

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 stump, 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 planks. Large trees with green foliage are in the background, and a swing set is visible through the trees. The scene is brightly lit, suggesting a sunny day.

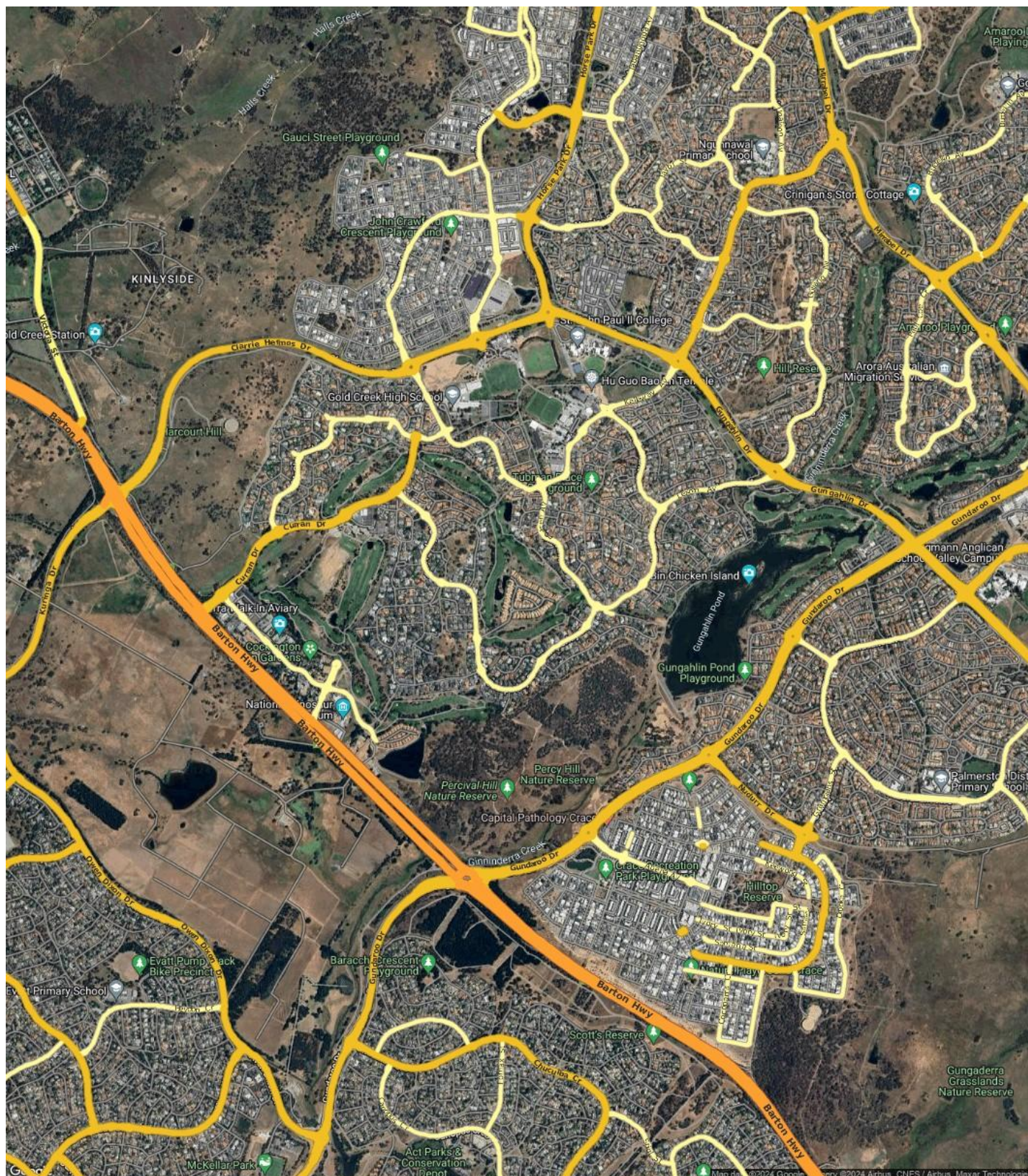
RayWhite.

Suburb flyover report

NICHOLLS (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

NICHOLLS - 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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NICHOLLS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	117	\$ 545,000	0.0 %	\$ 100,234	\$ 1,230,000
2007	113	\$ 605,000	11.0 %	\$ 56,000	\$ 1,500,000
2008	81	\$ 575,000	-5.0 %	\$ 310,500	\$ 1,390,000
2009	73	\$ 650,000	13.0 %	\$ 390,000	\$ 1,450,000
2010	68	\$ 695,000	6.9 %	\$ 106,500	\$ 1,580,000
2011	60	\$ 703,500	1.2 %	\$ 430,000	\$ 1,625,000
2012	86	\$ 685,000	-2.6 %	\$ 405,000	\$ 1,300,000
2013	76	\$ 717,000	4.7 %	\$ 400,000	\$ 1,625,000
2014	82	\$ 739,975	3.2 %	\$ 35,000	\$ 1,752,500
2015	84	\$ 696,250	-5.9 %	\$ 270,000	\$ 2,010,000
2016	77	\$ 770,000	10.6 %	\$ 200,000	\$ 1,980,000
2017	77	\$ 812,500	5.5 %	\$ 400,000	\$ 1,840,000
2018	81	\$ 850,000	4.6 %	\$ 125,000	\$ 1,700,000
2019	70	\$ 872,500	2.6 %	\$ 357,500	\$ 1,550,000
2020	55	\$ 867,500	-0.6 %	\$ 360,000	\$ 2,475,000
2021	76	\$ 1,250,000	44.1 %	\$ 627,500	\$ 2,215,000
2022	79	\$ 1,220,000	-2.4 %	\$ 360,000	\$ 2,500,000
2023	43	\$ 1,250,000	2.5 %	\$ 720,000	\$ 1,975,000
2024	0				

Median Sale Price

\$1.25m

Based on 43 recorded House sales within the last 12 months (2023)

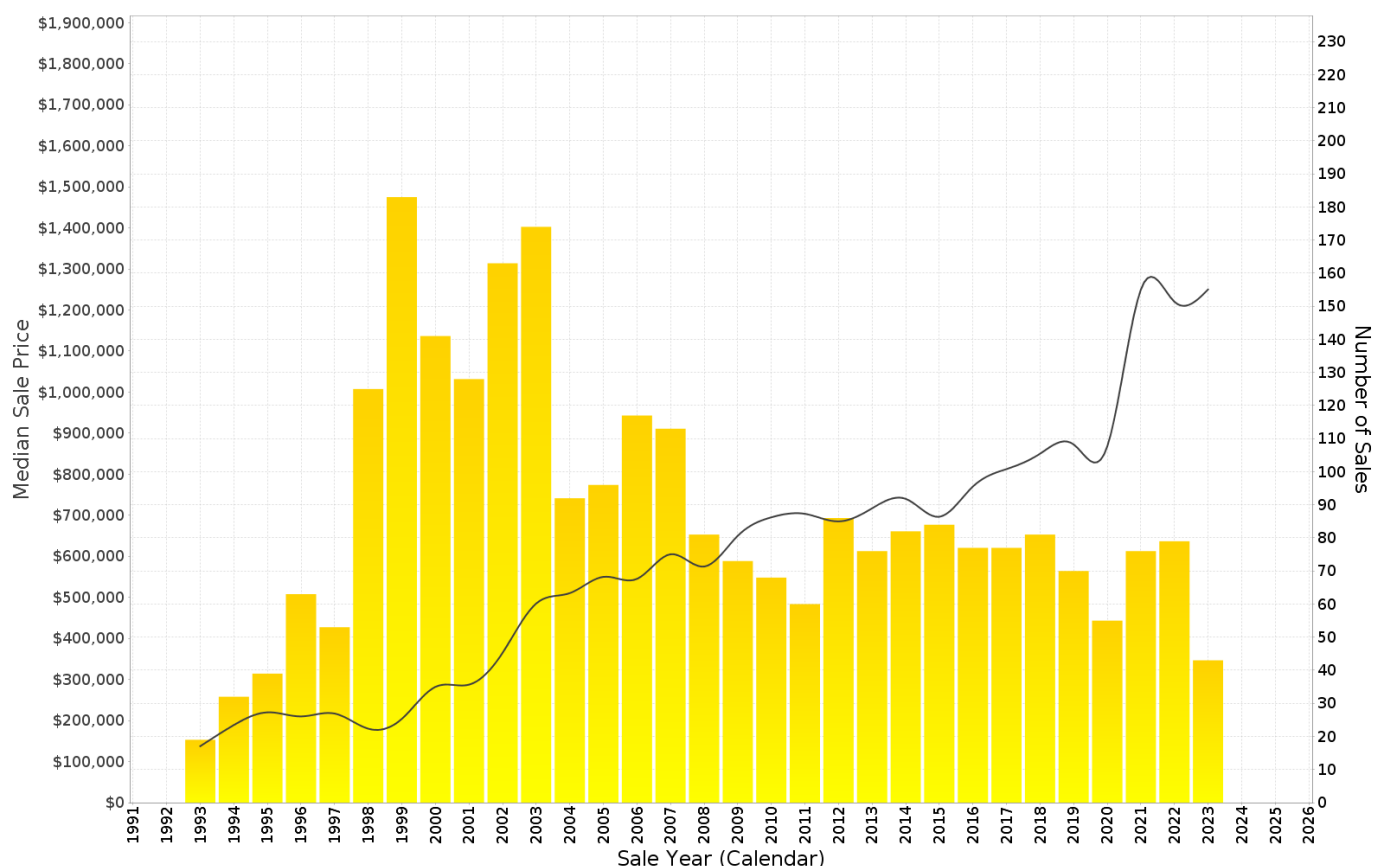
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

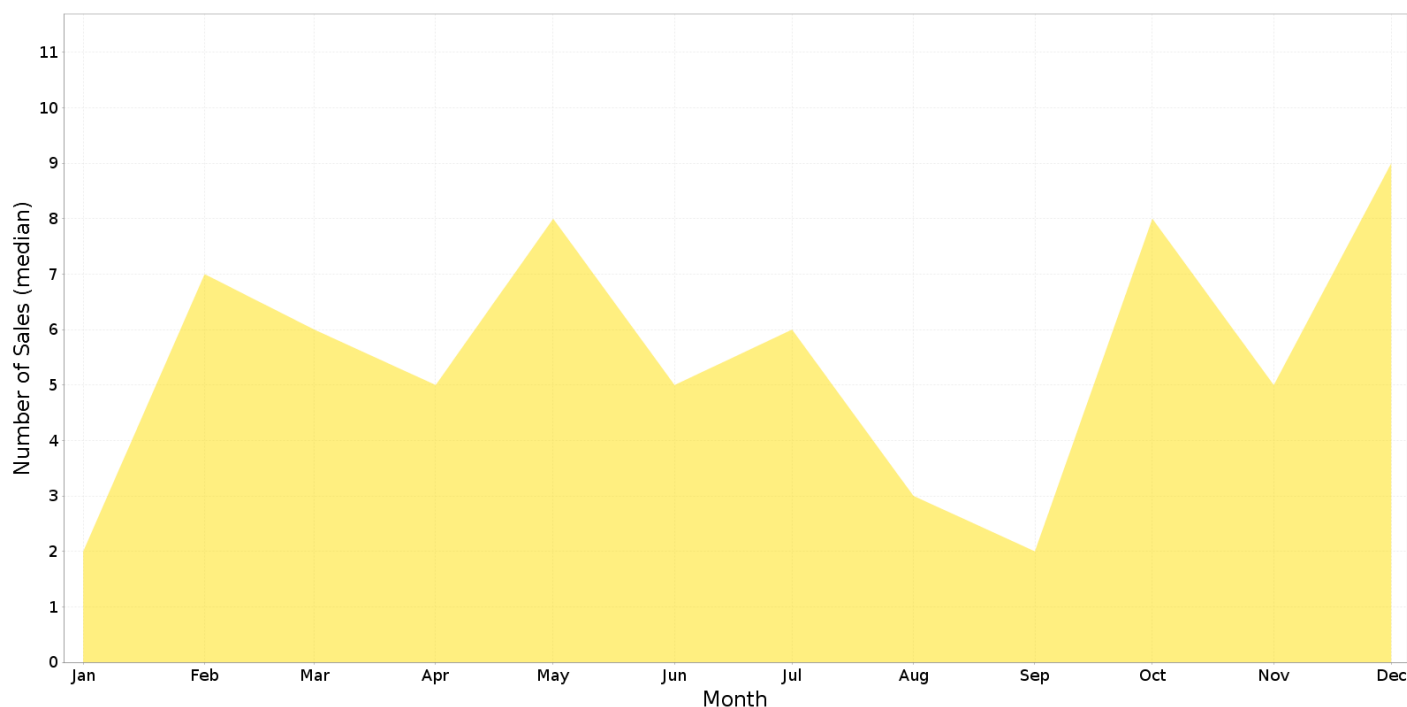
+2.5%

Current Median Price: \$1,250,000
Previous Median Price: \$1,220,000

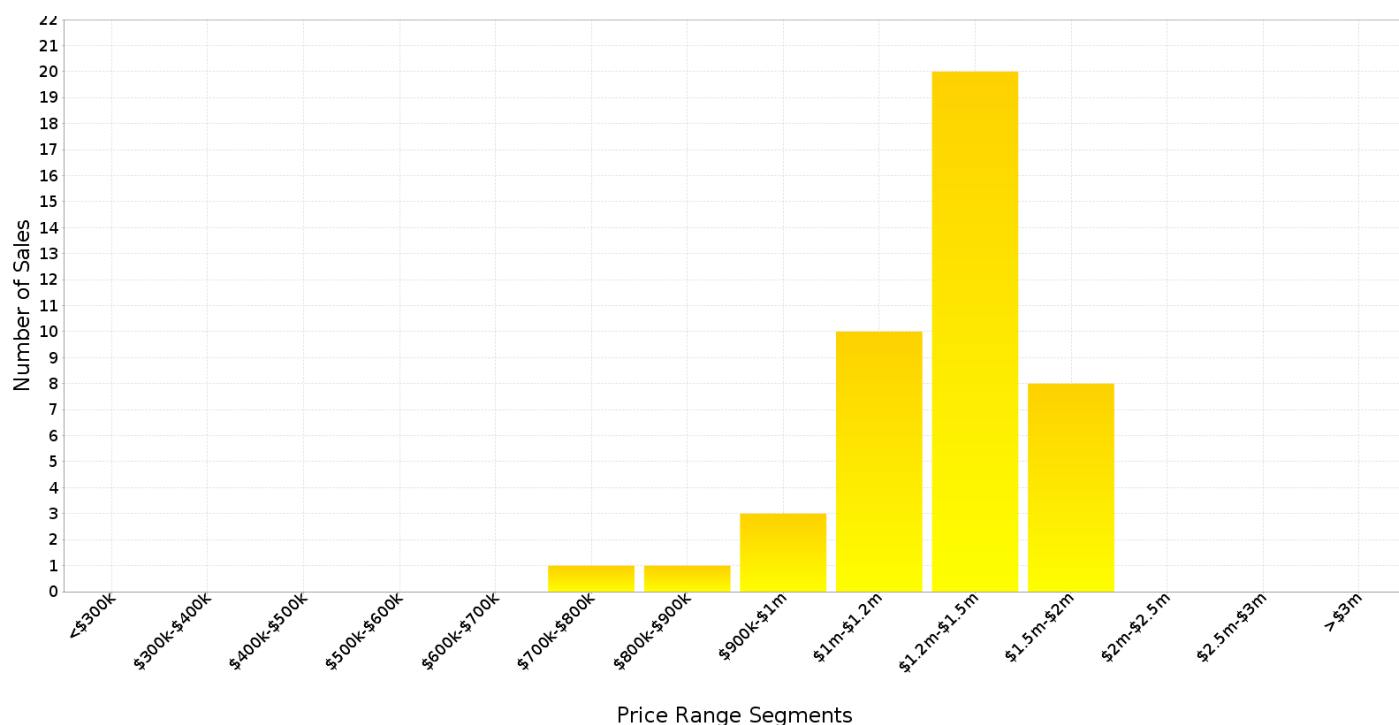
Based on 122 recorded House sales compared over the last two rolling 12 month periods



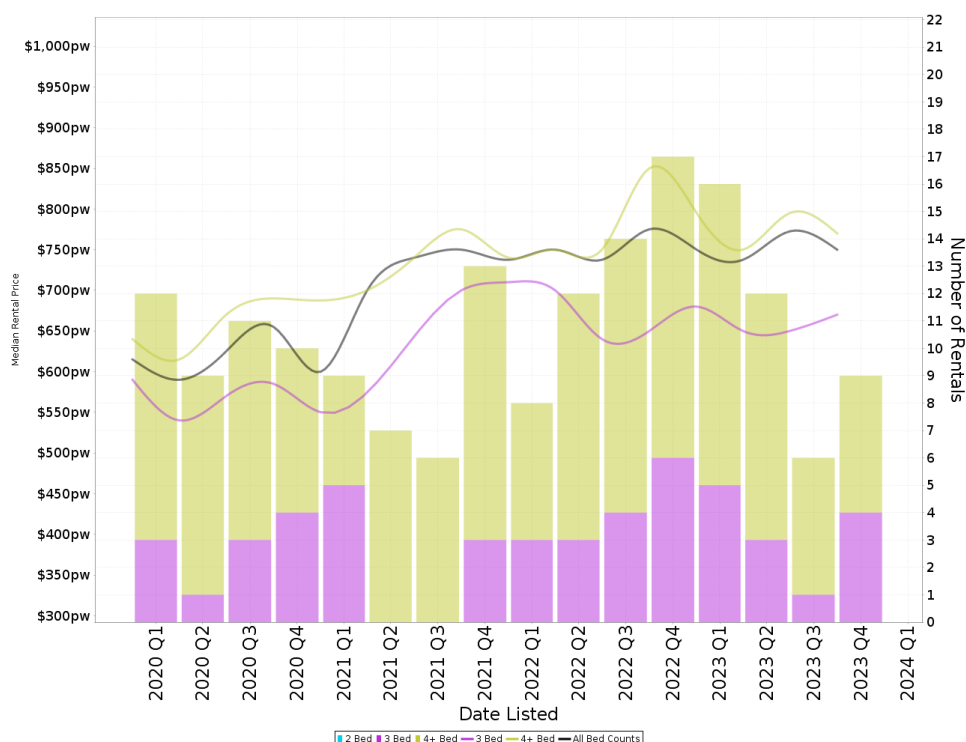
NICHOLLS - Peak Selling Periods (3 years)



NICHOLLS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.5%

Current Median Price: \$1,250,000
Previous Median Price: \$1,220,000

Based on 122 registered House sales compared over the last two rolling 12 month periods.

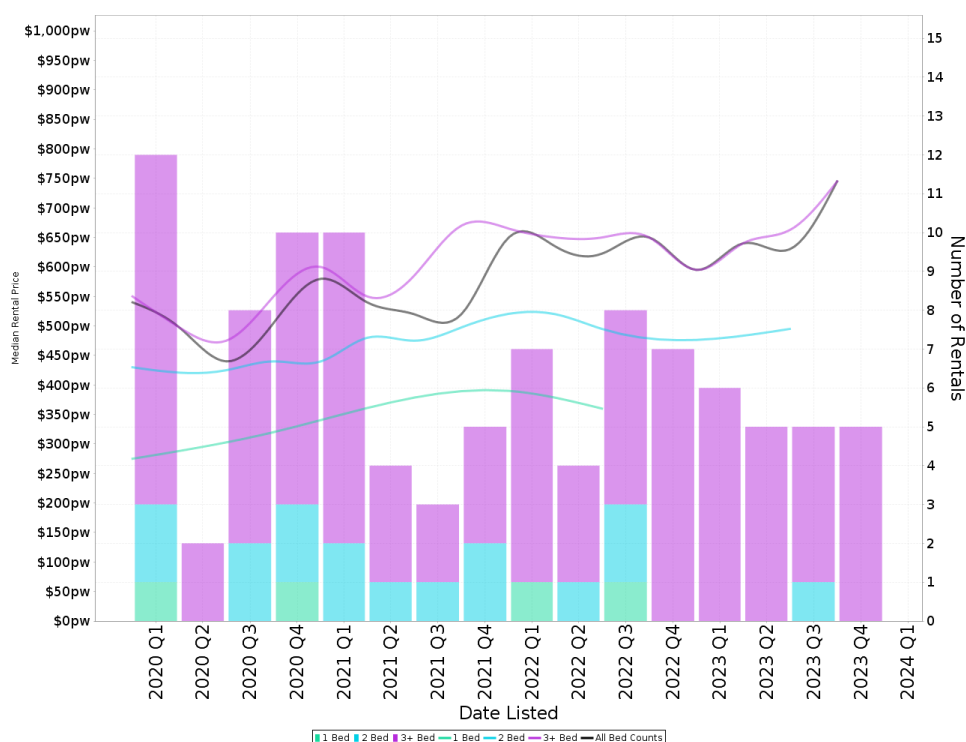
Suburb Rental Yield

+3.1%

Current Median Price: \$1,250,000
Current Median Rent: \$750

Based on 43 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.4%

Current Median Price: \$815,000
Previous Median Price: \$835,000

Based on 43 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$815,000
Current Median Rent: \$630

Based on 21 registered Unit rentals compared over the last 12 months.

NICHOLLS - Recently Sold Properties

Median Sale Price

\$1.25m

Based on 43 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

+2.5%

Current Median Price: \$1,250,000
Previous Median Price: \$1,220,000

Based on 122 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

43

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

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

33 WESTBURY CCT




\$1,220,000

SOLD Feb 2024 22 Days

852 m² 4 2 2

37 WHATMORE CRT




\$1,100,000

SOLD Feb 2024 157 Days

822 m² 4 2 2

28 HENDRY CL




\$2,015,000

SOLD Feb 2024 27 Days

1,316 m² 5 3 2

23 DOBBIN CCT




\$1,679,500

SOLD Feb 2024 24 Days

851 m² 5 2 2

4 FRED A BENNETT CCT




\$650,000

SOLD Jan 2024 95 Days

225 m² 3 1 1

36 MCAULIFFE CRT




\$1,505,000

SOLD Nov 2023 42 Days

889 m² 5 2 2

35 SUE GEH CCT




\$2,186,000

SOLD Nov 2023 23 Days

1,245 m² 5 3 3

56 DOOLAND CRT



\$770,000

SOLD Nov 2023 70 Days

427 m² 3 1 1

21 LINDWALL PL



\$875,000

SOLD Nov 2023 70 Days

924 m² 5 1 2

4 KRANTZCKE CCT

\$1,350,000

1.5% LAND TAX (New South Wales)
2.0% RATES (ACT)

SOLD
Nov 2023
50 Days

643 m² 4 2 2

6 KENDALL PL

\$1,275,000

SOLD
Nov 2023
31 Days

832 m² 4 2 2

6 RYDER PL

\$1,620,000

SOLD
Oct 2023
22 Days

1,046 m² 5 3 3

1 TANGE PL

\$1,425,000

SOLD
Oct 2023
43 Days

813 m² 5 3 2

22 HENDRY CL

\$1,995,000

SOLD
Oct 2023
22 Days

890 m² 5 3 3

6 WALLABY PL

\$910,000

SOLD
Oct 2023
43 Days

439 m² 3 2 2

57 TAZEWEELL CCT

\$910,000

SOLD
Oct 2023
89 Days

715 m² 3 2 2

8 FLEETWOOD-SMITH ST

\$1,330,000

SOLD
Sep 2023
48 Days

731 m² 4 2 2

44 FREDA BENNETT CCT

\$1,250,000

SOLD
Sep 2023
N/A

800 m² 4 2 2

2 ROSELLA ST

\$970,000

SOLD
Sep 2023
35 Days

545 m² 4 2 2

NICHOLLS - Properties For Rent

Median Rental Price

\$750 /w

Based on 43 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

+3.1%

Current Median Price: \$1,250,000
Current Median Rent: \$750

Based on 43 recorded House sales and 43 House rentals compared over the last 12 months

Number of Rentals


43

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

29 WHATMORE COURT

\$930 Per Week




29 WHA 810 m² R 5 2 2

Feb 2024 18 Days

21 MCCLELLAND AVENUE

\$795

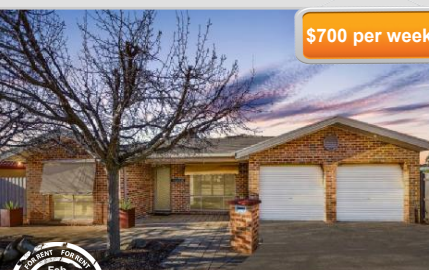


701 m² R 4 2 2

Feb 2024 19 Days

3 Acacia Place

\$700 per week

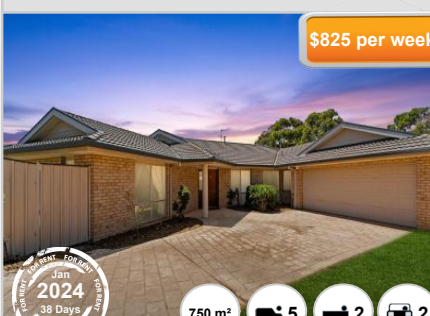


475 m² R 4 2 2

Feb 2024 23 Days

21 Whatmore Ct

\$825 per week

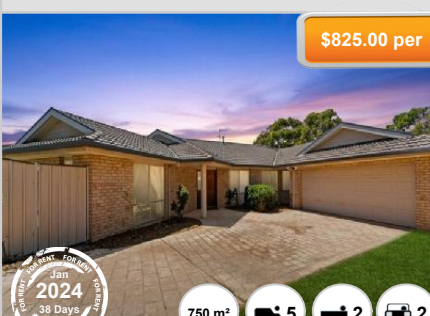


750 m² R 5 2 2

Jan 2024 38 Days

21 WHATMORE COURT

\$825.00 per



750 m² R 5 2 2

Jan 2024 38 Days