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SUBURB FLYOVER REPORT

GRIFFIN (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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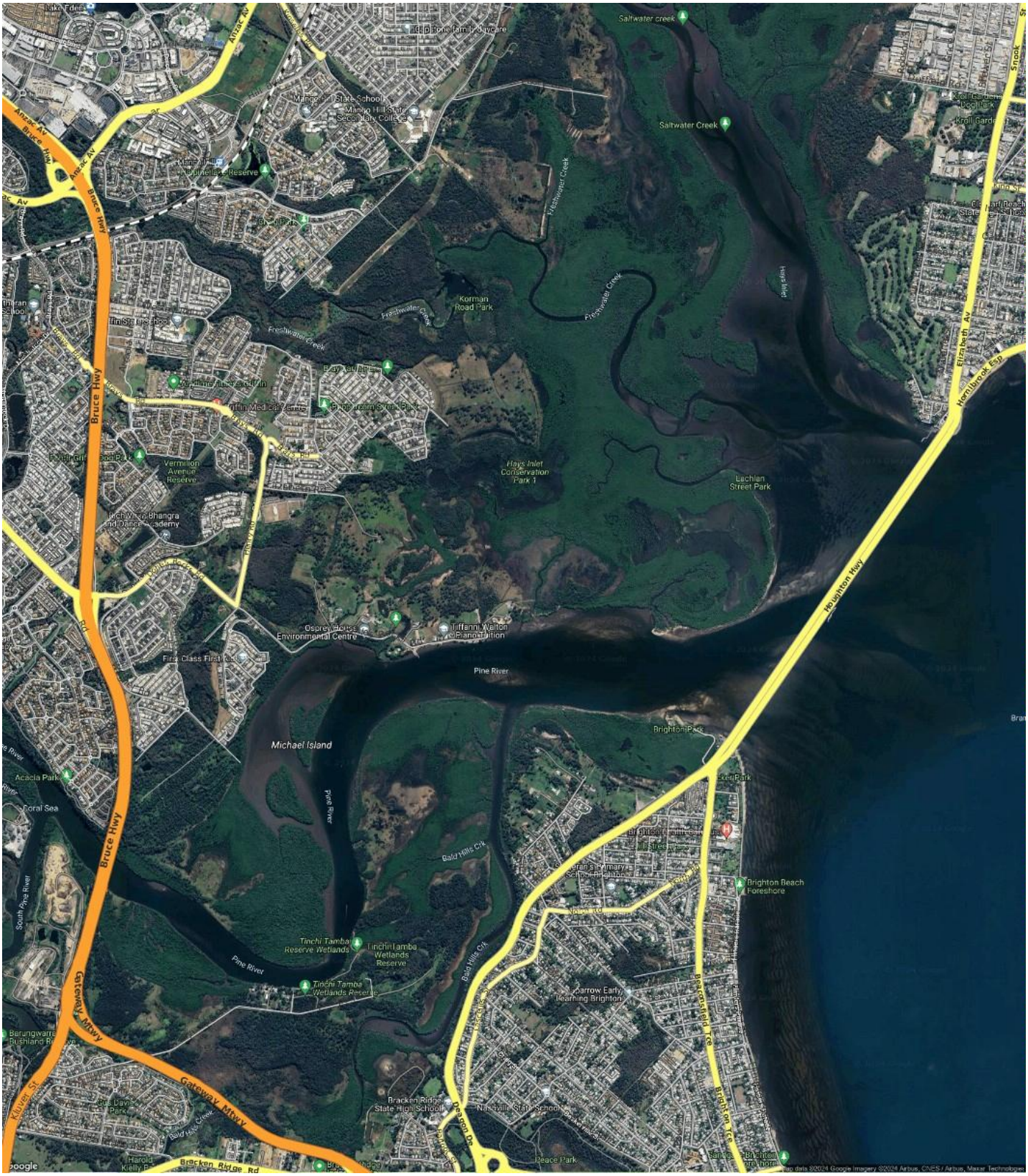
GRIFFIN - Suburb Map



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GRIFFIN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	38	$ 320,000	0.0 %	$ 278,500	$ 725,000
2007	55	$ 357,000	11.6 %	$ 290,000	$ 4,000,000
2008	29	$ 400,000	12.0 %	$ 230,000	$ 680,000
2009	56	$ 401,250	0.3 %	$ 179,000	$ 902,500
2010	59	$ 410,000	2.2 %	$ 216,000	$ 620,000
2011	48	$ 397,000	-3.2 %	$ 201,000	$ 650,000
2012	45	$ 392,500	-1.1 %	$ 195,000	$ 890,000
2013	51	$ 415,000	5.7 %	$ 185,500	$ 675,000
2014	73	$ 438,500	5.7 %	$ 204,450	$ 2,000,000
2015	101	$ 435,767	-0.6 %	$ 205,200	$ 1,550,000
2016	128	$ 450,500	3.4 %	$ 151,500	$ 955,000
2017	164	$ 470,250	4.4 %	$ 279,000	$ 950,000
2018	139	$ 460,000	-2.2 %	$ 272,000	$ 1,343,288
2019	145	$ 471,000	2.4 %	$ 285,000	$ 854,500
2020	160	$ 480,500	2.0 %	$ 219,000	$ 1,050,000
2021	231	$ 585,000	21.7 %	$ 340,000	$ 9,000,000
2022	204	$ 700,500	19.7 %	$ 545,000	$ 3,000,000
2023	179	$ 710,000	1.4 %	$ 125,000	$ 1,315,000
2024	178	$ 806,000	13.5 %	$ 632,500	$ 6,250,000

Median Sale Price

$784k

Based on 222 recorded House sales within the last 12 months (Oct '23 - Sep '24)

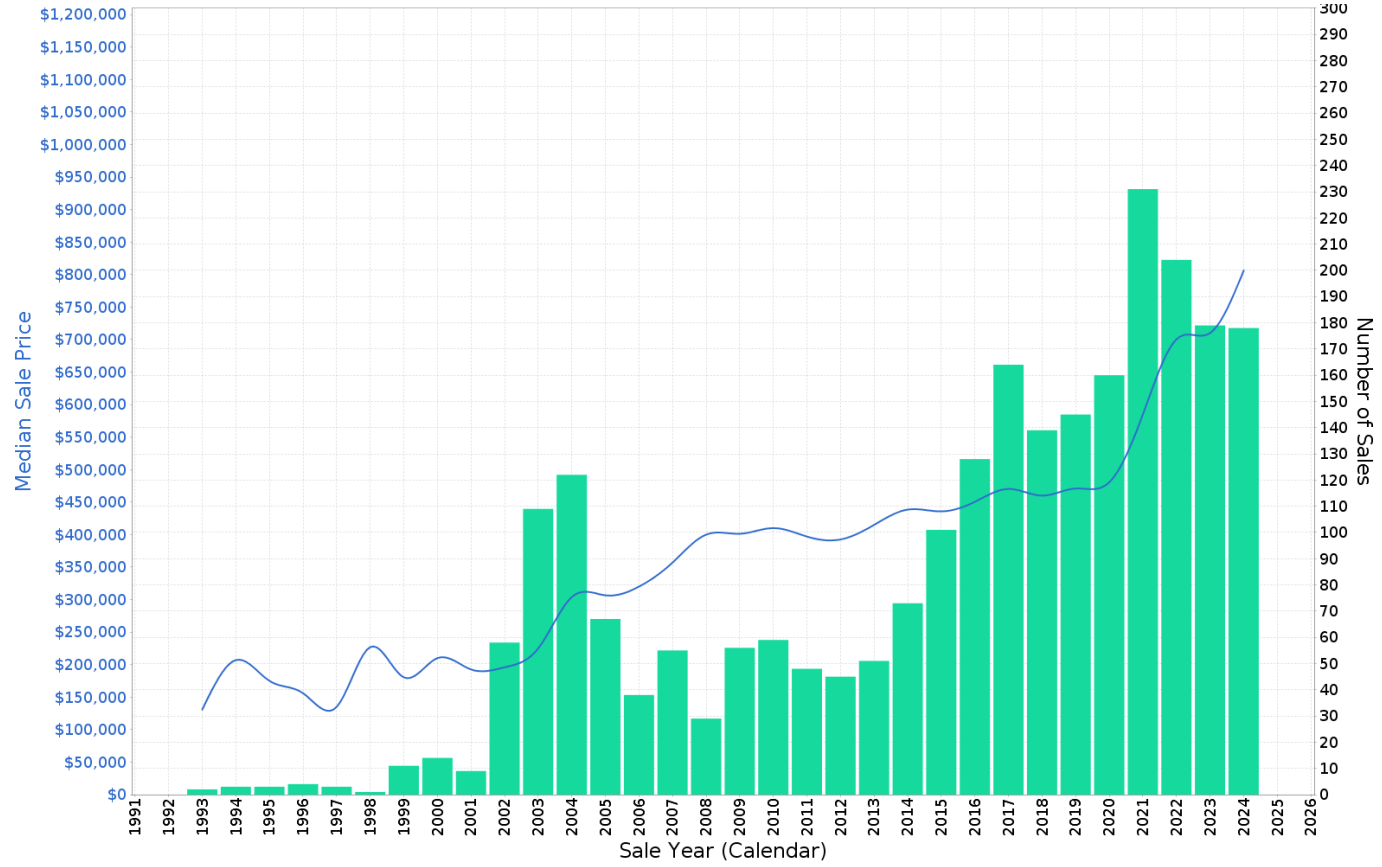
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.0%

Current Median Price: $784,000
Previous Median Price: $688,000

Based on 403 recorded House sales compared over the last two rolling 12 month periods



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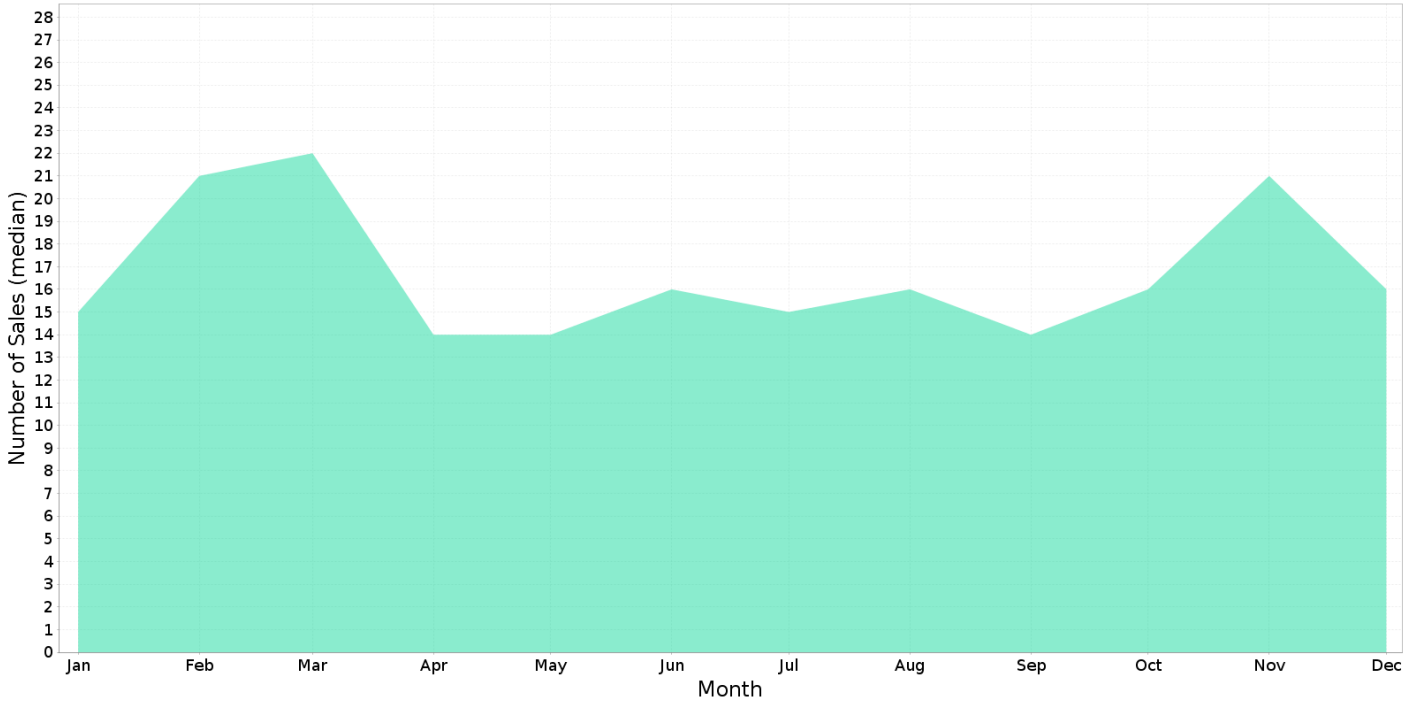
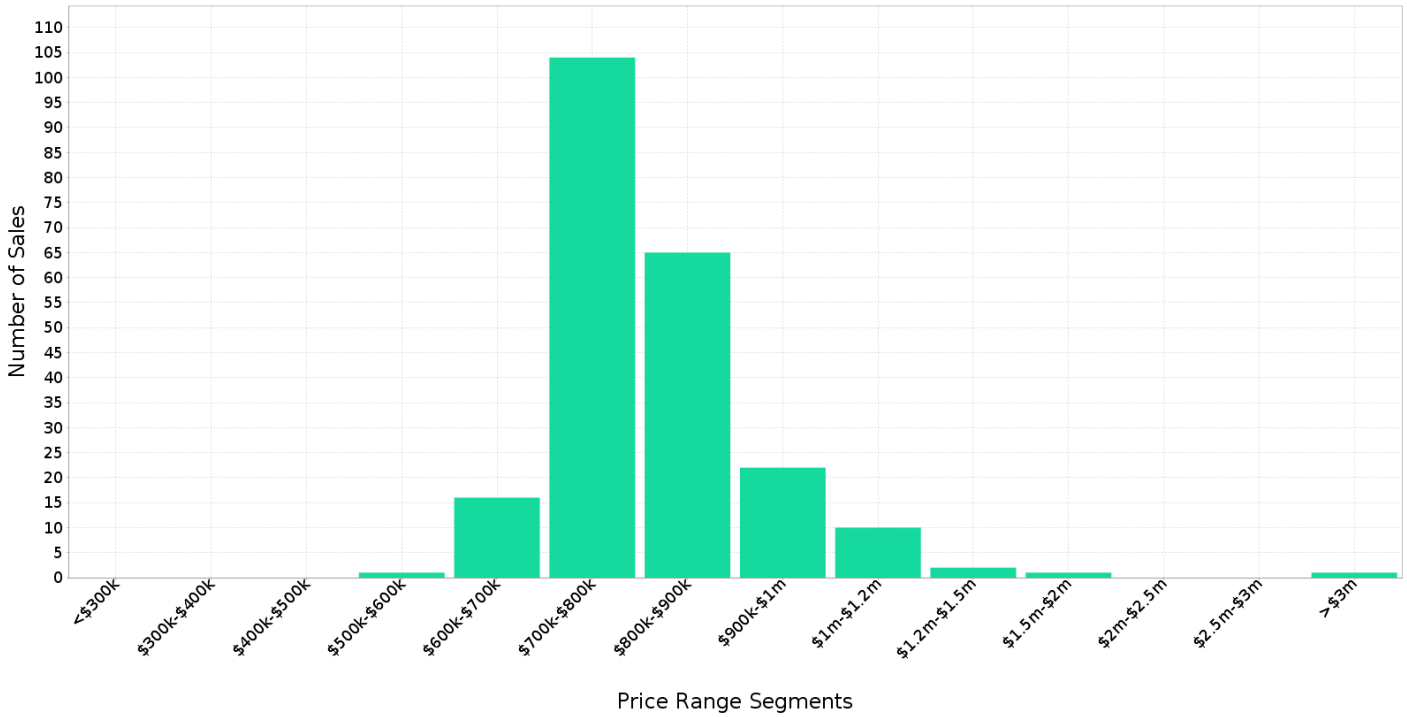
GRIFFIN - Peak Selling Periods (3 years)



GRIFFIN - Price Range Segments (12 months)



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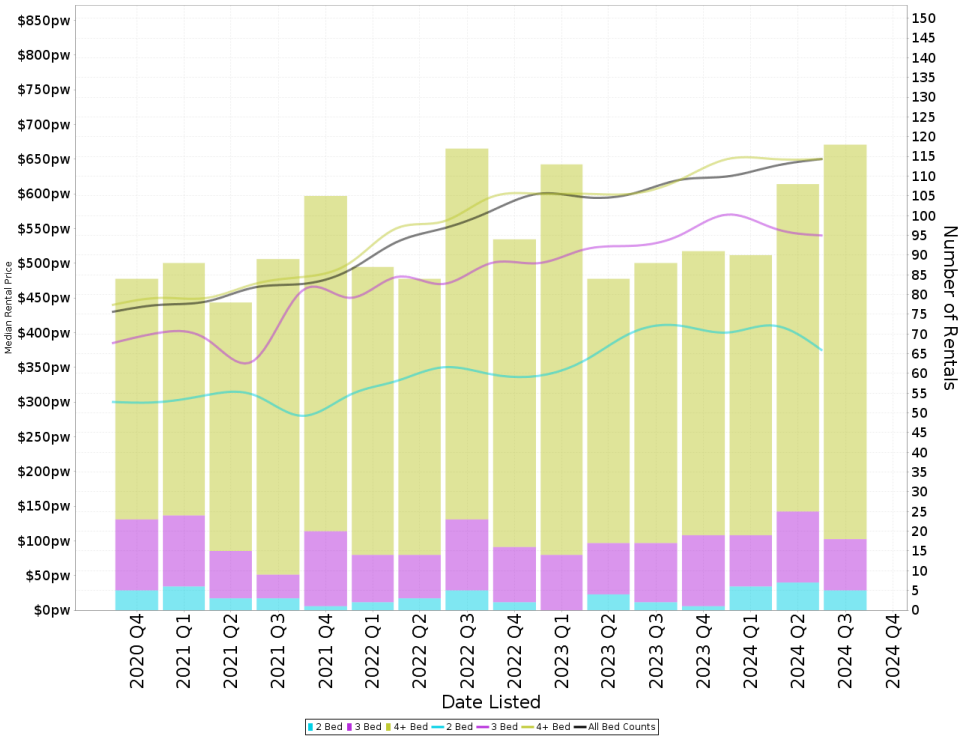
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.0%

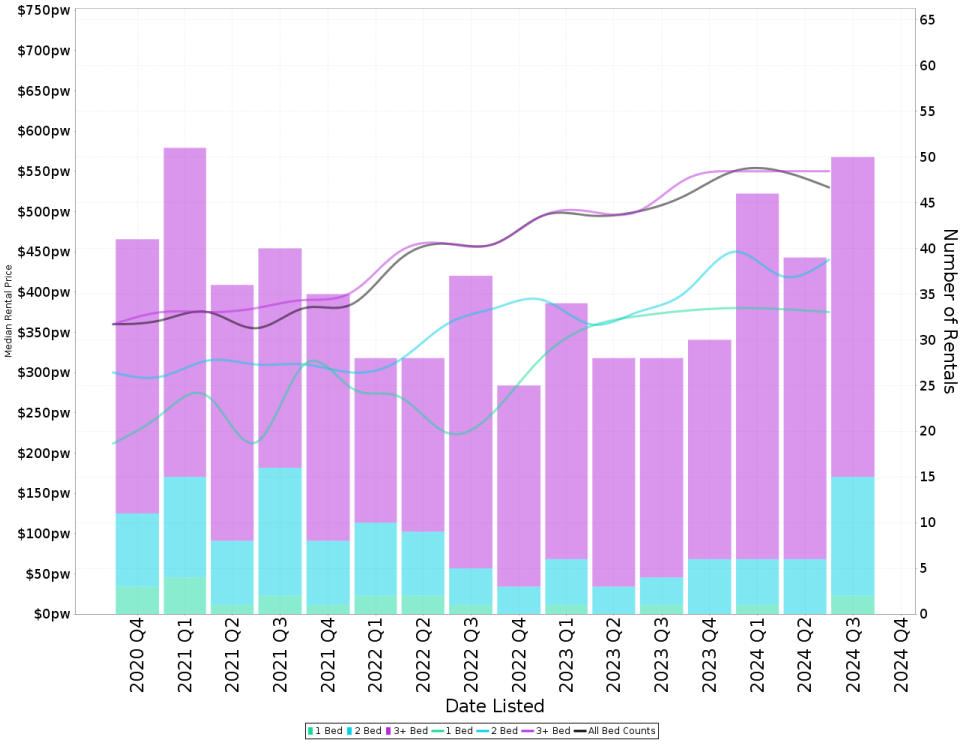
Current Median Price: $784,000
Previous Median Price: $688,000
Based on 403 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: $784,000
Current Median Rent: $630
Based on 407 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+14.3%

Current Median Price: $520,000
Previous Median Price: $455,000
Based on 250 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.3%

Current Median Price: $520,000
Current Median Rent: $535
Based on 165 registered Unit rentals compared over the last 12 months.

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GRIFFIN - Recently Sold Properties

Median Sale Price

$784k

Based on 222 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

+14.0%

Current Median Price: $784,000
Previous Median Price: $688,000

Based on 403 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

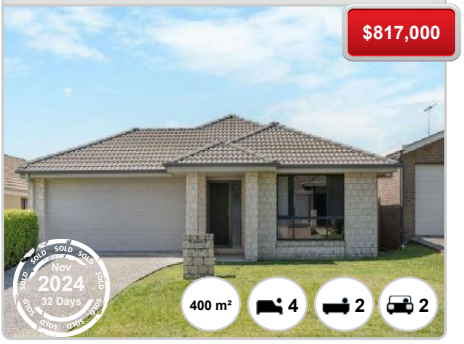
222

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

22 ZEPHYR ST

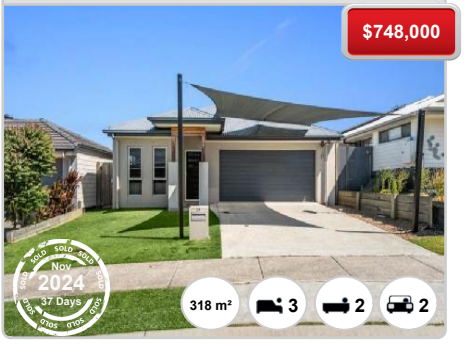
10 OREGANO CL



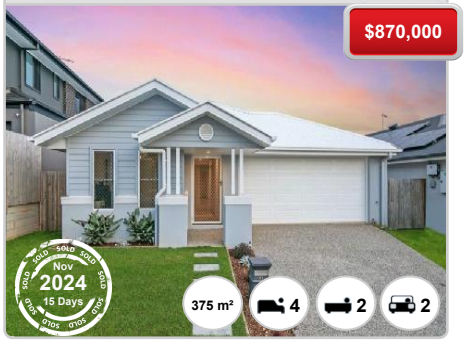
37 MISTRAL CRES

2 WATTLESEED ST

29 SUMMIT ST



41 VAN LIESHOUT CCT



64 SAWMILL DR

6 CHAMOMILE ST

32 CAIRNS ROAD OF

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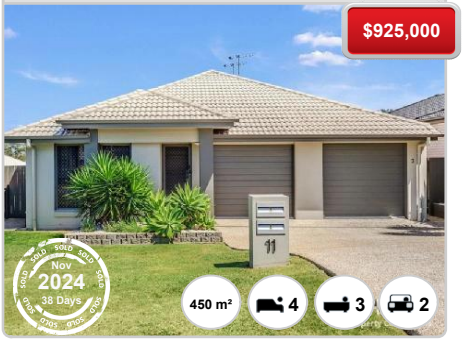
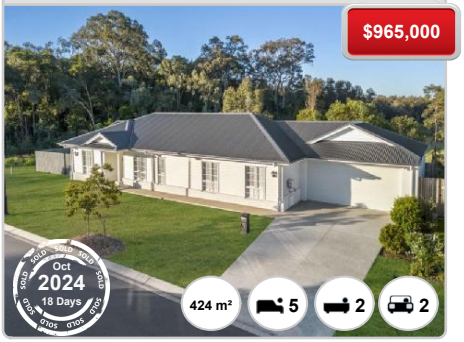
11 MISTRAL CRES



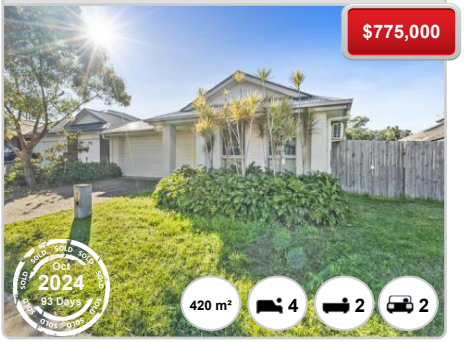
1 EVERGREEN PDE

14 VANILLA AVE

1 SUNRAY PDE



57 APPLE CRCT

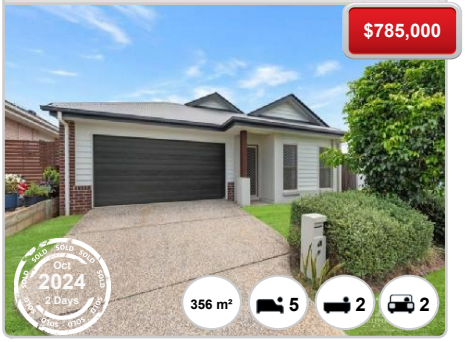


31 ORIOLE ST

15 VENTURE DR

43 ELIZABETH RD

25 VICTORY DR



13 WEDGE TAIL CT

12 CHELLO ST

33 CLEMENTS ST

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GRIFFIN - Properties For Rent

Median Rental Price

$630 /w

Based on 407 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

+4.2%

Current Median Price: $784,000
Current Median Rent: $630

Based on 222 recorded House sales and 407 House rentals compared over the last 12 months

Number of Rentals

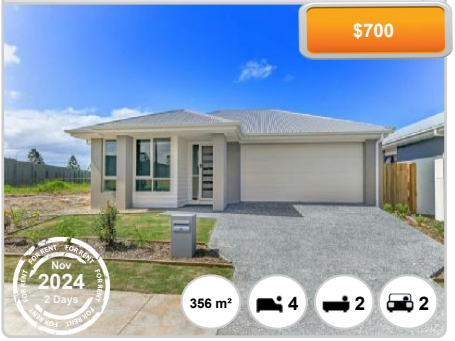
407

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

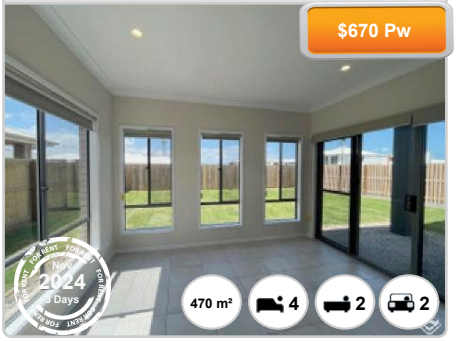
Based on a rolling 12 month period and may differ from calendar year statistics

3 CARDAMOM CLOSE

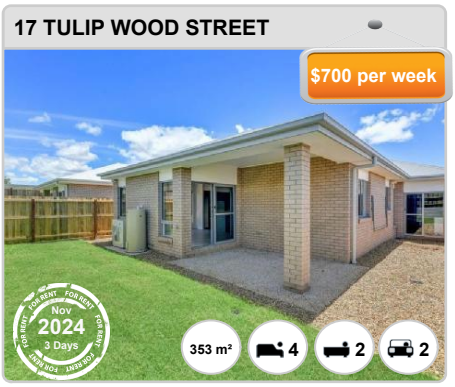
22 RIVER GUM STREET



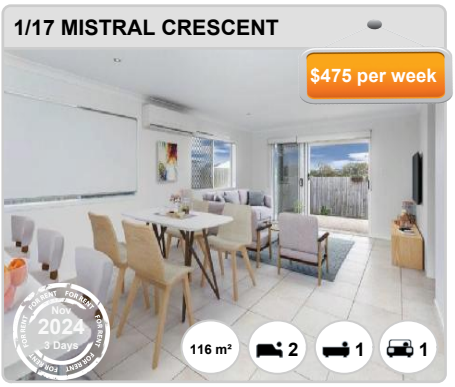
2 TULIP WOOD STREET



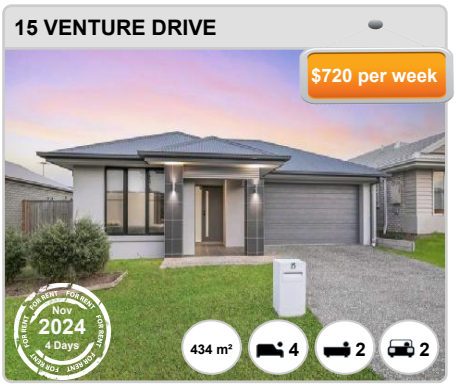
17 TULIP WOOD STREET



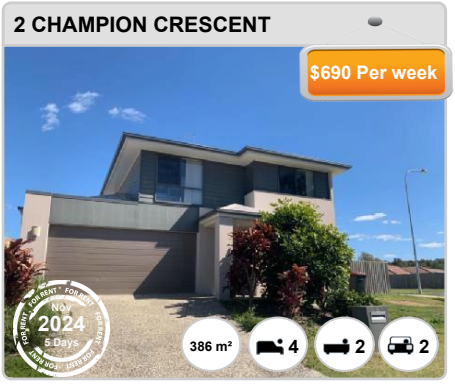
1/17 MISTRAL CRESCENT



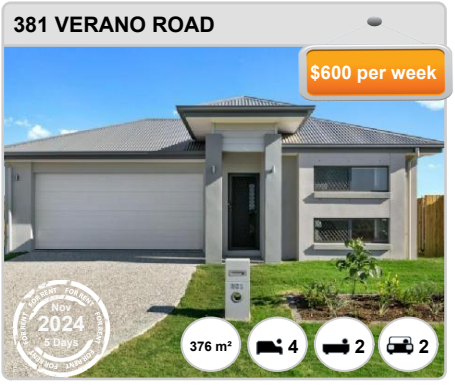
15 VENTURE DRIVE



2 CHAMPION CRESCENT



381 VERANO ROAD



18 SILKY OAK STREET

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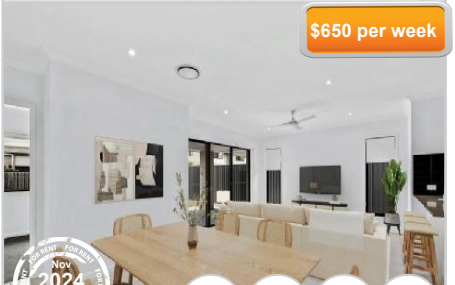
20 ASCENT STREET

$680 per week

375 m² | 4 | 2 | 2

83 PALATIAL CRESCENT

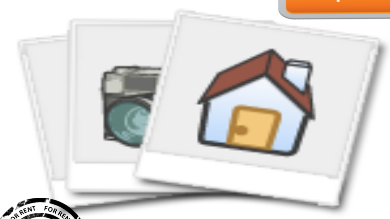
$650 per week



433 m² | 4 | 2 | 2

25 ARCADIA DRIVE

$700 per week



4 | 2 | -

14 GRANT STREET

$750 per week

285 m² | 4 | 2 | -

8 APPLE CIRCUIT

$650 per week

350 m² | 4 | 2 | 2

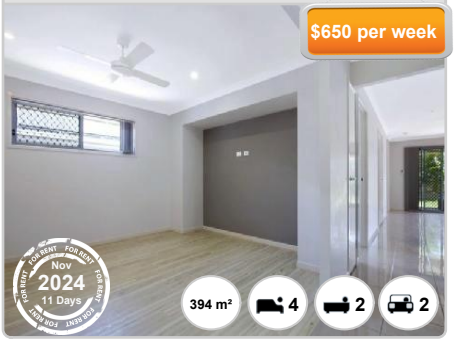
18 LEMONGRASS CIRCLE

$560 per week

400 m² | 4 | 2 | 2

80 JUNCTION ROAD

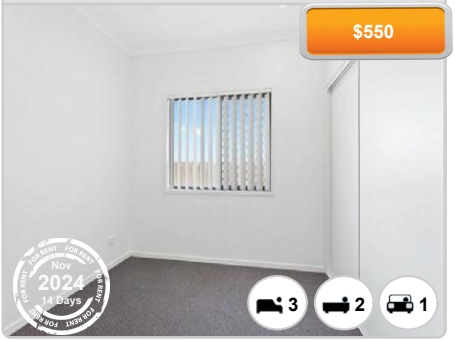
$650 per week



394 m² | 4 | 2 | 2

77A SAWMILL DRIVE

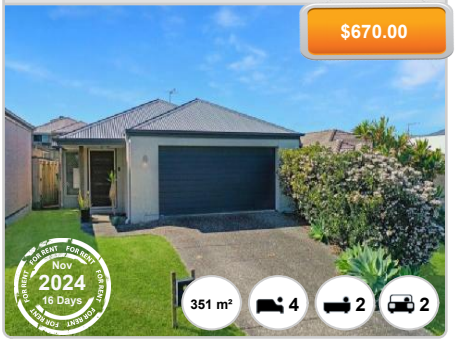
$550



3 | 2 | 1

43 ELIZABETH ROAD

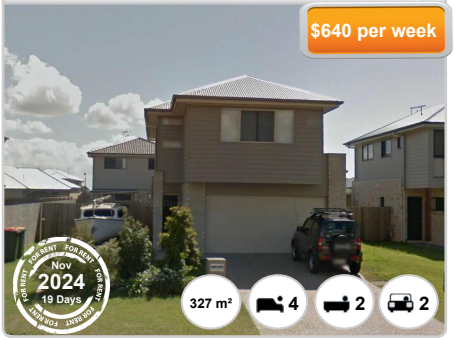
$670.00



351 m² | 4 | 2 | 2

17 RIVER BREEZE DRIVE

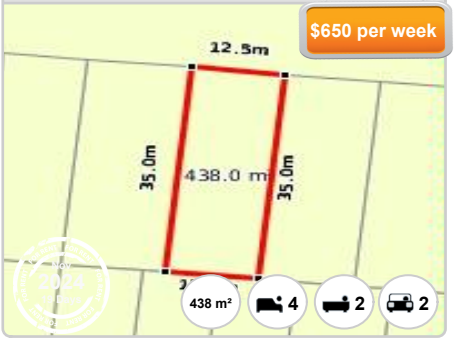
$640 per week



327 m² | 4 | 2 | 2

47 ZEPHYR STREET

$650 per week



438 m² | 4 | 2 | 2

11 CARDAMOM CLOSE

$650 per week

448 m² | 4 | 2 | 2

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