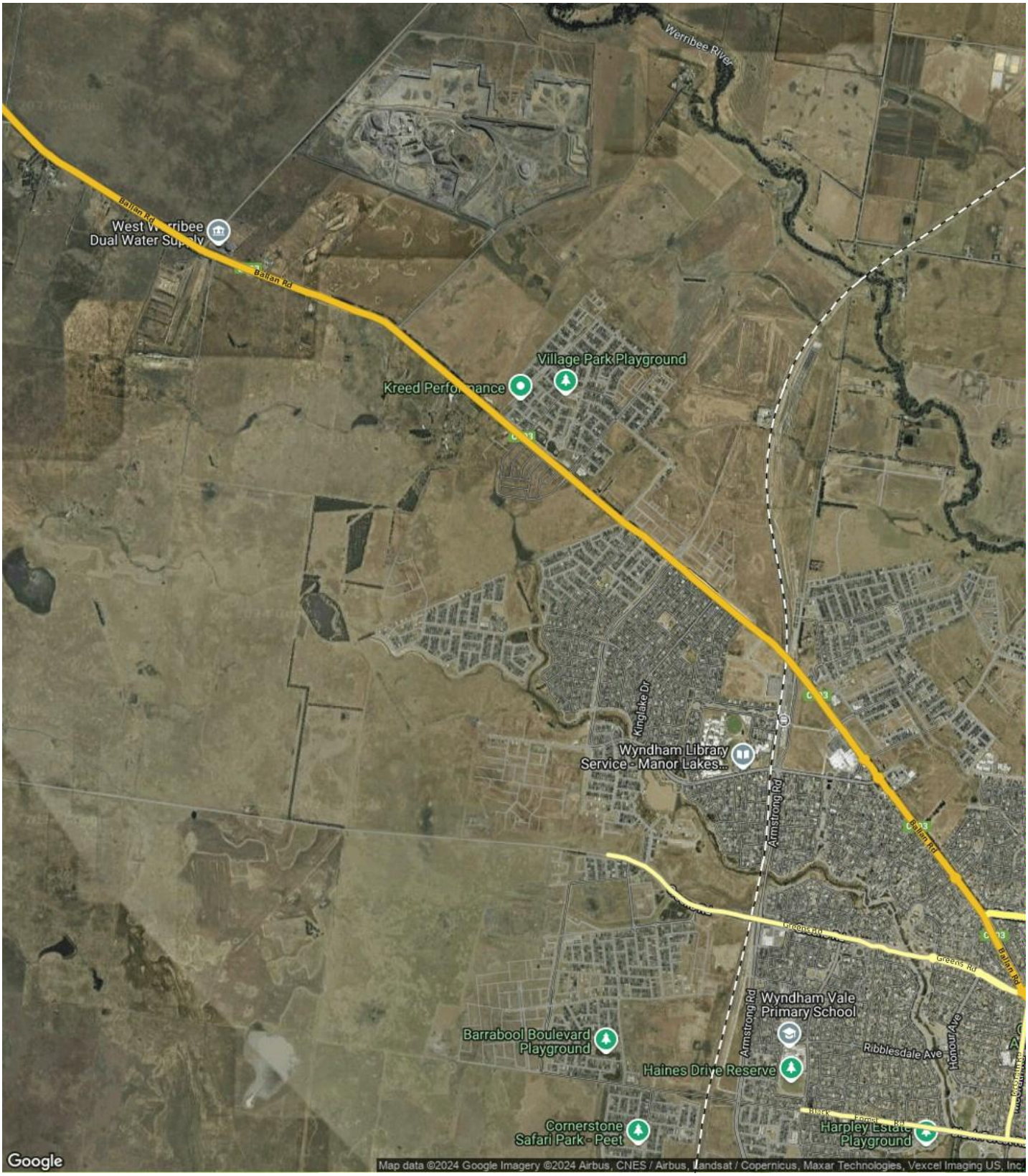
ADVISEABLE

SUBURB FLYOVER REPORT

MANOR LAKES (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

MANOR LAKES - Suburb Map



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MANOR LAKES - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	124	$ 112,000	0.0 %	$ 84,000	$ 445,000
2007	180	$ 112,500	0.4 %	$ 70,000	$ 495,000
2008	201	$ 125,000	11.1 %	$ 70,000	$ 410,000
2009	254	$ 250,500	100.4 %	$ 99,000	$ 415,000
2010	248	$ 313,429	25.1 %	$ 104,000	$ 615,000
2011	164	$ 350,000	11.7 %	$ 2,500	$ 605,000
2012	149	$ 337,500	-3.6 %	$ 139,000	$ 530,000
2013	117	$ 340,000	0.7 %	$ 250,000	$ 600,000
2014	139	$ 359,000	5.6 %	$ 175,000	$ 820,000
2015	178	$ 370,000	3.1 %	$ 185,000	$ 620,000
2016	203	$ 413,100	11.6 %	$ 170,000	$ 760,000
2017	221	$ 490,000	18.6 %	$ 320,000	$ 820,550
2018	201	$ 526,000	7.3 %	$ 380,350	$ 814,000
2019	177	$ 531,000	1.0 %	$ 363,000	$ 784,000
2020	168	$ 570,000	7.3 %	$ 60,000	$ 765,000
2021	272	$ 596,000	4.6 %	$ 300,000	$ 1,250,000
2022	169	$ 645,000	8.2 %	$ 376,000	$ 985,000
2023	177	$ 640,000	-0.8 %	$ 421,000	$ 1,200,000
2024	175	$ 640,000	0.0 %	$ 55,000	$ 1,224,000

Median Sale Price

$642k

Based on 221 recorded House sales within the last 12 months (Oct '23 - Sep '24)

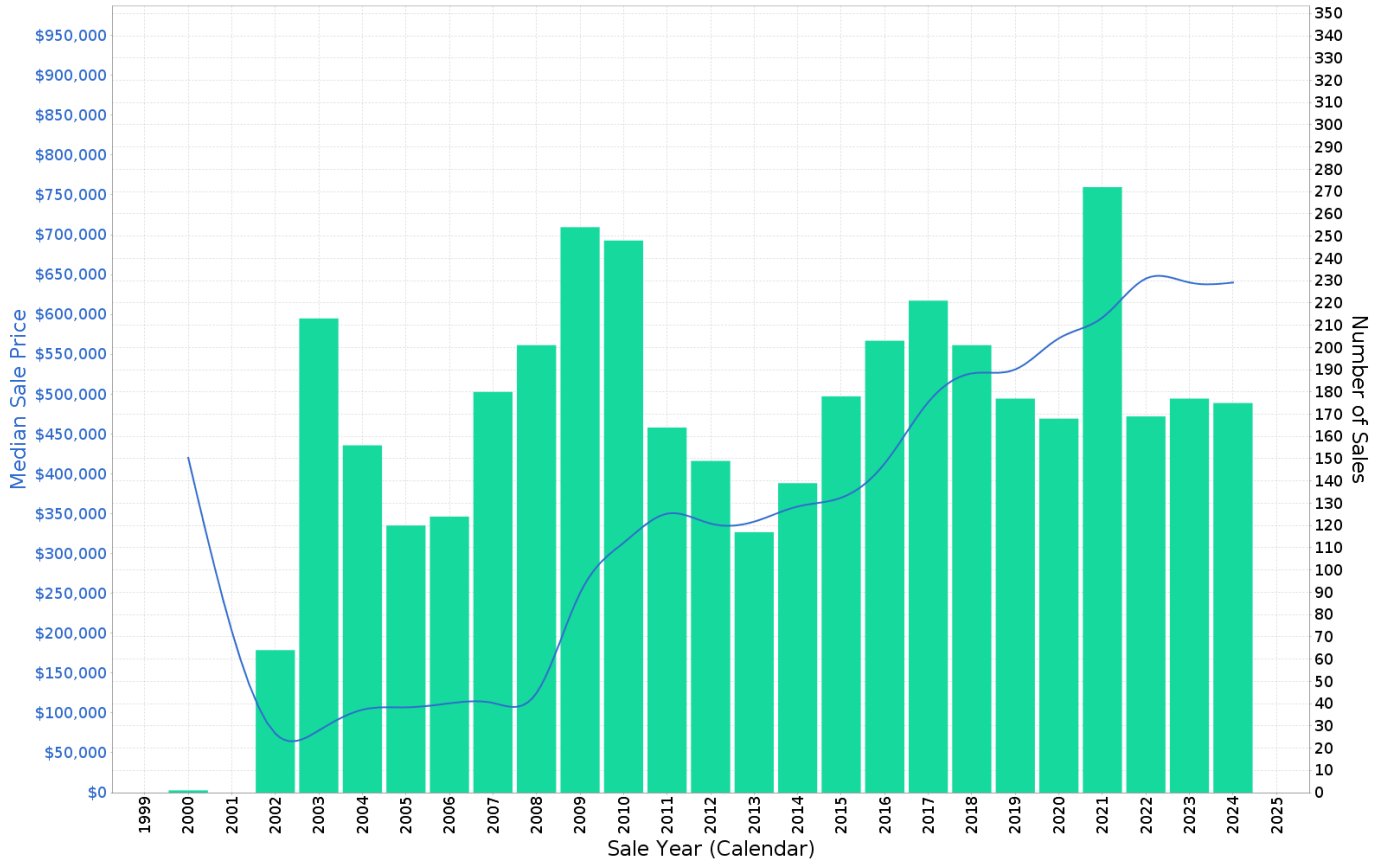
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+2.9%

Current Median Price: $642,000
Previous Median Price: $624,000

Based on 379 recorded House sales compared over the last two rolling 12 month periods



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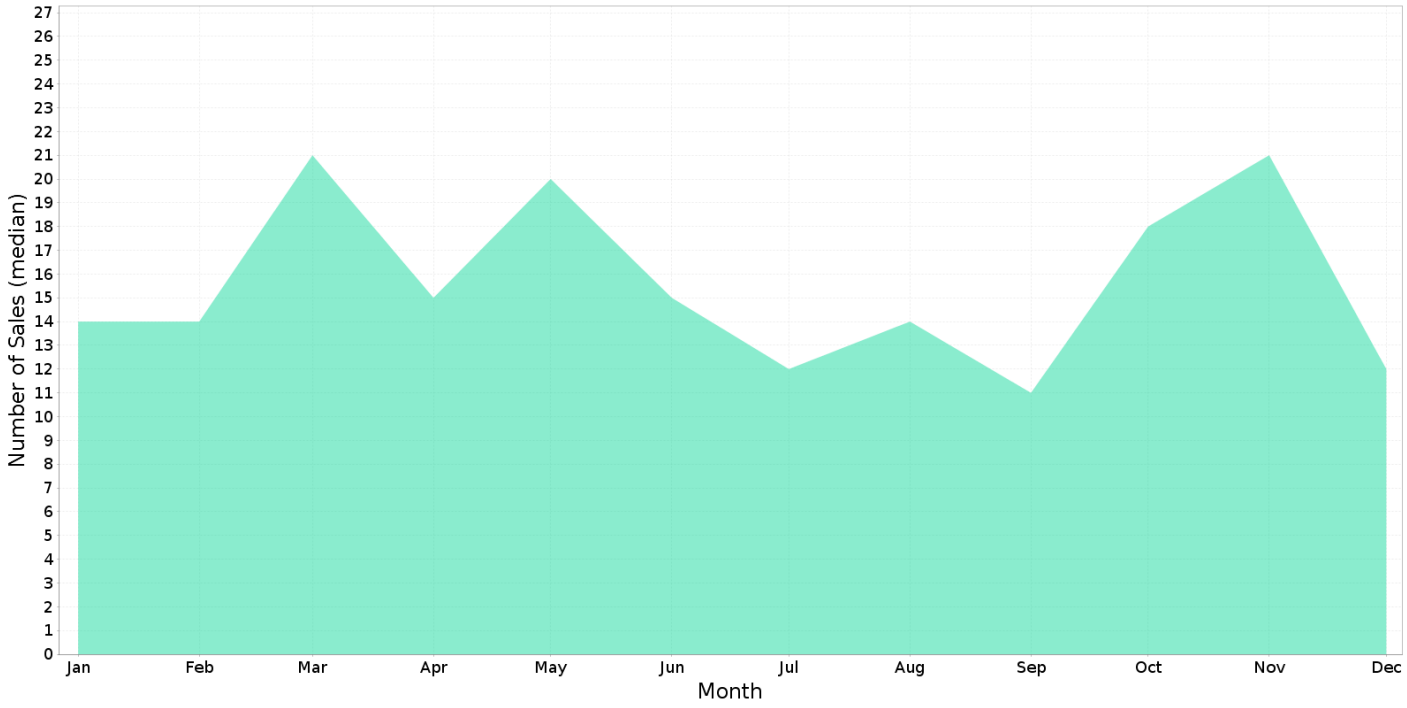
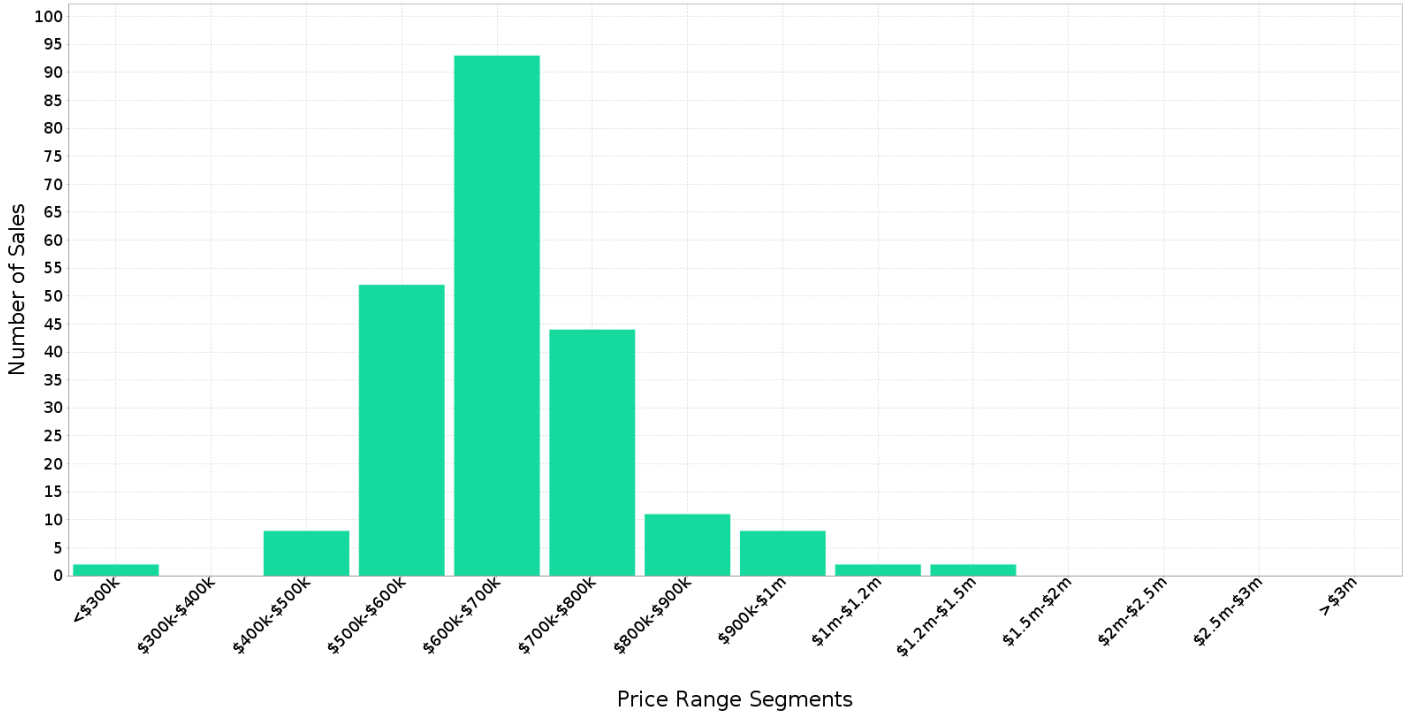
MANOR LAKES - Peak Selling Periods (3 years)



MANOR LAKES - Price Range Segments (12 months)



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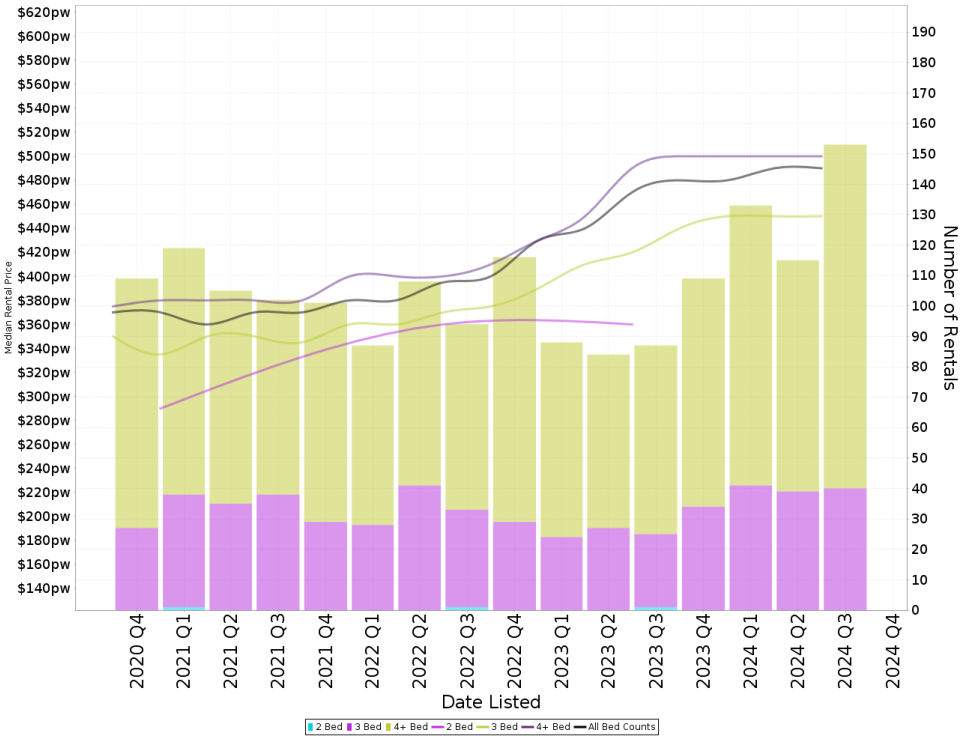
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.9%

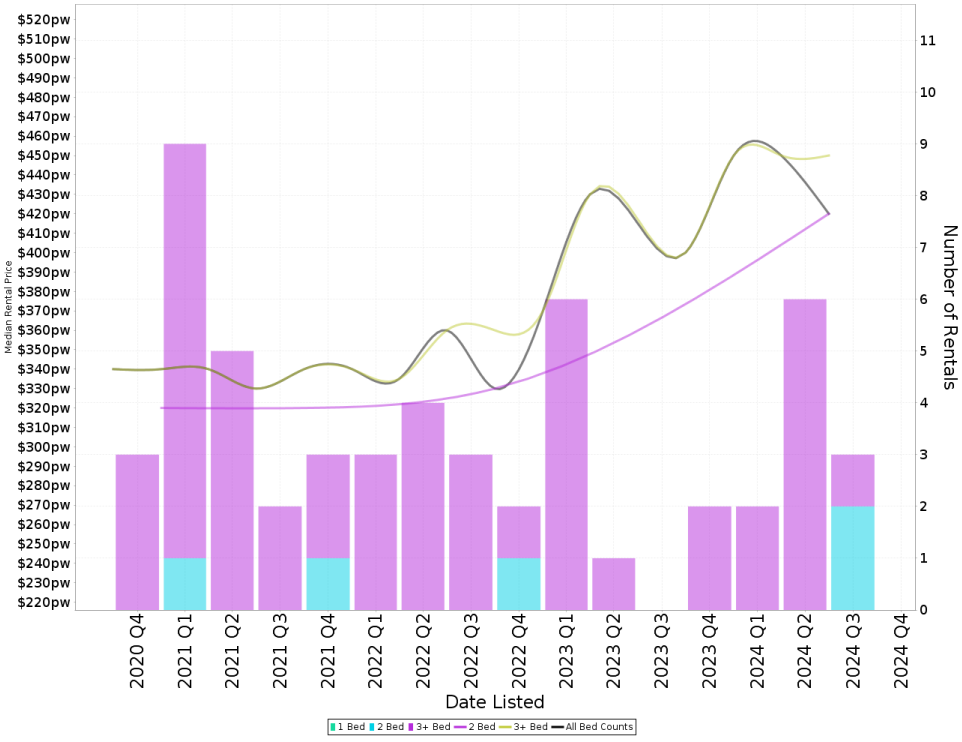
Current Median Price: $642,000
Previous Median Price: $624,000
Based on 379 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: $642,000
Current Median Rent: $480
Based on 510 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.9%

Current Median Price: $530,000
Previous Median Price: $510,000
Based on 7 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: $530,000
Current Median Rent: $450
Based on 13 registered Unit rentals compared over the last 12 months.

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MANOR LAKES - Recently Sold Properties

Median Sale Price

$642k

Based on 221 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

+2.9%

Current Median Price: $642,000
Previous Median Price: $624,000

Based on 379 recorded House sales compared over the last two rolling 12 month periods

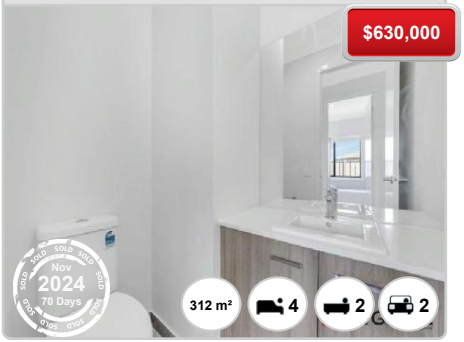
Sold Properties

221

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

10 CYAD WAY



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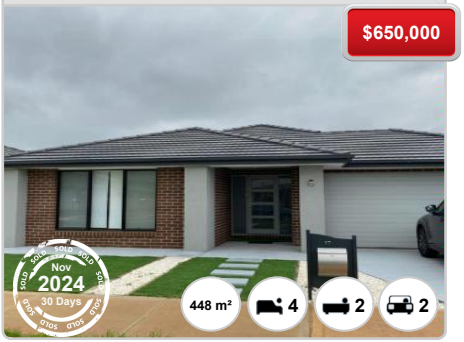
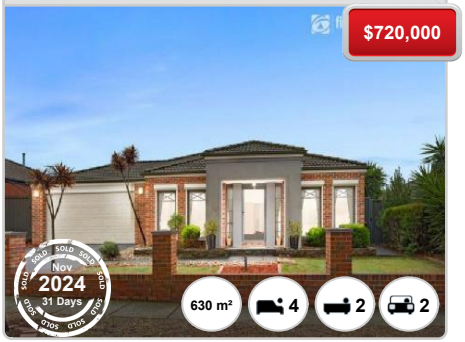
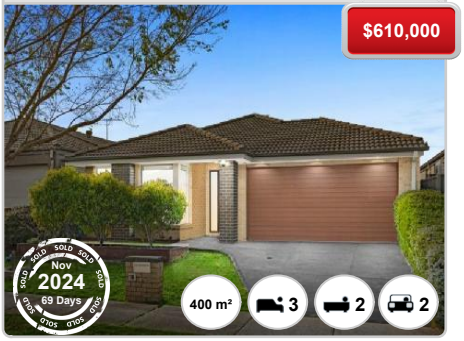


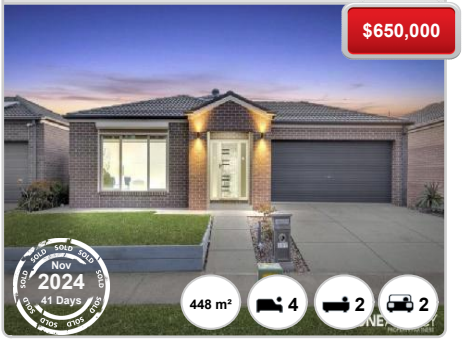
9 SILVER GUM ST



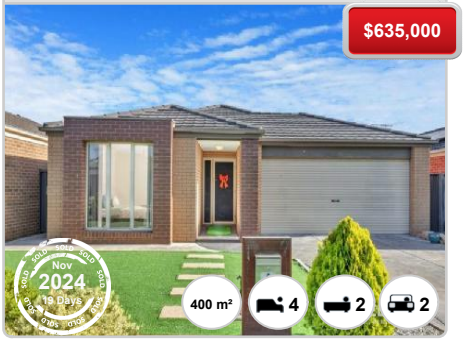
16 FIRECREST RD



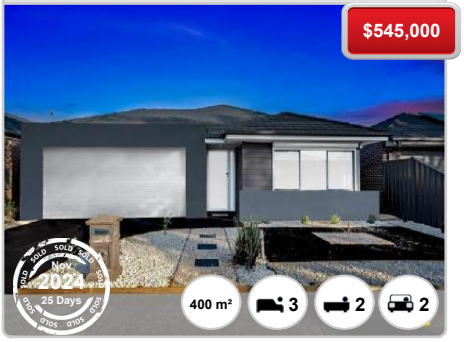
137 EUREKA DR



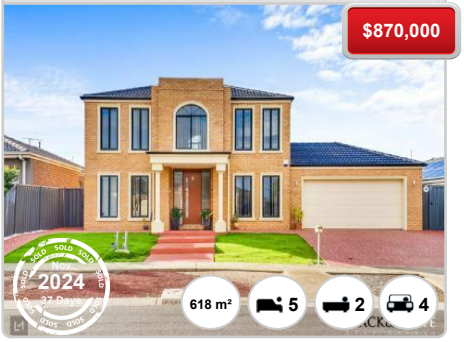
5 HODDLE LINK



12 FINSBURY CRES



8 MURRUMBIDGEE ST



8 FRAGRANCE TCE

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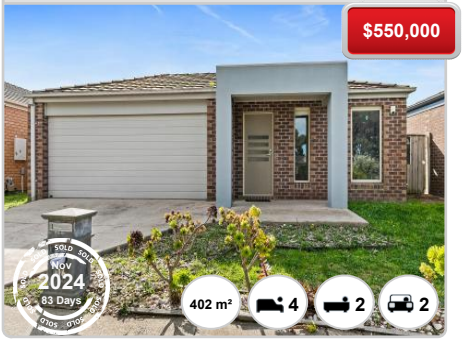
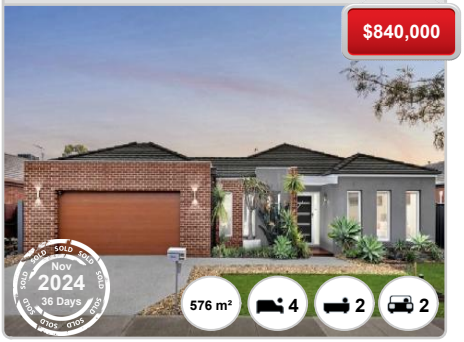
16 YELLOW GUM WAY



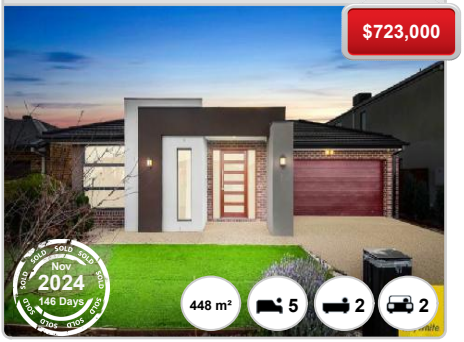
19 SPEARMINT BVD

11 SPRINGWOOD TCE

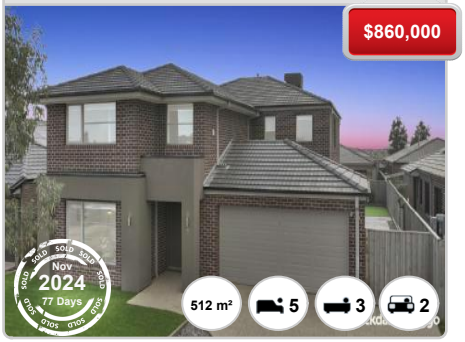
18 CONDAMINE AVE



97 SPEARMINT BVD



5 HONEYCOMB AVE



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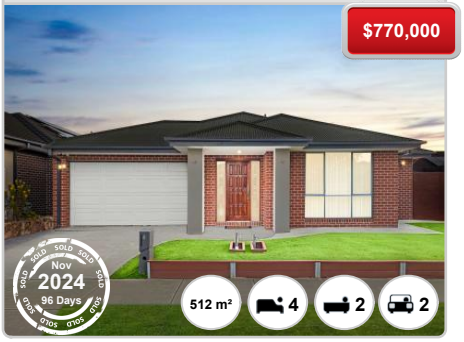
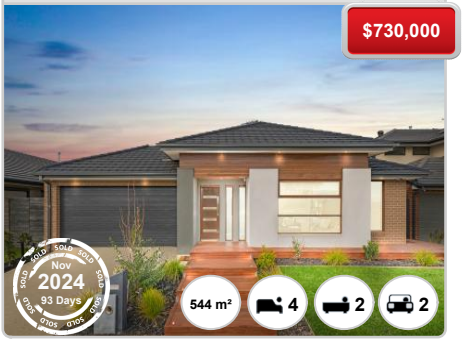
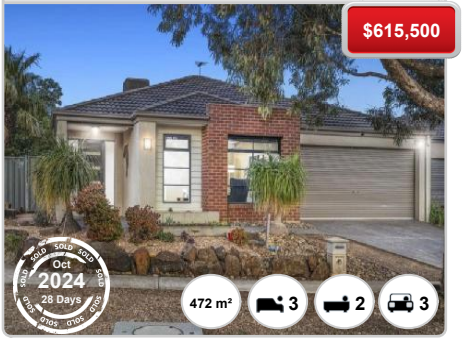


16 CHERRYWOOD AVE



12 SEMOLINA ST

1 STONY ST



43 MININDEE RD

5 DARLING PL

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MANOR LAKES - Properties For Rent

Median Rental Price

$480 /w

Based on 510 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

+3.9%

Current Median Price: $642,000
Current Median Rent: $480

Based on 221 recorded House sales and 510 House rentals compared over the last 12 months

Number of Rentals

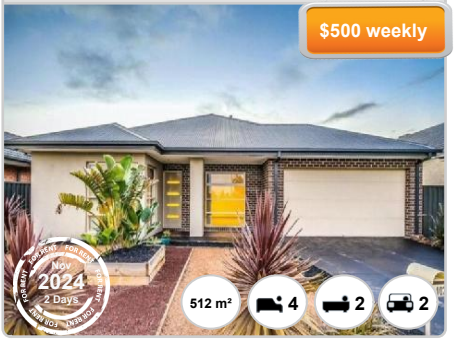
510

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

4 Semolina Street

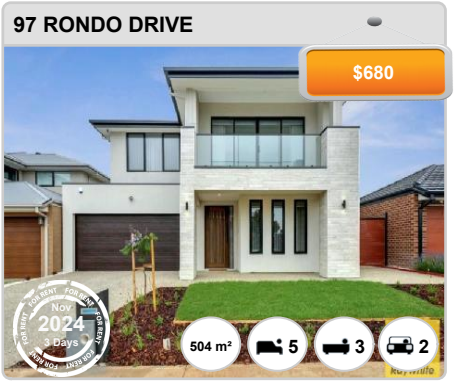
102 ELTHAM PARADE



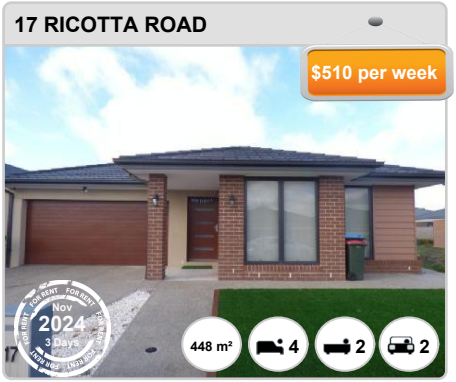
7 TECOMA STREET

2 MCHAFFIE TERRACE

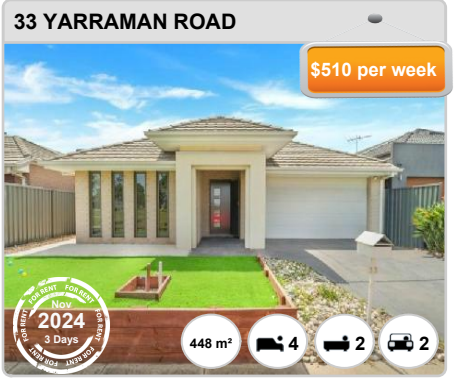
97 RONDO DRIVE



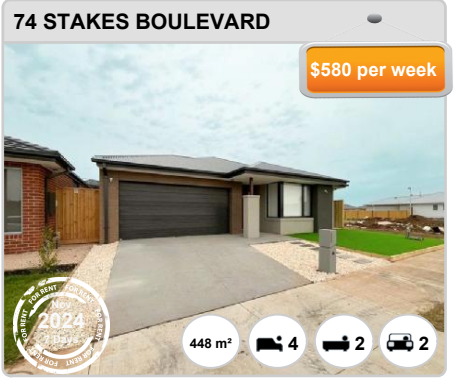
17 RICOTTA ROAD



33 YARRAMAN ROAD



74 STAKES BOULEVARD



7 LAMBERTIA CRESCENT

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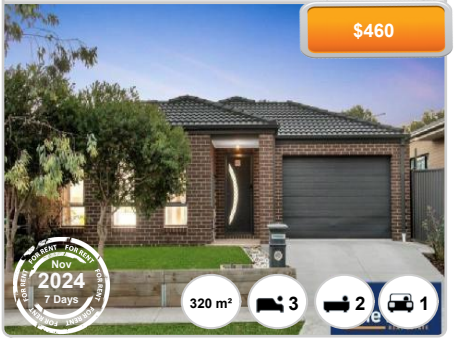
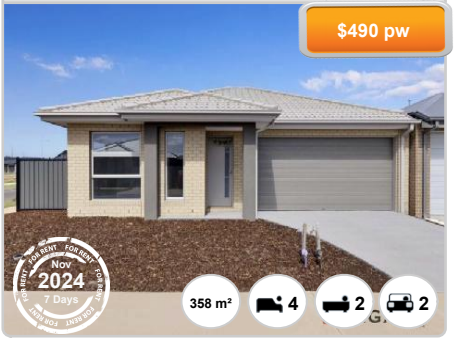
18 GROVEDALE WAY

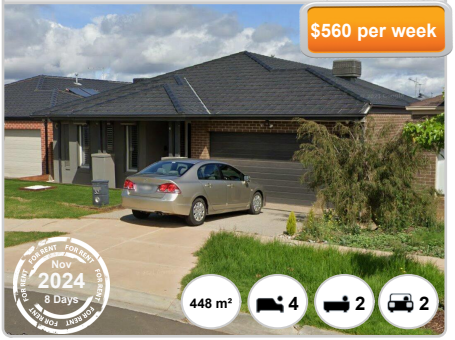


12 CYAD WAY

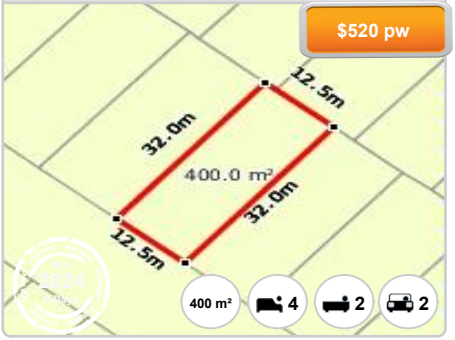


6 NITRE STREET

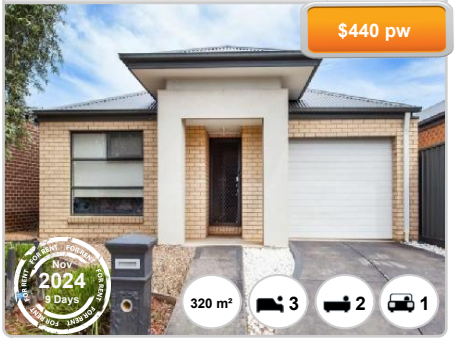
32 DUTCH AVENUE



9 GUNYONG CRESCENT



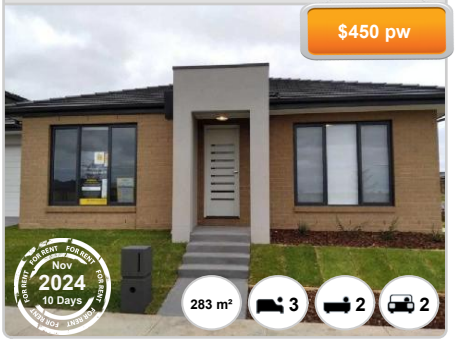
32 MAYESBROOK ROAD



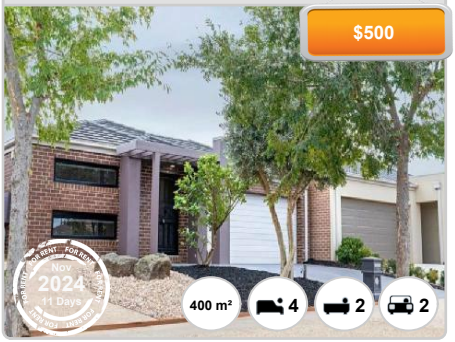
41 KINGLAKE DRIVE

7 HONEYCOMB AVENUE

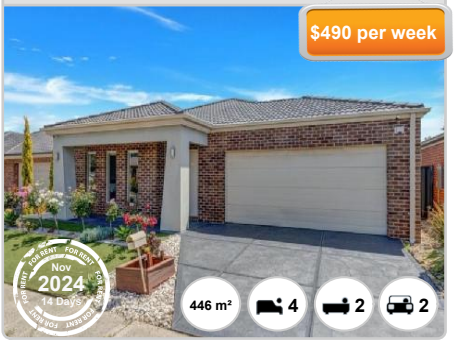
135 HOLYOAKE PARADE



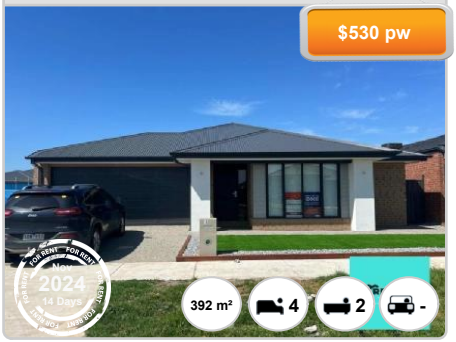
98 KINGLAKE DRIVE



14 LANCEWOOD ROAD



3 NITRE STREET



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