SUBURB REPORT

Professionals

Spring Farm NSW 2570

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CoreLogic

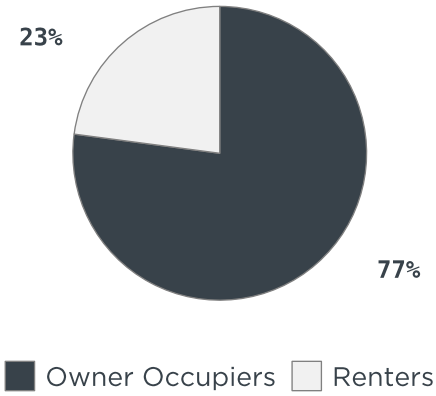
Professionals

49km
Distance from GPO

4.3k
Population

261.0%
5 year population change

6 years
Average length of ownership



The size of Spring Farm is approximately 6.5 square kilometres. It has 7 parks covering nearly 1.2% of total area. The population of Spring Farm in 2011 was 1,189 people. By 2016 the population was 4,292 showing a population growth of 261.0% in the area during that time. The predominant age group in Spring Farm is 30-39 years. Households in Spring Farm are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Spring Farm work in a professional occupation. In 2011, 81.3% of the homes in Spring Farm were owner-occupied compared with 75.6% in 2016. Currently the median sales price of houses in the area is $955,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	3,116	183	$981,523	46
	111	2	$658,664	1

*Total number of unique properties listed for sale over the past 12 months.

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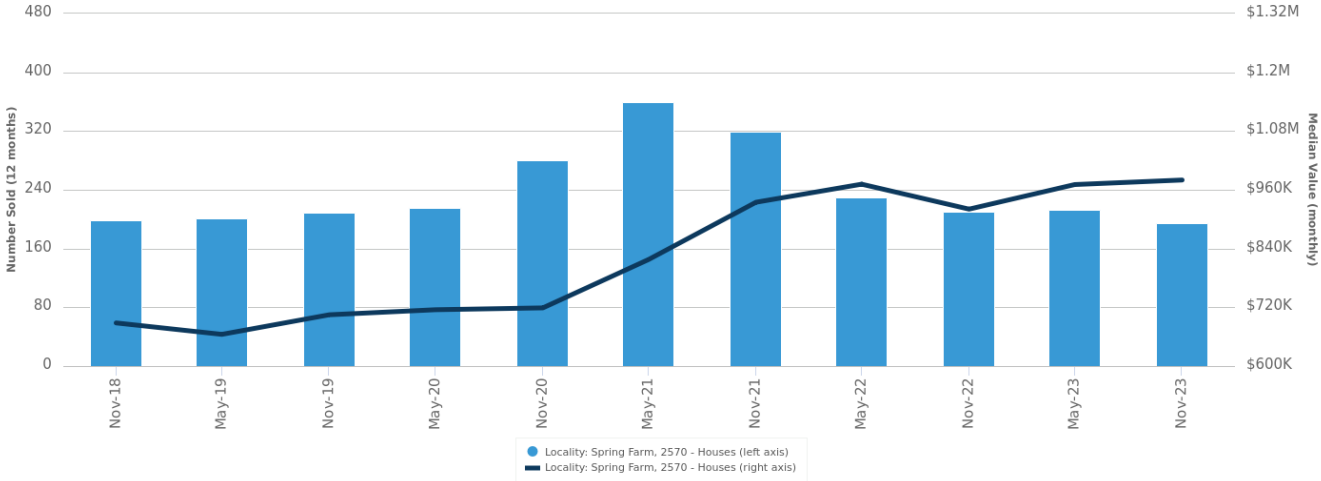
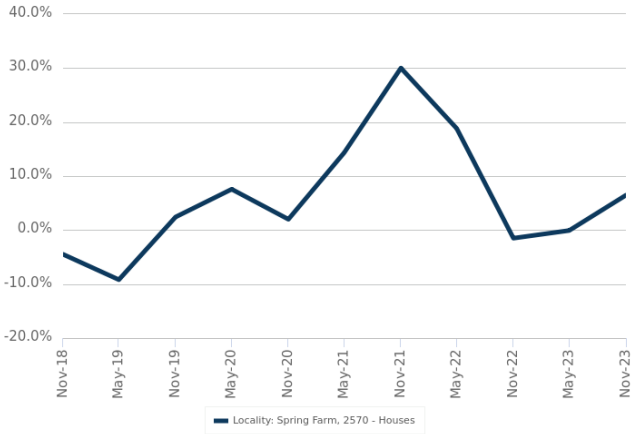
Houses: For Sale

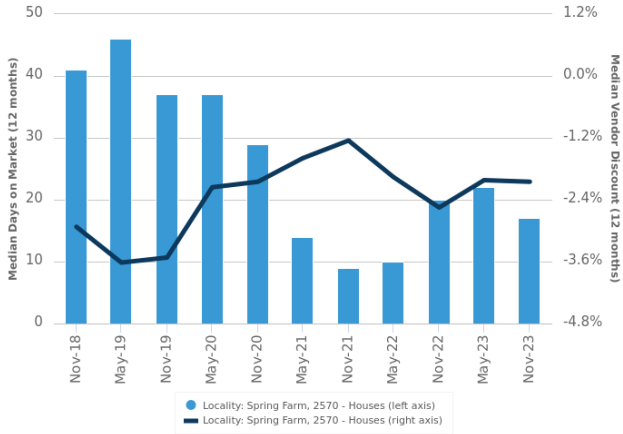
Number Sold vs. Median Value (monthly)



Change in Median Value



Median Days on Market vs. Median Vendor Discount



$$$ Upper Quartile Price*	$1,070,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$955,000	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than $10,000 and higher than $80,000,000 are excluded from the analysis.
$ Lower Quartile Price*	$881,250	The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period

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Professionals

Houses: Market Activity Snapshot

On The Market

0

2 BEDROOMS

There are no 2 bedroom Houses on the market in this suburb

Recently Sold

0

There are no recently sold 2 bedroom Houses in this suburb

3 BEDROOMS

1

30 Pascoe Street Spring Farm NSW 2570

Listed on 19 Feb 2024
Price Guide $850,000

1 | 2 | 300m²

23

30 Pascoe Street Spring Farm NSW 2570

Sold on 02 Mar 2024
$875,000*

1 | 2 | 300m²

19 Bandara Circuit Spring Farm NSW 2570

Sold on 29 Feb 2024
$810,111*

1 | 2 | 265m²

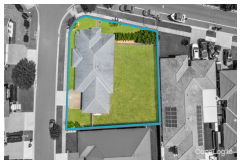
4 BEDROOMS

2

16 Hinton Street Spring Farm NSW 2570

Listed on 01 Mar 2024
Guide $860,000

2 | 2 | 446m²



27 Easton Avenue Spring Farm NSW 2570

Listed on 29 Feb 2024
auction

2 | 3 | 792m²

55

7 Montazah Street Spring Farm NSW 2570

Sold on 28 Feb 2024
$966,500*

2 | 2 | 450m²

13 Starke Street Spring Farm NSW 2570

Sold on 26 Feb 2024
$931,000*

2 | 2 | 395m²

= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

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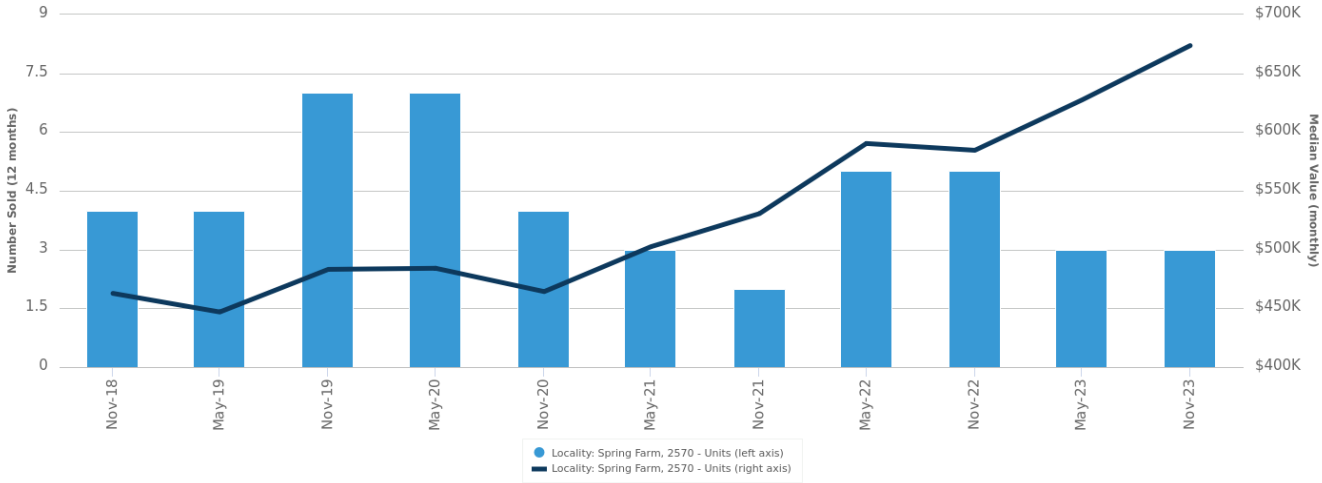
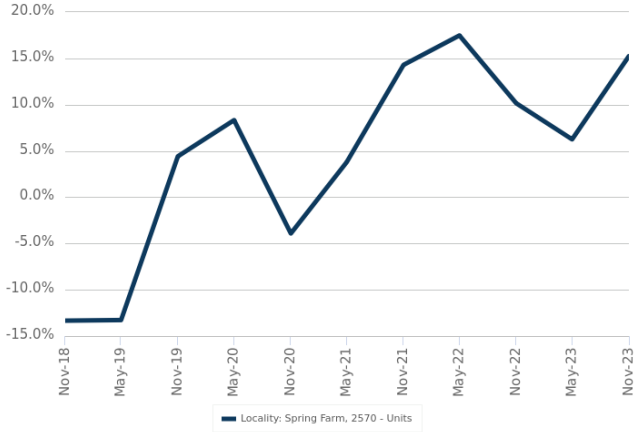
Units: For Sale

Number Sold vs. Median Value (monthly)



Change in Median Value



$$$ Upper Quartile Price*	$369,950	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$365,000	The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than $10,000 and higher than $80,000,000 are excluded from the analysis.
$ Lower Quartile Price*	$357,475	The 25th percentile sale price of sales over the past 12 months within the suburb.

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Units: Market Activity Snapshot

On The Market

0

1 BEDROOMS

There are no 1 bedroom Units on the market in this suburb

0

2 BEDROOMS

There are no 2 bedroom Units on the market in this suburb

0

3 BEDROOMS

There are no 3 bedroom Units on the market in this suburb

Recently Sold

0

There are no recently sold 1 bedroom Units in this suburb

0

There are no recently sold 2 bedroom Units in this suburb

1

33 Minorca Circuit Spring Farm NSW 2570

Sold on 15 Dec 2023
$823,000

2
2
276m²

= number of units currently On the Market or Sold within the last 6 months

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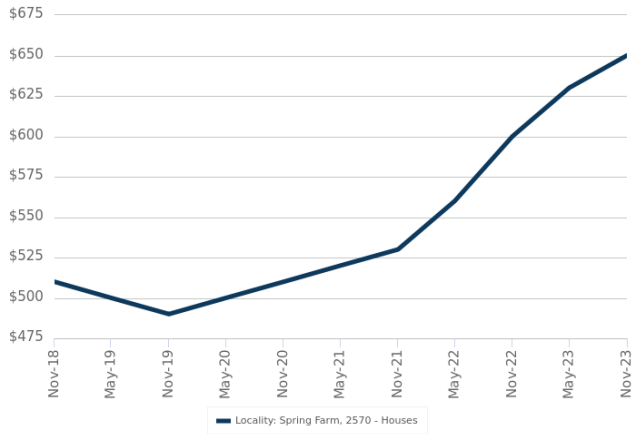
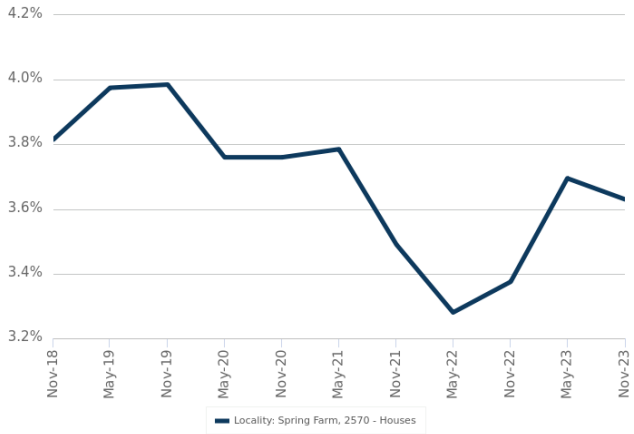
Houses: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Houses: Rental Activity Snapshot

For Rent

1 | 2 BEDROOMS

11 Brushtail Street Spring Farm NSW 2570

Listed on 01 Mar 2024
$500/W

- | 1 | 479m²

4 | 3 BEDROOMS

17 Belmont Avenue Spring Farm NSW 2570

Listed on 13 Dec 2023
$650/W

2 | 2 | 492m²

16 Hoxton Place Spring Farm NSW 2570

Listed on 06 Dec 2023
$610/W

1 | 2 | 312m²

14 | 4 BEDROOMS

31 Ancona Avenue Spring Farm NSW 2570

Listed on 02 Mar 2024
- /W

2 | 2 | 498m²

88 Bluebell Crescent Spring Farm NSW 2570

Listed on 01 Mar 2024
$700/W

2 | 2 | 338m²

= number of houses observed as On the Market for Rent within the last month

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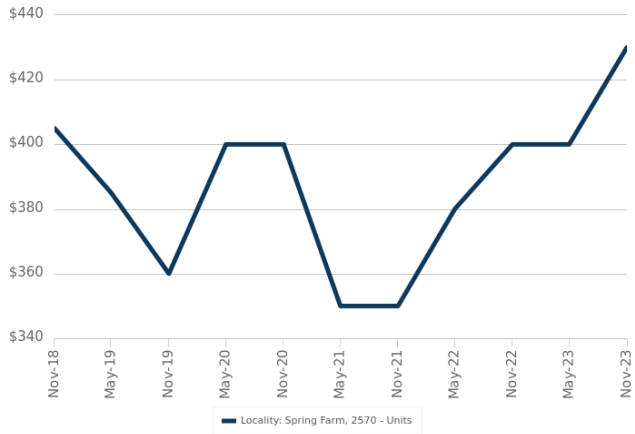
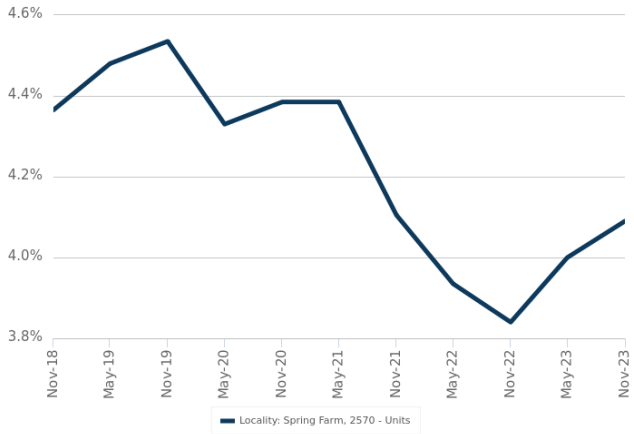
Units: For Rent

Median Asking Rent (12 months)



Indicative Gross Rental Yield (12 months)



Units: Rental Activity Snapshot

For Rent

1 — 1 BEDROOMS

49 Floyd Street Spring Farm NSW 2570

Listed on 02 Mar 2024
- /W

-
1
474m²

1 — 2 BEDROOMS

39b Springs Road Spring Farm NSW 2570

Listed on 01 Dec 2023
$460/W

-
1
-

0 — 3 BEDROOMS

There are no 3 bedroom Units for rent in this suburb

= number of units observed as On the Market for Rent within the last month

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