



10 best performing suburbs from 2003 to 2008

Suburb	Dec 2003	# Sales	Dec 2008	#Sales	5 Year Change P.A.
DEERAGUN	\$120,000	82	\$350,000	40	23.9%
BLUEWATER PARK	\$147,000	15	\$416,000	14	23.1%
ALICE RIVER	\$185,000	33	\$510,000	16	22.5%
BLUEWATER	\$149,500	20	\$410,000	9	22.4%
STUART	\$107,500	10	\$289,000	9	21.9%
MOUNT LOW	\$151,500	34	\$395,000	19	21.1%
MOUNT LOUISA	\$160,000	76	\$400,000	95	20.1%
JENSEN	\$163,000	15	\$390,000	7	19.1%
GARBUTT	\$130,000	29	\$308,500	12	18.9%
KELSO	\$138,000	177	\$323,000	99	18.5%

10 worst performing suburbs from 2003 to 2008

Suburb	Dec 2003	# Sales	Dec 2008	#Sales	5 Year Change P.A.
NELLY BAY	\$310,000	28	\$375,000	12	3.9%
HORSESHOE BAY	\$290,000	9	\$395,000	5	6.4%
NOME	\$247,000	11	\$365,000	7	8.1%
PALLARENDA	\$350,000	9	\$535,000	7	8.9%
DOUGLAS	\$240,000	82	\$390,000	72	10.2%
ANNANDALE	\$259,000	193	\$435,475	82	11.0%
BELGIAN GARDENS	\$255,000	22	\$440,000	9	11.5%
NORTH WARD	\$315,000	35	\$550,000	13	11.8%
IDALIA	\$249,750	34	\$450,000	37	12.5%
RAILWAY ESTATE	\$185,000	60	\$339,625	14	12.9%

Townsville's best and worst performing suburbs revealed



TOWNSVILLE'S suburbs have all recorded strong capital growth over the past five years with the top eight suburbs each achieving more than 20 per cent growth per annum for five years. This information comes from recent research compiled by PRDnationwide, which has revealed Townsville's best and worst performing suburbs when

it comes to median house price and sales volumes over the past five years. PRDnationwide's research manager Dean Dederer said every suburb in Townsville enjoyed more than double digit percentage growth each year for the past five years, except for four suburbs; Nelly Bay, Horseshoe Bay, Nome and Pallarenda. "It says a lot about Townsville's recent residential real estate performance when all of our suburbs, except four, record more than 10 per cent growth

each year for the past five years," Mr Dederer said. No suburbs recorded negative growth. Mr Dederer said the results would likely surprise many people, particularly as some of the worst performing suburbs were actually some of Townsville's most desirable — Douglas (Riverside Gardens), Annandale, Belgian Gardens, Idalia and North Ward. "The top performing suburbs like Deeragun, Alice River, Bluewater and

Mt Louisa started with very low median prices back in 2003, which made it easier to achieve high five-year percentage growth as the market boomed," Mr Dederer said. "Likewise, the reason the low performing suburbs experienced comparatively low growth is because they started with such high median price points. Over the five years, these suburbs were unable to match the higher annual capital growth of the more affordable suburbs like Deeragun and other outer suburbs."

Mr Dederer said the ranking did not reflect quality or any other attribute other than market activity. "The volume of house sales recorded can often tell a better story of a suburb's popularity than capital growth alone," he said. "Many of the top performers according to five-year growth did not record very many sales for 2008 which affected their ranking. And many of the worst performers according to five-year growth achieved impressive sales volumes."

TOWNSVILLE PROPERTY WATCH Source: RP Data



ANNANDALE BORONIA DR, - \$635,000 Four bedroom, three bathroom house sold in May.	CUNGULLA BARRACUDA CT, - \$380,000 Five bedroom, two bathroom house sold in June	sold in June HEATLEY BENITO CT, - \$315,000 Three bedroom, two bathroom unit sold in May	Four bedroom, three bathroom house sold in June KIRWAN ATHERTON CCT, - \$439,000 Four bedroom, three bathroom unit sold in May	KNOX CT , - \$220,000 810 square metre lot sold in May
BOHLE PLAINS SANDPLOVER CCT, - \$210,000 1025 sqm lot sold in May	DEERAGUN SUMMERLAND DR, - \$330,000 Three bedroom, three bathroom house sold in May	HERMIT PARK AHEARNE ST, - \$195,000 Two bedroom, one bathroom unit sold in May	KIRWAN SILKWOOD ST, - \$325,000 Three bedroom, one bathroom unit sold in May	PALLARENDA MASKELL ST, - \$510,000 Three bedroom, two bathroom house sold in May
CASTLE HILL TOORAK PL, - \$830,000 Four bedroom, three bathroom house sold in May	DOUGLAS HALLETT CL, - \$665,000 Seven Bedroom, four bathroom house sold in May	HYDE PARK WESTBOURNE ST, - \$446,000 Four bedroom, two bathroom house sold in May	KIRWAN YOUNG CCT, - \$380,000 Four bedroom, three bathroom unit sold in May	PIMLICO ALBURY ST, - \$166,000 Two bedroom, one bathroom unit sold in May
CASTLE HILL YONGALA CT, - \$925,000 Three bedroom, three bathroom house sold in May	DOUGLAS KEESING RD, - \$3337,500 Three bedroom, one bathroom house	IDALIA NORTHSHORE CCT, - \$416,000	MOUNT LOUISA	PIMLICO CAVENDISH ST, - \$269,000 Two bedroom, one bathroom unit sold in June
				WEST END HENRY ST, - \$225,000 Two bedroom, one bathroom unit sold in June

More Auction Results

1. 13 Pepperwood St, Deeragun	2. 2/1-7 Gregory St, North Ward	3. 30 Hasson St, Kirwan	4. 35 First Av, Railway Estate	5. 42 Sheperd Cct, Kirwan	6. 7 Thorley St, Heatley	7. 2/12-16 Martinez Av, West End
3 Opens Only 21 days on market 2 Offers SOLD by Melinda Metcalfe	14 Inspections Only 21 days on market 2 Offers SOLD by Danny Cody	27 Inspections Only 28 days on market 2 Offers SOLD by Warren Lingard	16 Inspections Only 21 days on market 3 Bidders SOLD by Shay Bell	27 Inspections Only 14 days on market 8 Bidders SOLD by Malcolm Thomson	27 Inspections Only 32 days on market 3 Bidders SOLD by Stephen Gasparini	4 Opens Only 28 days on market 2 Offers SOLD by Shay Bell

Results speak louder than Promises

Call the team who make Auctions Work and get you Results.
Ray White Townsville City 4781 0500 | Ray White Thuringowa 4755 6100



Townsville City | Thuringowa