ADVISEABLE

SUBURB FLYOVER REPORT

MIDDLE RIDGE (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

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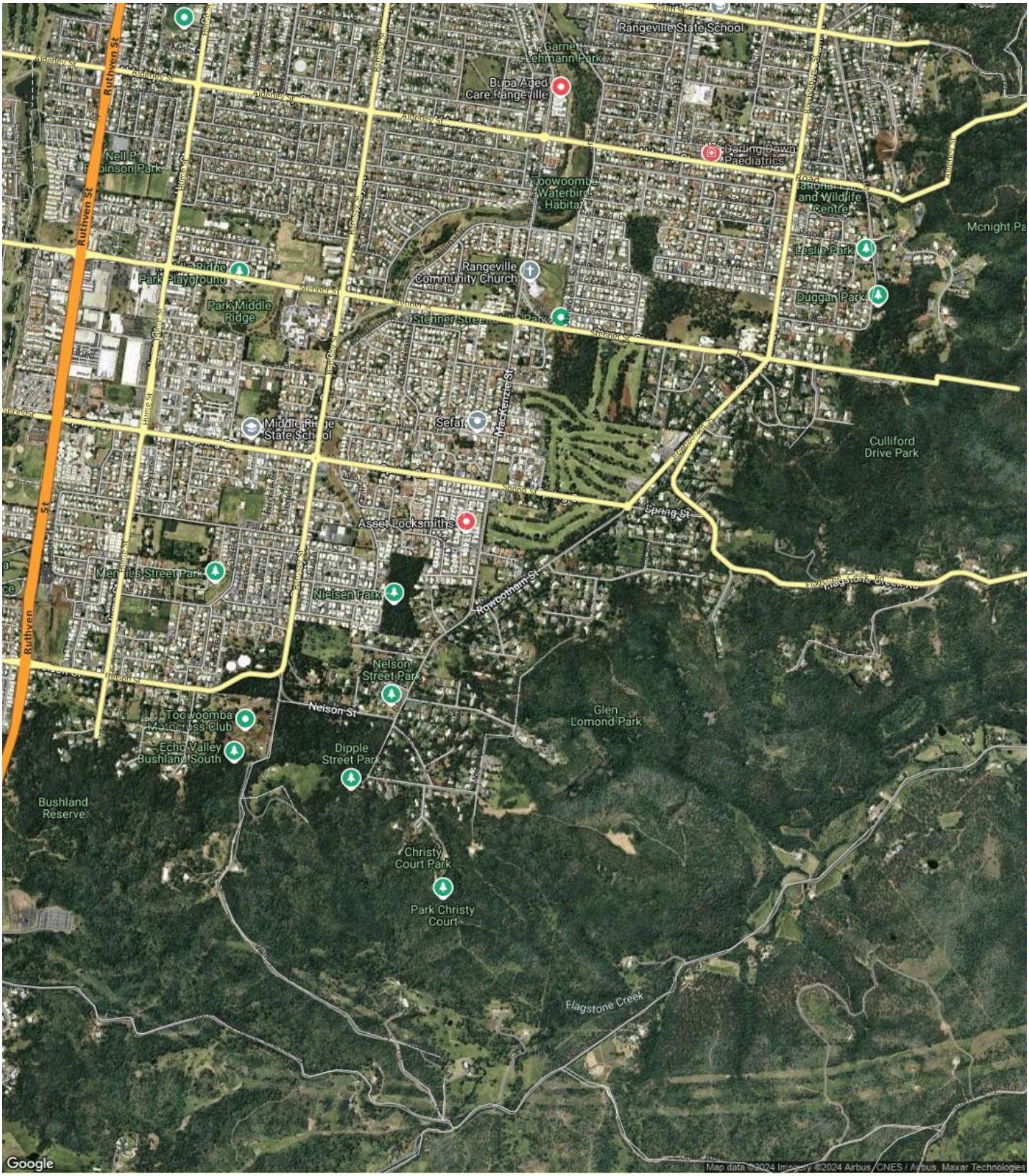
MIDDLE RIDGE - Suburb Map



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MIDDLE RIDGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	157	$ 366,000	0.0 %	$ 141,000	$ 3,500,000
2007	179	$ 387,000	5.7 %	$ 165,000	$ 1,240,000
2008	128	$ 395,000	2.1 %	$ 270,000	$ 1,200,000
2009	174	$ 433,750	9.8 %	$ 202,500	$ 1,250,000
2010	142	$ 445,000	2.6 %	$ 280,000	$ 995,000
2011	117	$ 455,000	2.2 %	$ 280,000	$ 940,000
2012	120	$ 473,500	4.1 %	$ 330,000	$ 975,000
2013	184	$ 476,500	0.6 %	$ 195,500	$ 1,615,000
2014	171	$ 517,500	8.6 %	$ 198,500	$ 1,235,000
2015	154	$ 515,000	-0.5 %	$ 227,500	$ 1,850,000
2016	123	$ 545,000	5.8 %	$ 361,000	$ 1,450,000
2017	127	$ 530,000	-2.8 %	$ 348,000	$ 2,005,000
2018	132	$ 548,500	3.5 %	$ 350,000	$ 3,200,000
2019	134	$ 573,875	4.6 %	$ 370,000	$ 3,600,000
2020	143	$ 642,500	12.0 %	$ 251,100	$ 1,410,000
2021	146	$ 659,000	2.6 %	$ 460,000	$ 3,400,000
2022	135	$ 825,000	25.2 %	$ 275,000	$ 2,450,000
2023	113	$ 825,000	0.0 %	$ 500,000	$ 4,300,000
2024	112	$ 881,500	6.8 %	$ 655,000	$ 2,900,000

Median Sale Price

$882k

Based on 138 recorded House sales within the last 12 months (Oct '23 - Sep '24)

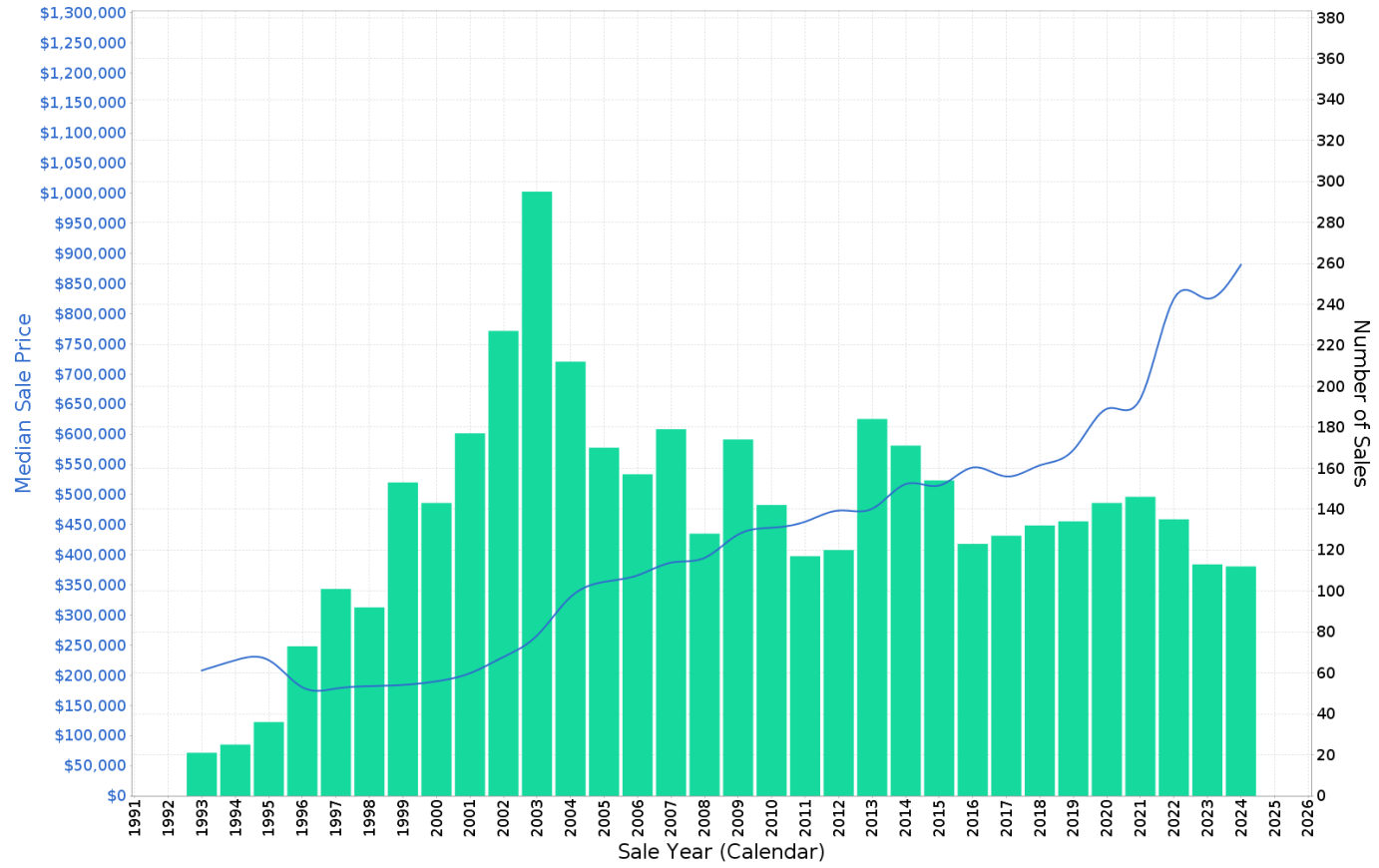
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+5.9%

Current Median Price: $881,500
Previous Median Price: $832,500

Based on 250 recorded House sales compared over the last two rolling 12 month periods



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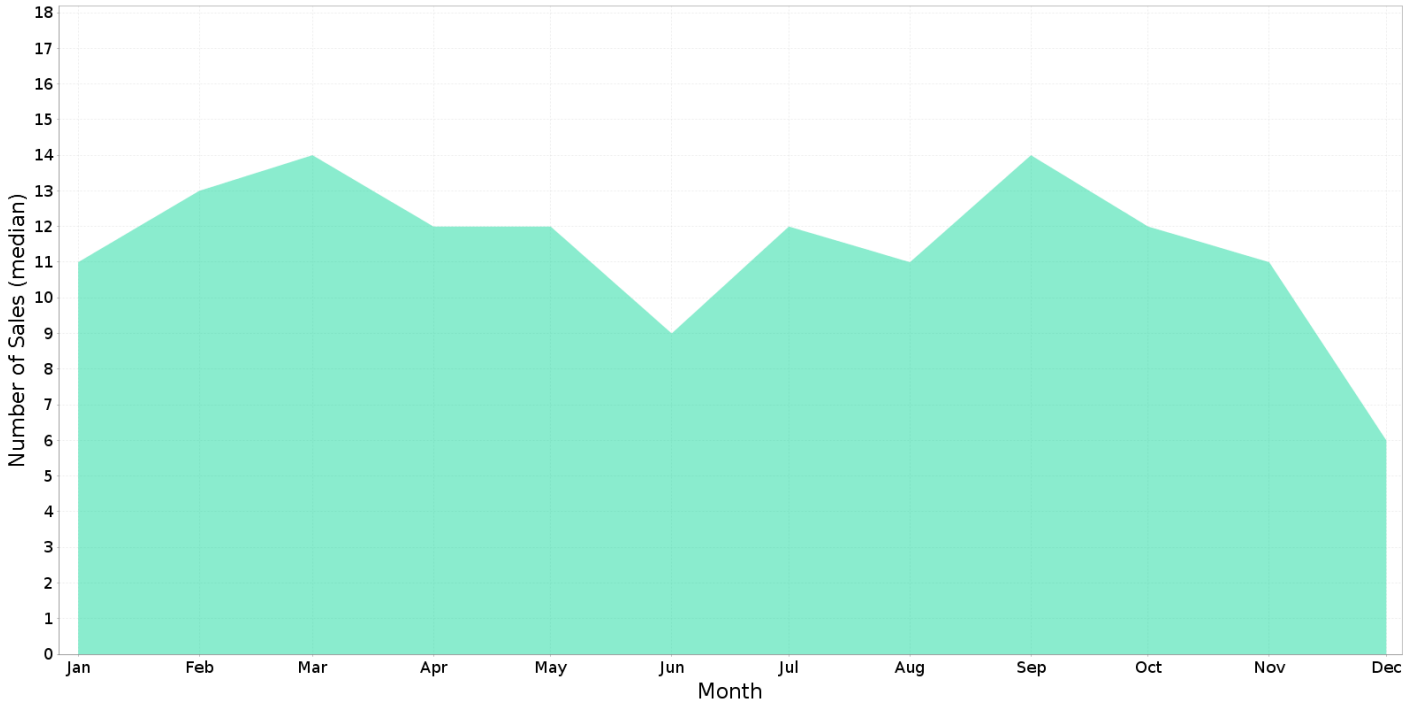
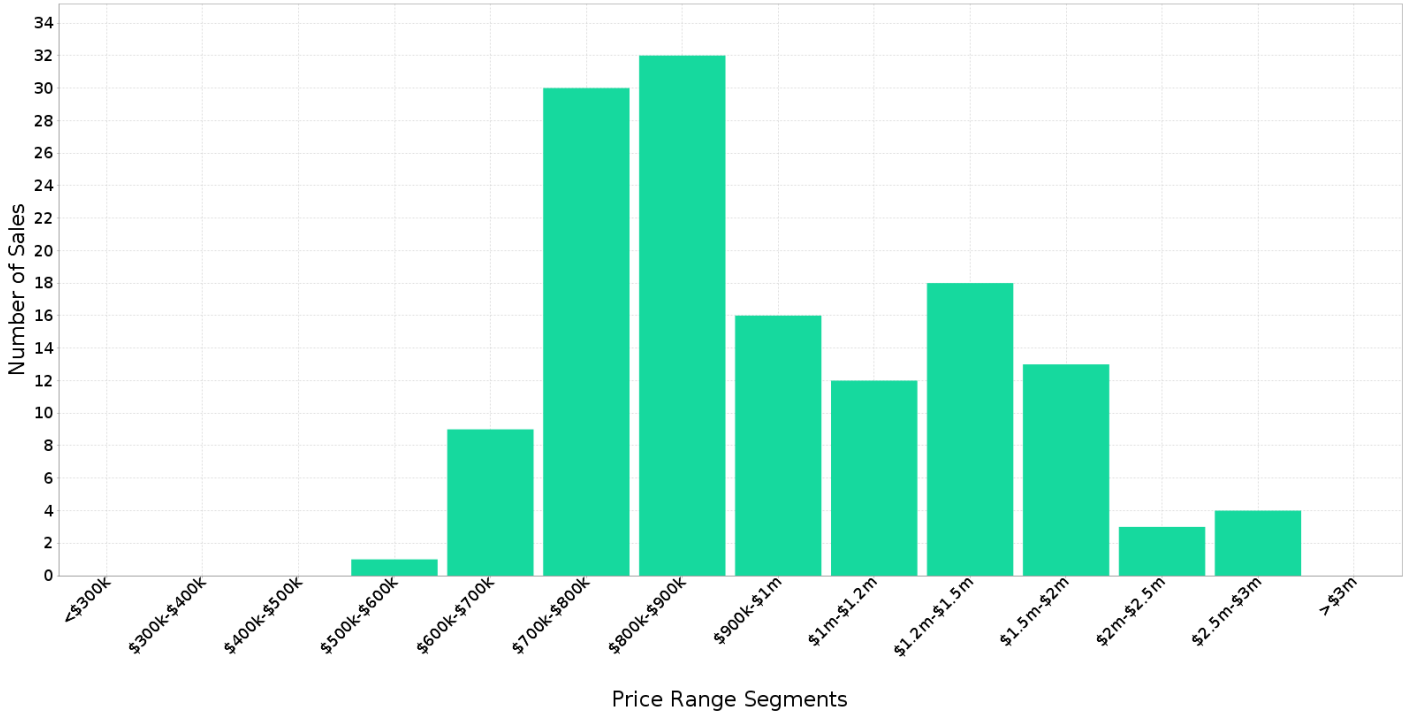
MIDDLE RIDGE - Peak Selling Periods (3 years)



MIDDLE RIDGE - Price Range Segments (12 months)



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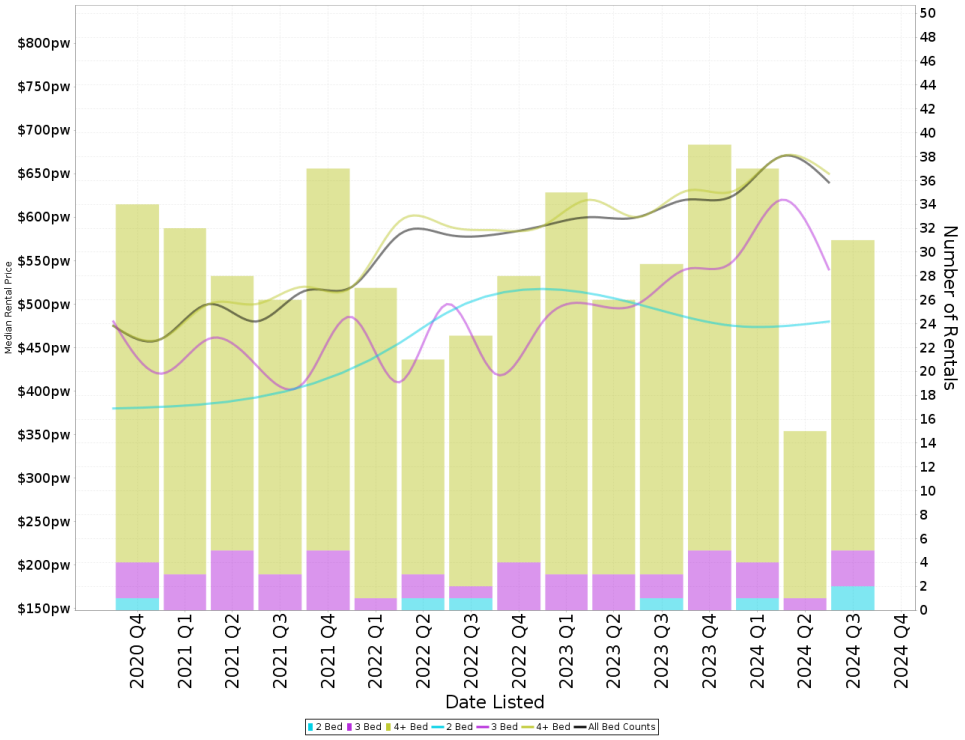
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.9%

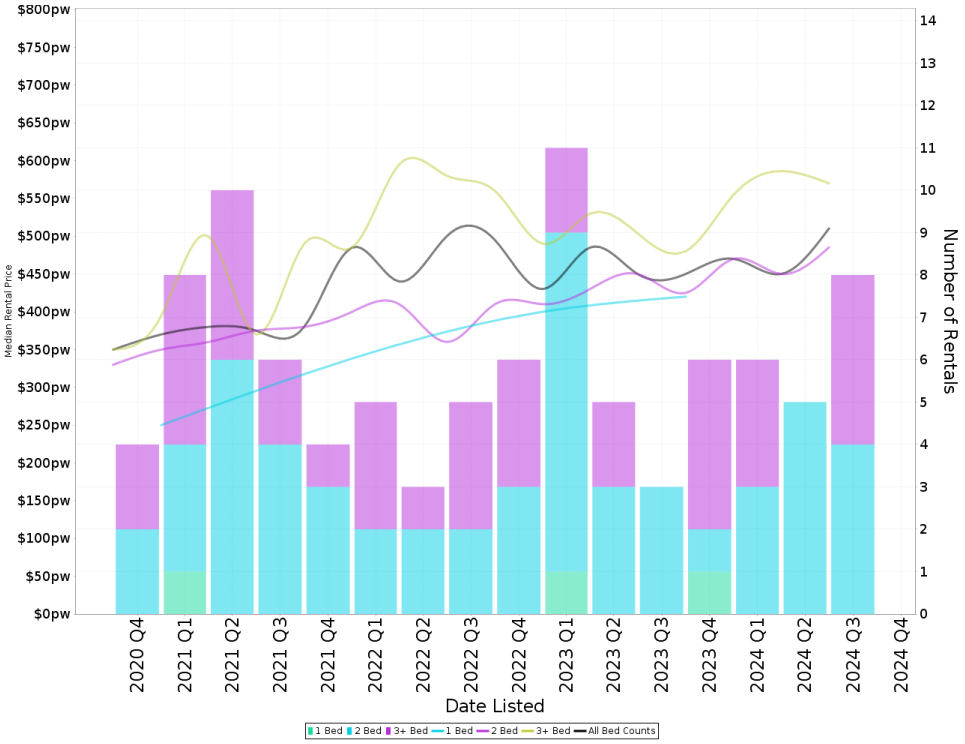
Current Median Price: $881,500
Previous Median Price: $832,500
Based on 250 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: $881,500
Current Median Rent: $630
Based on 122 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+11.3%

Current Median Price: $548,000
Previous Median Price: $492,500
Based on 50 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: $548,000
Current Median Rent: $485
Based on 25 registered Unit rentals compared over the last 12 months.

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MIDDLE RIDGE - Recently Sold Properties

Median Sale Price

$882k

Based on 138 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

+5.9%

Current Median Price: $881,500
Previous Median Price: $832,500

Based on 250 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

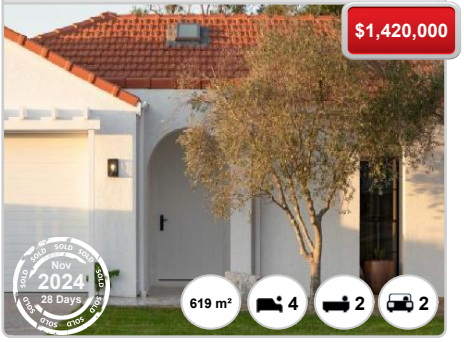
138

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

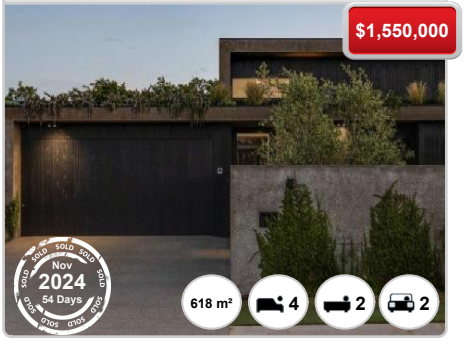
Based on a rolling 12 month period and may differ from calendar year statistics

7 DAISY CRT

15 WARD ST

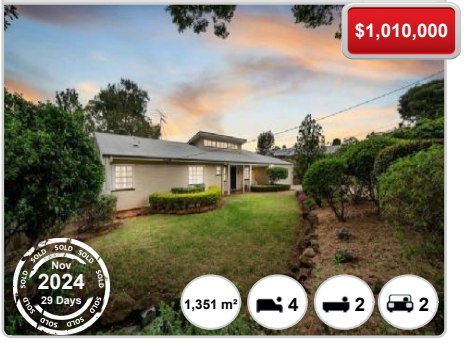


27 CATHERINE CCT



19 MONCRIEFF CL

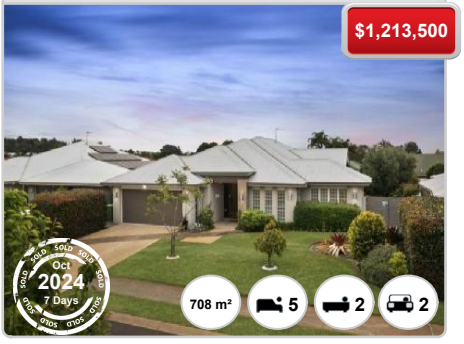
186 ROWBOTHAM ST



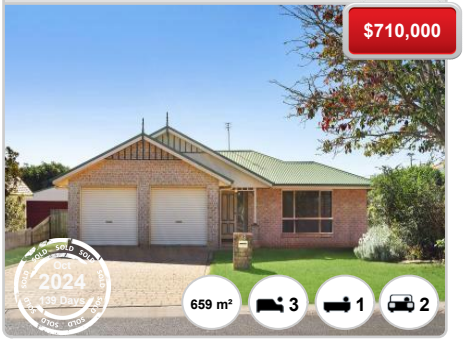
23 PUGH ST

12 HOWARD ST

15 FALLON DR



13 ELVERY CRT



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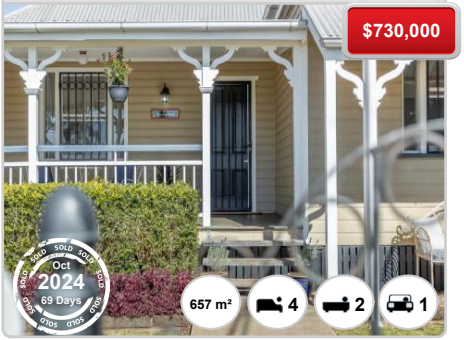
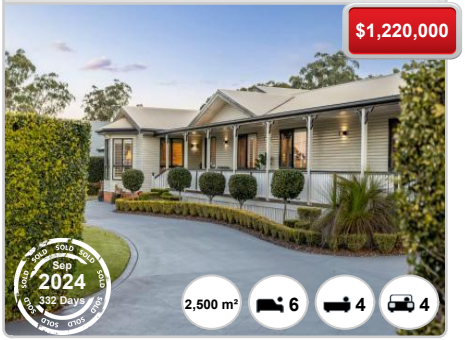
562 HUME ST

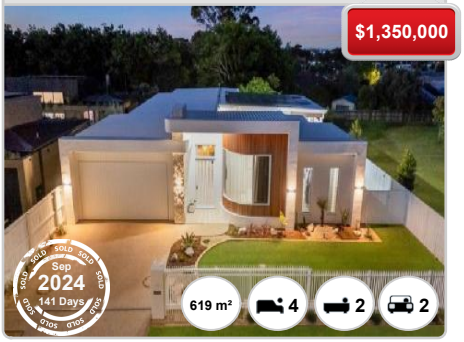
162 SPRING ST



34-36 GERRARD ST



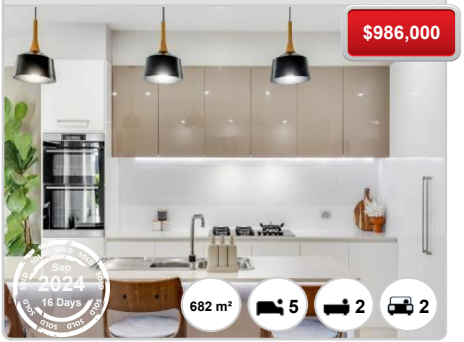
25 CATHERINE CRCT



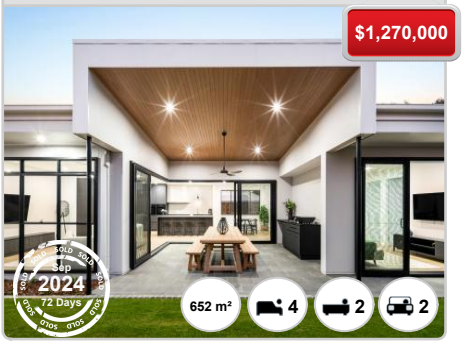
65 WOOD DR

2 GRANT CL

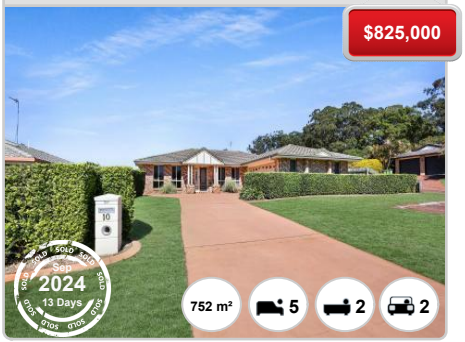
18 BEARDSWORTH CT



17 WARD ST

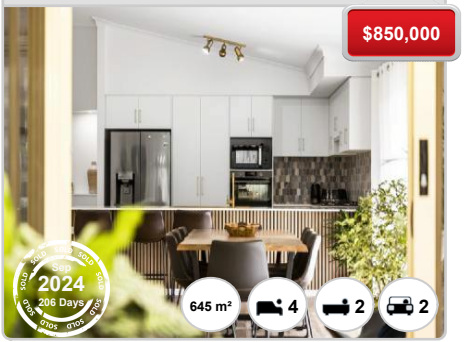


10 CHRISTINA CT



20 BEARDSWORTH CT

8 WEIS CRES



18 CAITHNESS CT

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MIDDLE RIDGE - Properties For Rent

Median Rental Price

$630 /w

Based on 122 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

+3.7%

Current Median Price: $881,500
Current Median Rent: $630

Based on 138 recorded House sales and 122 House rentals compared over the last 12 months

Number of Rentals

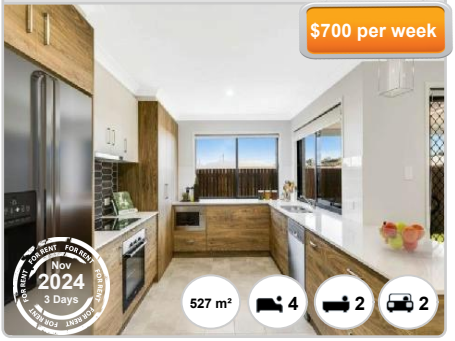
122

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

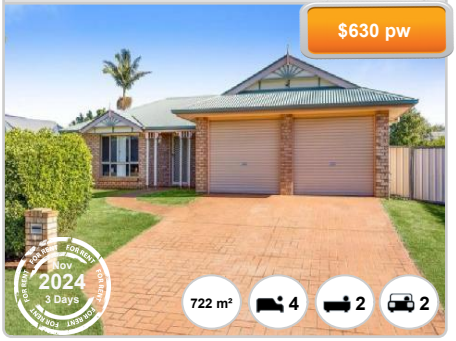
Based on a rolling 12 month period and may differ from calendar year statistics

21 MENGEL COURT

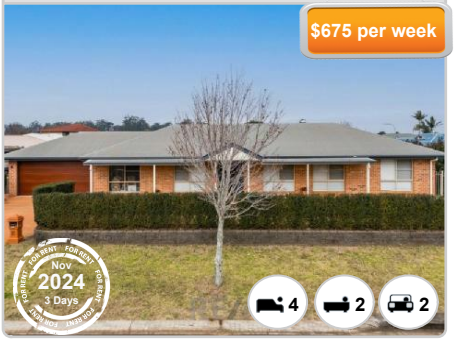
2 TYRONE STREET



20 MENGEL COURT



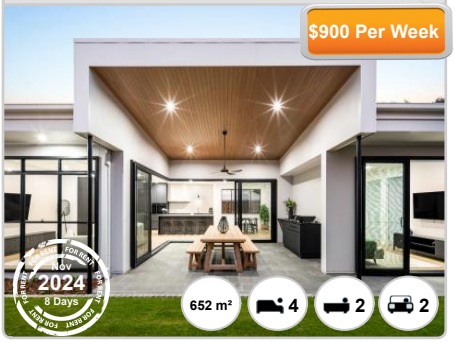
18 PRIME MINISTER DRIVE



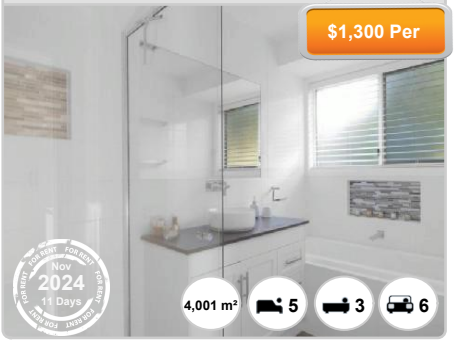
14 PILLAR STREET

2 COLMAN DRIVE

17 WARD STREET



20 INADALE COURT



5 TURNBERRY COURT

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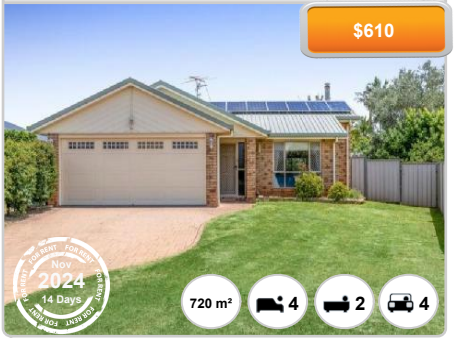
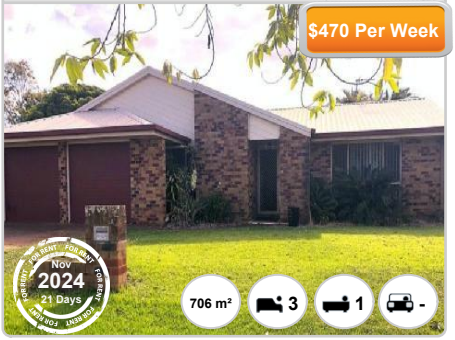
19 GERBERA COURT

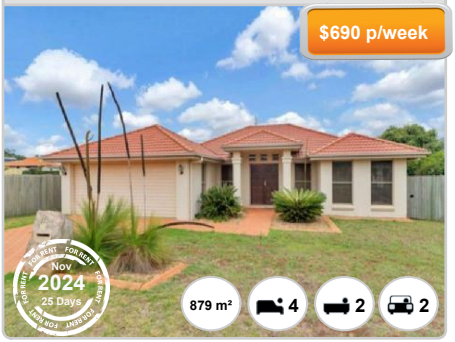


1 DANDELION DRIVE



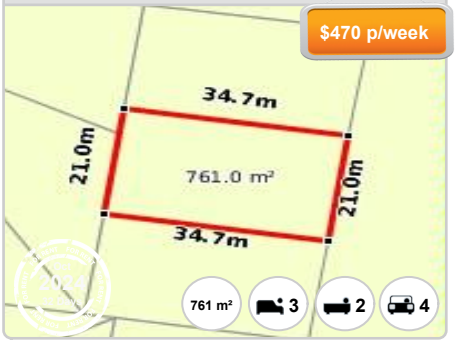
1 DANDELION STREET

17 WOOD DRIVE



31 FRY STREET

371 MACKENZIE STREET



6 SHAMROCK COURT

31 PADDINGTON COURT

19 PADDINGTON COURT

23 CHELWYN STREET

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