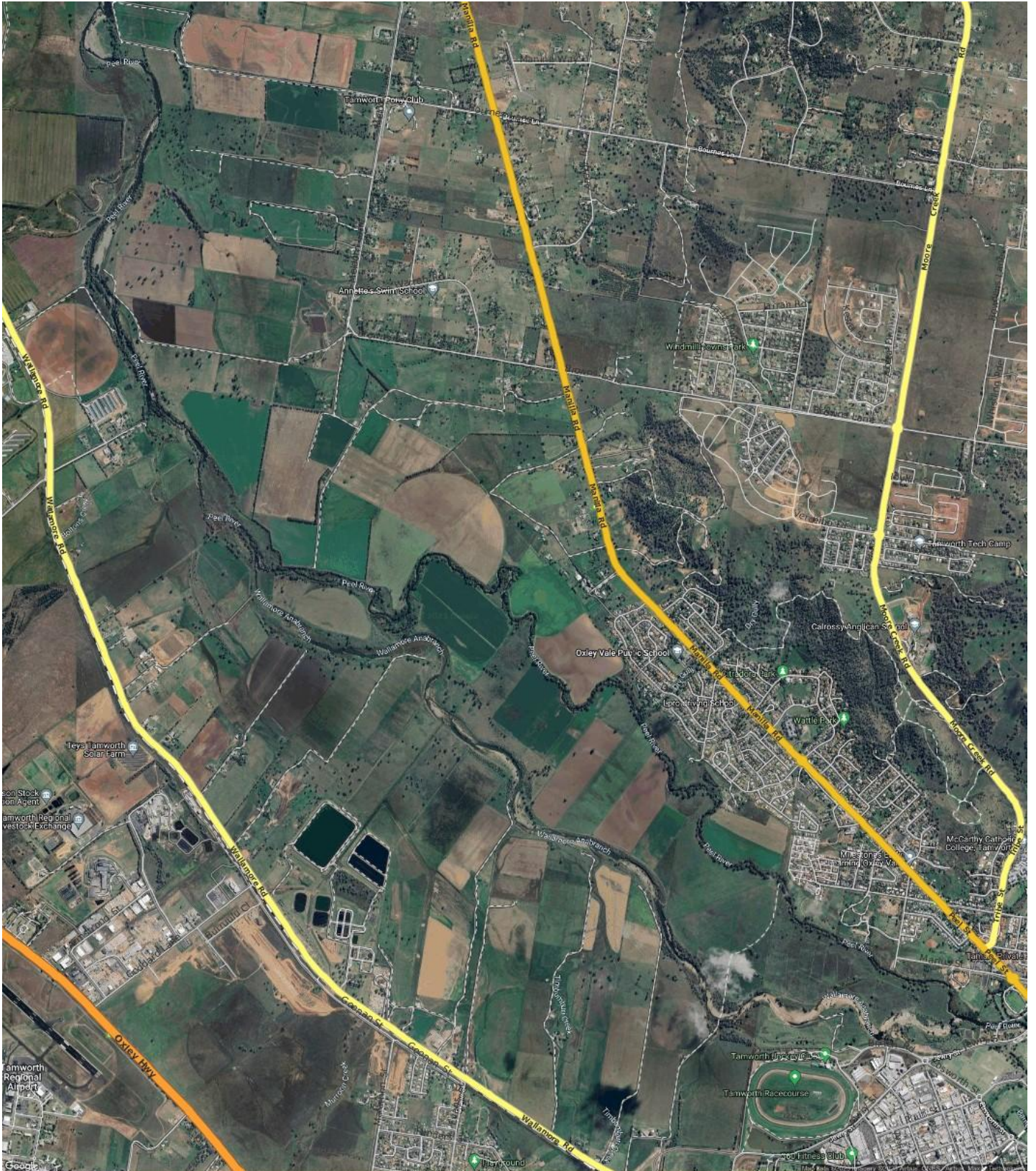




CMA **Comparative Market Analysis**

Oxley Vale

OXLEY VALE - Suburb Map



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

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OXLEY VALE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	68	\$ 230,000	0.0 %	\$ 35,000	\$ 365,000
2006	58	\$ 217,475	-5.4 %	\$ 14,500	\$ 439,000
2007	70	\$ 246,500	13.3 %	\$ 82,500	\$ 407,500
2008	78	\$ 263,000	6.7 %	\$ 57,500	\$ 540,000
2009	127	\$ 275,000	4.6 %	\$ 3,000	\$ 480,000
2010	74	\$ 279,000	1.5 %	\$ 107,000	\$ 410,000
2011	68	\$ 289,000	3.6 %	\$ 90,000	\$ 700,000
2012	89	\$ 289,000	0.0 %	\$ 150,000	\$ 499,000
2013	67	\$ 292,000	1.0 %	\$ 145,500	\$ 440,000
2014	68	\$ 285,500	-2.2 %	\$ 100,000	\$ 495,000
2015	62	\$ 301,250	5.5 %	\$ 112,000	\$ 590,000
2016	87	\$ 310,000	2.9 %	\$ 100,000	\$ 550,000
2017	77	\$ 303,000	-2.3 %	\$ 125,000	\$ 495,000
2018	70	\$ 320,000	5.6 %	\$ 140,000	\$ 520,000
2019	52	\$ 311,000	-2.8 %	\$ 40,000	\$ 580,000
2020	67	\$ 317,000	1.9 %	\$ 5,000	\$ 680,000
2021	116	\$ 363,500	14.7 %	\$ 100,000	\$ 639,000
2022	100	\$ 438,750	20.7 %	\$ 55,000	\$ 1,225,000
2023	51	\$ 465,000	6.0 %	\$ 150,000	\$ 649,000

Median Sale Price

\$460k

Based on 75 recorded House sales within the last 12 months (Oct '22 - Sep '23)

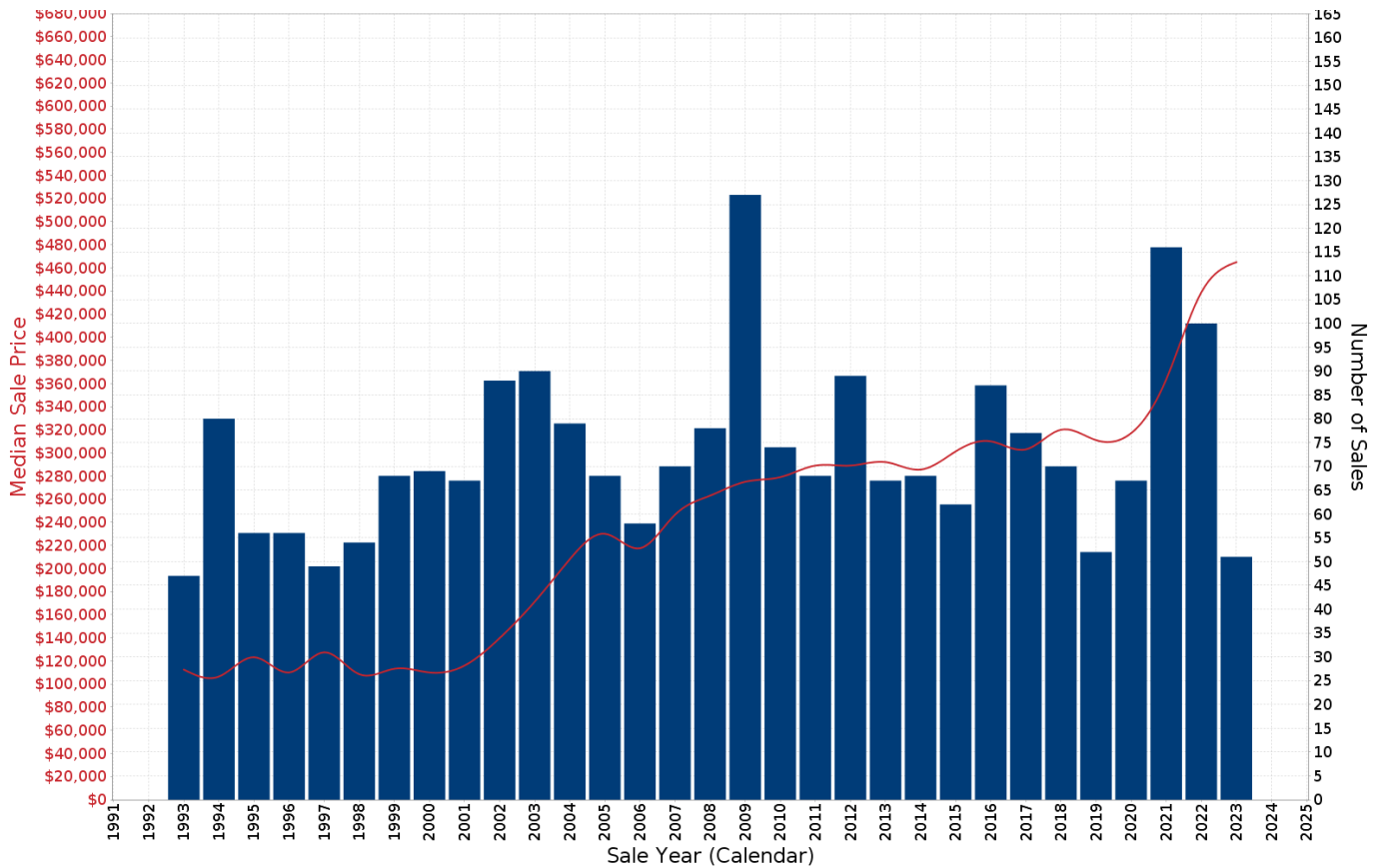
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+7.1%

Current Median Price: \$460,000
Previous Median Price: \$429,500

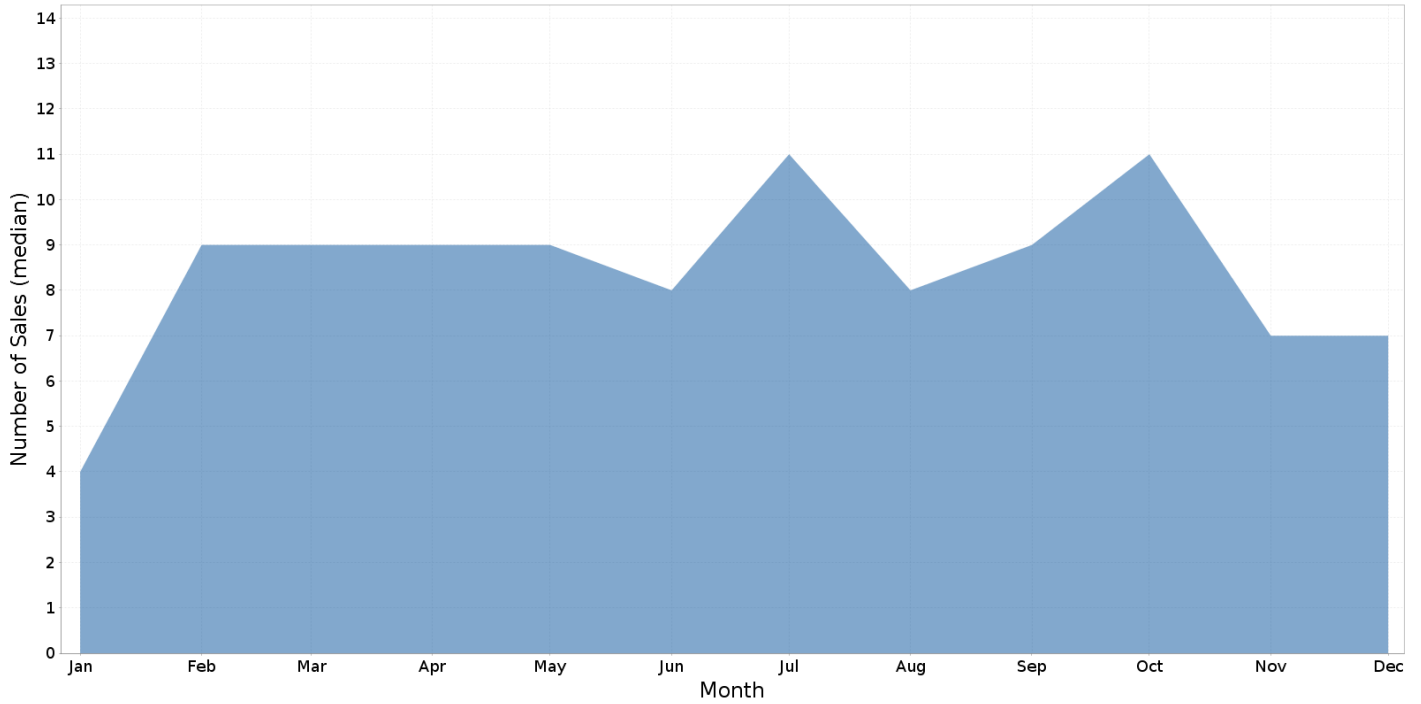
Based on 181 recorded House sales compared over the last two rolling 12 month periods



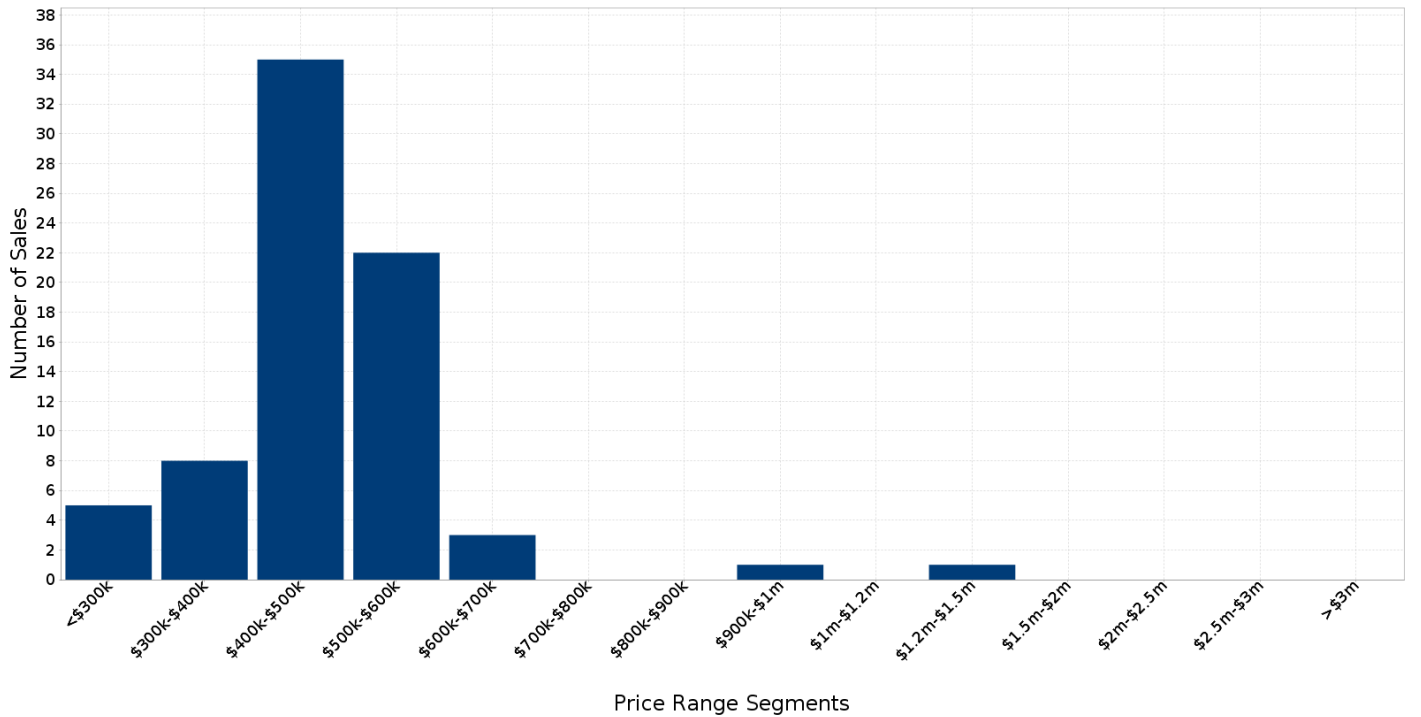
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OXLEY VALE - Peak Selling Periods (3 years)



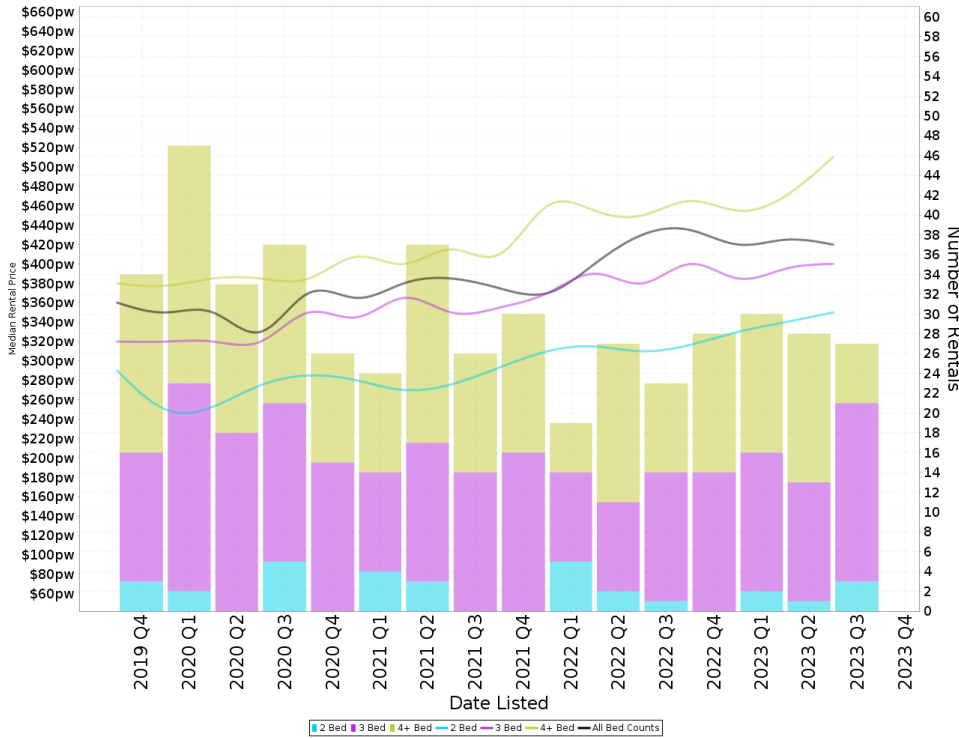
OXLEY VALE - Price Range Segments (12 months)



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

+7.1%

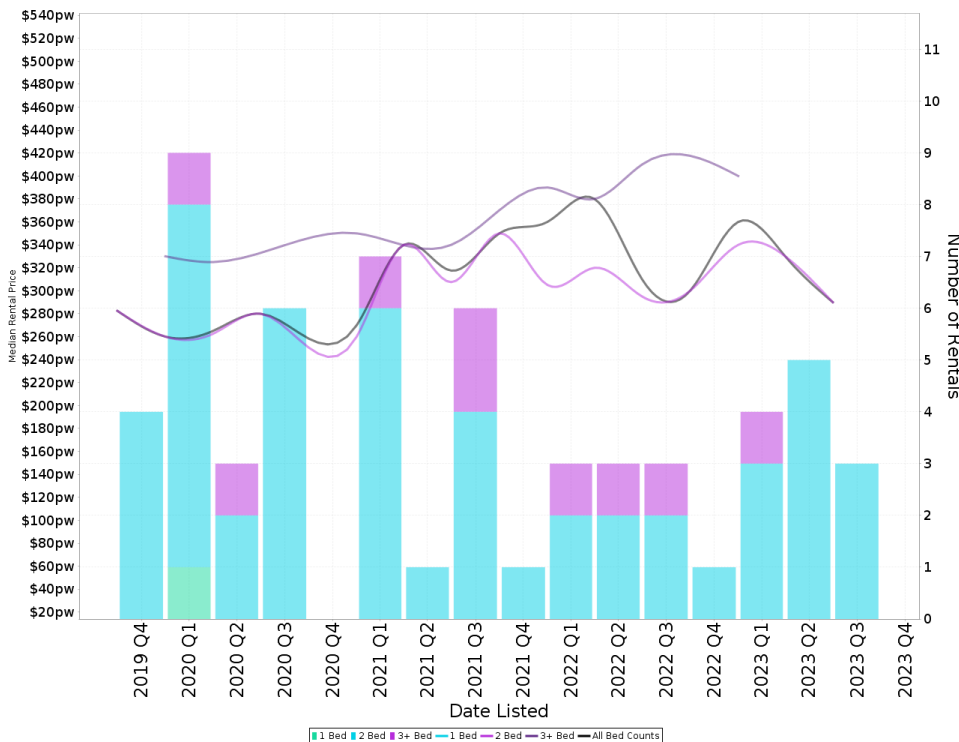
Current Median Price: \$460,000
 Previous Median Price: \$429,500
 Based on 181 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.7%

Current Median Price: \$460,000
 Current Median Rent: \$420
 Based on 113 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

OXLEY VALE - Recently Sold Properties

Median Sale Price

\$460k

Based on 75 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

+7.1%

Current Median Price: \$460,000
Previous Median Price: \$429,500

Based on 181 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

75

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

8 REGAL PARK DR




\$545,000

SOLD BY PRD.

Sep 2023
39 Days

724 m² 4 2 2

31 FISHER RD

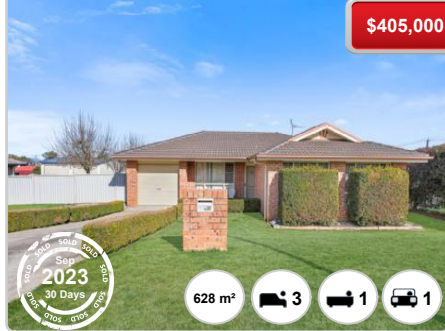


\$480,000

Sep 2023
39 Days

604 m² 3 1 3

36 WALLAMOUL ST




\$405,000

Sep 2023
30 Days

628 m² 3 1 1

27 MANILLA RD



\$407,000

SOLD BY PRD.

Aug 2023
17 Days

1,239 m² 3 1 4

61 YARMOUTH PDE



\$515,000

SOLD BY PRD.

Aug 2023
460 Days

607 m² 3 2 2

54 MILBURN RD



\$550,000

Aug 2023
3 Days

670 m² 4 2 2

2 CHARLES COXEN CL



\$415,000

Jul 2023
36 Days

994 m² 3 1 1

33 ORLEY DR



\$555,000

Jul 2023
10 Days

621 m² 4 2 2

31 MOUNTVIEW CRES



\$270,000

Jul 2023
12 Days

575 m² 3 1 1

6 WRIGHT ST

\$440,000

SOLD BY PRD.

Jun 2023
32 Days

604 m² 3 1 1

6 LEMON GUMS DR

\$500,000

SOLD BY PRD.

Jun 2023
84 Days

731 m² 4 2 2

53 TULIPWOOD CRES

\$550,000

Jun 2023
21 Days

623 m² 4 2 2

12 MILBURN RD

\$320,000

Jun 2023
30 Days

629 m² 3 1 1

25 DRUMMOND RD

\$283,000

Jun 2023
52 Days

607 m² 3 1 1

23 BROLGA WAY

\$485,000

Jun 2023
N/A

765 m² 3 1 2

23 FISHERMANS PL

\$510,000

Jun 2023
84 Days

730 m² 4 2 2

2 FIONA ST

\$425,000

SOLD BY PRD.

Jun 2023
20 Days

614 m² 3 1 1

6 ACACIA DR

\$540,000

Jun 2023
38 Days

748 m² 4 2 1

9 WATER GUM CL

\$505,000

Jun 2023
75 Days

794 m² 4 2 2

20 TULIPWOOD CRES

\$500,000

Jun 2023
13 Days

657 m² 4 2 2

98 LEMON GUMS DR

\$505,000

Jun 2023
175 Days

620 m² 4 2 2

OXLEY VALE - Properties For Rent

Median Rental Price

\$420 /w

Based on 113 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

+4.7%

Current Median Price: \$460,000
Current Median Rent: \$420

Based on 75 recorded House sales and 113 House rentals compared over the last 12 months

Number of Rentals

113

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

31 FISHER ROAD

\$480

Oct 2023
7 Days

604 m² 3 1 3

46 TULIPWOOD CRESCENT

\$490 per week

Oct 2023
7 Days

610 m² 4 2 2

2/10 BANKSIA STREET

\$400 pw

Sep 2023
11 Days

377 m² 3 2 1

1/11 REGAL PARK DRIVE

\$470 pw

Sep 2023
11 Days

733 m² 4 2 1

2/11 REGAL PARK DRIVE

\$380 pw

Sep 2023
11 Days

733 m² 2 1 1

1 FRANCIS AVENUE

\$520 wk

Sep 2023
16 Days

3 2 2

6 FISHER ROAD

\$400 pw

2023
13 Days

630 m² 3 1 1

18 FRASER CRESCENT

\$310 wk

Sep 2023
27 Days

664 m² 3 1 -

28 ORLEY DRIVE

\$440 per week

Sep 2023
33 Days

372 m² 4 2 1

83 YARMOUTH PARADE

\$470 per week

12 ORLEY DRIVE

\$450 pw

1/64 TULIPWOOD CRESCENT

\$430 weekly

46 YARMOUTH PARADE

\$400 per week

9 CURLEW CRESCENT

\$480 per week