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Suburb Flyover Report

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LJ Hooker

SINNAMON PARK - Suburb Map





SINNAMON PARK - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
1999	48	\$ 185,000	0.0 %	\$ 120,000	\$ 252,500
2000	35	\$ 195,000	5.4 %	\$ 108,000	\$ 650,000
2001	19	\$ 225,000	15.4 %	\$ 124,000	\$ 230,000
2002	14	\$ 186,000	-17.3 %	\$ 132,000	\$ 270,000
2003	34	\$ 207,250	11.4 %	\$ 130,000	\$ 285,000
2004	34	\$ 265,000	27.9 %	\$ 201,000	\$ 390,000
2005	29	\$ 305,000	15.1 %	\$ 215,000	\$ 395,000
2006	27	\$ 300,000	-1.6 %	\$ 210,000	\$ 390,000
2007	31	\$ 318,000	6.0 %	\$ 250,000	\$ 415,000
2008	21	\$ 386,000	21.4 %	\$ 330,000	\$ 485,000
2009	15	\$ 409,000	6.0 %	\$ 327,000	\$ 545,000
2010	19	\$ 380,000	-7.1 %	\$ 310,000	\$ 450,000
2011	9	\$ 370,000	-2.6 %	\$ 340,000	\$ 405,000
2012	19	\$ 365,000	-1.4 %	\$ 295,000	\$ 450,000
2013	28	\$ 463,500	27.0 %	\$ 290,000	\$ 742,000
2014	34	\$ 462,500	-0.2 %	\$ 334,000	\$ 815,000
2015	19	\$ 430,000	-7.0 %	\$ 315,500	\$ 735,000
2016	23	\$ 435,000	1.2 %	\$ 340,000	\$ 745,000
2017	1	\$ 401,000	-7.8 %	\$ 401,000	\$ 401,000

Median Sale Price

\$433k

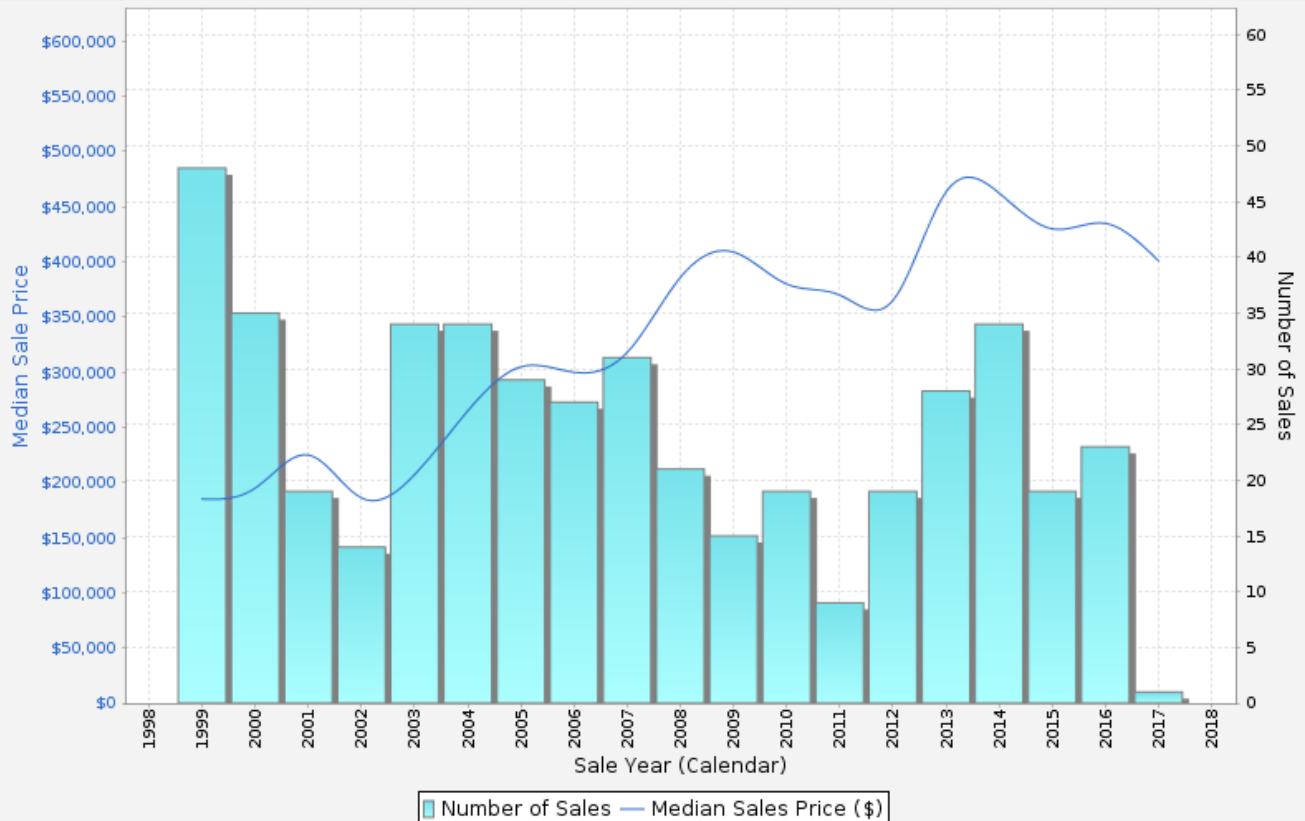
Based on 17 recorded Unit sales within the last 12 months (Apr '16 - Mar '17)

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

Suburb Growth

Current Median Price: \$433,000
Previous Median Price: \$433,000

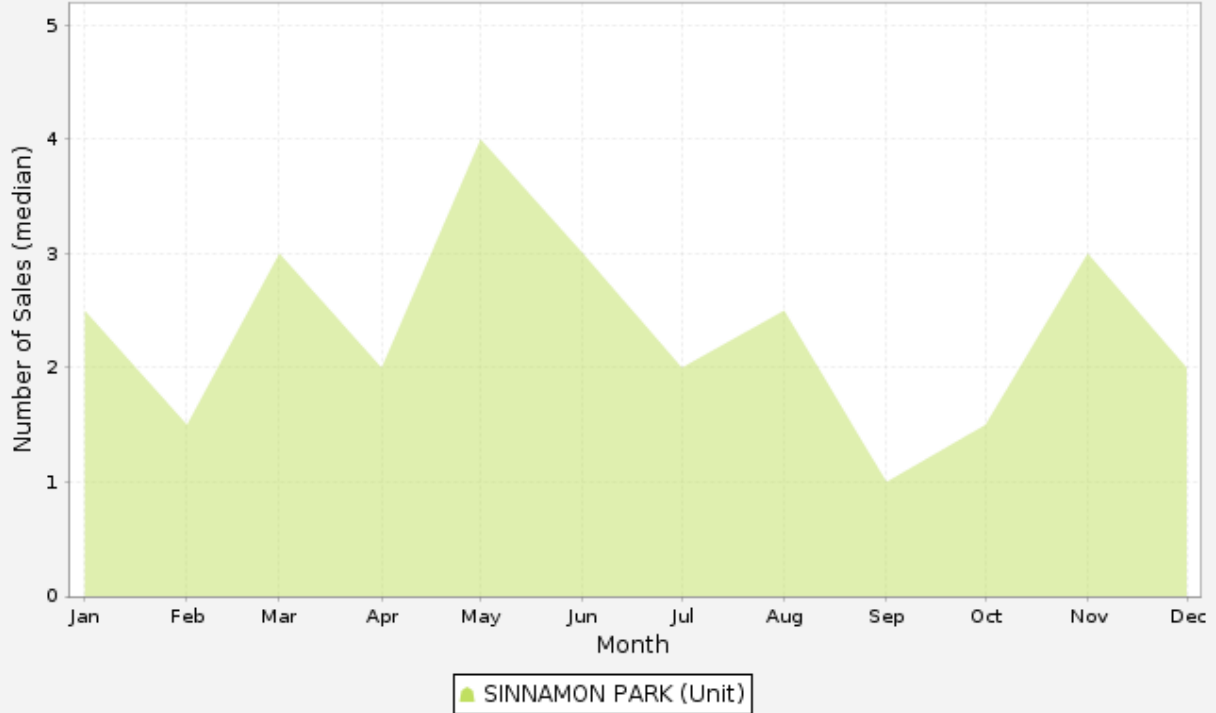
Based on 36 recorded Unit sales compared over the last two rolling 12 month periods





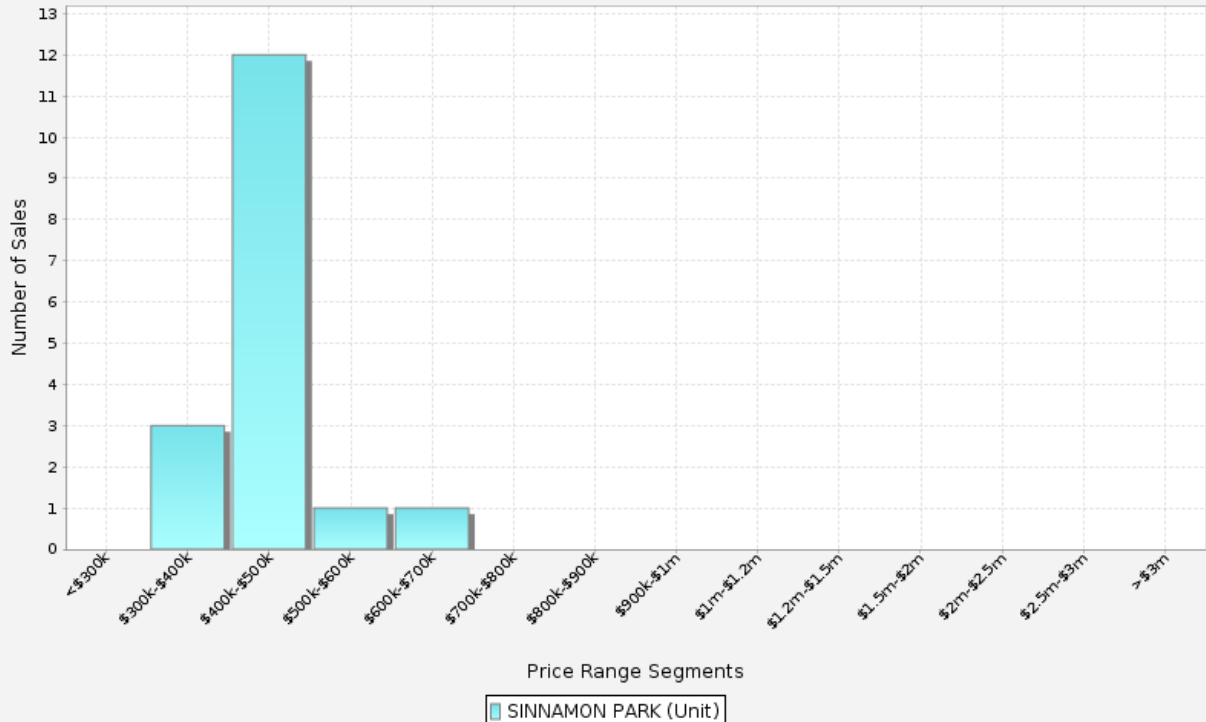
SINNAMON PARK - Peak Selling Periods

Peak Selling Periods (3 Years ending Mar 2017)



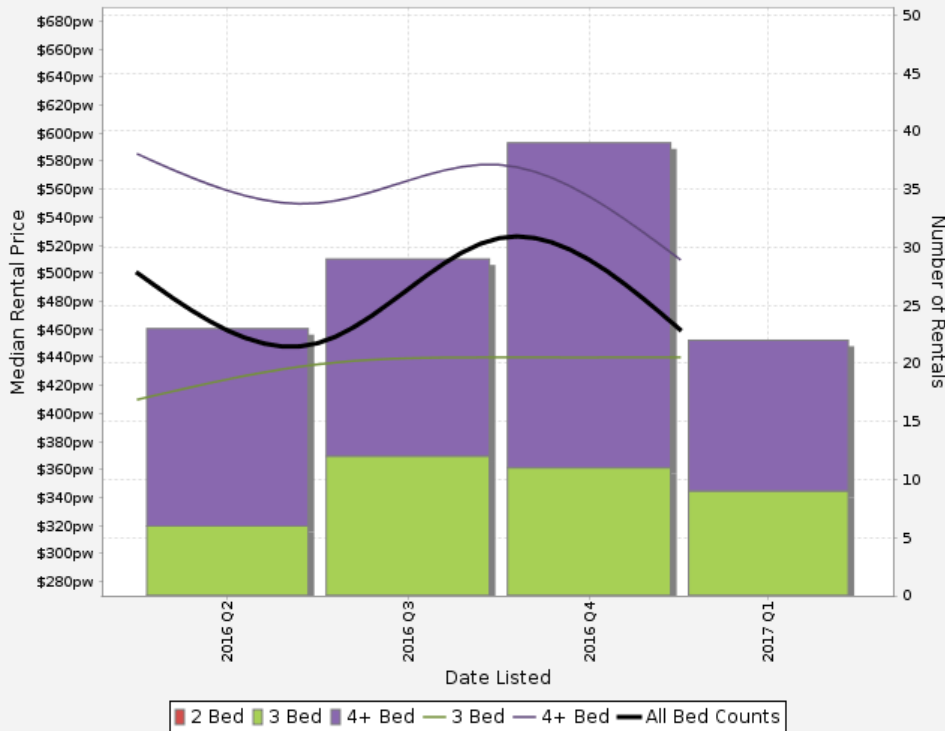
SINNAMON PARK - Price Range Segments

Price Range Segmentation (12 Months ending Mar '17)





SINNAMON PARK - Median Weekly Rents (Houses)

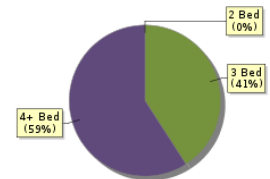


Suburb Sale Price Growth

+15.1%

Current Median Price: \$696,500
 Previous Median Price: \$605,000
 Based on 175 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



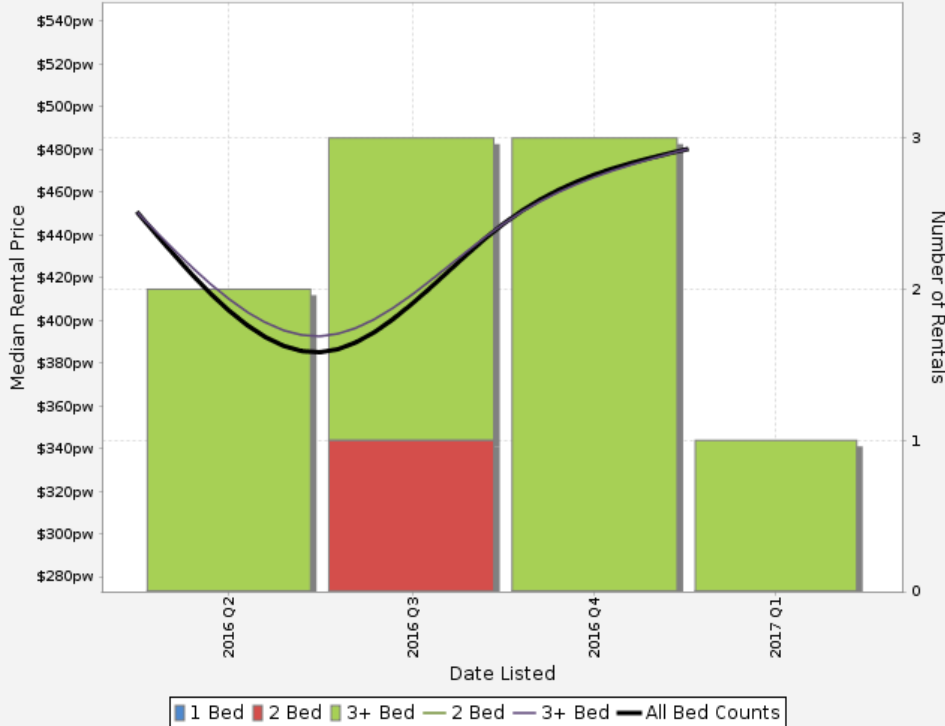
Suburb Rental Yield

+3.6%

Current Median Price: \$696,500
 Current Median Rent: \$485
 Based on 113 registered House sales compared over the last 12 months.



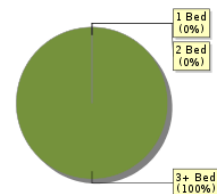
SINNAMON PARK - Median Weekly Rents (Units)



Suburb Sale Price Growth

Current Median Price: \$433,000
 Previous Median Price: \$433,000
 Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+5.3%

Current Median Price: \$433,000
 Current Median Rent: \$445
 Based on 9 registered Unit sales compared over the last 12 months.

SOLD SINNAMON PARK - Recently Sold Properties

Median Sale Price

\$433k

Based on 17 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

Current Median Price: \$433,000
Previous Median Price: \$433,000

Based on 36 recorded Unit sales compared over the last two rolling 12 month periods

Sold Properties

17

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

19/18 MCPHERSON RD

\$611,000

Sold Apr 2017, 48 Days

453 m² 3 2 2

27/9 AMAZONS PL

\$401,000

Sold Feb 2017, N/A

256 m² 3 2 2

RENT SINNAMON PARK - Properties For Rent

Median Rental Price

\$445 /w

Based on 9 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

+5.3%

Current Median Price: \$433,000
Current Median Rent: \$445

Based on 17 recorded Unit sales and 9 Unit rentals compared over the last 12 months

Number of Rentals

9

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

SINNAMON PARK

\$460

Apr 2017
19 Days

3 2 3

580 SEVENTEEN MILE ROCKS RD

\$410 Per Week

Apr 2017
19 Days

2.88 ha 3 1 2

580 SEVENTEEN MILE ROCKS

\$400 Weekly

Aug 2016
266 Days

3 2 3