

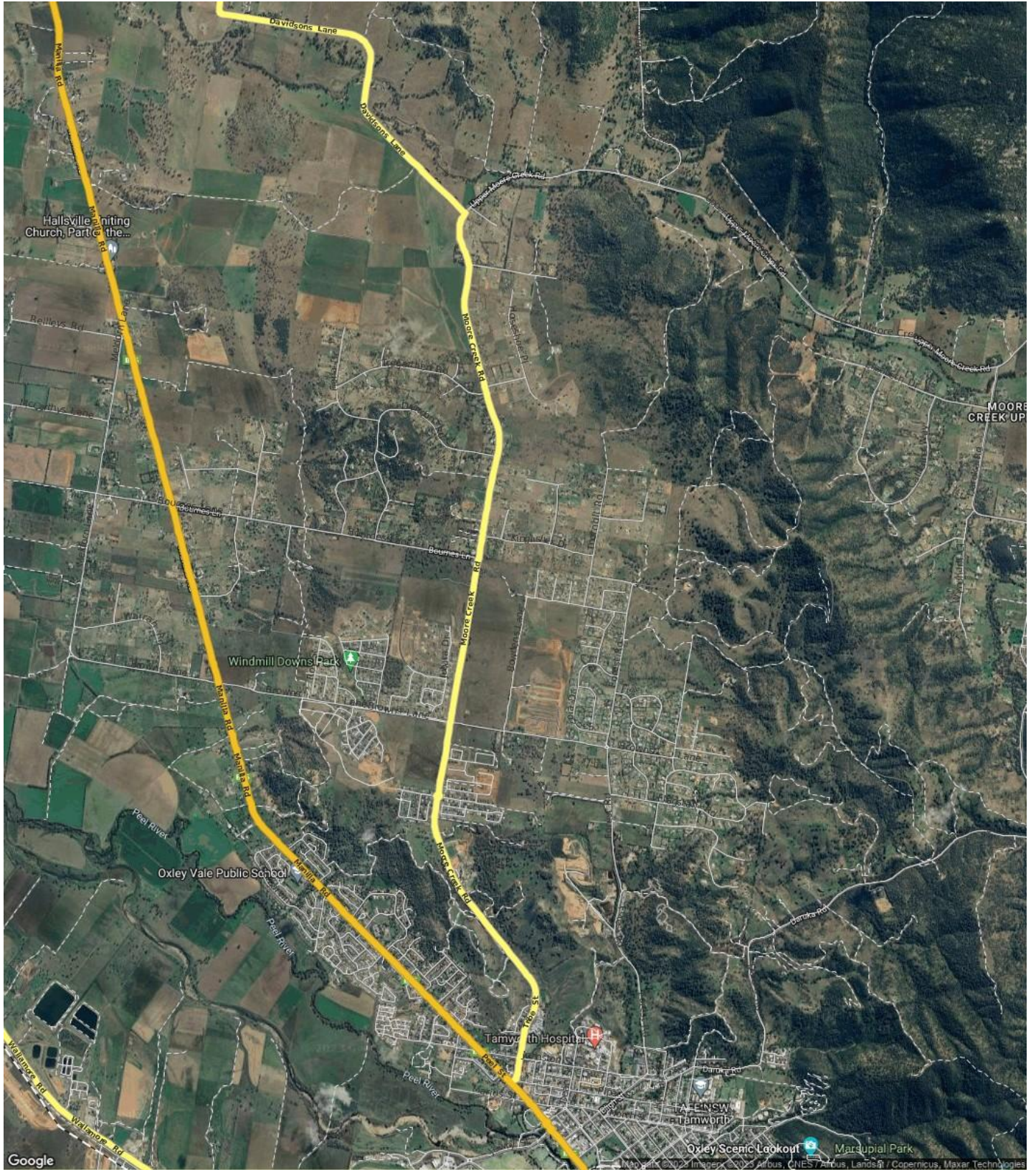


CMA **Comparative Market Analysis**

Moore Creek

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MOORE CREEK - Suburb Map



MOORE CREEK - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	21	\$ 375,000	0.0 %	\$ 135,500	\$ 1,329,600
2006	21	\$ 370,000	-1.3 %	\$ 118,000	\$ 567,000
2007	18	\$ 362,500	-2.0 %	\$ 126,000	\$ 931,800
2008	13	\$ 367,000	1.2 %	\$ 143,000	\$ 505,000
2009	38	\$ 434,500	18.4 %	\$ 130,000	\$ 765,000
2010	26	\$ 459,500	5.8 %	\$ 152,500	\$ 800,000
2011	20	\$ 471,250	2.6 %	\$ 200,000	\$ 845,000
2012	28	\$ 467,000	-0.9 %	\$ 302,500	\$ 690,000
2013	25	\$ 500,000	7.1 %	\$ 210,000	\$ 3,600,000
2014	25	\$ 490,000	-2.0 %	\$ 139,000	\$ 755,000
2015	31	\$ 530,000	8.2 %	\$ 170,000	\$ 790,000
2016	43	\$ 580,000	9.4 %	\$ 200,000	\$ 885,000
2017	42	\$ 615,000	6.0 %	\$ 137,000	\$ 1,900,000
2018	44	\$ 596,500	-3.0 %	\$ 129,000	\$ 1,225,000
2019	45	\$ 590,000	-1.1 %	\$ 139,000	\$ 840,000
2020	75	\$ 590,000	0.0 %	\$ 126,000	\$ 2,200,000
2021	77	\$ 649,000	10.0 %	\$ 139,000	\$ 1,135,000
2022	62	\$ 764,000	17.7 %	\$ 177,000	\$ 1,905,000
2023	40	\$ 807,500	5.7 %	\$ 210,000	\$ 4,000,000

Median Sale Price

\$815k

Based on 51 recorded House sales within the last 12 months (Oct '22 - Sep '23)

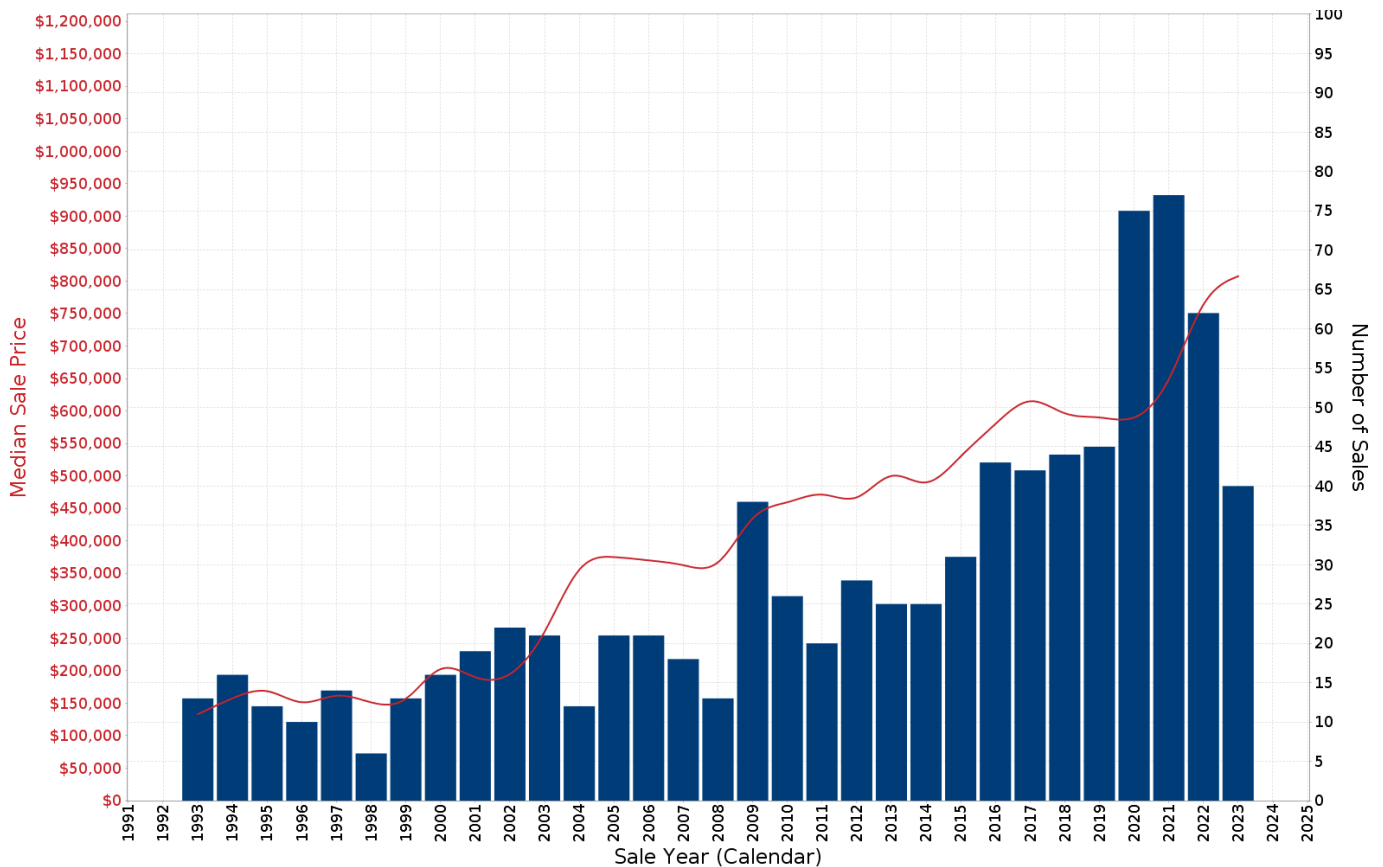
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+14.0%

Current Median Price: \$815,000
Previous Median Price: \$715,000

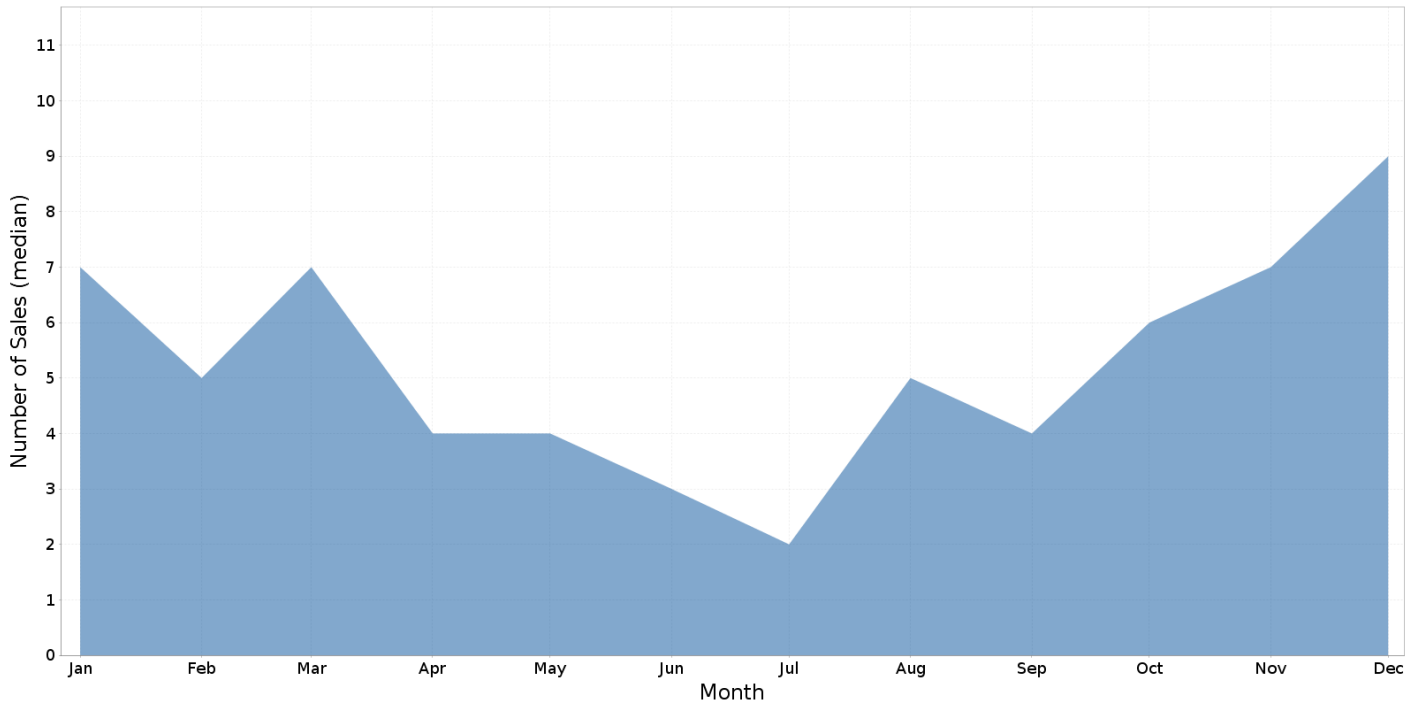
Based on 138 recorded House sales compared over the last two rolling 12 month periods



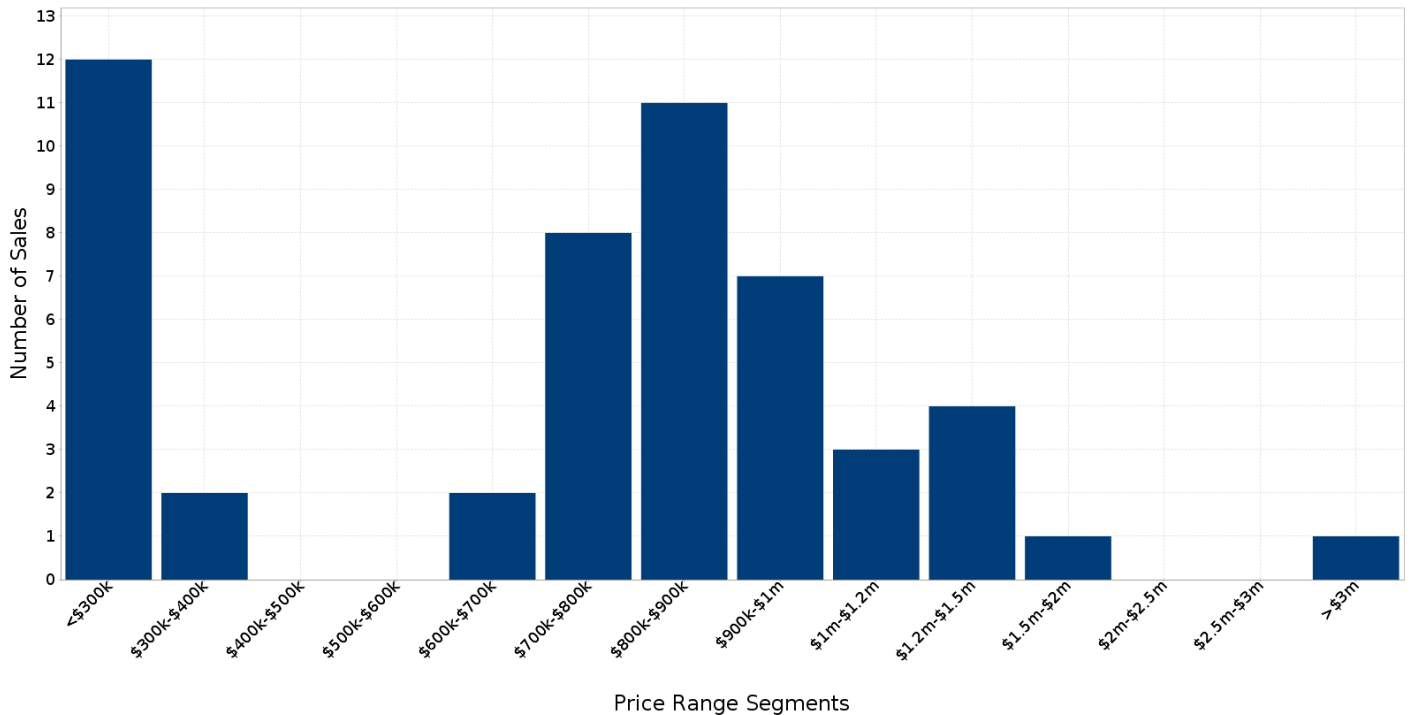
Prepared on 10/10/2023 by PRD Tamworth. © Property Data Solutions Pty Ltd 2023 (pricefinder.com.au)

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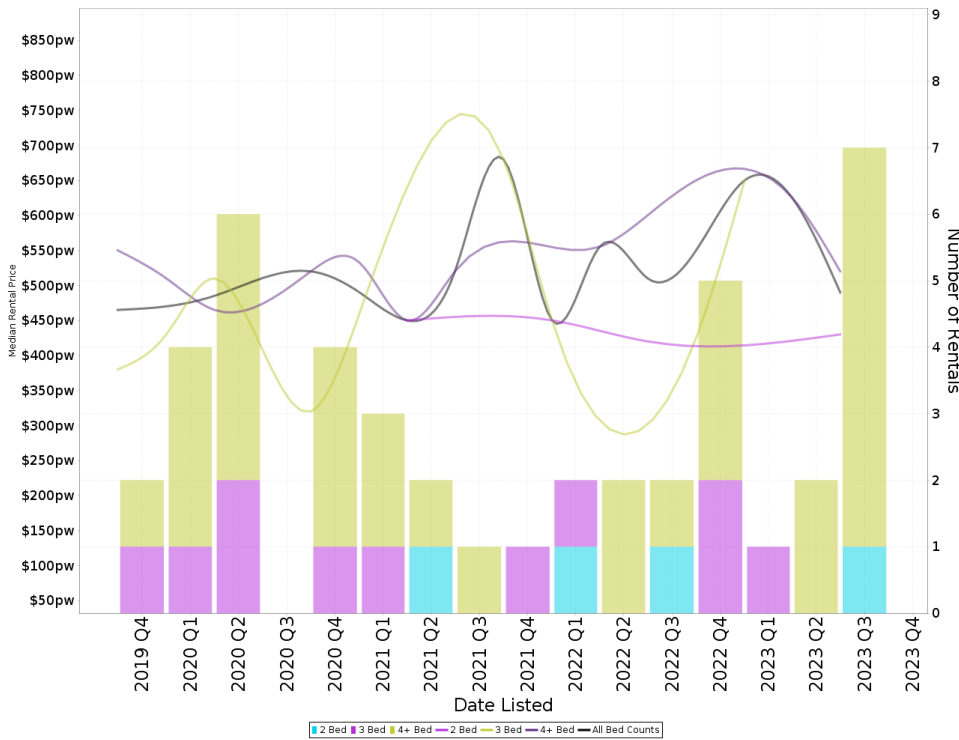
MOORE CREEK - Peak Selling Periods (3 years)



MOORE CREEK - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+14.0%

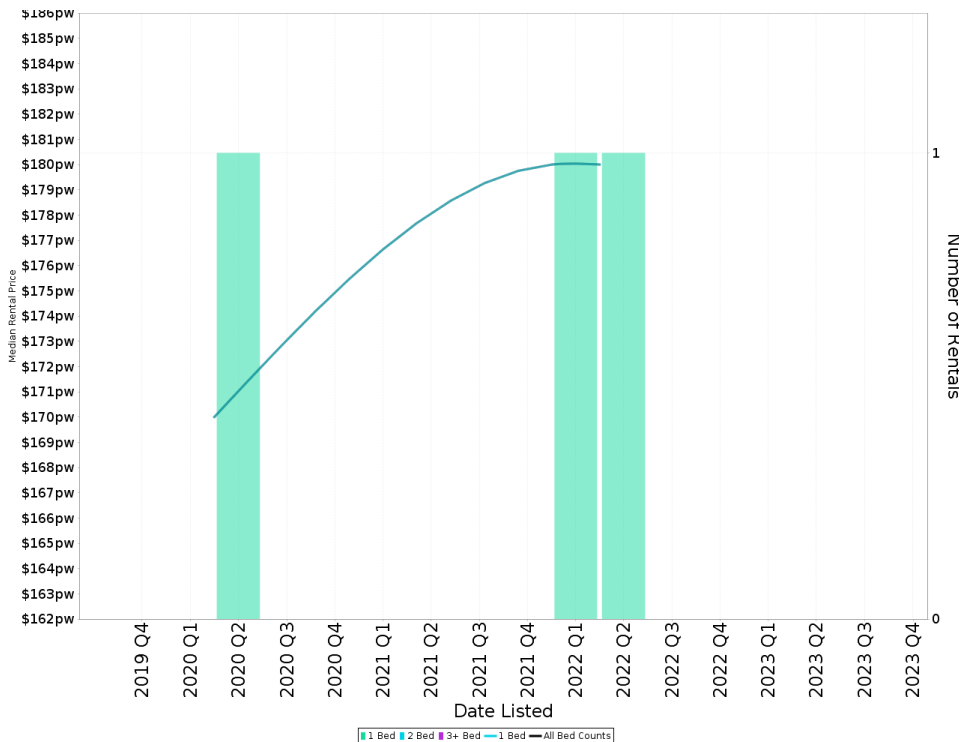
Current Median Price: \$815,000
Previous Median Price: \$715,000
Based on 138 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$815,000
Current Median Rent: \$550
Based on 15 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MOORE CREEK - Recently Sold Properties

Median Sale Price

\$815k

Based on 51 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

+14.0%

Current Median Price: \$815,000
Previous Median Price: \$715,000

Based on 138 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

51

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

63 DUNOON RD

\$960,000

first national | Tamworth
SOLD
28 Days

2.11 ha 5 2 4

13 BARAKULA DR

\$1,225,000

Sold Sep 2023
175 Days

4,108 m² 6 2 5

38 SEQUOIA DR

\$790,000

SOLD BY PRD.

Sold Sep 2023
68 Days

4,000 m² 3 2 2

51 PEPPERCRESS CRT

\$815,000

Sold Sep 2023
175 Days

1,012 m² - - -

53 PEPPERCRESS CRT

\$850,000

Sold Sep 2023
175 Days

1,012 m² - - -

4 JARRAH RD

\$330,000

Sold Aug 2023
102 Days

2,180 m² - - -

9 DAIN TREE CCT

\$1,295,000

SOLD BY PRD.

Sold Aug 2023
157 Days

4,000 m² 4 2 3

2 PEPPERGRASS CRT

\$210,000

Sold Sep 2023
175 Days

1,140 m² - - -

12 KESTRAL ST

\$225,000

Sold Sep 2023
175 Days

1,035 m² - - -

39 WINDMILL DR

\$1,050,000

Jun 2023
131 Days

2,004 m² 4 2 2

24 GLENMORE DR

\$1,250,000

2023
N/A

2,039 m² 5 2 6

872 MOORE CREEK RD

\$935,000

Jun 2023
80 Days

2.06 ha 4 2 4

133 BOWDENS LANE

\$4,000,000

2023
N/A

20.03 ha - - -

11 FAIRMARTIN LANE

\$770,000

2023
N/A

1,035 m² - - -

591 MOORE CREEK RD

\$910,000

Jun 2023
43 Days

2.98 ha 5 2 6

3 O'NEILL ST

\$290,000

2023
N/A

2,276 m² - - -

232 BOURNES LANE

\$762,000

May 2023
30 Days

2.03 ha 3 2 4

1761 UPPER MOORE CREEK RD

\$620,000

2023
N/A

45.19 ha - - -

8 FAIRMARTIN LANE

\$235,000

Apr 2023
N/A

1,023 m² - - -

67 STIRLING RD

\$765,000

Apr 2023
N/A

2.14 ha 3 1 3

24 DAINTREE CCT

\$1,170,000

Apr 2023
105 Days

4,000 m² 5 3 5

MOORE CREEK - Properties For Rent

Median Rental Price

\$550 /w

Based on 15 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

+3.5%

Current Median Price: \$815,000
Current Median Rent: \$550

Based on 51 recorded House sales and 15 House rentals compared over the last 12 months

Number of Rentals

15

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

6 WHIPORIE CLOSE

\$600 pw

Oct 2023
7 Days

4,000 m² 4 2 2

28 KESTRAL STREET

\$550 per week

Sep 2023
18 Days

1,000 m² 4 2 2

39 PEPPERCRESS COURT

\$448 pw

Sep 2023
26 Days

1,345 m² 4 2 2

33 PEPPERCRESS COURT

\$448 pw

Sep 2023
28 Days

1,091 m² 4 2 2

1/30 HORSESHOE PLACE

\$420 per week

Sep 2023
32 Days

3.15 ha 2 1 1

14 MORNINGTON CRESCENT

\$490 pw

Sep 2023
36 Days

9,041 m² 5 3 -

1/30 HORSESHOE PLACE

\$420

Aug 2023
42 Days

3.15 ha 2 1 1