

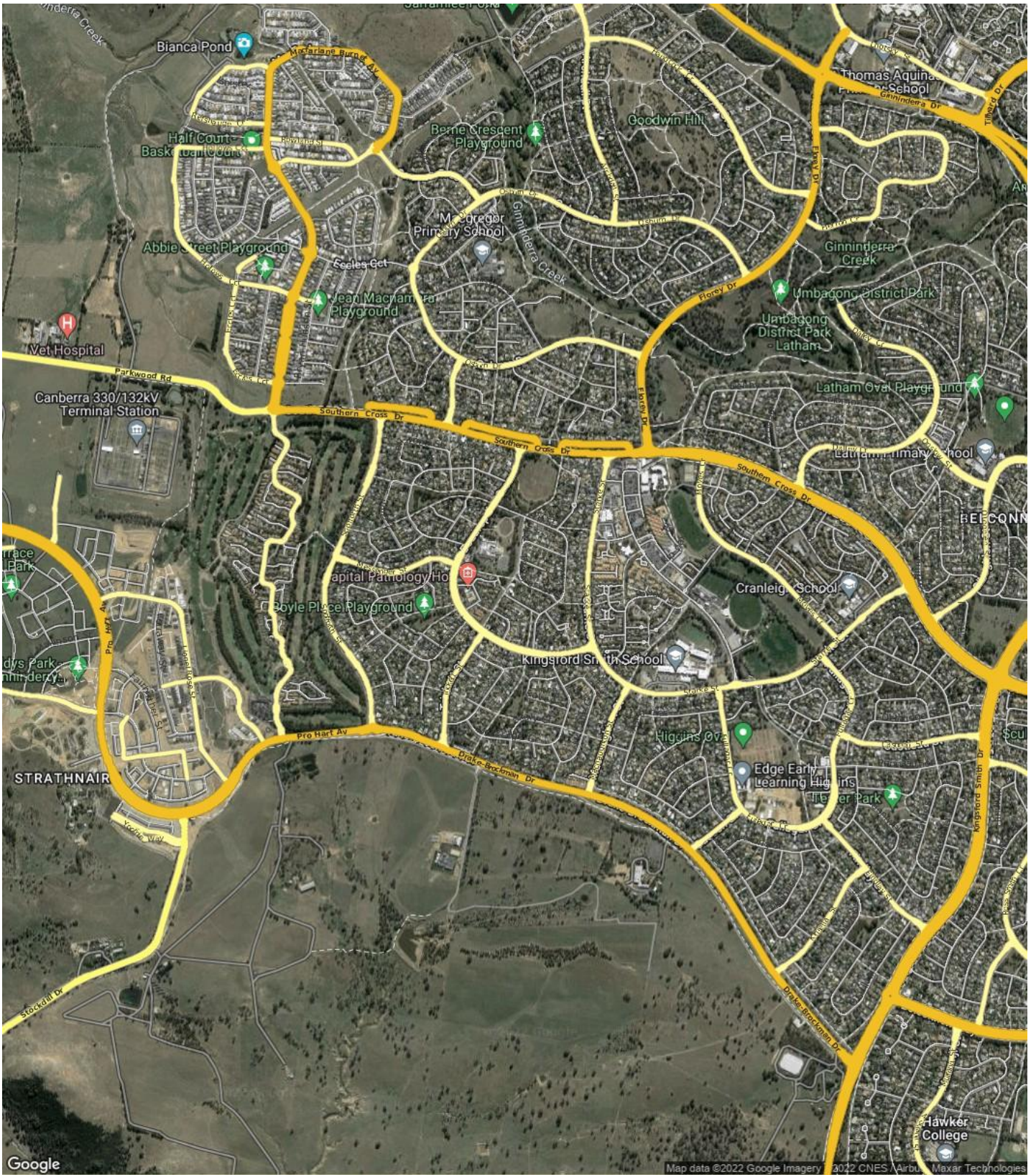
SUBURB FLYOVER REPORT

HOLT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655



HOLT - Suburb Map



Prepared on 29/12/2022 by Auction Advantage. © Property Data Solutions Pty Ltd 2022 (pricfinder.com.au)

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HOLT - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2004 | 69 | \$ 285,000 | 0.0 % | \$ 160,000 | \$ 360,000 |
| 2005 | 65 | \$ 286,000 | 0.4 % | \$ 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 | 76 | \$ 537,500 | -1.4 % | \$ 271,000 | \$ 685,000 |
| 2020 | 83 | \$ 606,660 | 12.9 % | \$ 83,450 | \$ 895,000 |
| 2021 | 89 | \$ 755,000 | 24.5 % | \$ 300,000 | \$ 1,550,500 |
| 2022 | 39 | \$ 850,000 | 12.6 % | \$ 425,000 | \$ 1,400,000 |

Median Sale Price

\$831k

Based on 60 recorded House sales within the last 12 months (Oct '21 - Sep '22)

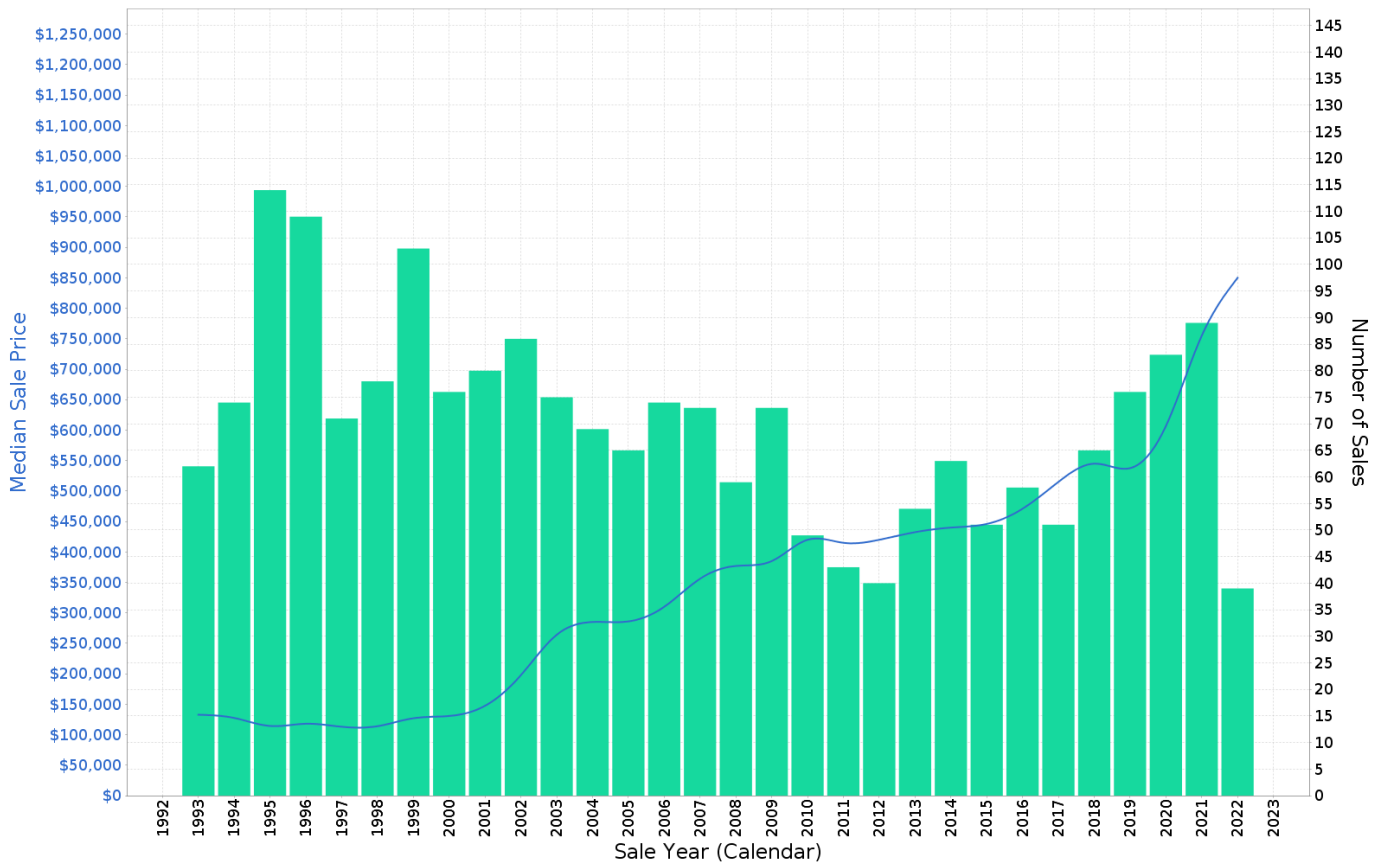
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

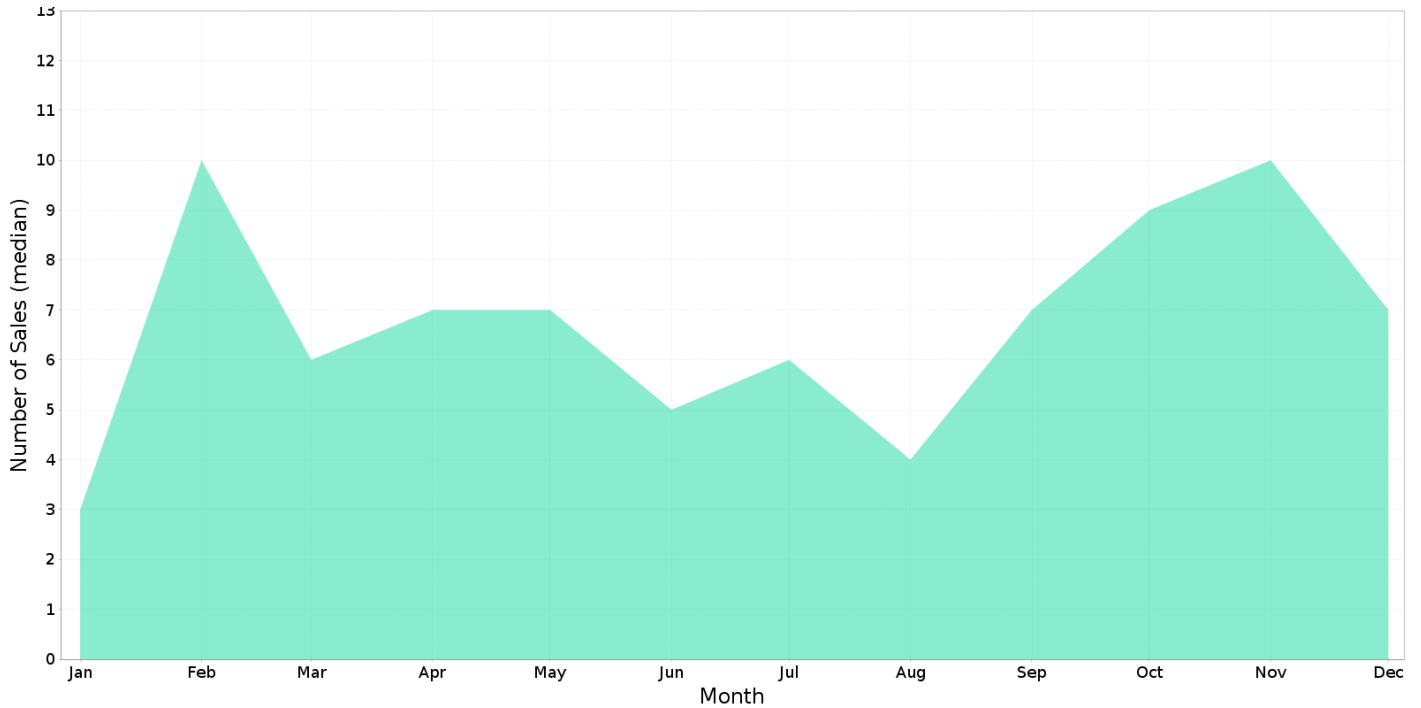
+22.1%

Current Median Price: \$831,000
Previous Median Price: \$680,500

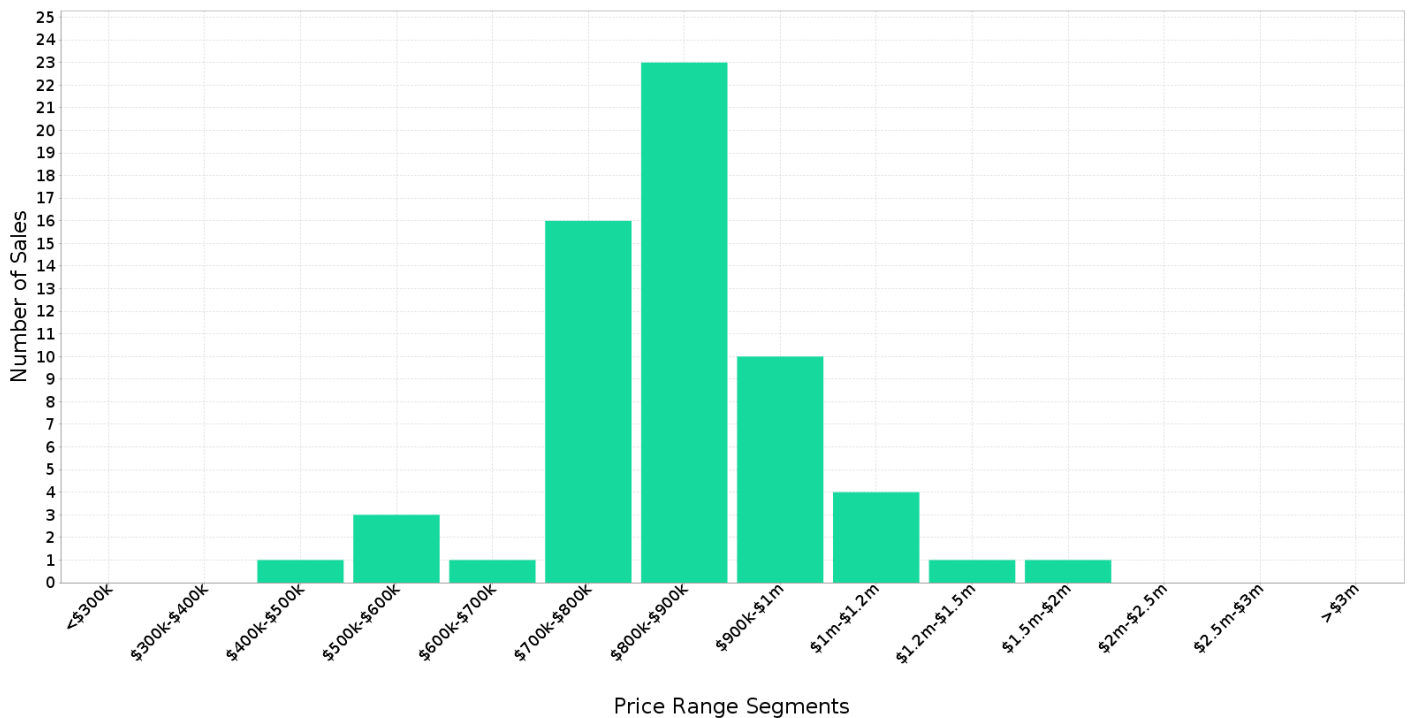
Based on 154 recorded House sales compared over the last two rolling 12 month periods



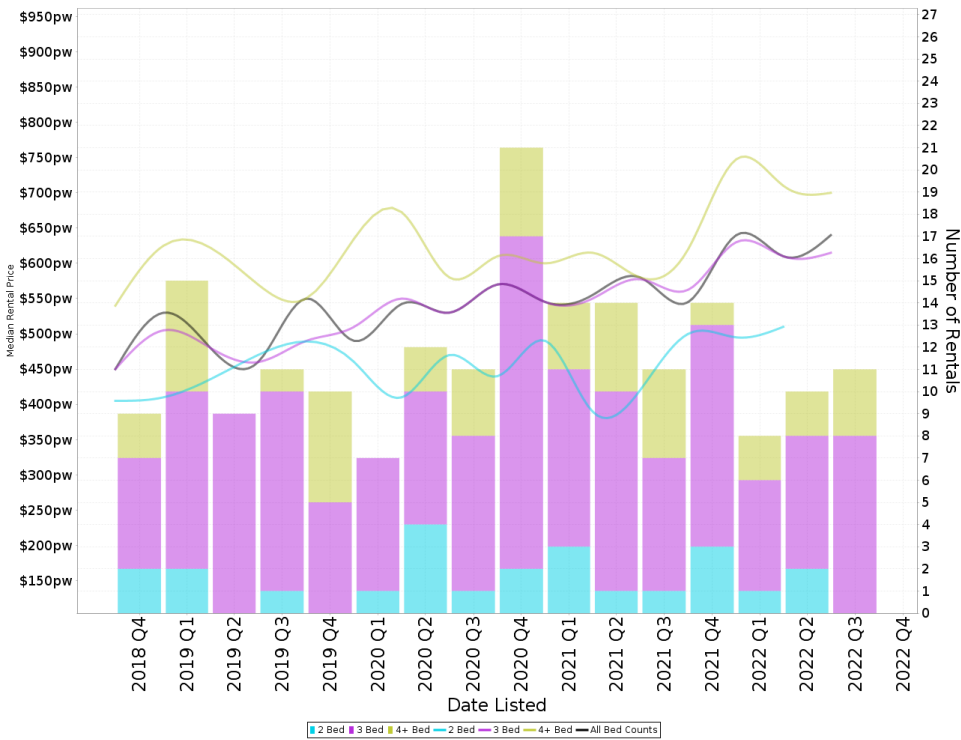
HOLT - Peak Selling Periods (3 years)



HOLT - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+22.1%

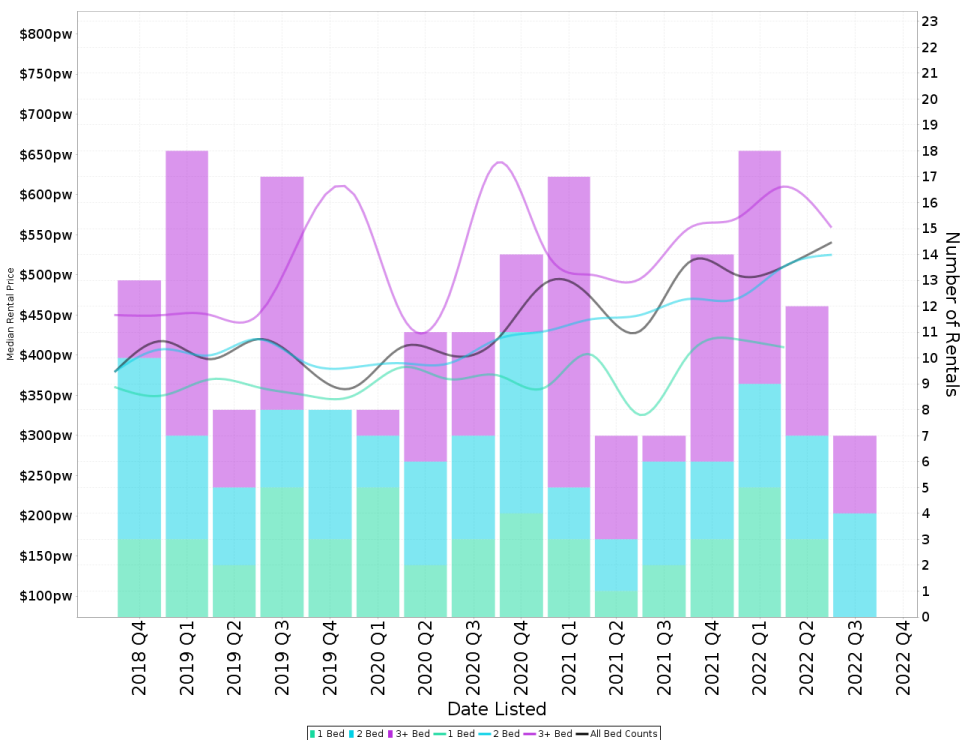
Current Median Price: \$831,000
Previous Median Price: \$680,500
Based on 154 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.0%

Current Median Price: \$831,000
Current Median Rent: \$480
Based on 44 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+15.8%

Current Median Price: \$580,000
Previous Median Price: \$501,000
Based on 175 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$580,000
Current Median Rent: \$400
Based on 56 registered Unit rentals compared over the last 12 months.

HOLT - Recently Sold Properties

Median Sale Price

\$831k

Based on 60 recorded House sales within the last 12 months (Oct '21 - Sep '22)

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

Suburb Growth

+22.1%

Current Median Price: \$831,000
Previous Median Price: \$680,500

Based on 154 recorded House sales compared over the last two rolling 12 month periods


Sold Properties

60

Based on recorded House sales within the 12 months (Oct '21 - Sep '22)

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

30 EAVES ST




\$860,000

Sold Dec 2022
16 Days

645 m² 4 2 3

44 LORRAWAY ST



\$925,000

Sold Nov 2022
80 Days

350 m² 4 2 2

27 BRITTEN JONES DR

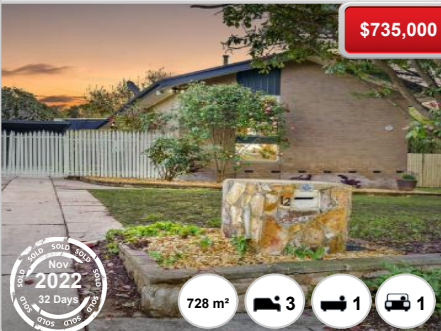


\$915,000

Sold Nov 2022
63 Days

photo not available 4 2 1

12 LONGWORTH PL




\$735,000

Sold Nov 2022
32 Days

728 m² 3 1 1

16 TRUMPER ST



\$750,000

Sold Nov 2022
17 Days

661 m² 3 1 1

4 MESSENGER ST




\$765,000

Sold Nov 2022
45 Days

750 m² 3 1 2

19 TRICKETT ST



\$665,000

Sold Oct 2022
23 Days

834 m² 3 1 4

361 SOUTHERN CROSS DR



\$780,000

Sold Oct 2022
20 Days

754 m² 4 1 4

67 ARMSTRONG CRES



\$796,500

Sold Sep 2022
22 Days

655 m² 3 1 2

6 FULLSTON WAY

\$1,553,333

Sold Sep 2022
23 Days

450 m² 5 3 4

35 CAVILL CL

\$530,000

Sold Sep 2022
17 Days

732 m² 3 1 1

13 EAVES ST

\$820,000

Sold Sep 2022
14 Days

756 m² 4 2 1

69 LIONEL ROSE ST

\$885,000

Sold Sep 2022
22 Days

350 m² 3 2 2

24 GRIFFITHS ST

\$730,000

Sold Sep 2022
16 Days

811 m² 4 1 2

50 GRIFFITHS ST

\$1,400,000

Sold Sep 2022
22 Days

839 m² 4 2 4

21/12 LUKE ST

\$565,000

Sold Sep 2022
18 Days

1.5 ha 3 1 1

34 BRITTEN-JONES DR

\$840,000

Sold Sep 2022
17 Days

420 m² 3 2 2

64 LORRAWAY ST

\$955,000

Sold Aug 2022
22 Days

350 m² 4 2 2

3 GALVIN PL

\$810,000

Sold Aug 2022
24 Days

808 m² 3 1 2

79 BEAUREPAIRE CRES

\$787,474

Sold Sep 2022
17 Days

702 m² 3 1 2

37 LORRAWAY ST

\$1,030,000

Sold Sep 2022
42 Days

350 m² 4 2 2

HOLT - Properties For Rent

Median Rental Price

\$480 /w

Based on 44 recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

Rental Yield

+3.0%

Current Median Price: \$831,000
Current Median Rent: \$480

Based on 60 recorded House sales and 44 House rentals compared over the last 12 months

Number of Rentals


44

Based on recorded House rentals within the last 12 months (Oct '21 - Sep '22)

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

40 Kellermann Close

\$590 per week



Dec 2022
13 Days

430 m² 3 1 2

92 SPOFFORTH STREET

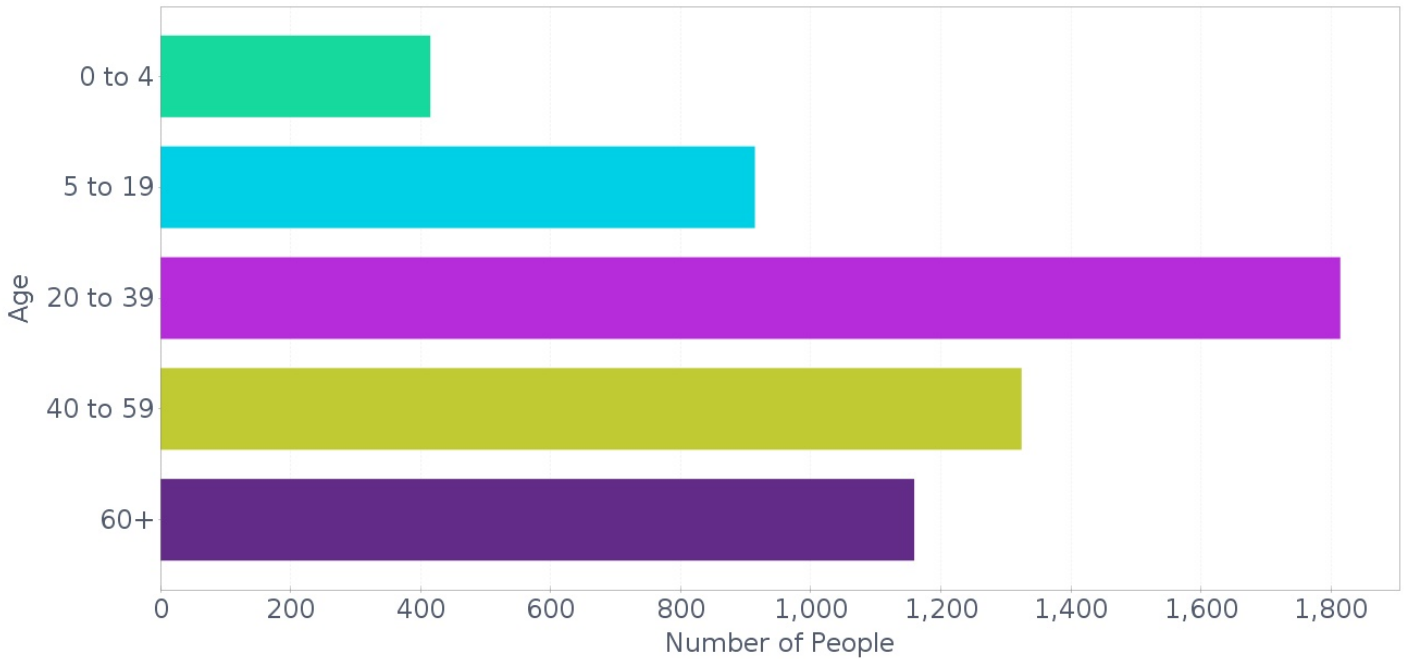
\$800 per week



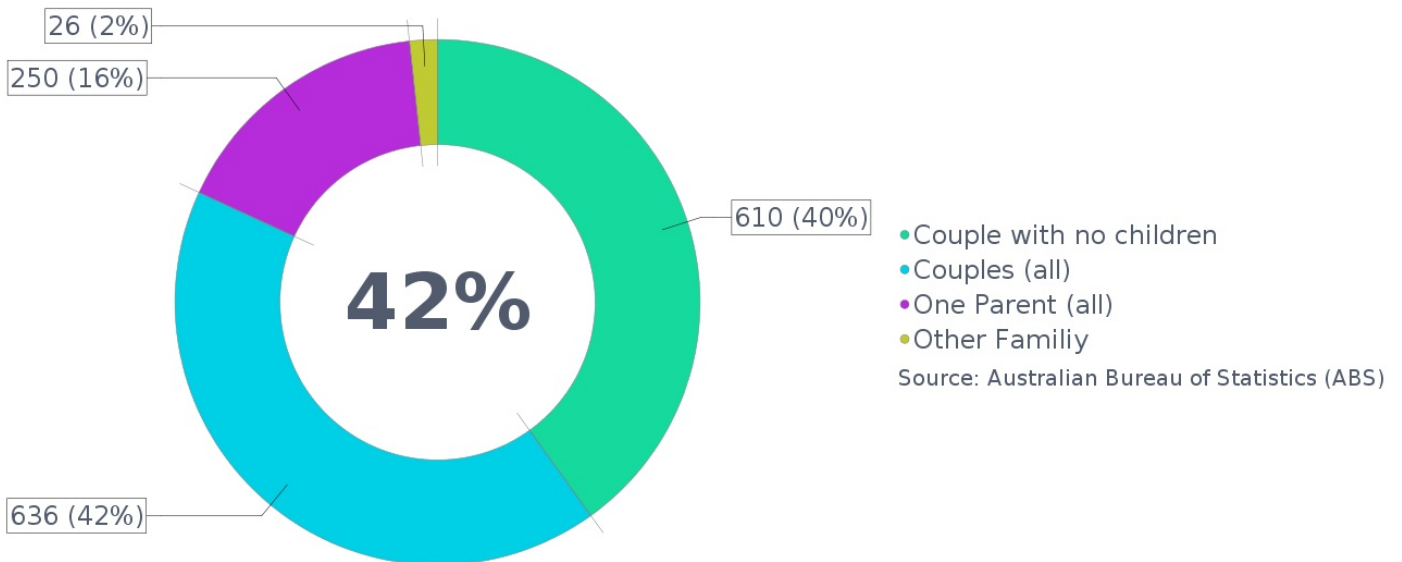
Nov 2022
39 Days

748 m² 4 3 2

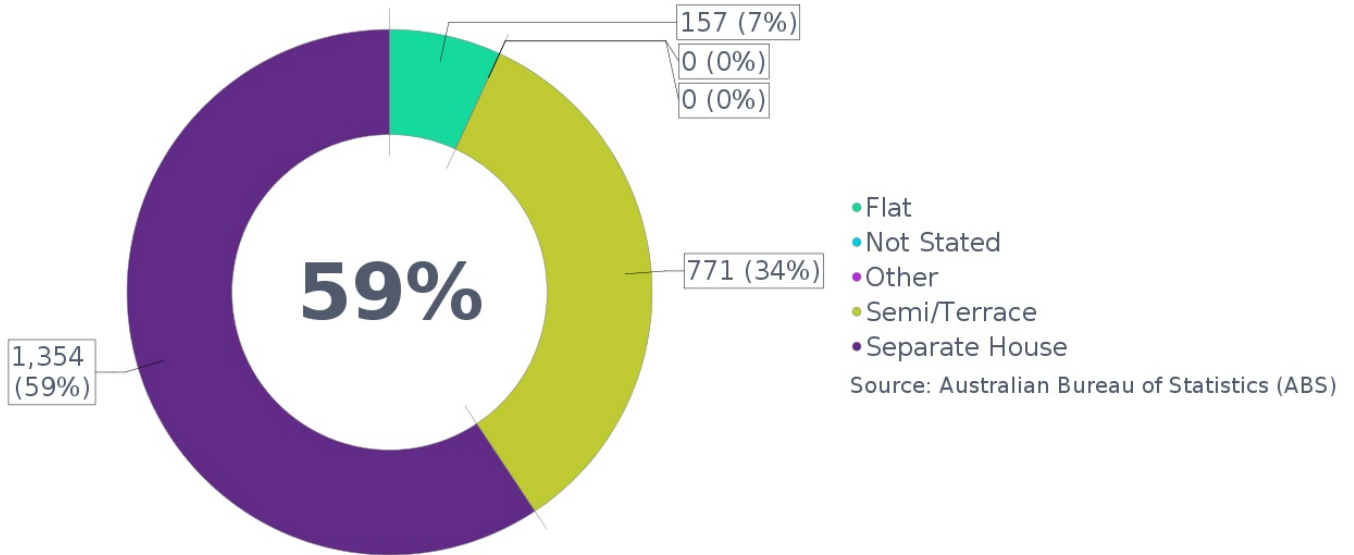
Age of Population (2021)



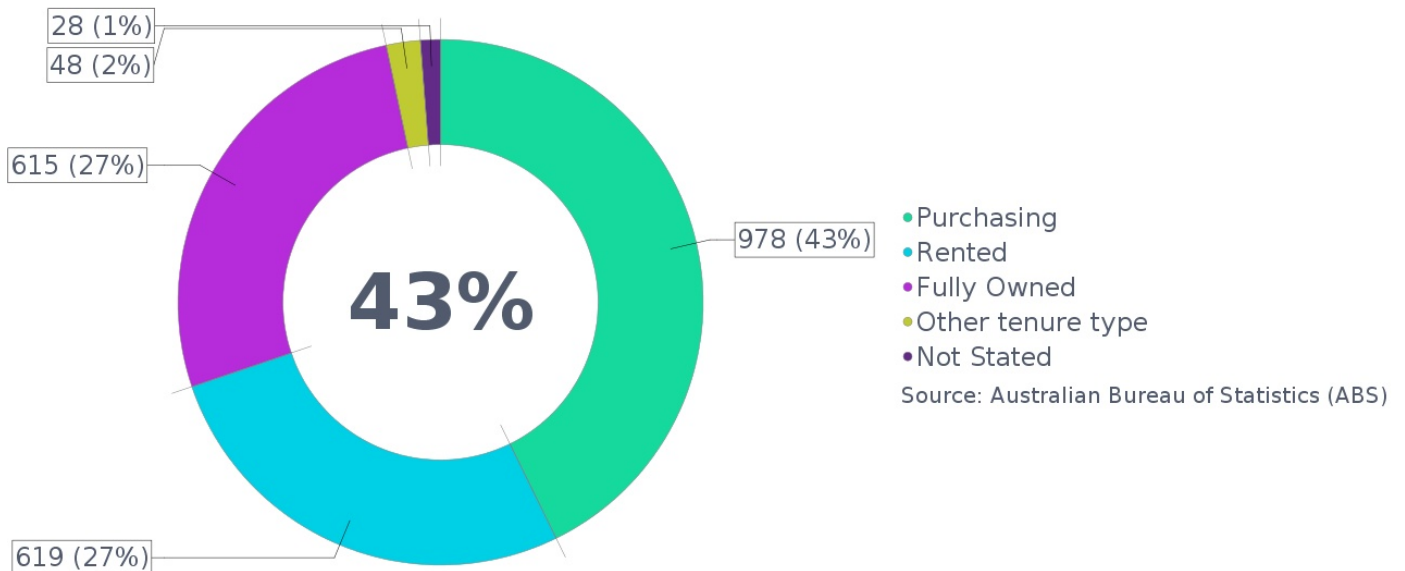
Family Composition (2021)



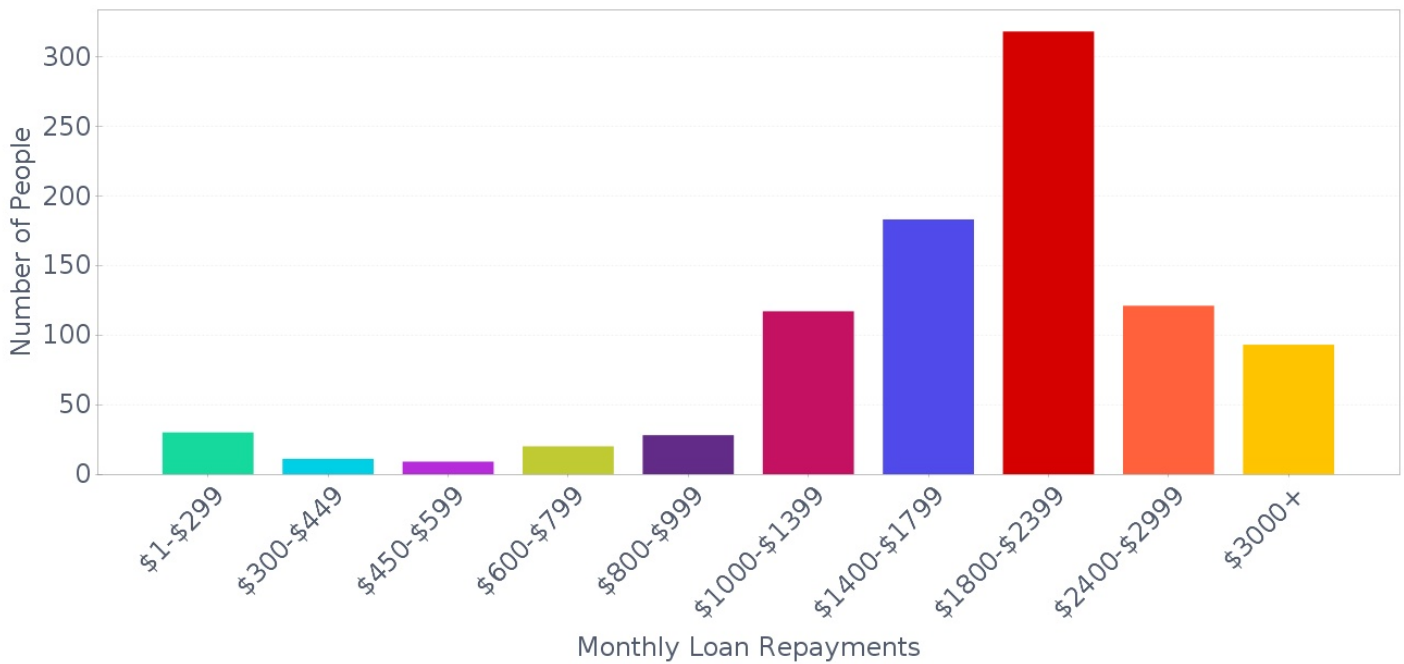
Dwelling Structure (2021)



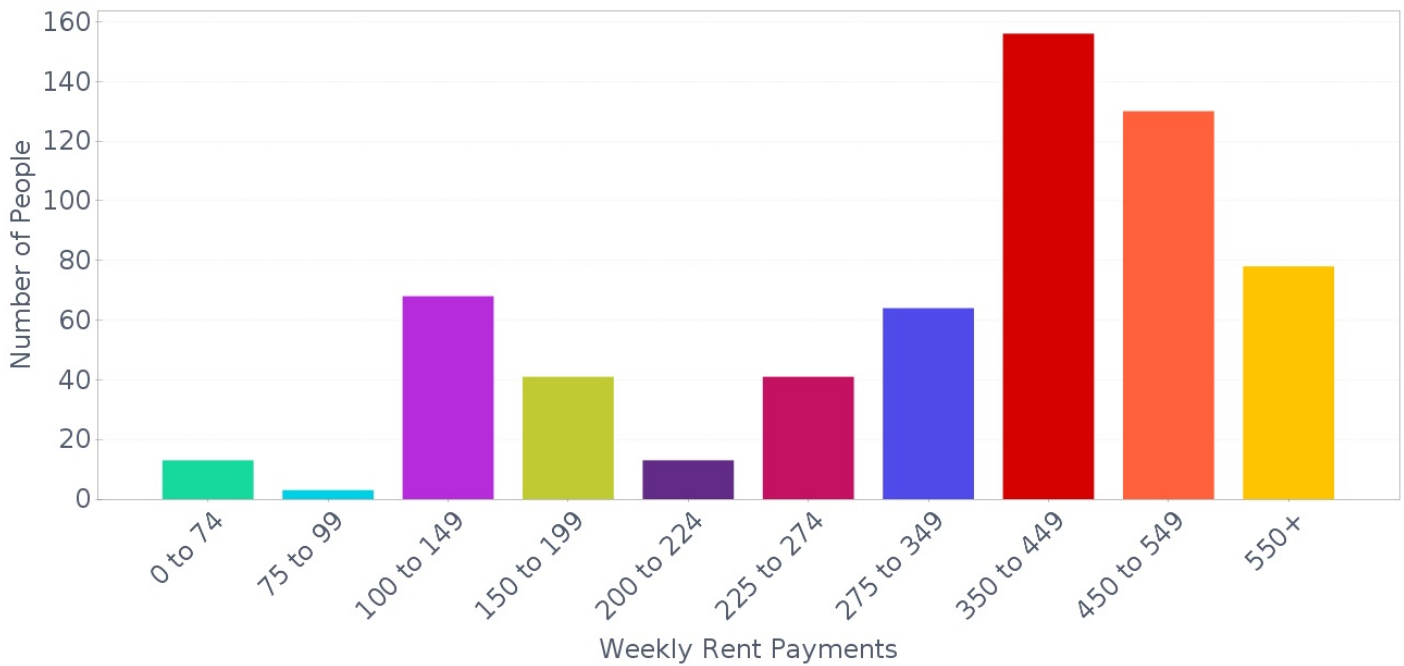
Home Ownership (2021)



Home Loan Repayments - Monthly (2021)

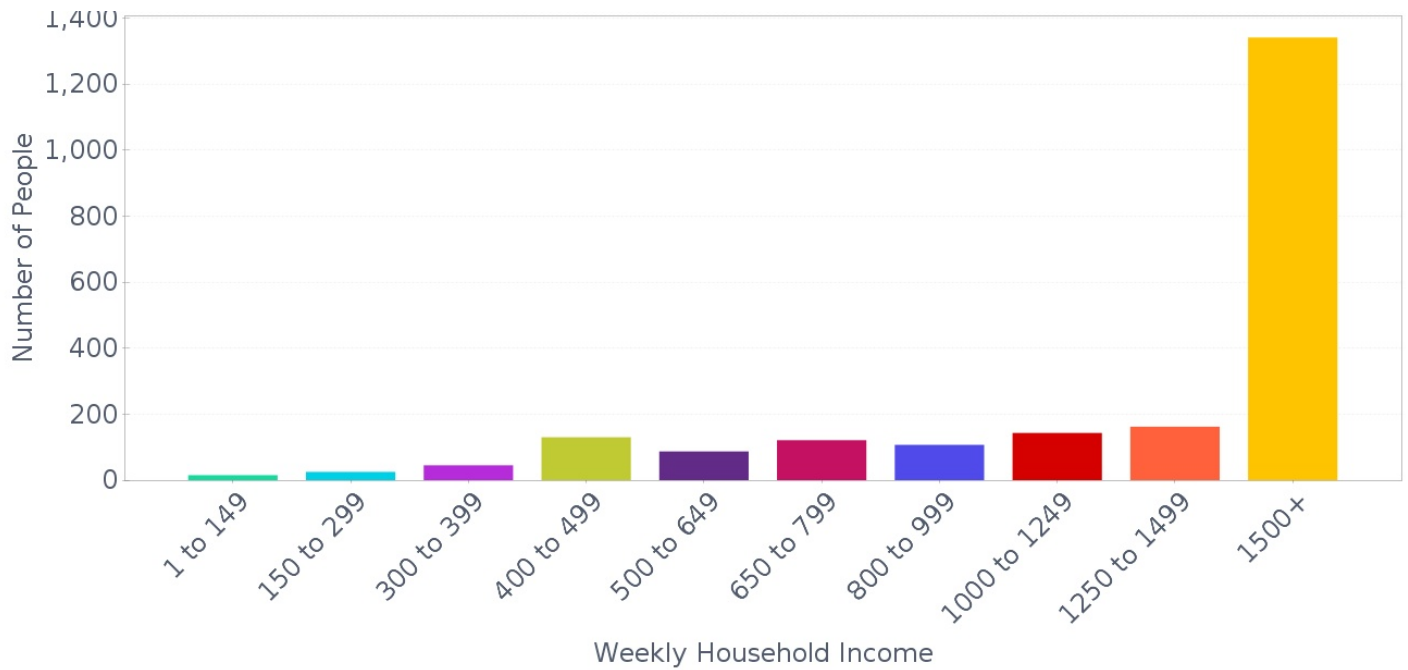


Rent Payments - Weekly (2021)

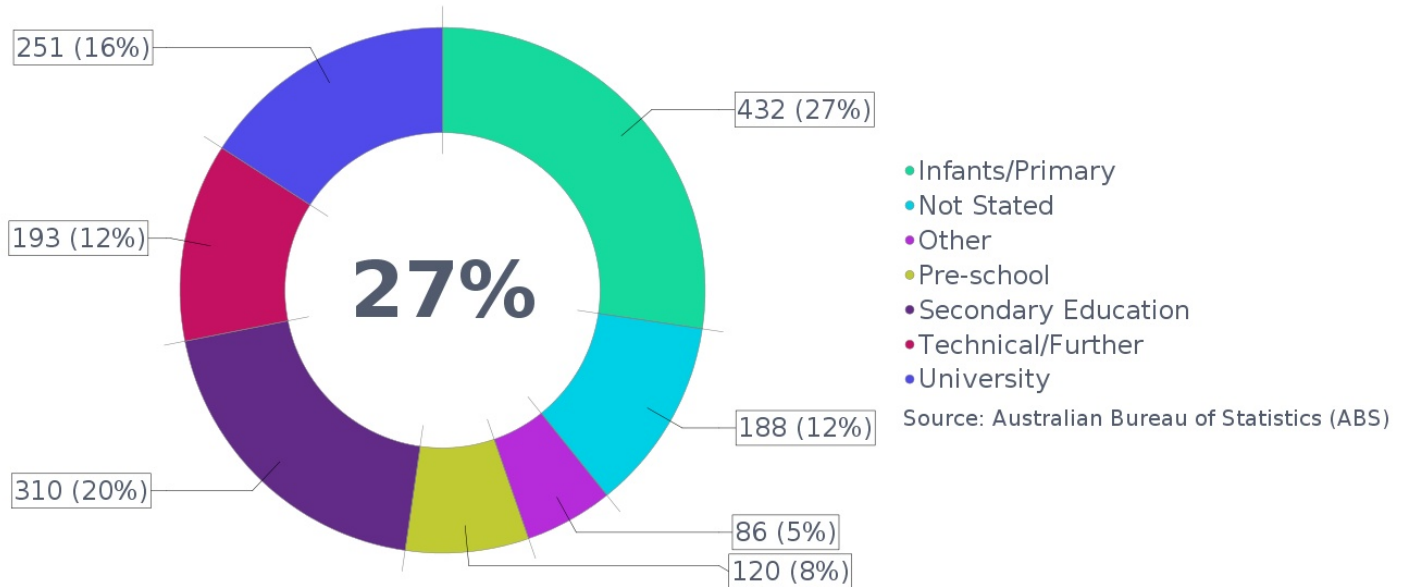




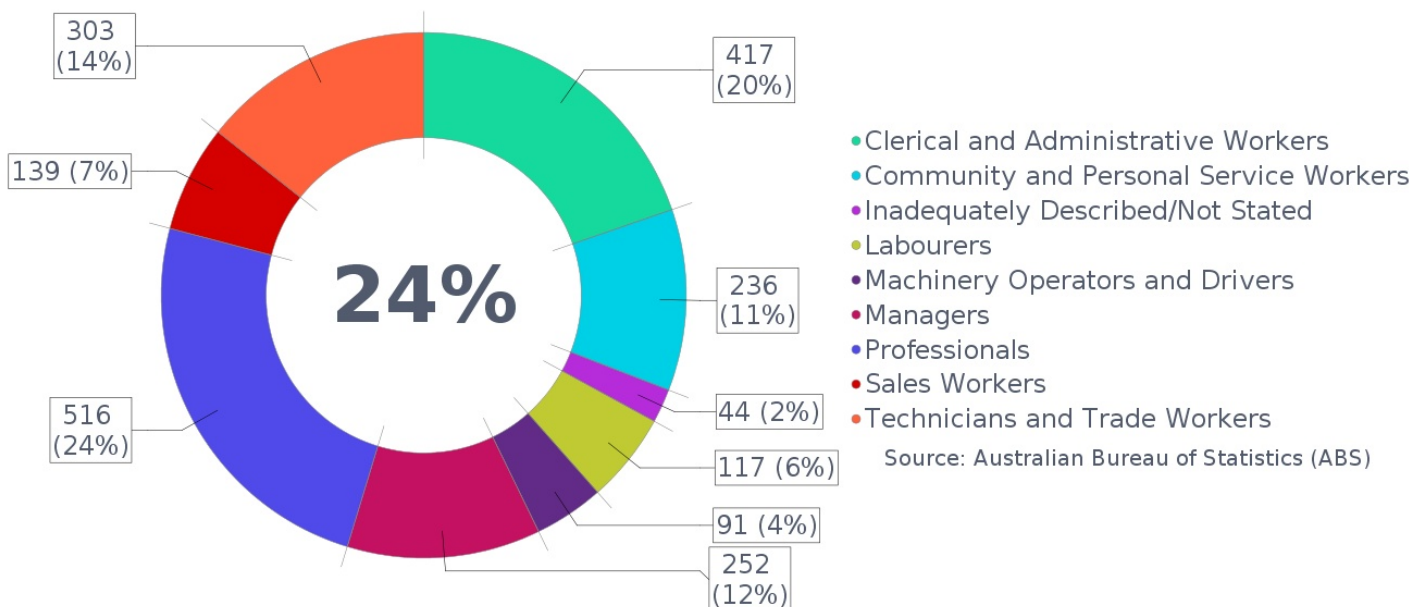
Household Income - Weekly (2021)



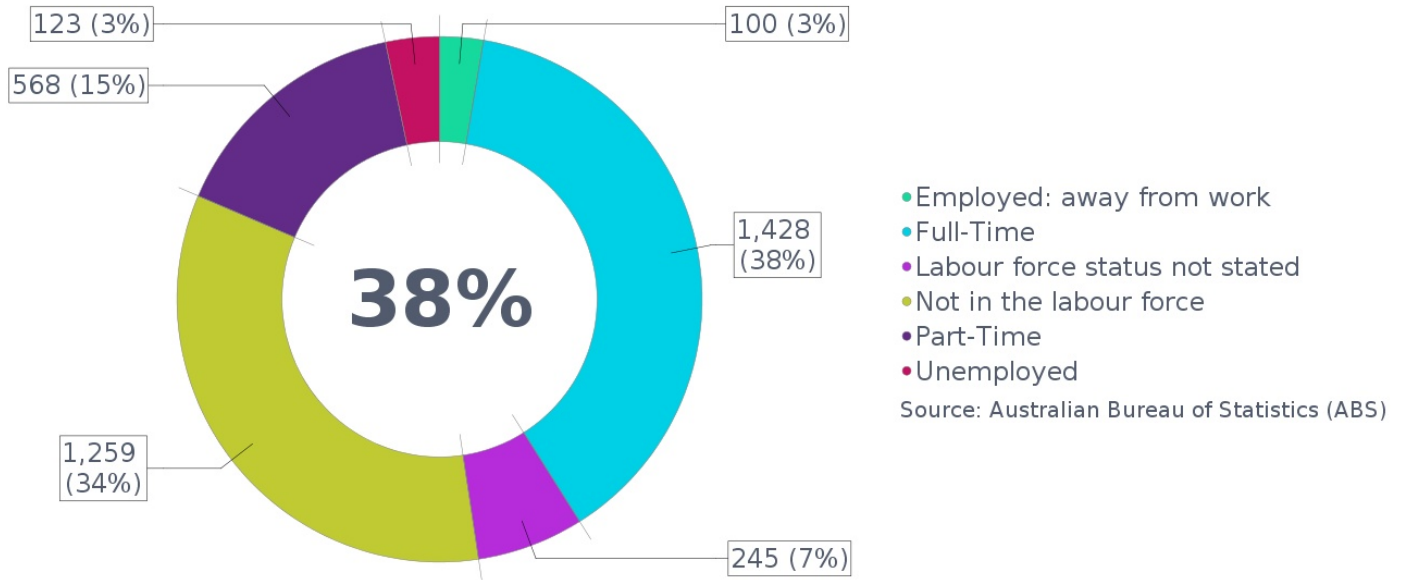
Non-School Qualification: Level of Education (2021)



Occupation (2021)



Employment (2021)



Method of Travel to Work (2021)

