

SUBURB FLYOVER REPORT

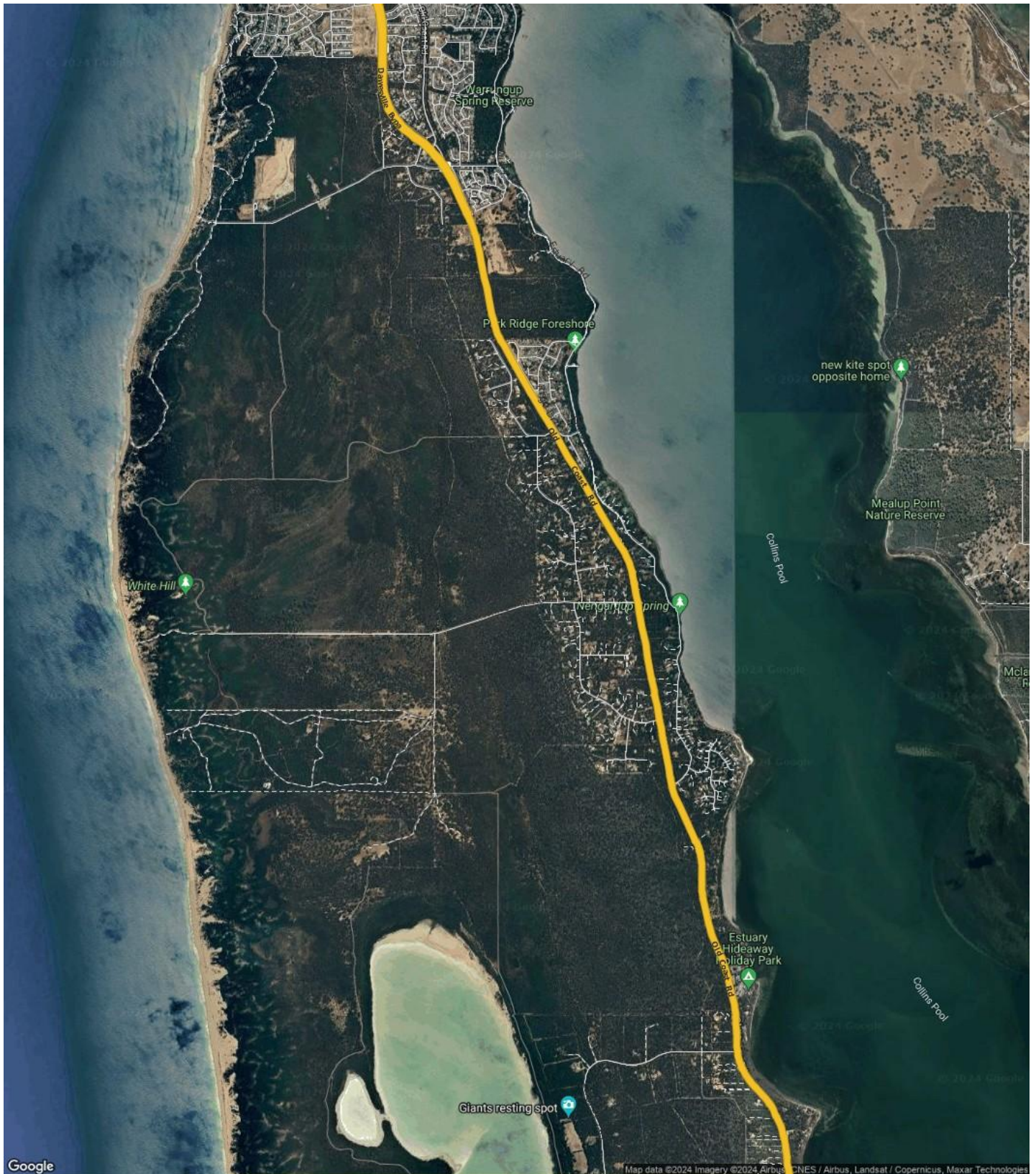
BOUVARD (HOUSE)

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Mandurah
Agents

BOUVARD - Suburb Map



BOUVARD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	30	\$ 657,500	0.0 %	\$ 180,000	\$ 2,500,000
2007	26	\$ 657,500	0.0 %	\$ 240,000	\$ 1,300,000
2008	8	\$ 800,000	21.7 %	\$ 320,000	\$ 1,550,000
2009	14	\$ 620,000	-22.5 %	\$ 145,000	\$ 890,000
2010	15	\$ 660,000	6.5 %	\$ 287,000	\$ 950,000
2011	8	\$ 612,500	-7.2 %	\$ 280,000	\$ 1,750,000
2012	18	\$ 547,500	-10.6 %	\$ 255,000	\$ 920,000
2013	21	\$ 480,000	-12.3 %	\$ 150,000	\$ 915,000
2014	21	\$ 485,000	1.0 %	\$ 292,000	\$ 965,000
2015	13	\$ 520,000	7.2 %	\$ 300,000	\$ 980,000
2016	15	\$ 580,000	11.5 %	\$ 270,000	\$ 1,080,000
2017	20	\$ 452,500	-22.0 %	\$ 255,000	\$ 1,500,000
2018	20	\$ 486,250	7.5 %	\$ 98,000	\$ 880,000
2019	18	\$ 590,000	21.3 %	\$ 53,234	\$ 1,800,000
2020	22	\$ 570,000	-3.4 %	\$ 115,000	\$ 835,000
2021	18	\$ 682,500	19.7 %	\$ 210,000	\$ 4,500,000
2022	21	\$ 710,000	4.0 %	\$ 410,000	\$ 1,100,000
2023	23	\$ 820,000	15.5 %	\$ 550,000	\$ 1,050,000
2024	1	\$ 1,625,000	98.2 %	\$ 1,625,000	\$ 1,625,000

Median Sale Price

\$820k

Based on 21 recorded House sales within the last 12 months (Apr '23 - Mar '24)

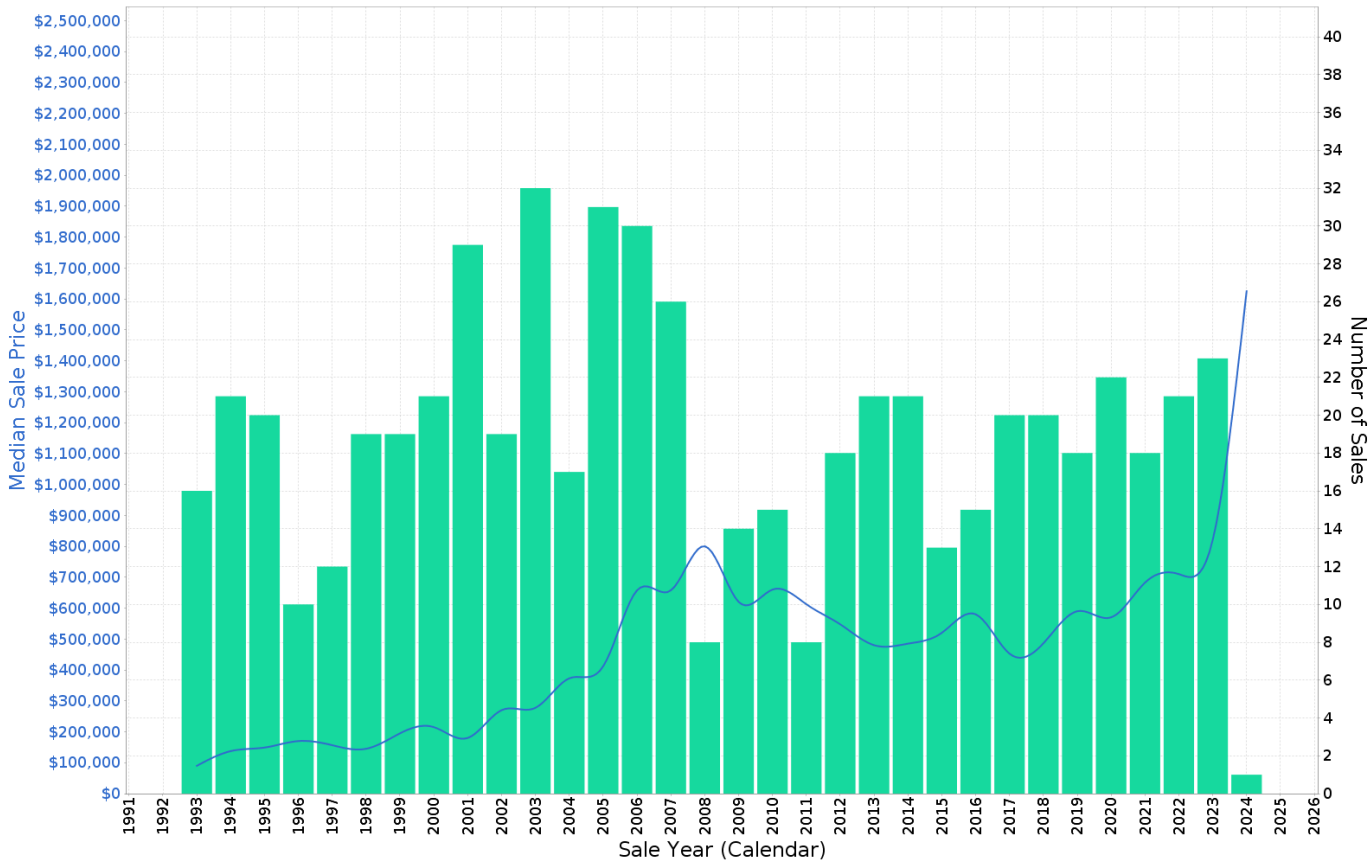
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

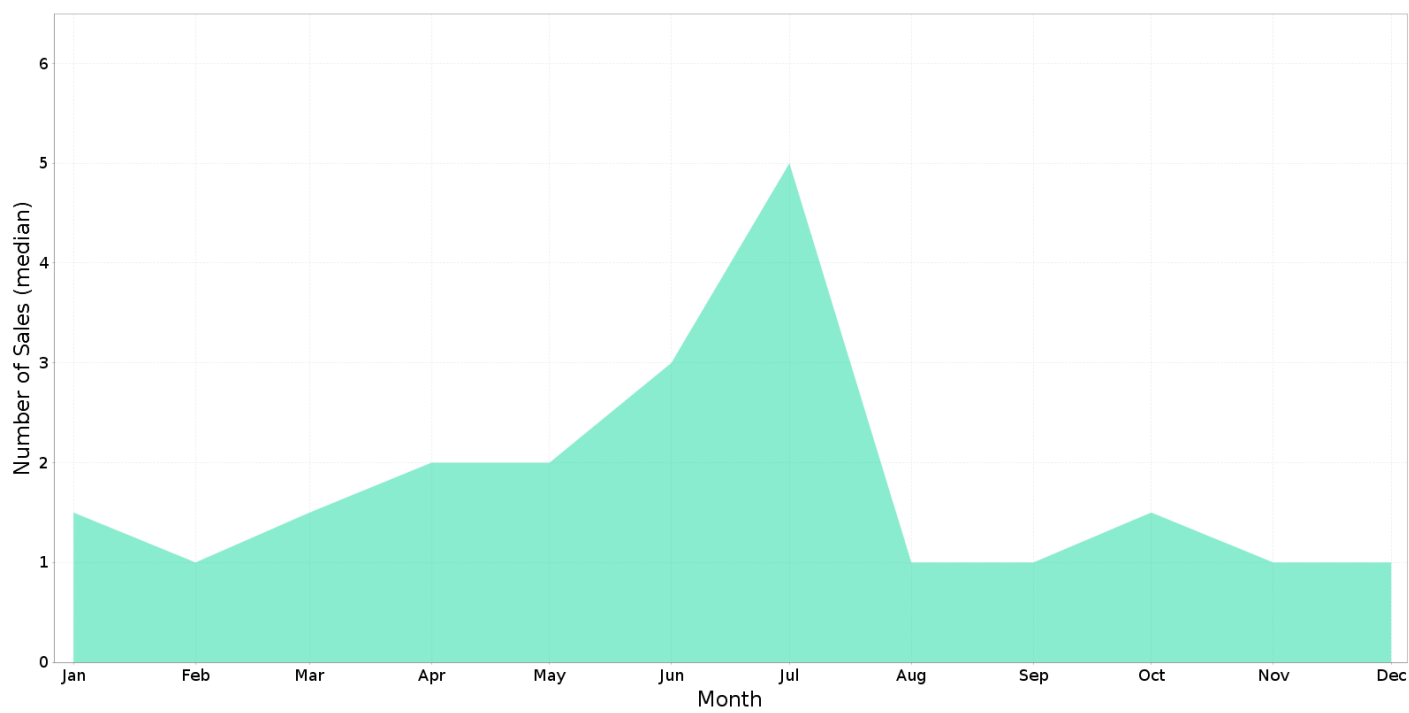
+7.2%

Current Median Price: \$820,000
Previous Median Price: \$765,000

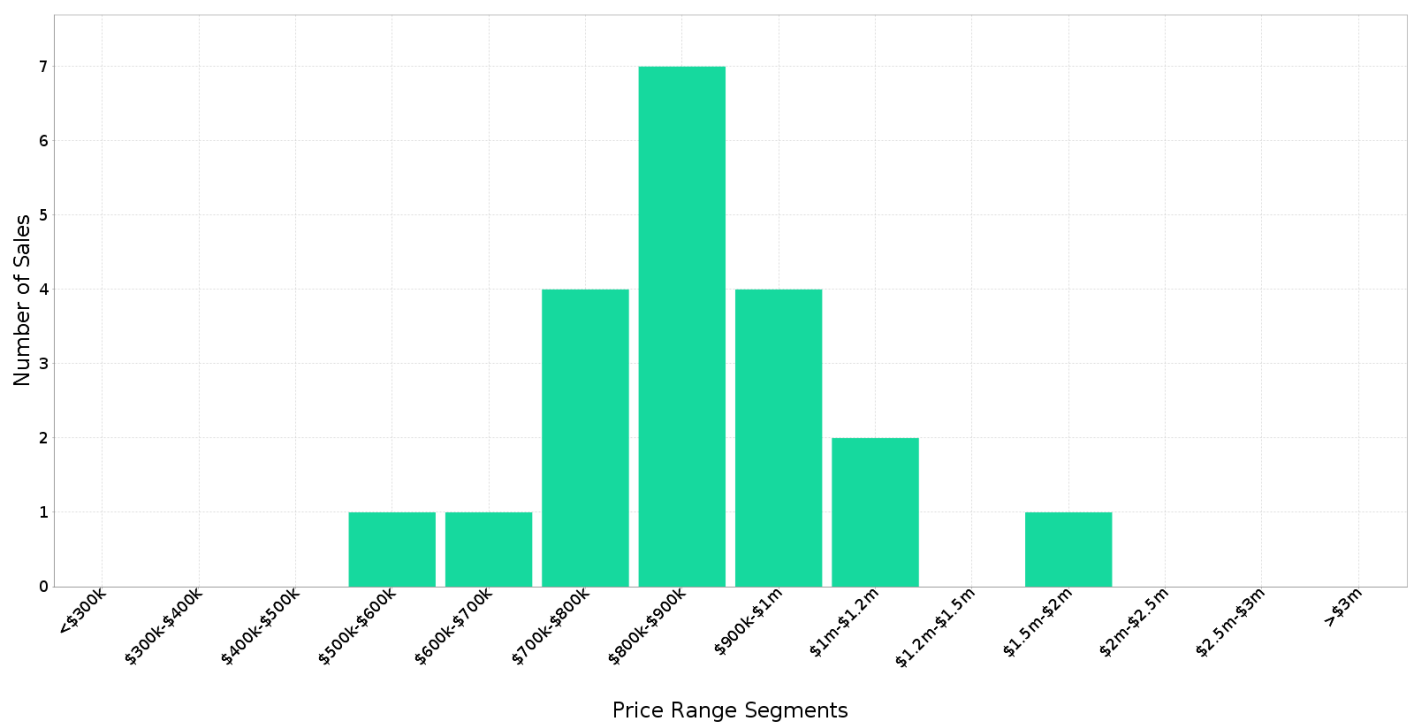
Based on 39 recorded House sales compared over the last two rolling 12 month periods



BOUVARD - Peak Selling Periods (3 years)



BOUVARD - Price Range Segments (12 months)



BOUVARD - Recently Sold Properties

Median Sale Price

\$820k

Based on 21 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

+7.2%

Current Median Price: \$820,000
Previous Median Price: \$765,000

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


Sold Properties

21

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

15 WATER VIEW



\$1,625,000

Sold Feb 2024
14 Days

6,251 m² 2 2 2

1 WHITEHILL RD




\$700,000

Sold Jan 2024
86 Days

4 2 1

4 MULBERRY CL




\$670,000

Sold Dec 2023
24 Days

900 m² 4 2 5

7 SHEOAK CL




\$980,000

Sold Dec 2023
61 Days

1,606 m² 4 2 2

1 WHITE HILL RD




\$700,000

Sold Dec 2023
66 Days

2.01 ha 3 2 2

16 BOUVARD DR



\$875,000

Sold Dec 2023
6 Days

2.14 ha 5 3 2

23 ESTUARY HEIGHTS PL



\$550,000

Sold Dec 2023
42 Days

905 m² 3 1 2