



CMA **Comparative Market Analysis**

West Tamworth

PREPARED BY: PRD TAMWORTH, PH: 02 6763 7000

WEST TAMWORTH - Suburb Map



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

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WEST TAMWORTH - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	101	\$ 160,000	0.0 %	\$ 15,000	\$ 350,000
2006	109	\$ 178,000	11.2 %	\$ 51,442	\$ 327,000
2007	130	\$ 180,000	1.1 %	\$ 46,250	\$ 2,200,000
2008	101	\$ 170,000	-5.6 %	\$ 7,000	\$ 410,000
2009	124	\$ 190,000	11.8 %	\$ 2,800	\$ 800,000
2010	93	\$ 220,000	15.8 %	\$ 60,000	\$ 475,000
2011	111	\$ 210,000	-4.5 %	\$ 60,000	\$ 439,000
2012	99	\$ 200,000	-4.8 %	\$ 46,000	\$ 455,000
2013	101	\$ 200,000	0.0 %	\$ 40,000	\$ 830,000
2014	105	\$ 210,000	5.0 %	\$ 15,000	\$ 1,920,007
2015	110	\$ 235,500	12.1 %	\$ 27,500	\$ 460,000
2016	104	\$ 229,500	-2.5 %	\$ 34,000	\$ 525,000
2017	108	\$ 254,000	10.7 %	\$ 5,000	\$ 8,400,000
2018	85	\$ 262,000	3.1 %	\$ 33,000	\$ 580,000
2019	79	\$ 262,500	0.2 %	\$ 27,000	\$ 592,500
2020	100	\$ 239,000	-9.0 %	\$ 23,500	\$ 680,000
2021	153	\$ 300,000	25.5 %	\$ 31,700	\$ 1,780,000
2022	101	\$ 331,000	10.3 %	\$ 30,000	\$ 700,000
2023	67	\$ 340,000	2.7 %	\$ 42,000	\$ 905,000

Median Sale Price

\$340k

Based on 107 recorded House sales within the last 12 months (Financial Year 2023)

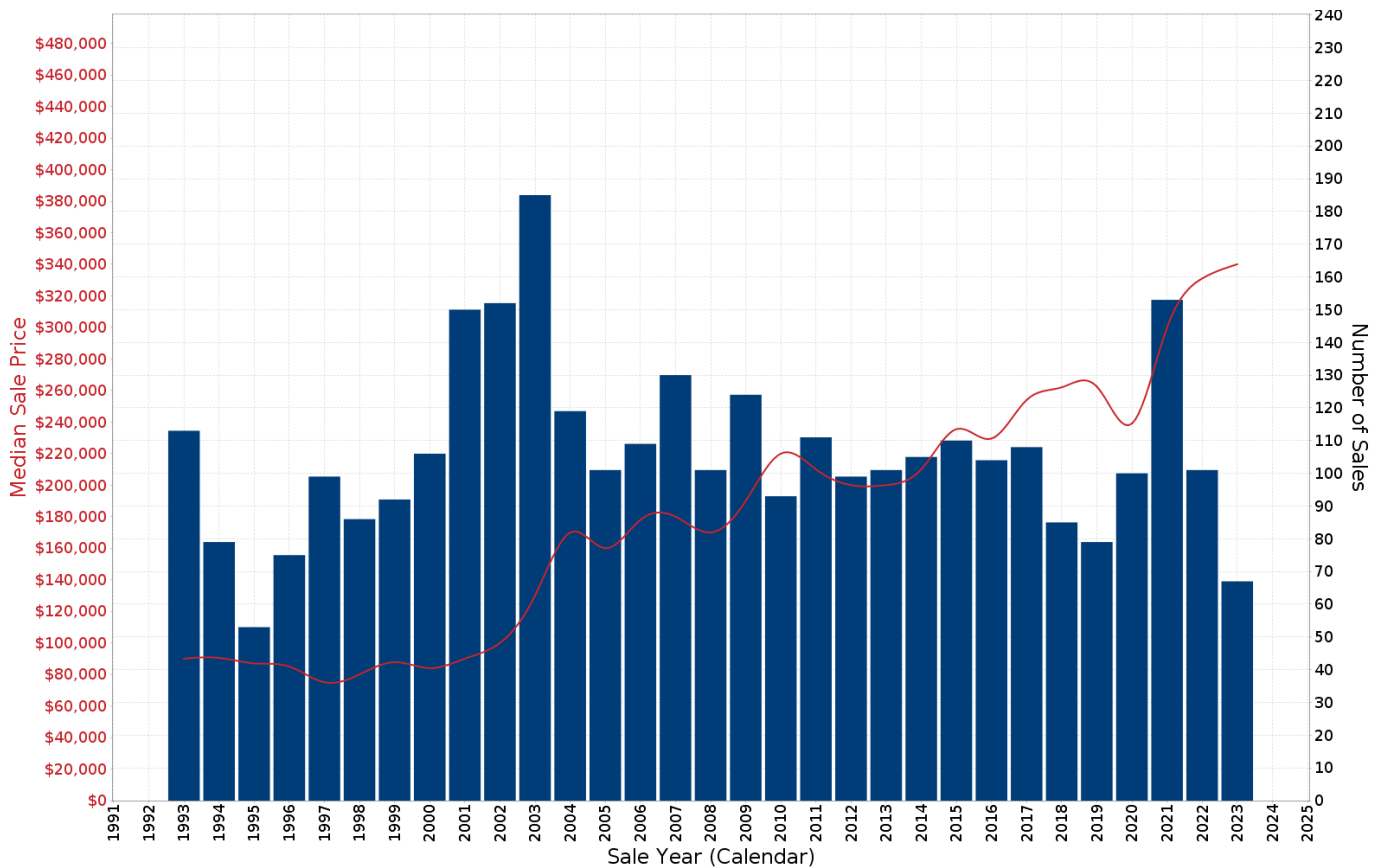
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+10.7%

Current Median Price: \$340,000
Previous Median Price: \$307,000

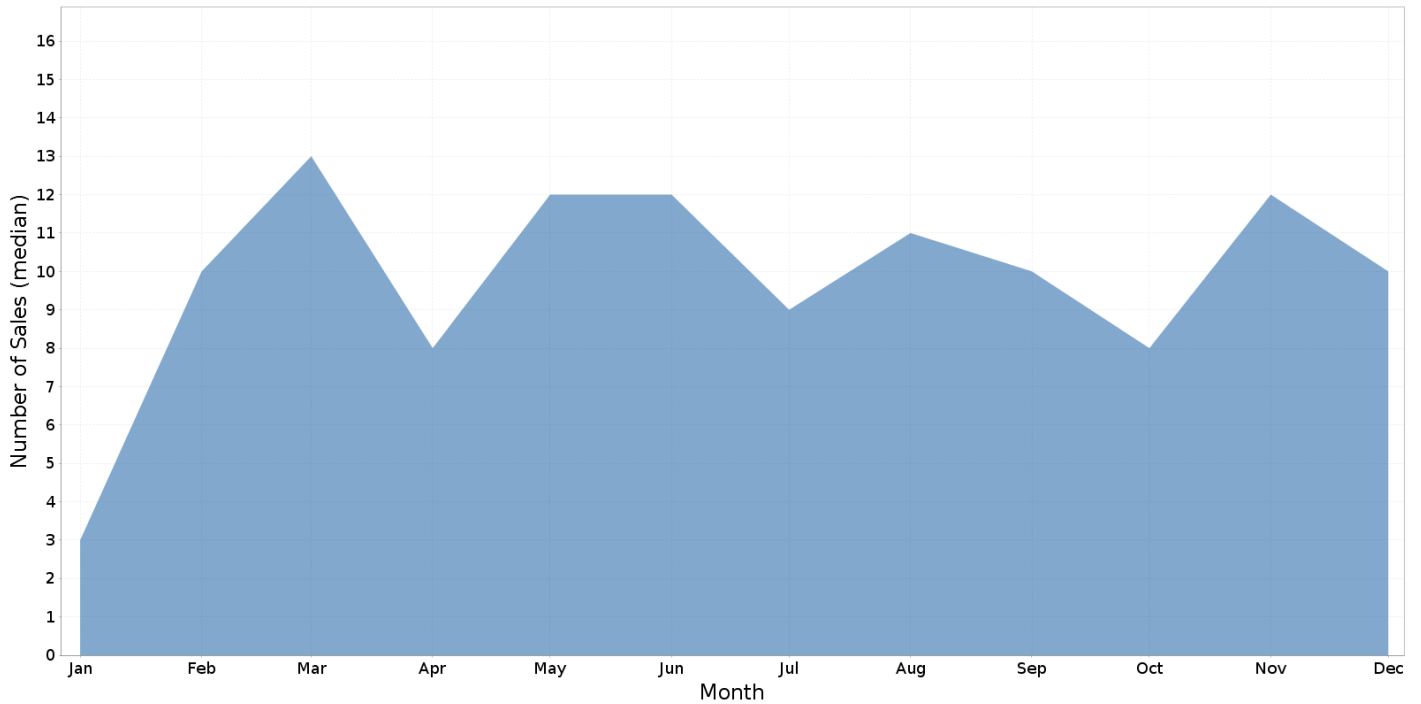
Based on 232 recorded House sales compared over the last two rolling 12 month periods



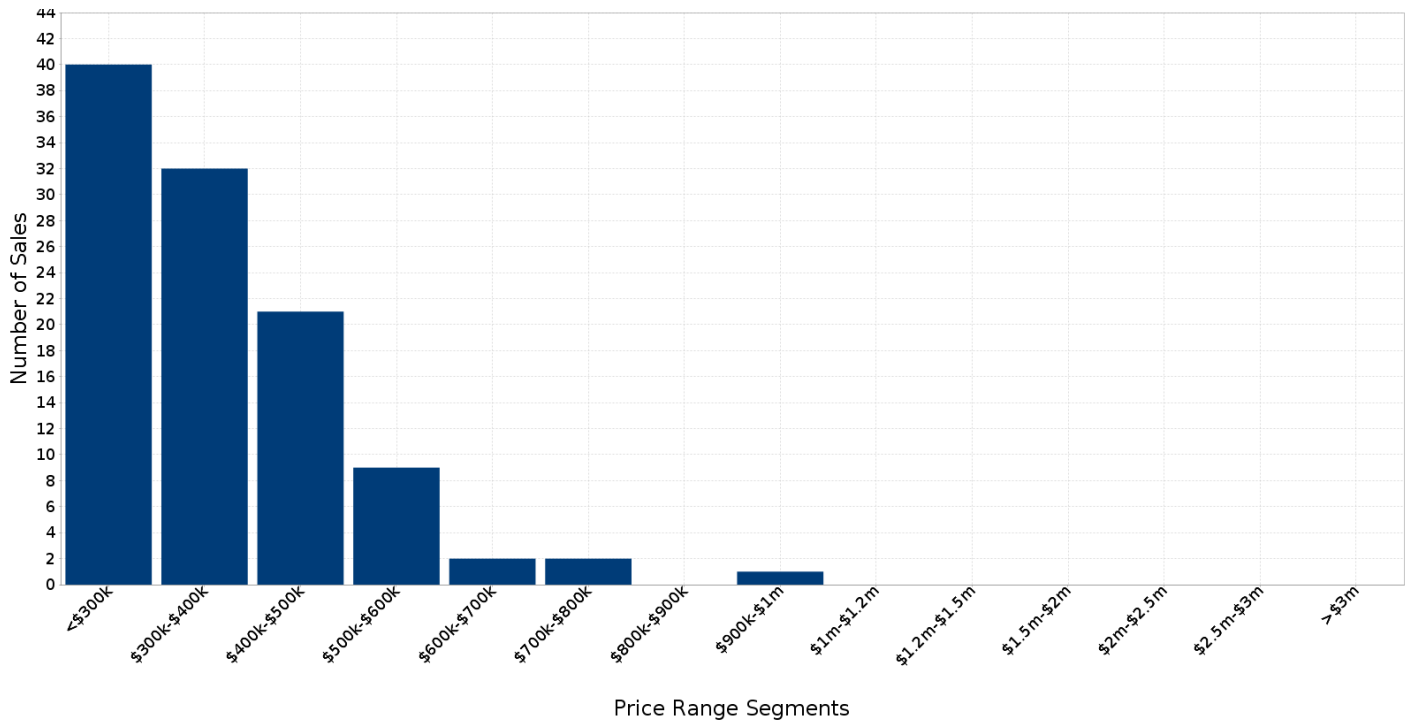
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WEST TAMWORTH - Peak Selling Periods (3 years)



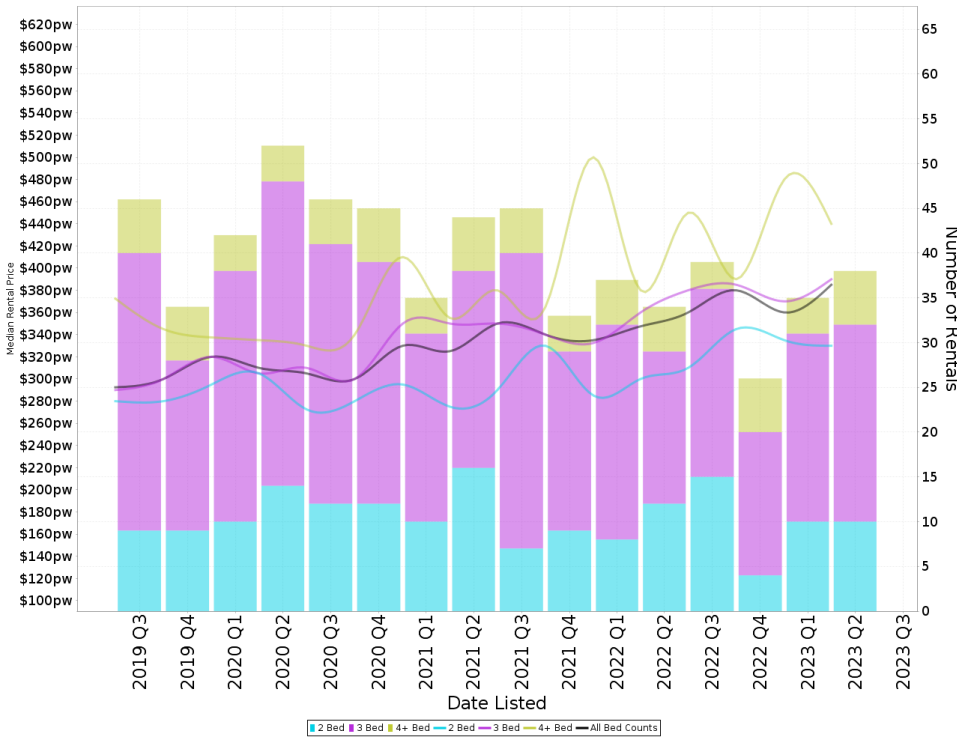
WEST TAMWORTH - Price Range Segments (12)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.7%

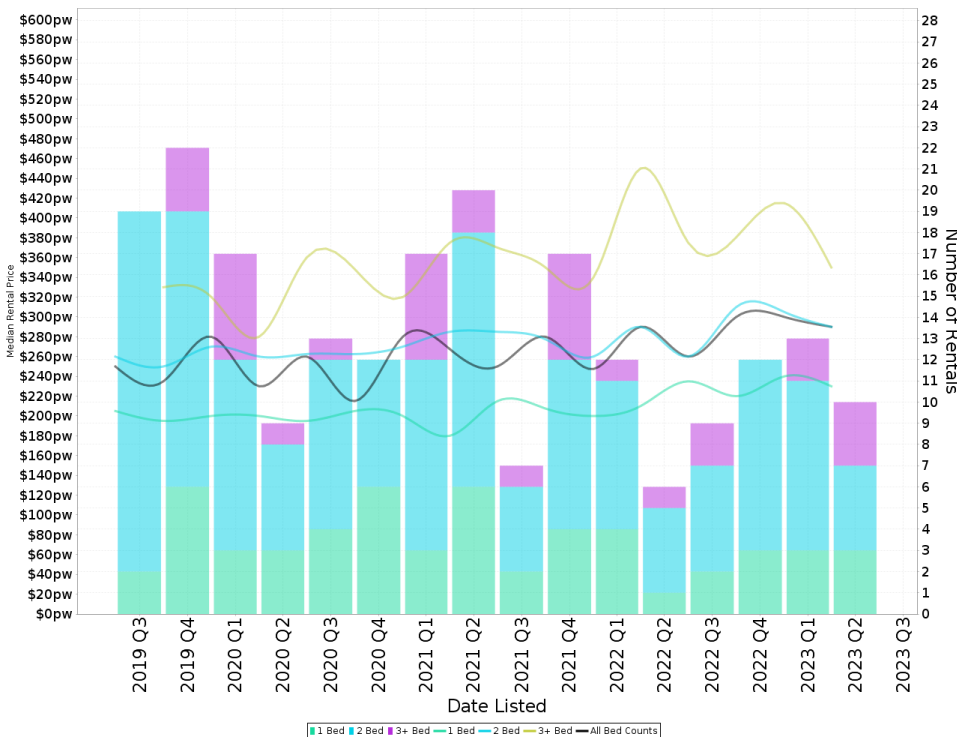
Current Median Price: \$340,000
Previous Median Price: \$307,000
Based on 232 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$340,000
Current Median Rent: \$370
Based on 138 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-8.5%

Current Median Price: \$302,000
Previous Median Price: \$330,000
Based on 20 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$302,000
Current Median Rent: \$300
Based on 44 registered Unit rentals compared over the last 12 months.

WEST TAMWORTH - Recently Sold Properties

Median Sale Price

\$340k

Based on 107 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

+10.7%

Current Median Price: \$340,000
Previous Median Price: \$307,000

Based on 232 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

107

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

20 MATHEWS ST



\$550,000

Sep 2023
25 Days

563 m² 3 1 2

99 DENISON ST




\$480,000

Sep 2023
227 Days

955 m² 3 1 1

61 CHURCH ST



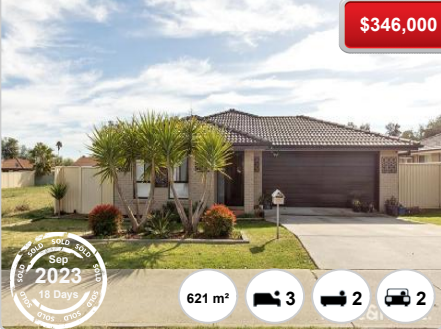
\$550,000

SOLD BY PRD.

Sep 2023
131 Days

727 m² 4 2 4

7 GOODWIN ST



\$346,000

Sep 2023
18 Days

621 m² 3 2 2

15 MAXWELL ST




\$410,000

Sep 2023
28 Days

777 m² 4 2 4

17 WILLIAM ST




\$525,000

Sep 2023
82 Days

613 m² 3 1 1

41 PHILLIP ST



\$510,000

Sep 2023
129 Days

708 m² 3 1 2

60 COLE RD



\$320,000

Aug 2023
173 Days

835 m² 3 1 1

10 FRANK ST



\$340,000

Aug 2023
148 Days

657 m² 3 1 1

17 TINGIRA AVE

\$250,000

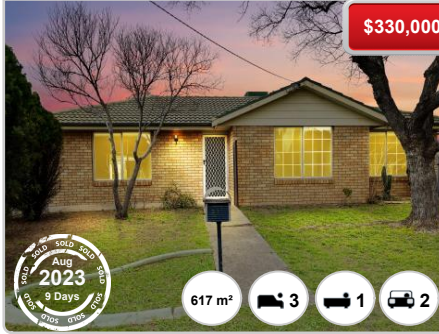


Aug 2023
33 Days

588 m² 3 1 2

31 SUSSEX ST

\$330,000



Aug 2023
9 Days

617 m² 3 1 2

58 COLE RD

\$277,500



Aug 2023
146 Days

862 m² 3 1 2

11 GOODWIN ST

\$349,000




Aug 2023
11 Days

666 m² 4 2 2

35 BOURNE ST

\$220,000




Jul 2023
N/A

575 m² 3 1 2

31 BOURNE ST

\$280,000




Jul 2023
41 Days

575 m² 3 1 3

26 RODGERS RD

\$570,493



2023

600 m² - - -

32 CROWN ST

\$545,000



Jul 2023
N/A

403 m² 3 1 1

4 MATHESON ST

\$235,000



SOLD BY PRD Professionals

2023
453 Days

612 m² 3 1 1

5 SALE ST

\$280,000



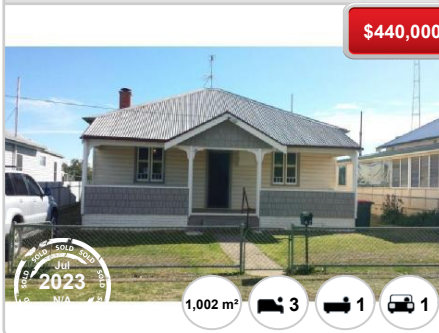
SOLD BY PRD

Jul 2023
53 Days

778 m² 3 1 1

49 MATHEWS ST

\$440,000



Jul 2023
N/A

1,002 m² 3 1 1

14B GOODWIN ST

\$540,000



2023

600 m² - - -

WEST TAMWORTH - Properties For Rent

Median Rental Price

\$370 /w

Based on 138 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

+5.7%

Current Median Price: \$340,000
Current Median Rent: \$370

Based on 107 recorded House sales and 138 House rentals compared over the last 12 months

Number of Rentals

138

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

158 GOONOO GOONOO ROAD



\$395

645 m² 2 1 2

Sep 2023 5 Days

2/77 KING STREET



\$310 per week

417 m² 1 1 3

Sep 2023 6 Days

126 CROWN STREET



\$420 per week

1,688 m² 3 1 1

Sep 2023 8 Days

60 COLE ROAD




\$385 per week

835 m² 3 1 1

Sep 2023 8 Days

1/38 DEWHURST STREET




\$420 per week

611 m² 4 2 1

Sep 2023 6 Days

2/54 KENNY DRIVE



\$280 per week

608 m² 2 1 1

Sep 2023 14 Days

3 MACGREGOR STREET



\$430 per week

996 m² 3 1 1

Sep 2023 15 Days

14 COSSA STREET



\$340 per week

575 m² 4 1 -

Sep 2023 16 Days

1/31 GIPPS STREET



\$400 per week

117 m² 2 1 1

Sep 2023 19 Days

17 PARK STREET

\$400 per week

PRD. TAMWORTH

Aug 2023
19 Days

683 m² 2 1 1

45 QUINN STREET

\$325 weekly

PRD. TAMWORTH

Sep 2023
21 Days

647 m² 3 1 1

5 SALE STREET

\$350 weekly

PRD. TAMWORTH

Aug 2023
29 Days

778 m² 3 1 1

2/46 COSSA STREET

\$310

PRD. TAMWORTH

Aug 2023
36 Days

575 m² 2 1 1

1/46 COSSA STREET

\$330

PRD. TAMWORTH

Aug 2023
36 Days

575 m² 2 1 1

91 BELMORE STREET

\$470 per week

PRD. TAMWORTH

Aug 2023
37 Days

950 m² 3 1 1

60 KENNY DRIVE

\$360 weekly

PRD. TAMWORTH

Aug 2023
56 Days

608 m² 3 2 1

2/32 RODGERS ROAD

\$340

PRD. TAMWORTH

Jul 2023
69 Days

600 m² 2 1 1

2/100 BELMORE STREET

\$320

PRD. TAMWORTH

Jul 2023
84 Days

920 m² 2 1 1

1/32 RODGERS ROAD

\$400

PRD. TAMWORTH

Jun 2023
100 Days

600 m² 4 2 1

86 DENNE STREET

Furnished -

PRD. TAMWORTH

May 2023
145 Days

670 m² 4 2 1

6-10 BENT STREET

Price on

PRD. TAMWORTH

Mar 2023
193 Days

809 m² 1 1 -