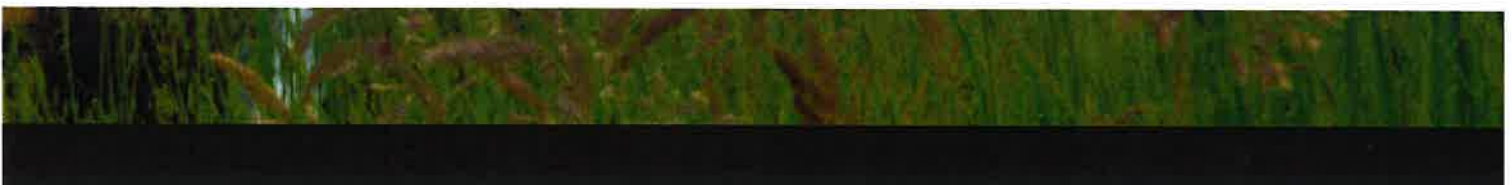


## **SUBURB FLYOVER REPORT**

BEECHWORTH (HOUSE)

PREPARED BY: INDIGO REAL ESTATE, PH: 03 5728 3295



## BEECHWORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	83	\$ 123,000	0.0 %	\$ 23,000	\$ 550,000
2002	95	\$ 139,000	13.0 %	\$ 19,000	\$ 790,000
2003	79	\$ 172,500	24.1 %	\$ 43,000	\$ 470,000
2004	77	\$ 205,000	18.8 %	\$ 55,000	\$ 480,000
2005	83	\$ 225,000	9.8 %	\$ 35,000	\$ 700,000
2006	63	\$ 260,000	15.6 %	\$ 40,000	\$ 590,000
2007	55	\$ 315,000	21.2 %	\$ 120,000	\$ 630,000
2008	57	\$ 258,000	-18.1 %	\$ 120,000	\$ 750,000
2009	49	\$ 255,000	-1.2 %	\$ 75,000	\$ 820,000
2010	75	\$ 315,000	23.5 %	\$ 100,000	\$ 920,000
2011	68	\$ 320,000	1.6 %	\$ 7,500	\$ 775,000
2012	94	\$ 301,250	-5.9 %	\$ 50,002	\$ 858,000
2013	78	\$ 299,500	-0.6 %	\$ 150,000	\$ 640,000
2014	85	\$ 295,000	-1.5 %	\$ 100,000	\$ 515,000
2015	86	\$ 331,750	12.5 %	\$ 90,000	\$ 735,000
2016	82	\$ 372,500	12.3 %	\$ 100,000	\$ 1,680,000
2017	90	\$ 417,500	12.1 %	\$ 88,000	\$ 895,000
2018	78	\$ 437,000	4.7 %	\$ 150,000	\$ 1,400,000
2019	56	\$ 462,500	5.8 %	\$ 110,000	\$ 920,000

### Median Sale Price

**\$455k**

Based on 79 recorded House sales within the last 12 months (Oct '18 - Sep '19)

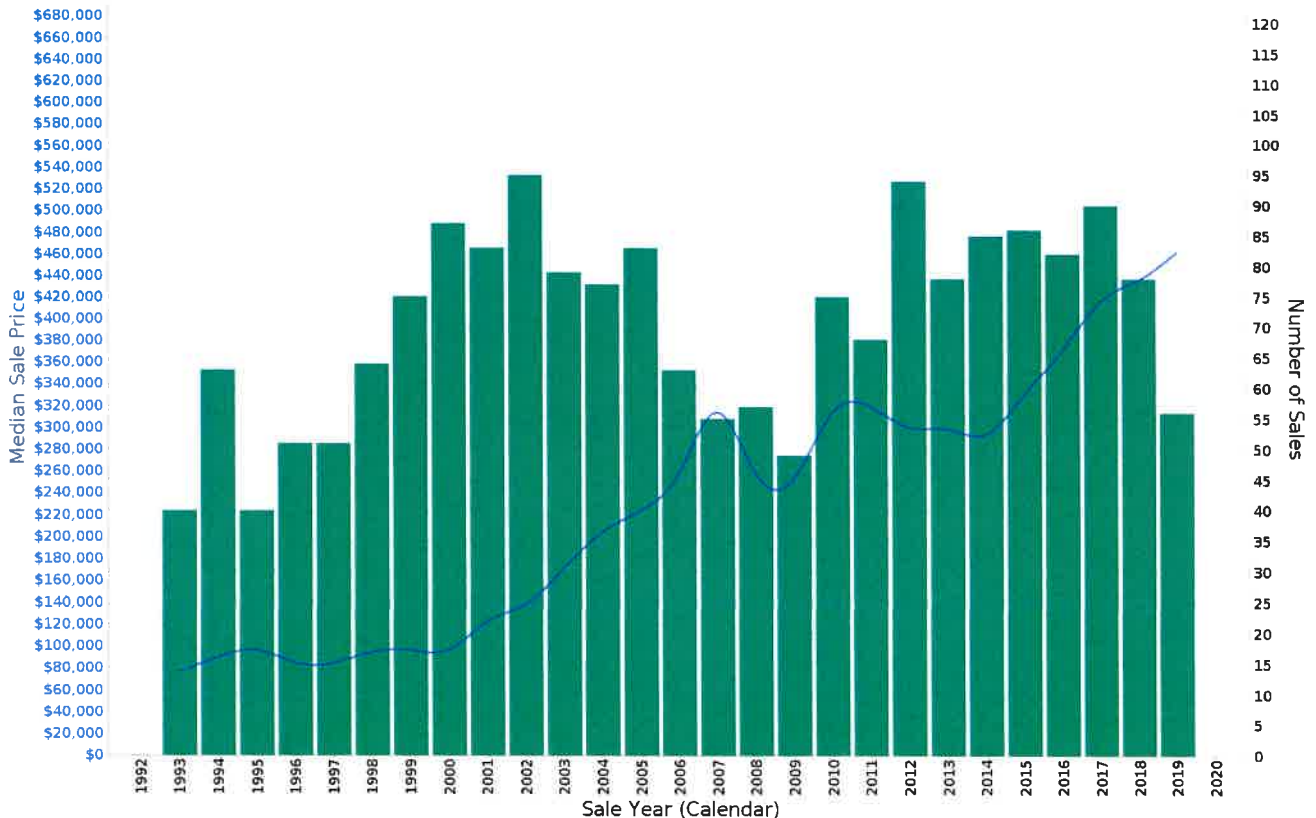
Based on a rolling 12 month period (displayed) after from calendar year statistics

### Suburb Growth

**+8.3%**

Current Median Price: \$455,000  
Previous Median Price: \$420,000

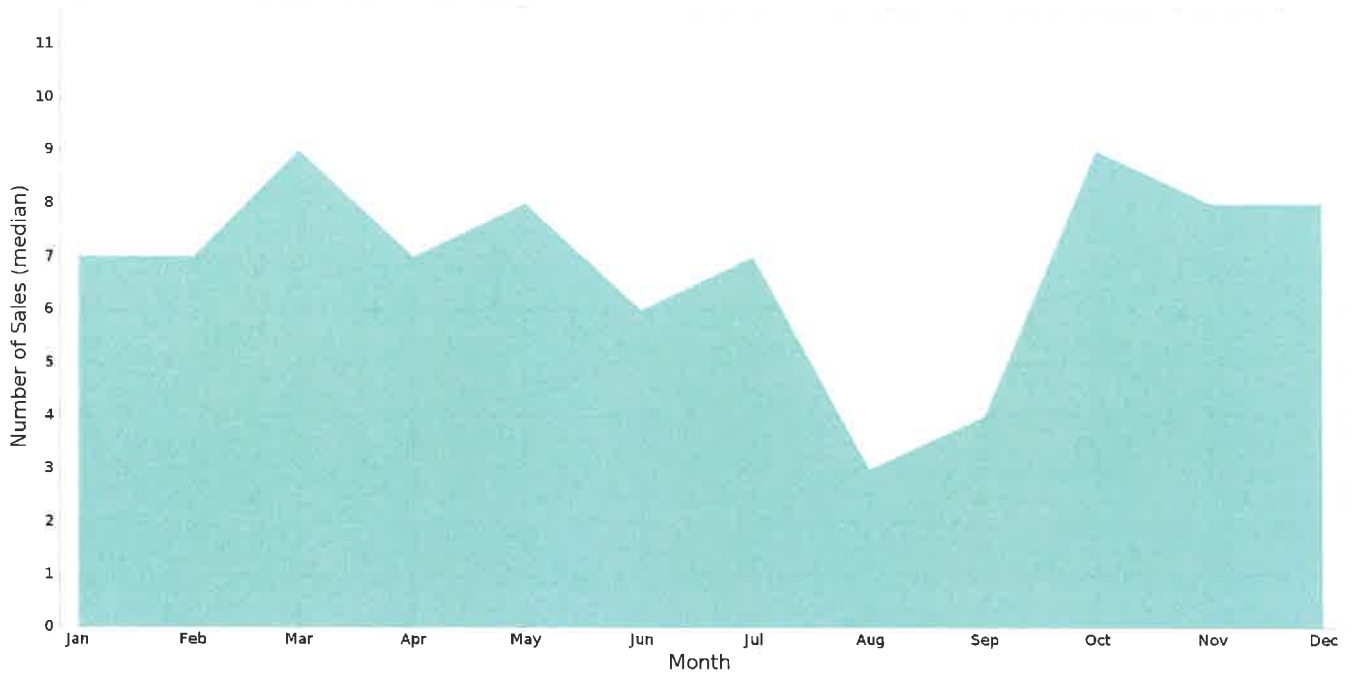
Based on 122 recorded House Sales (excluding) within the last 12 months (Sep '18 - Sep '19)



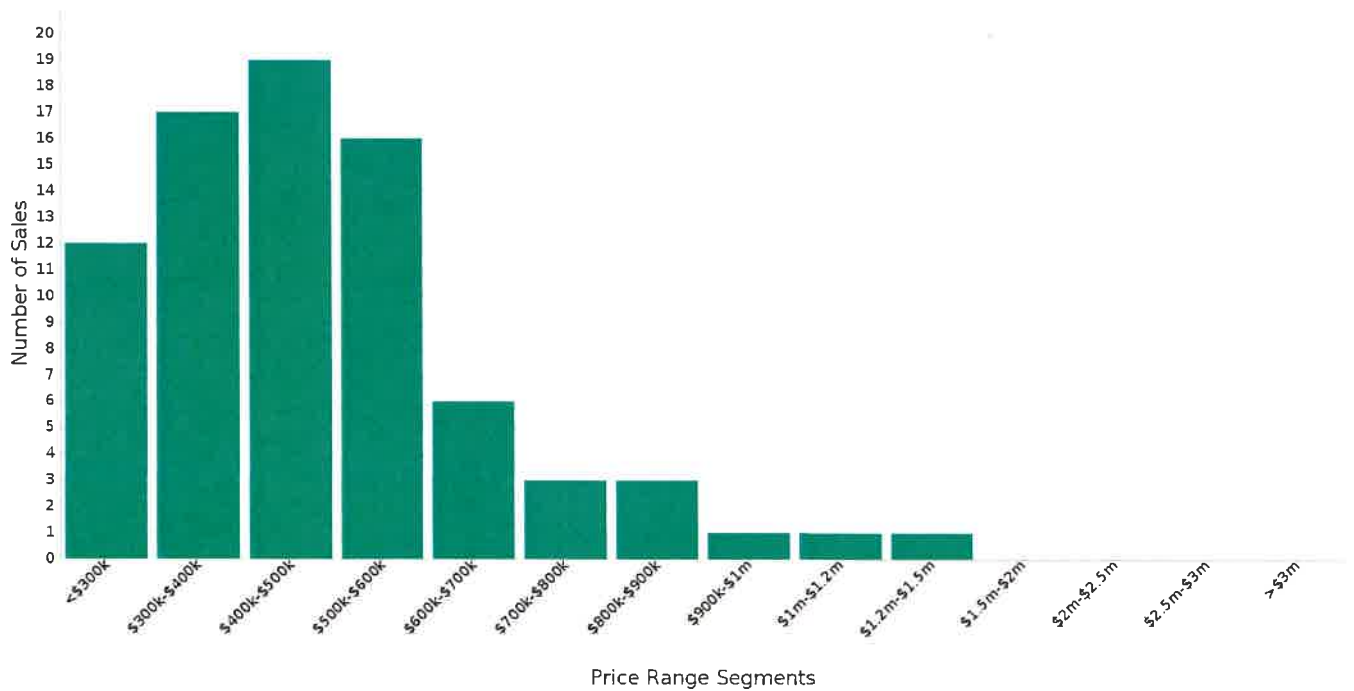
This report has been compiled on 14/11/2019 by Indigo Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## BEECHWORTH - Peak Selling Periods



## BEECHWORTH - Price Range Segments

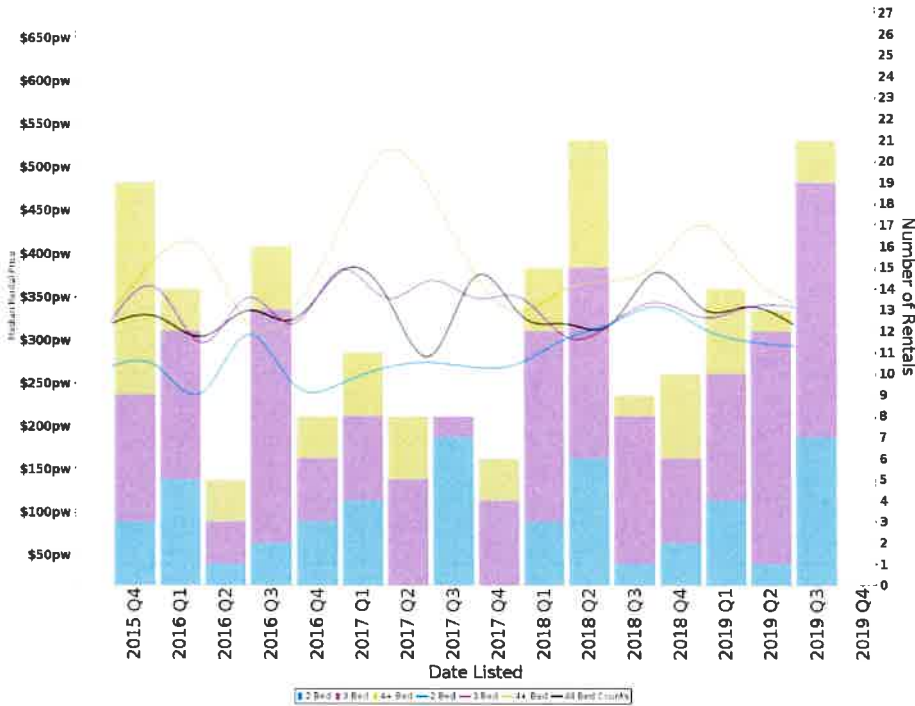


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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.3%**

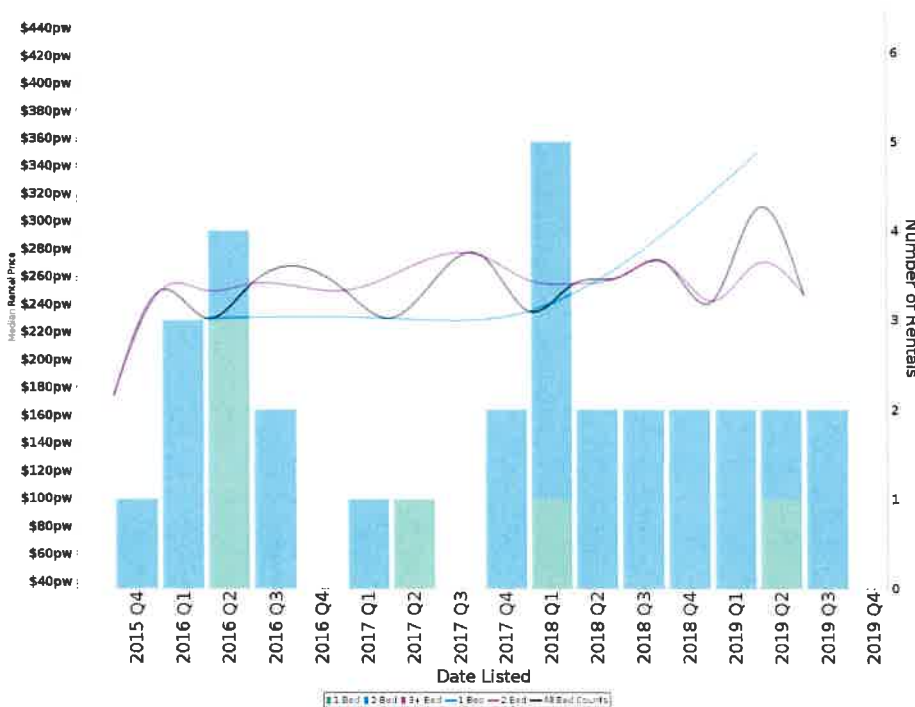
Current Median Price: \$455,000  
Previous Median Price: \$420,000  
Based on 54 registered house sales compared over the last rolling 12 months period.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$455,000  
Current Median Rent: \$320  
Based on 54 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+6.7%**

Current Median Price: \$307,500  
Previous Median Price: \$288,250  
Based on 14 registered Unit sales compared over the last rolling 12 months period.

### Suburb Rental Yield

**+4.1%**

Current Median Price: \$307,500  
Current Median Rent: \$245  
Based on 10 registered Unit rentals compared over the last 12 months.

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# BEECHWORTH - Recently Sold Properties

Median Sale Price

**\$455k**

Based on 79 recorded House sales within the last 12 months (Oct '18 - Sep '19)

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

Suburb Growth

**+8.3%**

Current Median Price: \$455,000  
 Previous Median Price: \$420,000

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

# Sold Properties

**79**

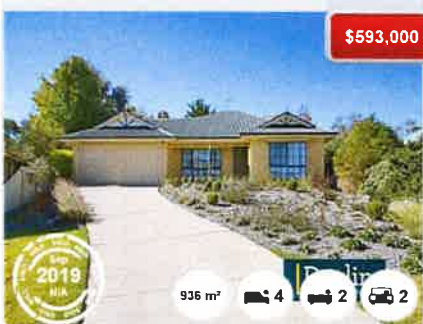
Based on recorded House sales within the 12 months (Oct '18 - Sep '19)

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

41 LAST ST



15 NANKERVIS CRT



91 STANLEY RD



13A VICTORIA ST



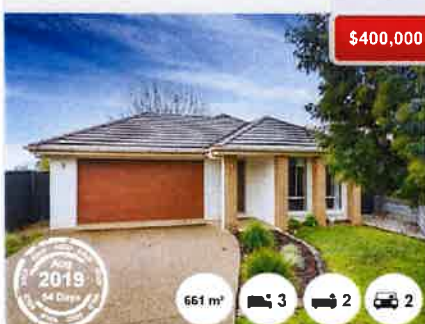
67-69 FINCH ST



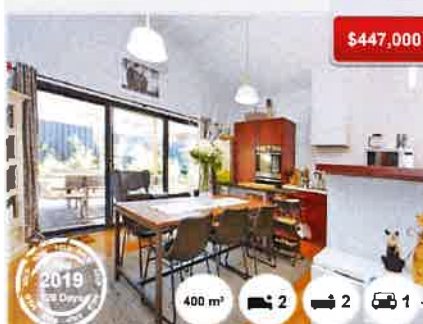
35A BRIDGE RD



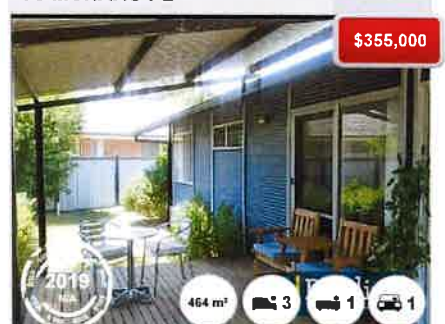
14 GILCHRIST AVE



26B SPRING ST



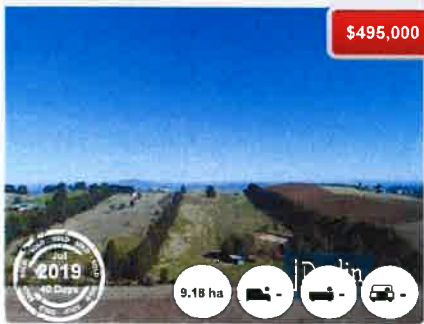
1C MCHARG PL



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**40 LONDRIGAN LANE**

**\$495,000**


9.18 ha

**16 THOMPSON ST**

**\$330,000**

 800 m<sup>2</sup>
**100 OLD CHILTERN RD**

**\$480,000**


4.11 ha

**10 PRITCHARD LANE**

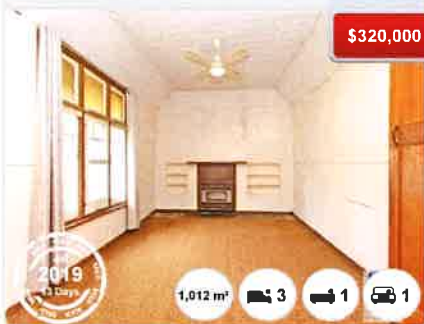
**\$645,000**

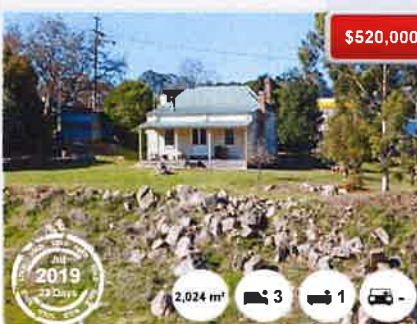
 981 m<sup>2</sup>
**24 FINCH ST**

**\$250,000**

 700 m<sup>2</sup>
**10 KARS ST**

**\$200,000**

 572 m<sup>2</sup>
**56 FINCH ST**

**\$320,000**

 1,012 m<sup>2</sup>
**1 FORD ST**

**\$520,000**

 2,024 m<sup>2</sup>
**82 LAST ST**

**\$472,000**

 1,024 m<sup>2</sup>
**13 BEAUMONT DR**

**\$379,000**

 800 m<sup>2</sup>
**5 LE COUTEUR AVE**

**\$285,000**

 745 m<sup>2</sup>
**18 MOSSGROVE WAY**

**\$450,000**

 817 m<sup>2</sup>

## BEECHWORTH - Properties For Rent

Median Rental Price

**\$320 /w**

Based on 54 recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

Rental Yield

**+3.7%**

Current Median Price: \$455,000  
 Current Median Rent: \$320

Based on 12 recorded House rents and 54 rental units (excluding units for sale)

Number of Rentals

**54**

Based on recorded House rentals within the last 12 months (Oct '18 - Sep '19)

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

**5 BLUEGUM CRESCENT**



**\$390 per week**

2019  
8 Days

1,713 m<sup>2</sup> 3 1 2

**268 KIBELL LANE**



**\$480 per week**

2019  
8 Days

14.15 ha 5 1 2

**28 STANLEY ROAD**



**\$320.00 weekly**

2019  
14 Days

1 1 1

**1 WILLIAMS STREET**



**\$360 per week**

2019  
28 Days

1,012 m<sup>2</sup> 4 1 1

**23 BALACLAVA ROAD**




**\$330 per week**

2019  
26 Days

1,565 m<sup>2</sup> 4 2 1

**2 SPRING STREET**



**\$300 per week**

2019  
97 Days

1,316 m<sup>2</sup> 3 2 2