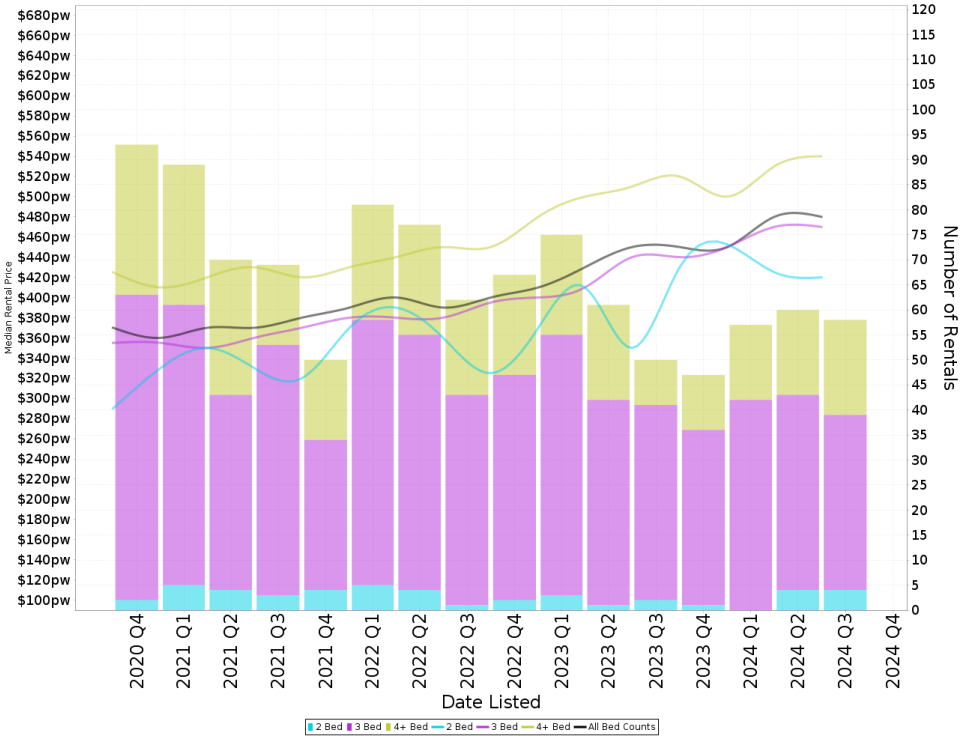
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.0%

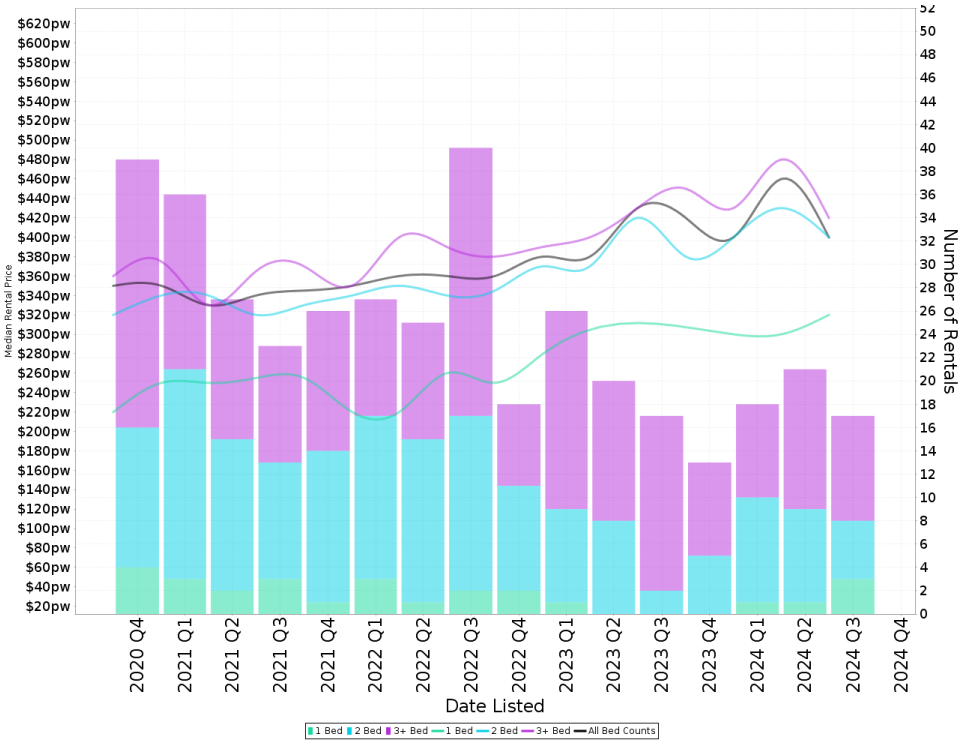
Current Median Price: $650,000
Previous Median Price: $637,000
Based on 354 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.8%

Current Median Price: $650,000
Current Median Rent: $470
Based on 222 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+2.9%

Current Median Price: $500,000
Previous Median Price: $486,000
Based on 114 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: $500,000
Current Median Rent: $430
Based on 69 registered Unit rentals compared over the last 12 months.

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DEER PARK - Recently Sold Properties

Median Sale Price

$650k

Based on 201 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: $650,000
Previous Median Price: $637,000

Based on 354 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

201

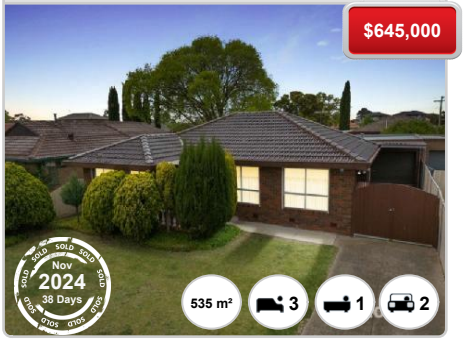
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

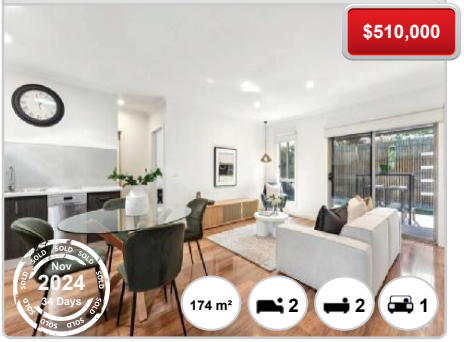
3 DOWNES WAY

1 CAVENDISH DR

64 BIRCHWOOD BVD



2/13 STEVENSTON ST

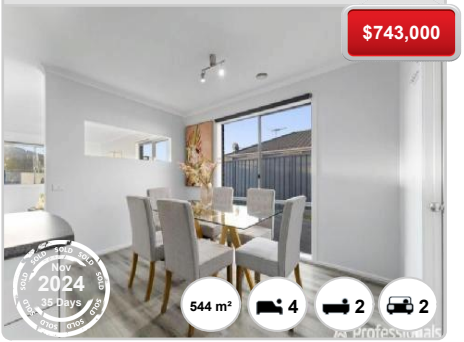


64 BILLINGHAM RD

56 FERRIS AVE

38 SALMOND ST

6 HOLMEWOOD AVE



13 CANTERBURY ST

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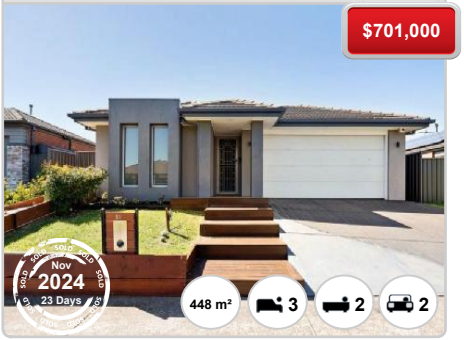
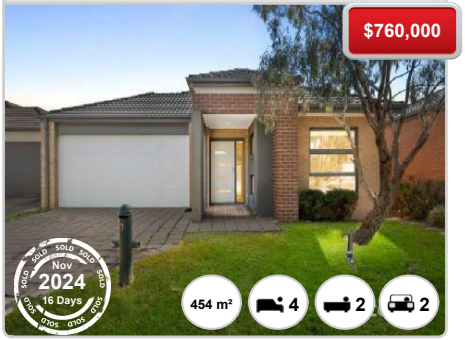
24 HATFIELD PL

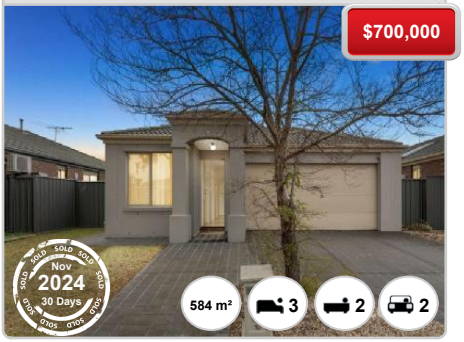
51 FOLEYS RD



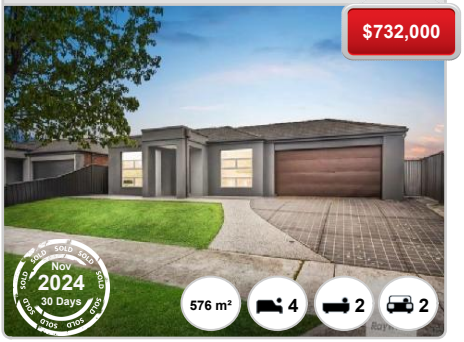
7 LANARK PL



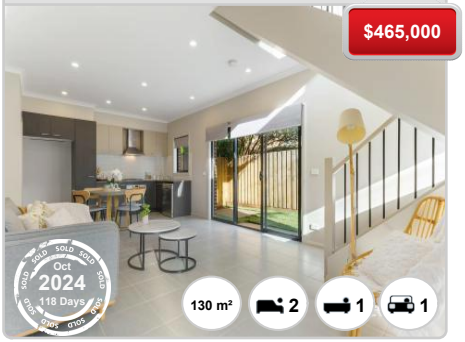
10 ORMESBY PL



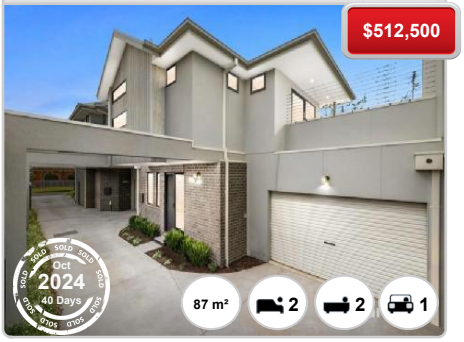
55 FOLEYS RD



1/869 BALLARAT RD

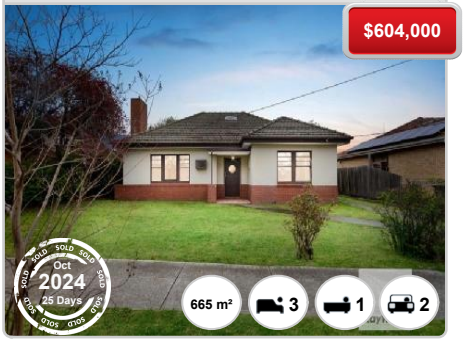


2/21 TULLOCH ST

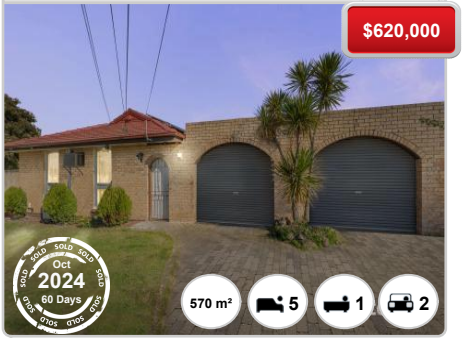


834 BALLARAT RD

7 HUME ST

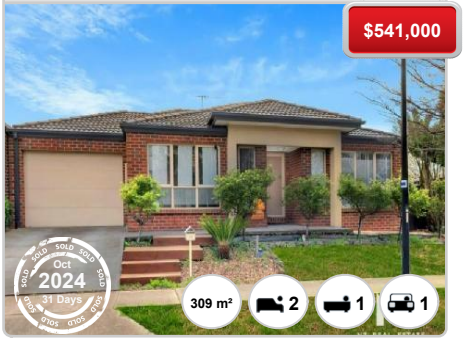


5 FERRIS AVE



1 REDDITCH CRES

10 BRIDIE ST



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DEER PARK - Properties For Rent

Median Rental Price

$470 /w

Based on 222 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

+3.8%

Current Median Price: $650,000
Current Median Rent: $470

Based on 201 recorded House sales and 222 House rentals compared over the last 12 months

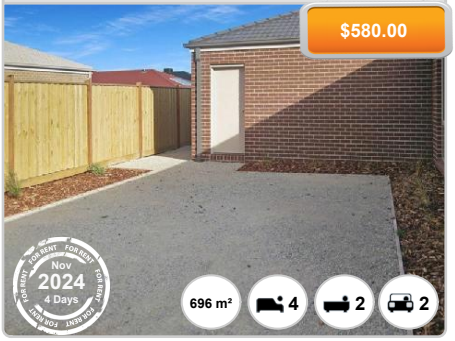
Number of Rentals

222

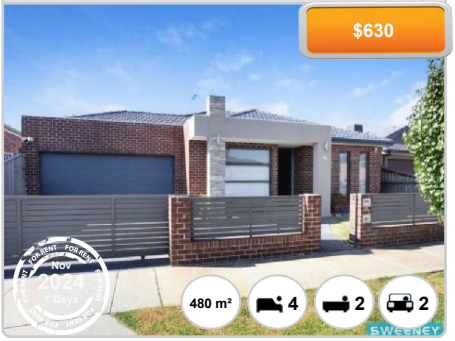
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

83 DUNCOMBE WAY

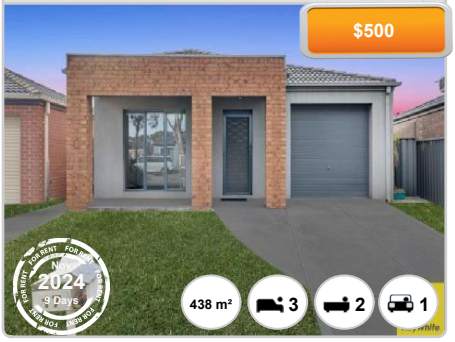


37 BUNKER CIRCUIT

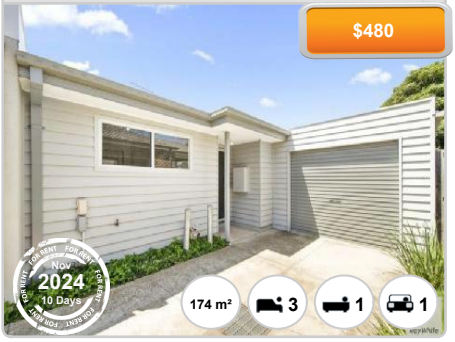


9 LLOYD STREET

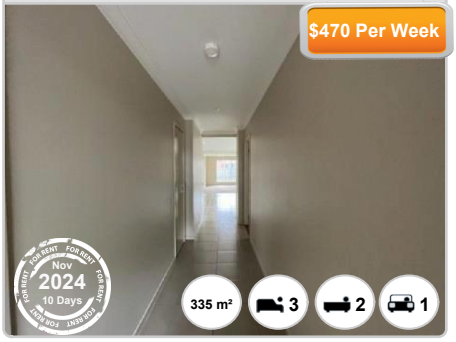
17 PIONEER DRIVE



3/10 LLOYD STREET

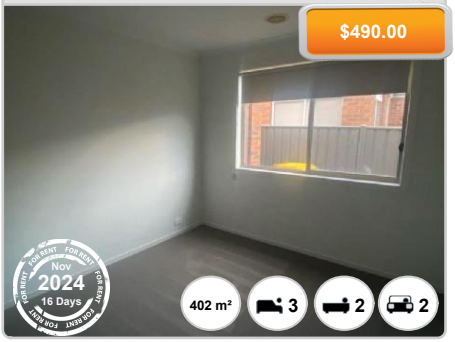


53 PIONEER DRIVE

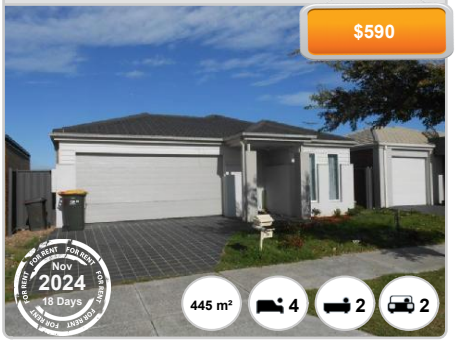


1 WAYLETT COURT

36 PIONEER DRIVE



88 DUNCOMBE PARK WAY



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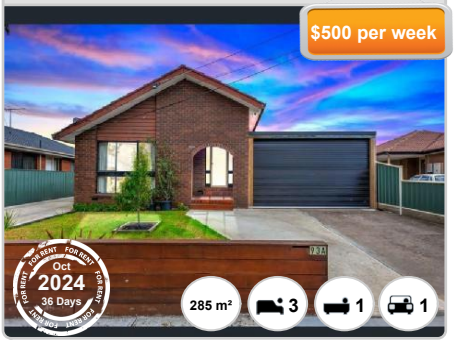
11A IRVINE STREET

12 DAVITT DRIVE

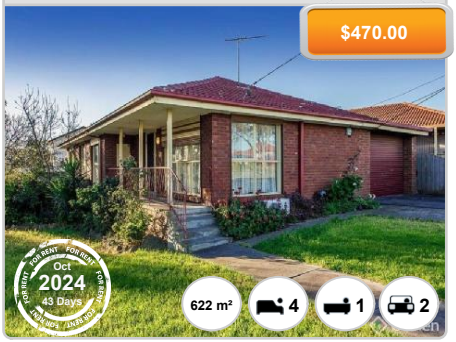
1 CAVENDISH DRIVE

93A TAMAR DRIVE



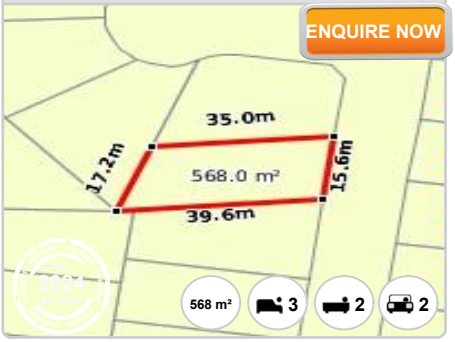
845B BALLARAT ROAD

1 STEVENSTON STREET



59 HATCHLANDS DRIVE

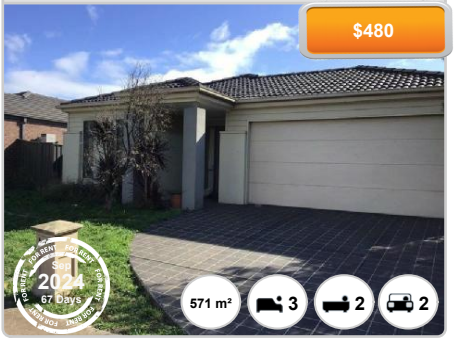
15 AMBON AVENUE



933 BALLARAT ROAD

16 CUMBERNAULD CRESCENT

5 HOWARD PLACE



60 HATCHLANDS DRIVE

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