

## **SUBURB FLYOVER REPORT**

YACKANDANDAH (HOUSE)

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



## YACKANDANDAH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2001	31	\$ 138,000	0.0 %	\$ 59,000	\$ 550,000
2002	27	\$ 168,000	21.7 %	\$ 36,000	\$ 425,000
2003	28	\$ 204,500	21.7 %	\$ 15,000	\$ 800,000
2004	33	\$ 220,000	7.6 %	\$ 40,000	\$ 460,000
2005	24	\$ 236,500	7.5 %	\$ 60,000	\$ 592,000
2006	31	\$ 270,000	14.2 %	\$ 52,000	\$ 500,000
2007	27	\$ 229,000	-15.2 %	\$ 60,000	\$ 730,000
2008	19	\$ 248,000	8.3 %	\$ 40,000	\$ 775,000
2009	18	\$ 306,250	23.5 %	\$ 150,000	\$ 570,000
2010	25	\$ 290,000	-5.3 %	\$ 62,630	\$ 590,000
2011	19	\$ 350,000	20.7 %	\$ 115,000	\$ 670,000
2012	20	\$ 335,000	-4.3 %	\$ 98,000	\$ 650,000
2013	24	\$ 352,500	5.2 %	\$ 180,000	\$ 800,000
2014	24	\$ 384,000	8.9 %	\$ 138,000	\$ 710,000
2015	27	\$ 365,000	-4.9 %	\$ 190,000	\$ 825,000
2016	25	\$ 420,000	15.1 %	\$ 200,000	\$ 900,000
2017	32	\$ 510,000	21.4 %	\$ 220,000	\$ 1,050,000
2018	28	\$ 482,000	-5.5 %	\$ 195,000	\$ 742,500
2019	19	\$ 520,000	7.9 %	\$ 320,000	\$ 925,000

### Median Sale Price

# \$525k

Based on 27 recorded House sales within the last 12 months (Oct '18 - Sep '19)

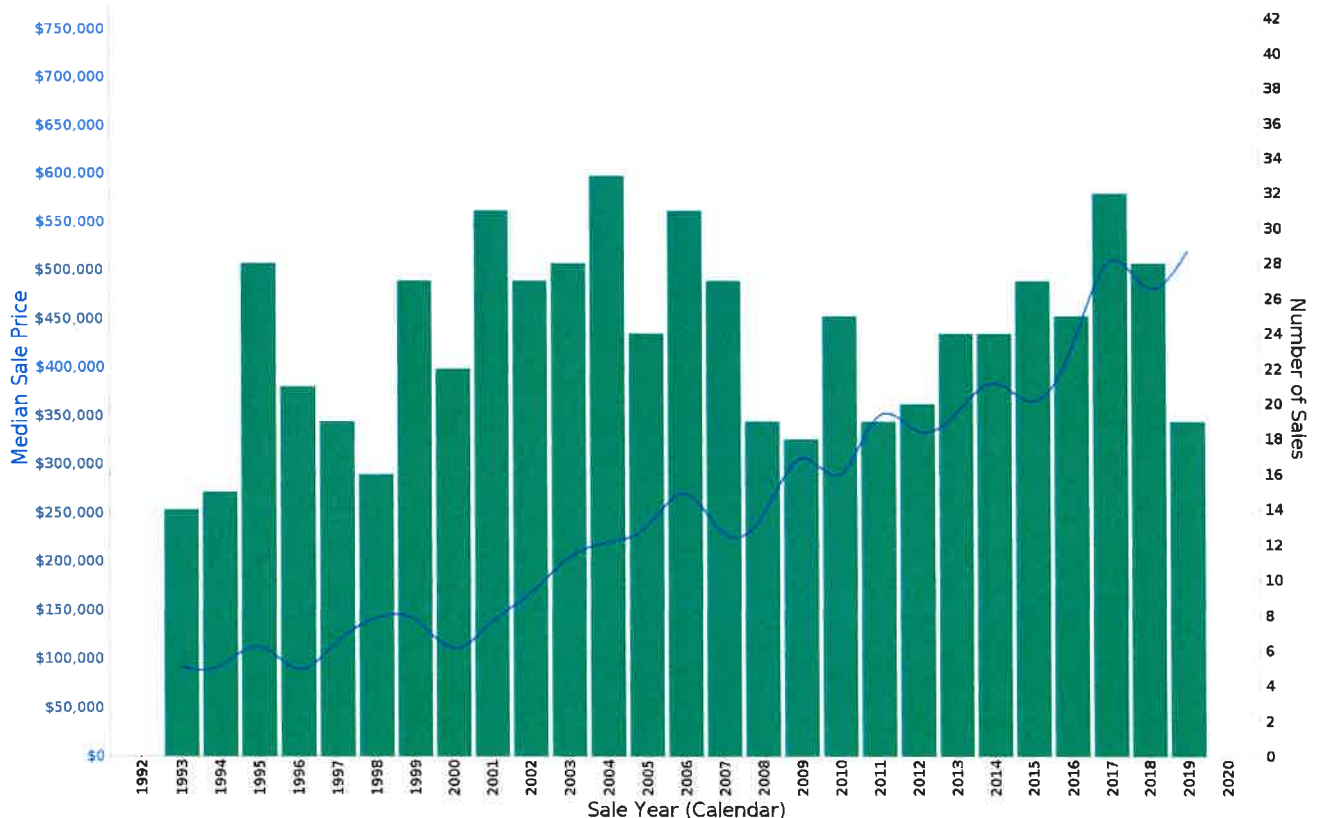
Based on a rolling 12 month period data may differ from calendar year statistics

### Suburb Growth

# +5.5%

Current Median Price: \$525,000  
Previous Median Price: \$497,500

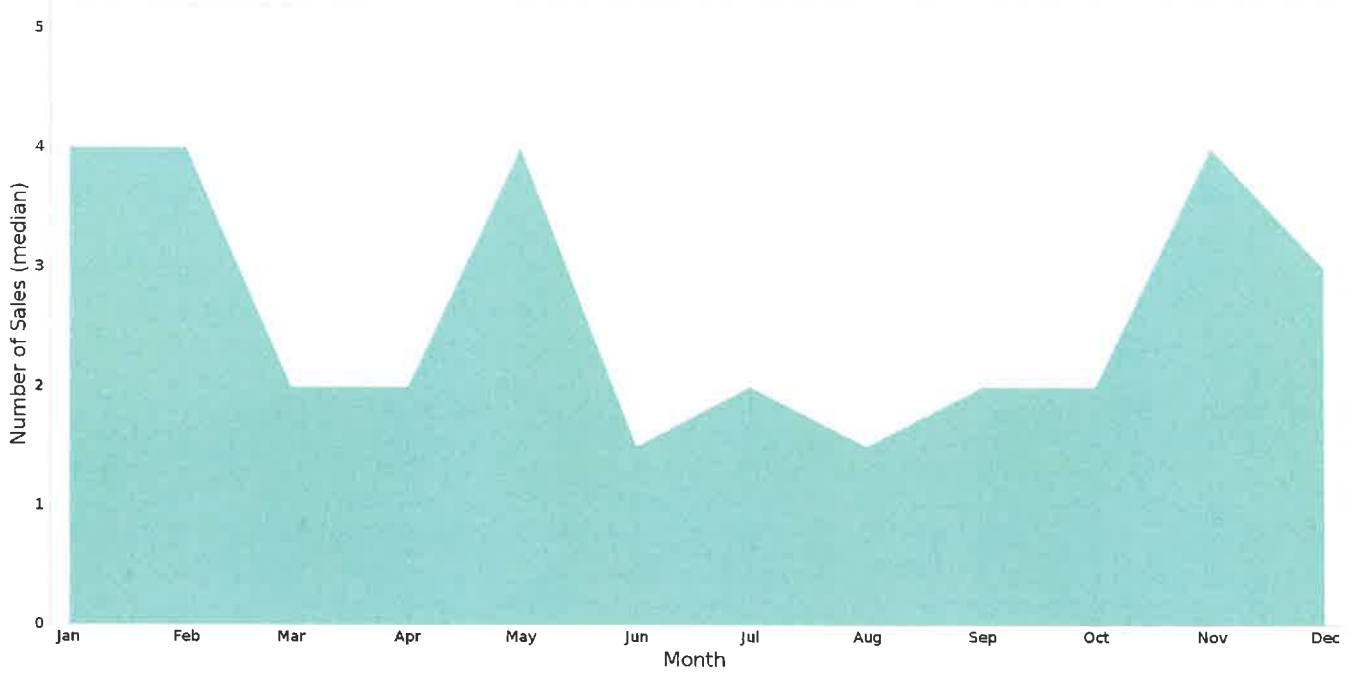
Based on 25 recorded House sales completed over the last 12 months (Oct '18 - Sep '19)



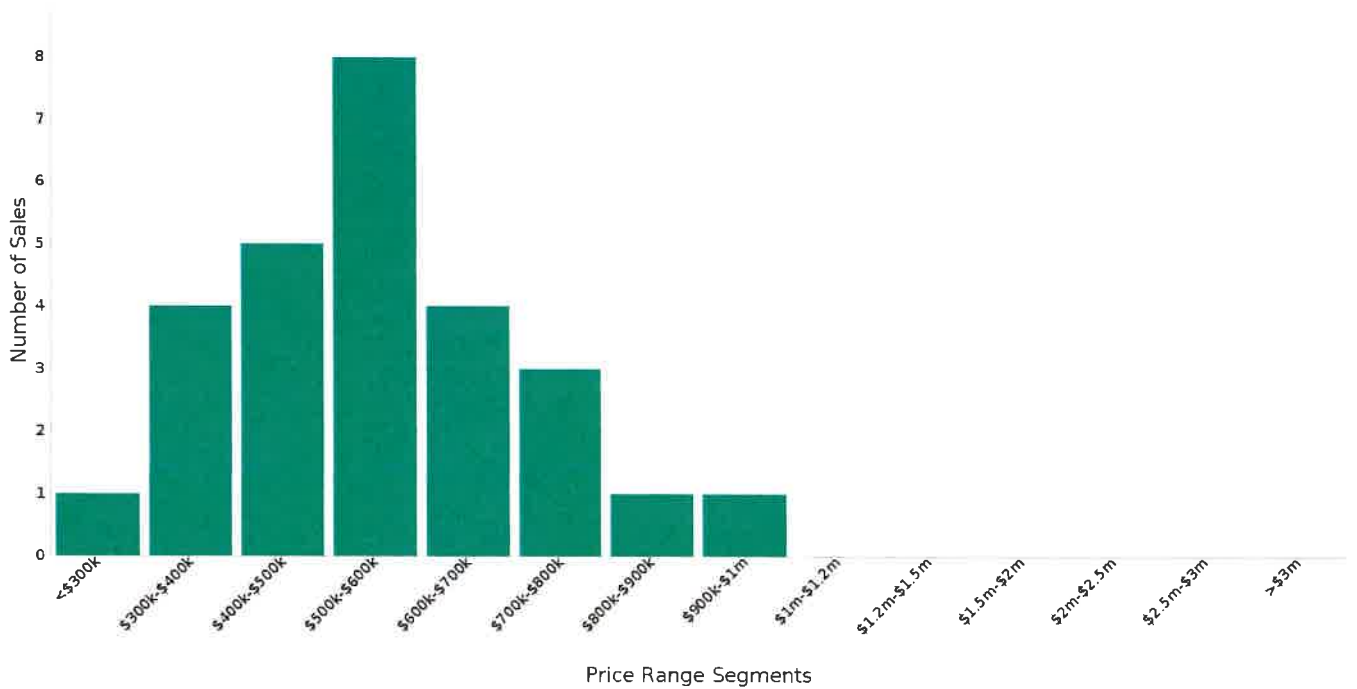
This report has been compiled on 14/11/2019 by Indigo Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## YACKANDANDAH - Peak Selling Periods



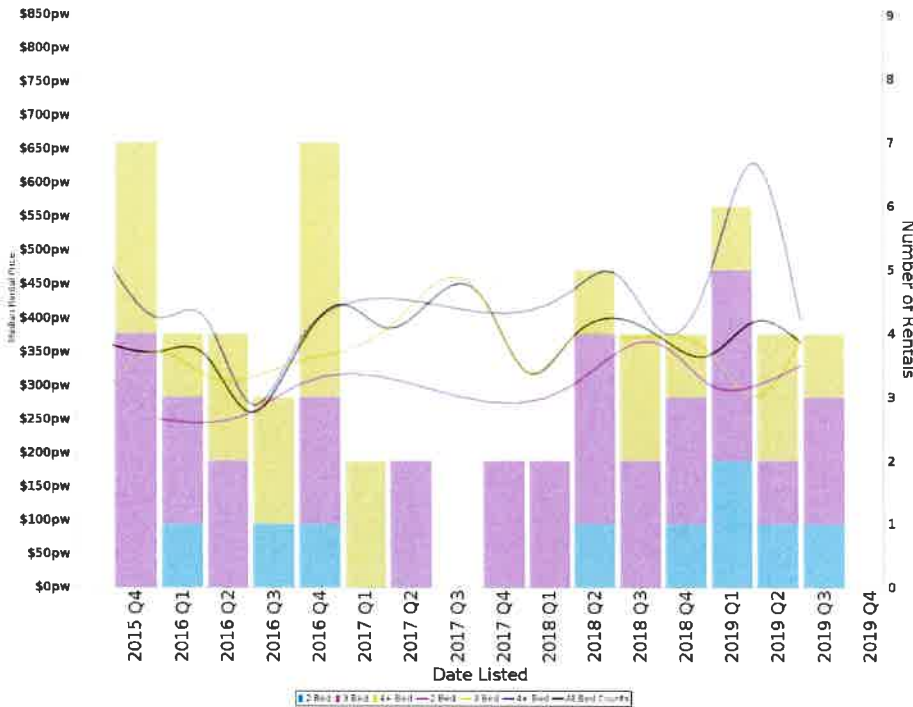
## YACKANDANDAH - Price Range Segments



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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+5.5%**

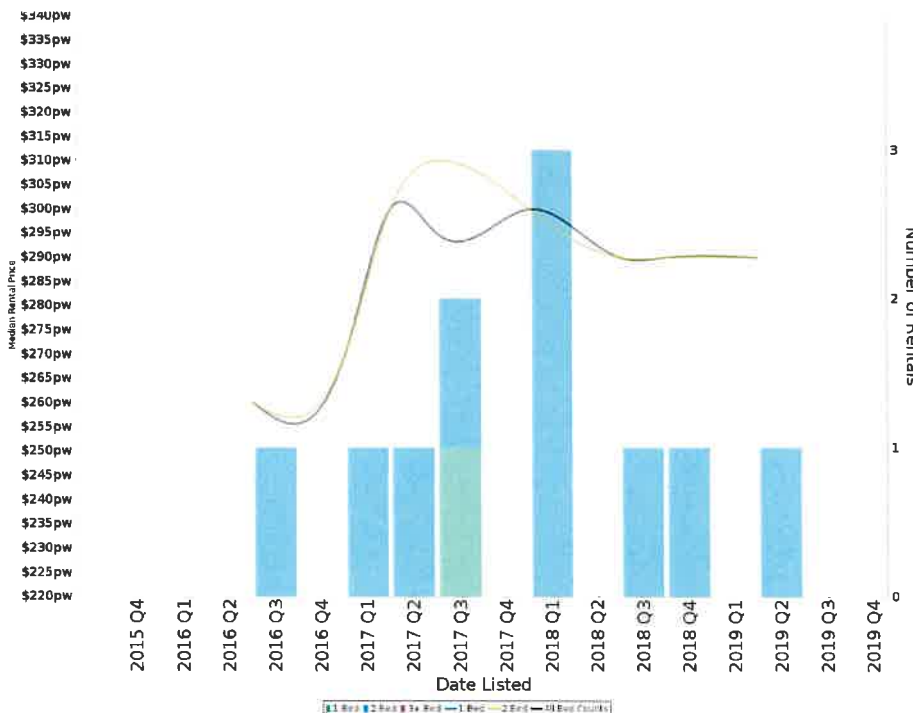
Current Median Price: \$525,000  
Previous Median Price: \$497,500  
Based on registered land sales completed over the last 12 months

### Suburb Rental Yield

**+3.4%**

Current Median Price: \$525,000  
Current Median Rent: \$340  
Based on registered land sales completed over the last 12 months

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-10.2%**

Current Median Price: \$309,700  
Previous Median Price: \$345,000  
Based on registered land sales completed over the last 12 months

### Suburb Rental Yield

**+4.4%**

Current Median Price: \$309,700  
Current Median Rent: \$260  
Based on registered land sales completed over the last 12 months

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# YACKANDANDAH - Recently Sold Properties

Median Sale Price

**\$525k**

Based on 37 recorded House sales within the last 12 months (Oct '18 - Sep '19)

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

Suburb Growth

**+5.5%**

Current Median Price: \$525,000  
Previous Median Price: \$497,500

Based on 374 recorded House sales within the last 12 months (Oct '18 - Sep '19)

# Sold Properties

**27**

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

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

**5 STATION LANE**



**\$570,000**

1,183 m<sup>2</sup> 4 2 5


**54 ISAACS AVE**



**\$583,000**

1.42 ha 4 2 7


**39 TWIST CREEK RD**



**\$397,500**

3,600 m<sup>2</sup> 3 1 4

**16 ISAACS AVE**



**\$370,000**

1,000 m<sup>2</sup> 3 2 2

**29 HAMMOND ST**



**\$485,000**

826 m<sup>2</sup> 3 2 2

**5 DOWLING PL**



**\$925,000**

3.04 ha 3 3 3


**1A MINERAL LANE**



**\$510,000**

7.17.7 m<sup>2</sup> 700 m<sup>2</sup> 2 - -

**6 MCINTOSH LANE**



**\$450,000**

800 m<sup>2</sup> 4 2 2

## YACKANDANDAH - Properties For Rent

### Median Rental Price

**\$340 /w**

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

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

### Rental Yield

**+3.4%**

Current Median Price: \$525,000  
Current Median Rent: \$340

Based on 27 recorded House rentals within the last 12 months (Oct '18 - Sep '19)

### Number of Rentals

**18**

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

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

