



## **SUBURB FLYOVER REPORT**

MYRTLEFORD (HOUSE)

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



## MYRTLEFORD - Sales Statistics (Houses)

| Year | # Sales | Median     | Growth  | Low        | High         |
|------|---------|------------|---------|------------|--------------|
| 2001 | 59      | \$ 92,500  | 0.0 %   | \$ 2,527   | \$ 230,000   |
| 2002 | 92      | \$ 110,000 | 18.9 %  | \$ 5,000   | \$ 320,000   |
| 2003 | 74      | \$ 124,000 | 12.7 %  | \$ 6,000   | \$ 357,500   |
| 2004 | 66      | \$ 150,250 | 21.2 %  | \$ 9,078   | \$ 350,000   |
| 2005 | 67      | \$ 197,000 | 31.1 %  | \$ 11,000  | \$ 470,000   |
| 2006 | 53      | \$ 192,000 | -2.5 %  | \$ 15,000  | \$ 550,000   |
| 2007 | 47      | \$ 226,000 | 17.7 %  | \$ 60,000  | \$ 715,000   |
| 2008 | 43      | \$ 165,000 | -27.0 % | \$ 73,000  | \$ 482,000   |
| 2009 | 64      | \$ 199,000 | 20.6 %  | \$ 40,000  | \$ 650,000   |
| 2010 | 42      | \$ 195,500 | -1.8 %  | \$ 72,500  | \$ 445,000   |
| 2011 | 49      | \$ 240,000 | 22.8 %  | \$ 70,000  | \$ 700,000   |
| 2012 | 49      | \$ 220,000 | -8.3 %  | \$ 65,000  | \$ 645,000   |
| 2013 | 51      | \$ 215,000 | -2.3 %  | \$ 76,000  | \$ 550,000   |
| 2014 | 53      | \$ 245,000 | 14.0 %  | \$ 80,000  | \$ 1,069,000 |
| 2015 | 65      | \$ 253,000 | 3.3 %   | \$ 117,500 | \$ 618,000   |
| 2016 | 58      | \$ 264,000 | 4.3 %   | \$ 110,000 | \$ 840,000   |
| 2017 | 72      | \$ 272,500 | 3.2 %   | \$ 93,071  | \$ 1,100,000 |
| 2018 | 87      | \$ 295,000 | 8.3 %   | \$ 137,500 | \$ 705,000   |
| 2019 | 44      | \$ 322,500 | 9.3 %   | \$ 160,000 | \$ 760,000   |

### Median Sale Price

# \$296k

Based on 59 recorded House sales within the last 12 months (Oct '18 - Sep '19)

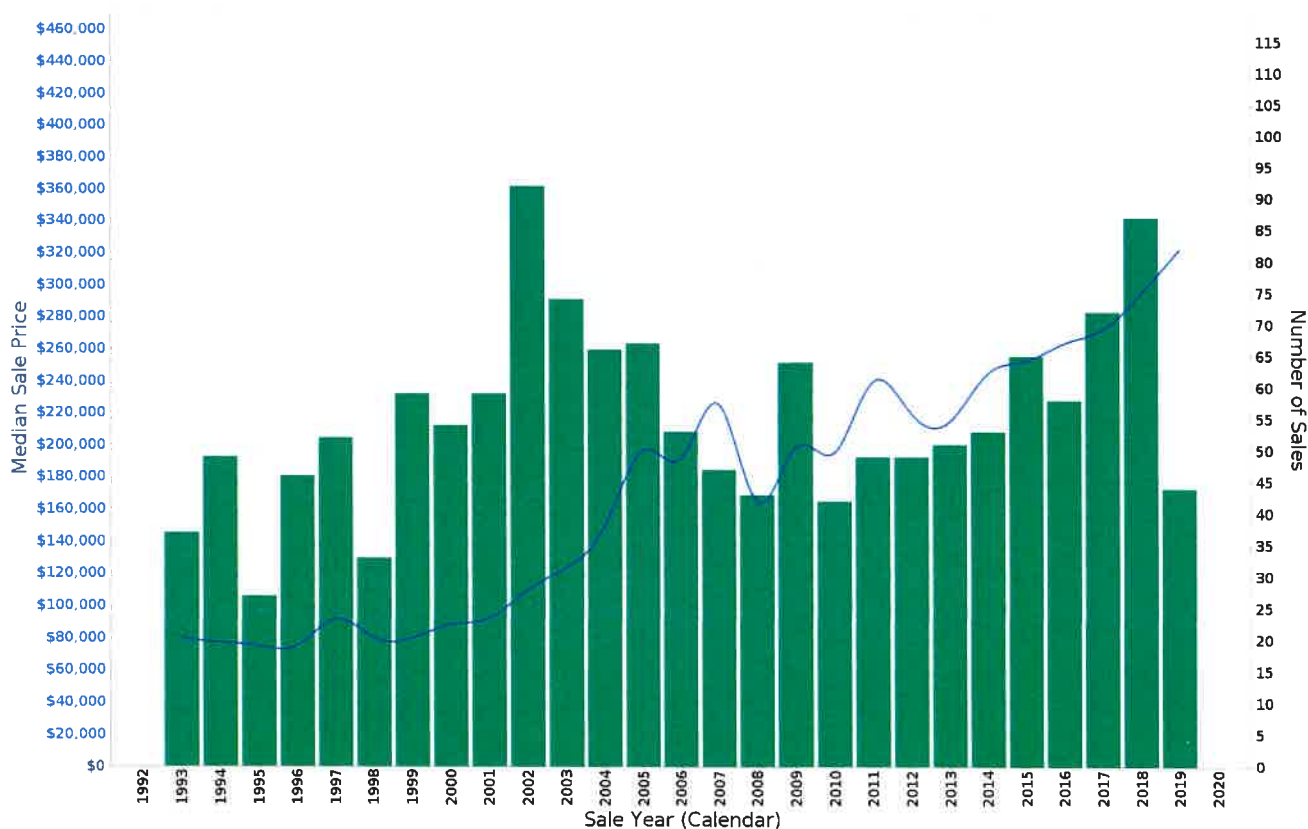
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# +0.3%

Current Median Price: \$296,000  
Previous Median Price: \$295,000

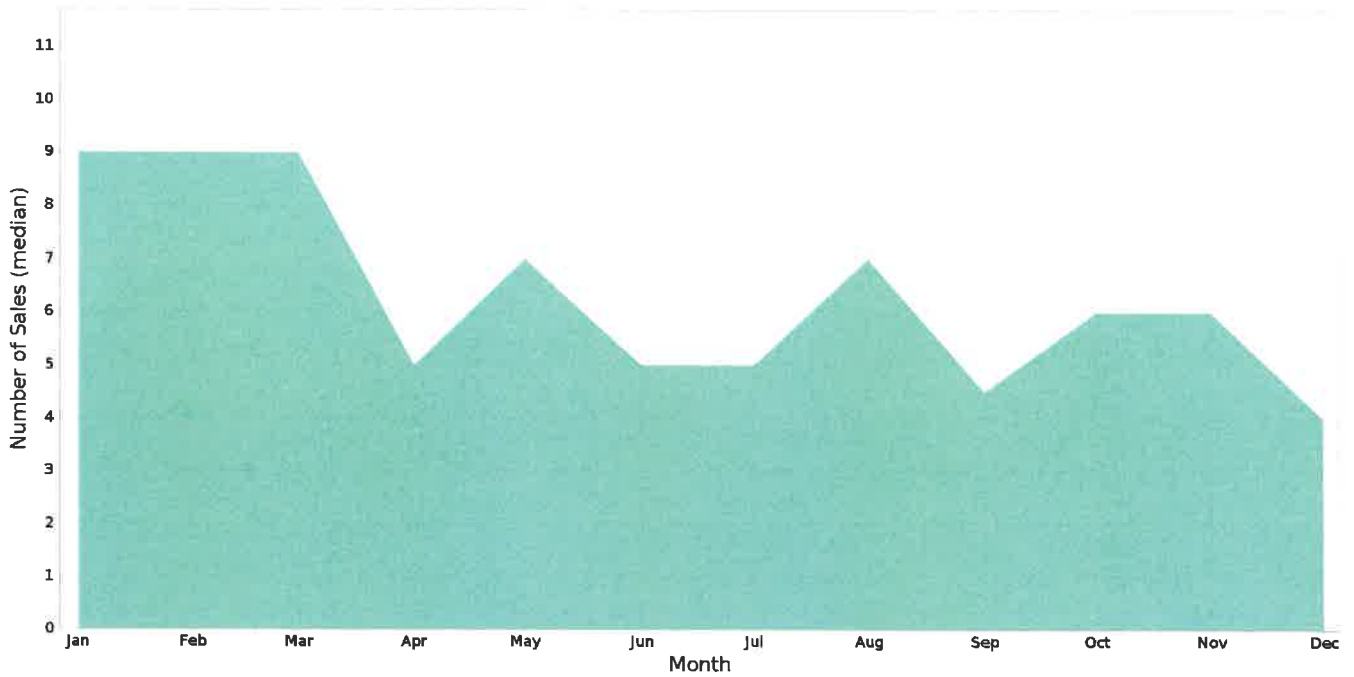
Based on 145 recorded House sales recorded over the last year rolling 12 month period



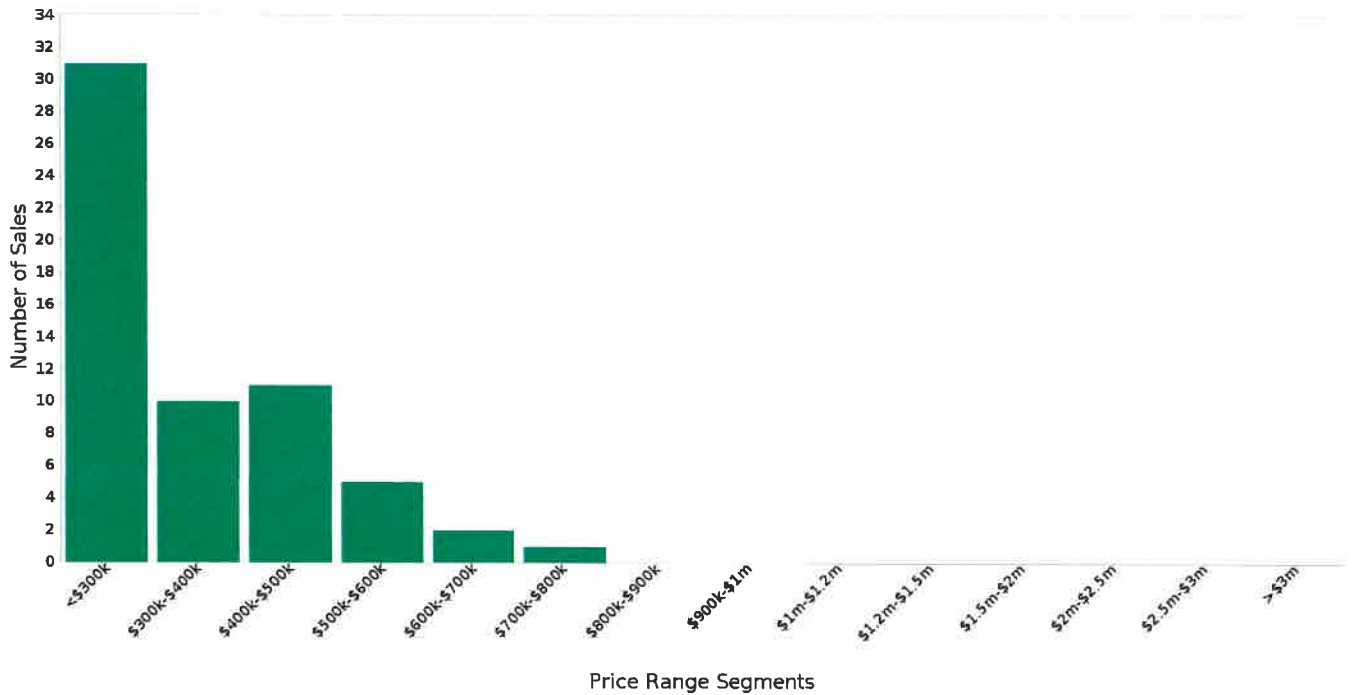
This report has been compiled on 14/11/2019 by Indigo Real Estate. Property Data Solutions Pty Ltd 2019 - [www.pricerfinder.com.au](http://www.pricerfinder.com.au)

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## MYRTLEFORD - Peak Selling Periods



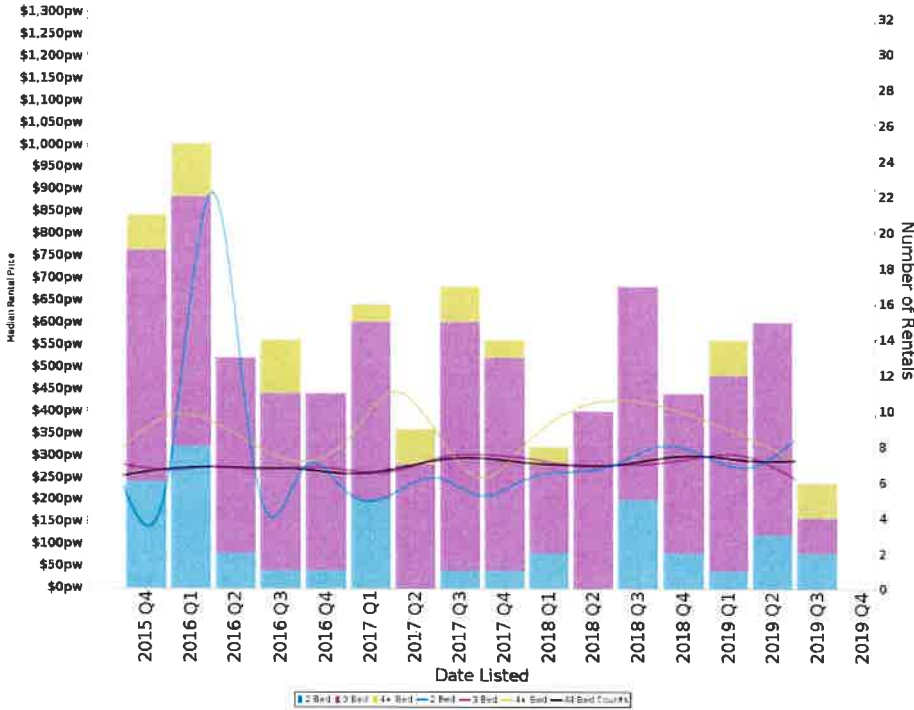
## MYRTLEFORD - Price Range Segments



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## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+0.3%**

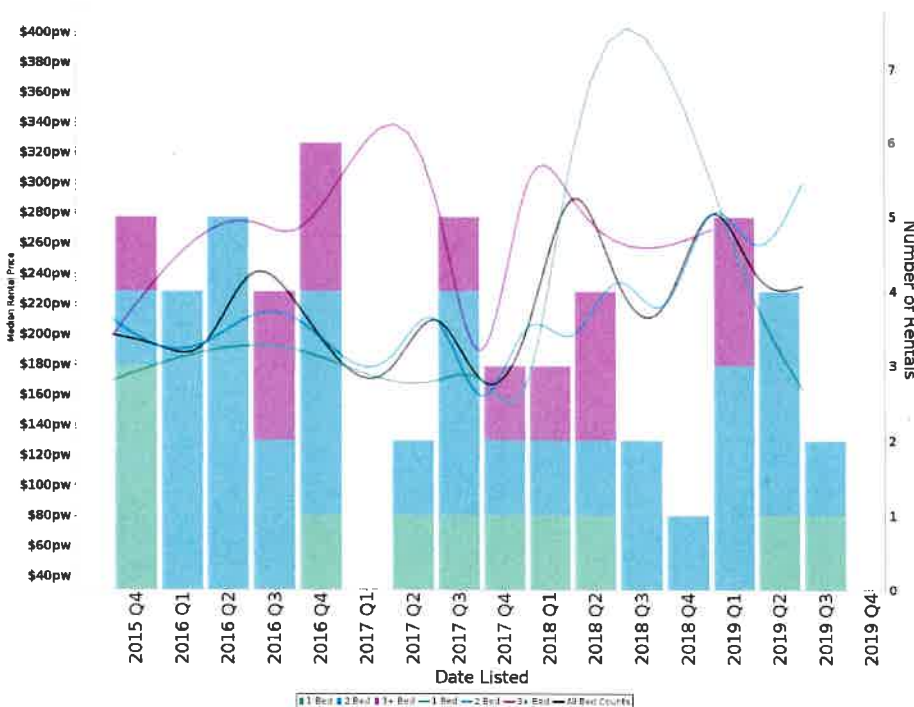
Current Median Price: \$296,000  
Previous Median Price: \$295,000  
Based on 113 registered house sales, compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.7%**

Current Median Price: \$296,000  
Current Median Rent: \$270  
Based on 73 registered House Rentals, compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+16.3%**

Current Median Price: \$261,750  
Previous Median Price: \$225,000  
Based on 13 registered Unit sales, compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$261,750  
Current Median Rent: \$200  
Based on 18 registered Unit rentals, compared over the last 12 months.

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# MYRTLEFORD - Recently Sold Properties

Median Sale Price

**\$296k**

Based on 59 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

**+0.3%**

Current Median Price: \$296,000  
Previous Median Price: \$295,000

Based on 149 recorded house sales compared with the last 12 months (rolling 12 month period)

# Sold Properties

**59**

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

**18-20 ROBERTSON ST**

**\$250,000**

Nov 2019  
111 Days

579 m<sup>2</sup> 2 1 1

**14 RANGEVIEW DR**

**\$252,500**

Oct 2019  
158 Days

511 m<sup>2</sup> 3 1 1

**44 GREAT ALPINE RD**

**\$305,000**

Oct 2019  
N/A

1,091 m<sup>2</sup> 3 1 4

**13 MYRTLE ST**

**\$210,000**

2019  
N/A

1,757 m<sup>2</sup> 3 - -

**6 HEATHER GR**

**\$290,000**

2019  
67 Days

578 m<sup>2</sup> 3 2 2

**7 ASHDOWNE AVE**

**\$296,000**

2019  
207 Days

604 m<sup>2</sup> 3 1 1

**11 O'DONNELL AVE**

**\$710,000**

Sep 2019  
179 Days

4 3 2

**22-24 JAMIESON ST**

**\$275,000**

2019  
268 Days

773 m<sup>2</sup> 3 1 2

**2 HIGGINS CRT**

**\$390,000**

2019  
88 Days

641 m<sup>2</sup> 4 2 2



**5 JAMIESON ST**

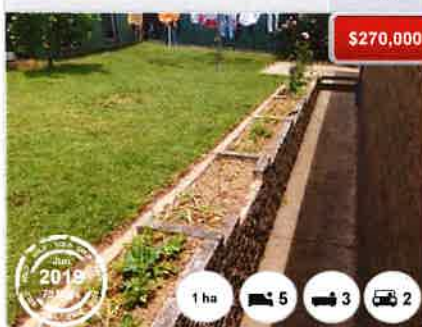
**310 BUFFALO RIVER RD**

**183 STANDISH ST**

**167 MYRTLE ST**

**30 LEGGIO RD**

**25 RANGEVIEW DR**

**80 O'DONNELL AVE**

**67 MUMMERY RD**

**2 NIELA CRES**

**19 NIELA CRES**

**248 CLEMENS LANE**

**34 PRINCE ST**


# MYRTLEFORD - Properties For Rent

Median Rental Price

**\$270 /w**

Based on 73 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

**+4.7%**

Current Median Price: \$295,000  
Current Median Rent: \$270

Based on 59 recorded House sales and 77 recorded rentals within the last 12 months

Number of Rentals

**73**

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

**34 O'DONNELL AVENUE**



**\$250 per night\***

800 m<sup>2</sup> 3 1 -

May 2019 187 Days

**52 PRINCE STREET**



**160 per night**

2,040 m<sup>2</sup> 2 1 2

Apr 2019 156 Days

**92 MUMMERY ROAD**



**\$2,450 \$2,450**

626 m<sup>2</sup> 3 2 5

2019 207 Days