

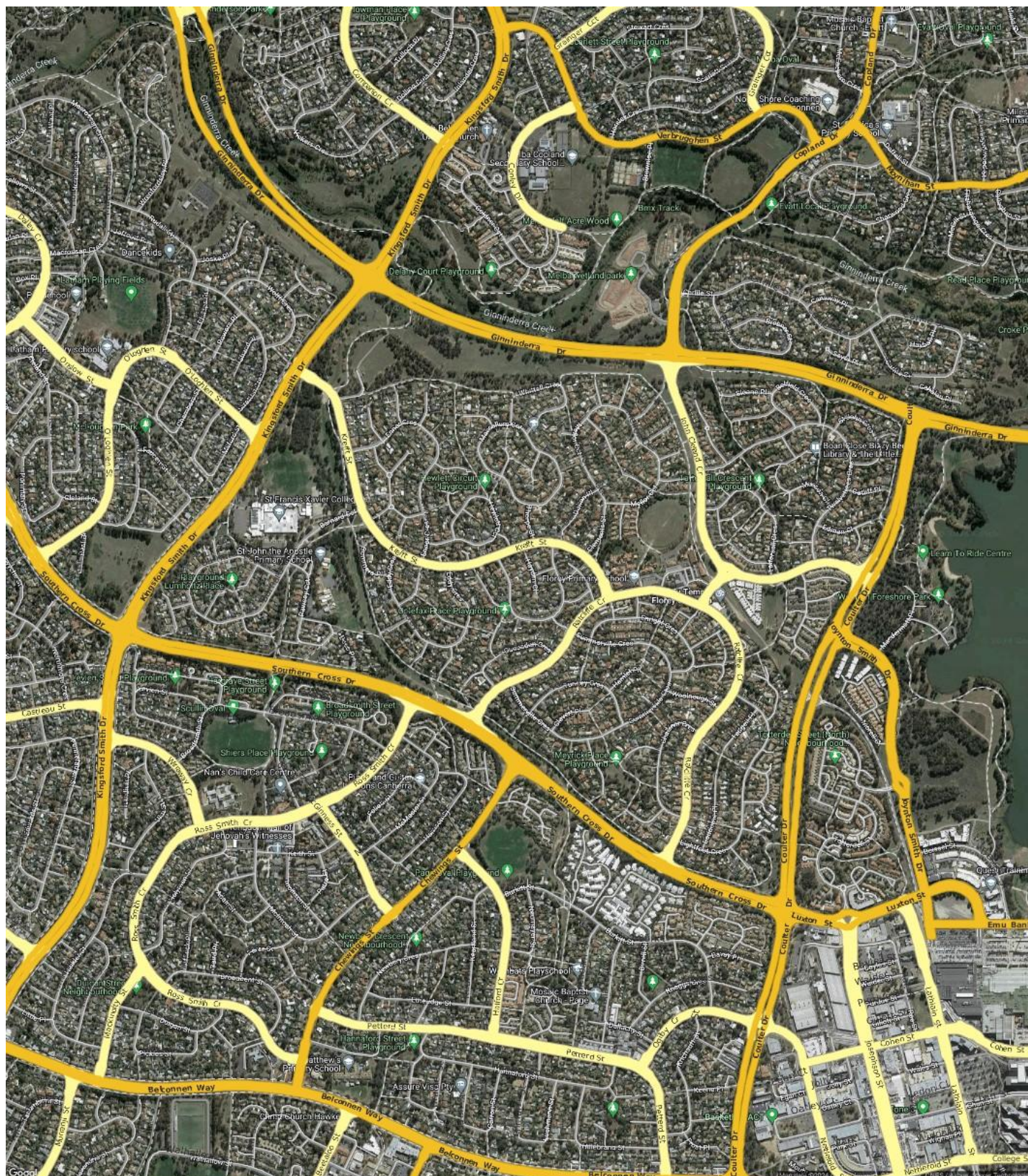
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, with a straw hat on top. In the background, there is a swimming pool with a glass safety fence. The pool is surrounded by a concrete deck and a wooden wall. Large trees are in the background, and the scene is brightly lit with shadows on the grass and patio.

RayWhite.

Suburb flyover report

FLOREY (HOUSE)
PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

FLOREY - Suburb Map



Prepared on 01/03/2024 by Ray White Canberra, 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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FLOREY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	36	\$ 392,500	0.0 %	\$ 168,000	\$ 597,000
2007	42	\$ 447,500	14.0 %	\$ 287,000	\$ 615,000
2008	30	\$ 469,250	4.9 %	\$ 100,000	\$ 645,000
2009	36	\$ 468,500	-0.2 %	\$ 5,500	\$ 628,000
2010	24	\$ 535,000	14.2 %	\$ 370,000	\$ 676,000
2011	23	\$ 525,000	-1.9 %	\$ 326,000	\$ 610,000
2012	35	\$ 510,000	-2.9 %	\$ 400,000	\$ 780,000
2013	35	\$ 520,000	2.0 %	\$ 320,000	\$ 725,000
2014	27	\$ 557,000	7.1 %	\$ 377,370	\$ 730,000
2015	34	\$ 572,500	2.8 %	\$ 407,000	\$ 806,000
2016	35	\$ 570,000	-0.4 %	\$ 210,000	\$ 815,000
2017	43	\$ 676,000	18.6 %	\$ 348,000	\$ 960,000
2018	33	\$ 665,000	-1.6 %	\$ 280,000	\$ 902,000
2019	35	\$ 713,000	7.2 %	\$ 74,062	\$ 1,050,000
2020	33	\$ 790,000	10.8 %	\$ 590,000	\$ 1,200,000
2021	40	\$ 930,500	17.8 %	\$ 490,000	\$ 1,600,000
2022	47	\$ 1,100,000	18.2 %	\$ 510,000	\$ 1,530,000
2023	26	\$ 923,625	-16.0 %	\$ 140,000	\$ 1,252,000
2024	0				

Median Sale Price

\$924k

Based on 26 recorded House sales within the last 12 months (2023)

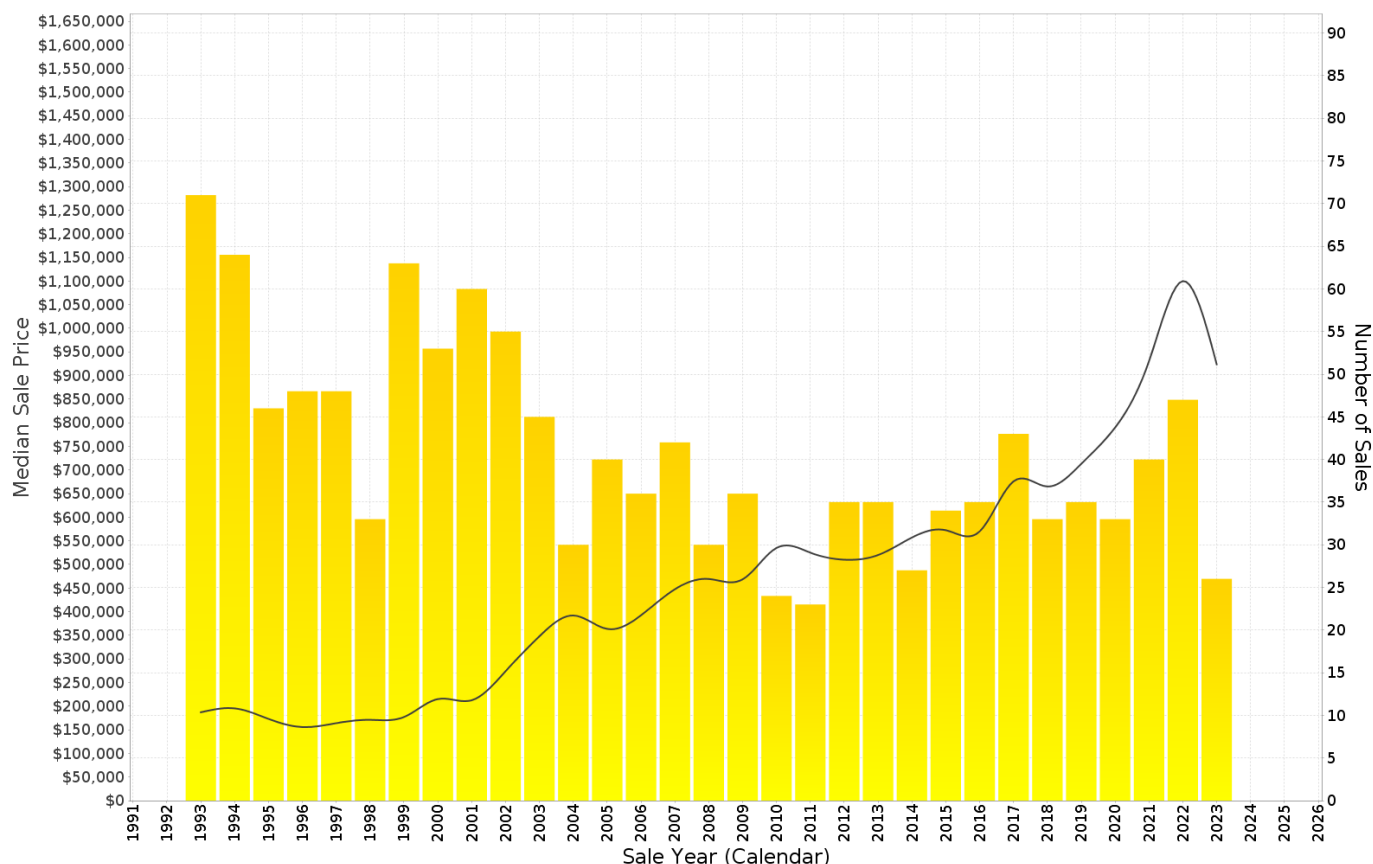
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-16.0%

Current Median Price: \$923,625
Previous Median Price: \$1,100,000

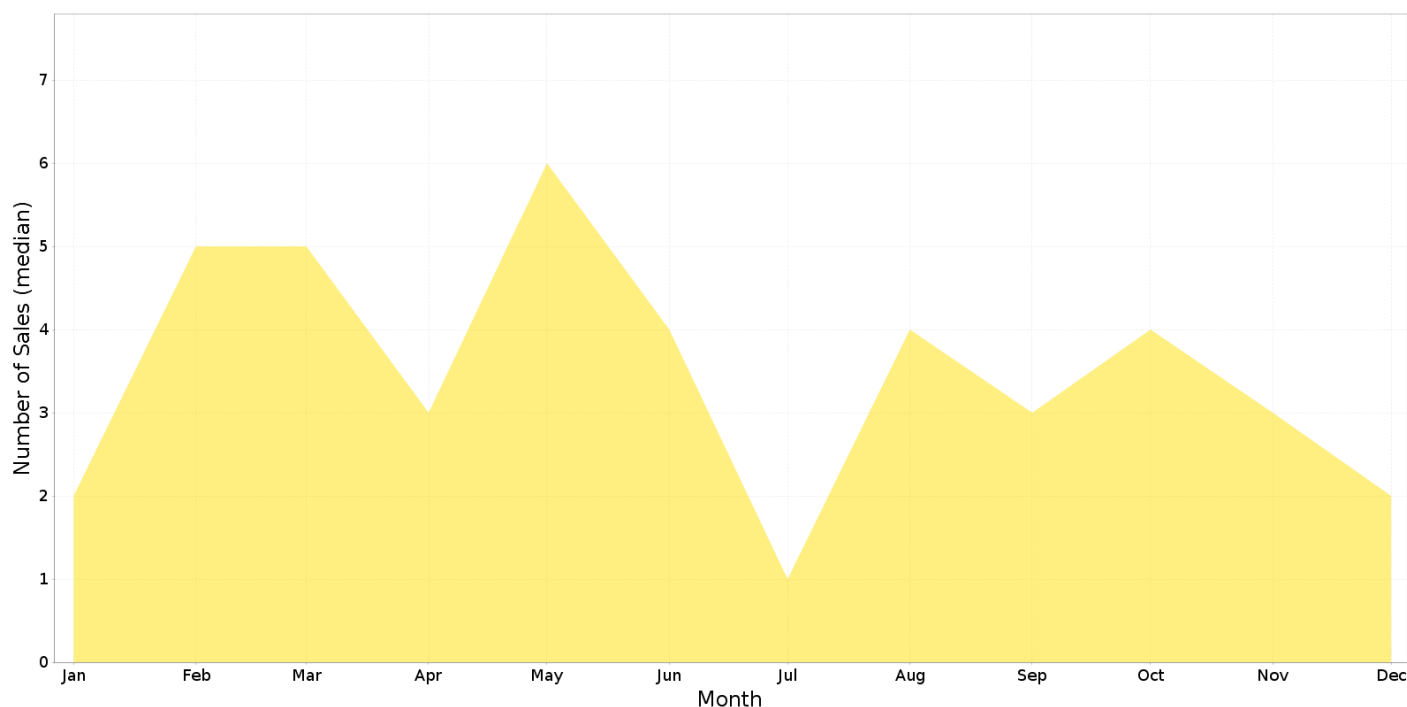
Based on 73 recorded House sales compared over the last two rolling 12 month periods



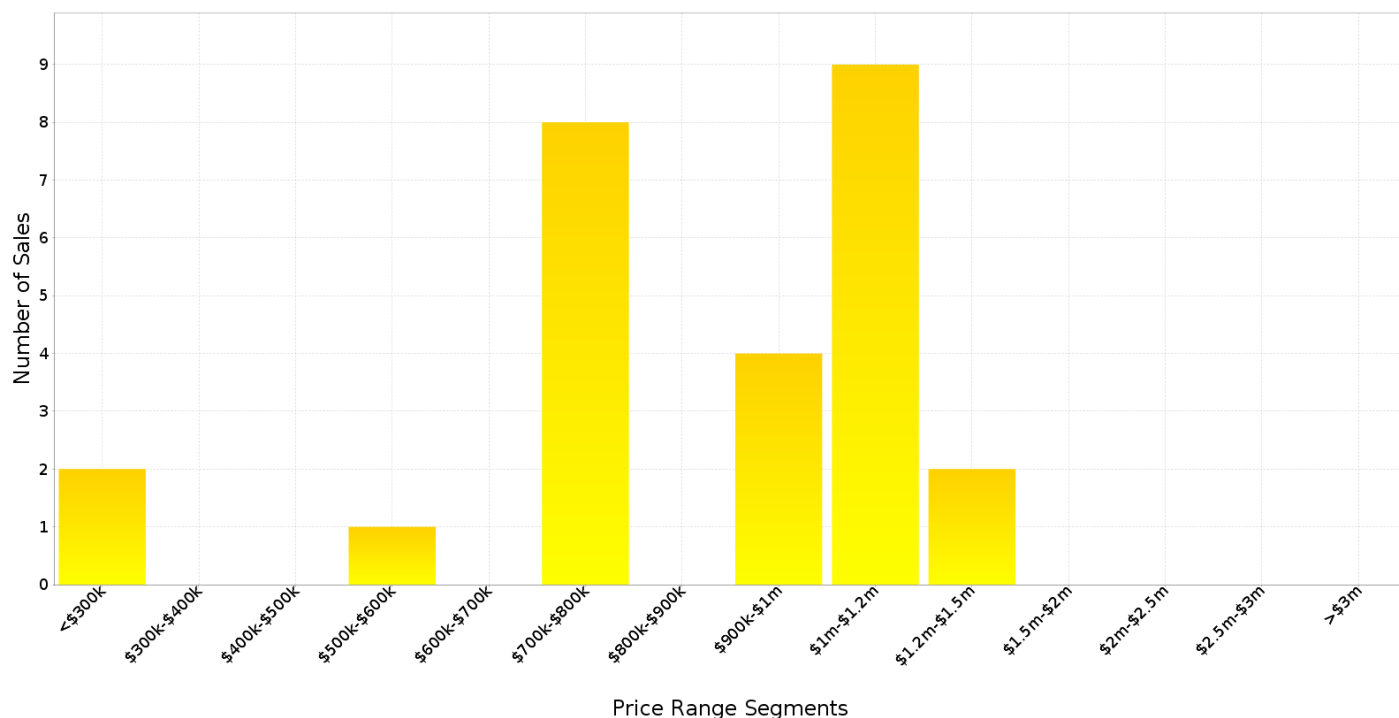
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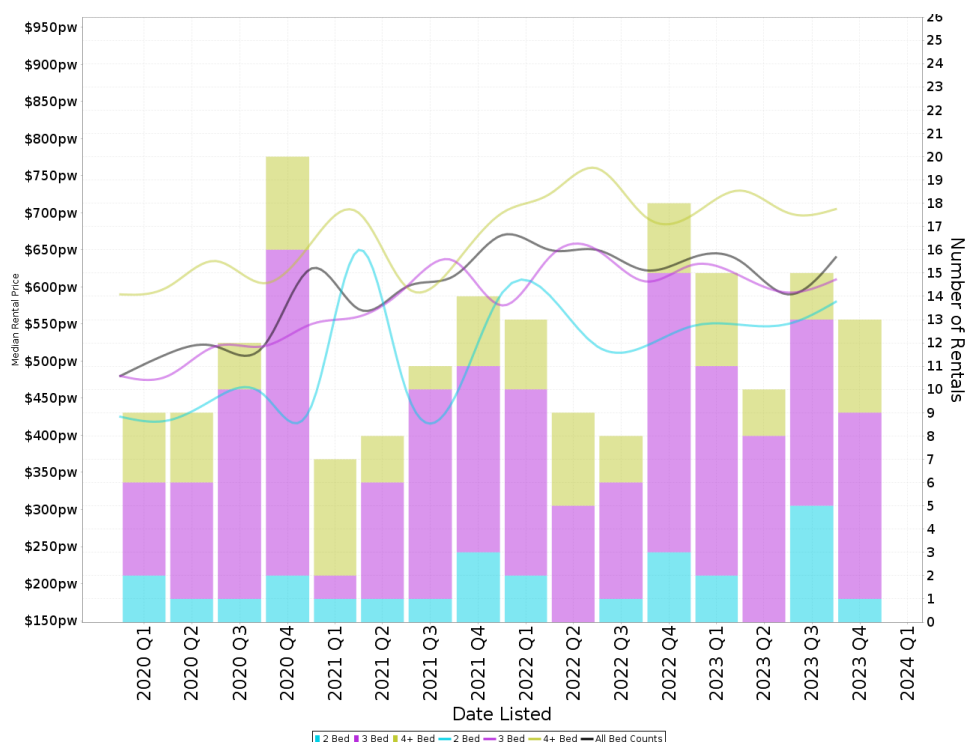
FLOREY - Peak Selling Periods (3 years)



FLOREY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-16.0%

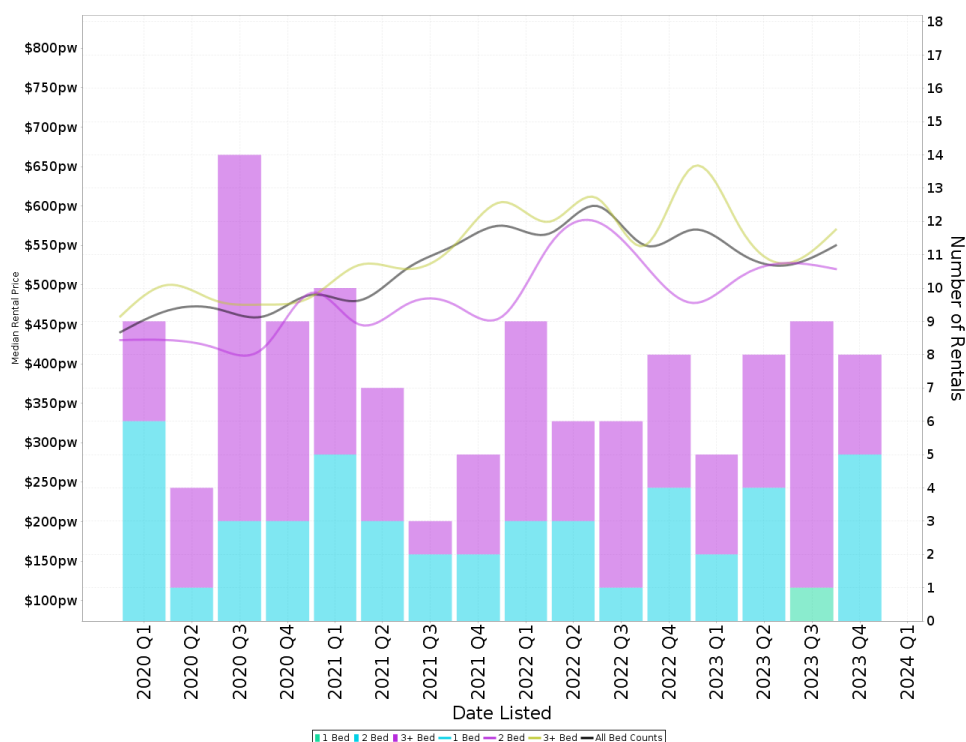
Current Median Price: \$923,625
Previous Median Price: \$1,100,000
Based on 73 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$923,625
Current Median Rent: \$630
Based on 53 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.7%

Current Median Price: \$690,000
Previous Median Price: \$695,000
Based on 60 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$690,000
Current Median Rent: \$550
Based on 30 registered Unit rentals compared over the last 12 months.

FLOREY - Recently Sold Properties

Median Sale Price

\$924k

Based on 26 recorded House sales within the last 12 months (2023)

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

Suburb Growth

-16.0%

Current Median Price: \$923,625
Previous Median Price: \$1,100,000

Based on 73 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

26

Based on recorded House sales within the 12 months (2023)

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

15 BOSWELL CRES




\$711,000

Sold Feb 2024
23 Days

866 m² 3 1 -

1 ZWAR PL




\$1,110,000

Sold Feb 2024
24 Days

986 m² 5 2 2

43 BARNARD CCT




\$1,200,000

Sold Feb 2024
17 Days

1,032 m² 4 2 2

49 SUMMERVILLE CRES




\$585,000

Sold Jan 2024
17 Days

281 m² 2 1 1

7 BIBBY PL




\$852,000

Sold Jan 2024
128 Days

1,141 m² 4 2 2

11 SLOANE PL




\$793,000

Sold Dec 2023
15 Days

835 m² 3 1 2

3 BEDDOME PL



\$1,170,000

Sold Dec 2023
23 Days

877 m² 5 3 2

2 MACCALLUM CCT




\$1,160,000

Sold Nov 2023
18 Days

725 m² 4 2 2

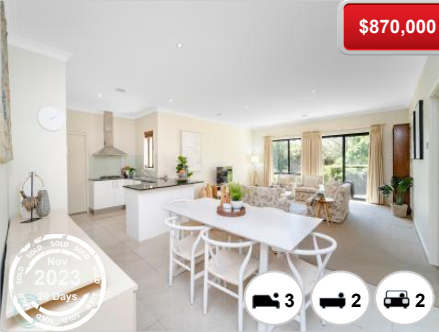

















5 TOVEY PL



\$780,500

Sold Nov 2023
23 Days

543 m² 3 1 2

2 NANSON PL  \$870,000  3 Beds 2 Baths 2 Car	24 BARNARD CCT  \$750,000  684 m ² 3 Beds 2 Baths 1 Car	86 SUMMERVILLE CRES  \$780,000  973 m ² - Beds - Baths - Car
4 BELFIELD CRES  \$1,070,000  956 m ² 4 Beds 2 Baths 2 Car	7 CRAIG PL  \$750,000  845 m ² 3 Beds 1 Bath - Car	71 BARNARD CCT  \$1,252,000  1,210 m ² 4 Beds 2 Baths 4 Car
26 BARNARD CCT  \$778,000  684 m ² 3 Beds 1 Bath 1 Car	1 CLEMENTS ST  \$957,000  878 m ² 4 Beds 2 Baths 2 Car	6 HEYMANN PL  \$1,200,000  931 m ² 4 Beds 2 Baths 4 Car

FLOREY - Properties For Rent

Median Rental Price

\$630 /w

Based on 53 recorded House rentals within the last 12 months (2023)

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

Rental Yield

+3.5%

Current Median Price: \$923,625
Current Median Rent: \$630

Based on 26 recorded House sales and 53 House rentals compared over the last 12 months


Number of Rentals

53

Based on recorded House rentals within the last 12 months (2023)

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

5 SPRY PLACE



\$630 per week

Feb 2024
15 Days

600 m² 3 2 1

5 Spry Pl




\$630 per week

Feb 2024
15 Days

600 m² 3 2 1

56 Enright Crescent

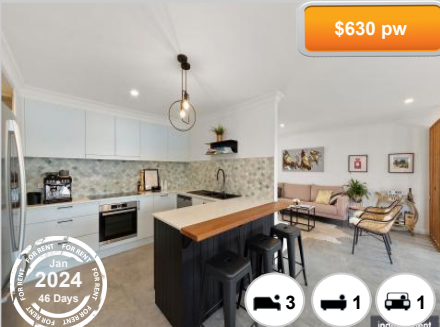


\$550 per week

Feb 2024
29 Days

312 m² 2 1 1

13 A - Elkington Street




\$630 pw

Jan 2024
46 Days

3 1 1

Independent

56 ENRIGHT CRESCENT



\$550 per week

Sep 2023
183 Days

312 m² 2 1 1