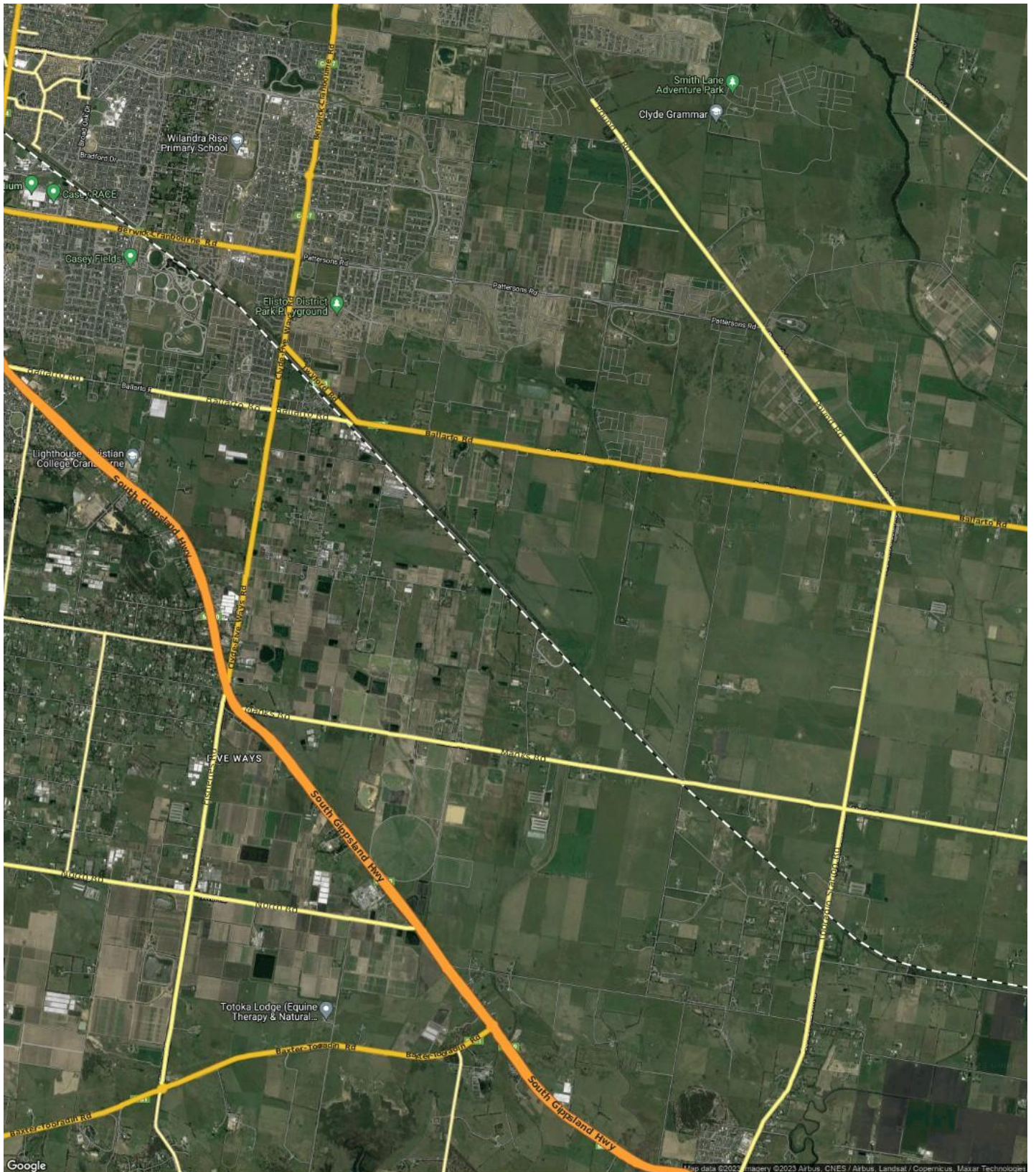


SUBURB FLYOVER REPORT

CLYDE (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

CLYDE - Suburb Map



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CLYDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	8	\$ 444,000	0.0 %	\$ 280,000	\$ 700,000
2007	14	\$ 430,000	-3.2 %	\$ 180,000	\$ 2,600,000
2008	7	\$ 485,000	12.8 %	\$ 255,000	\$ 850,000
2009	11	\$ 530,000	9.3 %	\$ 340,000	\$ 1,100,000
2010	15	\$ 225,000	-57.5 %	\$ 184,900	\$ 1,100,000
2011	10	\$ 253,900	12.8 %	\$ 153,000	\$ 1,573,000
2012	32	\$ 164,450	-35.2 %	\$ 110,000	\$ 1,090,000
2013	38	\$ 262,500	59.6 %	\$ 102,500	\$ 800,000
2014	53	\$ 283,000	7.8 %	\$ 110,073	\$ 7,000,000
2015	48	\$ 382,500	35.2 %	\$ 169,900	\$ 7,070,000
2016	49	\$ 441,000	15.3 %	\$ 110,000	\$ 7,850,000
2017	111	\$ 456,000	3.4 %	\$ 280,000	\$ 5,020,000
2018	126	\$ 486,250	6.6 %	\$ 45,828	\$ 11,000,000
2019	174	\$ 549,000	12.9 %	\$ 161,020	\$ 7,800,000
2020	213	\$ 579,900	5.6 %	\$ 355,000	\$ 2,600,000
2021	339	\$ 619,900	6.9 %	\$ 312,000	\$ 6,600,000
2022	311	\$ 685,000	10.5 %	\$ 200,000	\$ 23,888,000
2023	212	\$ 675,000	-1.5 %	\$ 293,730	\$ 1,570,000
2024	0				

Median Sale Price

\$675k

Based on 212 recorded House sales within the last 12 months (2023)

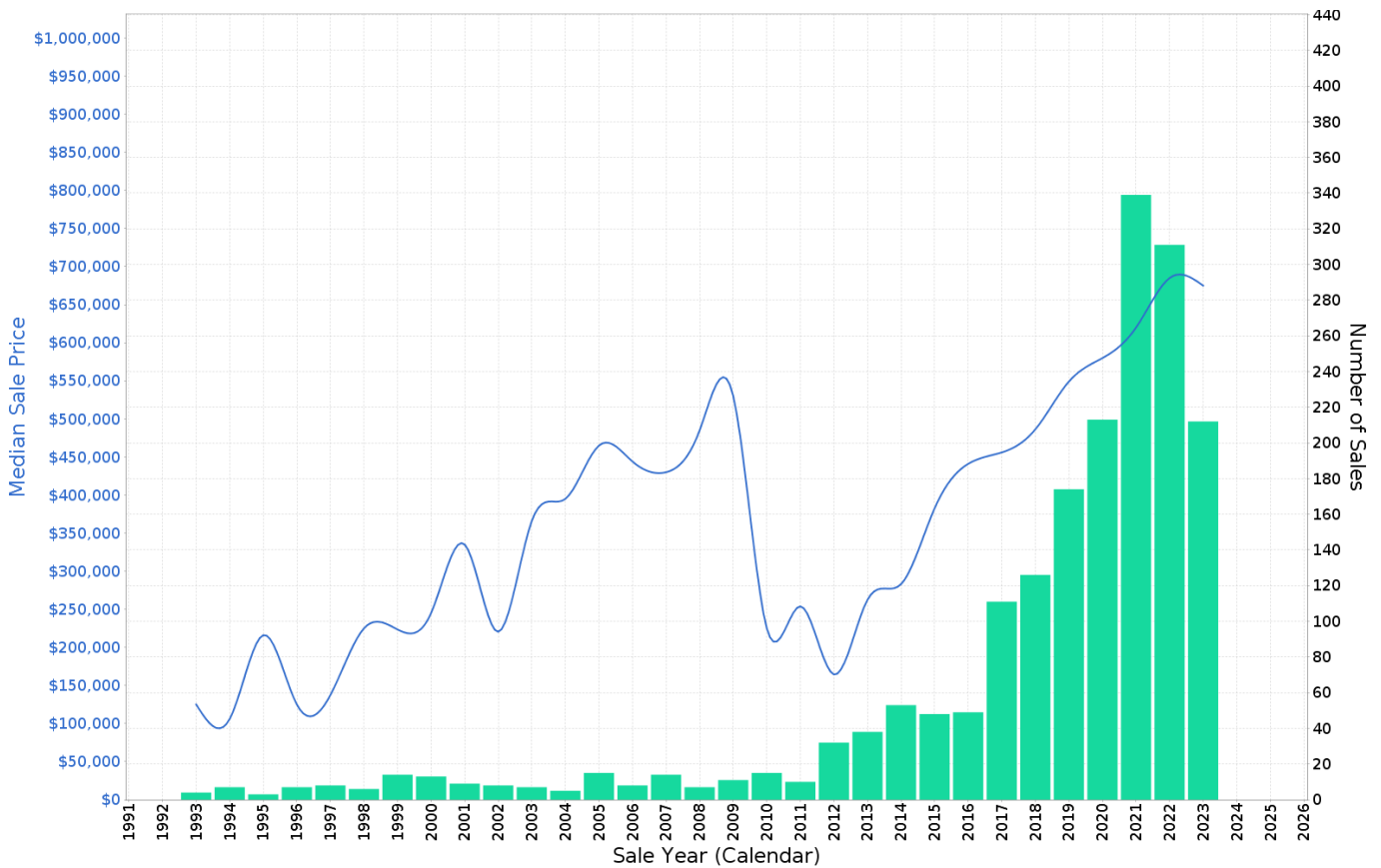
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-1.5%

Current Median Price: \$675,000
Previous Median Price: \$685,000

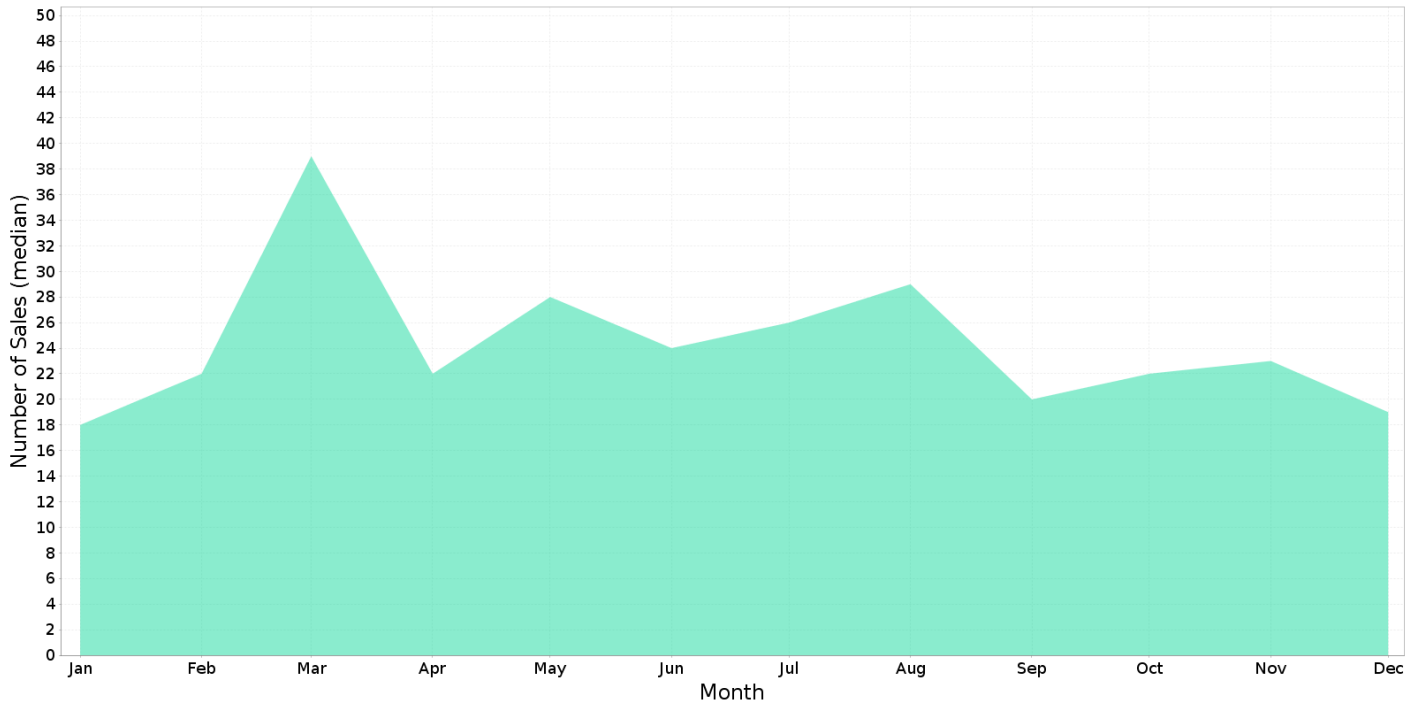
Based on 523 recorded House sales compared over the last two rolling 12 month periods



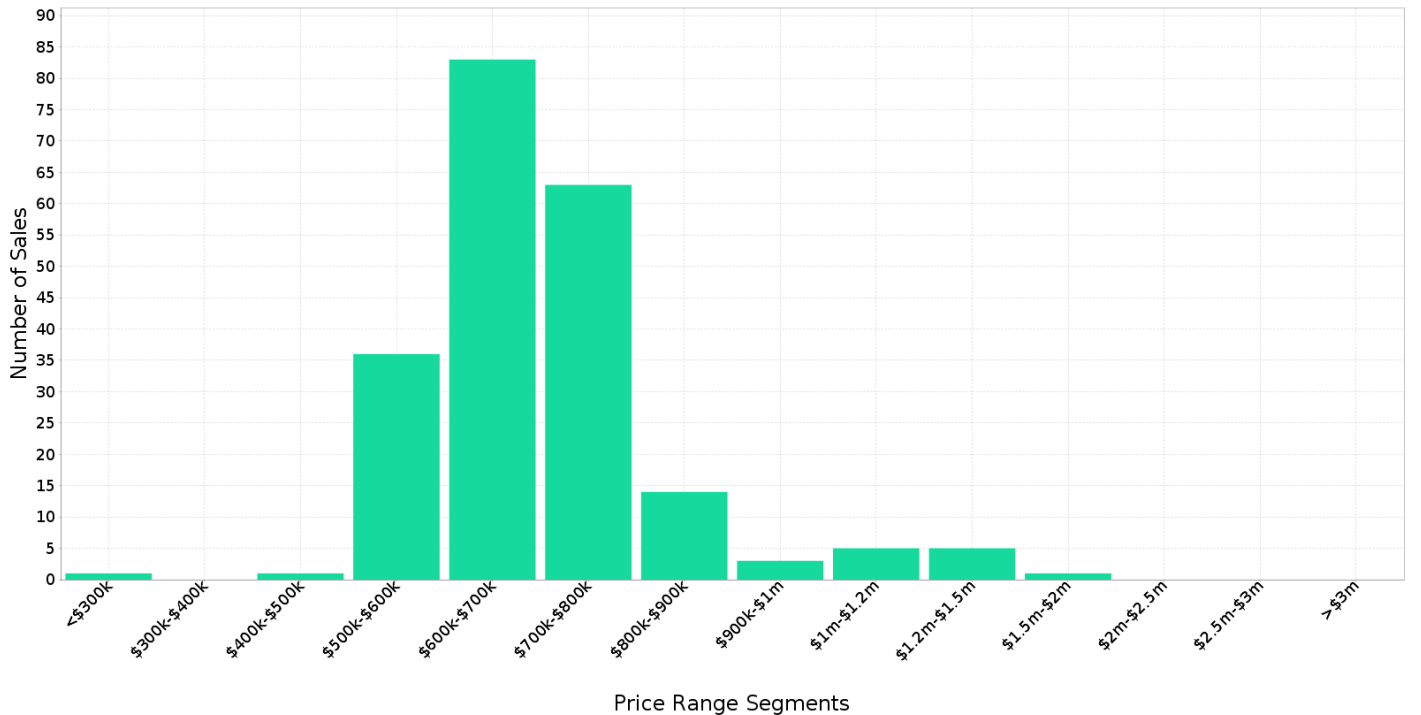
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CLYDE - Peak Selling Periods (3 years)



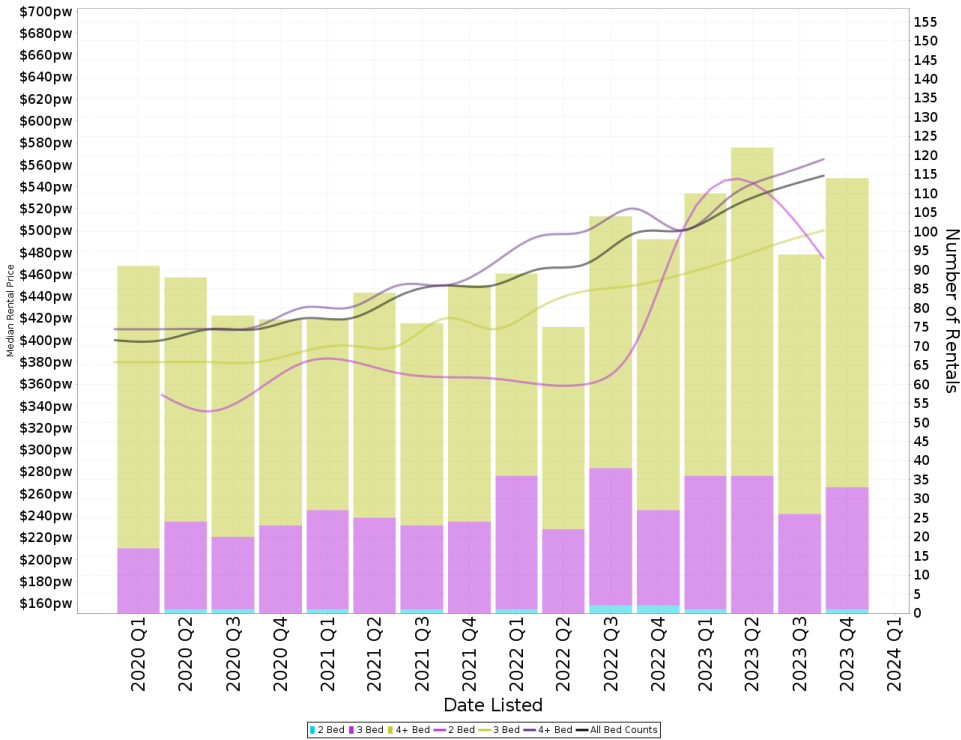
CLYDE - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-1.5%

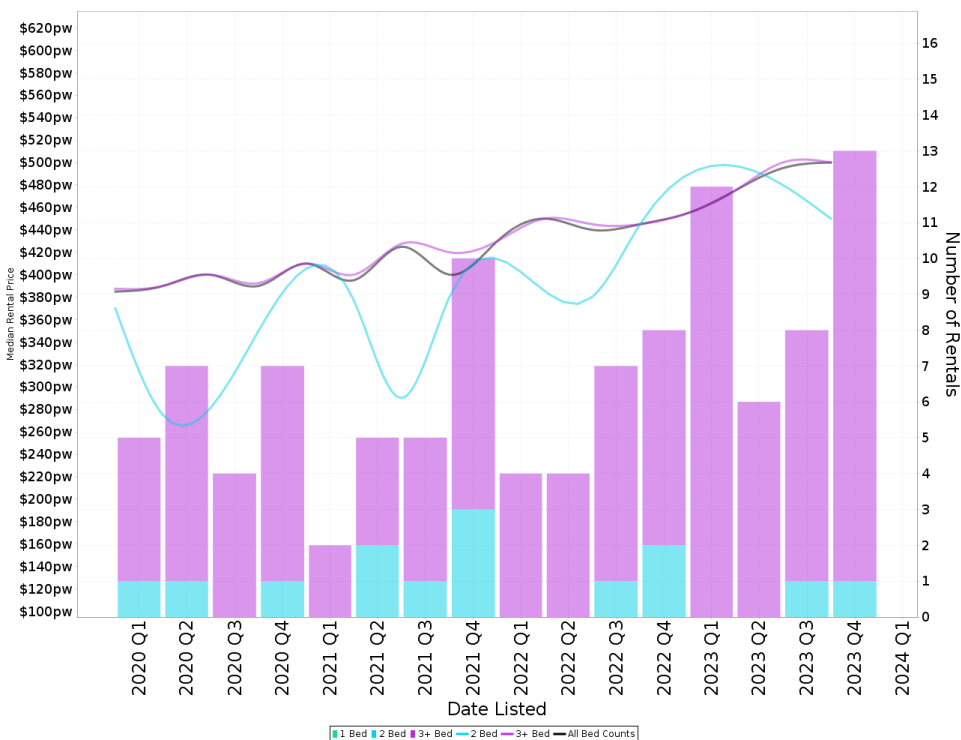
Current Median Price: \$675,000
Previous Median Price: \$685,000
Based on 523 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$675,000
Current Median Rent: \$523
Based on 440 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-13.8%

Current Median Price: \$562,500
Previous Median Price: \$652,500
Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$562,500
Current Median Rent: \$470
Based on 39 registered Unit rentals compared over the last 12 months.

CLYDE - Recently Sold Properties

Median Sale Price

\$675k

Based on 212 recorded House sales within the last 12 months (2023)

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

Suburb Growth

-1.5%

Current Median Price: \$675,000
Previous Median Price: \$685,000

Based on 523 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

212

Based on recorded House sales within the 12 months (2023)

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

16 DARKUM ST




\$715,000

350 m² 4 2 2

Dec 2023 74 Days

36 CHESNEY CCT




\$650,000

262 m² 3 2 2

Dec 2023 22 Days

4 POWLETT DR



\$735,000

576 m² 4 2 2

Dec 2023 28 Days

67 GALVESTON RD




\$750,000

501 m² 4 2 2

Dec 2023 14 Days

4 WARRALILY AVE




\$720,000

350 m² 4 2 2

Dec 2023 17 Days

15 MICHIGAN RD




\$642,000

310 m² 3 2 2

Dec 2023 39 Days

46 BELLMAN AVE

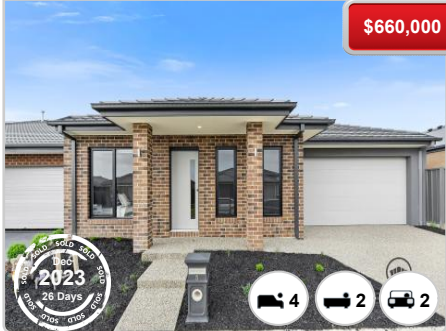


\$845,000

535 m² 4 2 2

Dec 2023 41 Days

5 FROME RD




\$660,000

4 2 2

Dec 2023 28 Days

19 KOSCIUSZKO CCT



\$522,000

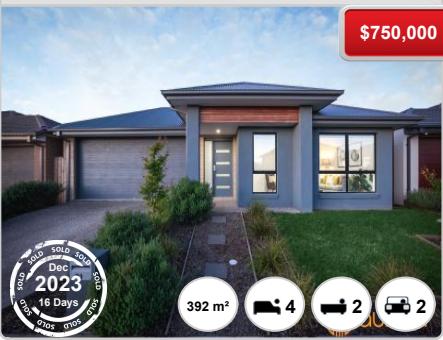
165 m² 2 2 2

Dec 2023 152 Days

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23 SWITCH ST



\$750,000



392 m² 4 2 2

20 CATCH ST

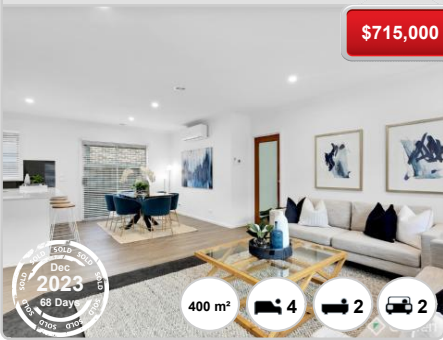


\$607,000



238 m² 3 2 1

40 POWLETT DR

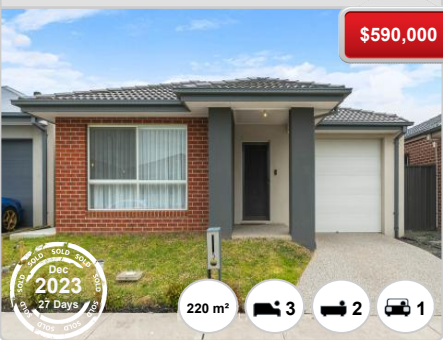


\$715,000



400 m² 4 2 2

5 MAXIMUS WAY

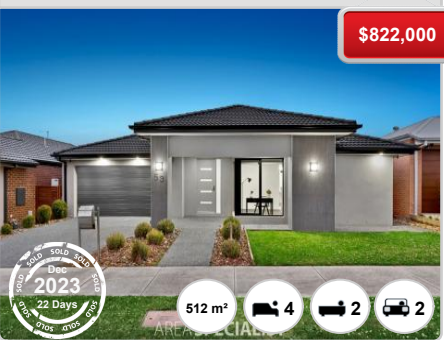


\$590,000



220 m² 3 2 1

53 WYNNSTAY ST

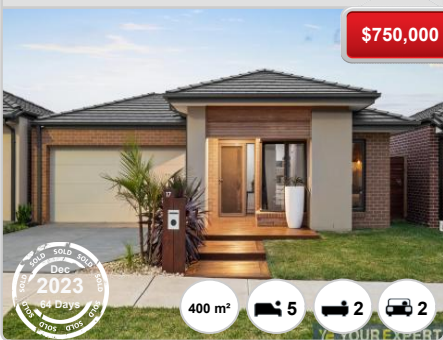


\$822,000



512 m² 4 2 2

17 ALICANTE ST



\$750,000



400 m² 5 2 2

14 CHESTNUT AVE

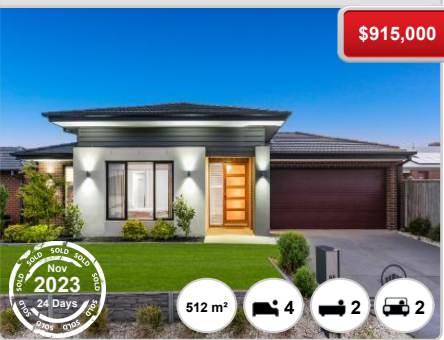


\$670,000



391 m² 4 2 2

66 WATERMAN DR



\$915,000



512 m² 4 2 2

89 YARALLA CCT

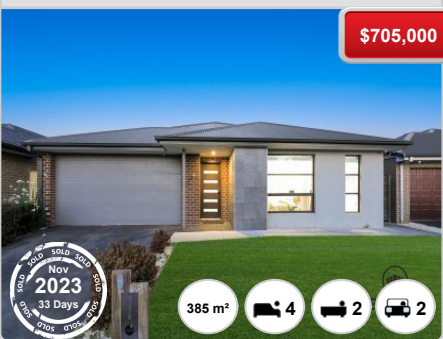


\$730,000



448 m² 4 2 2

9 KINGSLIFF AVE

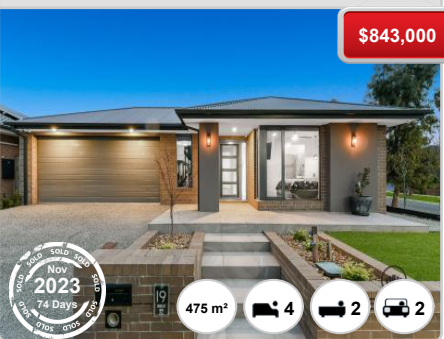


\$705,000



385 m² 4 2 2

19 ANNELLO WAY

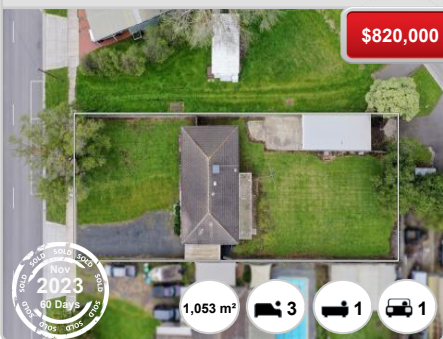


\$843,000



475 m² 4 2 2

4 RAILWAY RD



\$820,000



1,053 m² 3 1 1

CLYDE - Properties For Rent

Median Rental Price

\$523 /w

Based on 440 recorded House rentals within the last 12 months (2023)

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

Rental Yield

+4.0%

Current Median Price: \$675,000
Current Median Rent: \$523

Based on 212 recorded House sales and 440 House rentals compared over the last 12 months

Number of Rentals

440

Based on recorded House rentals within the last 12 months (2023)

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

85 GREEN GULLY ROAD

\$530pw |

327 m² | 3 Beds | 2 Baths | 1 Car

Jan 2024 1 Day

57 PELAGOS DRIVE

\$500

238 m² | 3 Beds | 2 Baths | 1 Car

Jan 2024 1 Day

11 VULPINE STREET

\$520

3 Beds | 2 Baths | 2 Car

Jan 2024 1 Day

32 KOSCIUSZKO CIRCUIT

\$485

229 m² | 3 Beds | 2 Baths | 1 Car

Jan 2024 1 Day

19 BRICKWOOD STREET

\$600 Per Week

448 m² | 4 Beds | 2 Baths | 2 Car

Jan 2024 5 Days

46 WHINSTONE AVENUE

\$550 per week

4 Beds | 2 Baths | 1 Car

Jan 2024 6 Days

37 GARRARD CRESCENT

\$600 pw

436 m² | 4 Beds | 2 Baths | 2 Car

Jan 2024 1 Day

11 GRANDE BELMOND AVENUE

\$530

393 m² | 4 Beds | 2 Baths | 2 Car

Jan 2024 7 Days

12 INVERLOCH AVENUE

\$580 pw

400 m² | 4 Beds | 2 Baths | 2 Car

Jan 2024 7 Days

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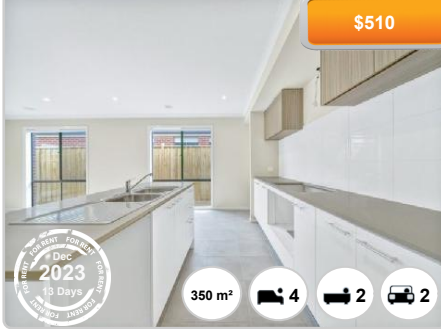
34 BELLAVITA AVENUE

\$585 per week



20 SWITCH STREET

\$510



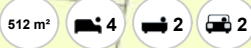
23 LYGON AVENUE

\$515 per week



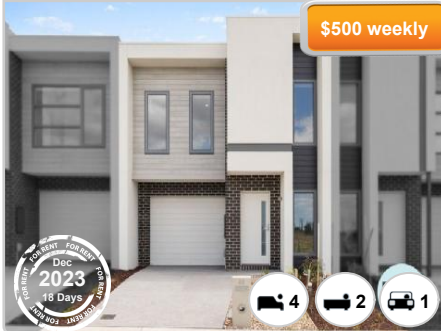
4 MERRIBROOK BOULEVARD

\$600 per week



48 WHINSTONE AVENUE

\$500 weekly



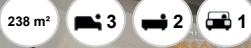
18 OVERTURE STREET

\$500



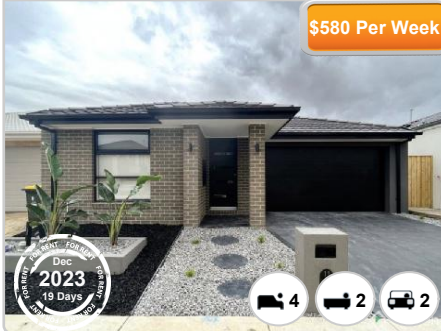
7 TOWNSEND AVENUE

\$500 pw



11 MILFORD STREET

\$580 Per Week



18 JUBILEE ROAD

\$600 per week



8 FROME ROAD

\$550 per week



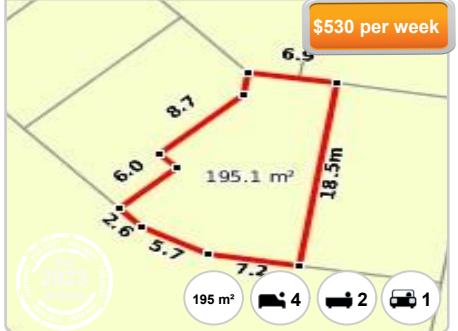
59 MERRIBROOK BOULEVARD

\$800 per week

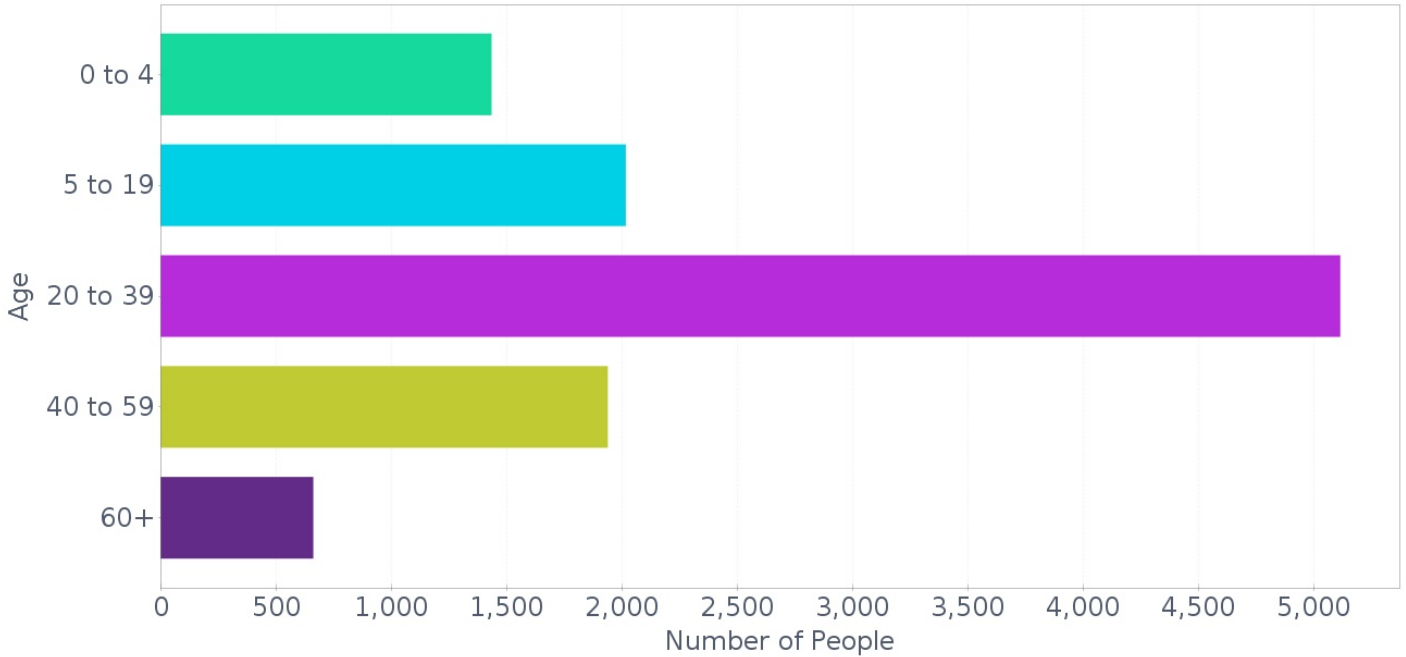


53 MATCHETT DRIVE

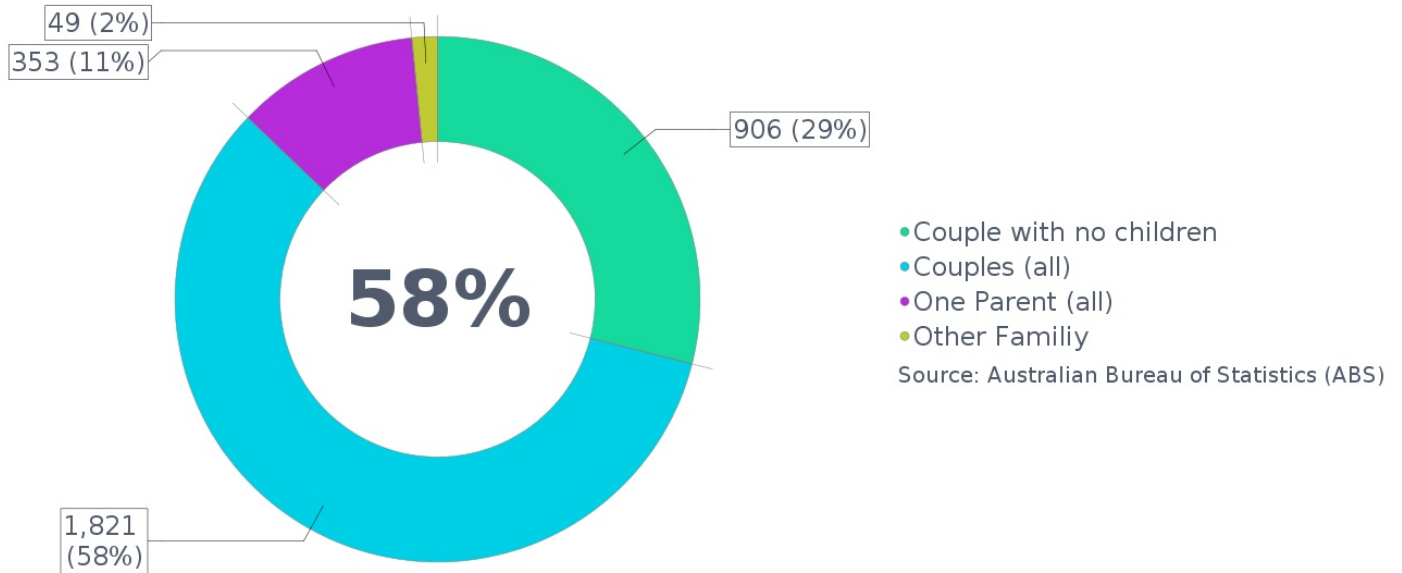
\$530 per week



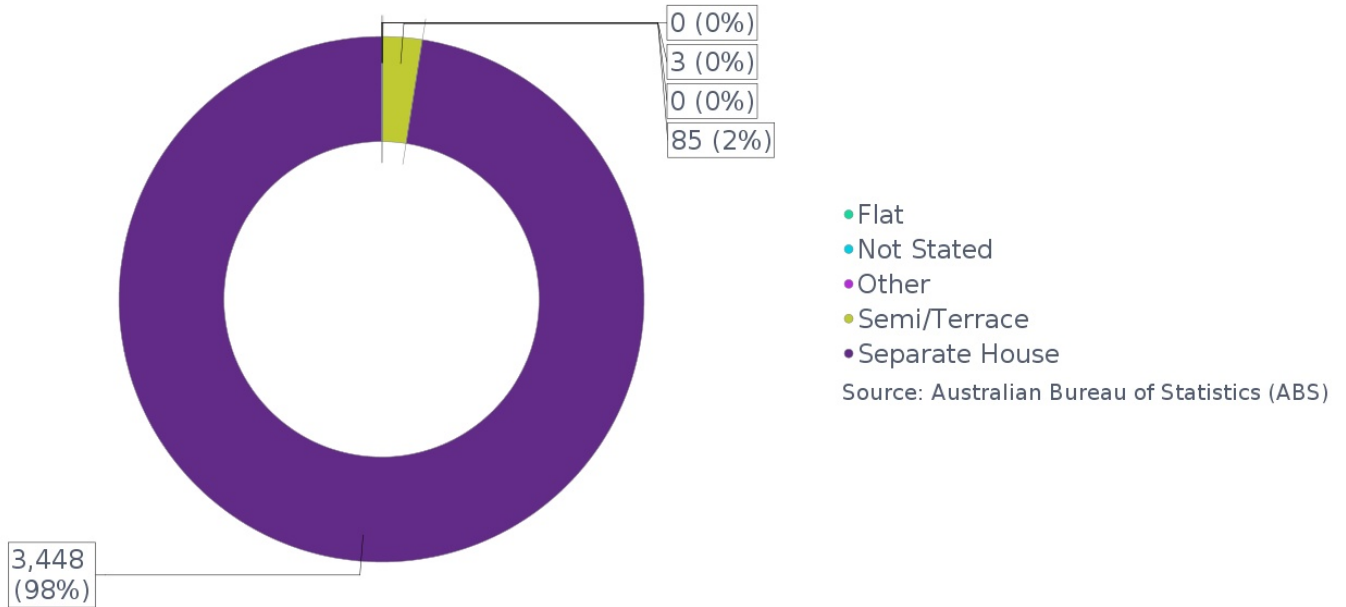
Age of Population (2021)



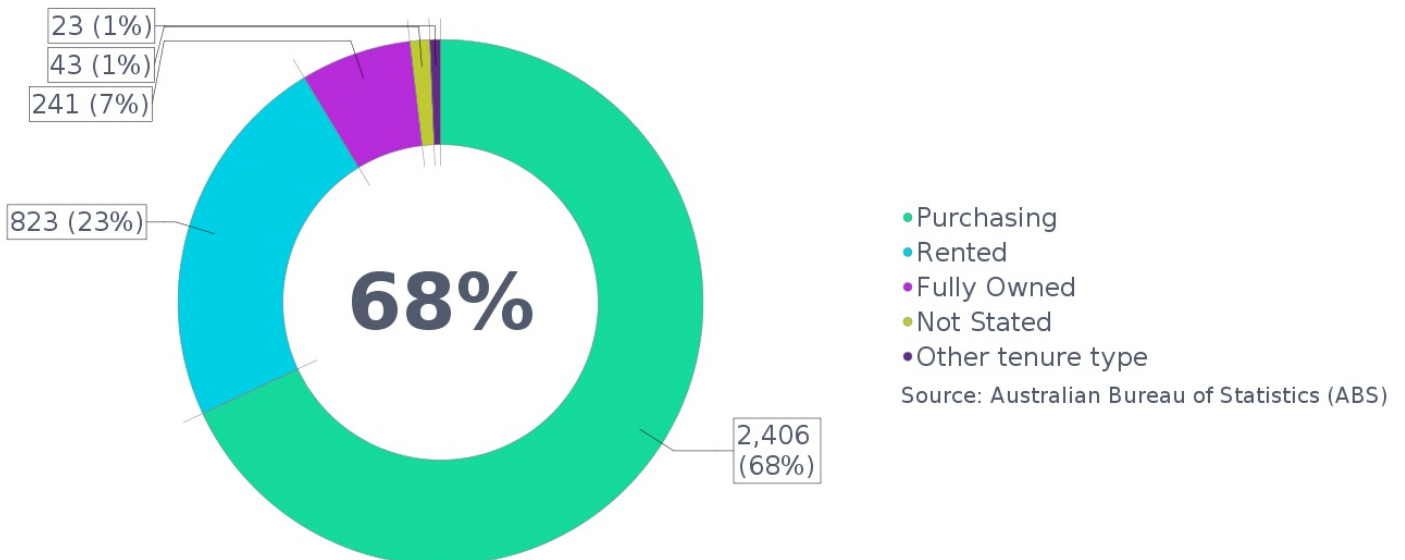
Family Composition (2021)



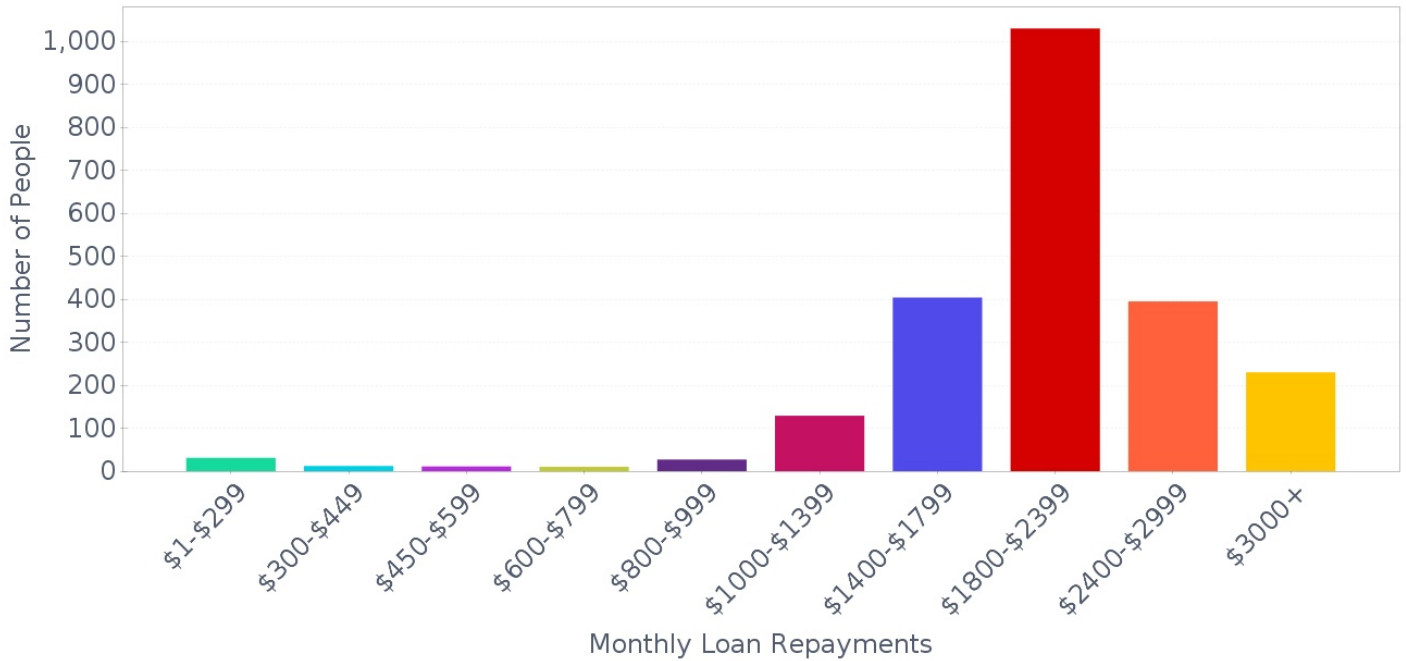
Dwelling Structure (2021)



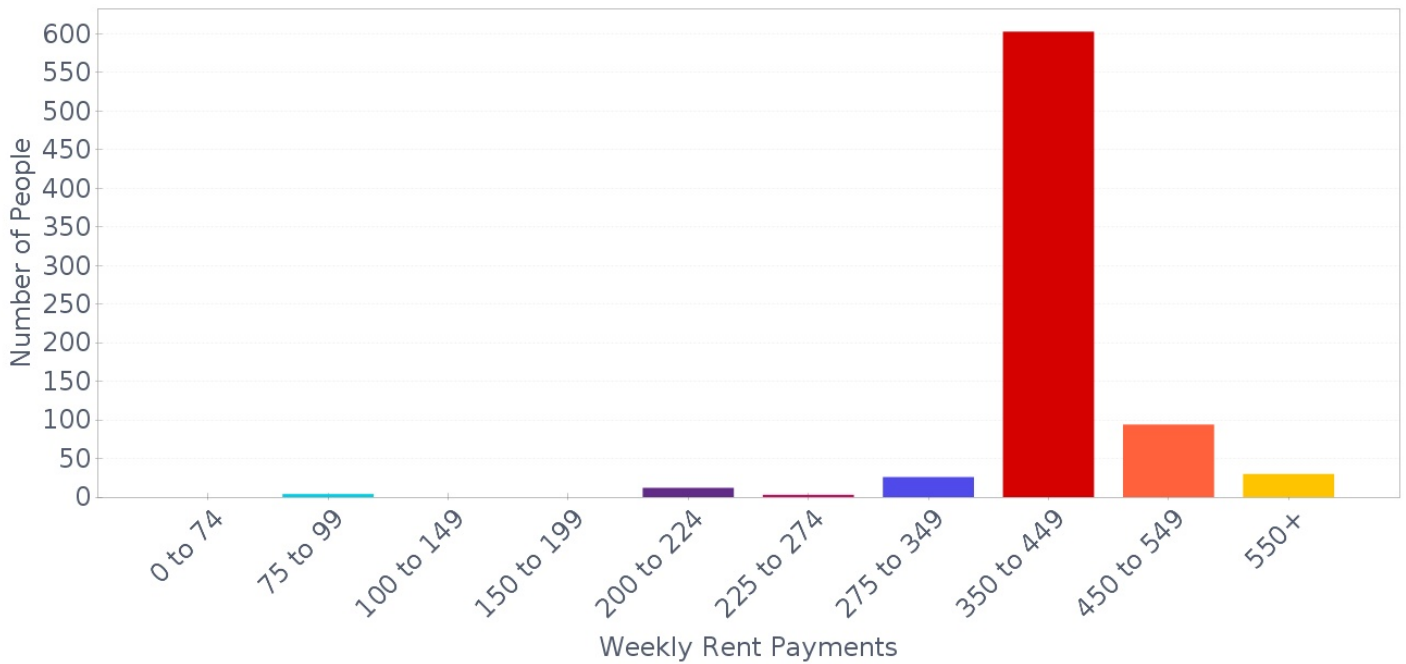
Home Ownership (2021)



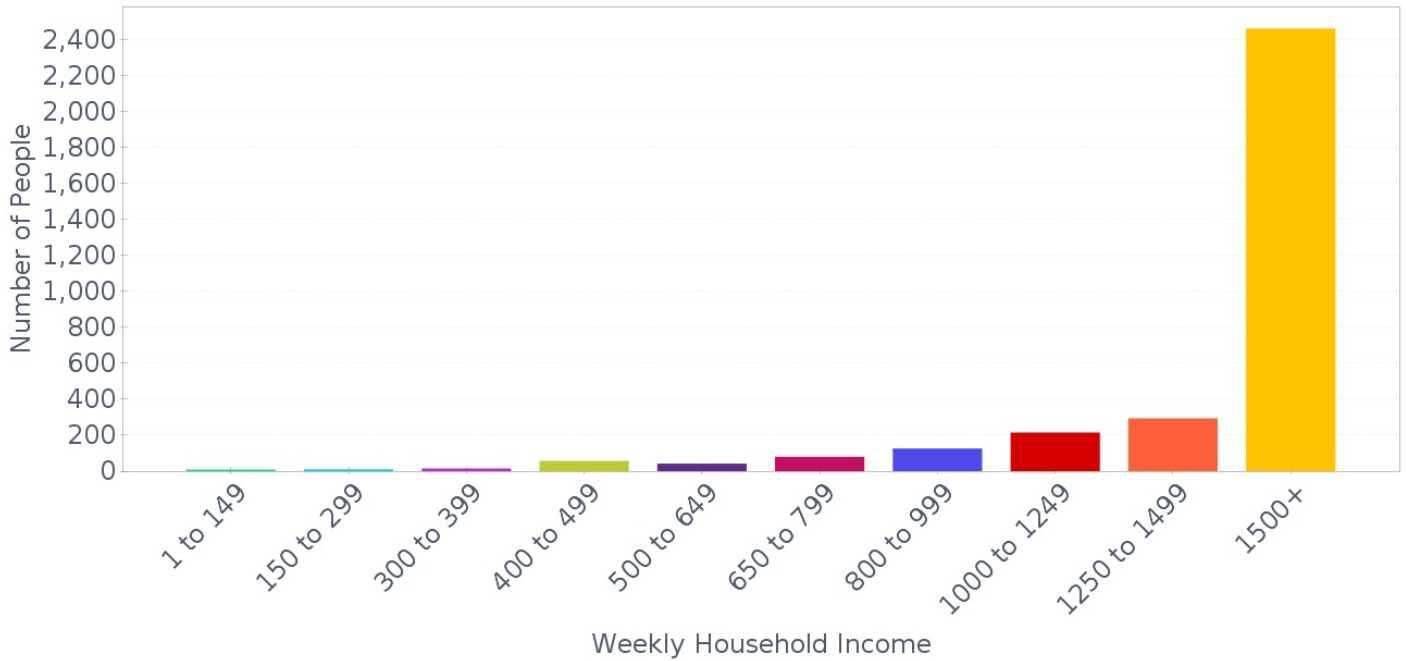
Home Loan Repayments - Monthly (2021)



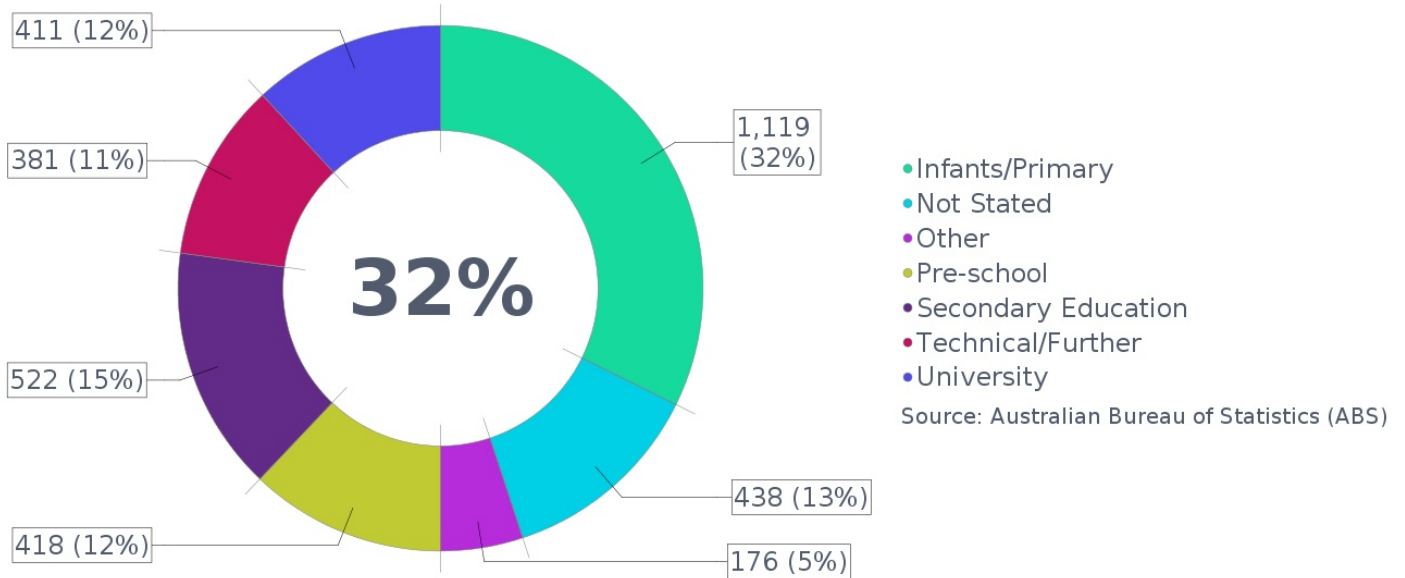
Rent Payments - Weekly (2021)



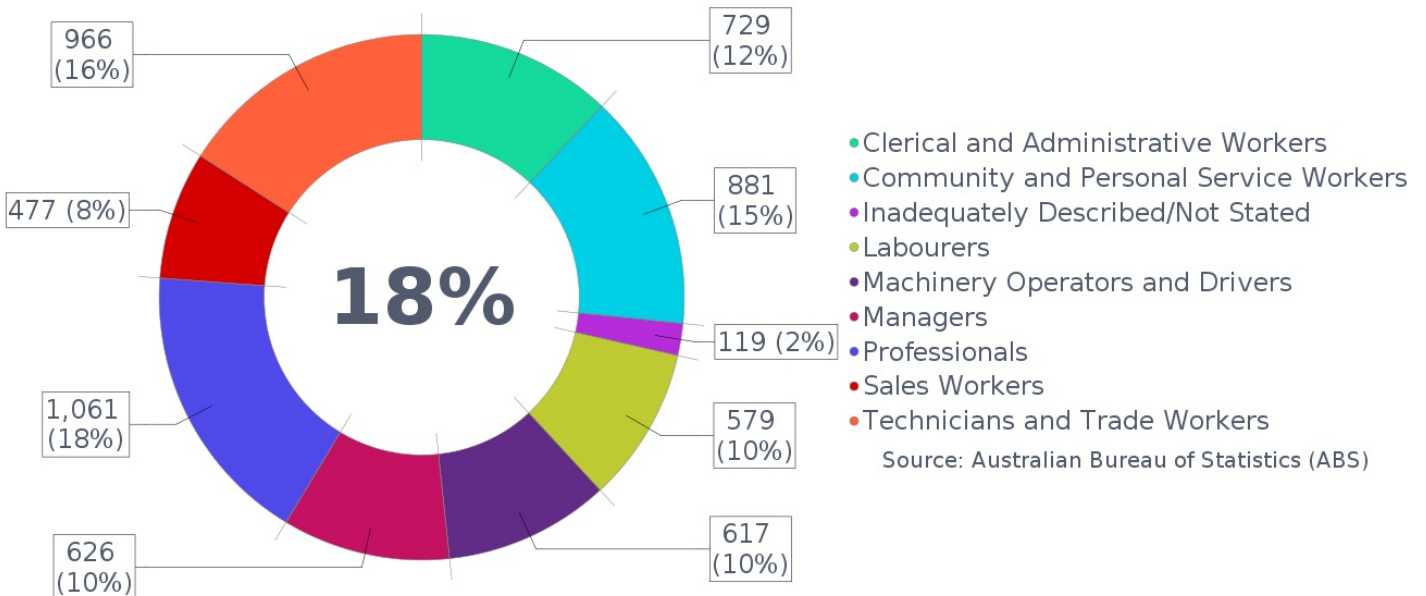
Household Income - Weekly (2021)



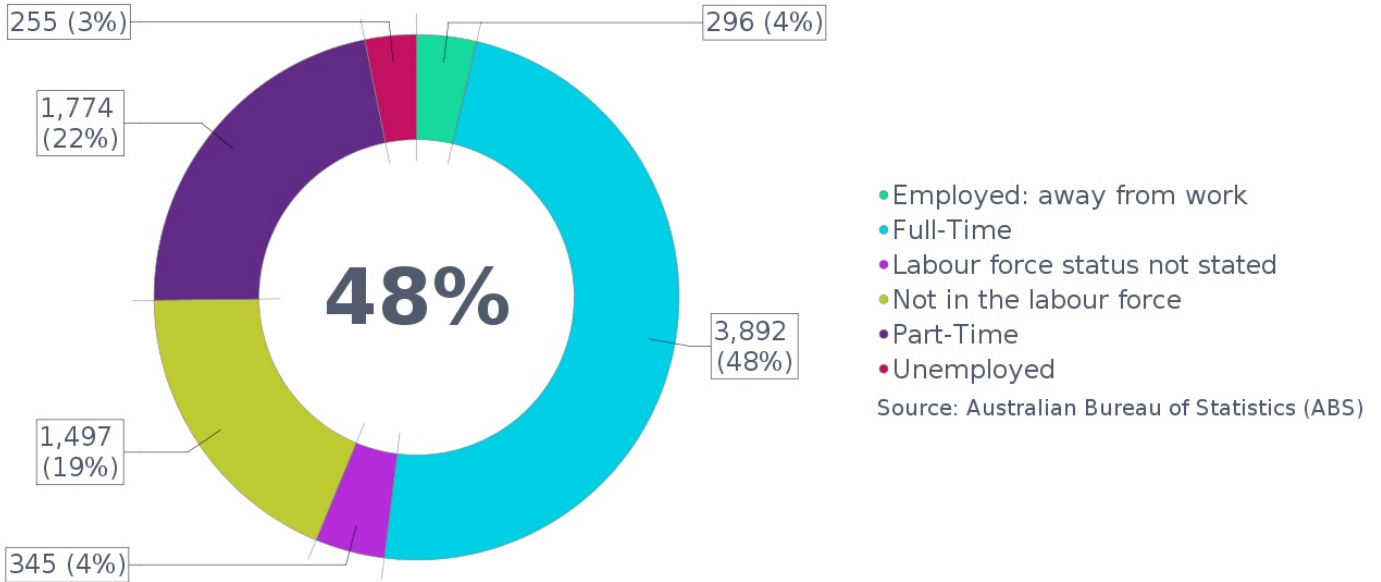
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

