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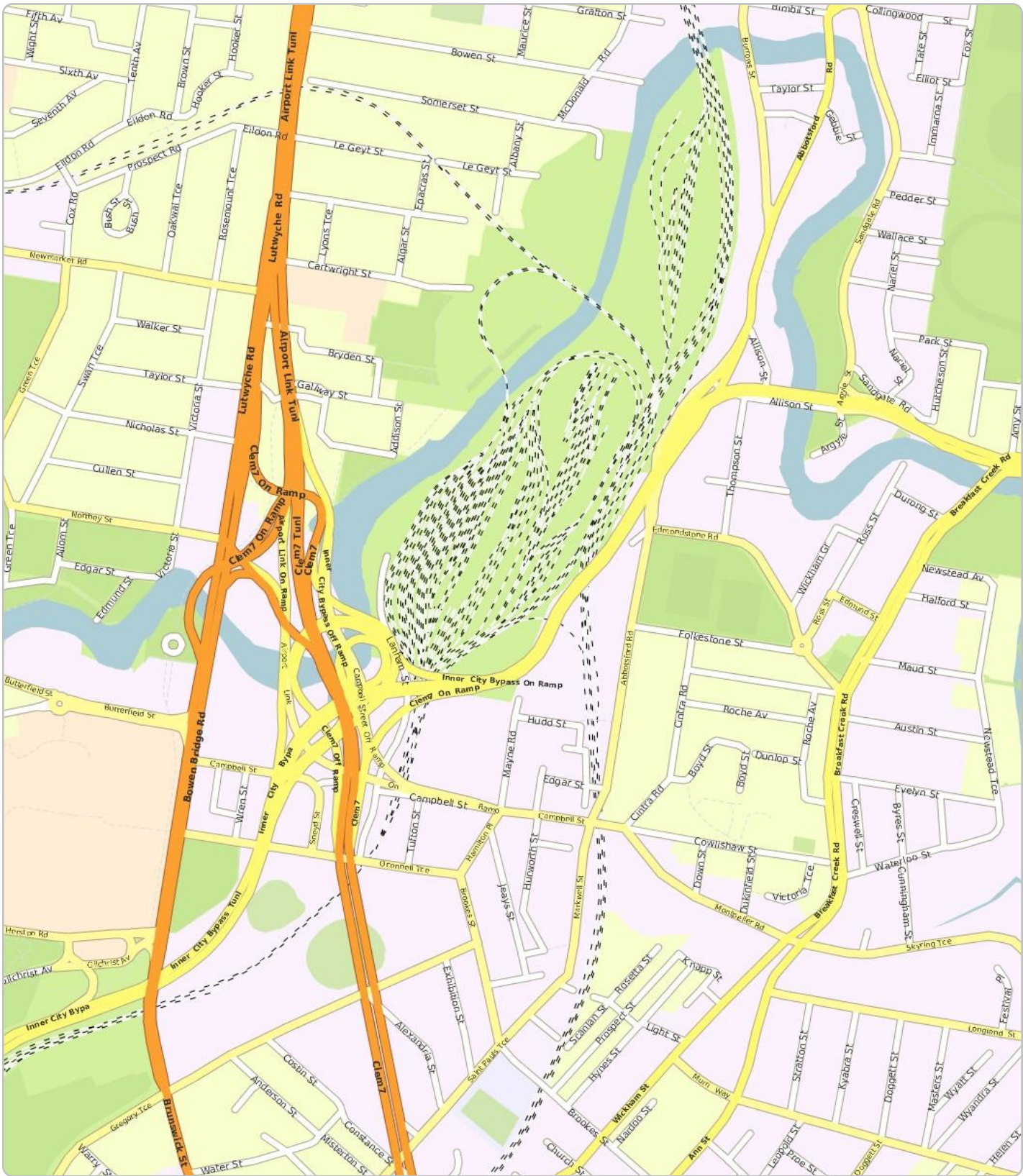
Suburb Flyover Report

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coorparoo@ljh.com.au

LJ Hooker

 **BOWEN HILLS - Suburb Map**



Prepared on 09/05/2017 by LJ Hooker New Farm. © Property Data Solutions Pty Ltd 2017 (pricfinder.com.au)

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BOWEN HILLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1999	7	\$ 226,500	0.0 %	\$ 64,000	\$ 415,000
2000	18	\$ 242,500	7.1 %	\$ 125,500	\$ 600,000
2001	9	\$ 290,000	19.6 %	\$ 140,000	\$ 2,100,000
2002	3	\$ 330,000	13.8 %	\$ 217,500	\$ 450,000
2003	12	\$ 387,450	17.4 %	\$ 270,000	\$ 1,452,000
2004	3	\$ 442,000	14.1 %	\$ 330,000	\$ 720,000
2005	8	\$ 487,500	10.3 %	\$ 80,000	\$ 2,000,000
2006	3	\$ 800,000	64.1 %	\$ 450,000	\$ 835,000
2007	12	\$ 525,000	-34.4 %	\$ 220,000	\$ 2,700,000
2008	1	\$ 1,650,000	214.3 %	\$ 1,650,000	\$ 1,650,000
2009	1	\$ 470,000	-71.5 %	\$ 470,000	\$ 470,000
2010	4	\$ 721,250	53.5 %	\$ 2,010	\$ 1,740,000
2011	2	\$ 1,055,250	46.3 %	\$ 700,500	\$ 1,410,000
2012	1	\$ 650,000	-38.4 %	\$ 650,000	\$ 650,000
2013	4	\$ 877,500	35.0 %	\$ 720,000	\$ 1,350,000
2014	11	\$ 860,000	-2.0 %	\$ 560,000	\$ 1,250,000
2015	6	\$ 1,215,750	41.4 %	\$ 900,000	\$ 1,890,000
2016	1	\$ 900,000	-26.0 %	\$ 900,000	\$ 900,000
2017	0				

Median Sale Price

\$900k

Based on 1 recorded House sales within the last 12 months (Apr '16 - Mar '17)

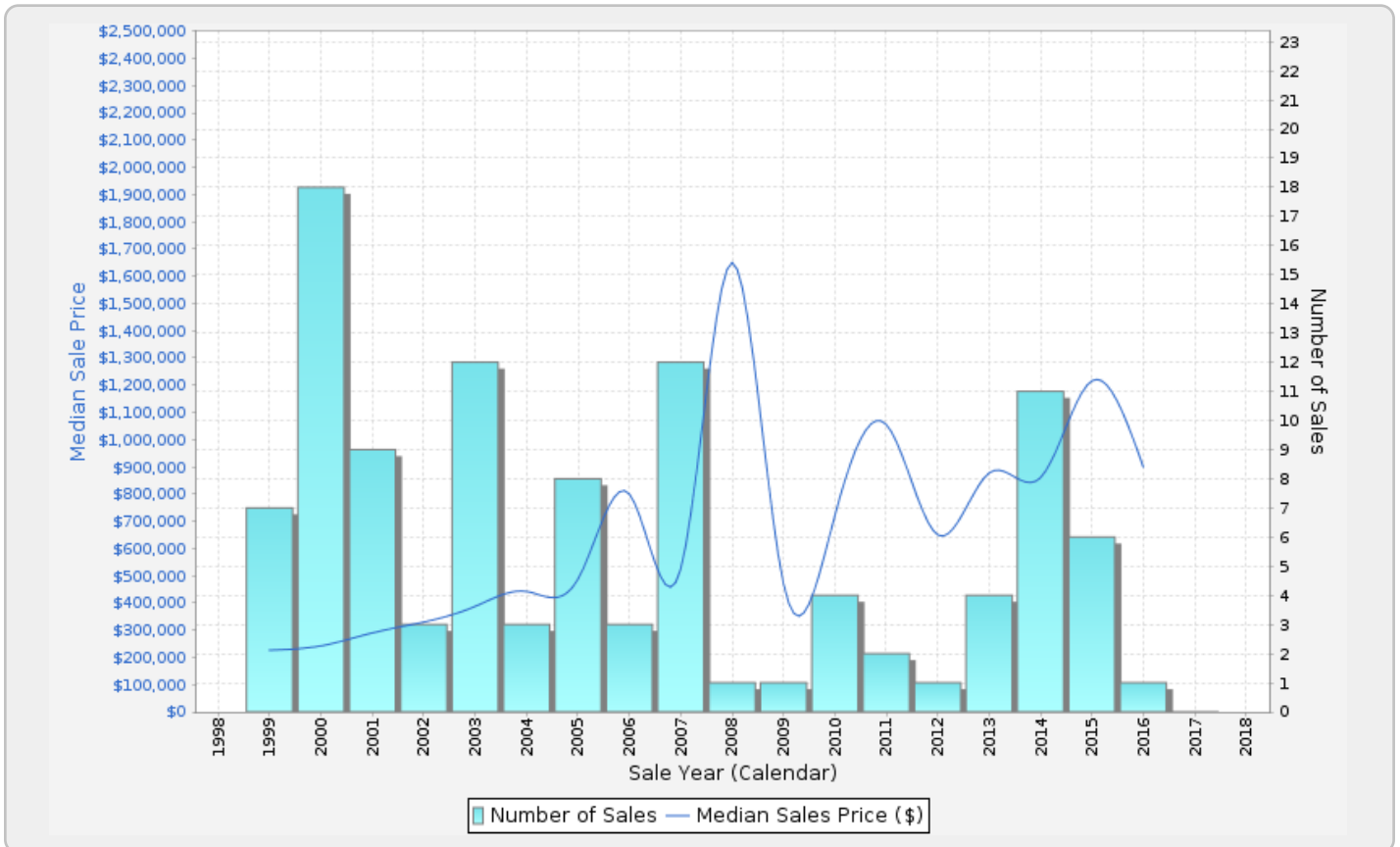
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-20.5%

Current Median Price: \$900,000
Previous Median Price: \$1,131,500

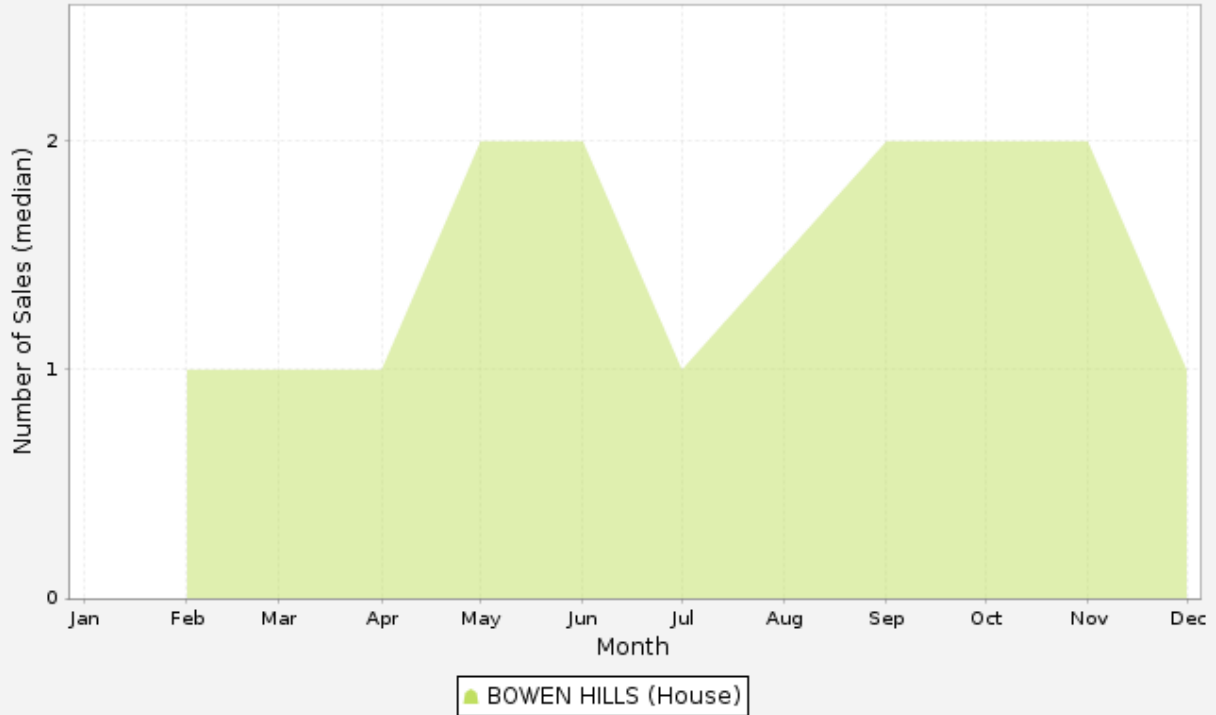
Based on 6 recorded House sales compared over the last two rolling 12 month periods





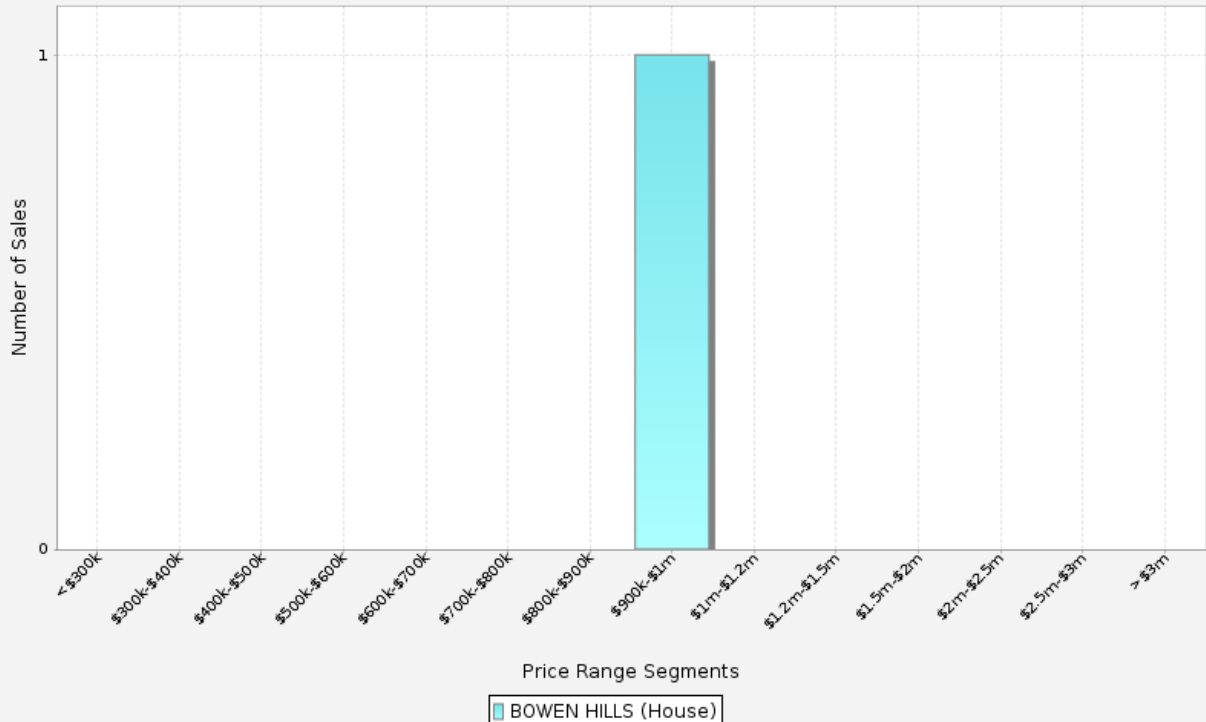
BOWEN HILLS - Peak Selling Periods

Peak Selling Periods (3 Years ending Mar 2017)



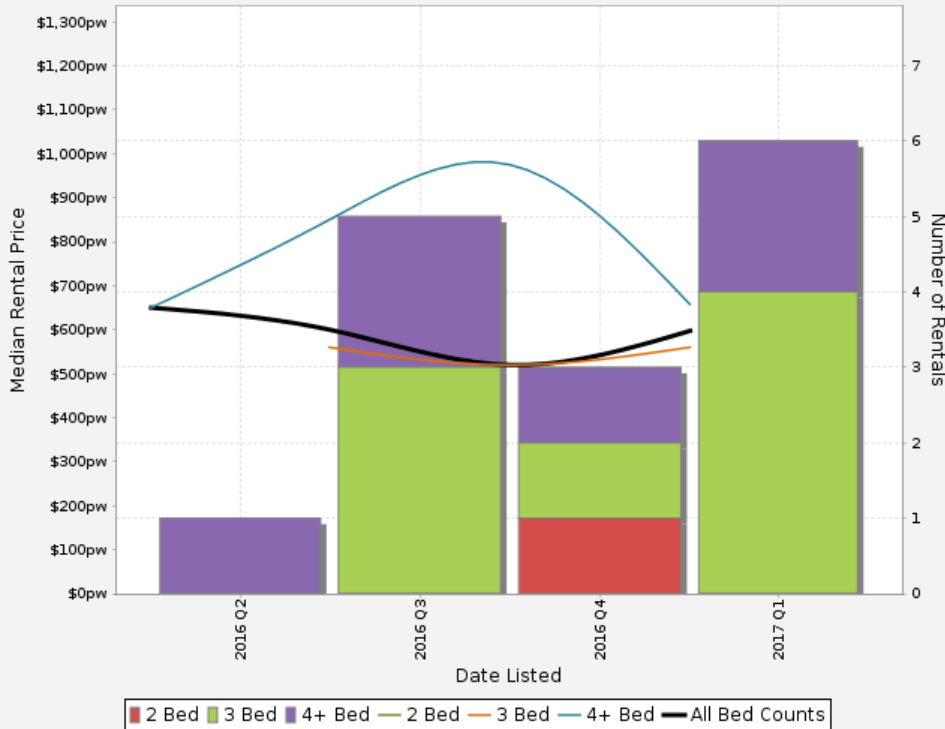
BOWEN HILLS - Price Range Segments

Price Range Segmentation (12 Months ending Mar '17)





BOWEN HILLS - Median Weekly Rents (Houses)

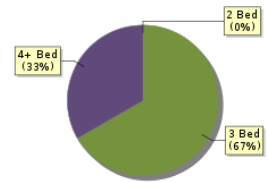


Suburb Sale Price Growth

-20.5%

Current Median Price: \$900,000
 Previous Median Price: \$1,131,500
 Based on 6 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



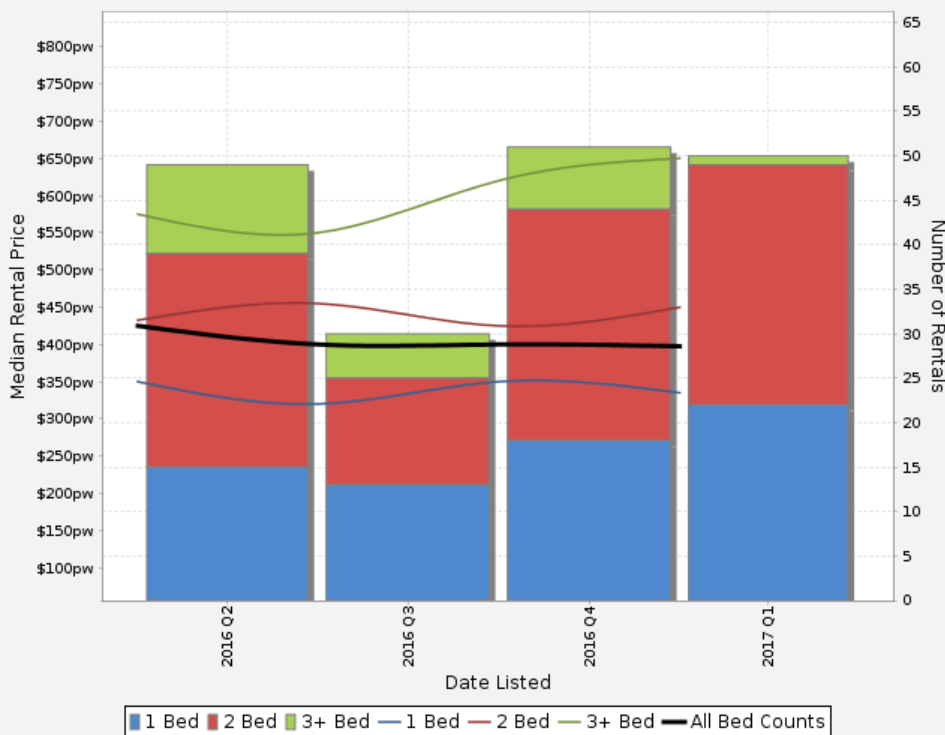
Suburb Rental Yield

+3.5%

Current Median Price: \$900,000
 Current Median Rent: \$600
 Based on 15 registered House sales compared over the last 12 months.



BOWEN HILLS - Median Weekly Rents (Units)

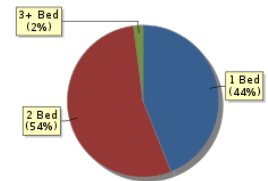


Suburb Sale Price Growth

-5.0%

Current Median Price: \$428,000
 Previous Median Price: \$450,500
 Based on 287 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+5.0%

Current Median Price: \$428,000
 Current Median Rent: \$408
 Based on 180 registered Unit sales compared over the last 12 months.

RENT BOWEN HILLS - Properties For Rent

Median Rental Price

\$600 /w

Based on 15 recorded House rentals within the last 12 months (Apr '16 - Mar '17)

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

Rental Yield

+3.5%

Current Median Price: \$900,000
Current Median Rent: \$600

Based on 1 recorded House sales and 15 House rentals compared over the last 12 months

Number of Rentals

15

Based on recorded House rentals within the last 12 months (Apr '16 - Mar '17)

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

55 ABBOTSFORD RD

\$350 per week

May 2017
5 Days

455 m² 2 1 2

53 COWLISHAW ST

\$635

May 2017
7 Days

453 m² 3 2 1

5-9 FOLKESTONE ST

\$550 per week

Apr 2017
18 Days

1,094 m² 2 2 1

7/47 ABBOTSFORD RD

\$650 pw

Mar 2017
65 Days

531 m² 3 3 2

55 ABBOTSFORD RD

\$370 Per Week

Dec 2016
60 Days

455 m² 2 1 1