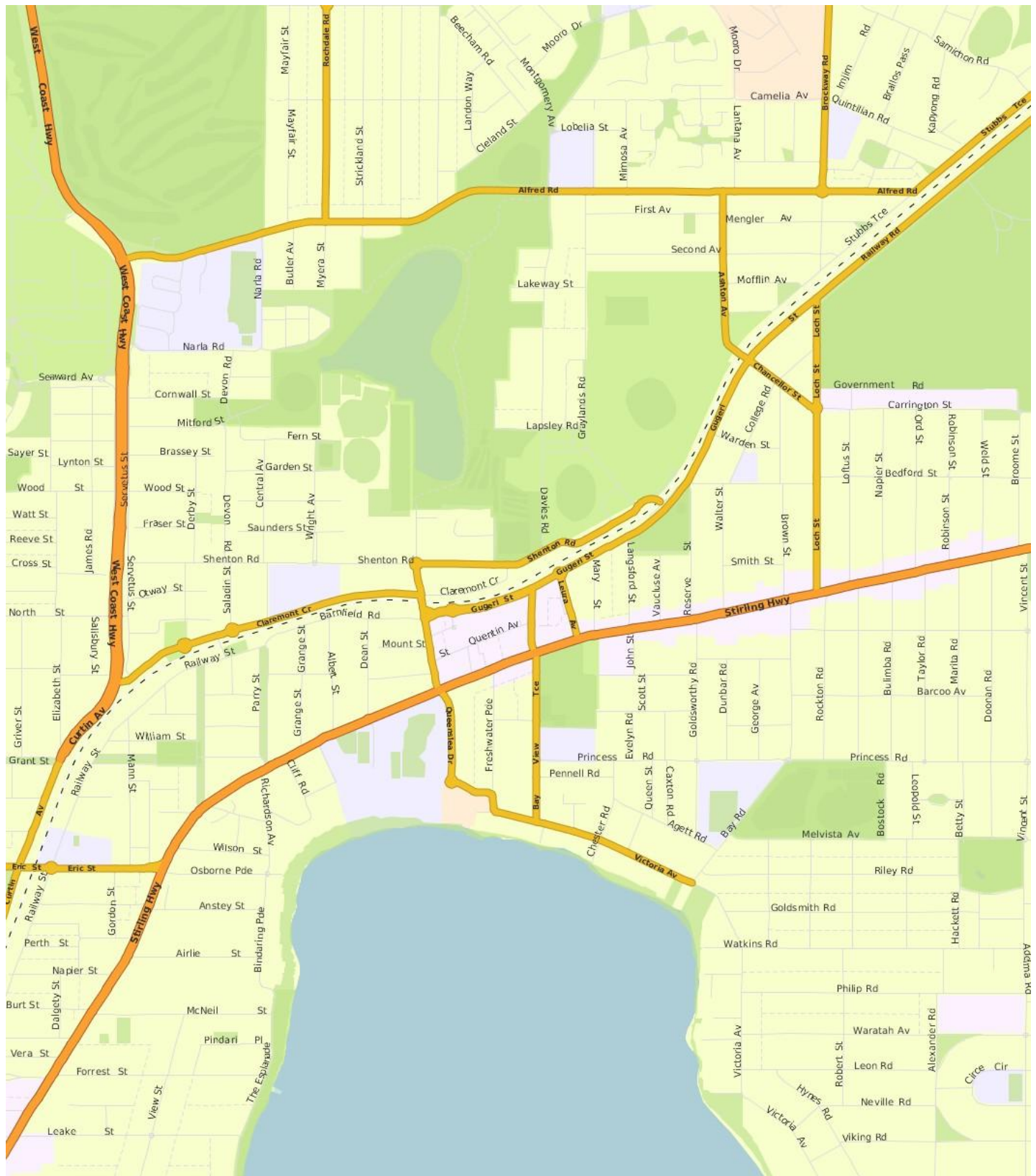


SUBURB FLYOVER REPORT

CLAREMONT (HOUSE)

PREPARED BY: PETER ROBERTSON, PH: 0427 958 929

CLAREMONT - Suburb Map



CLAREMONT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2003	142	\$ 555,500	0.0 %	\$ 65,000	\$ 3,851,000
2004	107	\$ 620,000	11.6 %	\$ 187,500	\$ 3,400,000
2005	142	\$ 875,000	41.1 %	\$ 45,000	\$ 8,850,000
2006	108	\$ 1,043,500	19.3 %	\$ 50,000	\$ 15,000,000
2007	139	\$ 1,375,000	31.8 %	\$ 550,000	\$ 23,000,000
2008	63	\$ 1,330,000	-3.3 %	\$ 695,000	\$ 10,250,000
2009	117	\$ 1,316,612	-1.0 %	\$ 17,000	\$ 9,500,000
2010	80	\$ 1,327,500	0.8 %	\$ 400,000	\$ 3,950,000
2011	84	\$ 1,267,500	-4.5 %	\$ 246,666	\$ 7,250,000
2012	109	\$ 1,120,000	-11.6 %	\$ 310,500	\$ 4,700,000
2013	126	\$ 1,332,500	19.0 %	\$ 60,000	\$ 8,000,000
2014	155	\$ 1,175,000	-11.8 %	\$ 10,850	\$ 3,485,000
2015	99	\$ 1,330,000	13.2 %	\$ 99,943	\$ 5,000,000
2016	128	\$ 1,160,000	-12.8 %	\$ 400,000	\$ 7,500,000
2017	94	\$ 1,291,000	11.3 %	\$ 640,000	\$ 6,500,000
2018	121	\$ 1,550,000	20.1 %	\$ 18,000	\$ 8,300,000
2019	104	\$ 1,210,000	-21.9 %	\$ 250,000	\$ 8,050,000
2020	110	\$ 1,475,000	21.9 %	\$ 50,000	\$ 5,300,000
2021	6	\$ 1,455,000	-1.4 %	\$ 850,000	\$ 2,162,000

Median Sale Price

\$1.48m

Based on 98 recorded House sales within the last 12 months (Apr '20 - Mar '21)

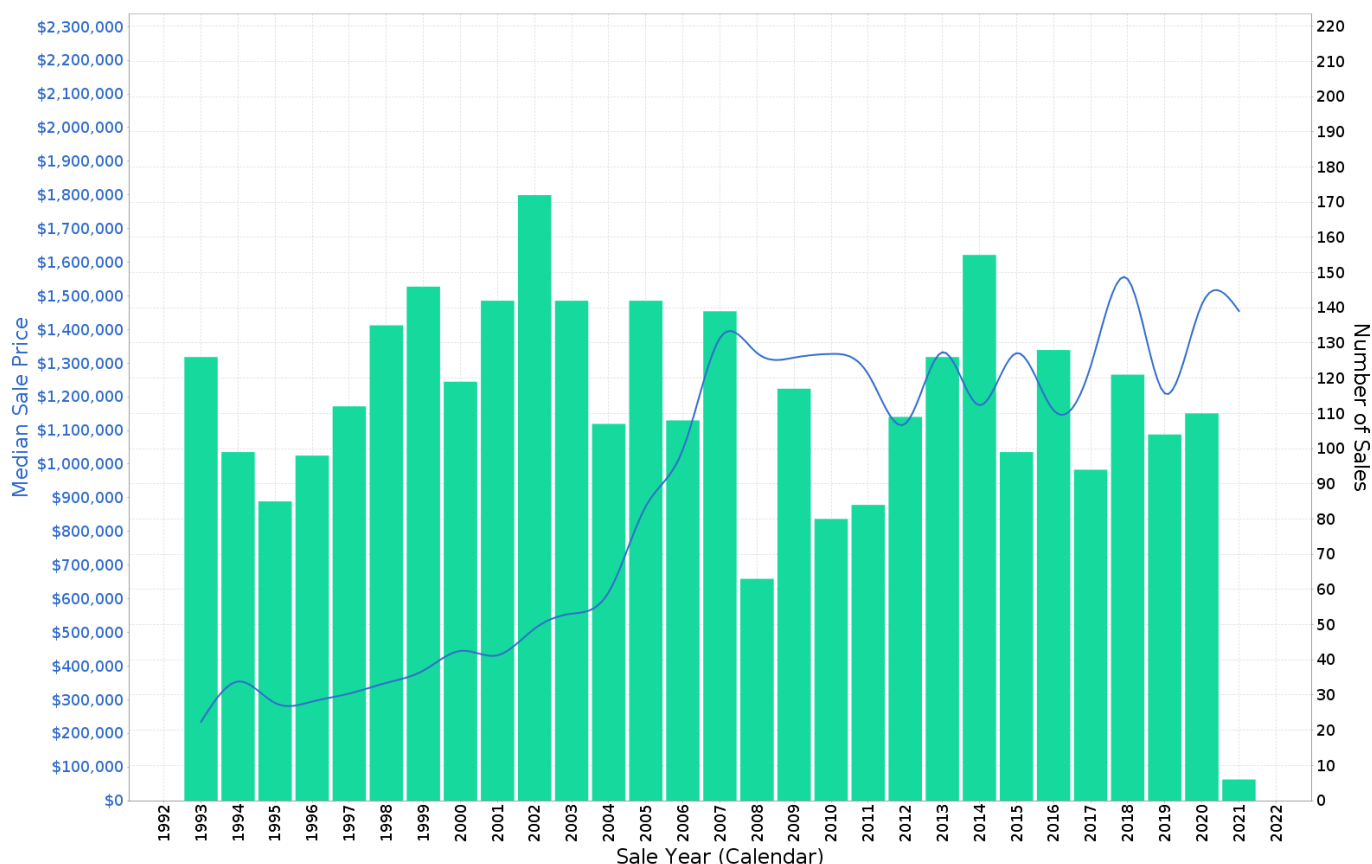
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

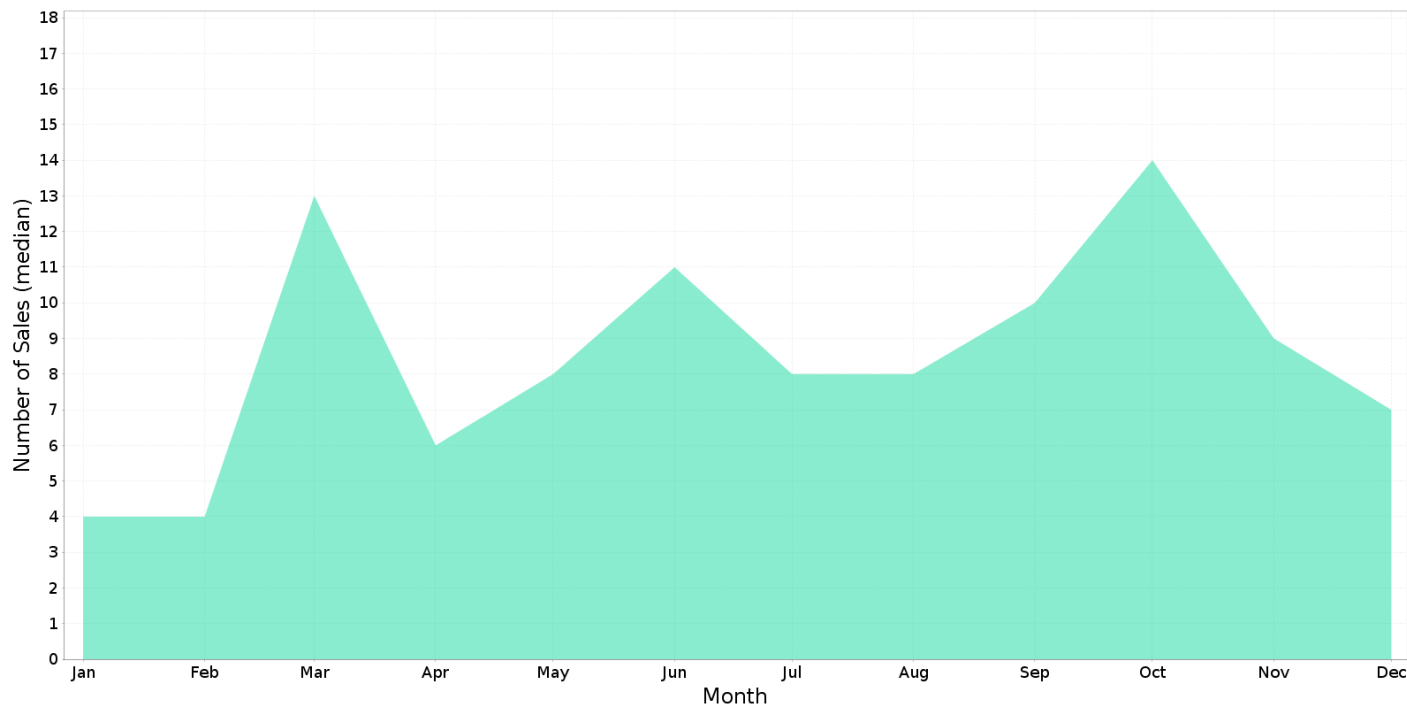
+15.7%

Current Median Price: \$1,475,500
Previous Median Price: \$1,275,000

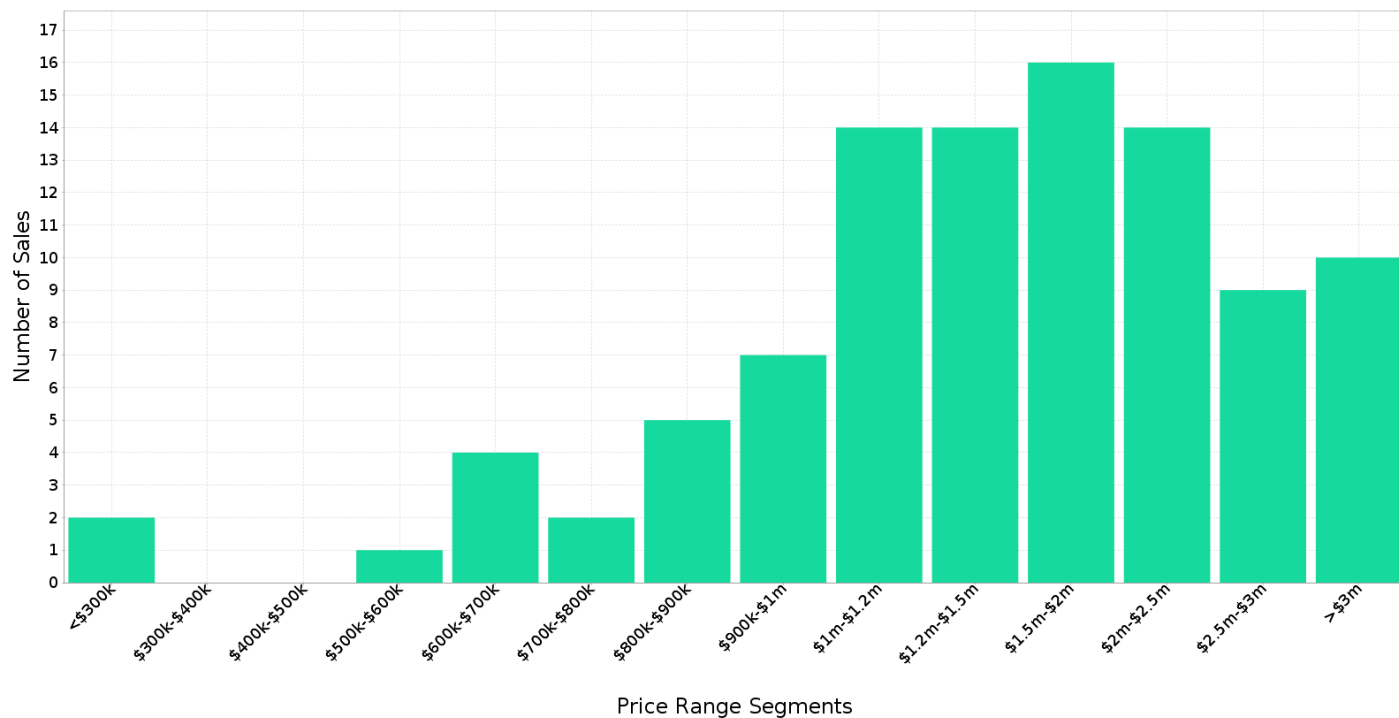
Based on 197 recorded House sales compared over the last two rolling 12 month periods



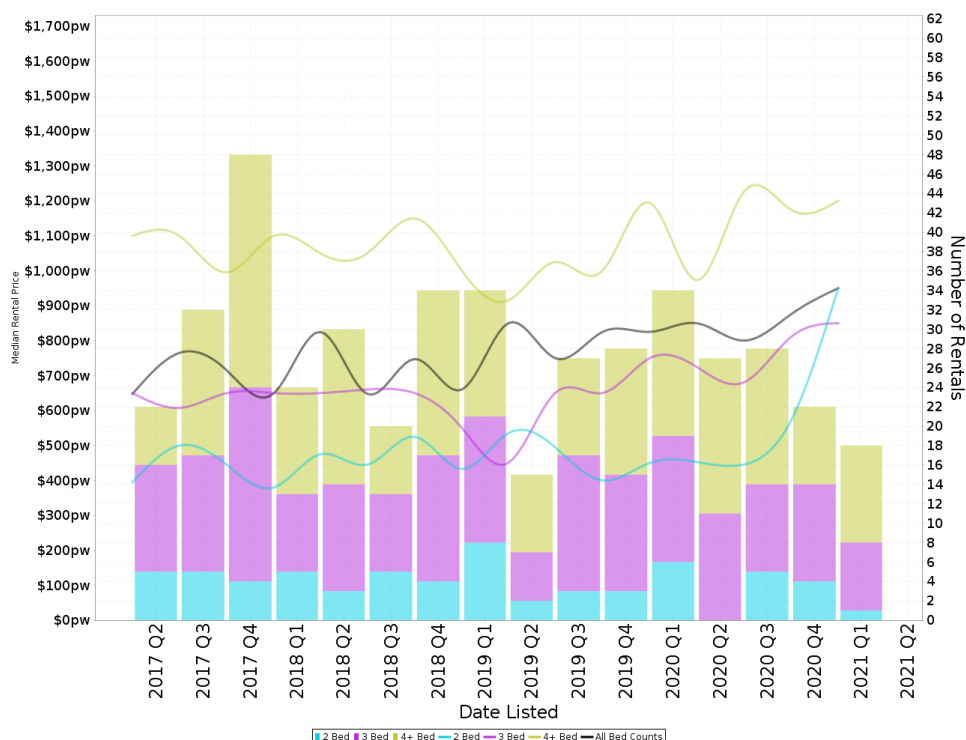
CLAREMONT - Peak Selling Periods



CLAREMONT - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+15.7%

Current Median Price: \$1,475,500
Previous Median Price: \$1,275,000

Based on 197 registered House sales compared over the last two rolling 12 month periods.

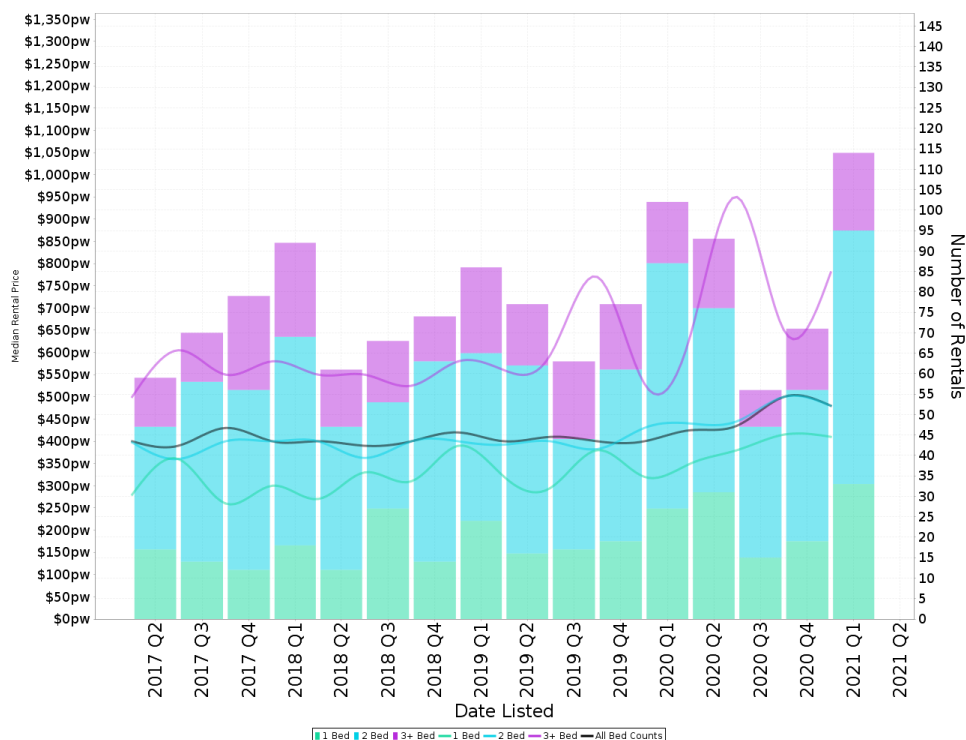
Suburb Rental Yield

+2.4%

Current Median Price: \$1,475,500
Current Median Rent: \$680

Based on 126 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.6%

Current Median Price: \$646,250
Previous Median Price: \$650,000

Based on 213 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$646,250
Current Median Rent: \$400

Based on 300 registered Unit rentals compared over the last 12 months.

CLAREMONT - Recently Sold Properties

Median Sale Price

\$1.48m

Based on 98 recorded House sales within the last 12 months (Apr '20 - Mar '21)

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

Suburb Growth

+15.7%

Current Median Price: \$1,475,500
Previous Median Price: \$1,275,000

Based on 197 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

98

Based on recorded House sales within the 12 months (Apr '20 - Mar '21)

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

2/38 FIRST AVE

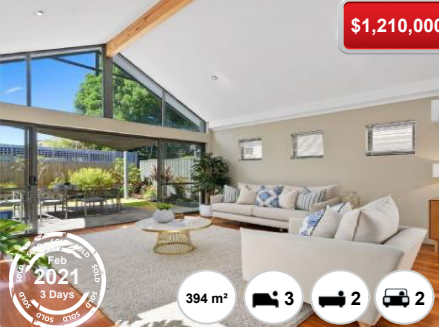


\$850,000

Sold Feb 2021
11 Days

271 m² 3 2 1

25 SECOND AVE



\$1,210,000

Sold Feb 2021
3 Days

394 m² 3 2 2

13 LANGSFORD ST



\$2,000,000

Sold Jan 2021
2 Days

739 m² 3 1 1

13 QUEEN ST

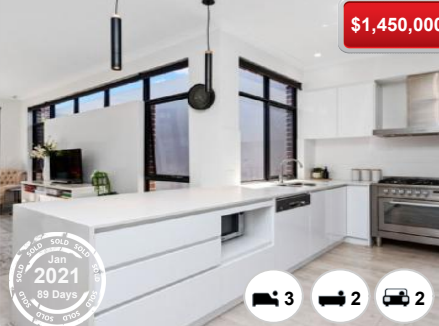


\$1,700,000

Sold Jan 2021
5 Days

369 m² 3 2 -

12 LAPSLEY RD




\$1,450,000

Sold Jan 2021
89 Days

3 2 2

11 THOMSON RD



\$2,162,000

Sold Jan 2021
27 Days

516 m² 4 2 2

90 GUGERI ST




\$900,000

Sold Dec 2020
71 Days

437 m² 3 2 2

45 GOLDSWORTHY RD




\$1,770,000

Sold Dec 2020
71 Days

415 m² 4 3 2

19 CLIFF WAY



\$2,700,000

Sold Dec 2020
84 Days

1,062 m² 6 3 2

28 CONGDON ST

\$2,250,000

SOLD Dec 2020 323 Days

716 m² 2 1 2

1C SECOND AVE

\$1,350,000

SOLD Dec 2020 12 Days

244 m² 4 2 2

2/49A LOCH ST

\$1,160,000

SOLD Dec 2020 18 Days

494 m² 4 2 2

11 PARRY ST

\$2,800,000

SOLD Dec 2020 10 Days

541 m² 3 4 2

14 WARDEN ST

\$1,100,000

SOLD Dec 2020 3 Days

444 m² 4 1 1

54A FIRST AVE

\$1,380,000

SOLD Dec 2020 56 Days

344 m² 4 3 2

71 VICTORIA AVE

\$2,250,000

SOLD Dec 2020 13 Days

592 m² 4 3 2

1/13 MELVILLE ST

\$1,300,000

SOLD Dec 2020 N/A

606 m² 4 1 2

12 LAPSLEY RD

\$1,450,000

SOLD Dec 2020 N/A

216 m² 3 2 2

91 BAY VIEW TCE

\$2,650,000

SOLD Dec 2020 N/A

607 m² 5 2 1

23 GOLDSMITH RD

\$2,800,000

SOLD Dec 2020 21 Days

766 m² 5 2 2

62 GUGERI ST

\$1,100,000

SOLD Dec 2020 8 Days

567 m² 3 1 1

CLAREMONT - Properties For Rent

Median Rental Price

\$680 /w

Based on 126 recorded House rentals within the last 12 months (Apr '20 - Mar '21)

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

Rental Yield

+2.4%

Current Median Price: \$1,475,500
Current Median Rent: \$680

Based on 98 recorded House sales and 126 House rentals compared over the last 12 months

Number of Rentals

126

Based on recorded House rentals within the last 12 months (Apr '20 - Mar '21)

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

2/38 FIRST AVENUE

\$800 Per Week




271 m² 3 2 2

Apr 2021 4 Days

94B GRAYLANDS ROAD

\$695 per week



3 2 2

Apr 2021 4 Days

11 CLAREMONT CRESCENT

\$700 per week



266 m² 3 2 1

Apr 2021 10 Days

3/28 SHENTON ROAD

\$385 Per Week




2 1 1

Mar 2021 12 Days

4 HARVEY LANE

\$950 per week




419 m² 3 2 2

Mar 2021 15 Days

45 BAY ROAD

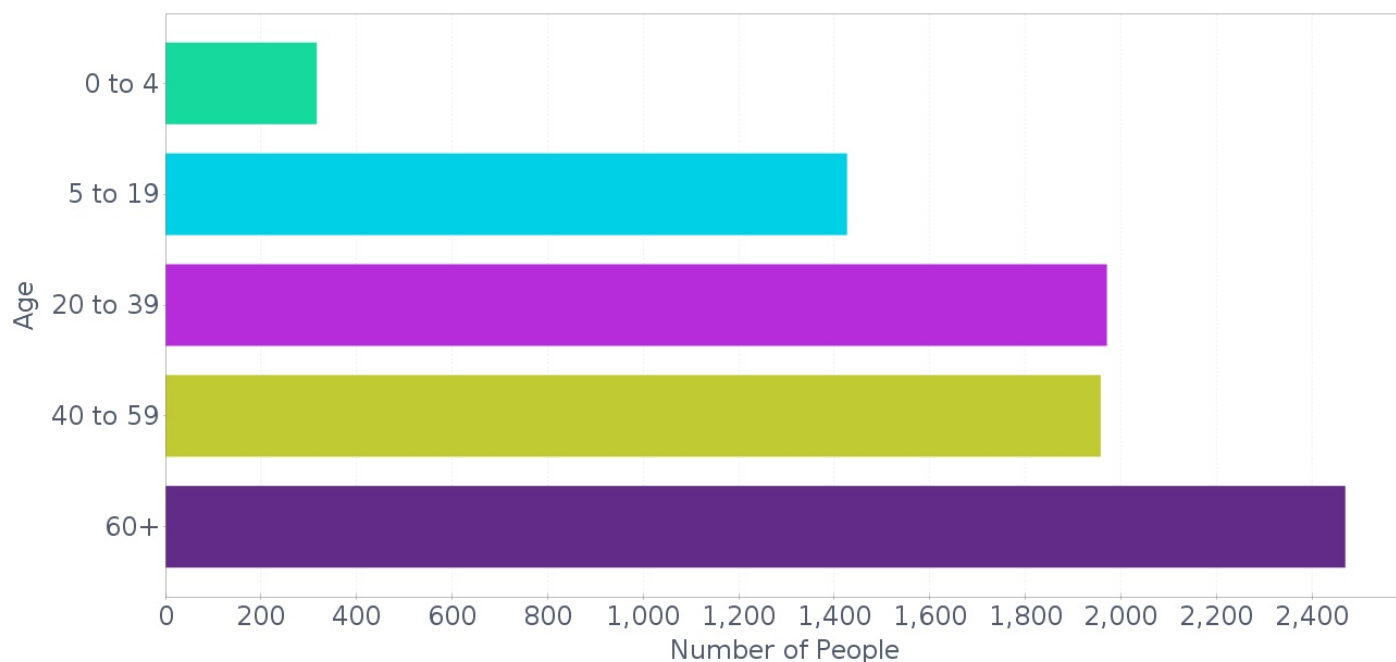
\$900



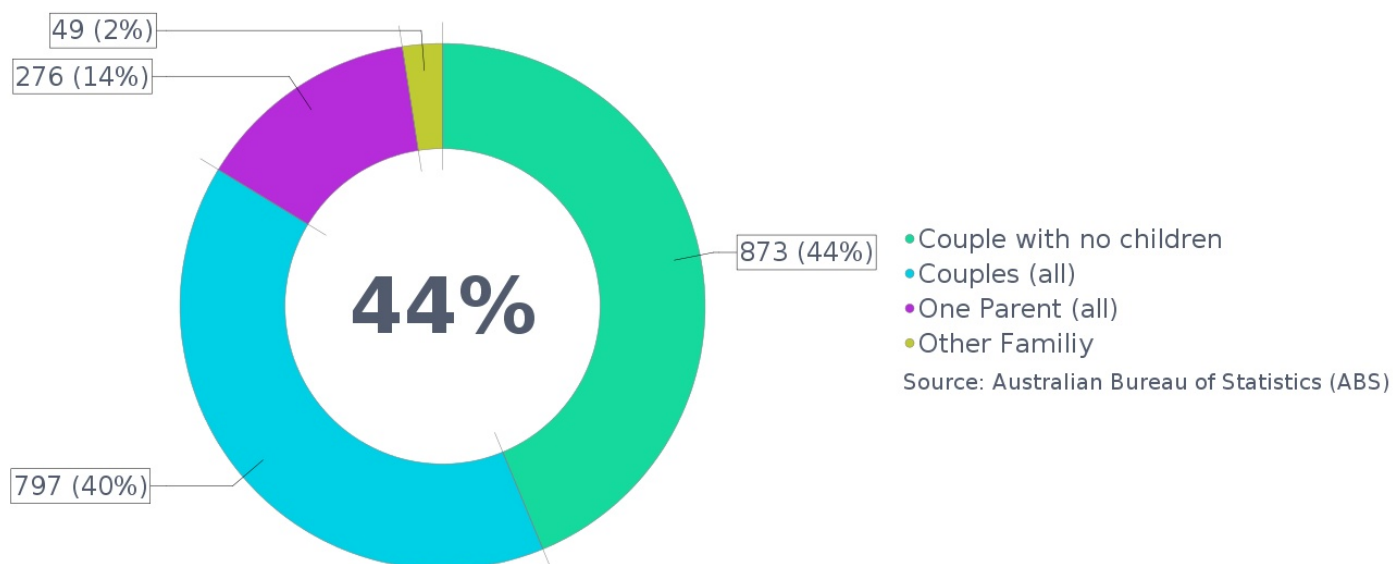
1,270 m² 4 2 1

Mar 2021 20 Days

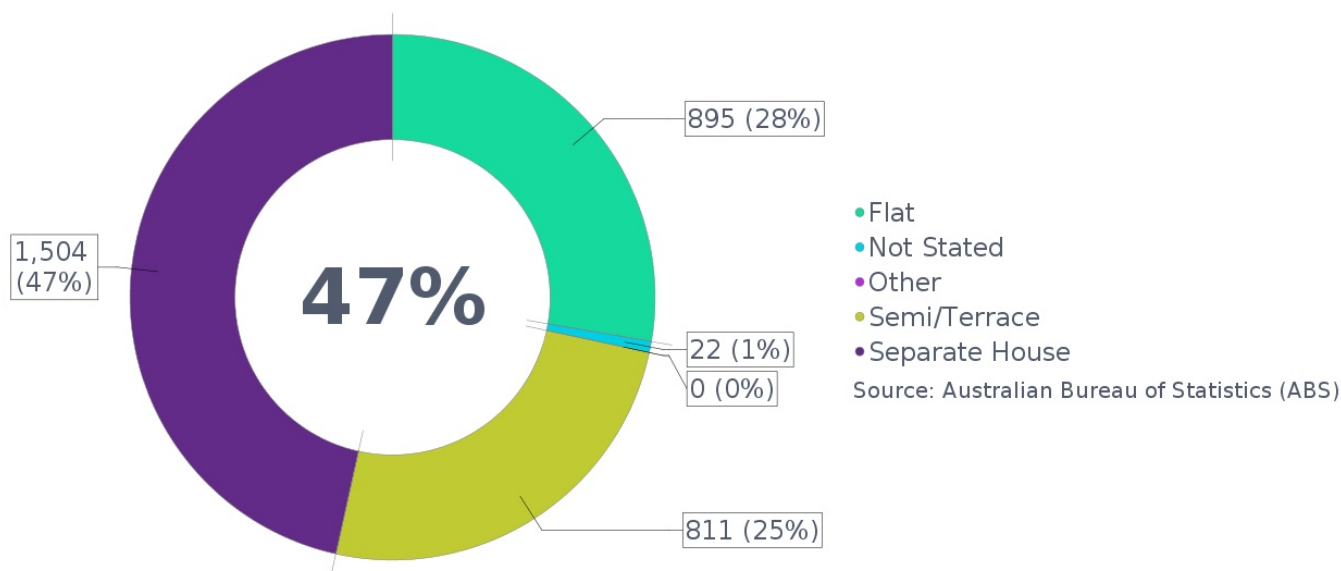
Age of Population (2016)



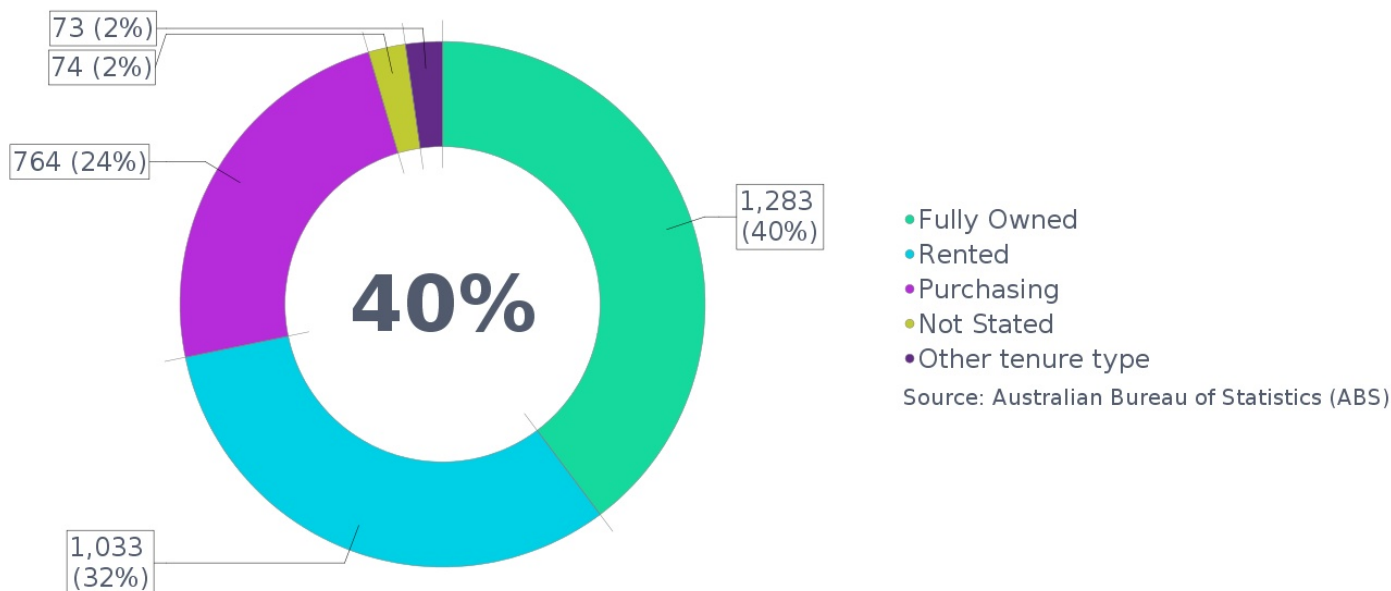
Family Composition (2016)



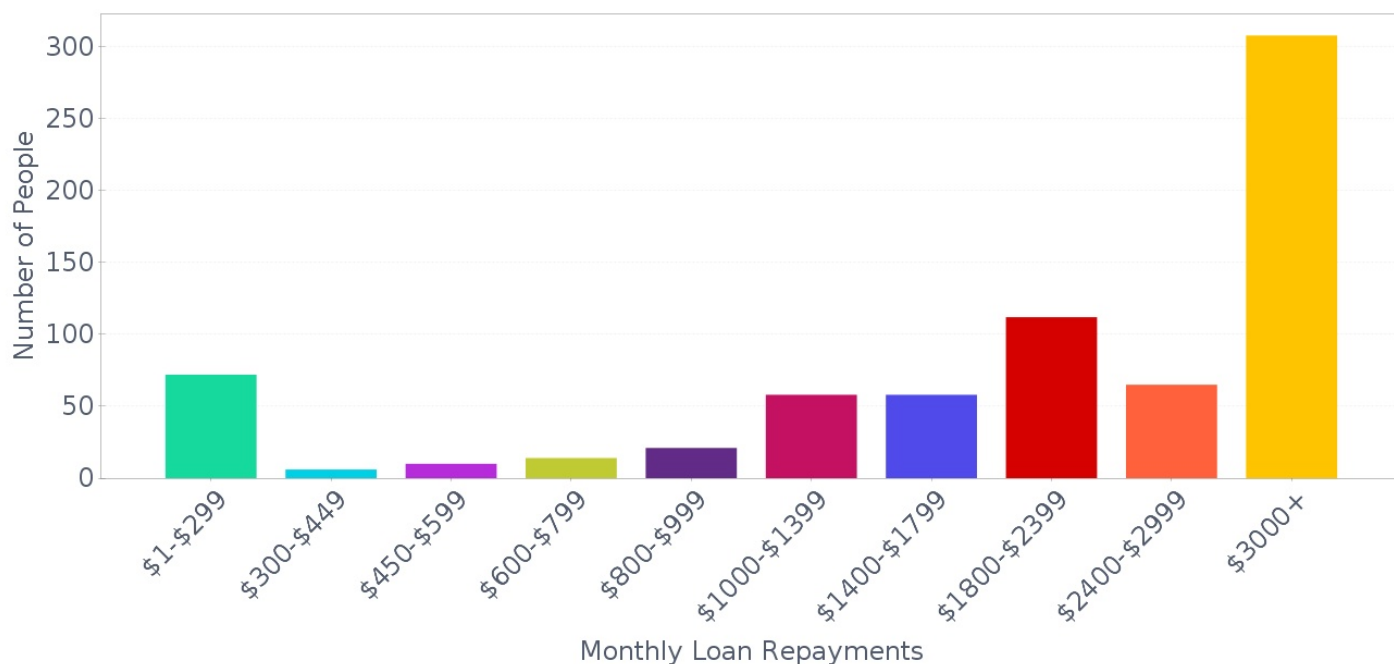
Dwelling Structure (2016)



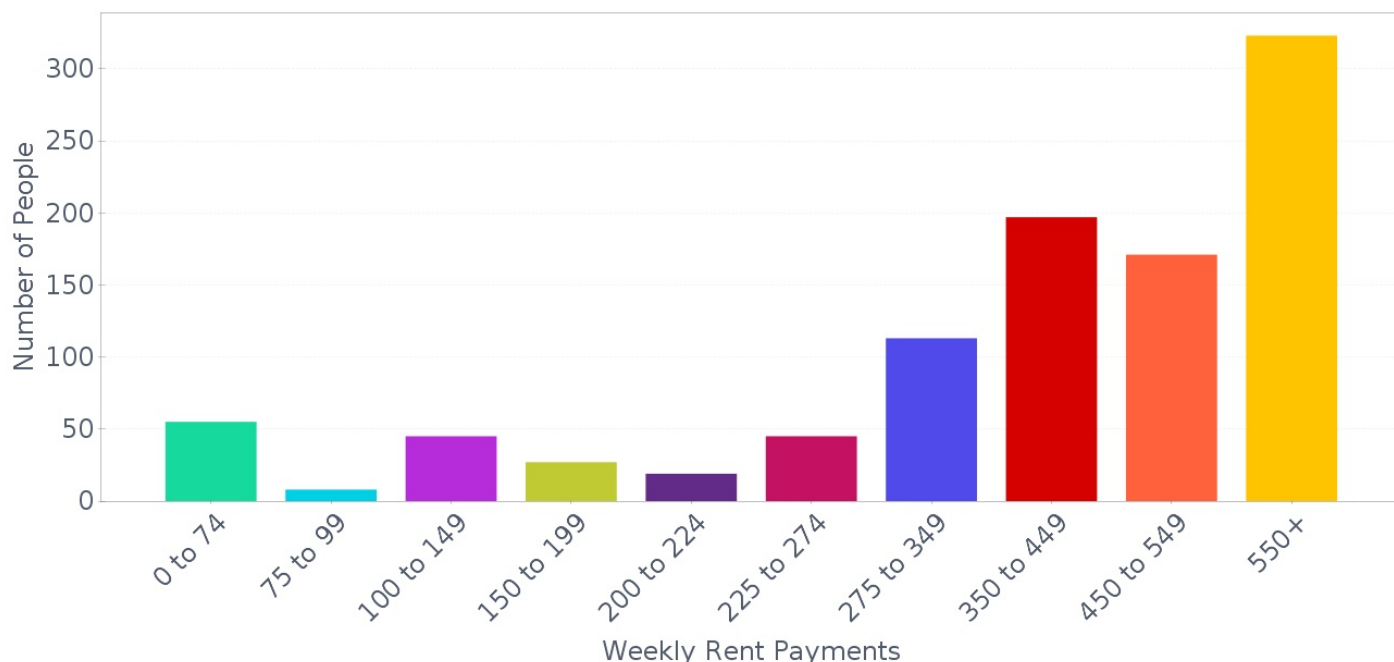
Home Ownership (2016)



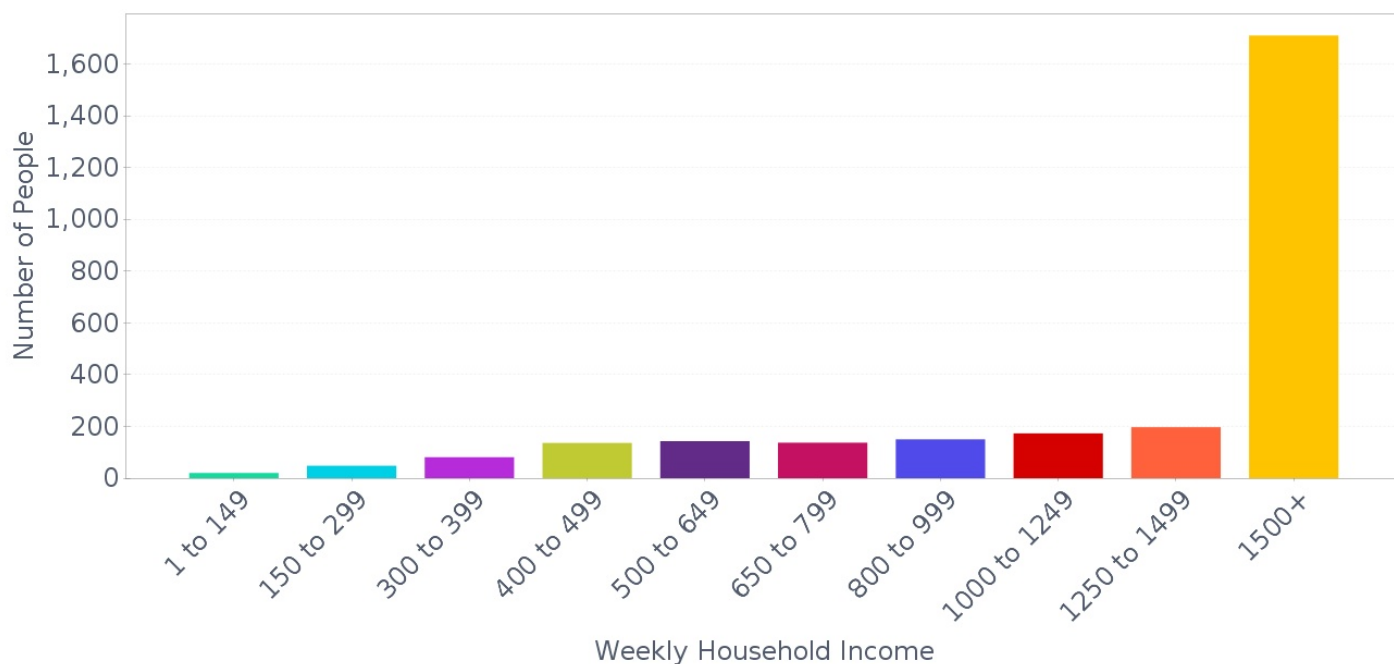
Home Loan Repayments - Monthly (2016)



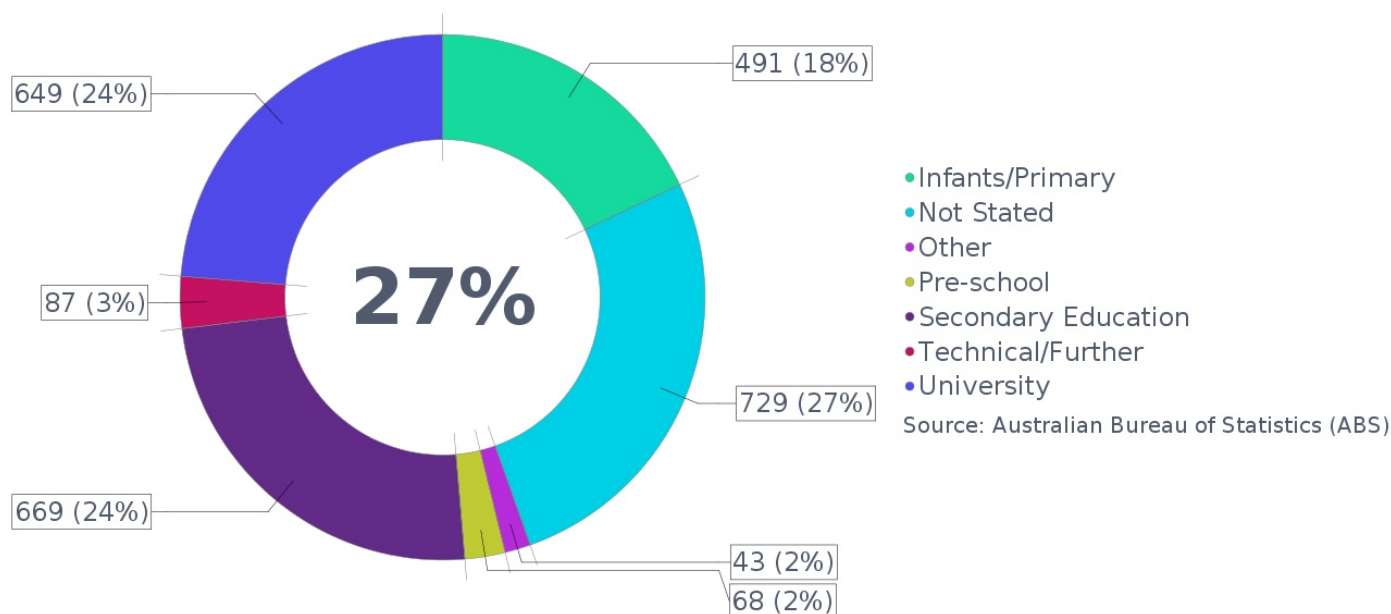
Rent Payments - Weekly (2016)



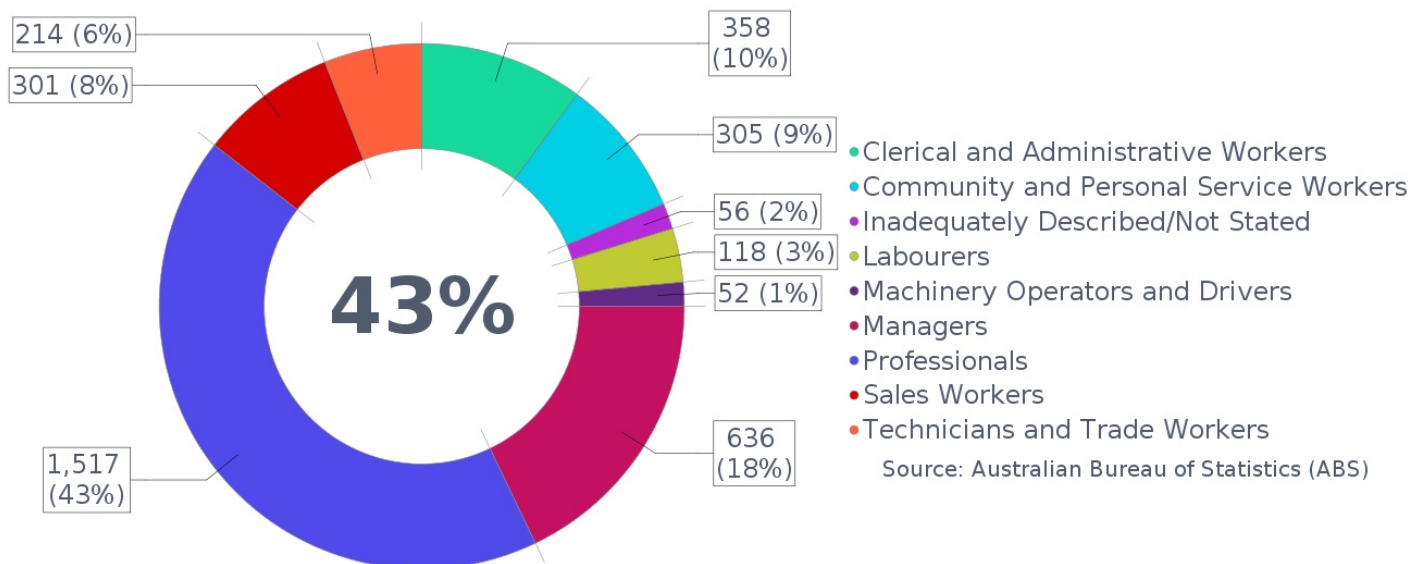
Household Income - Weekly (2016)



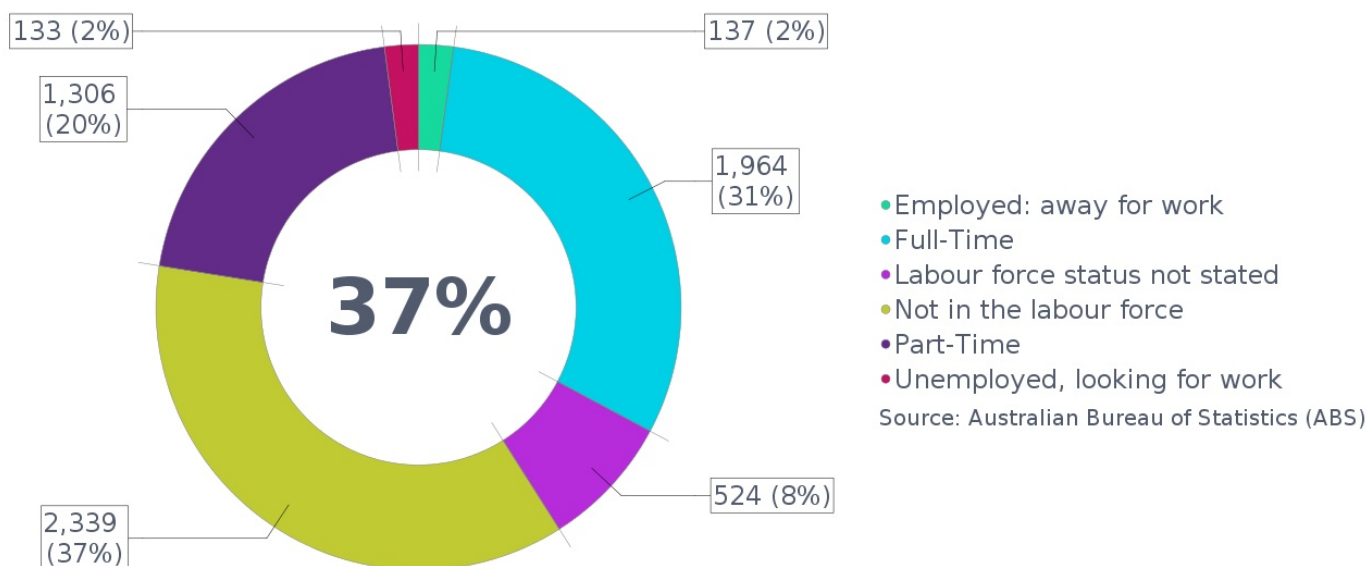
Non-School Qualification: Level of Education (2016)



Occupation (2016)



Employment (2011)



Method of Travel to Work (2016)

