

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 paved patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden slats. Large trees and greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

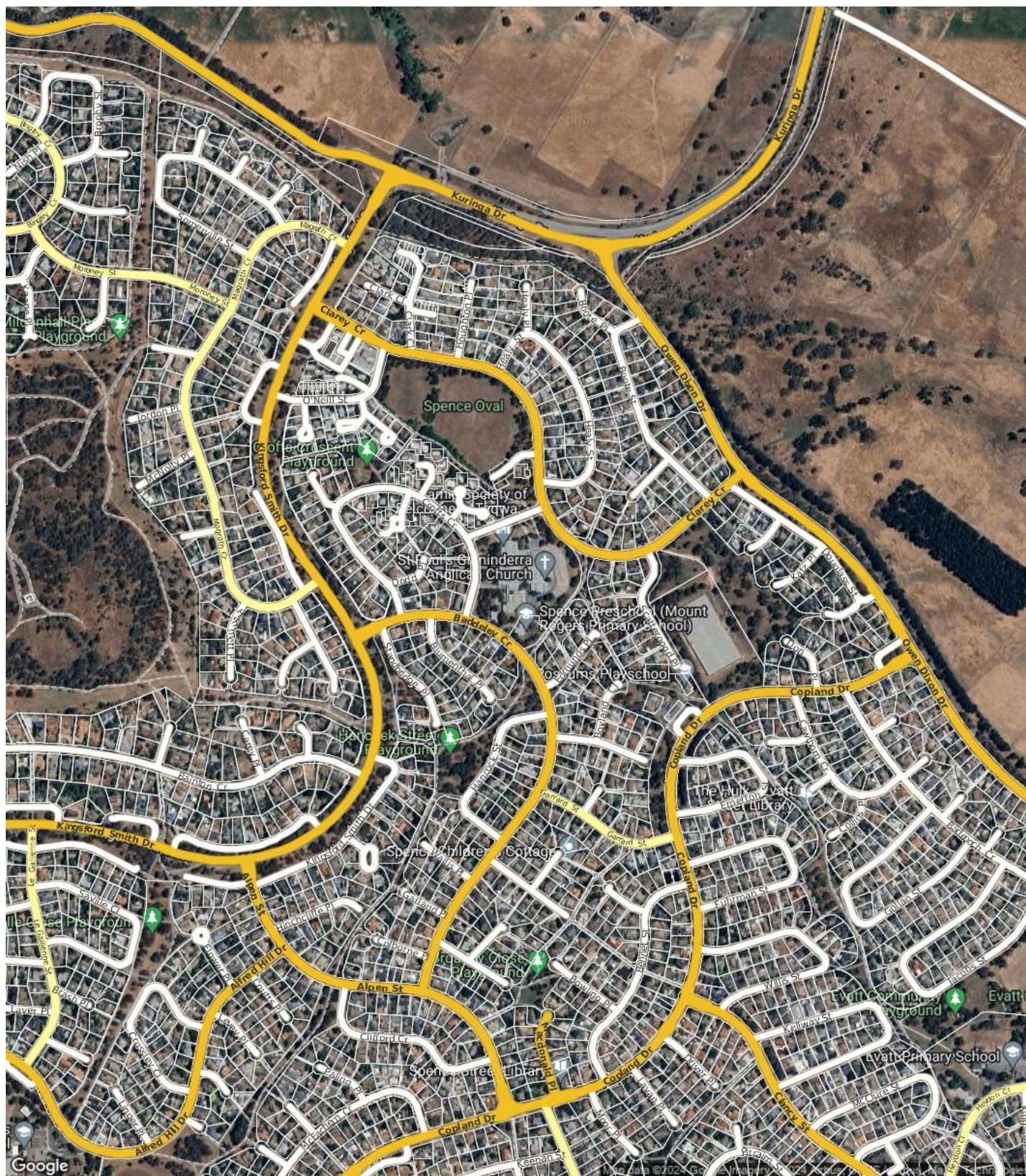
RayWhite.

Suburb flyover report

SPENCE (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

SPENCE - 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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SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	32	\$ 352,500	0.0 %	\$ 305,000	\$ 575,000
2007	56	\$ 378,500	7.4 %	\$ 282,700	\$ 565,000
2008	33	\$ 435,000	14.9 %	\$ 6,500	\$ 645,000
2009	29	\$ 460,000	5.7 %	\$ 330,000	\$ 630,000
2010	27	\$ 485,000	5.4 %	\$ 371,000	\$ 660,000
2011	26	\$ 442,500	-8.8 %	\$ 355,000	\$ 600,000
2012	31	\$ 470,000	6.2 %	\$ 366,000	\$ 660,800
2013	38	\$ 458,500	-2.4 %	\$ 70,000	\$ 645,000
2014	24	\$ 482,500	5.2 %	\$ 25,000	\$ 646,500
2015	24	\$ 477,500	-1.0 %	\$ 333,000	\$ 737,000
2016	32	\$ 547,500	14.7 %	\$ 385,000	\$ 790,000
2017	42	\$ 581,000	6.1 %	\$ 400,000	\$ 1,000,000
2018	38	\$ 592,500	2.0 %	\$ 140,000	\$ 838,000
2019	29	\$ 675,000	13.9 %	\$ 11,000	\$ 1,100,000
2020	39	\$ 650,000	-3.7 %	\$ 82,000	\$ 820,000
2021	32	\$ 828,500	27.5 %	\$ 315,000	\$ 1,475,000
2022	41	\$ 901,000	8.8 %	\$ 640,000	\$ 1,375,000
2023	24	\$ 932,500	3.5 %	\$ 400,000	\$ 8,000,000
2024	0				

Median Sale Price

\$932k

Based on 24 recorded House sales within the last 12 months (2023)

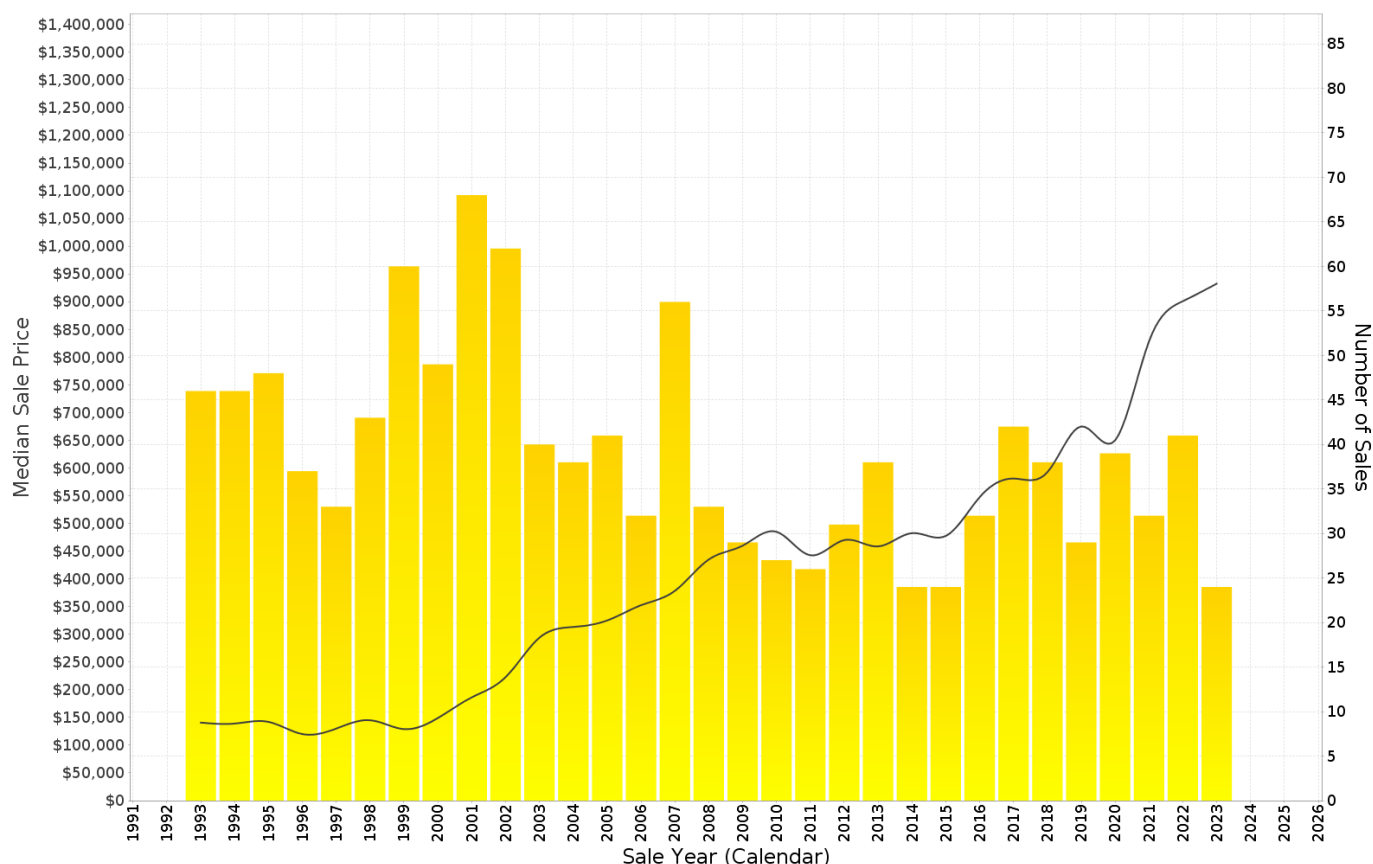
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+3.5%

Current Median Price: \$932,500
Previous Median Price: \$901,000

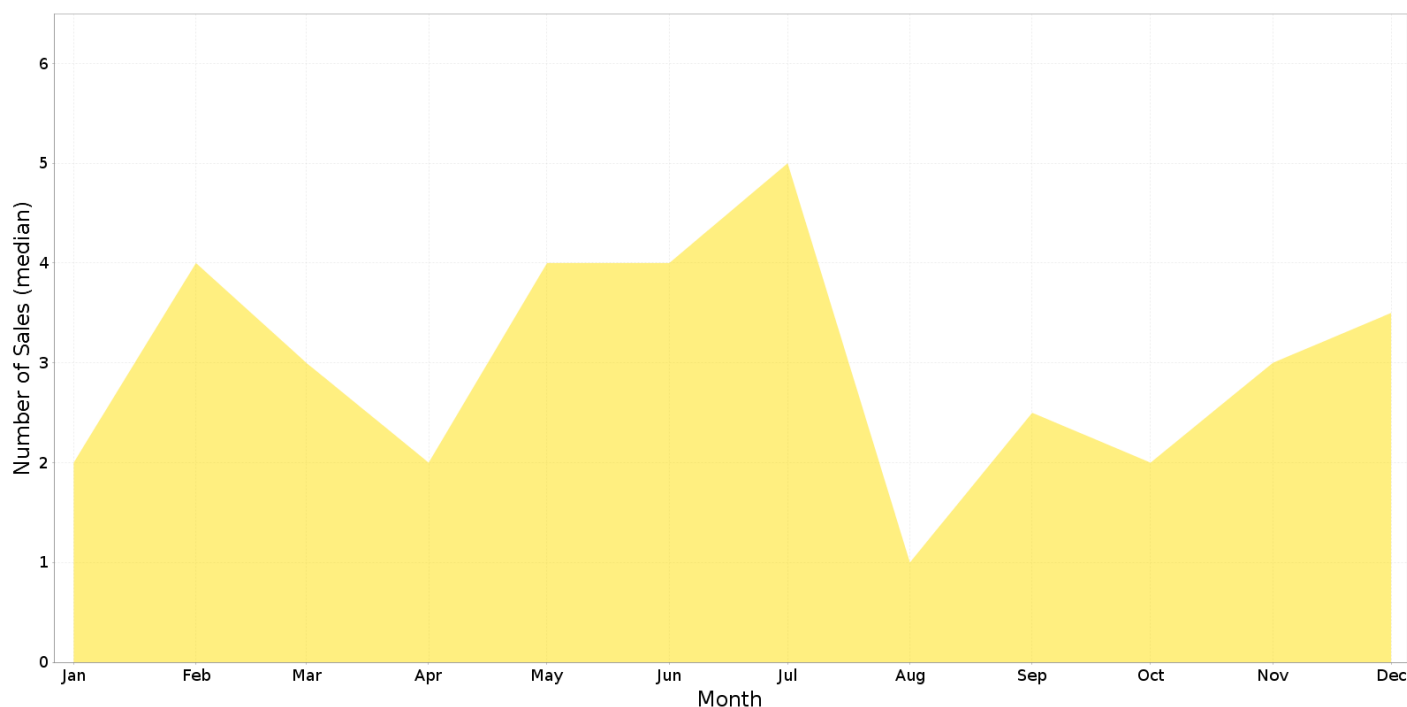
Based on 65 recorded House sales compared over the last two rolling 12 month periods



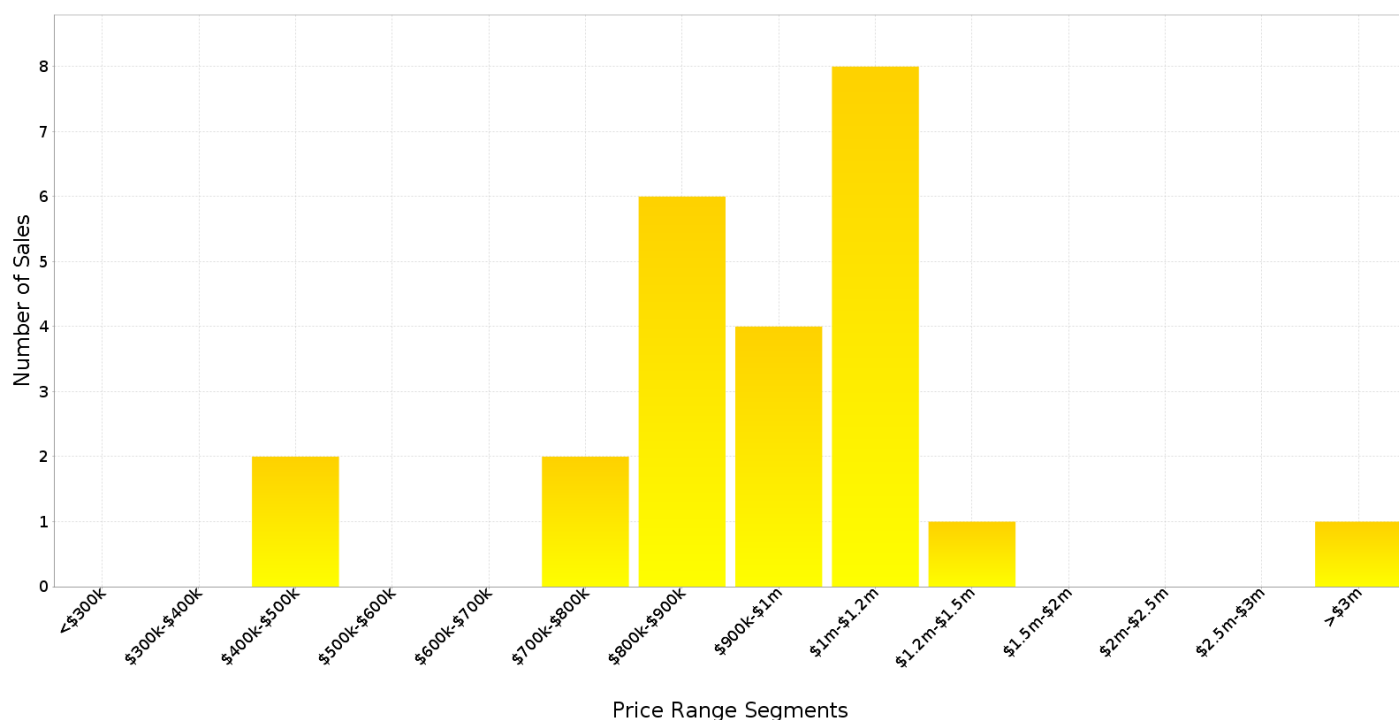
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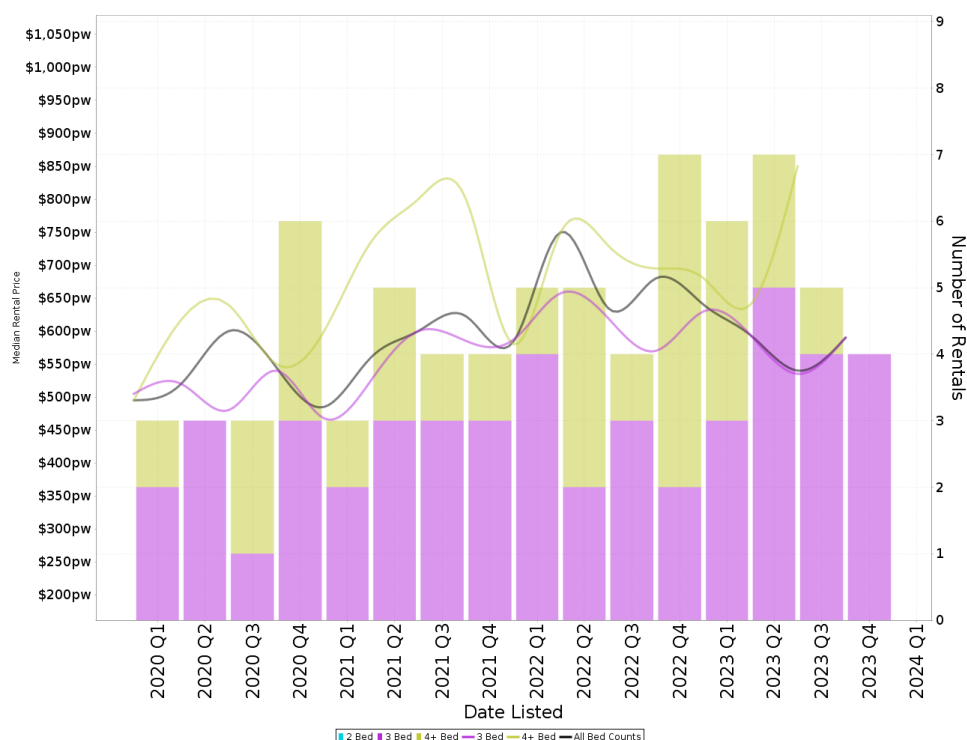
SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+3.5%

Current Median Price: \$932,500
Previous Median Price: \$901,000

Based on 65 registered House sales compared over the last two rolling 12 month periods.

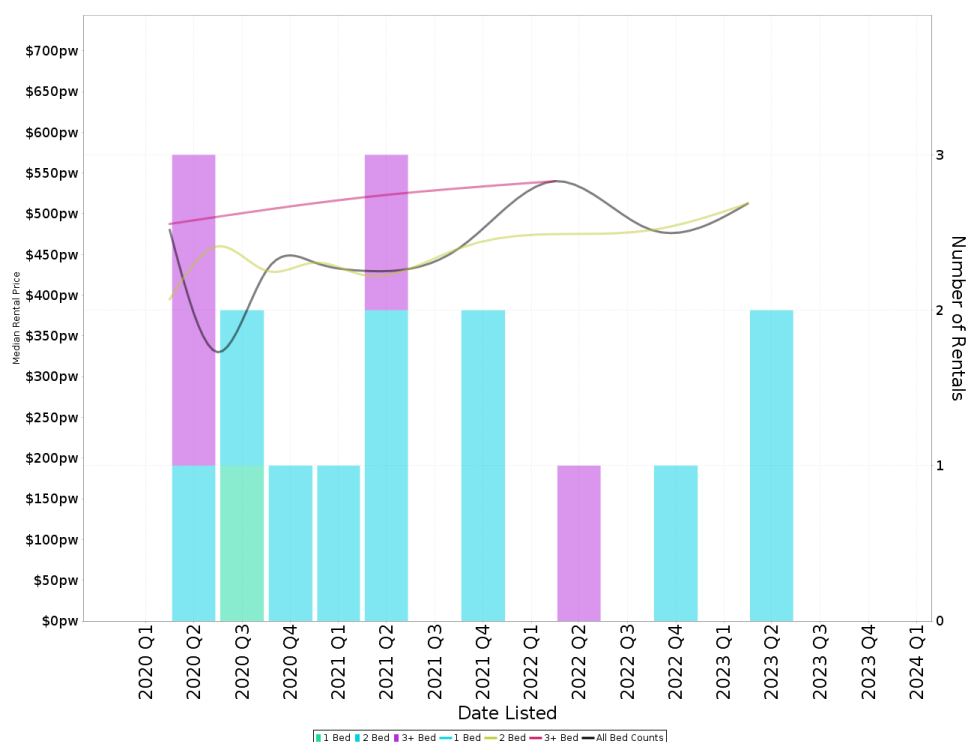
Suburb Rental Yield

+3.3%

Current Median Price: \$932,500
Current Median Rent: \$597

Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+6.8%

Current Median Price: \$830,000
Previous Median Price: \$777,500

Based on 9 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$830,000
Current Median Rent: \$513

Based on 2 registered Unit rentals compared over the last 12 months.

SPENCE - Recently Sold Properties

Median Sale Price

\$932k

Based on 24 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

+3.5%

Current Median Price: \$932,500
Previous Median Price: \$901,000

Based on 65 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

24

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

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

5 MACDONALD PL



\$940,000

Sold Jan 2024
39 Days

767 m² 4 1 2

6 GARRARD ST



\$780,000

Sold Jan 2024
72 Days

784 m² 3 1 1

14 HANCOCK ST




\$820,000

Sold Dec 2023
16 Days

904 m² 3 1 1

6 CROFTS PL



\$1,045,000

Sold Nov 2023
18 Days

1,074 m² 3 2 2

45 MAGRATH CRES



\$947,000

Sold Oct 2023
46 Days

1,232 m² 4 2 2

16 CROFTS CRES




\$1,005,000

Sold Oct 2023
21 Days

828 m² 4 2 3

205 OWEN DIXON DR



\$940,000

Sold Sep 2023
24 Days

936 m² 4 2 -

29 MAGRATH CRES



\$860,000

Sold Sep 2023
20 Days

1,027 m² 3 2 2

17 BADDELEY CRES



\$792,500

Sold Sep 2023
39 Days

748 m² 3 1 3



SPENCE - Properties For Rent

Median Rental Price

\$597 /w

Based on 22 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

+3.3%

Current Median Price: \$932,500
Current Median Rent: \$597

Based on 24 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals


22

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

12 Lane PI

\$500 per week




Feb 2024
9 Days

438 m² 3 1 1

12 LANE PLACE

\$500 weekly



Feb 2024
9 Days

438 m² 3 1 2

16 BENNET STREET

\$570 per week



Feb 2024
14 Days

800 m² 3 1 3

273 Kingsford Smith Dr

\$720 per week



Jan 2024
38 Days

1,109 m² 4 2 2

273 KINGSFORD SMITH DRIVE

\$720 weekly




Jan 2024
38 Days

1,109 m² 4 2 2

16 BENNET STREET

\$600 per week



Aug 2023
211 Days

800 m² 3 1 3