

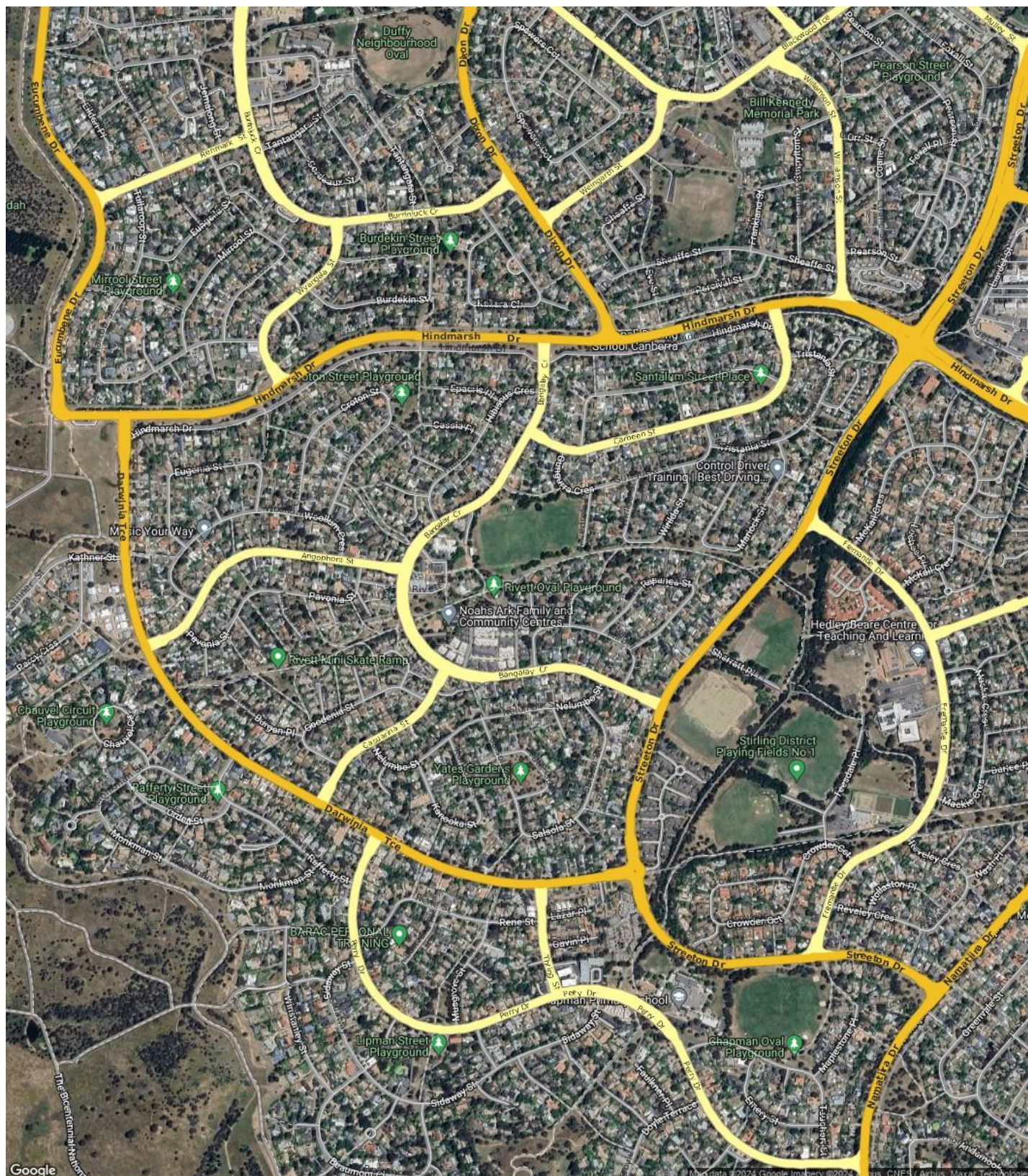
A photograph of a modern backyard. In the foreground, a lounge chair with a grey frame and orange and grey fabric is on a light-colored paved patio. A yellow towel is draped over the chair. Next to it is a wooden stool made of a tree trunk, topped with a straw hat. In the background, a swimming pool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

RayWhite.

Suburb
flyover report

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

RIVETT - 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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RIVETT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	41	\$ 349,000	0.0 %	\$ 230,000	\$ 565,000
2007	65	\$ 393,000	12.6 %	\$ 40,500	\$ 525,000
2008	51	\$ 430,000	9.4 %	\$ 213,400	\$ 655,000
2009	36	\$ 440,775	2.5 %	\$ 200,000	\$ 827,000
2010	36	\$ 510,500	15.8 %	\$ 428,750	\$ 680,000
2011	37	\$ 500,000	-2.1 %	\$ 396,500	\$ 640,000
2012	41	\$ 470,000	-6.0 %	\$ 275,000	\$ 650,000
2013	49	\$ 464,000	-1.3 %	\$ 125,000	\$ 590,000
2014	44	\$ 500,000	7.8 %	\$ 310,000	\$ 721,000
2015	52	\$ 540,000	8.0 %	\$ 408,000	\$ 885,000
2016	42	\$ 563,000	4.3 %	\$ 45,000	\$ 720,000
2017	46	\$ 610,000	8.3 %	\$ 350,000	\$ 855,000
2018	58	\$ 622,000	2.0 %	\$ 412,000	\$ 1,200,000
2019	36	\$ 642,500	3.3 %	\$ 295,000	\$ 800,000
2020	51	\$ 670,000	4.3 %	\$ 320,000	\$ 1,205,000
2021	60	\$ 877,500	31.0 %	\$ 550,000	\$ 1,325,000
2022	53	\$ 920,000	4.8 %	\$ 180,000	\$ 1,750,000
2023	33	\$ 880,000	-4.3 %	\$ 581,000	\$ 1,230,000
2024	0				

Median Sale Price

\$880k

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

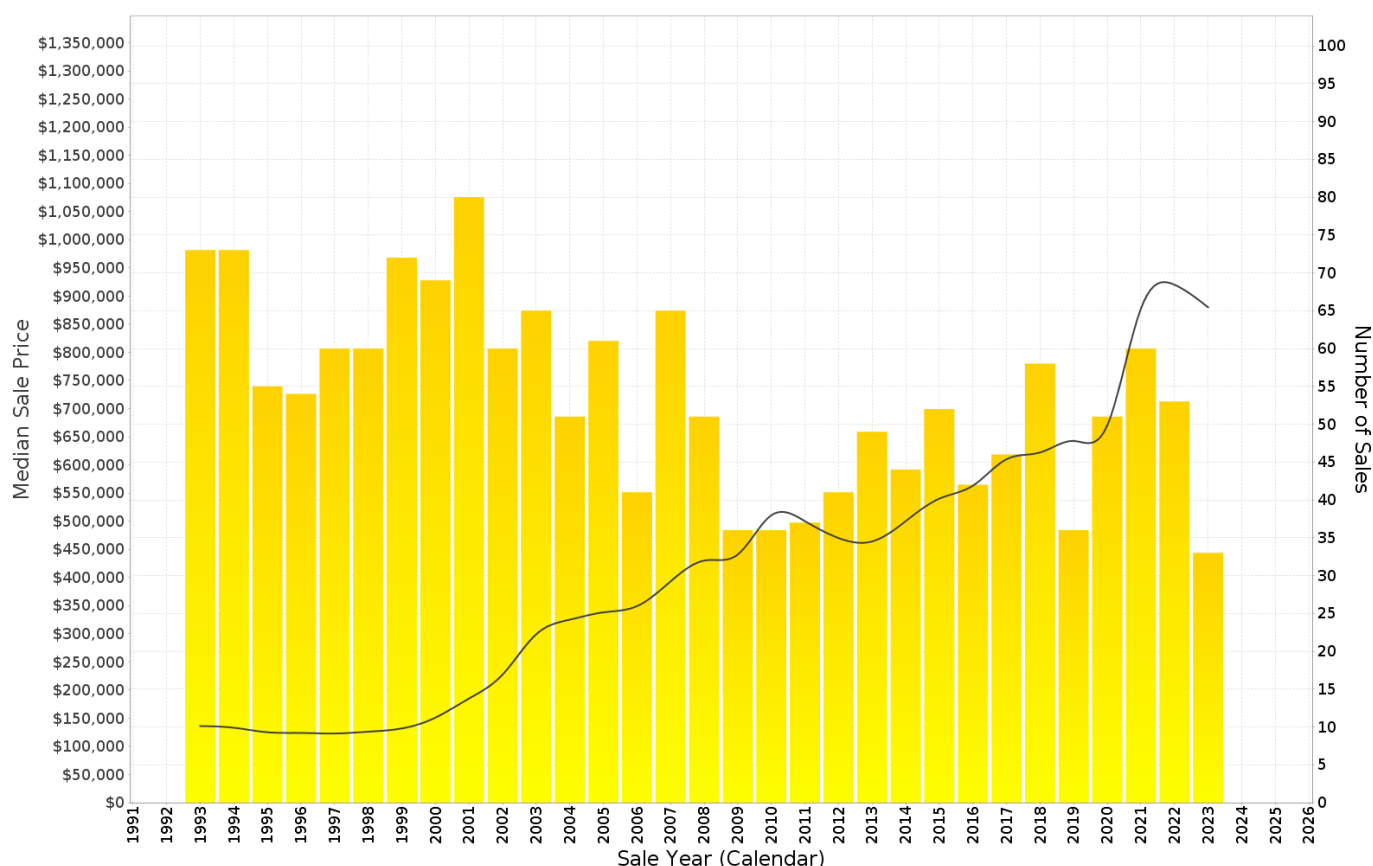
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-4.3%

Current Median Price: \$880,000
Previous Median Price: \$920,000

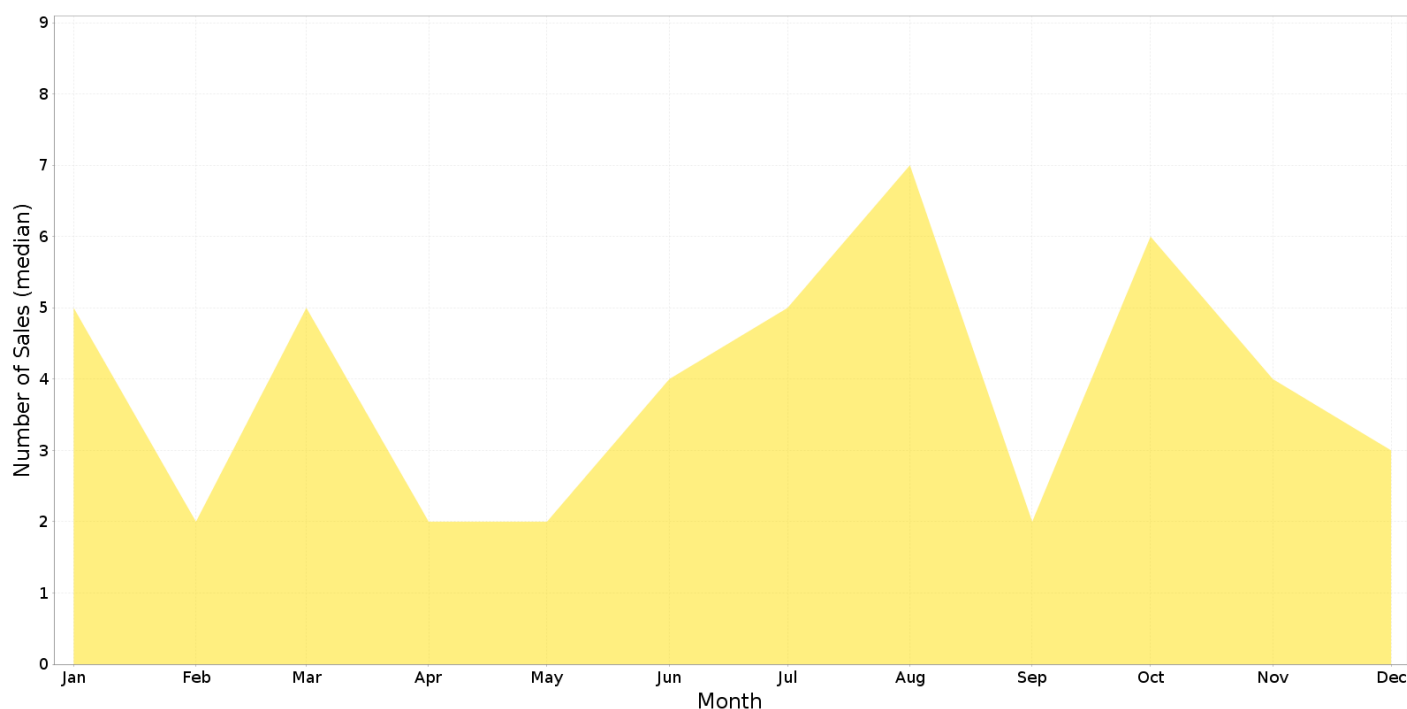
Based on 86 recorded House sales compared over the last two rolling 12 month periods



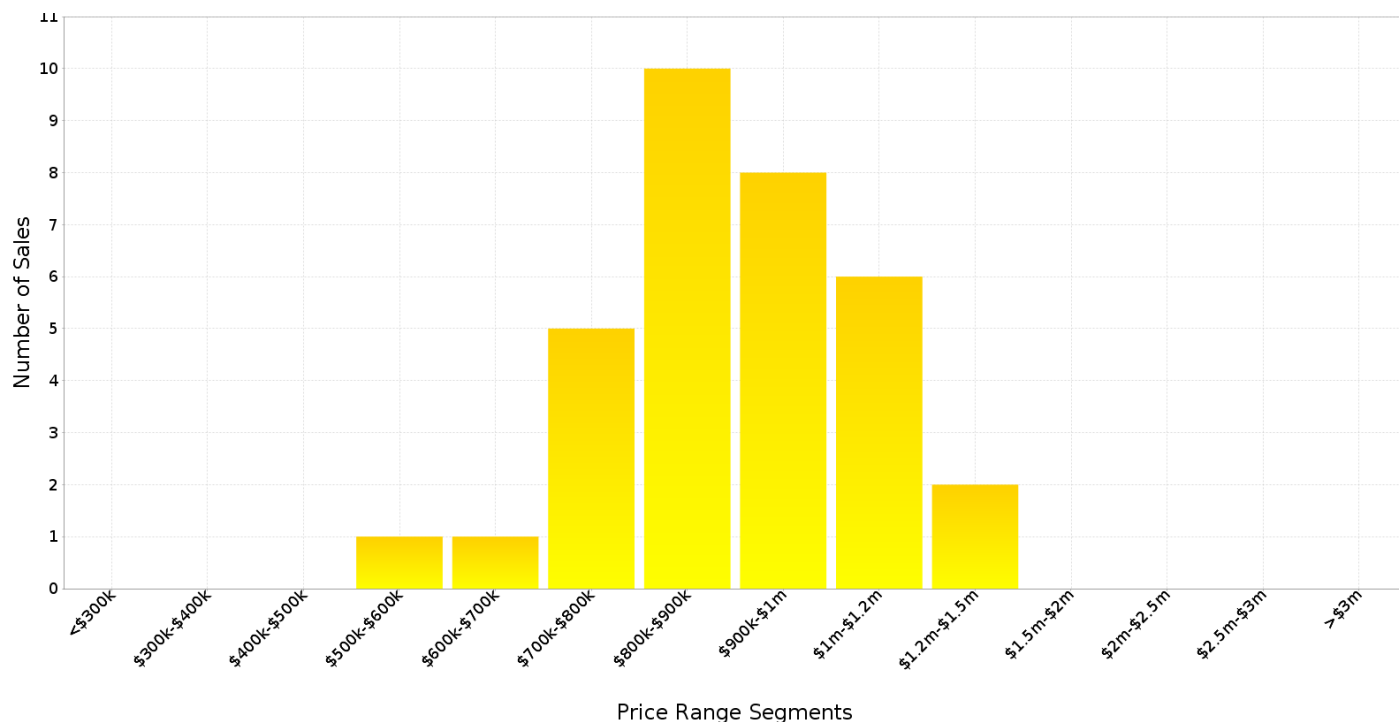
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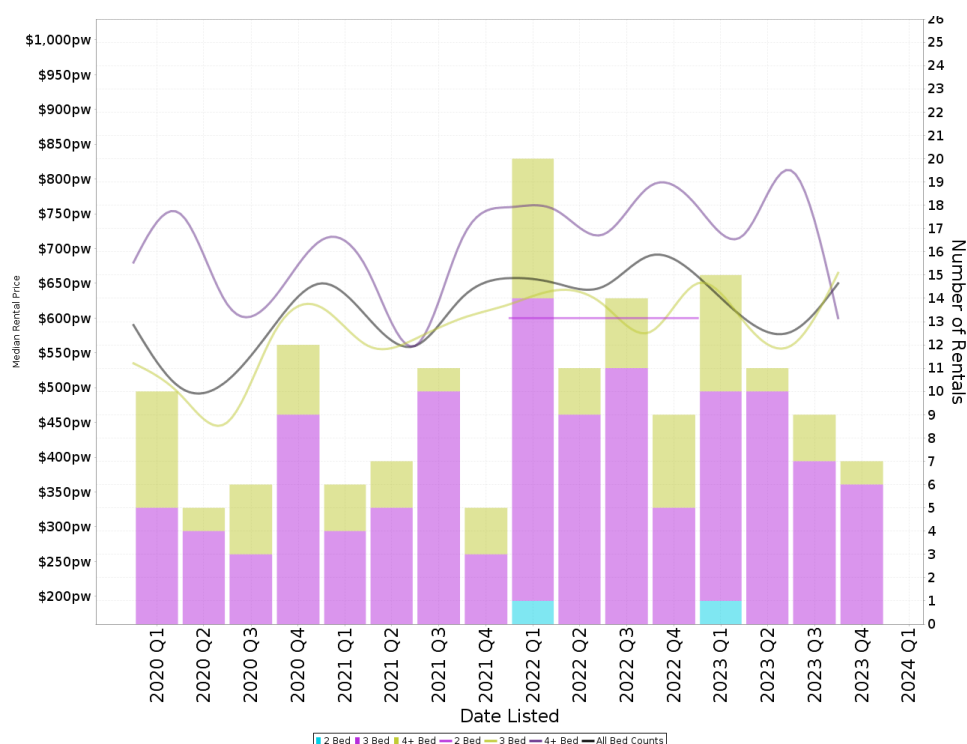
RIVETT - Peak Selling Periods (3 years)



RIVETT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-4.3%

Current Median Price: \$880,000
Previous Median Price: \$920,000

Based on 86 registered House sales compared over the last two rolling 12 month periods.

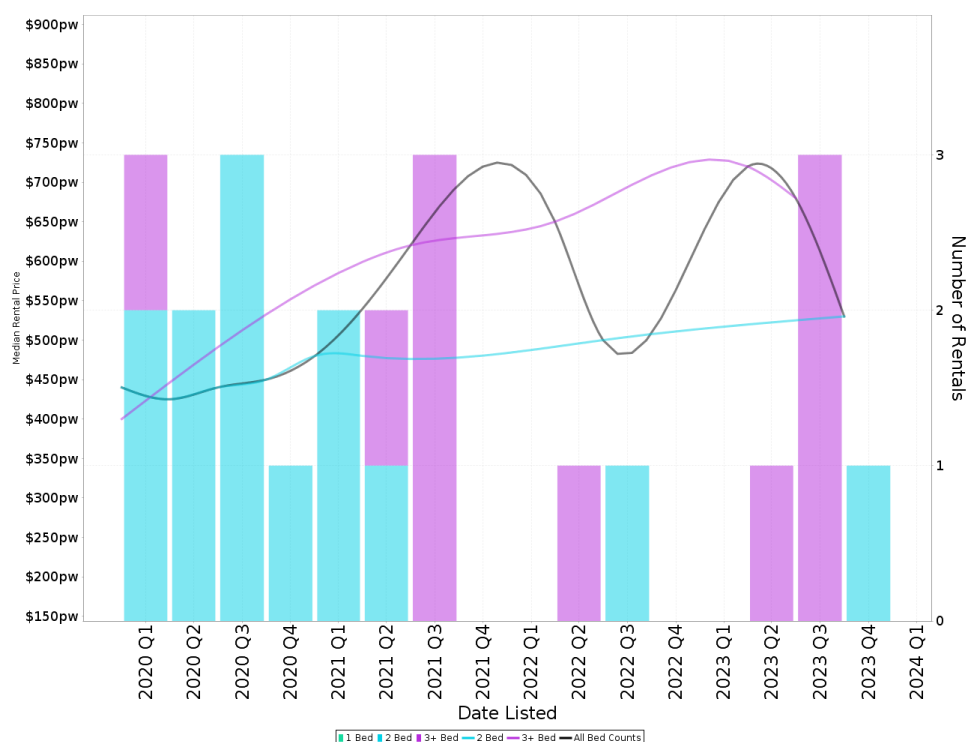
Suburb Rental Yield

+3.7%

Current Median Price: \$880,000
Current Median Rent: \$620

Based on 42 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-2.1%

Current Median Price: \$620,000
Previous Median Price: \$633,500

Based on 13 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$620,000
Current Median Rent: \$680

Based on 5 registered Unit rentals compared over the last 12 months.

RIVETT - Recently Sold Properties

Median Sale Price

\$880k

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

-4.3%

Current Median Price: \$880,000
Previous Median Price: \$920,000

Based on 86 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

277 HINDMARSH DR




\$965,000

Sold Feb 2024
36 Days

842 m² 4 2 2

3 THEMEDA PL



\$762,000

Sold Feb 2024
150 Days

737 m² 2 1 1

43 ANGOPHORA ST




\$905,000

Sold Feb 2024
23 Days

813 m² 3 1 2

5 MARLOCK ST



\$1,275,000

Sold Jan 2024
31 Days

776 m² 5 3 3

10 THEMEDA PL




\$775,000

Sold Jan 2024
53 Days

734 m² 3 1 2

46 SANTALUM ST




\$980,000

Sold Dec 2023
63 Days

1,104 m² 3 1 2

12 CASSIA PL



\$870,000

Sold Nov 2023
12 Days

654 m² 3 1 -

16 CASUARINA ST

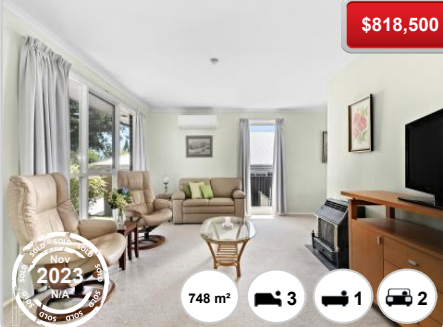


\$840,000

Sold Nov 2023
21 Days

807 m² 3 1 2

13 SALSOLA ST



\$818,500

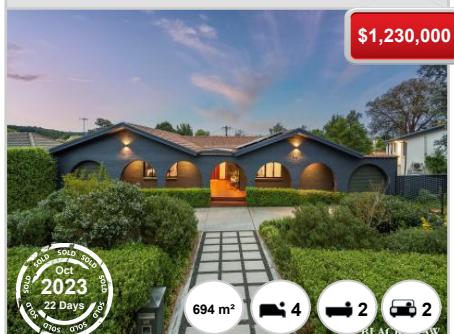
Sold Nov 2023
12 Days

748 m² 3 1 2

1 BANGALAY CRES



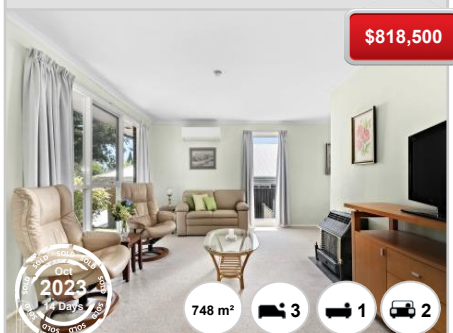
45 WOOLLUM CRES



45 GOODENIA ST



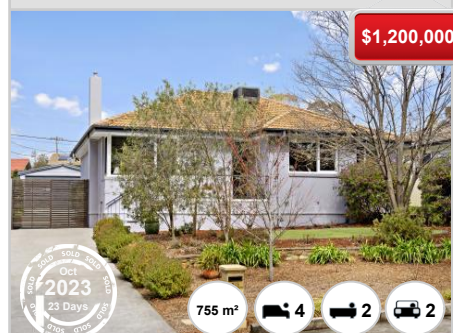
13 SALSOLA ST



9 AGONIS CL



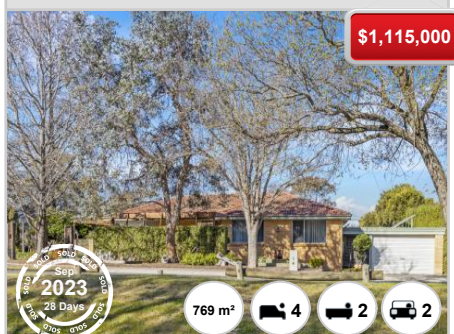
255 HINDMARSH DR



31 HIBISCUS CRES



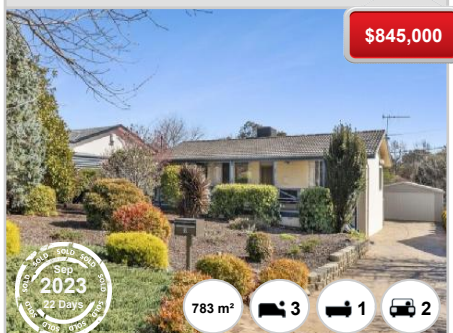
1 CEDRELA PL



17 YATE GDNS



8 MARLOCK ST



RIVETT - Properties For Rent

Median Rental Price

\$620 /w

Based on 42 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

+3.7%

Current Median Price: \$880,000
Current Median Rent: \$620

Based on 33 recorded House sales and 42 House rentals compared over the last 12 months

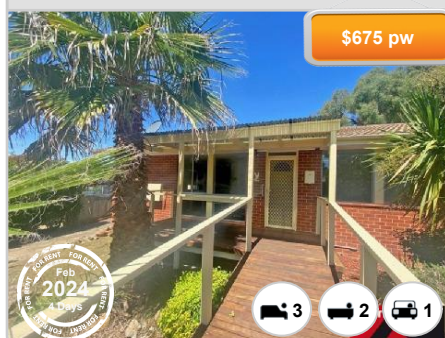
Number of Rentals

42

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

21 GUNGURRA CRESCENT



\$675 pw



18 Epacris Pl



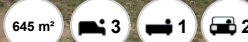
\$600 per week



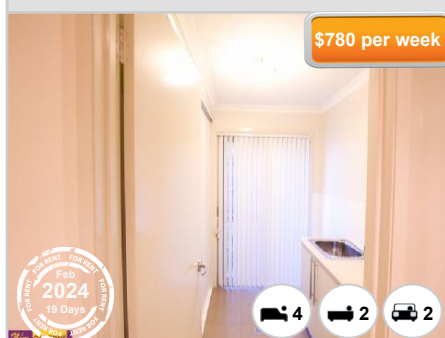
18 EPACRIS PLACE



\$600 weekly



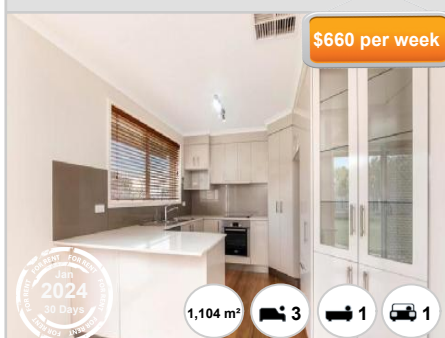
2 MELIA PLACE



\$780 per week



46 Santalum Street



\$660 per week



26 CASUARINA STREET



\$580.00 per

