

**RayWhite.**

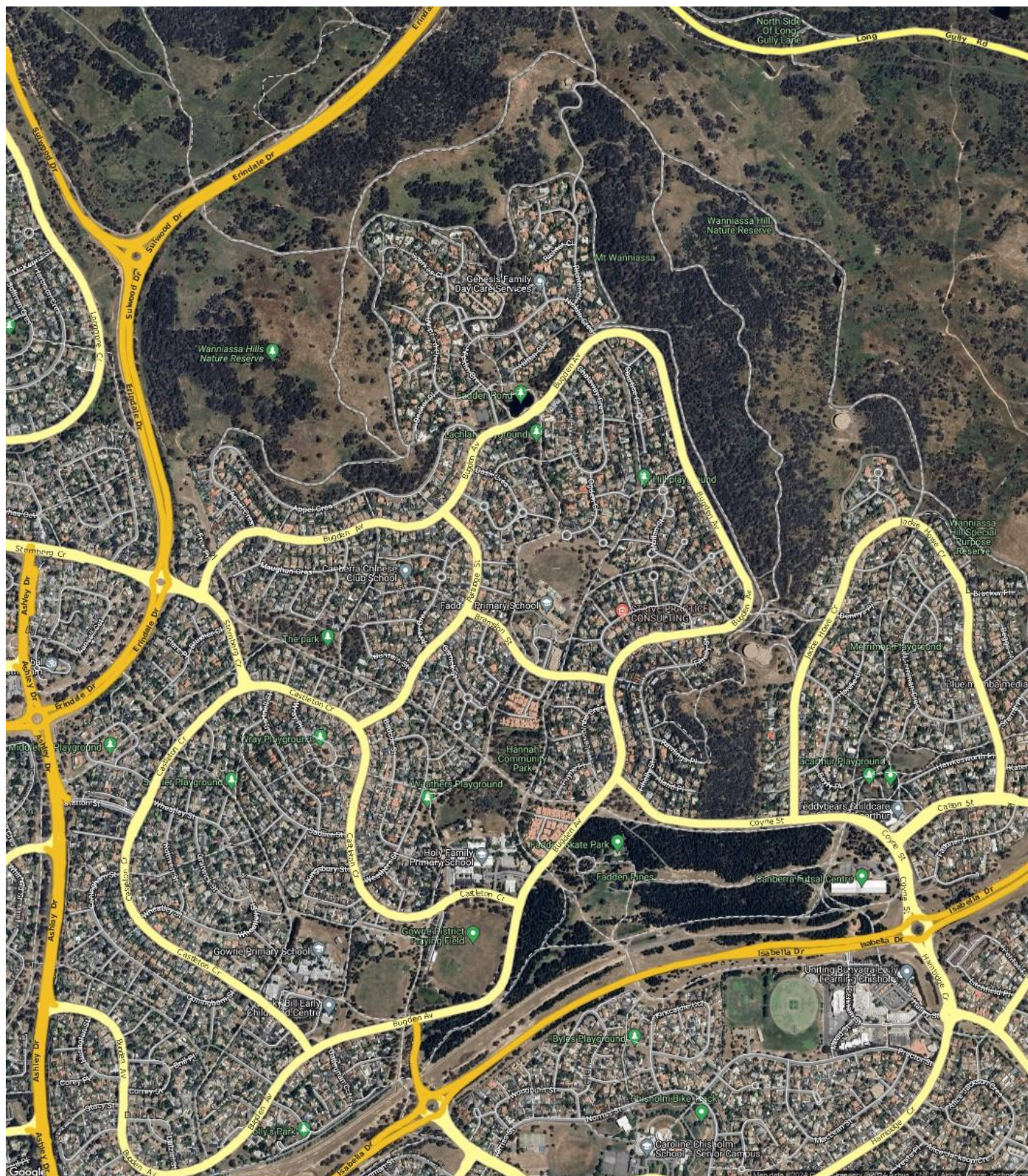
# Suburb flyover report

FADDEN (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT



# FADDEN - 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)

The materials are provided as an information source only. © ACT Planning and Land Authority March/2024. The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.



# FADDEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	57	\$ 425,000	0.0 %	\$ 39,500	\$ 847,000
2007	43	\$ 525,000	23.5 %	\$ 132,500	\$ 859,750
2008	46	\$ 527,500	0.5 %	\$ 317,000	\$ 875,000
2009	42	\$ 576,500	9.3 %	\$ 405,000	\$ 890,000
2010	37	\$ 665,000	15.4 %	\$ 250,000	\$ 930,000
2011	46	\$ 609,250	-8.4 %	\$ 6,550	\$ 950,000
2012	31	\$ 567,500	-6.9 %	\$ 250,000	\$ 1,160,000
2013	44	\$ 613,500	8.1 %	\$ 365,000	\$ 880,000
2014	44	\$ 653,500	6.5 %	\$ 100,000	\$ 1,070,000
2015	34	\$ 647,250	-1.0 %	\$ 100,000	\$ 970,000
2016	38	\$ 681,250	5.3 %	\$ 100,000	\$ 980,000
2017	43	\$ 750,000	10.1 %	\$ 540,000	\$ 1,050,000
2018	44	\$ 750,250	0.0 %	\$ 377,500	\$ 1,220,000
2019	49	\$ 800,000	6.6 %	\$ 460,000	\$ 1,170,000
2020	48	\$ 860,500	7.6 %	\$ 256,310	\$ 1,300,000
2021	50	\$ 1,112,500	29.3 %	\$ 385,000	\$ 1,635,000
2022	49	\$ 1,150,000	3.4 %	\$ 600,000	\$ 1,675,000
2023	33	\$ 1,070,000	-7.0 %	\$ 500,000	\$ 1,830,000
2024	0				

## Median Sale Price

# \$1.07m

Based on 33 recorded House sales within the last 12 months (2023)

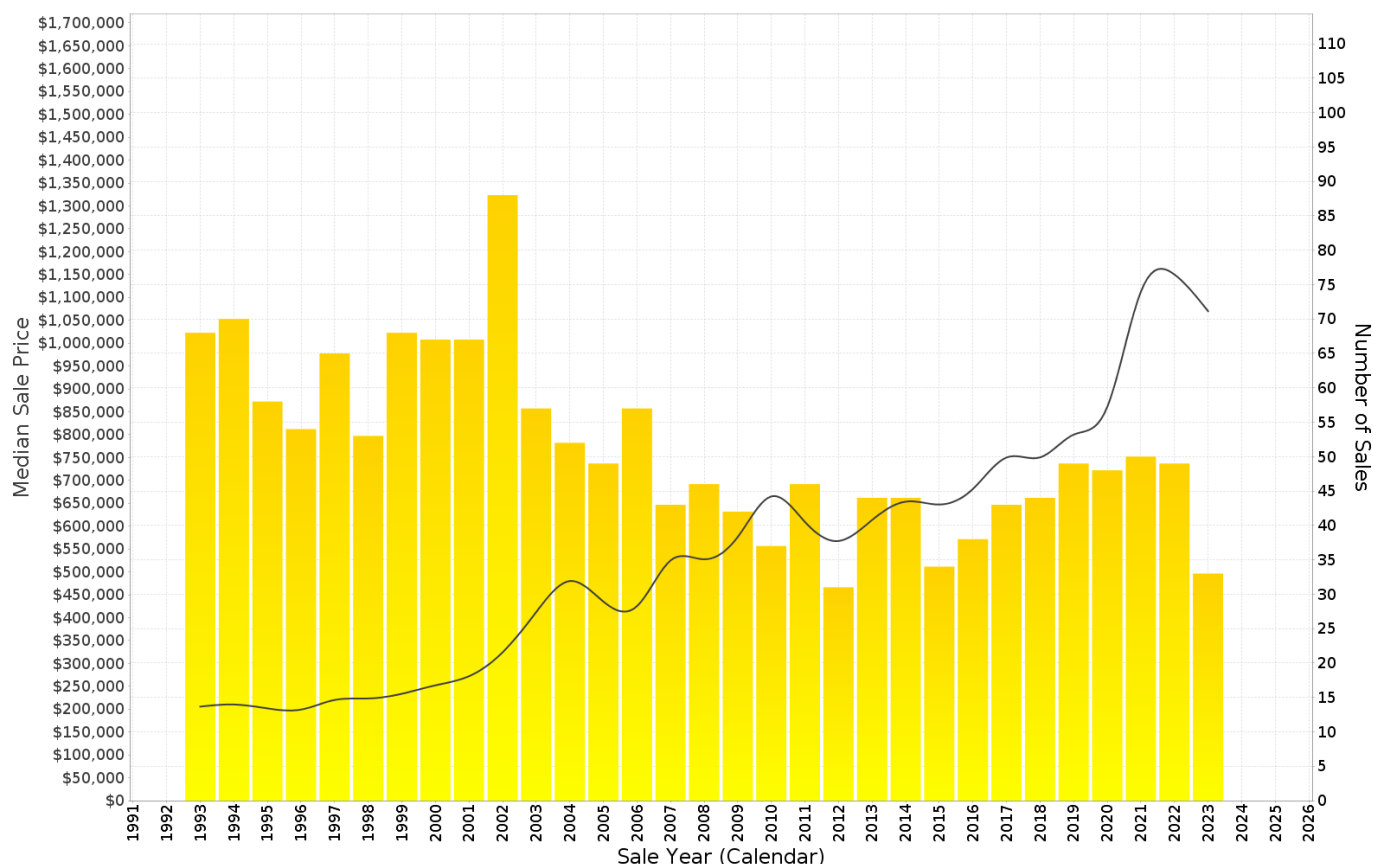
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

# -7.0%

Current Median Price: \$1,070,000  
Previous Median Price: \$1,150,000

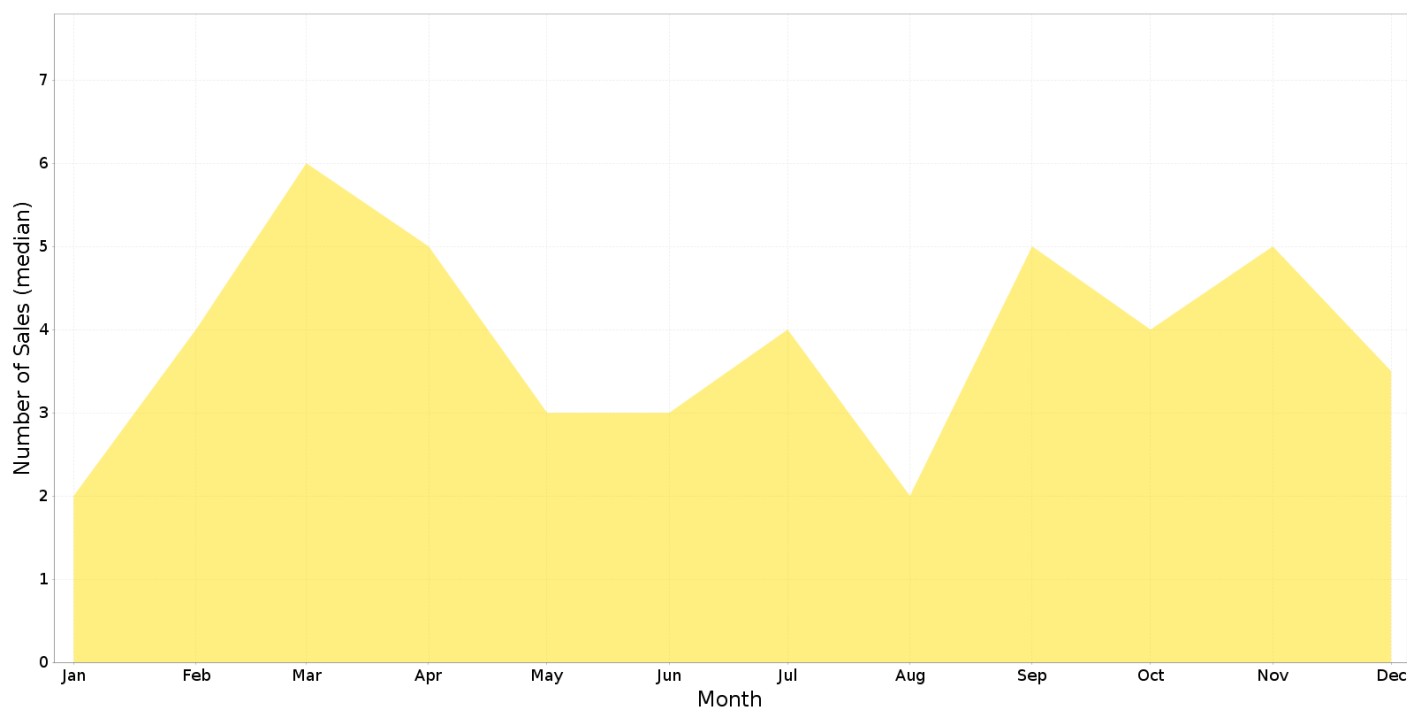
Based on 82 recorded House sales compared over the last two rolling 12 month periods



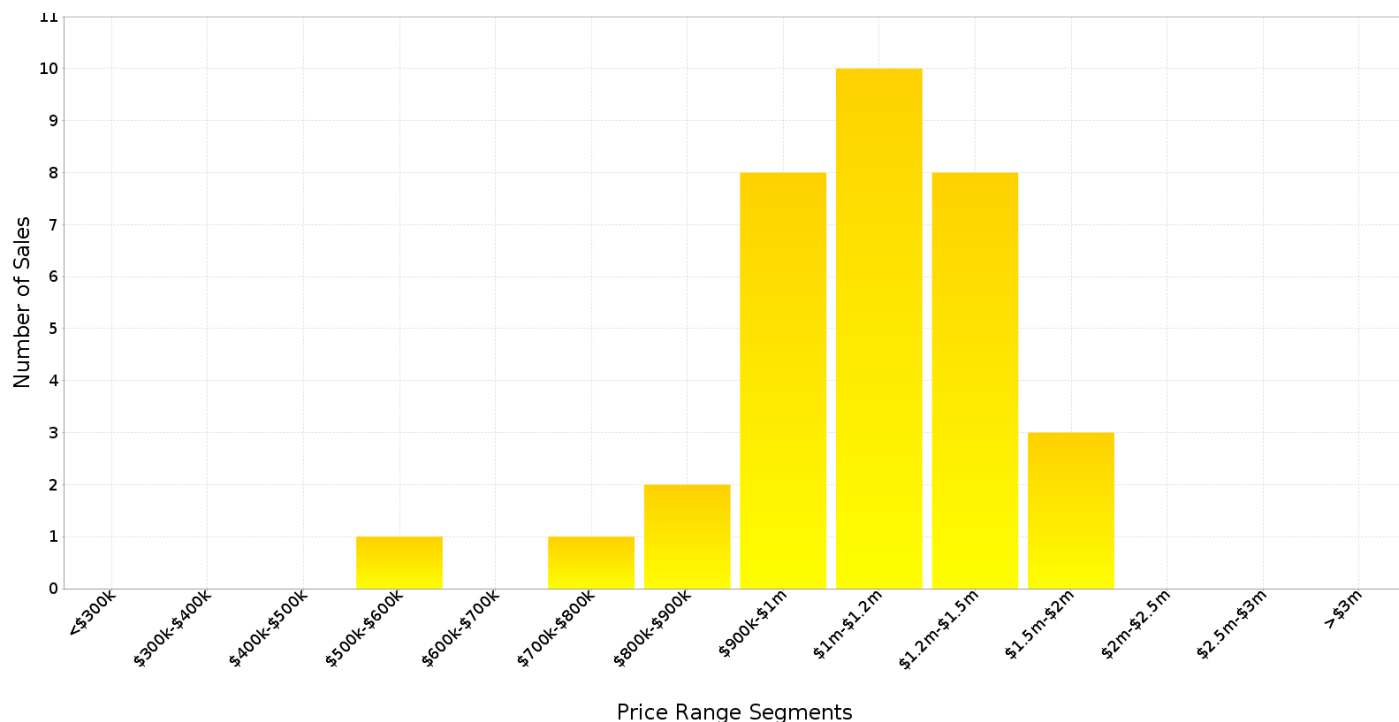
Prepared on 01/03/2024 by Ray White Canberra , 03 9725 7444 at Ray White Corporate Default. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

The materials are provided as an information source only. © ACT Planning and Land Authority March/2024. The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

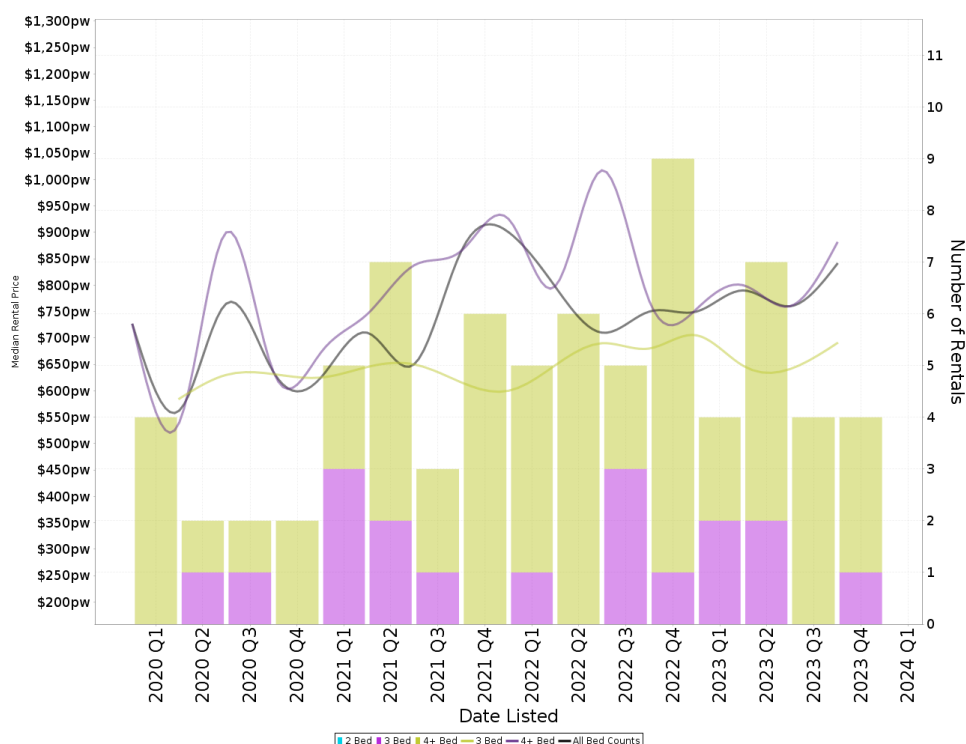
## FADDEN - Peak Selling Periods (3 years)



## FADDEN - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-7.0%**

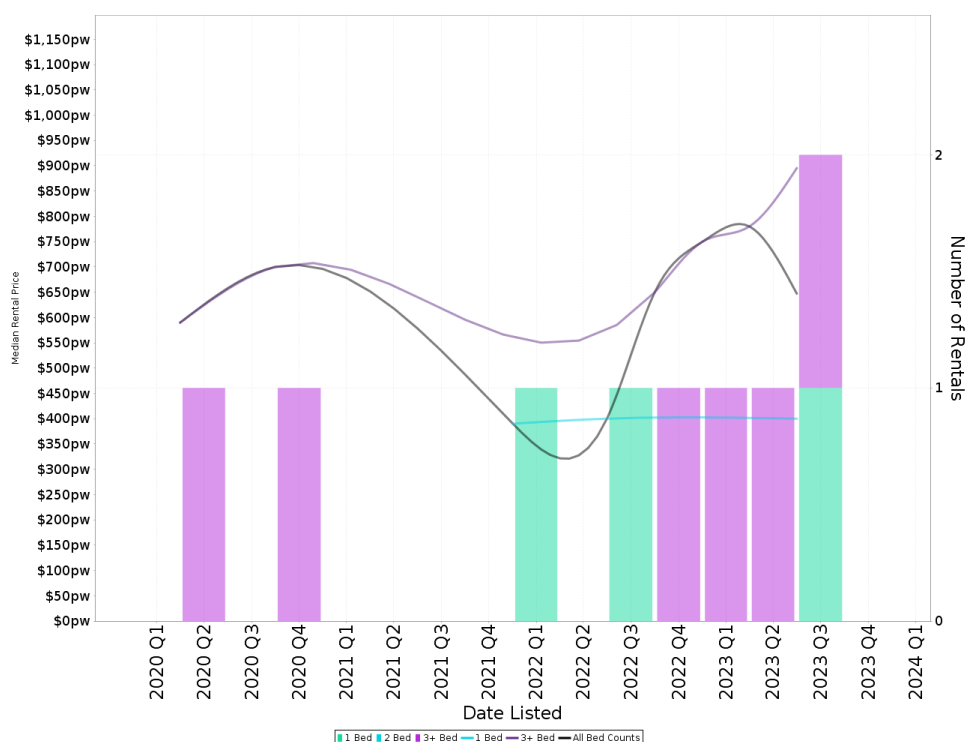
Current Median Price: \$1,070,000  
Previous Median Price: \$1,150,000  
Based on 82 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.8%**

Current Median Price: \$1,070,000  
Current Median Rent: \$780  
Based on 19 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-13.0%**

Current Median Price: \$1,000,000  
Previous Median Price: \$1,150,000  
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.0%**

Current Median Price: \$1,000,000  
Current Median Rent: \$765  
Based on 4 registered Unit rentals compared over the last 12 months.

# FADDEN - Recently Sold Properties

Median Sale Price

**\$1.07m**

Based on 33 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

**-7.0%**

Current Median Price: \$1,070,000  
Previous Median Price: \$1,150,000

Based on 82 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**33**

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 BRASSINGTON PL**

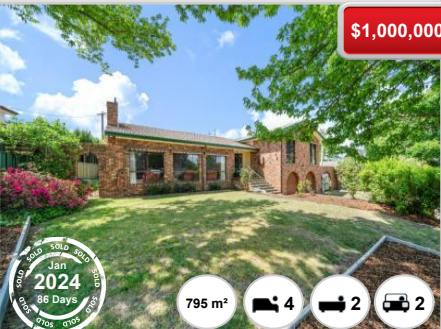


**\$1,350,000**

Sold Feb 2024  
22 Days

902 m<sup>2</sup> 4 3 3

**38 GARRICK ST**




**\$1,000,000**

Sold Jan 2024  
88 Days

795 m<sup>2</sup> 4 2 2

**41 BERTRAM ST**




**\$1,150,000**

Sold Dec 2023  
71 Days

732 m<sup>2</sup> 4 2 2

**25 AIREY CRES**




**\$1,125,000**

Sold Nov 2023  
30 Days

977 m<sup>2</sup> 4 3 2

**10/45 STOPFORD CRES**




**\$875,000**

Sold Nov 2023  
25 Days

1.61 ha 4 2 2

**6 BOW PL**




**\$1,049,000**

Sold Nov 2023  
23 Days

882 m<sup>2</sup> 4 2 3

**27 COURTICE CL**

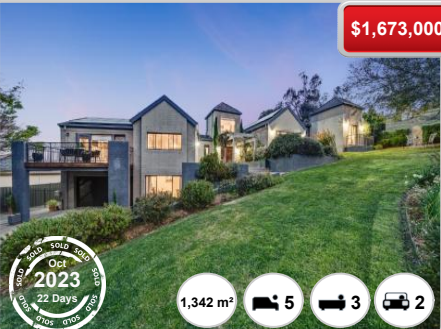


**\$746,000**

Sold Nov 2023  
19 Days

1,059 m<sup>2</sup> 3 1 -

**21A SPARKES CL**




**\$1,673,000**

Sold Oct 2023  
22 Days

1,342 m<sup>2</sup> 5 3 2

**281 BUGDEN AVE**



**\$1,150,000**

Sold Oct 2023  
49 Days

929 m<sup>2</sup> 4 2 3



**45 MAUGHAN CRES**

**\$1,320,000**

Oct 2023  
12 Days

1,029 m<sup>2</sup> 4 2 2

**42 APPEL CRES**

**\$1,000,000**

Oct 2023  
49 Days

724 m<sup>2</sup> 3 2 2

**45 CHATAWAY CRES**

**\$1,295,000**

Sep 2023  
298 Days

1,185 m<sup>2</sup> 4 2 2