

# SUBURB FLYOVER REPORT

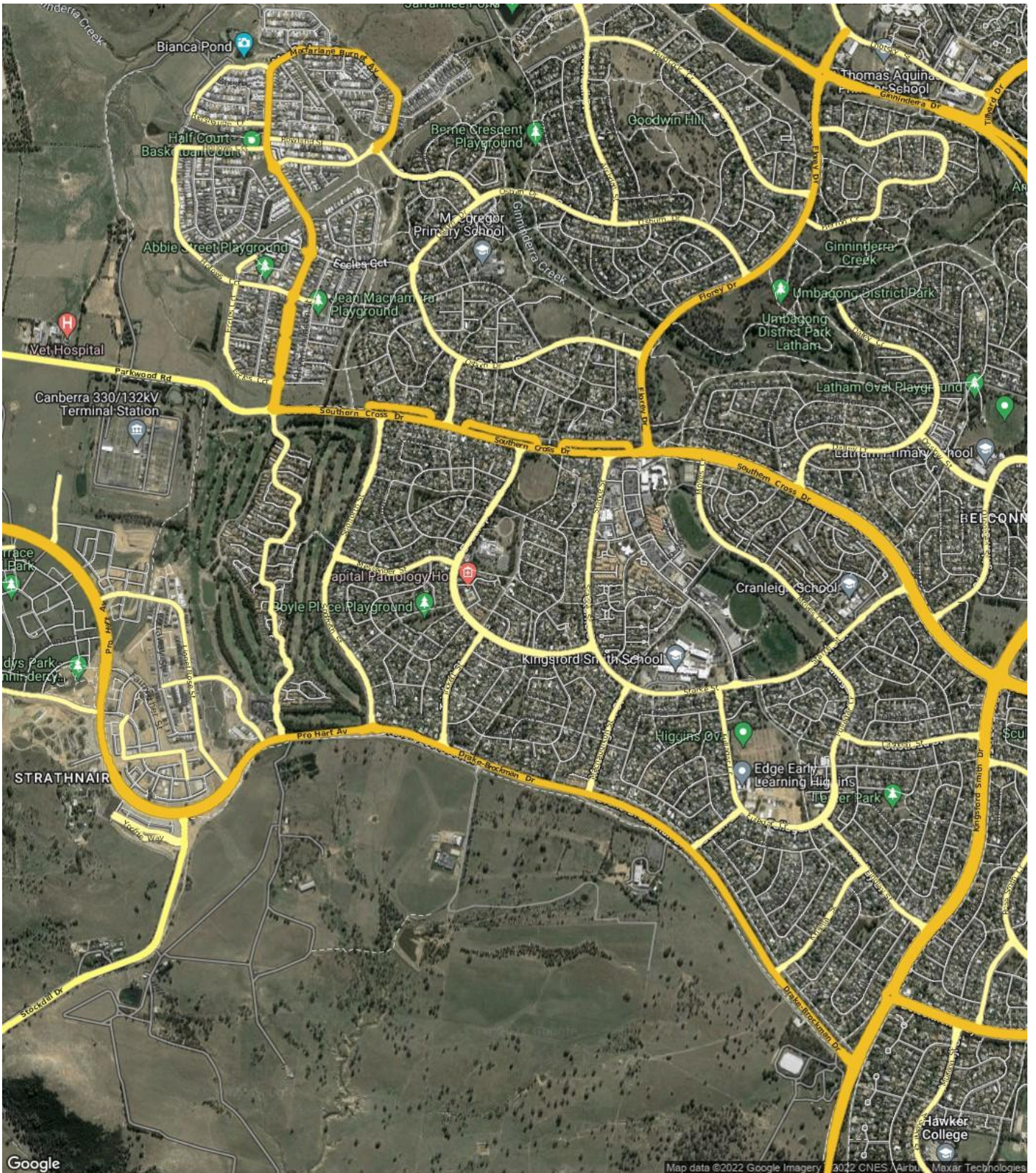
HOLT (HOUSE)

PREPARED BY: AUCTION ADVANTAGE, PH: 1300347655





## HOLT - Suburb Map



Prepared on 08/02/2023 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	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	51	\$ 840,000	11.3 %	\$ 425,000	\$ 1,553,333
2023	0				

### Median Sale Price

# \$840k

Based on 51 recorded House sales within the last 12 months (2022)

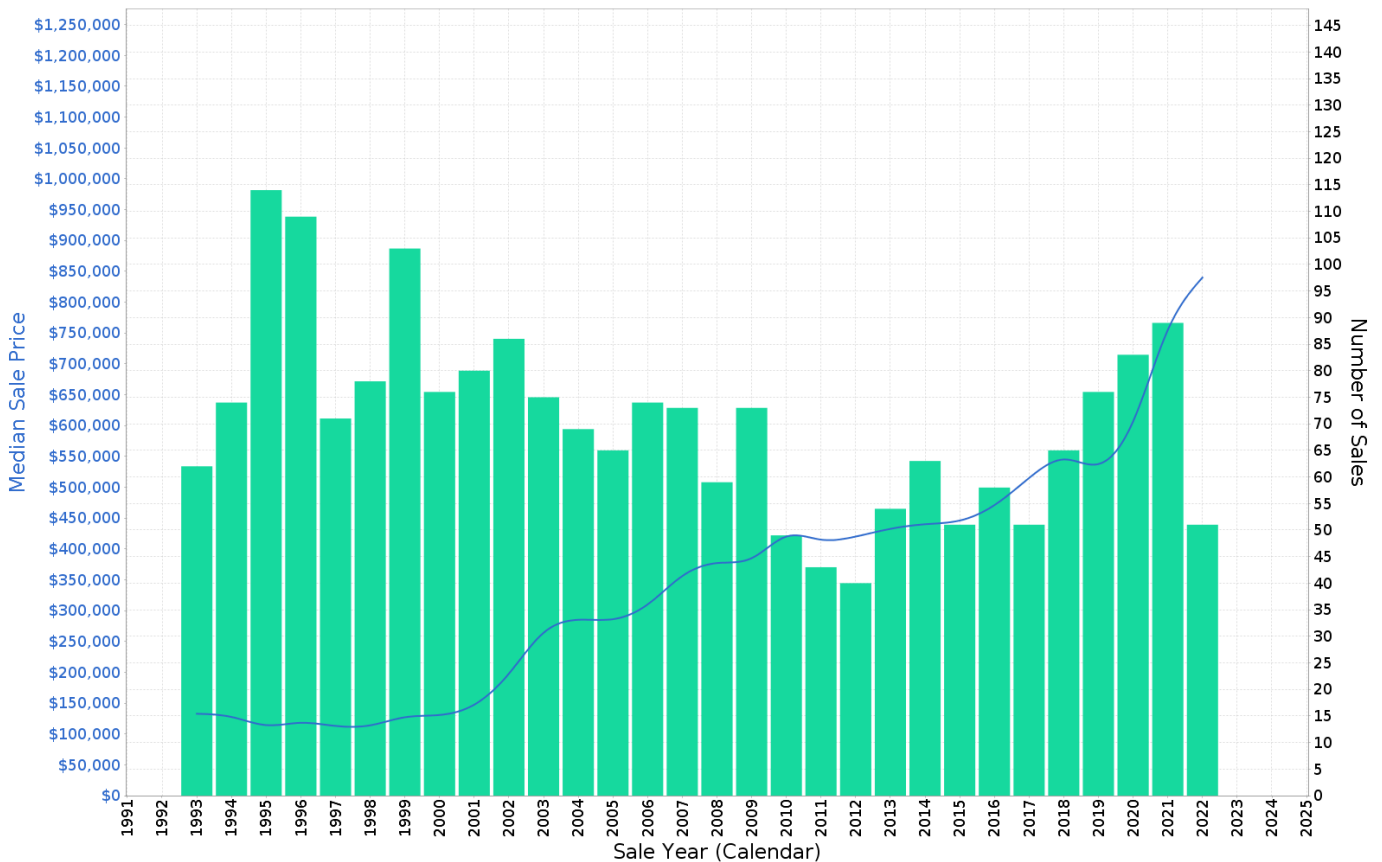
Based on a rolling 12 month period and may differ from calendar year statistics

### Suburb Growth

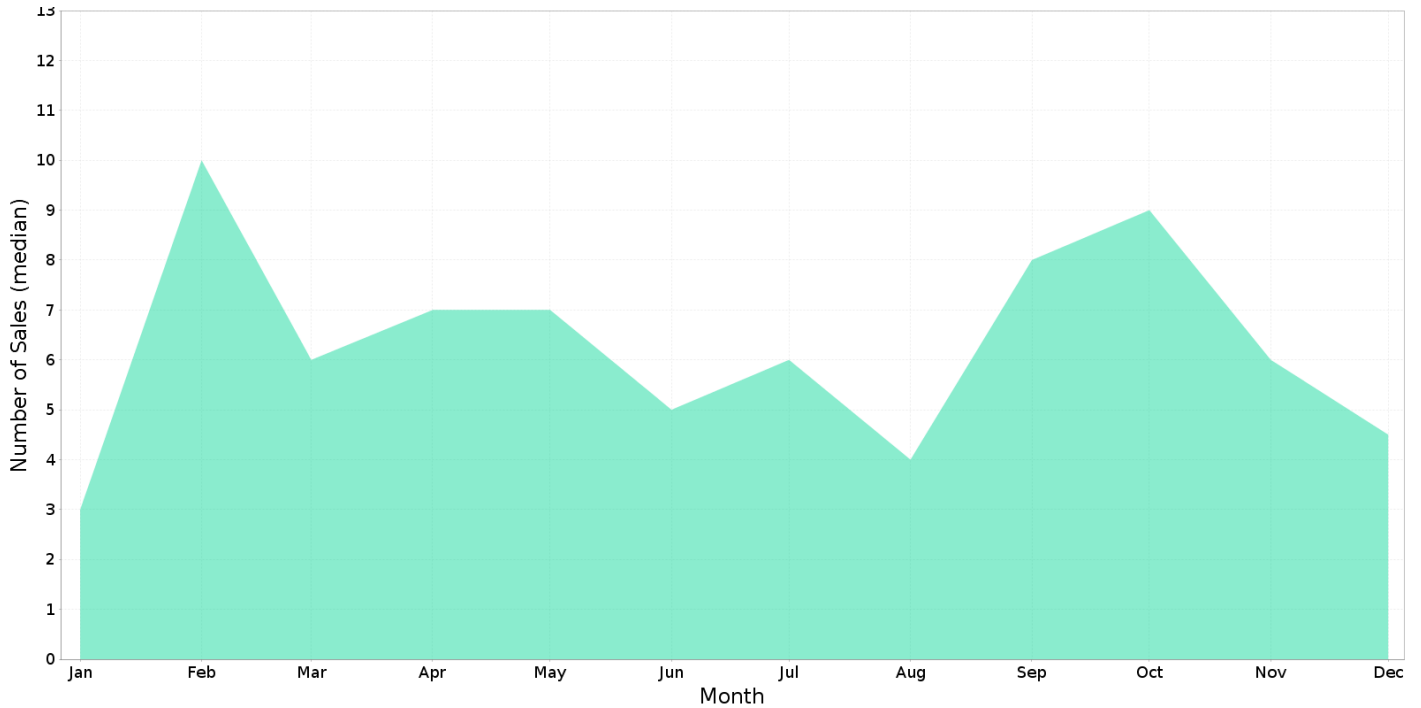
# +11.3%

Current Median Price: \$840,000  
Previous Median Price: \$755,000

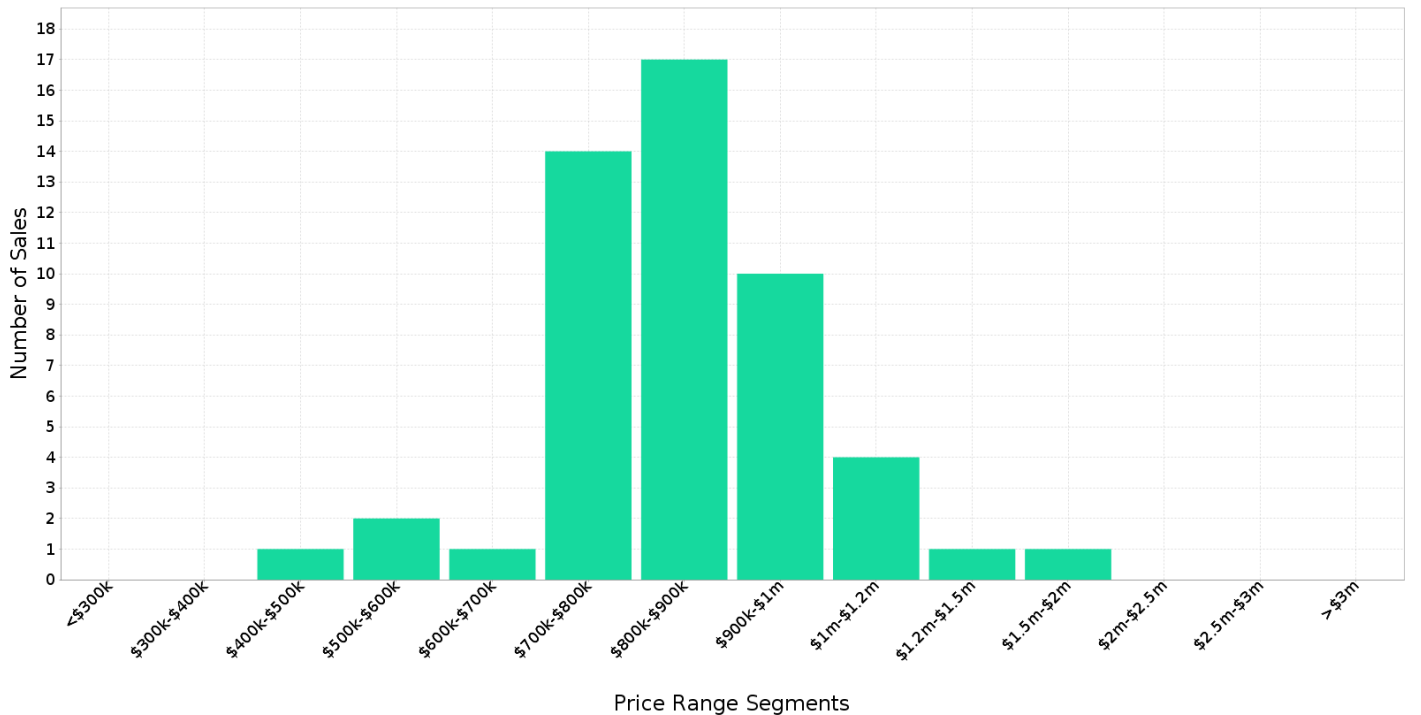
Based on 140 recorded House sales compared over the last two rolling 12 month periods



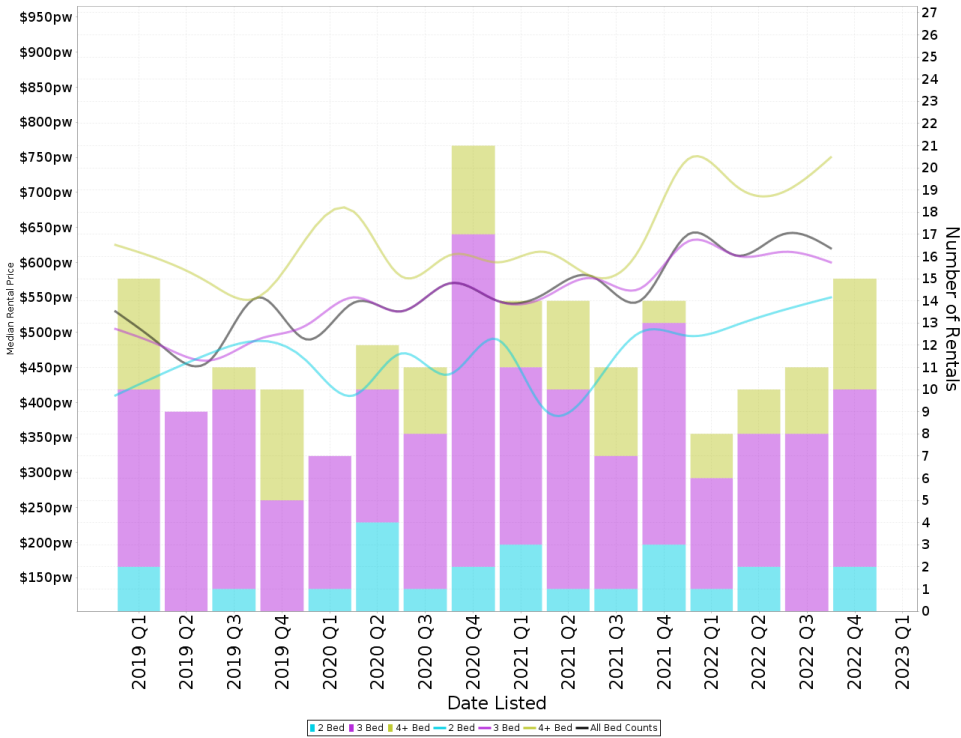
## HOLT - Peak Selling Periods (3 years)



## HOLT - Price Range Segments (12 months)



## Median Weekly Rents (Houses)



### Suburb Sale Price Growth

**+11.3%**

Current Median Price: \$840,000  
Previous Median Price: \$755,000

Based on 140 registered House sales compared over the last two rolling 12 month periods.

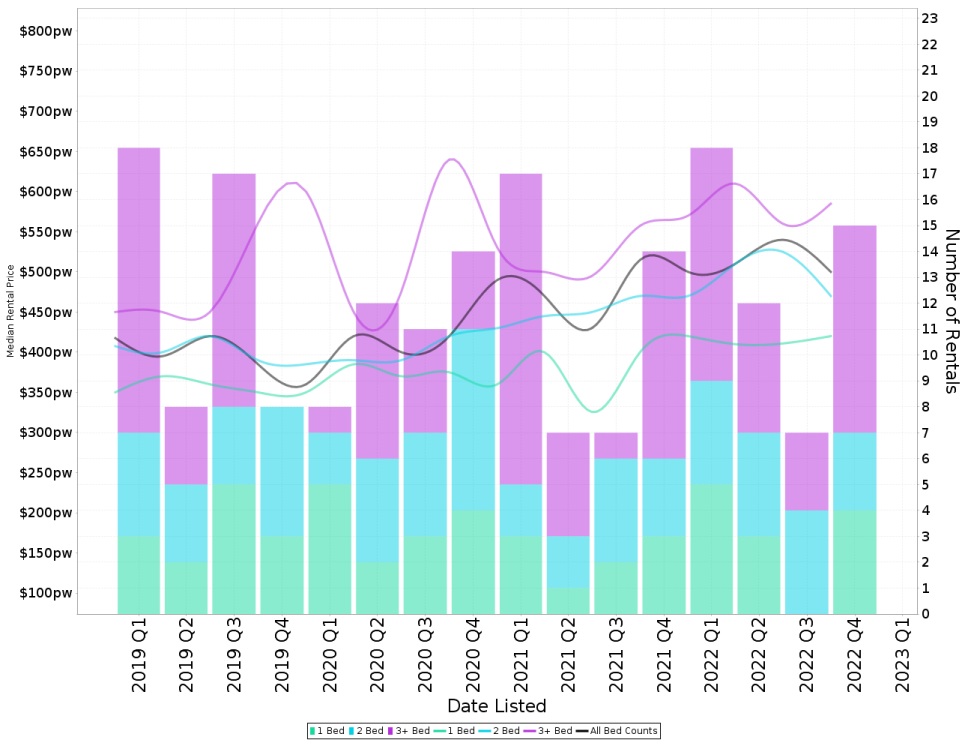
### Suburb Rental Yield

**+3.1%**

Current Median Price: \$840,000  
Current Median Rent: \$500

Based on 45 registered House rentals compared over the last 12 months.

## Median Weekly Rents (Units)



### Suburb Sale Price Growth

**-2.7%**

Current Median Price: \$562,500  
Previous Median Price: \$578,000

Based on 142 registered Unit sales compared over the last two rolling 12 month periods.

### Suburb Rental Yield

**+3.7%**

Current Median Price: \$562,500  
Current Median Rent: \$400

Based on 51 registered Unit rentals compared over the last 12 months.

## HOLT - Recently Sold Properties

Median Sale Price

**\$840k**

Based on 51 recorded House sales within the last 12 months (2022)

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

Suburb Growth

**+11.3%**

Current Median Price: \$840,000  
Previous Median Price: \$755,000

Based on 140 recorded House sales compared over the last two rolling 12 month periods


# Sold Properties

**51**

Based on recorded House sales within the 12 months (2022)

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

**5 BONNOR CL**




**\$620,000**

Sold Jan 2023  
54 Days

372 m<sup>2</sup> 2 1 1

**30 EAVES ST**

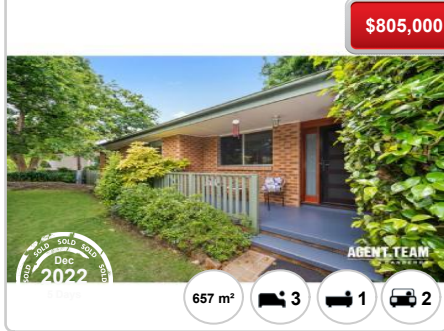


**\$860,000**

Sold Dec 2022  
16 Days

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

**42 MOCKRIDGE CRES**




**\$805,000**

Sold Dec 2022

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

**44 LORRAWAY ST**



**\$925,000**

Sold Nov 2022  
60 Days

350 m<sup>2</sup> 4 2 2

**27 BRITTEN JONES DR**



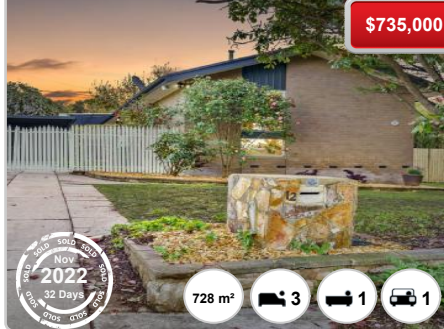
**\$915,000**

Sold Nov 2022  
N/A

photo not available

4 2 1

**12 LONGWORTH PL**




**\$735,000**

Sold Nov 2022  
32 Days

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

**16 TRUMPER ST**



**\$750,000**

Sold Nov 2022  
17 Days

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

**4 MESSENGER ST**




**\$765,000**

Sold Nov 2022  
45 Days

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

**4 SANDS PL**



**\$878,000**

Sold Oct 2022  
54 Days

804 m<sup>2</sup> 4 2 2



**50 KELLERMANN CL**

**\$590,000**

Oct 2022  
28 Days

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

**23 LONGWORTH PL**

**\$980,000**

Oct 2022  
19 Days

1,130 m<sup>2</sup> 4 3 3

**6 BUSHBY PL**

**\$762,500**

Oct 2022  
30 Days

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

**5 DAVISON PL**

**\$795,000**

Oct 2022  
21 Days

669 m<sup>2</sup> 3 1 5

**39 LORRAWAY ST**

**\$965,000**

Oct 2022  
37 Days

350 m<sup>2</sup> 4 2 2

**4 COVERDALE ST**

**\$710,000**

Oct 2022  
23 Days

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

**19 TRICKETT ST**

**\$665,000**

Oct 2022  
23 Days

834 m<sup>2</sup> 3 1 4

**361 SOUTHERN CROSS DR**

**\$780,000**

Oct 2022  
20 Days

754 m<sup>2</sup> 4 1 4

**67 ARMSTRONG CRES**

**\$796,500**

Sep 2022  
22 Days

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

**21 LAYCOCK PL**

**\$910,000**

Sep 2022  
22 Days

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

**35 CAVILL CL**

**\$530,000**

Oct 2022  
N/A

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

**13 EAVES ST**

**\$820,000**

Sep 2022  
N/A

756 m<sup>2</sup> 4 2 1

## HOLT - Properties For Rent

### Median Rental Price

# \$500 /w

Based on 45 recorded House rentals within the last 12 months (2022)

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

### Rental Yield

# +3.1%

Current Median Price: \$840,000  
Current Median Rent: \$500

Based on 51 recorded House sales and 45 House rentals compared over the last 12 months


### Number of Rentals

# 45

Based on recorded House rentals within the last 12 months (2022)

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

**5 Bushby Place**



**\$530 per week**

Jan 2023  
23 Days

381 m<sup>2</sup> 2 1 1

**25 Trickett Street**




**\$590 per week**

Jan 2023  
27 Days

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

**40 Kellermann Close**



**\$570 per week**

Dec 2022  
55 Days

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

**92 SPOFFORTH STREET**



**\$800 per week**

Nov 2022  
80 Days

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