

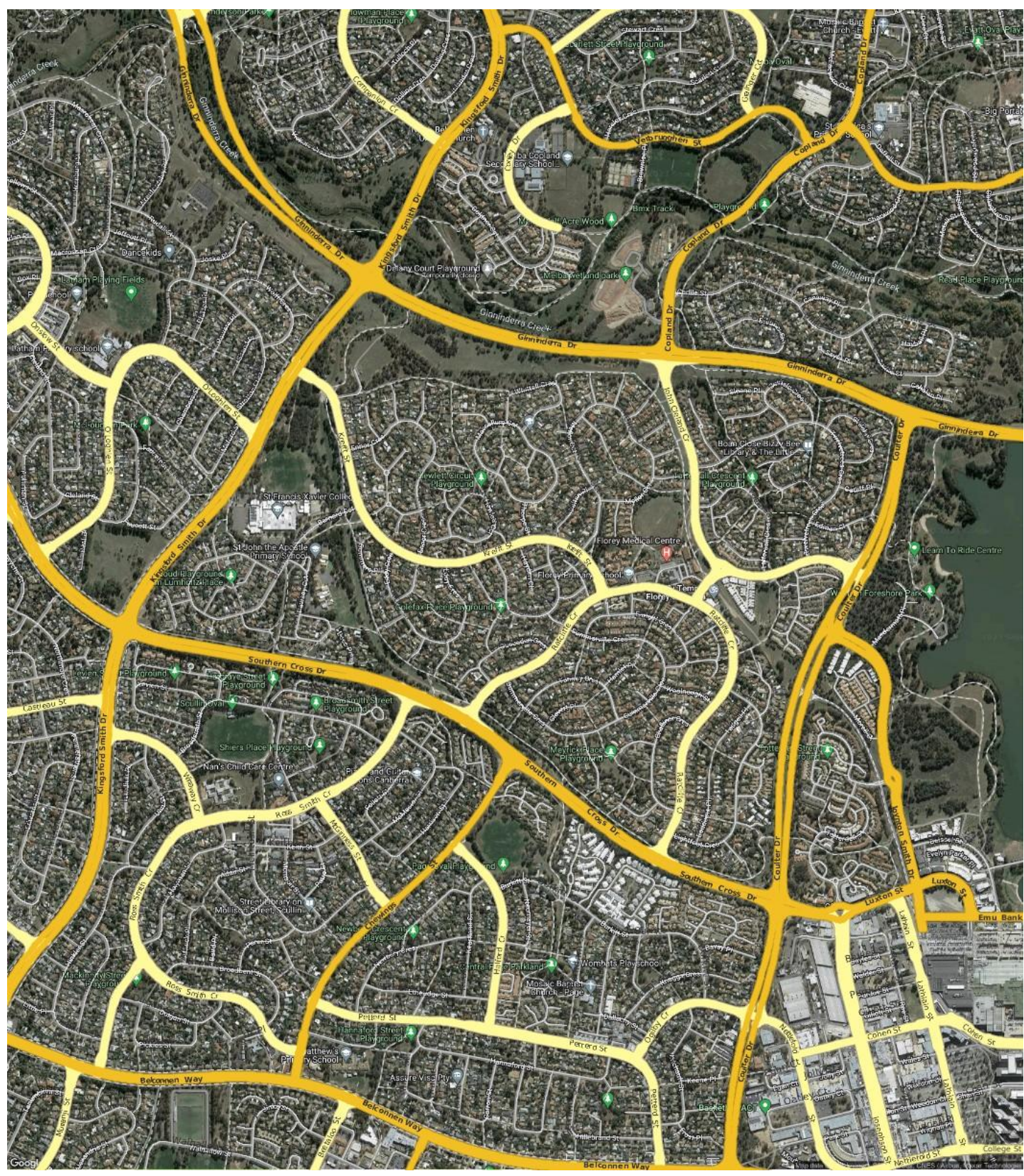
# SUBURB FLYOVER REPORT

FLOREY (HOUSE)

Prepared by [Independent Property Group](#)



## FLOREY - Suburb Map





## 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	47	\$ 1,100,000	18.2 %	\$ 510,000	\$ 1,530,000
2023	18	\$ 923,625	-16.0 %	\$ 140,000	\$ 1,177,000

### Median Sale Price

# \$945k

Based on 24 recorded House sales within the last 12 months (Oct '22 - Sep '23)

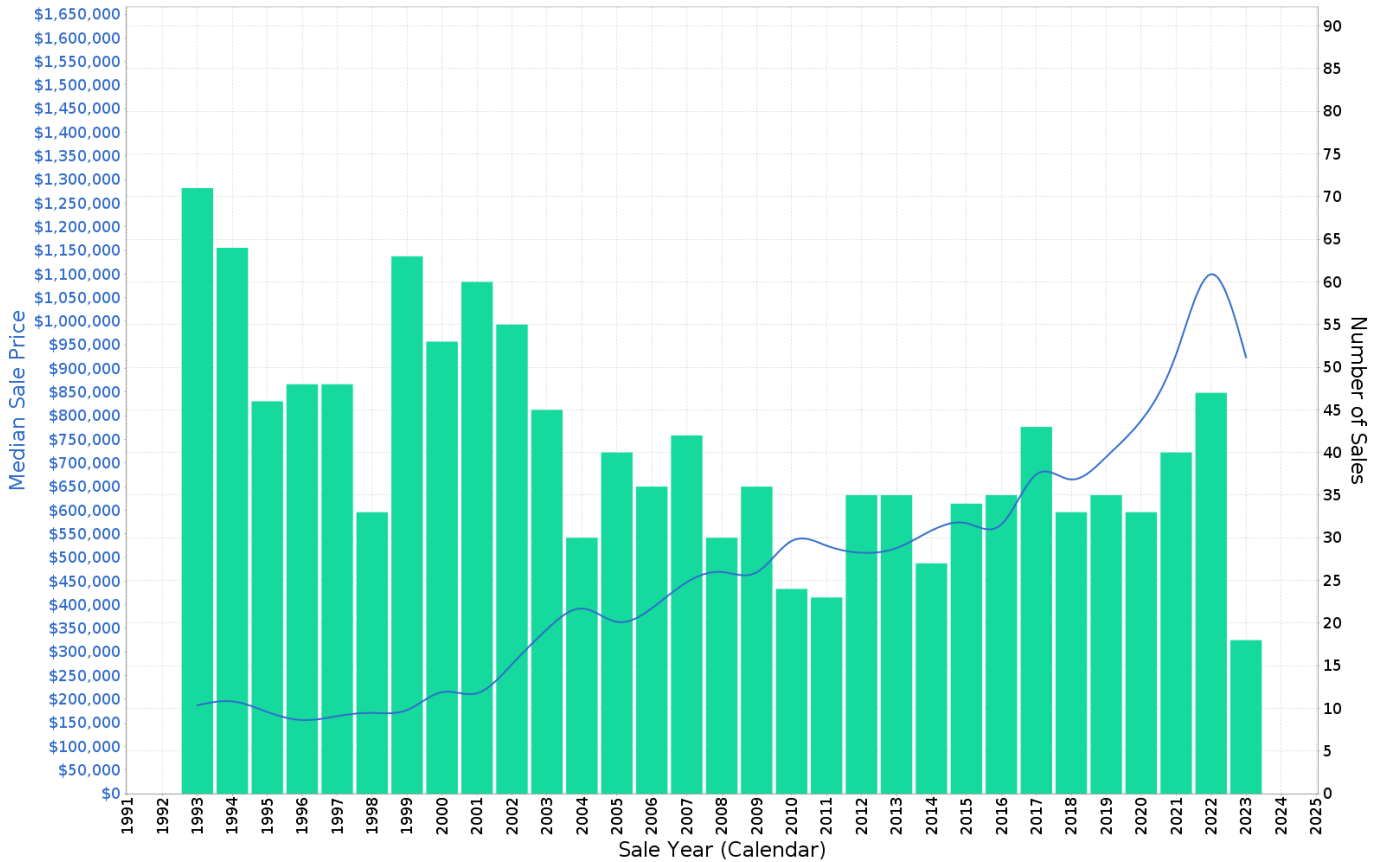
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

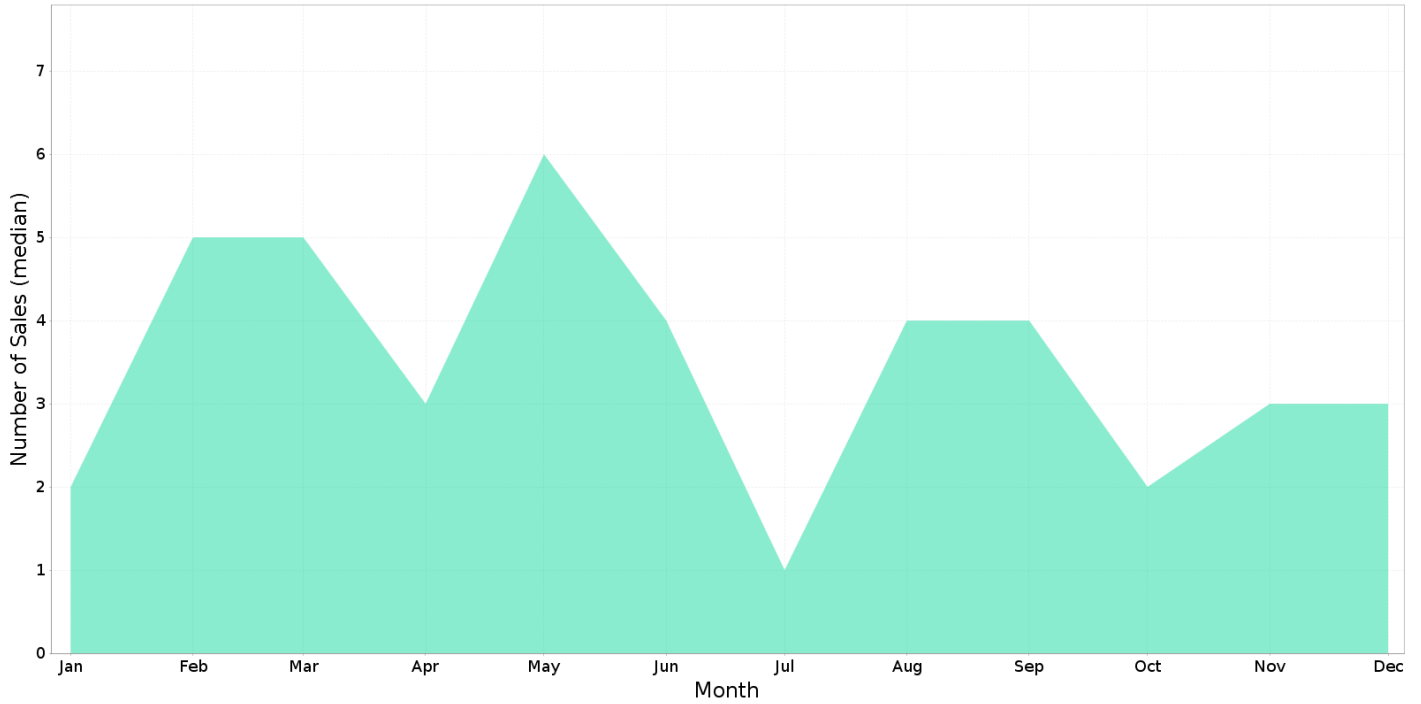
# -11.1%

Current Median Price: \$945,000  
Previous Median Price: \$1,063,500

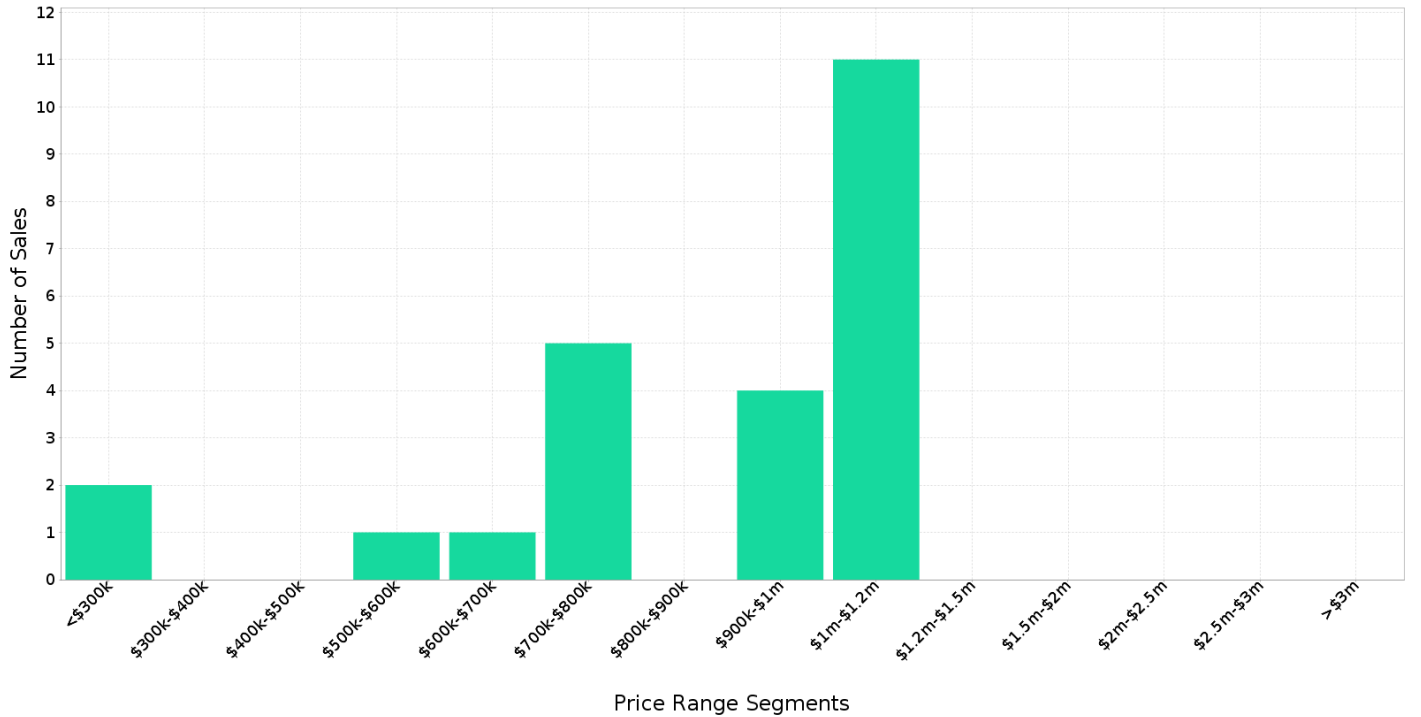
Based on 76 recorded House sales compared over the last two rolling 12 month periods



## FLOREY - Peak Selling Periods (3 years)

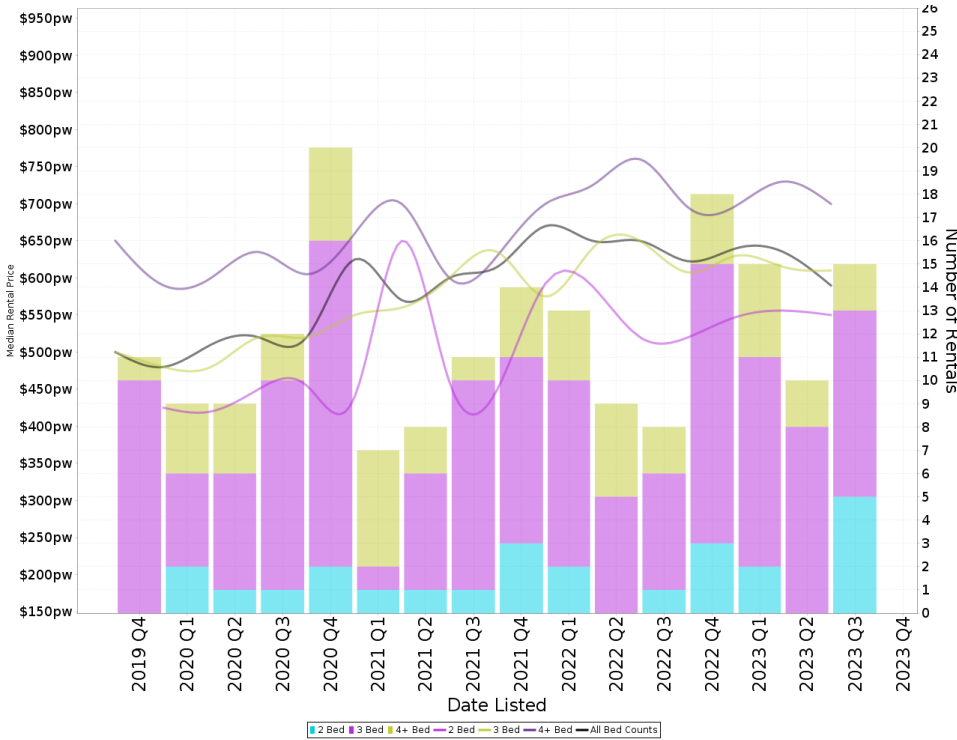


## FLOREY - Price Range Segments (12 months)





## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**-11.1%**

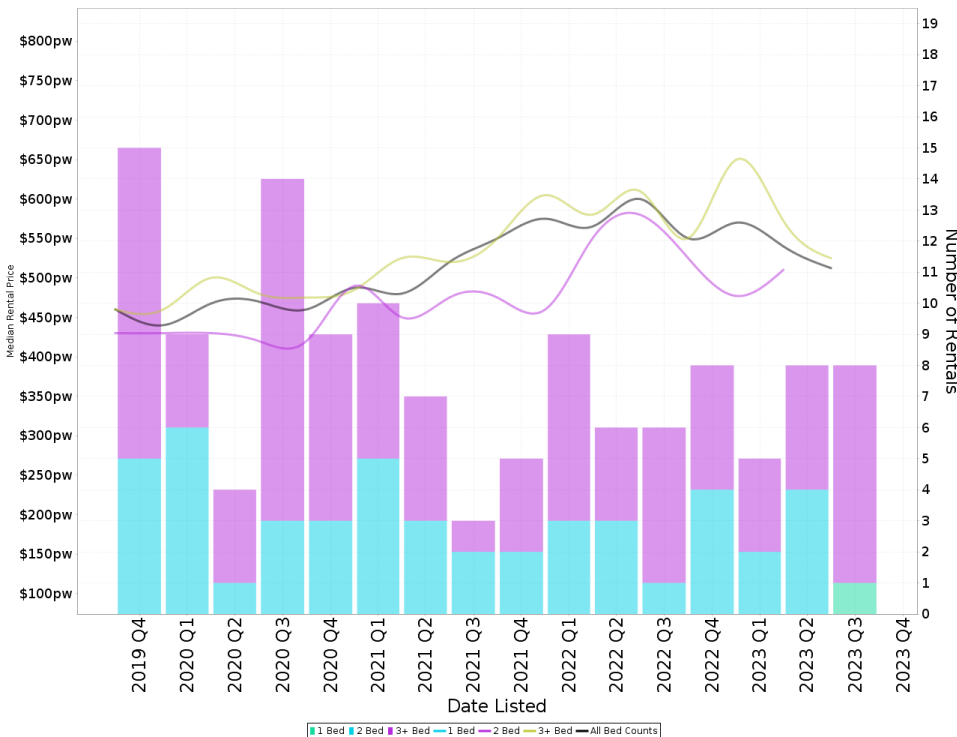
Current Median Price: \$945,000  
Previous Median Price: \$1,063,500  
Based on 76 registered House sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.5%**

Current Median Price: \$945,000  
Current Median Rent: \$630  
Based on 58 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-8.2%**

Current Median Price: \$680,000  
Previous Median Price: \$740,500  
Based on 67 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+4.2%**

Current Median Price: \$680,000  
Current Median Rent: \$550  
Based on 29 registered Unit rentals compared over the last 12 months.



## FLOREY - Recently Sold Properties

Median Sale Price

**\$945k**

Based on 24 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

**-11.1%**

Current Median Price: \$945,000  
Previous Median Price: \$1,063,500

Based on 76 recorded House sales compared over the last two rolling 12 month periods

# Sold Properties

**24**

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

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

**26 BARNARD CCT**

**\$778,000**

Sold Sep 2023  
49 Days

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

**1 CLEMENTS ST**

**\$957,000**

Sold Sep 2023  
24 Days

878 m<sup>2</sup> 4 2 2

**4 MUSSON CL**

**\$1,150,000**

Sold Jul 2023  
22 Days

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

**3 TADGELL PL**

**\$1,030,000**

Sold Jun 2023  
22 Days

761 m<sup>2</sup> 3 2 2

**8 ZWAR PL**

**\$765,000**

Sold Jun 2023  
27 Days

822 m<sup>2</sup> 3 1 -

**34 MACCALLUM CCT**

**\$1,035,000**

Sold Jun 2023  
53 Days

819 m<sup>2</sup> 4 2 2

**10 PAWSEY CCT**

**\$1,000,000**

Sold May 2023  
N/A

710 m<sup>2</sup> 4 2 2

**24 WHITTELL CRES**

**\$700,000**

Sold May 2023  
21 Days

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



## FLOREY - Properties For Rent

Median Rental Price

**\$630 /w**

Based on 58 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

**+3.5%**

Current Median Price: \$945,000  
Current Median Rent: \$630

Based on 24 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 (Oct '22 - Sep '23)

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

**64 ENRIGHT CRESCENT**

**\$550 per week**



294 m<sup>2</sup> 2 1 1

For Rent For Sale  
Sep 2023  
9 Days

**41 WHITTELL CRESCENT**

**\$660 pw**



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

For Rent For Sale  
Sep 2023  
10 Days

**73 TWELVETREES CRESCENT**

**\$540 per week**




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

For Rent For Sale  
Sep 2023  
14 Days

**26 EDMAN CLOSE**

**\$650 per week**

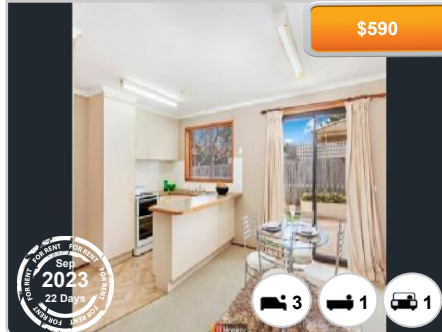


876 m<sup>2</sup> 3 2 2

For Rent For Sale  
Sep 2023  
14 Days

**2/68 TWELVE TREE CRESCENT**

**\$590**




3 1 1

For Rent For Sale  
Sep 2023  
22 Days

**11 SLOANE PLACE**

**\$590 Per Week**




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

For Rent For Sale  
Aug 2023  
42 Days

**11 Boan Close**

**\$650**



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

For Rent For Sale  
Jul 2023  
84 Days

**10 Ratcliffe Cres**

**\$680 per week**

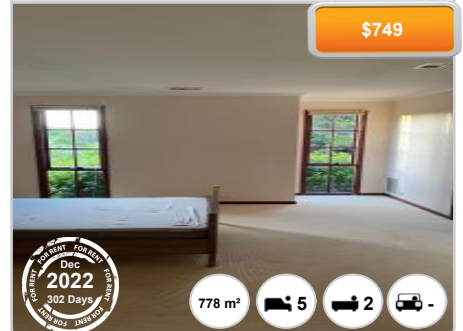


901 m<sup>2</sup> 3 1 2

For Rent For Sale  
Mar 2023  
140 Days

**49 Ennor Crescent**

**\$749**



778 m<sup>2</sup> 5 2 -

For Rent For Sale  
Dec 2022  
302 Days