

RayWhite.

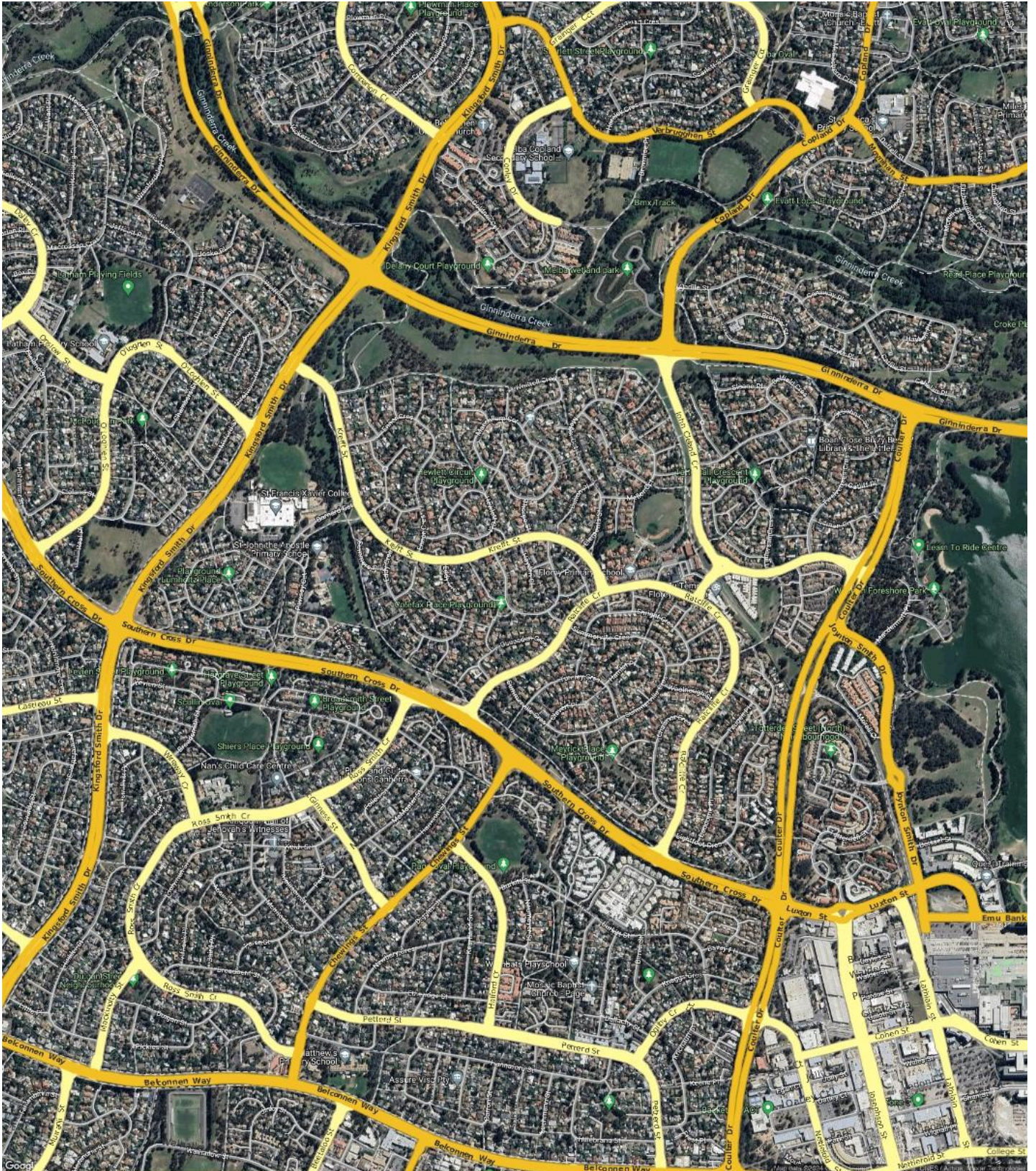
Suburb flyover report

FLOREY (HOUSE)

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FLOREY - Suburb Map



FLOREY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	36	\$ 392,500	0.0 %	\$ 168,000	\$ 597,000
2007	42	\$ 447,500	14.0 %	\$ 287,000	\$ 615,000
2008	30	\$ 469,250	4.9 %	\$ 100,000	\$ 645,000
2009	36	\$ 468,500	-0.2 %	\$ 5,500	\$ 628,000
2010	24	\$ 535,000	14.2 %	\$ 370,000	\$ 676,000
2011	23	\$ 525,000	-1.9 %	\$ 326,000	\$ 610,000
2012	35	\$ 510,000	-2.9 %	\$ 400,000	\$ 780,000
2013	35	\$ 520,000	2.0 %	\$ 320,000	\$ 725,000
2014	27	\$ 557,000	7.1 %	\$ 377,370	\$ 730,000
2015	34	\$ 572,500	2.8 %	\$ 407,000	\$ 806,000
2016	35	\$ 570,000	-0.4 %	\$ 210,000	\$ 815,000
2017	43	\$ 676,000	18.6 %	\$ 348,000	\$ 960,000
2018	33	\$ 665,000	-1.6 %	\$ 280,000	\$ 902,000
2019	35	\$ 713,000	7.2 %	\$ 74,062	\$ 1,050,000
2020	33	\$ 790,000	10.8 %	\$ 590,000	\$ 1,200,000
2021	40	\$ 930,500	17.8 %	\$ 490,000	\$ 1,600,000
2022	47	\$ 1,100,000	18.2 %	\$ 510,000	\$ 1,530,000
2023	35	\$ 940,000	-14.5 %	\$ 140,000	\$ 1,310,000
2024	7	\$ 950,000	1.1 %	\$ 711,000	\$ 1,200,000

Median Sale Price

\$955k

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

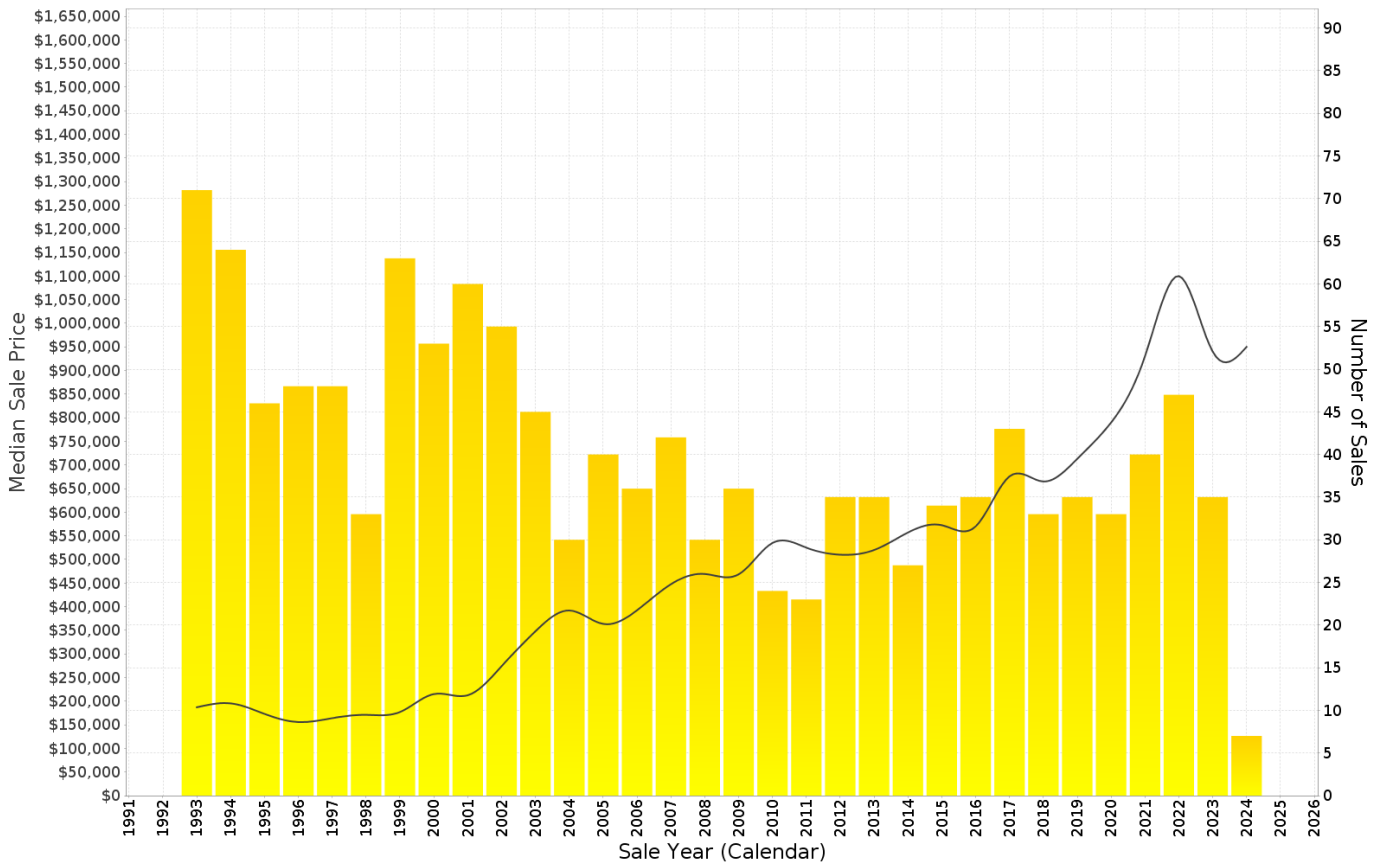
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

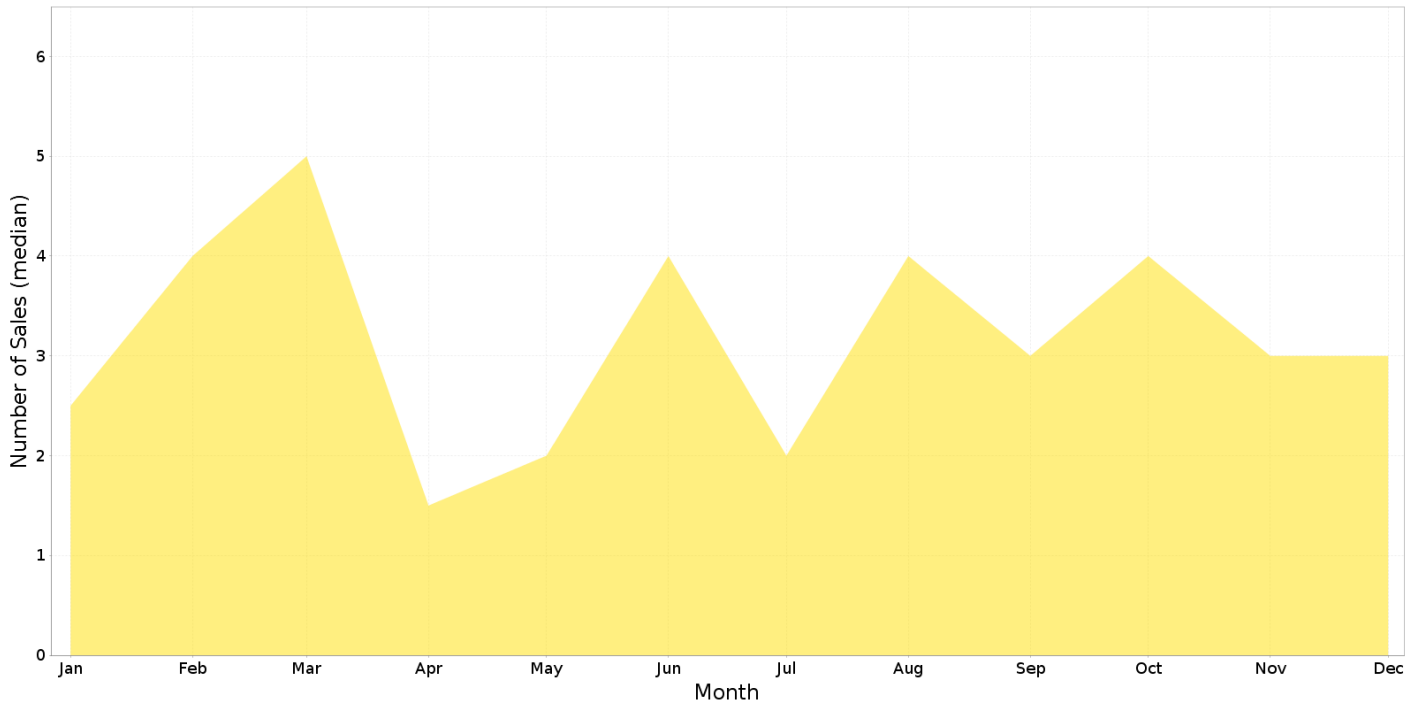
+0.5%

Current Median Price: \$955,000
Previous Median Price: \$950,000

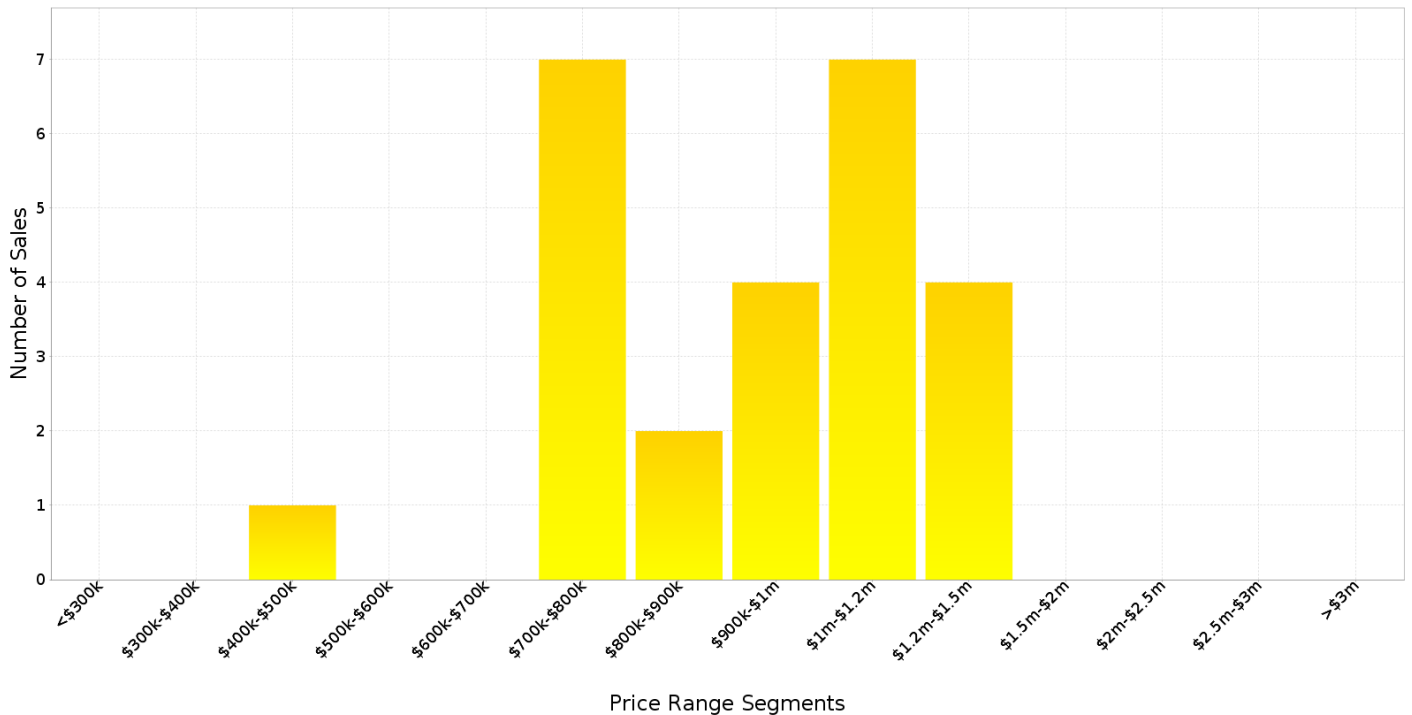
Based on 62 recorded House sales compared over the last two rolling 12 month periods



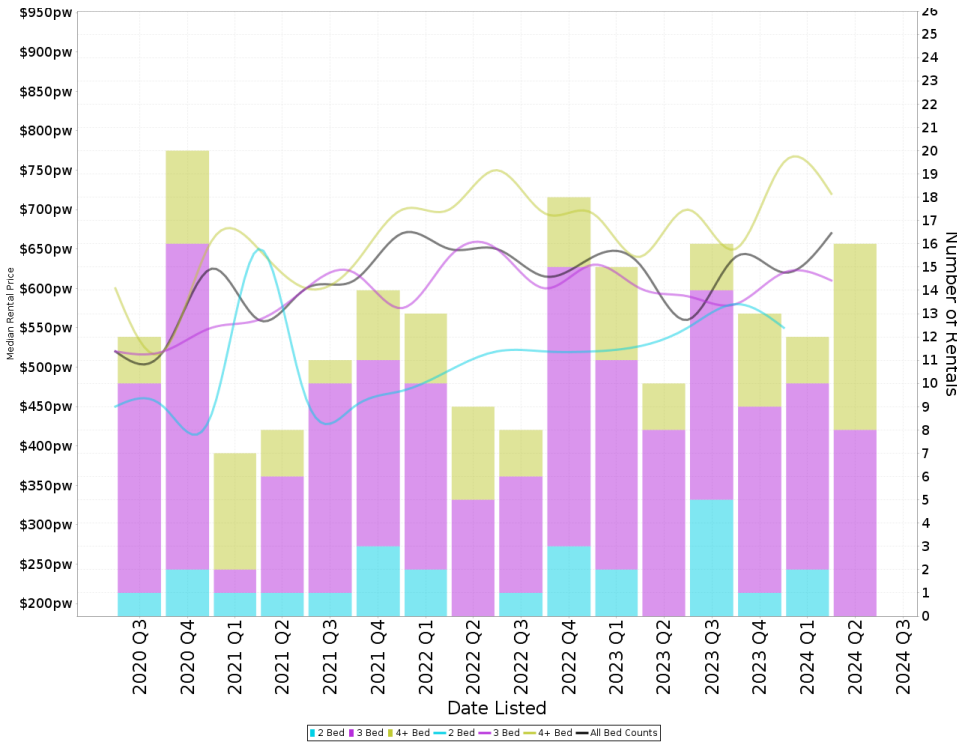
FLOREY - Peak Selling Periods (3 years)



FLOREY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.5%

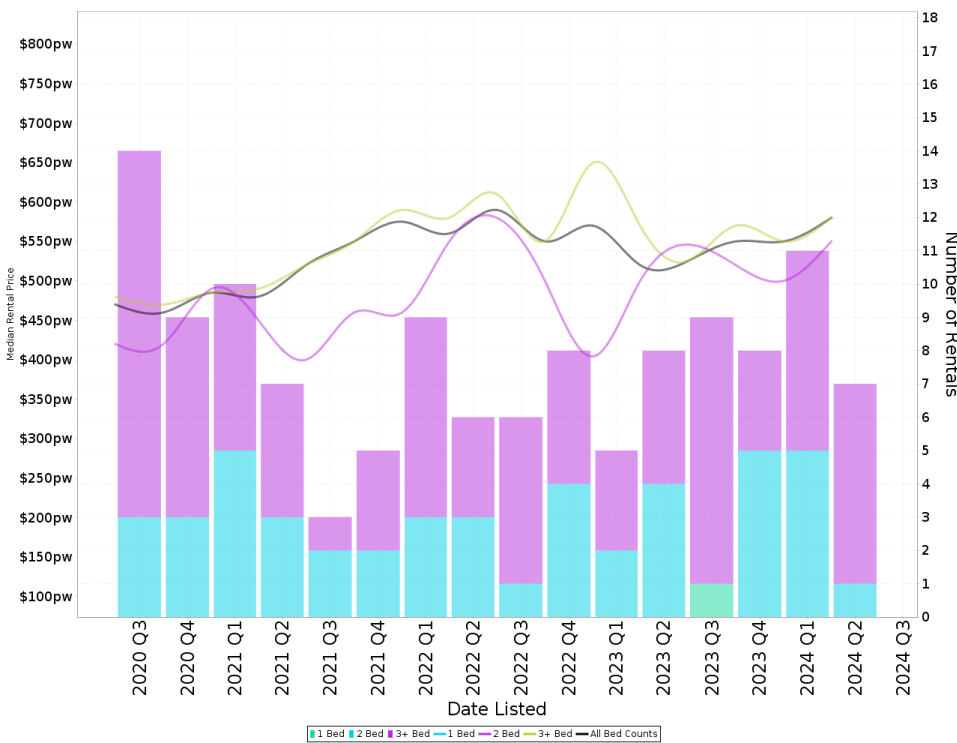
Current Median Price: \$955,000
Previous Median Price: \$950,000
Based on 62 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$955,000
Current Median Rent: \$630
Based on 57 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.7%

Current Median Price: \$695,000
Previous Median Price: \$690,000
Based on 56 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.1%

Current Median Price: \$695,000
Current Median Rent: \$550
Based on 35 registered Unit rentals compared over the last 12 months.

FLOREY - Recently Sold Properties

Median Sale Price

\$955k

Based on 25 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

+0.5%

Current Median Price: \$955,000
Previous Median Price: \$950,000

Based on 62 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

25

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

69 TWELVETREES CRES

\$786,500

552 m² 3 1 1

Sold Jun 2024 28 Days

16 WHITTELL CRES

\$860,000

866 m² 3 1 1

Sold Jun 2024 14 Days

2 WADHAM PL

\$921,000

1,128 m² 3 2 2

Sold Jun 2024 16 Days

6 AUDAS PL

\$845,000

538 m² 3 1 4

Sold Jun 2024 23 Days

6 LE SOUEF CRES

\$897,000

463 m² 3 2 2

Sold May 2024 14 Days

12 LAIDLEY PL

\$928,000

768 m² 4 2 2

Sold May 2024 87 Days

10 ST JOHN CRES

\$903,500

1,088 m² 4 1 4

Sold May 2024 47 Days

87 SUMMERVILLE CRES

\$950,000

776 m² 3 2 2

Sold May 2024 14 Days

5 CLAVERT PL

\$955,000

931 m² - - -

Sold May 2024 14 Days

18 WHITTELL CRES

\$811,000



861 m² 3 1 4

15 BOSWELL CRES

\$711,000



866 m² 3 1 -

1 ZWAR PL

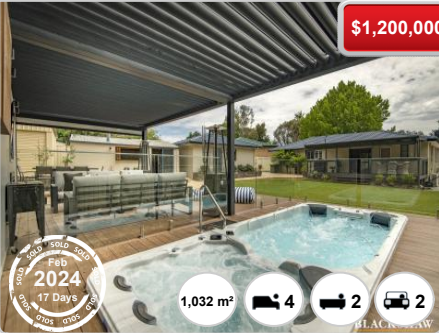
\$1,110,000



986 m² 5 2 2

43 BARNARD CCT

\$1,200,000



1,032 m² 4 2 2

7 BIBBY PL

\$852,000



1,141 m² 4 2 2

FLOREY - Properties For Rent

Median Rental Price

\$630 /w

Based on 57 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

+3.4%

Current Median Price: \$955,000
Current Median Rent: \$630

Based on 25 recorded House sales and 57 House rentals compared over the last 12 months

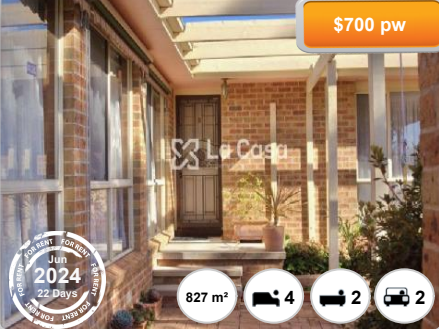
Number of Rentals

57

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

9 TUNNEY CRESCENT



\$700 pw

827 m² 4 2 2

FOR RENT FOR RENT FOR RENT
Jun 2024 22 Days
FOR RENT FOR RENT FOR RENT

7 Cooling Place Place



\$655 per week

591 m² 3 3 2

FOR RENT FOR RENT FOR RENT
Jun 2024 37 Days
FOR RENT FOR RENT FOR RENT