



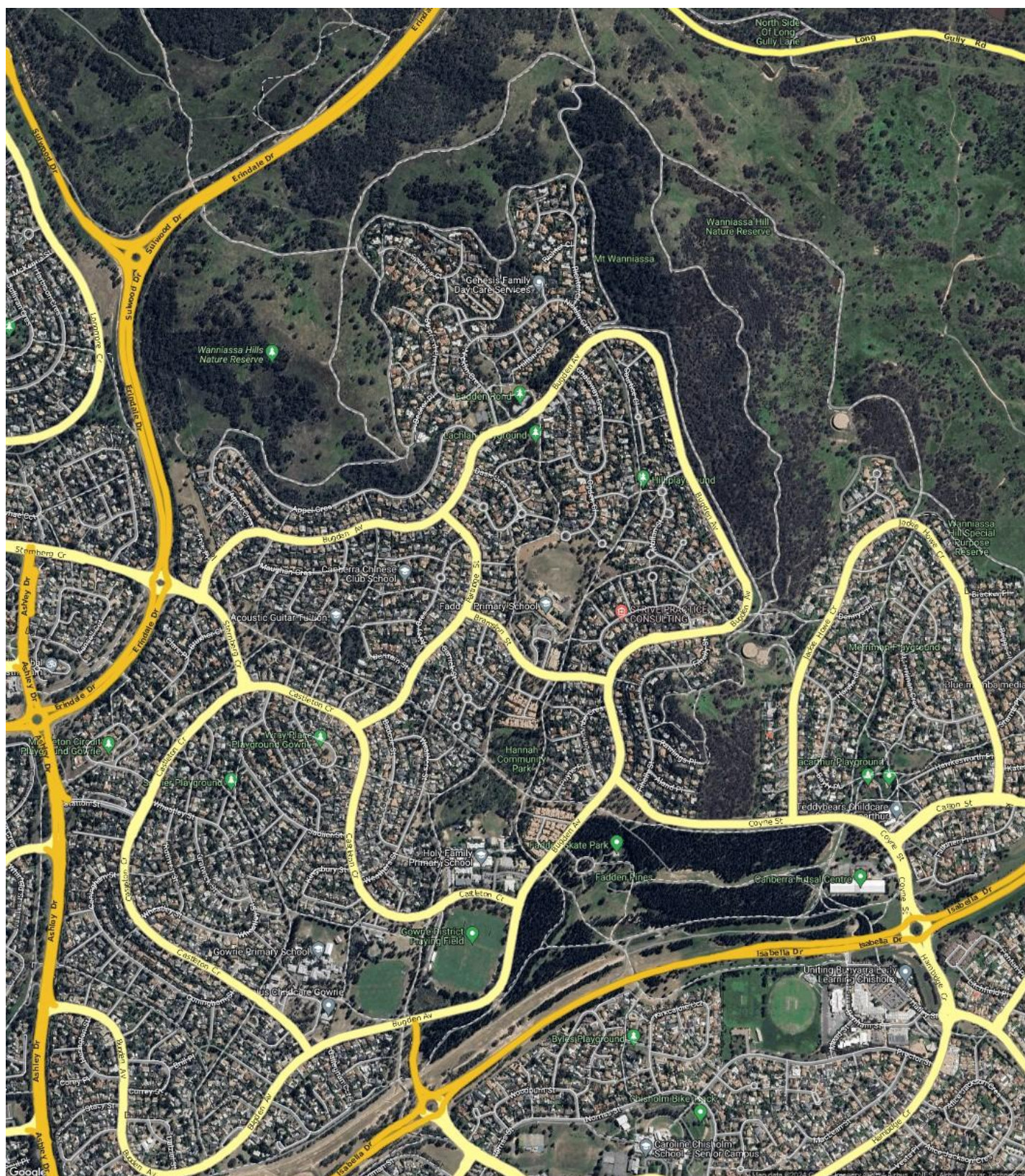
RayWhite.



Suburb
flyover report

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

FADDEN - Suburb Map



FADDEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	57	\$ 425,000	0.0 %	\$ 39,500	\$ 847,000
2007	43	\$ 525,000	23.5 %	\$ 132,500	\$ 859,750
2008	46	\$ 527,500	0.5 %	\$ 317,000	\$ 875,000
2009	42	\$ 576,500	9.3 %	\$ 405,000	\$ 890,000
2010	37	\$ 665,000	15.4 %	\$ 250,000	\$ 930,000
2011	46	\$ 609,250	-8.4 %	\$ 6,550	\$ 950,000
2012	31	\$ 567,500	-6.9 %	\$ 250,000	\$ 1,160,000
2013	45	\$ 612,000	7.8 %	\$ 365,000	\$ 880,000
2014	44	\$ 653,500	6.8 %	\$ 100,000	\$ 1,070,000
2015	34	\$ 647,250	-1.0 %	\$ 100,000	\$ 970,000
2016	38	\$ 681,250	5.3 %	\$ 100,000	\$ 980,000
2017	43	\$ 750,000	10.1 %	\$ 540,000	\$ 1,050,000
2018	44	\$ 750,250	0.0 %	\$ 377,500	\$ 1,220,000
2019	49	\$ 800,000	6.6 %	\$ 460,000	\$ 1,170,000
2020	48	\$ 860,500	7.6 %	\$ 256,310	\$ 1,300,000
2021	50	\$ 1,112,500	29.3 %	\$ 385,000	\$ 1,635,000
2022	49	\$ 1,150,000	3.4 %	\$ 600,000	\$ 1,675,000
2023	43	\$ 1,050,000	-8.7 %	\$ 500,000	\$ 1,830,000
2024	4	\$ 1,015,000	-3.3 %	\$ 950,000	\$ 1,200,000

Median Sale Price

\$1.01m

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

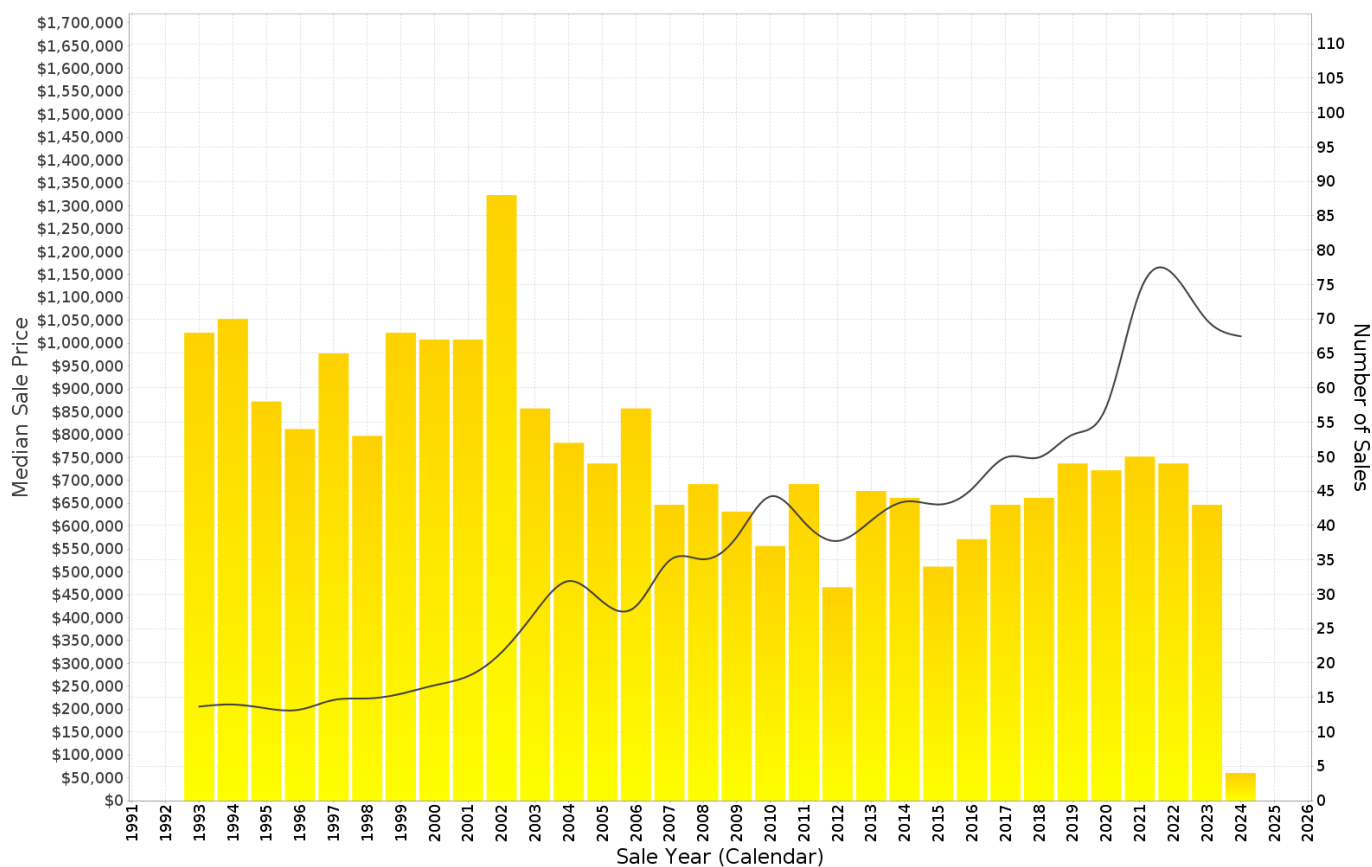
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

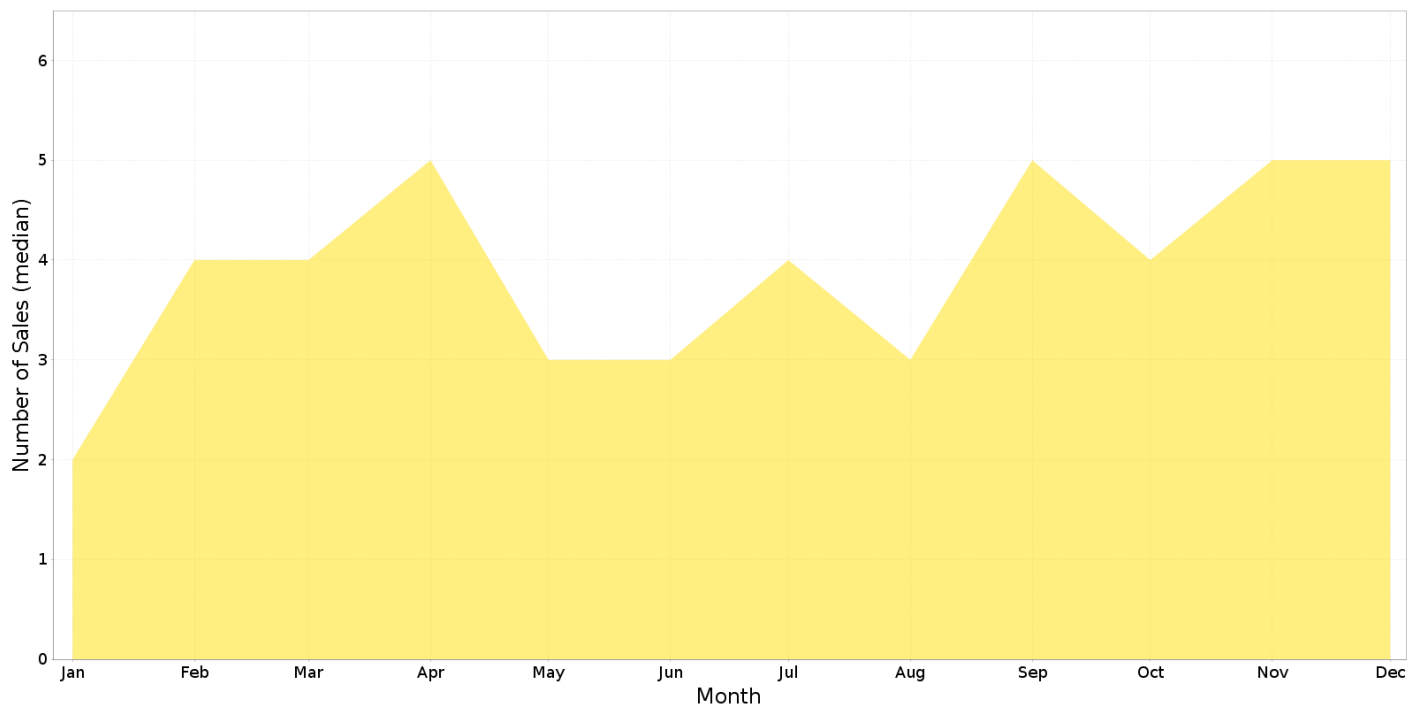
-11.7%

Current Median Price: \$1,015,000
Previous Median Price: \$1,150,000

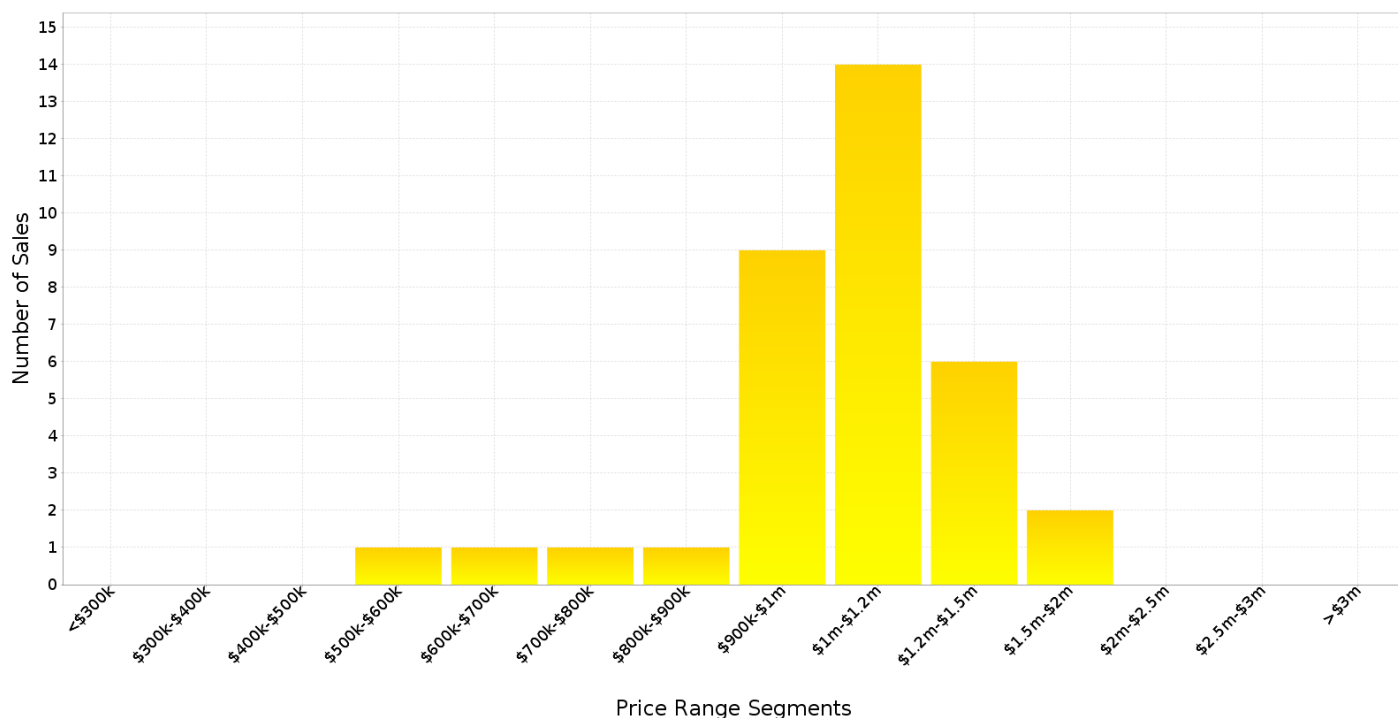
Based on 81 recorded House sales compared over the last two rolling 12 month periods



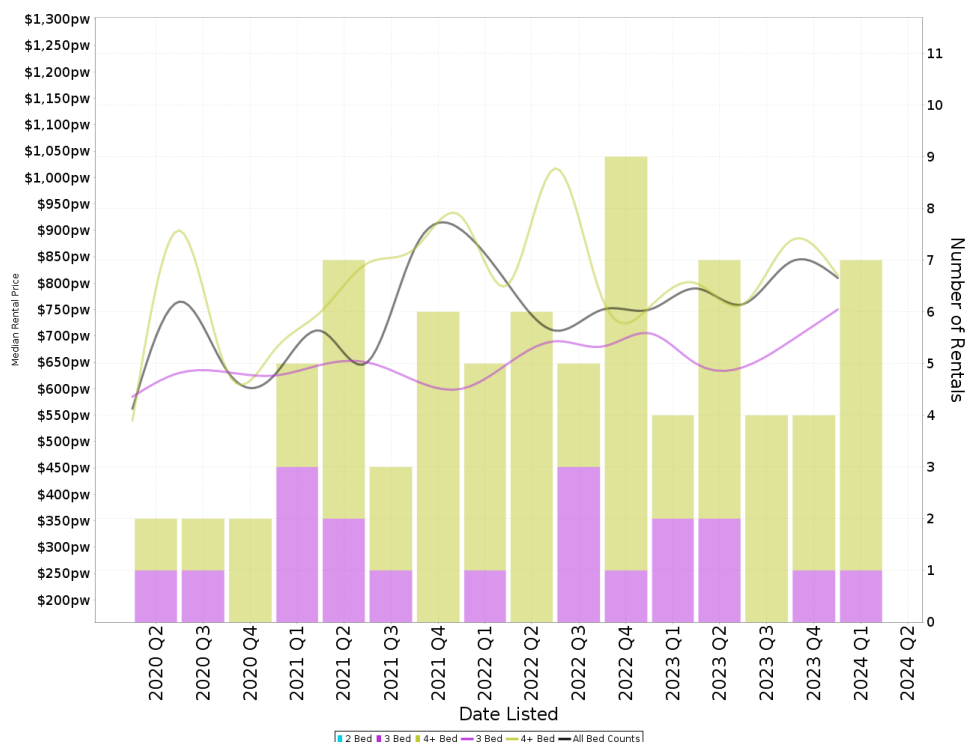
FADDEN - Peak Selling Periods (3 years)



FADDEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-11.7%

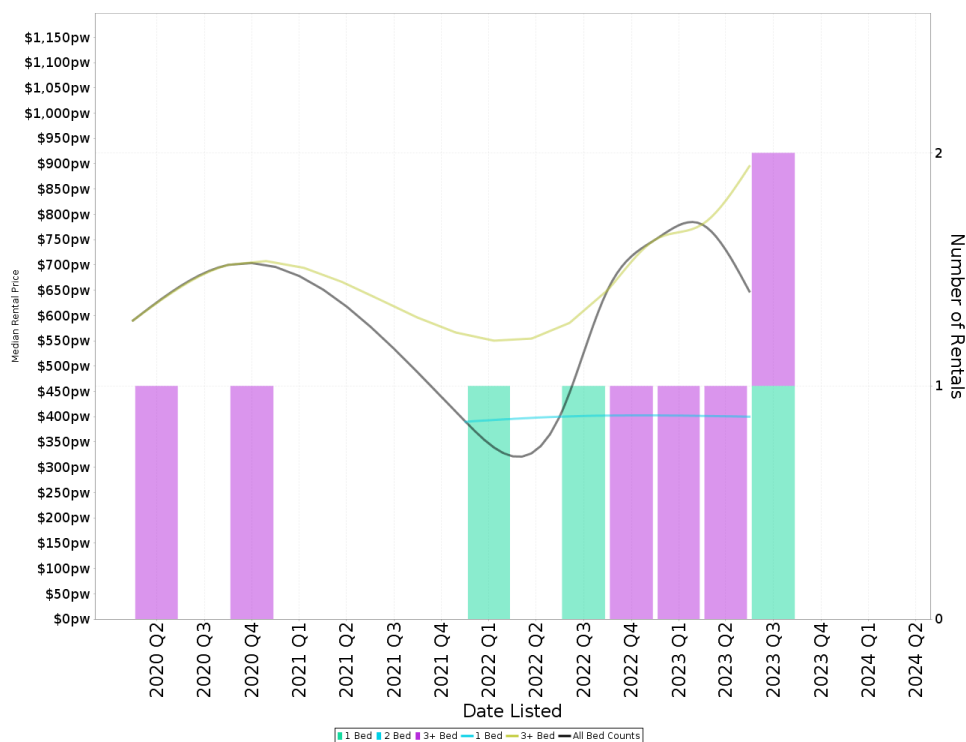
Current Median Price: \$1,015,000
 Previous Median Price: \$1,150,000
 Based on 81 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$1,015,000
 Current Median Rent: \$798
 Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-22.8%

Current Median Price: \$887,500
 Previous Median Price: \$1,150,000
 Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.6%

Current Median Price: \$887,500
 Current Median Rent: \$780
 Based on 3 registered Unit rentals compared over the last 12 months.

FADDEN - Recently Sold Properties

Median Sale Price

\$1.01m

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

-11.7%

Current Median Price: \$1,015,000
Previous Median Price: \$1,150,000

Based on 81 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

13 DECKER PL




\$1,890,000

Sold May 2024
50 Days

1,181 m² 4 3 2

21 SPARKES CL




\$1,535,000

Sold Apr 2024
21 Days

1,214 m² 4 2 3

458 BUGDEN AVE




\$990,000

Sold Apr 2024
87 Days

1,212 m² 4 2 2

15 FIEHELLY ST




\$1,200,000

Sold Apr 2024
N/A

700 m² - - -

57 DASH CRES

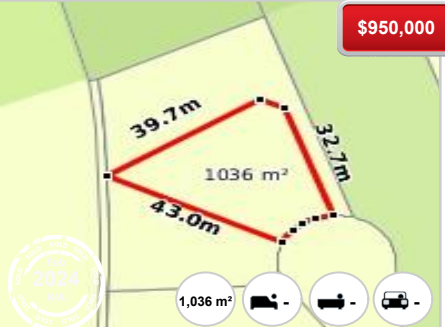


\$1,030,000

Sold Mar 2024
74 Days

754 m² 5 3 2

15 FREE PL




\$950,000

Sold Apr 2024
N/A

1,036 m² - - -

1 BRASSINGTON PL

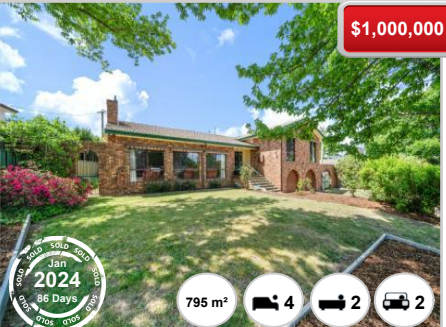


\$1,350,000

Sold Feb 2024
22 Days

902 m² 4 3 3

38 GARRICK ST

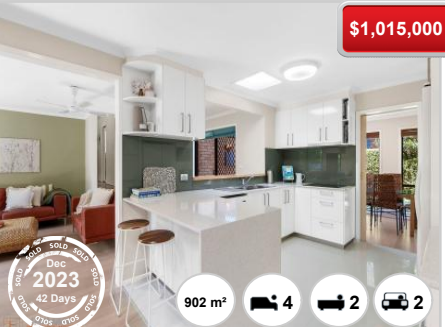


\$1,000,000

Sold Jan 2024
88 Days

795 m² 4 2 2

8 PAYNE PL



\$1,015,000

Sold Dec 2023
42 Days

902 m² 4 2 2

11 RIORDAN ST

\$1,095,000

SOLD 2023
Dec
78 Days

716 m² 4 2 2

41 BERTRAM ST

\$1,150,000

SOLD 2023
Dec
74 Days

732 m² 4 2 2

26 AIREY CRES

\$965,000

SOLD 2023
Dec
102 Days

708 m² 4 2 2

5 MCPHAIL PL

\$922,000

SOLD 2023
Dec
71 Days

894 m² 4 2 2

10/45 STOPFORD CRES

\$875,000

SOLD 2023
Nov
29 Days

1.61 ha 4 2 2

1 MESTON PL

\$615,000

SOLD 2023
Nov
25 Days

924 m² 4 - -

6 BOW PL

\$1,049,000

SOLD 2023
Nov
23 Days

882 m² 4 2 3

FADDEN - Properties For Rent

Median Rental Price

\$798 /w

Based on 22 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

+4.1%

Current Median Price: \$1,015,000
Current Median Rent: \$798

Based on 35 recorded House sales and 22 House rentals compared over the last 12 months

Number of Rentals

22

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

