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Suburb Flyover Report

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LJ Hooker

 **JINDALEE - Suburb Map**



Prepared on 10/05/2017 by LJ Hooker New Farm. © Property Data Solutions Pty Ltd 2017 (pricfinder.com.au)

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JINDALEE - Sales Statistics (Units)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|---------|------------|------------|
| 2000 | 2 | \$ 699,200 | 0.0 % | \$ 458,400 | \$ 940,000 |
| 2001 | 0 | | | | |
| 2002 | 3 | \$ 500,000 | 0.0 % | \$ 105,000 | \$ 970,000 |
| 2003 | 20 | \$ 391,750 | -21.6 % | \$ 342,000 | \$ 645,500 |
| 2004 | 35 | \$ 379,000 | -3.3 % | \$ 247,500 | \$ 660,000 |
| 2005 | 21 | \$ 475,000 | 25.3 % | \$ 368,000 | \$ 675,000 |
| 2006 | 11 | \$ 483,000 | 1.7 % | \$ 260,700 | \$ 681,000 |
| 2007 | 8 | \$ 425,000 | -12.0 % | \$ 415,000 | \$ 622,000 |
| 2008 | 3 | \$ 660,000 | 55.3 % | \$ 489,500 | \$ 673,500 |
| 2009 | 4 | \$ 437,500 | -33.7 % | \$ 431,000 | \$ 456,500 |
| 2010 | 5 | \$ 452,000 | 3.3 % | \$ 308,000 | \$ 550,000 |
| 2011 | 4 | \$ 456,000 | 0.9 % | \$ 280,000 | \$ 535,000 |
| 2012 | 7 | \$ 530,000 | 16.2 % | \$ 427,500 | \$ 570,500 |
| 2013 | 8 | \$ 480,250 | -9.4 % | \$ 272,800 | \$ 630,000 |
| 2014 | 6 | \$ 487,500 | 1.5 % | \$ 280,000 | \$ 620,000 |
| 2015 | 6 | \$ 493,750 | 1.3 % | \$ 198,000 | \$ 600,000 |
| 2016 | 8 | \$ 523,500 | 6.0 % | \$ 479,000 | \$ 680,000 |
| 2017 | 2 | \$ 529,750 | 1.2 % | \$ 522,500 | \$ 537,000 |

Median Sale Price

\$522k

Based on 9 recorded Unit sales within the last 12 months (Apr '16 - Mar '17)

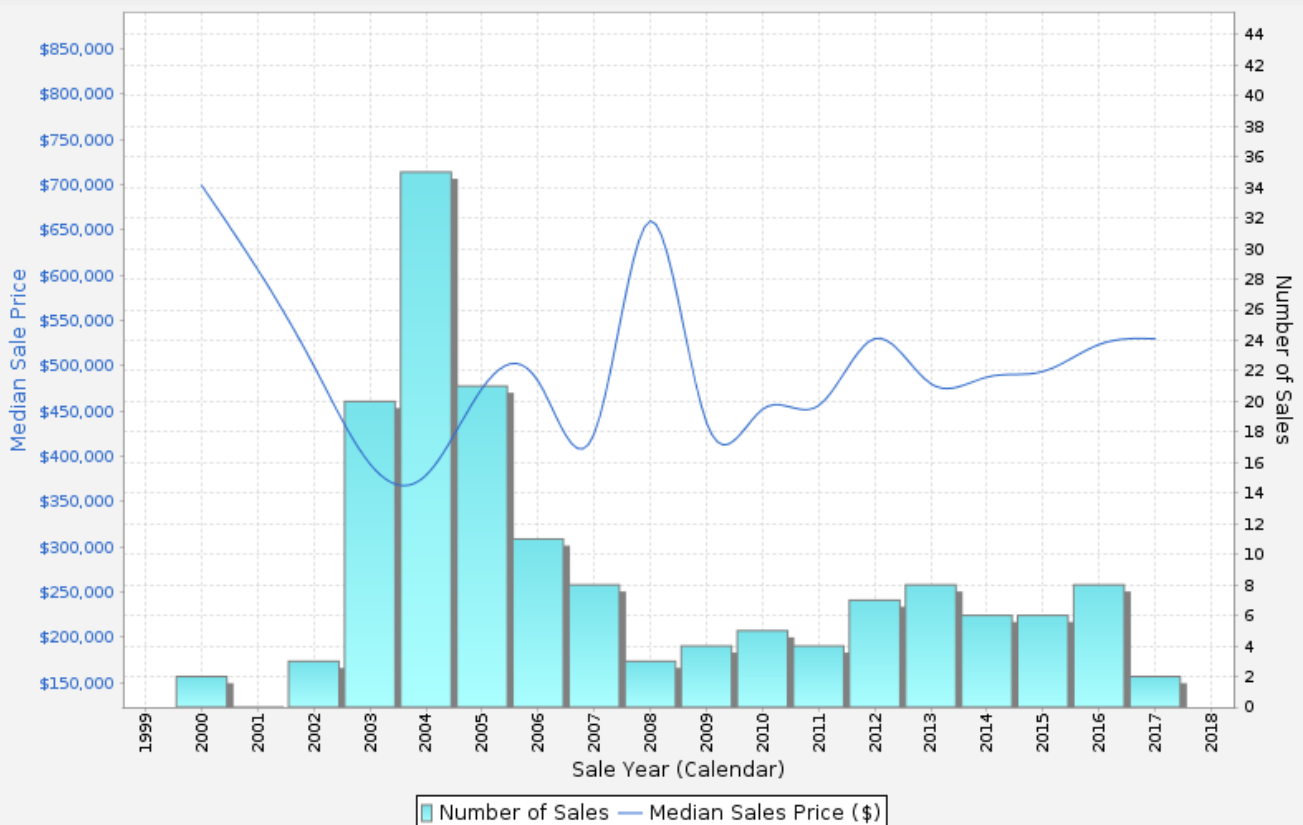
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+4.5%

Current Median Price: \$522,500
Previous Median Price: \$500,000

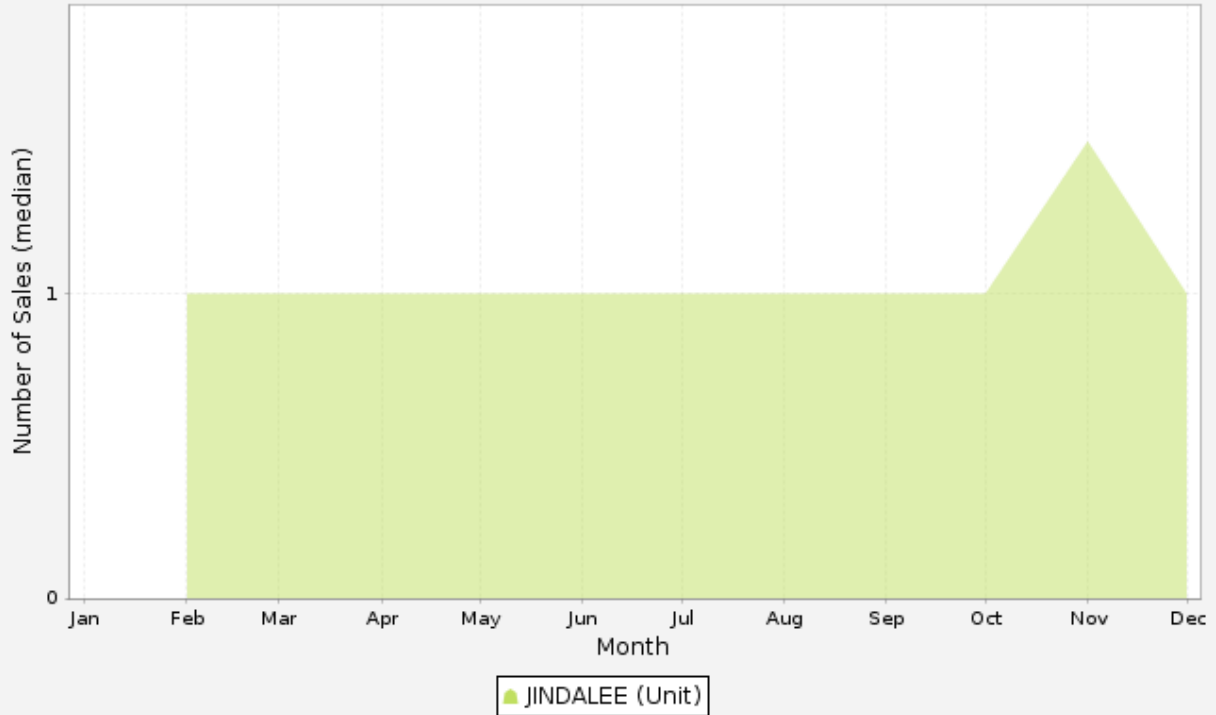
Based on 14 recorded Unit sales compared over the last two rolling 12 month periods





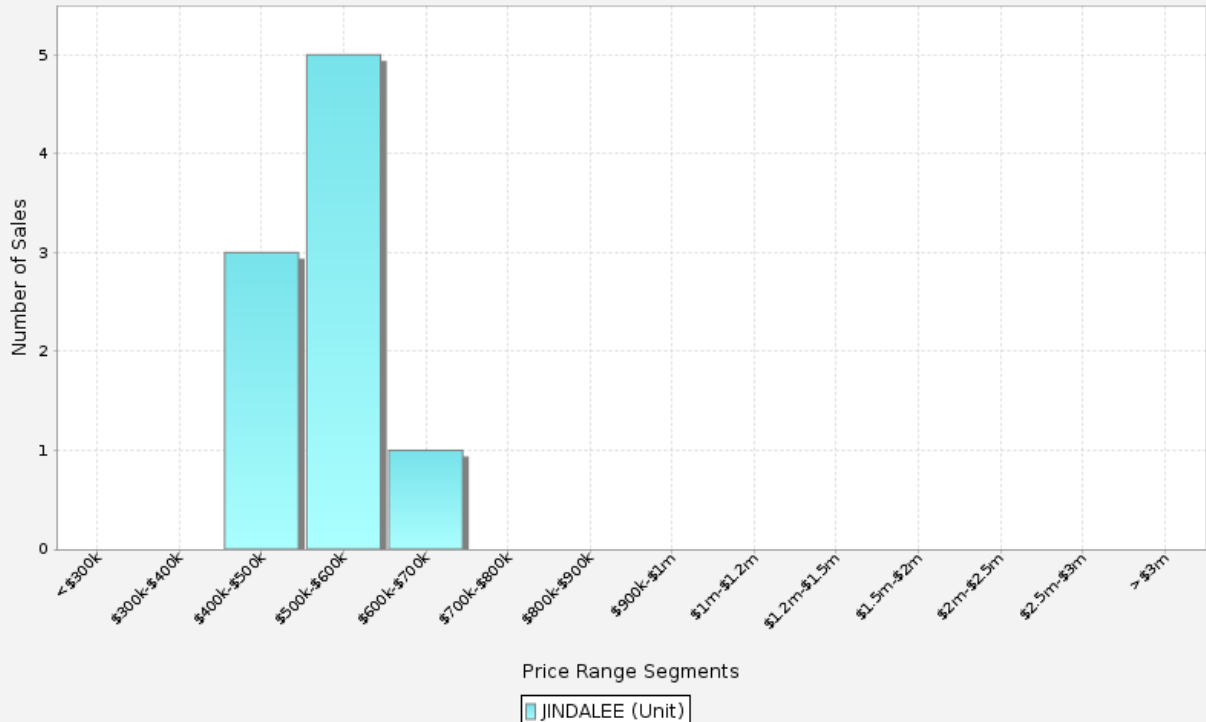
JINDALEE - Peak Selling Periods

Peak Selling Periods (3 Years ending Mar 2017)



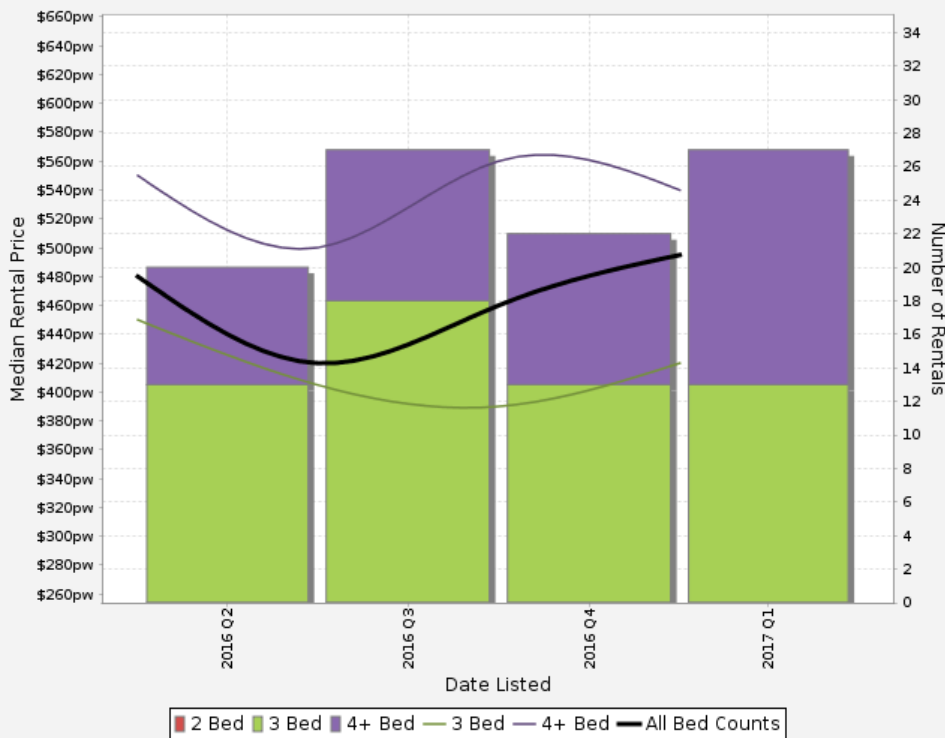
JINDALEE - Price Range Segments

Price Range Segmentation (12 Months ending Mar '17)





JINDALEE - Median Weekly Rents (Houses)

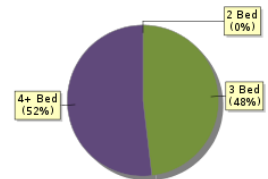


Suburb Sale Price Growth

+5.7%

Current Median Price: \$560,000
Previous Median Price: \$530,000
Based on 201 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



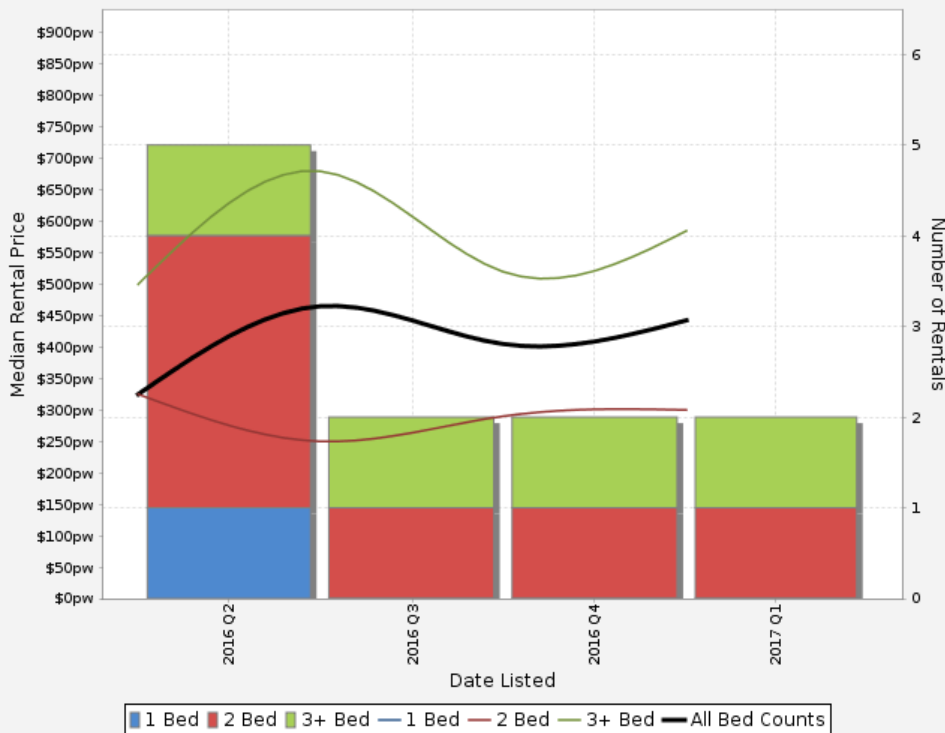
Suburb Rental Yield

+4.3%

Current Median Price: \$560,000
Current Median Rent: \$460
Based on 96 registered House sales compared over the last 12 months.



JINDALEE - Median Weekly Rents (Units)

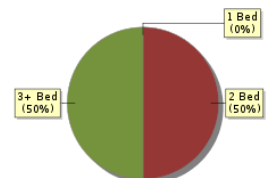


Suburb Sale Price Growth

+4.5%

Current Median Price: \$522,500
Previous Median Price: \$500,000
Based on 14 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+3.2%

Current Median Price: \$522,500
Current Median Rent: \$325
Based on 11 registered Unit sales compared over the last 12 months.

SOLD JINDALEE - Recently Sold Properties

Median Sale Price

\$522k

Based on 9 recorded Unit 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

+4.5%

Current Median Price: \$522,500
Previous Median Price: \$500,000

Based on 14 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

9

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

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

69/28 AMAZONS PL

\$537,000

SOLD Mar 2017
38 Days

3 Beds 2 Baths 2 Car

60/28 AMAZONS PL

\$522,500

SOLD Mar 2017
N/A

177 m² 3 Beds 2 Baths 2 Car

69/28 AMAZONS PL

\$537,000

SOLD Feb 2017
N/A

162 m² 3 Beds 2 Baths 2 Car

67/28 AMAZONS PL

\$541,000

SOLD Nov 2016
8 Days

196 m² 3 Beds 2 Baths 2 Car

RENT JINDALEE - Properties For Rent

Median Rental Price

\$325 /w

Based on 11 recorded Unit 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

+3.2%

Current Median Price: \$522,500
Current Median Rent: \$325

Based on 9 recorded Unit sales and 11 Unit rentals compared over the last 12 months

Number of Rentals

11

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

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

JINDALEE

\$290pw



FOR RENT - CURRENT - FOR RENT - AVAILABLE

May 2017
8 Days

587 m² 2 1 1