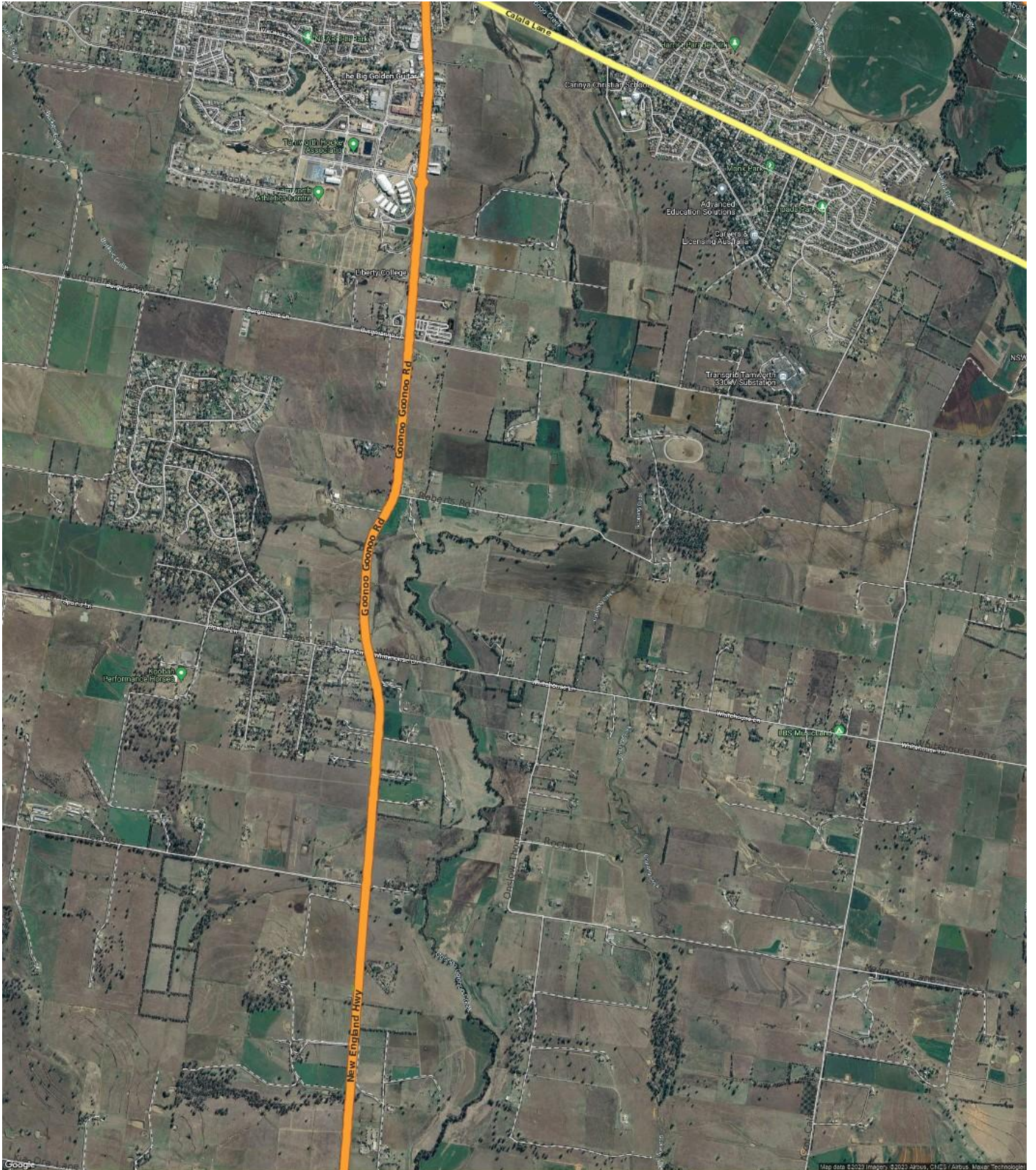




CMA **Comparative Market Analysis** Kingswood

PREPARED BY: PRD TAMWORTH, PH: 02 6763 7000

KINGSWOOD - Suburb Map



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

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KINGSWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	20	\$ 403,500	0.0 %	\$ 255,000	\$ 500,000
2006	13	\$ 362,000	-10.3 %	\$ 140,000	\$ 610,000
2007	19	\$ 418,000	15.5 %	\$ 122,000	\$ 960,000
2008	12	\$ 417,500	-0.1 %	\$ 320,000	\$ 1,375,000
2009	14	\$ 385,000	-7.8 %	\$ 260,000	\$ 507,500
2010	16	\$ 422,500	9.7 %	\$ 260,000	\$ 520,000
2011	23	\$ 424,000	0.4 %	\$ 330,000	\$ 545,000
2012	10	\$ 460,000	8.5 %	\$ 326,000	\$ 485,000
2013	8	\$ 420,000	-8.7 %	\$ 357,500	\$ 615,000
2014	14	\$ 490,000	16.7 %	\$ 368,000	\$ 750,000
2015	25	\$ 480,000	-2.0 %	\$ 370,000	\$ 1,377,650
2016	17	\$ 520,000	8.3 %	\$ 379,000	\$ 790,000
2017	27	\$ 580,000	11.5 %	\$ 350,000	\$ 1,500,000
2018	16	\$ 572,750	-1.2 %	\$ 455,000	\$ 995,000
2019	15	\$ 550,000	-4.0 %	\$ 389,000	\$ 1,100,000
2020	17	\$ 590,000	7.3 %	\$ 440,000	\$ 875,000
2021	14	\$ 670,000	13.6 %	\$ 200,000	\$ 2,100,000
2022	9	\$ 759,000	13.3 %	\$ 610,000	\$ 1,400,000
2023	7	\$ 835,000	10.0 %	\$ 675,000	\$ 950,000

Median Sale Price
\$835k

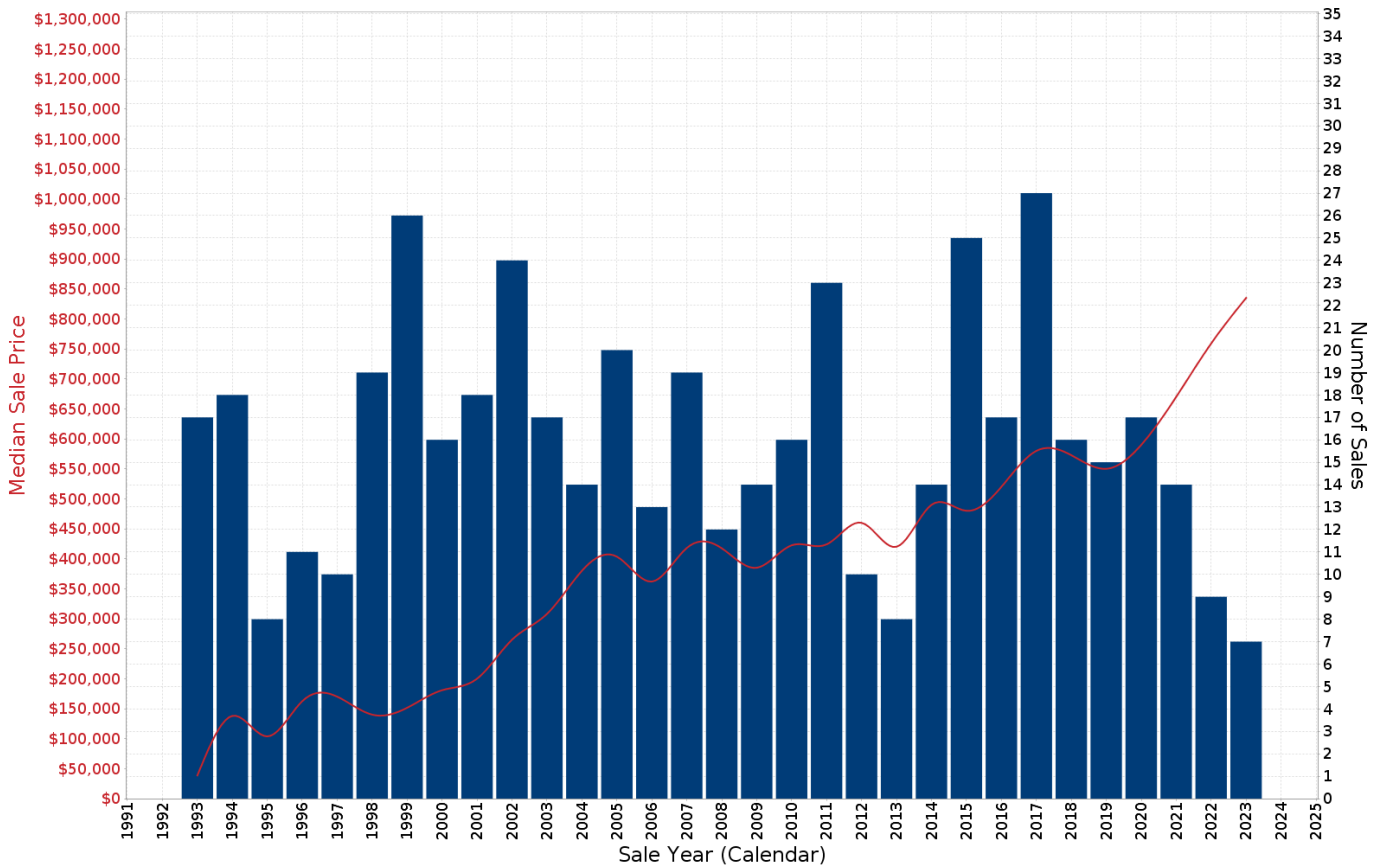
Based on 9 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth
+10.0%

Current Median Price: \$835,000
Previous Median Price: \$759,000

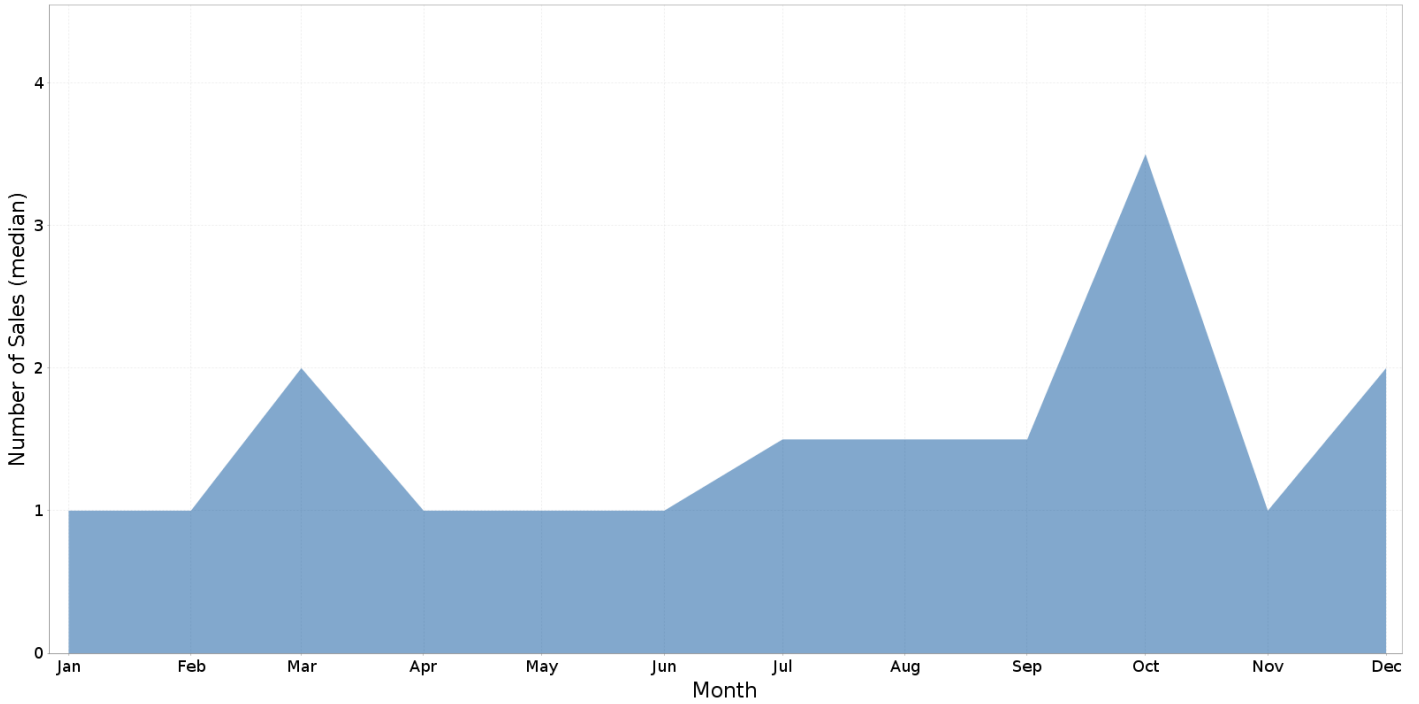
Based on 18 recorded House sales compared over the last two rolling 12 month periods



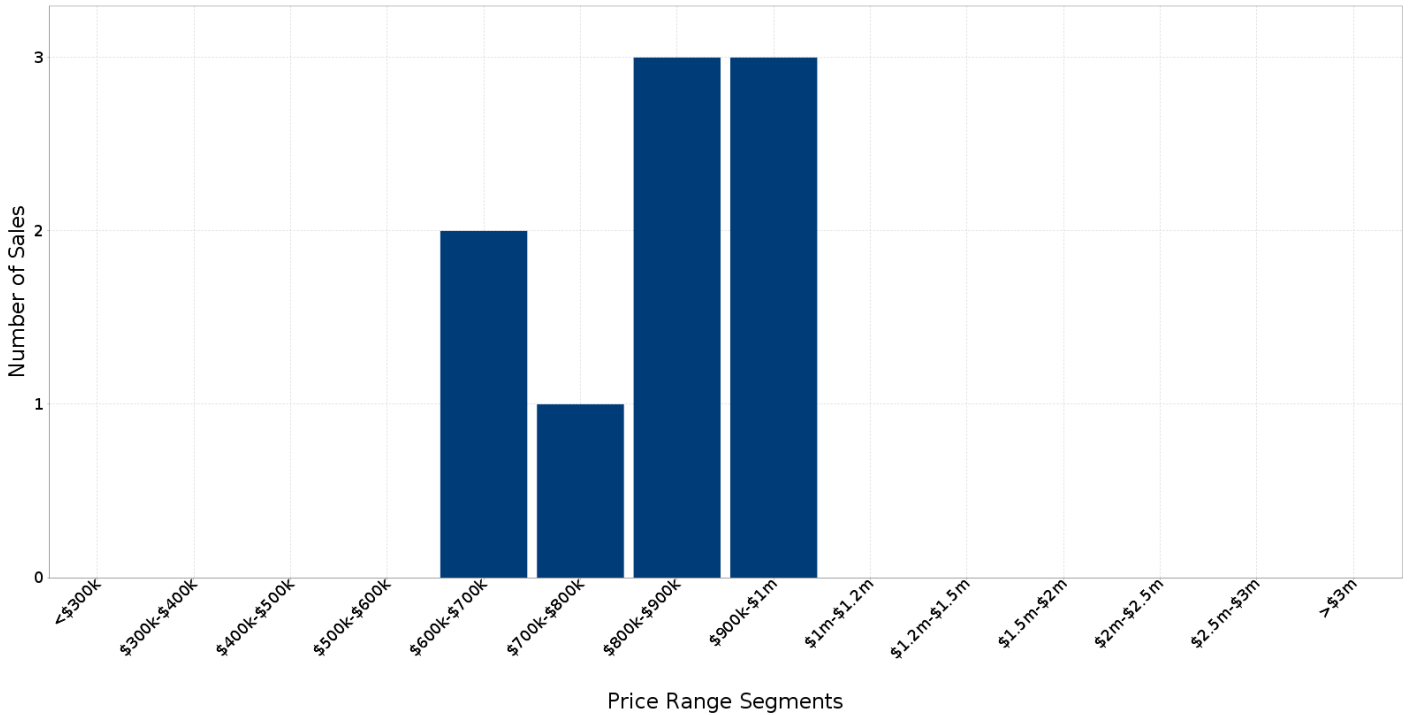
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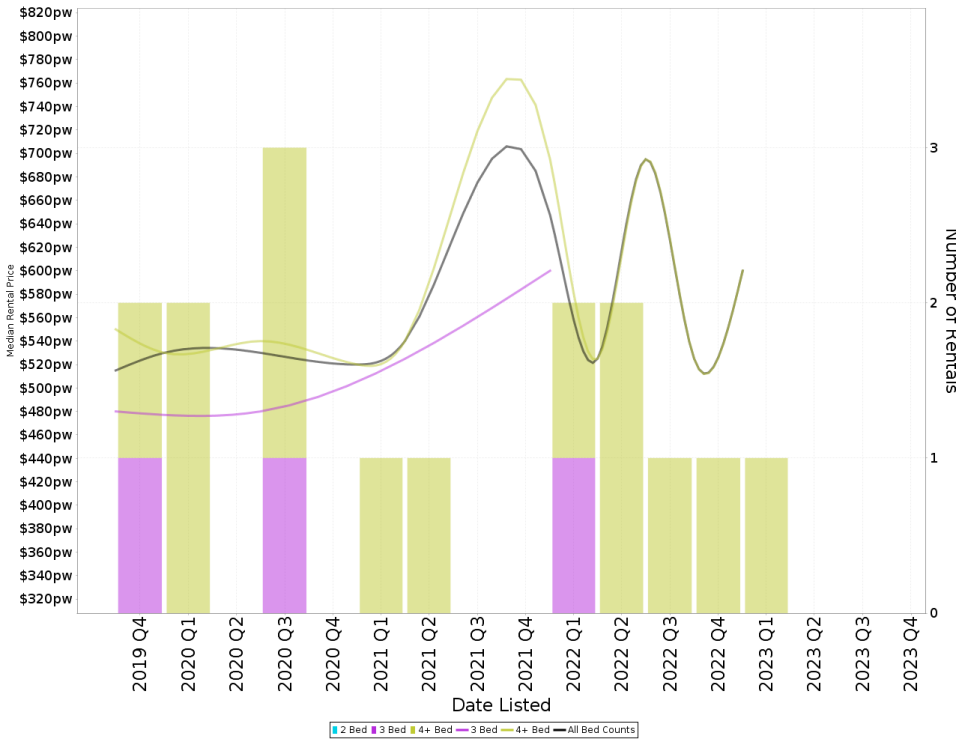
KINGSWOOD - Peak Selling Periods (3 years)



KINGSWOOD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+10.0%

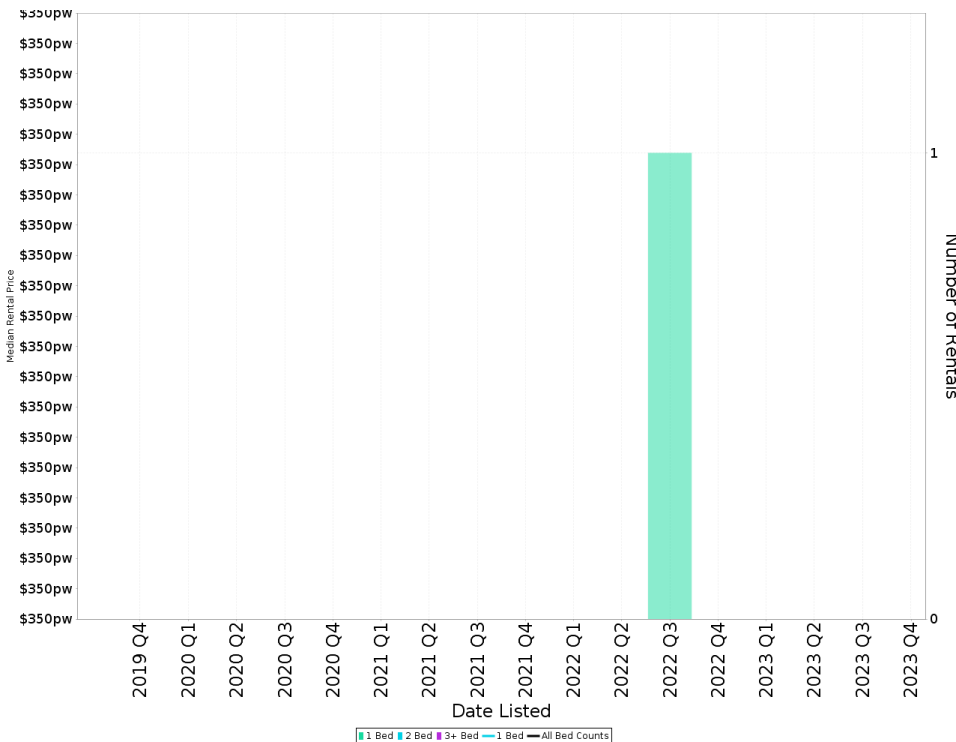
Current Median Price: \$835,000
Previous Median Price: \$759,000
Based on 18 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$835,000
Current Median Rent: \$563
Based on 2 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

KINGSWOOD - Recently Sold Properties

Median Sale Price

\$835k

Based on 9 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

+10.0%

Current Median Price: \$835,000
Previous Median Price: \$759,000

Based on 18 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

9

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

19 PALMER DR




\$820,000

Sold Aug 2023
41 Days

4,071 m² 4 2 4

10 COLWELL RD




\$675,000

Sold Jun 2023
27 Days

4,000 m² 3 1 3

11 LAWRENCE AVE



\$890,000

Sold Jun 2023
32 Days

4,684 m² 4 2 4

22 KINGSWOOD DR



\$929,000

Sold Jun 2023
13 Days

5,021 m² 4 2 2

177 WHITEHOUSE LANE



\$835,000

Sold May 2023
182 Days

6.14 ha 4 2 5