



SQM
RESEARCH

MYPROPERTY REPORT





Estimated Value Medium Confidence

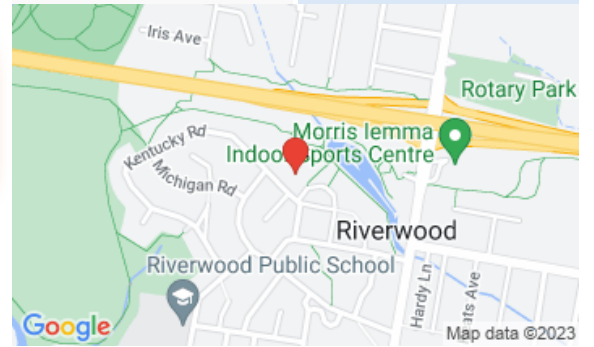
LOW ——— MID ——— HIGH
 \$429.18k **\$476.87k** \$524.56k

30 Jun 2019: \$587k 30 Jun 2020: \$525.3k
 30 Jun 2021: \$497k 30 Jun 2022: \$477.9k

Estimated Rental

\$630
RENT PER WEEK

6.9%
RENTAL YIELD



- 2 Beds
- 2 Baths
- 1 Cars
- 6193 m²

Legal Description:
Zone Classification: pending ...
Local Council: Georges River (A)

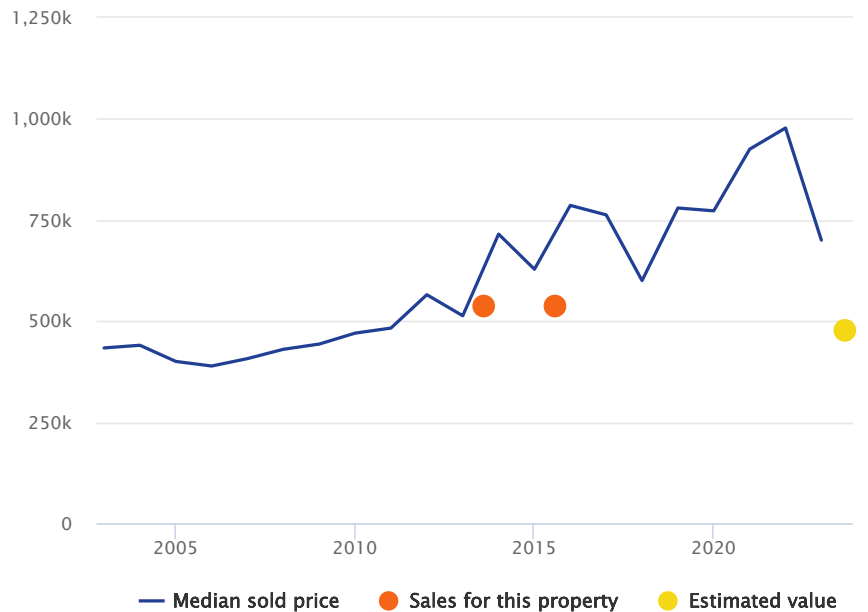


Property Timeline (summary)

- 05 Aug
2015

Sold for \$537,000
8 years ago
- 12 Aug
2013

Sold for \$537,000
10 years ago



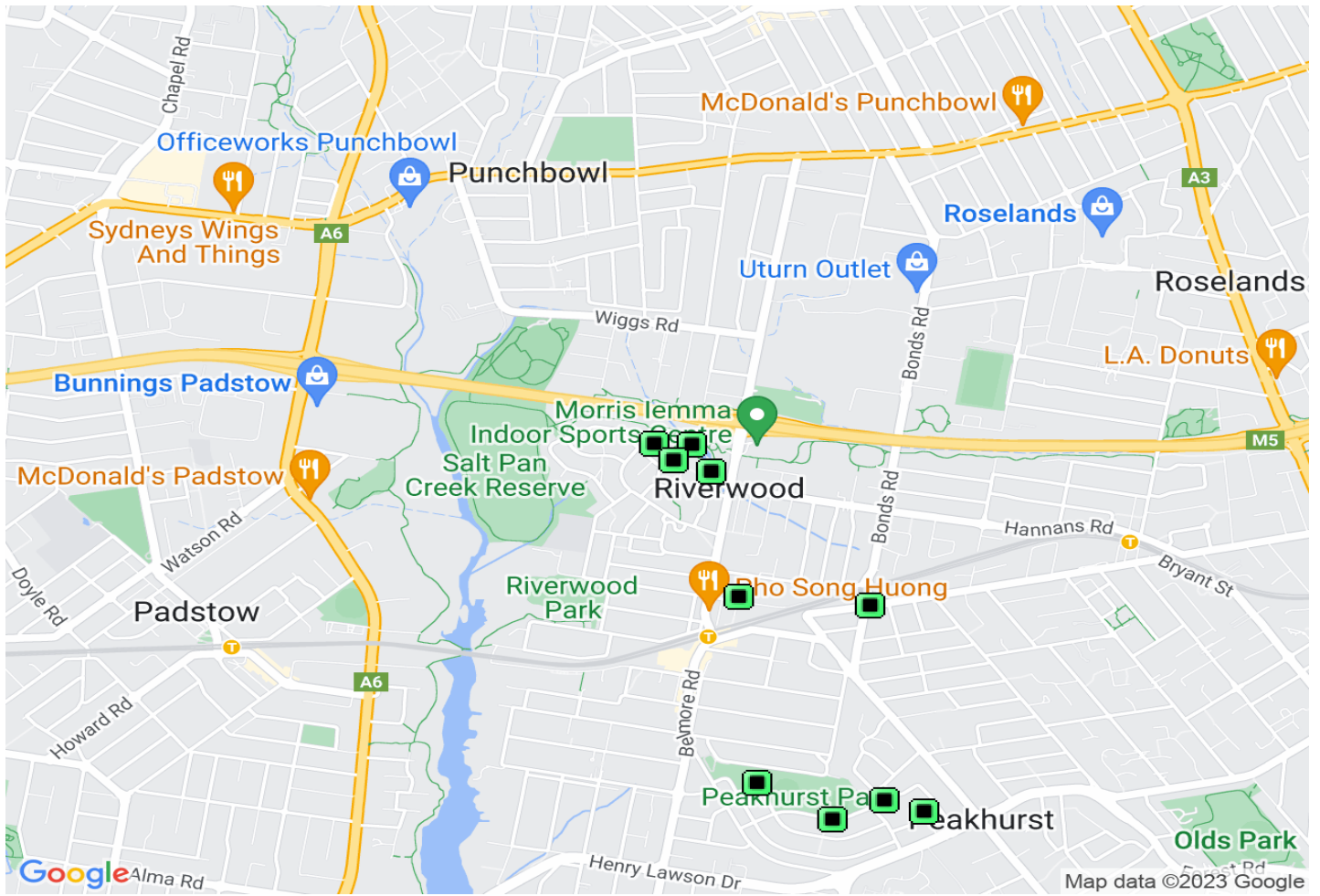
Listings History

Listing type	Listing date	Listed amount
For Rent	17 Feb 2023	\$560
For Rent	01 Feb 2022	\$480
For Rent	25 Sep 2019	\$460
For Rent	09 Mar 2016	\$520

Sales History

Contract date	Settlement date	Price
05 Aug 2015		\$537,000
12 Aug 2013	05 Aug 2015	\$537,000

Nearby Sold Properties



1980 m²



2



2



1

Price: **\$775,000**

Date: **26-Jun-2023**



220 m²



2



2




























1

Price: **\$805,000**

Date: **23-Jun-2023**

Nearby Sold Properties

	<p>Price: \$750,000</p> <hr/> <p>Date: 07-Jun-2023</p> <hr/> <p>  225 m²  2  2  1 </p>
	<p>Price: Withheld</p> <hr/> <p>Date: 02-Jun-2023</p> <hr/> <p>  6193 m²  2  2  1 </p>
	<p>Price: \$630,000</p> <hr/> <p>Date: 02-Jun-2023</p> <hr/> <p>  115 m²  2  2  1 </p>
	<p>Price: \$590,000</p> <hr/> <p>Date: 31-May-2023</p> <hr/> <p>  m²  2  2  1 </p>
	<p>Price: \$750,000</p> <hr/> <p>Date: 31-May-2023</p> <hr/> <p>  m²  2  2  1 </p>

Nearby Sold Properties




100 m²


2


2


1

Price: **\$585,000**

Date: **24-May-2023**




1007 m²


2


1


1

Price: **\$599,000**

Date: **07-May-2023**




m²


2


2


2

Price: **\$800,000**

Date: **05-May-2023**




820 m²


2


1


1

Price: **\$510,000**

Date: **03-May-2023**




102 m²


2

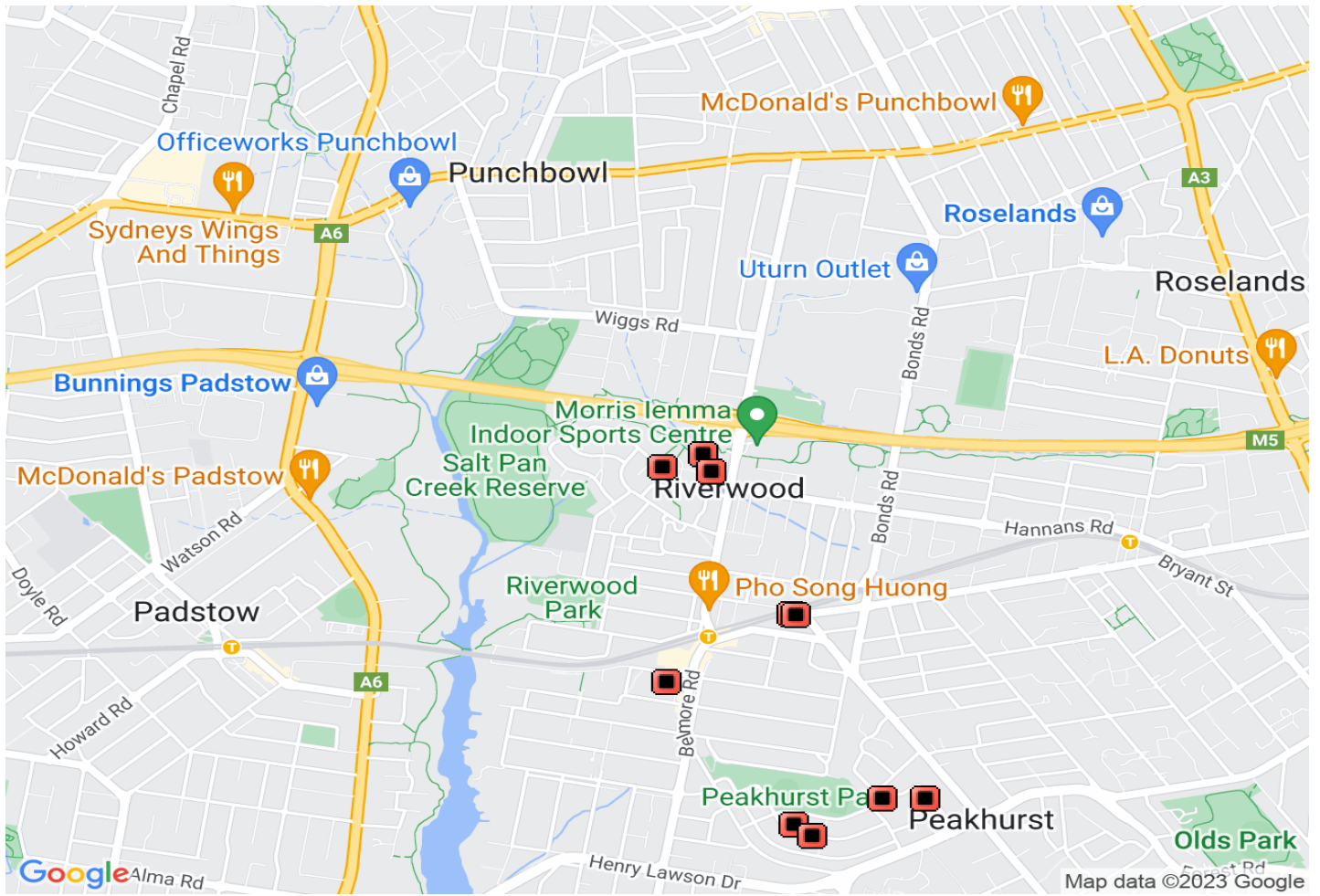

2


1

Price: **\$715,000**

Date: **03-May-2023**

Nearby Properties for Sale



1955 m²



2



1



1

Price: **Withheld**

Date: **30-Jun-2023**



746 m²



2



1



1

Price: **Withheld**

Date: **30-Jun-2023**

Nearby Properties for Sale




m²


2


2


1

Price: **Withheld**

Date: **30-Jun-2023**




1749 m²


2


2


1

Price: **\$680,000**

Date: **30-Jun-2023**




95 m²


2


2


1

Price: **Withheld**

Date: **30-Jun-2023**




111 m²


2


2


1

Price: **Withheld**

Date: **30-Jun-2023**




m²


2


2


1

Price: **Withheld**

Date: **30-Jun-2023**

Nearby Properties for Sale




1632 m²


2


2


1

Price: **\$729,000**

Date: **30-Jun-2023**




m²


2


2


1

Price: **Withheld**

Date: **30-Jun-2023**




91 m²


2


2


1

Price: **Withheld**

Date: **30-Jun-2023**




708 m²


2


1


1

Price: **\$498,000**

Date: **30-Jun-2023**




m²


2

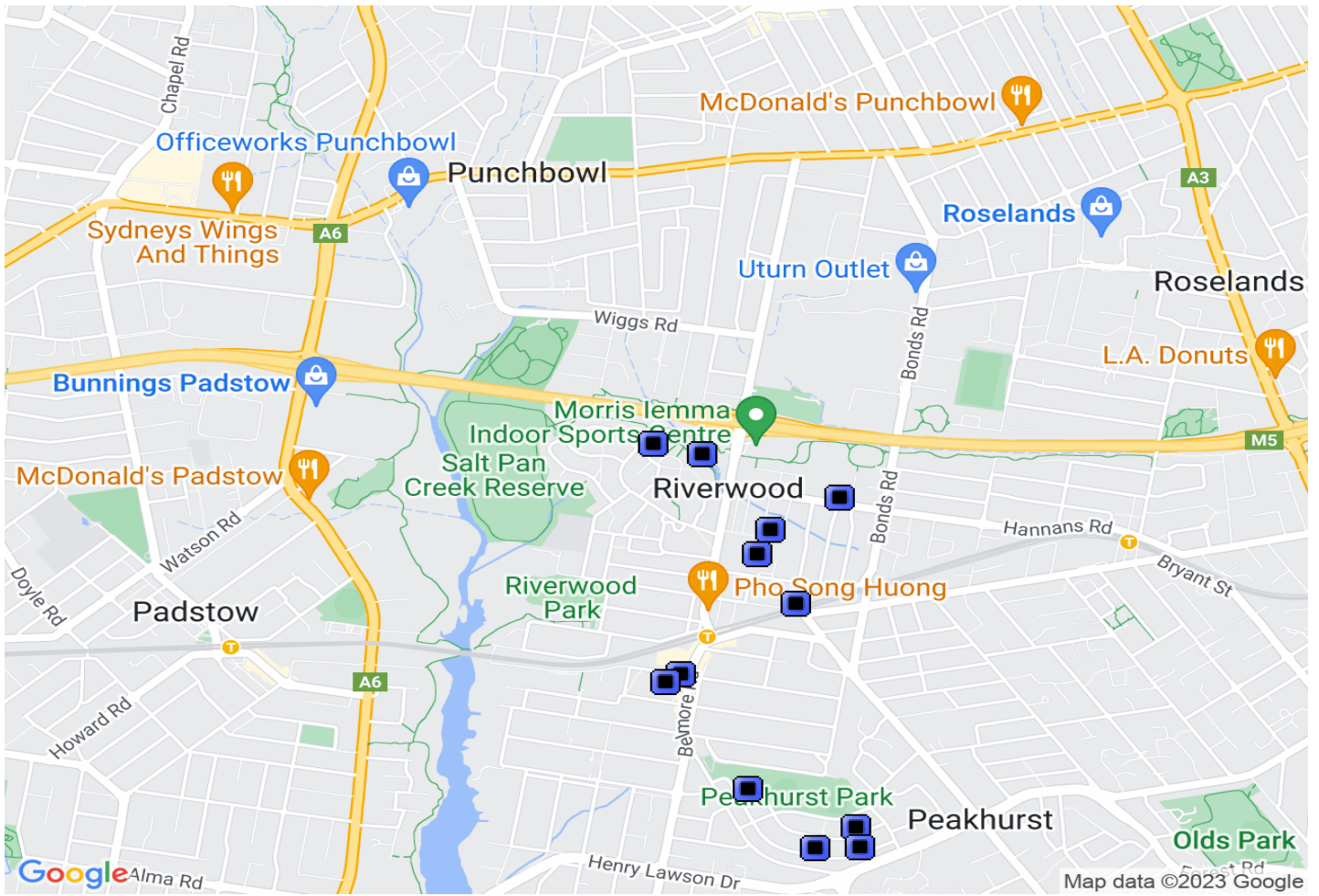

2


1

Price: **Withheld**

Date: **30-Jun-2023**

Nearby Properties for Rent



6193 m²



2



2



1

Weekly rent: **\$620**

Date: **24-Jun-2023**



111 m²



2



2




1

Weekly rent: **\$630**


Date: **24-Jun-2023**

Nearby Properties for Rent

- 


Weekly rent: **\$750**

Date: **24-Jun-2023**

134 m² 2 2 2
- 


Weekly rent: **Withheld**

Date: **24-Jun-2023**

m² 2 2 1
- 


Weekly rent: **\$360**

Date: **24-Jun-2023**

m² 2 1 1
- 

Weekly rent: **Withheld**

Date: **24-Jun-2023**

781 m² 2 1 1
- 

Weekly rent: **\$720**

Date: **24-Jun-2023**

115 m² 2 2 1

Nearby Properties for Rent




1955 m²


2


1


1

Weekly rent: **\$580**

Date: **24-Jun-2023**




691 m²


2


1


1

Weekly rent: **\$600**

Date: **24-Jun-2023**




785 m²


2


1


1

Weekly rent: **\$500**

Date: **24-Jun-2023**




179 m²


2


1


1

Weekly rent: **\$650**

Date: **24-Jun-2023**




m²


2


1


1

Weekly rent: **\$500**

Date: **24-Jun-2023**

School information

0.51 km away	K-6	Government
0.69 km away	K-6	Government
0.98 km away	K-6	Catholic
1.1 km away	K-6	Independent
1.56 km away	K-6	Government
1.69 km away	K-6	Government
1.7 km away	K-6	Government
1.75 km away	K-6	Government
1.78 km away	K-6	Government
1.88 km away	K-6	Catholic
2.06 km away	K-6	Government
2.18 km away	K-6	Government
2.22 km away	6-12	Government
2.29 km away	K-6	Government
2.47 km away		Government

Nearby Restaurants / Cafes

Name	Address	Distance
[Blurred Name]	[Blurred Address]	0.58km away
[Blurred Name]	[Blurred Address]	0.62km away
[Blurred Name]	[Blurred Address]	0.66km away
[Blurred Name]	[Blurred Address]	0.66km away
[Blurred Name]	[Blurred Address]	0.67km away









Nearby Supermarkets

Name	Address	Distance
[Blurred Name]	[Blurred Address]	0.96km away
[Blurred Name]	[Blurred Address]	0.96km away
[Blurred Name]	[Blurred Address]	0.97km away
[Blurred Name]	[Blurred Address]	1.38km away
[Blurred Name]	[Blurred Address]	1.72km away

Nearby Hospitals and Medical

Name	Address	Distance
[Blurred Name]	[Blurred Address]	0.94km away
[Blurred Name]	[Blurred Address]	0.97km away
[Blurred Name]	[Blurred Address]	1km away
[Blurred Name]	[Blurred Address]	1km away
[Blurred Name]	[Blurred Address]	1.1km away

↳ Sold History for Vermont Cr. Riverwood, 2210

Property address	Attributes	Area(m ²)	Last Sold Price	Last Sold Date
	 2  2  1	6193	Withheld	02-Jun-2023
	 2  2  1	100	\$585,000	24-May-2023
	 3  2  2	167	\$742,500	09-May-2023
	 2  2  1	87	\$550,000	15-Apr-2023
	 2  2  1	97	\$580,000	28-Mar-2023
	 2  2  1	112	\$605,000	27-Mar-2023
	 2  2  1	124	\$595,000	08-Mar-2023
	 2  2  1	6193	\$507,000	07-Mar-2023
	 3  2  2	99	\$660,000	02-Mar-2023
	 2  2  2	121	\$635,000	22-Feb-2023
	 1  1  1		\$400,000	17-Feb-2023
	 2  2  1	124	\$600,000	16-Feb-2023
	 2  2  1	6193	\$580,000	10-Feb-2023
	 1  1  1	79	\$425,000	14-Jan-2023
	 2  2  1	6193	\$530,000	24-Nov-2022

Market Rating for



* Rounded to the nearest quarter point

Stock on Market Score	★★★★★
Vacancy Rate Score	★★★★★
Days on Market Score	★★★★★
Mortgage Stress Score	★★★★★
Weekly Family Income Score	★★★★★
Yield Score	★★★★★
House Price Score	★★★★★
Rental Growth Score	★★★★★
Walkability Score	★★★★★

Total **2.9 stars**

4½ stars and above - Outstanding

The locality most often outperforms most other suburbs Australia wide. It is rating very highly on every sub rating category including leading indicators, longer term indicators and demographics, therefore being in at least the top 10% of all localities Australia wide in all sub rating categories. Prices will tend to be more stable during downturns.

4 stars to 4¼ stars - Superior

The locality outperforms or is likely to outperform other suburbs the majority of the time. The locality rates very highly on most sub rating categories. Prices will tend to be more stable during downturns.

3.75 stars - Favourable

The locality may outperform all other localities the majority of the time or SQM believes this is a locality that has potential to be an outperforming area over the medium term.

3½ stars - Acceptable

There is some degree of additional risk attached to this locality. The locality may periodically underperform the national average from time to time. However there is good potential and/or the locality is still rating well on a number of metrics.

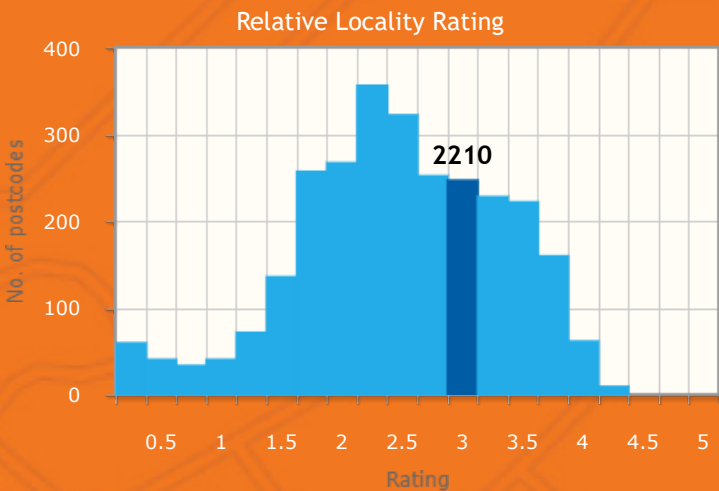
3¼ stars - Caution required

Performance of this suburb has been mixed. There is a greater than average risk of underperformance over the medium term. The locality maybe rating poorly on some sub categories such as demographics or price volatility. It may also still be rating reasonably well in some metrics.

2.5 star to 3 stars - Strong Caution Required

The locality has rated poorly in at least 2 sub categories or is only receiving average ratings across all categories. This implies there maybe better opportunities elsewhere and there maybe additional risk attached to this locality. The locality is unlikely to outperform other suburbs over the near term.

Below 2.5 stars - Avoid

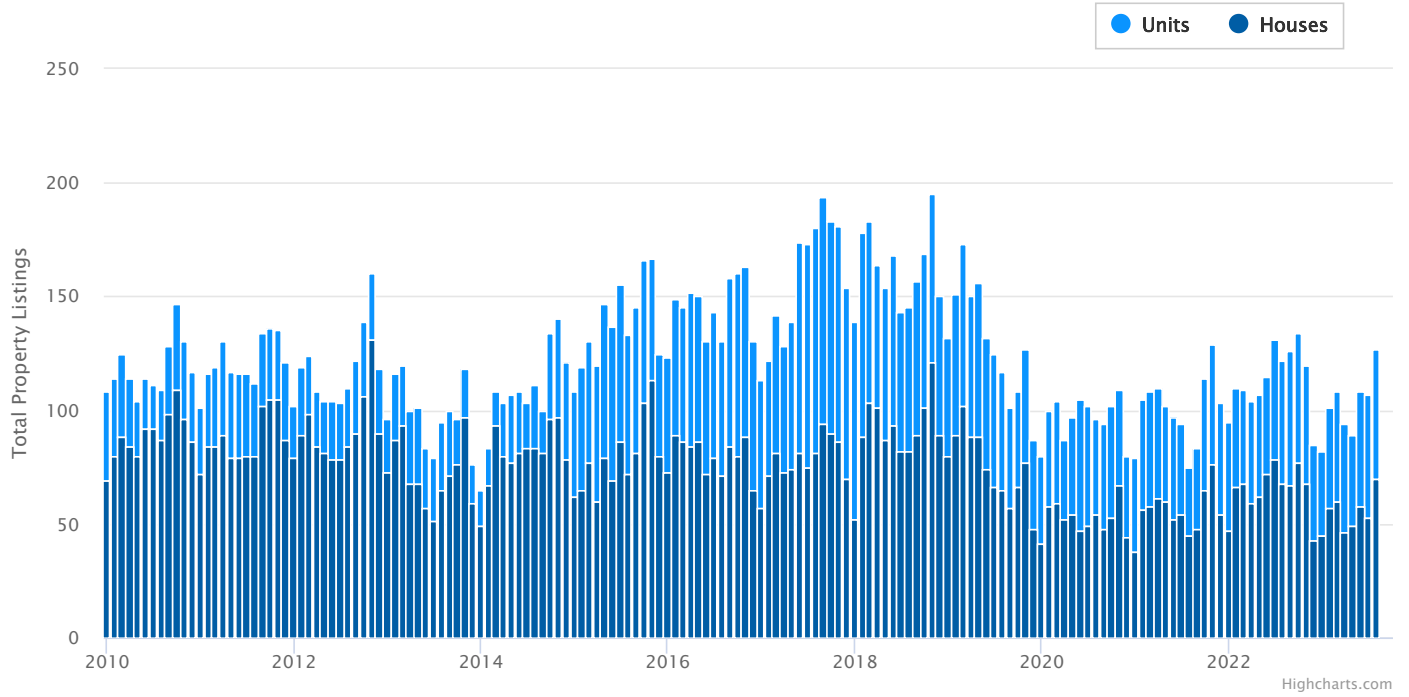


Stock on Market

Stock on market levels for postcode 2210 currently sit at 58 for Houses and 50 for Units. How do stock on market levels relate to the market? Stock on market levels determine the amount of supply of sales stock on the market in each specific locality.

Total Property Listings

Source: SQM Research

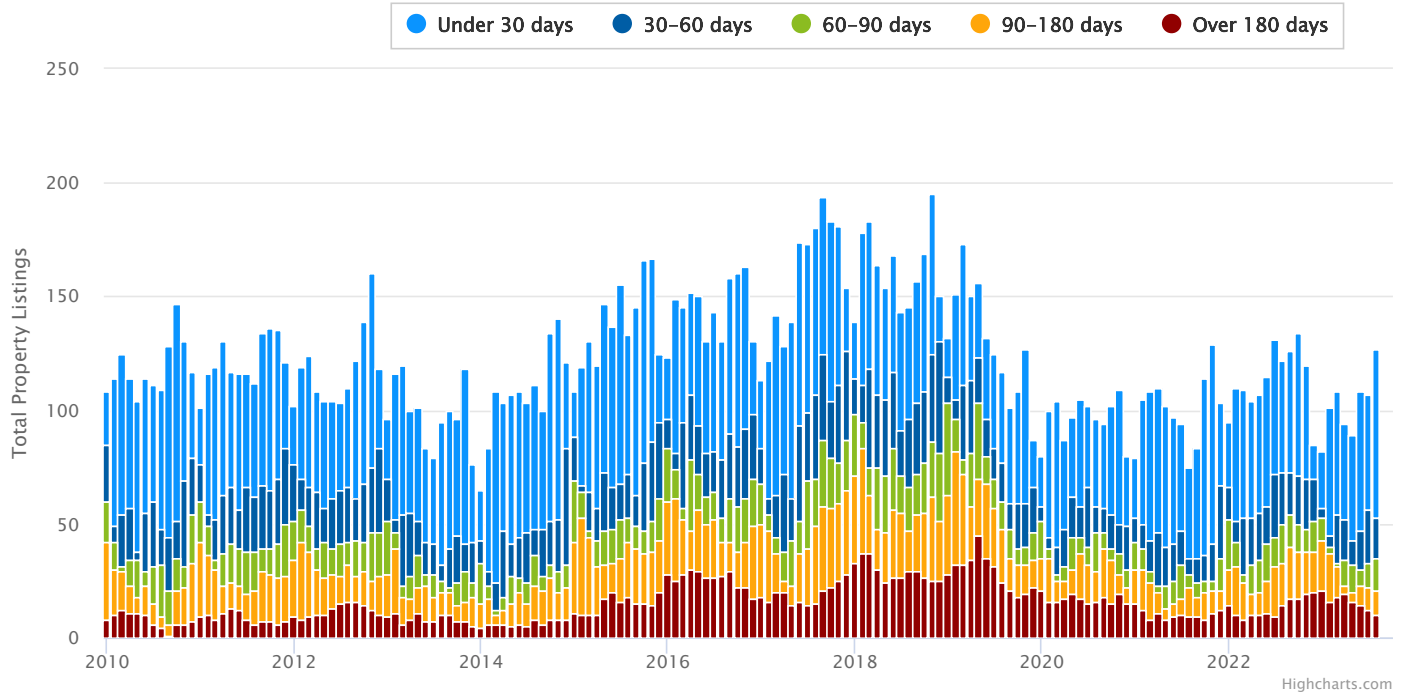


Stock on Market by Days on Market

There are currently 61 properties in postcode 2210 that have been on the market for under 30 days and 14 properties that have been on the market for over 180 days.

Total Property Listings

Source: SQM Research



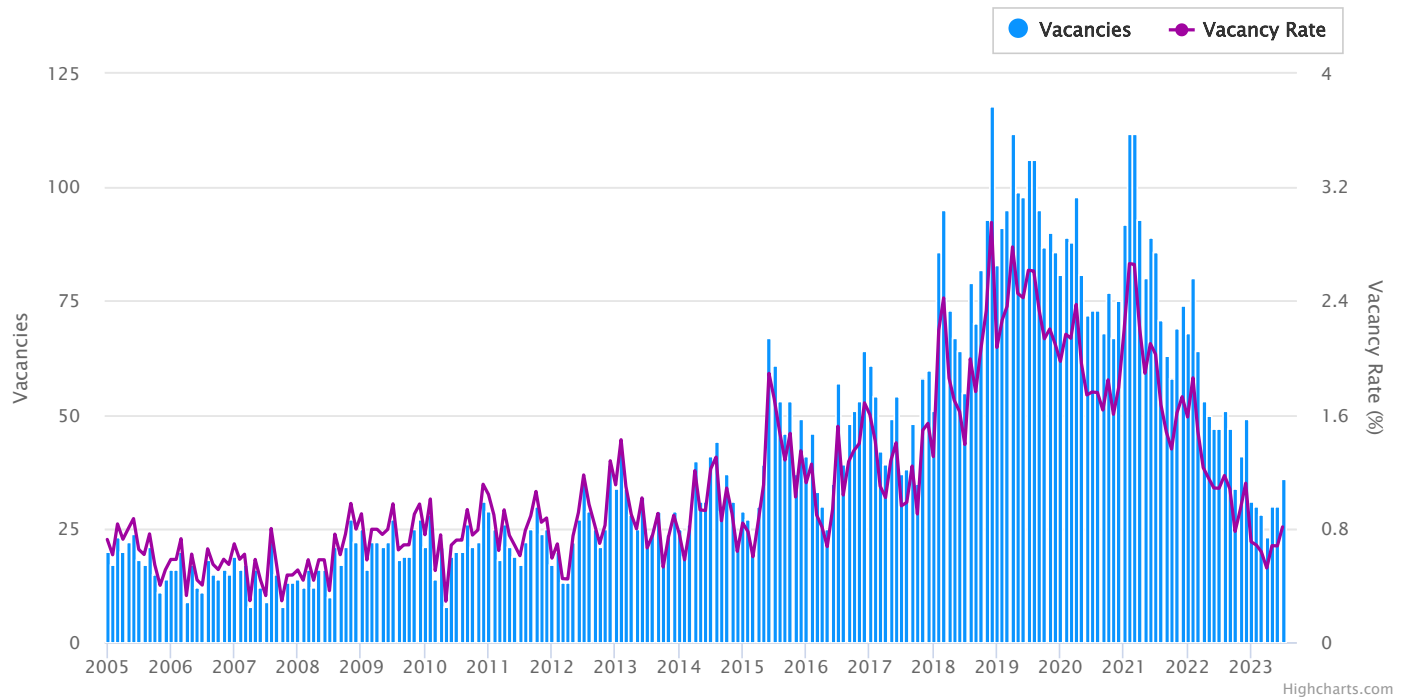
Vacancy Rates

Vacancy Rates for postcode 2210 currently sit at 0.7%
 The number of vacancies is 30.

How do Vacancy Rates relate to the market? Vacancy rates determine the level of excess supply of rental dwellings in a specific area. SQM Research considers 3% to be the level of equilibrium when it comes to vacancy rates, therefore a vacancy rate beneath this would allude a strong demand for rental dwellings, and a vacancy rate above this would allude to an excess of supply of rental dwellings.

Residential Vacancy Rates

Source: SQM Research

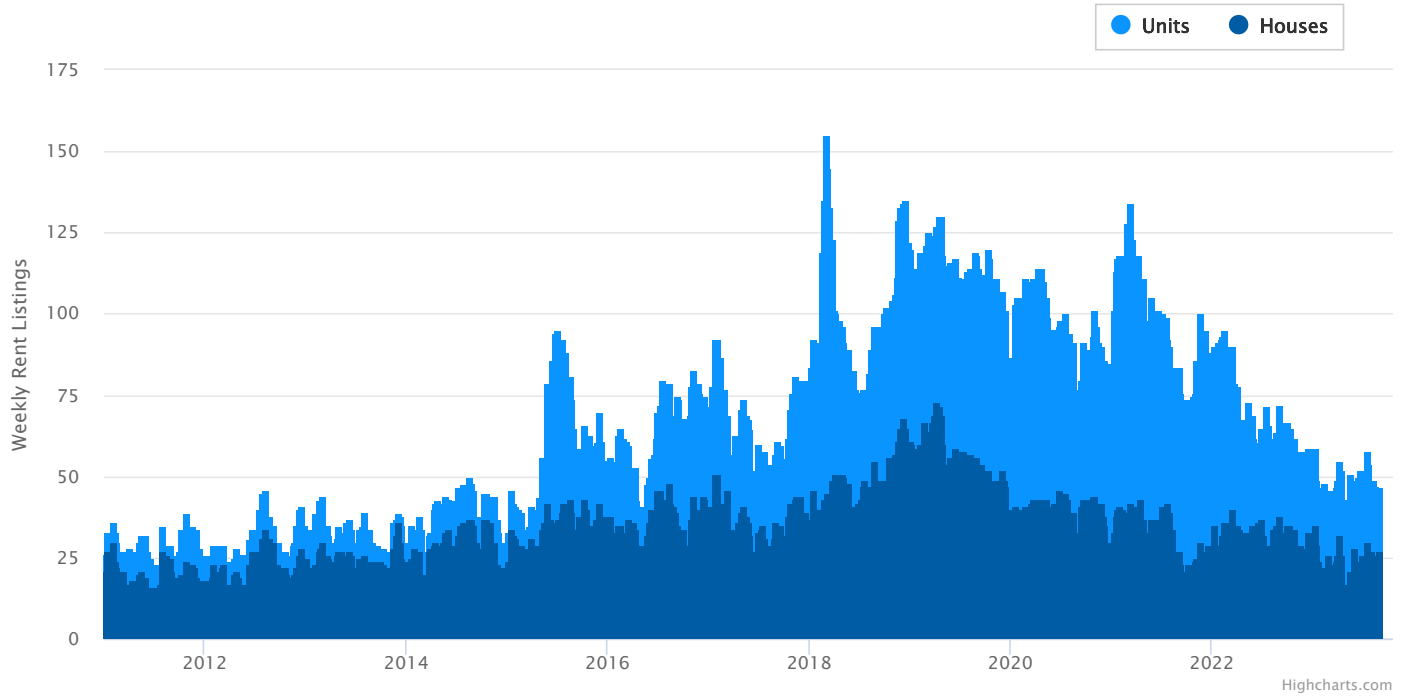


Weekly Rent Listings

There are currently 26 houses in for rent in postcode 2210 and 26 units in for rent.

Weekly Rent Listings

Source: SQM Research

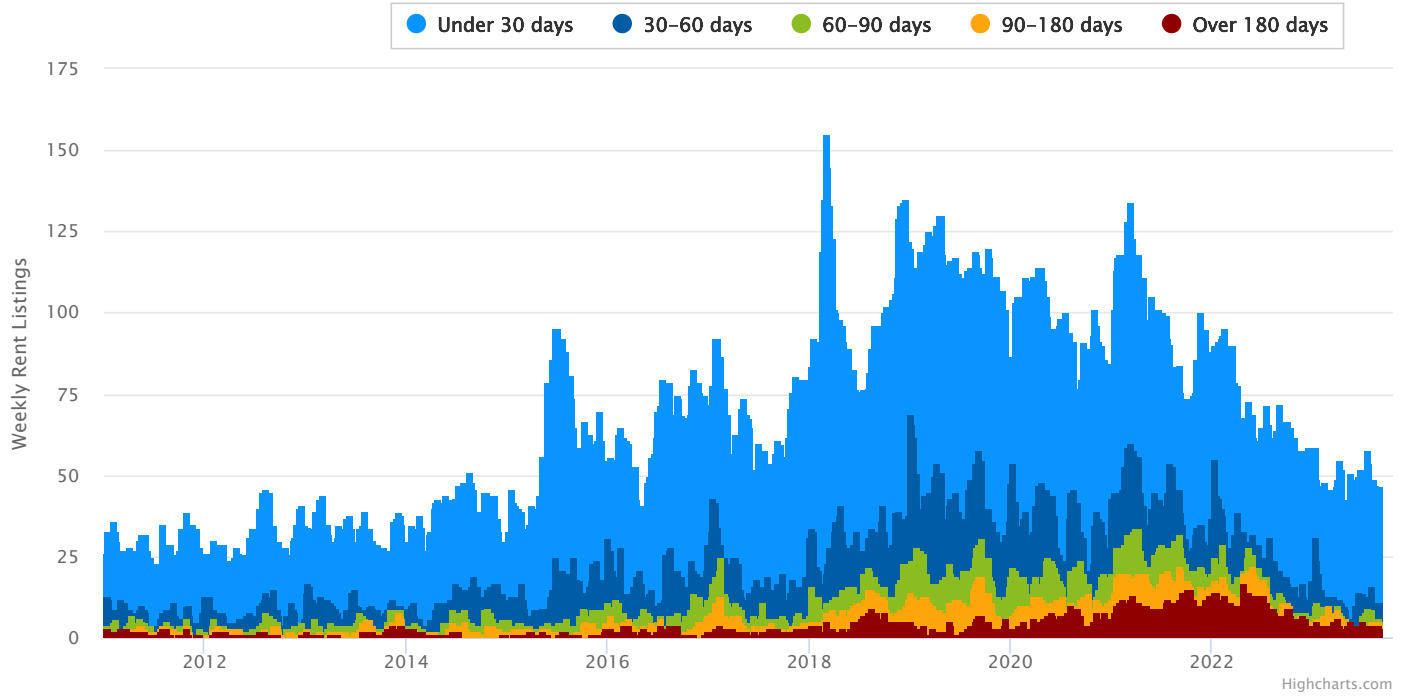


Weekly Rent Listings by Days on Market

There are currently 38 properties in postcode 2210 that have been on the market for under 30 days and 5 properties that have been on the market for over 180 days.

Weekly Rent Listings

Source: SQM Research

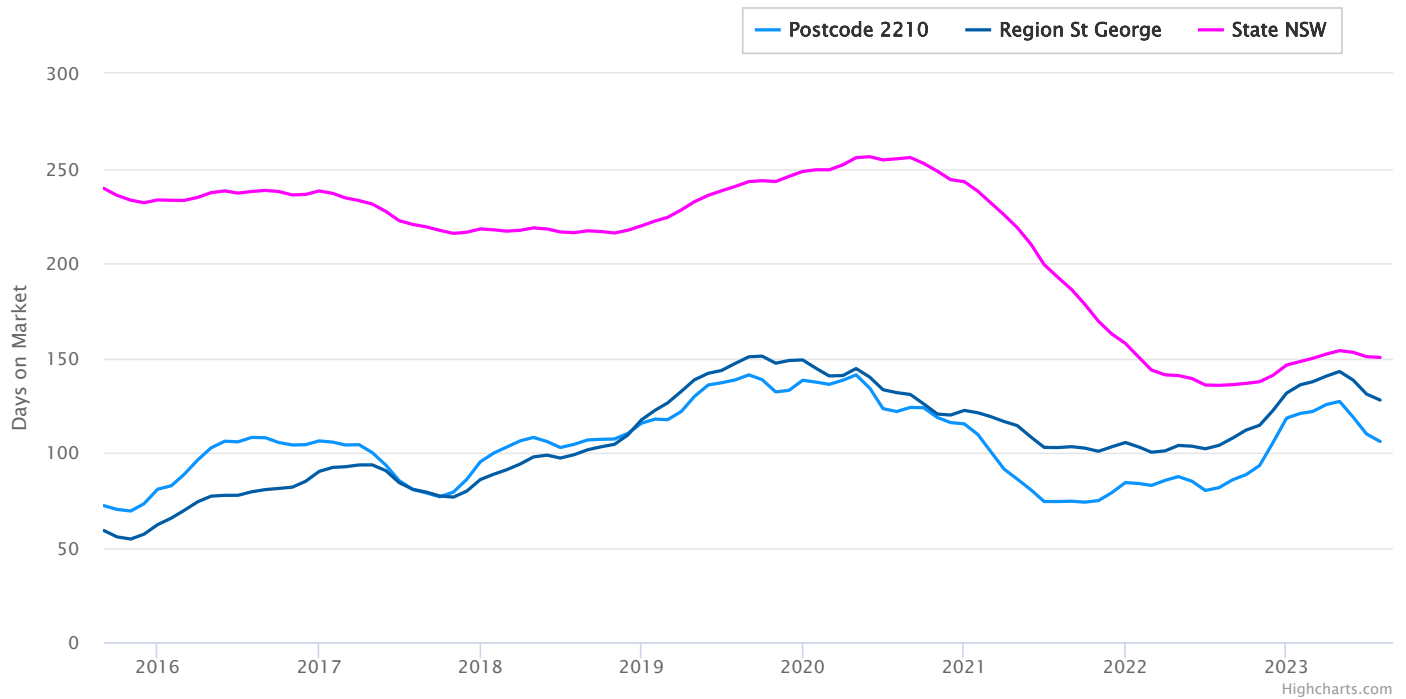


Days on market

Days on market measures how long properties have been listed for on average. SQM's measure of Days on Market takes into account current properties listed as well as those properties that were sold/withdrawn during the month. The lower the days on market the stronger the marketplace while a large days on market suggests properties are struggling to sell. A days on market of less than 90 days is regarded as being a buoyant market while areas where days on market are over 150 days is regarded as being weak. However, this is dependent upon the regions, with country regions tending to have longer days on market and city regions shorter days on market.

Days on Market

Source: SQM Research



Asking Prices

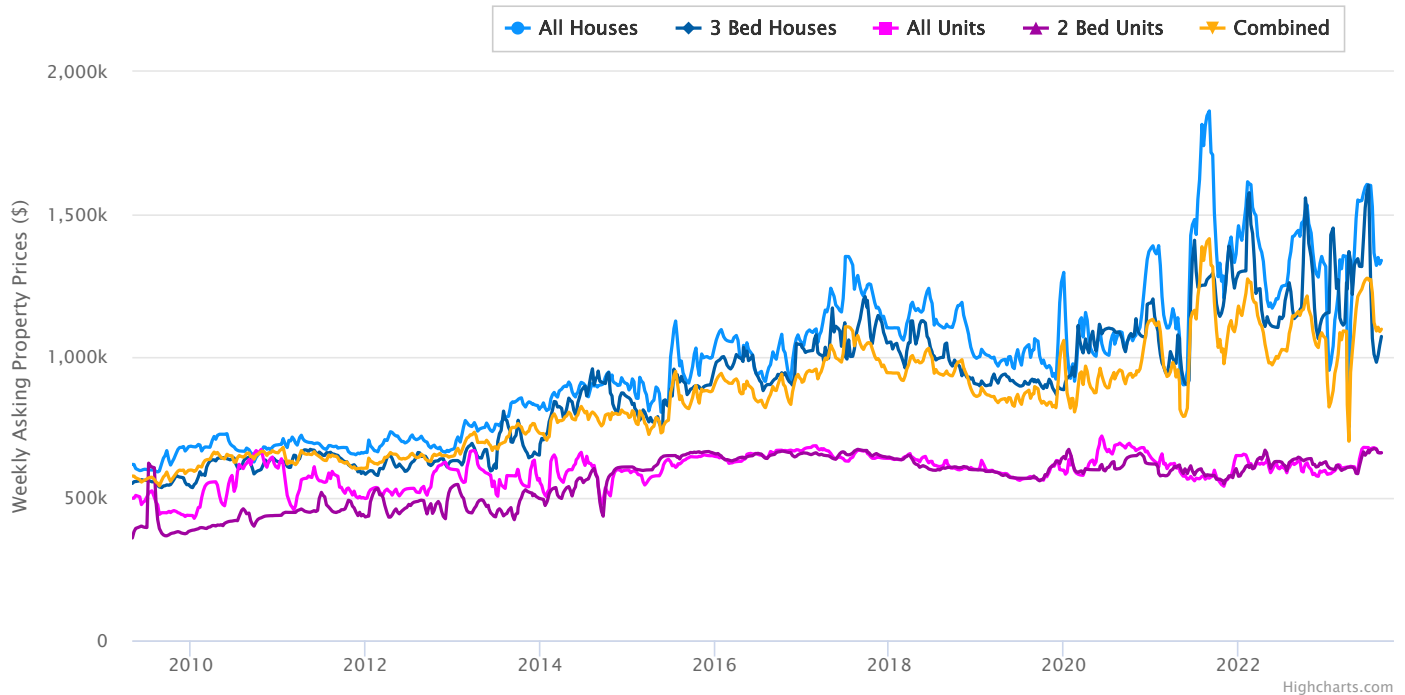
The current asking sales price for houses in postcode 2210 is \$1603912.

The current asking sales price of units in postcode 2210 is \$678239.

How do asking prices relate to the market? Asking prices measure the vendor sentiment in a specific locality within the sales market.

Weekly Asking Property Prices

Source: SQM Research



SQM Research Weekly Asking Prices Index

Week ending	(\$)	Change on prev week (\$)	Rolling month % change	Rolling quarter % change	12 month % change	3 year % (pa) change	7 year % (pa) change	10 year % (pa) change
29 Aug 2023								
All Houses	1,336.726	13.274 ▲	-1.9% ▼	-13.5% ▼	-6.0% ▼	7.2% ▲	4.7% ▲	5.4% ▲
3 br Houses	1,069.146	30.854 ▲	6.2% ▲	-18.7% ▼	-5.5% ▼	-0.4% ▼	2.5% ▲	3.6% ▲
Postcode 2210								
All Units	659.991	0.009 ▲	-2.6% ▼	3.5% ▲	6.7% ▲	-1.7% ▼	-0.1% ▼	1.3% ▲
2 br Units	659.808	0.192 ▲	-2.2% ▼	7.6% ▲	3.5% ▲	3.0% ▲	0.2% ▲	3.7% ▲
Combined	1,094.687	8.530 ▲	-2.1% ▼	-10.4% ▼	-3.9% ▼	4.8% ▲	3.4% ▲	4.3% ▲

Asking Rents

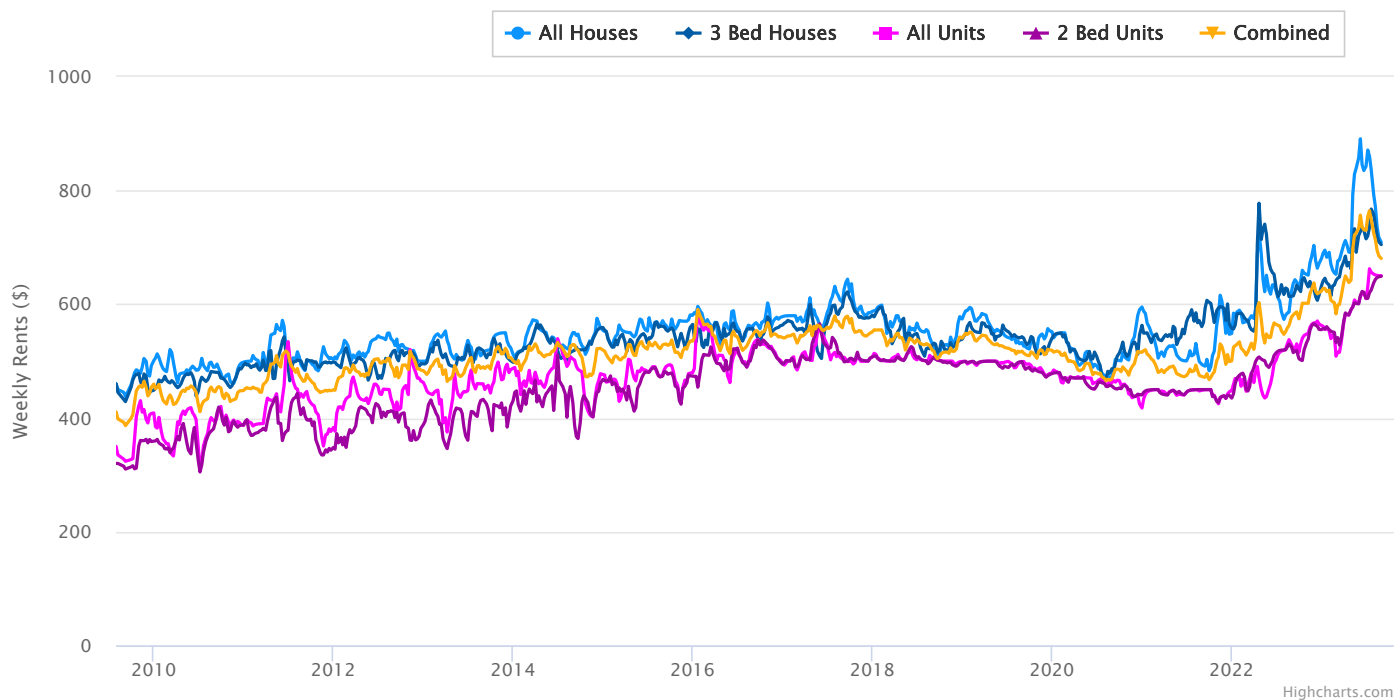
The current asking rental price for houses in postcode 2210 is \$835.

The current asking rental price for units in postcode 2210 is \$620.

How do asking rents relate to the market? Asking rents measure landlords' sentiment in a specific locality within the sales market.

Weekly Rents

Source: SQM Research



SQM Research Weekly Rents Index

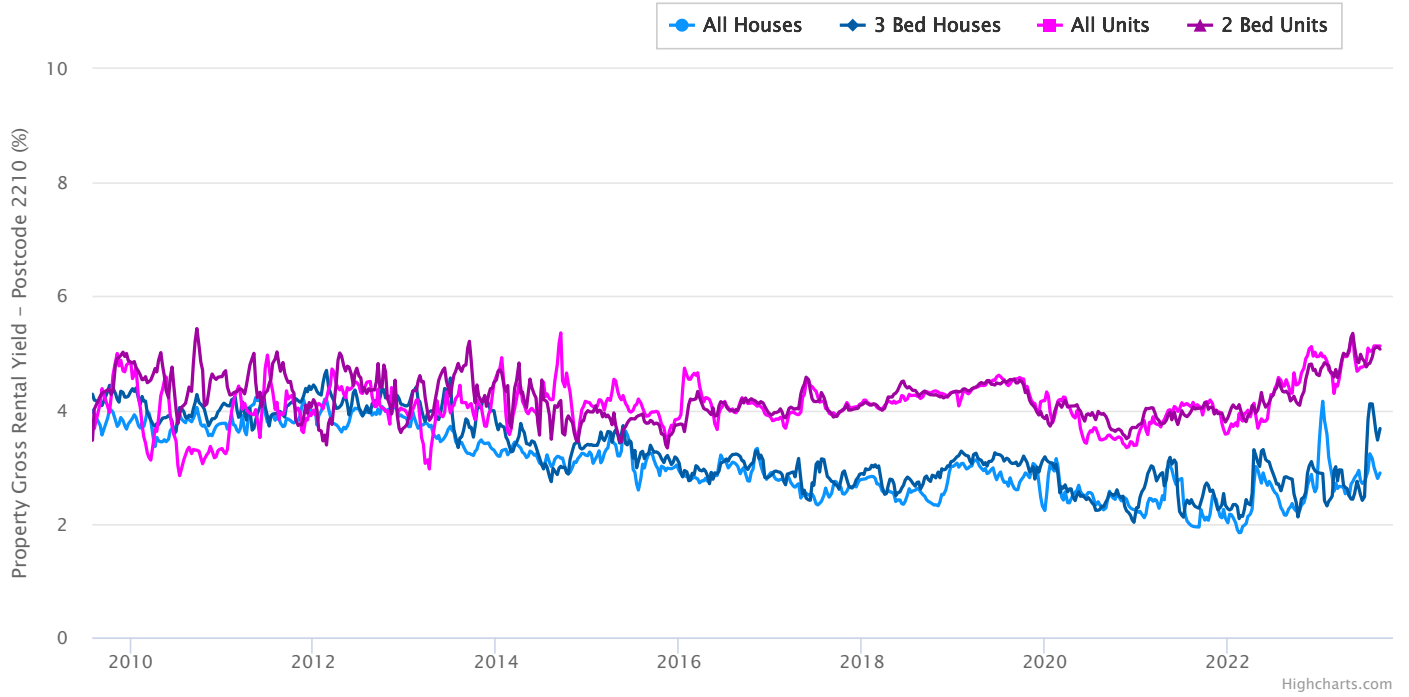
Week ending		Change on prev week(\$)	Rolling month % change	Rolling quarter % change	12 month % change	3 year % (pa) change	7 year % (pa) change	10 year % (pa) change
4 Sep 2023								
	All Houses	708.96	-8.96 ▼	-10.6% ▼	-17.3% ▼	13.8% ▲	14.4% ▲	3.3% ▲
	3 br Houses	704.92	-4.92 ▼	-7.1% ▼	-2.2% ▼	14.8% ▲	13.1% ▲	3.1% ▲
Postcode 2210	All Units	650.19	-0.19 ▼	-0.4% ▼	8.0% ▲	22.9% ▲	12.1% ▲	3.5% ▲
	2 br Units	649.22	0.78 ▲	1.8% ▲	8.1% ▲	23.7% ▲	12.5% ▲	4.1% ▲
	Combined	680.51	-4.72 ▼	-6.2% ▼	-7.2% ▼	17.8% ▲	13.2% ▲	3.3% ▲

➤ Gross Implied Rental Yield

The current gross implied rental yield for postcode 2210 is 2.7% for houses and 4.8% for units. How do gross implied rental yields relate the market? Gross implied rental yields measure the rental return of a specific area in percentage terms.

Property Gross Rental Yield – Postcode 2210

Source: SQM Research



Demographics

Demographics such as Annualised Population Change, Weekly Family Income and Count of Established Properties are useful in establishing long term trends in the housing market. SQM Research sources our demographics from the ABS Census data, provided every five years.

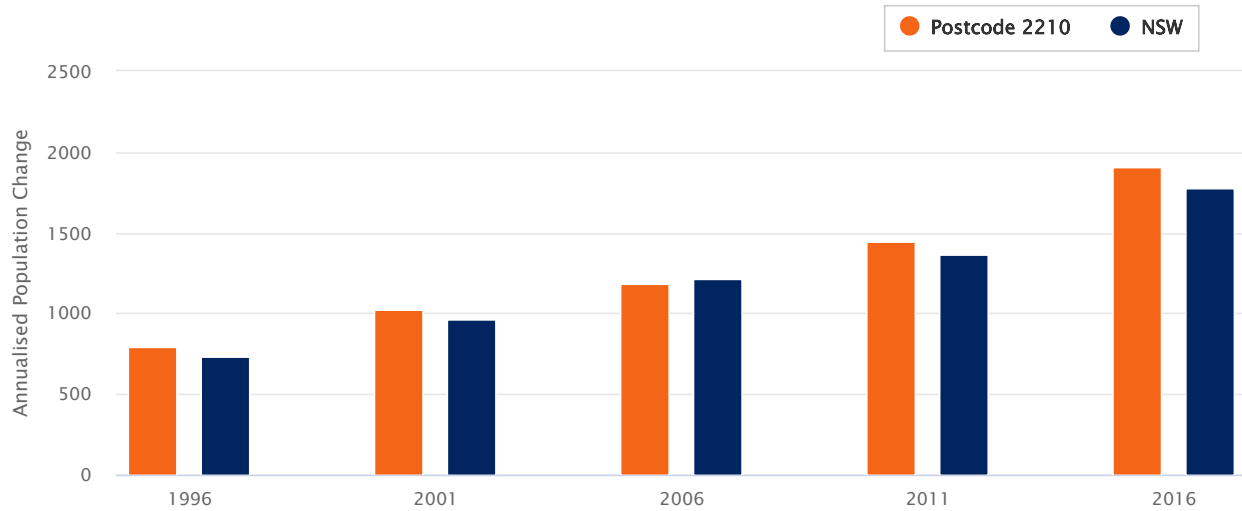
Median Age

● Postcode 2210 ● NSW

1991	1996	2001	2006	2011	2016
37	38	39	41	41	41
32	34	35	37	39	38

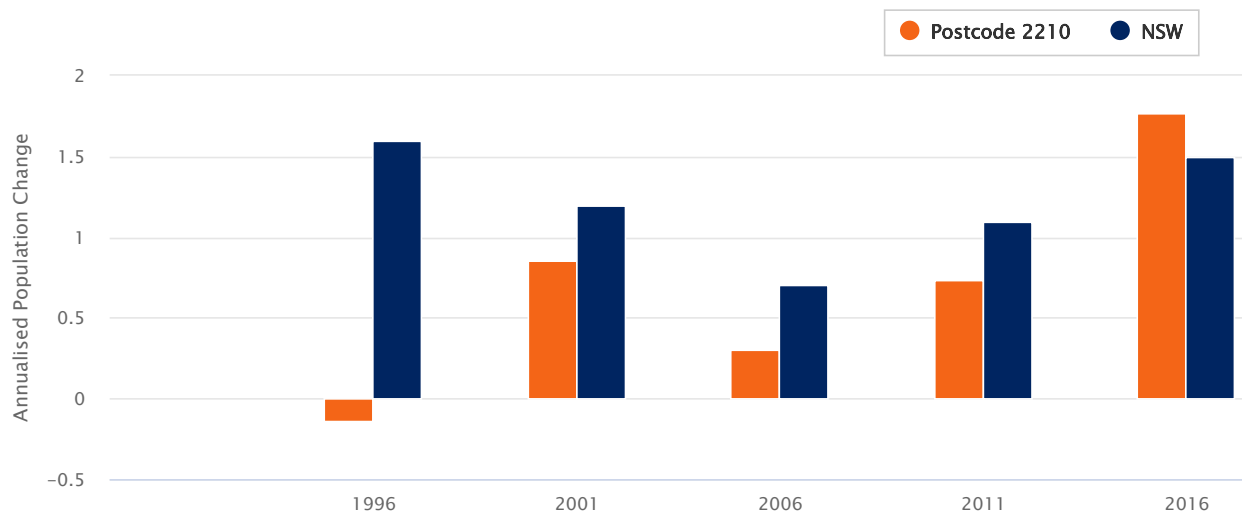
39

Weekly Family Income



Highcharts.com

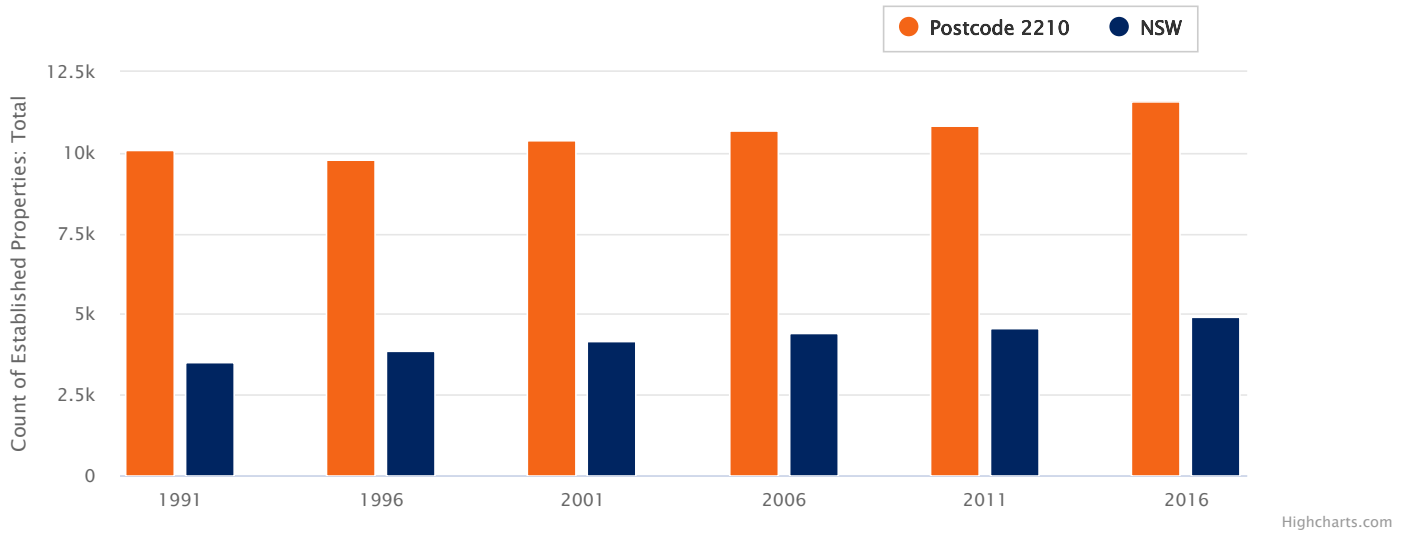
Annualised Population Change



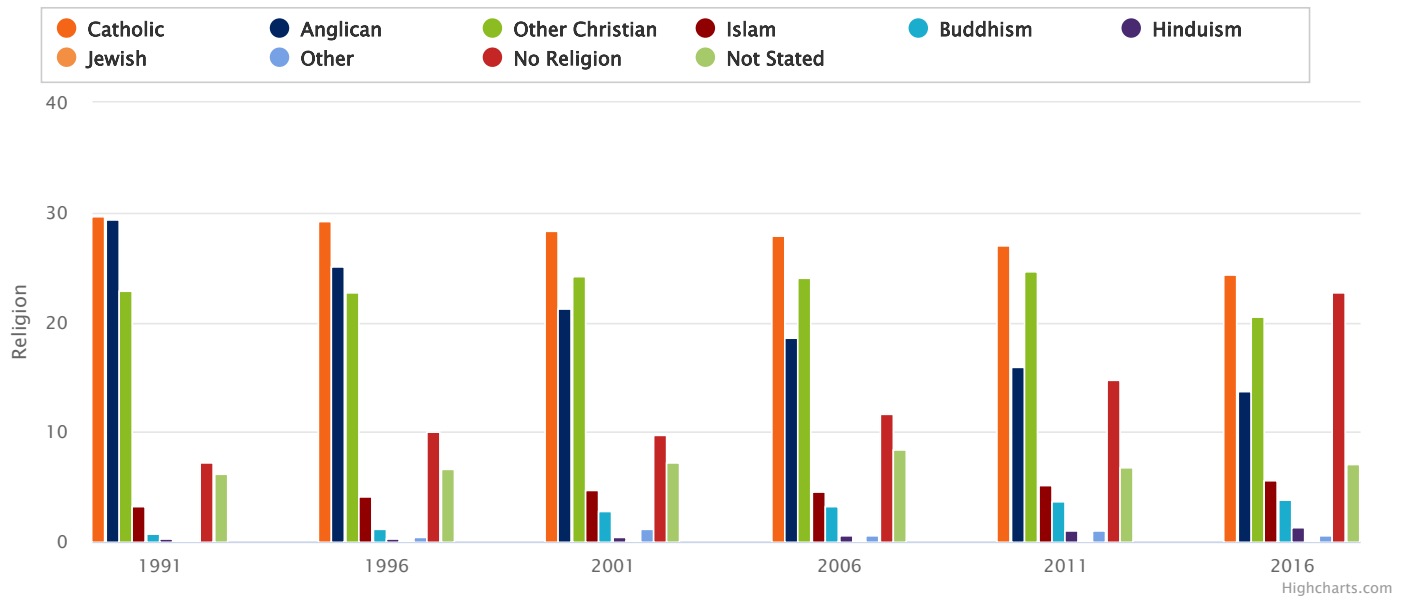
Highcharts.com

Demographics

Count of Established Properties: Total



Religion



Market History

Year	Number of sales	Number of sales withheld	Median	Growth	Low	High	Median m ²
2000		1	\$321,500	0%	\$10,000	\$7,115,228	689
2001		17	\$362,500	+12.8%	\$32,500	\$2,915,000	639
2002		1	\$459,000	+26.6%	\$11,550	\$11,205,000	601
2003		2	\$540,000	+17.6%	\$40,000	\$12,000,000	639
2004		2	\$560,000	+3.7%	\$18,000	\$3,520,000	661
2005		0	\$495,000	-11.6%	\$70,000	\$2,340,000	594
2006		0	\$489,500	-1.1%	\$175,000	\$2,700,000	629
2007		0	\$496,500	+1.4%	\$67,500	\$2,750,000	629
2008		3	\$495,000	-0.3%	\$80,000	\$8,000,000	594
2009		1	\$544,150	+9.9%	\$50,000	\$5,700,000	574
2010		23	\$610,000	+12.1%	\$20,000	\$2,700,000	607
2011		13	\$610,000	0%	\$50,000	\$2,442,000	594
2012		2	\$660,000	+8.2%	\$10,000	\$2,565,000	601
2013		36	\$618,000	-6.4%	\$17,600	\$11,700,000	588
2014		1	\$870,000	+40.8%	\$33,000	\$12,850,000	601
2015		11	\$805,000	-7.5%	\$12,000	\$5,545,969	651
2016		8	\$900,000	+11.8%	\$200,000	\$8,506,667	602
2017		1	\$962,750	+7%	\$120,000	\$4,235,000	601
2018		4	\$840,000	-12.7%	\$14,000	\$13,200,000	451
2019		6	\$900,000	+7.1%	\$75,000	\$3,735,000	487
2020		6	\$940,500	+4.5%	\$20,000	\$8,268,888	556
2021		16	\$1,250,000	+32.9%	\$21,500	\$7,700,000	526
2022		4	\$1,200,000	-4%	\$12,000	\$12,500,000	556
2023		13	\$1,150,000	-4.2%	\$250,000	\$4,200,000	539

Recent Sales

Address	Suburb	Land size	Beds	Baths	Cars	Sold for	Date
		1980m ²	2	2	1	\$775,000	26/06/2023
		420m ²	5	3	2	\$2,100,000	24/06/2023
		220m ²	2	2	1	\$805,000	23/06/2023
			3	2	2	\$1,400,000	21/06/2023
		388m ²	3	2	2	\$1,140,000	20/06/2023
		461m ²	3	1	1	Withheld	17/06/2023
		539m ²	5	3	2	Withheld	16/06/2023
		608m ²	3	3	1	\$1,430,000	16/06/2023
		370m ²	5	4	4	\$1,490,000	16/06/2023
		654m ²	3	1	2	\$1,325,000	13/06/2023
		1719m ²	5	4	4	\$3,125,000	13/06/2023
		462m ²	6	5	4	\$1,813,000	10/06/2023
		377m ²	2	1	1	\$1,000,000	08/06/2023
		582m ²	4	2	1	Withheld	07/06/2023
		225m ²	2	2	1	\$750,000	07/06/2023
		468m ²	3	2	2	\$1,360,000	05/06/2023
		389m ²	3	2	2	\$1,350,000	03/06/2023
		556m ²	5	2	2	\$1,500,000	03/06/2023
		6193m ²	2	2	1	Withheld	02/06/2023
		115m ²	2	2	1	\$630,000	02/06/2023
			2	2	1	\$590,000	31/05/2023
			2	2	1	\$750,000	31/05/2023
		589m ²	5	5	2	Withheld	27/05/2023
		499m ²	2	1	3	\$1,050,000	27/05/2023
		790m ²	3	1	3	\$1,406,000	27/05/2023

Recent Sales Riverwood 2210

Address	Suburb	Land size	Beds	Baths	Cars	Sold for	Date
		556m ²	2	1	3	\$1,301,000	26/05/2023
		124m ²	1	1	1	\$600,000	25/05/2023
		100m ²	2	2	1	\$585,000	24/05/2023
			1	1	1	\$400,000	23/05/2023
		834m ²	4	1	5	Withheld	22/05/2023
		569m ²	4	2	2	\$1,922,000	20/05/2023
		563m ²	6	4	4	\$3,020,000	20/05/2023
		229m ²	3	2	2	Withheld	17/05/2023
		556m ²	4			\$250,000	17/05/2023
		581m ²	4	3	2	Withheld	13/05/2023
		468m ²	6	2	2	\$1,290,000	13/05/2023
		828m ²	3	1	2	\$1,750,000	13/05/2023
		764m ²	3	1	1	\$1,350,000	12/05/2023
		842m ²	3	2	2	Withheld	09/05/2023
		167m ²	3	2	2	\$742,500	09/05/2023
			4	2	3	\$1,085,000	09/05/2023
		58m ²	1	1	1	\$500,000	08/05/2023
		71m ²	1	1	1	\$500,000	08/05/2023
		1007m ²	2	1	1	\$599,000	07/05/2023
		396m ²	3	1	1	\$1,227,000	06/05/2023
		689m ²	3	4	2	\$1,550,000	06/05/2023
			2	2	2	\$800,000	05/05/2023
		599m ²	2	1	1	\$900,000	05/05/2023
						\$4,200,000	05/05/2023
		765m ²	4	2	2	\$1,600,000	04/05/2023

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