

# With LJ Hooker You're SET

**S**olutions | **E**xperience | **T**eamwork

## Suburb Flyover Report

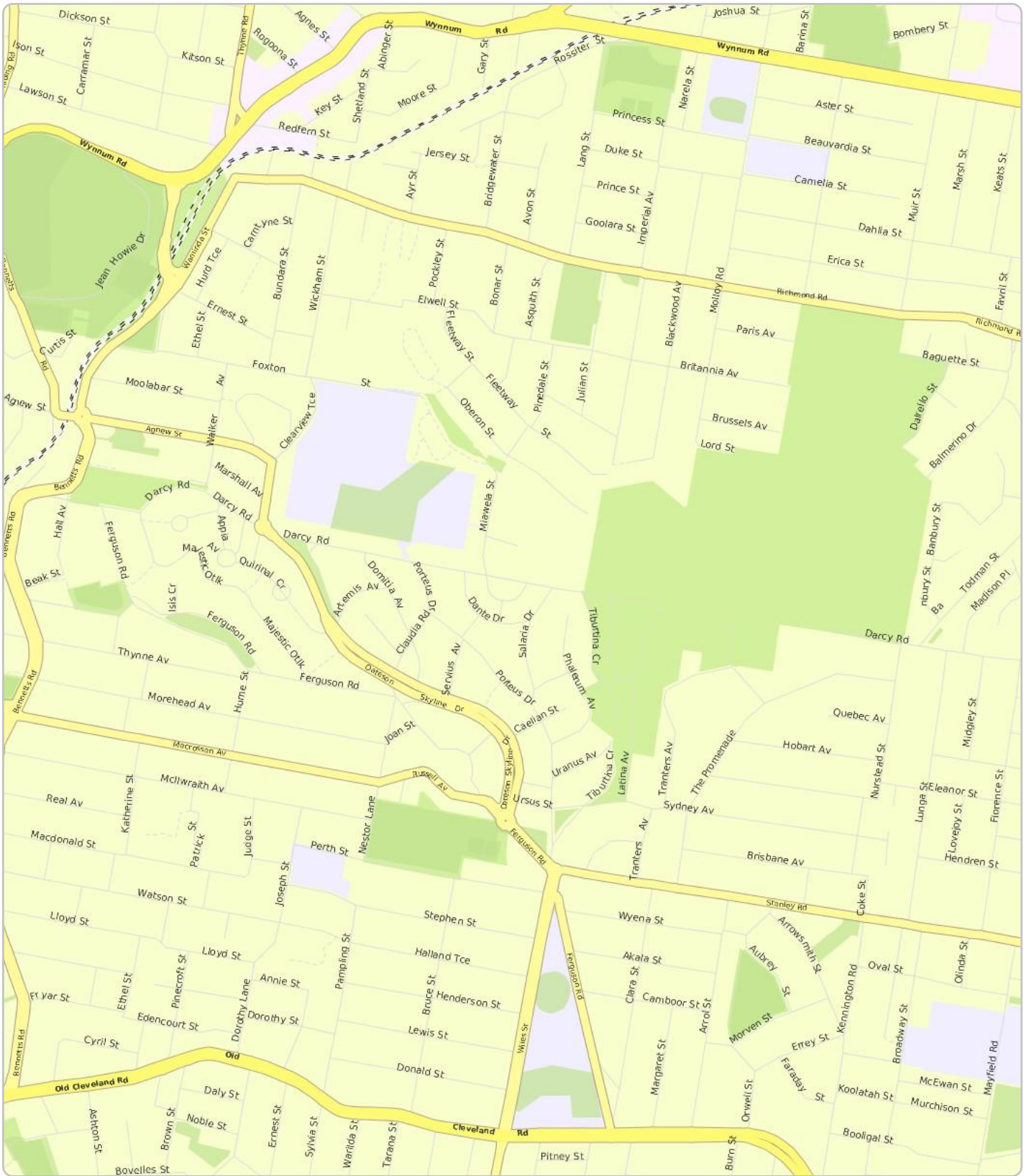
LJ Hooker New Farm | 3146 5400  
[newfarm@ljh.com.au](mailto:newfarm@ljh.com.au)

LJ Hooker Coorparoo | 3394 2511  
[coorparoo@ljh.com.au](mailto:coorparoo@ljh.com.au)

**LJ Hooker**



## SEVEN HILLS - Suburb Map



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

The materials provided are distributed as an information source only. © The State of Queensland (Dept. of Environment and Resource Management) May/2017. Based on data provided with the permission of the Dept. of Environment and Resource Management: (QVAS) May/2017. The Dept. of Environment and Resource Management makes no representations or warranties about accuracy, reliability, completeness or suitability of the data for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which might be incurred as a result of the data being inaccurate or incomplete in any way and for any reason.



## SEVEN HILLS - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
1999	25	\$ 235,000	0.0 %	\$ 2,350	\$ 255,000
2000	6	\$ 133,250	-43.3 %	\$ 128,000	\$ 159,500
2001	13	\$ 151,000	13.3 %	\$ 105,000	\$ 335,000
2002	10	\$ 183,500	21.5 %	\$ 104,545	\$ 225,000
2003	17	\$ 238,000	29.7 %	\$ 207,000	\$ 272,000
2004	17	\$ 260,252	9.3 %	\$ 214,000	\$ 520,000
2005	11	\$ 260,000	-0.1 %	\$ 243,000	\$ 310,000
2006	9	\$ 293,000	12.7 %	\$ 282,000	\$ 300,000
2007	10	\$ 341,750	16.6 %	\$ 306,000	\$ 399,000
2008	8	\$ 383,250	12.1 %	\$ 360,000	\$ 405,000
2009	16	\$ 394,000	2.8 %	\$ 370,000	\$ 455,000
2010	14	\$ 410,500	4.2 %	\$ 370,000	\$ 450,000
2011	2	\$ 405,000	-1.3 %	\$ 390,000	\$ 420,000
2012	7	\$ 410,000	1.2 %	\$ 350,000	\$ 435,000
2013	8	\$ 399,500	-2.6 %	\$ 375,000	\$ 490,000
2014	14	\$ 440,000	10.1 %	\$ 407,000	\$ 485,000
2015	5	\$ 477,500	8.5 %	\$ 430,000	\$ 515,000
2016	9	\$ 459,000	-3.9 %	\$ 360,000	\$ 578,000
2017	1	\$ 400,000	-12.9 %	\$ 400,000	\$ 400,000

### Median Sale Price

# \$435k

Based on 8 recorded Unit sales within the last 12 months (Apr '16 - Mar '17)

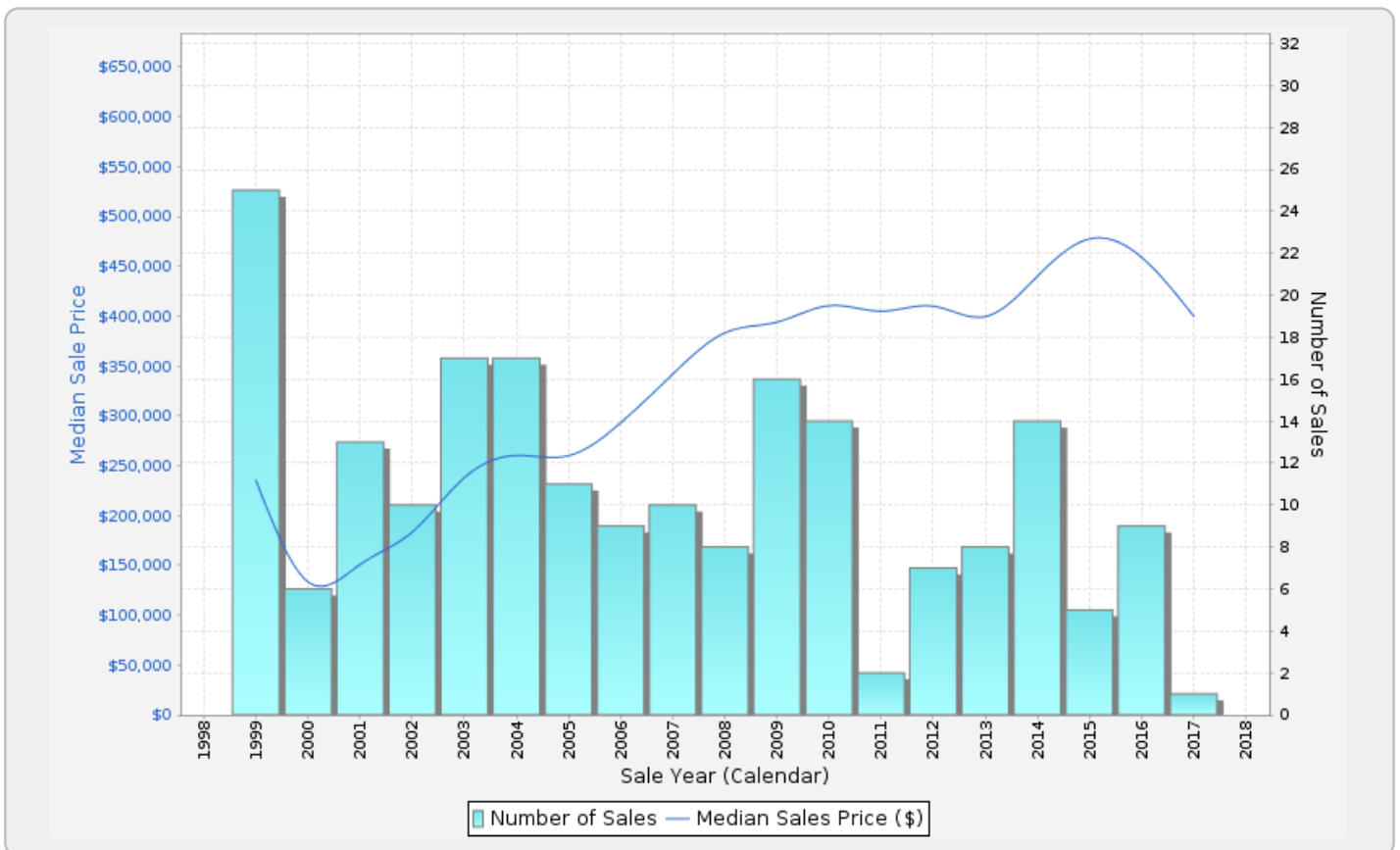
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -15.1%

Current Median Price: \$435,000  
Previous Median Price: \$512,500

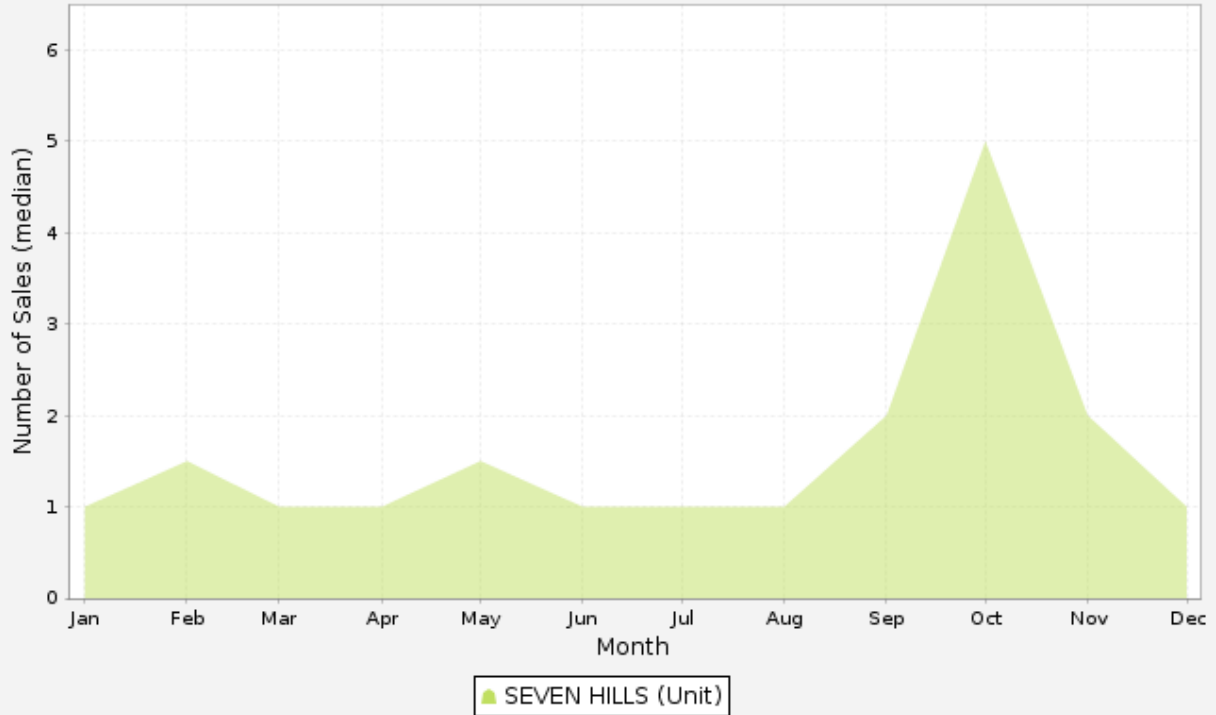
Based on 12 recorded Unit sales compared over the last two rolling 12 month periods





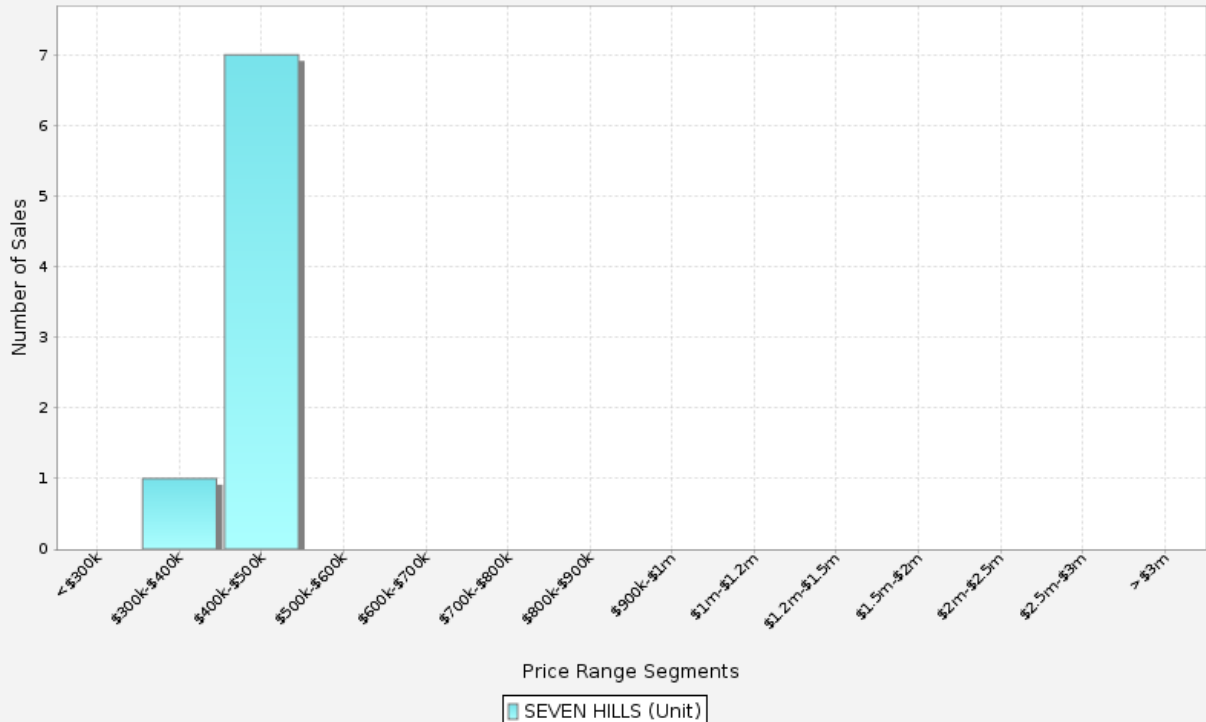
### SEVEN HILLS - Peak Selling Periods

Peak Selling Periods (3 Years ending Mar 2017)



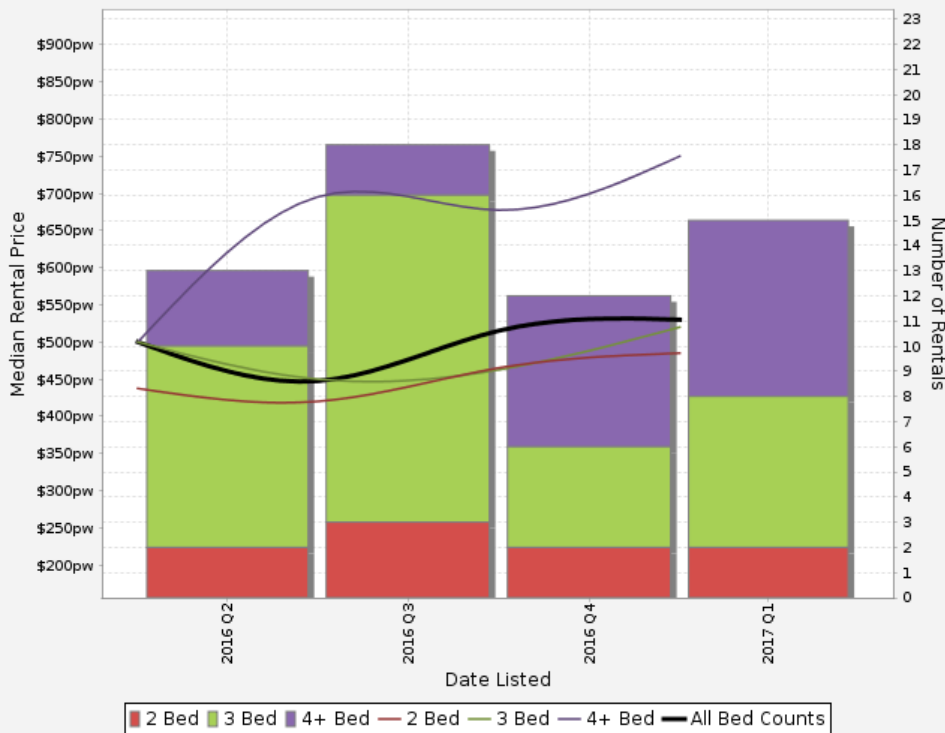
### SEVEN HILLS - Price Range Segments

Price Range Segmentation (12 Months ending Mar '17)





## SEVEN HILLS - Median Weekly Rents (Houses)

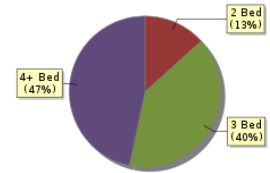


### Suburb Sale Price Growth

**+3.0%**

Current Median Price: \$765,000  
 Previous Median Price: \$743,000  
Based on 80 registered House sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



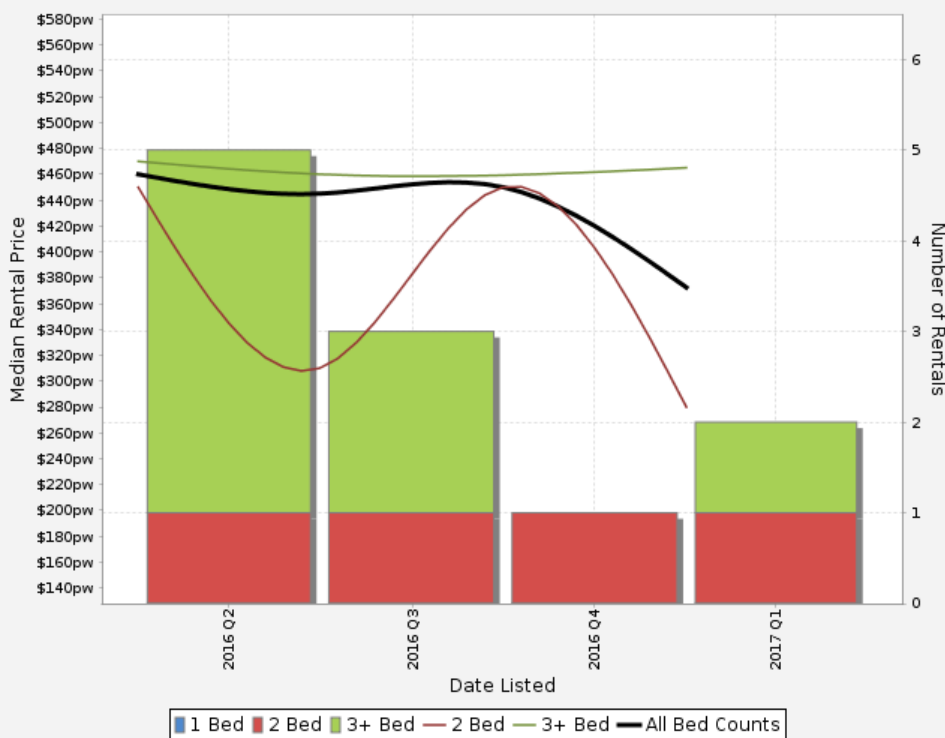
### Suburb Rental Yield

**+3.5%**

Current Median Price: \$765,000  
 Current Median Rent: \$513  
Based on 58 registered House sales compared over the last 12 months.



## SEVEN HILLS - Median Weekly Rents (Units)

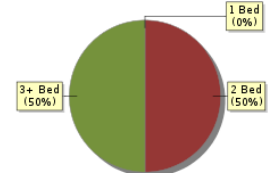


### Suburb Sale Price Growth

**-15.1%**

Current Median Price: \$435,000  
 Previous Median Price: \$512,500  
Based on 12 registered Unit sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+5.4%**

Current Median Price: \$435,000  
 Current Median Rent: \$450  
Based on 11 registered Unit sales compared over the last 12 months.

**SOLD** SEVEN HILLS - Recently Sold Properties

### Median Sale Price

# \$435k

Based on 8 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

# -15.1%

Current Median Price: \$435,000  
Previous Median Price: \$512,500

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

### # Sold Properties

# 8

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

**21/206 DARCY RD**

**\$424,000**

Sold Apr 2017  
54 Days

186 m<sup>2</sup> 3 2 2

**50/206 DARCY RD**

**\$443,000**

Sold Apr 2017  
N/A

186 m<sup>2</sup> 3 3 2

**29/112 FOXTON ST**

**\$400,000**

Sold Apr 2017  
N/A

150 m<sup>2</sup> 3 2 1

**57/206 DARCY RD**

**\$430,000**

Sold Apr 2016  
N/A

185 m<sup>2</sup> 3 2 2

**41/112 FOXTON ST**

**\$360,000**

Sold Nov 2016  
N/A

222 m<sup>2</sup> 2 1 1

**RENT** SEVEN HILLS - Properties For Rent

**Median Rental Price**

**\$450 /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**

**+5.4%**

Current Median Price: \$435,000  
Current Median Rent: \$450

Based on 8 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

**3/111 OATESON SKYLINE DR**

**Under**

94 m<sup>2</sup> 1 1 1

2017 12 Days

**52/35 MIAWELA ST**

**\$465 P.W.**

3 2 2

2017 31 Days

**16/206 DARCY RD**

**\$470 per week**

218 m<sup>2</sup> 3 2 1

2017 52 Days

**23 HILLSIDE CRES**

**\$400 per week**

3 2 1

2017 56 Days