

Suburb flyover report

CRACE (HOUSE)

PREPARED BY: CUSTOMER CARE VA , RAY WHITE CANBERRA

RayWhite.



CRACE - Suburb Map



Prepared on 05/09/2024 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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CRACE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2009	85	\$ 124,000	0.0 %	\$ 65,000	\$ 636,000
2010	74	\$ 316,500	155.2 %	\$ 65,000	\$ 822,426
2011	109	\$ 410,000	29.5 %	\$ 77,000	\$ 805,000
2012	69	\$ 540,000	31.7 %	\$ 91,000	\$ 783,590
2013	102	\$ 560,250	3.8 %	\$ 267,500	\$ 1,200,000
2014	72	\$ 654,500	16.8 %	\$ 397,000	\$ 920,000
2015	84	\$ 694,500	6.1 %	\$ 350,000	\$ 1,470,000
2016	63	\$ 675,000	-2.8 %	\$ 225,000	\$ 1,220,000
2017	76	\$ 775,000	14.8 %	\$ 95,000	\$ 1,257,000
2018	51	\$ 780,000	0.6 %	\$ 417,000	\$ 1,625,000
2019	50	\$ 772,500	-1.0 %	\$ 420,000	\$ 1,461,000
2020	80	\$ 808,006	4.6 %	\$ 250,000	\$ 1,630,000
2021	80	\$ 935,000	15.7 %	\$ 380,000	\$ 3,125,430
2022	94	\$ 868,000	-7.2 %	\$ 650,000	\$ 2,825,000
2023	51	\$ 1,158,000	33.4 %	\$ 340,000	\$ 1,908,000
2024	30	\$ 1,075,000	-7.2 %	\$ 646,000	\$ 1,952,000

Median Sale Price

\$1.09m

Based on 59 recorded House sales within the last 12 months (Financial Year 2024)

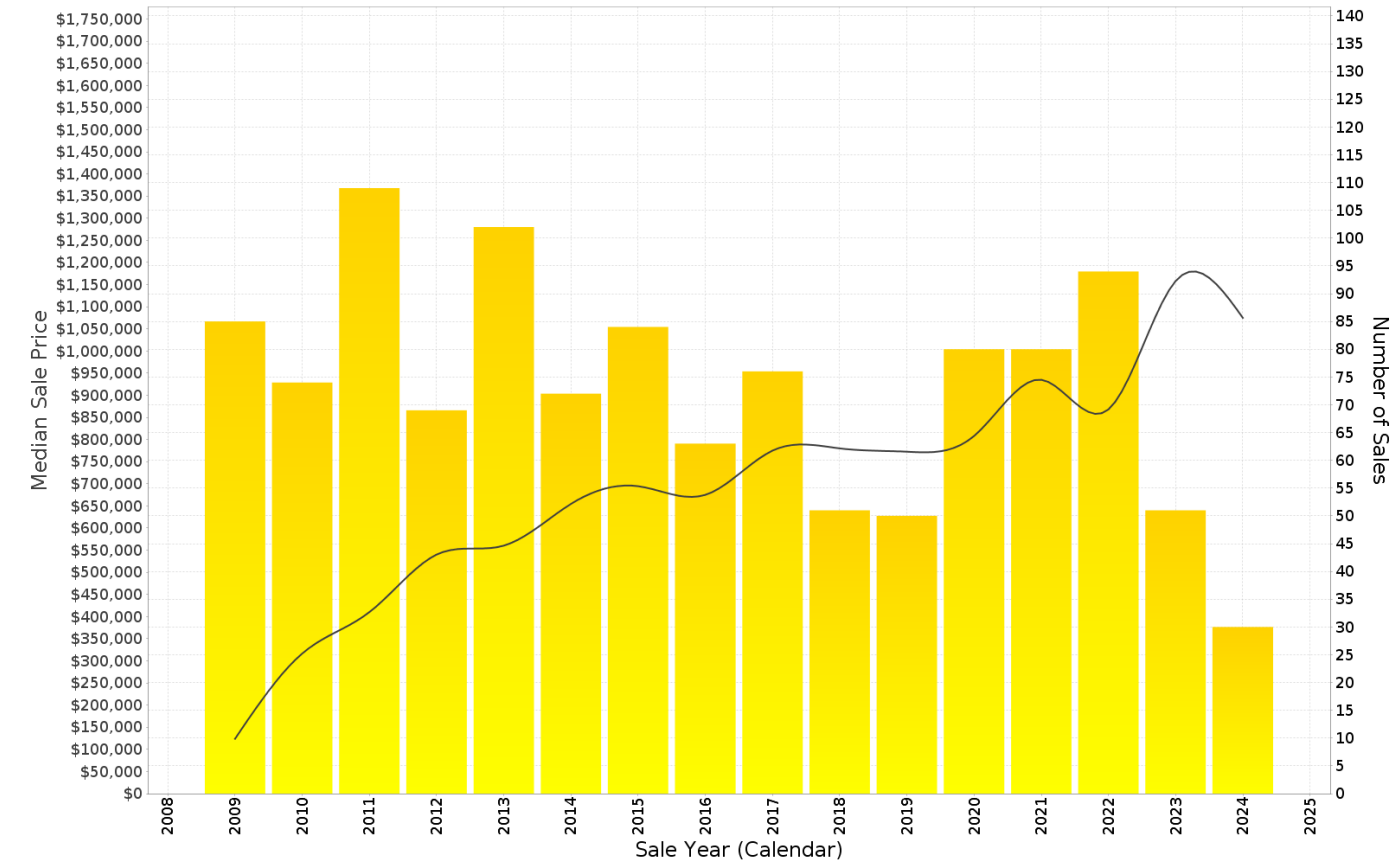
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

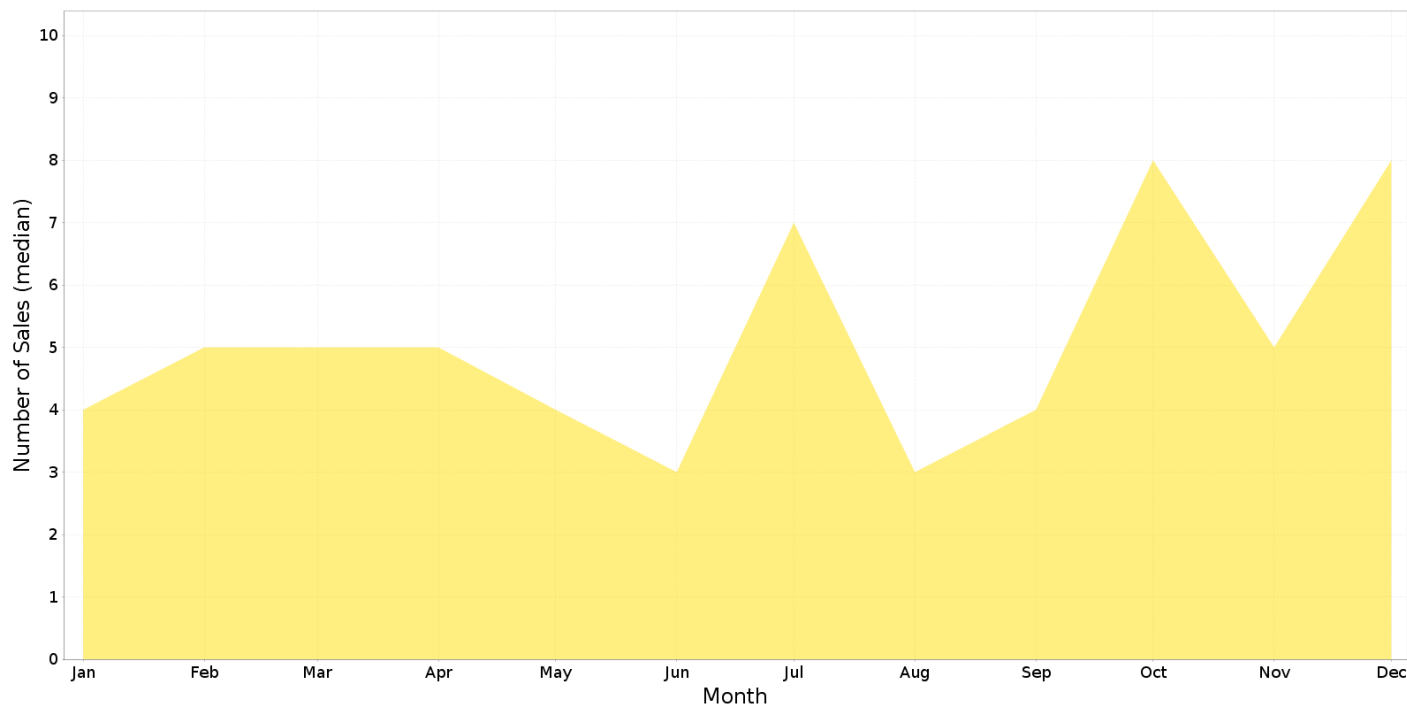
+27.7%

Current Median Price: \$1,090,000
Previous Median Price: \$853,500

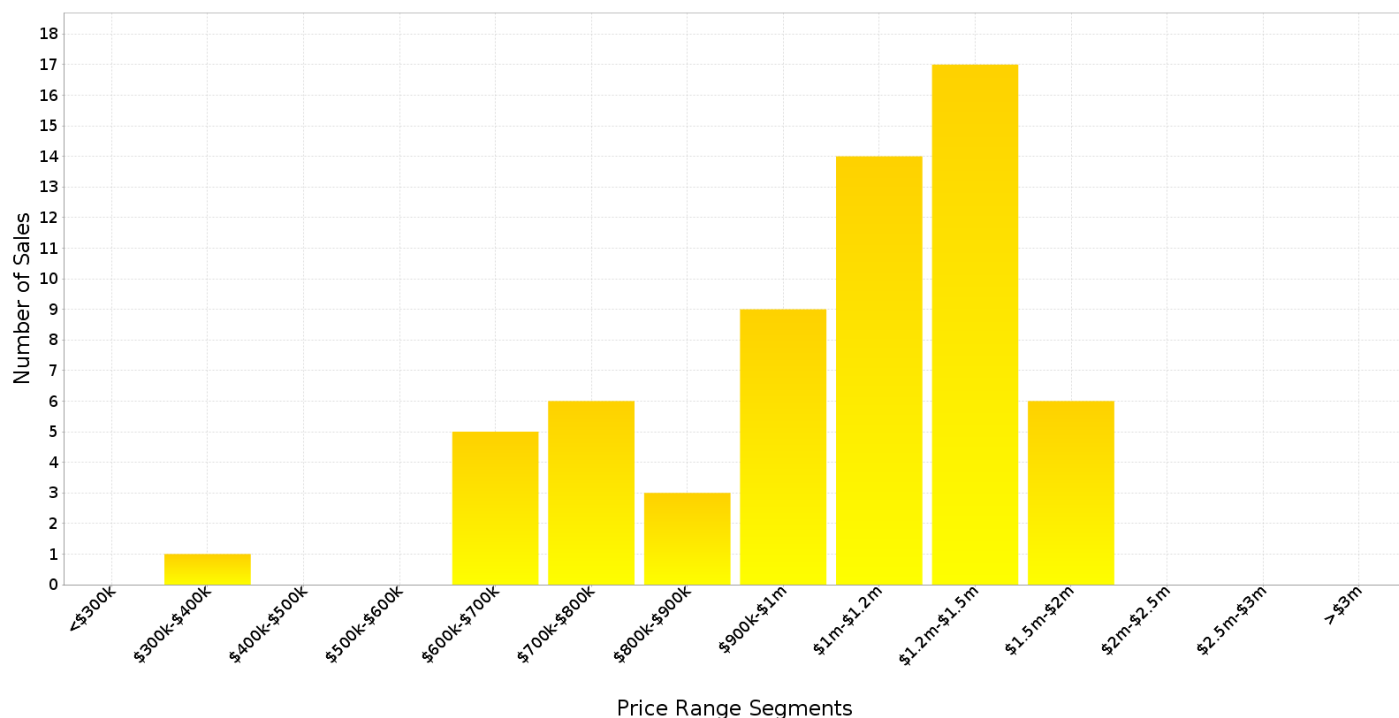
Based on 137 recorded House sales compared over the last two rolling 12 month periods



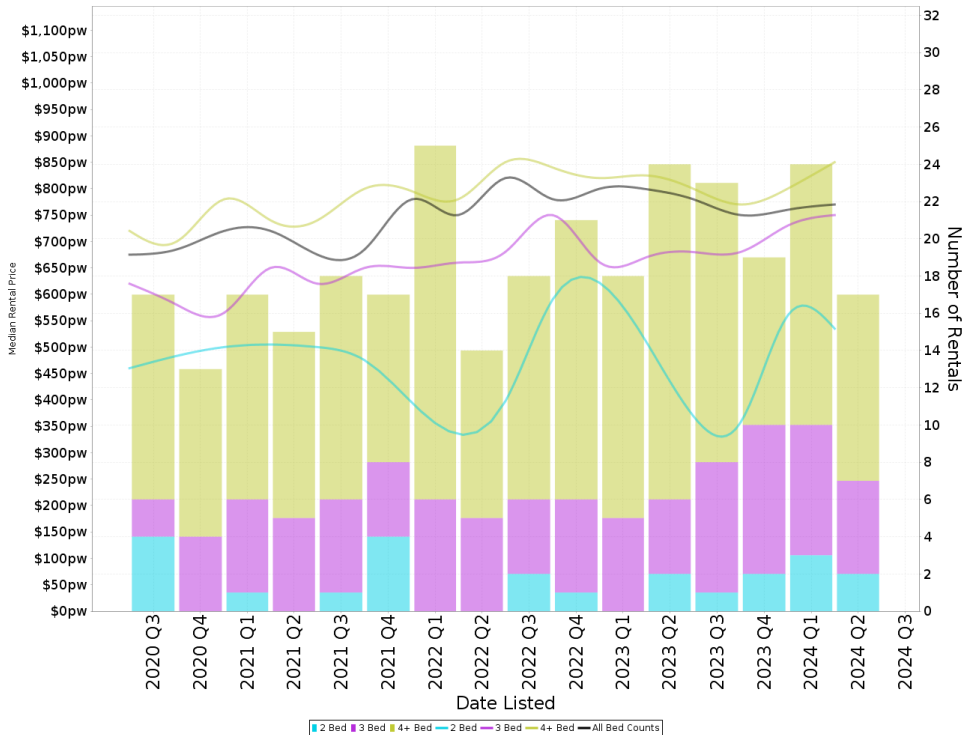
CRACE - Peak Selling Periods (3 years)



CRACE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+27.7%

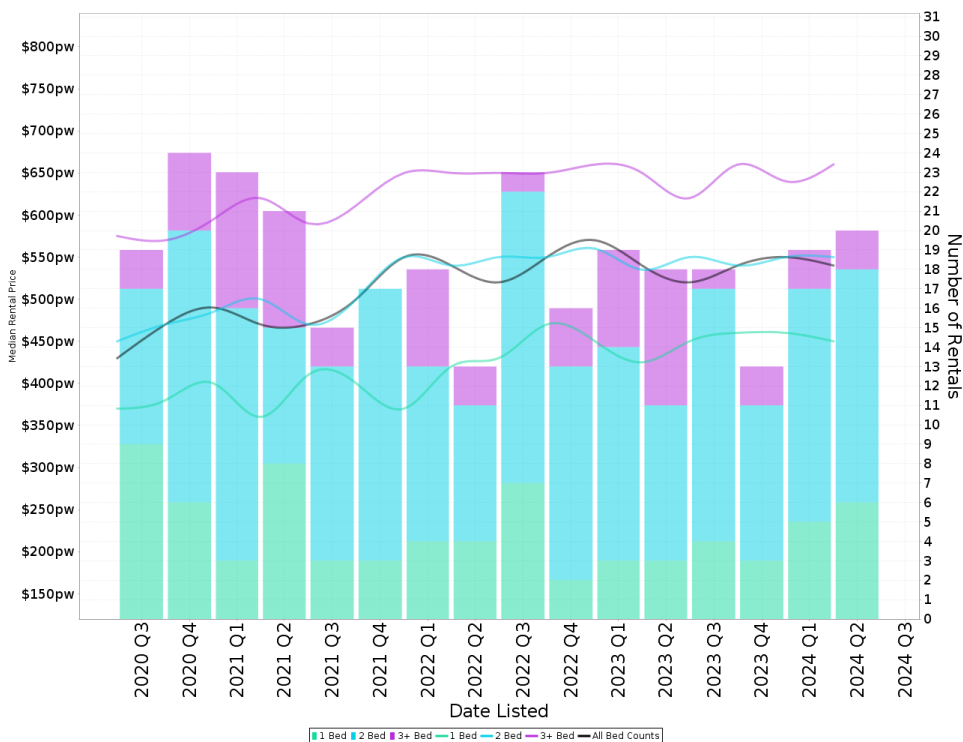
Current Median Price: \$1,090,000
Previous Median Price: \$853,500
 Based on 137 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,090,000
Current Median Rent: \$750
 Based on 83 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-12.3%

Current Median Price: \$410,000
Previous Median Price: \$467,253
 Based on 37 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.8%

Current Median Price: \$410,000
Current Median Rent: \$540
 Based on 70 registered Unit rentals compared over the last 12 months.

CRACE - Recently Sold Properties

Median Sale Price
\$1.09m

Based on 59 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
+27.7%

Current Median Price: \$1,090,000
Previous Median Price: \$853,500

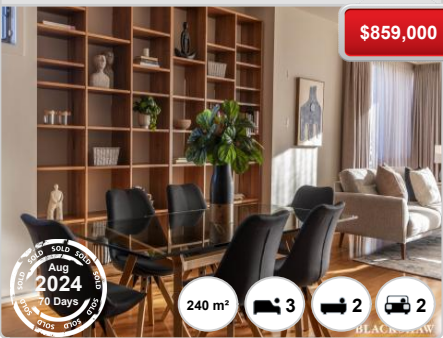
Based on 137 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
59

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

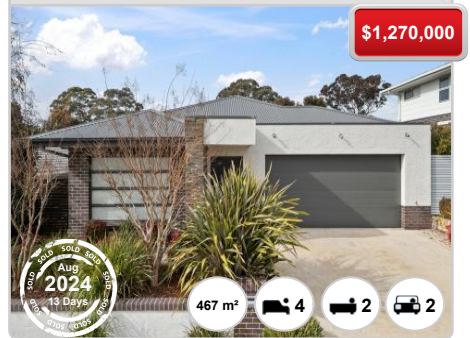
21 QUAIN ST



77 NARDEN ST



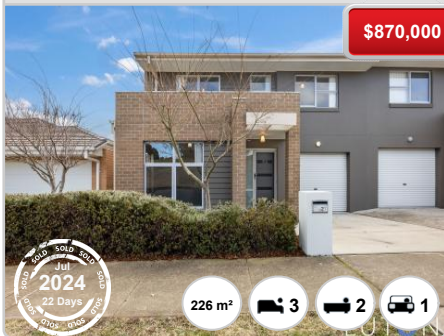
15 BENALLA ST



23 DOBIKIN ST



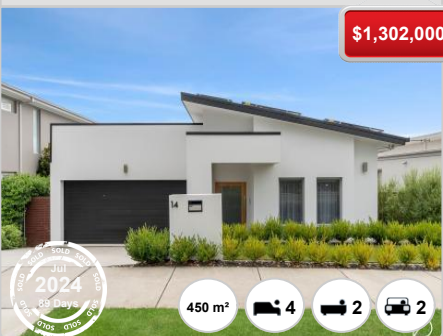
27 RYLSTONE CRES



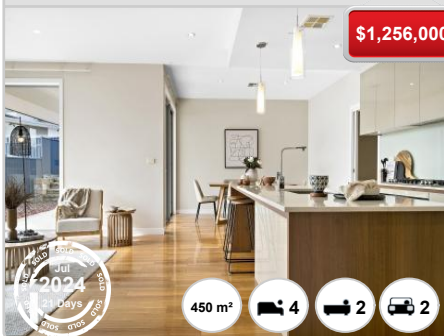
42 ZANCI ST



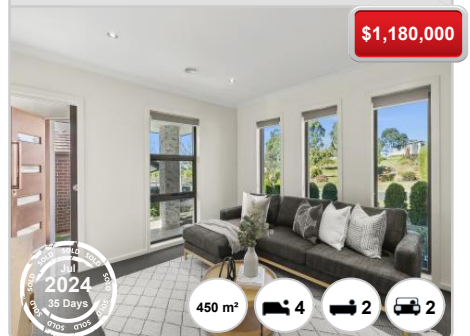
14 COCOPARRA CRES



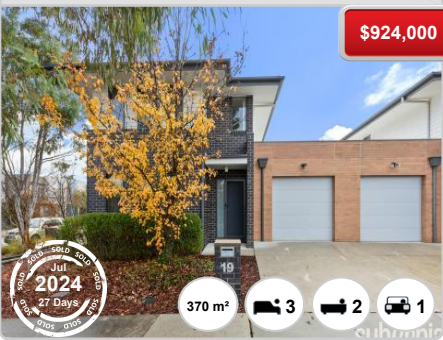
15 ETTRICK ST



51 DIGBY CCT



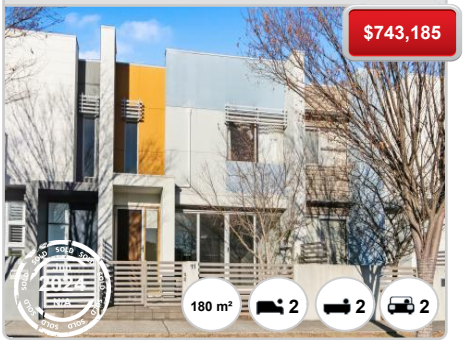
19 STOWPORT AVE



9 FAIRFIELD ST



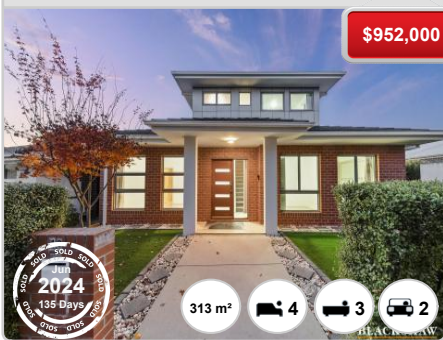
11 NARDEN ST



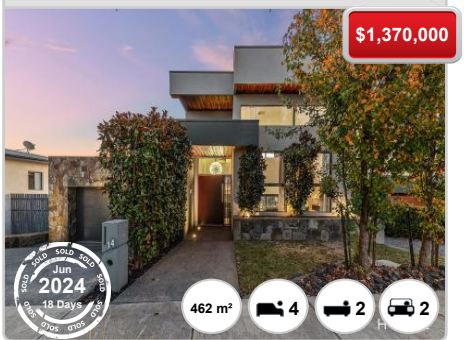
11 LANGTREE CRES



13 AVENAL ST



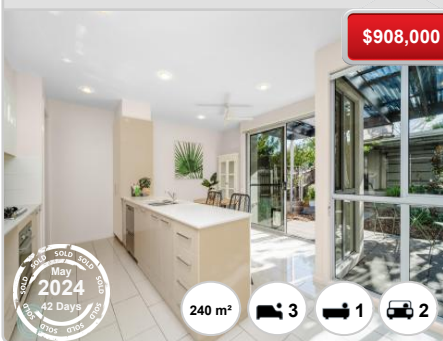
14 FINGAL ST



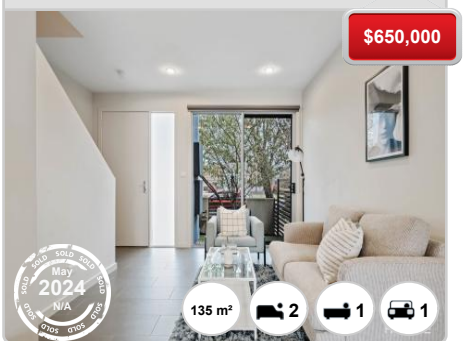
22 FINGAL ST



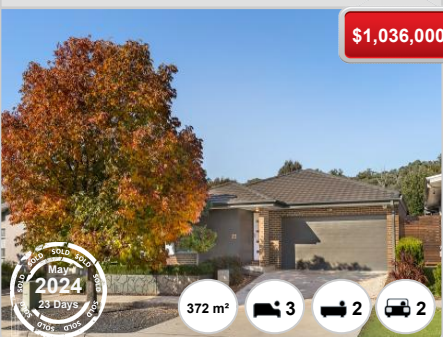
21 CHANCE ST



5 STOWPORT AVE



23 PUNYIBAH ST



62 NARDEN ST



35 MARANUNGA CRES



CRACE - Properties For Rent

Median Rental Price

\$750 /w

Based on 83 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: \$1,090,000
Current Median Rent: \$750

Based on 59 recorded House sales and 83 House rentals compared over the last 12 months

Number of Rentals

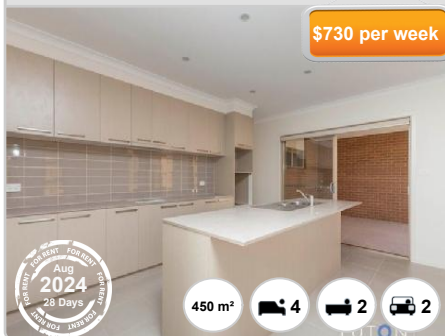
83

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

19 IVORY STREET

\$730 per week



450 m²

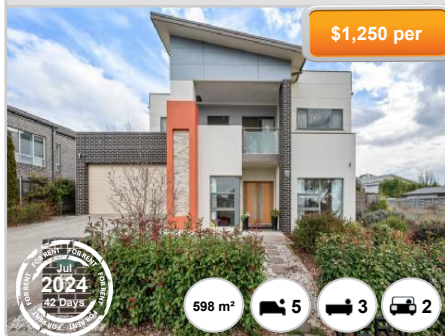
4

2

2

64 Langtree Crescent

\$1,250 per



598 m²

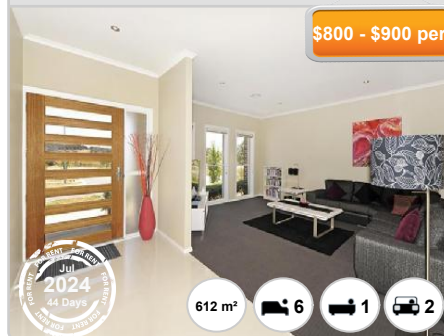
5

3

2

96 Chance Street

\$800 - \$900 per



612 m²

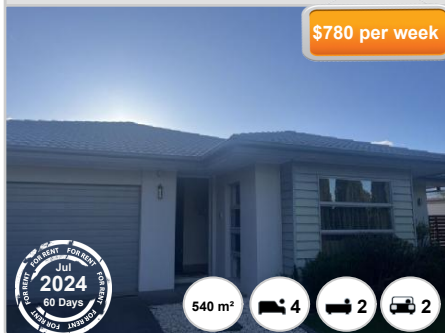
6

1

2

64 NARDEN STREET

\$780 per week



540 m²

4

2

2