

# ASHMONT - Suburb Map



Prepared on 05/02/2019 by Megan Lloyd, 02 6923 3555 at PRD Nationwide Wagga Wagga . © Property Data Solutions Pty Ltd 2019 (pricfinder.com.au)

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# ASHMONT - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2001	5	\$ 58,000	0.0 %	\$ 34,000	\$ 74,000
2002	38	\$ 77,750	34.1 %	\$ 42,000	\$ 217,000
2003	39	\$ 90,300	16.1 %	\$ 46,000	\$ 145,000
2004	28	\$ 111,000	22.9 %	\$ 74,000	\$ 182,000
2005	21	\$ 127,000	14.4 %	\$ 85,000	\$ 355,000
2006	13	\$ 127,000	0.0 %	\$ 88,000	\$ 157,000
2007	17	\$ 147,000	15.7 %	\$ 107,000	\$ 182,000
2008	16	\$ 132,750	-9.7 %	\$ 110,000	\$ 247,000
2009	13	\$ 145,000	9.2 %	\$ 118,000	\$ 190,000
2010	11	\$ 160,000	10.3 %	\$ 112,000	\$ 256,000
2011	14	\$ 167,000	4.4 %	\$ 110,000	\$ 255,000
2012	7	\$ 156,500	-6.3 %	\$ 99,000	\$ 195,000
2013	6	\$ 151,000	-3.5 %	\$ 85,000	\$ 181,000
2014	8	\$ 175,000	15.9 %	\$ 110,000	\$ 184,500
2015	8	\$ 159,500	-8.9 %	\$ 115,000	\$ 305,000
2016	9	\$ 112,000	-29.8 %	\$ 95,000	\$ 184,000
2017	10	\$ 174,000	55.4 %	\$ 140,000	\$ 420,000
2018	11	\$ 167,500	-3.7 %	\$ 140,000	\$ 235,000
2019	0				

## Median Sale Price

**\$168k**

Based on 11 recorded Unit sales within the last 12 months (2018)

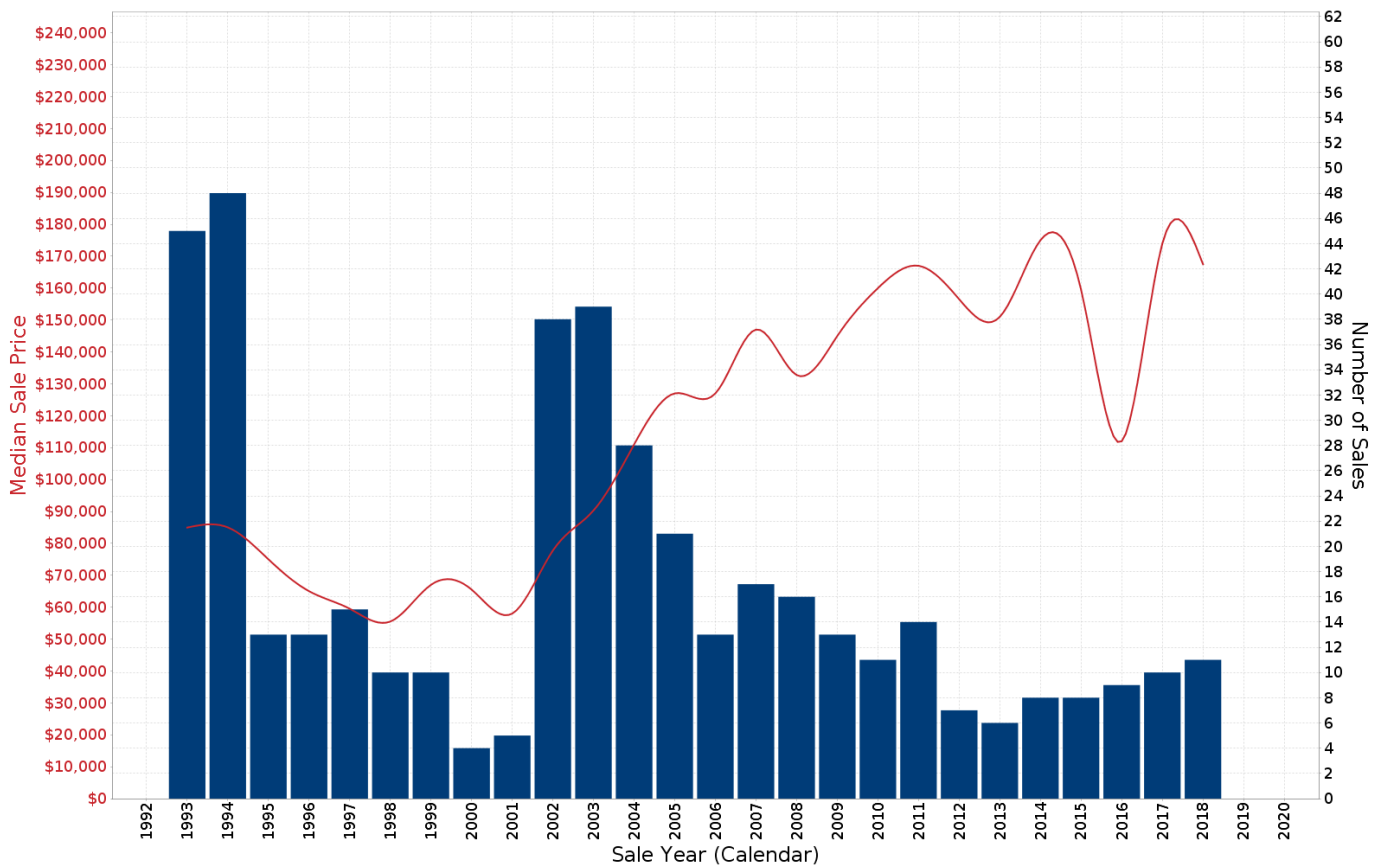
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

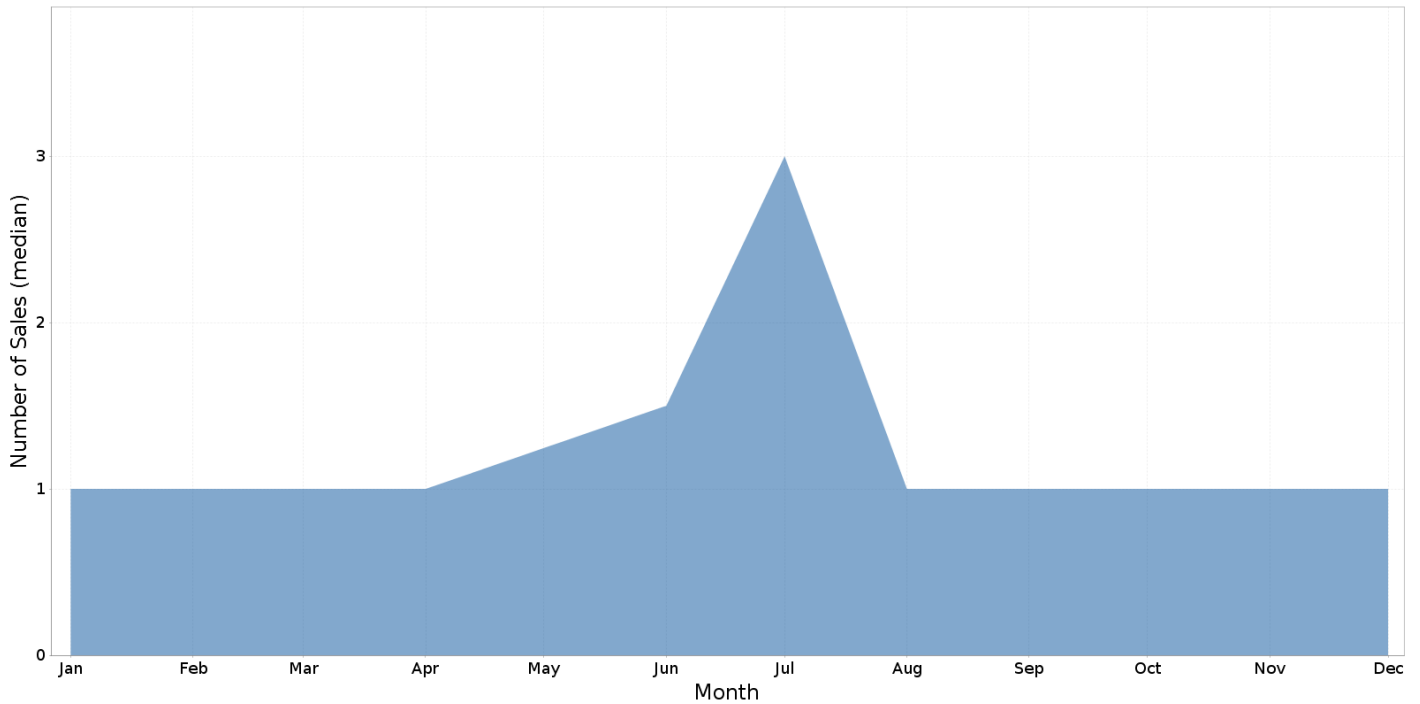
**-3.7%**

Current Median Price: \$167,500  
Previous Median Price: \$174,000

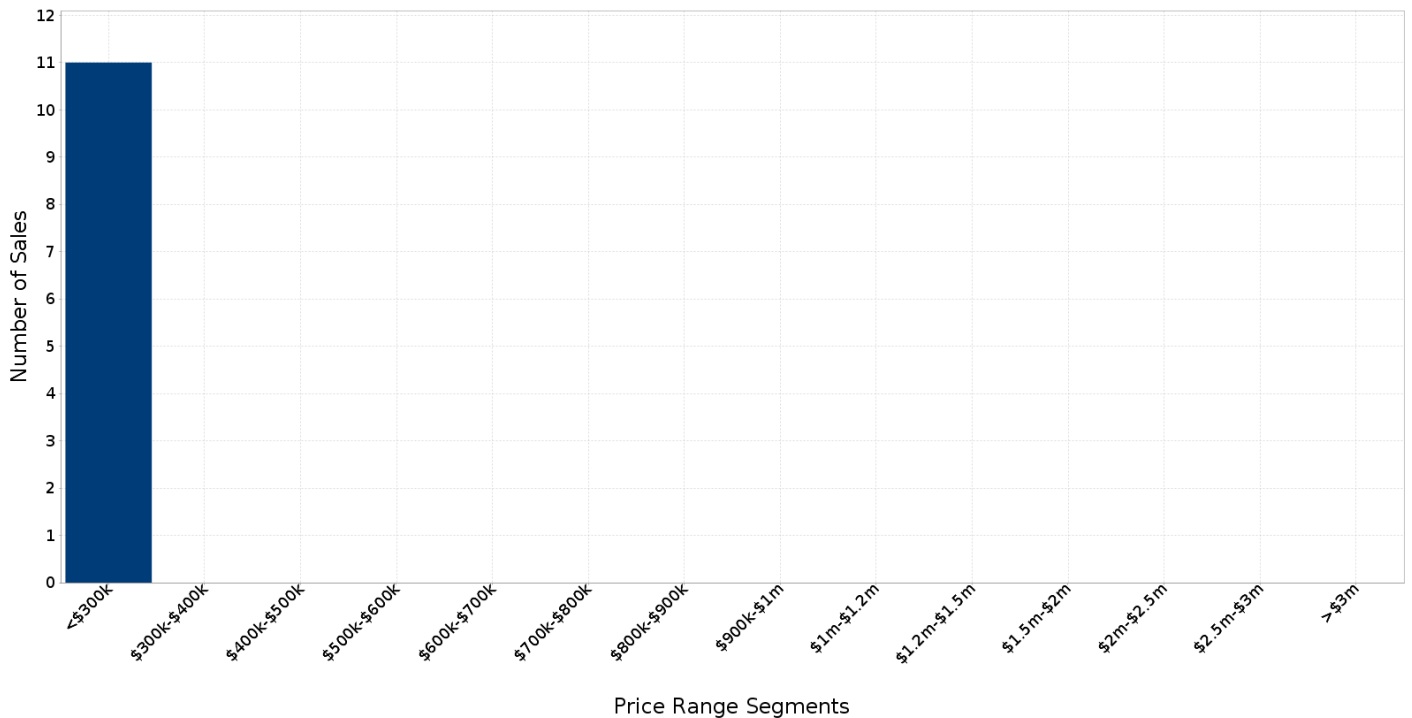
Based on 21 recorded Unit sales compared over the last two rolling 12 month periods



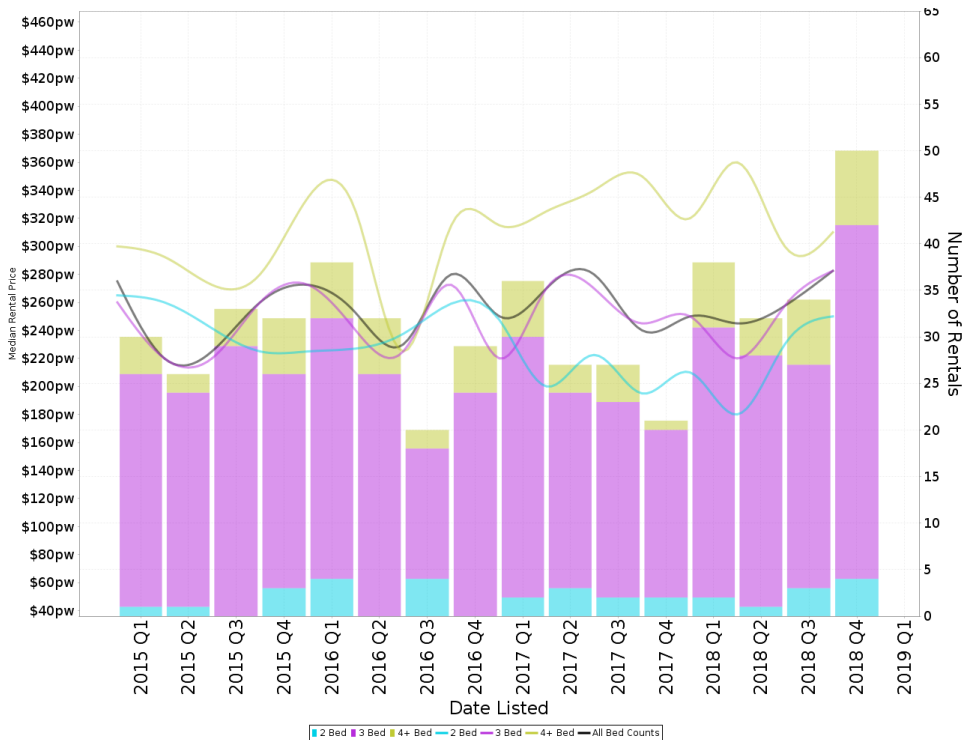
## ASHMONT - Peak Selling Periods



## ASHMONT - Price Range Segments



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+7.9%**

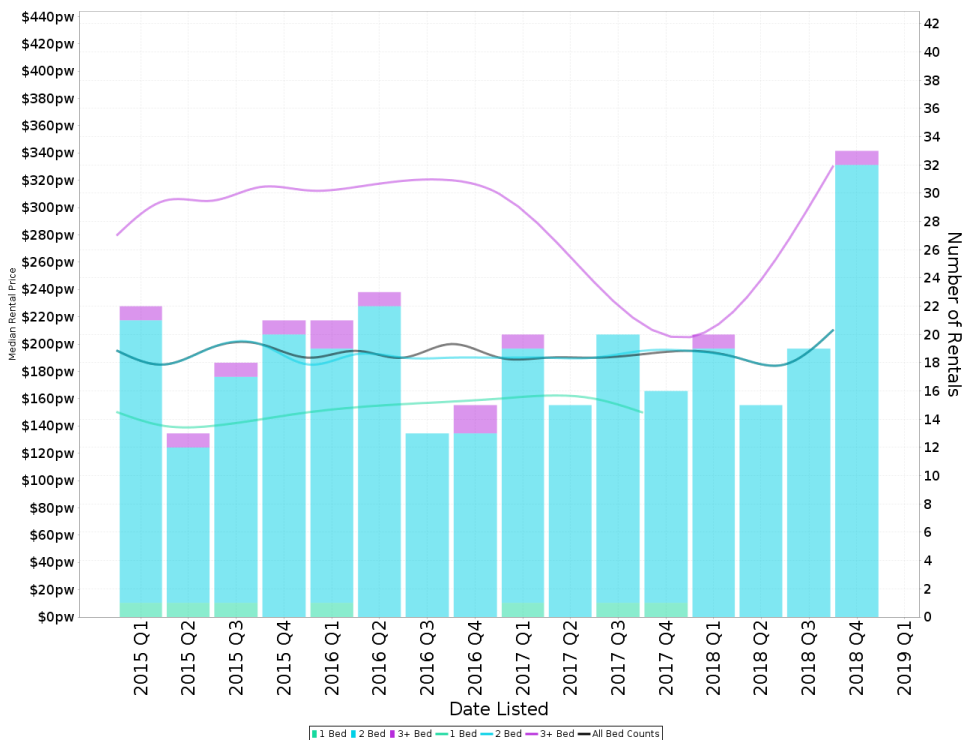
Current Median Price: \$231,500  
Previous Median Price: \$214,500  
Based on 112 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+5.6%**

Current Median Price: \$231,500  
Current Median Rent: \$250  
Based on 121 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-3.7%**

Current Median Price: \$167,500  
Previous Median Price: \$174,000  
Based on 21 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+6.1%**

Current Median Price: \$167,500  
Current Median Rent: \$195  
Based on 74 registered Unit rentals compared over the last 12 months.

## ASHMONT - Recently Sold Properties

Median Sale Price

**\$168k**

Based on 11 recorded Unit sales within the last 12 months (2018)

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

Suburb Growth

**-3.7%**

Current Median Price: \$167,500  
Previous Median Price: \$174,000

Based on 21 recorded Unit sales compared over the last two rolling 12 month periods

# Sold Properties

**11**

Based on recorded Unit sales within the 12 months (2018)

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

**10/8 BULOLO ST**




**\$155,000**

Jan 2019  
50 Days

1,223 m<sup>2</sup> 2 1 1

**1/36 ASHMONT AVE**



**\$167,500**

Nov 2018  
40 Days

2 1 1

# ASHMONT - Properties For Rent

Median Rental Price

**\$195 /w**

Based on 74 recorded Unit rentals within the last 12 months (2018)

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

Rental Yield

**+6.1%**

Current Median Price: \$167,500  
Current Median Rent: \$195

Based on 11 recorded Unit sales and 74 Unit rentals compared over the last 12 months

Number of Rentals

**74**

Based on recorded Unit rentals within the last 12 months (2018)

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

**3/26 BULOLO STREET**



**\$250 \$250**

Feb 2019  
14 Days

1,665 m<sup>2</sup> 2 1 1

**3/4 VEAL STREET**



**\$170 Per Week**

Jan 2019  
6 Days

2 1 1

**2/8 Wewak Street**



**\$180 Per Week**

Jan 2019  
14 Days

1,328 m<sup>2</sup> 2 1 1

**2/24 Bulolo Street**

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**\$150 per week**

Jan 2019  
14 Days

1,094 m<sup>2</sup> 1 1 1

**2/11 Wewak Street**



**\$195 Per Week**

Jan 2019  
19 Days

895 m<sup>2</sup> 2 1 1

**1/13 BULOLO STREET**



**\$245 per week**

Dec 2018  
55 Days

942 m<sup>2</sup> 2 1 1

**1/270 FERNLEIGH ROAD**




**\$210.00 per**

Dec 2018  
61 Days

2 1 1

**3/12 BULOLO STREET**




**\$185 Weekly**

Nov 2018  
70 Days

1,299 m<sup>2</sup> 2 1 1

**3/6 BULOLO STREET**



**\$185 per Week**

Nov 2018  
61 Days

1,387 m<sup>2</sup> 2 1 1