

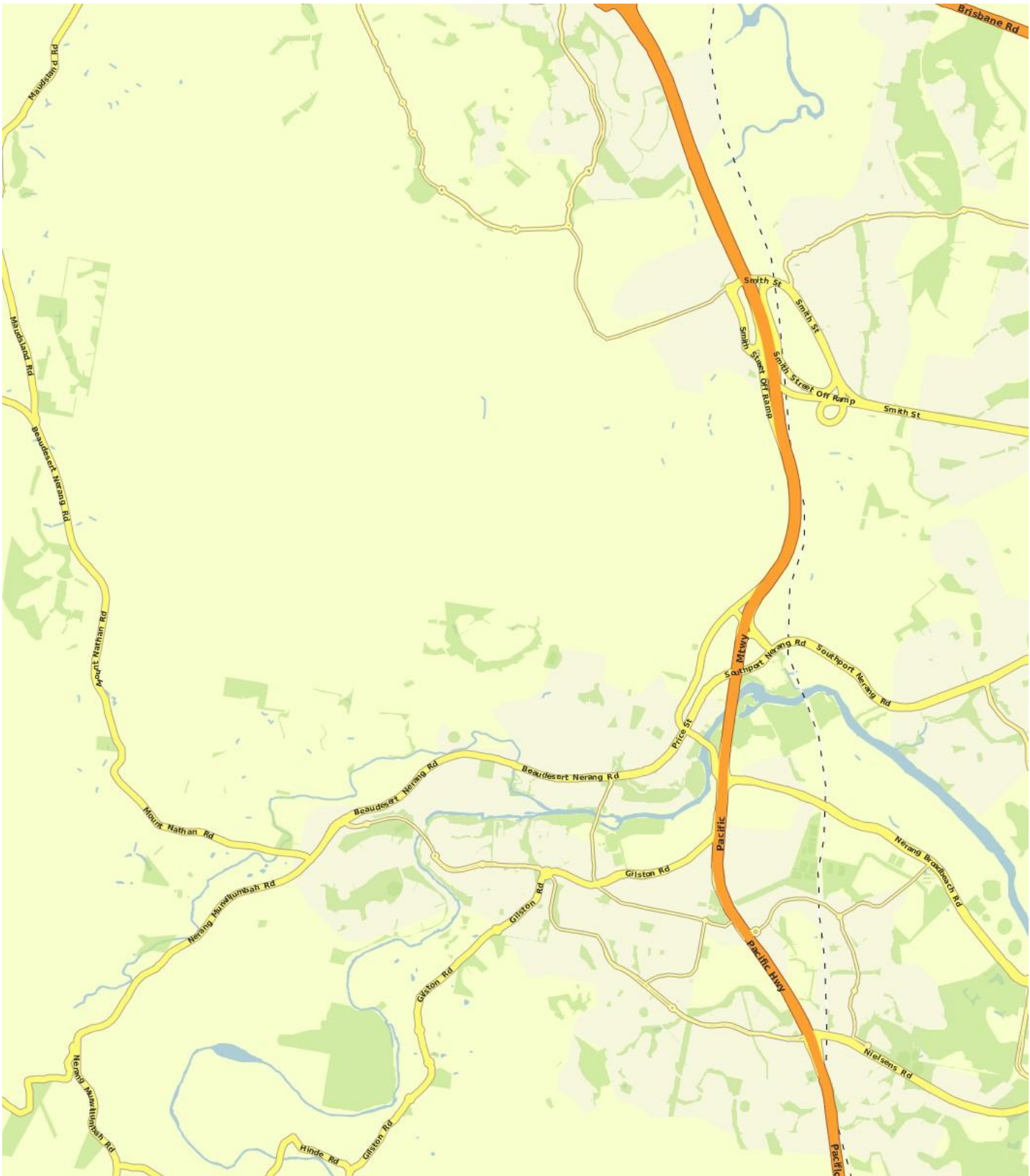
# SUBURB FLYOVER REPORT

NERANG (HOUSE)

PREPARED BY: MELISSA AVERY, XPERIENCE REALTY, PH: 0448 457 000



## NERANG - Suburb Map



Prepared on 24/03/2021 by Melissa Avery, 0448 457 000 at Xperience Realty. © Property Data Solutions Pty Ltd 2021 ([pricefinder.com.au](http://pricefinder.com.au))

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# NERANG - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2003	635	\$ 240,000	0.0 %	\$ 80,000	\$ 1,000,000
2004	352	\$ 292,750	22.0 %	\$ 128,000	\$ 1,300,000
2005	339	\$ 300,000	2.5 %	\$ 145,000	\$ 1,100,000
2006	411	\$ 320,000	6.7 %	\$ 172,000	\$ 1,250,000
2007	377	\$ 365,000	14.1 %	\$ 182,000	\$ 1,350,000
2008	232	\$ 380,000	4.1 %	\$ 200,000	\$ 1,320,000
2009	278	\$ 381,750	0.5 %	\$ 165,000	\$ 1,300,000
2010	176	\$ 394,000	3.2 %	\$ 220,000	\$ 3,685,000
2011	157	\$ 357,500	-9.3 %	\$ 200,000	\$ 1,062,500
2012	153	\$ 340,000	-4.9 %	\$ 265,000	\$ 1,075,000
2013	189	\$ 360,000	5.9 %	\$ 230,000	\$ 930,000
2014	251	\$ 384,000	6.7 %	\$ 187,500	\$ 2,050,000
2015	282	\$ 410,000	6.8 %	\$ 210,000	\$ 1,301,000
2016	310	\$ 427,800	4.3 %	\$ 236,000	\$ 1,275,000
2017	236	\$ 459,500	7.4 %	\$ 300,000	\$ 1,650,000
2018	214	\$ 475,000	3.4 %	\$ 235,000	\$ 1,350,000
2019	189	\$ 460,000	-3.2 %	\$ 290,000	\$ 1,200,000
2020	208	\$ 499,750	8.6 %	\$ 255,000	\$ 1,660,000
2021	19	\$ 575,000	15.1 %	\$ 467,000	\$ 1,650,000

## Median Sale Price

**\$500k**

Based on 208 recorded House sales within the last 12 months (2020)

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

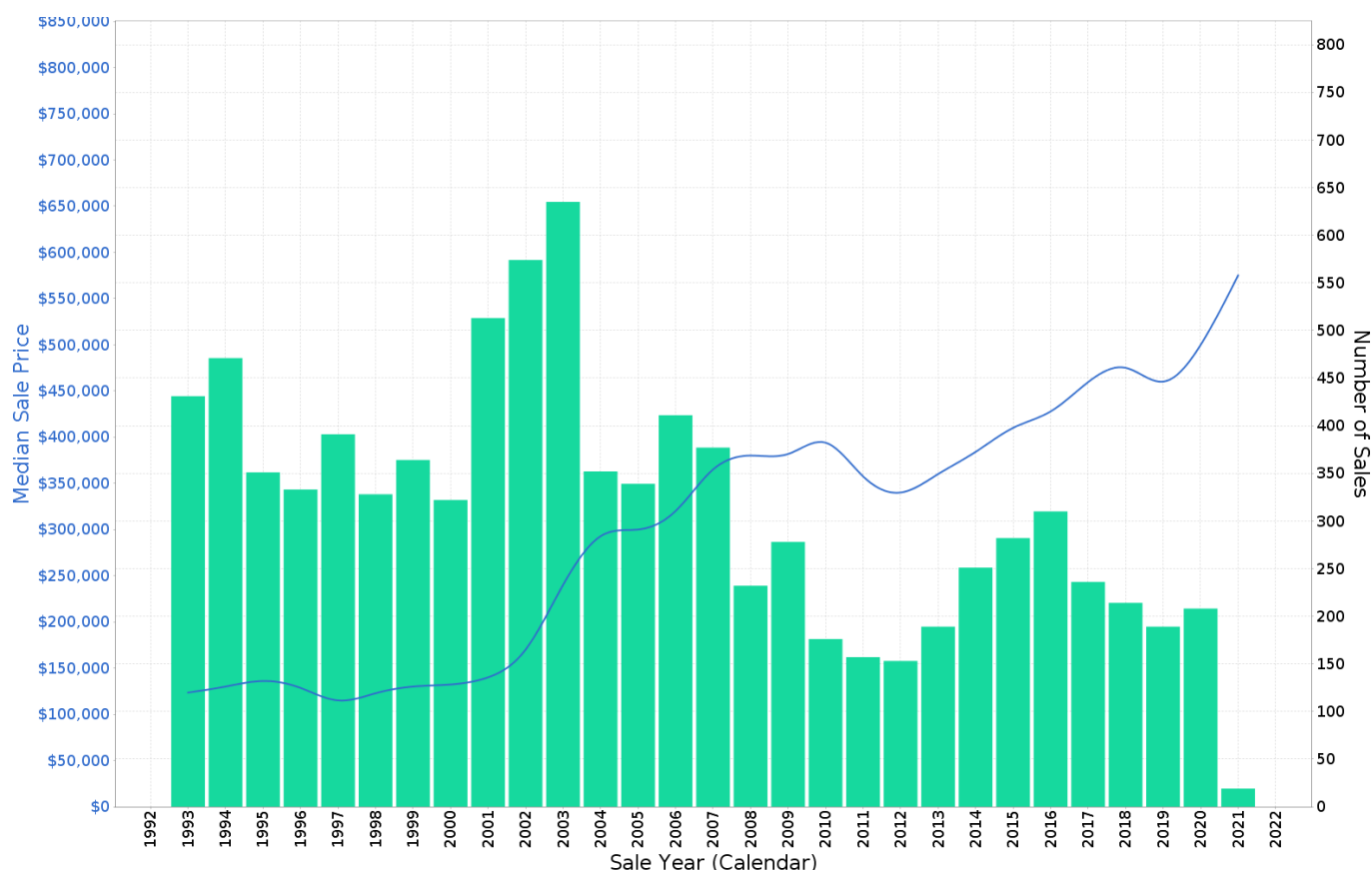
## Suburb Growth

**+8.6%**

Current Median Price: \$499,750

Previous Median Price: \$460,000

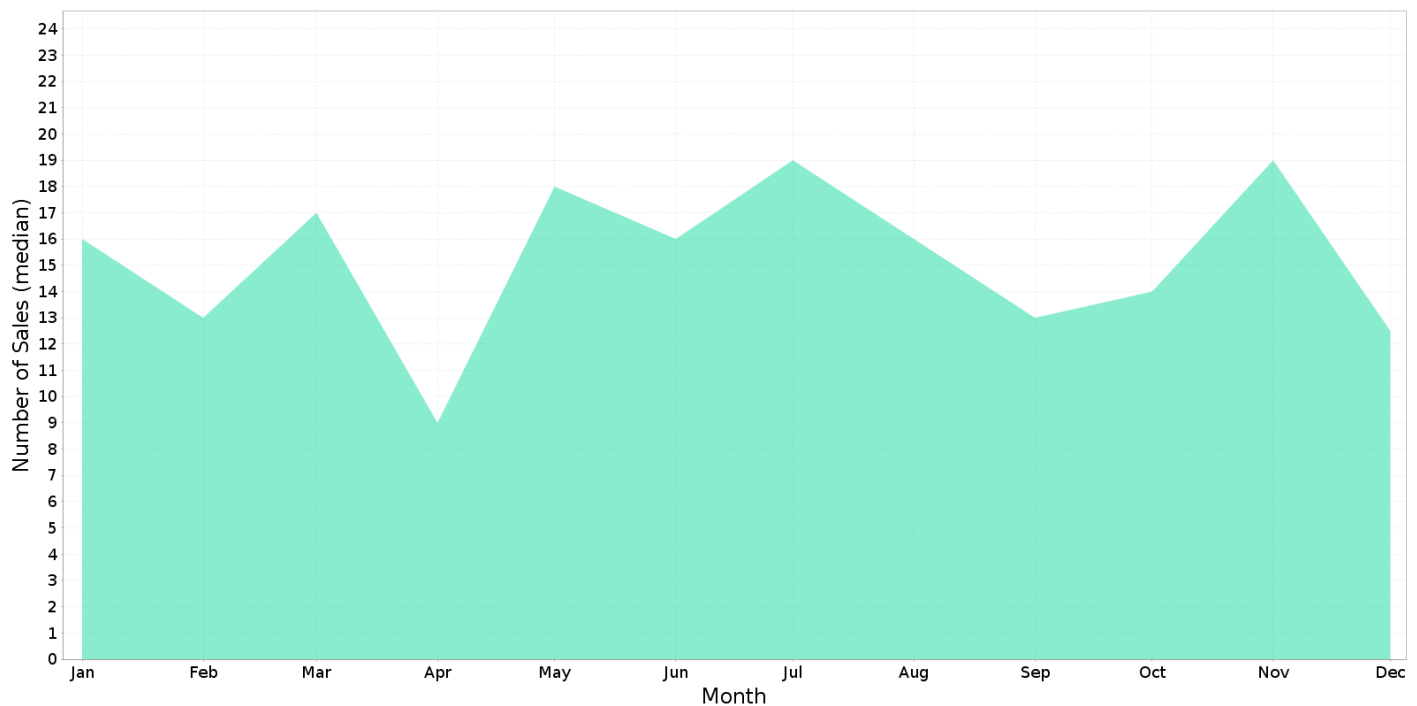
Based on 397 recorded House sales compared over the last two rolling 12 month periods



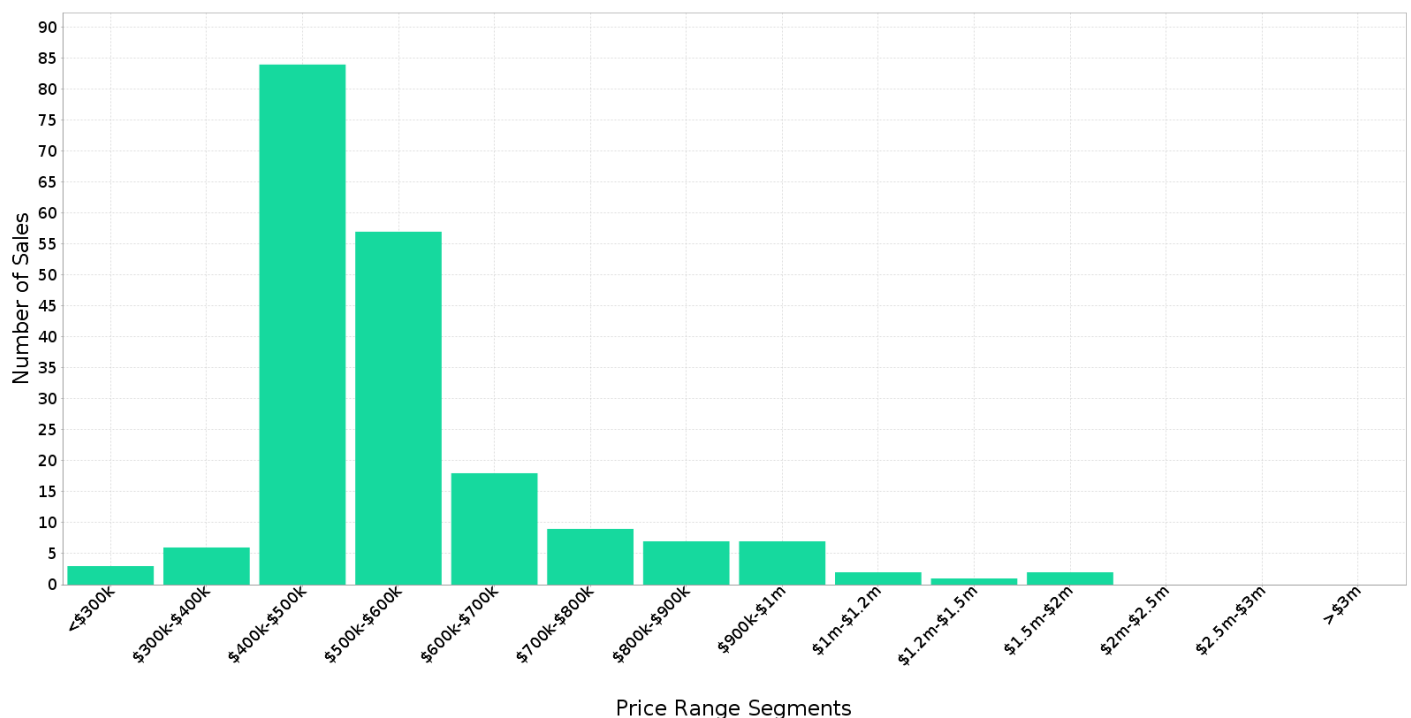
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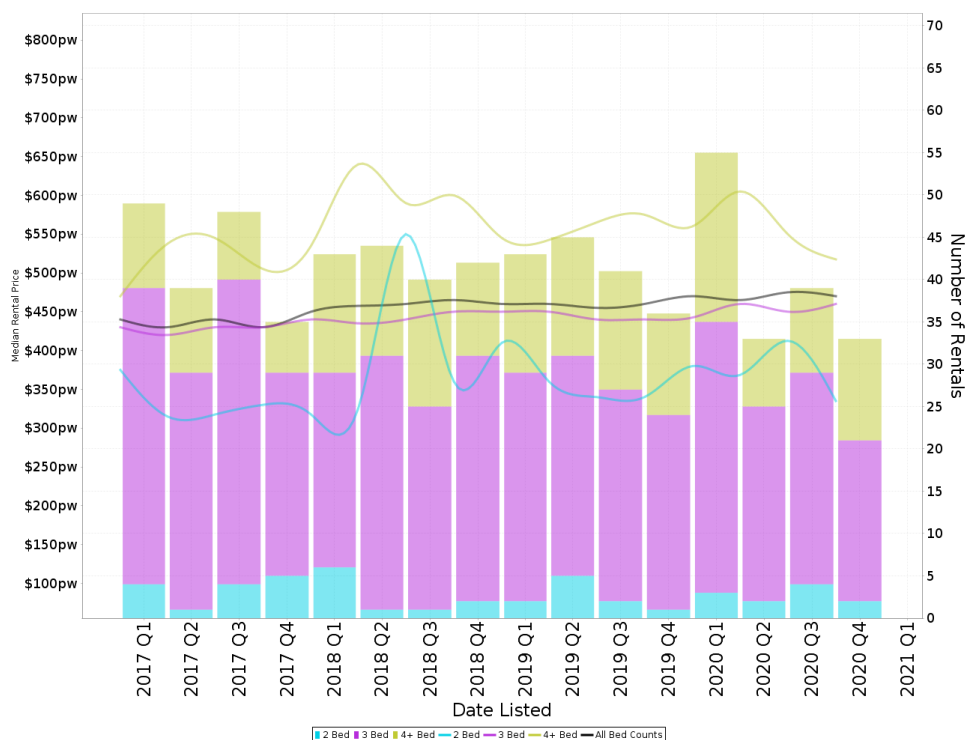
## NERANG - Peak Selling Periods



## NERANG - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+8.6%**

**Current Median Price: \$499,750**  
**Previous Median Price: \$460,000**

Based on 397 registered House sales compared over the last two rolling 12 month periods.

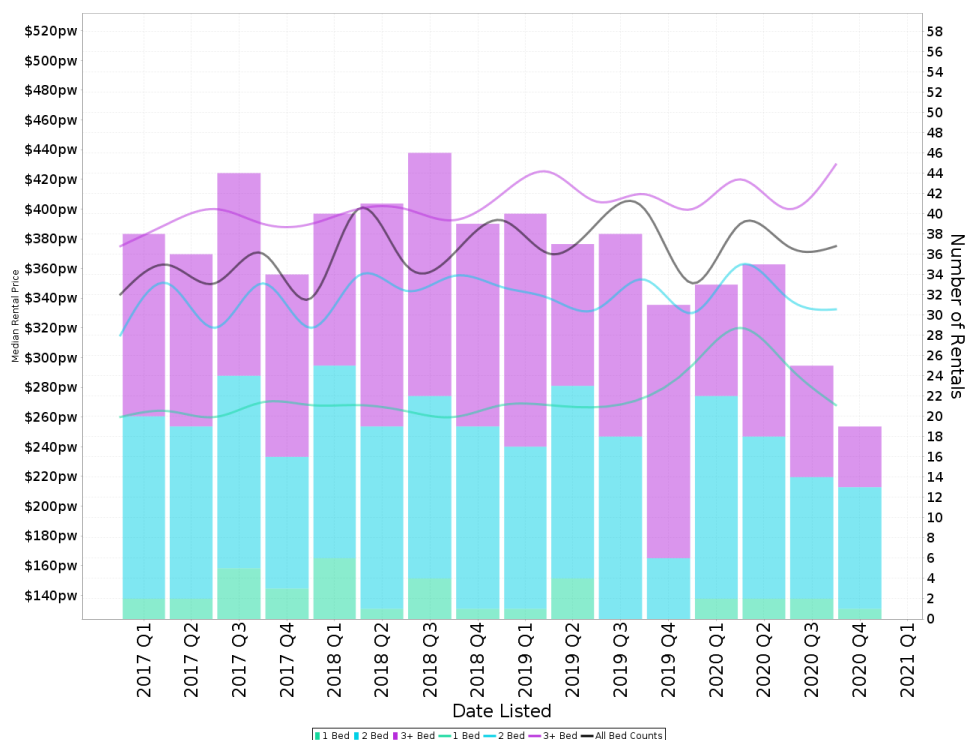
### Suburb Rental Yield

**+4.5%**

**Current Median Price: \$499,750**  
**Current Median Rent: \$435**

Based on 171 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+7.6%**

**Current Median Price: \$345,000**  
**Previous Median Price: \$320,500**

Based on 264 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.4%**

**Current Median Price: \$345,000**  
**Current Median Rent: \$355**

Based on 152 registered Unit rentals compared over the last 12 months.

# NERANG - Recently Sold Properties

Median Sale Price

**\$500k**

Based on 208 recorded House sales within the last 12 months (2020)

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

Suburb Growth

**+8.6%**

Current Median Price: \$499,750  
Previous Median Price: \$460,000

Based on 397 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**208**

Based on recorded House sales within the 12 months (2020)

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

**5 SAINT PETERSBURG PL**




**\$705,000**

Sold Mar 2021  
53 Days

726 m<sup>2</sup> 3 2 2

**12 POETS CNR**



**\$740,000**

Sold Mar 2021  
10 Days

653 m<sup>2</sup> 3 2 3

**27 SOUTER ST**




**\$510,000**

Sold Mar 2021  
94 Days

408 m<sup>2</sup> 3 2 2

**4 BROOKFIELD CRT**




**\$1,070,000**

Sold Mar 2021  
N/A

4,010 m<sup>2</sup> 4 4 3

**7 BALLYANDO DR**




**\$570,000**

Sold Mar 2021  
18 Days

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

**65 THE DOM**



**\$521,500**

Sold Feb 2021  
18 Days

605 m<sup>2</sup> 3 1 4

**6 BYFIELD CRT**




**\$1,153,000**

Sold Feb 2021  
9 Days

5,511 m<sup>2</sup> 4 2 6

**13 JINKER WAY**




**\$467,000**

Sold Feb 2021  
72 Days

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

**5 BRANSTON CRT**



**\$580,000**

Sold Feb 2021  
12 Days

613 m<sup>2</sup> 3 2 2



**20 KOWHAI PL**

**\$588,000**

**SOLD**  
Feb 2021  
27 Days

608 m<sup>2</sup> 3 2 4

**22 CRANE CRES**

**\$1,340,000**

**SOLD**  
Feb 2021  
28 Days

9,136 m<sup>2</sup> 5 3 4

**150-156 COUNTRY CRES**

**\$1,500,000**

**SOLD**  
Feb 2021

4.64 ha 4 2 1

**58 NERANG - BROADBEACH ST**

**\$575,000**

**SOLD**  
Feb 2021

6,206 m<sup>2</sup> 3 2 2

**230 CRANE CRES**

**\$915,000**

**SOLD**  
Feb 2021  
27 Days

8,278 m<sup>2</sup> 3 2 4

**14 POETS CNR**

**\$535,000**

**SOLD**  
Feb 2021  
62 Days

674 m<sup>2</sup> 3 2 3

**30 INVERNESS CRT**

**\$507,000**

**SOLD**  
Feb 2021  
193 Days

460 m<sup>2</sup> 5 2 1

**4 DARGO ST**

**\$665,000**

**SOLD**  
Feb 2021  
N/A

1,013 m<sup>2</sup> 4 2 -

**42 PADEMELON PASS**

**\$715,000**

**SOLD**  
Feb 2021  
8 Days

4,697 m<sup>2</sup> 3 1 2

**58 RIVERPARK DR**

**\$535,000**

**SOLD**  
Feb 2021  
16 Days

600 m<sup>2</sup> 3 2 2

**28 YAMANIE CT**

**\$1,650,000**

**SOLD**  
Jan 2021  
18 Days

4,538 m<sup>2</sup> 4 4 5

**33 TO 35 TEASDALE DR**

**\$1,050,000**

**SOLD**  
Jan 2021  
6 Days

4,021 m<sup>2</sup> 4 2 6



# NERANG - Properties For Rent

## Median Rental Price

**\$435 /w**

Based on 171 recorded House rentals within the last 12 months (2020)

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

## Rental Yield

**+4.5%**

Current Median Price: \$499,750  
Current Median Rent: \$435

Based on 208 recorded House sales and 171 House rentals compared over the last 12 months

## Number of Rentals

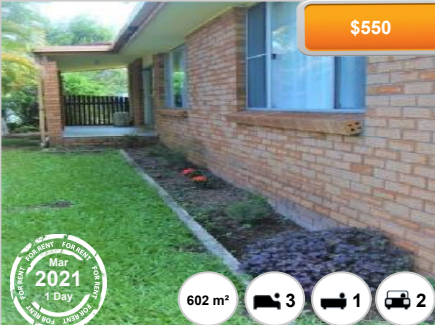
**171**

Based on recorded House rentals within the last 12 months (2020)

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

**60 NERANG BROADBEACH ROAD**

**\$550**



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

Mar 2021 1 Day

**2/55 SANDALWOOD TERRACE**

**\$480 Per Week**



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

Mar 2021 3 Days

**4 EDGEHILL DRIVE**

**\$500 per week**



652 m<sup>2</sup> 3 2 2

Mar 2021 5 Days

**293/64 GILSTON ROAD**

**\$520 pw**

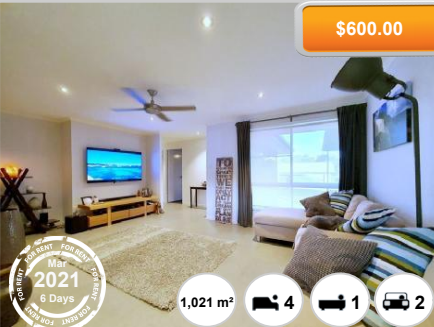


182 m<sup>2</sup> 3 2 2

Mar 2021 5 Days

**50 MERLOO DRIVE**

**\$600.00**

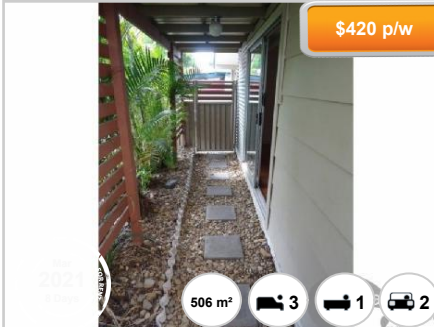


1,021 m<sup>2</sup> 4 1 2

Mar 2021 6 Days

**42A MOUNT STREET**

**\$420 p/w**

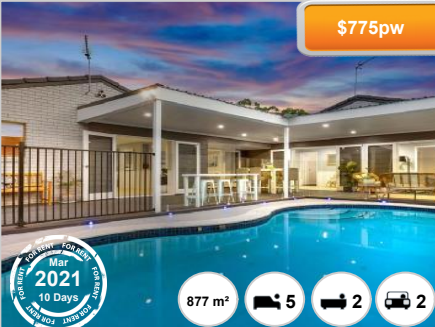


506 m<sup>2</sup> 3 1 2

Mar 2021 1 Day

**28 NERANG RIVER DRIVE**

**\$775pw**

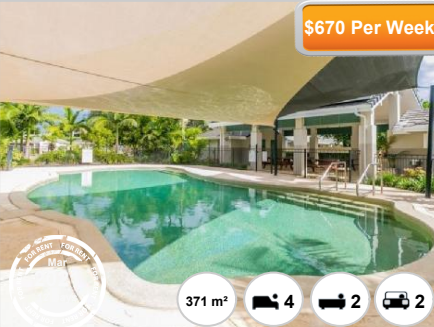


877 m<sup>2</sup> 5 2 2

Mar 2021 10 Days

**7/11 EDEN COURT**

**\$670 Per Week**




371 m<sup>2</sup> 4 2 2

Mar 2021 1 Day

**37 MORTENSEN ROAD**

**\$480 Per Week**



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

Mar 2021 1 Day



### 181/185-207 BEAUDESERT NERANG

\$1150 per week



2.86 ha



### 4/22 BALOO CRESCENT

\$535 Per Week



167 m<sup>2</sup>



### 1 COLRENE COURT

\$700 per week



834 m<sup>2</sup>



### 60 NERANG BROADBEACH ROAD

\$440 per week



602 m<sup>2</sup>



### A/30 INVERNESS COURT

\$710 per week



### 30 INVERNESS COURT

\$710 per week



460 m<sup>2</sup>



### 64 GILSTON ROAD

House with



135 m<sup>2</sup>

