



Ormeau

Local Update

Winter Edition

A photograph of a modern building facade with dark grey panels and large windows. A semi-transparent green rectangular overlay is centered on the image, containing white text. In the foreground, there is a gravel area with wooden stepping stones leading to a dark brown door. A small signpost is visible near the door.

Local real estate activity

3
MELALEUCA
COURT



Local Property values are increasing rapidly

Hello,

Just this week, I discussed with another homeowner in your area about how much their home was worth in today's market and they were very surprised with the growth of over the past year.

Are you curious about how the recent market activity has impacted your property value?

There have been a number of record sales nearby and the market is moving fast. If you're thinking about selling in the next 12 months, now would be an excellent time to start preparing and I can help you take these first steps.

You are most welcome to call me if I can assist you further, and I look forward to meeting you soon.

Kind regards,

Brennan Hill



Brennan Hill

Director | Principal

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localpropertyteam.com.au

PS. Even if you're not thinking of selling, it can be useful to know how much your home is worth so you can make future plans, ensure your home is properly insured and stay up to date with the latest plans in your suburb. Our reports are complementary and there's no obligation to sell.

ORMEAU - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2003	287	\$ 305,000	0.0 %	\$ 80,000	\$ 5,800,000
2004	200	\$ 373,250	22.4 %	\$ 195,500	\$ 2,200,000
2005	205	\$ 399,050	6.9 %	\$ 44,500	\$ 2,576,000
2006	261	\$ 395,000	-1.0 %	\$ 175,000	\$ 5,450,000
2007	372	\$ 426,700	8.0 %	\$ 55,000	\$ 5,858,000
2008	197	\$ 465,000	9.0 %	\$ 235,999	\$ 5,600,000
2009	291	\$ 446,900	-3.9 %	\$ 225,000	\$ 1,498,000
2010	177	\$ 465,000	4.1 %	\$ 330,000	\$ 3,000,000
2011	157	\$ 438,000	-5.8 %	\$ 320,000	\$ 3,000,000
2012	164	\$ 420,000	-4.1 %	\$ 234,000	\$ 850,000
2013	295	\$ 412,500	-1.8 %	\$ 190,000	\$ 1,250,000
2014	253	\$ 450,000	9.1 %	\$ 206,500	\$ 915,000
2015	272	\$ 450,000	0.0 %	\$ 280,000	\$ 1,800,000
2016	287	\$ 465,000	3.3 %	\$ 237,000	\$ 3,400,000
2017	281	\$ 480,000	3.2 %	\$ 380,000	\$ 14,246,098
2018	239	\$ 500,000	4.2 %	\$ 244,000	\$ 4,650,000
2019	233	\$ 500,000	0.0 %	\$ 237,500	\$ 1,300,000
2020	241	\$ 520,000	4.0 %	\$ 340,000	\$ 1,880,000
2021	113	\$ 595,000	14.4 %	\$ 400,000	\$ 2,125,000

Median Sale Price

\$560k

Based on 257 recorded House sales within the last 12 months (Financial Year 2021)

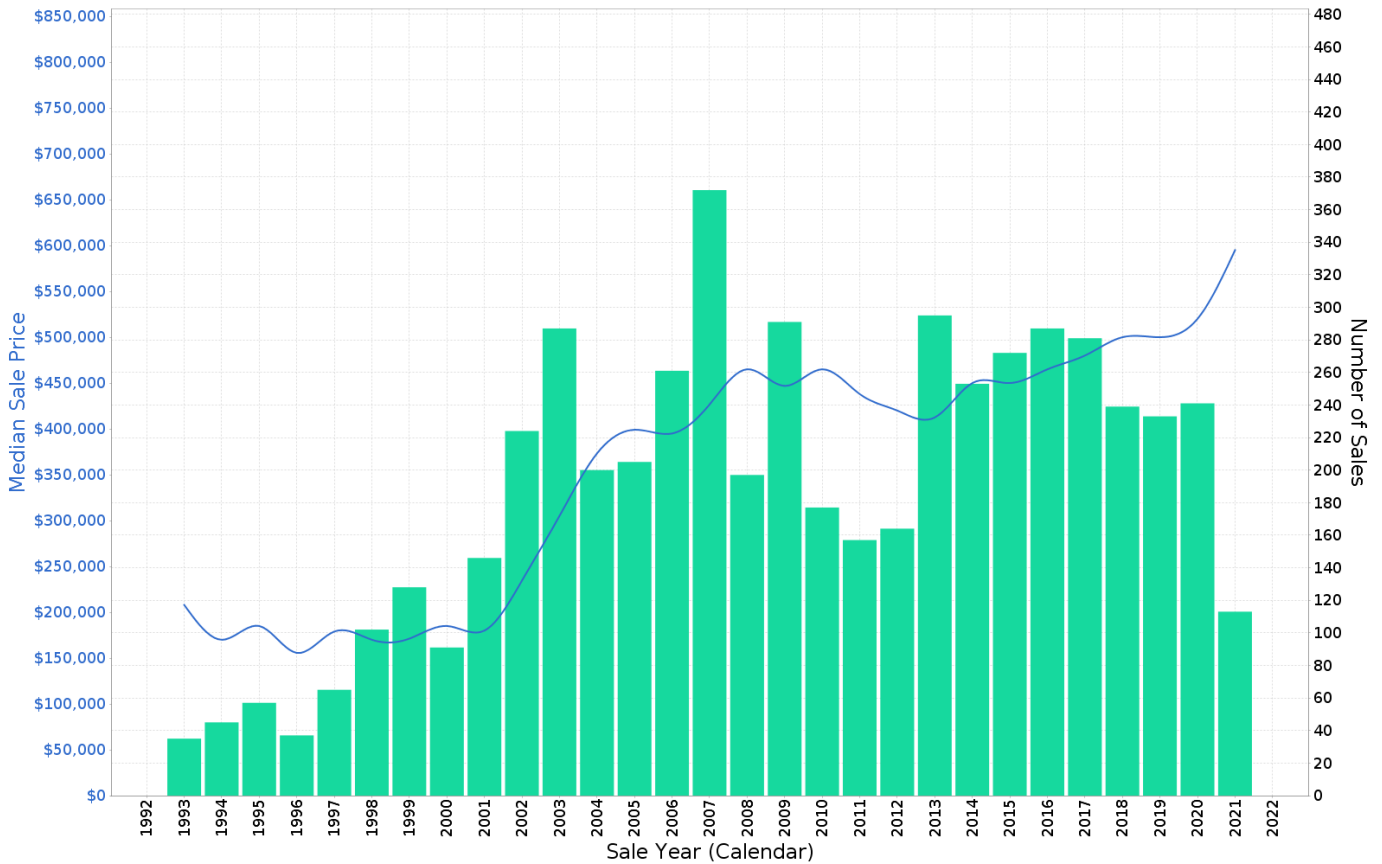
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+8.3%

Current Median Price: \$560,000
Previous Median Price: \$517,000

Based on 466 recorded House sales compared over the last two rolling 12 month periods



Prepared on 22/07/2021 by Brennan Hill, 0424133622 at Local Property Team. © Property Data Solutions Pty Ltd 2021 (pricfinder.com.au)

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ORMEAU - Recently Sold Properties

Median Sale Price
\$560k

Based on 257 recorded House sales within the last 12 months (Financial Year 2021)

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

Suburb Growth
+8.3%

Current Median Price: \$560,000
Previous Median Price: \$517,000

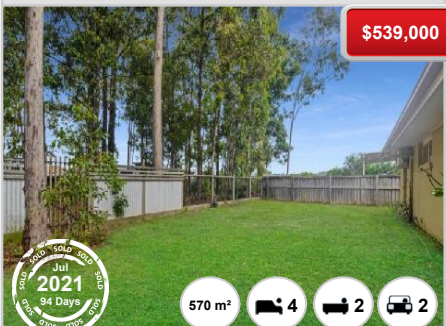
Based on 466 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
257

Based on recorded House sales within the 12 months (Financial Year 2021)

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

3 YELKA ST



\$539,000

570 m² 4 2 2

Sold Jul 2021 94 Days

17 DAHLIA CRES



\$559,000

638 m² 4 2 2

Sold Jul 2021 31 Days

33/26 GOLDMINE RD

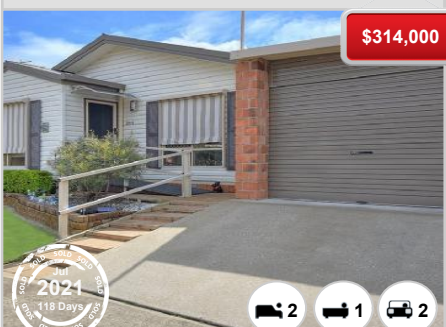


\$250,000

2 1 2

Sold Jul 2021 212 Days

264/26-42 GOLDMINE RD



\$314,000

2 1 2

Sold Jul 2021 118 Days

17 CAPLICK OTLK



\$830,000

4,000 m² 4 1 4

Sold Jun 2021 51 Days

14 AMBITION ST




\$520,000

586 m² 4 2 2

Sold Jul 2021 42 Days

33 RIVERVALE ST



\$525,000

550 m² 4 2 2

Sold Jul 2021 84 Days

12 MAIDENWELL RD

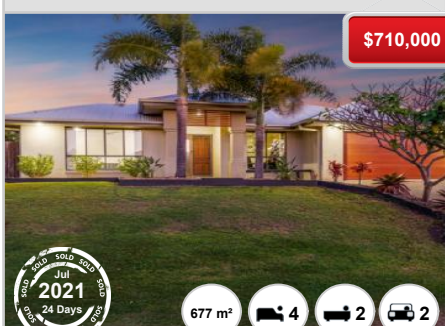


\$670,000

700 m² 4 2 2

Sold Jul 2021 27 Days

39 MAIDENWELL RD



\$710,000

677 m² 4 2 2

Sold Jul 2021 24 Days

6 LIGHTBODY CRT

\$750,000

Jun 2021
33 Days

1,086 m² 4 2 4

46-48 VAUGHAN DR

\$1,300,000

Jun 2021
63 Days

6,028 m² 4 2 11

29 RAVENSTHORPE ST

\$890,000

Jun 2021
18 Days

857 m² 4 3 3

16 JAMES CL

\$545,000

Jun 2021
24 Days

515 m² 4 2 2

226/26-42 GOLDMINE RD

\$245,000

Jun 2021
244 Days

2 1 1

26 PENNESHAW CRES

\$870,000

Jun 2021
26 Days

757 m² 4 2 2

2 EDWARDS CT

\$415,000

2021
N/A

5,014 m² 3 2 -

22 PEACHEY RD

\$535,000

Jun 2021
N/A

7,081 m² 4 2 2

1 DOHERTY RD

\$685,000

2021
N/A

5,512 m² 4 3 4

285/42 GOLDMINE RD

\$238,500

Jun 2021
149 Days

2 1 1

13-15 WINFIELD RD

\$640,000

Jun 2021
N/A

5,507 m² - - -

39 LEAVER CT

\$700,000

Jun 2021
N/A

5,671 m² 4 2 3



Thinking about selling your house?

The market has changed. Get expert advice
Meet **Brennan Hill**. He's your local expert.

FREE
Market
Appraisal



In just 15 minutes, you'll find out

- ✓ how much your home is worth today
- ✓ how to get the best price when you sell
- ✓ how to get your home ready to sell

PS. I'll show you exactly how I have achieved record prices for my past clients and I'll show you step by step what to expect when you decide it's time to move

To get your FREE appraisal, please contact:



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