

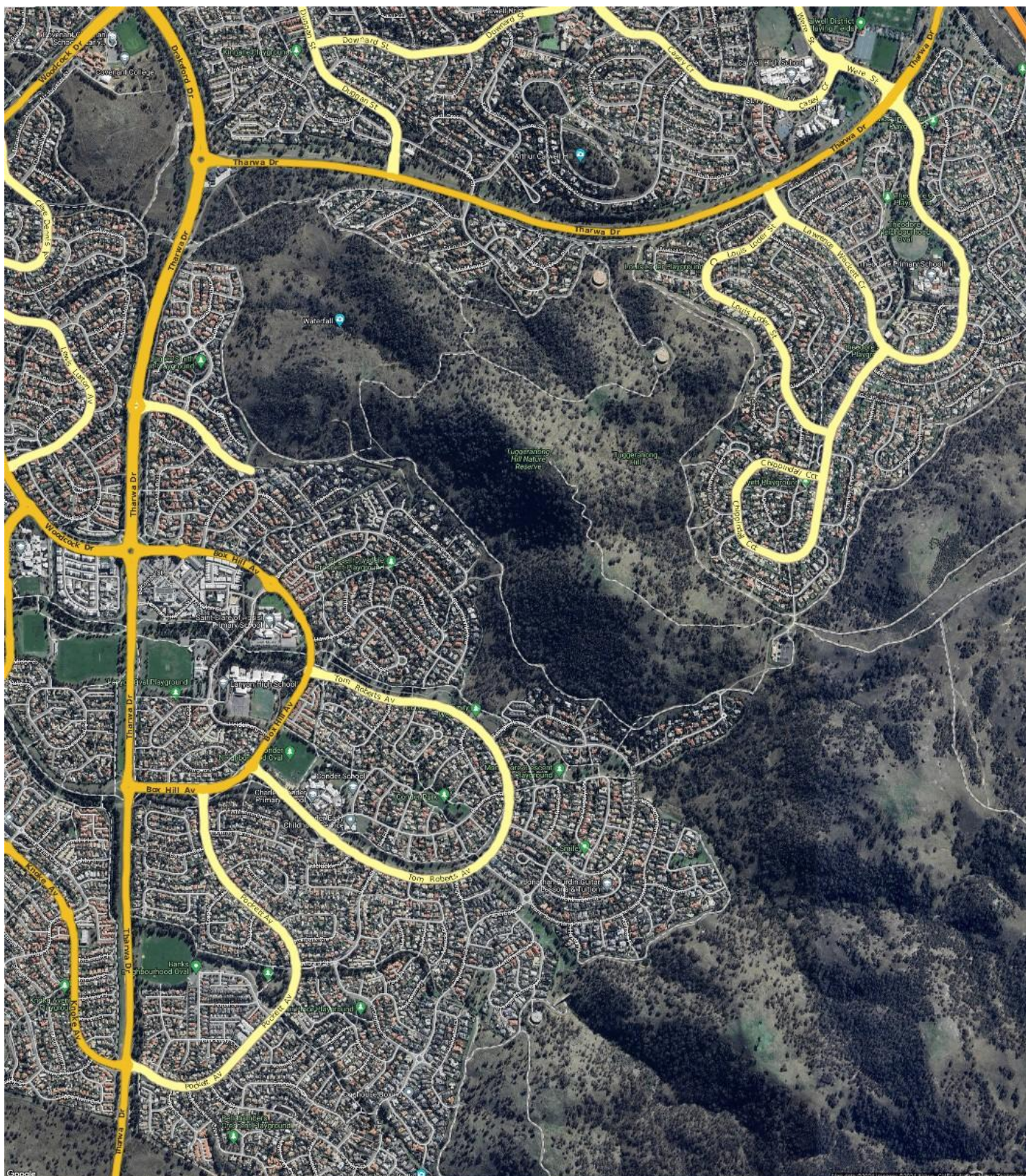
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored stone patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree stump, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and a swing set are visible in the background.

RayWhite.

Suburb
flyover report

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

CONDER - 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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CONDER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	123	\$ 375,000	0.0 %	\$ 150,000	\$ 700,000
2007	88	\$ 442,250	17.9 %	\$ 4,600	\$ 787,000
2008	75	\$ 450,000	1.8 %	\$ 170,000	\$ 875,000
2009	66	\$ 432,600	-3.9 %	\$ 73,000	\$ 850,000
2010	58	\$ 545,000	26.0 %	\$ 240,000	\$ 885,000
2011	59	\$ 517,500	-5.0 %	\$ 135,000	\$ 1,100,000
2012	46	\$ 507,500	-1.9 %	\$ 360,000	\$ 875,000
2013	64	\$ 560,500	10.4 %	\$ 395,000	\$ 1,010,000
2014	71	\$ 555,000	-1.0 %	\$ 212,500	\$ 1,270,000
2015	40	\$ 572,500	3.2 %	\$ 390,000	\$ 900,000
2016	68	\$ 559,975	-2.2 %	\$ 92,393	\$ 1,015,000
2017	72	\$ 585,000	4.5 %	\$ 200,000	\$ 1,080,000
2018	61	\$ 590,000	0.9 %	\$ 50,505	\$ 985,000
2019	57	\$ 680,000	15.3 %	\$ 70,000	\$ 995,000
2020	71	\$ 670,000	-1.5 %	\$ 30,000	\$ 1,065,000
2021	84	\$ 818,000	22.1 %	\$ 275,000	\$ 1,715,000
2022	68	\$ 925,000	13.1 %	\$ 385,000	\$ 1,875,000
2023	28	\$ 900,000	-2.7 %	\$ 686,000	\$ 1,712,000
2024	0				

Median Sale Price

\$900k

Based on 28 recorded House sales within the last 12 months (2023)

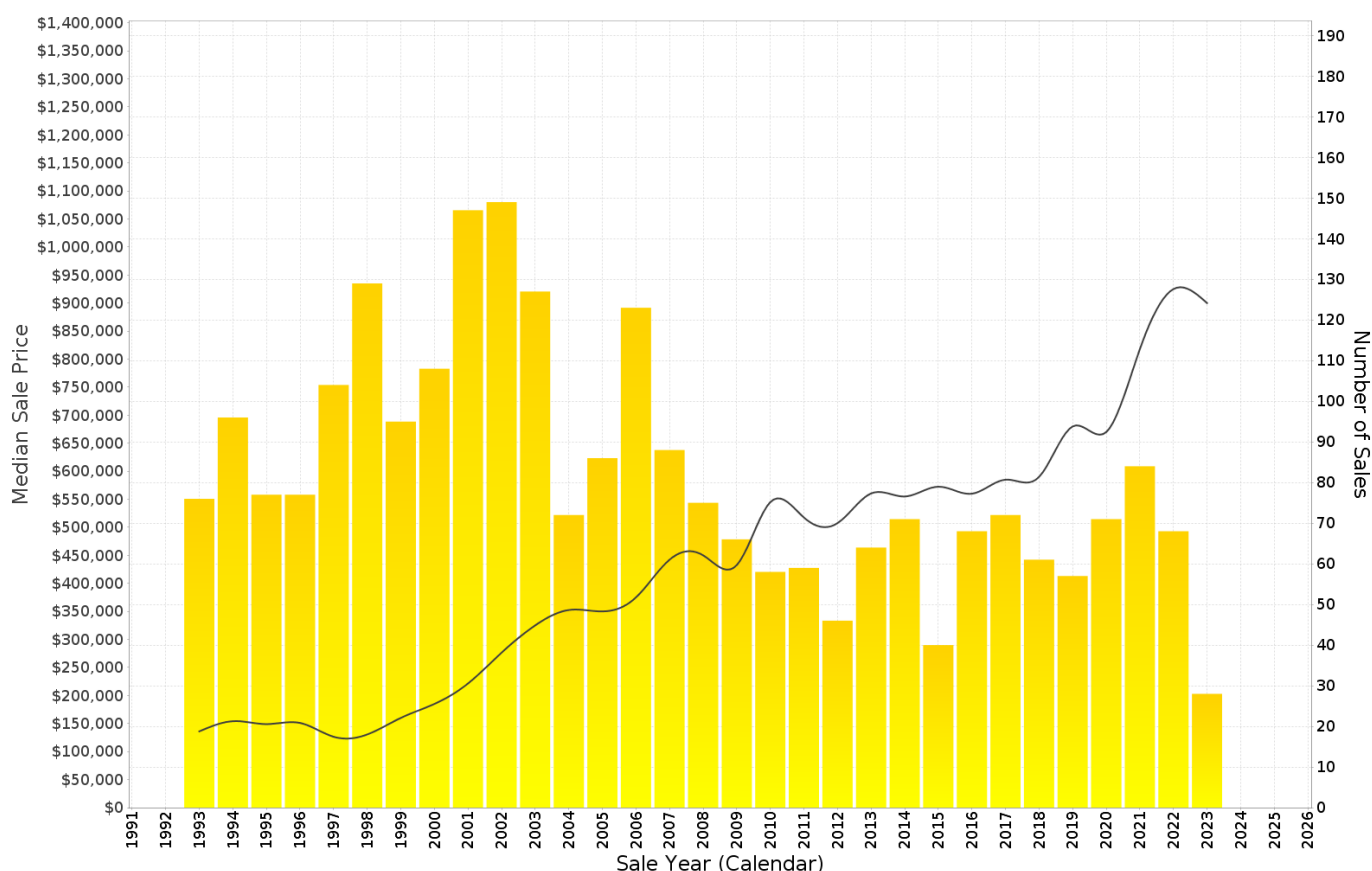
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-2.7%

Current Median Price: \$900,000
Previous Median Price: \$925,000

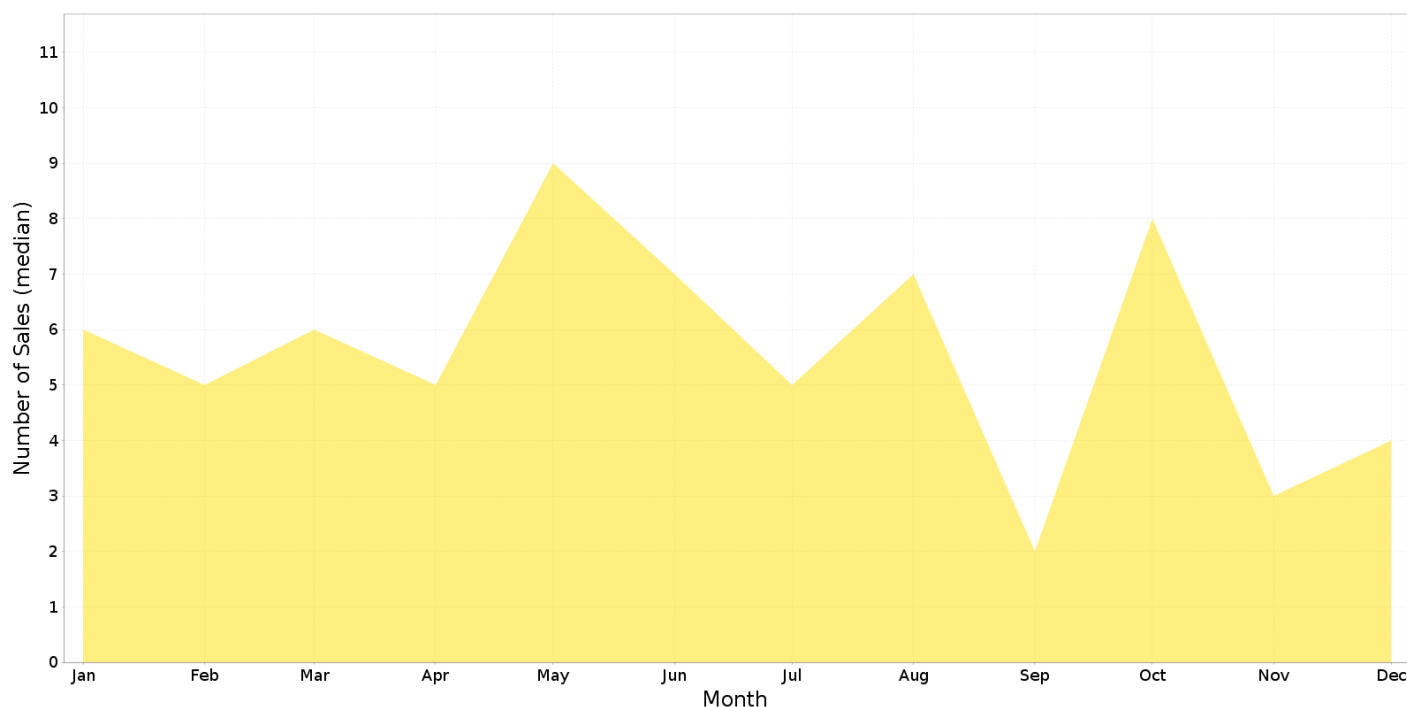
Based on 96 recorded House sales compared over the last two rolling 12 month periods



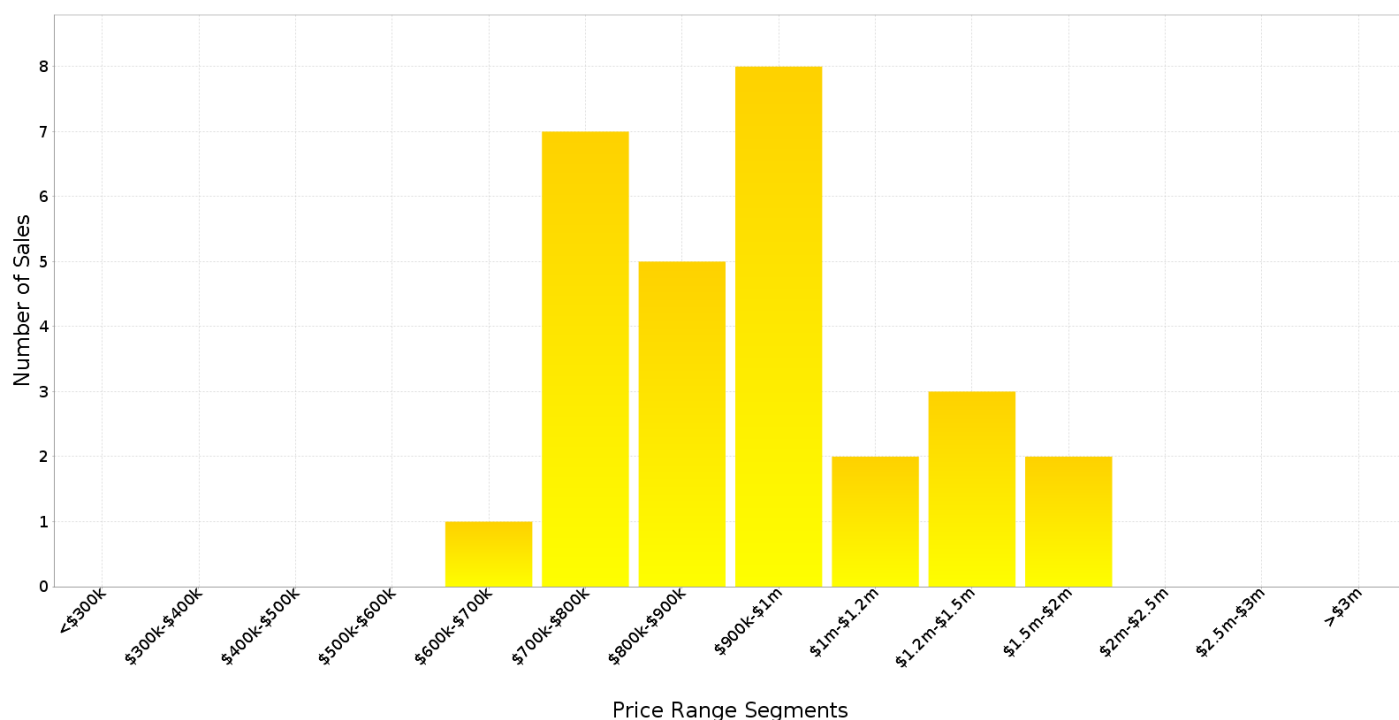
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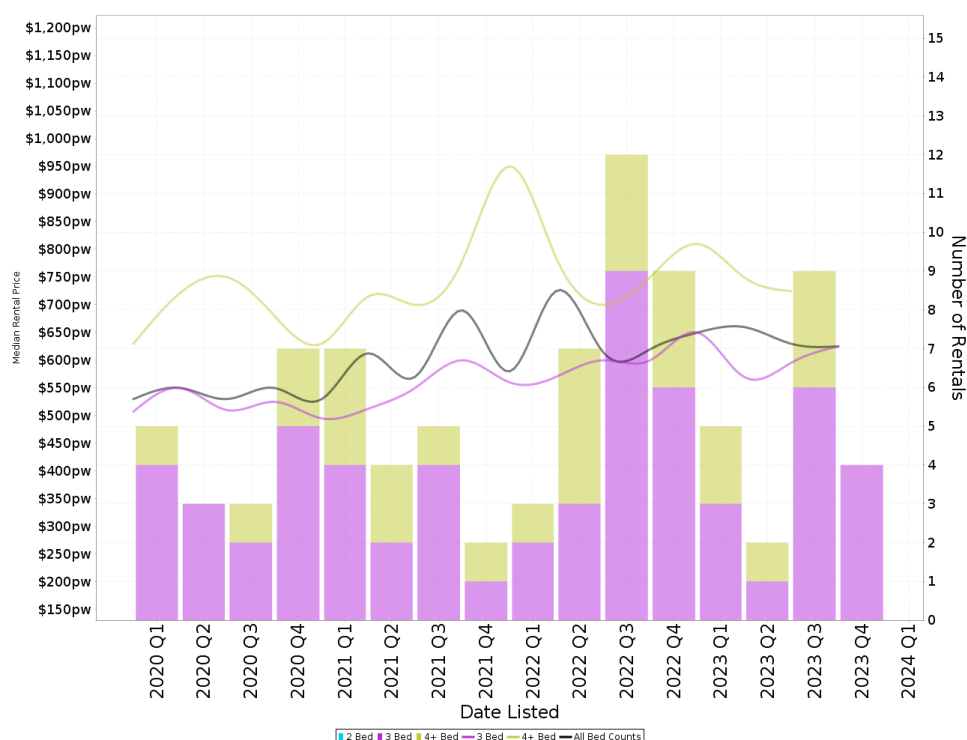
CONDER - Peak Selling Periods (3 years)



CONDER - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.7%

Current Median Price: \$900,000
Previous Median Price: \$925,000

Based on 96 registered House sales compared over the last two rolling 12 month periods.

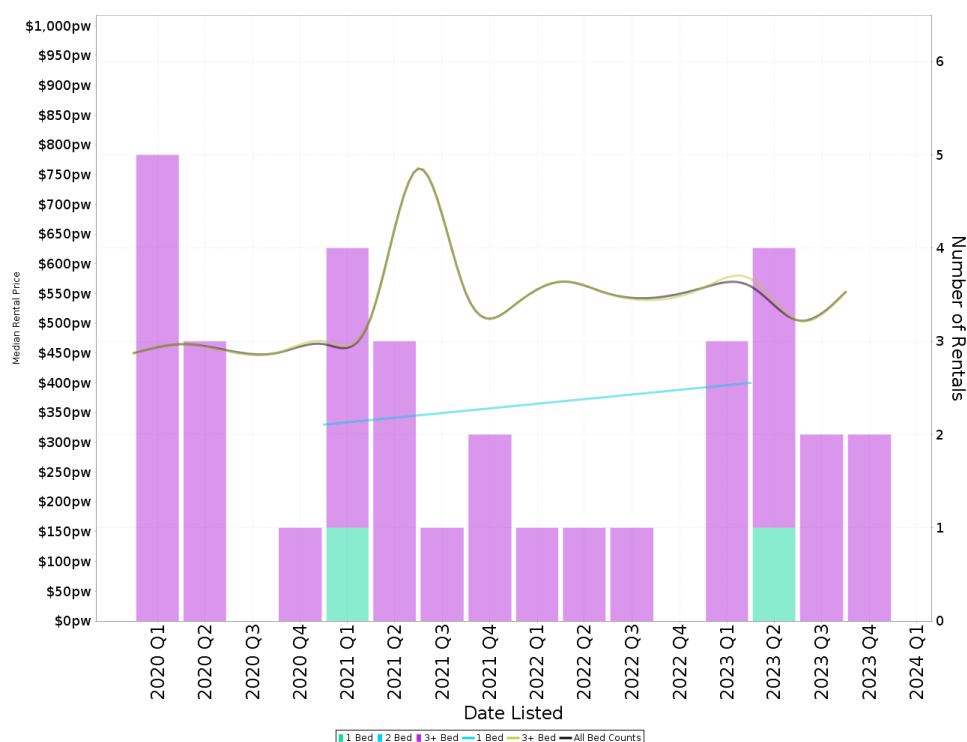
Suburb Rental Yield

+3.8%

Current Median Price: \$900,000
Current Median Rent: \$650

Based on 20 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-1.7%

Current Median Price: \$685,000
Previous Median Price: \$696,875

Based on 36 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$685,000
Current Median Rent: \$550

Based on 11 registered Unit rentals compared over the last 12 months.

CONDER - Recently Sold Properties

Median Sale Price

\$900k

Based on 28 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

-2.7%

Current Median Price: \$900,000
Previous Median Price: \$925,000

Based on 96 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

28

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

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

1 BEAUMARIS ST

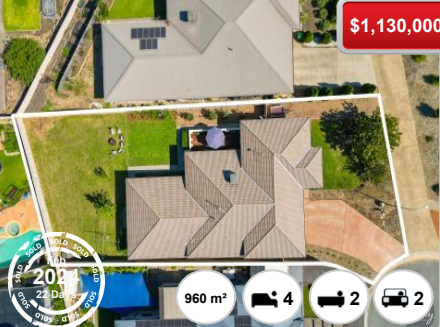


\$920,000

Sold Feb 2024
23 Days

863 m² 4 2 2

23 FREEMAN ST




\$1,130,000

Sold Feb 2024
21 Days

960 m² 4 2 2

9 EMANUEL PL




\$1,300,000

Sold Feb 2024
19 Days

829 m² 5 3 2

4 CREMORNE PL




\$810,000

Sold Feb 2024
35 Days

744 m² 5 2 1

8 MUSKETT PL



\$999,000

Sold Dec 2023
42 Days

725 m² 4 3 2

20 RUSSELL DRYSDALE CRES




\$962,500

Sold Feb 2024
15 Days

780 m² 4 2 2

17 DENT PL




\$740,000

Sold Nov 2023
69 Days

344 m² 3 2 2

6 MONTGOMERY PL

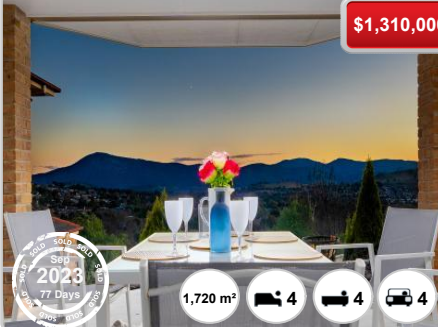


\$943,500

Sold Sep 2023
23 Days

652 m² 4 2 2

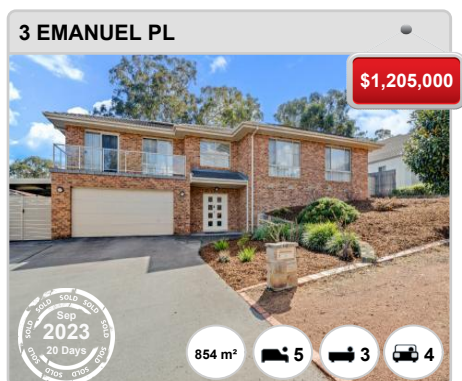
35 BARRINGER ST



\$1,310,000

Sold Sep 2023
77 Days

1,720 m² 4 4 4



CONDER - Properties For Rent

Median Rental Price

\$650 /w

Based on 20 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

+3.8%

Current Median Price: \$900,000
Current Median Rent: \$650

Based on 28 recorded House sales and 20 House rentals compared over the last 12 months

Number of Rentals

20

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

