

SUBURB FLYOVER REPORT

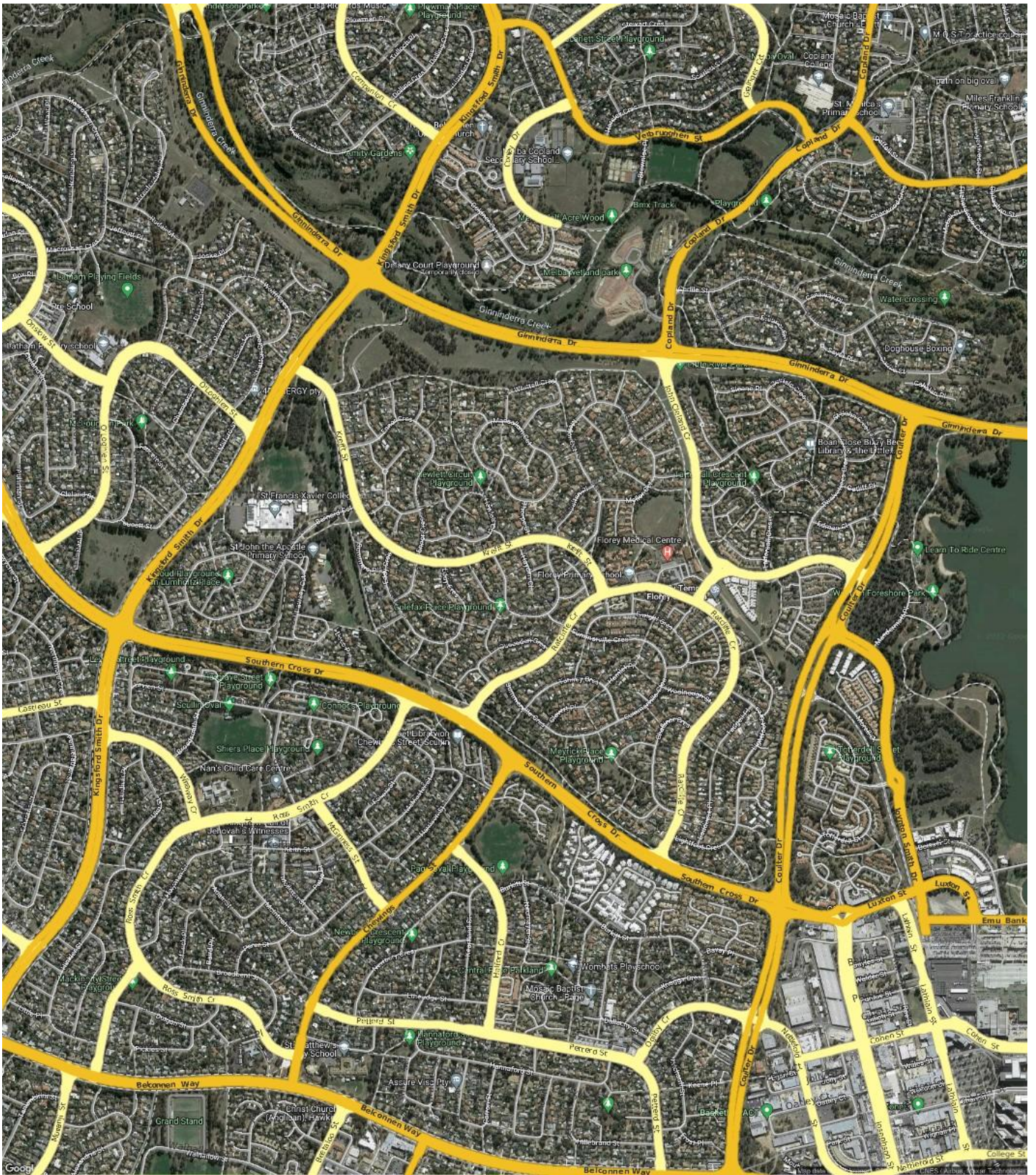
FLOREY (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





FLOREY - Suburb Map



Prepared on 06/01/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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FLOREY - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|------------|--------------|
| 2005 | 40 | \$ 363,500 | 0.0 % | \$ 172,500 | \$ 514,000 |
| 2006 | 36 | \$ 392,500 | 8.0 % | \$ 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 | 43 | \$ 1,082,000 | 16.3 % | \$ 510,000 | \$ 1,530,000 |
| 2023 | 0 | | | | |

Median Sale Price

\$1.08m

Based on 43 recorded House sales within the last 12 months (2022)

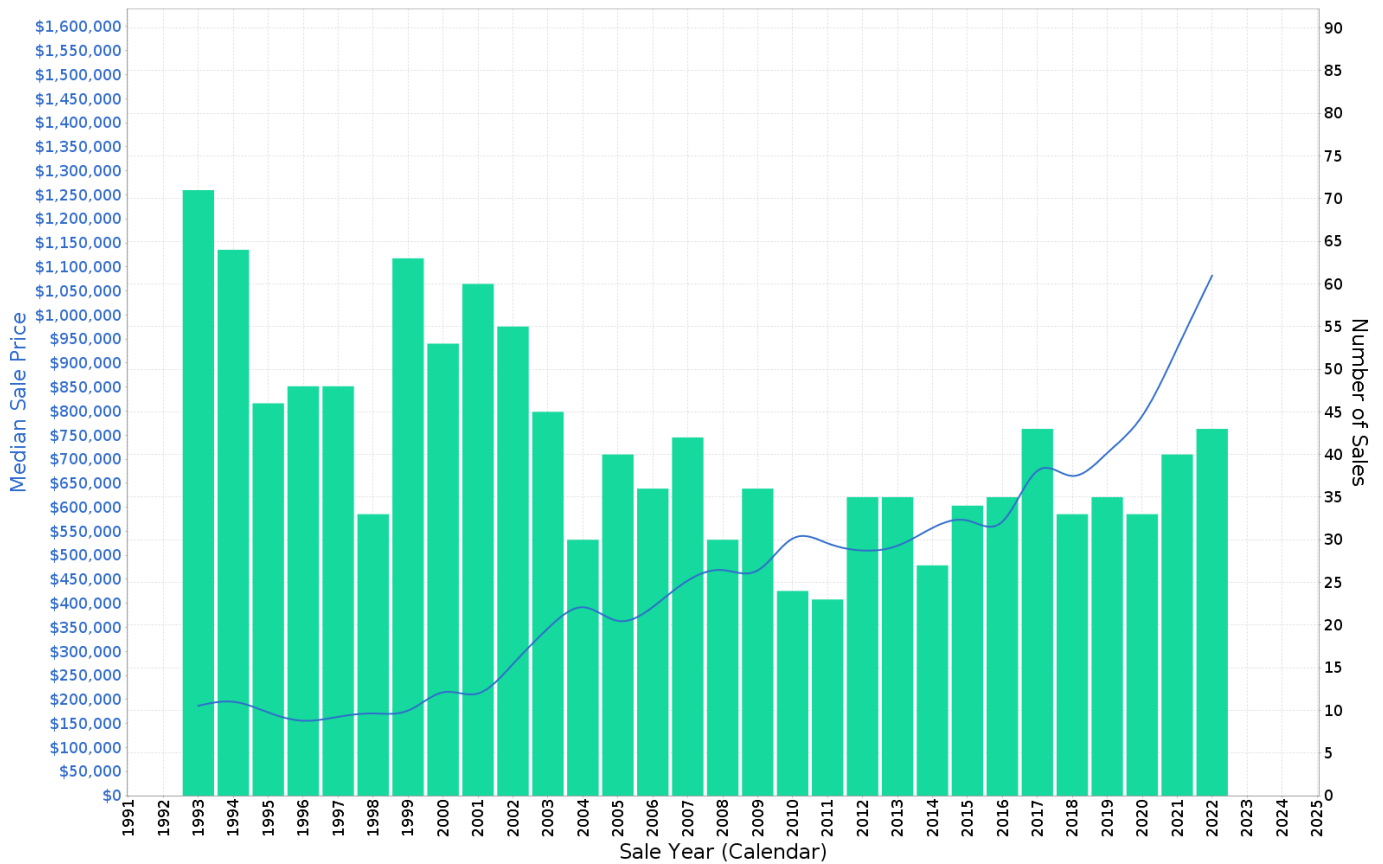
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

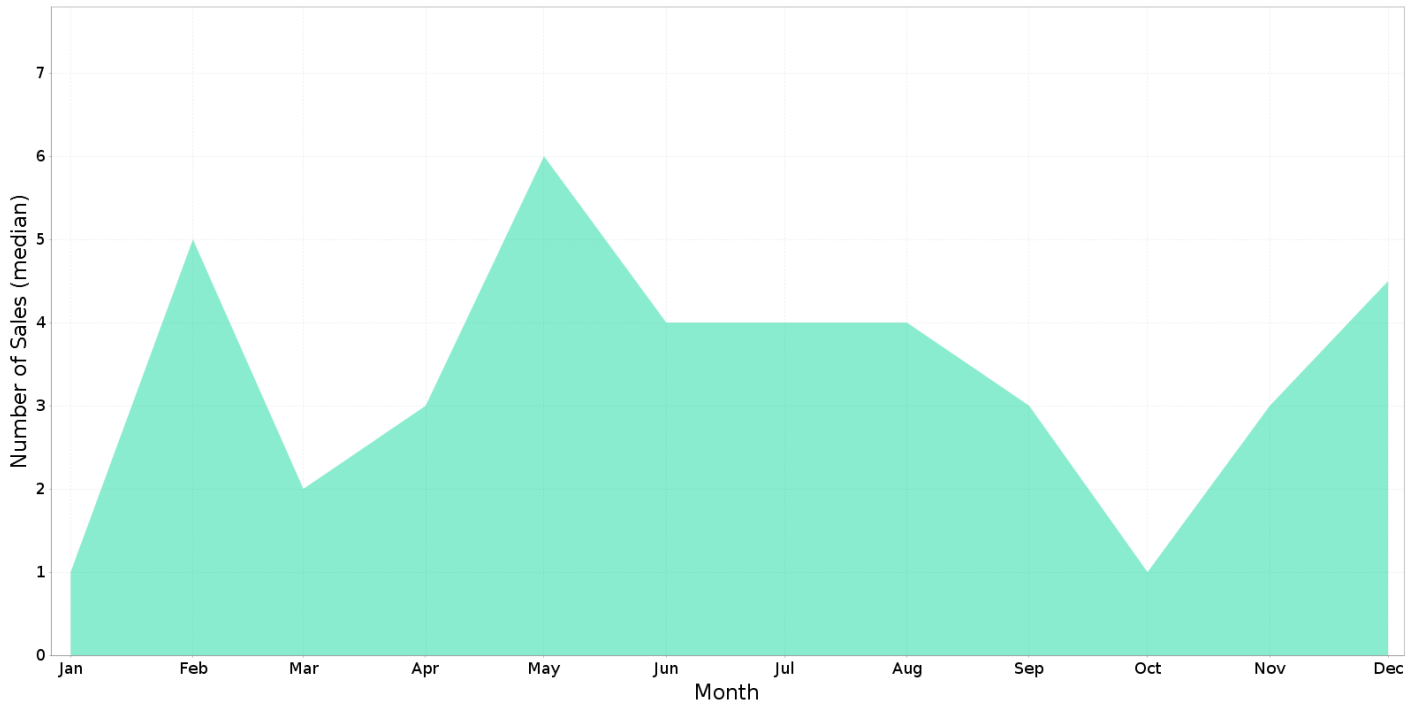
+16.3%

Current Median Price: \$1,082,000
Previous Median Price: \$930,500

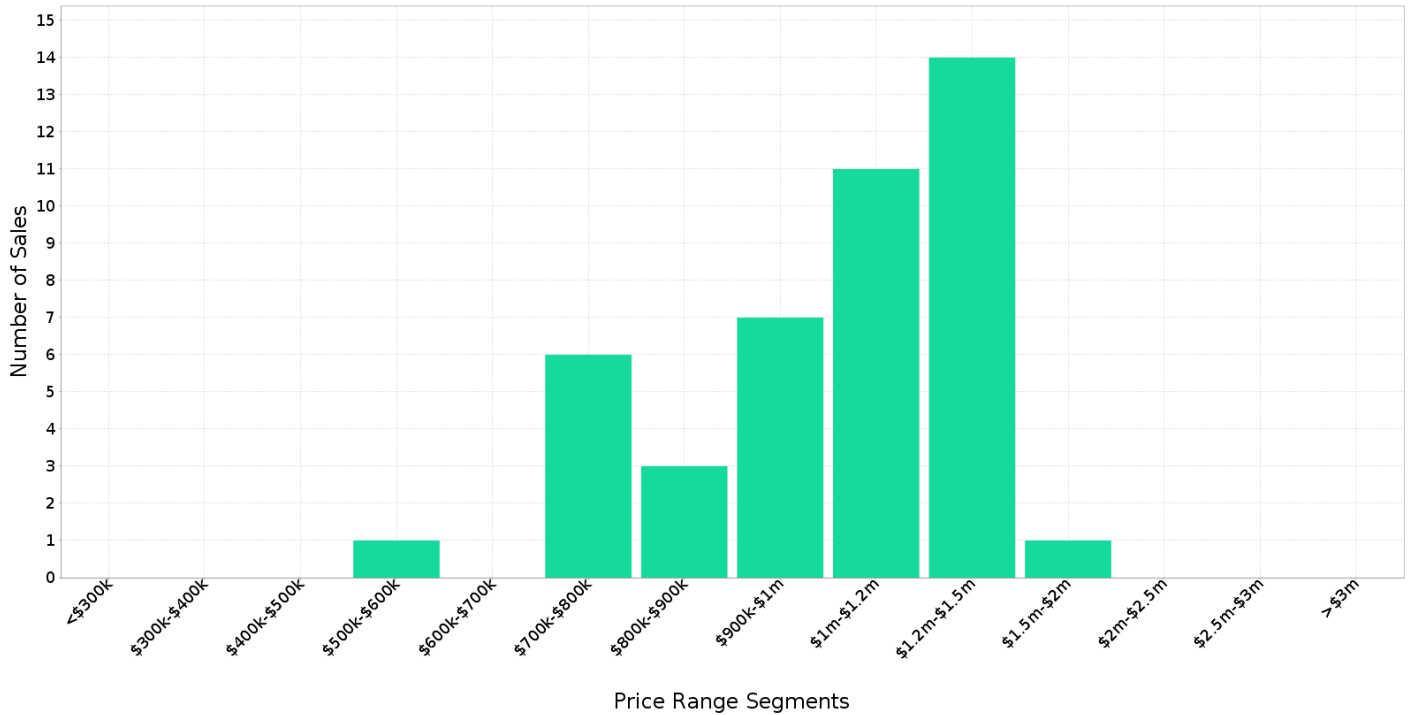
Based on 83 recorded House sales compared over the last two rolling 12 month periods



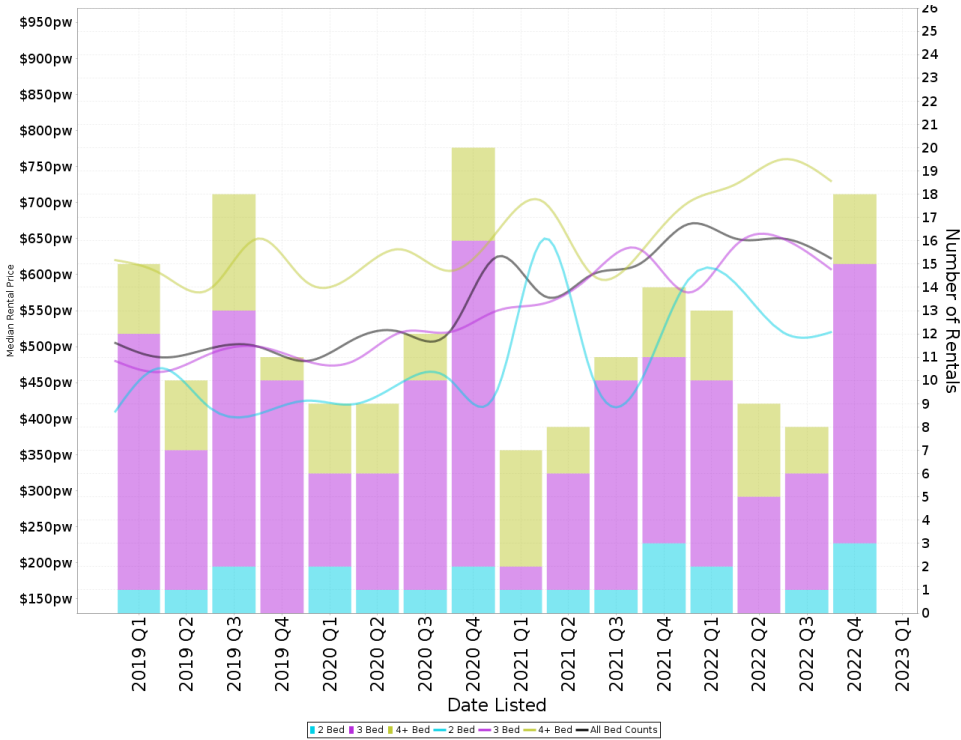
FLOREY - Peak Selling Periods (3 years)



FLOREY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+16.3%

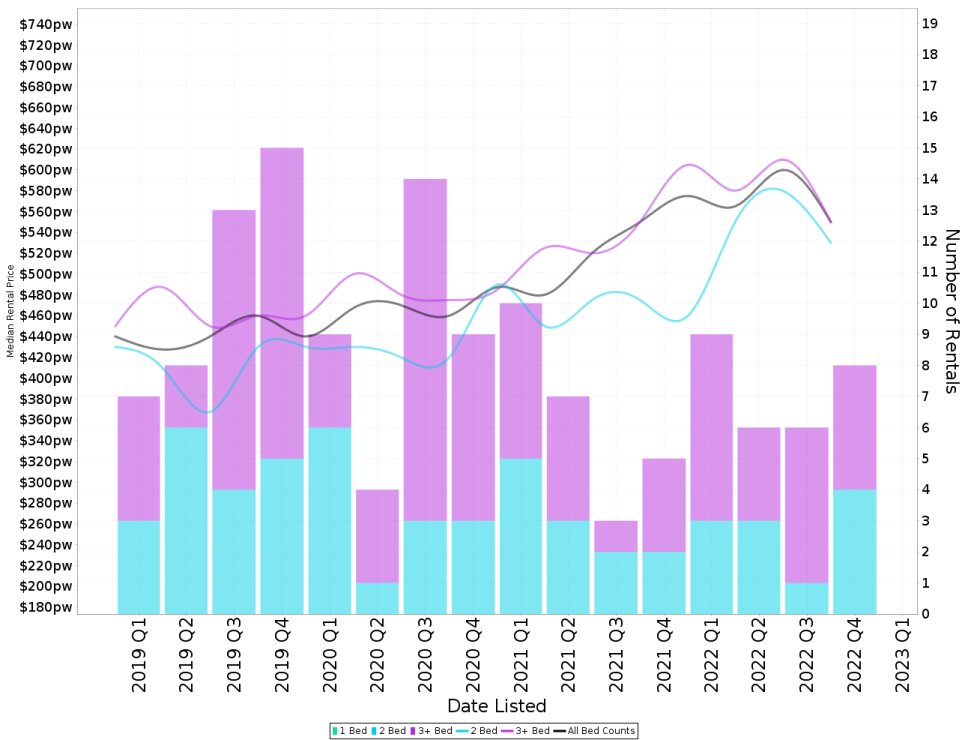
Current Median Price: \$1,082,000
Previous Median Price: \$930,500
Based on 83 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.4%

Current Median Price: \$1,082,000
Current Median Rent: \$500
Based on 54 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+17.1%

Current Median Price: \$711,000
Previous Median Price: \$607,000
Based on 75 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.2%

Current Median Price: \$711,000
Current Median Rent: \$440
Based on 43 registered Unit rentals compared over the last 12 months.

FLOREY - Recently Sold Properties

Median Sale Price

\$1.08m

Based on 43 recorded House sales within the last 12 months (2022)

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

Suburb Growth

+16.3%

Current Median Price: \$1,082,000
Previous Median Price: \$930,500

Based on 83 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

43

Based on recorded House sales within the 12 months (2022)

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

64 ENRIGHT CRES

\$695,000



294 m² 2 1 1

Sold Dec 2022

19 BOSWELL CRES

\$1,150,000



795 m² 5 2 2

Sold Nov 2022 (20 Days)

27 TUNNEY CRES

\$950,000

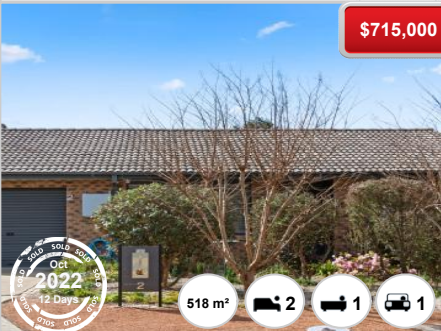


781 m² 4 2 2

Sold Nov 2022 (NIA)

2 WHITELEGGE CL

\$715,000



518 m² 2 1 1

Sold Oct 2022 (12 Days)

6 FAWSITT PL

\$765,000



643 m² 3 1 -

Sold Oct 2022 (104 Days)

7 BELFIELD CRES

\$1,045,000

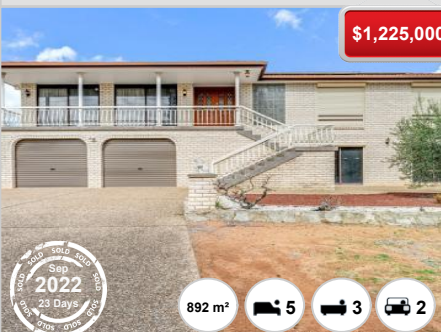


824 m² 4 2 2

Sold Sep 2022 (15 Days)

1 SLOANE PL

\$1,225,000



892 m² 5 3 2

Sold Sep 2022 (23 Days)

14 WHITTELL CRES

\$750,000




722 m² 3 1 1

Sold Sep 2022 (141 Days)

15 CHALLINOR CRES

\$920,000



702 m² 3 1 2

Sold Sep 2022 (23 Days)

32 LIGHTFOOT CRES



\$1,385,000

Sold Sep 2022
30 Days

718 m² 5 2 3

19 ELKINGTON ST

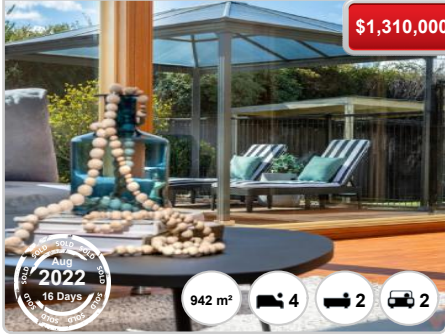


\$950,000

Sold Aug 2022
88 Days

778 m² 4 2 2

8 CHALLINOR CRES



\$1,310,000

Sold Aug 2022
16 Days

942 m² 4 2 2

46 SUMMERVILLE CRES



\$1,250,000

Sold Aug 2022
21 Days

825 m² 4 2 2

1 SHELLSHEAR PL




\$700,000

Sold Aug 2022
N/A

559 m² 3 1 -

34 HEWLETT CCT

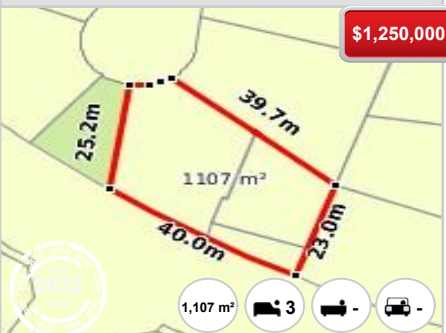


\$780,000

Sold Aug 2022
34 Days

704 m² 3 1 -

7 QUAIFE PL



\$1,250,000

Sold Jul 2022
10m

1,107 m² 3 - -

22 WHITTELL CRES



\$765,000

Sold Jul 2022
18 Days

650 m² 3 1 -

FLOREY - Properties For Rent

Median Rental Price

\$500 /w

Based on 54 recorded House rentals within the last 12 months (2022)

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

Rental Yield

+2.4%

Current Median Price: \$1,082,000
Current Median Rent: \$500

Based on 43 recorded House sales and 54 House rentals compared over the last 12 months

Number of Rentals

54

Based on recorded House rentals within the last 12 months (2022)

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

40 LIGHTFOOT CRESCENT




\$700 Per Week







876 m²   

24 Summerville Crescent

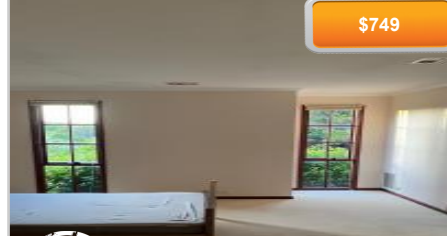


\$750 per week







697 m²   

49 Ennor Crescent




\$749







778 m²   

11 Clavert Place




\$480 per week







510 m²   

11 ROUGHLEY PLACE



\$520 Per Week




314 m²   

2 Hayden Close




630 per week







566 m²   

12 LAIDLEY PLACE

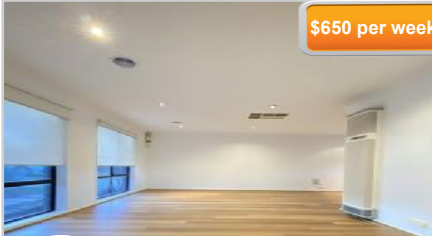


\$730







768 m²   

127 RATCLIFFE CRESCENT

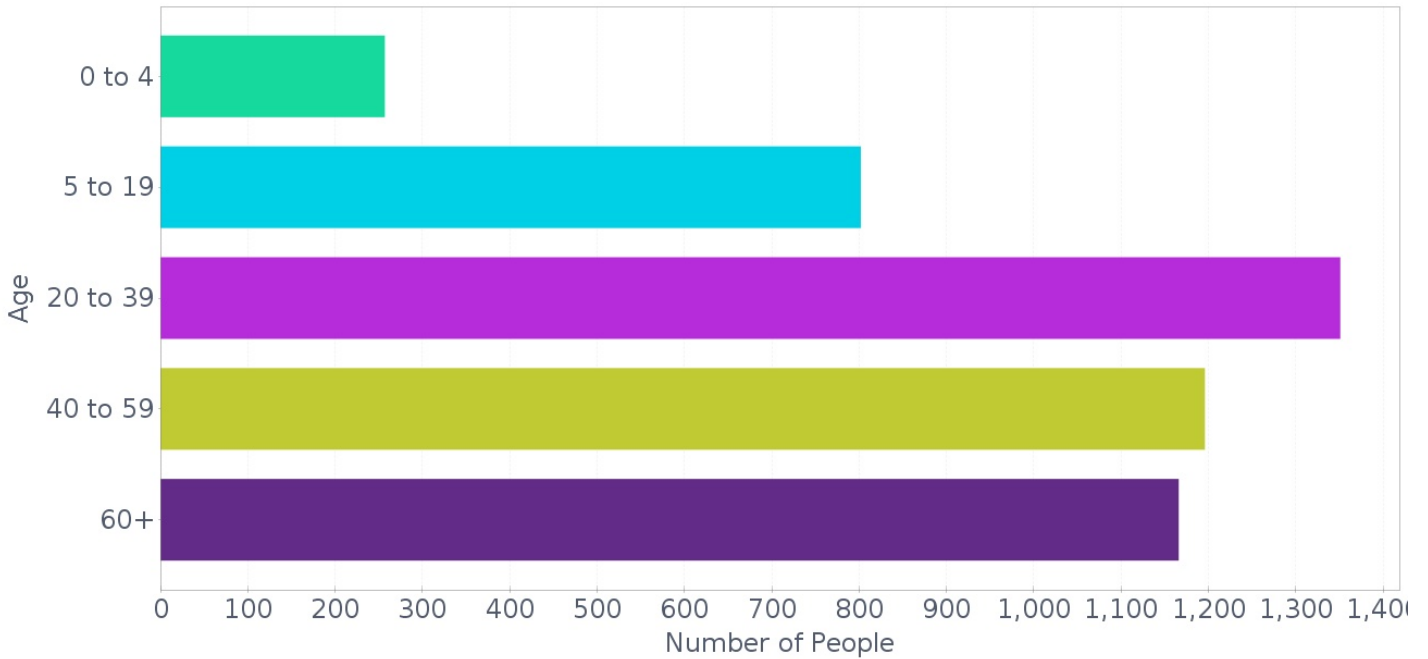


\$650 per week

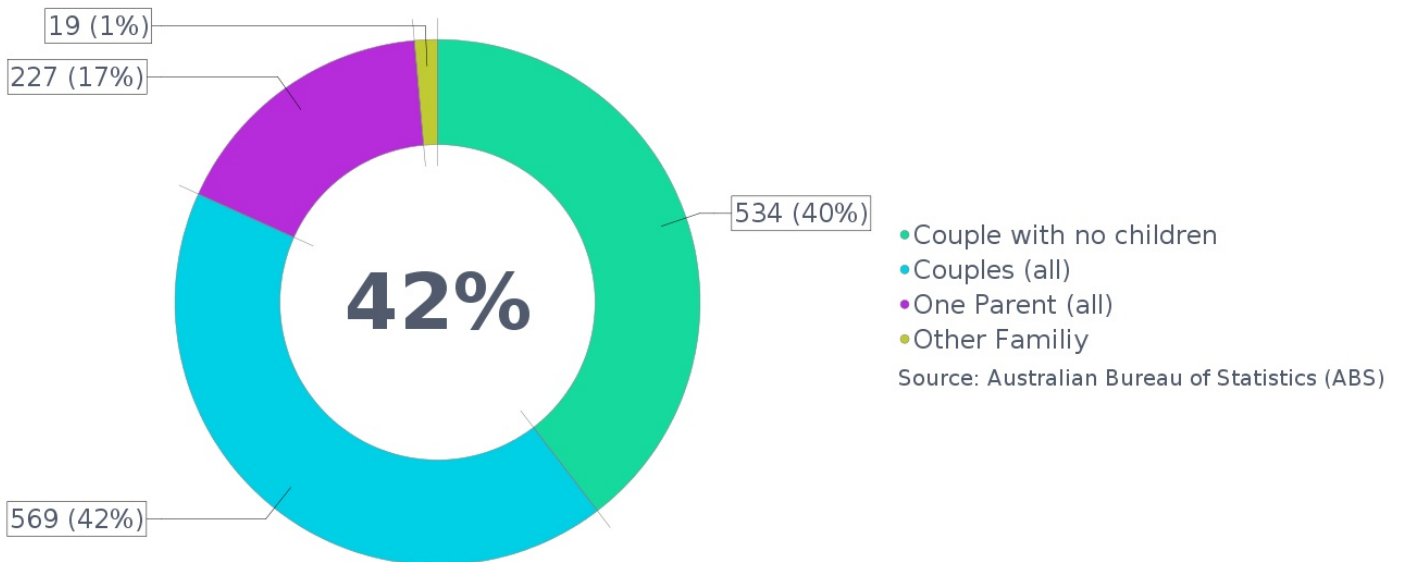


766 m²   

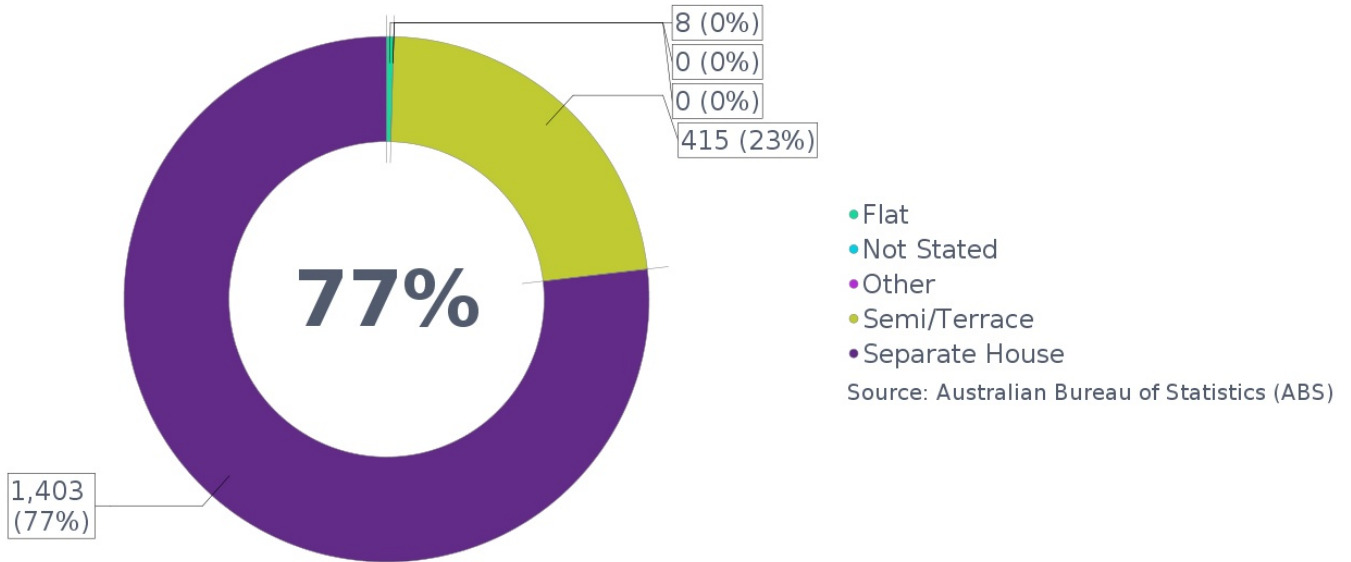
Age of Population (2021)



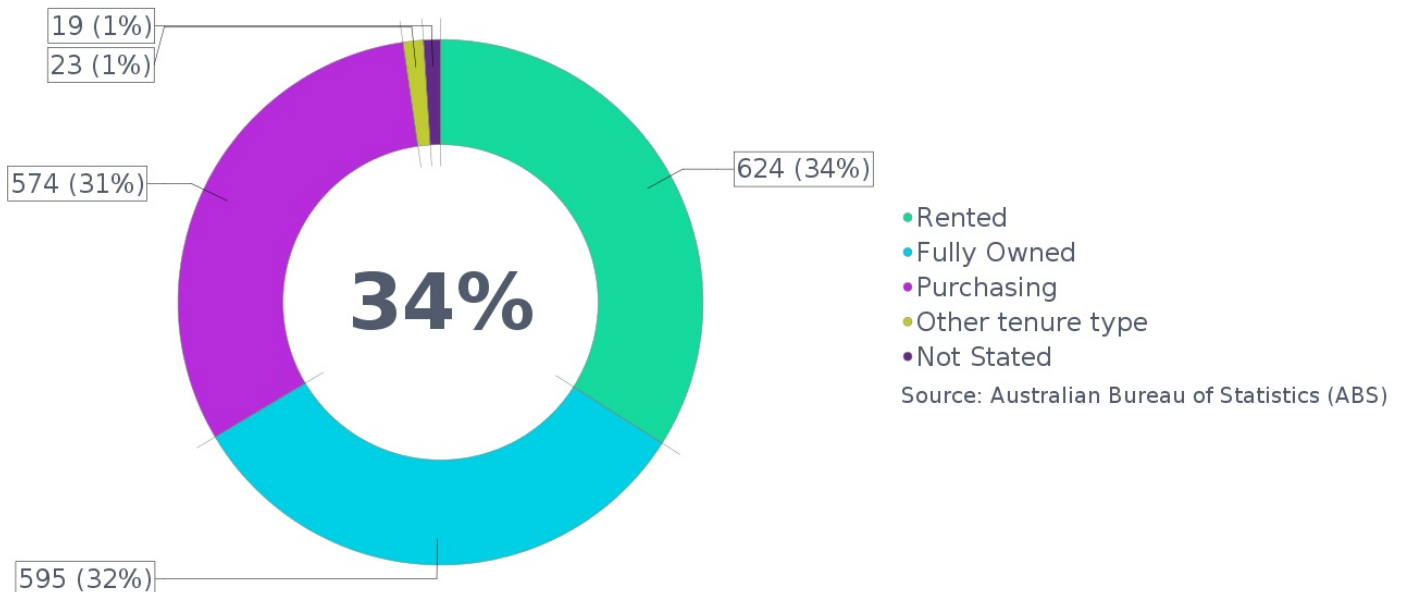
Family Composition (2021)



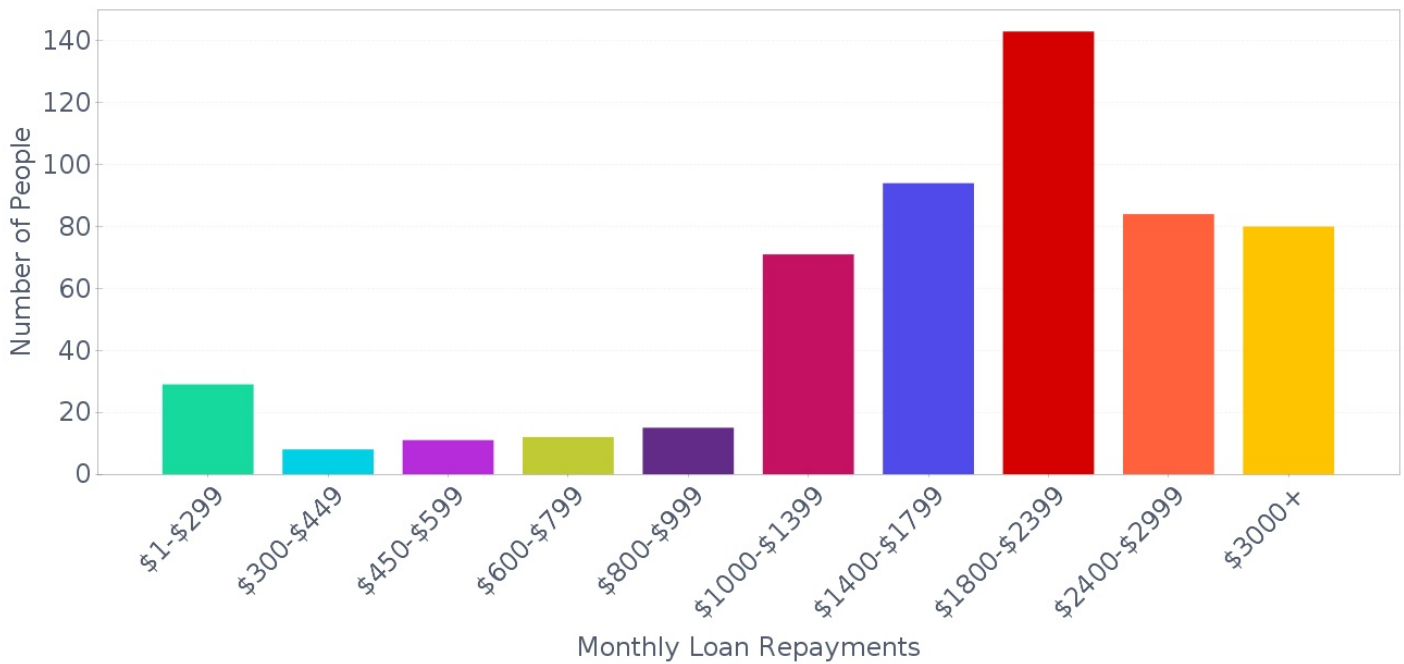
Dwelling Structure (2021)



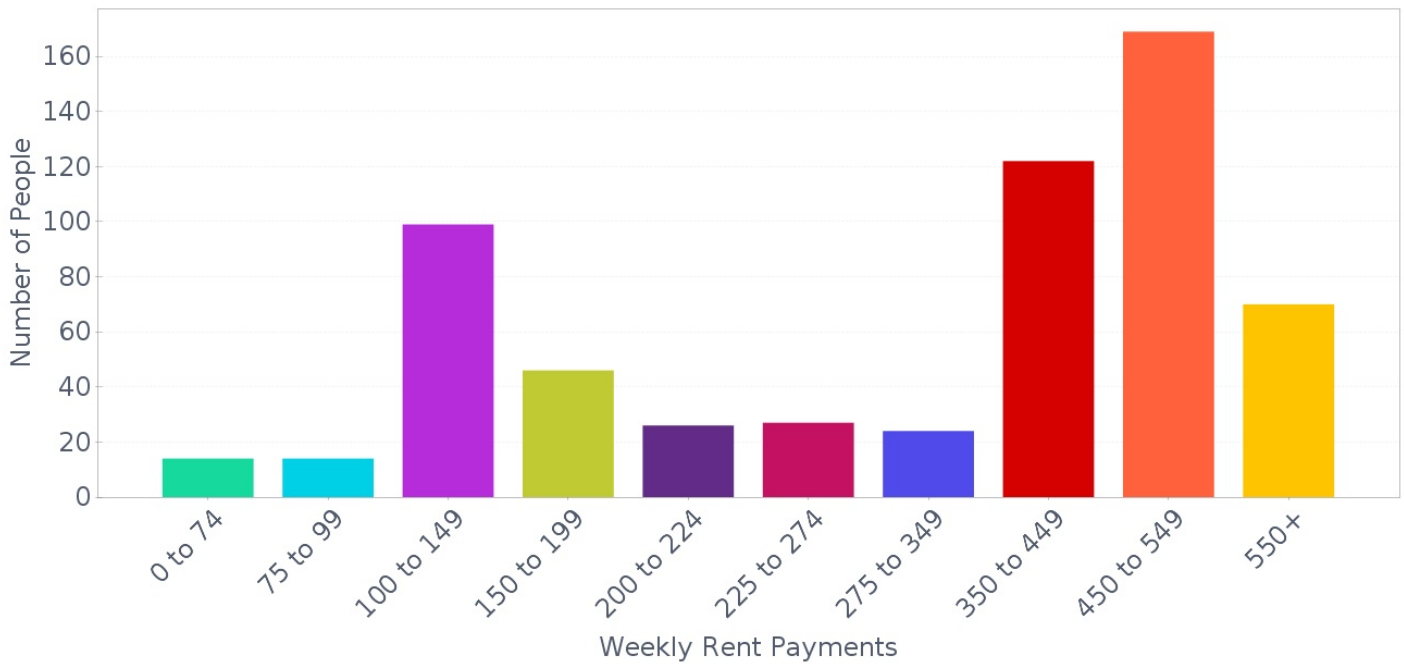
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

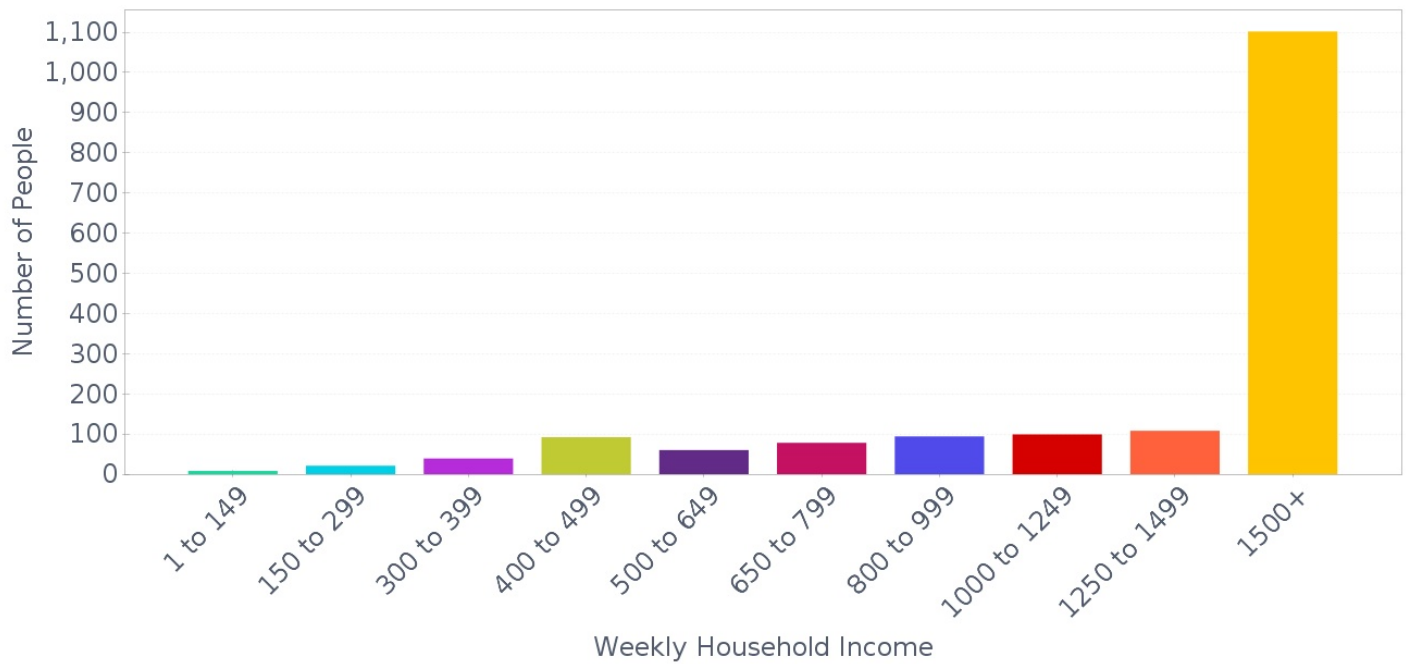


Rent Payments - Weekly (2021)

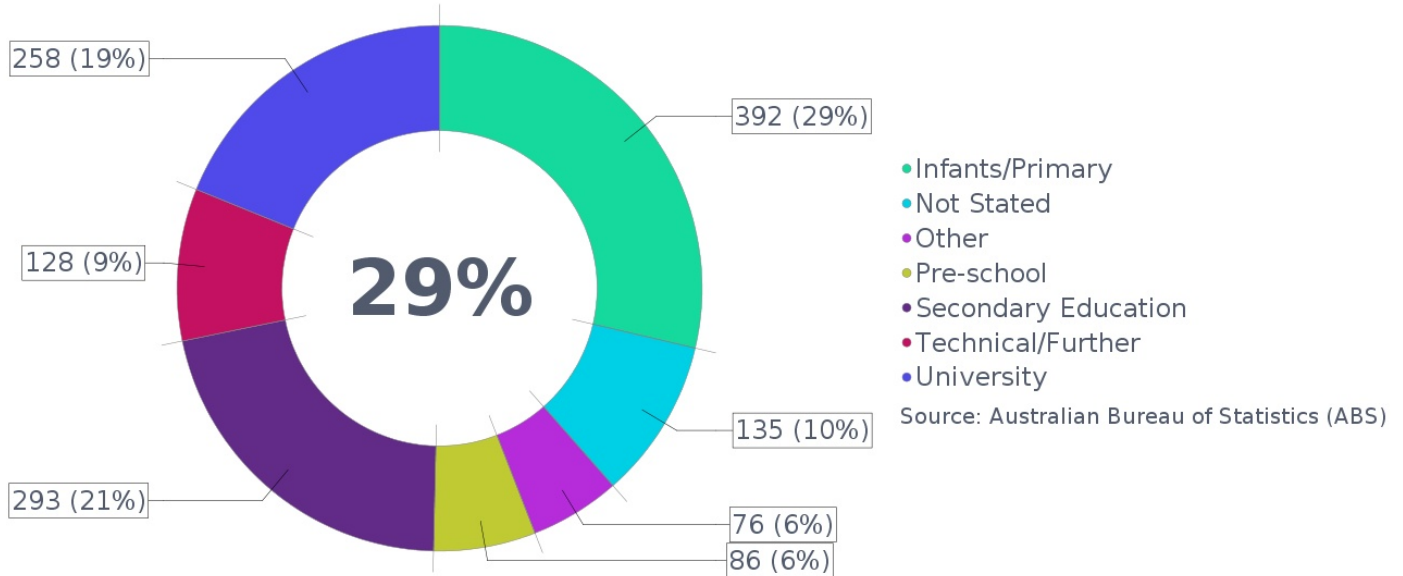




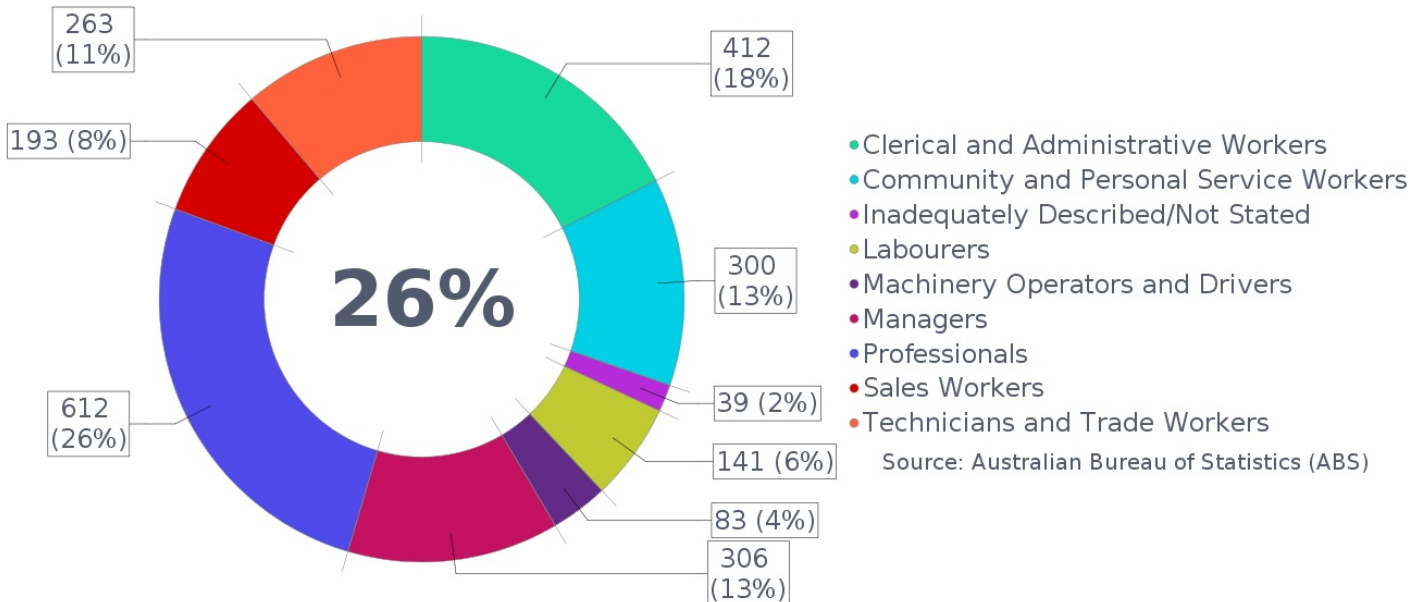
Household Income - Weekly (2021)



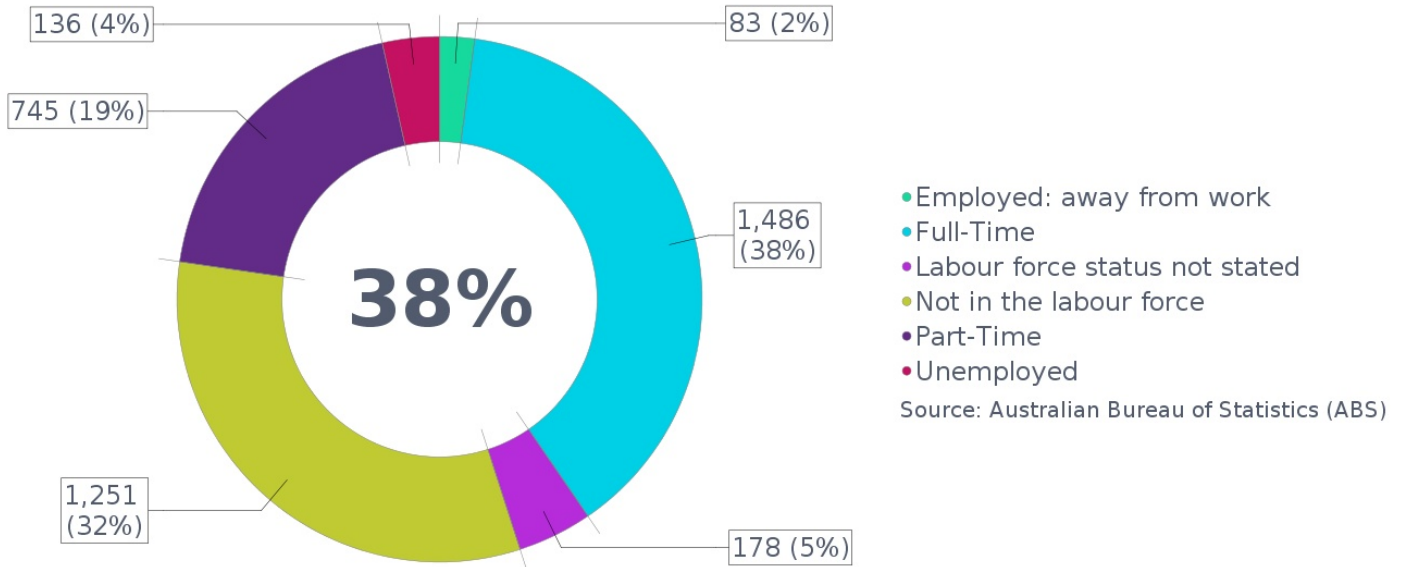
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

