

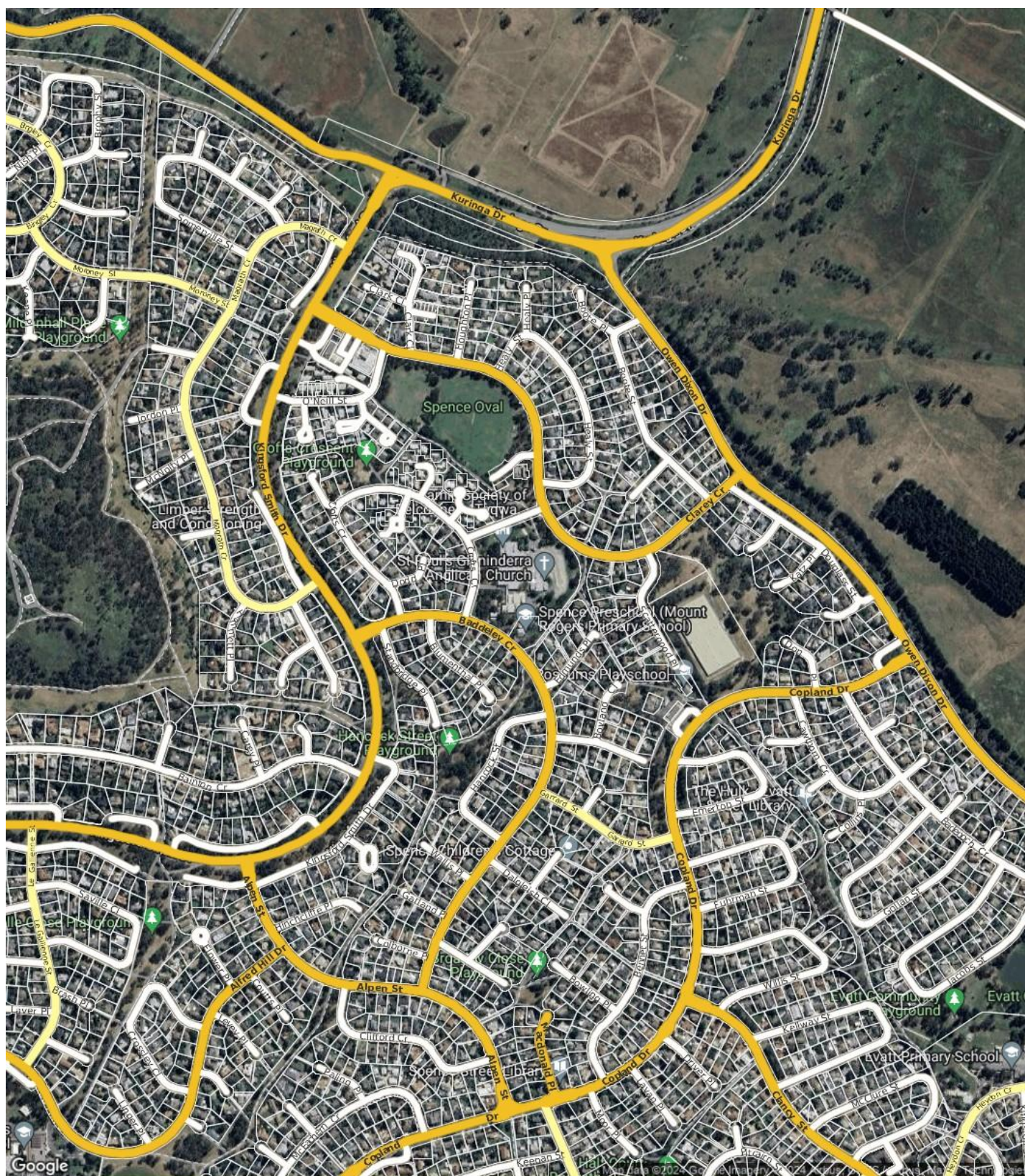
RayWhite.

Suburb
flyover report

SPENCE (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

SPENCE - Suburb Map



SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	32	\$ 352,500	0.0 %	\$ 305,000	\$ 575,000
2007	56	\$ 378,500	7.4 %	\$ 282,700	\$ 565,000
2008	33	\$ 435,000	14.9 %	\$ 6,500	\$ 645,000
2009	29	\$ 460,000	5.7 %	\$ 330,000	\$ 630,000
2010	27	\$ 485,000	5.4 %	\$ 371,000	\$ 660,000
2011	26	\$ 442,500	-8.8 %	\$ 355,000	\$ 600,000
2012	31	\$ 470,000	6.2 %	\$ 366,000	\$ 660,800
2013	38	\$ 458,500	-2.4 %	\$ 70,000	\$ 645,000
2014	24	\$ 482,500	5.2 %	\$ 25,000	\$ 646,500
2015	24	\$ 477,500	-1.0 %	\$ 333,000	\$ 737,000
2016	32	\$ 547,500	14.7 %	\$ 385,000	\$ 790,000
2017	42	\$ 581,000	6.1 %	\$ 400,000	\$ 1,000,000
2018	38	\$ 592,500	2.0 %	\$ 140,000	\$ 838,000
2019	29	\$ 675,000	13.9 %	\$ 11,000	\$ 1,100,000
2020	39	\$ 650,000	-3.7 %	\$ 82,000	\$ 820,000
2021	32	\$ 828,500	27.5 %	\$ 315,000	\$ 1,475,000
2022	41	\$ 901,000	8.8 %	\$ 640,000	\$ 1,375,000
2023	30	\$ 912,500	1.3 %	\$ 400,000	\$ 8,000,000
2024	3	\$ 940,000	3.0 %	\$ 770,000	\$ 1,120,000

Median Sale Price

\$925k

Based on 29 recorded House sales within the last 12 months (Apr '23 - Mar '24)

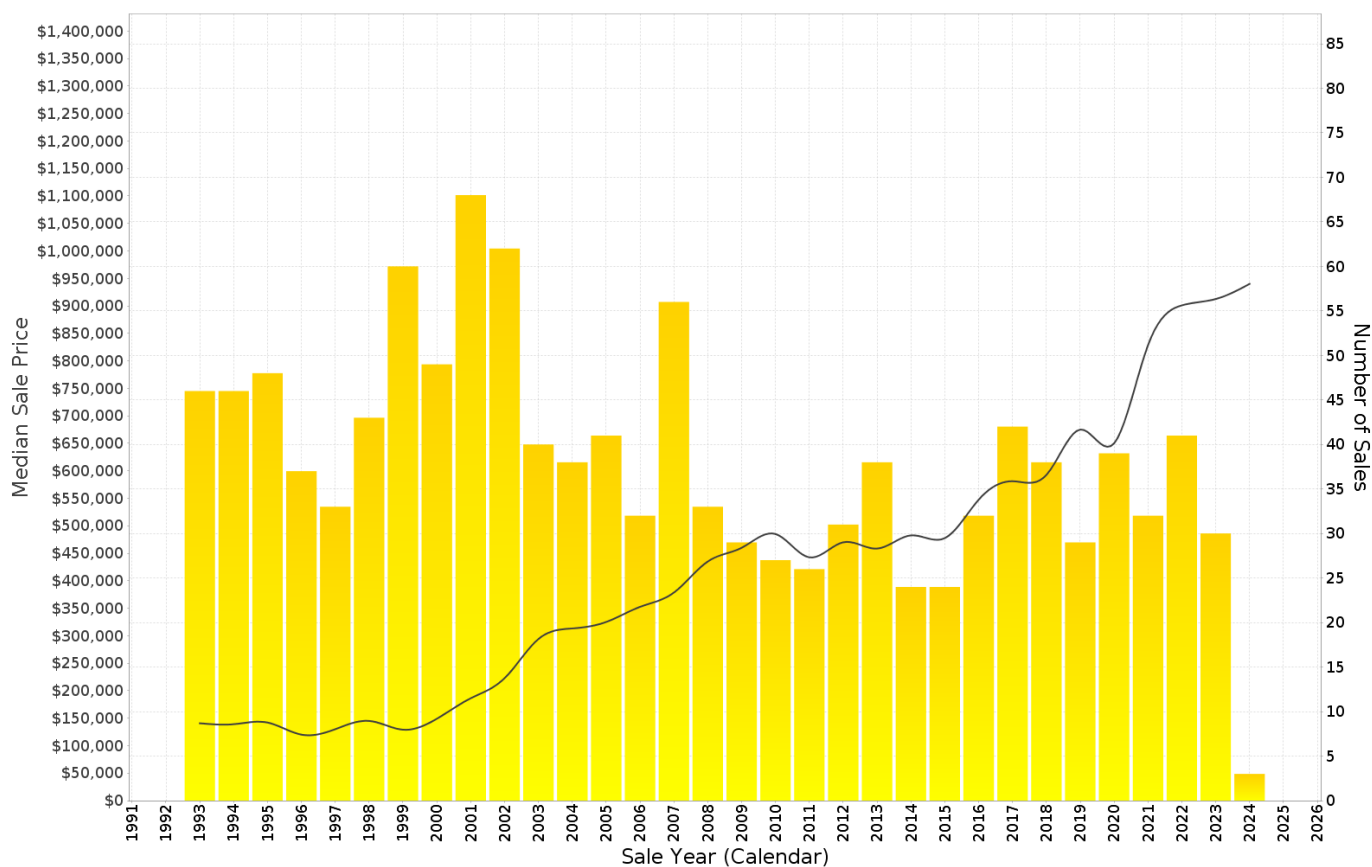
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

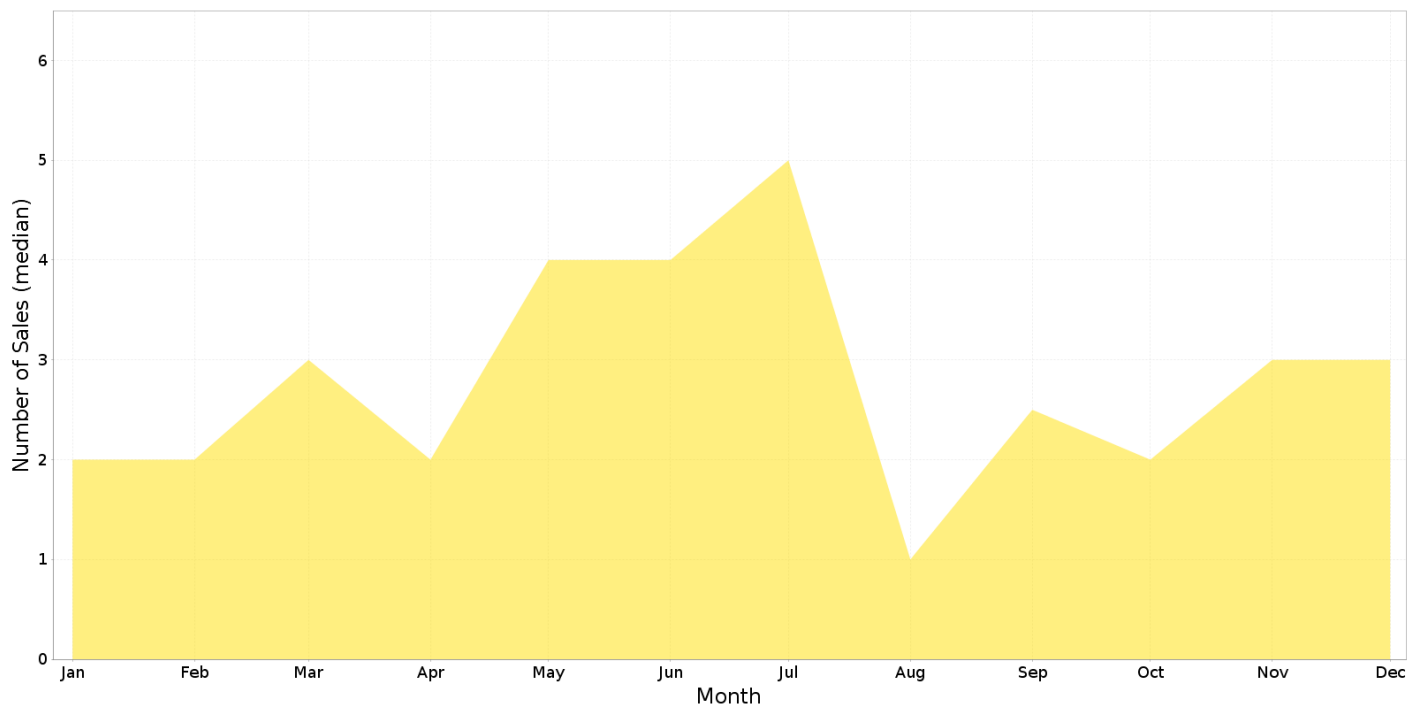
+2.7%

Current Median Price: \$925,000
Previous Median Price: \$900,500

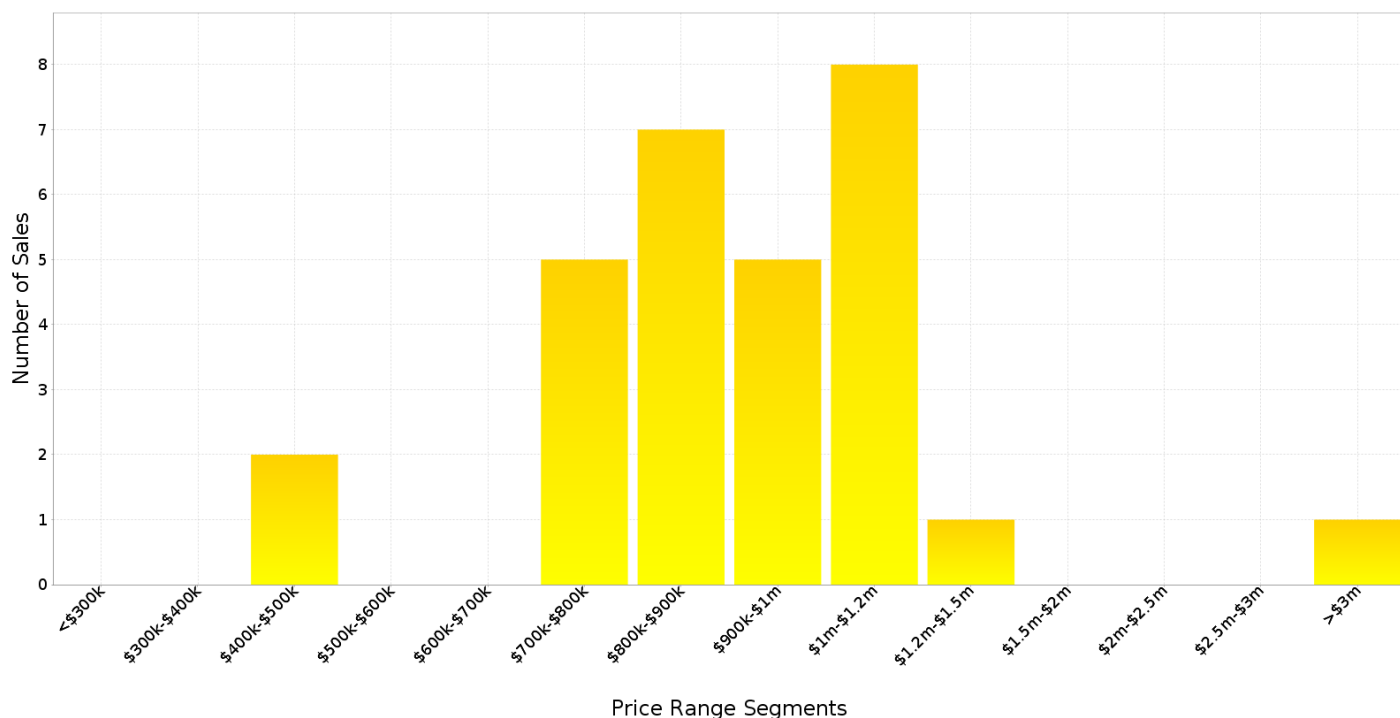
Based on 65 recorded House sales compared over the last two rolling 12 month periods



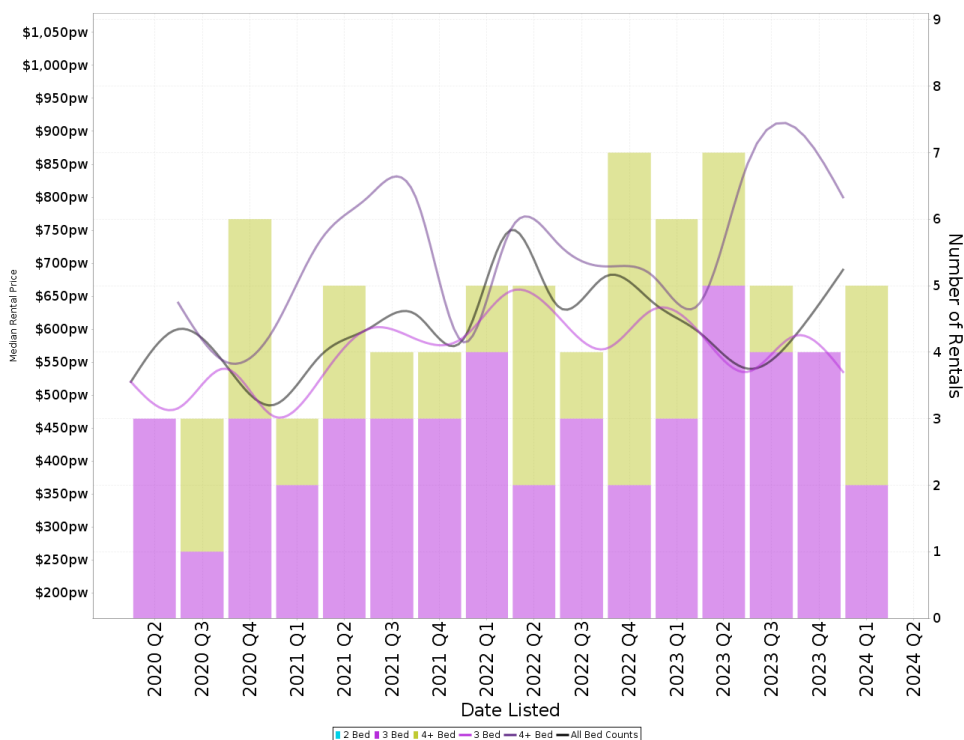
SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.7%

Current Median Price: \$925,000
Previous Median Price: \$900,500

Based on 65 registered House sales compared over the last two rolling 12 month periods.

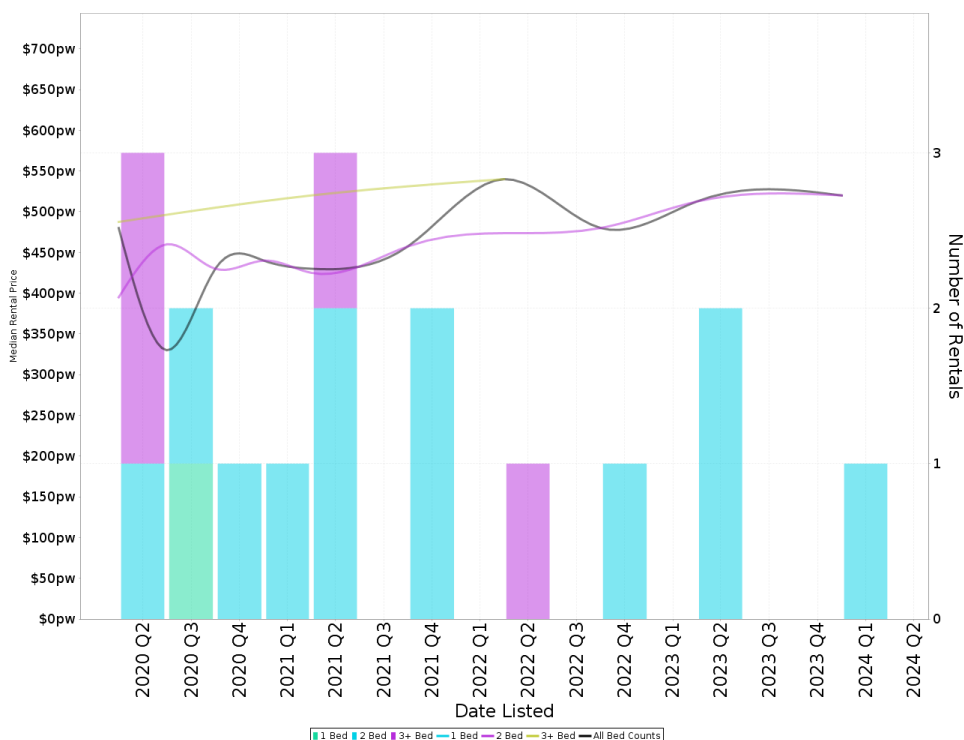
Suburb Rental Yield

+3.3%

Current Median Price: \$925,000
Current Median Rent: \$580

Based on 21 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.7%

Current Median Price: \$785,000
Previous Median Price: \$750,000

Based on 11 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$785,000
Current Median Rent: \$520

Based on 3 registered Unit rentals compared over the last 12 months.

SPENCE - Recently Sold Properties

Median Sale Price

\$925k

Based on 29 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

+2.7%

Current Median Price: \$925,000
Previous Median Price: \$900,500

Based on 65 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

29

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

11 MCGOWEN CL

\$780,000

379 m² 3 1 1

Sold Apr 2024, 56 Days

201 OWEN DIXON DR

\$1,060,000

1,079 m² 4 2 1

Sold Apr 2024, 25 Days

2 CROFTS PL

\$835,000

1,217 m² 4 1 2

Sold Apr 2024, 16 Days

5 MACDONALD PL

\$940,000

767 m² 4 1 2

Sold Feb 2024, 65 Days

5 KATZ PL

\$1,120,000

953 m² 5 2 2

Sold Feb 2024, 100 Days

27 BOYLAND CL

\$770,000

948 m² 3 1 2

Sold Jan 2024, 63 Days

39 BOYLAND CL

\$760,000

816 m² 3 1 1

Sold Dec 2023, 27 Days

14 HANCOCK ST

\$820,000

904 m² 3 1 1

Sold Dec 2023, 19 Days

4 GARLAND PL

\$810,000

906 m² - - -

Sold Dec 2023, 10 Days

6 GARRARD ST

\$780,000

SOLD Nov 2023
15 Days

784 m² 3 1 1

6 CROFTS PL

\$1,045,000

SOLD Nov 2023
18 Days

1,074 m² 3 2 2

45 MAGRATH CRES

\$947,000

SOLD Nov 2023
61 Days

1,232 m² 4 2 2

SPENCE - Properties For Rent

Median Rental Price

\$580 /w

Based on 21 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: \$925,000
Current Median Rent: \$580

Based on 29 recorded House sales and 21 House rentals compared over the last 12 months


Number of Rentals

21

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

5 Katz Place




\$895 per week

Apr 2024
35 Days

953 m² 5 2 2

16 BENNET STREET



\$600 per week

Aug 2023
279 Days

800 m² 3 1 3