

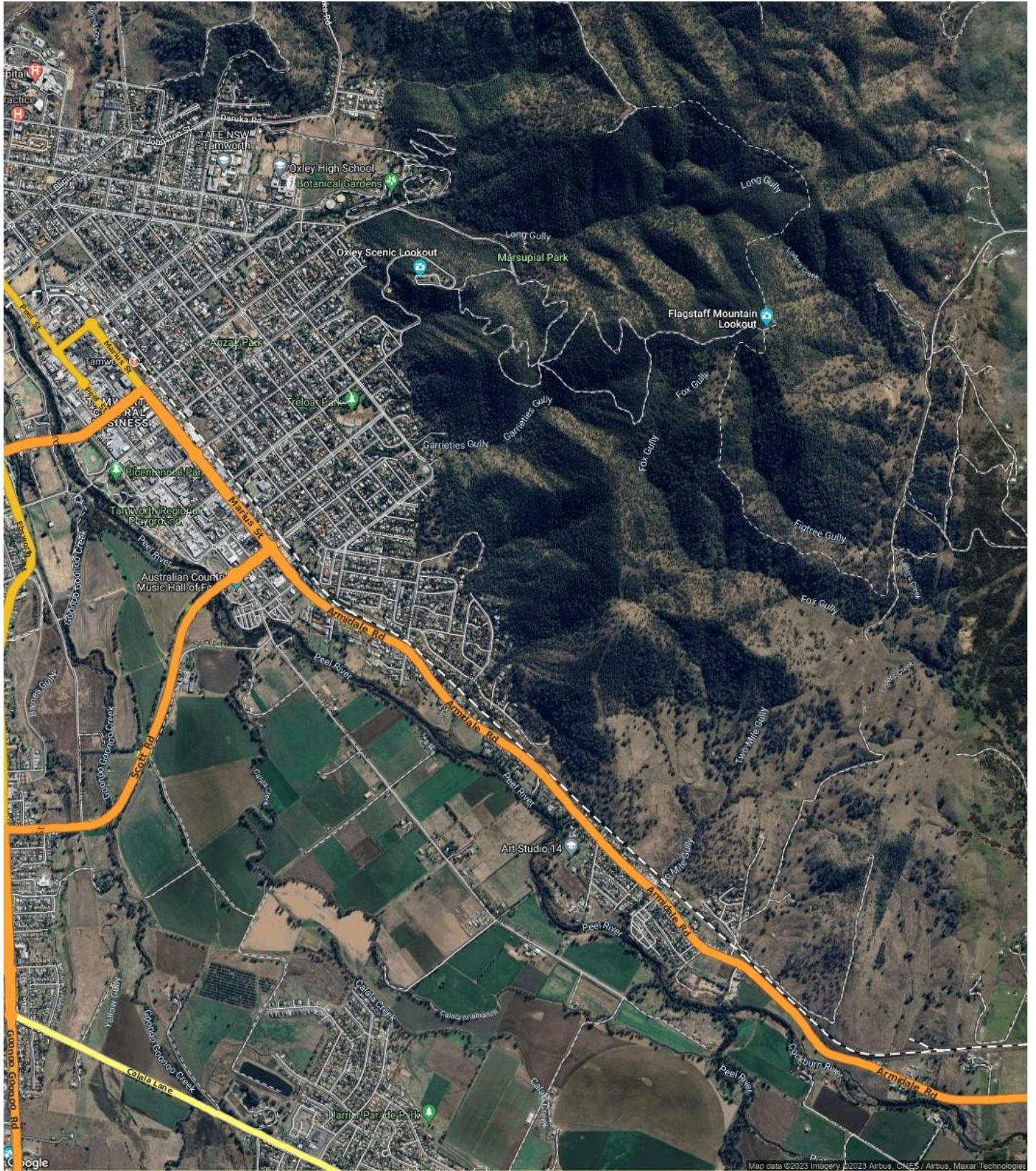


CMA **Comparative Market Analysis**

East Tamworth

PREPARED BY: PRD TAMWORTH, PH: 02 6763 7000

EAST TAMWORTH - Suburb Map



EAST TAMWORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	112	\$ 270,000	0.0 %	\$ 55,000	\$ 1,400,000
2006	120	\$ 278,750	3.2 %	\$ 65,000	\$ 1,200,000
2007	131	\$ 307,500	10.3 %	\$ 135,000	\$ 1,180,000
2008	83	\$ 335,000	8.9 %	\$ 150,000	\$ 1,100,000
2009	126	\$ 290,000	-13.4 %	\$ 15,000	\$ 765,000
2010	113	\$ 315,000	8.6 %	\$ 31,000	\$ 1,160,000
2011	126	\$ 315,000	0.0 %	\$ 115,000	\$ 850,000
2012	98	\$ 322,250	2.3 %	\$ 100,000	\$ 1,300,100
2013	117	\$ 335,000	4.0 %	\$ 87,000	\$ 865,000
2014	137	\$ 352,500	5.2 %	\$ 95,000	\$ 1,350,000
2015	116	\$ 387,500	9.9 %	\$ 165,000	\$ 1,357,000
2016	104	\$ 414,000	6.8 %	\$ 150,000	\$ 1,375,000
2017	120	\$ 420,000	1.4 %	\$ 140,000	\$ 1,405,000
2018	133	\$ 445,000	6.0 %	\$ 60,500	\$ 1,498,100
2019	94	\$ 439,750	-1.2 %	\$ 138,000	\$ 2,350,000
2020	102	\$ 450,000	2.3 %	\$ 160,000	\$ 1,300,000
2021	175	\$ 510,000	13.3 %	\$ 185,000	\$ 1,850,000
2022	107	\$ 590,000	15.7 %	\$ 210,000	\$ 2,300,000
2023	51	\$ 615,000	4.2 %	\$ 170,000	\$ 1,050,000

Median Sale Price
\$595k

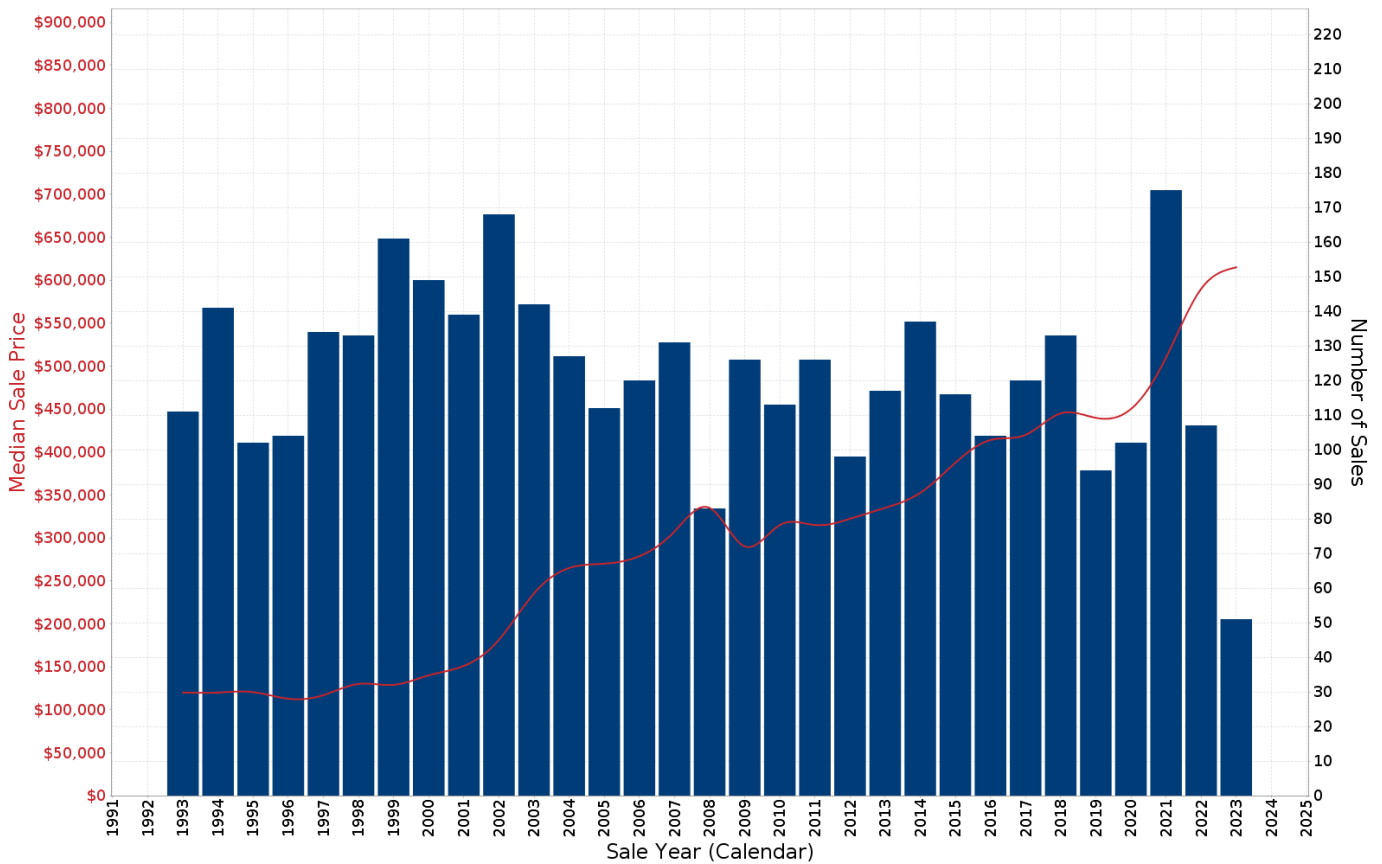
Based on 99 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth
+7.7%

Current Median Price: \$595,000
Previous Median Price: \$552,500

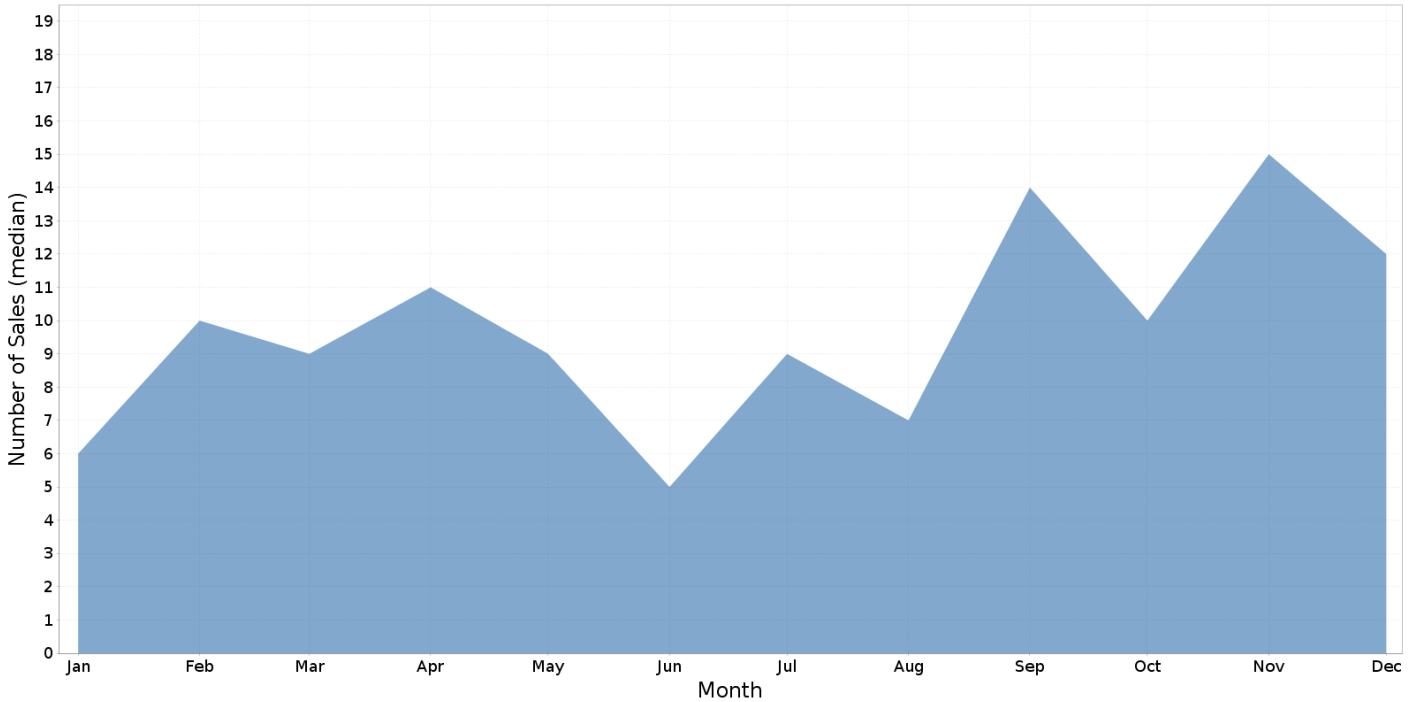
Based on 253 recorded House sales compared over the last two rolling 12 month periods



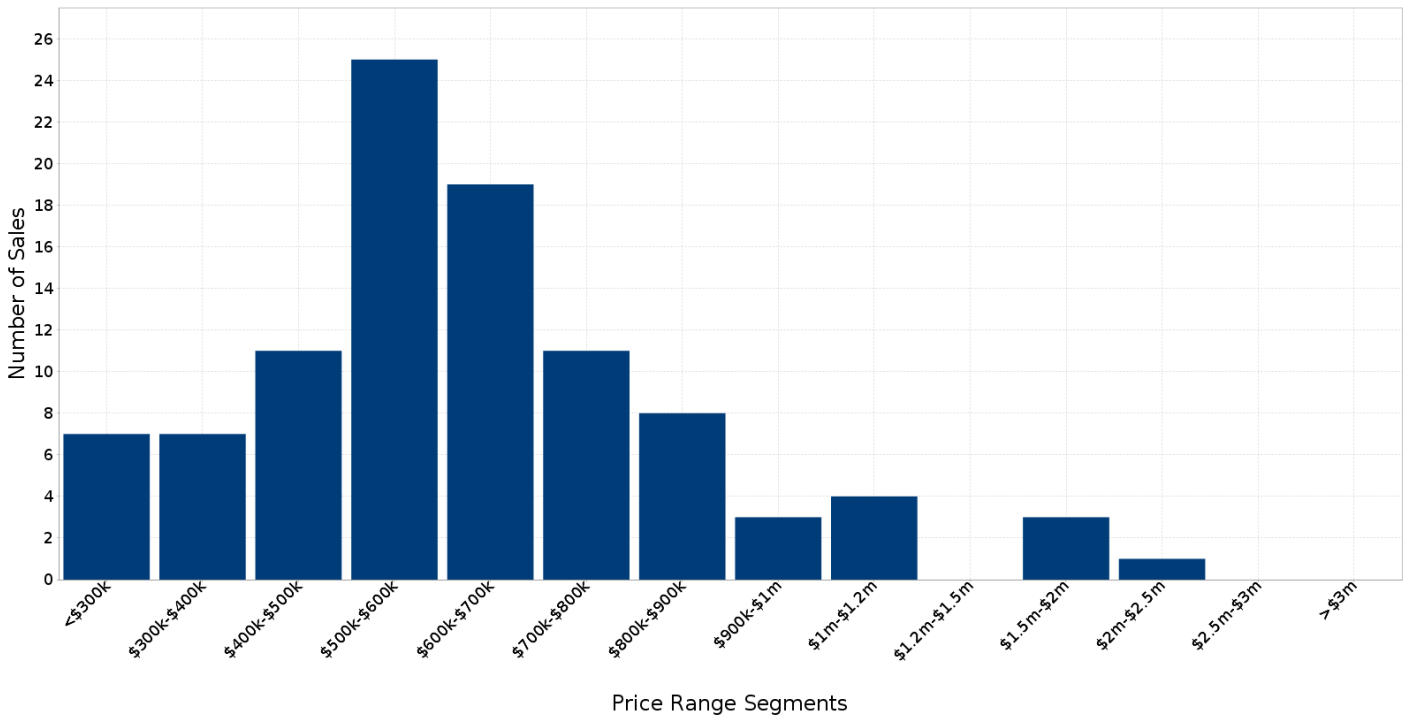
Prepared on 27/09/2023 by PRD Tamworth. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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EAST TAMWORTH - Peak Selling Periods (3 years)



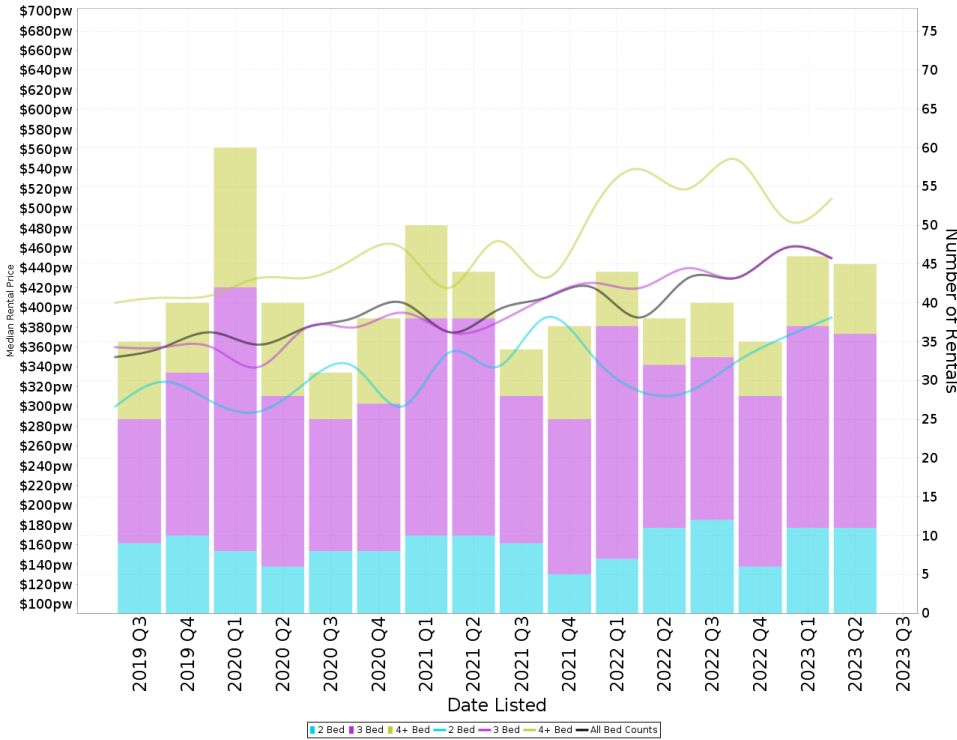
EAST TAMWORTH - Price Range Segments (12 months)



Prepared on 27/09/2023 by PRD Tamworth. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.7%

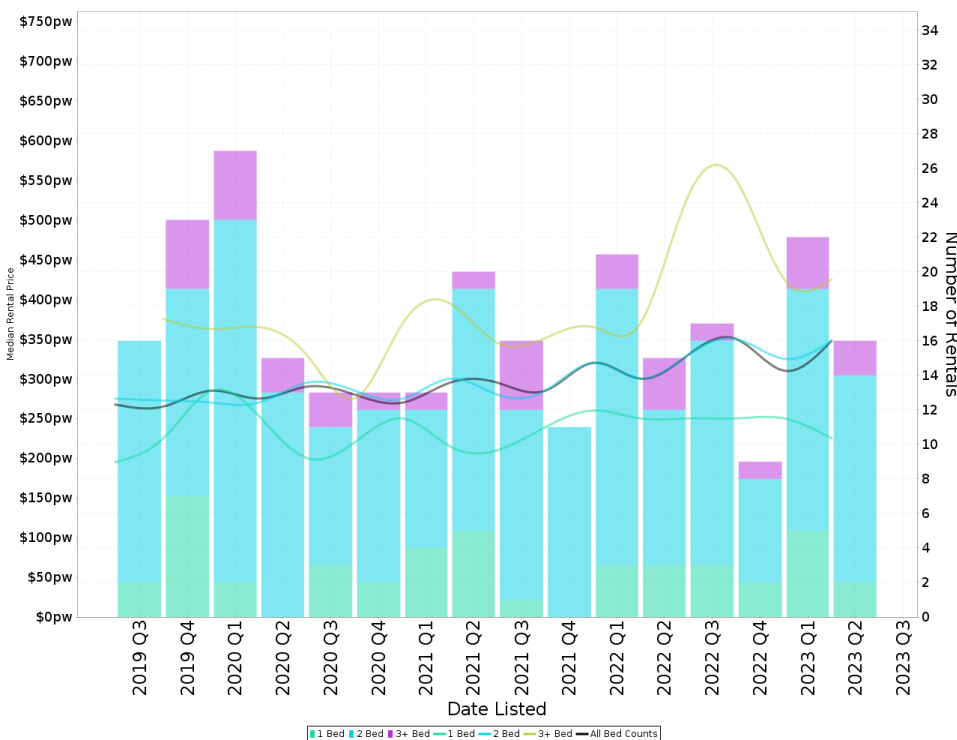
Current Median Price: \$595,000
Previous Median Price: \$552,500
Based on 253 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$595,000
Current Median Rent: \$450
Based on 166 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+36.9%

Current Median Price: \$356,000
Previous Median Price: \$260,000
Based on 45 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.8%

Current Median Price: \$356,000
Current Median Rent: \$330
Based on 64 registered Unit rentals compared over the last 12 months.

EAST TAMWORTH - Recently Sold Properties

Median Sale Price

\$595k

Based on 99 recorded House sales within the last 12 months (Financial Year 2023)

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

Suburb Growth

+7.7%

Current Median Price: \$595,000
Previous Median Price: \$552,500

Based on 253 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

99

Based on recorded House sales within the 12 months (Financial Year 2023)

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

1 BAILEY AVE

\$795,000

SOLD BY PRD.

Sep 2023
41 Days

813 m² 4 2 2

8/67 WHITE ST

\$310,000

Sep 2023
71 Days

1,020 m² 2 1 1

180 CARTHAGE ST

\$670,000

Sep 2023
12 Days

559 m² 3 2 2

8 PRENTICE AVE

\$587,500

Sep 2023
82 Days

634 m² 4 2 2

1/88 FITZROY ST

\$285,000

Sep 2023
41 Days

660 m² 1 1 1

195 CARTHAGE ST

\$680,000

Sep 2023
108 Days

620 m² 4 3 1

109 FITZROY ST

\$1,020,000

Sep 2023
197 Days

912 m² 3 2 1

3 DAYAL ST

\$450,000

Aug 2023
82 Days

1,157 m² 3 1 3

32 LEVIEN AVE

\$545,000

Aug 2023
64 Days

664 m² 3 1 1

601 ARMIDALE RD

\$275,000

Aug 2023
17 Days

854 m² 2 1 -

159 CARTHAGE ST

\$1,225,000

Aug 2023
59 Days

638 m² 4 2 -

19 GOLF ST

\$810,000

Aug 2023
20 Days

651 m² 3 2 2

7 CARINYA ST

\$559,000

Aug 2023
23 Days

550 m² 3 1 1

132 CARTHAGE ST

\$1,075,000

Aug 2023
N/A

1,005 m² 1 1 1

87 UPPER ST

\$965,000

Aug 2023
38 Days

948 m² 4 2 2

125 PIPER ST

\$410,000

Jul 2023
1 Day

607 m² 4 2 2

18 VALLEY DR

\$750,000

SOLD BY PRD.

Jul 2023
91 Days

731 m² 5 2 4

114 RAGLAN ST

\$865,000

SOLD BY PRD.

Jul 2023
169 Days

1,227 m² 3 3 2

10 CARMICHAEL AVE

\$558,000

Jul 2023
64 Days

835 m² 4 2 2

80 CARTHAGE ST

\$1,050,000

Jul 2023
55 Days

1,012 m² 6 3 3

163 CARTHAGE ST

\$740,000

Jul 2023
64 Days

2,023 m² 4 1 -

EAST TAMWORTH - Properties For Rent

Median Rental Price

\$450 /w

Based on 166 recorded House rentals within the last 12 months (Financial Year 2023)

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

Rental Yield

+3.9%

Current Median Price: \$595,000
Current Median Rent: \$450

Based on 99 recorded House sales and 166 House rentals compared over the last 12 months

Number of Rentals

166

Based on recorded House rentals within the last 12 months (Financial Year 2023)

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

351 ARMIDALE ROAD

\$350 per week

Sep 2023 6 Days

588 m² 3 1 1

7 BAILEY AVENUE

\$460 per week

Sep 2023 6 Days

774 m² 3 1 1

159 CARTHAGE STREET

\$1,200 per

Sep 2023 7 Days

638 m² 4 2 -

3/59A RAWSON AVENUE

\$390 per week

Sep 2023 8 Days

870 m² 3 1 1

3 PORTER STREET

\$440pw

Sep 2023 9 Days

323 m² 3 2 1

152 NORTH STREET

\$410 pw

Sep 2023 9 Days

923 m² 3 1 1

10 PATRICK STREET

\$470 per week

Sep 2023 11 Days

645 m² 4 1 2

2 KINGSLEY COURT

\$590 per week

Sep 2023 14 Days

840 m² 3 2 1

29 RAGLAN STREET

\$480 per week

Sep 2023 15 Days

506 m² 3 1 1

49 DARLING STREET

\$580 per week



607 m² 3 2 1

19 Days

18 WOODBURN WAY

\$550 per week




652 m² 3 2 2

22 Days

1/24 RAWSON AVENUE

\$400 weekly



854 m² 3 1 1

26 Days

13 SPILLER STREET

\$450 wk



398 m² 3 2 2

26 Days

8 RAGLAN STREET

\$480




809 m² 4 1 2

30 Days

4 GOLF STREET

\$380




810 m² 2 1 1

56 Days

81 RAGLAN STREET

\$480 weekly



594 m² 4 2 2

59 Days

81 RAGLAN STREET

\$480 per week




594 m² 4 2 2

59 Days

32 DOWELL AVENUE

\$390 per week




892 m² 3 1 1

76 Days

174 CARTHAGE STREET

\$495 weekly




765 m² 3 1 1

145 Days

70 RAGLAN STREET

\$650 per week



734 m² 3 3 2

160 Days

80 UPPER STREET

\$560



1,962 m² 4 2 5

189 Days