

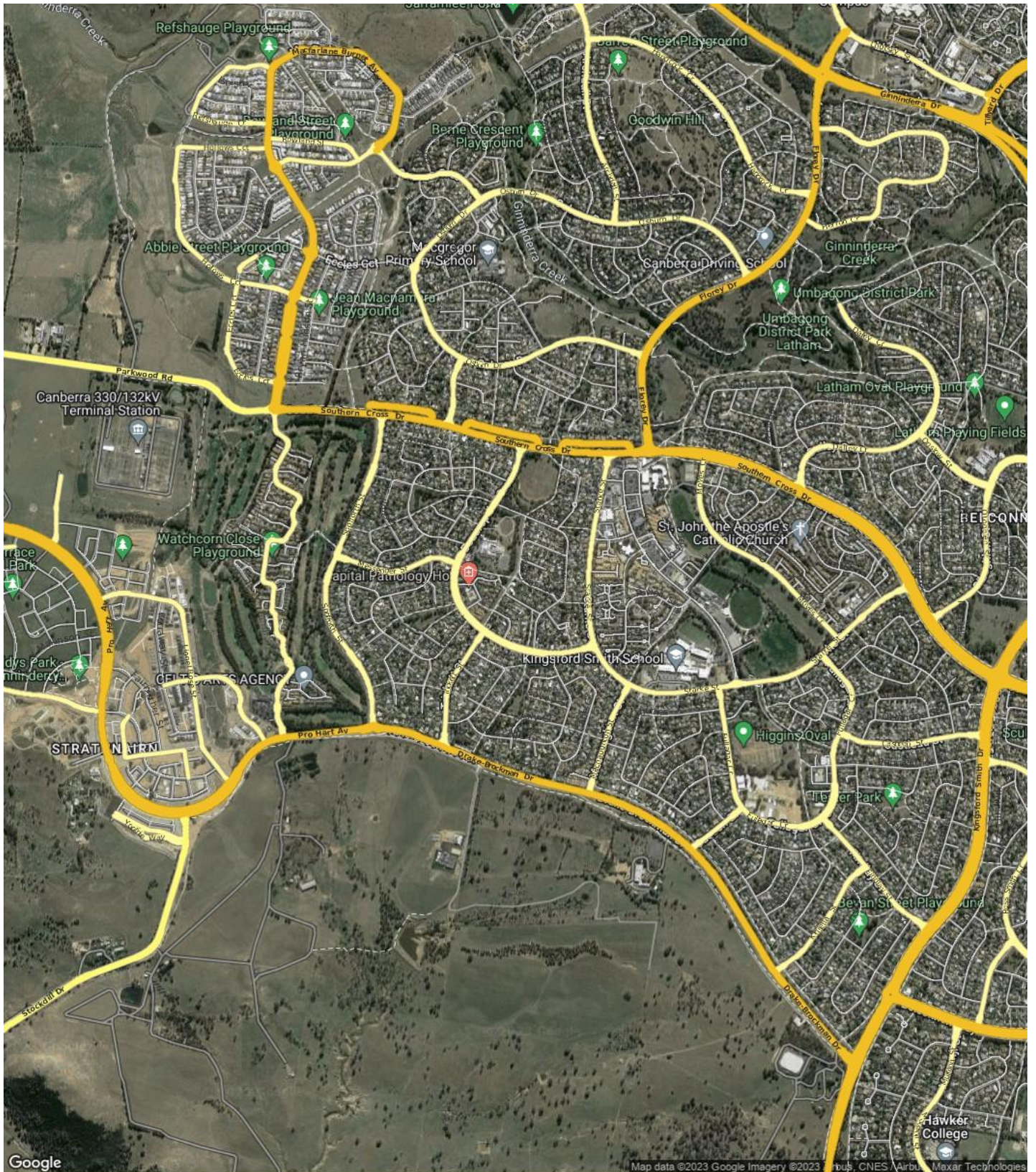
SUBURB FLYOVER REPORT

HOLT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



HOLT - Suburb Map



Prepared on 24/05/2023 by Auction Advantage. © Property Data Solutions Pty Ltd 2023 (pricfinder.com.au)

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HOLT - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	65	\$ 286,000	0.0 %	\$ 120,000	\$ 405,000
2006	74	\$ 309,975	8.4 %	\$ 126,700	\$ 416,000
2007	73	\$ 356,000	14.8 %	\$ 137,500	\$ 500,000
2008	59	\$ 377,000	5.9 %	\$ 185,000	\$ 480,000
2009	73	\$ 385,000	2.1 %	\$ 130,000	\$ 531,000
2010	49	\$ 420,000	9.1 %	\$ 190,000	\$ 530,000
2011	43	\$ 415,000	-1.2 %	\$ 225,000	\$ 530,000
2012	40	\$ 420,000	1.2 %	\$ 310,000	\$ 620,000
2013	54	\$ 432,475	3.0 %	\$ 4,850	\$ 5,175,000
2014	63	\$ 440,000	1.7 %	\$ 180,000	\$ 535,000
2015	51	\$ 446,000	1.4 %	\$ 260,000	\$ 618,000
2016	58	\$ 471,000	5.6 %	\$ 4,000	\$ 742,000
2017	51	\$ 515,000	9.3 %	\$ 365,001	\$ 640,000
2018	65	\$ 545,000	5.8 %	\$ 55,000	\$ 785,000
2019	77	\$ 540,000	-0.9 %	\$ 271,000	\$ 685,000
2020	83	\$ 606,660	12.3 %	\$ 83,450	\$ 895,000
2021	90	\$ 757,500	24.9 %	\$ 300,000	\$ 1,550,500
2022	60	\$ 840,000	10.9 %	\$ 32,500	\$ 1,553,333
2023	16	\$ 732,500	-12.8 %	\$ 550,000	\$ 947,000

Median Sale Price

\$808k

Based on 66 recorded House sales within the last 12 months (Apr '22 - Mar '23)

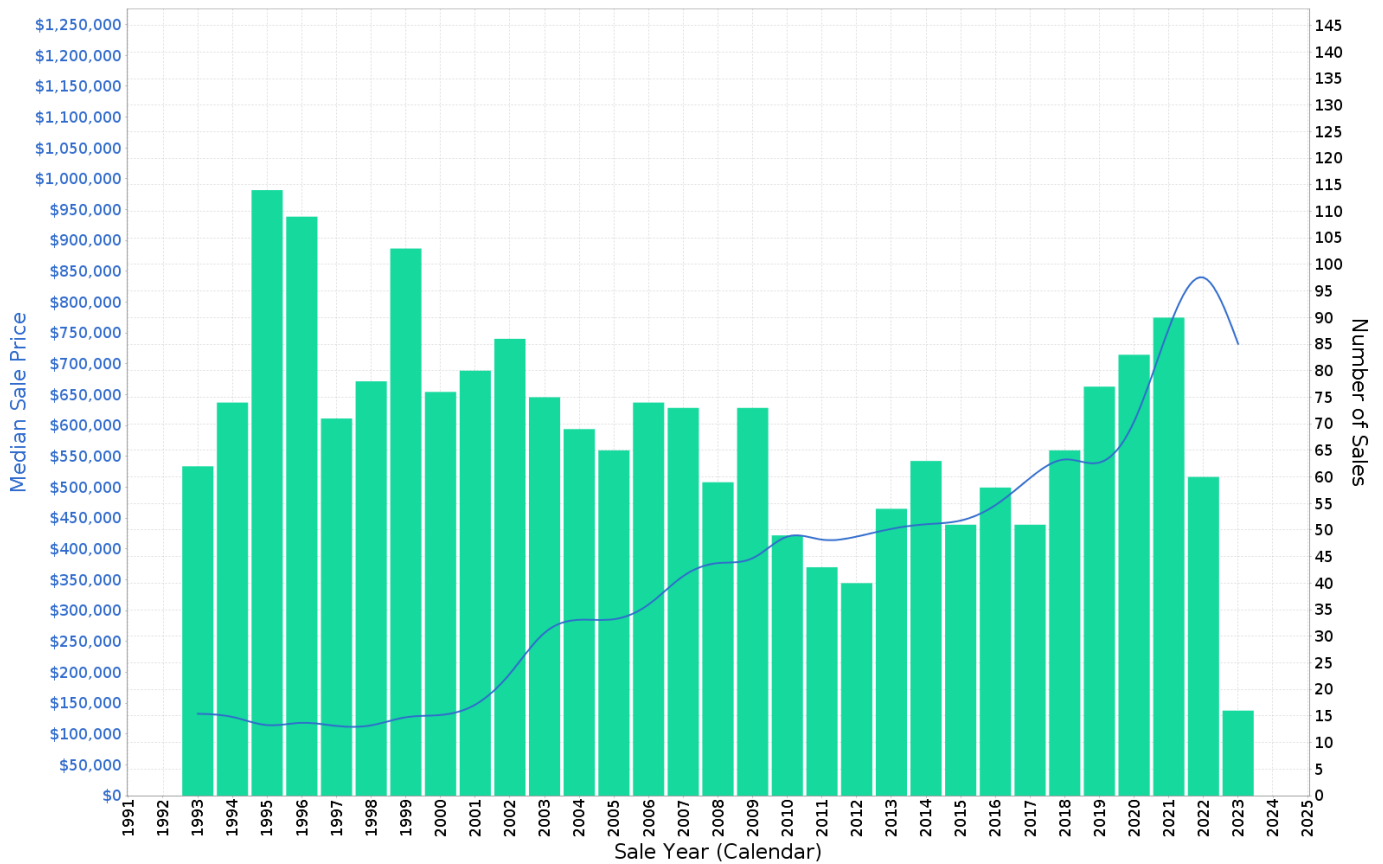
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

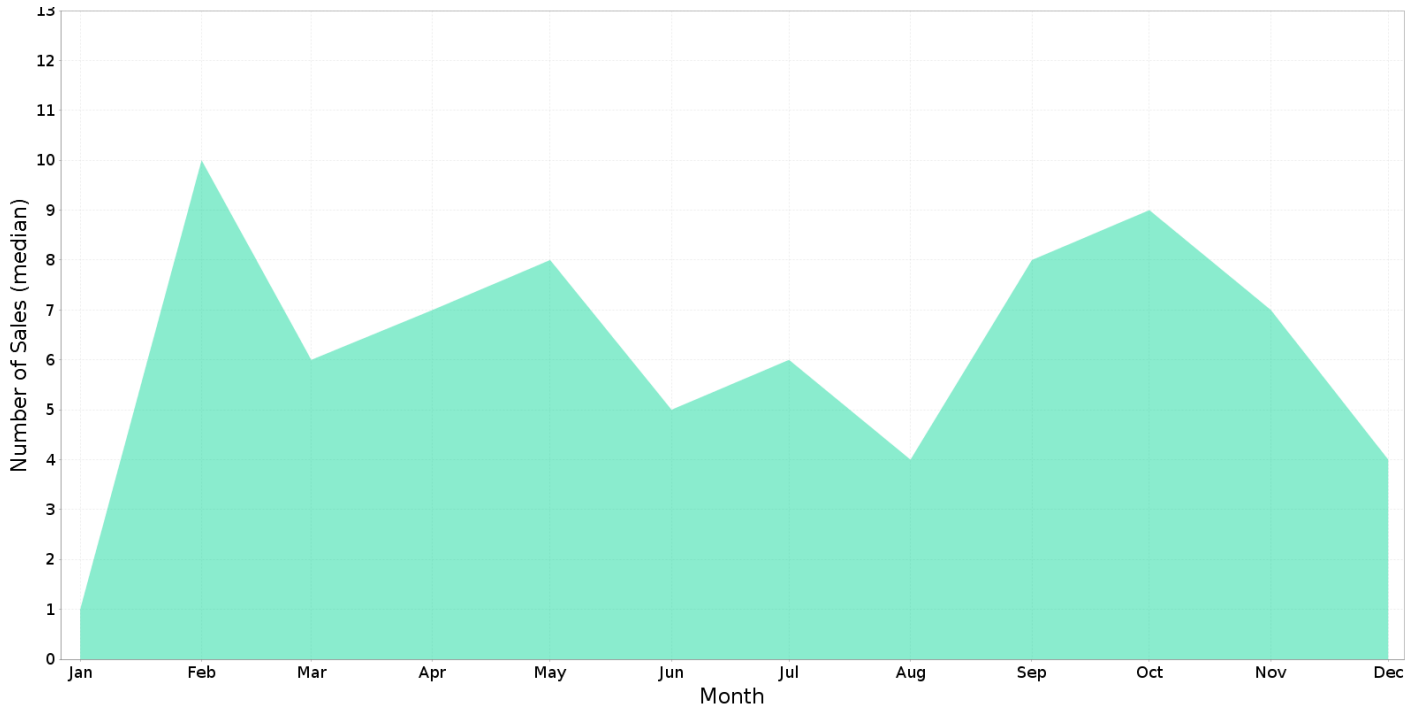
+2.9%

Current Median Price: \$807,500
Previous Median Price: \$785,000

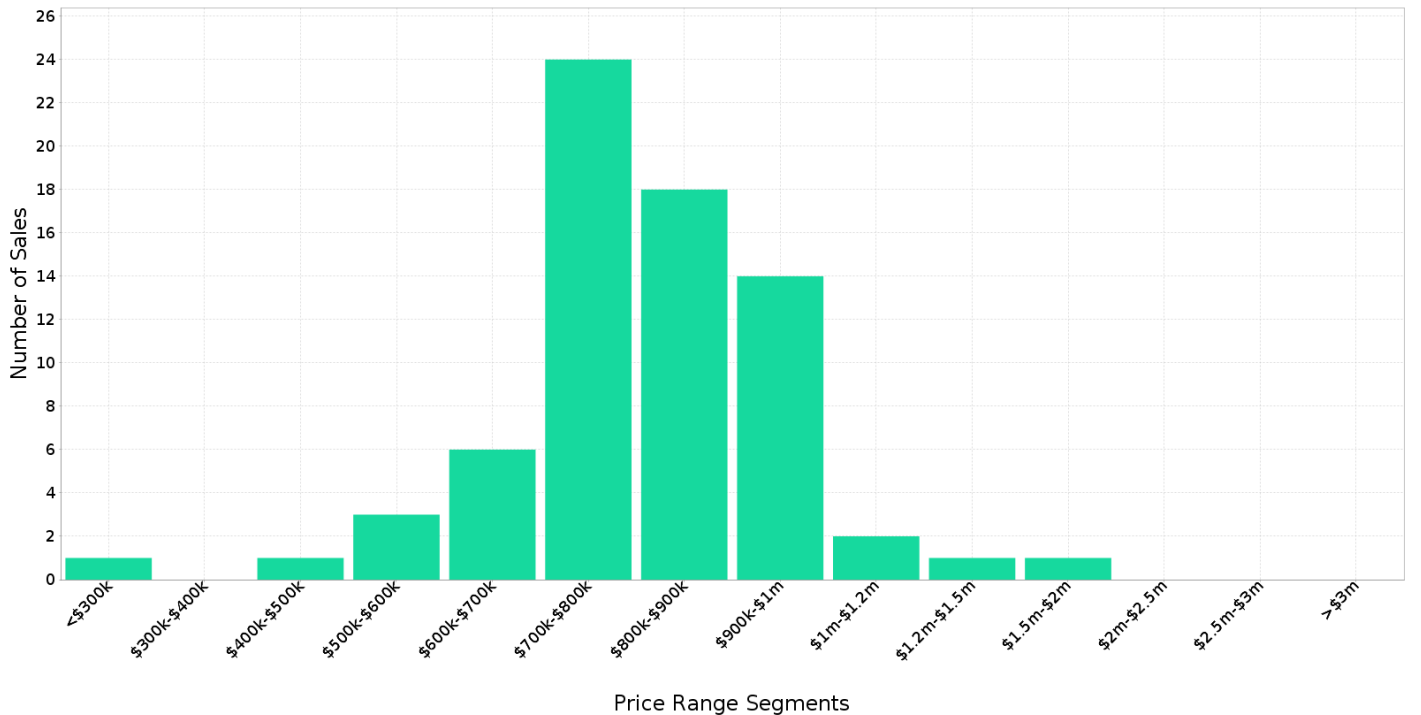
Based on 145 recorded House sales compared over the last two rolling 12 month periods



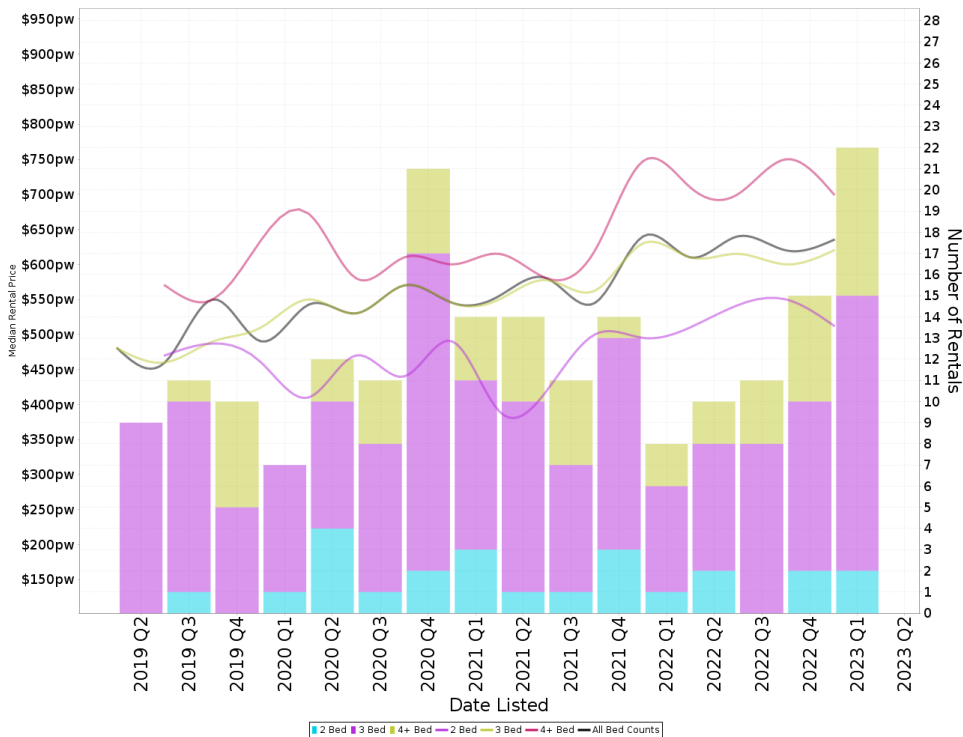
HOLT - Peak Selling Periods (3 years)



HOLT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+2.9%

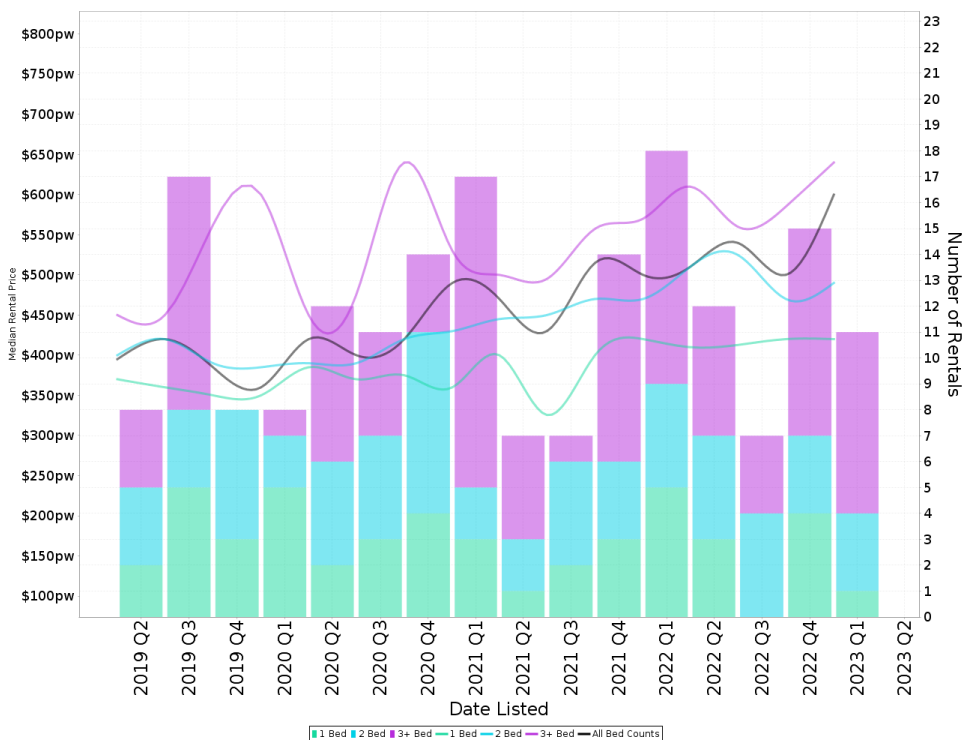
Current Median Price: \$807,500
Previous Median Price: \$785,000
Based on 145 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$807,500
Current Median Rent: \$620
Based on 58 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-15.9%

Current Median Price: \$530,000
Previous Median Price: \$630,000
Based on 128 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.2%

Current Median Price: \$530,000
Current Median Rent: \$530
Based on 45 registered Unit rentals compared over the last 12 months.

HOLT - Recently Sold Properties

Median Sale Price
\$808k

Based on 66 recorded House sales within the last 12 months (Apr '22 - Mar '23)

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

Suburb Growth
+2.9%

Current Median Price: \$807,500
Previous Median Price: \$785,000

Based on 145 recorded House sales compared over the last two rolling 12 month periods

Sold Properties
66

Based on recorded House sales within the 12 months (Apr '22 - Mar '23)

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

32 SPOFFORTH ST




\$782,000

Sold May 2023
88 Days

732 m² 3 2 2

6 WEBER PL




\$790,000

Sold May 2023
27 Days

640 m² 3 2 1

6 STANBURY CL



\$570,000

Sold May 2023
15 Days

377 m² 2 1 1

84/68 HARDWICK CRES



\$525,000

Sold May 2023
35 Days

1.02 ha 3 2 2

35 SELLWOOD ST



\$764,000

Sold Apr 2023
N/A

733 m² 3 - -

9 MCILWRAITH CL



\$636,000

Sold Apr 2023
251 Days

383 m² 2 1 1

40 SPOFFORTH ST

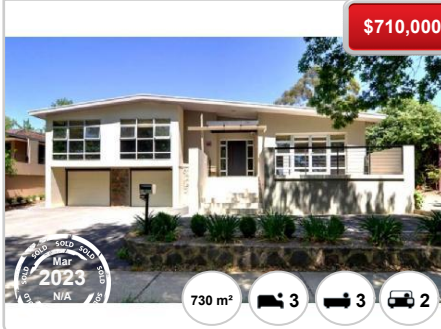


\$740,000

Sold Mar 2023
145 Days

836 m² 3 1 2

60 GRIFFITHS ST




\$710,000

Sold Mar 2023
N/A

730 m² 3 3 2

6 LINDRUM CRES



\$810,000

Sold Mar 2023
N/A

644 m² 3 1 1

369 SOUTHERN CROSS DR

\$766,250



Mar 2023
10 Days

743 m² 4 1 3

71 LIONEL ROSE ST

\$930,000



Mar 2023
15 Days

350 m² 4 2 2

20 WATCHORN CL

\$730,000



Mar 2023
52 Days

450 m² 3 1 1

59 ARMSTRONG CRES

\$745,000




Mar 2023
155 Days

882 m² 3 1 1

41 PICKWORTH ST

\$550,000



Mar 2023
20 Days

682 m² 3 1 2

39 PICKWORTH ST

\$649,000

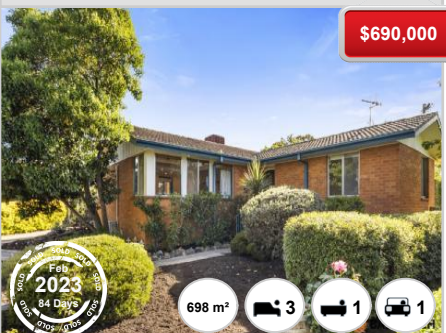


Mar 2023
49 Days

682 m² 3 1 2

9 CAVILL CL

\$690,000




Feb 2023
84 Days

698 m² 3 1 1

23 KELLERMANN CL

\$600,000

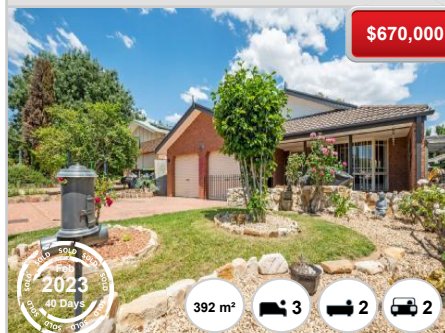


Feb 2023
N/A

326 m² 3 1 2

15 BUSHBY PL

\$670,000



Mar 2023
40 Days

392 m² 3 2 2

17 BUNTON PL

\$720,000



Feb 2023
19 Days

741 m² 3 1 4

8 FOLEY PL

\$725,000

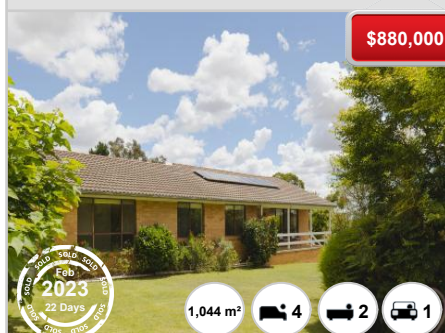


Feb 2023
88 Days

704 m² 3 2 1

14 GRIFFITHS ST

\$880,000



Feb 2023
22 Days

1,044 m² 4 2 1

HOLT - Properties For Rent

Median Rental Price

\$620 /w

Based on 58 recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

Rental Yield

+4.0%

Current Median Price: \$807,500
Current Median Rent: \$620

Based on 66 recorded House sales and 58 House rentals compared over the last 12 months


Number of Rentals

58

Based on recorded House rentals within the last 12 months (Apr '22 - Mar '23)

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

3 LONGWORTH PLACE




\$620 per week

630 m² **3** **1** **2**

May 2023
13 Days

1 Trumper Street




\$620

869 m² **4** **2** **2**

2023
31 Days

63 LIONEL ROSE STREET

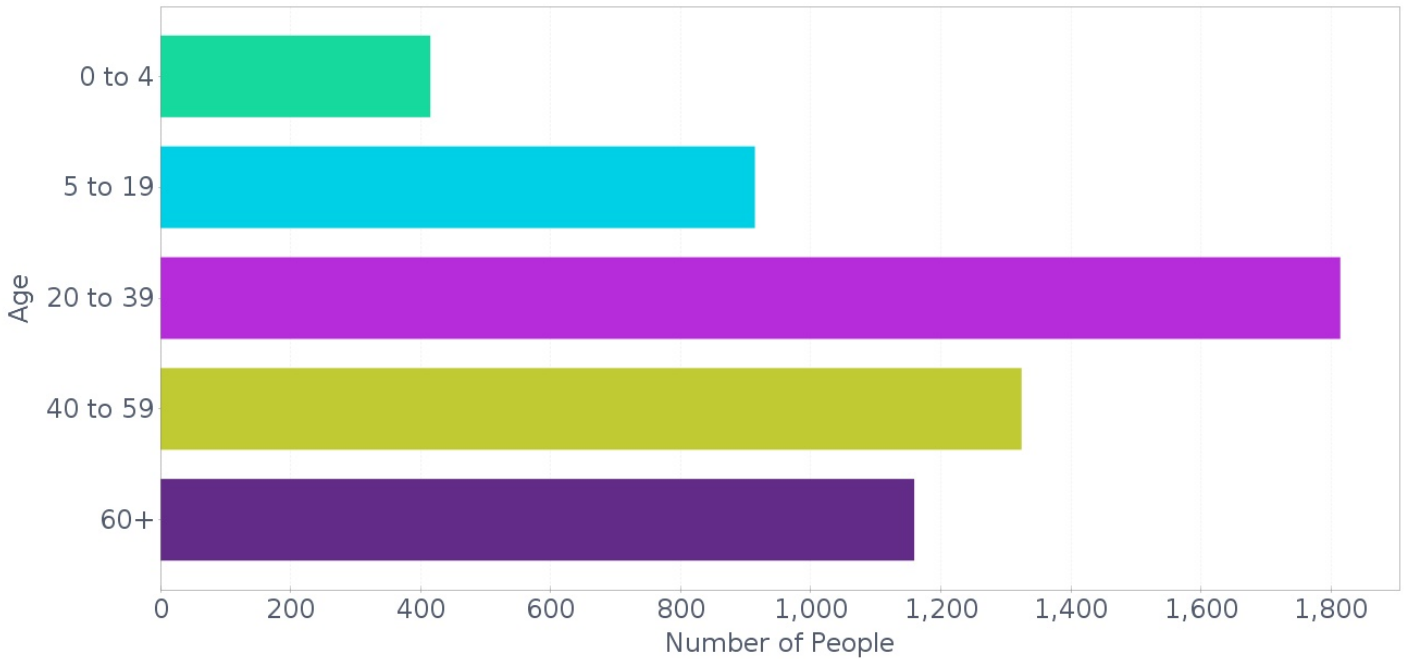


\$800 per week

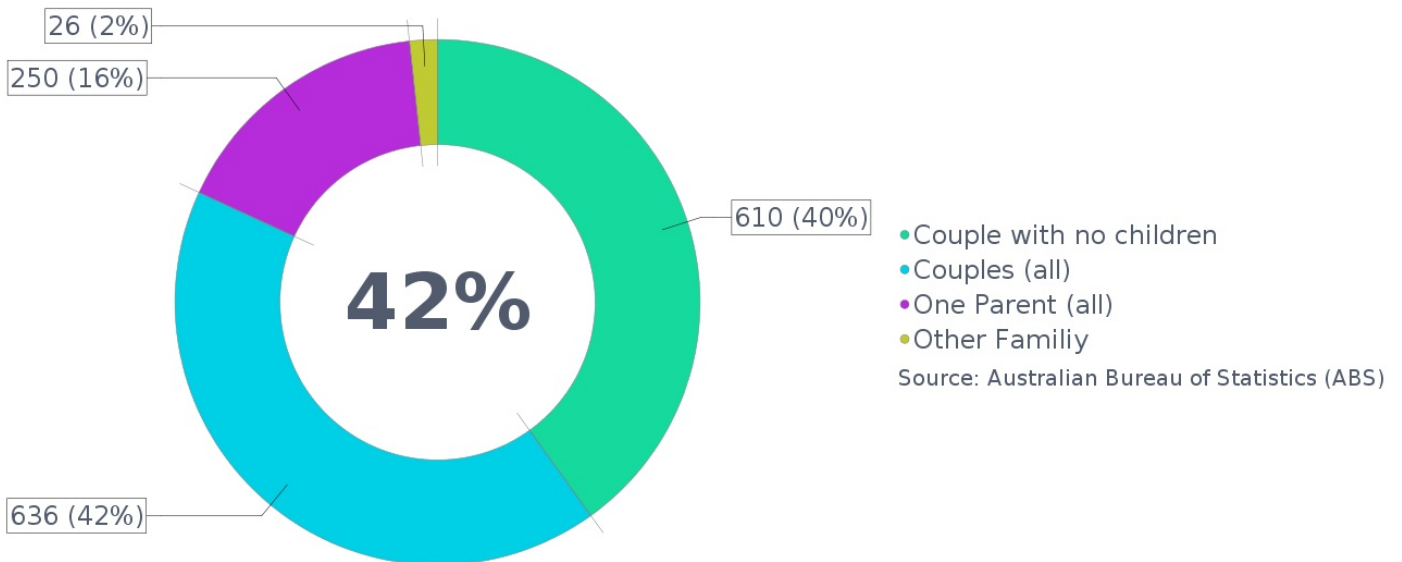
350 m² **4** **3** **2**

Apr 2023
54 Days

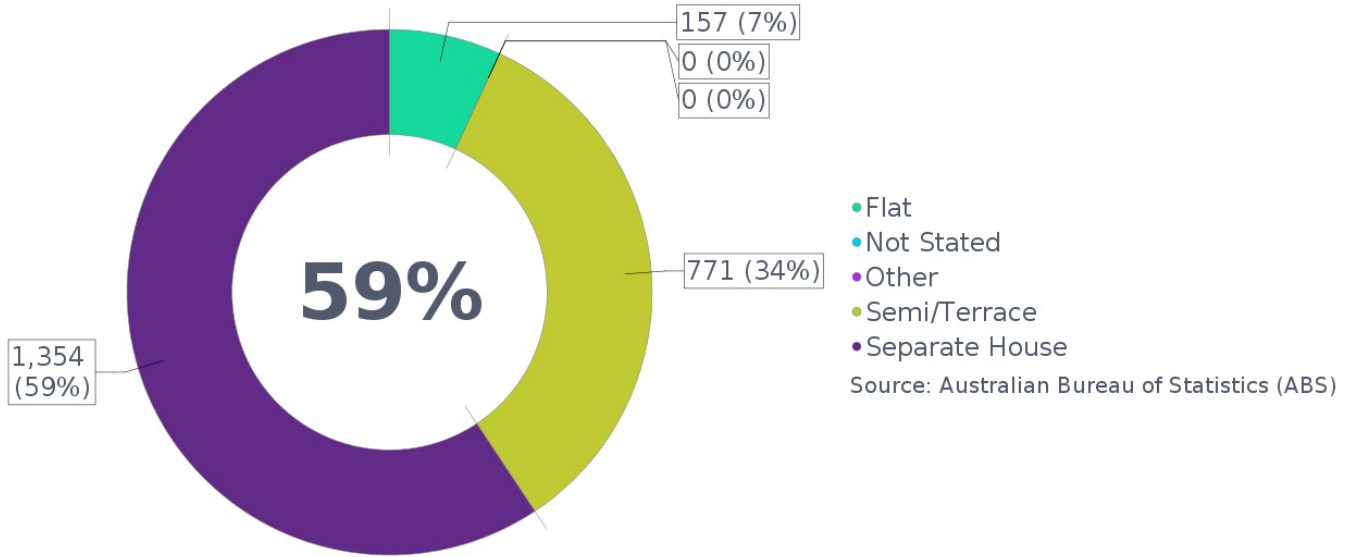
Age of Population (2021)



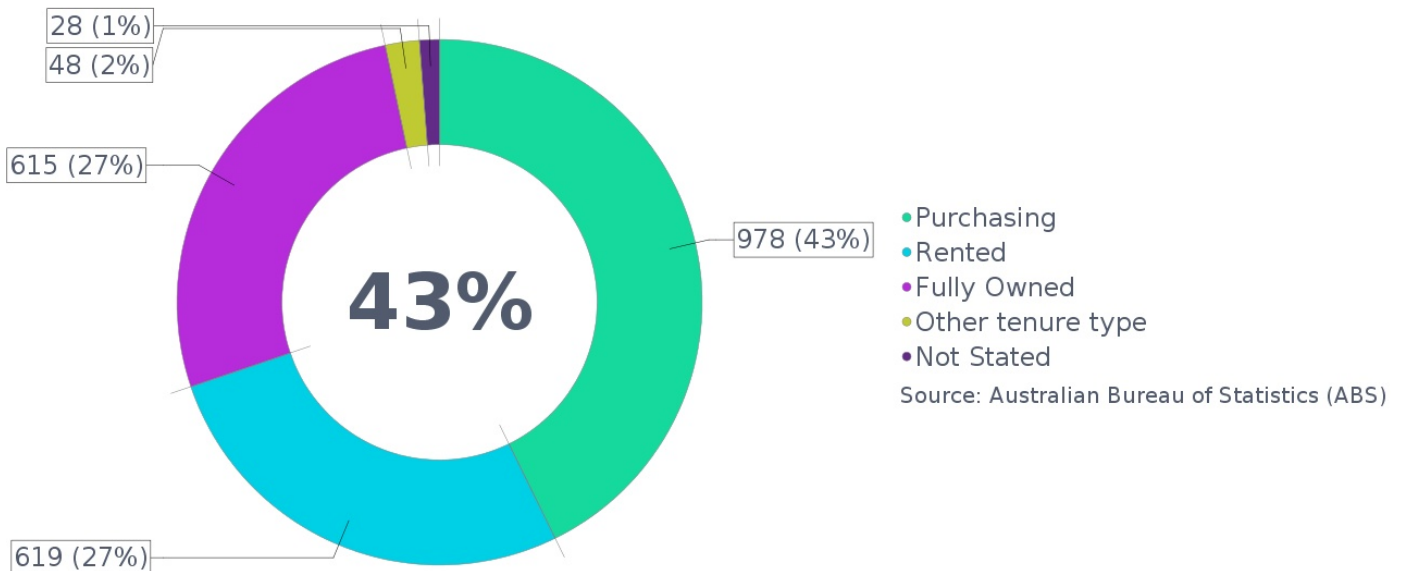
Family Composition (2021)



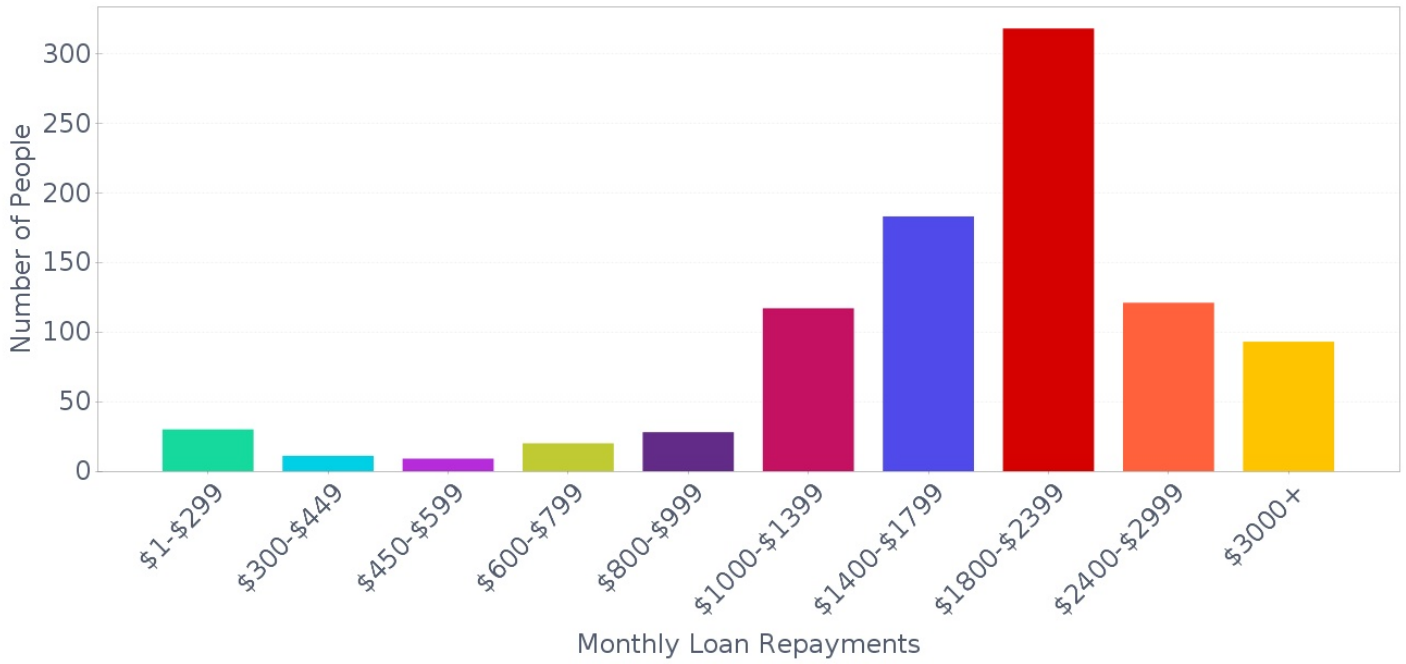
Dwelling Structure (2021)



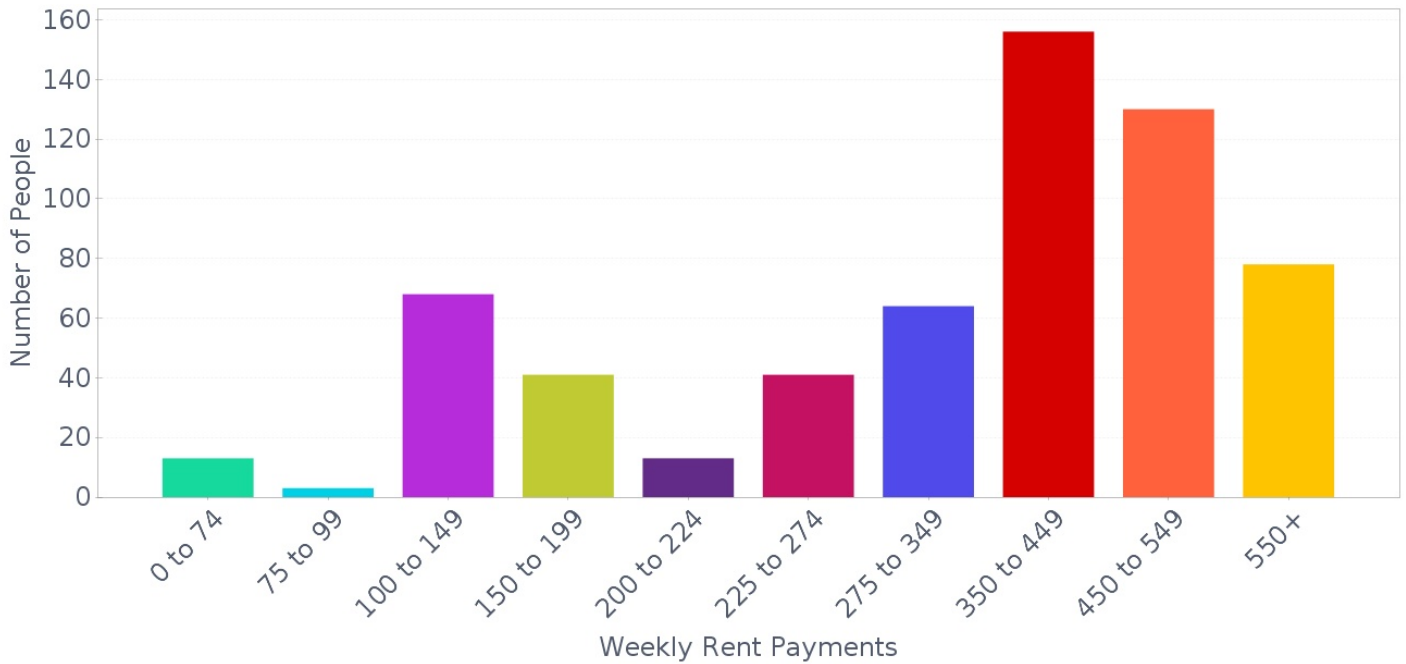
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

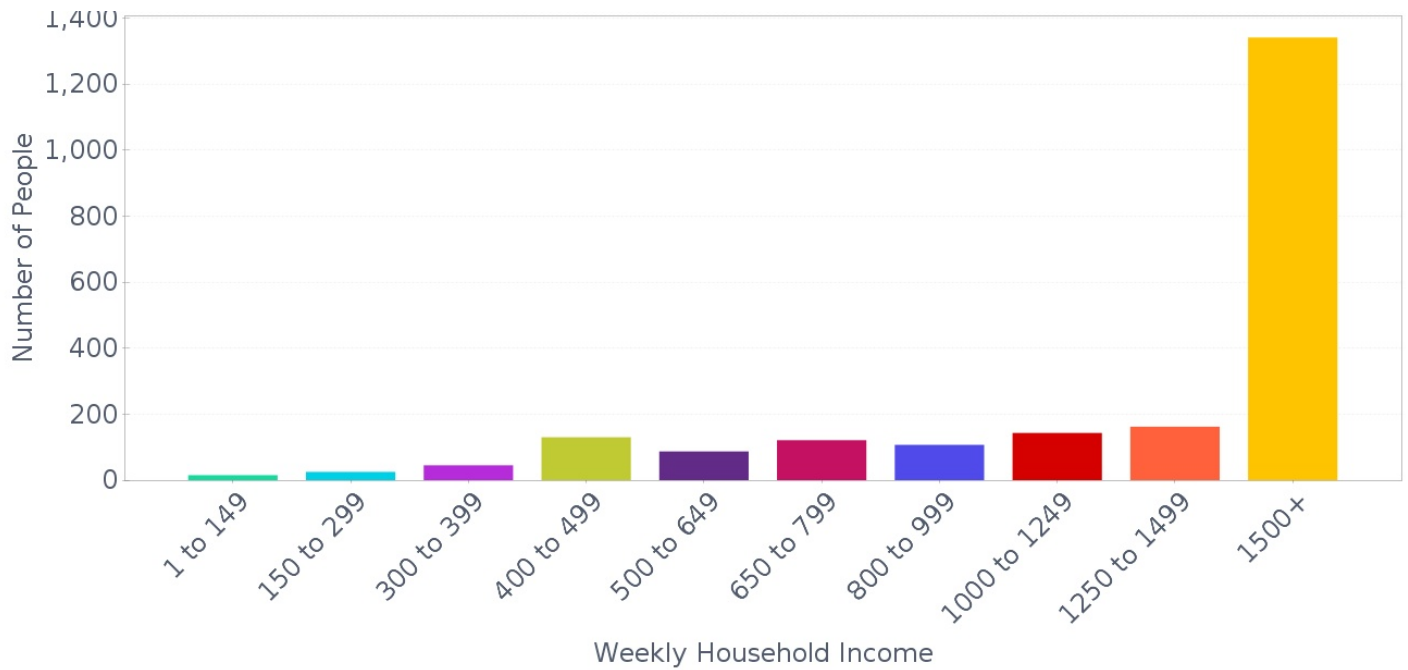


Rent Payments - Weekly (2021)

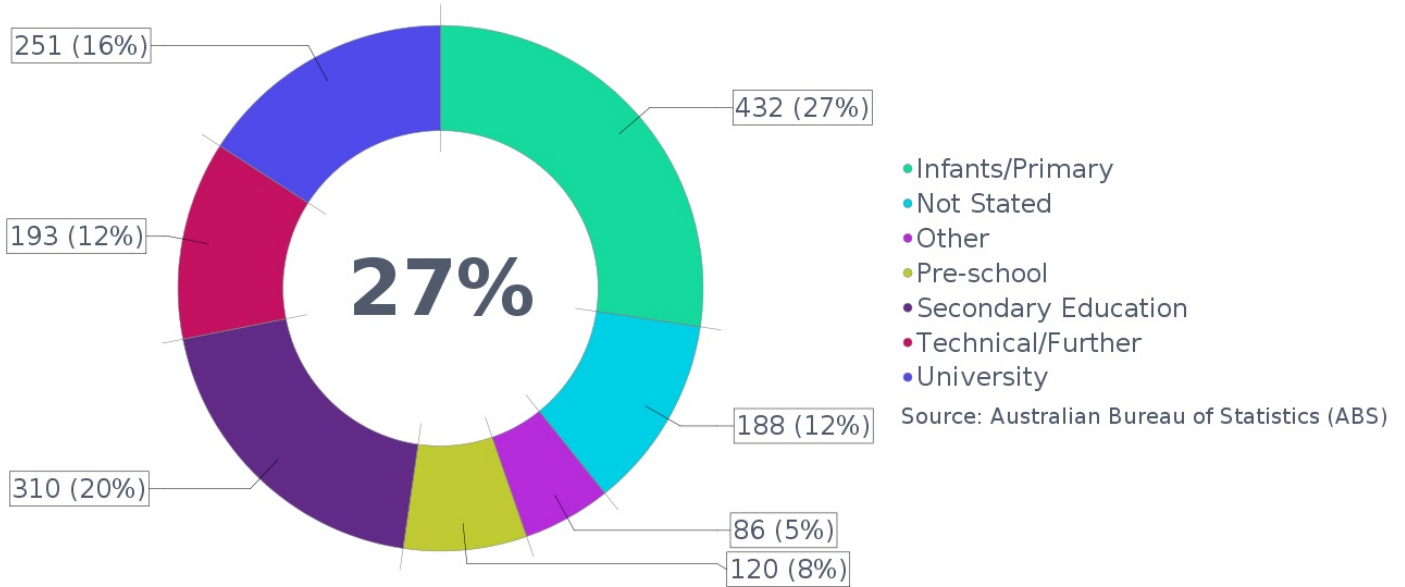




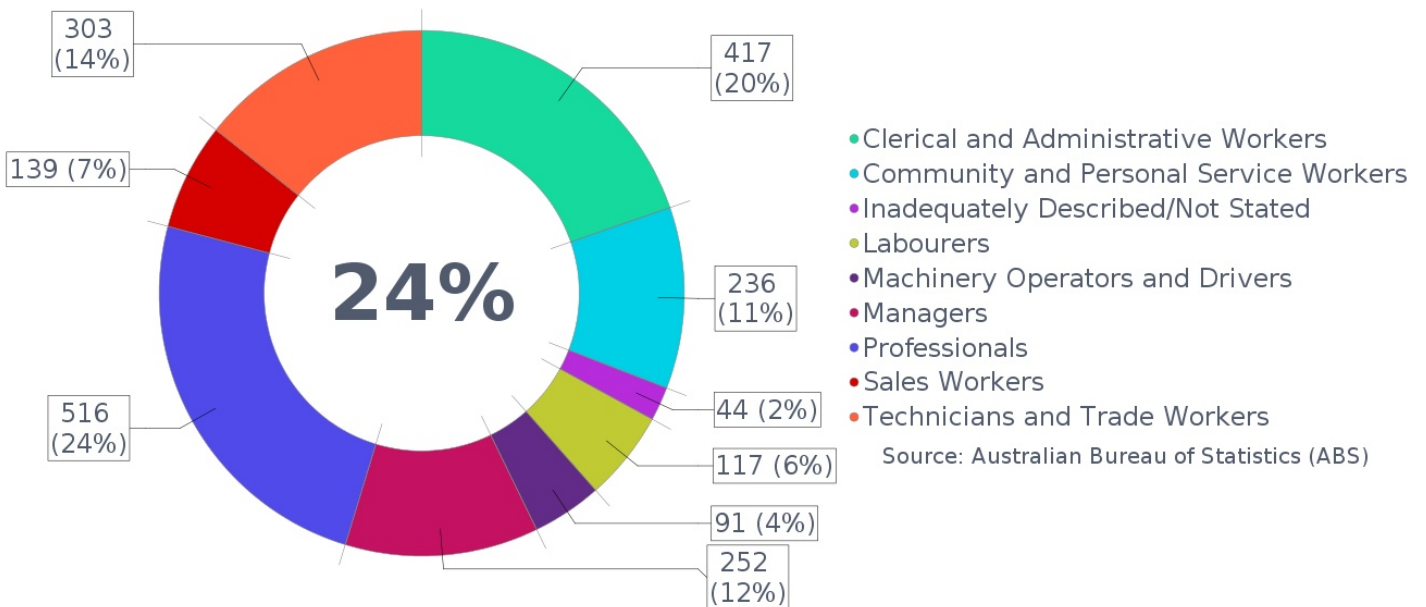
Household Income - Weekly (2021)



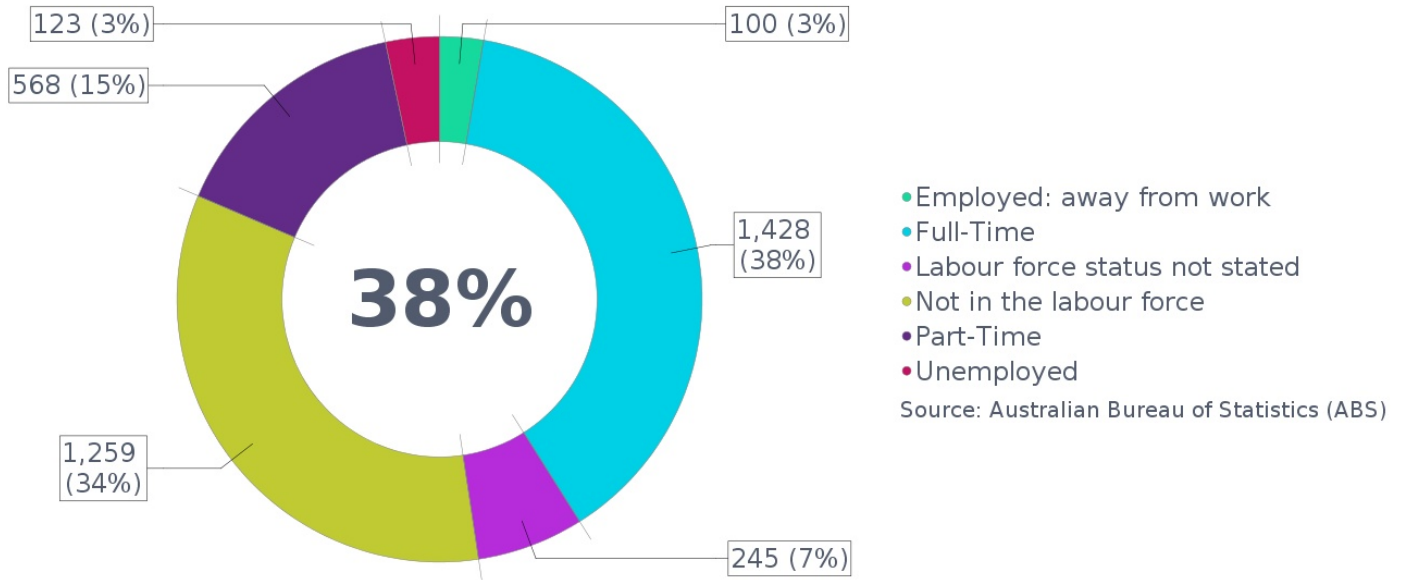
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

