

RayWhite.

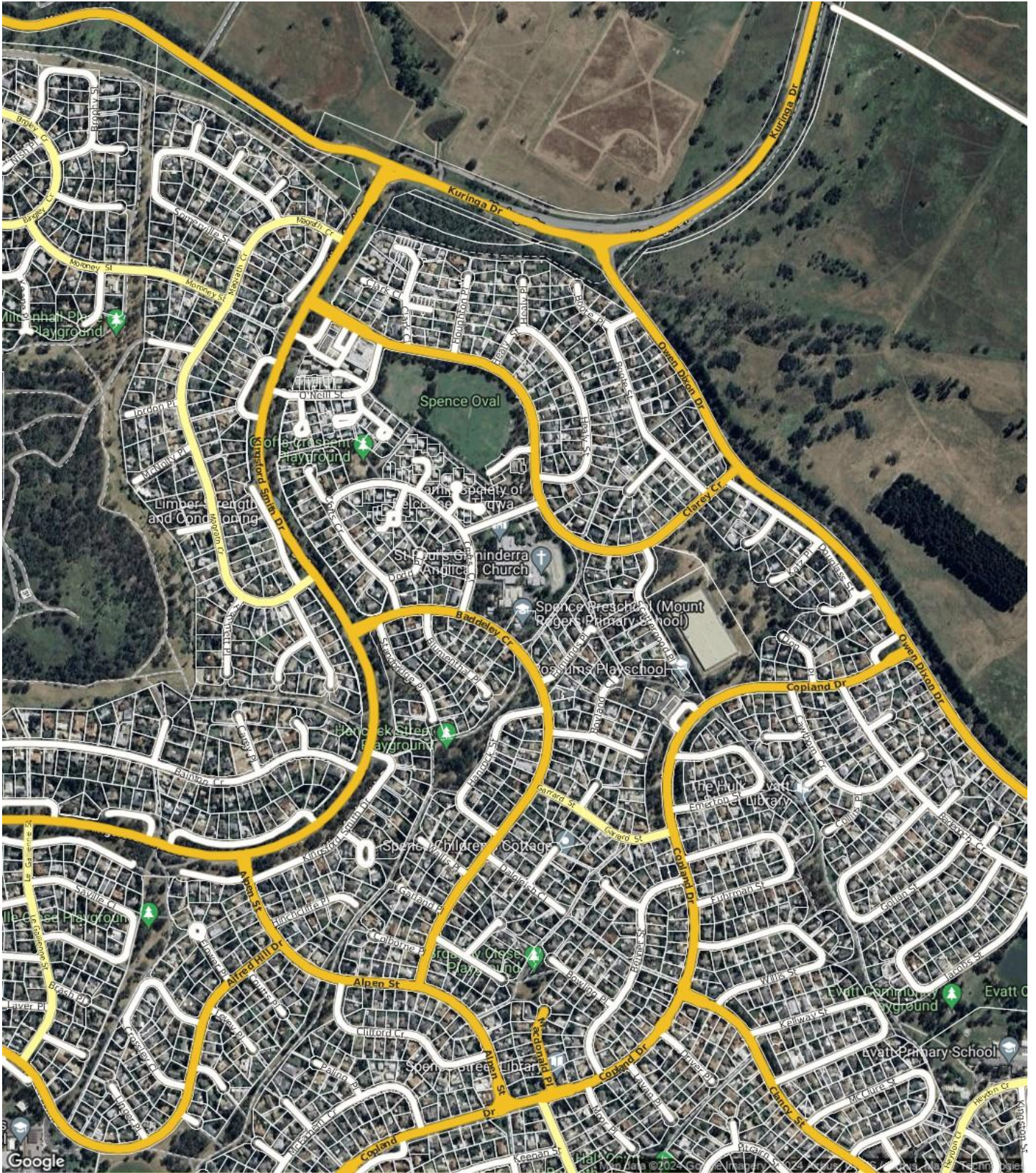
Suburb flyover report

SPENCE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



SPENCE - Suburb Map



SPENCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	32	\$ 352,500	0.0 %	\$ 305,000	\$ 575,000
2007	56	\$ 378,500	7.4 %	\$ 282,700	\$ 565,000
2008	33	\$ 435,000	14.9 %	\$ 6,500	\$ 645,000
2009	29	\$ 460,000	5.7 %	\$ 330,000	\$ 630,000
2010	27	\$ 485,000	5.4 %	\$ 371,000	\$ 660,000
2011	26	\$ 442,500	-8.8 %	\$ 355,000	\$ 600,000
2012	31	\$ 470,000	6.2 %	\$ 366,000	\$ 660,800
2013	38	\$ 458,500	-2.4 %	\$ 70,000	\$ 645,000
2014	24	\$ 482,500	5.2 %	\$ 25,000	\$ 646,500
2015	24	\$ 477,500	-1.0 %	\$ 333,000	\$ 737,000
2016	32	\$ 547,500	14.7 %	\$ 385,000	\$ 790,000
2017	42	\$ 581,000	6.1 %	\$ 400,000	\$ 1,000,000
2018	38	\$ 592,500	2.0 %	\$ 140,000	\$ 838,000
2019	29	\$ 675,000	13.9 %	\$ 11,000	\$ 1,100,000
2020	39	\$ 650,000	-3.7 %	\$ 82,000	\$ 820,000
2021	32	\$ 828,500	27.5 %	\$ 315,000	\$ 1,475,000
2022	41	\$ 901,000	8.8 %	\$ 640,000	\$ 1,375,000
2023	30	\$ 912,500	1.3 %	\$ 400,000	\$ 8,000,000
2024	5	\$ 940,000	3.0 %	\$ 675,000	\$ 1,120,000

Median Sale Price

\$940k

Based on 22 recorded House sales within the last 12 months (Financial Year 2024)

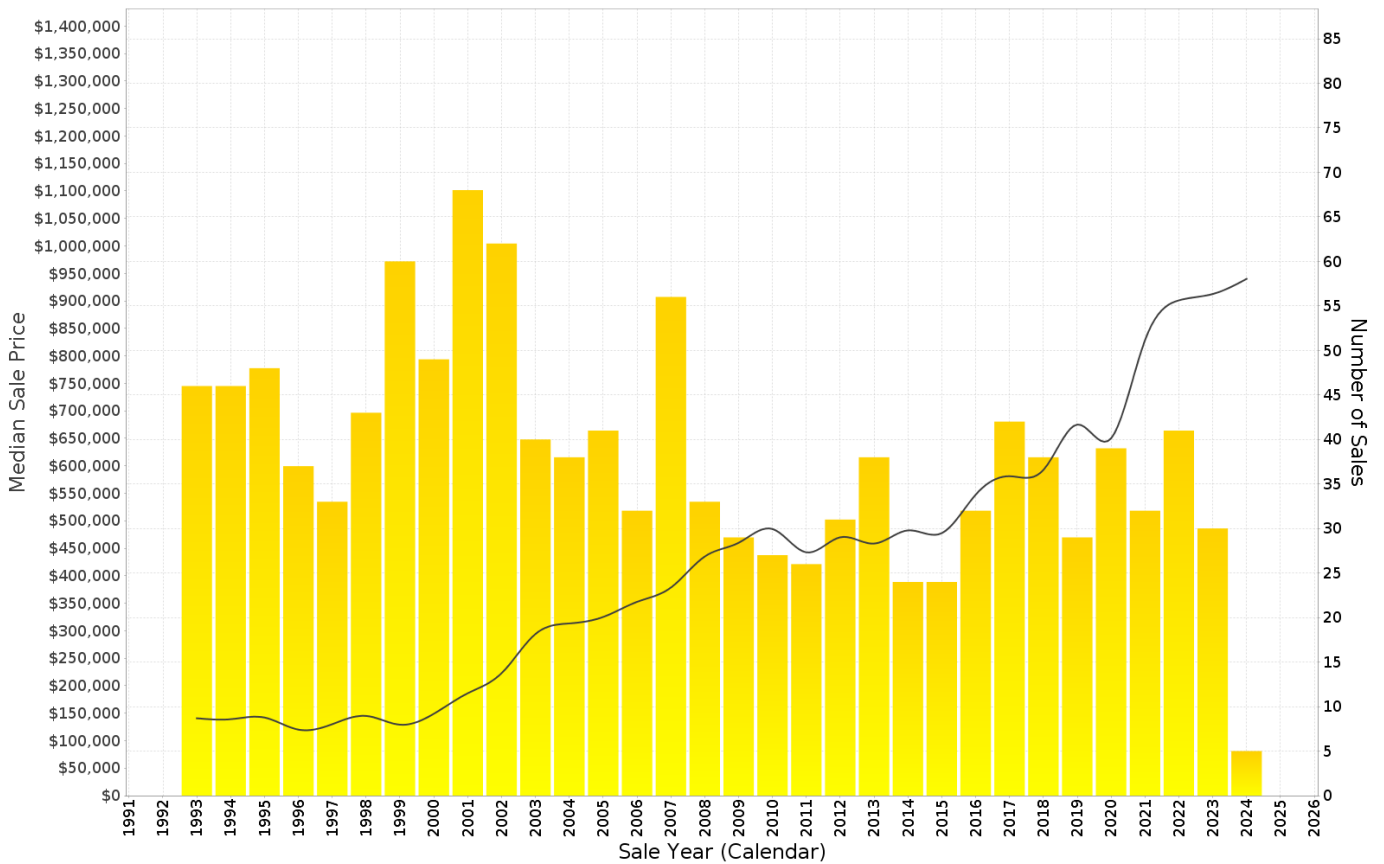
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

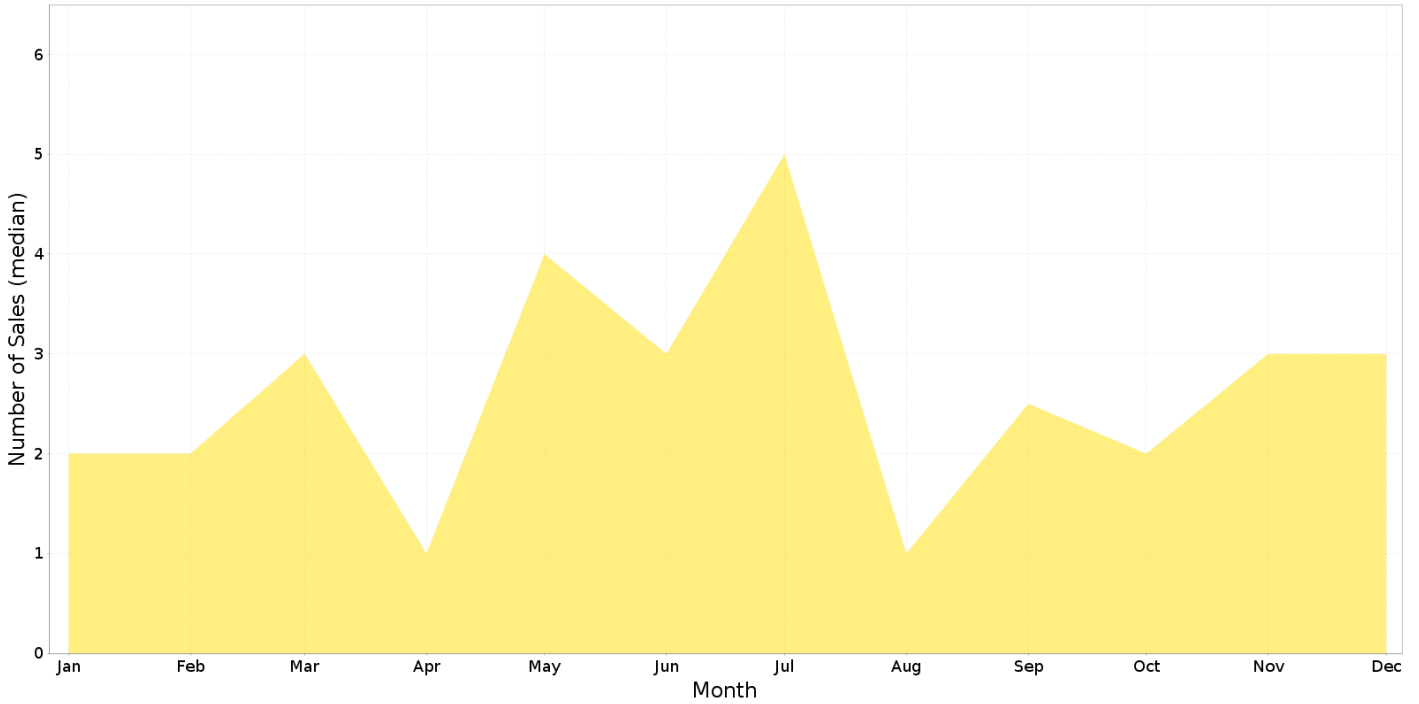
+4.4%

Current Median Price: \$940,000
Previous Median Price: \$900,500

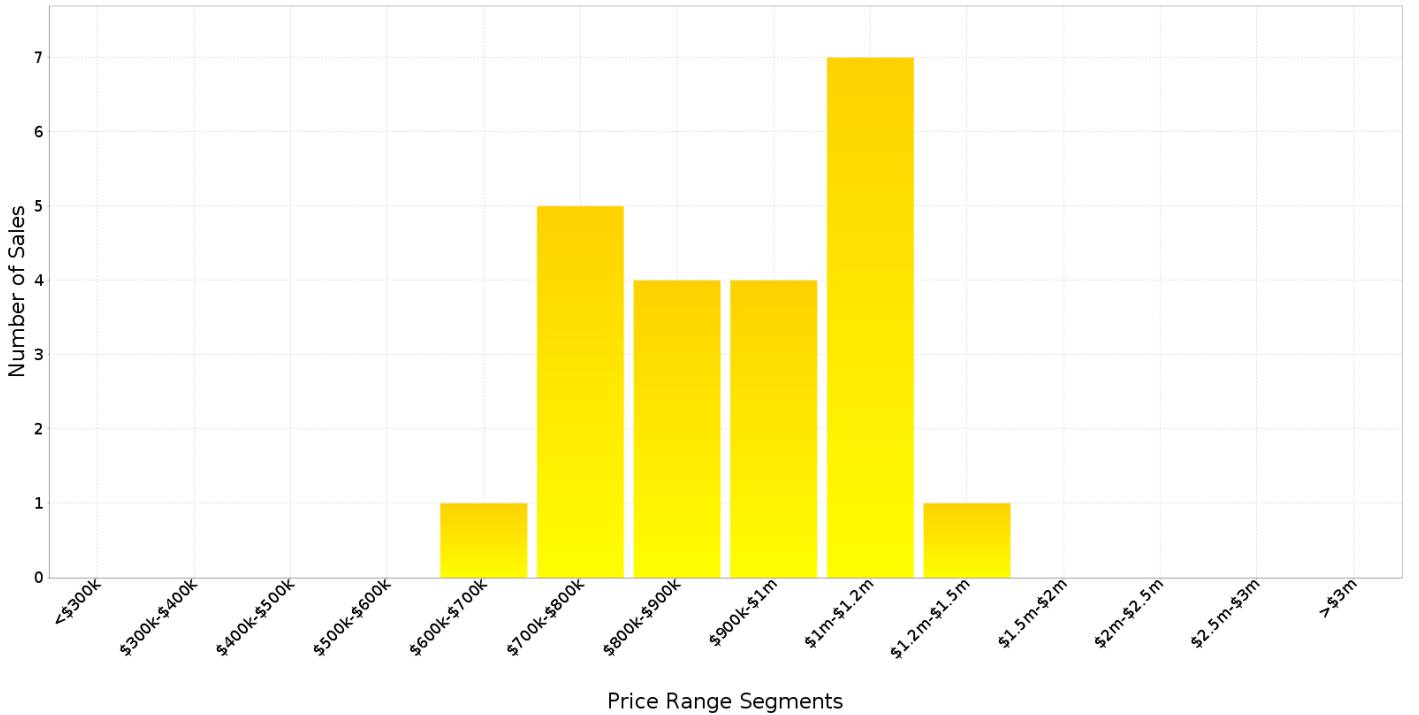
Based on 54 recorded House sales compared over the last two rolling 12 month periods



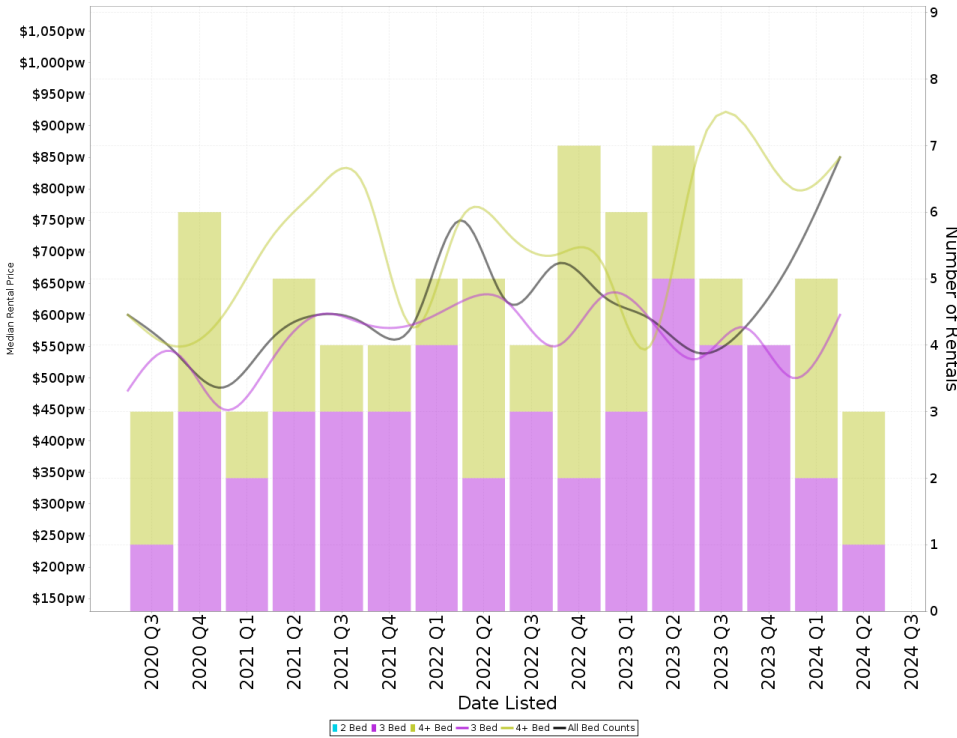
SPENCE - Peak Selling Periods (3 years)



SPENCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+4.4%

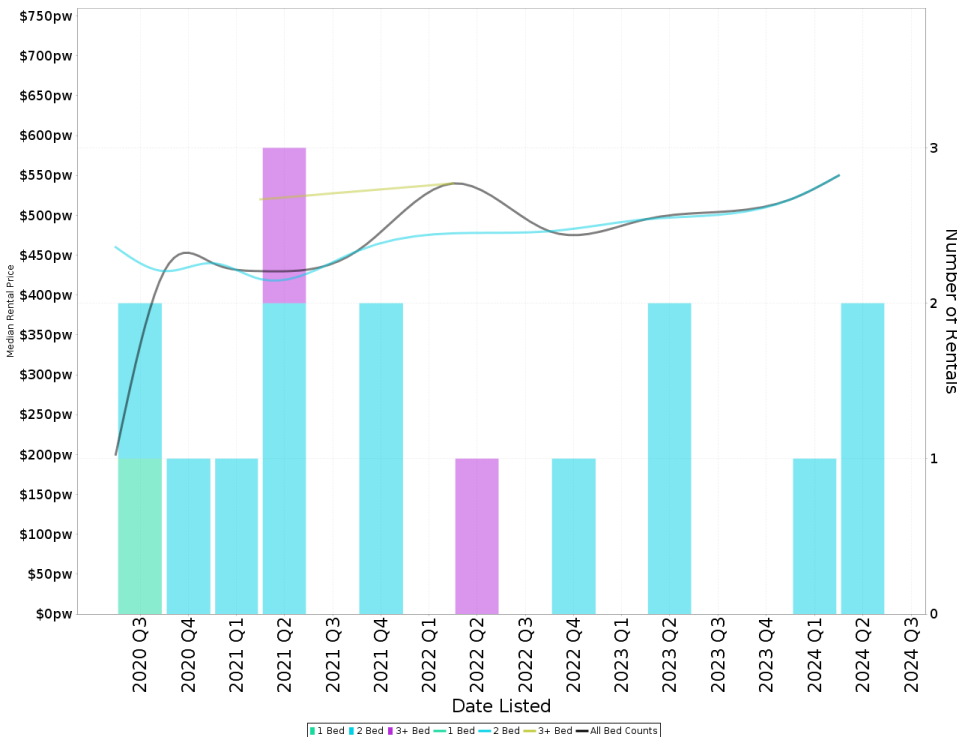
Current Median Price: \$940,000
 Previous Median Price: \$900,500
 Based on 54 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$940,000
 Current Median Rent: \$600
 Based on 17 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+10.7%

Current Median Price: \$830,000
 Previous Median Price: \$750,000
 Based on 8 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$830,000
 Current Median Rent: \$550
 Based on 3 registered Unit rentals compared over the last 12 months.

SPENCE - Recently Sold Properties

Median Sale Price

\$940k

Based on 22 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

+4.4%

Current Median Price: \$940,000
Previous Median Price: \$900,500

Based on 54 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

22

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

15 HEALY PL

\$982,500

1,147 m² 4 2 2

Sold 24 Days, Jun 2024

17 STANBRIDGE PL

\$780,000

841 m² 4 1 2

Sold 20 Days, May 2024

50 CROFTS CRES

\$995,000

889 m² 4 2 4

Sold 23 Days, May 2024

6 KELSALL PL

\$675,000

398 m² 3 1 2

Sold 11 Days, May 2024

11 MCGOWEN CL

\$780,000

379 m² 3 1 1

Sold 56 Days, Apr 2024

201 OWEN DIXON DR

\$1,060,000

1,079 m² 4 2 1

Sold 25 Days, Apr 2024

2 CROFTS PL

\$835,000

1,217 m² 4 1 2

Sold 15 Days, Apr 2024

5 MACDONALD PL

\$940,000

767 m² 4 1 2

Sold 65 Days, Feb 2024

5 KATZ PL

\$1,120,000

953 m² 5 2 2

Sold 100 Days, Feb 2024

27 BOYLAND CL

\$770,000



SPENCE - Properties For Rent

Median Rental Price

\$600 /w

Based on 17 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

+3.3%

Current Median Price: \$940,000
Current Median Rent: \$600

Based on 22 recorded House sales and 17 House rentals compared over the last 12 months

Number of Rentals

17

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

10 GARRAD STREET

\$570 Per Week




Jun 2024
14 Days

3 Beds, 1 Bath, 3 Car Spaces

5 Katz Place

\$850 per week



Apr 2024
98 Days

953 m², 5 Beds, 2 Baths, 2 Car Spaces