

RayWhite.

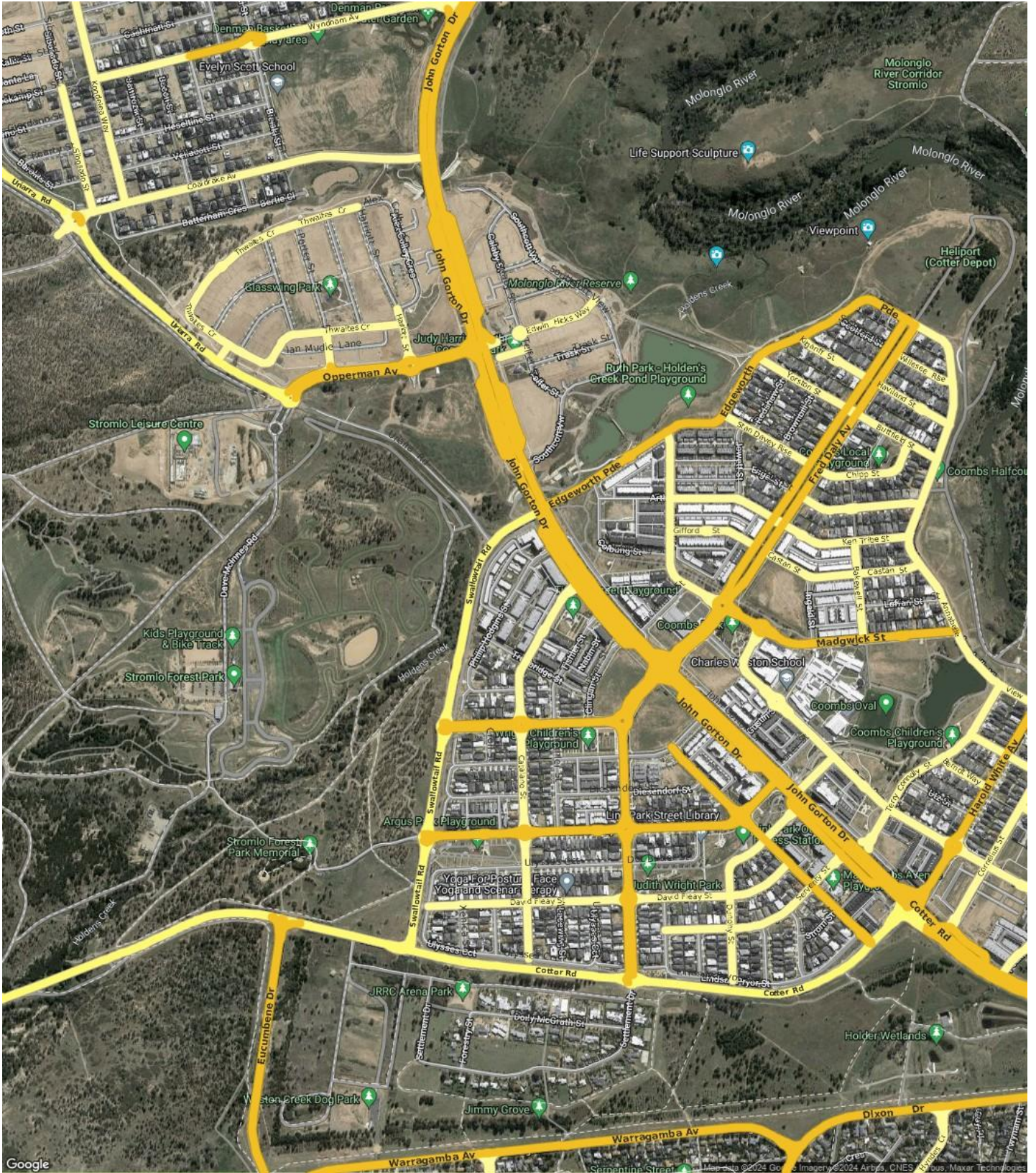
Suburb flyover report

WRIGHT (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



WRIGHT - Suburb Map



WRIGHT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2010	34	\$ 375,500	0.0 %	\$ 296,000	\$ 441,000
2011	4	\$ 353,500	-5.9 %	\$ 296,000	\$ 418,000
2012	17	\$ 405,500	14.7 %	\$ 311,000	\$ 761,500
2013	49	\$ 599,950	48.0 %	\$ 370,000	\$ 887,500
2014	50	\$ 578,870	-3.5 %	\$ 325,000	\$ 945,000
2015	29	\$ 817,250	41.2 %	\$ 335,000	\$ 1,075,000
2016	20	\$ 760,000	-7.0 %	\$ 443,000	\$ 1,110,000
2017	15	\$ 875,000	15.1 %	\$ 482,500	\$ 1,313,000
2018	32	\$ 862,500	-1.4 %	\$ 220,000	\$ 1,214,036
2019	31	\$ 885,000	2.6 %	\$ 390,000	\$ 1,204,000
2020	41	\$ 850,000	-4.0 %	\$ 332,000	\$ 1,260,000
2021	39	\$ 1,130,000	32.9 %	\$ 680,000	\$ 1,785,000
2022	29	\$ 1,405,000	24.3 %	\$ 180,000	\$ 1,950,000
2023	25	\$ 1,240,000	-11.7 %	\$ 749,900	\$ 1,743,000
2024	2	\$ 1,522,500	22.8 %	\$ 1,345,000	\$ 1,700,000

Median Sale Price
\$1.34m

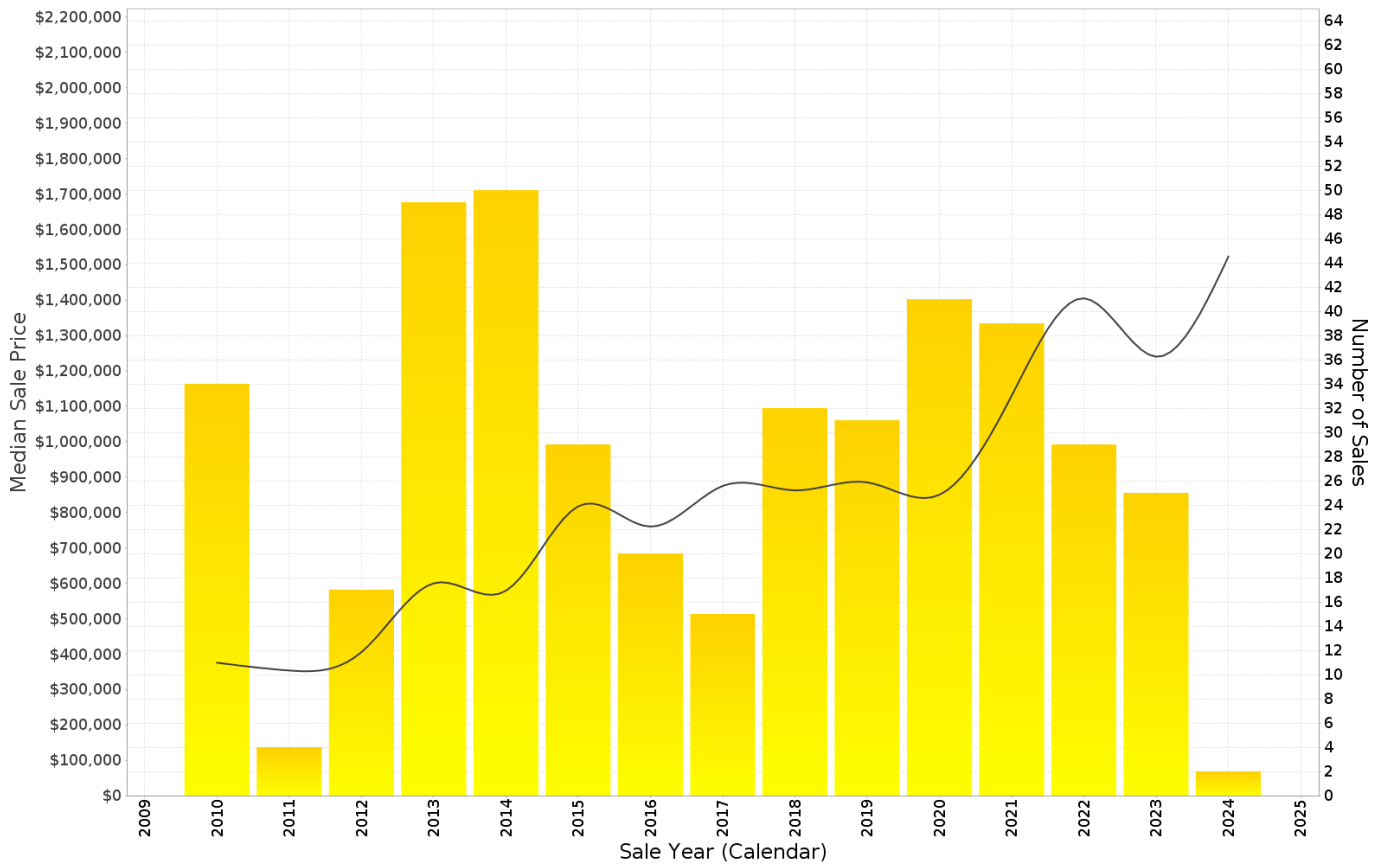
Based on 13 recorded House sales within the last 12 months (Financial Year 2024)

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

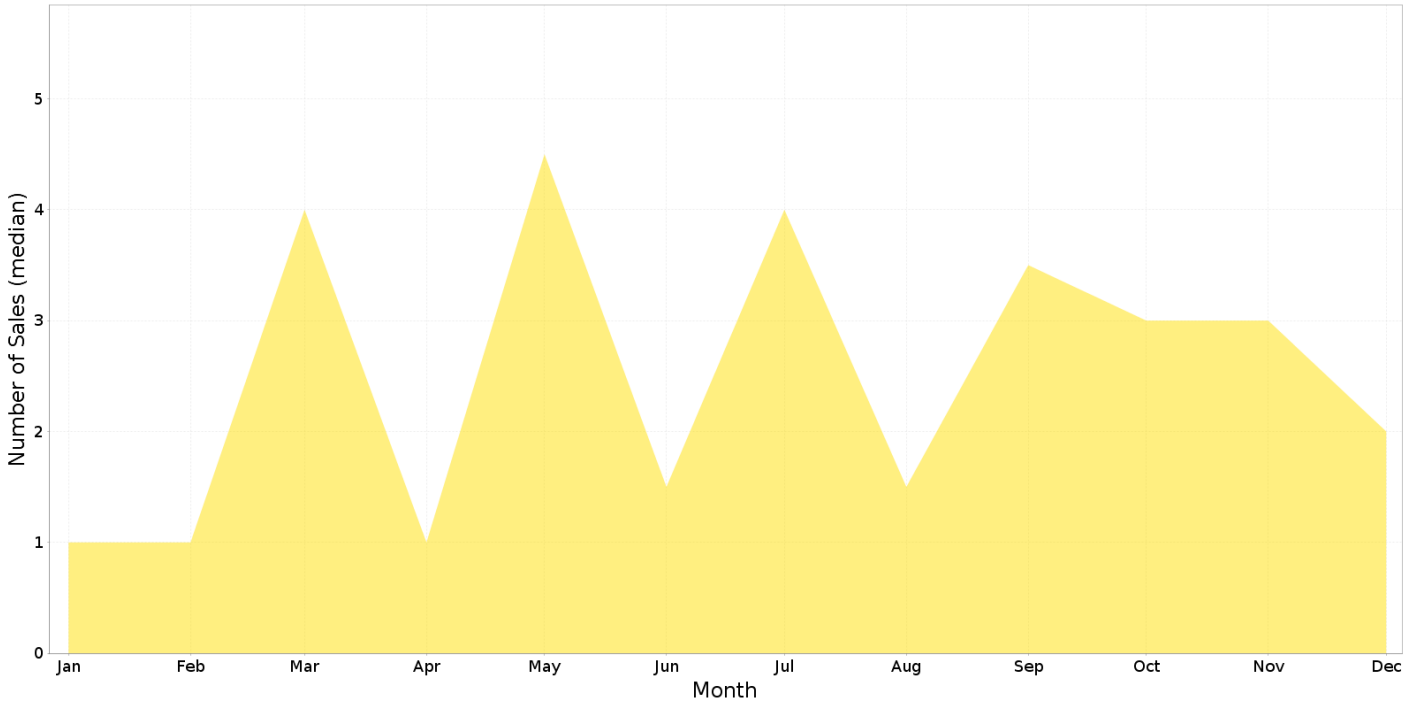
Suburb Growth
+6.7%

Current Median Price: \$1,345,000
Previous Median Price: \$1,260,000

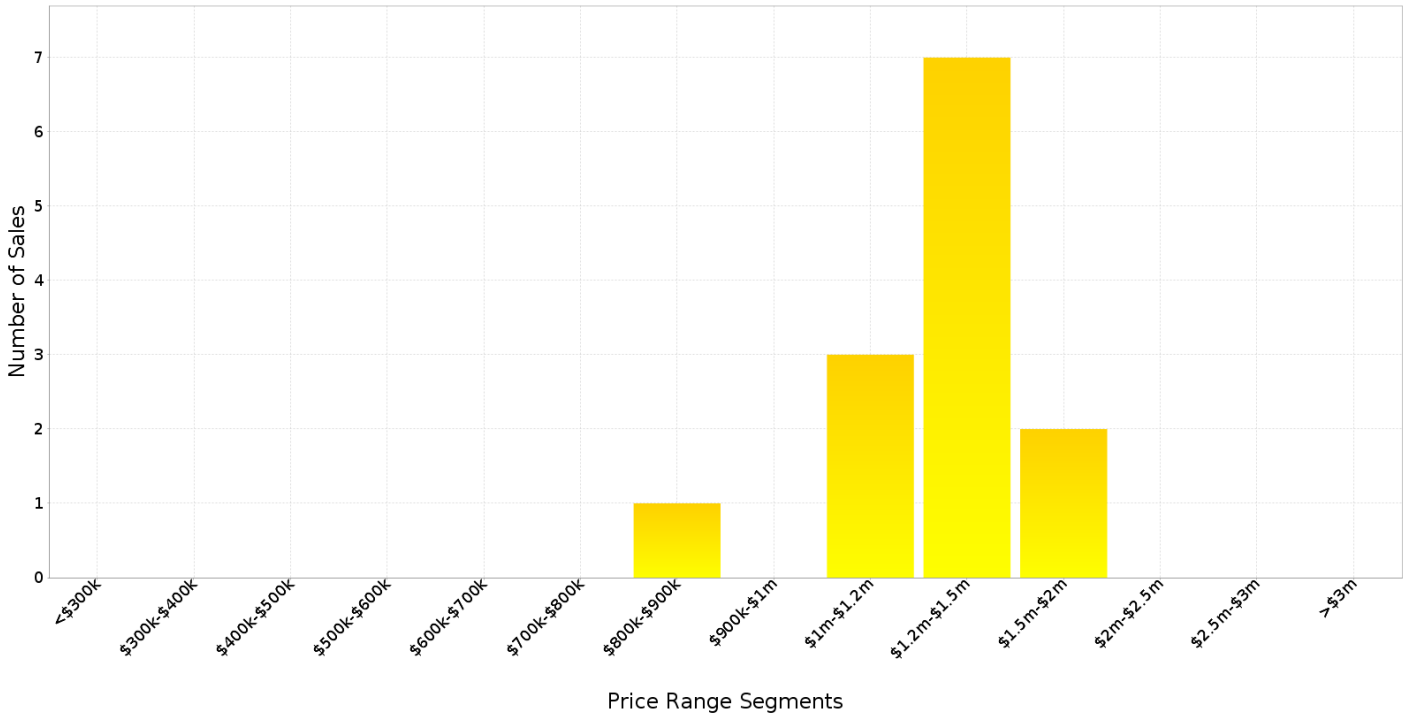
Based on 42 recorded House sales compared over the last two rolling 12 month periods



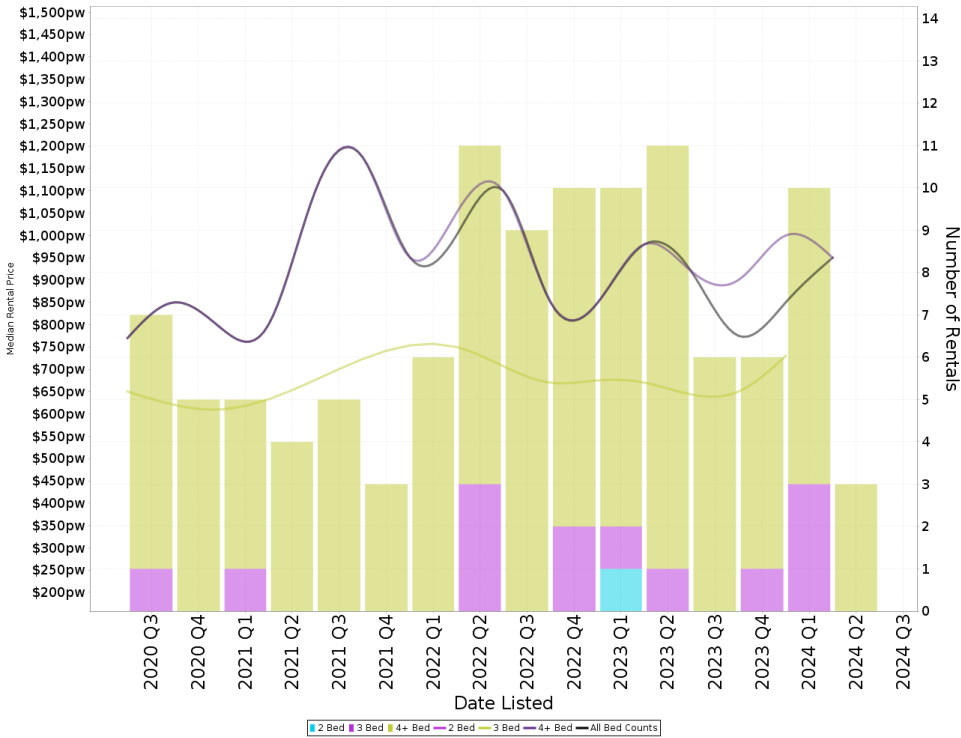
WRIGHT - Peak Selling Periods (3 years)



WRIGHT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.7%

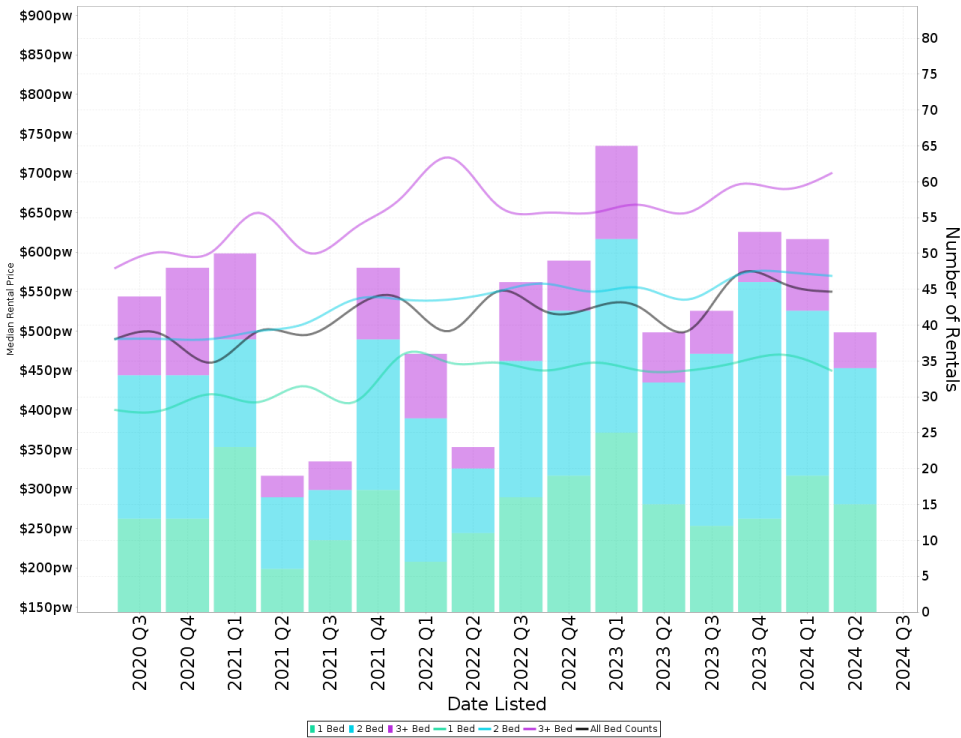
Current Median Price: \$1,345,000
 Previous Median Price: \$1,260,000
 Based on 42 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,345,000
 Current Median Rent: \$940
 Based on 25 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.0%

Current Median Price: \$490,000
 Previous Median Price: \$505,000
 Based on 133 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.8%

Current Median Price: \$490,000
 Current Median Rent: \$550
 Based on 186 registered Unit rentals compared over the last 12 months.

WRIGHT - Recently Sold Properties

Median Sale Price

\$1.34m

Based on 13 recorded House sales within the last 12 months (Financial Year 2024)

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

Suburb Growth

+6.7%

Current Median Price: \$1,345,000
Previous Median Price: \$1,260,000

Based on 42 recorded House sales compared over the last two rolling 12 month periods

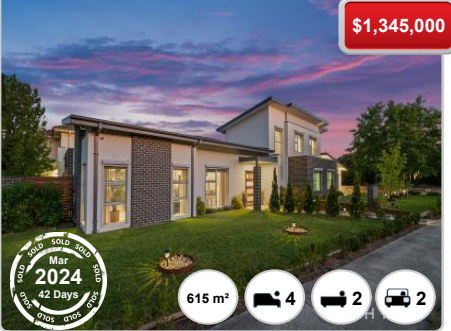
Sold Properties

13

Based on recorded House sales within the 12 months (Financial Year 2024)

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

7 CHELSWORTH ST



\$1,345,000

Sold Mar 2024
42 Days

615 m² 4 2 2

5 XENICA ST



\$1,445,000

Sold Mar 2024
22 Days

540 m² 4 2 2

74 THWAITES CRES



\$1,700,000

Sold Feb 2024
22 Days

540 m² 5 3 2

WRIGHT - Properties For Rent

Median Rental Price

\$940 /w

Based on 25 recorded House rentals within the last 12 months (Financial Year 2024)

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

Rental Yield

+3.6%

Current Median Price: \$1,345,000
Current Median Rent: \$940

Based on 13 recorded House sales and 25 House rentals compared over the last 12 months

Number of Rentals

25

Based on recorded House rentals within the last 12 months (Financial Year 2024)

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

15 Porter Street




\$1150 per week

501 m² 4 3 2

Jun 2024 27 Days

60 THWAITES CRESCENT



\$1,100 - \$1,200

480 m² 5 3 2

Jan 2024 471 Days