

**RayWhite.**

# Suburb flyover report

FORDE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA



# FORDE - Suburb Map



Prepared on 11/07/2024 by Customer Care VA , +61 (02) 6173 6300 at Ray White Canberra. © Property Data Solutions Pty Ltd 2024 (pricfinder.com.au)

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# FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	2	\$ 205,000	0.0 %	\$ 205,000	\$ 205,000
2007	15	\$ 212,000	3.4 %	\$ 140,000	\$ 550,000
2008	39	\$ 545,000	157.1 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	58	\$ 597,400	9.4 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	-0.4 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	58	\$ 1,167,500	4.5 %	\$ 516,000	\$ 2,360,000
2023	72	\$ 1,152,500	-1.3 %	\$ 650,000	\$ 2,350,000
2024	18	\$ 1,147,500	-0.4 %	\$ 600,000	\$ 1,800,000

**Median Sale Price**  
**\$1.15m**

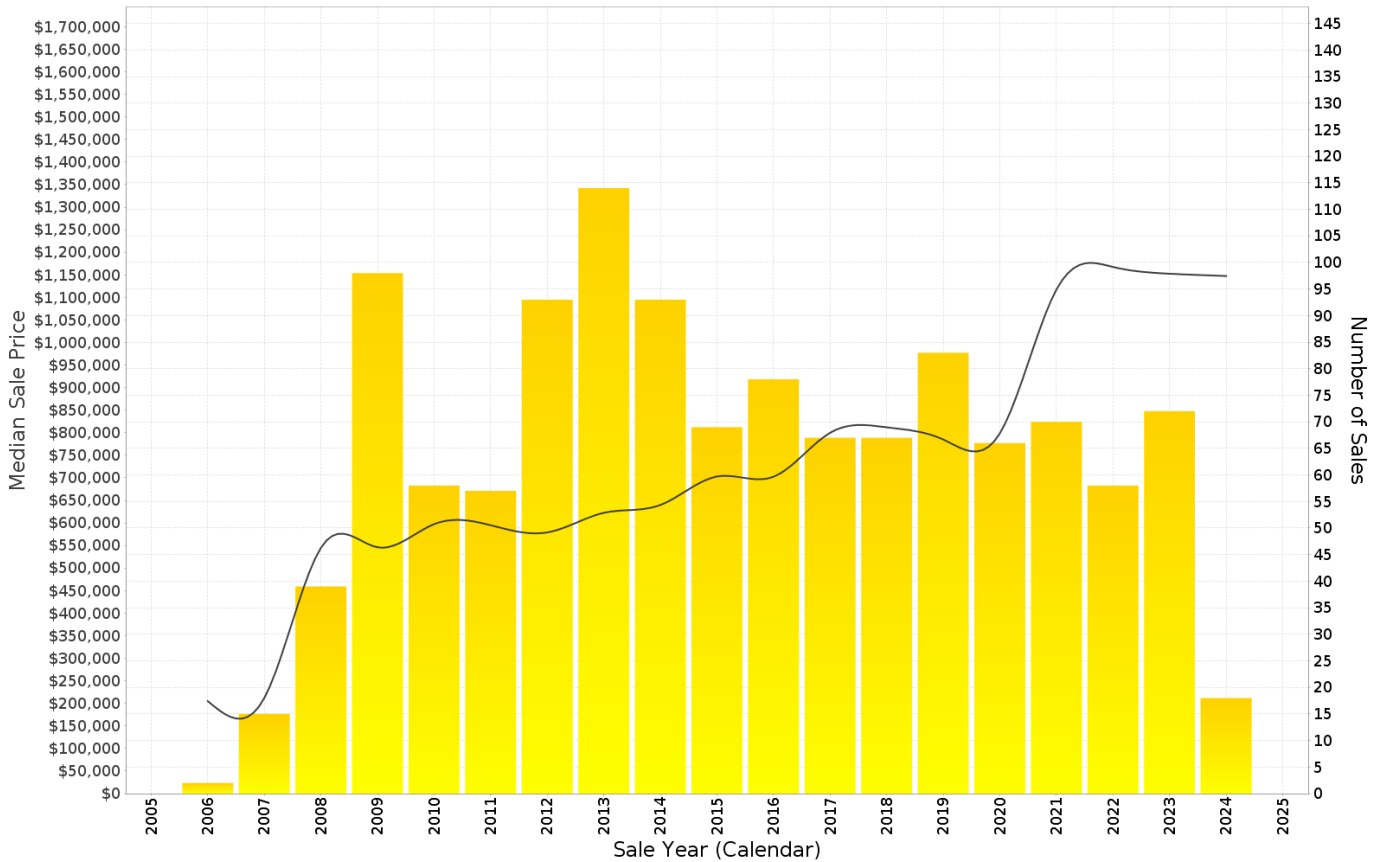
Based on 54 recorded House sales within the last 12 months (Financial Year 2024)

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

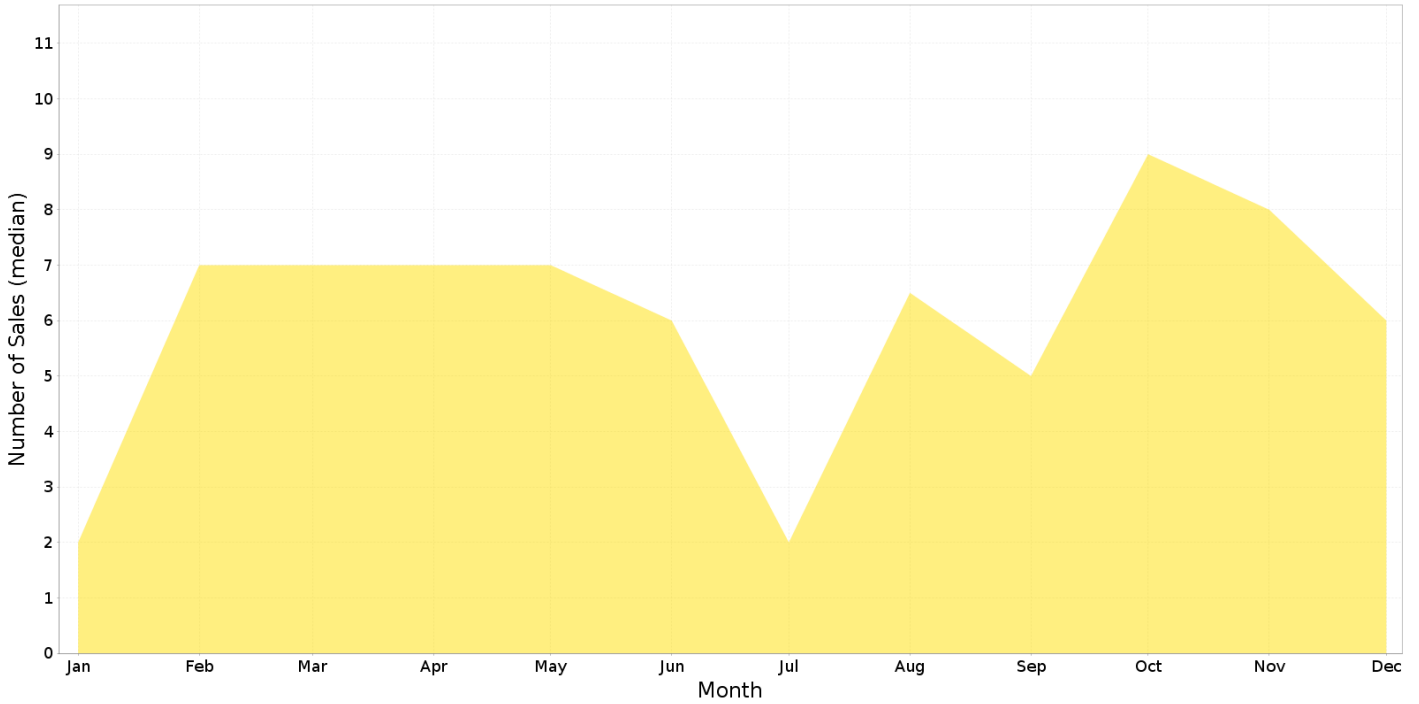
**Suburb Growth**  
**0.0%**

Current Median Price: \$1,147,500  
Previous Median Price: \$1,147,500

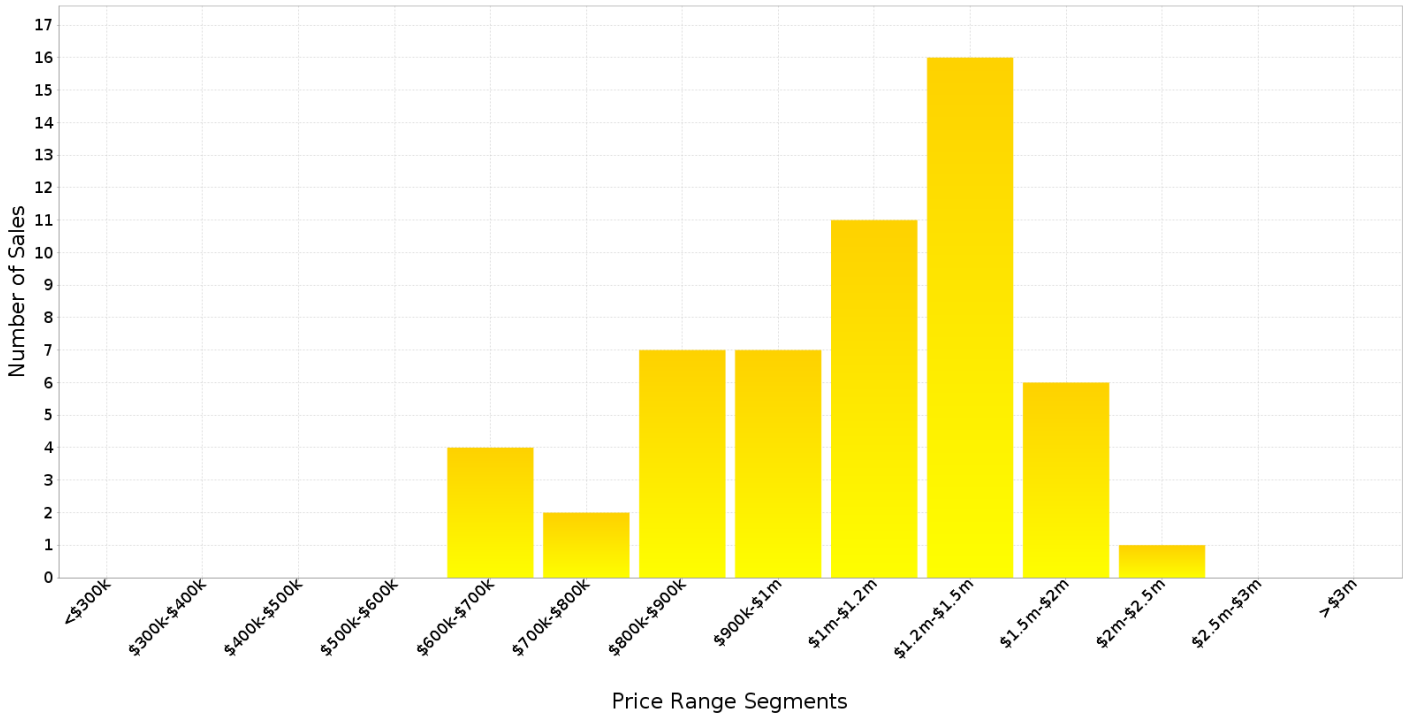
Based on 112 recorded House sales compared over the last two rolling 12 month periods



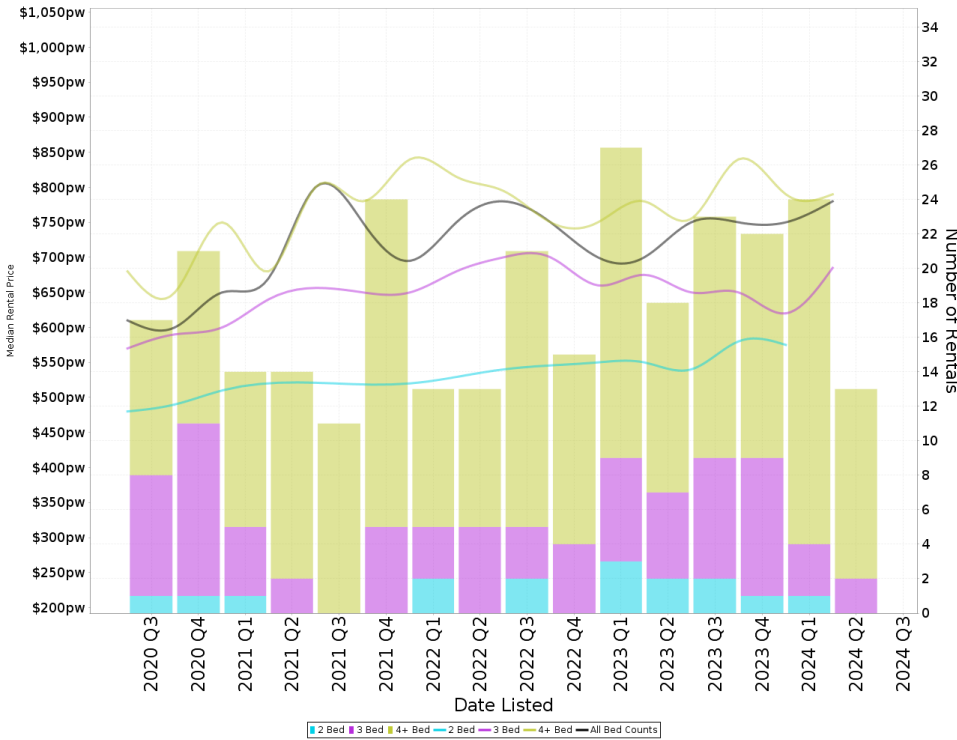
## FORDE - Peak Selling Periods (3 years)



## FORDE - Price Range Segments (12 months)



# Median Weekly Rents (Houses)



Suburb Sale Price Growth

0.0%

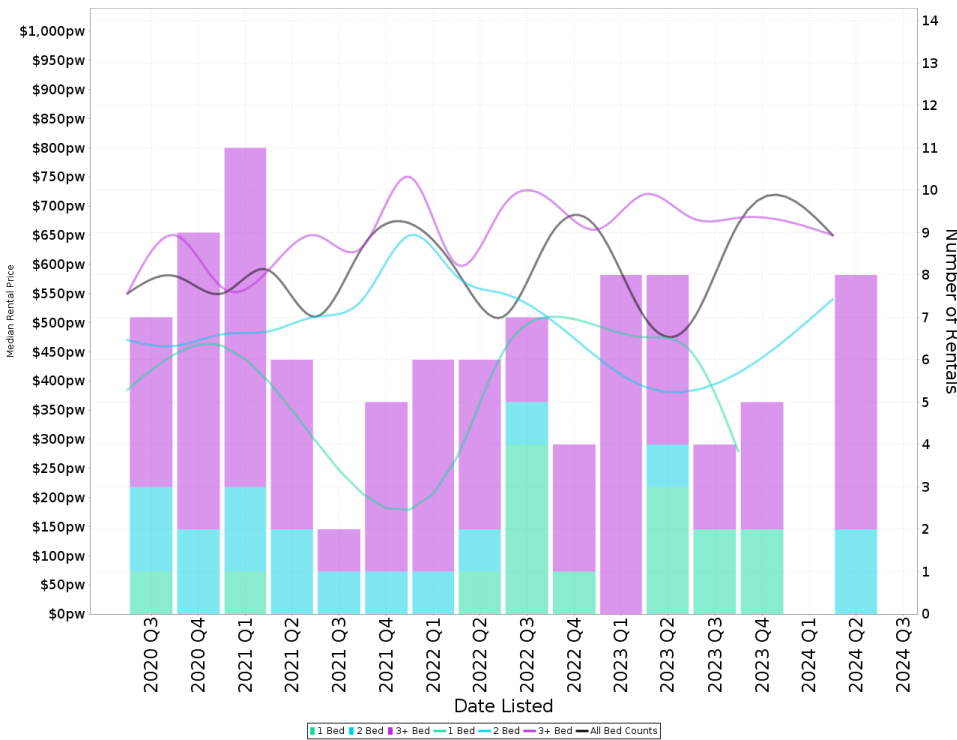
Current Median Price: \$1,147,500  
Previous Median Price: \$1,147,500  
Based on 112 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,147,500  
Current Median Rent: \$750  
Based on 82 registered House rentals compared over the last 12 months.

# Median Weekly Rents (Units)



Suburb Sale Price Growth

+68.0%

Current Median Price: \$840,000  
Previous Median Price: \$500,000  
Based on 50 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$840,000  
Current Median Rent: \$650  
Based on 17 registered Unit rentals compared over the last 12 months.

# FORDE - Recently Sold Properties

Median Sale Price

**\$1.15m**

Based on 54 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

**0.0%**

Current Median Price: \$1,147,500  
Previous Median Price: \$1,147,500

Based on 112 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**54**

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

**49 TURBAYNE CRES**

**\$702,000**

Sold Jun 2024, 21 Days

238 m<sup>2</sup> 2 1 1

**7 PROUD ST**

**\$682,000**

Sold May 2024, 22 Days

185 m<sup>2</sup> 2 1 1

**12 DENOON ST**

**\$1,800,000**

Sold May 2024, 59 Days

580 m<sup>2</sup> 4 2 3

**42 ADA BAKER ST**

**\$1,145,000**

Sold May 2024, 73 Days

474 m<sup>2</sup> 4 2 2

**9 MARCUS ST**

**\$1,060,000**

Sold May 2024, 28 Days

465 m<sup>2</sup> 4 2 2

**55 TURBAYNE CRES**

**\$645,000**

Sold Apr 2024, N/A

162 m<sup>2</sup> 2 1 1

**83 AMY ACKMAN ST**

**\$1,300,000**

Sold Apr 2024, 179 Days

564 m<sup>2</sup> 4 3 2

**9 DENOON ST**

**\$930,000**

Sold Apr 2024, 157 Days

388 m<sup>2</sup> 4 2 2

**56 LOMA RUDDUCK ST**

**\$1,925,000**

Sold Mar 2024, 24 Days

898 m<sup>2</sup> 6 3 2

**12 HOOTON ST**



**\$1,011,500**

Sold Mar 2024  
63 Days

390 m<sup>2</sup> 4 2 2

**35 JUSTICE KELLY ST**



**\$1,450,000**

Sold Mar 2024  
144 Days

685 m<sup>2</sup> 5 2 2

**15 BRUCE DITTMAR ST**




**\$600,000**

Sold Mar 2024  
21 Days

286 m<sup>2</sup> 3 2 1

**54 TURBAYNE CRES**

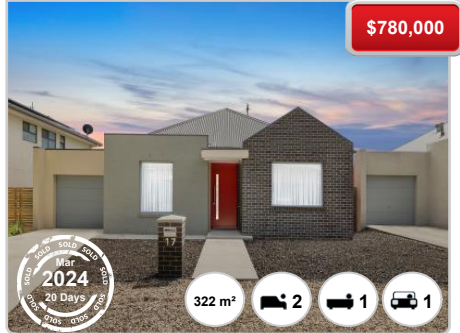


**\$922,500**

Sold Mar 2024

388 m<sup>2</sup> 3 2 2

**17 HORNEVILLE ST**



**\$780,000**

Sold Mar 2024  
29 Days

322 m<sup>2</sup> 2 1 1

**125 AMY ACKMAN ST**

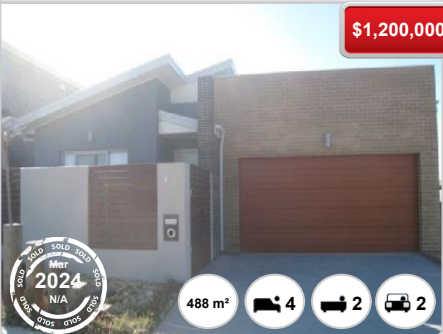


**\$1,150,000**

Sold Mar 2024  
110 Days

382 m<sup>2</sup> 4 3 2

**48 LOMA RUDDUCK ST**



**\$1,200,000**

Sold Mar 2024  
N/A

488 m<sup>2</sup> 4 2 2

**31 HIBBERD CRES**

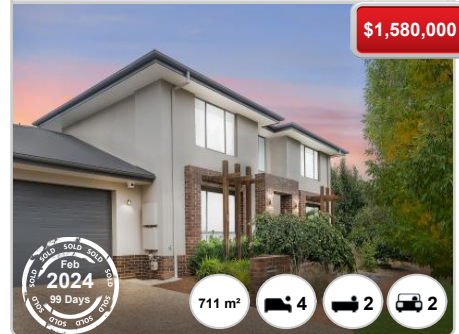


**\$1,350,000**

Sold Mar 2024  
24 Days

469 m<sup>2</sup> 5 3 2

**22 ALICE BERRY ST**



**\$1,580,000**

Sold Feb 2024  
99 Days

711 m<sup>2</sup> 4 2 2

**15 BEVERIDGE CRES**




**\$1,670,000**

Sold Feb 2024  
269 Days

549 m<sup>2</sup> 5 2 2

**36 ZAKHAROV AVE**




**\$1,190,000**

Sold Feb 2024  
58 Days

580 m<sup>2</sup> 4 2 2

**56 TURBAYNE CRES**



**\$985,000**

Sold Feb 2024  
30 Days

388 m<sup>2</sup> 4 2 2

# FORDE - Properties For Rent

## Median Rental Price

**\$750 /w**

Based on 82 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: \$1,147,500  
Current Median Rent: \$750

Based on 54 recorded House sales and 82 House rentals compared over the last 12 months

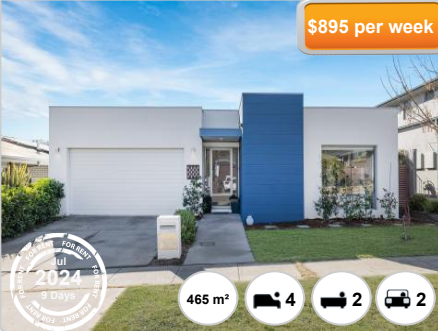
## Number of Rentals

**82**

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 Buchan Crescent**



**\$895 per week**

465 m<sup>2</sup> 4 2 2

FOR RENT - FOR RENT - FOR RENT -  
Jul 2024  
9 Days

**42 ADA BAKER STREET**



**\$850+ pw**

474 m<sup>2</sup> 4 2 2

FOR RENT - FOR RENT - FOR RENT -  
Jun 2024  
15 Days