



## **Suburb Flyover Report**

**SINNAMON PARK (HOUSE)**

PREPARED BY: SCOTT GEMMELL, LJ HOOKER PROPERTY CENTRE

# SINNAMON PARK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	129	\$ 450,000	0.0 %	\$ 180,000	\$ 1,070,000
2005	134	\$ 420,000	-6.7 %	\$ 280,500	\$ 1,030,000
2006	144	\$ 475,500	13.2 %	\$ 275,000	\$ 880,000
2007	153	\$ 505,000	6.2 %	\$ 267,000	\$ 1,275,000
2008	78	\$ 577,000	14.3 %	\$ 325,500	\$ 2,200,000
2009	120	\$ 595,000	3.1 %	\$ 312,750	\$ 1,675,000
2010	89	\$ 640,000	7.6 %	\$ 418,000	\$ 1,350,000
2011	69	\$ 585,000	-8.6 %	\$ 322,500	\$ 1,220,000
2012	78	\$ 575,100	-1.7 %	\$ 365,000	\$ 1,100,000
2013	89	\$ 565,000	-1.8 %	\$ 365,000	\$ 1,125,000
2014	84	\$ 632,500	11.9 %	\$ 425,000	\$ 1,600,000
2015	98	\$ 620,500	-1.9 %	\$ 275,000	\$ 975,000
2016	94	\$ 681,750	9.9 %	\$ 455,000	\$ 2,250,000
2017	75	\$ 732,000	7.4 %	\$ 255,000	\$ 1,900,000
2018	68	\$ 750,444	2.5 %	\$ 465,000	\$ 2,500,000
2019	82	\$ 740,000	-1.4 %	\$ 375,000	\$ 1,670,000
2020	78	\$ 795,250	7.5 %	\$ 425,000	\$ 2,105,000
2021	99	\$ 858,000	7.9 %	\$ 510,000	\$ 2,667,500
2022	31	\$ 1,165,000	35.8 %	\$ 793,500	\$ 1,720,000

## Median Sale Price

# \$1.03m

Based on 77 recorded House sales within the last 12 months (Financial Year 2022)

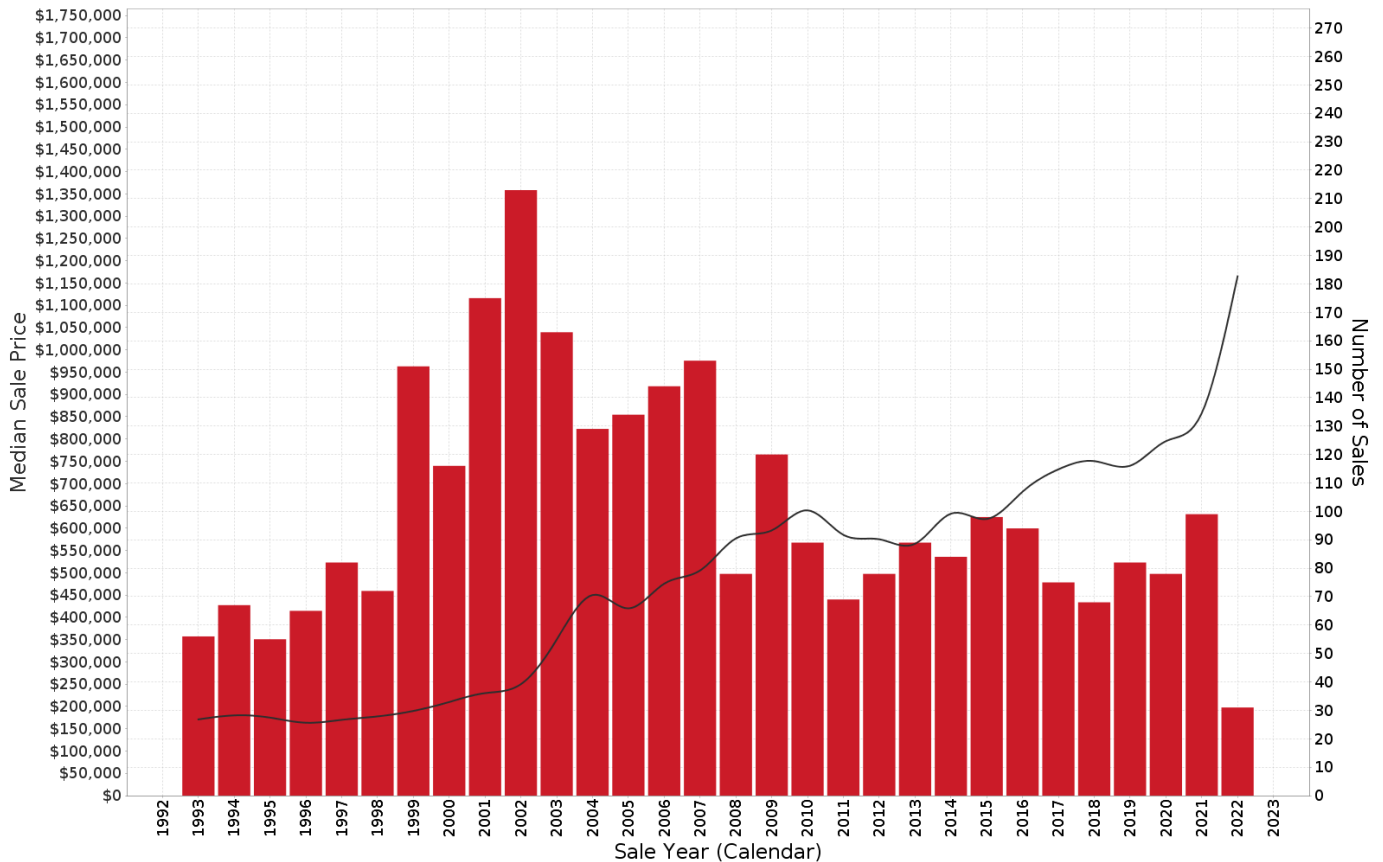
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

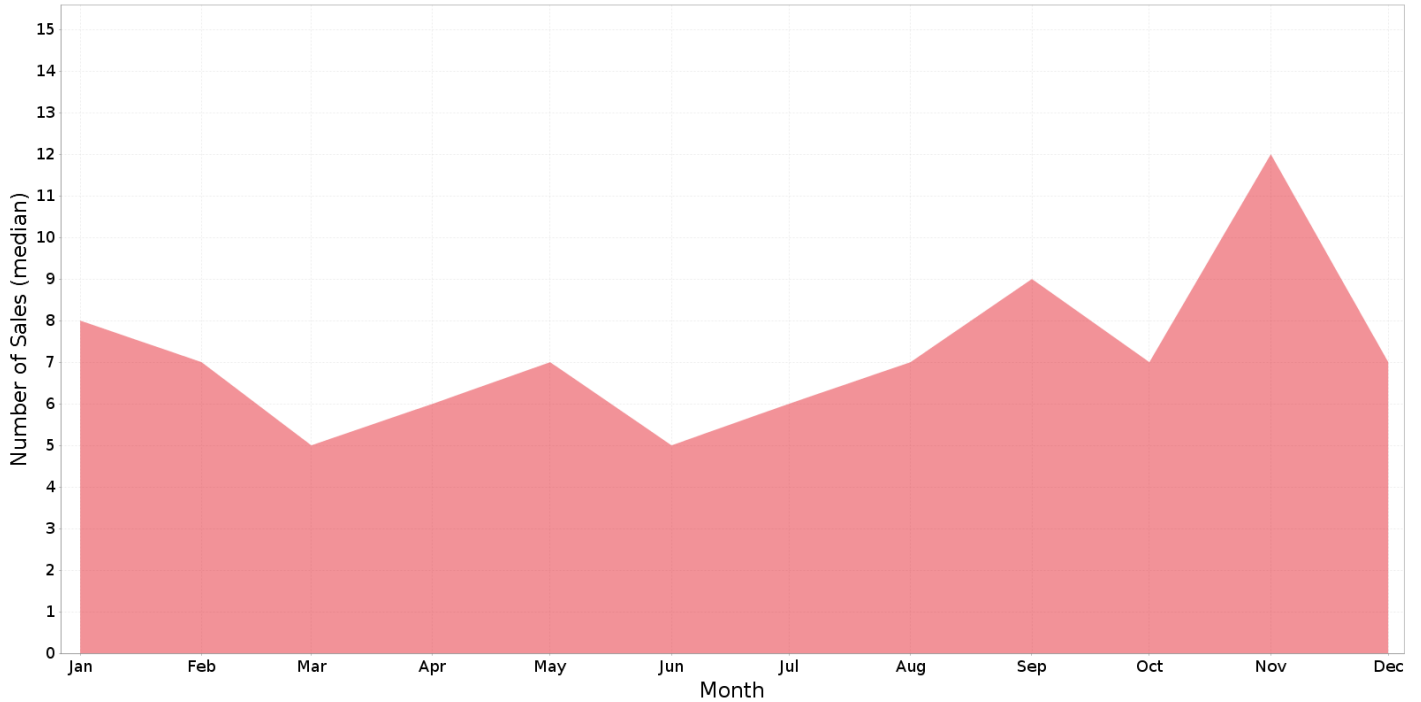
# +25.6%

Current Median Price: \$1,030,000  
Previous Median Price: \$820,000

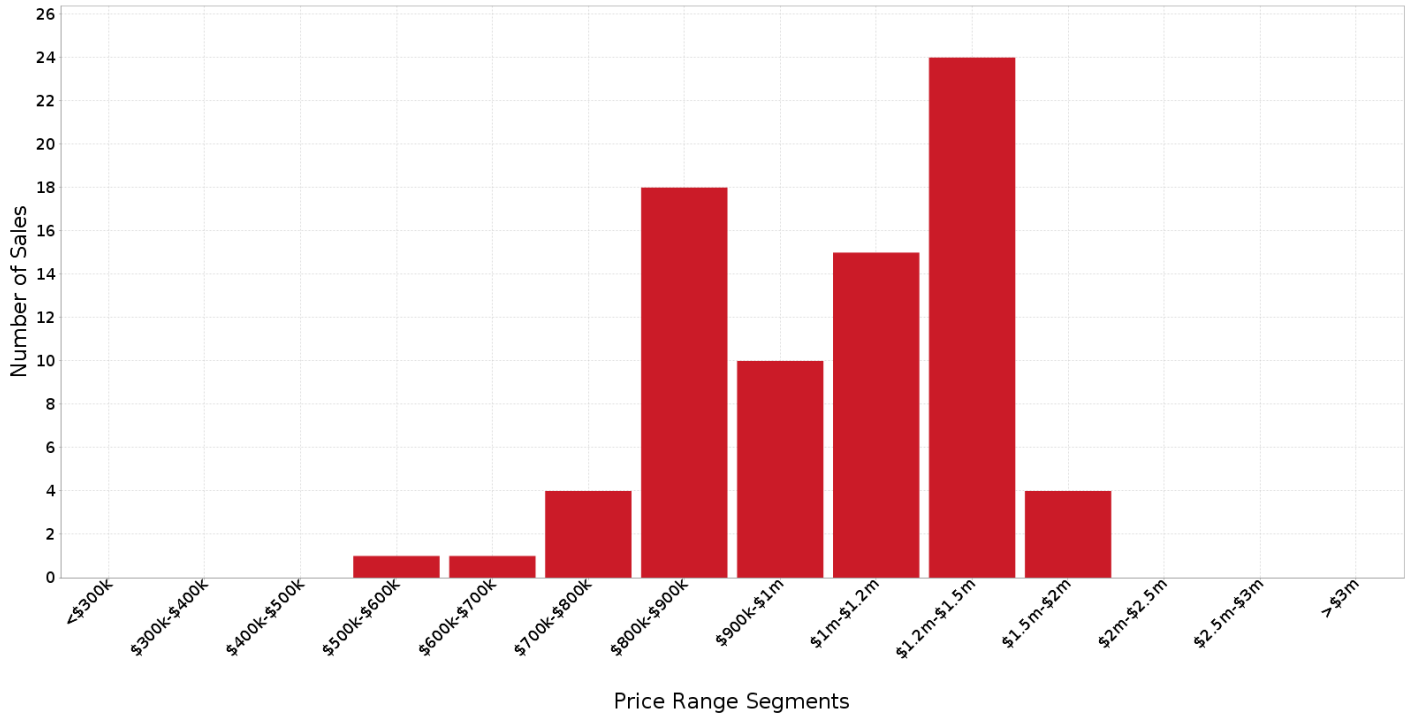
Based on 175 recorded House sales compared over the last two rolling 12 month periods



## SINNAMON PARK - Peak Selling Periods (3 years)

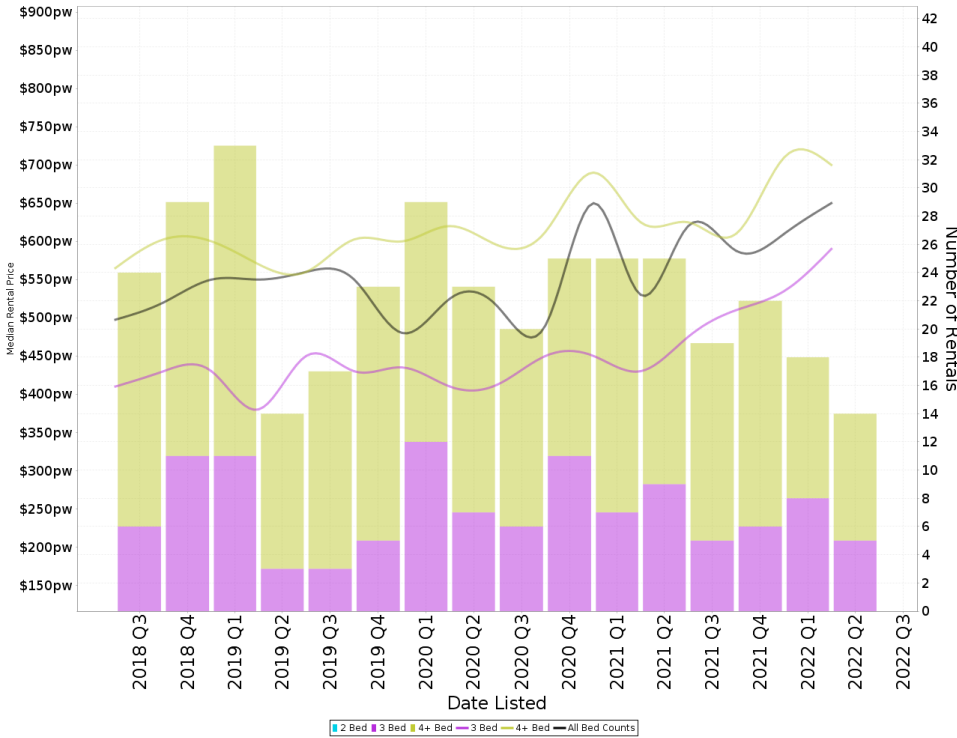


## SINNAMON PARK - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+25.6%**

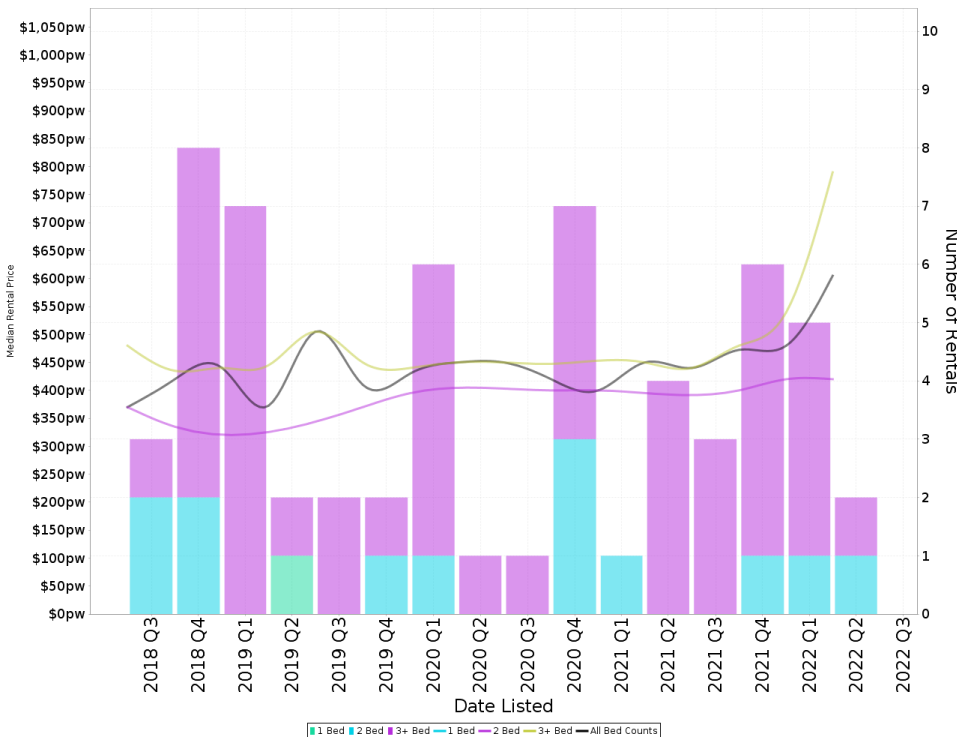
Current Median Price: \$1,030,000  
Previous Median Price: \$820,000  
Based on 175 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+2.8%**

Current Median Price: \$1,030,000  
Current Median Rent: \$550  
Based on 100 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**+14.2%**

Current Median Price: \$560,000  
Previous Median Price: \$490,300  
Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$560,000  
Current Median Rent: \$435  
Based on 20 registered Unit rentals compared over the last 12 months.

# SINNAMON PARK - Recently Sold Properties

Median Sale Price  
**\$1.03m**

Based on 77 recorded House sales within the last 12 months (Financial Year 2022)

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

Suburb Growth  
**+25.6%**

Current Median Price: \$1,030,000  
Previous Median Price: \$820,000

Based on 175 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties  
**77**

Based on recorded House sales within the 12 months (Financial Year 2022)

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

**17 TEA TREE CRES**




**\$1,455,000**

Sold Jul 2022, 29 Days

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

**4 PEPPERTREE ST**



**\$927,500**

Sold Jul 2022, 25 Days

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

**49 MCPHERSON RD**



**\$1,175,000**

Sold Jul 2022, 17 Days

758 m<sup>2</sup> 4 2 2

**72 SINNAMON RD**



**\$1,392,000**

Sold Jul 2022, 14 Days

700 m<sup>2</sup> 5 2 2

**19 BENJAMIN PL**




**\$1,266,000**

Sold Jun 2022, 8 Days

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

**52 DRUMMOND ST**




**\$908,000**

Sold Jun 2022, 58 Days

3 2 2

**31 RADCLIFFE ST**




**\$1,200,000**

Sold Jun 2022, 7 Days

5 2 2

**13 EDENBROOKE DR**




**\$1,420,000**

Sold Jun 2022, 115 Days

676 m<sup>2</sup> 4 2 2

**54 DOVE TREE CRES**



**\$1,400,000**

Sold Jun 2022, N/A

737 m<sup>2</sup> 5 - -



**76 OLDFIELD RD**

**\$855,000**

Sold Jun 2022  
5 Days

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

**12 CHRISTOPHER PL**

**\$1,300,000**

Sold Jun 2022  
17 Days

750 m<sup>2</sup> 6 3 2

**81 AVONDALE RD**

**\$1,030,000**

Sold May 2022  
5 Days

760 m<sup>2</sup> 4 2 2

**21 ANGUS ST**

**\$1,200,000**

Sold May 2022  
23 Days

714 m<sup>2</sup> 4 2 2

**31 CITYVIEW RD**

**\$1,201,000**

Sold May 2022  
22 Days

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

**32 CARISSA ST**

**\$1,060,000**

Sold May 2022  
7 Days

836 m<sup>2</sup> 4 2 2

**3 SIM JUE CT**

**\$915,000**

Sold May 2022  
8 Days

774 m<sup>2</sup> 3 2 3

**47 ANGUS ST**

**\$1,252,000**

Sold May 2022  
11 Days

600 m<sup>2</sup> 4 2 2

**20 NORTHBROOK ST**

**\$875,000**

Sold May 2022  
23 Days

637 m<sup>2</sup> 3 3 2

**52 DRUMMOND ST**

**\$908,000**

Sold Apr 2022  
11 Days

708 m<sup>2</sup> - - -

**17 BACKHOUSIA CRES**

**\$1,057,000**

Sold Apr 2022  
13 Days

450 m<sup>2</sup> 4 2 2

**9 COPPING CT**

**\$980,000**

Sold Apr 2022  
5 Days

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



# SINNAMON PARK - Properties For Rent

Median Rental Price

**\$550 /w**

Based on 100 recorded House rentals within the last 12 months (Financial Year 2022)

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

Rental Yield

**+2.8%**

Current Median Price: \$1,030,000  
Current Median Rent: \$550

Based on 77 recorded House sales and 100 House rentals compared over the last 12 months

Number of Rentals

**100**

Based on recorded House rentals within the last 12 months (Financial Year 2022)

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

**35 DRUMMOND STREET**

**\$550**

860 m<sup>2</sup> 3 2 2

Aug 2022 3 Days

**85 AVONDALE ROAD**

**\$660**

4 2 2

Aug 2022 4 Days

**18 SANTOLINA PLACE**

**\$675 per week**

800 m<sup>2</sup> 4 2 2

Aug 2022 10 Days

**5 DRUMMOND STREET**

**\$550 Weekly**

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

Aug 2022 9 Days

**12 COLTHOUSE PLACE**

**\$950**

700 m<sup>2</sup> 4 2 2

Aug 2022 15 Days

**85 THOMAS MACLEOD AVENUE**

**\$950 Weekly**

740 m<sup>2</sup> 4 2 2

Aug 2022 18 Days

**1 LEOPARD TREE CRESCENT**

**\$875 per week**

750 m<sup>2</sup> 4 2 4

Aug 2022 13 Days

**93 DOVE TREE CRESCENT**

**\$600 Weekly**

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

Aug 2022 8 Days