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SUBURB FLYOVER REPORT

EPSOM (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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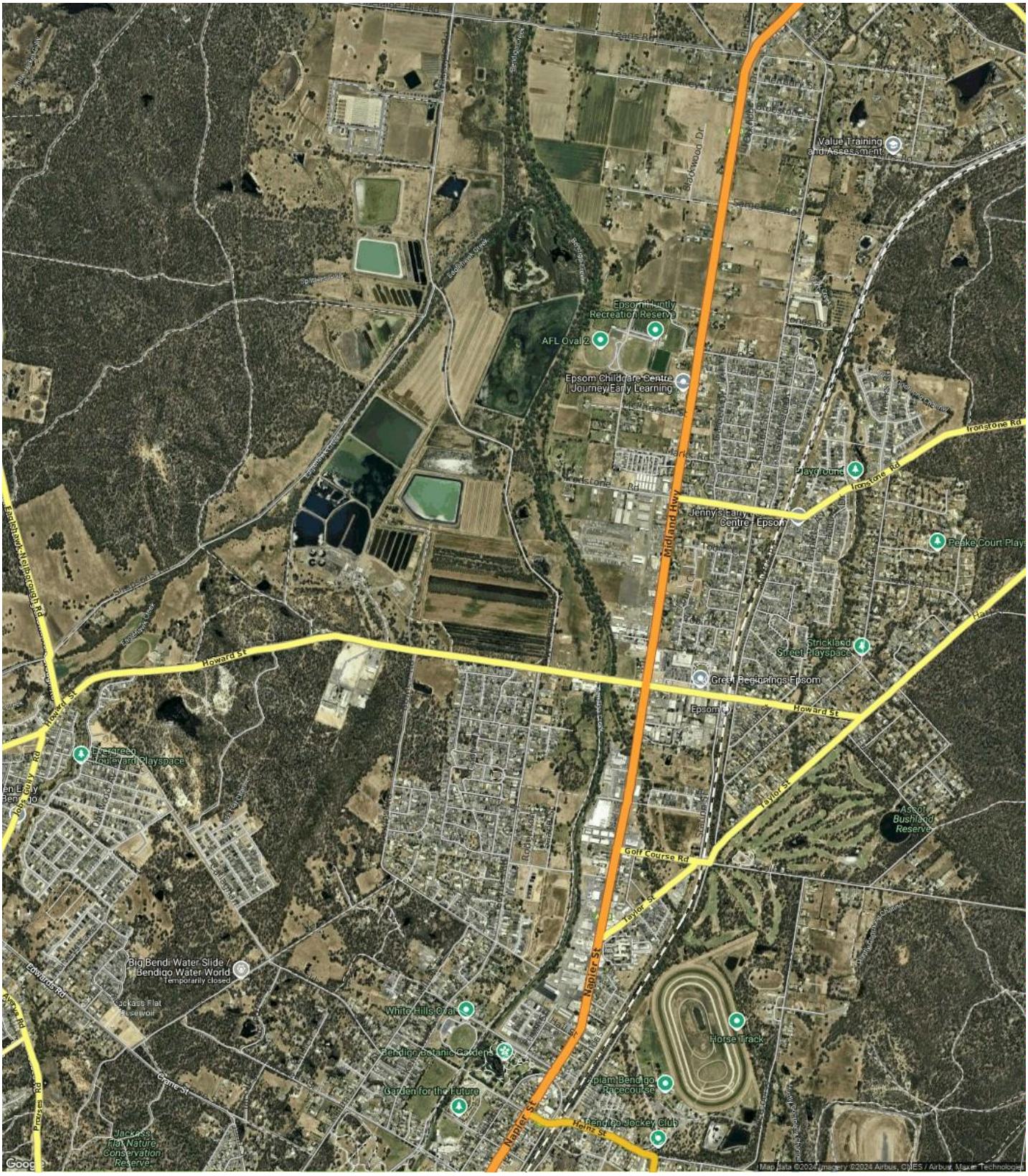
EPSOM - Suburb Map



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EPSOM - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	97	$ 220,000	0.0 %	$ 57,000	$ 360,000
2007	73	$ 220,000	0.0 %	$ 50,000	$ 1,350,000
2008	70	$ 234,000	6.4 %	$ 50,000	$ 430,000
2009	97	$ 215,000	-8.1 %	$ 60,000	$ 800,000
2010	66	$ 267,000	24.2 %	$ 71,000	$ 700,000
2011	91	$ 293,000	9.7 %	$ 20,000	$ 737,000
2012	92	$ 305,000	4.1 %	$ 95,000	$ 462,000
2013	91	$ 315,000	3.3 %	$ 94,000	$ 417,500
2014	97	$ 339,900	7.9 %	$ 84,100	$ 3,300,001
2015	81	$ 340,000	0.0 %	$ 242,000	$ 850,000
2016	96	$ 341,550	0.5 %	$ 230,000	$ 4,000,000
2017	96	$ 355,000	3.9 %	$ 129,000	$ 1,000,000
2018	88	$ 356,750	0.5 %	$ 160,000	$ 507,500
2019	114	$ 373,750	4.8 %	$ 150,000	$ 3,500,000
2020	95	$ 435,000	16.4 %	$ 300,000	$ 817,500
2021	100	$ 527,500	21.3 %	$ 297,500	$ 3,000,000
2022	103	$ 600,000	13.7 %	$ 385,000	$ 935,000
2023	81	$ 585,000	-2.5 %	$ 350,000	$ 4,050,000
2024	53	$ 586,999	0.3 %	$ 400,000	$ 808,000

Median Sale Price

$587k

Based on 68 recorded House sales within the last 12 months (Oct '23 - Sep '24)

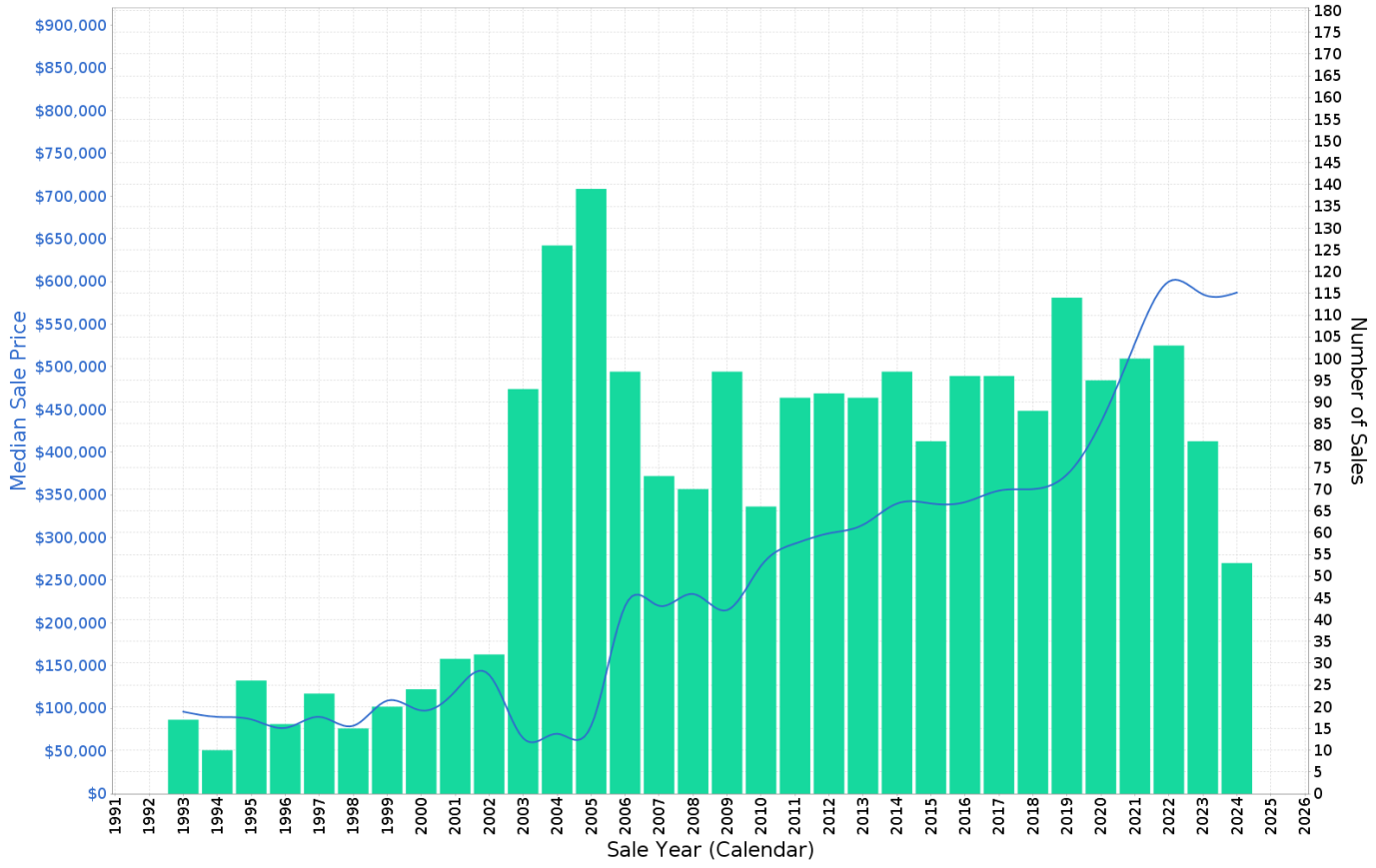
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-0.5%

Current Median Price: $587,250
Previous Median Price: $590,000

Based on 158 recorded House sales compared over the last two rolling 12 month periods



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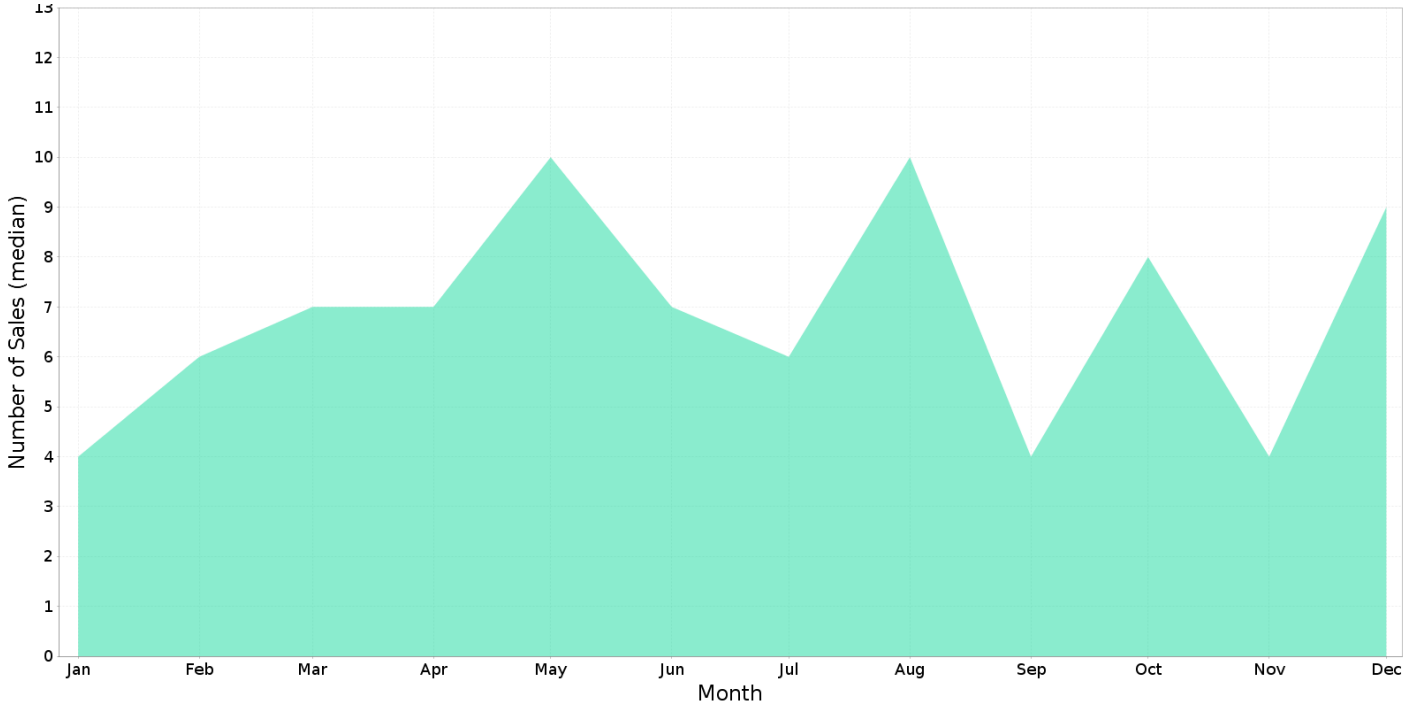
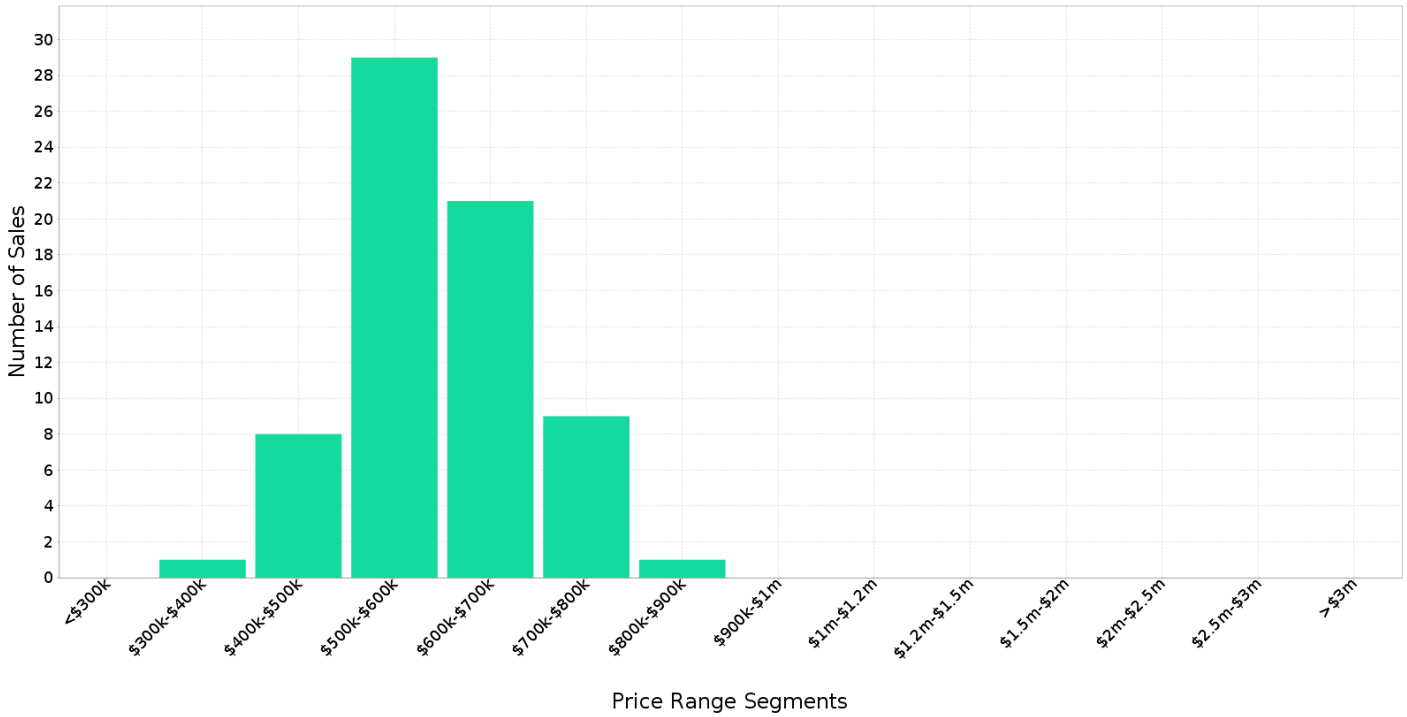
EPSOM - Peak Selling Periods (3 years)



EPSOM - Price Range Segments (12 months)



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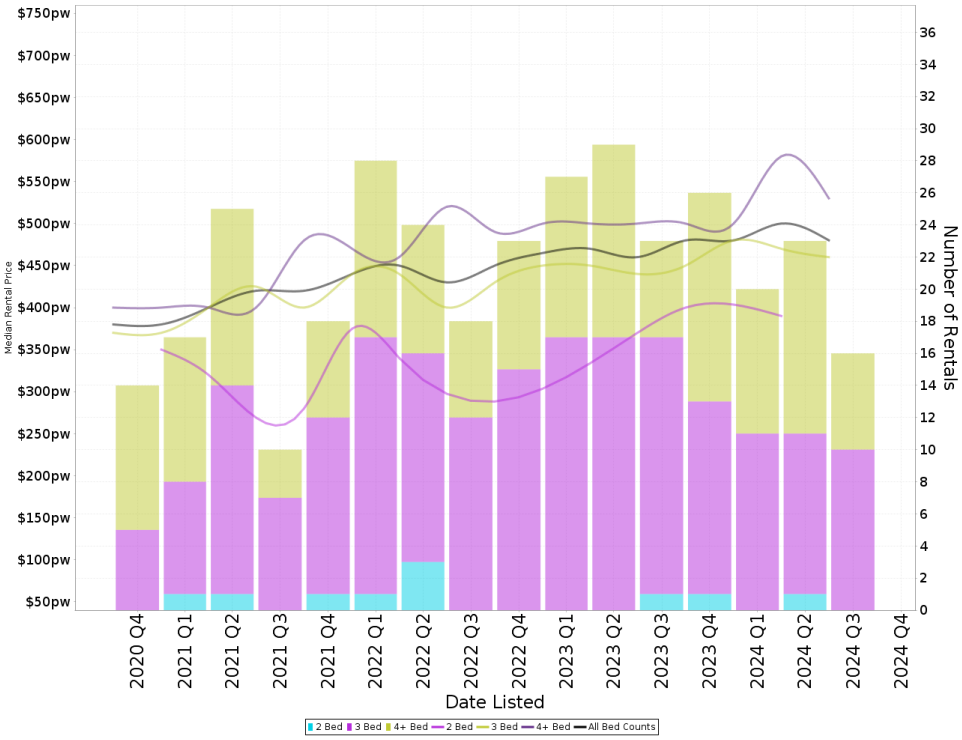
Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.5%

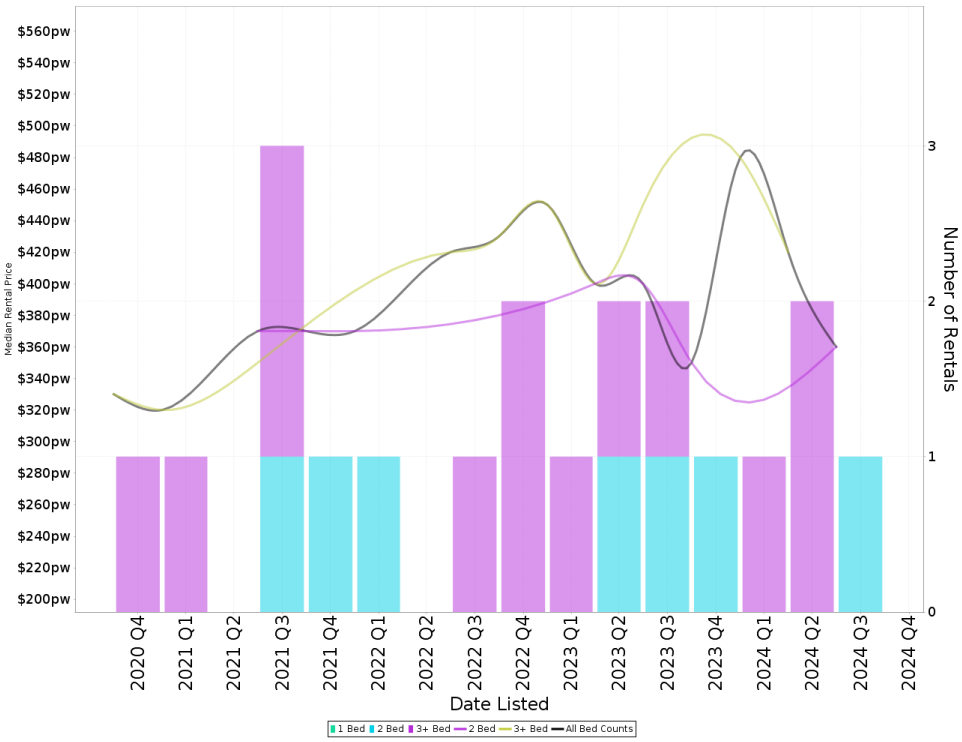
Current Median Price: $587,250
Previous Median Price: $590,000
Based on 158 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: $587,250
Current Median Rent: $480
Based on 85 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-7.6%

Current Median Price: $434,500
Previous Median Price: $470,000
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: $434,500
Current Median Rent: $420
Based on 5 registered Unit rentals compared over the last 12 months.

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EPSOM - Recently Sold Properties

Median Sale Price

$587k

Based on 68 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

-0.5%

Current Median Price: $587,250
Previous Median Price: $590,000

Based on 158 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

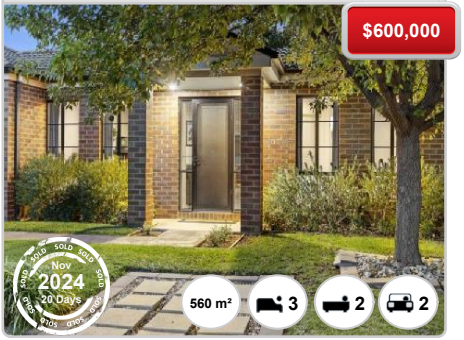
68

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

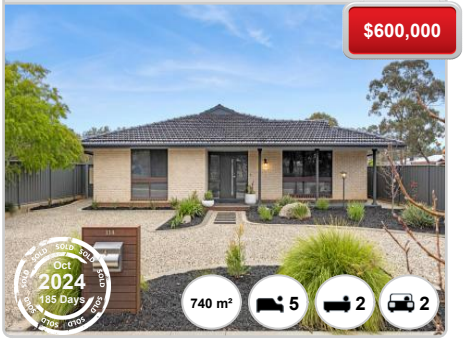
Based on a rolling 12 month period and may differ from calendar year statistics

5 MELBURY CRT

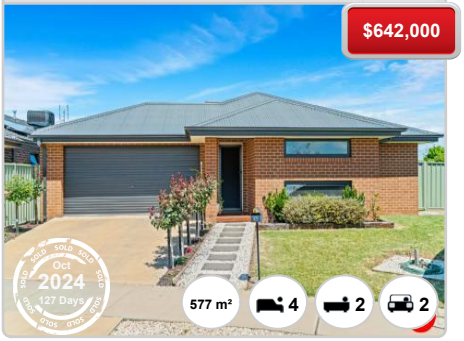
10 BLACK WATTLE AVE



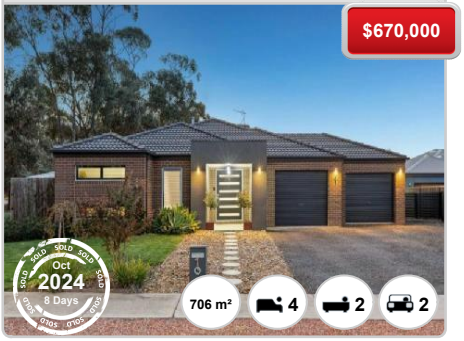
116 GOYNES RD



25 CLOVERFIELDS CRES



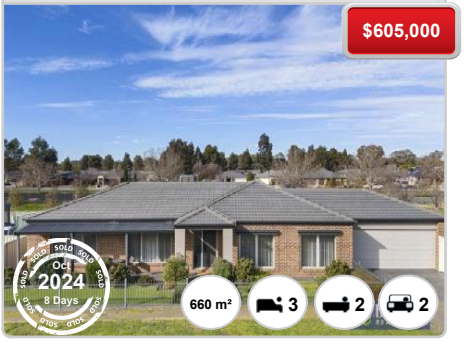
1 CASINA CRT



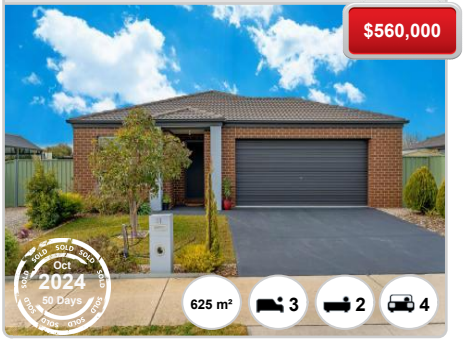
23 COOBA DR

4 FINDON CRT

146 STATION ST



31 MCMEEKEN WAY



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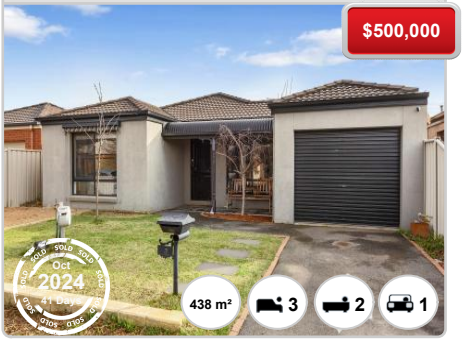
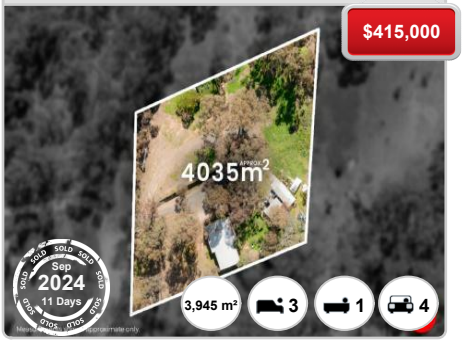
49 YELLOWGUM DR

7 BLACK WATTLE AVE



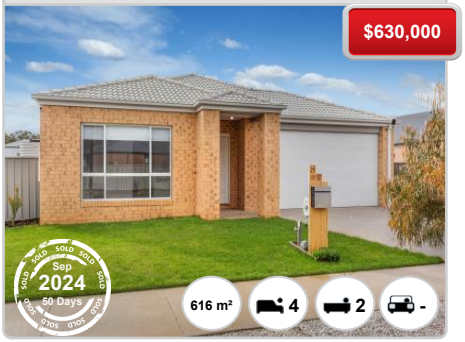
13 ROBBINS CRT

20 PRESTONS RD

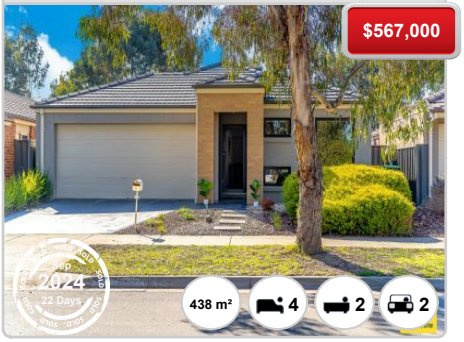


8 ROTHSCHILD CL

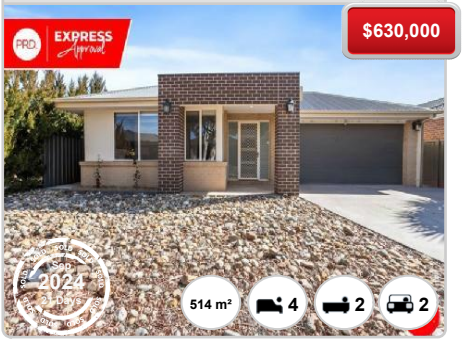
25 IVORY ST



5 YELLOWGUM DR



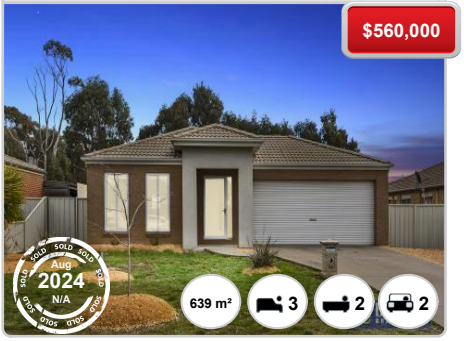
51 GREENFIELD DR



4 MALLEE PL

162 STATION ST

14 MULGA AVE



24 WATSON ST

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EPSOM - Properties For Rent

Median Rental Price

$480 /w

Based on 85 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

+4.3%

Current Median Price: $587,250
Current Median Rent: $480

Based on 68 recorded House sales and 85 House rentals compared over the last 12 months

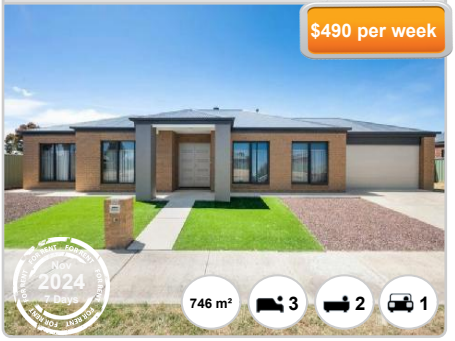
Number of Rentals

85

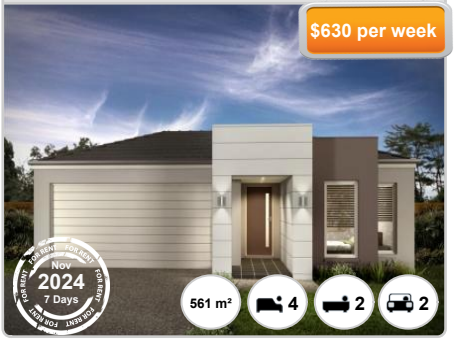
Based on recorded House rentals within the last 12 months (Oct '23 - Sep '24)

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

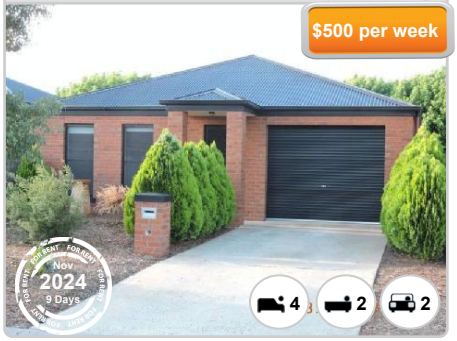
208 STATION STREET



8 LANGLEY DRIVE



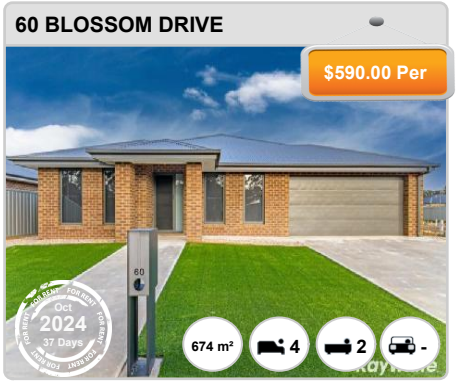
19A ALKOOMI COURT



36 ALLEN STREET

37 BOTANICAL DRIVE

60 BLOSSOM DRIVE



6 BLAY STREET

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