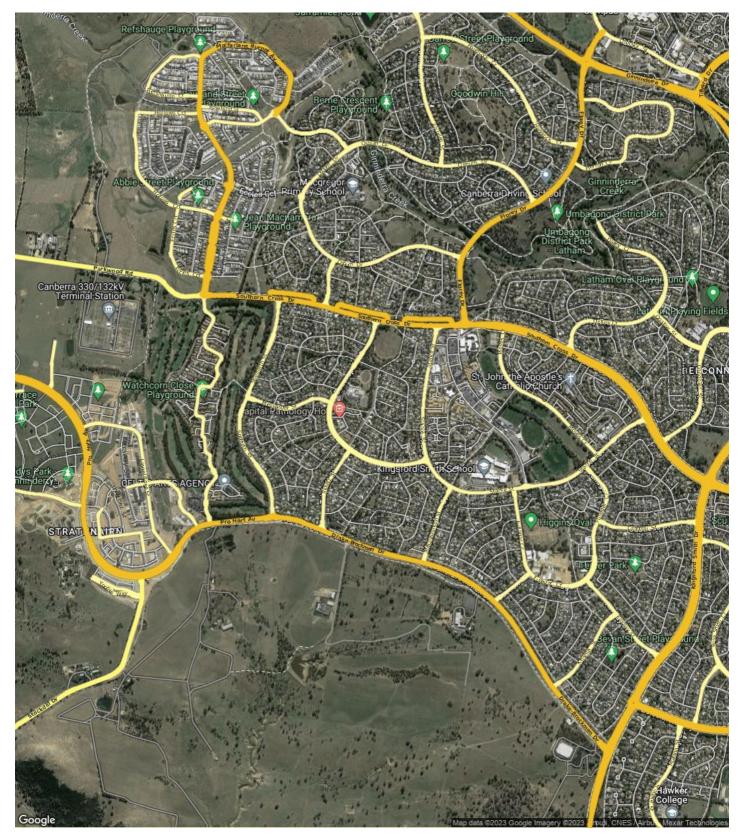
SUBURB FLYOVER REPORT

HOLT (HOUSE)

Prepared by Independent Property Group

10 -

HOLT - Suburb Map



Prepared on 03/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

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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	61	\$ 840,000	10.9 %	\$ 32,500	\$ 1,553,333
2023	50	\$ 745,000	-11.3 %	\$ 375,000	\$ 947,000

Median Sale Price **\$762k**

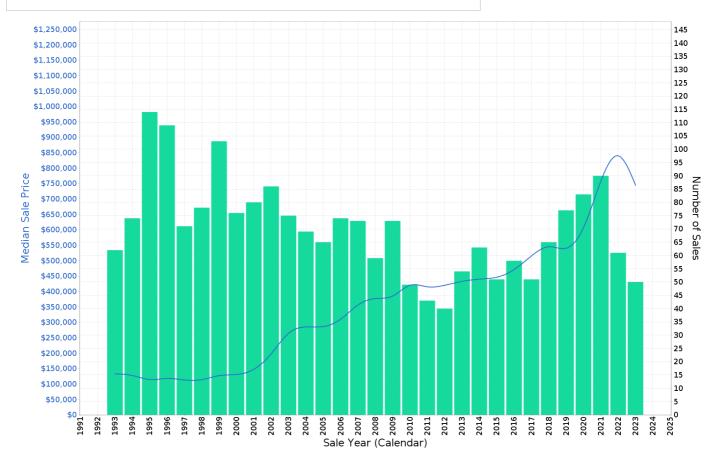
Based on 69 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

Current Median Price: \$762,500 Previous Median Price: \$832,000

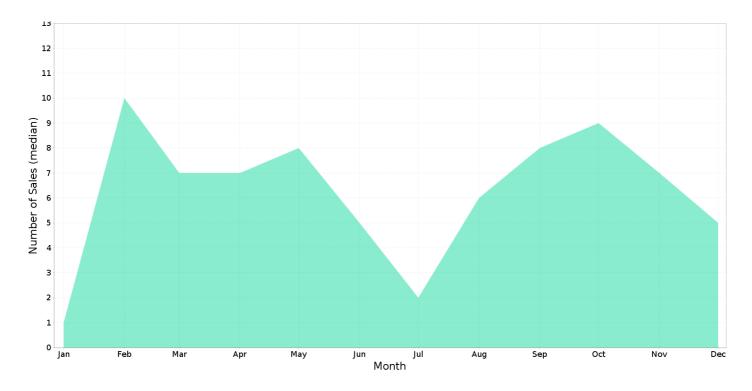
Based on 134 recorded House sales compared over the last two rolling 12 month periods



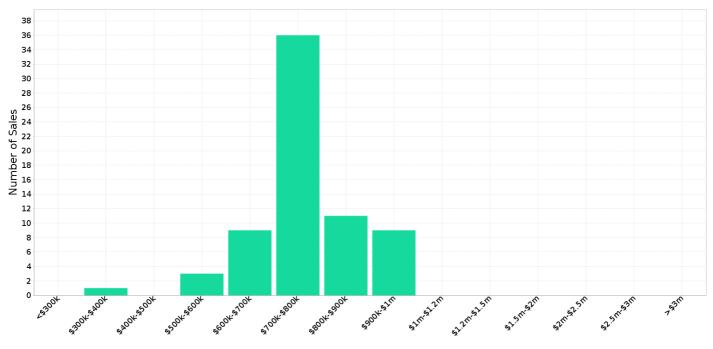
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HOLT - Peak Selling Periods (3 years)



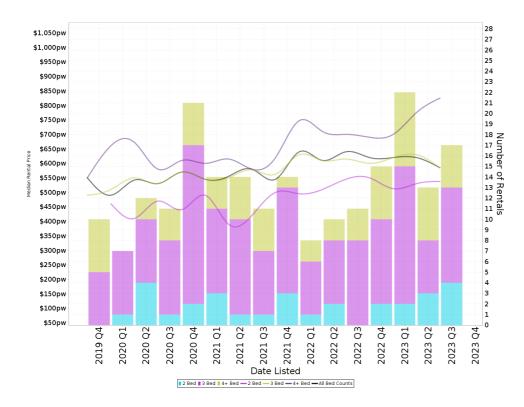
HOLT - Price Range Segments (12 months)



Price Range Segments

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Median Weekly Rents (Houses)



Suburb Sale Price Growth



Current Median Price: \$762,500 Previous Median Price: \$832,000 Based on 134 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield



Current Median Price: \$762,500 Current Median Rent: \$620 Based on 67 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)

23 \$800pw 22 21 \$750pw 20 \$700pw 19 18 \$650pw 17 \$600pw 16 15 15 Number 13 ber \$550pw ្ទី \$500pw 12 \$450pw of Rentals 11 [₽] \$400pv 10 9 \$350pw 8 \$300pw 7 6 \$250pw 5 4 \$200pw 3 \$150pw 2 1 \$100pv 0 2021 Q3 2022 Q3 2023 Q3 2020 Q3 2021 Q2 2022 Q1 2023 Q4 2020 Q2 2020 Q4 2021 Q4 2022 Q2 2023 Q2 2019 Q4 2021 Q1 2022 Q4 2020 Q1 2023 Q1 Date Listed 1 Bed 2 Bed 3+ Bed - 1 Bed - 2 Bed - 3+ Bed - All Bed Counts

Suburb Sale Price Growth

-0.4%

Current Median Price: \$575,000 Previous Median Price: \$577,500 Based on 120 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield



Current Median Price: \$575,000 Current Median Rent: \$530 Based on 45 registered Unit rentals compared over the last 12 months.

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HOLT - Properties For Rent

Median Rental Price \$620 /w

Based on 67 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

Rental Yield



Current Median Price: \$762.500 Current Median Rent: \$620

Based on 69 recorded House sales and 67 House rentals compared over the last 12 months

600 per wee

69 BRITTEN JONES DRIVE

Number of Rentals

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

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

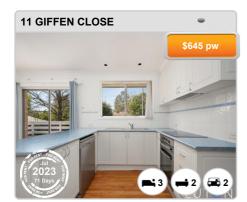


56 BRITTEN-JONES DRIVE



3

2 **a 1**



351 m²



3

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