



CMA **Comparative Market Analysis** Calala

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CALALA - Suburb Map



CALALA - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	53	\$ 243,000	0.0 %	\$ 75,000	\$ 1,500,000
2006	72	\$ 281,250	15.7 %	\$ 85,000	\$ 950,000
2007	67	\$ 300,000	6.7 %	\$ 100,020	\$ 780,000
2008	60	\$ 291,250	-2.9 %	\$ 85,000	\$ 860,000
2009	61	\$ 295,000	1.3 %	\$ 131,250	\$ 900,000
2010	67	\$ 315,000	6.8 %	\$ 58,000	\$ 700,000
2011	49	\$ 320,000	1.6 %	\$ 192,500	\$ 725,000
2012	51	\$ 321,000	0.3 %	\$ 4,700	\$ 575,000
2013	56	\$ 348,250	8.5 %	\$ 180,000	\$ 710,000
2014	70	\$ 369,500	6.1 %	\$ 217,000	\$ 1,550,000
2015	81	\$ 385,000	4.2 %	\$ 220,000	\$ 700,000
2016	77	\$ 365,000	-5.2 %	\$ 175,000	\$ 850,000
2017	82	\$ 397,000	8.8 %	\$ 132,000	\$ 1,276,000
2018	85	\$ 395,000	-0.5 %	\$ 125,000	\$ 810,000
2019	74	\$ 365,000	-7.6 %	\$ 125,000	\$ 780,000
2020	100	\$ 417,000	14.2 %	\$ 60,000	\$ 1,828,700
2021	142	\$ 449,000	7.7 %	\$ 85,000	\$ 1,550,000
2022	127	\$ 560,000	24.7 %	\$ 19,000	\$ 1,650,000
2023	68	\$ 565,000	0.9 %	\$ 23,000	\$ 910,000

Median Sale Price
\$575k

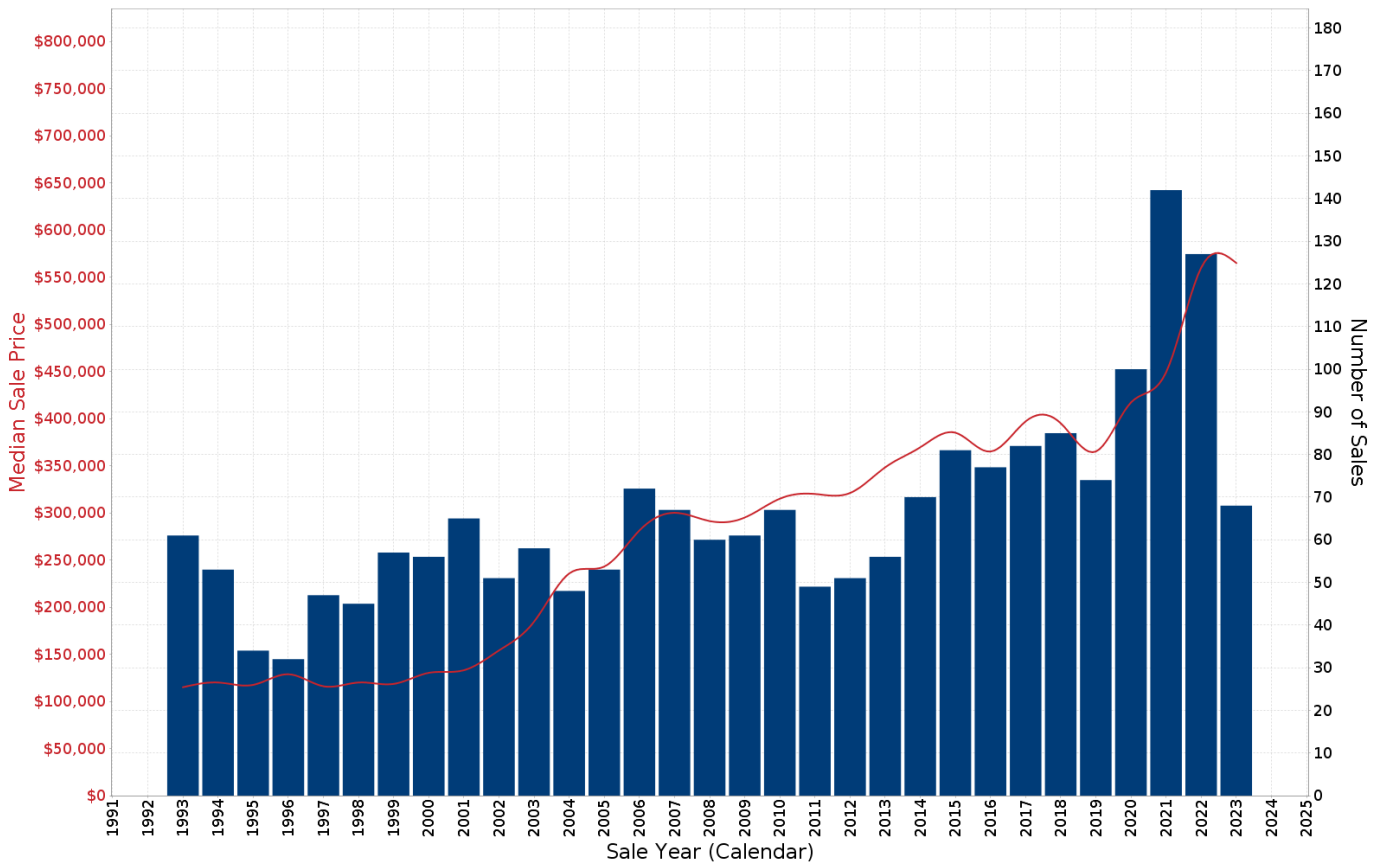
Based on 96 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth
+5.7%

Current Median Price: \$575,000
Previous Median Price: \$543,750

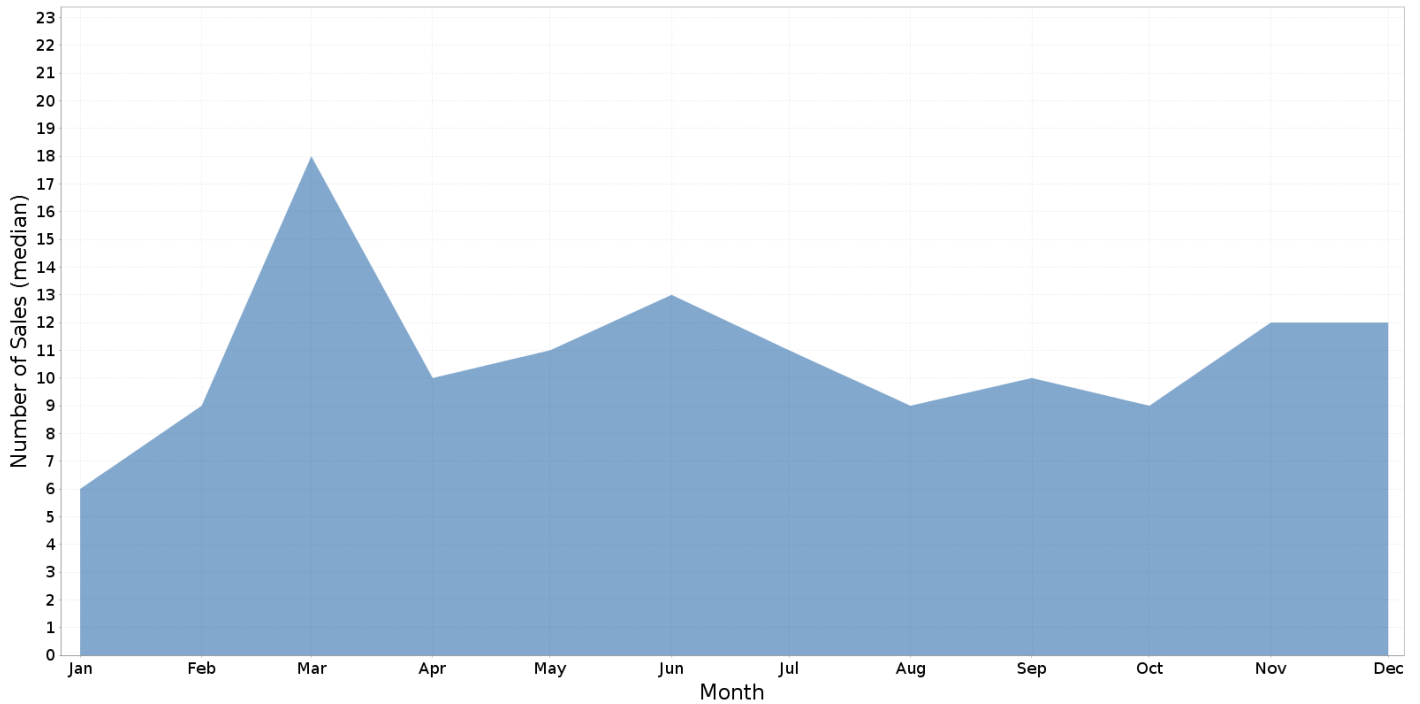
Based on 228 recorded House sales compared over the last two rolling 12 month periods



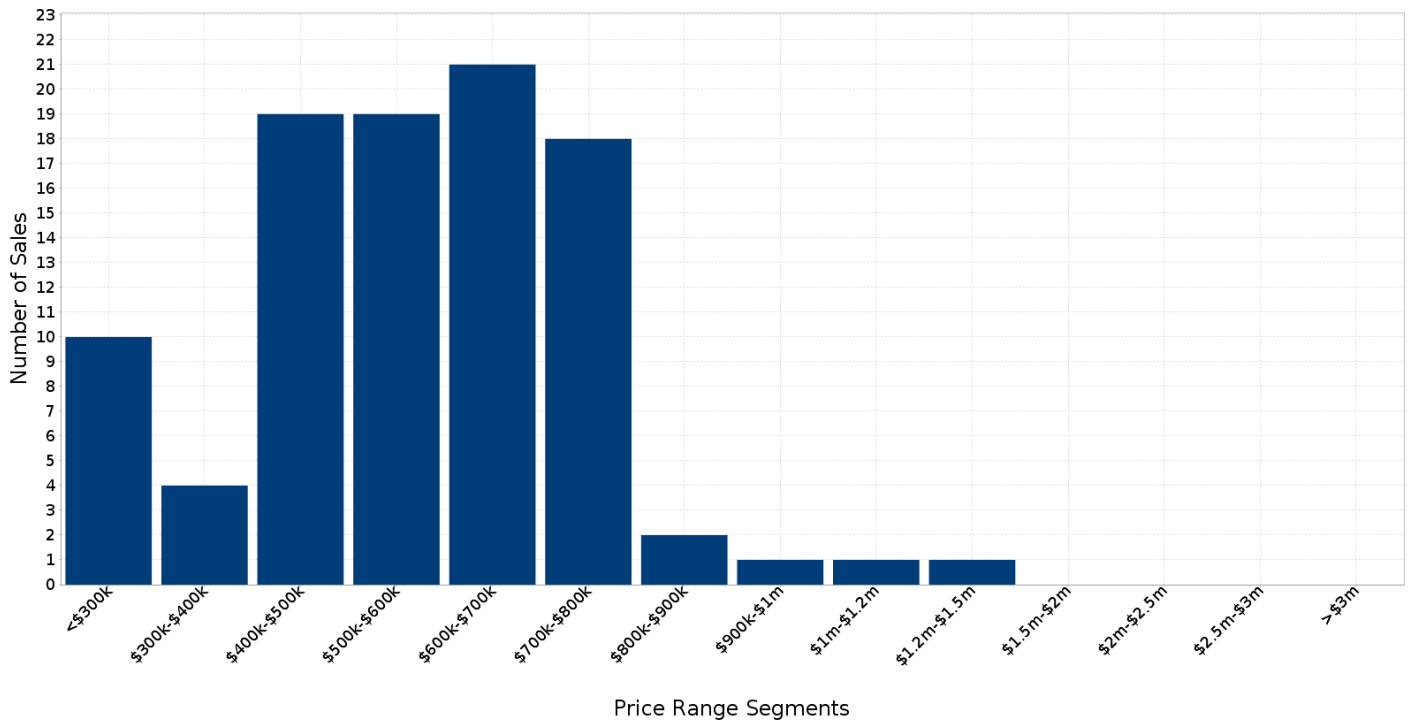
Prepared on 10/10/2023 by PRD Tamworth. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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CALALA - Peak Selling Periods (3 years)



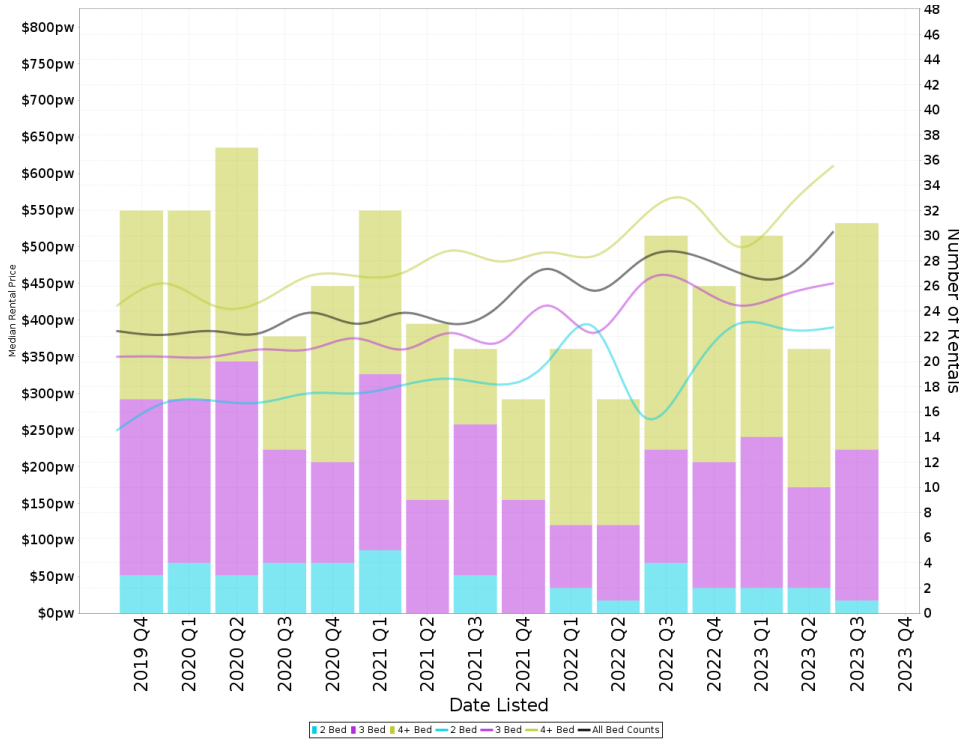
CALALA - Price Range Segments (12 months)



Prepared on 10/10/2023 by PRD Tamworth. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+5.7%

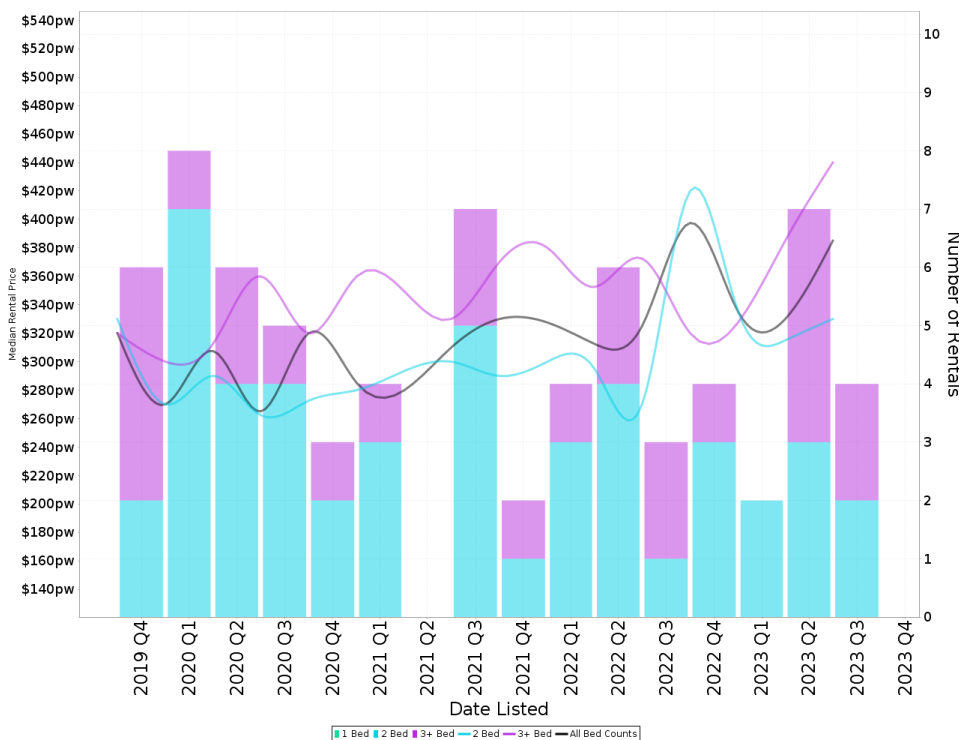
Current Median Price: \$575,000
Previous Median Price: \$543,750
Based on 228 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$575,000
Current Median Rent: \$490
Based on 108 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-4.3%

Current Median Price: \$330,000
Previous Median Price: \$345,000
Based on 4 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$330,000
Current Median Rent: \$350
Based on 17 registered Unit rentals compared over the last 12 months.

CALALA - Recently Sold Properties

Median Sale Price

\$575k

Based on 96 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

+5.7%

Current Median Price: \$575,000
Previous Median Price: \$543,750

Based on 228 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

96

Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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

3 WINDHOVER CRES



\$400,000

753 m² 3 1 1

Sold Oct 2023 183 Days

6 PROSPECT CL




\$510,000

822 m² 4 2 1

Sold Oct 2023 29 Days

9 ANDREW AVE



\$417,000

830 m² 3 1 1

Sold Sep 2023 72 Days

65 WARRAH DR



\$760,000

682 m² 4 2 2

Sold Sep 2023 29 Days

19 WARRAH DR




\$629,000

749 m² 4 2 2

Sold Sep 2023

14 GALAH DR



\$840,000

700 m² 4 3 3

Sold Sep 2023 35 Days

SOLD BY PRD.

6 HIBISCUS WAY



\$699,000

815 m² 4 2 2

Sold Sep 2023 74 Days

25 WINDHOVER CRES



\$550,000

977.8 m² 976 m² 4 2 2

Sold Sep 2023

14 ANGUS PL



\$690,000

794 m² 4 2 -

Sold Sep 2023 N/A

Partner now

SOLD Prior to Marketing

4 HERON RD

\$465,000

Sep 2023
17 Days

765 m² 3 1 1

39 DARRELL RD

\$510,000

21.0m 20.4m
762.4 m²
26.1m 26.1m
13.5m

746 m² - - -

3 ANGUS PL

\$805,000

SOLD BY PRD.

Sep 2023
180 Days

697 m² 5 2 2

21 GALAH DR

\$670,000

SOLD BY PRD.

Aug 2023
255 Days

737 m² 4 2 2

134 WARRAH DR

\$840,000

Aug 2023
152 Days

656 m² 4 2 2

1 OSPREY WAY

\$440,000

SOLD BY PRD.

Aug 2023
37 Days

751 m² 3 1 2

5 HARRIER PDE

\$470,000

SOLD BY PRD.

Aug 2023
29 Days

753 m² 3 1 4

17 PEREGRINE AVE

\$700,000

Aug 2023
83 Days

939 m² 5 2 2

62 CURRAWONG DR

\$645,000

SOLD BY PRD.

Aug 2023
81 Days

750 m² 4 2 2

25 MYRENE AVE

\$675,000

Aug 2023
28 Days

1,045 m² 4 2 2

114 WARRAH DR

\$819,000

Aug 2023
108 Days

816 m² 4 2 2

71 WARRAH DR

\$725,000

Aug 2023
6 Days

612 m² 4 2 2

CALALA - Properties For Rent

Median Rental Price

\$490 /w

Based on 108 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield

+4.4%

Current Median Price: \$575,000
Current Median Rent: \$490

Based on 96 recorded House sales and 108 House rentals compared over the last 12 months

Number of Rentals

108

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

38 GORDON STREET

\$500 wk

716 m² 4 2 2

Oct 2023 5 Days

2/144 CALALA LANE

\$450 weekly

828 m² 3 2 2

Oct 2023 7 Days

1 WARRAH DRIVE

\$390 Per Week

751 m² 3 1 1

Oct 2023 7 Days

28 CURRAWONG DRIVE

\$600 pw

750 m² 4 2 2

Sep 2023 13 Days

4 KARENVAR AVENUE

\$470 pw

743 m² 3 1 3

Sep 2023 14 Days

33 CURRAWONG DRIVE

\$750 per week

700 m² 4 2 2

Sep 2023 15 Days

27 HARRIER PARADE

\$500

760 m² 3 1 1

Sep 2023 15 Days

64 CAMPBELL ROAD

\$680 wk

720 m² 3 2 2

2023 26 Days

69 WARRAH DRIVE

\$670 per week

604 m² 4 2 2

Sep 2023 25 Days

50 FALCON DRIVE

\$560 per week

701 m² 4 bedrooms 2 bathrooms 2 car spaces

PRD. REAL ESTATE
Sep 2023
26 Days

13 OSPREY WAY

\$450 pw

750 m² 3 bedrooms 1 bathroom 2 car spaces

PRD. REAL ESTATE
Sep 2023
25 Days

34 IBIS STREET

\$600 weekly

700 m² 4 bedrooms 2 bathrooms 2 car spaces

PRD. REAL ESTATE
Sep 2023
34 Days

11 BELLBIRD STREET

\$580 per week

849.0 m² 4 bedrooms 2 bathrooms 2 car spaces

PRD. REAL ESTATE
2023
48 Days

5 IBIS STREET

\$600 weekly

701 m² 4 bedrooms 2 bathrooms 2 car spaces

PRD. REAL ESTATE TAMWORTH
Aug 2023
48 Days

2/1 JERSEY CLOSE

\$390

740 m² 2 bedrooms 1 bathroom 1 car space

PRD. REAL ESTATE
Aug 2023
49 Days

2/20 HARRIER PARADE

\$370 weekly

854 m² 2 bedrooms 1 bathroom 1 car space

PRD. REAL ESTATE
Mar 2023
204 Days

5 MAGPIE DRIVE

\$520 weekly

767 m² 4 bedrooms 2 bathrooms 2 car spaces

PRD. REAL ESTATE
Mar 2023
223 Days

11 FALCON DRIVE

\$490 weekly

780 m² 4 bedrooms 2 bathrooms 2 car spaces

PRD. REAL ESTATE
Feb 2023
250 Days