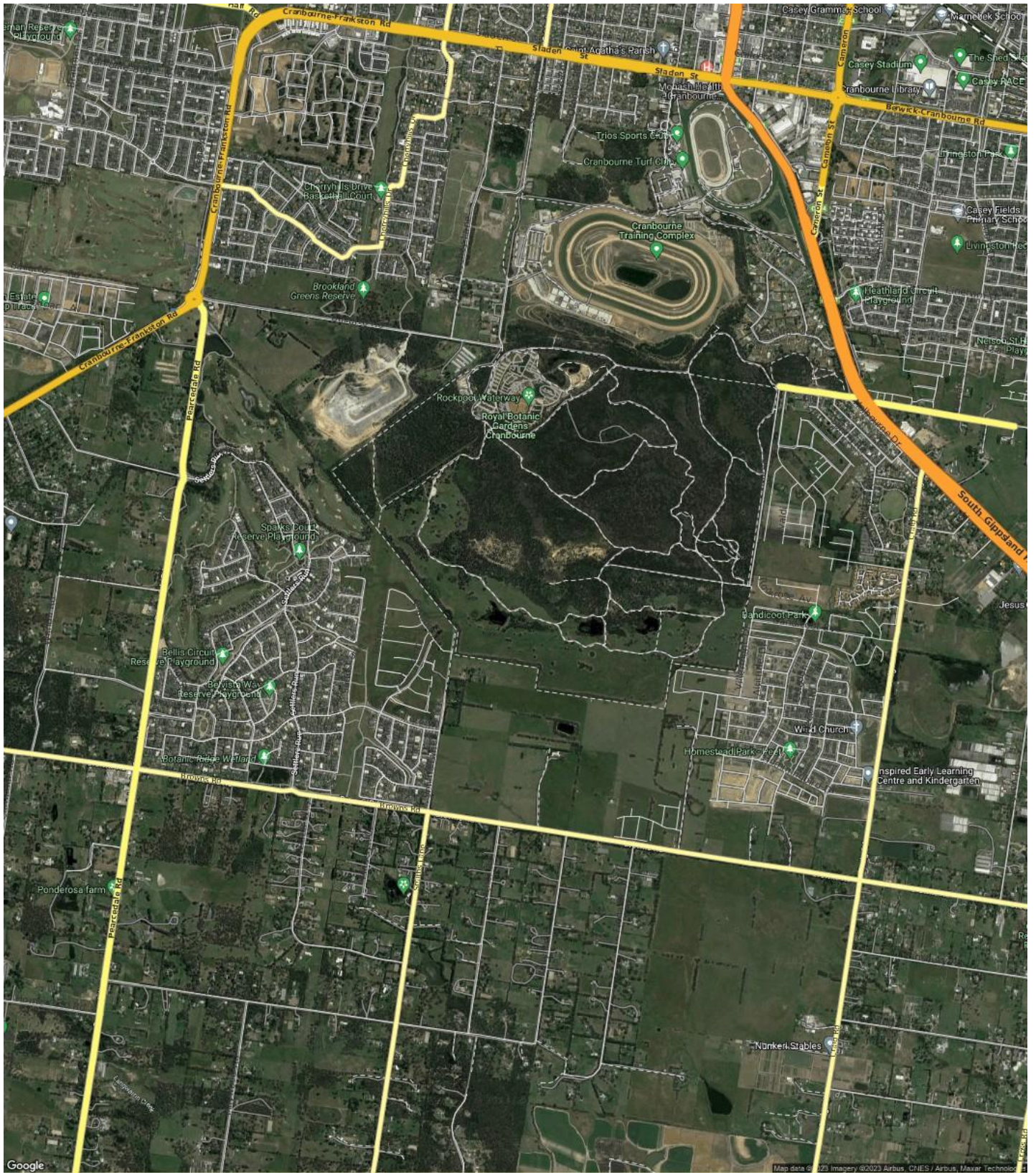


SUBURB FLYOVER REPORT

BOTANIC RIDGE (HOUSE)

PREPARED BY: SHEETAL ISSAR, INDEPENDENT ESTATE AGENTS

BOTANIC RIDGE - Suburb Map



BOTANIC RIDGE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	37	\$ 175,000	0.0 %	\$ 143,000	\$ 6,375,000
2007	52	\$ 188,750	7.9 %	\$ 149,000	\$ 2,200,000
2008	62	\$ 192,500	2.0 %	\$ 30,000	\$ 795,000
2009	67	\$ 191,000	-0.8 %	\$ 159,000	\$ 645,000
2010	100	\$ 231,000	20.9 %	\$ 169,000	\$ 667,387
2011	74	\$ 316,500	37.0 %	\$ 209,000	\$ 675,000
2012	71	\$ 445,000	40.6 %	\$ 190,000	\$ 630,000
2013	62	\$ 480,000	7.9 %	\$ 210,000	\$ 1,175,000
2014	76	\$ 509,500	6.1 %	\$ 207,000	\$ 750,000
2015	88	\$ 565,000	10.9 %	\$ 215,000	\$ 1,350,000
2016	101	\$ 607,000	7.4 %	\$ 467,500	\$ 7,378,800
2017	111	\$ 690,000	13.7 %	\$ 352,000	\$ 1,100,000
2018	111	\$ 730,000	5.8 %	\$ 398,000	\$ 1,220,000
2019	113	\$ 700,000	-4.1 %	\$ 104,116	\$ 1,280,000
2020	124	\$ 725,500	3.6 %	\$ 447,500	\$ 1,320,000
2021	183	\$ 847,000	16.7 %	\$ 439,000	\$ 1,500,000
2022	125	\$ 920,000	8.6 %	\$ 520,000	\$ 1,473,500
2023	111	\$ 860,000	-6.5 %	\$ 478,000	\$ 1,600,000
2024	0				

Median Sale Price
\$860k

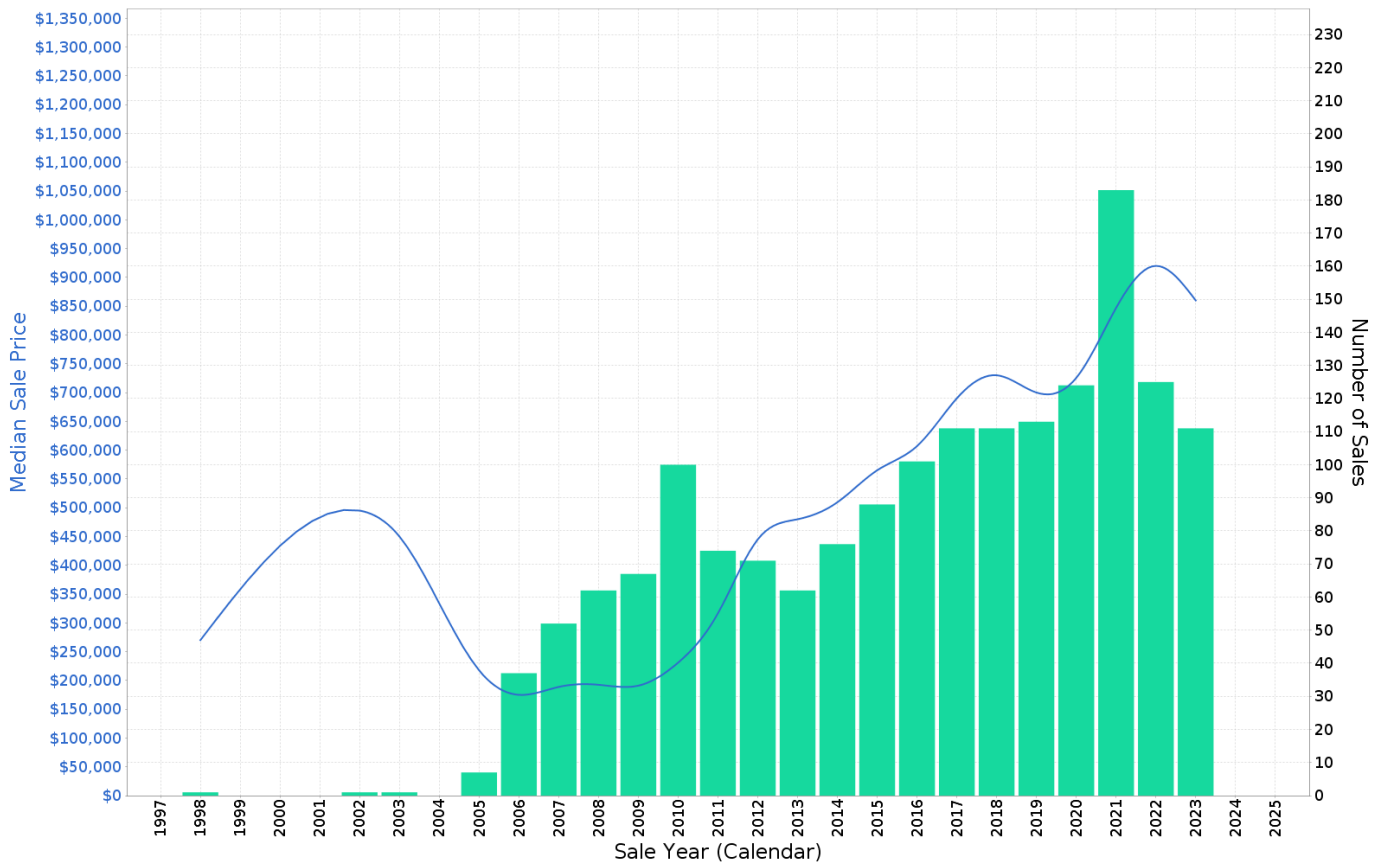
Based on 111 recorded House sales within the last 12 months (2023)

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

Suburb Growth
-6.5%

Current Median Price: \$860,000
Previous Median Price: \$920,000

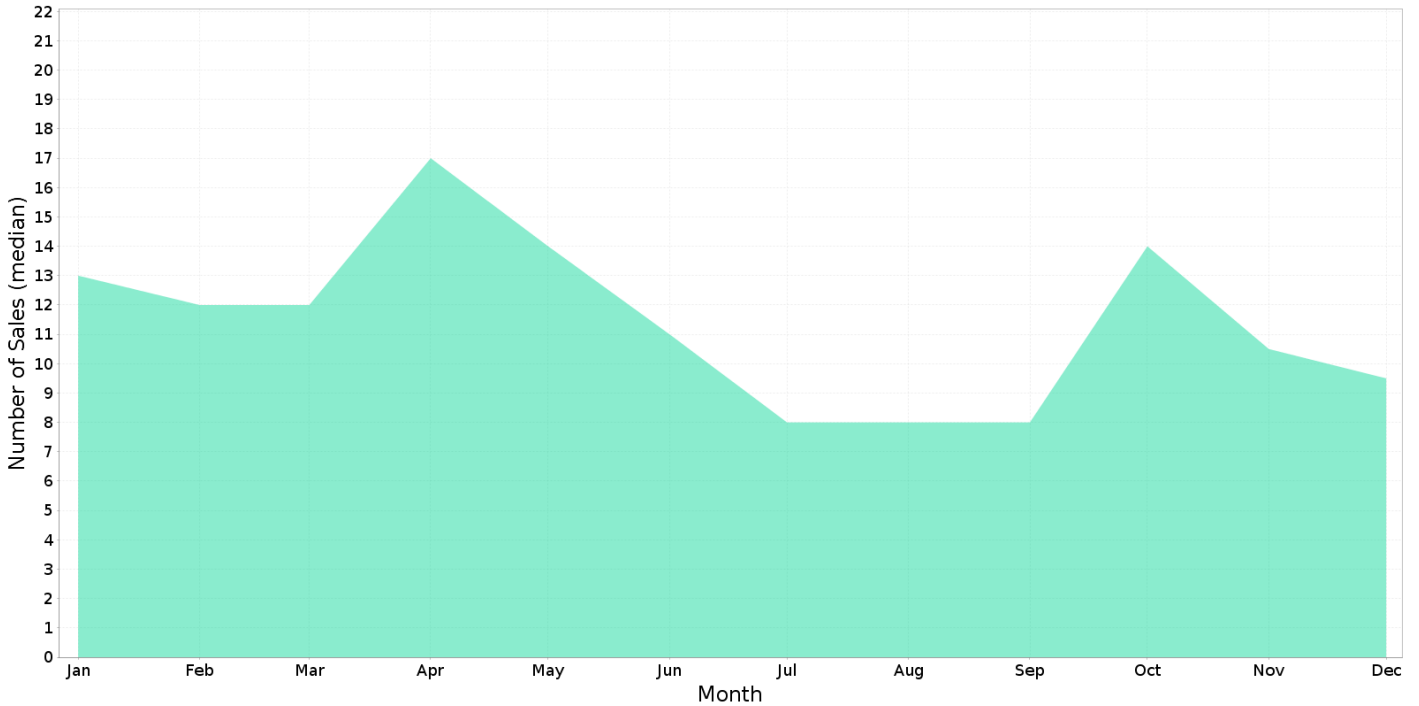
Based on 236 recorded House sales compared over the last two rolling 12 month periods



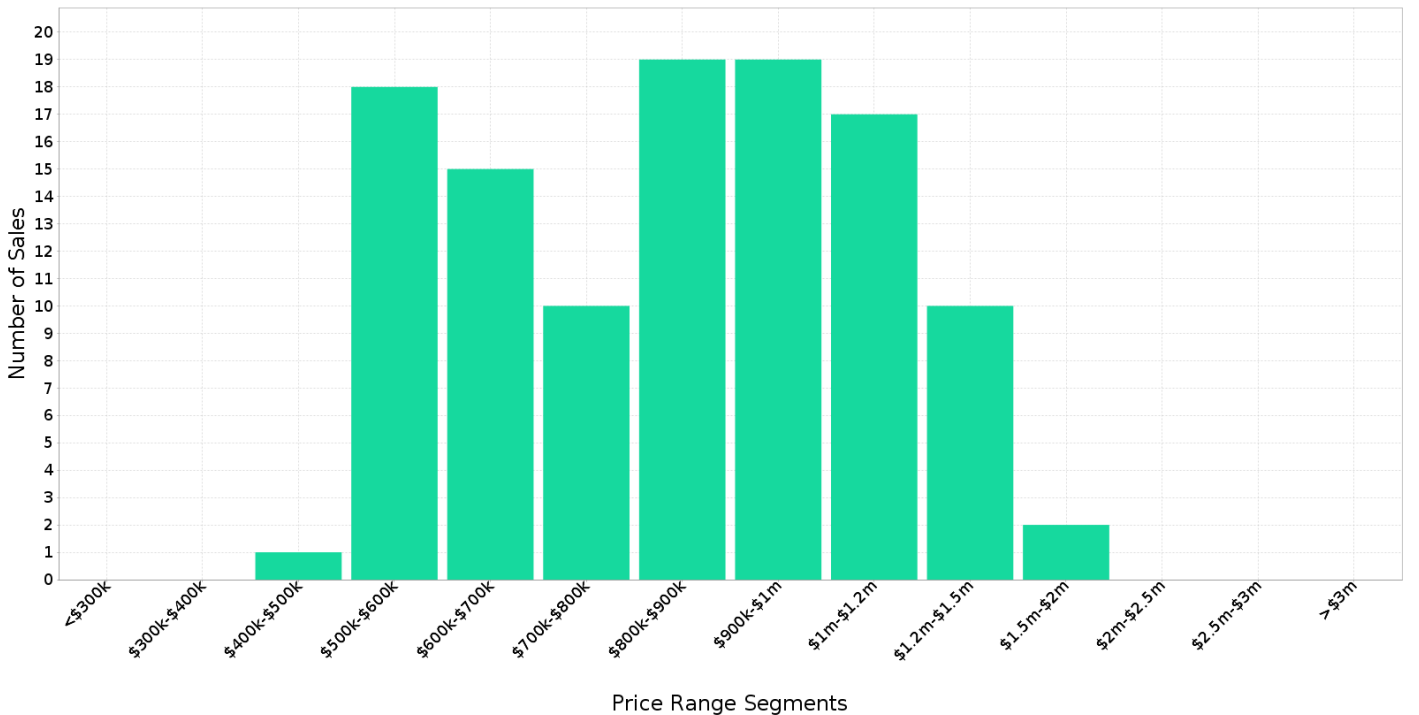
This report has been compiled on 09/01/2024 by Independent Estate Agents. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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BOTANIC RIDGE - Peak Selling Periods (3 years)



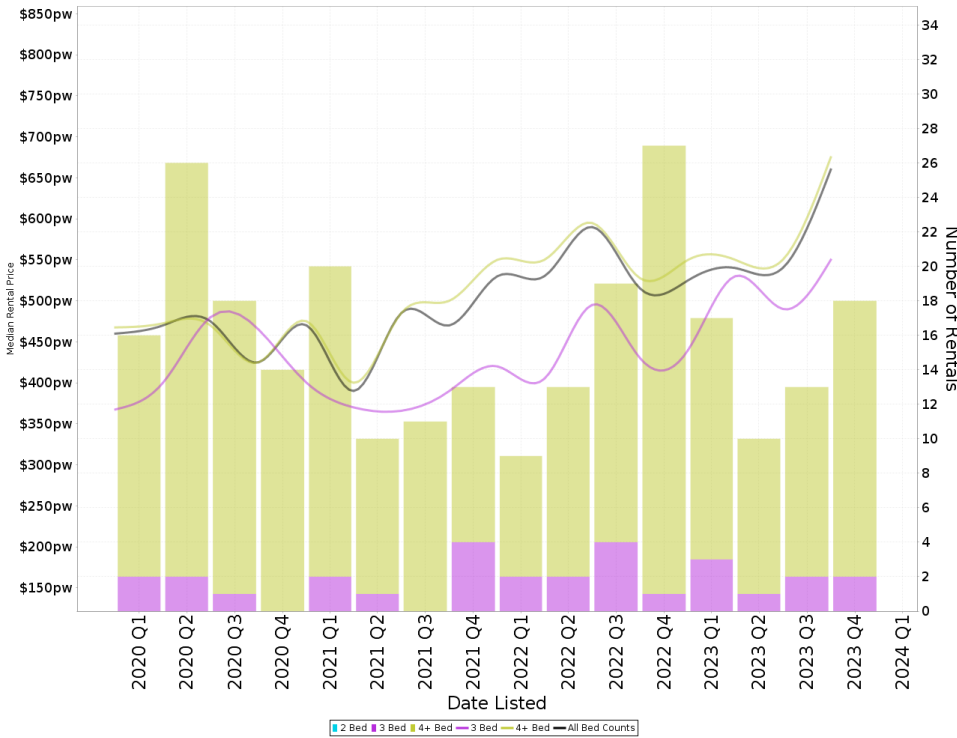
BOTANIC RIDGE - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.5%

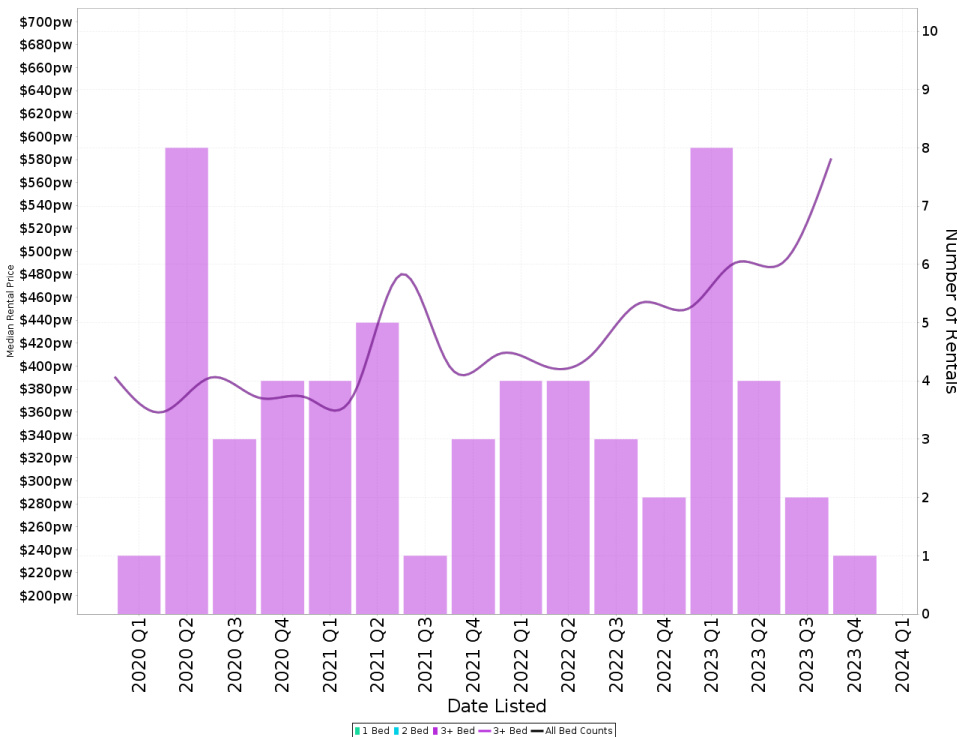
Current Median Price: \$860,000
Previous Median Price: \$920,000
Based on 236 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$860,000
Current Median Rent: \$560
Based on 58 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

+3.9%

Current Median Price: \$610,000
Current Median Rent: \$460
Based on 15 registered Unit rentals compared over the last 12 months.

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BOTANIC RIDGE - Recently Sold Properties

Median Sale Price

\$860k

Based on 111 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

-6.5%

Current Median Price: \$860,000
Previous Median Price: \$920,000

Based on 236 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

111

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

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

18 SEASONS DR

\$550,000

286 m² 4 2 1

Sold Dec 2023 9 Days

22 TOROSSO WAY

\$930,000

544 m² 4 2 2

Sold Dec 2023 25 Days

7 TAROOMA CL

\$1,380,500

1,012 m² 4 2 3

Sold Dec 2023 25 Days

3 SILVERTHORN WAY

\$1,230,000

1,001 m² 4 2 2

Sold Dec 2023 264 Days

19 RIVERRUN DR

\$590,000

212 m² 4 2 2

Sold Dec 2023 43 Days

6 COORONG ST

\$880,000

480 m² 4 2 2

Sold Nov 2023 4 Days

50 STRINGLEAF ST

\$620,000

295 m² 4 2 1

Sold Nov 2023 6 Days

2 BELVISTA WAY

\$915,000

665 m² 4 2 -

Sold Nov 2023 19 Days

47 STATION CREEK WAY

\$915,000

699 m² 4 2 2

Sold Nov 2023 18 Days

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39 NECTAR RD

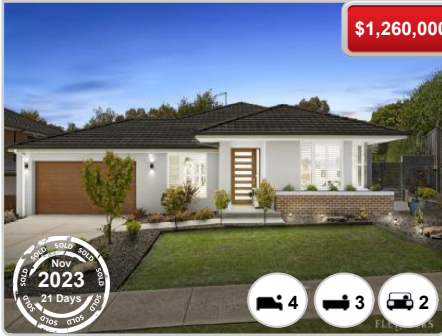


\$955,000



495 m² 4 2 2

20 ROYAL ST



\$1,260,000



4 3 2

7 RAVENSBOURNE GR

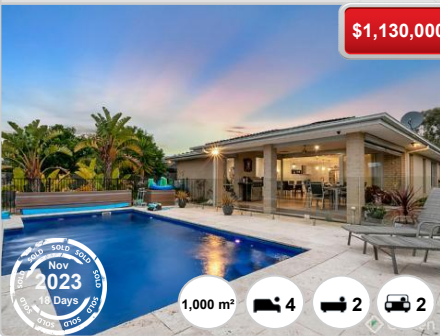


\$680,000



336 m² 3 2 1

4 GHOST GUM CRT

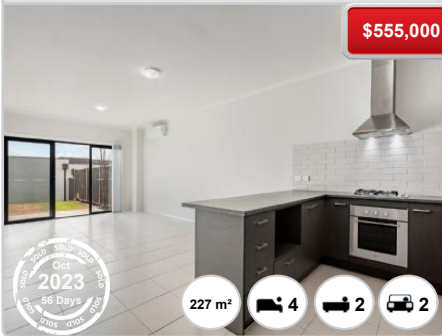


\$1,130,000



1,000 m² 4 2 2

36 SADDLEBACK RD



\$555,000



227 m² 4 2 2

63 RIVERWOOD DR

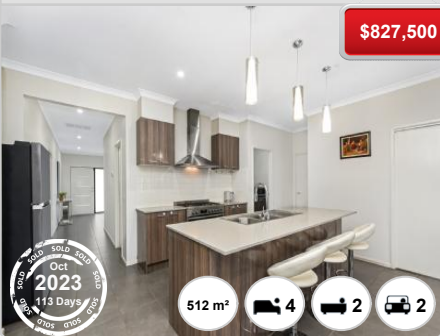


\$1,180,000



529 m² 4 2 2

10 ENRIGHT ST

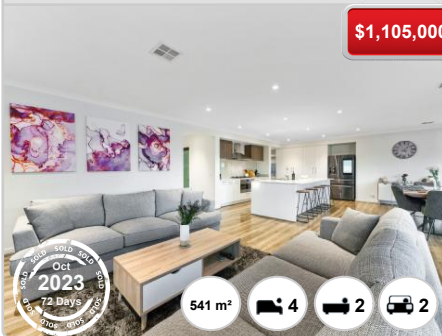


\$827,500



512 m² 4 2 2

2 AUBURN GR



\$1,105,000



541 m² 4 2 2

77 LIMEBURNER GR



\$998,000



560 m² 4 2 2

73 STATION CREEK WAY

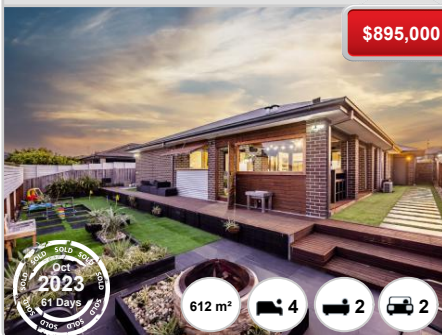


\$1,090,000



801 m² 4 2 3

13 JASELLA DR



\$895,000



612 m² 4 2 2

17 ESPINOSO CRT



\$478,000



504 m² 4 - -

BOTANIC RIDGE - Properties For Rent

Median Rental Price

\$560 /w

Based on 58 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

+3.4%

Current Median Price: \$860,000
Current Median Rent: \$560

Based on 111 recorded House sales and 58 House rentals compared over the last 12 months

Number of Rentals


58

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

267 SMITHS LANE

\$650 weekly




Jan 2024
5 Days

544 m² 4 2 2

7 LINDENDERRY ROAD

\$680




Dec 2023
13 Days

400 m² 4 2 2

15 PLATYPUS RISE

\$670 per week



Dec 2023
17 Days

469 m² 4 2 2

2 GREENWOOD COURT

\$780.00 per



Dec 2023
23 Days

519 m² 4 2 2

25 BROADGREEN STREET

\$635 per week




Dec 2023
27 Days

500 m² 4 2 2

6 GUMLEAF PLACE

\$750 per week



Dec 2023
28 Days

445 m² 4 2 2

11 RIDGELINE DRIVE

\$800 Per Week

O'Brien Real Estate
Express approval property.

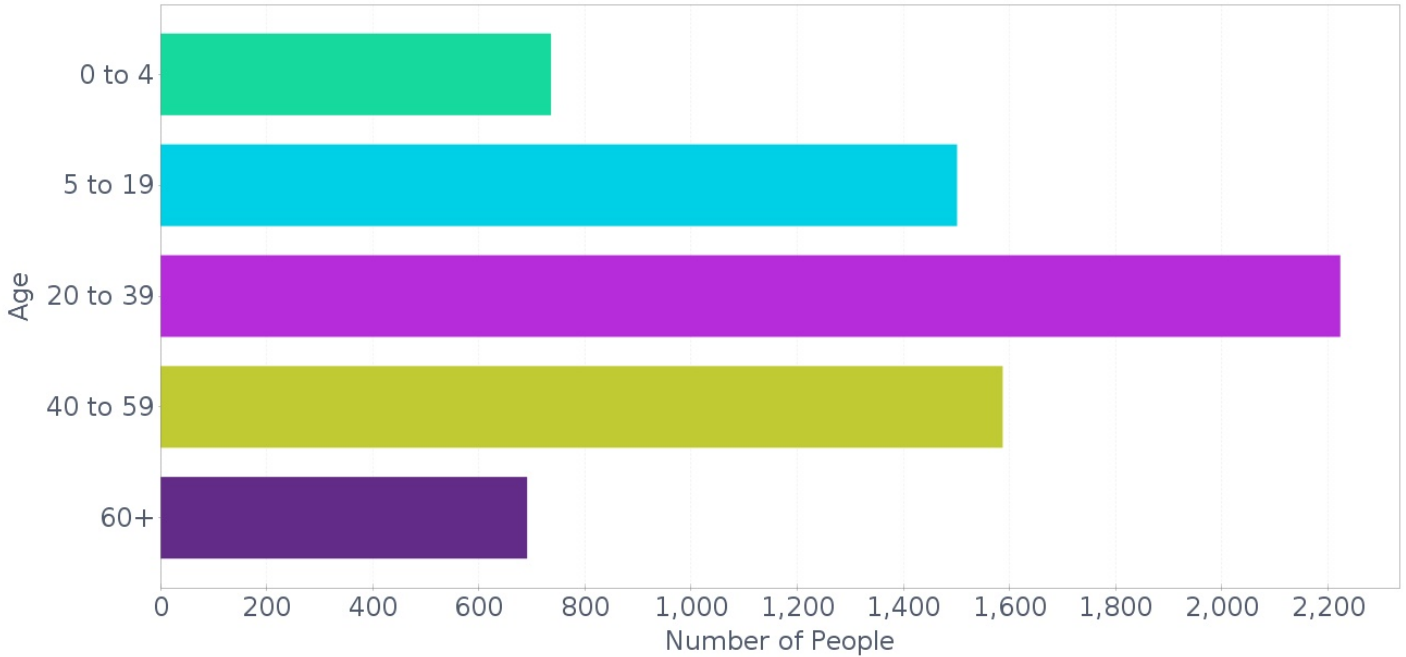
This property is available for our express application process. You will need to simply inspect the property in the comfort of home with our 3D Virtual Tour displayed in the advertisement. If you like what you see you can then apply for the property.

Please press the 'Apply now' button on our website. If successful, we will schedule a private inspection to ensure the property meets your requirements.

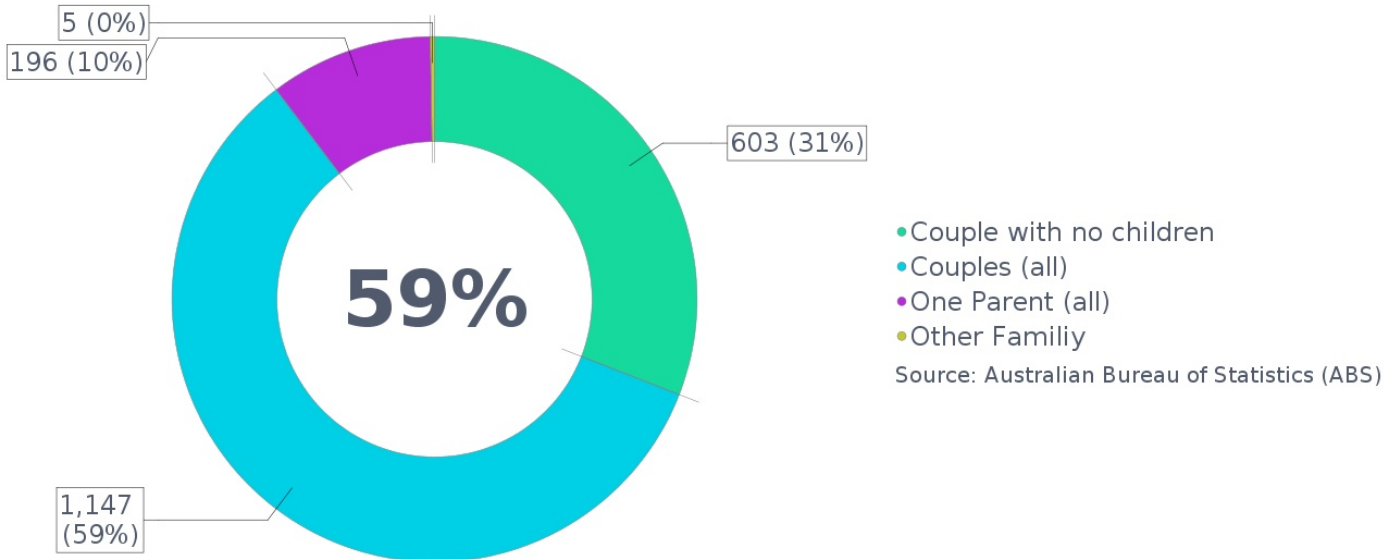
Nov 2023
43 Days

651 m² 6 2 2

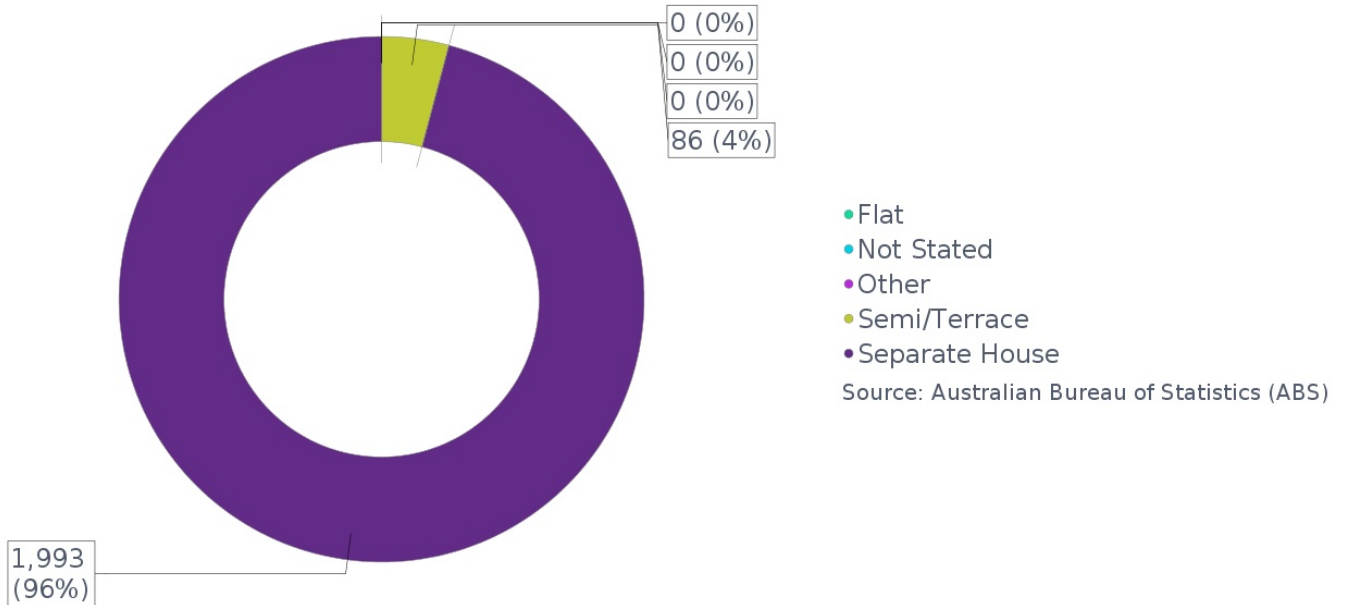
Age of Population (2021)



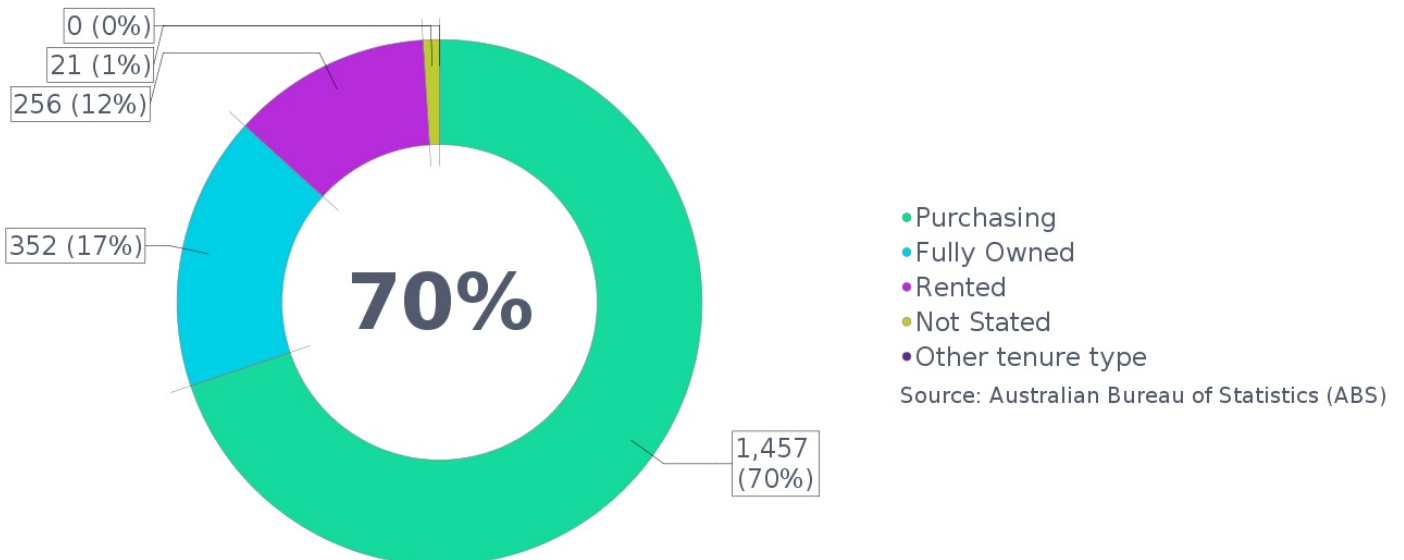
Family Composition (2021)



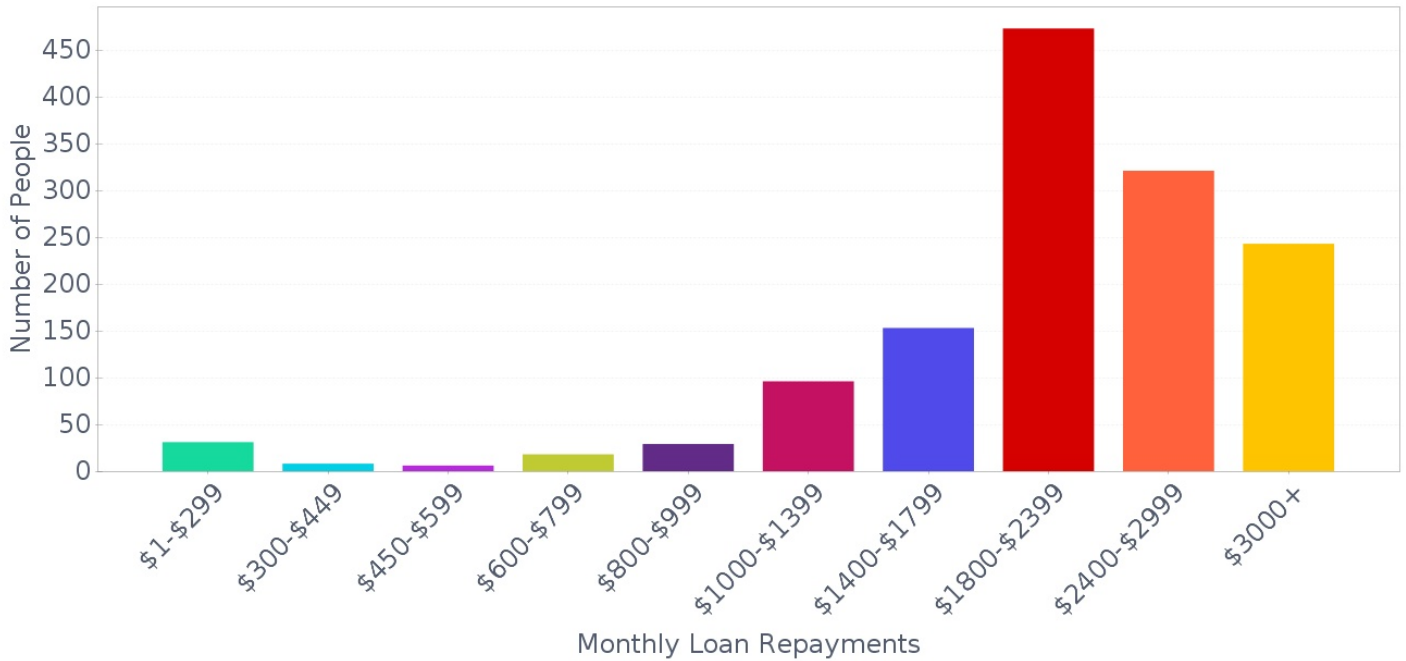
Dwelling Structure (2021)



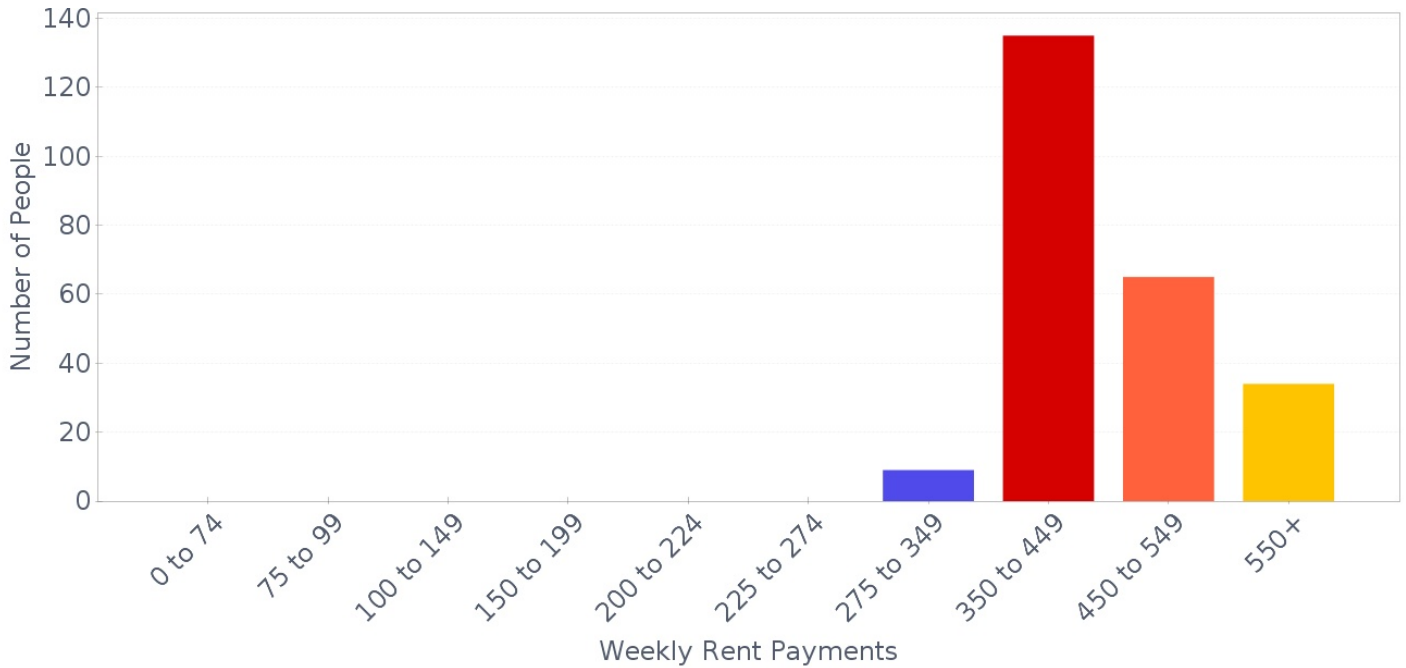
Home Ownership (2021)



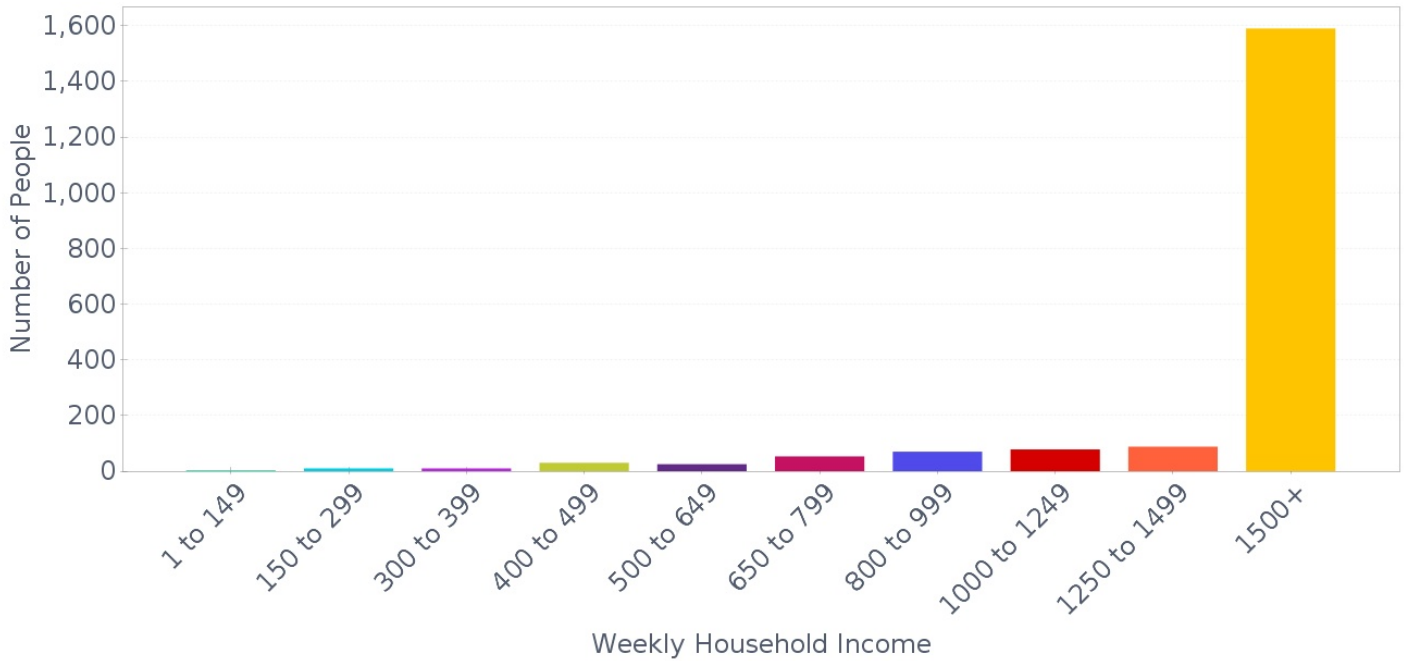
Home Loan Repayments - Monthly (2021)



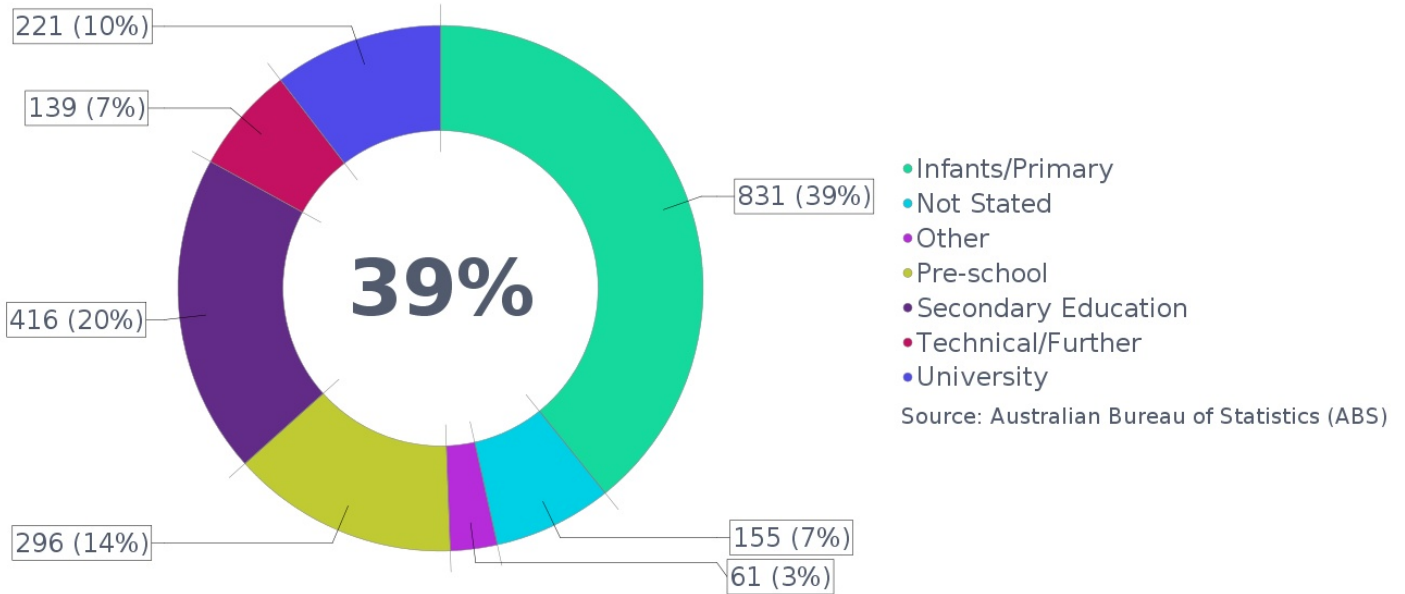
Rent Payments - Weekly (2021)



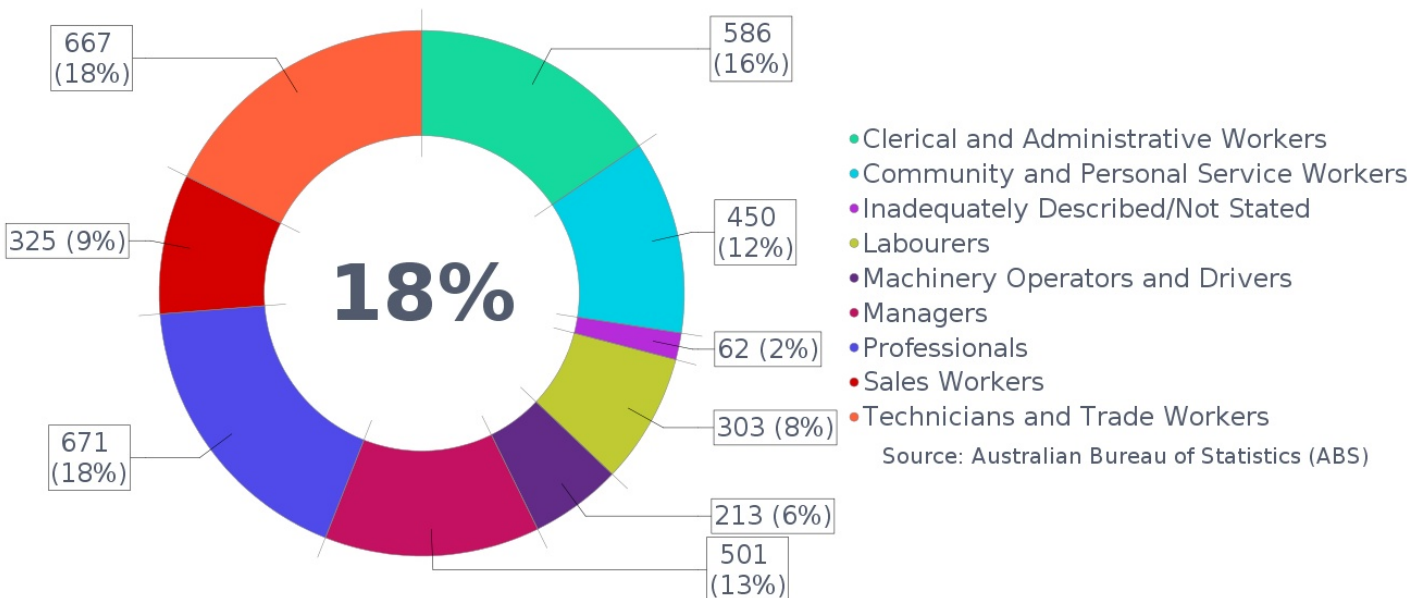
Household Income - Weekly (2021)



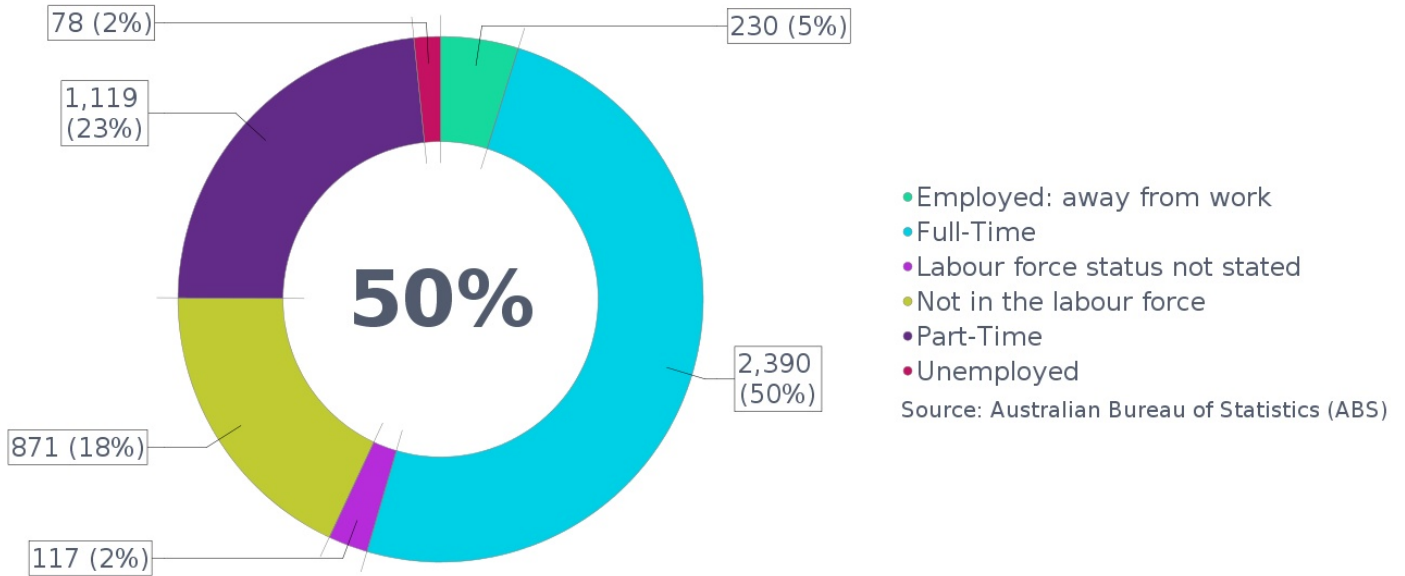
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

