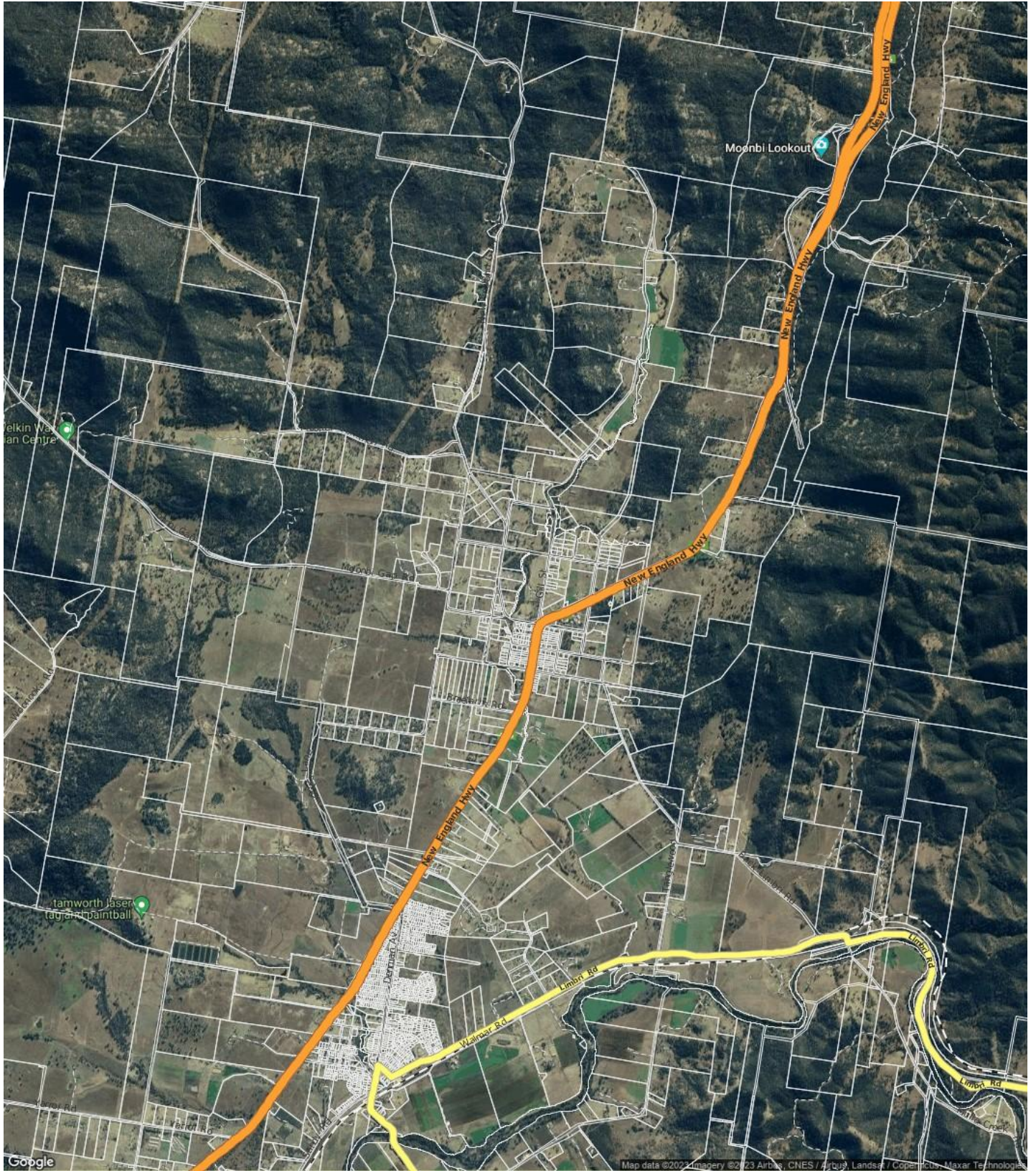




CMA **Comparative Market Analysis**
Moonbi

PREPARED BY: PRD TAMWORTH, PH: 02 6763 7000

MOONBI - Suburb Map



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

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MOONBI - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	17	\$ 255,000	0.0 %	\$ 42,000	\$ 520,000
2006	21	\$ 277,000	8.6 %	\$ 10,000	\$ 430,000
2007	18	\$ 307,500	11.0 %	\$ 68,000	\$ 483,000
2008	16	\$ 307,500	0.0 %	\$ 60,000	\$ 550,000
2009	13	\$ 291,000	-5.4 %	\$ 80,000	\$ 550,000
2010	11	\$ 305,000	4.8 %	\$ 140,000	\$ 410,000
2011	17	\$ 284,000	-6.9 %	\$ 150,000	\$ 620,000
2012	12	\$ 285,000	0.4 %	\$ 117,000	\$ 490,000
2013	9	\$ 335,000	17.5 %	\$ 235,000	\$ 740,000
2014	11	\$ 342,000	2.1 %	\$ 200,000	\$ 459,000
2015	15	\$ 425,000	24.3 %	\$ 86,000	\$ 898,000
2016	22	\$ 332,500	-21.8 %	\$ 60,000	\$ 1,083,199
2017	16	\$ 367,500	10.5 %	\$ 14,000	\$ 735,000
2018	14	\$ 477,500	29.9 %	\$ 170,000	\$ 649,000
2019	19	\$ 319,000	-33.2 %	\$ 205,000	\$ 550,000
2020	24	\$ 341,000	6.9 %	\$ 15,000	\$ 1,120,000
2021	22	\$ 533,500	56.5 %	\$ 290,000	\$ 970,000
2022	23	\$ 587,900	10.2 %	\$ 250,000	\$ 1,230,000
2023	11	\$ 720,000	22.5 %	\$ 290,000	\$ 990,000

Median Sale Price

\$720k

Based on 13 recorded House sales within the last 12 months (Oct '22 - Sep '23)

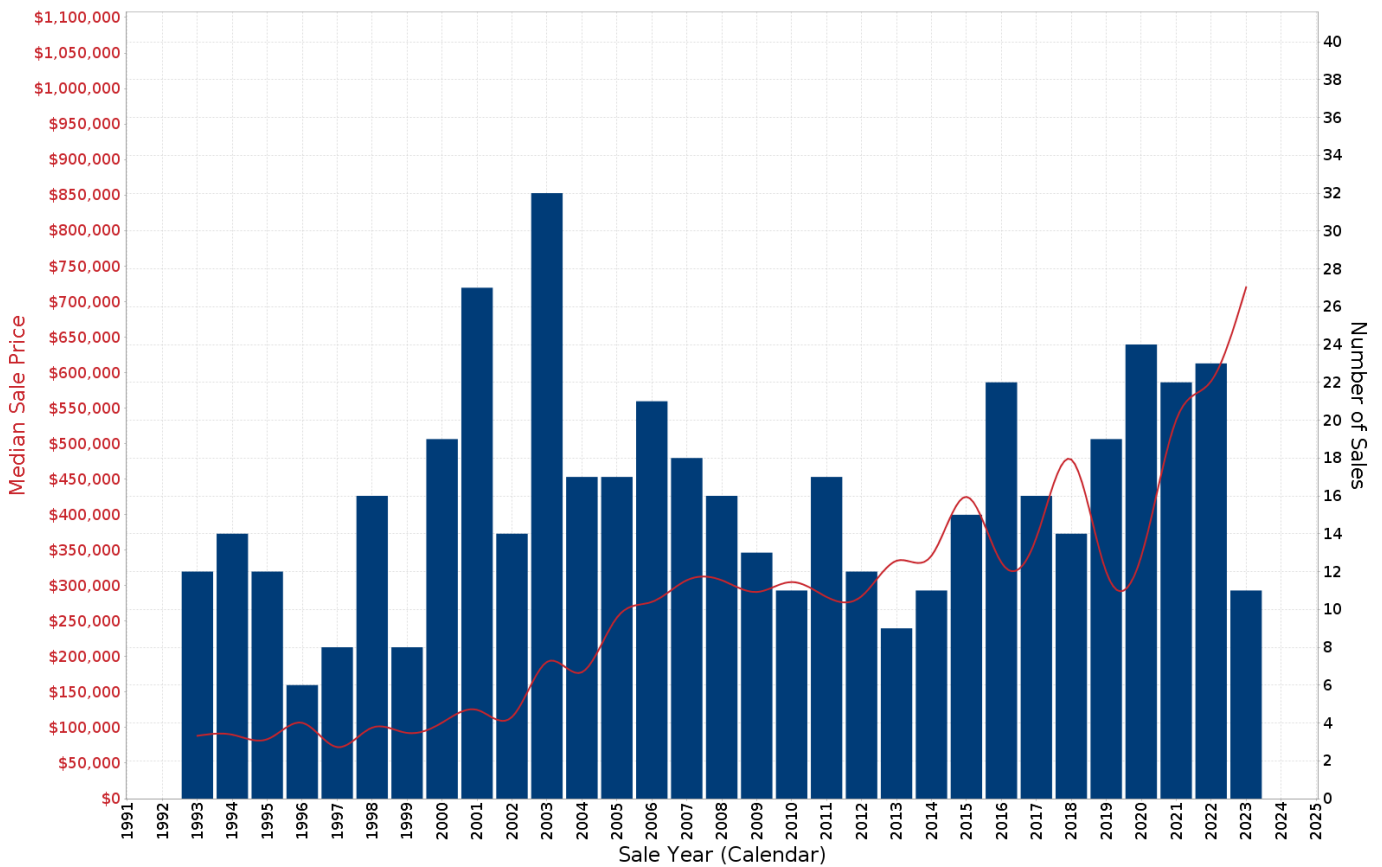
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+21.2%

Current Median Price: \$720,000
Previous Median Price: \$593,950

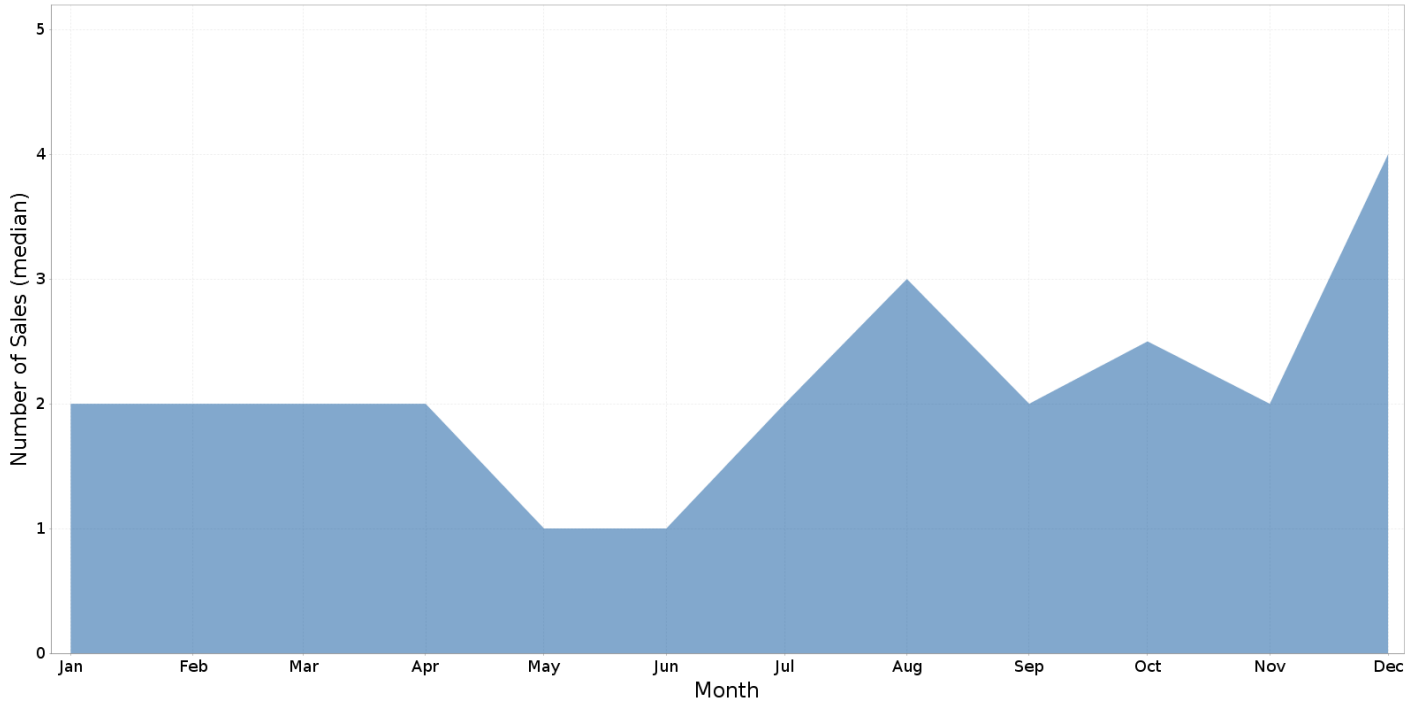
Based on 39 recorded House sales compared over the last two rolling 12 month periods



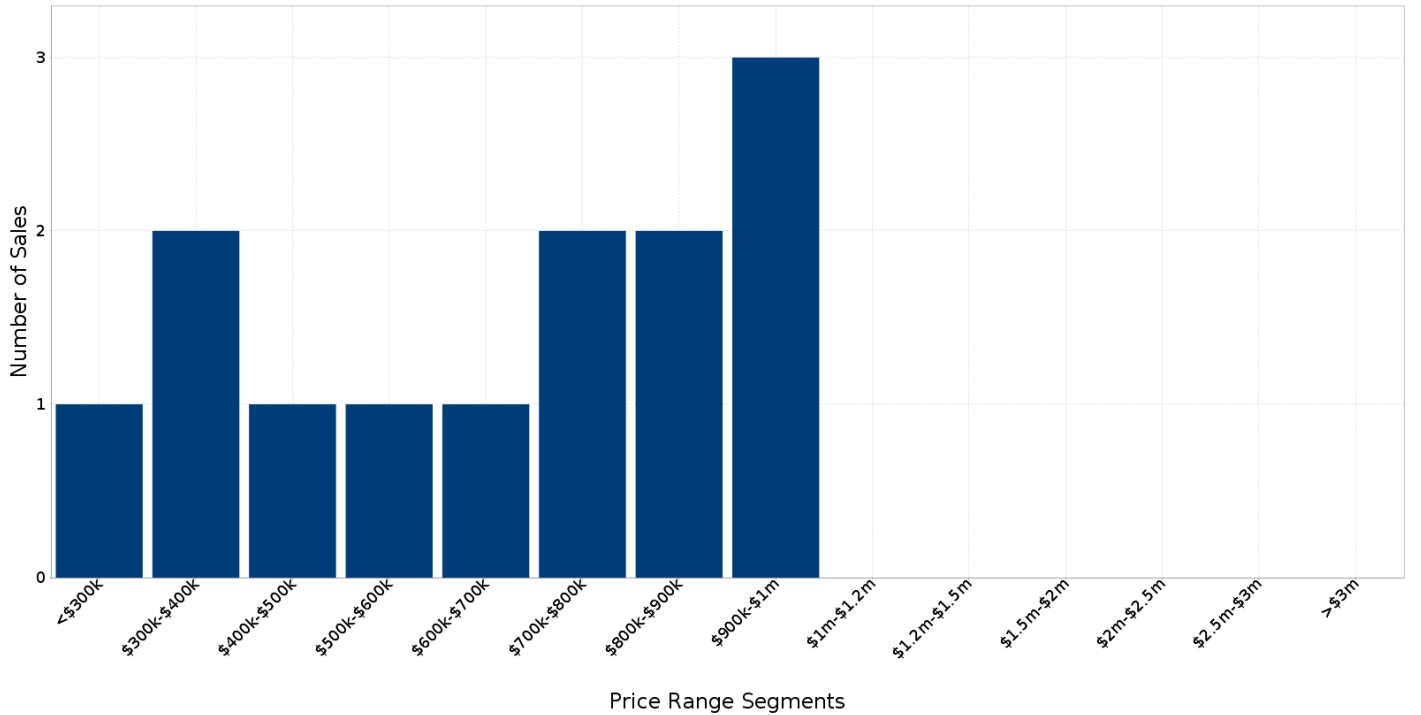
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MOONBI - Peak Selling Periods (3 years)



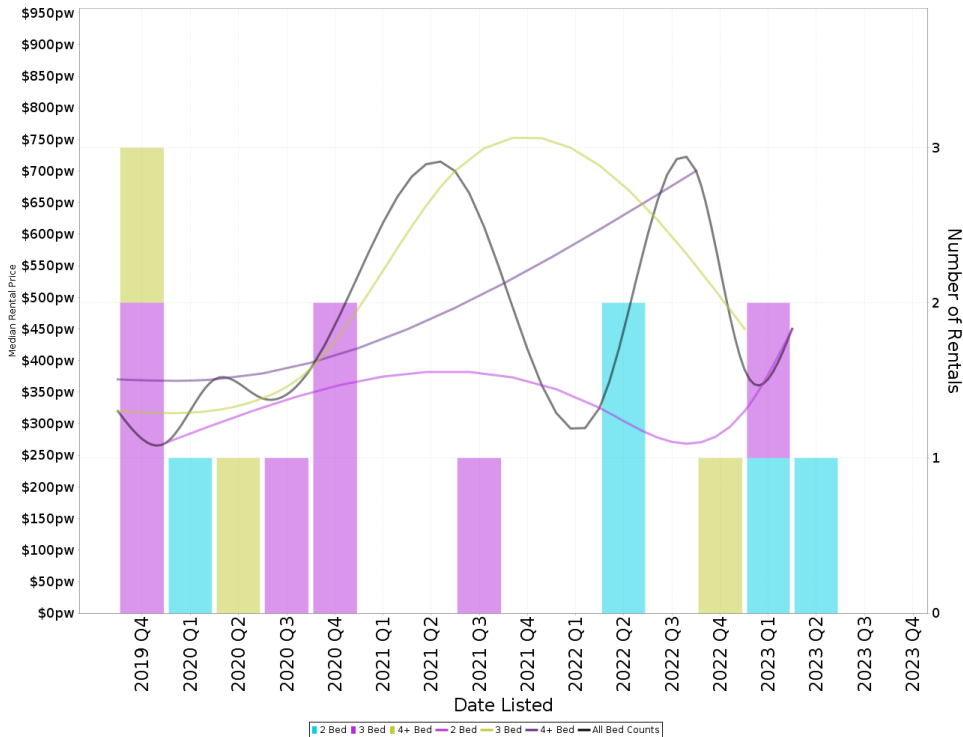
MOONBI - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+21.2%

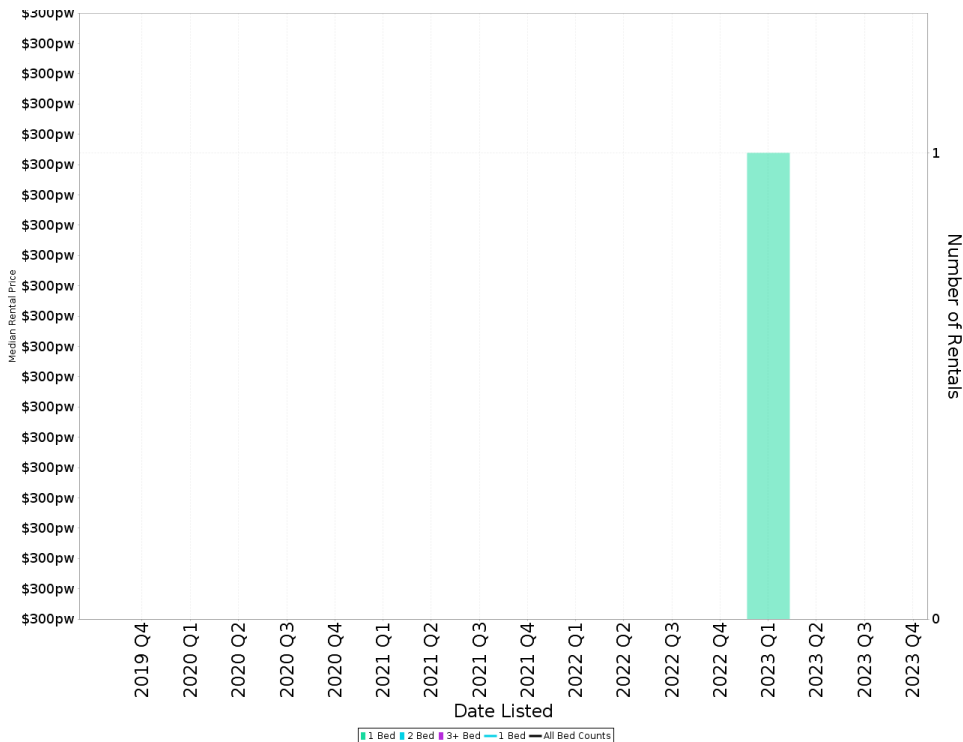
Current Median Price: \$720,000
 Previous Median Price: \$593,950
 Based on 39 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$720,000
 Current Median Rent: \$450
 Based on 4 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MOONBI - Recently Sold Properties

Median Sale Price

\$720k

Based on 13 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

+21.2%

Current Median Price: \$720,000
Previous Median Price: \$593,950

Based on 39 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

13

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

66 GILL ST




\$520,000

3,000 m² 2 1 3

Sold Aug 2023

109 NEW ENGLAND GULLY RD



\$388,000

420.5m
6.09 ha
410.3m

6.09 ha - - -

Sold Jul 2023

242 TANGLEWOOD RD



\$920,000

20.65 ha - - -

Sold Jul 2023 N/A

135 NEW ENGLAND GULLY RD



\$720,000

1.76 ha 5 2 7

Sold Jun 2023 451 Days

SOLD BY PRD.

129 BRAEFARM RD




\$660,000

2.03 ha 3 2 3

Sold May 2023 62 Days

1754 NEW ENGLAND HWY



\$990,000

472.3m
476.4m

4.2 ha - - -

Sold Jun 2023