



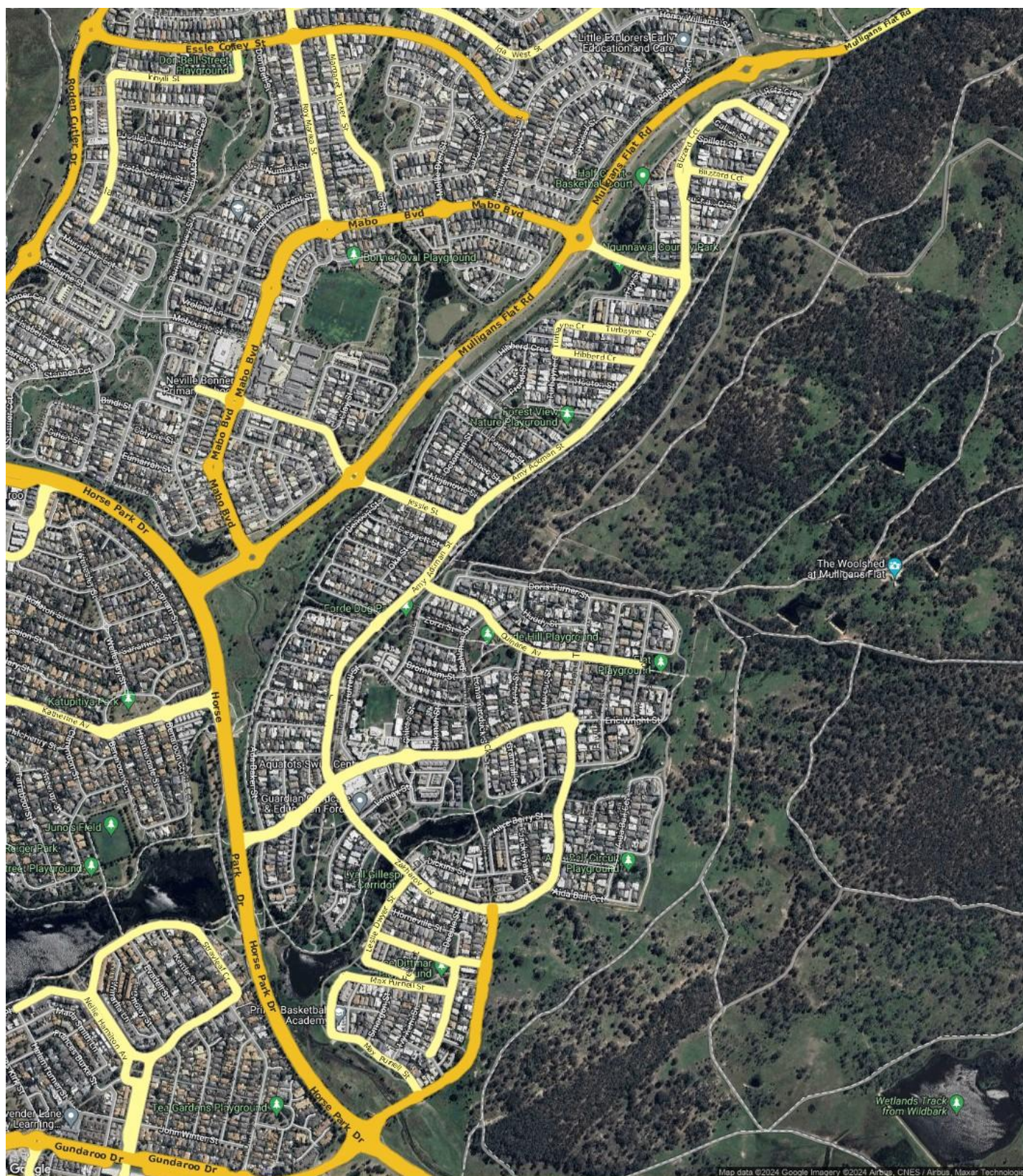
RayWhite.



Suburb
flyover report

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

FORDE - Suburb Map



FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	2	\$ 205,000	0.0 %	\$ 205,000	\$ 205,000
2007	15	\$ 212,000	3.4 %	\$ 140,000	\$ 550,000
2008	39	\$ 545,000	157.1 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	58	\$ 597,400	9.4 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	-0.4 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	58	\$ 1,167,500	4.5 %	\$ 516,000	\$ 2,360,000
2023	72	\$ 1,152,500	-1.3 %	\$ 650,000	\$ 2,350,000
2024	9	\$ 985,000	-14.5 %	\$ 600,000	\$ 1,580,000

Median Sale Price

\$1.14m

Based on 66 recorded House sales within the last 12 months (Apr '23 - Mar '24)

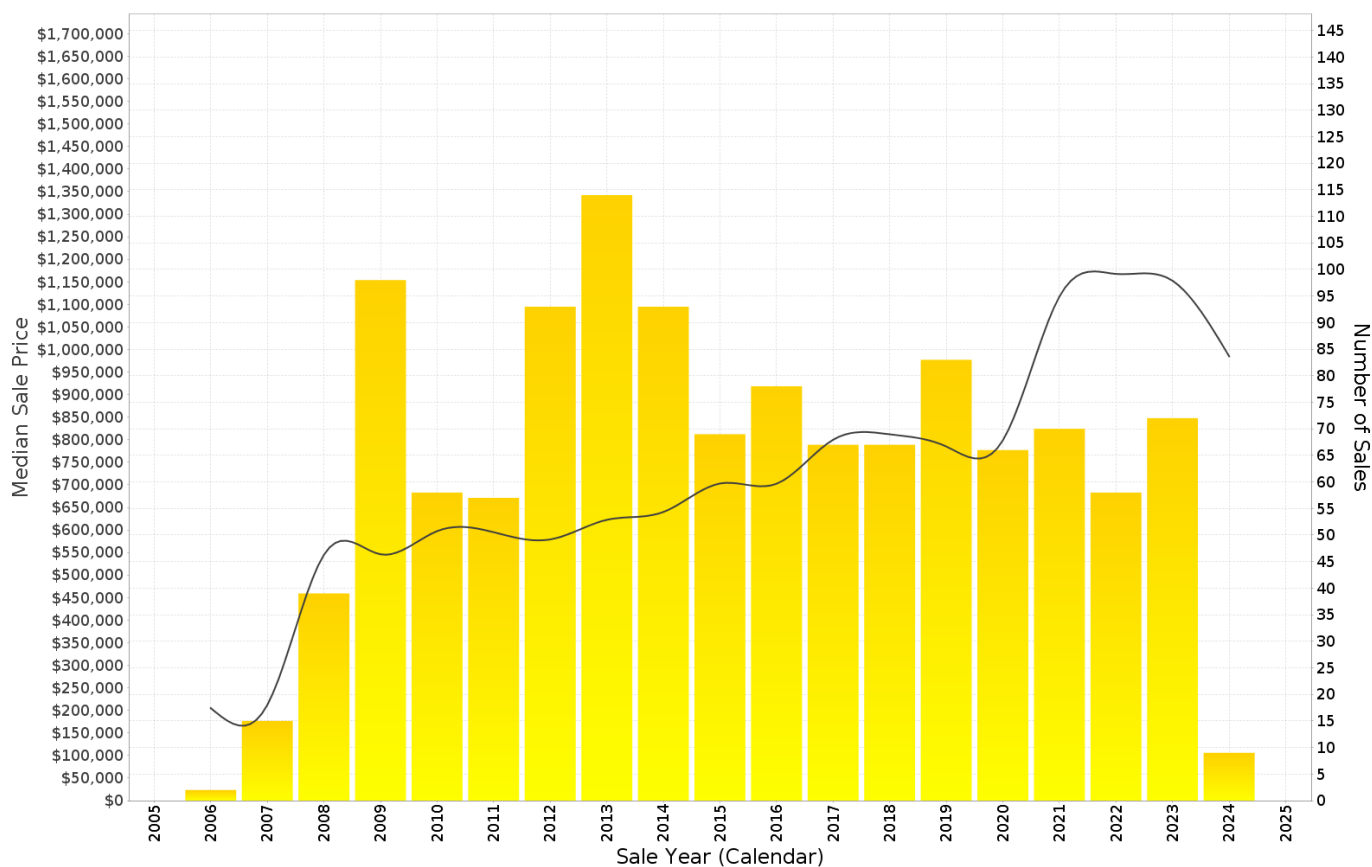
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

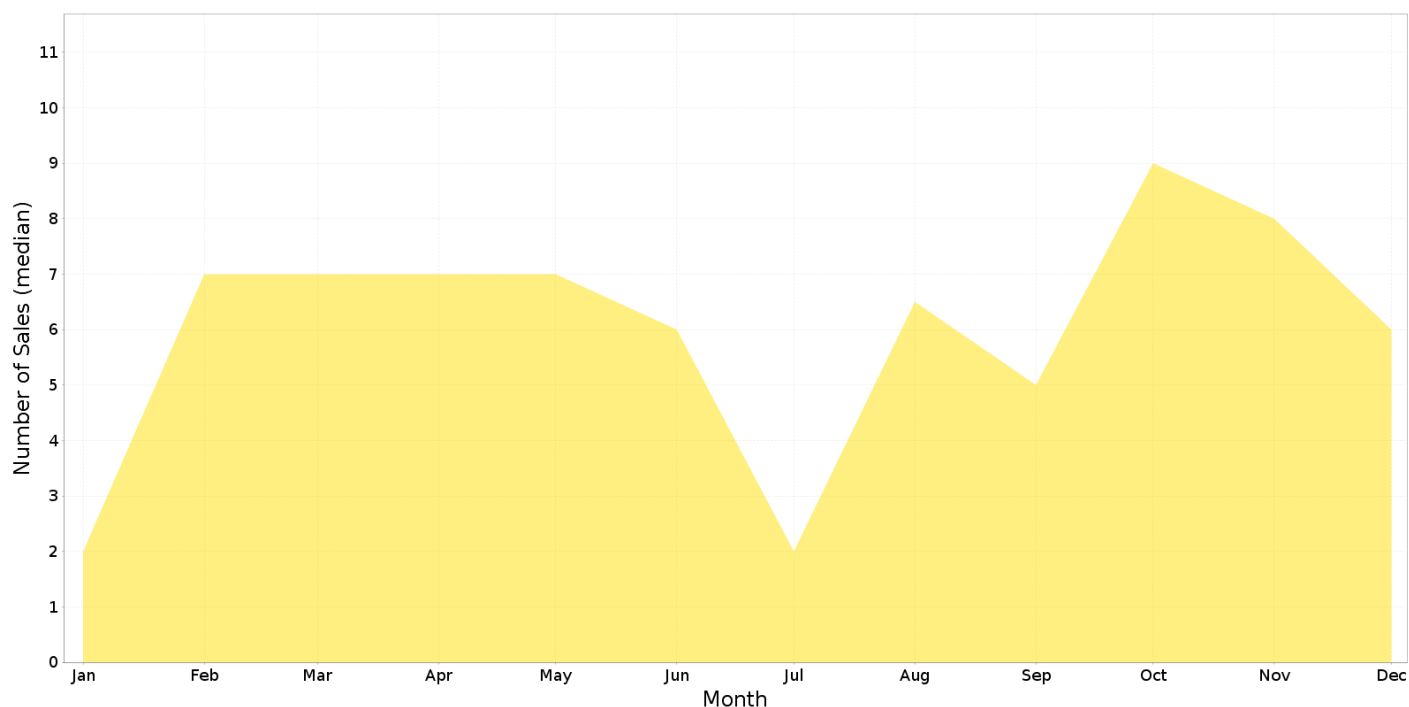
-5.8%

Current Median Price: \$1,140,000
Previous Median Price: \$1,210,000

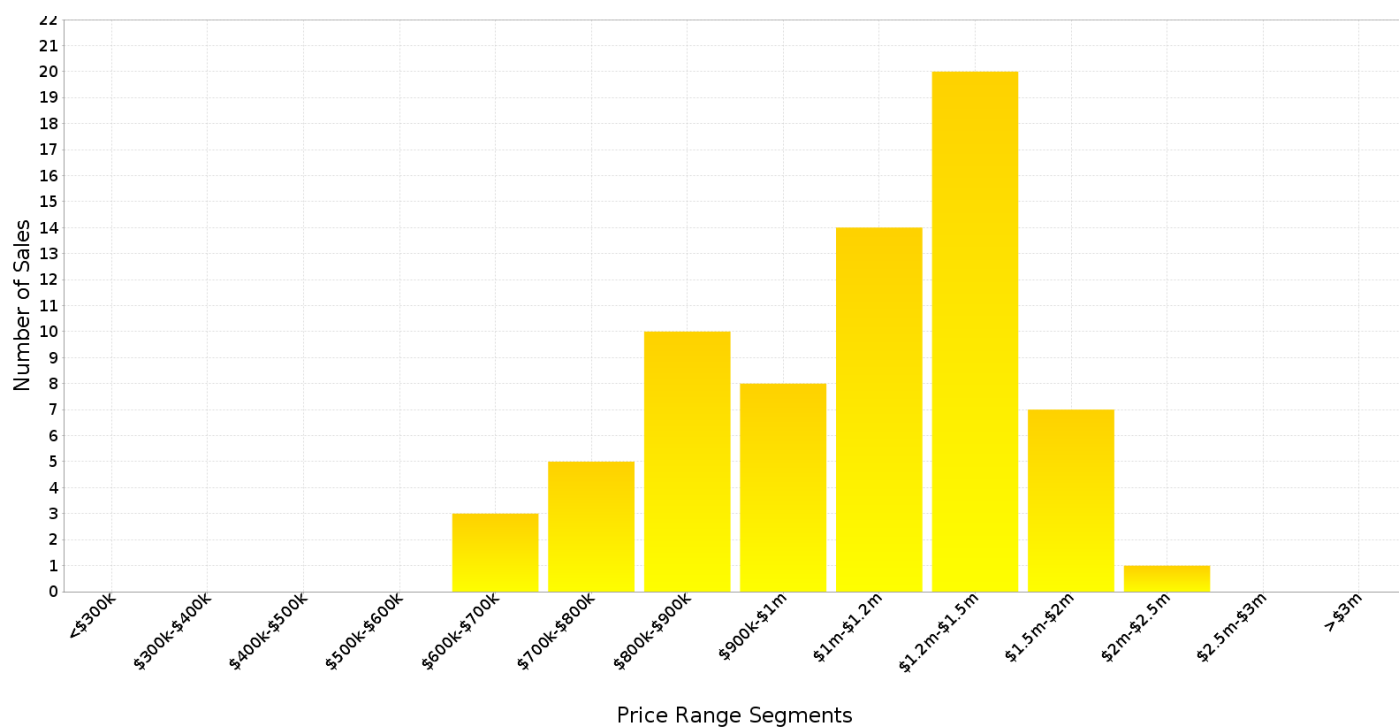
Based on 123 recorded House sales compared over the last two rolling 12 month periods



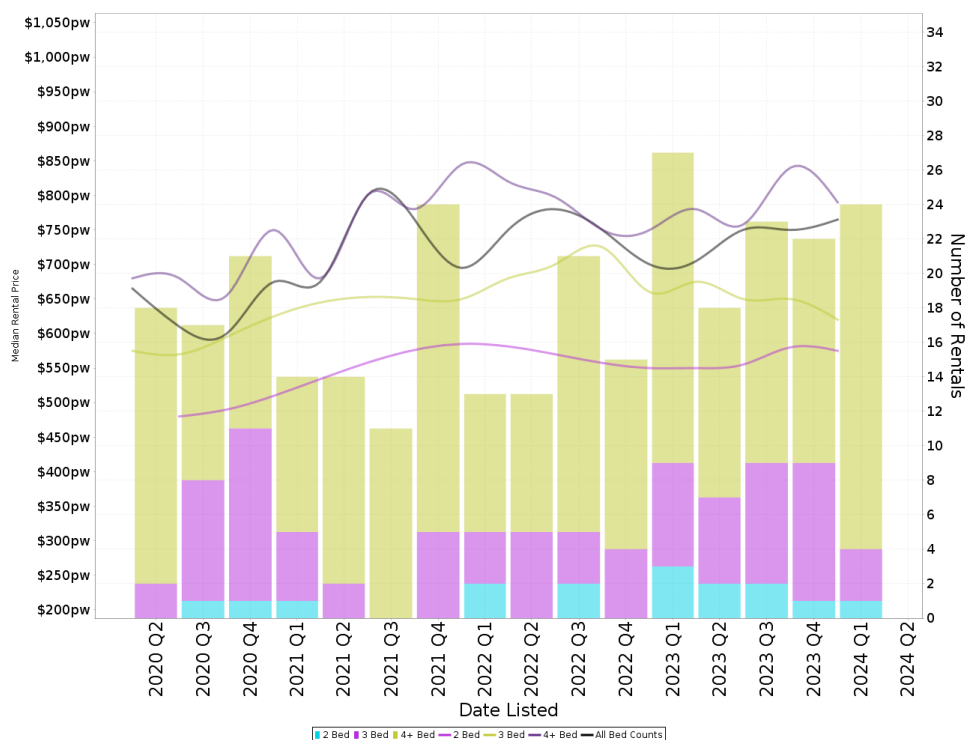
FORDE - Peak Selling Periods (3 years)



FORDE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.8%

Current Median Price: \$1,140,000
Previous Median Price: \$1,210,000

Based on 123 registered House sales compared over the last two rolling 12 month periods.

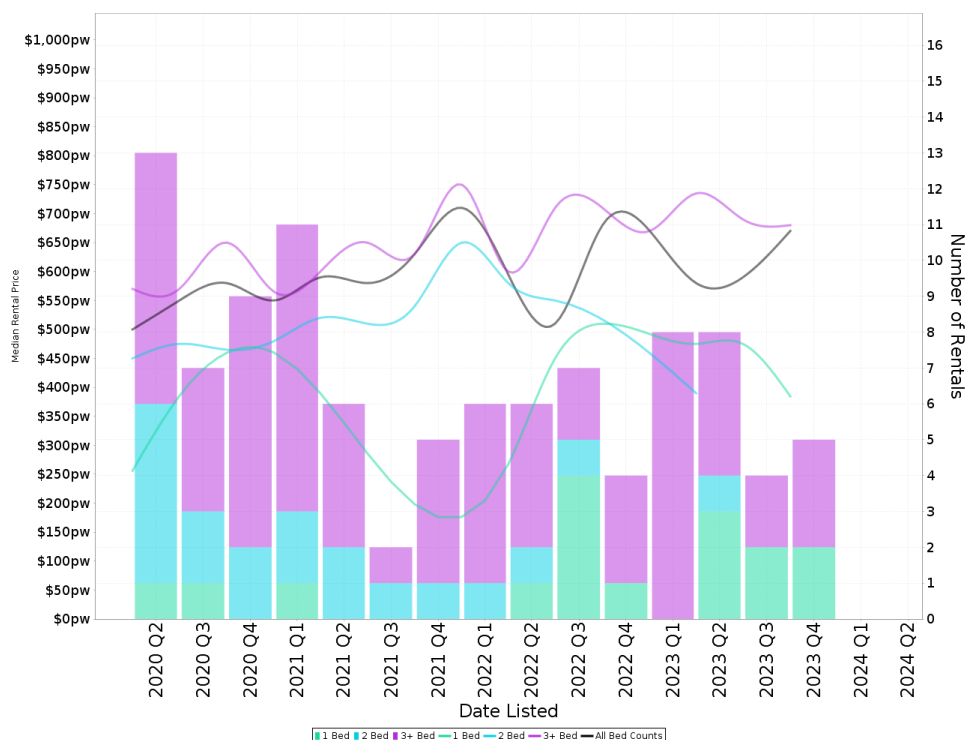
Suburb Rental Yield

+3.4%

Current Median Price: \$1,140,000
Current Median Rent: \$750

Based on 87 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+74.3%

Current Median Price: \$871,521
Previous Median Price: \$500,000

Based on 53 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$871,521
Current Median Rent: \$650

Based on 17 registered Unit rentals compared over the last 12 months.

FORDE - Recently Sold Properties

Median Sale Price

\$1.14m

Based on 66 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

-5.8%

Current Median Price: \$1,140,000
Previous Median Price: \$1,210,000

Based on 123 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

66

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

1 JESSIE ST

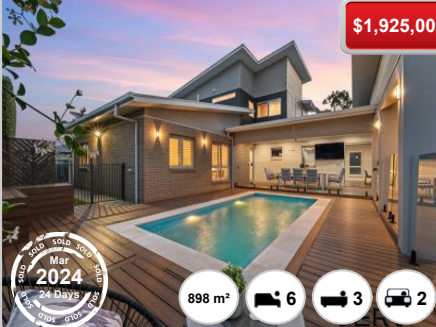


\$1,300,000

Sold Mar 2024
178 Days

564 m² 4 3 2

56 LOMA RUDDUCK ST



\$1,925,000

Sold Mar 2024
24 Days

898 m² 6 3 2

35 JUSTICE KELLY ST



\$1,450,000

Sold Mar 2024
144 Days

685 m² 5 2 2

15 BRUCE DITTMAR ST




\$600,000

Sold Mar 2024
21 Days

286 m² 3 2 1

54 TURBAYNE CRES




\$922,500

Sold Mar 2024

388 m² 3 2 2

17 HORNEVILLE ST



\$780,000

Sold Mar 2024
20 Days

322 m² 2 1 1

125 AMY ACKMAN ST




\$1,150,000

Sold Mar 2024
110 Days

382 m² 4 3 2

31 HIBBERD CRES




\$1,350,000

Sold Mar 2024
24 Days

469 m² 5 3 2

22 ALICE BERRY ST



\$1,580,000

Sold Feb 2024
99 Days

711 m² 4 2 2

15 BEVERIDGE CRES

\$1,670,000




Feb 2024
53 Days

549 m² 5 2 2

36 ZAKHAROV AVE

\$1,190,000




Feb 2024
53 Days

580 m² 4 2 2

56 TURBAYNE CRES

\$985,000




Feb 2024
50 Days

388 m² 4 2 2

35 ZAKHAROV AVE

\$860,000




Jan 2024
21 Days

319 m² 3 2 1

5 VOLPATO ST

\$1,400,000




Dec 2023
80 Days

388 m² 5 3 2

3 GRANNALL ST

\$1,060,000




Dec 2023
90 Days

469 m² 3 2 2

8 TURBAYNE CRES

\$1,245,000



Dec 2023
52 Days

388 m² 4 2 2

14 PHYLLIS FROST ST

\$1,252,000




Nov 2023
21 Days

528 m² 4 3 2

13 BROMHAM ST

\$1,650,000



Nov 2023
9 Days

696 m² 4 2 2

11 RAY ELLIS CRES

\$1,580,000




Nov 2023
49 Days

539 m² 4 2 2

1 BRUCE DITTMAR ST

\$1,210,000



Nov 2023
33 Days

410 m² 4 3 2

19 JACK RYAN ST

\$1,220,000



Nov 2023
25 Days

472 m² 4 2 2

FORDE - Properties For Rent

Median Rental Price

\$750 /w

Based on 87 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

+3.4%

Current Median Price: \$1,140,000
Current Median Rent: \$750

Based on 66 recorded House sales and 87 House rentals compared over the last 12 months

Number of Rentals

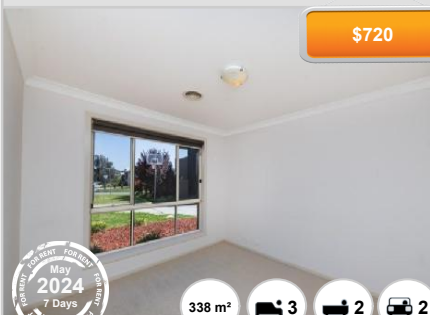
87

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

1 SYKES PLACE

\$720

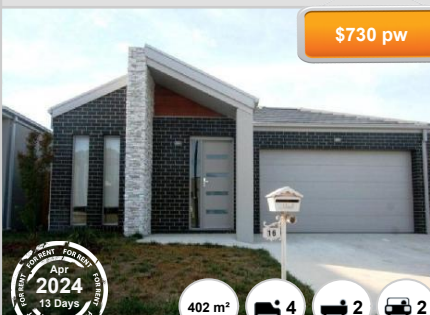


May 2024
7 Days

338 m² 3 2 2

16 IVY KENT STREET

\$730 pw



Apr 2024
13 Days

402 m² 4 2 2

14 LAIRD CRESCENT

\$730

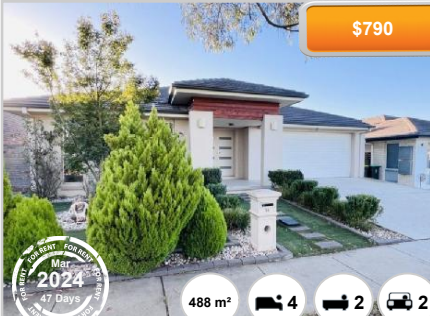


Apr 2024
31 Days

499 m² 4 2 2

14 SMORGON STREET

\$790



Mar 2024
47 Days

488 m² 4 2 2