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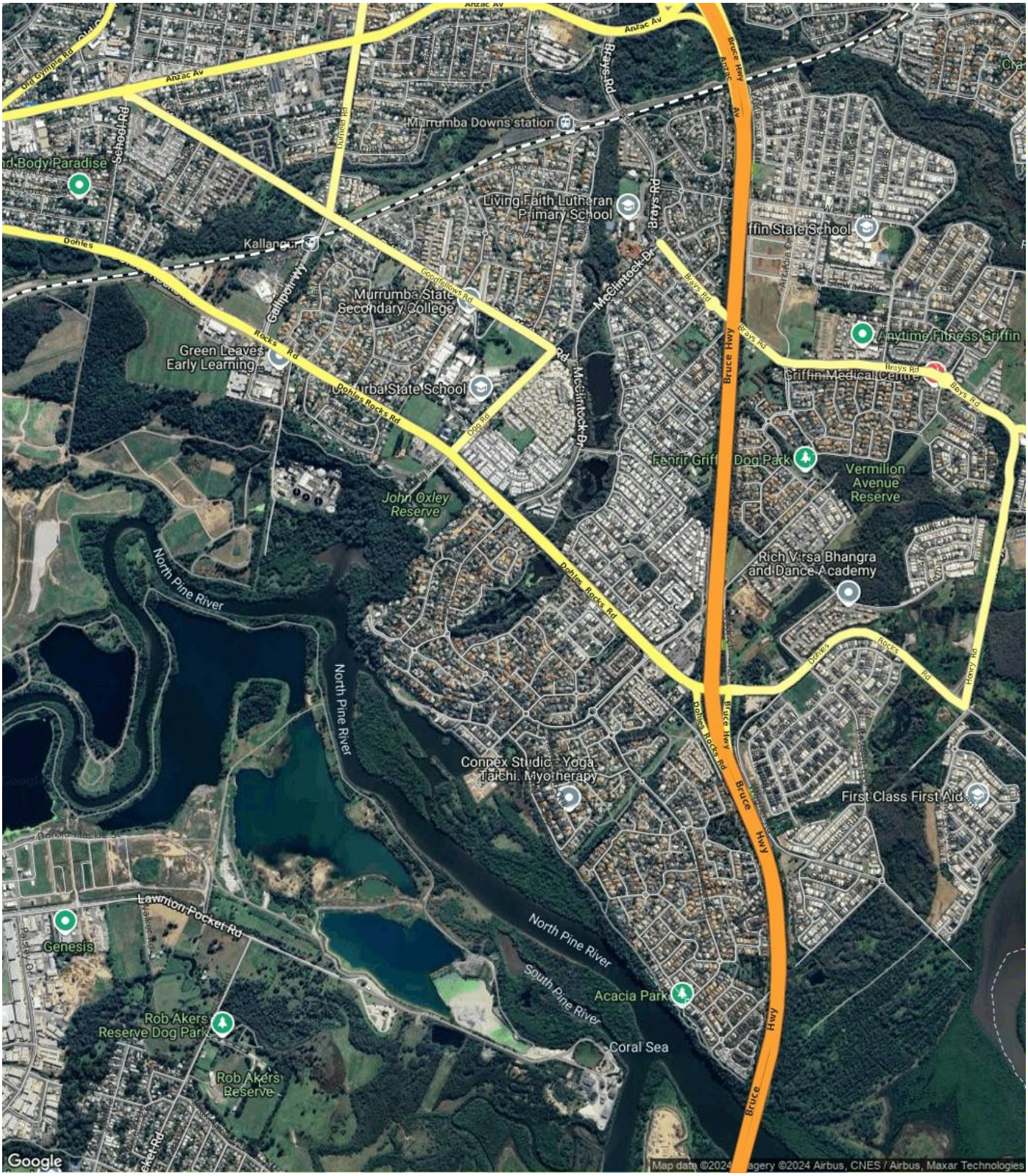
SUBURB FLYOVER REPORT

MURRUMBA DOWNS (HOUSE)

PREPARED BY: ADVISEABLE ADMIN , ADVISEABLE, PH: 1300077766

MURRUMBA DOWNS - Suburb Map



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MURRUMBA DOWNS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	222	$ 329,000	0.0 %	$ 144,000	$ 785,000
2007	246	$ 372,500	13.2 %	$ 158,000	$ 835,000
2008	156	$ 409,000	9.8 %	$ 220,000	$ 815,000
2009	189	$ 425,000	3.9 %	$ 215,000	$ 769,000
2010	149	$ 445,000	4.7 %	$ 300,000	$ 882,500
2011	121	$ 410,000	-7.9 %	$ 248,000	$ 875,000
2012	134	$ 405,000	-1.2 %	$ 260,000	$ 825,000
2013	159	$ 429,130	6.0 %	$ 280,000	$ 980,000
2014	169	$ 452,500	5.4 %	$ 295,000	$ 845,000
2015	165	$ 485,000	7.2 %	$ 289,000	$ 2,500,000
2016	155	$ 490,000	1.0 %	$ 322,000	$ 1,300,000
2017	154	$ 525,000	7.1 %	$ 345,000	$ 1,250,000
2018	137	$ 560,000	6.7 %	$ 360,000	$ 1,105,000
2019	136	$ 520,000	-7.1 %	$ 335,000	$ 2,060,000
2020	160	$ 552,500	6.2 %	$ 335,000	$ 1,170,000
2021	195	$ 675,000	22.2 %	$ 400,000	$ 2,250,000
2022	135	$ 752,000	11.4 %	$ 520,000	$ 2,300,000
2023	129	$ 870,000	15.7 %	$ 525,000	$ 6,700,000
2024	139	$ 918,000	5.5 %	$ 680,000	$ 2,120,000

Median Sale Price

$920k

Based on 171 recorded House sales within the last 12 months (Oct '23 - Sep '24)

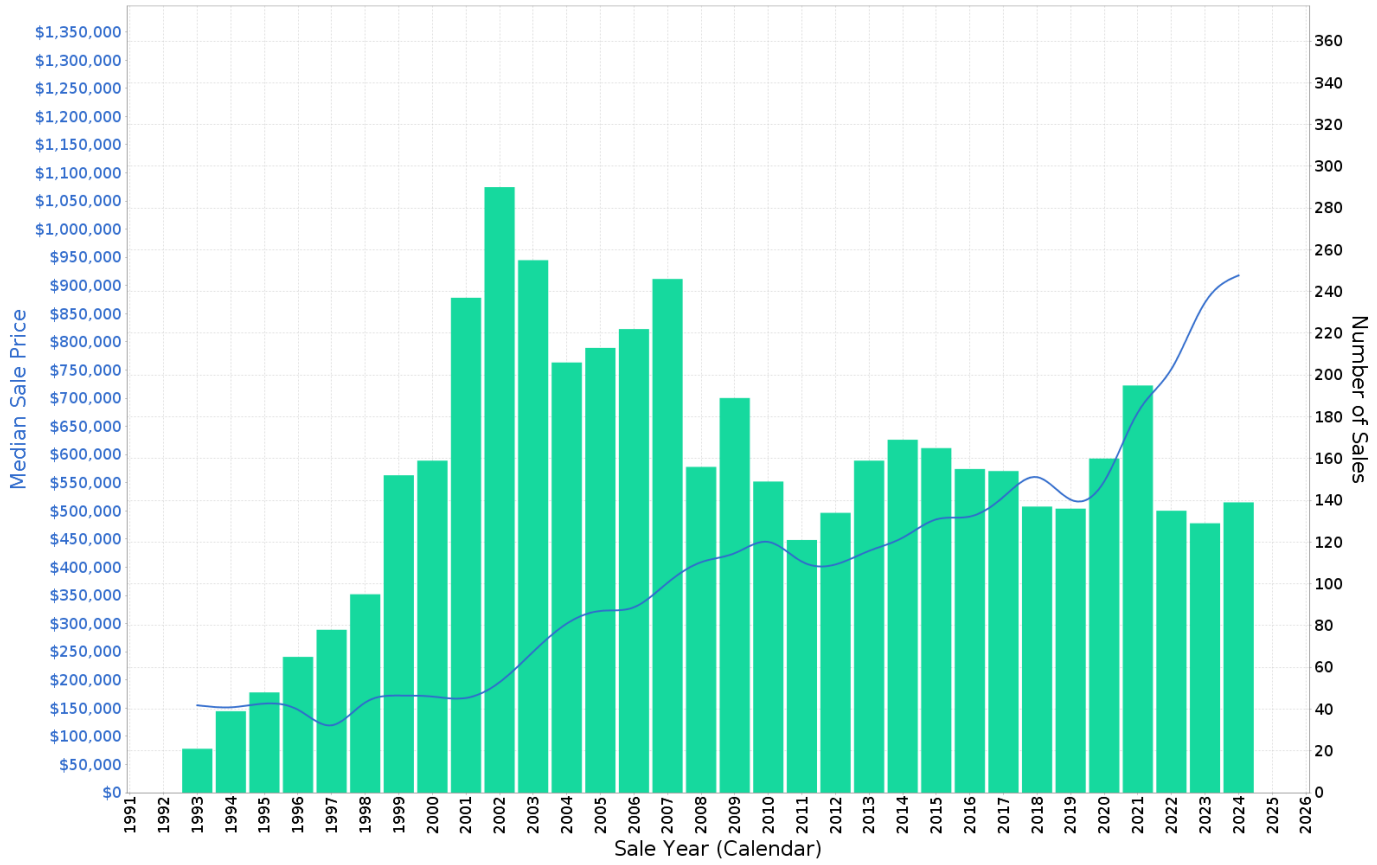
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+12.2%

Current Median Price: $920,000
Previous Median Price: $820,000

Based on 296 recorded House sales compared over the last two rolling 12 month periods



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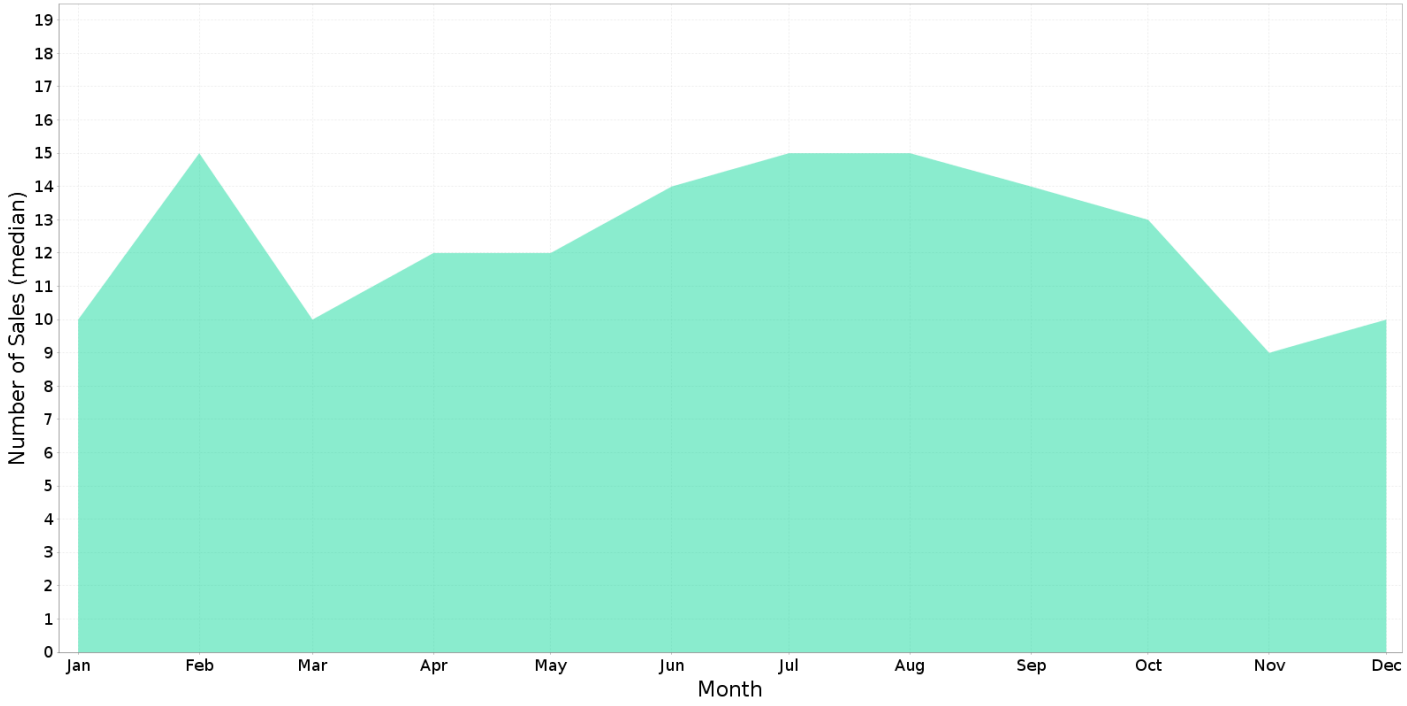
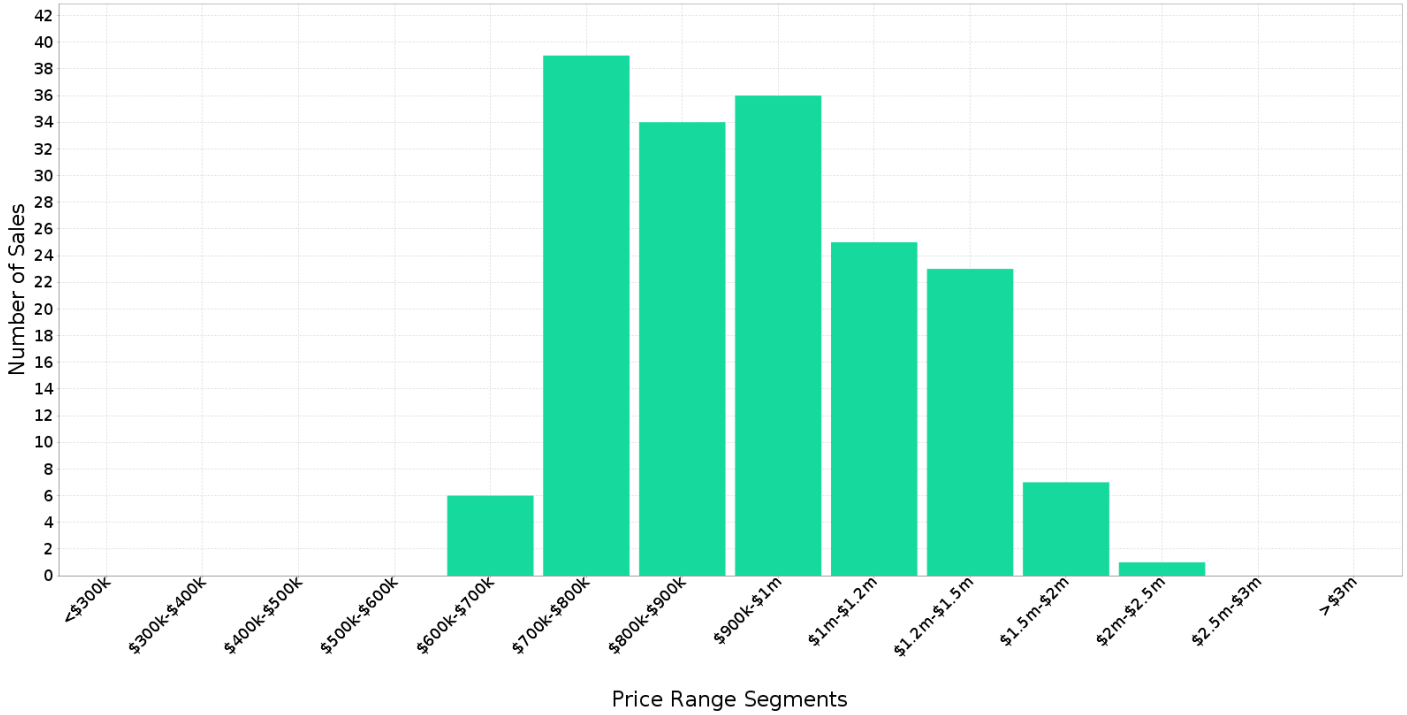
MURRUMBA DOWNS - Peak Selling Periods (3 years)



MURRUMBA DOWNS - Price Range Segments (12



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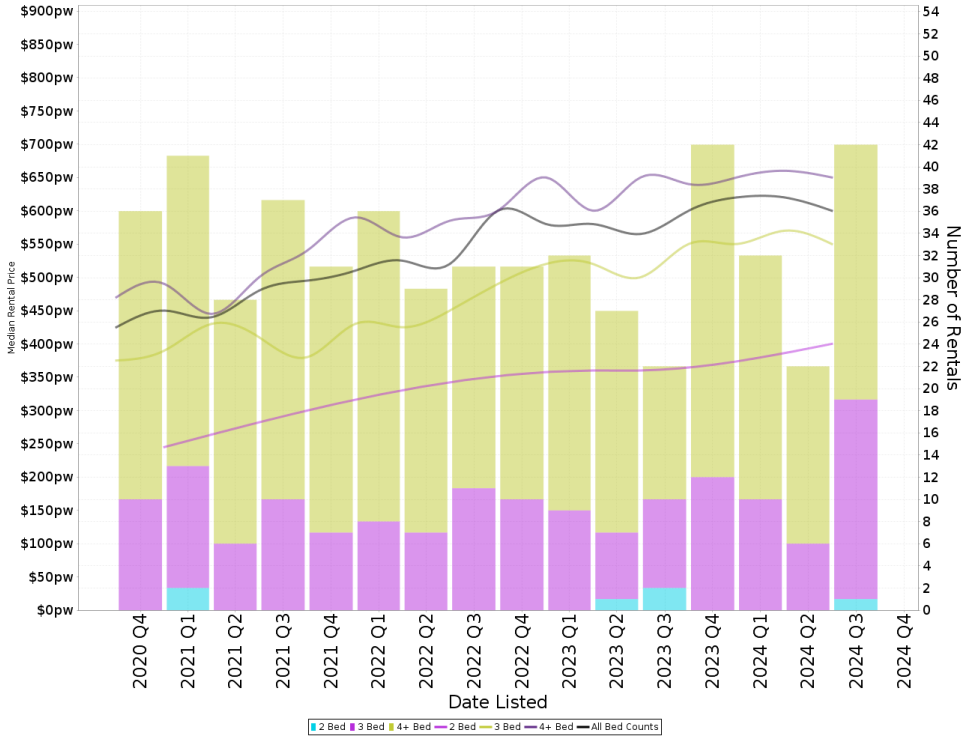
Median Weekly Rents (Houses)



Suburb Sale Price Growth

+12.2%

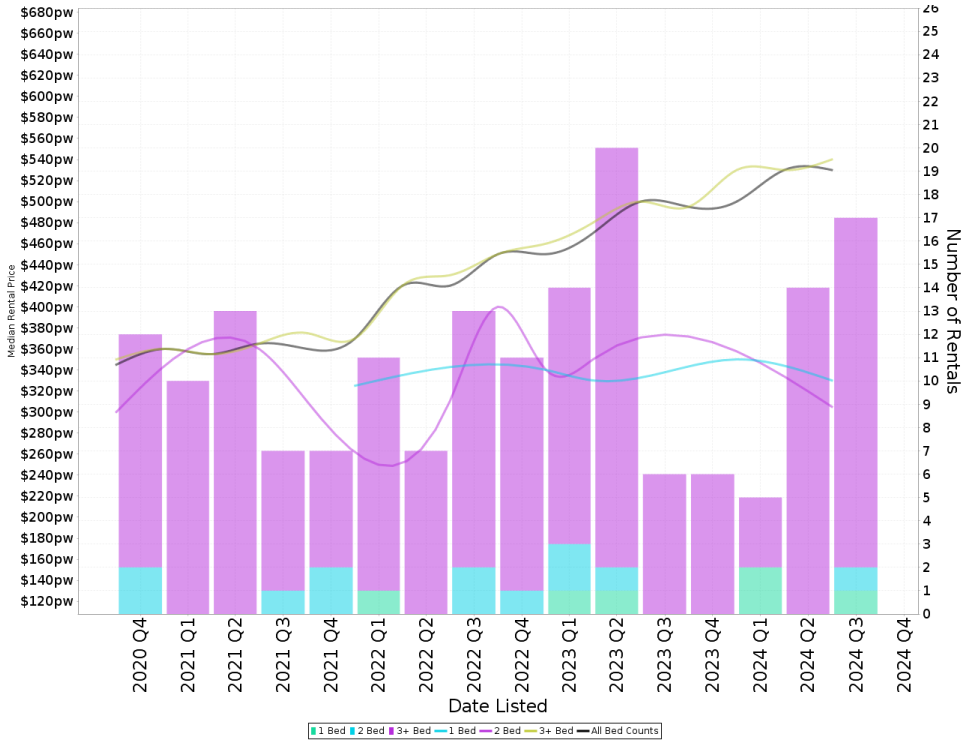
Current Median Price: $920,000
Previous Median Price: $820,000
Based on 296 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: $920,000
Current Median Rent: $600
Based on 138 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+31.3%

Current Median Price: $545,000
Previous Median Price: $415,000
Based on 193 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: $545,000
Current Median Rent: $525
Based on 42 registered Unit rentals compared over the last 12 months.

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MURRUMBA DOWNS - Recently Sold Properties

Median Sale Price

$920k

Based on 171 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

+12.2%

Current Median Price: $920,000
Previous Median Price: $820,000

Based on 296 recorded House sales compared over the last two rolling 12 month periods

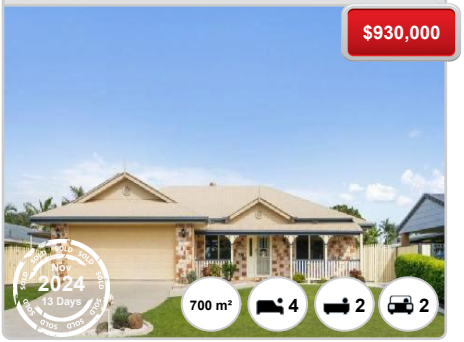
Sold Properties

171

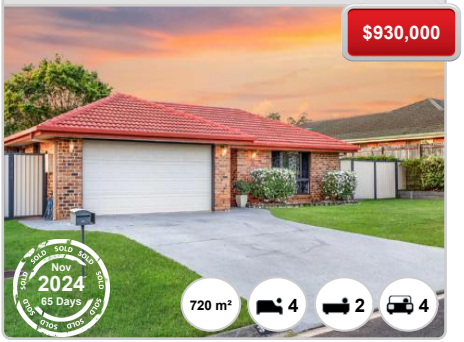
Based on recorded House sales within the 12 months (Oct '23 - Sep '24)

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

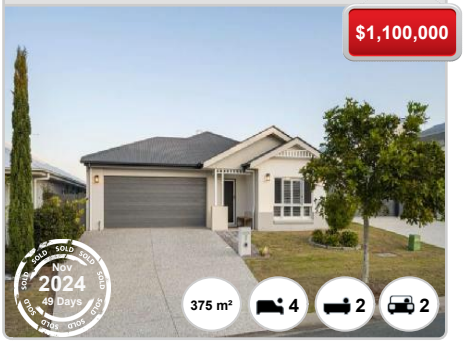
6 BLATCHFORD DR



36 CAMARSH DR

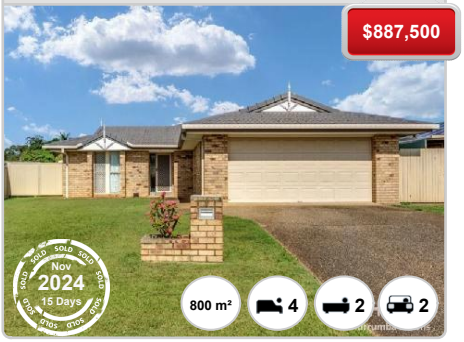


8 LADY GUINEVERE CCT

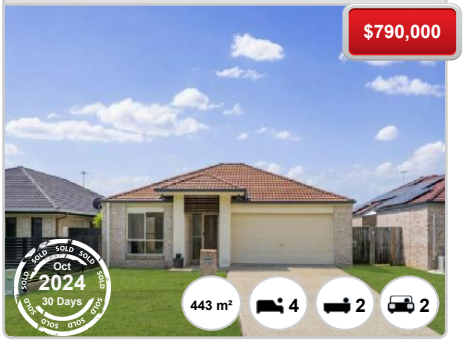


16 CECCATO DR

11 PAPERBARK ST

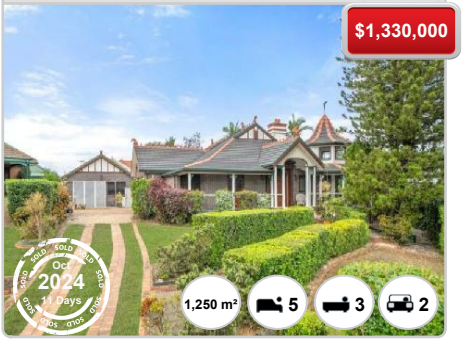


5 WARBURTON ST

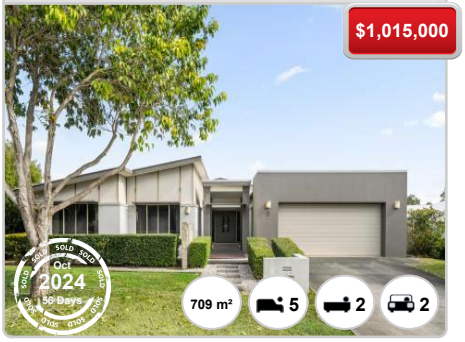


7 COTTER CRT

4 LYDFORD CT



8 CASCADE CRT



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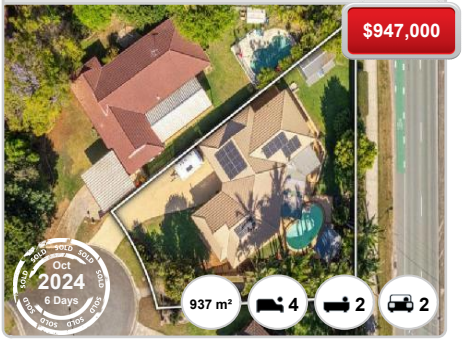
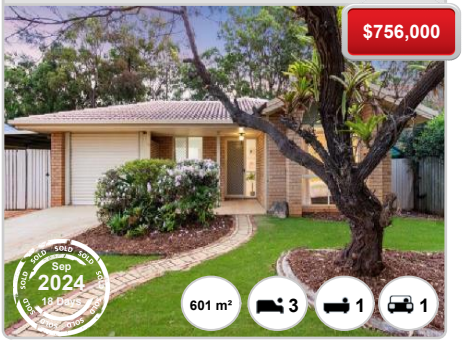
1 STRINGYBARK CT



3 DERWENT ST

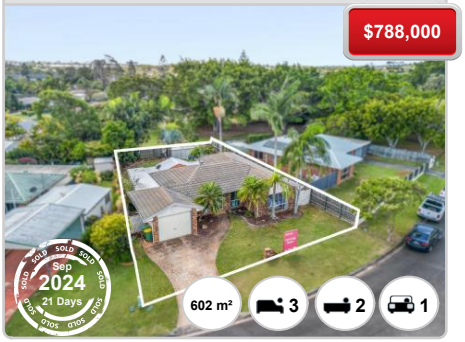
16 HAWKHURST CT

28 WALTON CRES



1 PARKVIEW LA

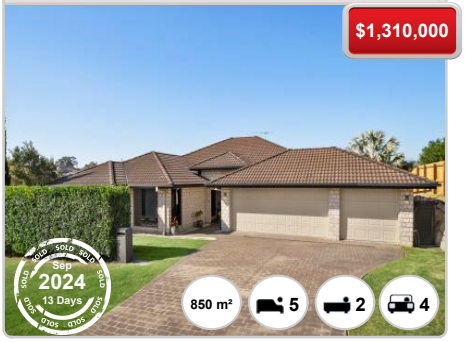
58 CLAREMONT DR



23 CLEARWATER CRES

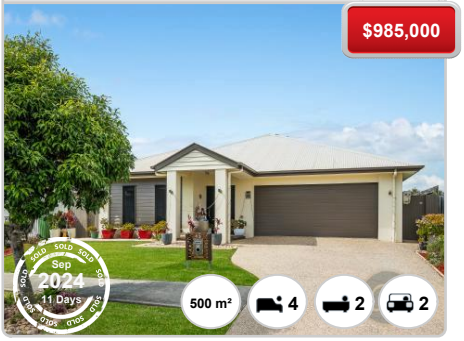
239 DOHLES ROCKS ROAD OF

23 HAMPSTEAD OUT



20 PAROO PL

45 CLEARWATER CRES



25 AVONLEA ST

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MURRUMBA DOWNS - Properties For Rent

Median Rental Price

$600 /w

Based on 138 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

+3.4%

Current Median Price: $920,000
Current Median Rent: $600

Based on 171 recorded House sales and 138 House rentals compared over the last 12 months

Number of Rentals

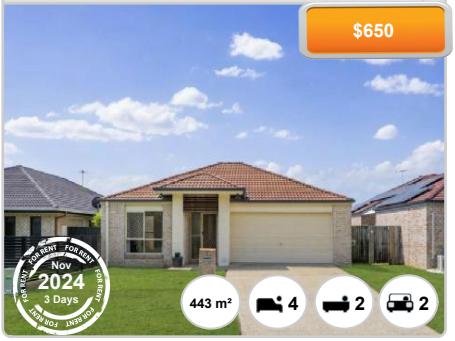
138

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

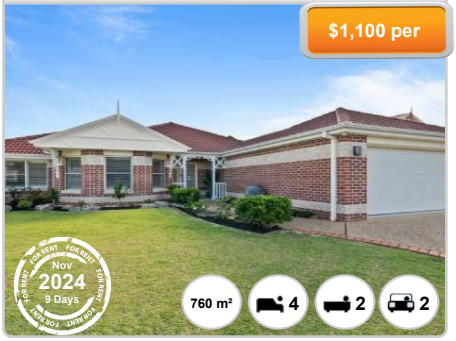
Based on a rolling 12 month period and may differ from calendar year statistics

18 Highview Terrace

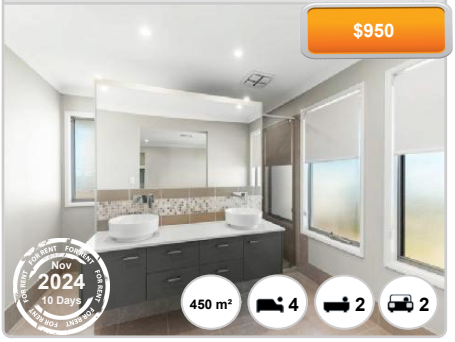
5 WARBURTON STREET



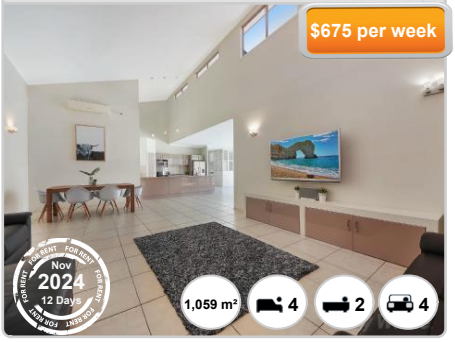
58 CASTLE HILL DRIVE



11 LADY GUINEVERE CIRCUIT



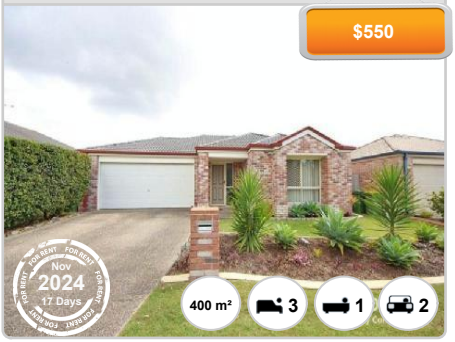
15 SUNSET COURT



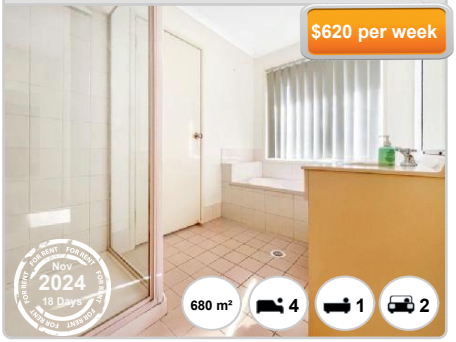
81 CLAREMONT DRIVE

3 WARANGA COURT

7 MCKINLAY CRESCENT



8 BANCROFT COURT



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9 DUMARESQ CRESCENT

26 WATERWAY CRESCENT

14 HIGHVIEW TERRACE

16 LADY GUINEVERE CIRCUIT

5 MANNING COURT

28 WALTON CRESENT

15 WATTLEBRUSH COURT

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