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# Suburb Flyover Report

MARYBOROUGH (House)

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## MARYBOROUGH - Suburb Map



Prepared on 29/04/2016 by Ash, 0401864246 at First National Maryborough. © Property Data Solutions Pty Ltd 2016 (pricfinder.com.au)

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## MARYBOROUGH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1998	233	\$ 70,000	0.0 %	\$ 10,000	\$ 225,000
1999	284	\$ 70,000	0.0 %	\$ 20,000	\$ 230,000
2000	309	\$ 70,000	0.0 %	\$ 22,000	\$ 230,000
2001	386	\$ 73,000	4.3 %	\$ 22,500	\$ 330,000
2002	606	\$ 78,000	6.8 %	\$ 35,000	\$ 260,000
2003	889	\$ 127,000	62.8 %	\$ 27,000	\$ 372,500
2004	533	\$ 165,000	29.9 %	\$ 10,000	\$ 550,000
2005	506	\$ 175,500	6.4 %	\$ 55,000	\$ 465,000
2006	561	\$ 190,000	8.3 %	\$ 55,000	\$ 785,000
2007	556	\$ 228,000	20.0 %	\$ 114,000	\$ 1,050,000
2008	334	\$ 243,500	6.8 %	\$ 100,000	\$ 695,000
2009	361	\$ 233,000	-4.3 %	\$ 85,000	\$ 500,000
2010	279	\$ 228,000	-2.1 %	\$ 63,000	\$ 600,000
2011	216	\$ 223,500	-2.0 %	\$ 90,000	\$ 650,000
2012	251	\$ 205,000	-8.3 %	\$ 57,000	\$ 1,475,000
2013	219	\$ 205,000	0.0 %	\$ 80,000	\$ 750,000
2014	258	\$ 203,250	-0.9 %	\$ 50,000	\$ 400,000
2015	262	\$ 194,000	-4.6 %	\$ 55,000	\$ 462,500
2016	31	\$ 172,000	-11.3 %	\$ 85,000	\$ 302,500

### Median Sale Price

# \$190k

Based on 229 recorded House sales within the last 12 months (Apr '15 - Mar '16)

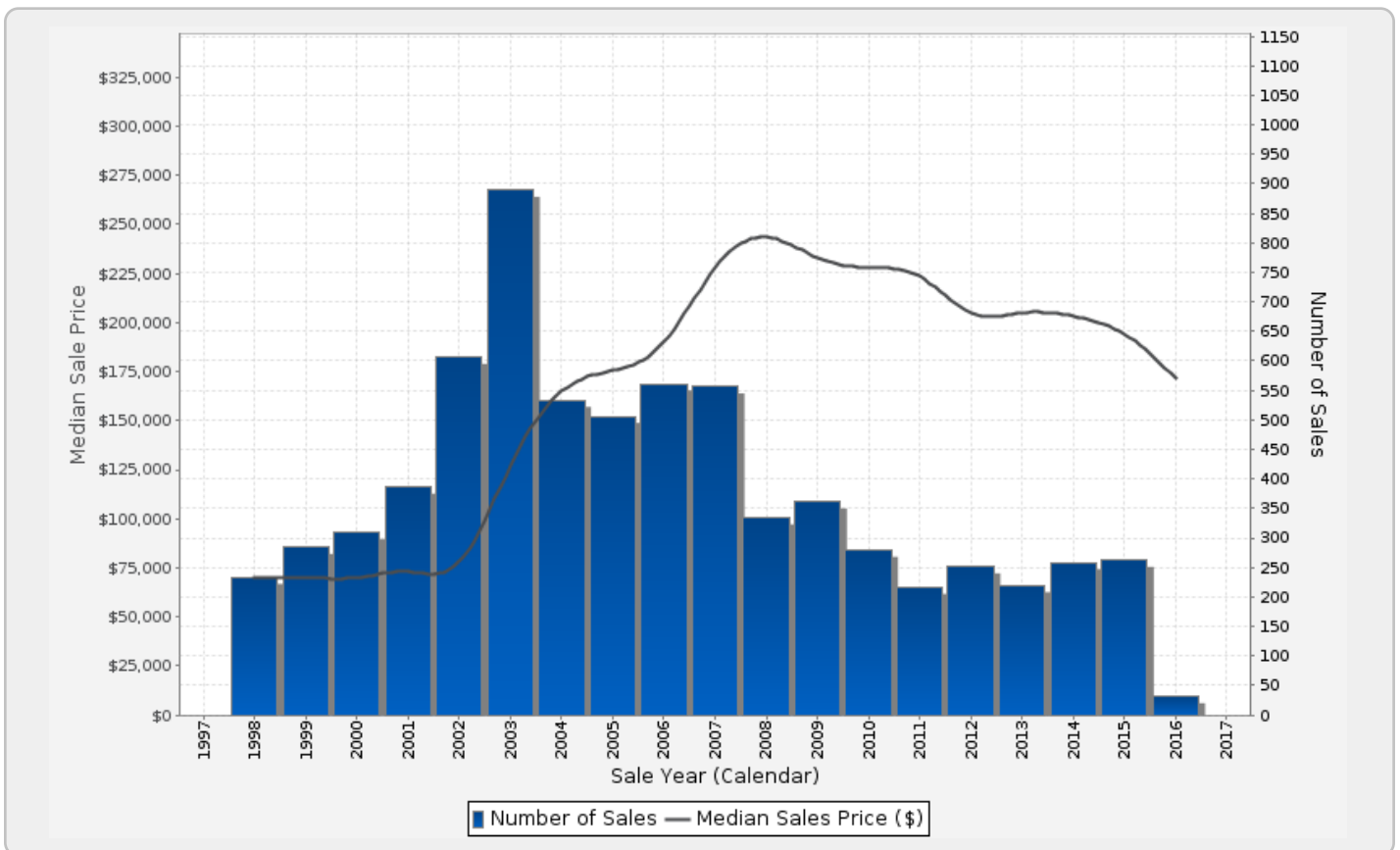
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

# -5.0%

Current Median Price: \$190,000  
Previous Median Price: \$200,000

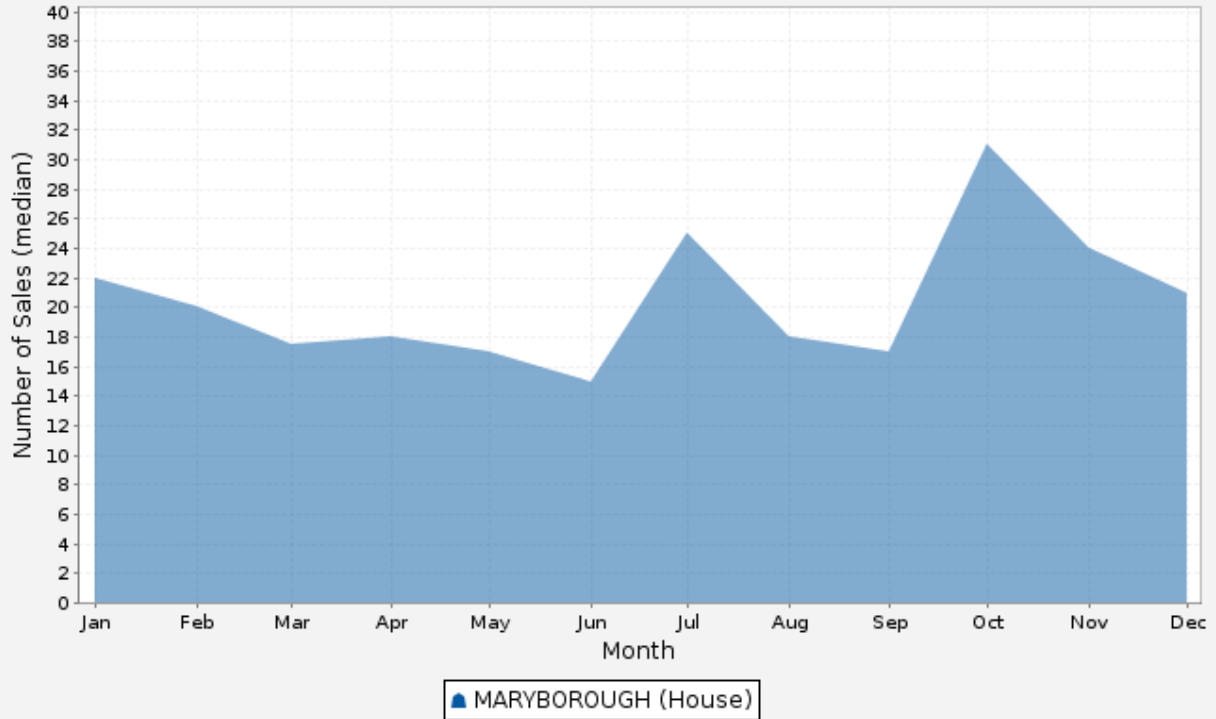
Based on 487 recorded House sales compared over the last two rolling 12 month periods





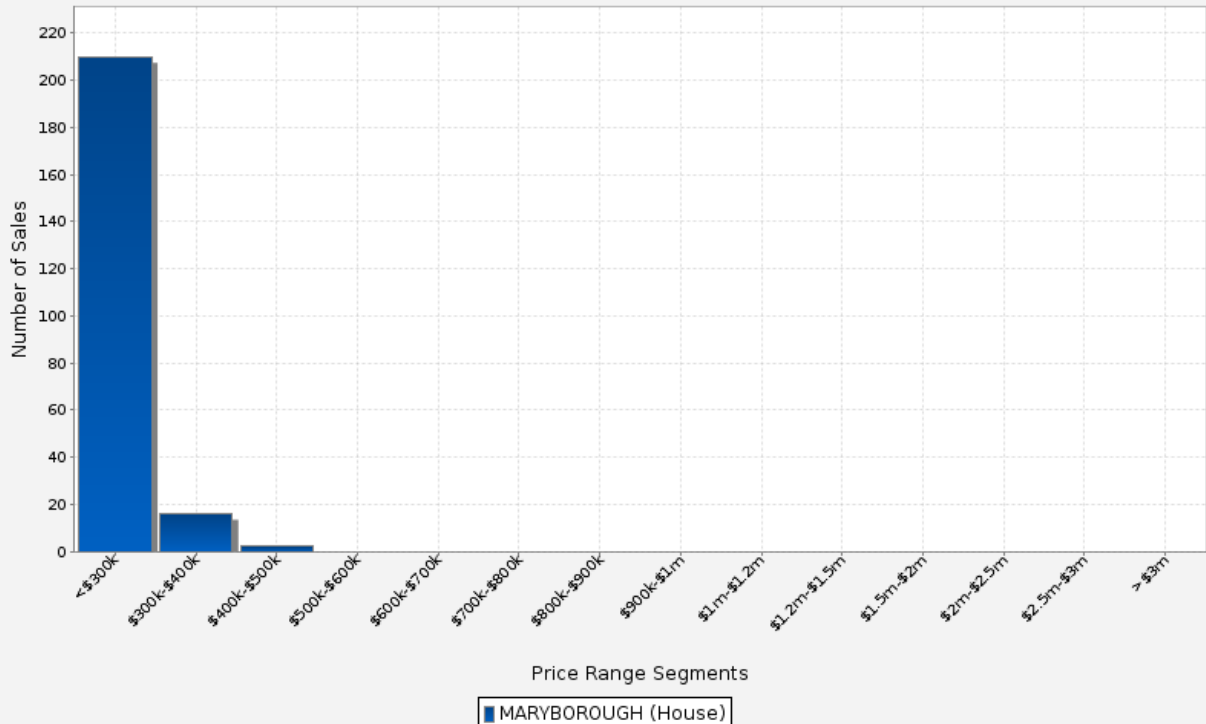
## MARYBOROUGH - Peak Selling Periods

### Peak Selling Periods (3 Years ending Mar 2016)



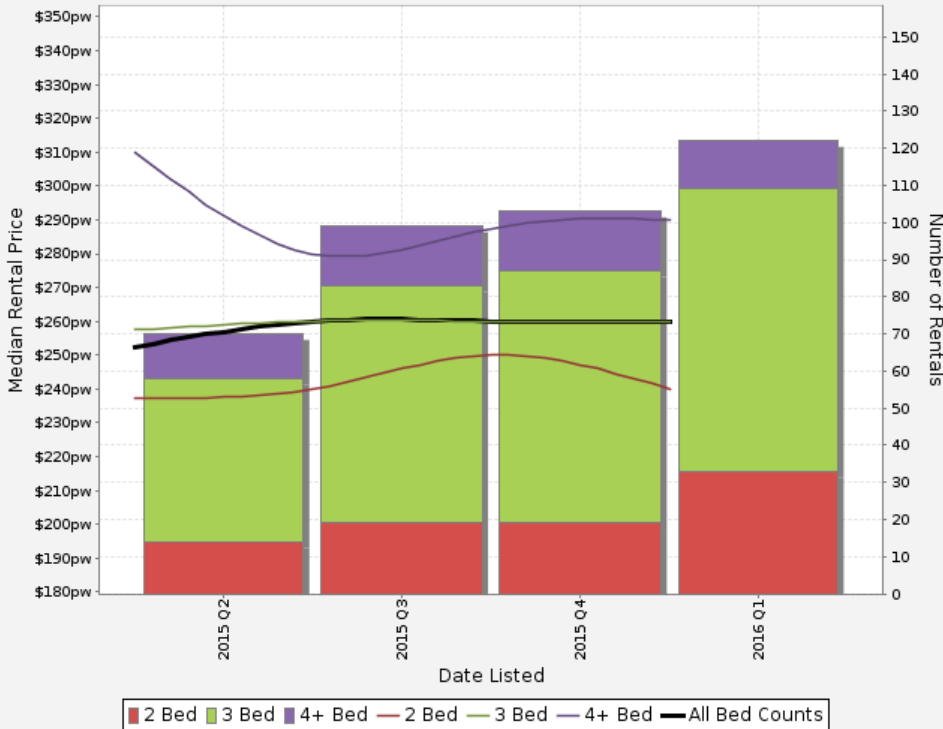
## MARYBOROUGH - Price Range Segments

### Price Range Segmentation (12 Months ending Mar '16)





## MARYBOROUGH - Median Weekly Rents (Houses)

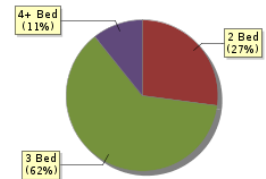


### Suburb Sale Price Growth

**-5.0%**

Current Median Price: \$190,000  
Previous Median Price: \$200,000  
Based on 487 registered House sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



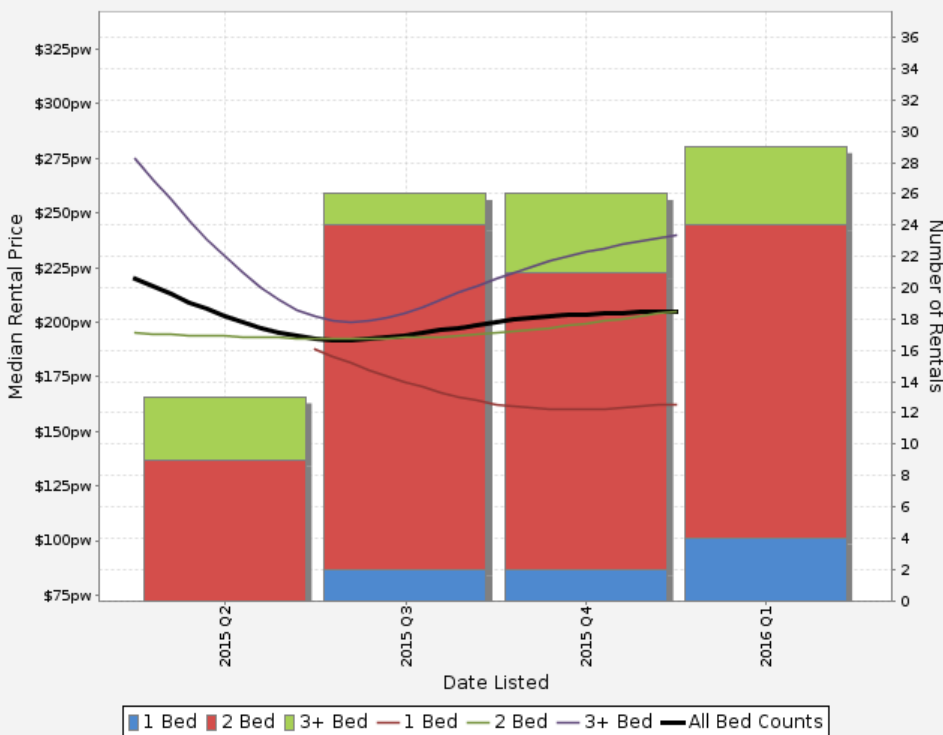
### Suburb Rental Yield

**+7.1%**

Current Median Price: \$190,000  
Current Median Rent: \$260  
Based on 394 registered House sales compared over the last 12 months.



## MARYBOROUGH - Median Weekly Rents (Units)

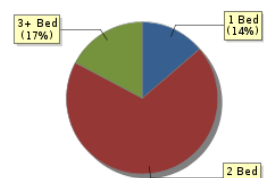


### Suburb Sale Price Growth

**+12.9%**

Current Median Price: \$206,000  
Previous Median Price: \$182,500  
Based on 31 registered Unit sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+5.0%**

Current Median Price: \$206,000  
Current Median Rent: \$200  
Based on 94 registered Unit sales compared over the last 12 months.

**SOLD** MARYBOROUGH - Recently Sold Properties

**Median Sale Price**  
**\$190k**

Based on 229 recorded House sales within the last 12 months (Apr '15 - Mar '16)

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

**Suburb Growth**  
**-5.0%**

Current Median Price: \$190,000  
Previous Median Price: \$200,000


Based on 487 recorded House sales compared over the last two rolling 12 month periods

**# Sold Properties**  
**229**

Based on recorded House sales within the 12 months (Apr '15 - Mar '16)

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

24 WILLIAM ST



**\$150,000**

Apr 2016  
467 Days

809 m<sup>2</sup> 2 1 2

46 FORT LANE




**\$146,500**

Apr 2016  
182 Days

607 m<sup>2</sup> 4 1 1

5 YARALLA ST




**\$156,500**

Apr 2016  
157 Days

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

142 CHEAPSIDE ST



**\$289,000**

Apr 2016  
N/A

1,085 m<sup>2</sup> 3 1 2

12 AMITY ST



**\$151,480**

Apr 2016  
45 Days

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

48 SALTWATER CREEK RD




**\$130,000**

Apr 2016  
98 Days

4,024 m<sup>2</sup> 3 1 2

18 MARCH ST



**\$188,000**

Apr 2016  
65 Days

1,012 m<sup>2</sup> 3 1 4

4 WATTLE CRT




**\$285,000**

Apr 2016  
N/A

820 m<sup>2</sup> 4 2 1

28 QUEEN ST



**\$347,500**

Apr 2016  
114 Days

3,141 m<sup>2</sup> 3 2 2

284 WALKER ST

\$235,000



911 m<sup>2</sup>



3 RAVEN ST

\$132,000



809 m<sup>2</sup>



130 SALTWATER CREEK RD

\$230,000



1,887 m<sup>2</sup>



186 NEPTUNE ST

\$180,000



544 m<sup>2</sup>



148 SUSSEX ST

\$207,000



1,028 m<sup>2</sup>



29 RICHMOND LANE

\$260,000



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



637 KENT ST

\$260,000



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



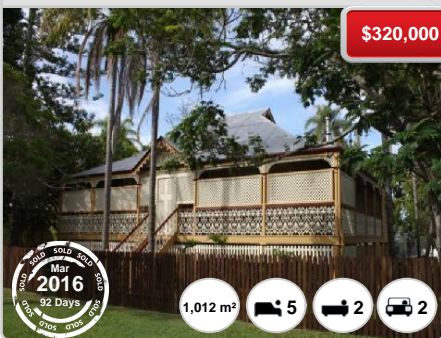
N/A

\$0



21 QUEEN ST

\$320,000



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



7 FRANK ST

\$90,000



809 m<sup>2</sup>



6 WYNNE PDE

\$168,000

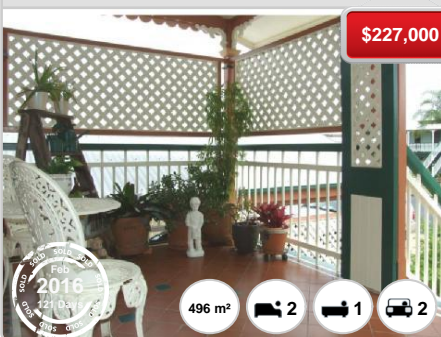


506 m<sup>2</sup>



147 SUSSEX ST

\$227,000



496 m<sup>2</sup>



**RENT** MARYBOROUGH - Properties For Rent

**Median Rental Price**

**\$260 /w**

Based on 394 recorded House rentals within the last 12 months (Apr '15 - Mar '16)

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

**Rental Yield**

**+7.1%**

Current Median Price: \$190,000  
Current Median Rent: \$260

Based on 229 recorded House sales and 394 House rentals compared over the last 12 months


**Number of Rentals**

**394**




Based on recorded House rentals within the last 12 months (Apr '15 - Mar '16)

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

56 LENNOX ST



**\$230 per**

711 m<sup>2</sup>   

Apr 2016 7 Days

3 CHARLEMONT ST



**\$295 per**

Apr 2016 7 Days

232 LENNOX ST



**\$220**

812 m<sup>2</sup>   

Apr 2016 8 Days

141 NORTH ST

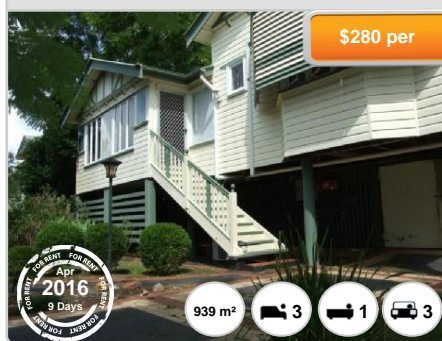


**\$250 per**


835 m<sup>2</sup>   

Apr 2016 9 Days

122 CHURCHILL ST

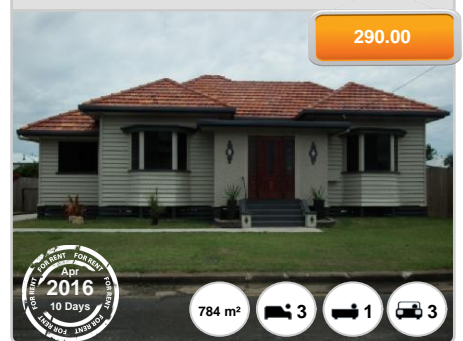


**\$280 per**



939 m<sup>2</sup>   

Apr 2016 9 Days

76 FORT LANE



**290.00**


784 m<sup>2</sup>   

Apr 2016 10 Days

120 CHURCHILL ST



**\$300 per**


939 m<sup>2</sup>   

Apr 2016 10 Days

42 RICHMOND ST



**\$245**

986 m<sup>2</sup>   

Apr 2016 11 Days

211 WOODSTOCK ST



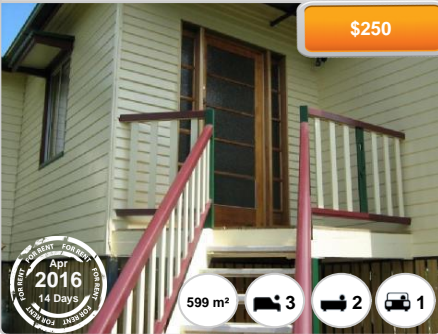
**\$270 per**

597 m<sup>2</sup>   

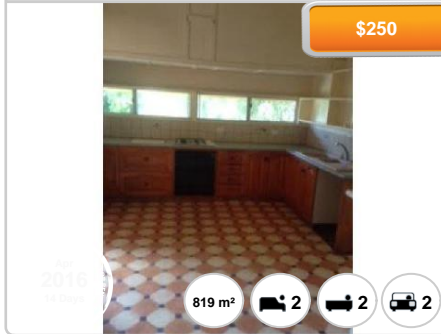
Apr 2016 14 Days



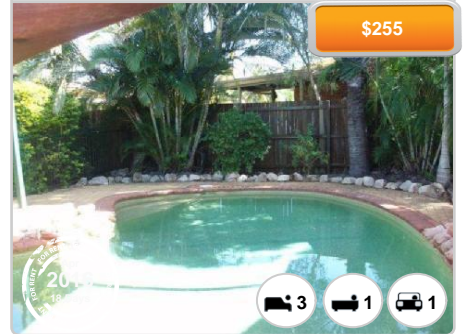
363 ALBERT ST



565 KENT ST



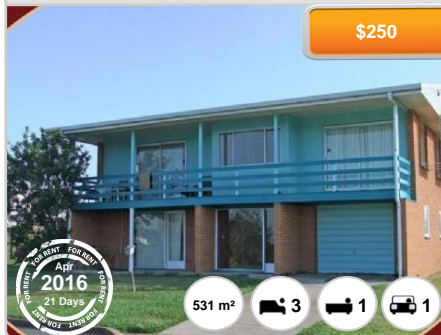
238 ALICE ST



612 KENT ST



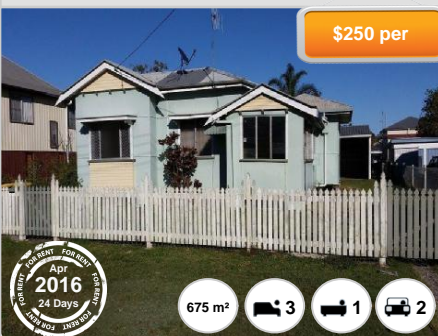
54 VICTORY ST



28 WOODSTOCK ST



6 WILLIAM ST



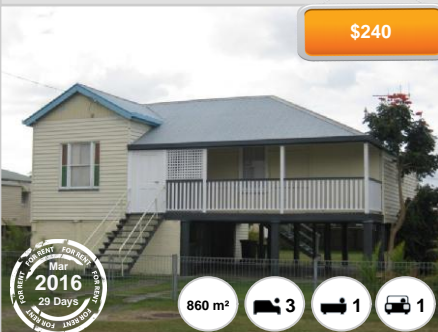
7 FRENCH AVE



MARYBOROUGH



93 CHURCHILL ST



12 DALHOUSIE ST



8 GARDEN ST

