

McGrath

SUBURB FLYOVER REPORT

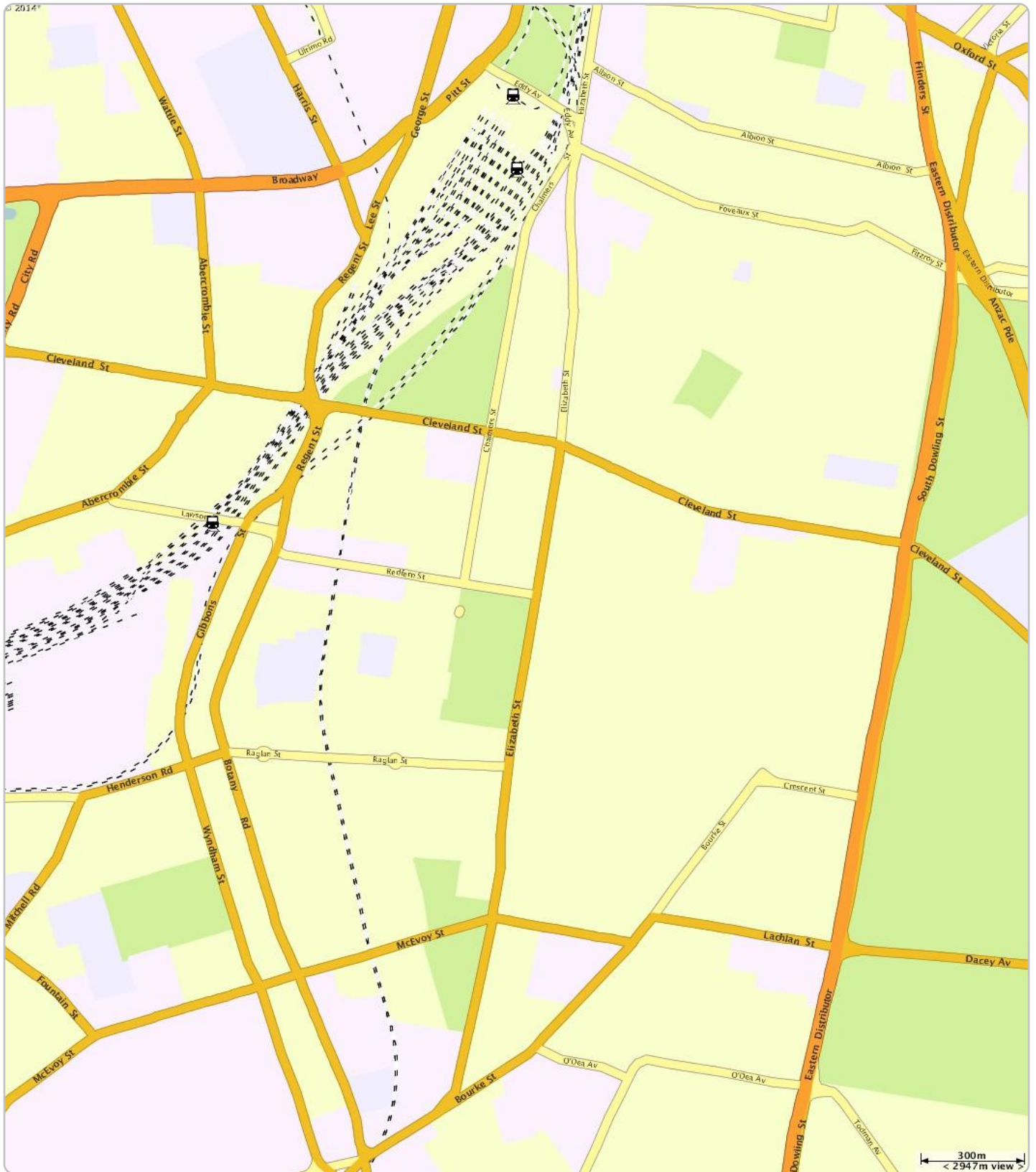
REDFERN (HOUSE)

PREPARED BY: APM PRICERFINDER, PH: (07) 3666 2100

McGrath



REDFERN - Suburb Map



Prepared on 20/01/2015 by APM PriceFinder. © Property Data Solutions Pty Ltd 2015 (pricefinder.com.au)

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REDFERN - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|------------|----------------|
| 1997 | 156 | \$ 326,750 | 0.0 % | \$ 30,000 | \$ 1,965,000 |
| 1998 | 113 | \$ 305,000 | -6.7 % | \$ 37,000 | \$ 2,800,000 |
| 1999 | 127 | \$ 325,000 | 6.6 % | \$ 9,000 | \$ 1,275,000 |
| 2000 | 110 | \$ 358,500 | 10.3 % | \$ 4,000 | \$ 4,500,000 |
| 2001 | 174 | \$ 405,000 | 13.0 % | \$ 32,500 | \$ 130,159,200 |
| 2002 | 133 | \$ 540,000 | 33.3 % | \$ 144,000 | \$ 1,800,000 |
| 2003 | 119 | \$ 550,000 | 1.9 % | \$ 17,700 | \$ 2,110,000 |
| 2004 | 107 | \$ 570,000 | 3.6 % | \$ 81,000 | \$ 3,551,000 |
| 2005 | 91 | \$ 537,500 | -5.7 % | \$ 56,600 | \$ 1,430,000 |
| 2006 | 81 | \$ 570,000 | 6.0 % | \$ 127,500 | \$ 2,050,000 |
| 2007 | 113 | \$ 615,500 | 8.0 % | \$ 130,000 | \$ 4,400,000 |
| 2008 | 89 | \$ 675,500 | 9.7 % | \$ 157,293 | \$ 3,250,000 |
| 2009 | 97 | \$ 740,000 | 9.5 % | \$ 25,000 | \$ 1,550,000 |
| 2010 | 127 | \$ 895,000 | 20.9 % | \$ 166,000 | \$ 3,195,500 |
| 2011 | 81 | \$ 840,000 | -6.1 % | \$ 21,000 | \$ 2,431,000 |
| 2012 | 74 | \$ 840,500 | 0.1 % | \$ 560,000 | \$ 1,875,000 |
| 2013 | 108 | \$ 920,750 | 9.5 % | \$ 279,250 | \$ 2,580,000 |
| 2014 | 82 | \$ 1,070,000 | 16.2 % | \$ 600,000 | \$ 5,700,000 |
| 2015 | 0 | | | | |

Median Sale Price

\$1.07m

Based on 82 recorded House sales within the last 12 months (2014)

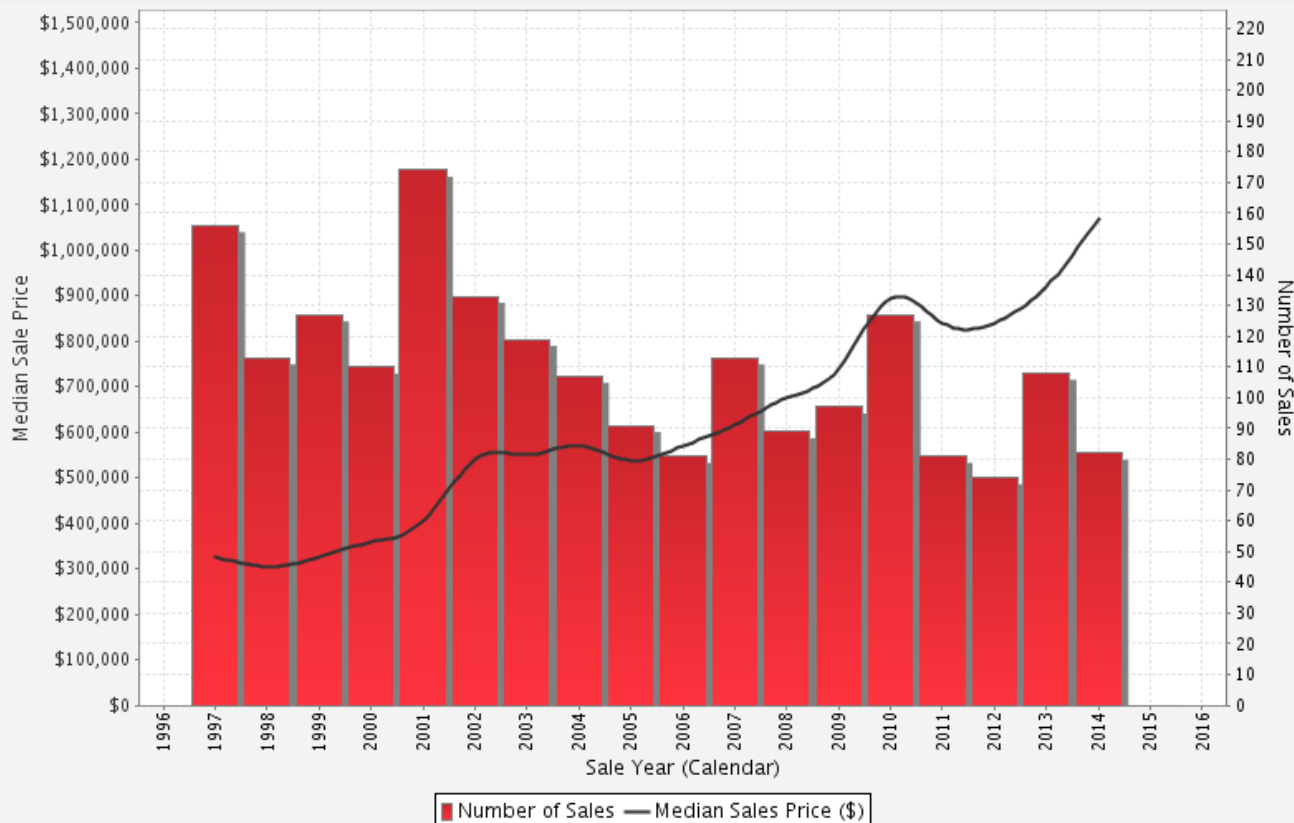
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+16.2%

Current Median Price: \$1,070,000
Previous Median Price: \$920,750

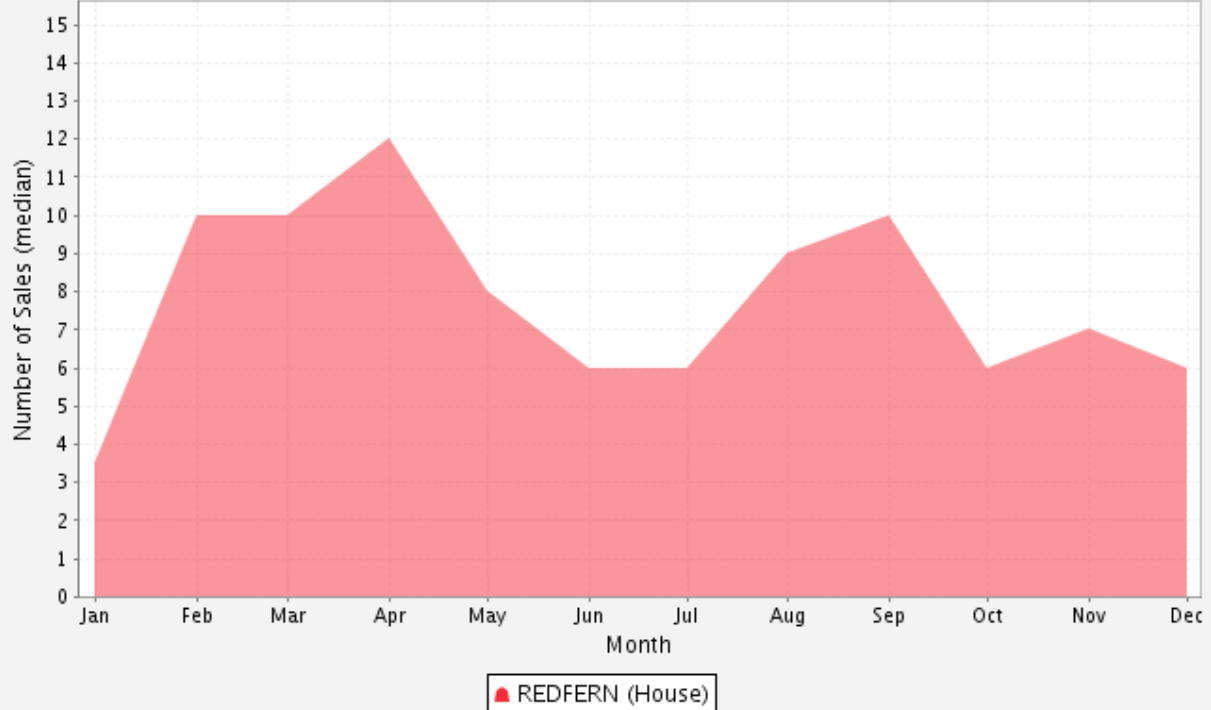
Based on 190 recorded House sales compared over the last two rolling 12 month periods





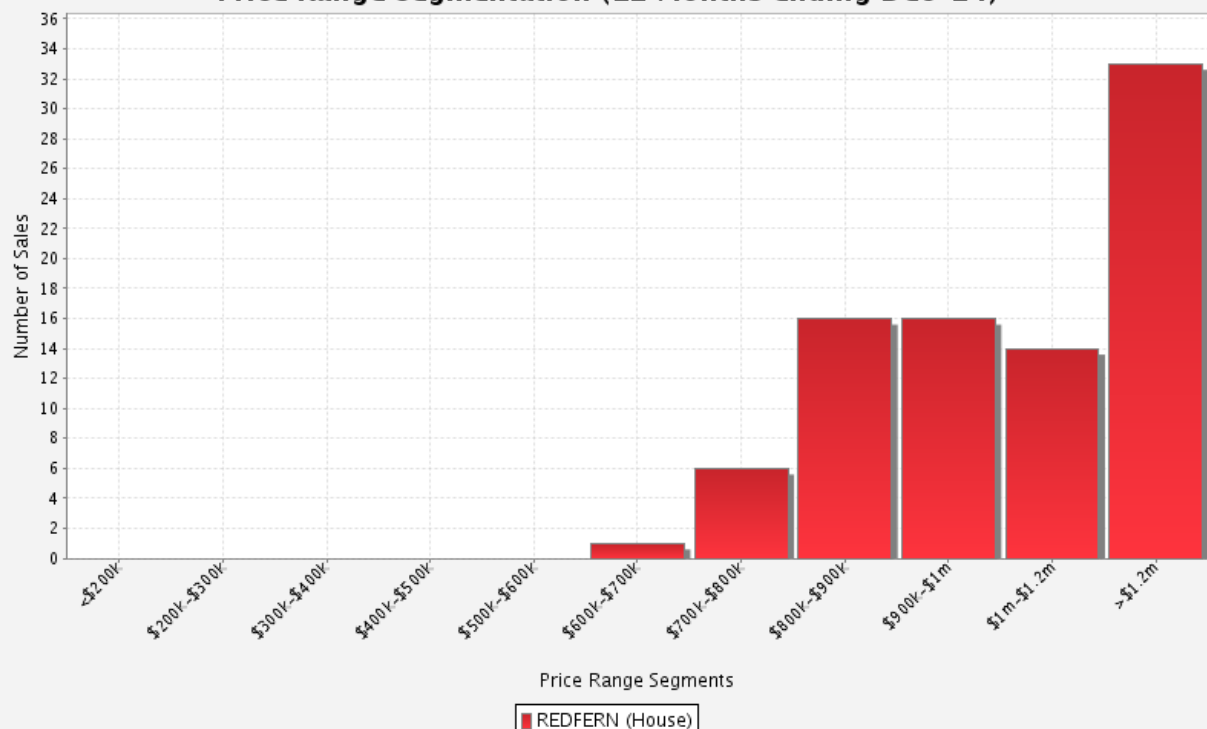
REDFERN - Peak Selling Periods

Peak Selling Periods (3 Years ending Dec 2014)



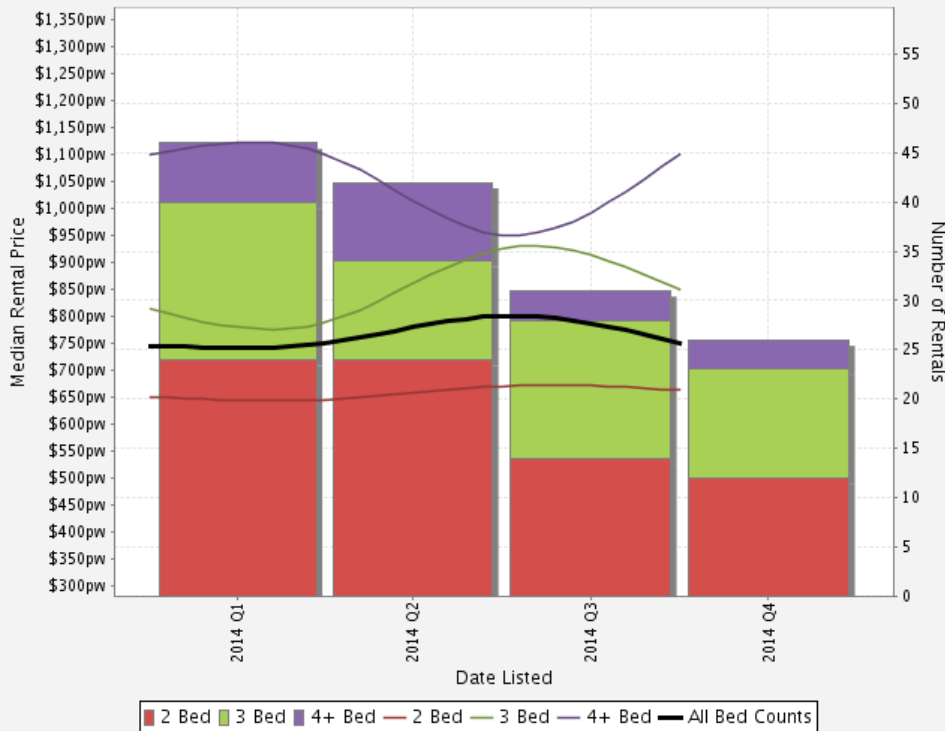
REDFERN - Price Range Segments

Price Range Segmentation (12 Months ending Dec '14)





REDFERN - Median Weekly Rents (Houses)

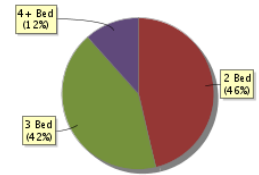


Suburb Sale Price Growth

+16.2%

Current Median Price: \$1,070,000
Previous Median Price: \$920,750
Based on 190 registered House sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



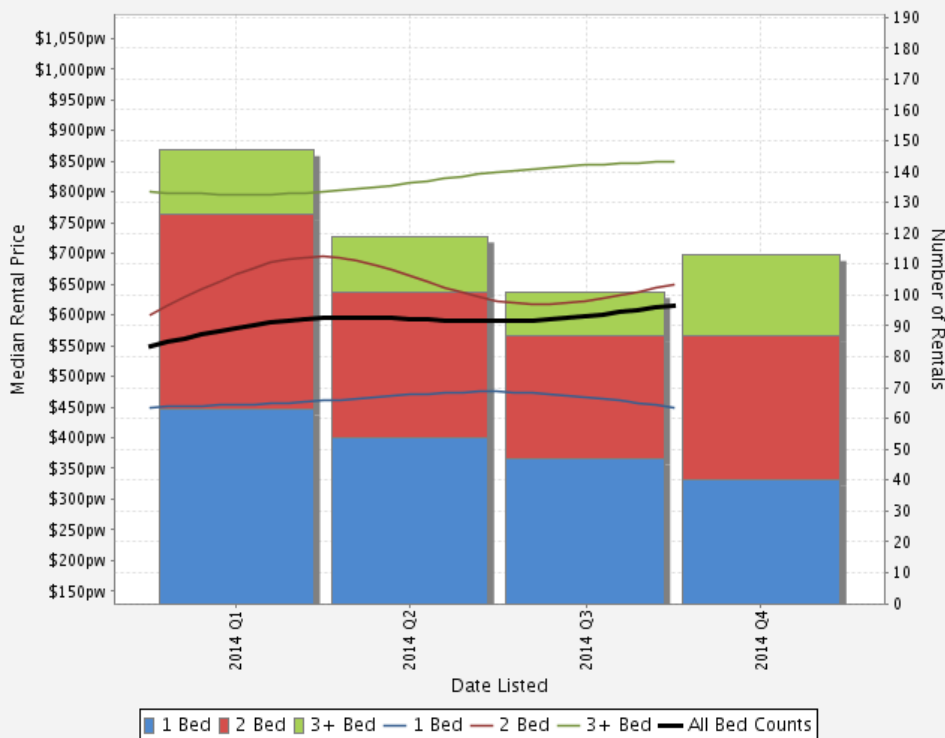
Suburb Rental Yield

+3.6%

Current Median Price: \$1,070,000
Current Median Rent: \$750
Based on 145 registered House sales compared over the last 12 months.



REDFERN - Median Weekly Rents (Units)

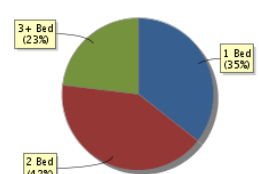


Suburb Sale Price Growth

+12.1%

Current Median Price: \$740,000
Previous Median Price: \$660,000
Based on 300 registered Unit sales compared over the last two rolling 12 month periods.

Bedroom Breakdown



Suburb Rental Yield

+4.2%

Current Median Price: \$740,000
Current Median Rent: \$595
Based on 480 registered Unit sales compared over the last 12 months.

SOLD REDFERN - Recently Sold Properties

Median Sale Price
\$1.07m

Based on 82 recorded House sales within the last 12 months (2014)

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

Suburb Growth
+16.2%

Current Median Price: \$1,070,000
Previous Median Price: \$920,750

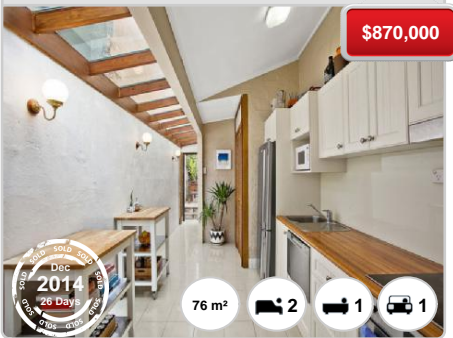
Based on 190 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
82

Based on recorded House sales within the 12 months (2014)

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

8 DOUGLAS ST



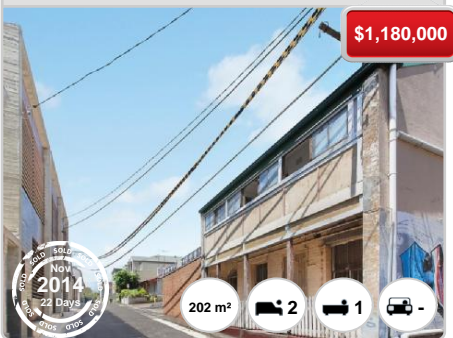
71 KEPOS ST



73 BORONIA ST



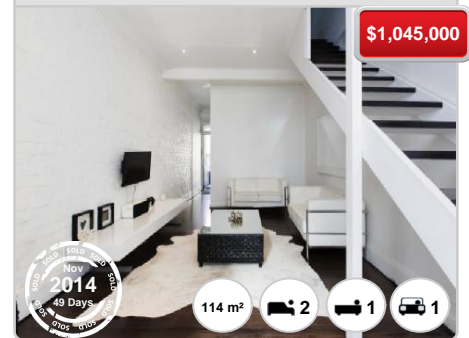
51-53 WELLS ST



345 CLEVELAND ST



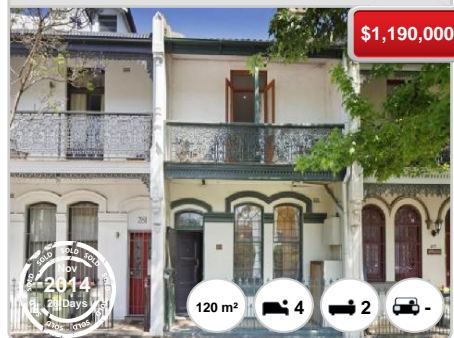
28 YOUNG ST



241 CHALMERS ST



279 CHALMERS ST

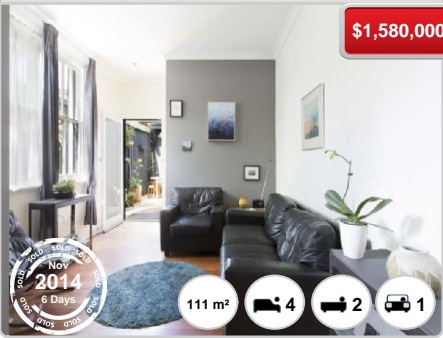


71 COPE ST



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64 KEPOS ST



\$1,580,000



111 m² 4 2 1

70 BAPTIST ST

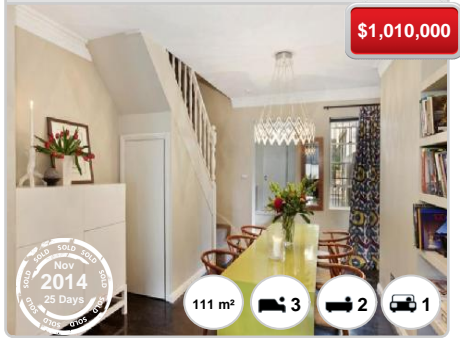


\$900,000



101 m² 1 1 -

17 RENWICK ST



\$1,010,000



111 m² 3 2 1

121 BAPTIST ST

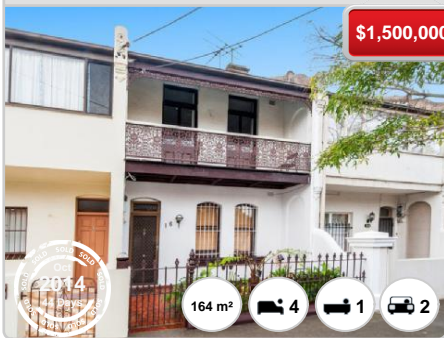


\$890,000



111 m² 2 1 -

16 THURLOW ST

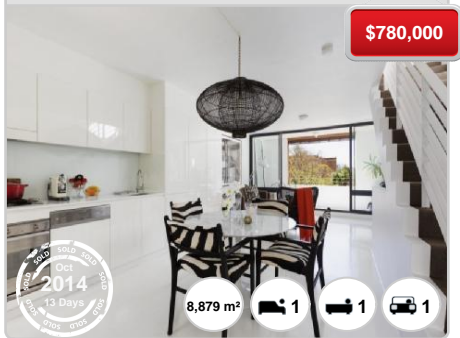


\$1,500,000



164 m² 4 1 2

207R/780 BOURKE ST



\$780,000



8,879 m² 1 1 1

54 WELLS ST



\$852,000



70 m² 2 1 -

45 TURNER ST



\$1,030,000



42 m² 2 2 1

45 CHELSEA ST



\$870,000



82 m² 1 1 -

38 ZAMIA ST



\$1,085,000



101 m² 2 1 -

44 WELLS ST

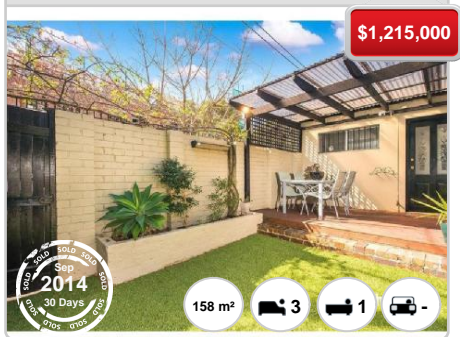


\$935,000



76 m² 3 1 -

765 BOURKE ST



\$1,215,000



158 m² 3 1 -

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RENT REDFERN - Properties For Rent

Median Rental Price

\$750 /w

Based on 145 recorded House rentals within the last 12 months (2014)

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

Rental Yield

+3.6%

Current Median Price: \$1,070,000
Current Median Rent: \$750

Based on 82 recorded House sales and 145 House rentals compared over the last 12 months

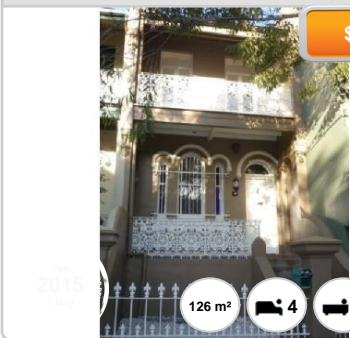
Number of Rentals

145

Based on recorded House rentals within the last 12 months (2014)

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

47 GREAT BUCKINGHAM ST

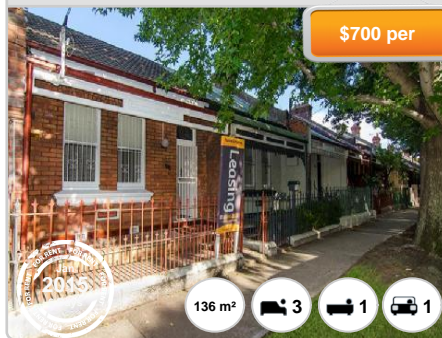


\$1,150

126 m² 4 2 1

Jan 2015 7 Days

124 BAPTIST ST

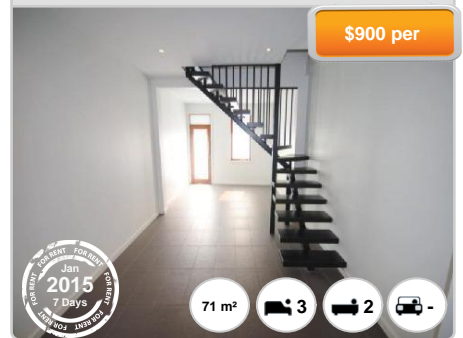


\$700 per

136 m² 3 1 1

Jan 2015 7 Days

246 ABERCROMBIE ST

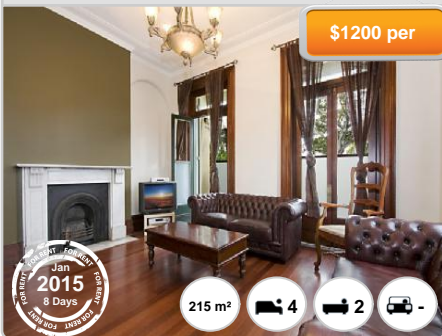


\$900 per

71 m² 3 2 -

Jan 2015 7 Days

217 CLEVELAND ST

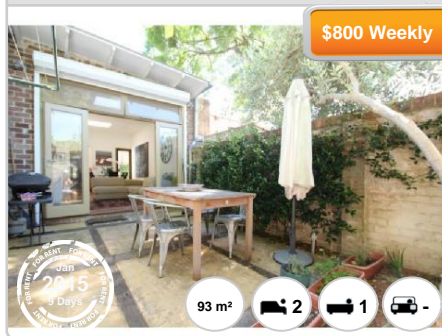


\$1200 per

215 m² 4 2 -

Jan 2015 8 Days

83 BORONIA ST

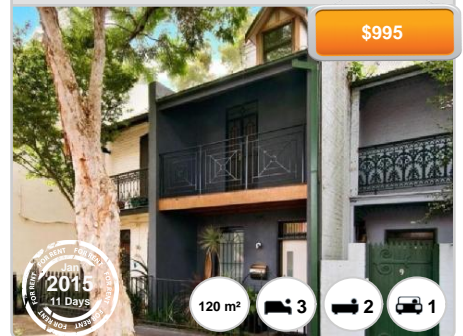


\$800 Weekly

93 m² 2 1 -

Jan 2015 4 Days

7 MOREHEAD ST

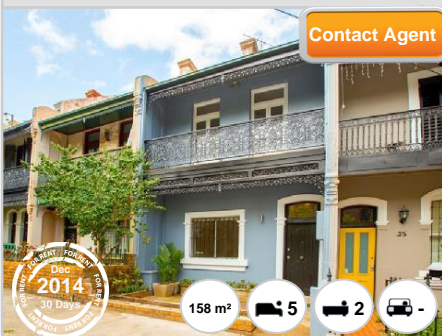


\$995

120 m² 3 2 1

Jan 2015 11 Days

33 YOUNG ST



Contact Agent

158 m² 5 2 -

Dec 2014 30 Days

121 BAPTIST ST

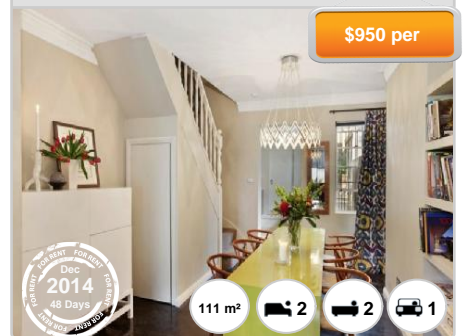


\$650

113 m² 2 1 -

Dec 2014 41 Days

17 RENWICK ST



\$950 per

111 m² 2 2 1

Dec 2014 48 Days

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32 PHILLIP ST

\$620 Weekly

Dec 2014
19 Days

82 m² 2 1 -

15 ZAMIA ST

\$825 per

Dec 2014
71 Days

82 m² 2 2 -

15 WILLIAM ST

\$595

Oct 2014
103 Days

101 m² 2 1 -

2-4 SHORT ST

\$1,200

Oct 2014
112 Days

171 m² 3 2 -

20 ZAMIA ST

\$680 Weekly

Sep 2014
114 Days

138 m² 2 1 -

1 COOPER ST

\$1,000 per

Sep 2014
124 Days

168 m² 3 1 1

31 WELLS ST

Price Range

Sep 2014
117 Days

95 m² 2 1 -

37 CAROLINE ST

\$660 / Wk

Sep 2014
142 Days

57 m² 2 1 37

61 KEPOS ST

\$650

Aug 2014
17 Days

113 m² 2 1 -

291 CHALMERS ST

\$410

Aug 2014
153 Days

152 m² 1 1 -

32 LITTLE CLEVELAND ST

\$850 per

Jul 2014
174 Days

86 m² 3 1 -

16 ALBERT ST

\$700 p.w

Jul 2014
177 Days

125 m² 2 1 -

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