ADVISEABLE

SUBURB FLYOVER REPORT

DELACOMBE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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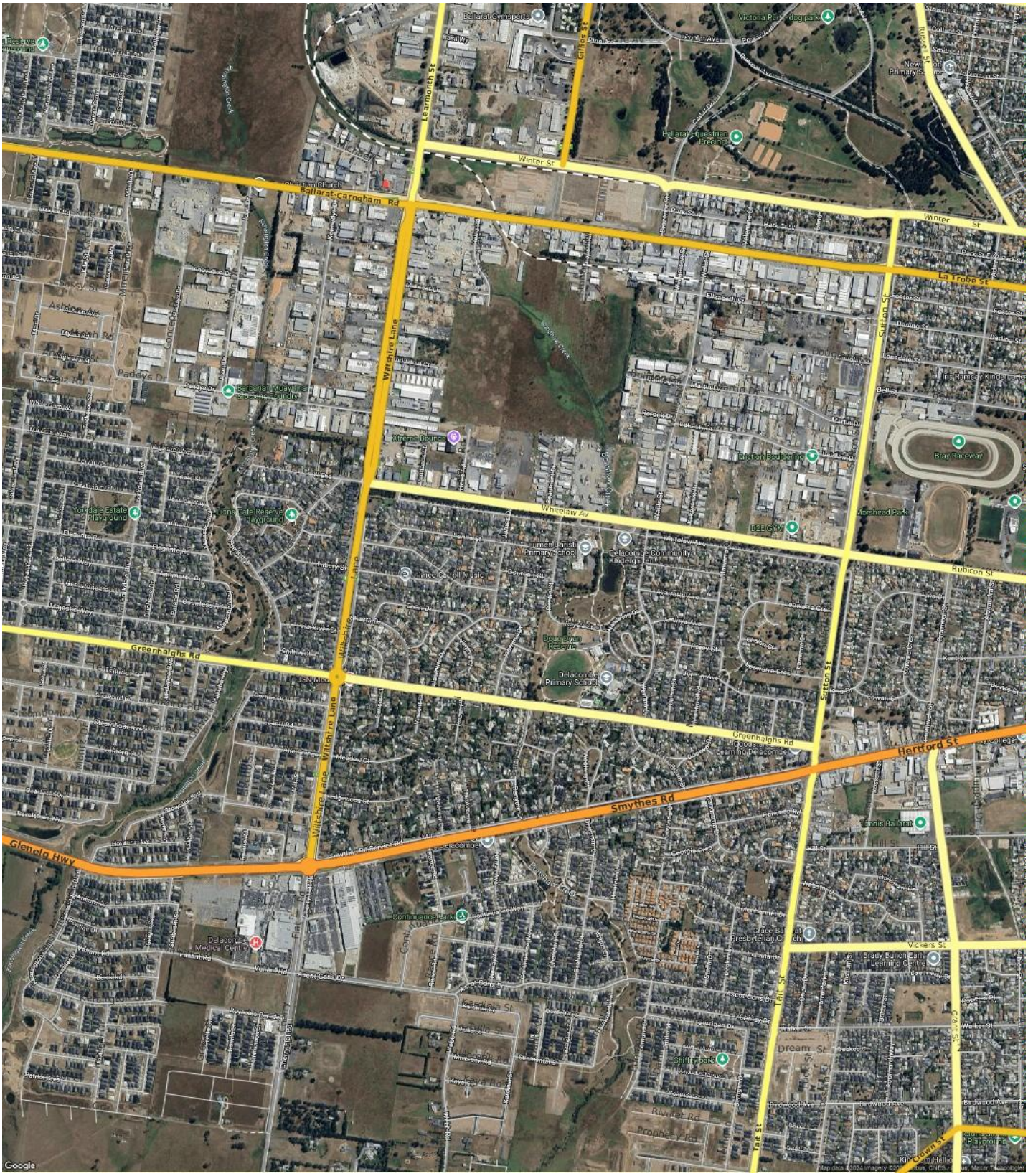
DELACOMBE - Suburb Map



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DELACOMBE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	107	$ 200,000	0.0 %	$ 46,000	$ 389,000
2007	101	$ 214,000	7.0 %	$ 50,000	$ 880,000
2008	62	$ 216,000	0.9 %	$ 64,450	$ 415,000
2009	110	$ 226,500	4.9 %	$ 20,000	$ 875,000
2010	92	$ 254,000	12.1 %	$ 81,000	$ 810,000
2011	111	$ 275,000	8.3 %	$ 82,500	$ 385,000
2012	99	$ 280,000	1.8 %	$ 95,000	$ 627,000
2013	123	$ 275,000	-1.8 %	$ 10,000	$ 1,400,000
2014	108	$ 290,750	5.7 %	$ 95,000	$ 675,000
2015	87	$ 290,000	-0.3 %	$ 120,000	$ 510,289
2016	94	$ 317,500	9.5 %	$ 170,000	$ 605,000
2017	101	$ 328,000	3.3 %	$ 99,000	$ 1,050,000
2018	112	$ 360,000	9.8 %	$ 159,000	$ 685,000
2019	94	$ 393,000	9.2 %	$ 250,000	$ 730,000
2020	100	$ 413,333	5.2 %	$ 192,500	$ 640,000
2021	116	$ 526,500	27.4 %	$ 280,000	$ 1,025,000
2022	92	$ 572,500	8.7 %	$ 340,000	$ 900,000
2023	80	$ 532,000	-7.1 %	$ 279,000	$ 1,250,000
2024	68	$ 528,000	-0.8 %	$ 360,000	$ 840,000

Median Sale Price

$535k

Based on 85 recorded House sales within the last 12 months (Oct '23 - Sep '24)

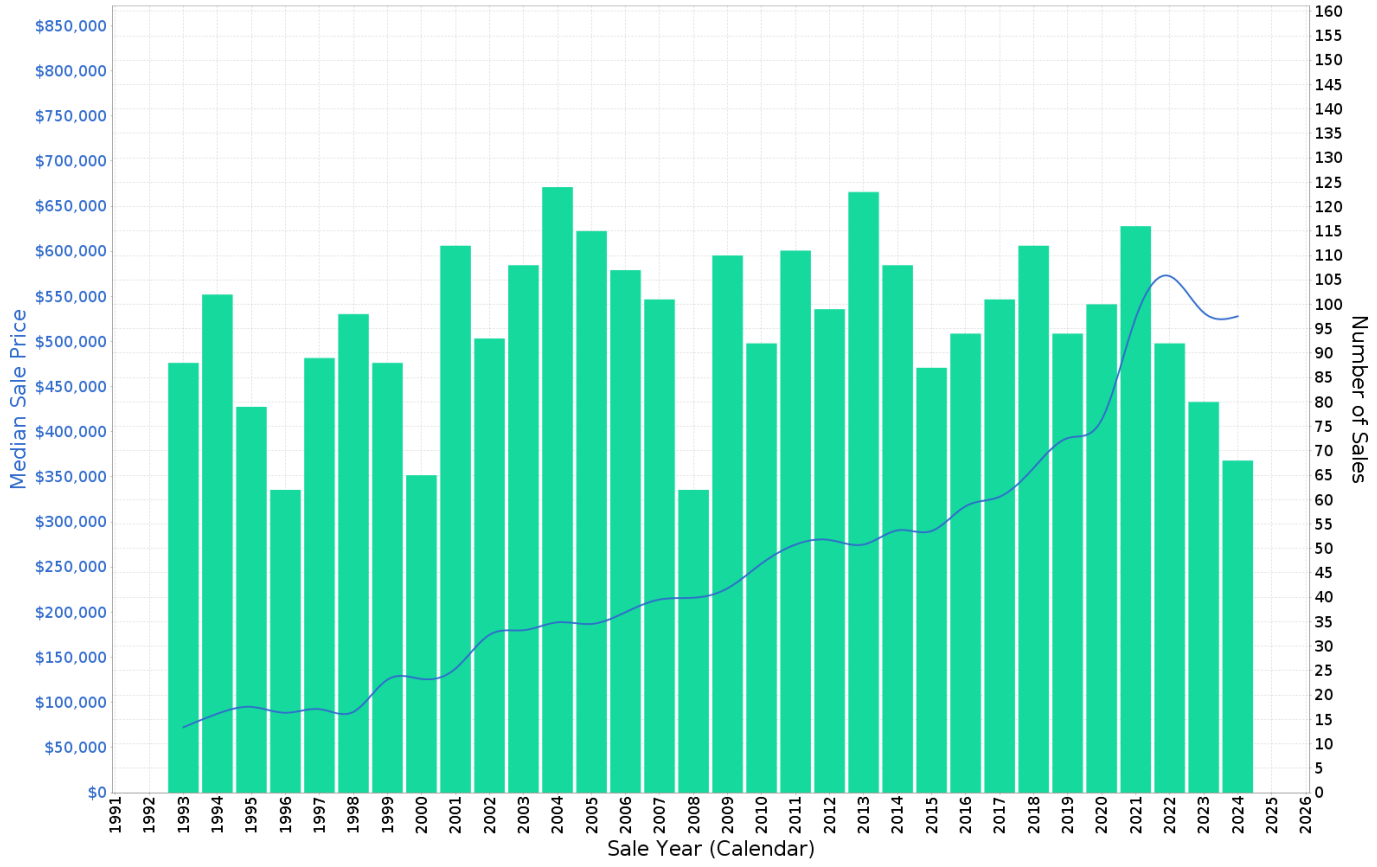
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.4%

Current Median Price: $535,000
Previous Median Price: $522,500

Based on 169 recorded House sales compared over the last two rolling 12 month periods



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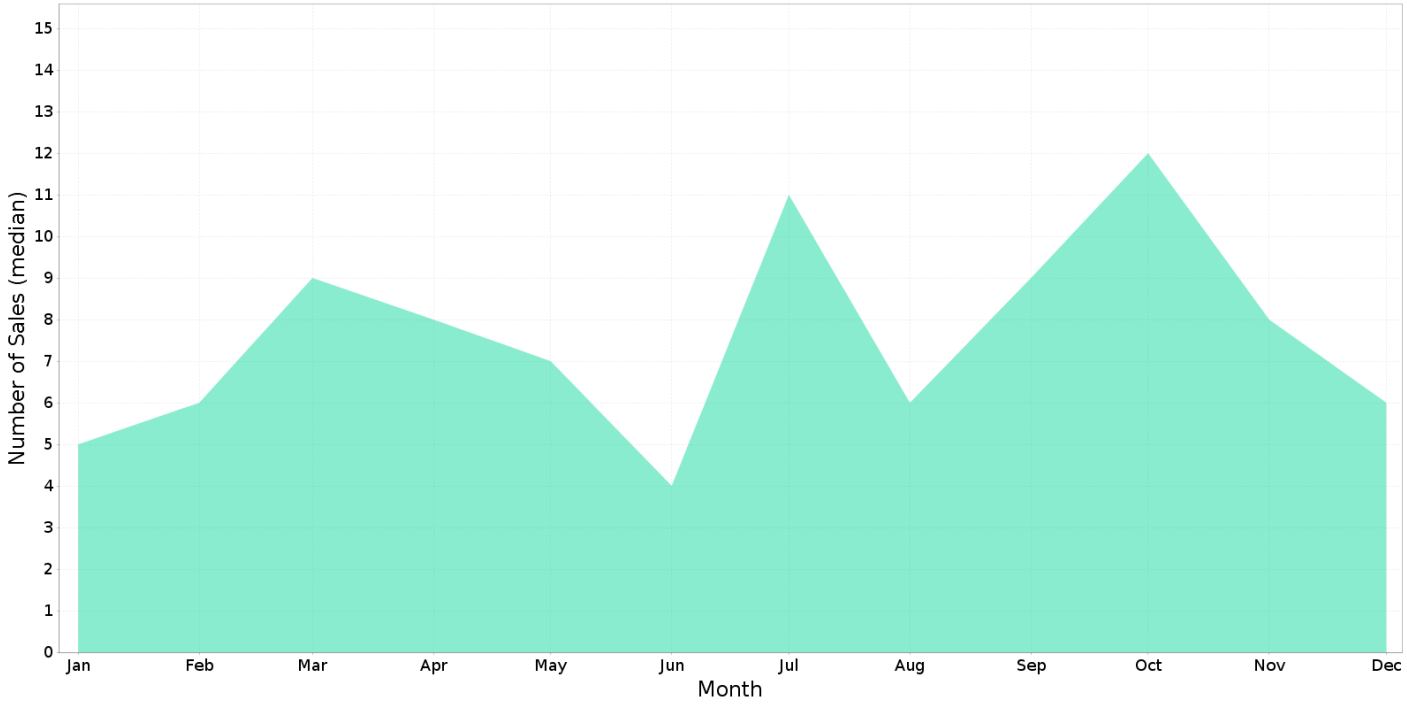
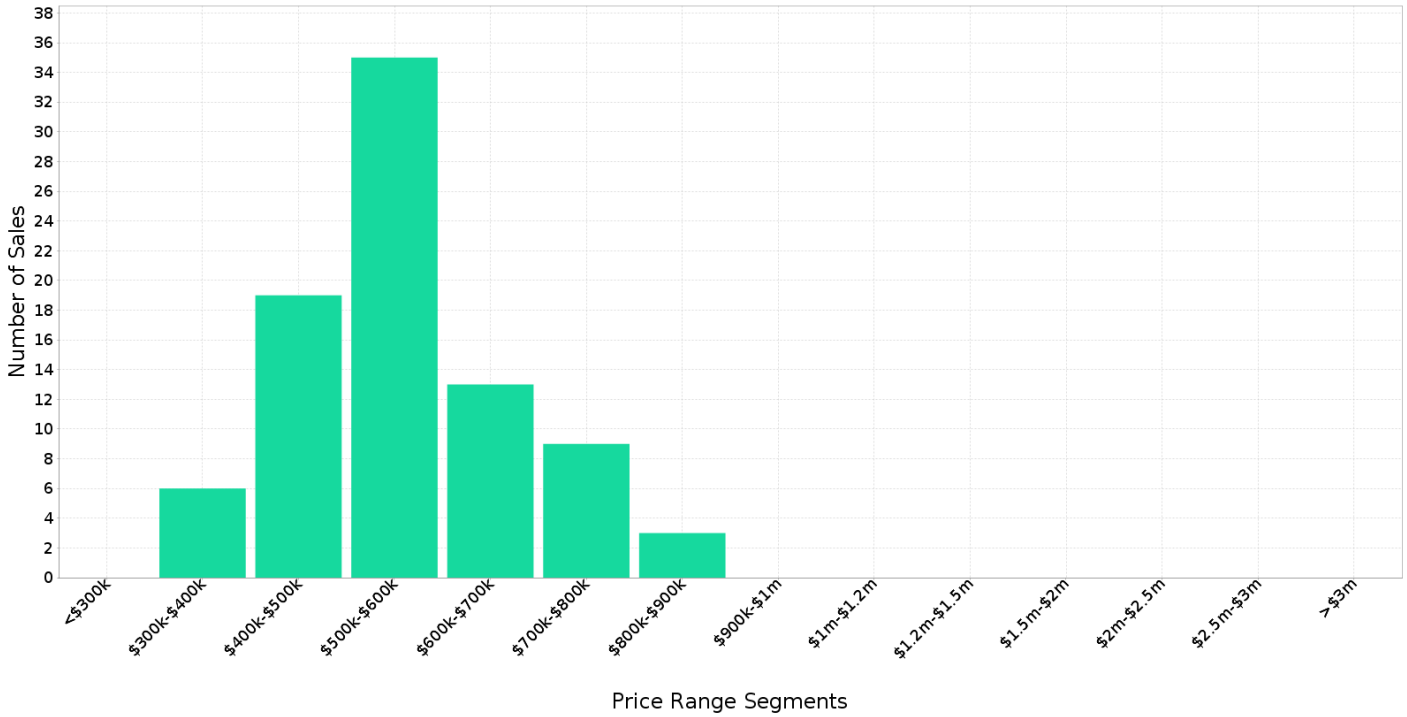
DELACOMBE - Peak Selling Periods (3 years)



DELACOMBE - Price Range Segments (12 months)



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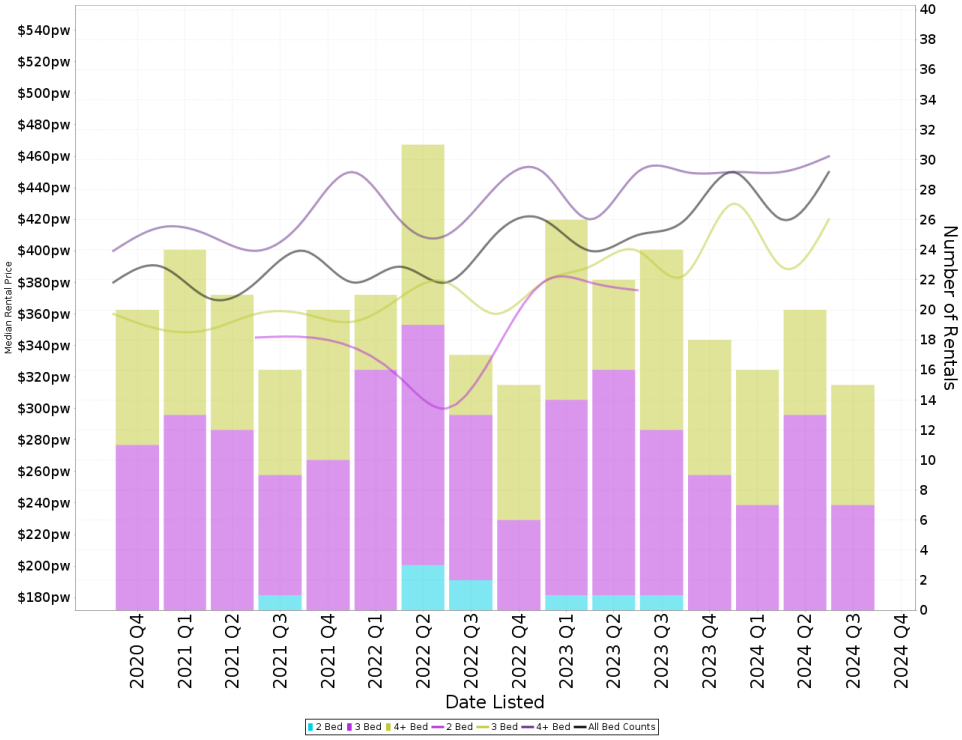
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.4%

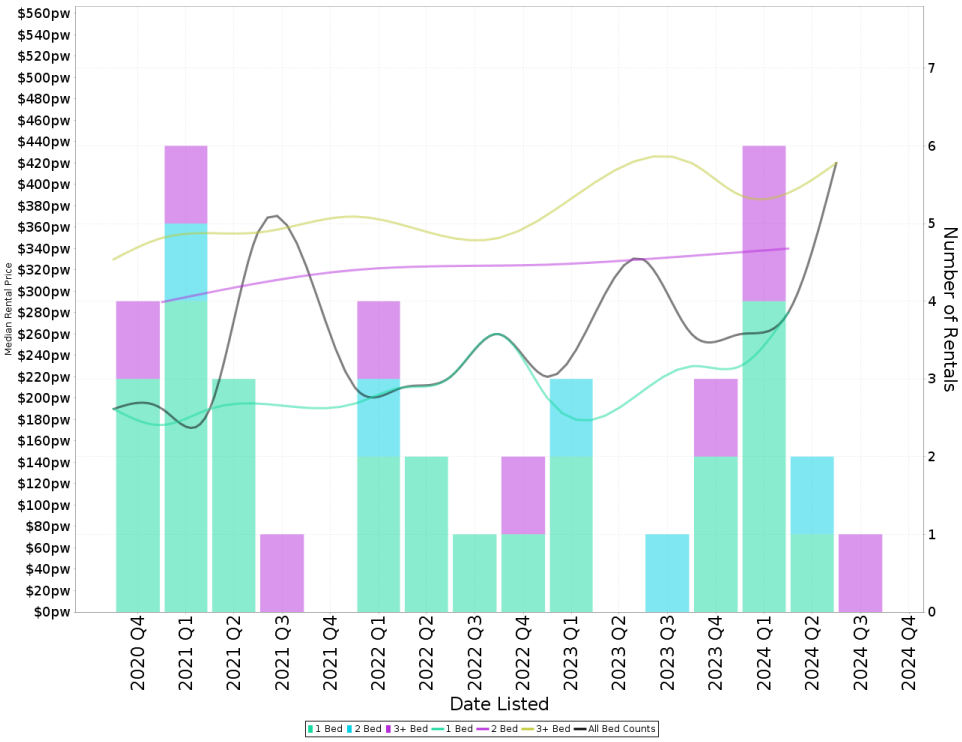
Current Median Price: $535,000
Previous Median Price: $522,500
Based on 169 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $535,000
Current Median Rent: $450
Based on 69 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-9.1%

Current Median Price: $450,000
Previous Median Price: $495,000
Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: $450,000
Current Median Rent: $280
Based on 12 registered Unit rentals compared over the last 12 months.

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DELACOMBE - Recently Sold Properties

Median Sale Price

$535k

Based on 85 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

+2.4%

Current Median Price: $535,000
Previous Median Price: $522,500

Based on 169 recorded House sales compared over the last two rolling 12 month periods

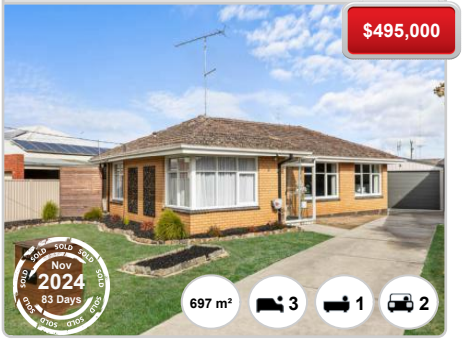
Sold Properties

85

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

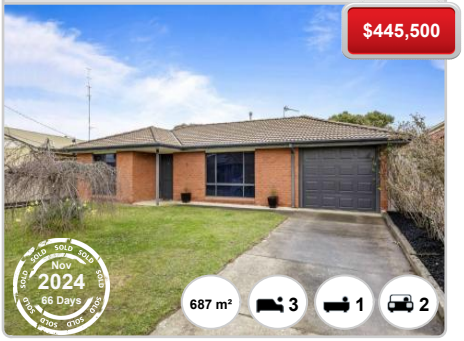
9 WEEMALA AVE



3 JADE CL

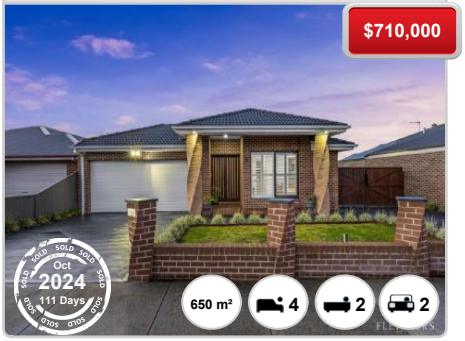
13 SHARI DR

3 JASMINE DR

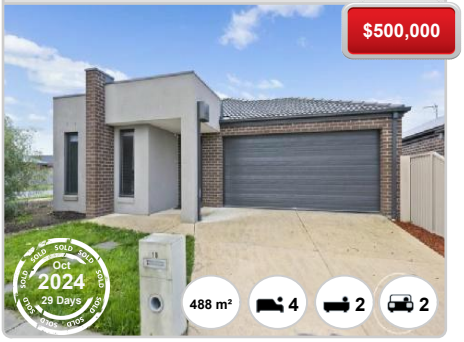


9 GREENHALGHS RD

6 CHAROLAIS ST

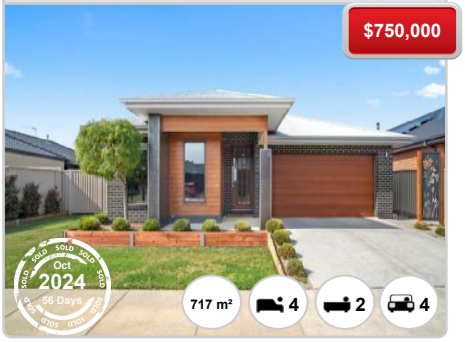


10 TECHAVEN ST



42 BRAHMAN DR

18 CONTINUANCE WAY



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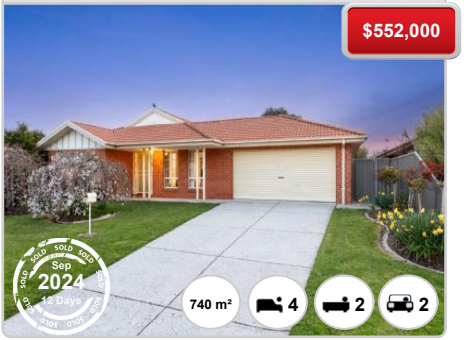
11 HEREFORD CL

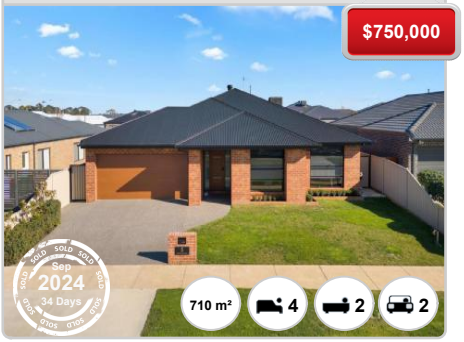
18 JAMES DR



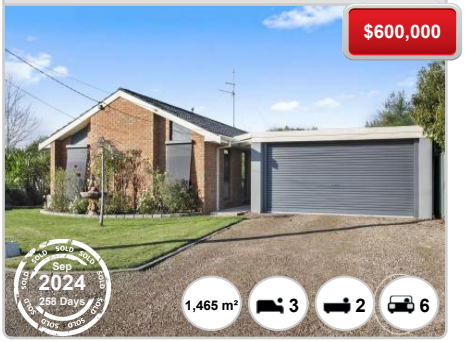
75 ASCOT GARDENS DR

6 NEWAY AVE

5 CONTINUANCE WAY

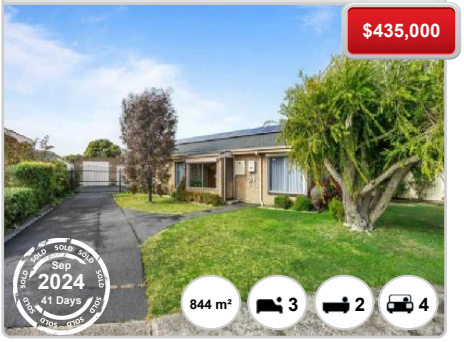


4 EARLS SQ



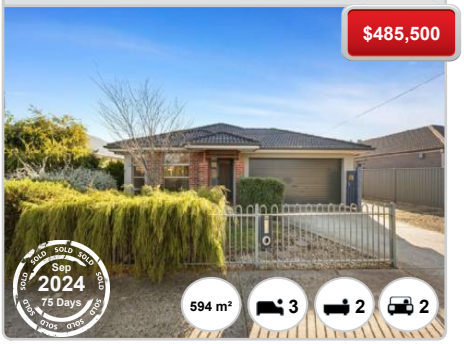
8 PANORAMA DR

121 WARRINA DR

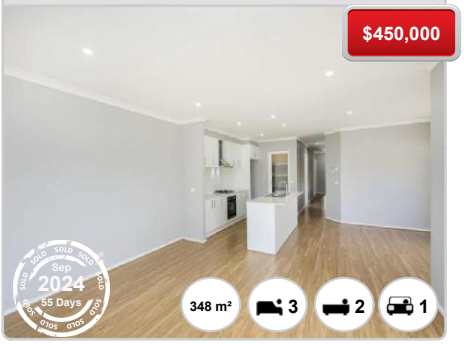


9 BEGONIA CRT

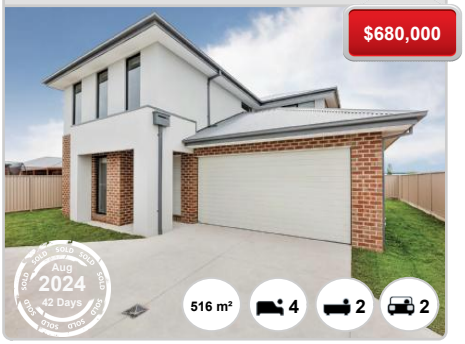
28 GREENHALGHS RD



17A WEEMALA AVE



45 CONTINUANCE WAY



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DELACOMBE - Properties For Rent

Median Rental Price

$450 /w

Based on 69 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: $535,000
Current Median Rent: $450

Based on 85 recorded House sales and 69 House rentals compared over the last 12 months

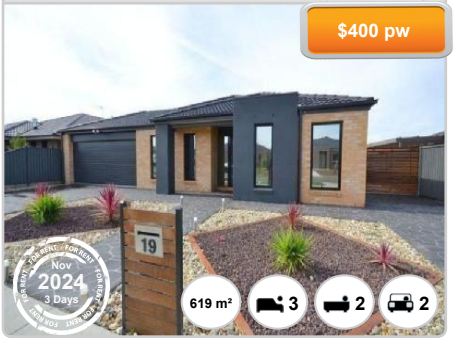
Number of Rentals

69

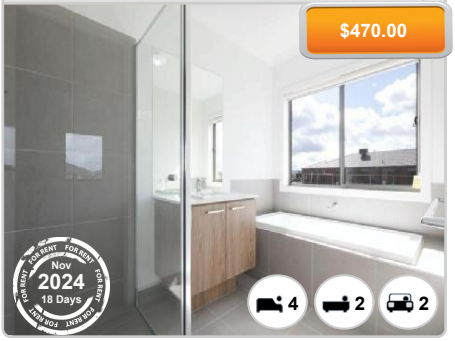
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

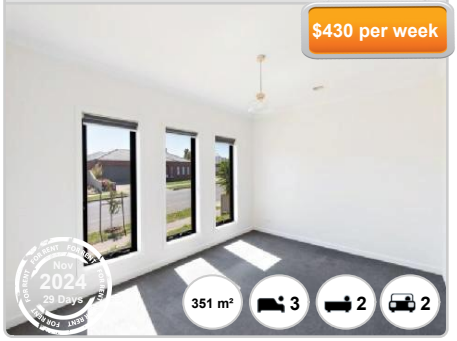
19 HOLSTEIN CLOSE



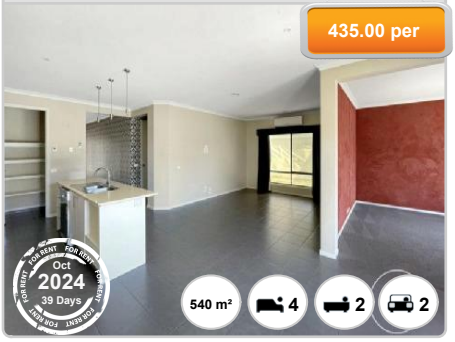
17 BLUEGRASS WAY



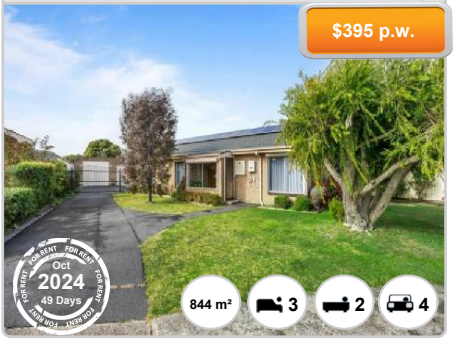
45 ASCOT GARDENS DRIVE



14 CHIFLEY DRIVE



121 WARRINA DRIVE



30 GREENHALGHS ROAD

11 DEAKIN DRIVE

210 SMYTHES ROAD

2 TAIT STREET

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