



**RayWhite.**

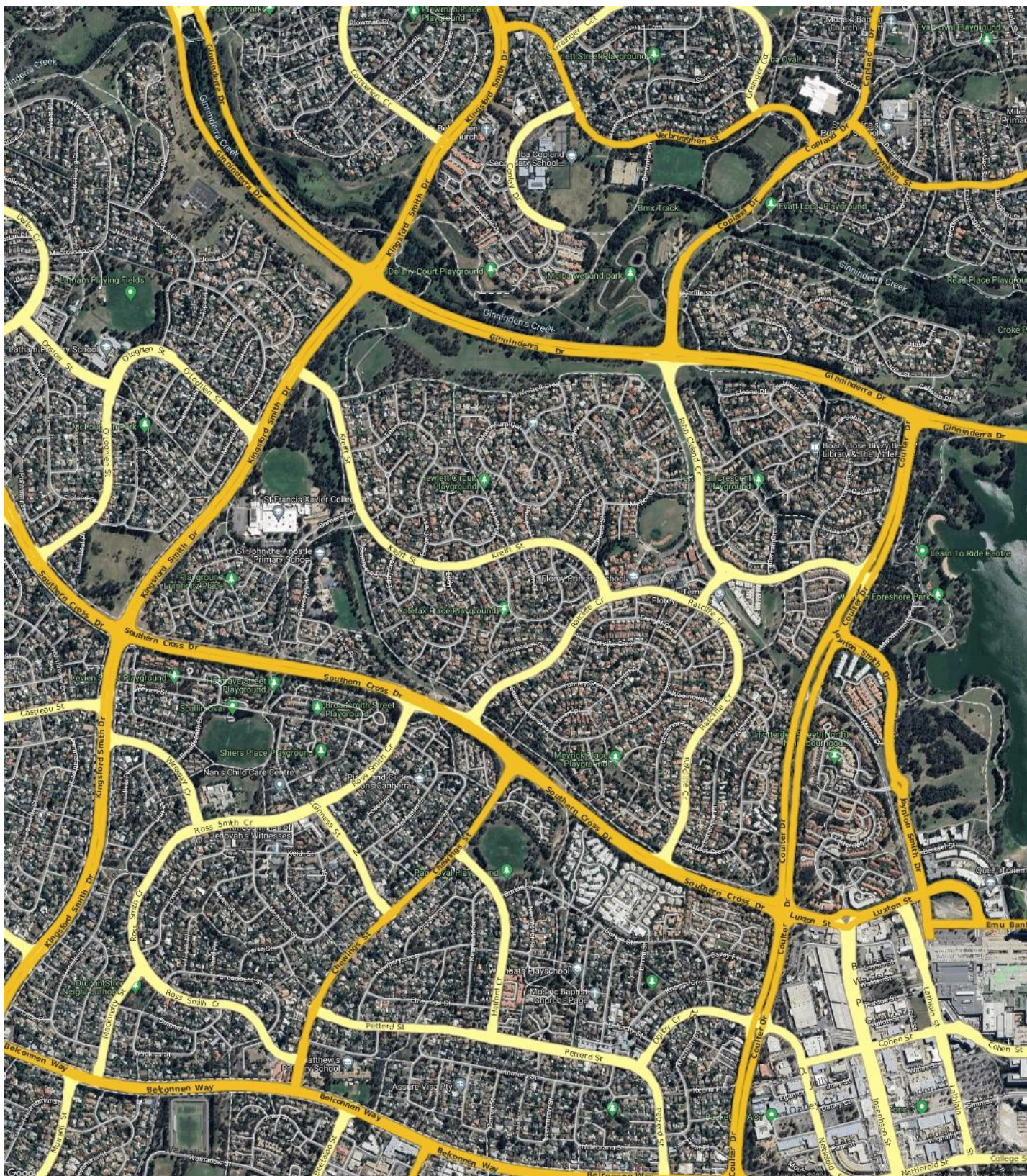


**Suburb**  
flyover report

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



# FLOREY - Suburb Map



Prepared on 09/05/2024 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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# FLOREY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	36	\$ 392,500	0.0 %	\$ 168,000	\$ 597,000
2007	42	\$ 447,500	14.0 %	\$ 287,000	\$ 615,000
2008	30	\$ 469,250	4.9 %	\$ 100,000	\$ 645,000
2009	36	\$ 468,500	-0.2 %	\$ 5,500	\$ 628,000
2010	24	\$ 535,000	14.2 %	\$ 370,000	\$ 676,000
2011	23	\$ 525,000	-1.9 %	\$ 326,000	\$ 610,000
2012	35	\$ 510,000	-2.9 %	\$ 400,000	\$ 780,000
2013	35	\$ 520,000	2.0 %	\$ 320,000	\$ 725,000
2014	27	\$ 557,000	7.1 %	\$ 377,370	\$ 730,000
2015	34	\$ 572,500	2.8 %	\$ 407,000	\$ 806,000
2016	35	\$ 570,000	-0.4 %	\$ 210,000	\$ 815,000
2017	43	\$ 676,000	18.6 %	\$ 348,000	\$ 960,000
2018	33	\$ 665,000	-1.6 %	\$ 280,000	\$ 902,000
2019	35	\$ 713,000	7.2 %	\$ 74,062	\$ 1,050,000
2020	33	\$ 790,000	10.8 %	\$ 590,000	\$ 1,200,000
2021	40	\$ 930,500	17.8 %	\$ 490,000	\$ 1,600,000
2022	47	\$ 1,100,000	18.2 %	\$ 510,000	\$ 1,530,000
2023	35	\$ 940,000	-14.5 %	\$ 140,000	\$ 1,310,000
2024	3	\$ 955,000	1.6 %	\$ 711,000	\$ 1,110,000

## Median Sale Price

**\$978k**

Based on 26 recorded House sales within the last 12 months (Apr '23 - Mar '24)

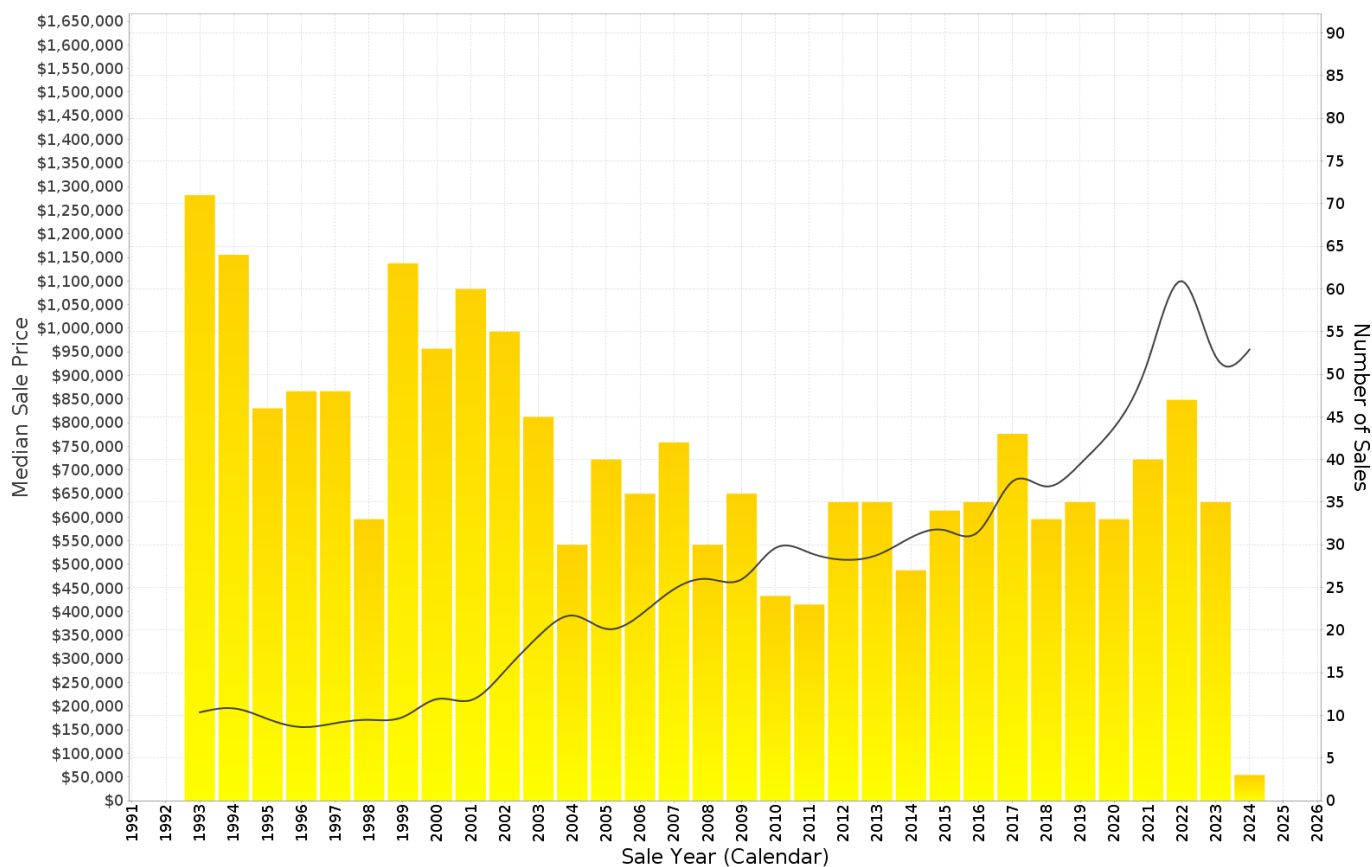
Based on a rolling 12 month period and may differ from calendar year statistics

## Suburb Growth

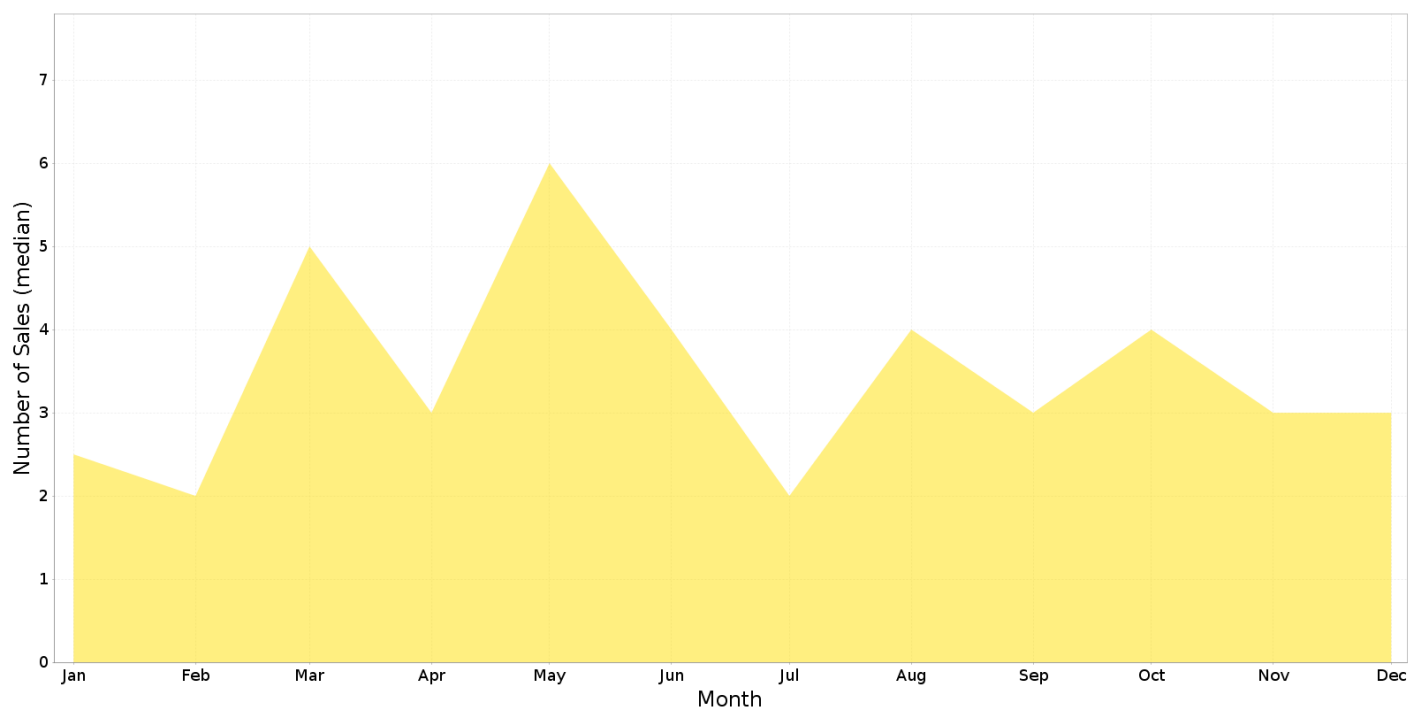
**-2.1%**

Current Median Price: \$978,500  
Previous Median Price: \$1,000,000

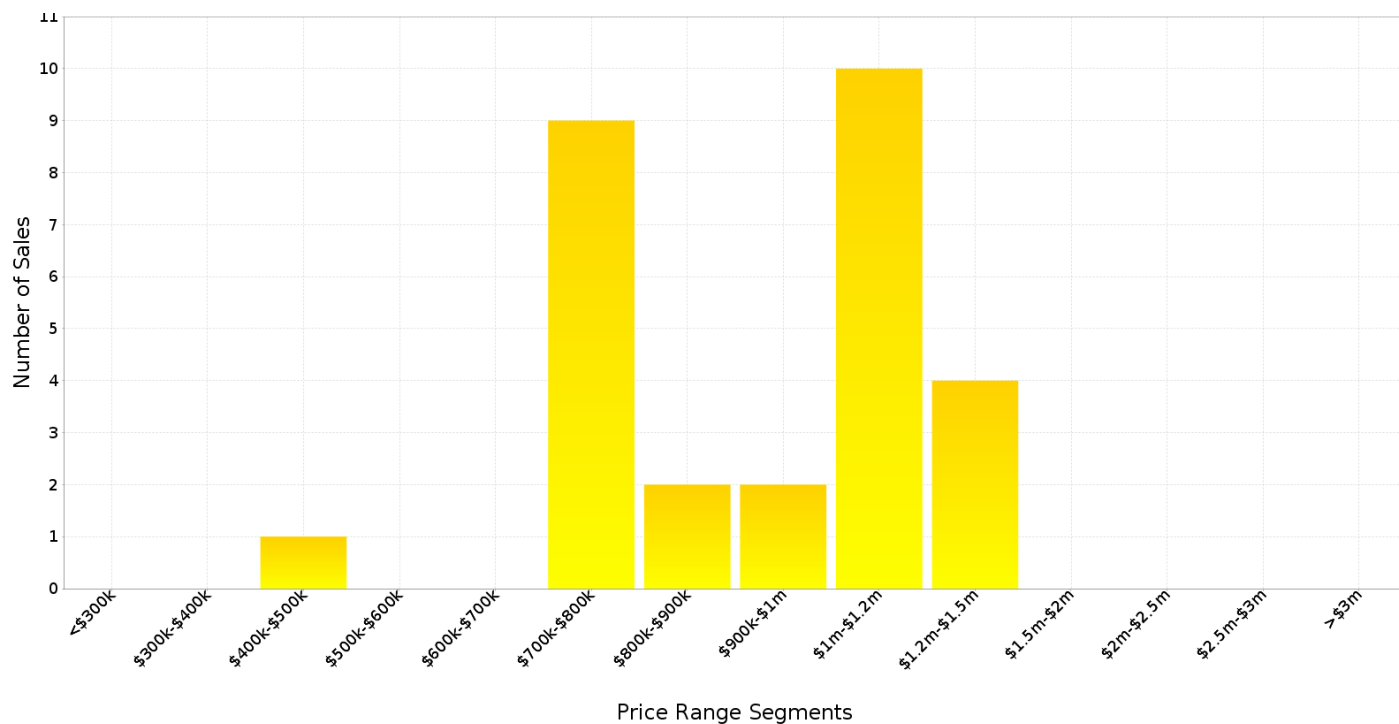
Based on 73 recorded House sales compared over the last two rolling 12 month periods



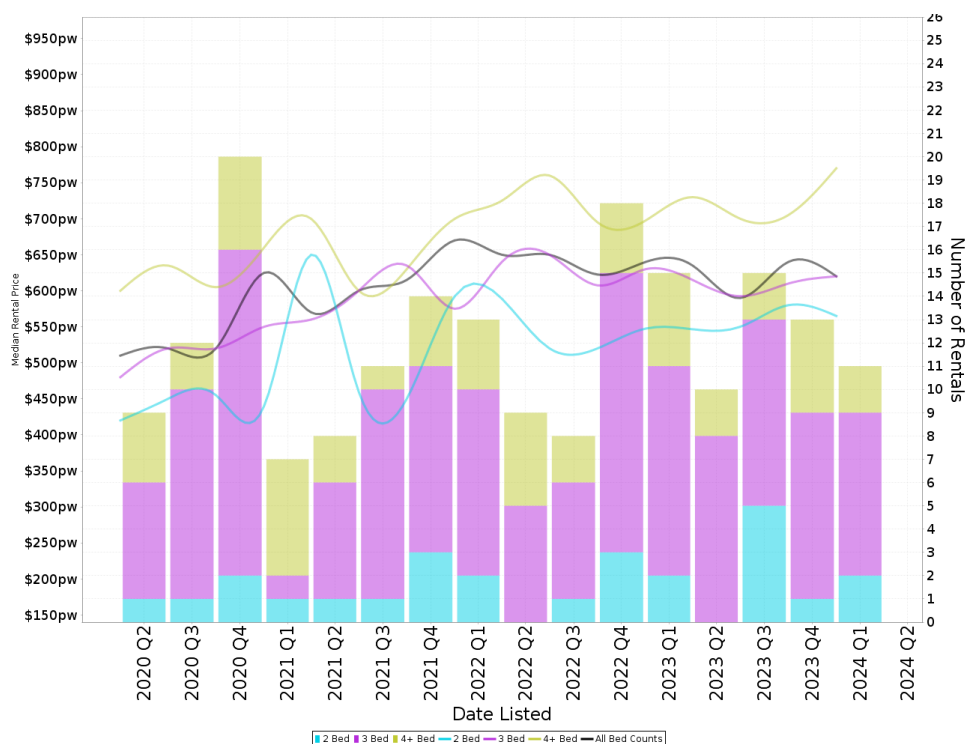
## FLOREY - Peak Selling Periods (3 years)



## FLOREY - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-2.1%**

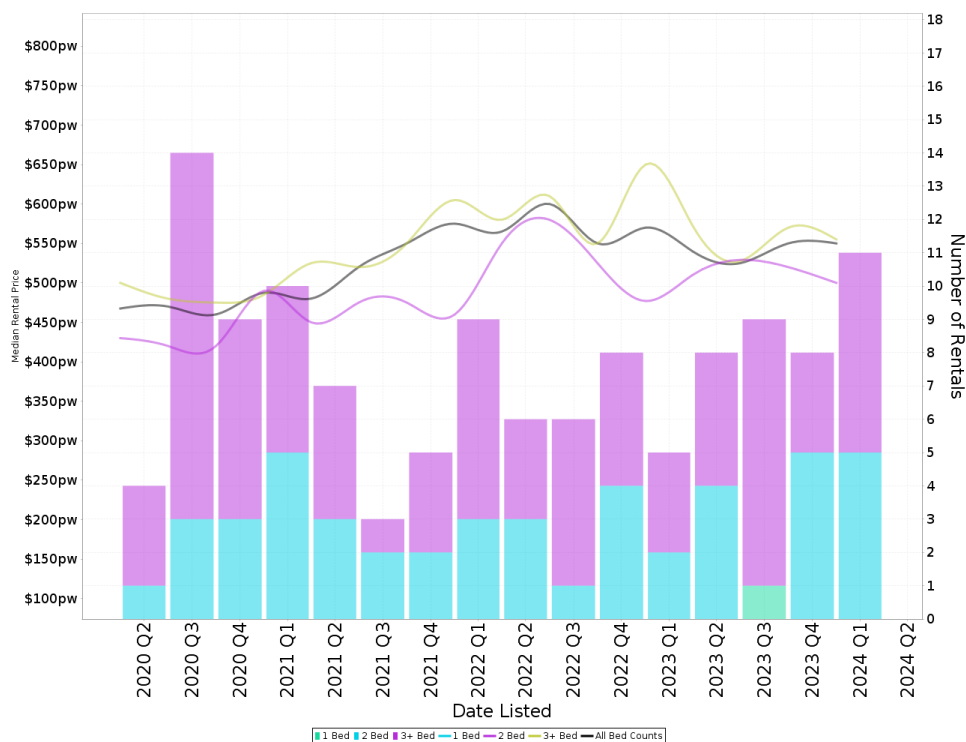
Current Median Price: \$978,500  
 Previous Median Price: \$1,000,000  
 Based on 73 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.3%**

Current Median Price: \$978,500  
 Current Median Rent: \$620  
 Based on 49 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.2%**

Current Median Price: \$687,500  
 Previous Median Price: \$703,000  
 Based on 60 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$687,500  
 Current Median Rent: \$550  
 Based on 36 registered Unit rentals compared over the last 12 months.

# FLOREY - Recently Sold Properties

Median Sale Price

**\$978k**

Based on 26 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

**-2.1%**

Current Median Price: \$978,500  
Previous Median Price: \$1,000,000

Based on 73 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**26**

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

**29 BOSWELL CRES**

**\$761,000**

Sold May 2024  
21 Days

680 m<sup>2</sup> 3 1 2

**10 ST JOHN CRES**

**\$903,500**

Sold May 2024  
47 Days

1,088 m<sup>2</sup> 4 1 4

**8 COOLING PL**

**\$1,520,000**

Sold Apr 2024  
23 Days

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

**5 CLAVERT PL**

**\$955,000**

Sold May 2024  
17 Days

930.9 m<sup>2</sup>  
12.5m 22.0m 35.2m 17.5m 36.1m

931 m<sup>2</sup> - - -

**18 WHITTELL CRES**

**\$811,000**

Sold Feb 2024  
22 Days

861 m<sup>2</sup> 3 1 4

**15 BOSWELL CRES**

**\$711,000**

Sold Feb 2024  
23 Days

866 m<sup>2</sup> 3 1 -

**1 ZWAR PL**

**\$1,110,000**

Sold Feb 2024  
24 Days

986 m<sup>2</sup> 5 2 2

**43 BARNARD CCT**

**\$1,200,000**

Sold Feb 2024  
17 Days

1,032 m<sup>2</sup> 4 2 2

**7 BIBBY PL**

**\$852,000**

Sold Jan 2024  
15 Days

1,141 m<sup>2</sup> 4 2 2



**9 HERMAN CL**

**\$450,000**

933.5 m<sup>2</sup>

934 m<sup>2</sup> 4 2 2

Dec 2023  
N/A

**11 SLOANE PL**

**\$793,000**

835 m<sup>2</sup> 3 1 2

Dec 2023  
24 Days

**20 BOWLEY PL**

**\$885,000**

771.8 m<sup>2</sup>

772 m<sup>2</sup> 3 2 2

2023

**3 BEDDOME PL**

**\$1,170,000**

877 m<sup>2</sup> 5 3 2

Dec 2023  
23 Days

**2 MACCALLUM CCT**

**\$1,160,000**

725 m<sup>2</sup> 4 2 2

Nov 2023  
18 Days

**2 NANSON PL**

**\$870,000**

3 2 2

Nov 2023  
25 Days

**70 BARNARD CCT**

**\$790,000**

676 m<sup>2</sup> 3 2 2

Nov 2023  
30 Days

**3 CAYLEY PL**

**\$1,140,000**

1076 m<sup>2</sup>

1,076 m<sup>2</sup> 4 - -

2023

# FLOREY - Properties For Rent

## Median Rental Price

**\$620 /w**

Based on 49 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

**+3.3%**

Current Median Price: \$978,500  
Current Median Rent: \$620

Based on 26 recorded House sales and 49 House rentals compared over the last 12 months

## Number of Rentals

**49**

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

**71 TWELVETREES CRESCENT**

**\$580 Per Week**



May 2024  
1 Day

590 m<sup>2</sup> 3 1 1

**7 Whittell Crescent**

**\$640 per week**



May 2024  
2 Days

1,060 m<sup>2</sup> 4 2 2

**8 HEYMANN PLACE**

**\$720 Per Week**




Apr 2024  
35 Days

1,266 m<sup>2</sup> 5 2 4

**3 Thorpe Street**

**By Negotiation**



Apr 2024  
All Days

1,103 m<sup>2</sup> 6 3 2