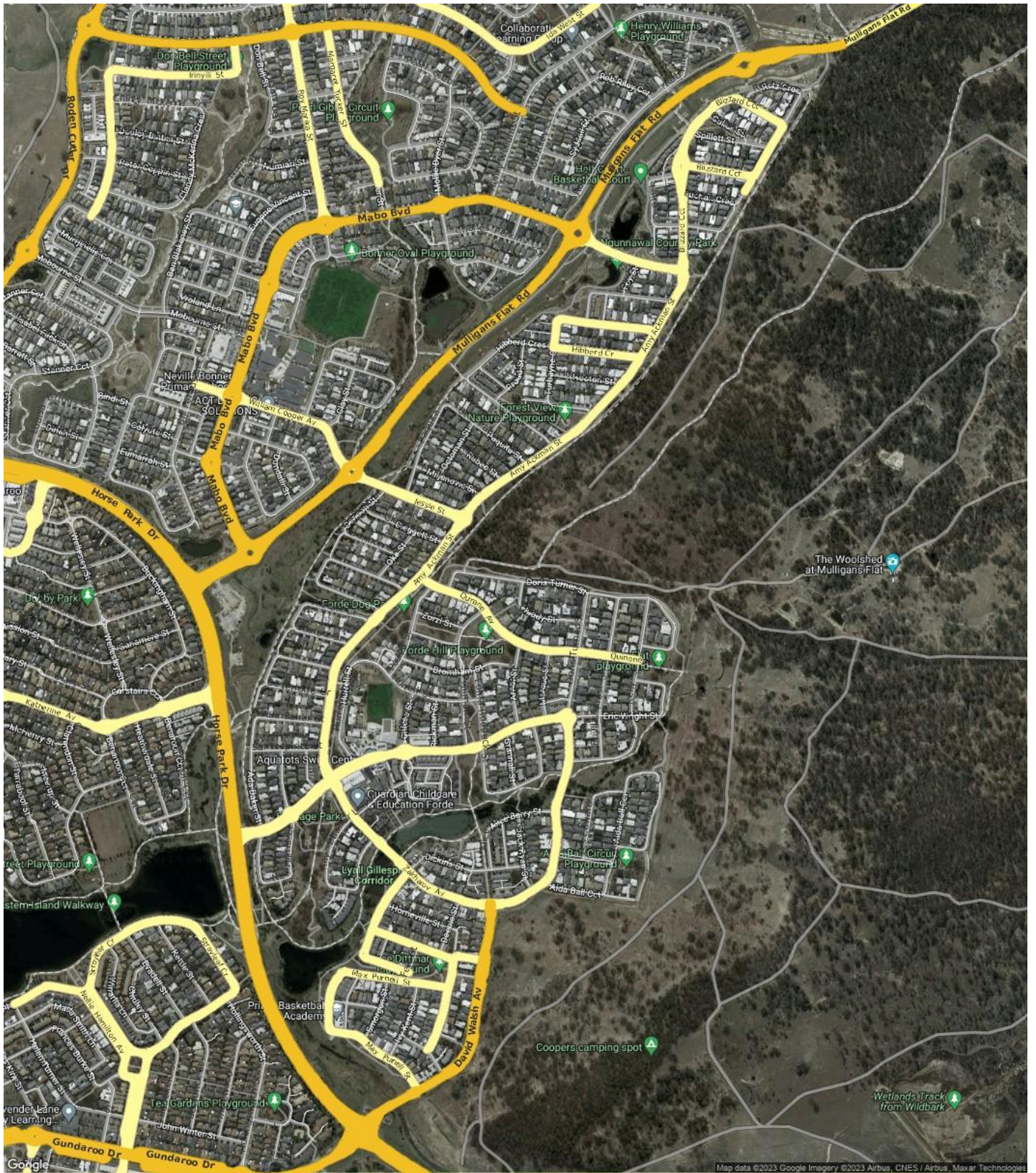


SUBURB FLYOVER REPORT

FORDE (HOUSE)

Prepared by [Independent Property Group](#)

FORDE - Suburb Map



FORDE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	2	\$ 205,000	0.0 %	\$ 205,000	\$ 205,000
2007	15	\$ 212,000	3.4 %	\$ 140,000	\$ 550,000
2008	39	\$ 545,000	157.1 %	\$ 176,000	\$ 709,000
2009	98	\$ 546,000	0.2 %	\$ 196,000	\$ 917,000
2010	58	\$ 597,400	9.4 %	\$ 230,000	\$ 930,000
2011	57	\$ 595,000	-0.4 %	\$ 120,000	\$ 993,000
2012	93	\$ 579,000	-2.7 %	\$ 8,000	\$ 900,000
2013	114	\$ 622,500	7.5 %	\$ 90,000	\$ 1,007,500
2014	93	\$ 639,950	2.8 %	\$ 174,000	\$ 1,030,000
2015	69	\$ 703,000	9.9 %	\$ 327,500	\$ 1,225,000
2016	78	\$ 702,500	-0.1 %	\$ 410,000	\$ 1,270,000
2017	67	\$ 800,000	13.9 %	\$ 327,000	\$ 1,400,000
2018	67	\$ 812,000	1.5 %	\$ 437,000	\$ 2,035,000
2019	83	\$ 785,000	-3.3 %	\$ 410,000	\$ 1,490,000
2020	66	\$ 798,500	1.7 %	\$ 201,343	\$ 2,150,000
2021	70	\$ 1,117,500	39.9 %	\$ 300,000	\$ 2,300,000
2022	57	\$ 1,175,000	5.1 %	\$ 516,000	\$ 2,360,000
2023	34	\$ 1,165,000	-0.9 %	\$ 715,000	\$ 2,350,000

Median Sale Price

\$1.11m

Based on 52 recorded House sales within the last 12 months (Oct '22 - Sep '23)

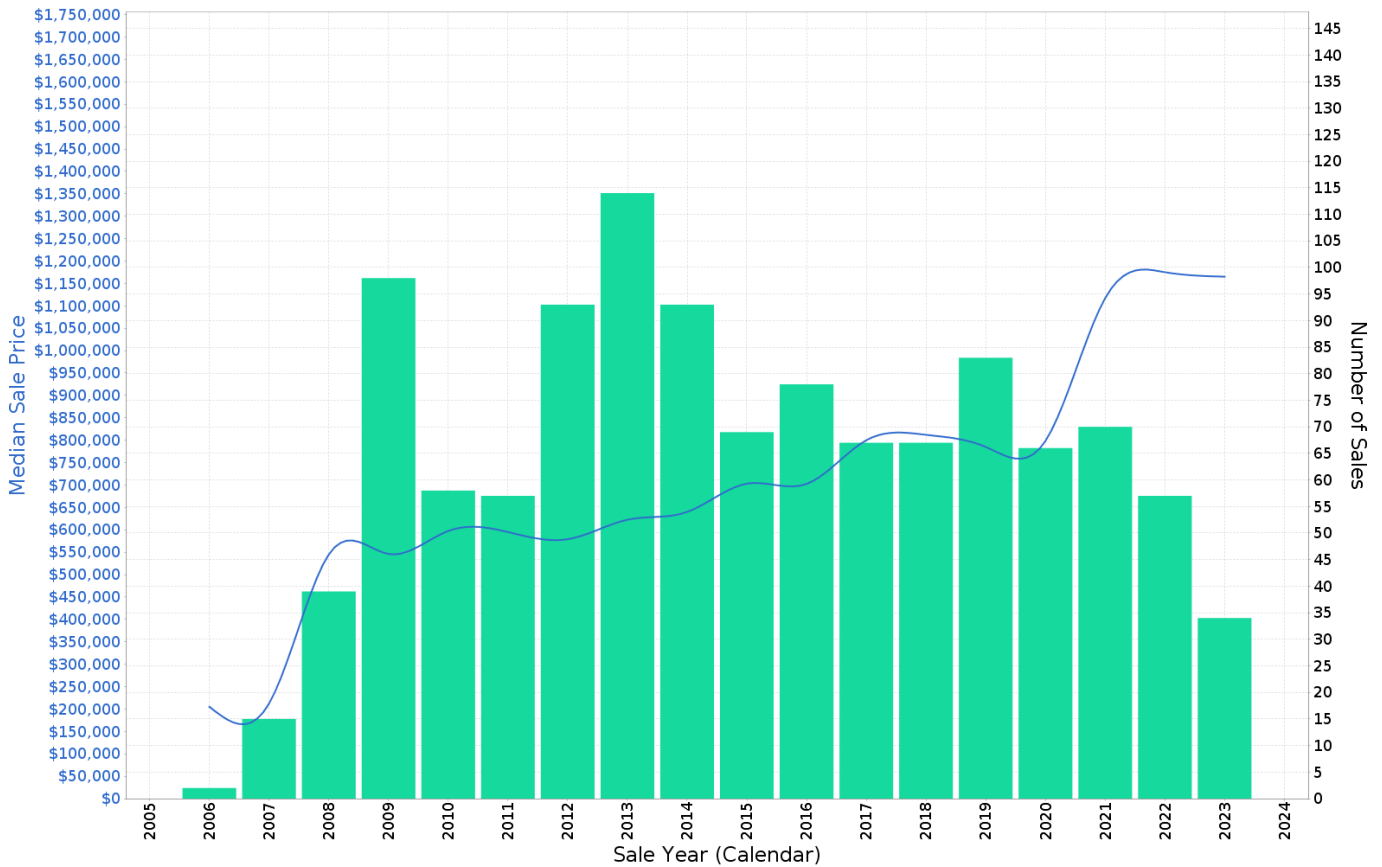
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

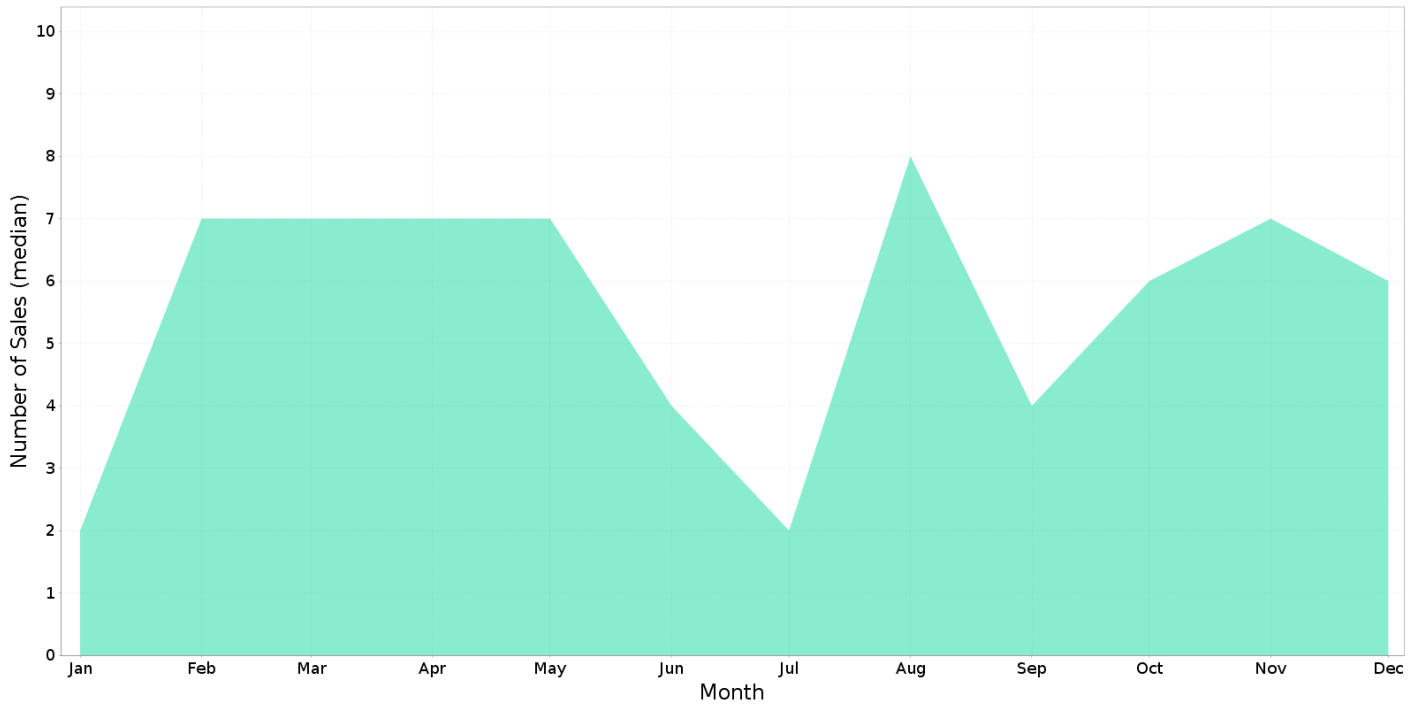
-9.2%

Current Median Price: \$1,112,500
Previous Median Price: \$1,225,000

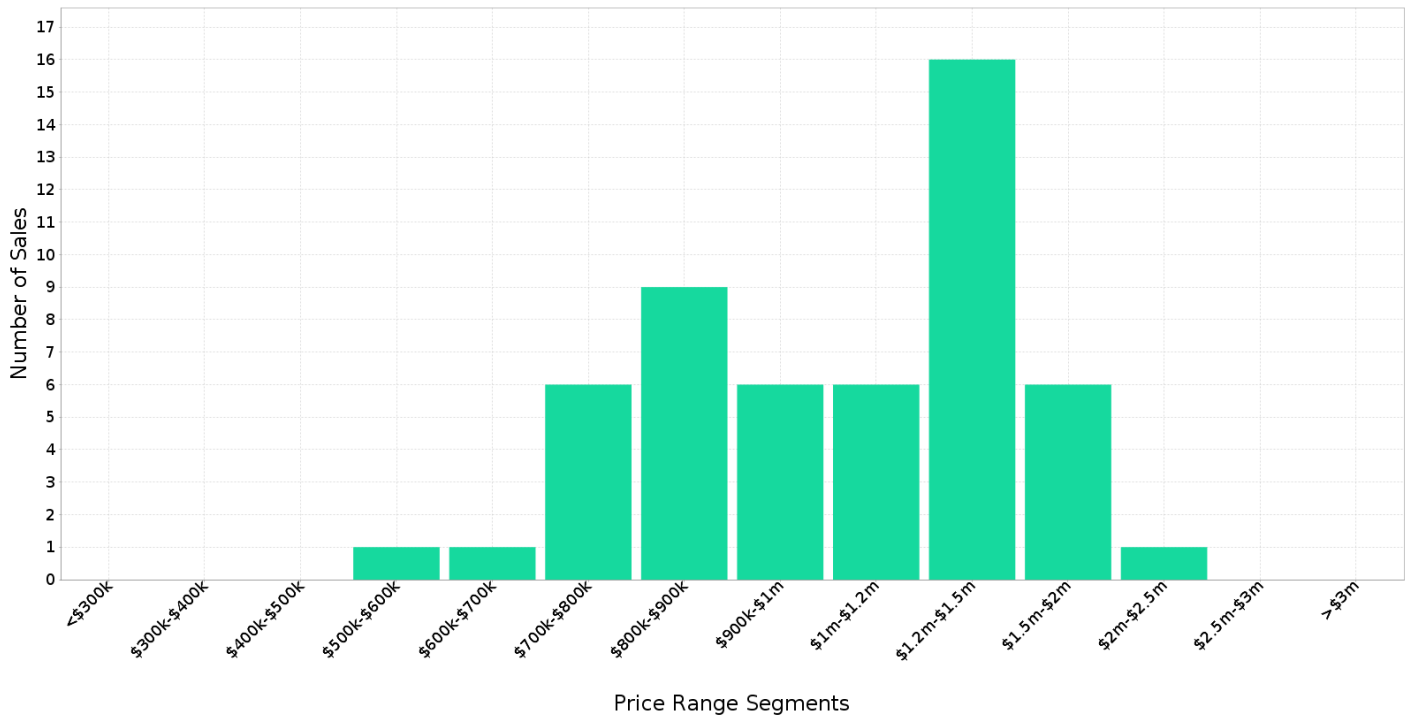
Based on 119 recorded House sales compared over the last two rolling 12 month periods



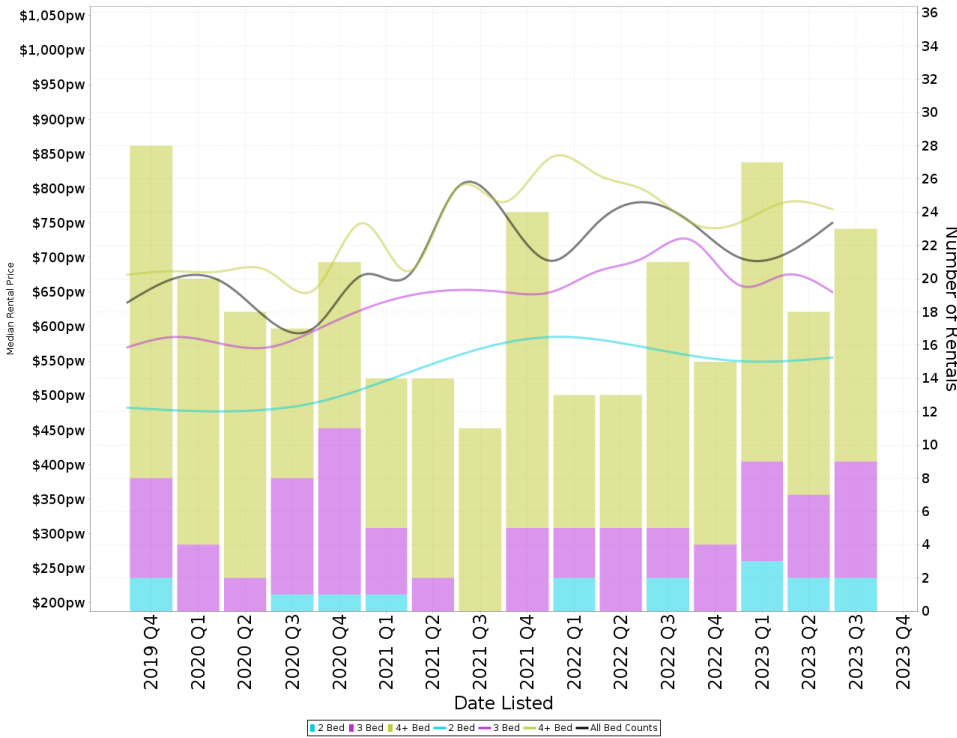
FORDE - Peak Selling Periods (3 years)



FORDE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-9.2%

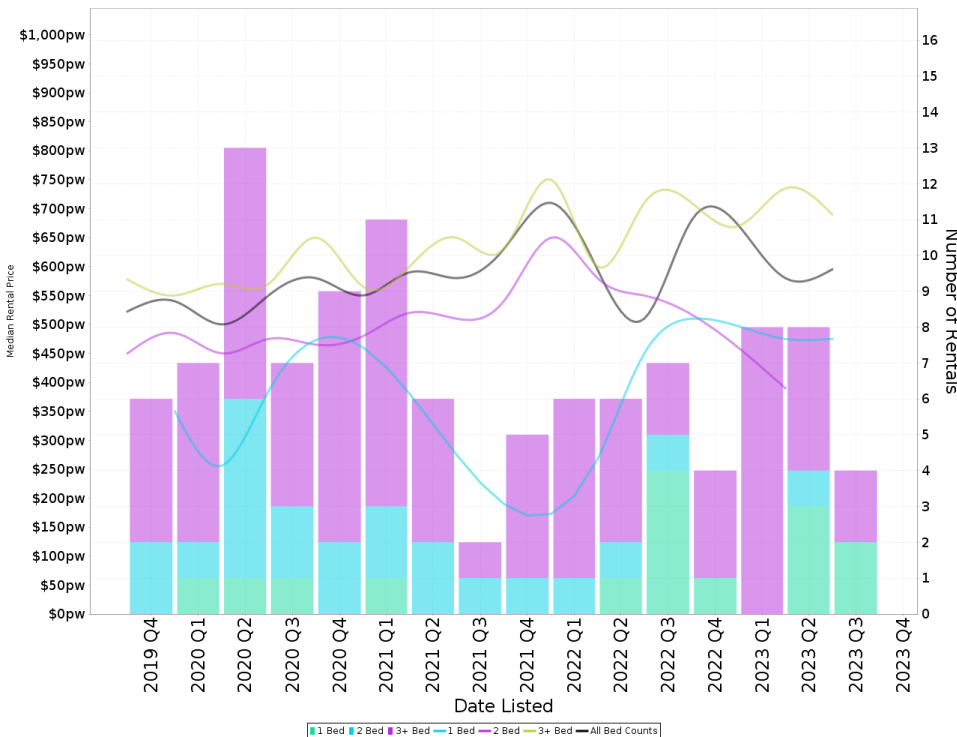
Current Median Price: \$1,112,500
Previous Median Price: \$1,225,000
Based on 119 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.4%

Current Median Price: \$1,112,500
Current Median Rent: \$730
Based on 83 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+20.5%

Current Median Price: \$807,500
Previous Median Price: \$670,250
Based on 56 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$807,500
Current Median Rent: \$655
Based on 24 registered Unit rentals compared over the last 12 months.

FORDE - Recently Sold Properties

Median Sale Price

\$1.11m

Based on 52 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

-9.2%

Current Median Price: \$1,112,500
Previous Median Price: \$1,225,000

Based on 119 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

52

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

10 CLEGGETT ST

\$1,065,000

Sold Oct 2023
54 Days

325 m² 4 2 2

39 LESLIE DWYER ST

\$825,000

Sold Oct 2023
32 Days

286 m² 3 2 1

16 DENOON ST

\$1,150,000

Sold Oct 2023
25 Days

522 m² 5 2 2

11 BUSCOMBE ST

\$1,580,000

Sold Sep 2023
33 Days

610 m² 4 2 3

19 BLIZZARD CCT

\$1,110,000

Sold Sep 2023
38 Days

465 m² 4 2 2

49 HELEN LEONARD CRES

\$766,899

Sold Sep 2023
70 Days

300 m² 2 1 1

16 LAIRD CRES

\$1,250,000

Sold Aug 2023
305 Days

468 m² 5 3 2

12 PHYLLIS FROST ST

\$1,105,000

Sold Aug 2023
38 Days

589 m² 3 2 2

16 LAIRD CRES

\$1,250,000

Sold Aug 2023
299 Days

468 m² 5 3 2

Independent

PROPERTY GROUP

31 NEIL HARRIS CRES

\$1,185,000

Sold Aug 2023
120 Days

392 m² 4 2 2

32 HANDBURY WAY

\$1,340,000

Sold Jul 2023
80 Days

565 m² 4 3 2

49 FRANCIS FORDE BVD

\$830,000

Sold Jun 2023
70 Days

184 m² 4 2 2

34 PHYLLIS FROST ST

\$1,201,000

Sold Jul 2023
21 Days

639 m² 4 2 2

28 BLIZZARD CCT

\$930,000

Sold Jul 2023
N/A

465 m² 3 2 2

4 MILJANOVIC ST

\$1,140,000

Sold Jul 2023
6 Days

370 m² 4 3 2

86 BLIZZARD CCT

\$1,200,000

Sold Jun 2023
N/A

465 m² 4 1 2

16 HELEN LEONARD CRES

\$890,000

Sold Jun 2023
77 Days

325 m² 4 2 1

41 LESLIE DWYER ST

\$1,400,000

Sold Jun 2023
62 Days

498 m² 4 2 2

10 RIDDING ST

\$780,000

Sold Jun 2023
N/A

328 m² 2 1 1

58 HIBBERD CRES

\$740,000

Sold Jun 2023
118 Days

171 m² 3 2 2

15 FRANCIS FORDE BVD

\$1,120,000

Sold Jun 2023
75 Days

331 m² 3 2 1

FORDE - Properties For Rent

Median Rental Price

\$730 /w

Based on 83 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

+3.4%

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 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 (Oct '22 - Sep '23)

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

15 AMY ACKMAN STREET

\$750 per week

578 m² 4 bedrooms 2 bathrooms 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

42 Max Purnell Street

\$780 - \$800 per

415 m² 4 bedrooms 4 bathrooms 1 car space 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

10 POOLEY STREET

\$650 Per Week

390 m² 3 bedrooms 3 bathrooms 2 car spaces 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

79 Francis Forde Boulevard

\$750

537 m² 5 bedrooms 1 bathroom 2 car spaces 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

84 Max Purnell Street

\$840

465 m² 4 bedrooms 4 bathrooms 2 car spaces 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

1 MARCUS STREET

\$630

398 m² 3 bedrooms 3 bathrooms 2 car spaces 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

73 HIBBERD CRESCENT

\$570

2 bedrooms 1 bathroom 1 car space 1 car space

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

49 FRANCIS FORDE BOULEVARD

\$680 per week

184 m² 4 bedrooms 4 bathrooms 2 car spaces 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

7 Volpato Street

\$750 per week

388 m² 4 bedrooms 4 bathrooms 2 car spaces 2 car spaces

Current Median Price: \$1,112,500
Current Median Rent: \$730

Based on 52 recorded House sales and 83 House rentals compared over the last 12 months

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

