



RayWhite.

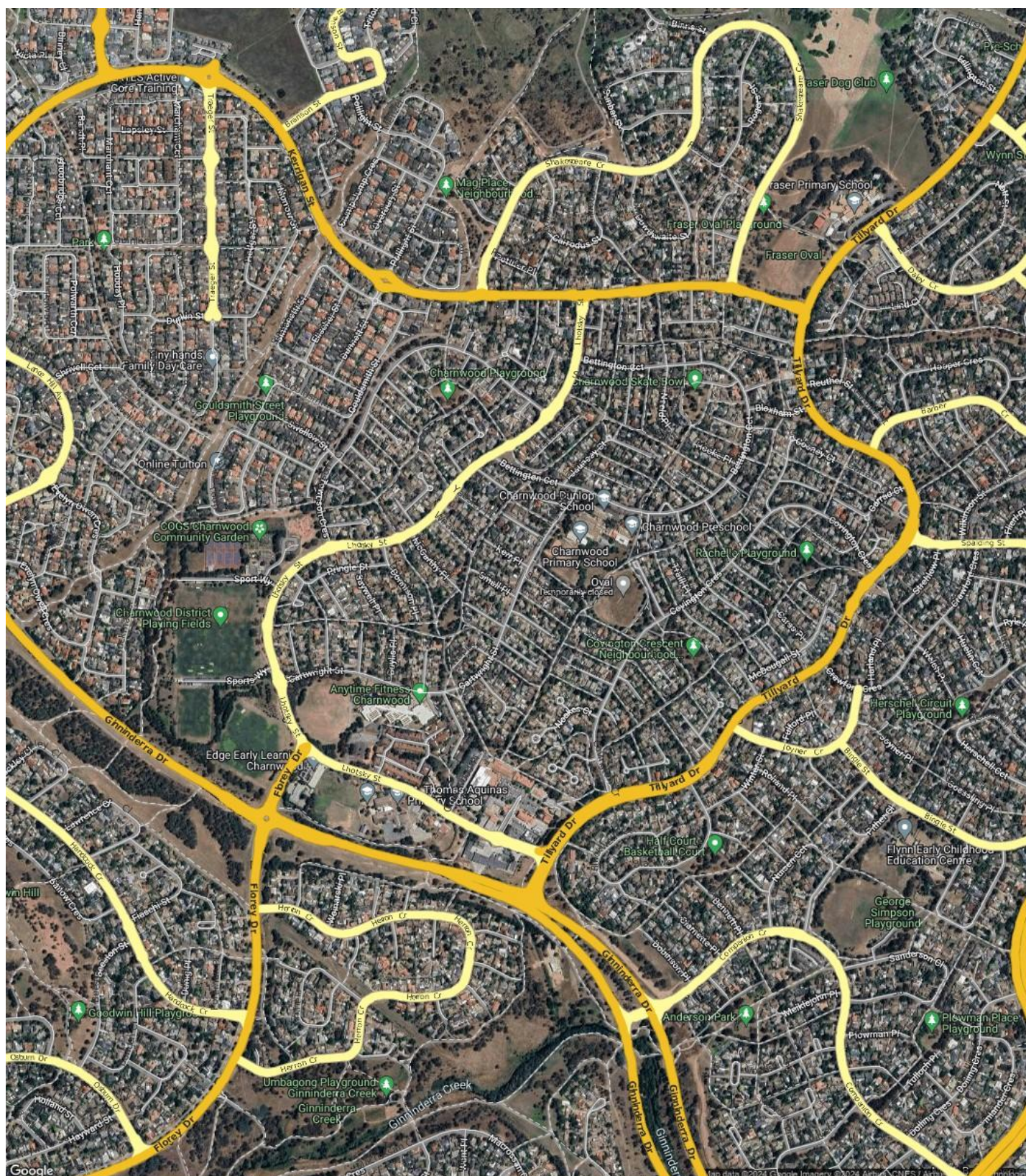


Suburb
flyover report

CHARNWOOD (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

CHARNWOOD - Suburb Map



CHARNWOOD - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	55	\$ 287,500	0.0 %	\$ 225,000	\$ 359,000
2007	57	\$ 315,000	9.6 %	\$ 35,000	\$ 420,000
2008	59	\$ 330,000	4.8 %	\$ 70,000	\$ 435,000
2009	44	\$ 351,000	6.4 %	\$ 182,500	\$ 457,000
2010	52	\$ 385,000	9.7 %	\$ 190,000	\$ 505,000
2011	38	\$ 380,000	-1.3 %	\$ 220,000	\$ 500,000
2012	51	\$ 370,000	-2.6 %	\$ 25,000	\$ 470,000
2013	42	\$ 380,000	2.7 %	\$ 291,500	\$ 480,000
2014	39	\$ 390,000	2.6 %	\$ 280,000	\$ 470,000
2015	38	\$ 417,500	7.1 %	\$ 190,000	\$ 537,500
2016	46	\$ 410,000	-1.8 %	\$ 310,000	\$ 582,000
2017	42	\$ 460,000	12.2 %	\$ 30,000	\$ 622,000
2018	48	\$ 462,500	0.5 %	\$ 137,500	\$ 632,000
2019	55	\$ 455,000	-1.6 %	\$ 243,600	\$ 5,000,000
2020	56	\$ 511,000	12.3 %	\$ 80,000	\$ 655,000
2021	77	\$ 660,000	29.2 %	\$ 325,000	\$ 1,106,000
2022	55	\$ 725,000	9.8 %	\$ 71,000	\$ 7,550,000
2023	34	\$ 672,500	-7.2 %	\$ 387,500	\$ 915,000
2024	12	\$ 690,000	2.6 %	\$ 360,000	\$ 870,000

Median Sale Price

\$675k

Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

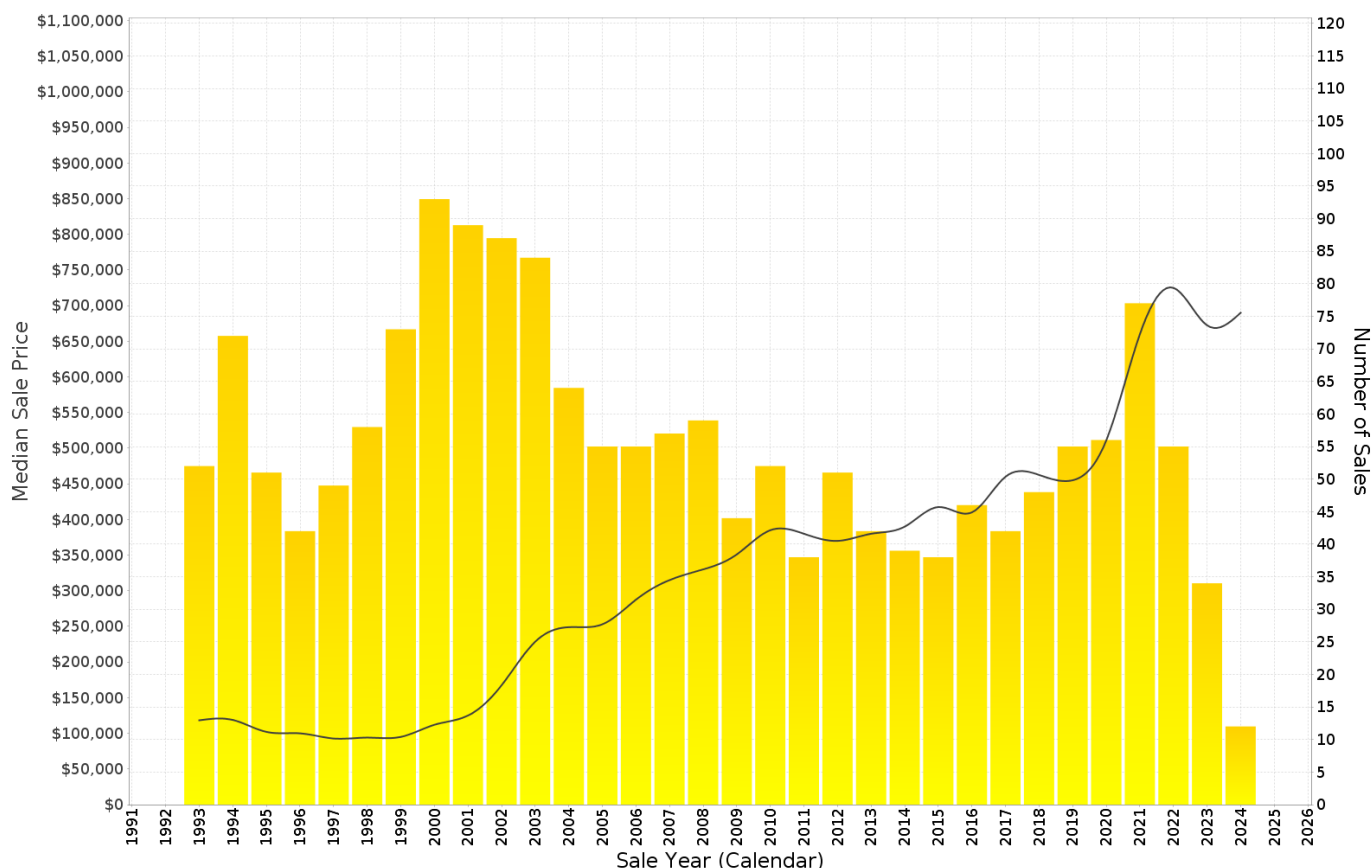
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

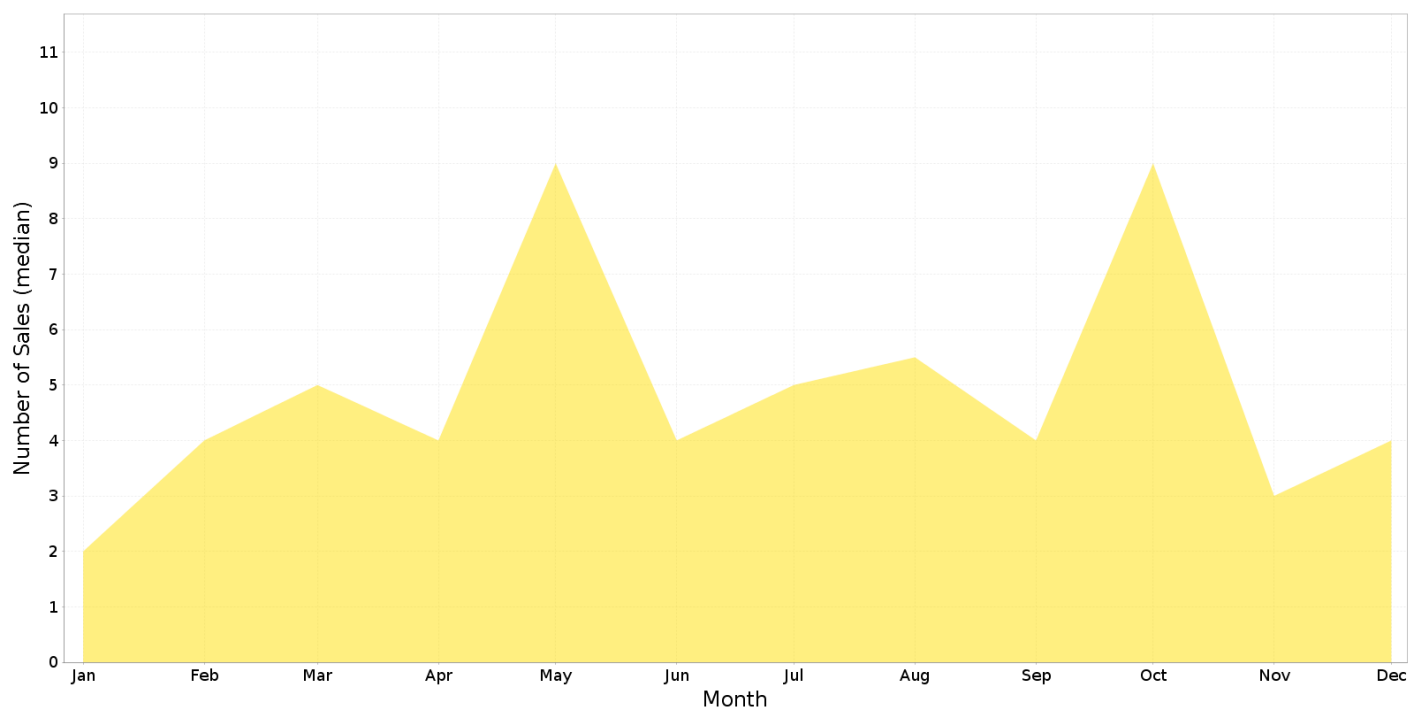
-6.7%

Current Median Price: \$675,000
Previous Median Price: \$723,500

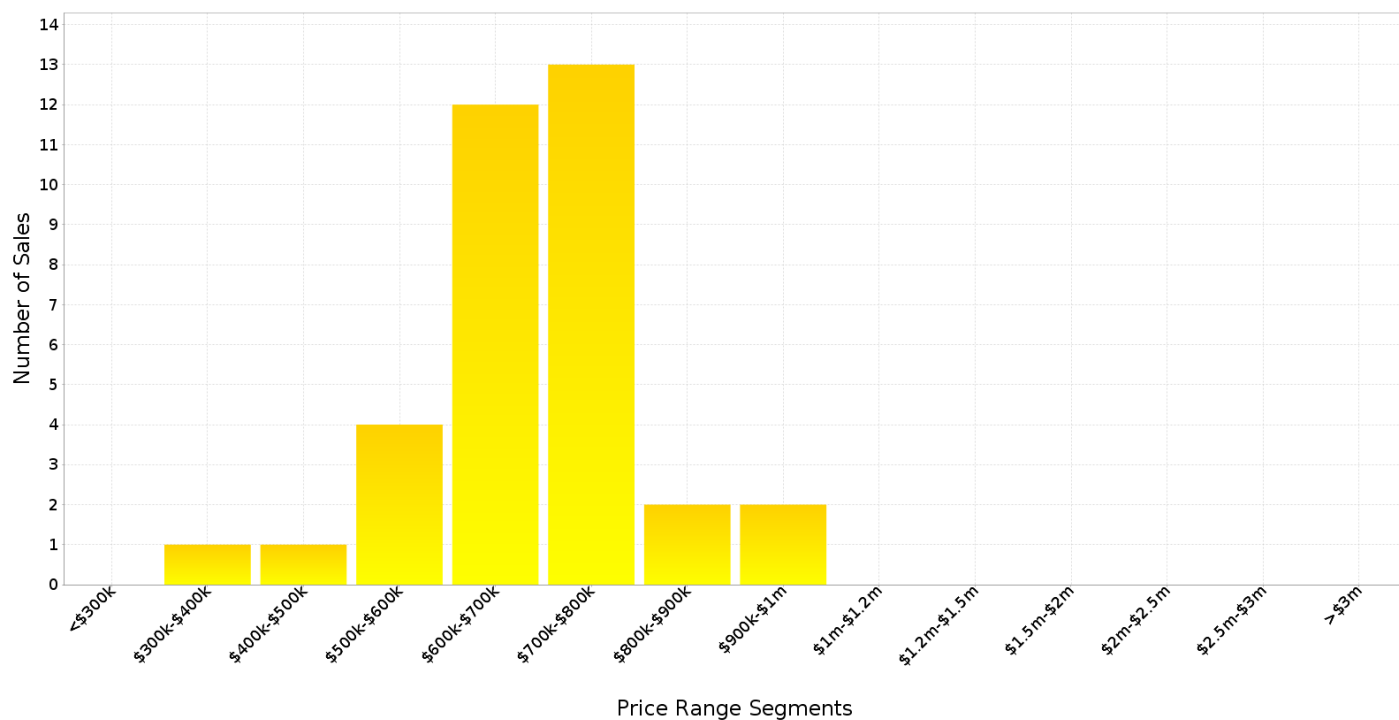
Based on 91 recorded House sales compared over the last two rolling 12 month periods



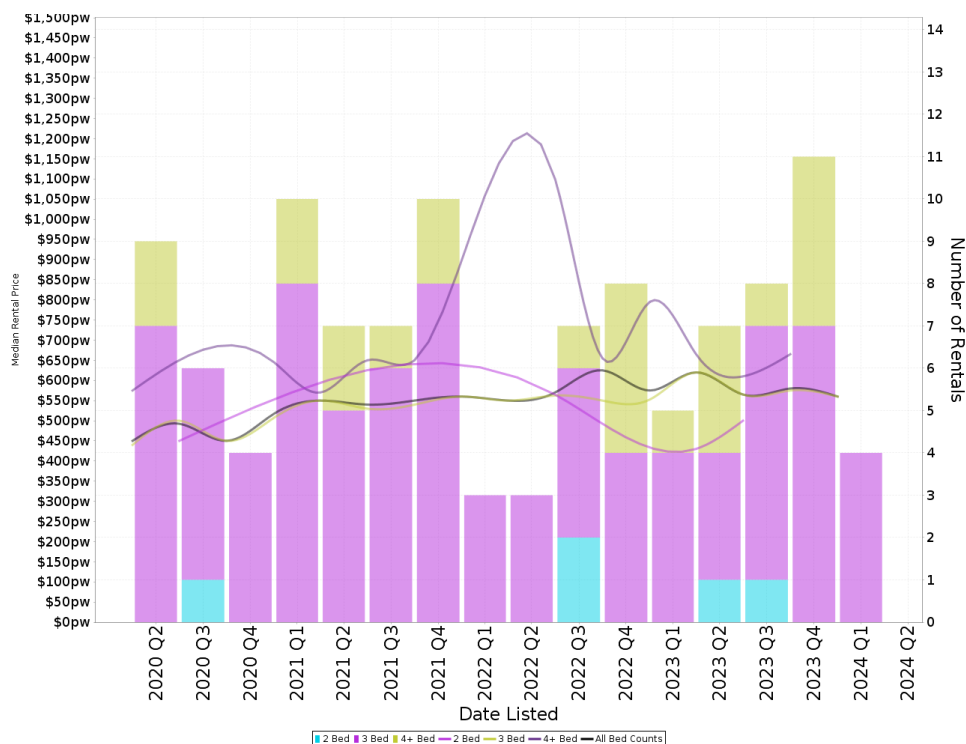
CHARNWOOD - Peak Selling Periods (3 years)



CHARNWOOD - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-6.7%

Current Median Price: \$675,000
Previous Median Price: \$723,500

Based on 91 registered House sales compared over the last two rolling 12 month periods.

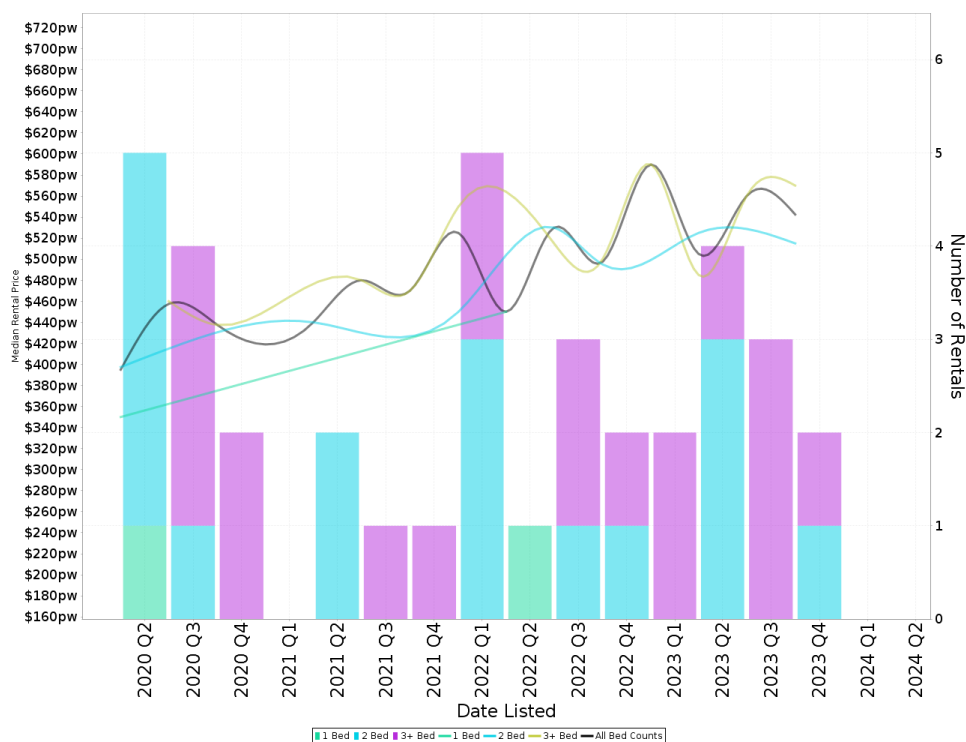
Suburb Rental Yield

+4.4%

Current Median Price: \$675,000
Current Median Rent: \$578

Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.4%

Current Median Price: \$600,000
Previous Median Price: \$520,000

Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.5%

Current Median Price: \$600,000
Current Median Rent: \$525

Based on 9 registered Unit rentals compared over the last 12 months.

CHARNWOOD - Recently Sold Properties

Median Sale Price

\$675k

Based on 35 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth

-6.7%

Current Median Price: \$675,000
Previous Median Price: \$723,500

Based on 91 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

35

Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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

3 SADLEIR PL

\$686,000

908 m² 4 2 2

May 2024
27 Days

10 EMMOTT PL

\$643,000

558 m² 3 1 2

Apr 2024
37 Days

1 MUDIE PL

\$450,000

714 m² 3 1 2

May 2024
N/A

4 LANDALE PL

\$360,000

768 m² 3 1 1

Mar 2024
N/A

34 MCDUGALL ST

\$720,000

866 m² 3 1 3

Mar 2024
46 Days

10 LEYCESTER PL

\$870,000

565 m² 3 2 2

Mar 2024
27 Days

5 MCKID CRT

\$755,000

711 m² 3 1 2

Mar 2024
28 Days

7 PHILLIMORE PL

\$605,000

693 m² 2 1 1

Feb 2024
13 Days

10 ARRIETTA CL

\$765,000

1,048 m² 3 1 2

Mar 2024
28 Days

3 PHILLIMORE PL

\$820,000

SOLD Date: Feb 2024, 22 Days

801 m² 3 2 3

19 BETTINGTON CCT

\$715,000

SOLD Date: Feb 2024, 16 Days

633 m² 3 1 2

6 KERR PL

\$665,000

SOLD Date: Feb 2024, 15 Days

562 m² 3 1 2

9 KINGHAM PL

\$600,000

SOLD Date: 2024, 58 Days

536 m² 3 1 2

8 YABSLEY PL

\$620,000

SOLD Date: Jan 2024, 58 Days

624 m² 3 1 2

5 LACKEY PL

\$715,000

SOLD Date: Jan 2024, 19 Days

721 m² 3 1 2

3 CROWLEY CRT

\$817,000

SOLD Date: Dec 2023, 62 Days

801 m² 5 2 3

7 IMLAY PL

\$585,000

SOLD Date: Dec 2023, 26 Days

768 m² 3 1 2

16 LEYCESTER PL

\$700,000

SOLD Date: Dec 2023, 16 Days

511 m² 4 2 2

6 DONNISON PL

\$630,000

SOLD Date: 2023, 118 Days

713 m² 3 1 1

14 JAUNCEY CRT

\$675,000

SOLD Date: Nov 2023, 35 Days

796 m² 3 1 -

CHARNWOOD - Properties For Rent

Median Rental Price

\$578 /w

Based on 30 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+4.4%

Current Median Price: \$675,000
Current Median Rent: \$578

Based on 35 recorded House sales and 30 House rentals compared over the last 12 months

Number of Rentals


30

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

2 Clambe Place

\$520 per week



711 m² 2 1 1

Apr 2024 37 Days