

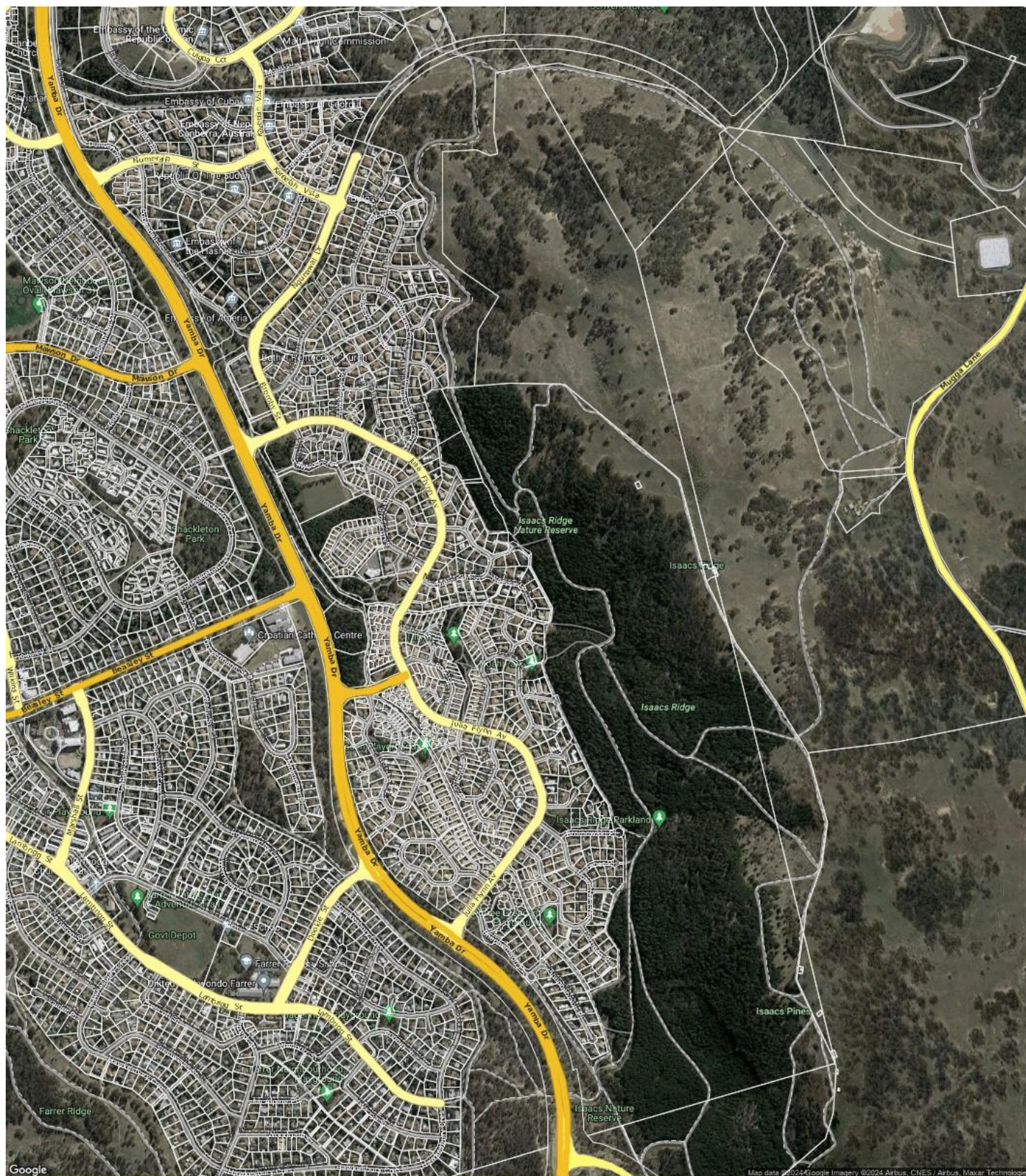
RayWhite.

Suburb
flyover report

ISAACS (HOUSE)

PREPARED BY: RAY WHITE CANBERRA, RAY WHITE CORPORATE DEFAULT

ISAACS - 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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ISAACS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	22	\$ 665,000	0.0 %	\$ 287,500	\$ 1,150,000
2007	24	\$ 776,000	16.7 %	\$ 565,000	\$ 1,075,000
2008	7	\$ 660,000	-14.9 %	\$ 559,000	\$ 1,000,000
2009	18	\$ 700,000	6.1 %	\$ 480,000	\$ 1,150,000
2010	16	\$ 855,000	22.1 %	\$ 665,000	\$ 1,510,000
2011	18	\$ 818,500	-4.3 %	\$ 667,000	\$ 1,275,000
2012	11	\$ 765,000	-6.5 %	\$ 605,000	\$ 1,000,000
2013	20	\$ 785,000	2.6 %	\$ 600,000	\$ 1,000,000
2014	19	\$ 830,000	5.7 %	\$ 575,000	\$ 1,320,000
2015	21	\$ 851,000	2.5 %	\$ 600,000	\$ 1,400,000
2016	10	\$ 882,500	3.7 %	\$ 722,000	\$ 1,320,000
2017	29	\$ 950,000	7.6 %	\$ 720,000	\$ 2,350,000
2018	17	\$ 915,000	-3.7 %	\$ 590,000	\$ 1,555,000
2019	23	\$ 965,000	5.5 %	\$ 800,000	\$ 1,600,000
2020	39	\$ 1,070,000	10.9 %	\$ 462,500	\$ 1,700,000
2021	15	\$ 1,361,000	27.2 %	\$ 950,000	\$ 2,000,000
2022	22	\$ 1,560,000	14.6 %	\$ 1,195,000	\$ 2,420,000
2023	15	\$ 1,555,000	-0.3 %	\$ 880,000	\$ 2,480,000
2024	0				

Median Sale Price

\$1.57m

Based on 13 recorded House sales within the last 12 months (Apr '23 - Mar '24)

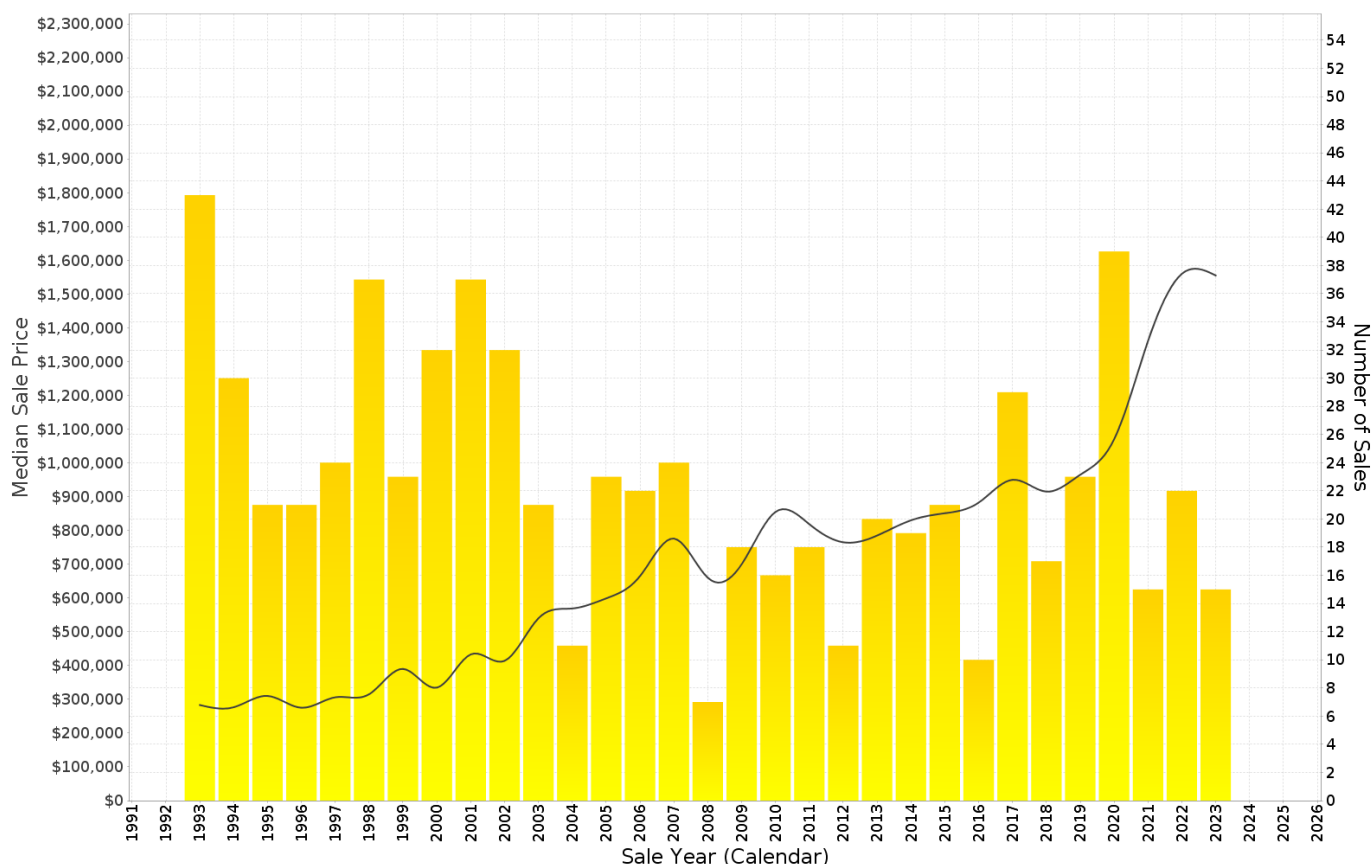
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

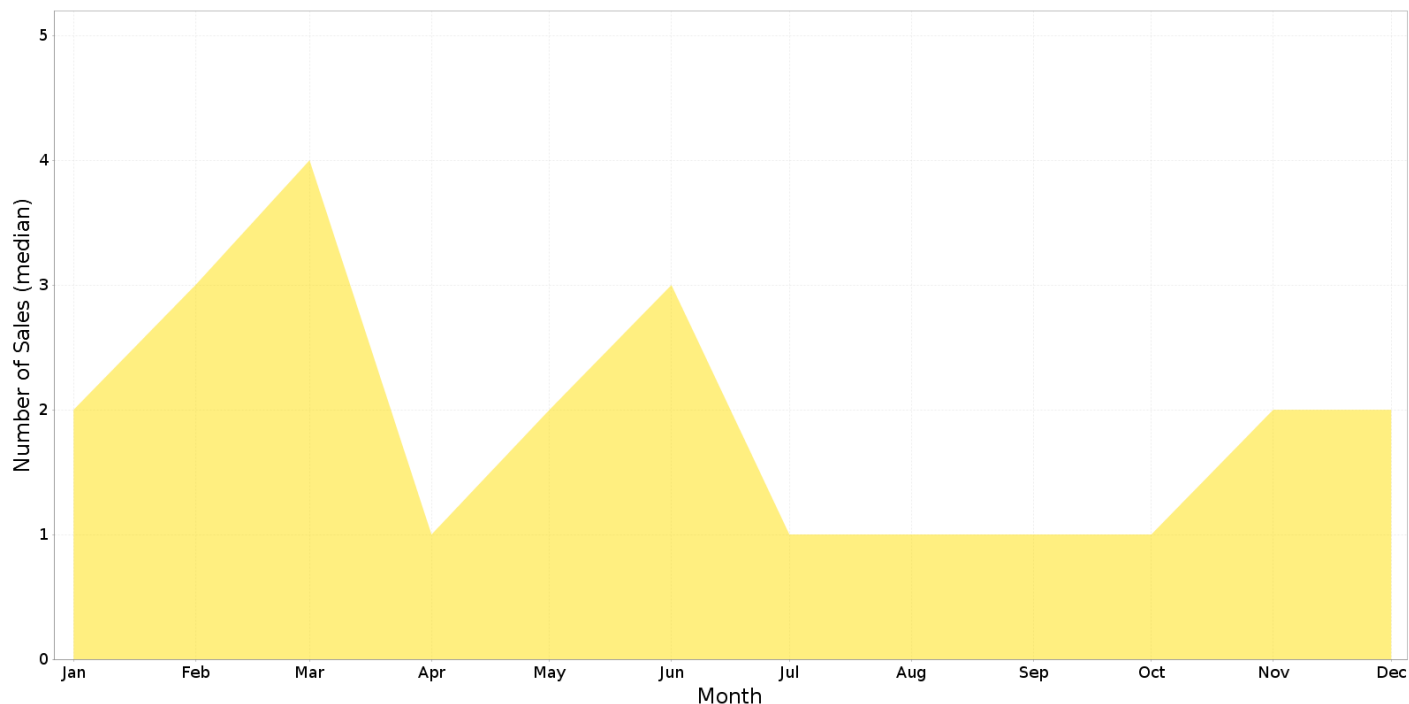
+1.9%

Current Median Price: \$1,575,000
Previous Median Price: \$1,545,000

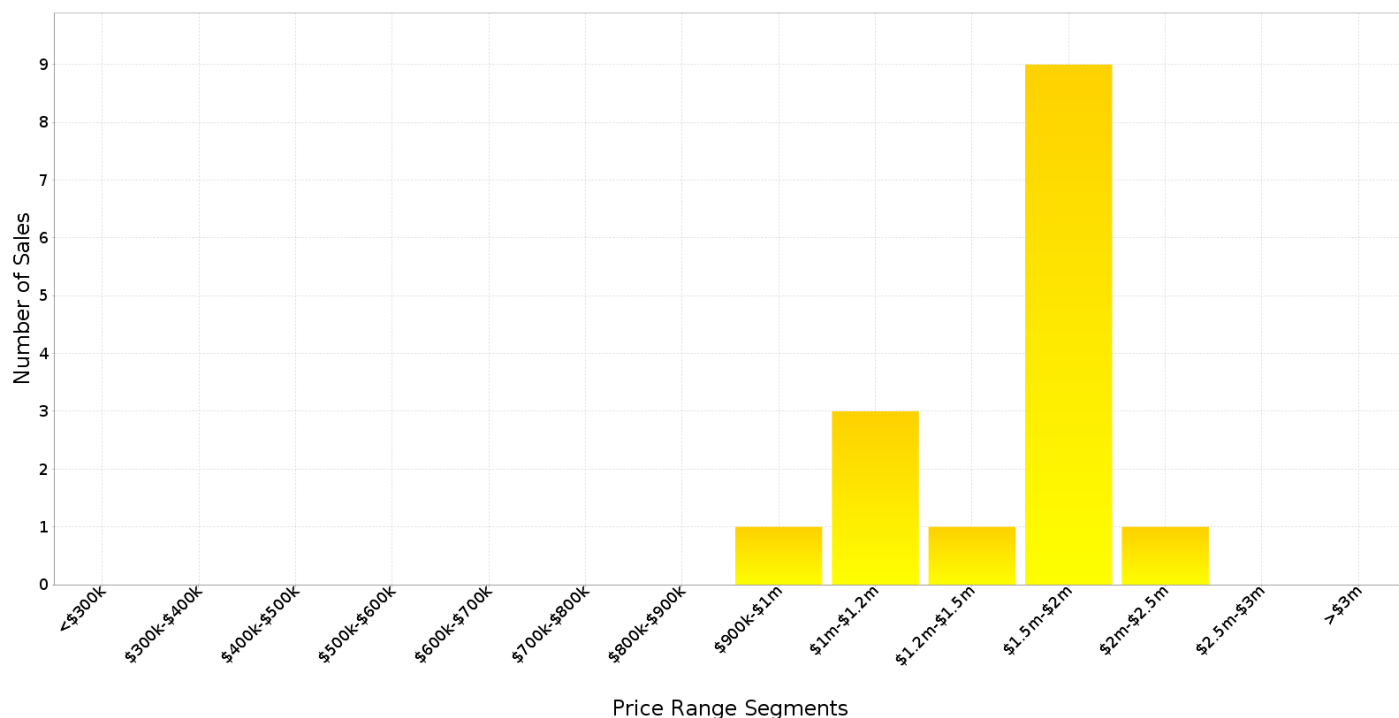
Based on 27 recorded House sales compared over the last two rolling 12 month periods



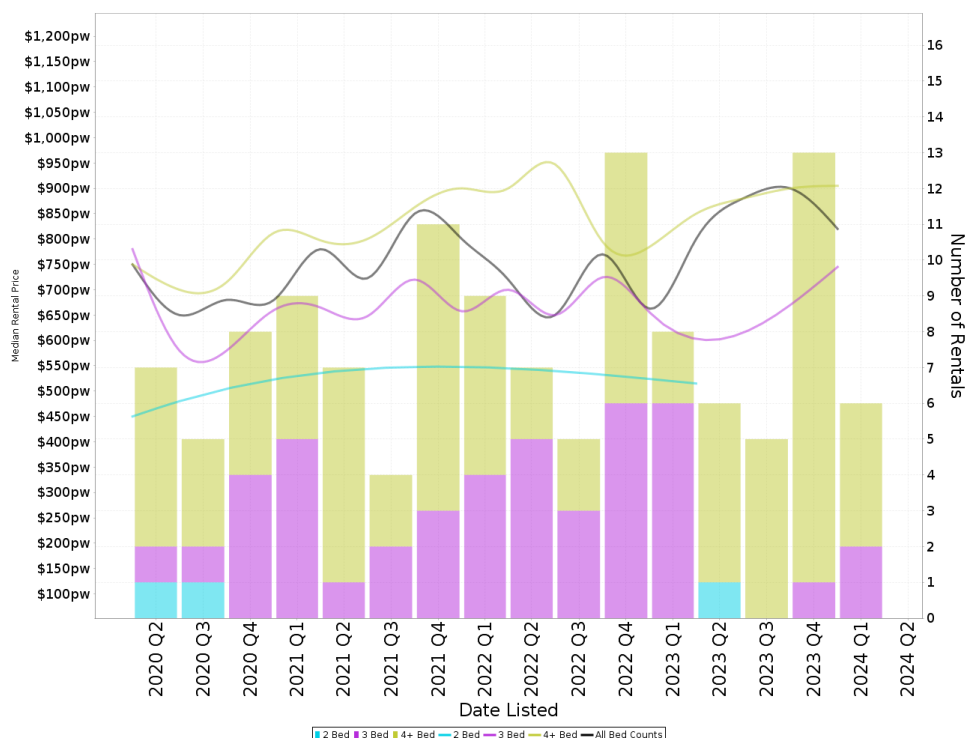
ISAACS - Peak Selling Periods (3 years)



ISAACS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.9%

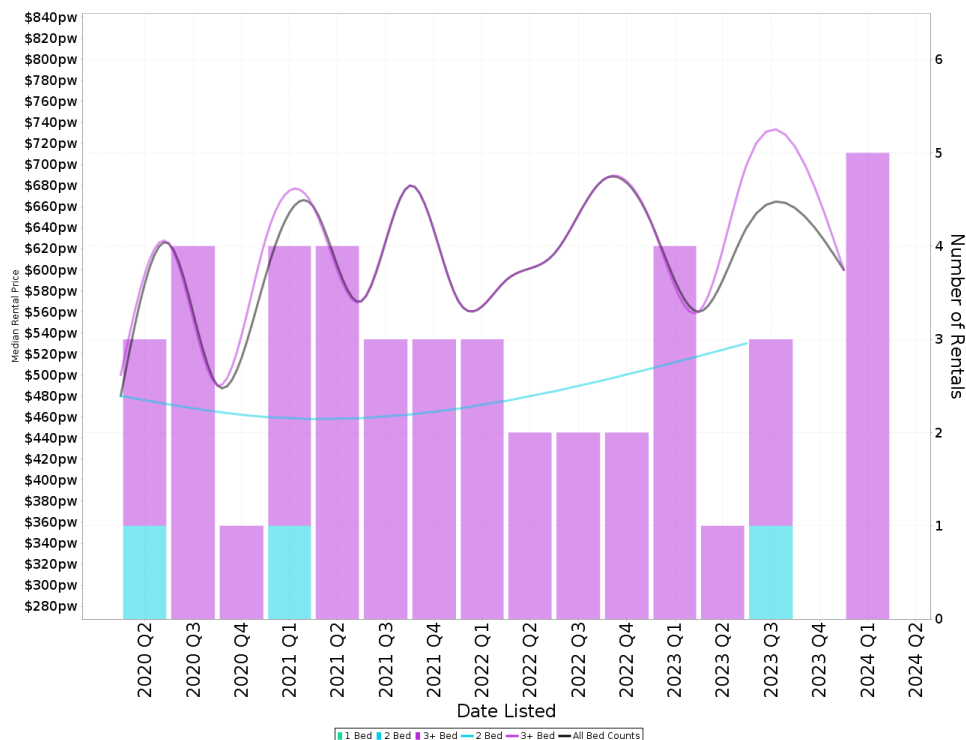
Current Median Price: \$1,575,000
Previous Median Price: \$1,545,000
Based on 27 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.8%

Current Median Price: \$1,575,000
Current Median Rent: \$850
Based on 30 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.8%

Current Median Price: \$945,000
Previous Median Price: \$952,500
Based on 34 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$945,000
Current Median Rent: \$600
Based on 9 registered Unit rentals compared over the last 12 months.

ISAACS - Recently Sold Properties

Median Sale Price

\$1.57m

Based on 13 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

+1.9%

Current Median Price: \$1,575,000
Previous Median Price: \$1,545,000

Based on 27 recorded House sales compared over the last two rolling 12 month periods

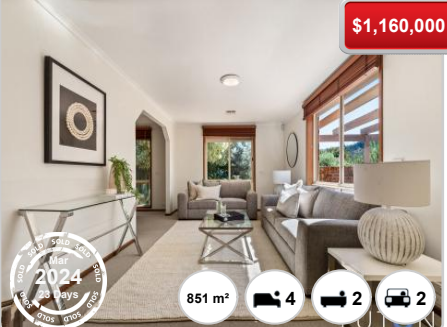
Sold Properties

13

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

26 HANSEN CCT




\$1,160,000

Sold Mar 2024
45 Days

851 m² 4 2 2

65 JULIA FLYNN AVE



\$1,530,000

Sold Feb 2024
22 Days

822 m² 4 2 2

20 CORRIGAN PL



\$1,555,000

Sold Dec 2023
56 Days

722 m² 5 2 2

ISAACS - Properties For Rent

Median Rental Price

\$850 /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

+2.8%

Current Median Price: \$1,575,000
Current Median Rent: \$850

Based on 13 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

7 Dettmann Close

\$750 per week




487 m² 3 2 2

May 2024 4 Days

4 Maclagan Street

\$1100 per week




908 m² 5 3 2

May 2024 2 Days

13 ADKINSON CLOSE

\$870 Per Week



764 m² 4 2 2

May 2024 8 Days

22 WILLIAM WILKINS CRESCENT

\$1200.00




4 2 2

Apr 2024 17 Days

3 HOY PLACE

\$1,100 per



1,068 m² 4 2 2

Apr 2024 37 Days