



YOUR LOGO

SUBURB FLYOVER REPORT

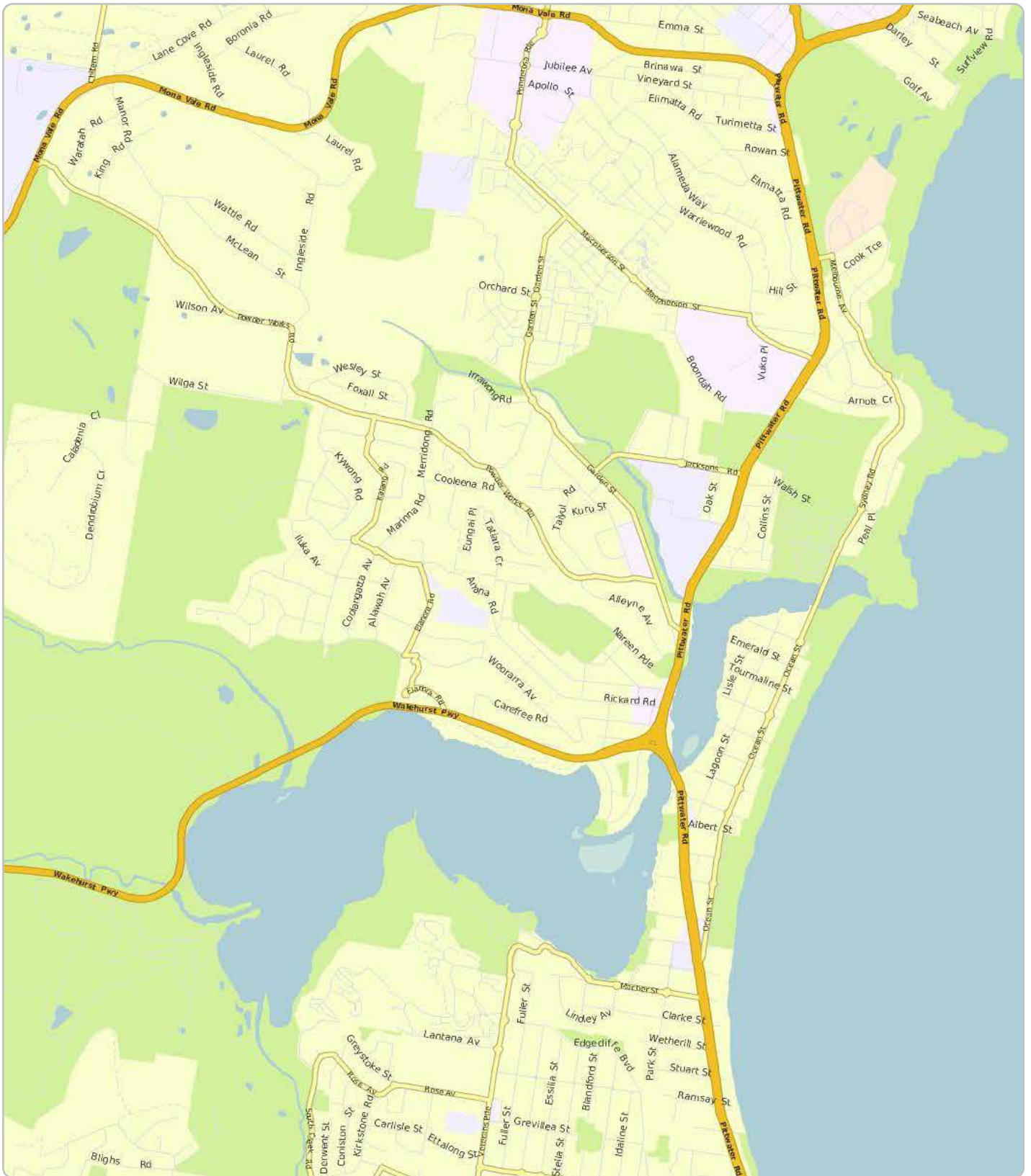
NORTH NARRABEEN (HOUSE)

PREPARED BY: YOUR REAL ESTATE AGENTS

YOUR **LOGO**



NORTH NARRABEEN - Suburb Map



Prepared on 13/07/2017 by Your Real Estate Agents. © Property Data Solutions Pty Ltd 2017 (pricefinder.com.au)

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NORTH NARRABEEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
1999	130	\$ 410,000	0.0 %	\$ 18,000	\$ 1,100,000
2000	103	\$ 422,500	3.0 %	\$ 7,200	\$ 1,120,000
2001	120	\$ 493,500	16.8 %	\$ 4,500	\$ 1,310,000
2002	107	\$ 600,000	21.6 %	\$ 7,000	\$ 1,410,000
2003	101	\$ 680,000	13.3 %	\$ 5,000	\$ 1,520,000
2004	81	\$ 695,000	2.2 %	\$ 7,200	\$ 2,537,000
2005	66	\$ 653,500	-6.0 %	\$ 126,666	\$ 1,650,000
2006	88	\$ 691,500	5.8 %	\$ 45,000	\$ 1,200,000
2007	86	\$ 742,750	7.4 %	\$ 67,000	\$ 2,780,000
2008	64	\$ 747,500	0.6 %	\$ 93,675	\$ 2,025,000
2009	113	\$ 760,000	1.7 %	\$ 65,700	\$ 1,800,000
2010	76	\$ 837,500	10.2 %	\$ 350,000	\$ 1,655,000
2011	76	\$ 839,500	0.2 %	\$ 55,000	\$ 2,020,000
2012	70	\$ 829,000	-1.3 %	\$ 137,500	\$ 1,918,000
2013	95	\$ 910,000	9.8 %	\$ 400,000	\$ 2,120,000
2014	98	\$ 1,075,000	18.1 %	\$ 270,000	\$ 2,100,000
2015	88	\$ 1,265,000	17.7 %	\$ 11,750	\$ 2,401,000
2016	78	\$ 1,450,000	14.6 %	\$ 750,000	\$ 2,500,000
2017	21	\$ 1,670,000	15.2 %	\$ 966,064	\$ 2,780,000

Median Sale Price
\$1.51m

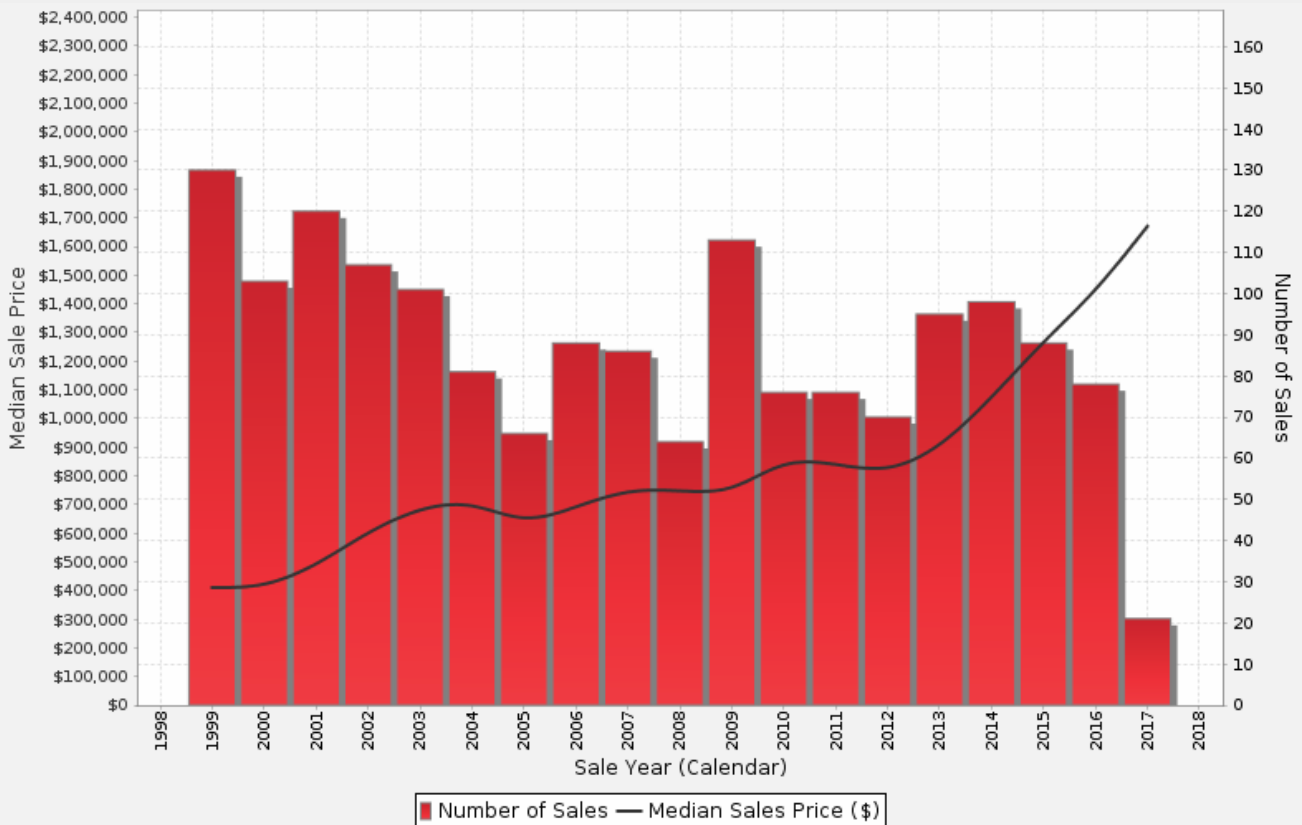
Based on 69 recorded House sales within the last 12 months (Financial Year 2017)

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

Suburb Growth
+17.1%

Current Median Price: \$1,510,000
Previous Median Price: \$1,290,000

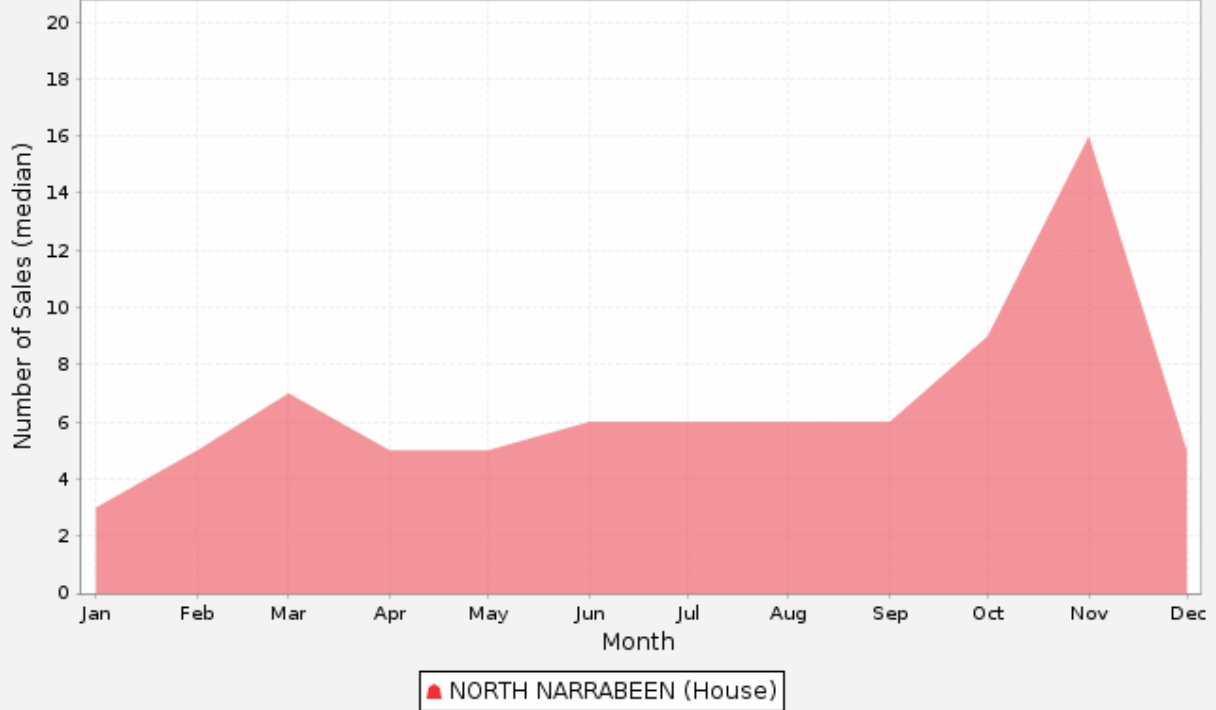
Based on 152 recorded House sales compared over the last two rolling 12 month periods





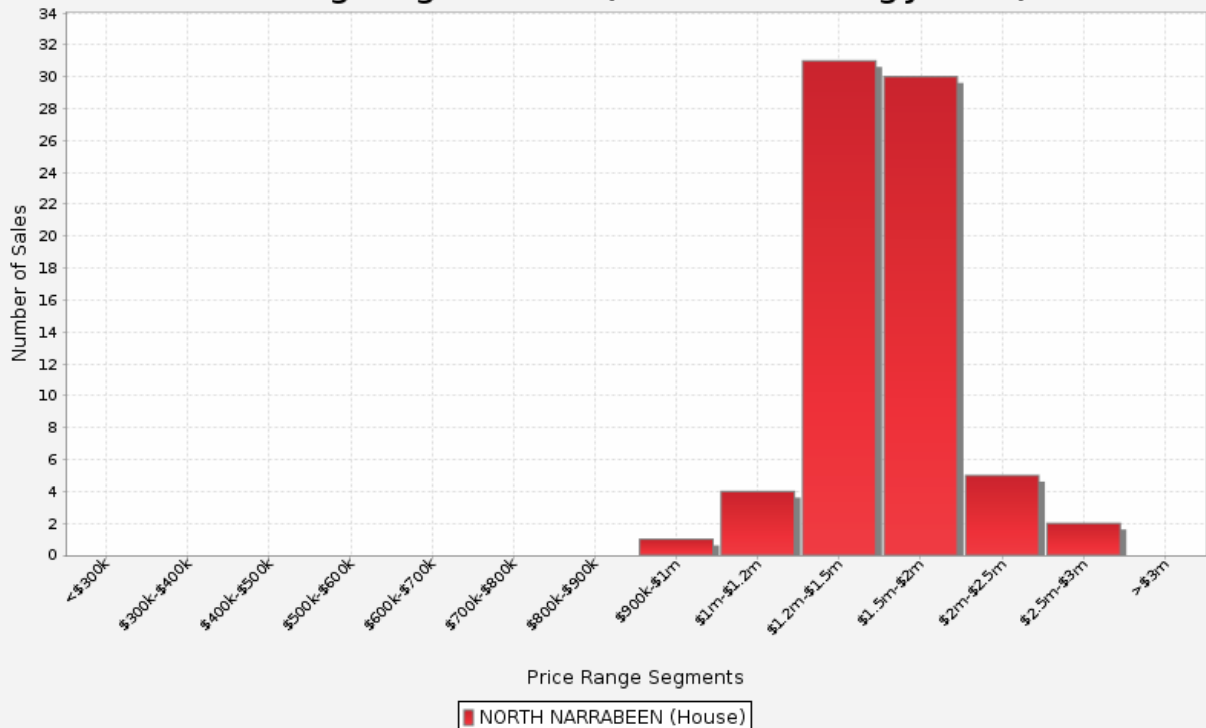
NORTH NARRABEEN - Peak Selling Periods

Peak Selling Periods (3 Years ending Jun 2017)



NORTH NARRABEEN - Price Range Segments

Price Range Segmentation (12 Months ending Jun '17)



YOUR **LOGO**

SALE

NORTH NARRABEEN - Recently Sold Properties

Median Sale Price

\$1.51m

Based on 69 recorded House sales within the last 12 months (Financial Year 2017)

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

Suburb Growth

+17.1%

Current Median Price: \$1,510,000
Previous Median Price: \$1,290,000

Based on 152 recorded House sales compared over the last two rolling 12 month periods

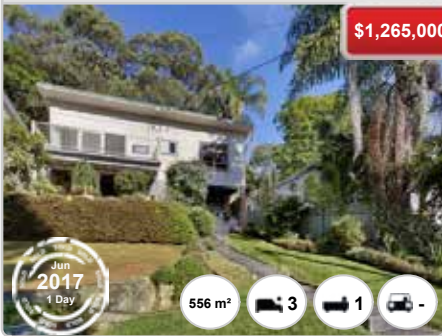
Sold Properties

69

Based on recorded House sales within the 12 months (Financial Year 2017)

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

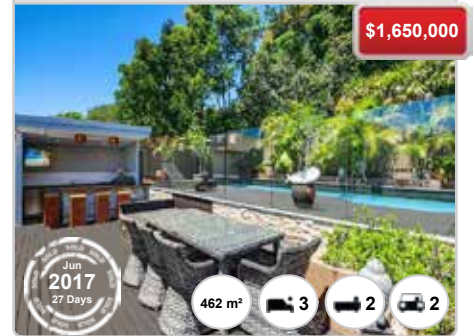
119 RICKARD RD



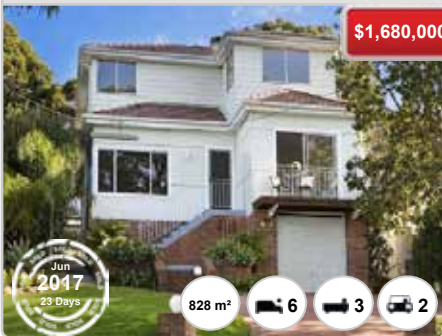
10 LIDO AVE



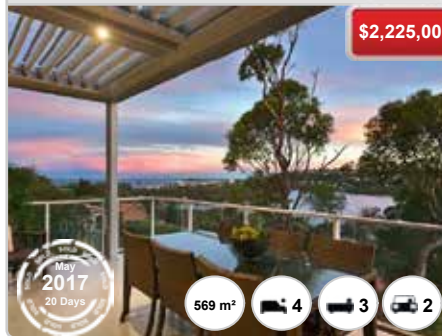
83 GONDOLA RD



66 WARRABA RD



65 WOORARRA AVE



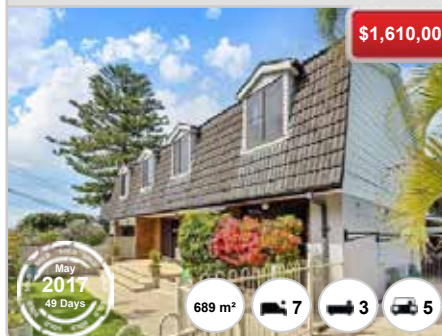
2 KUYORA PL



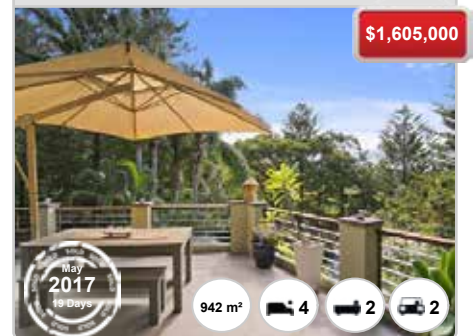
39 ALLEYN E AVE



110 POWDER WORKS RD



18 BOLWARRA RD



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YOUR LOGO

11 A WAKEHURST PKWY

\$2,660,000

May 2017
N/A

658 m² 4 4 2

13 INALA PL

\$1,390,000

May 2017
13 Days

556 m² 4 1 1

18 INDURA RD

\$1,375,050

Apr 2017
20 Days

556 m² 4 2 1

75 GONDOLA RD

\$1,545,000

Apr 2017
30 Days

462 m² 3 1 2

70 WIMBLEDON AVE

\$2,120,000

Apr 2017
N/A

563 m² 4 3 2

83 WOORARRA AVE

\$2,080,000

Apr 2017
42 Days

917 m² 4 3 2

52 TATIARA CRES

\$1,830,000

Apr 2017
16 Days

645 m² 6 3 4

133 GARDEN ST

\$1,325,000

Mar 2017
N/A

613 m² 2 2 1

143 RICKARD RD

\$1,315,000

2017

582 m² 3 2 2

21 DARIUS AVE

\$1,600,000

Mar 2017
24 Days

563 m² 3 1 2

39 WARRABA RD

\$1,760,000

Mar 2017
24 Days

664 m² 4 2 1

32 POWDER WORKS RD

\$2,100,000

Mar 2017
1 Day

797 m² 5 4 5