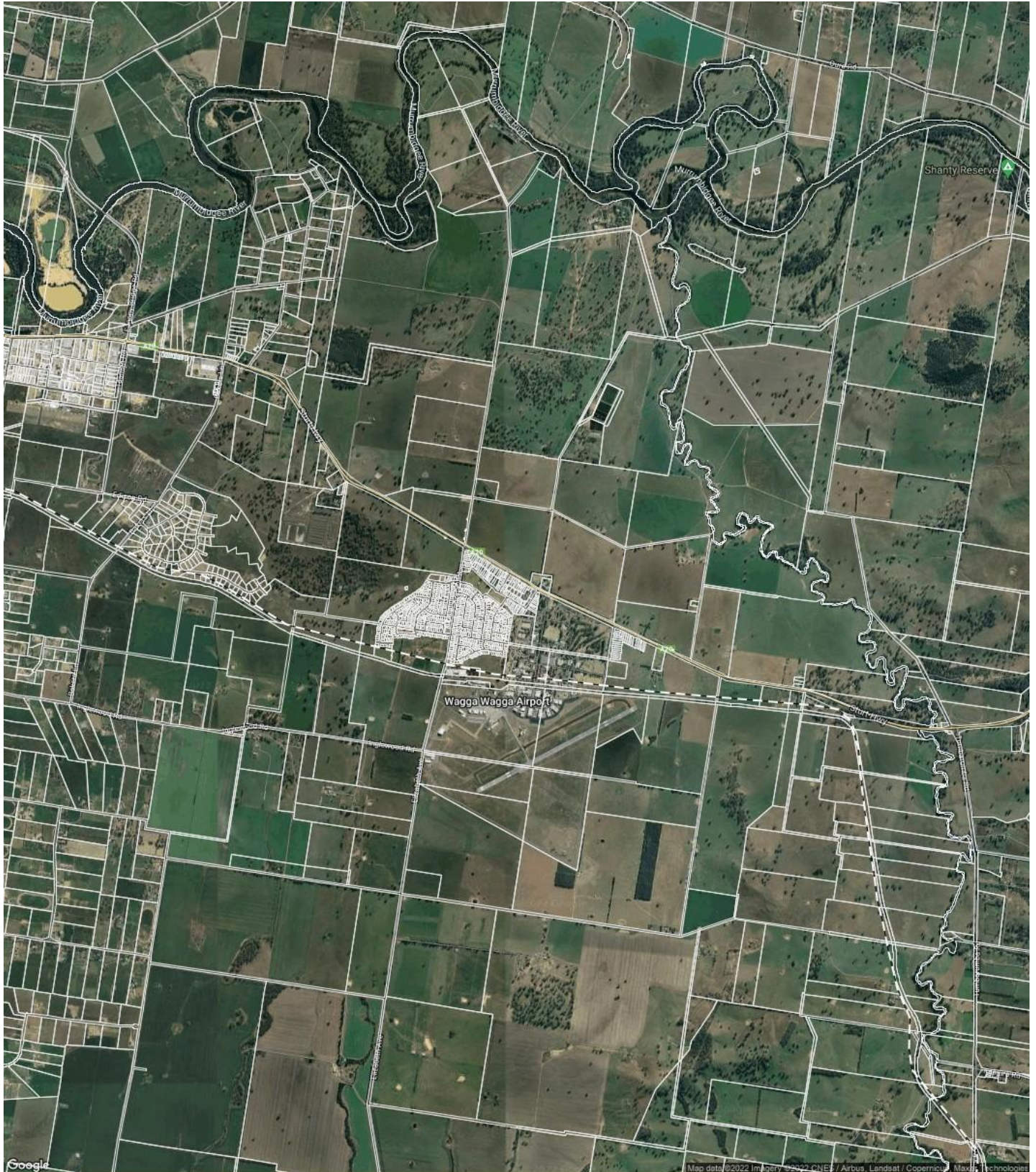


FOREST HILL - Suburb Map



Prepared on 24/05/2022 by PRD Nationwide Wagga Wagga . © Property Data Solutions Pty Ltd 2022 (pricefinder.com.au)

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FOREST HILL - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2004	47	\$ 175,000	0.0 %	\$ 14,000	\$ 274,000
2005	43	\$ 185,000	5.7 %	\$ 52,000	\$ 270,000
2006	38	\$ 190,500	3.0 %	\$ 61,500	\$ 695,000
2007	50	\$ 188,000	-1.3 %	\$ 85,900	\$ 1,650,000
2008	29	\$ 207,000	10.1 %	\$ 151,000	\$ 579,900
2009	47	\$ 232,000	12.1 %	\$ 90,000	\$ 536,000
2010	36	\$ 260,000	12.1 %	\$ 26,546	\$ 375,000
2011	25	\$ 240,000	-7.7 %	\$ 45,000	\$ 410,000
2012	24	\$ 240,250	0.1 %	\$ 34,000	\$ 423,500
2013	33	\$ 273,000	13.6 %	\$ 182,500	\$ 540,000
2014	38	\$ 253,750	-7.1 %	\$ 175,000	\$ 415,000
2015	43	\$ 270,000	6.4 %	\$ 15,000	\$ 785,000
2016	44	\$ 272,500	0.9 %	\$ 193,000	\$ 510,000
2017	64	\$ 302,000	10.8 %	\$ 124,000	\$ 558,000
2018	57	\$ 356,000	17.9 %	\$ 70,000	\$ 570,000
2019	41	\$ 284,000	-20.2 %	\$ 175,000	\$ 459,000
2020	52	\$ 299,000	5.3 %	\$ 149,900	\$ 1,400,000
2021	62	\$ 379,000	26.8 %	\$ 130,000	\$ 830,000
2022	19	\$ 413,000	9.0 %	\$ 220,000	\$ 575,000

Median Sale Price

\$410k

Based on 65 recorded House sales within the last 12 months (Apr '21 - Mar '22)

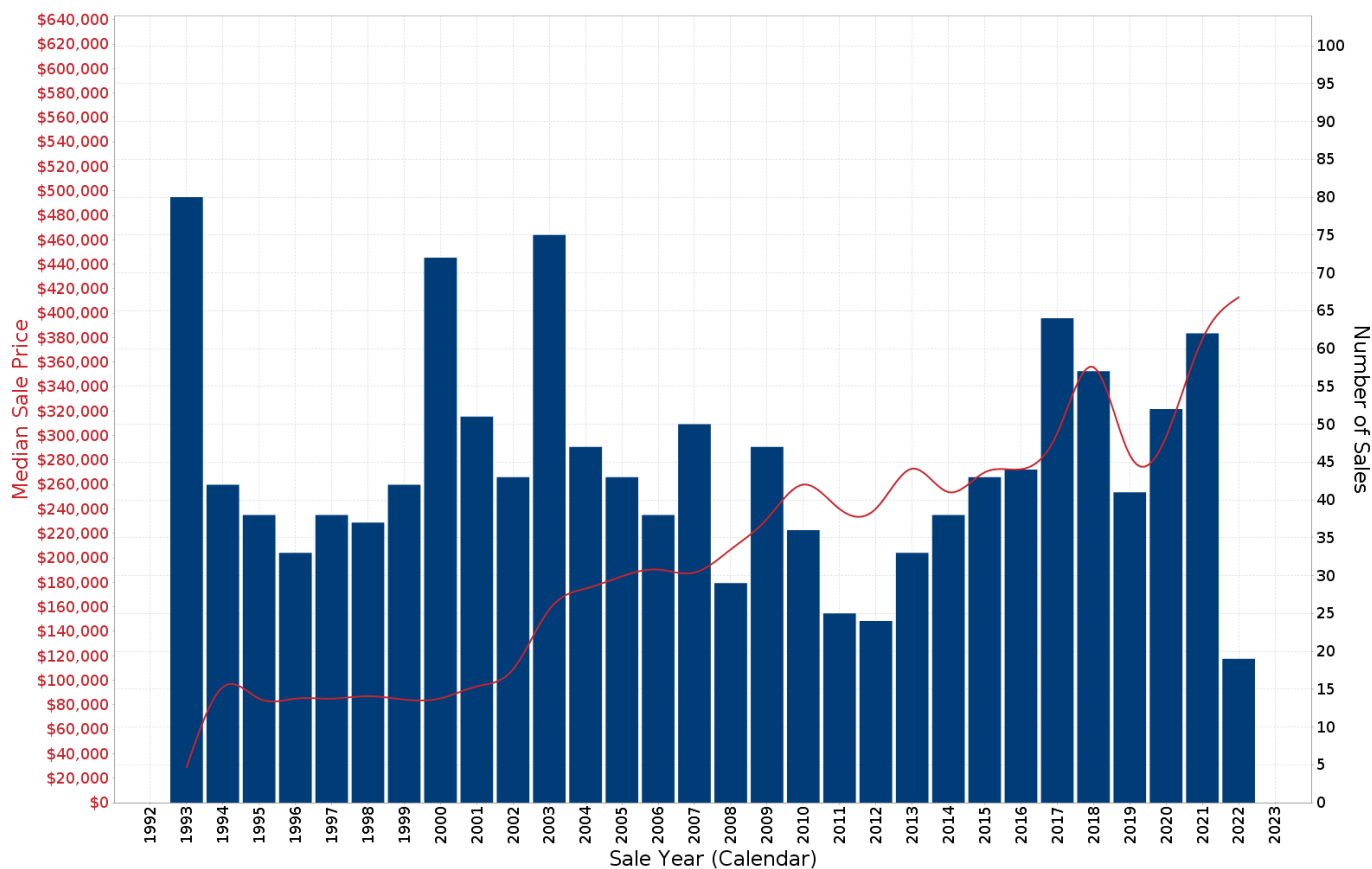
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+23.5%

Current Median Price: \$410,000
Previous Median Price: \$332,000

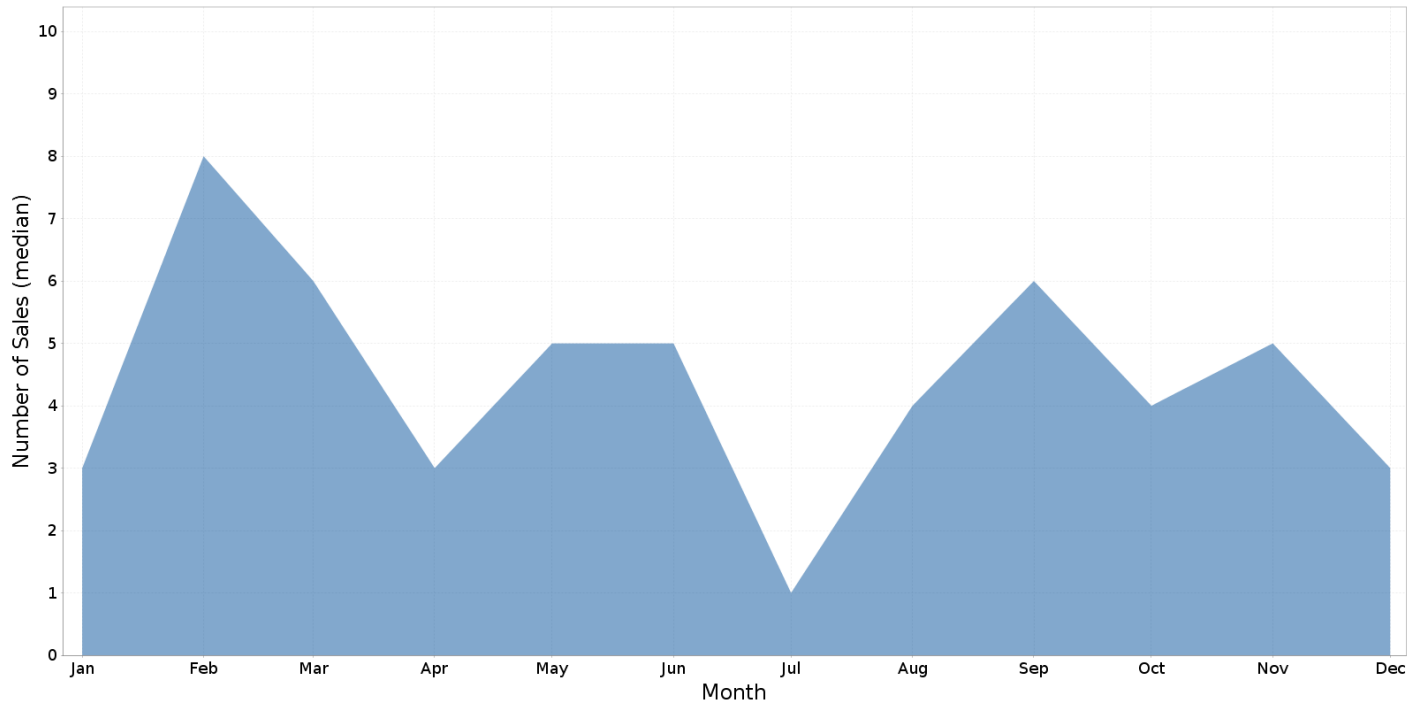
Based on 113 recorded House sales compared over the last two rolling 12 month periods



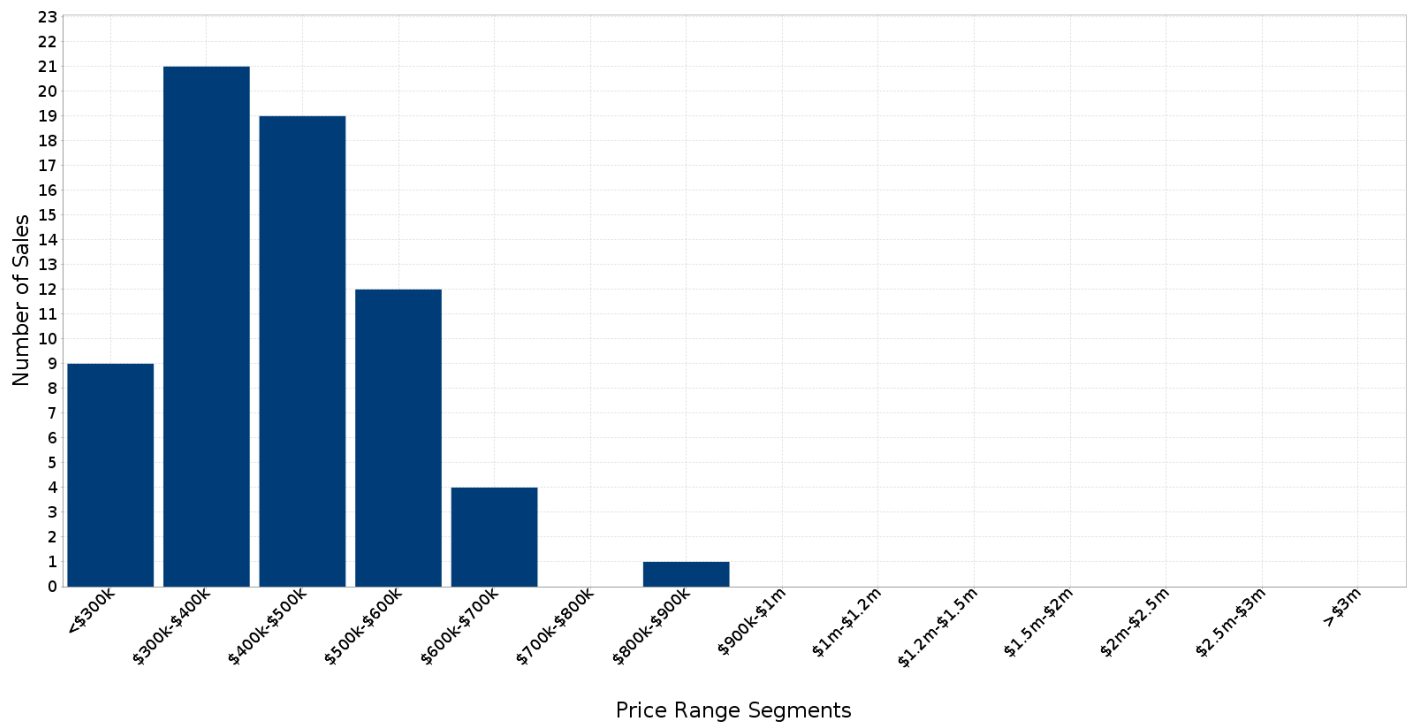
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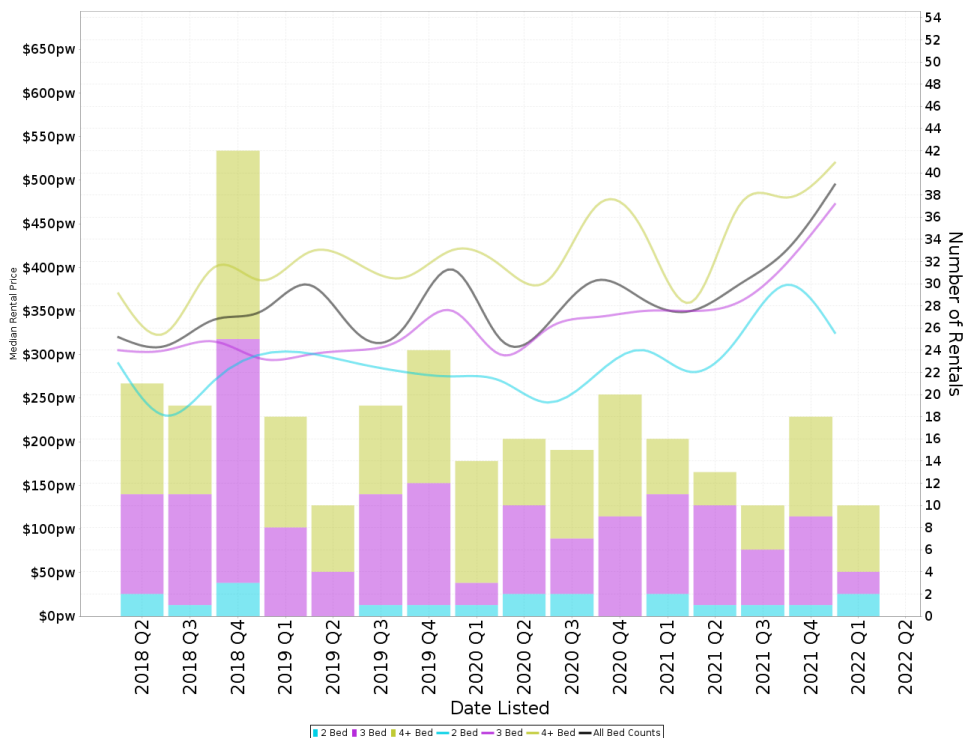
FOREST HILL - Peak Selling Periods



FOREST HILL - Price Range Segments



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+23.5%

Current Median Price: \$410,000
Previous Median Price: \$332,000

Based on 113 registered House sales compared over the last two rolling 12 month periods.

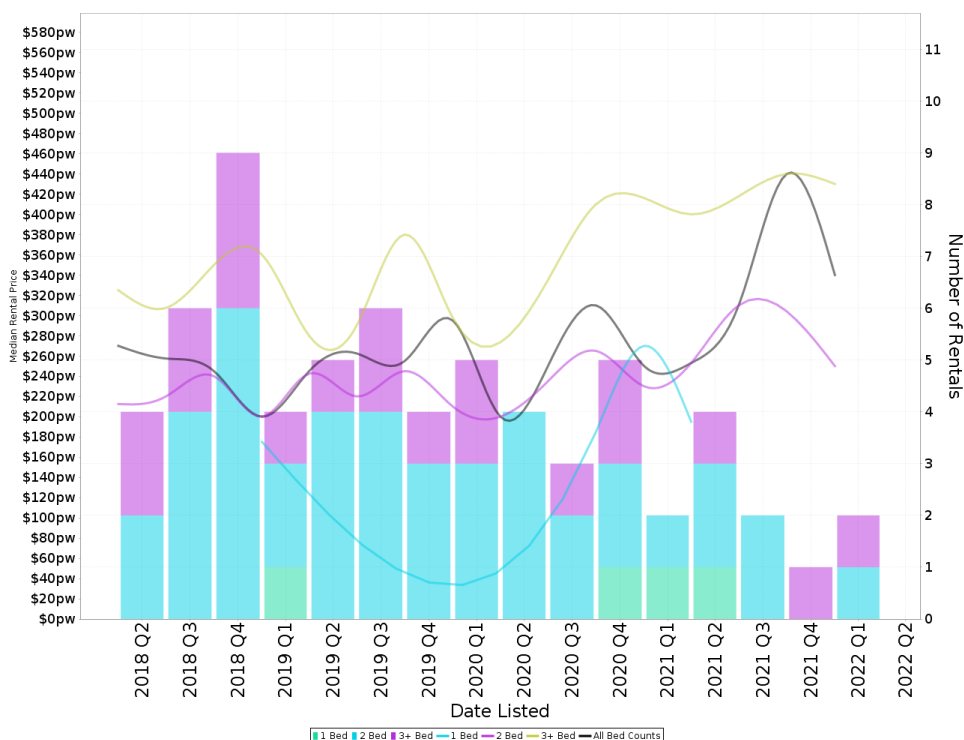
Suburb Rental Yield

+4.2%

Current Median Price: \$410,000
Current Median Rent: \$330

Based on 100 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+78.9%

Current Median Price: \$250,500
Previous Median Price: \$140,000

Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.0%

Current Median Price: \$250,500
Current Median Rent: \$240

Based on 23 registered Unit rentals compared over the last 12 months.

FOREST HILL - Recently Sold Properties

Median Sale Price

\$410k

Based on 65 recorded House sales within the last 12 months (Apr '21 - Mar '22)

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

Suburb Growth

+23.5%

Current Median Price: \$410,000
Previous Median Price: \$332,000

Based on 113 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

65

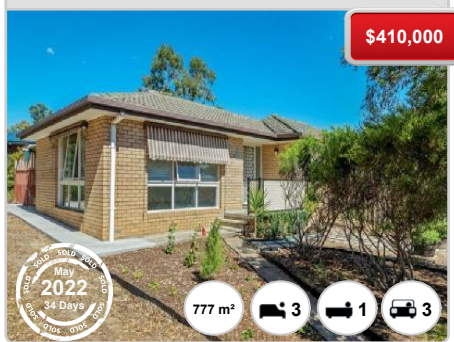
Based on recorded House sales within the 12 months (Apr '21 - Mar '22)

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

29 KURRAJONG AVE



39 DUNN AVE



43 SIMPSON AVE



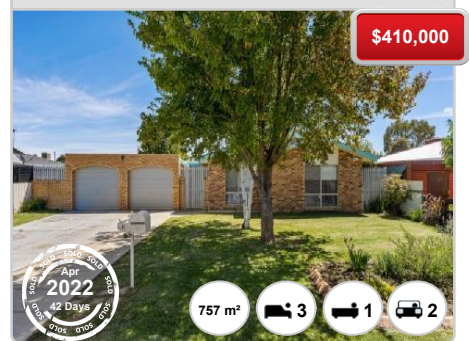
7 KURRAJONG AVE



51 DUNN AVE



28 ELDERSHAW DR



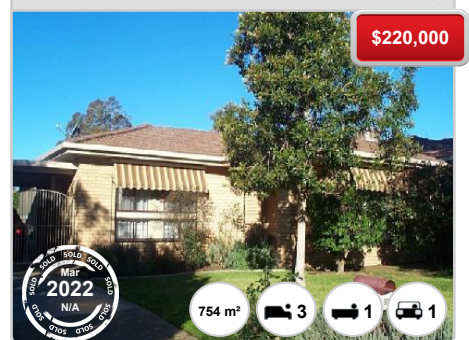
9 JUNIPER PL



33 DUNN AVE



50 COX AVE



6 BRUNSKILL AVE



1 TEAK CL



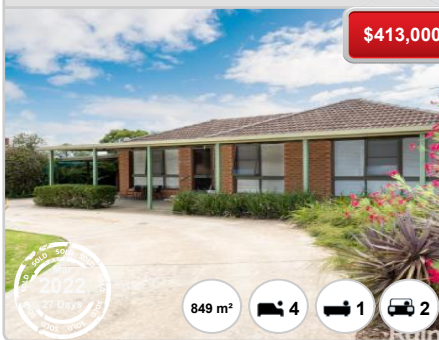
8 KURRAJONG AVE



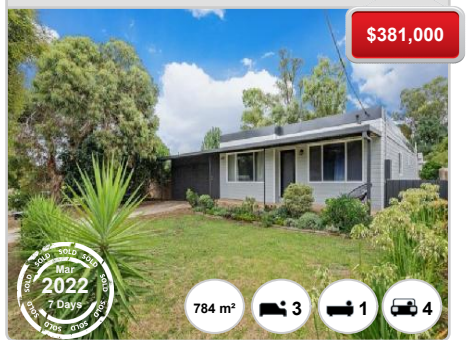
31 SACKVILLE DR



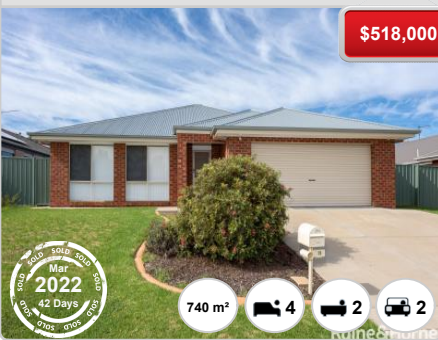
8 SACKVILLE DR



3 BRUNSKILL AVE



15 QUANDONG PL



6 FIFE ST



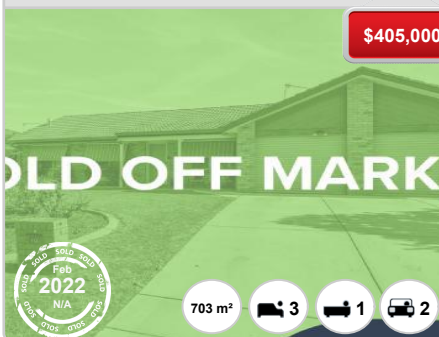
31 KURRAJONG AVE



16 SACKVILLE DR



10 JAPONICA PL



6 ELDERSHAW DR



FOREST HILL - Properties For Rent

Median Rental Price

\$330 /w

Based on 100 recorded House rentals within the last 12 months (Apr '21 - Mar '22)

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

Rental Yield

+4.2%

Current Median Price: \$410,000
Current Median Rent: \$330

Based on 65 recorded House sales and 100 House rentals compared over the last 12 months

Number of Rentals

100

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

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

8 TANTOON CIRCUIT

\$500 Weekly



530 m²

4

2

2

3/6 CYPRESS STREET

\$300 weekly



2

1

1

17 QUANDONG PLACE

\$480 Weekly



740 m²

4

2

2