



**FOREST HILL - Suburb Map**



Prepared on 06/06/2018 by Megan Lloyd, 02 6923 3555 at PRD Nationwide Wagga Wagga . © Property Data Solutions Pty Ltd 2018 (pricfinder.com.au)

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**FOREST HILL - Sales Statistics (Units)**

Year	# Sales	Median	Growth	Low	High
2000	4	\$ 70,250	0.0 %	\$ 64,000	\$ 76,500
2001	9	\$ 139,000	97.9 %	\$ 60,000	\$ 575,000
2002	3	\$ 86,000	-38.1 %	\$ 85,000	\$ 94,500
2003	3	\$ 115,000	33.7 %	\$ 90,000	\$ 125,000
2004	7	\$ 150,000	30.4 %	\$ 145,000	\$ 156,000
2005	0				
2006	1	\$ 154,000	0.0 %	\$ 154,000	\$ 154,000
2007	7	\$ 352,000	128.6 %	\$ 156,500	\$ 352,000
2008	2	\$ 177,500	-49.6 %	\$ 175,000	\$ 180,000
2009	2	\$ 199,250	12.3 %	\$ 185,000	\$ 213,500
2010	2	\$ 225,500	13.2 %	\$ 195,000	\$ 256,000
2011	1	\$ 139,000	-38.4 %	\$ 139,000	\$ 139,000
2012	2	\$ 311,500	124.1 %	\$ 195,000	\$ 428,000
2013	0				
2014	1	\$ 215,000	0.0 %	\$ 215,000	\$ 215,000
2015	7	\$ 182,500	-15.1 %	\$ 137,000	\$ 260,000
2016	2	\$ 217,500	19.2 %	\$ 135,000	\$ 300,000
2017	1	\$ 208,000	-4.4 %	\$ 208,000	\$ 208,000
2018	1	\$ 180,000	-13.5 %	\$ 180,000	\$ 180,000

**Median Sale Price**  
**\$180k**

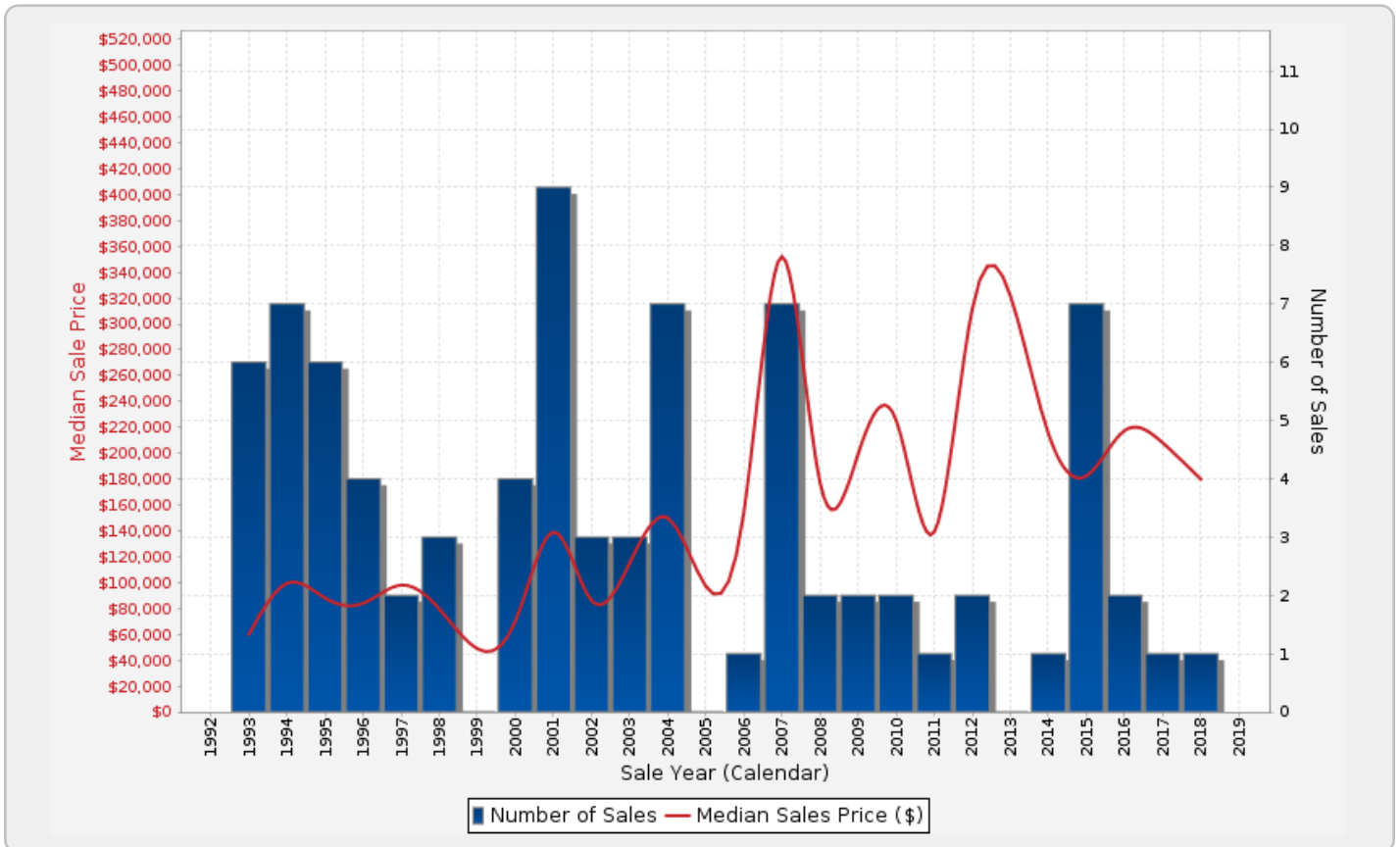
Based on 1 recorded Unit sales within the last 12 months (Apr '17 - Mar '18)

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

**Suburb Growth**  
**+5.0%**

Current Median Price: \$180,000  
Previous Median Price: \$171,500

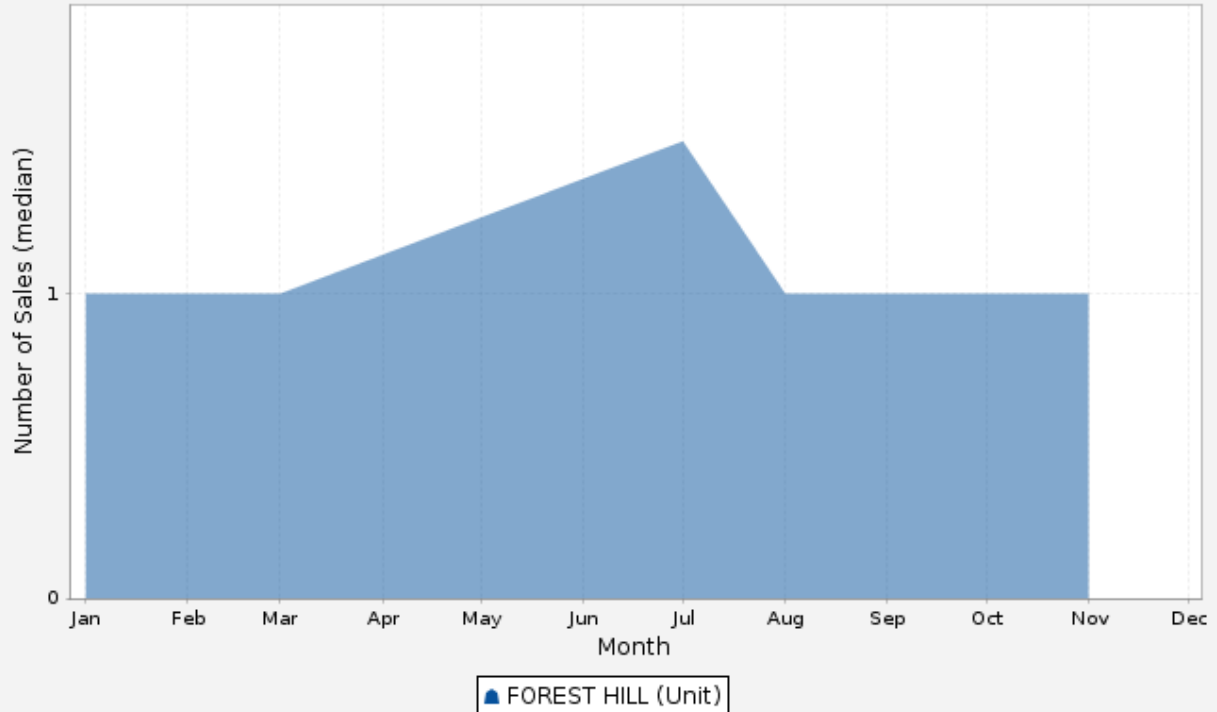
Based on 3 recorded Unit sales compared over the last two rolling 12 month periods





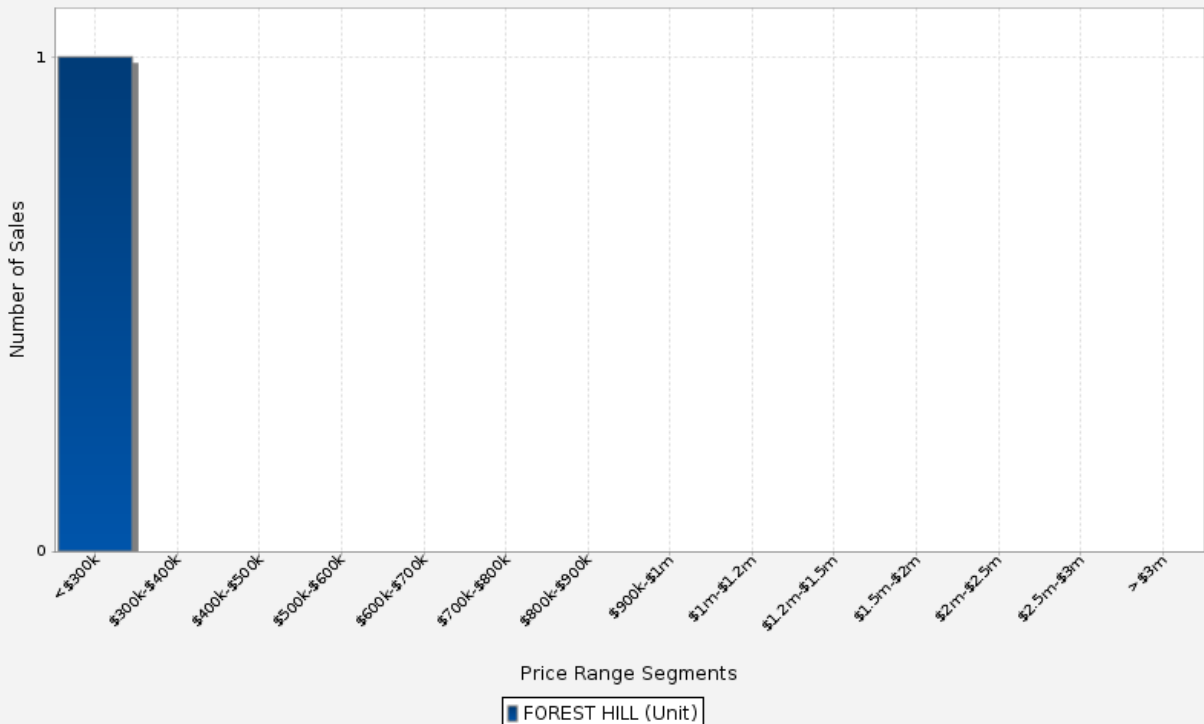
**FOREST HILL - Peak Selling Periods**

**Peak Selling Periods (3 Years ending Mar 2018)**



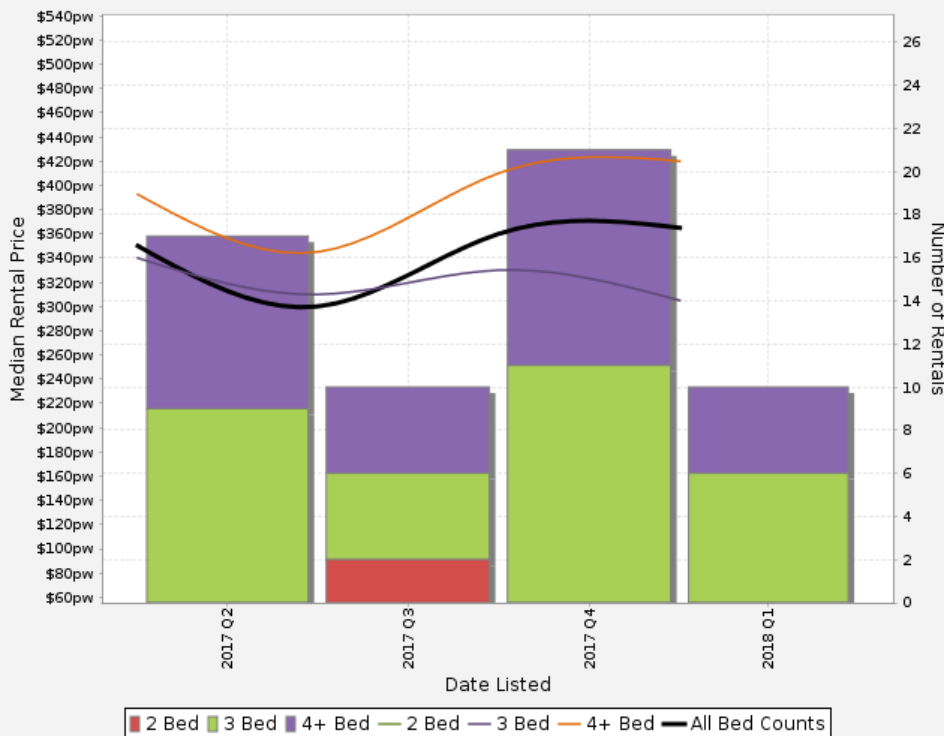
**FOREST HILL - Price Range Segments**

**Price Range Segmentation (12 Months ending Mar '18)**





## FOREST HILL - Median Weekly Rents (Houses)

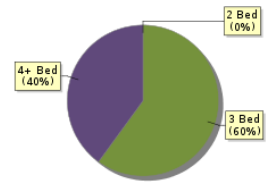


### Suburb Sale Price Growth

**+25.8%**

Current Median Price: \$327,000  
 Previous Median Price: \$260,000  
Based on 99 registered House sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



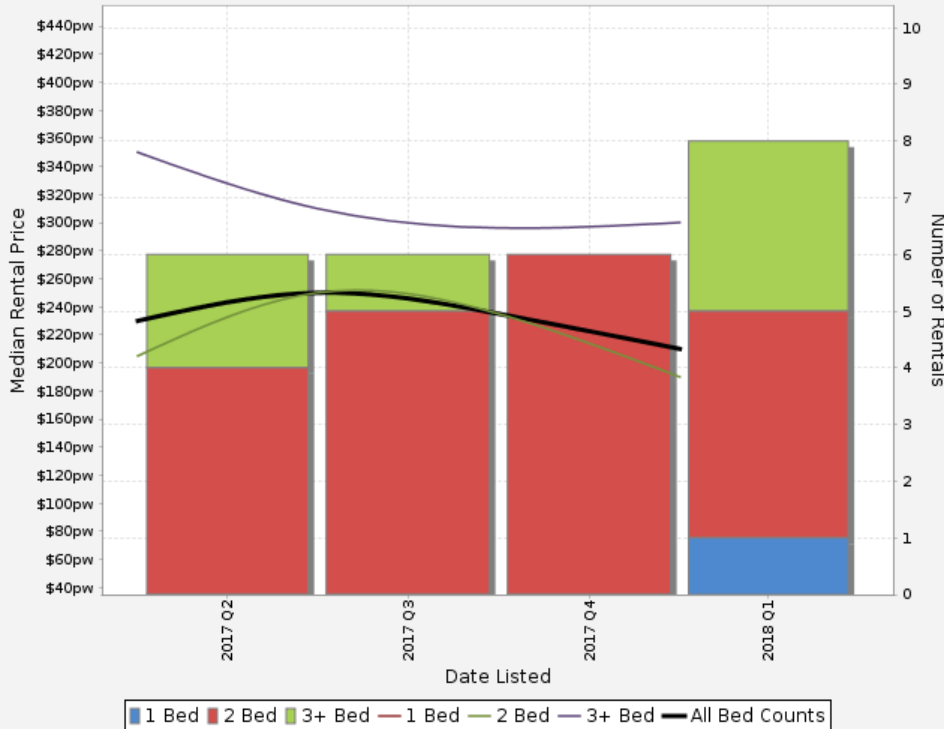
### Suburb Rental Yield

**+5.6%**

Current Median Price: \$327,000  
 Current Median Rent: \$350  
Based on 58 registered House sales compared over the last 12 months.



## FOREST HILL - Median Weekly Rents (Units)

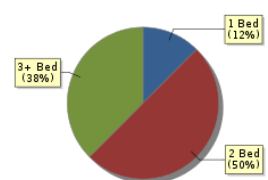


### Suburb Sale Price Growth

**+5.0%**

Current Median Price: \$180,000  
 Previous Median Price: \$171,500  
Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

### Bedroom Breakdown



### Suburb Rental Yield

**+6.8%**

Current Median Price: \$180,000  
 Current Median Rent: \$235  
Based on 26 registered Unit sales compared over the last 12 months.

**SOLD**

**FOREST HILL - Recently Sold Properties**

**Median Sale Price**

**\$180k**

Based on 1 recorded Unit sales within the last 12 months (Apr '17 - Mar '18)

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

**Suburb Growth**

**+5.0%**

Current Median Price: \$180,000  
Previous Median Price: \$171,500

Based on 3 recorded Unit sales compared over the last two rolling 12 month periods

**# Sold Properties**

**1**

Based on recorded Unit sales within the 12 months (Apr '17 - Mar '18)

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

**3/4 DUNN AVE**



**1/6 DUNN AVE**



## RENT FOREST HILL - Properties For Rent

### Median Rental Price

# \$235 /w

Based on 26 recorded Unit rentals within the last 12 months (Apr '17 - Mar '18)

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

### Rental Yield

# +6.8%

Current Median Price: \$180,000  
Current Median Rent: \$235

Based on 1 recorded Unit sales and 26 Unit rentals compared over the last 12 months

### Number of Rentals

# 26

Based on recorded Unit rentals within the last 12 months (Apr '17 - Mar '18)

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

#### 2/1 BRUNSKILL AVENUE



\$185 per week



2,858 m<sup>2</sup>



#### 2/41 Schipp Street



\$300 per week



1,035 m<sup>2</sup>



#### 2/8 JAPONICA PLACE



\$300



1,916 m<sup>2</sup>



#### 2/41 SCHIPP STREET



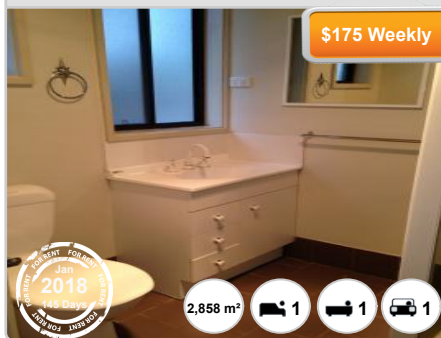
\$300



1,035 m<sup>2</sup>



#### 4/1 Brunskill Avenue



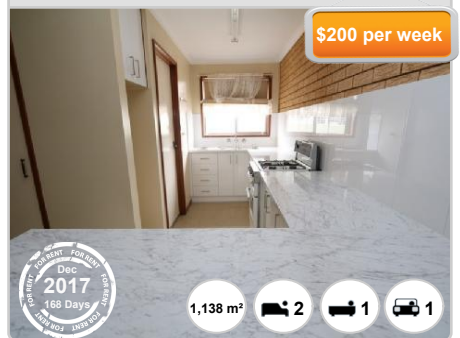
\$175 Weekly



2,858 m<sup>2</sup>



#### 4/3 Banner Street



\$200 per week



1,138 m<sup>2</sup>



#### 1/6 Dunn Avenue



\$250 Weekly



163 m<sup>2</sup>

