

# Your ANZ Property Profile Report

27/76 Leichhardt St, Griffith 2603

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Date Created:

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0894334841  
25 April 2016



WRIGHT DUNN

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<sup>1,2</sup> Please refer to the Disclaimer at the back of this report.

### Your free Property Profile Report

## What's in this report?

### Your property profile

Find out the property's features, estimated price range and sales history.

### Selected comparable properties

What are the price tags and features of properties recently sold, for sale and for rent in the area?

### Property profile of Griffith

Follow the local price trends, clearance rates, rental yields and more.

### Interesting suburb insights

Who lives in the neighbourhood, and where are the nearest transport links and amenities?

# Your property profile



House 2 2 2

27/76 Leichhardt St, Griffith 2603

**Features:** Air Conditioning, Ensuite, Internal Laundry, Study, Balcony, Barbeque

**Property type:** Fully Detached House

**Land zoning:** COMMERCIAL

**Land size:** Approximately 2608 sqm

**Points of interest:**

- St Clare'S College (314m)
- Library (652m)
- Museum (694m)
- Oval (423m)
- Tennis Courts (693m)
- Tennis Courts (808m)

**Canberra CBD**  
4.7km

**Canberra Stn**  
259m

**Primary School**  
928m

**Current market price range estimate:**  
Not available

**What is this range based on?**

This estimated price range is provided by Australian Property Monitors (APM) and is based on many variables including recent public sales data for similar properties in the area. You should also consider whether the property has any particular or unique features.

A glossary of key terms can be found at the end of the report.

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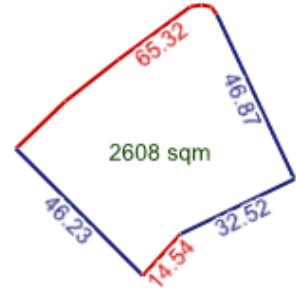
Seeing many properties? Take notes to remember and give this property your own rating.

.....  
.....

My rating:

/10

# Your property profile



Average days on market for similar properties<sup>9</sup> in Griffith: **75** days

private treaty sales only

## Recent sale history for 27/76 Leichhardt St, Griffith 2603

Date	Price	Type of sale	Sale result	Selling agent
12 August 13		Private Treaty	Sold	Colliers International - Canberra

Data Source: Australian Property Monitors

Seeing many properties? Take notes to remember.

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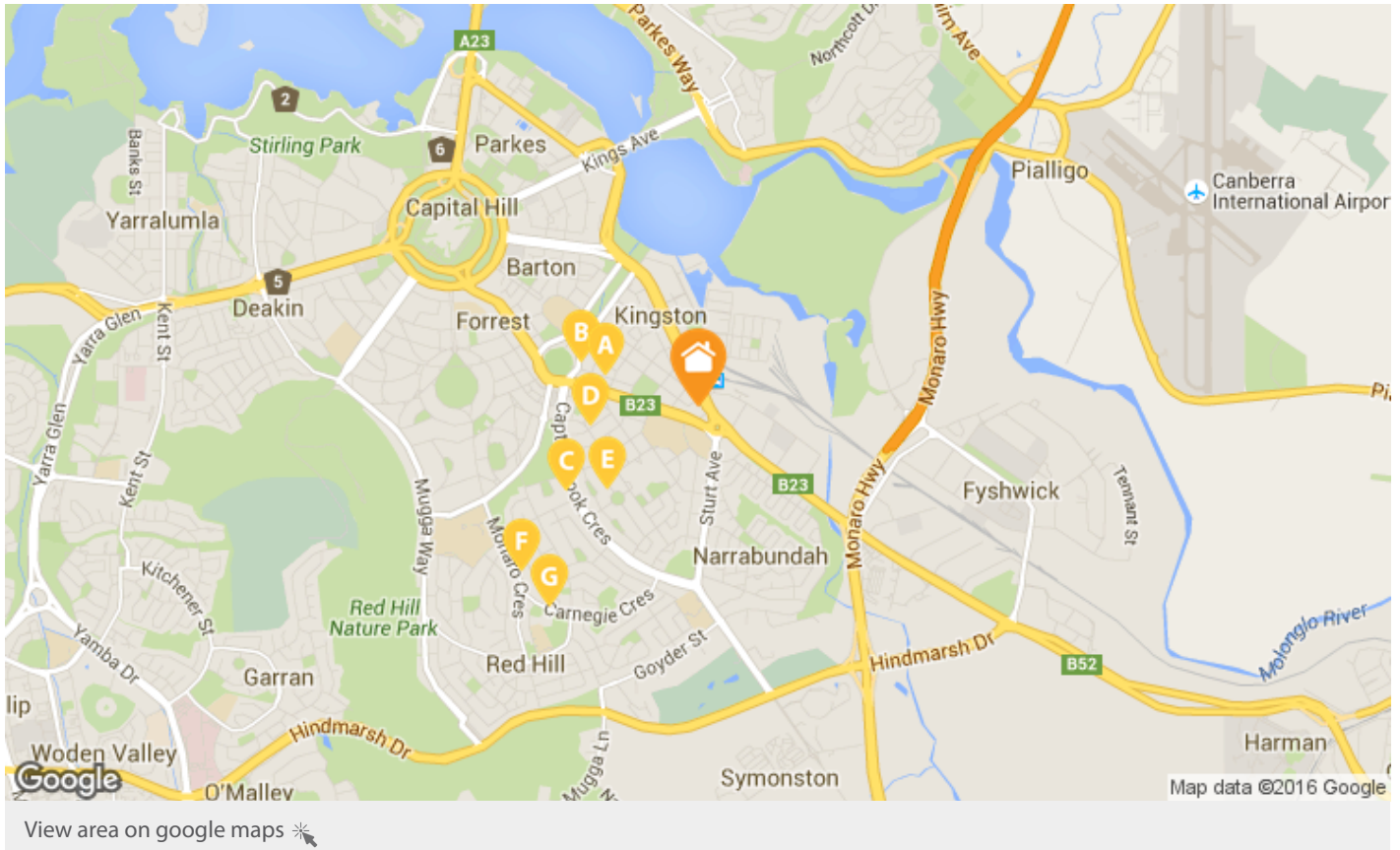
We can help you work out exactly how much you can afford to borrow so you can bid with confidence.

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# Houses recently sold in Griffith

 Sold

Australian Property Monitors has selected a number of recently sold properties to assist you to assess 27/76 Leichhardt St, Griffith. These are chosen based on property features, recency of sale and distance to your selected property.



**Sold for: \$390,000**

2  1  1 

**A** 48/9 Oxley St, Griffith

Land size: Approx. 3913 sqm  
Features: Heating, Balcony

Sold on: 20 Oct 15  
Sale type: Private Treaty  
Listed on: 17 Sep 15

Listing agent: RW Canberra Property Management

297.62



**Sold for: \$1,040,000**

3  2  2 

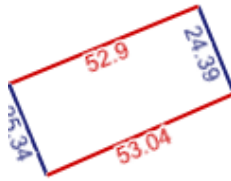
**B** 5/39 Manuka Cir, Griffith

Land size: Approx. 1363 sqm  
Features: Air Conditioning, Heating, Ensuite, Walk In Wardrobe

Sold on: 21 Nov 15  
Sale type: Auction  
Listed on: 21 Nov 15

Listing agent: Peter Blackshaw Real Estate Manuka

55.84  
40.52  
38.1



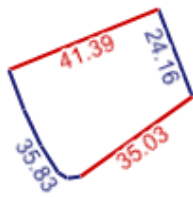
**Sold for: \$1,100,000**

3  2  2 

**C 52a Captain Cook Cr, Griffith**

Land size: Approx. 1316 sqm  
 Features: Air Conditioning, Heating, Spa, Courtyard, Ensuite, Walk In Wardrobe  
 Listing agent: Peter Blackshaw Real Estate Manuka

Sold on: 17 Oct 15  
 Sale type: Auction  
 Listed on: 17 Oct 15



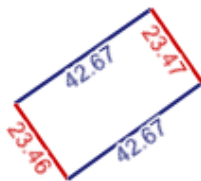
**Sold for: \$1,160,000**

3  2  2 

**D 14 Hann St, Griffith**

Land size: Approx. 1176 sqm  
 Features: Air Conditioning, Courtyard, Ensuite, Study  
 Listing agent: Luton Properties - Manuka

Sold on: 01 Oct 14  
 Sale type: Private Treaty  
 Listed on: 13 Oct 13



**Sold for: \$1,250,000**

3  2  1 

**E 16 Landsborough St, Griffith**

Land size: Approx. 1001 sqm  
 Features: Fireplace, Polished Timber Floor, Internal Laundry  
 Listing agent: LJH Manuka

Sold on: 17 Mar 16  
 Sale type: Private Treaty  
 Listed on: 24 Oct 15



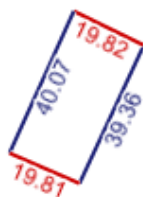
**Sold for: \$800,000**

3  2  1 

**F 2/81 Monaro Cr, Griffith**

Land size: Approx. 934 sqm  
 Features: Heating, Courtyard, Ensuite, Lock Up Garage  
 Listing agent: Peter Blackshaw Manuka Pt

Sold on: 24 Oct 15  
 Sale type: Auction  
 Listed on: 24 Oct 15



**Sold for: \$930,000**

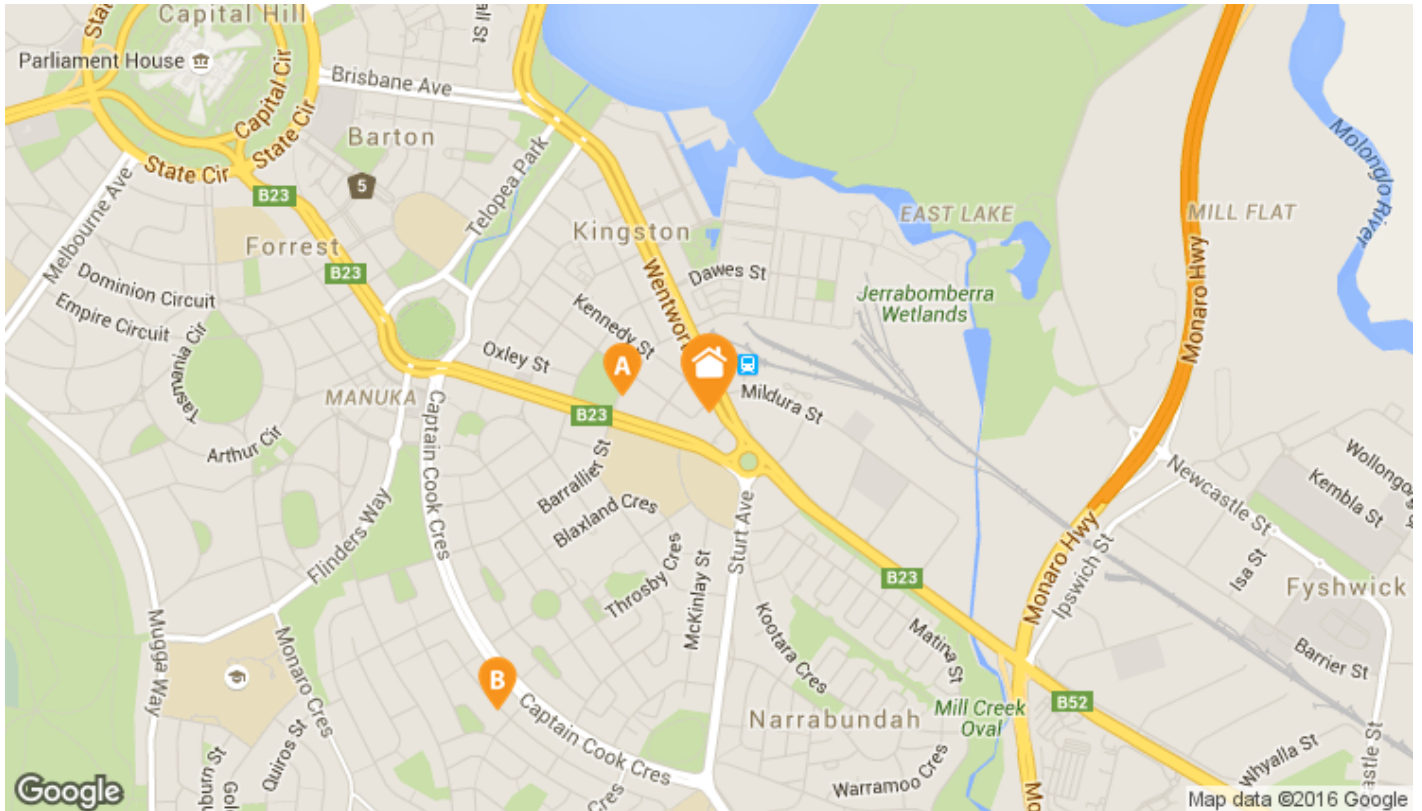
3  2  1 

**G 108 Carnegie Cr, Griffith**

Land size: Approx. 785 sqm  
 Features: Heating, Fireplace, Ensuite  
 Listing agent: Peter Blackshaw Real Estate Manuka

Sold on: 28 Feb 15  
 Sale type: Auction  
 Listed on: 10 Feb 15

Australian Property Monitors has selected a number of properties recently listed for sale to assist you to assess 27/76 Leichhardt St, Griffith. These are chosen based on property features, recency of listing and distance to your selected property.



View area on google maps



Advertised price: \$520,000

2 1 1

**A** 25/6 Cunningham St, Griffith

Land size: Approx. 2829 sqm

Listed on: 21 Apr 16

Features: Air Conditioning, Balcony

Listing type: Private Treaty

Listing agent: Peter Blackshaw Real Estate Manuka



Advertised price: \$1,650,000

4 2 2

**B** 34 Walker Cr, Griffith

Land size: Approx. 746 sqm

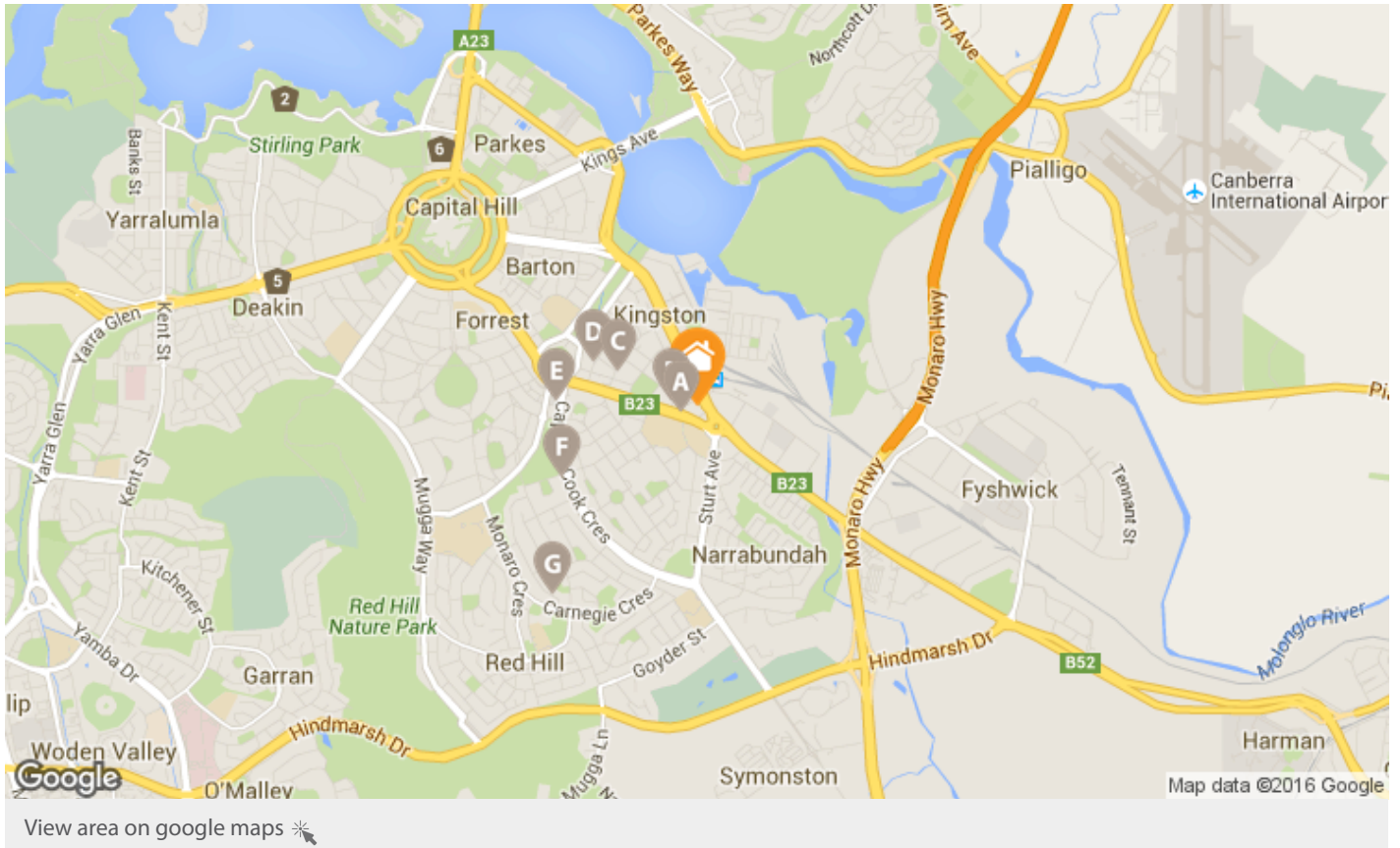
Listed on: 20 Apr 16

Features: Air Conditioning, Heating, Fireplace, Ensuite, Garage, Rumpus Room

Listing type: Private Treaty

Listing agent: Luton Properties - Manuka

Australian Property Monitors has selected a number of properties recently listed for rent to assist you to assess 27/76 Leichhardt St, Griffith. These are chosen based on property features, recency of listing and distance to your selected property.



**Advertised rent: \$540 (per week)**

2 1 2

**A** 73/109 Canberra Av, Griffith

Land size: Approx. 2351 sqm

Listed on: 13 Apr 16

Features: Air Conditioning, Courtyard, Ensuite, Study, Balcony, Barbeque

Listing type: Rental

Listing agent: Bright Partners Total Property Management



**Advertised rent: \$750 (per week)**

3 2 2

**B** 1/3 Burke Cr, Griffith

Land size: Approx. 2406 sqm

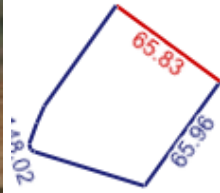
Listed on: 03 Feb 16

Features: Air Conditioning, Ensuite, Walk In Wardrobe, Garage, Study

Listing type: Rental

Listing agent: Pinnacle Real Estate Agency





**Advertised rent: \$390 (per week)**

2  1  1 

**C 65/10 Eyre St, Griffith**

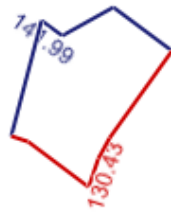
Land size: Approx. 5009 sqm

Listed on: 20 Apr 16

Features: Balcony

Listing type: Rental

Listing agent: Maloney's - the Estate Agent



**Advertised rent: \$400 (per week)**

2  1  1 

**D 42/11 Giles St, Griffith**

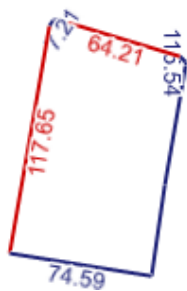
Land size: Approx. 4148 sqm

Listed on: 21 Jan 16

Features: Air Conditioning, Pool

Listing type: Rental

Listing agent: Purnell Citywide Real Estate



**Advertised rent: \$500 (per week)**

2  1  1 

**E 24/18 Captain Cook Cr, Griffith**

Land size: Approx. 8578 sqm

Listed on: 23 Dec 15

Features: Air Conditioning, Ensuite, Balcony

Listing type: Rental

Listing agent: Total Property Management - Bright



**Advertised rent: \$975 (per week)**

3  2  1 

**F 44 Captain Cook Cr, Griffith**

Land size: Approx. 1126 sqm

Listed on: 01 Apr 16

Features: Air Conditioning, Heating, Fireplace, Ensuite, Rumpus Room, Study

Listing type: Rental

Listing agent: Peter Blackshaw Real Estate Woden & Weston Creek Projec



**Advertised rent: \$790 (per week)**

3  2  1 

**G 89 Jansz Cr, Griffith**

Land size: Approx. 933 sqm

Listed on: 02 Dec 15

Features: Pool, Ensuite

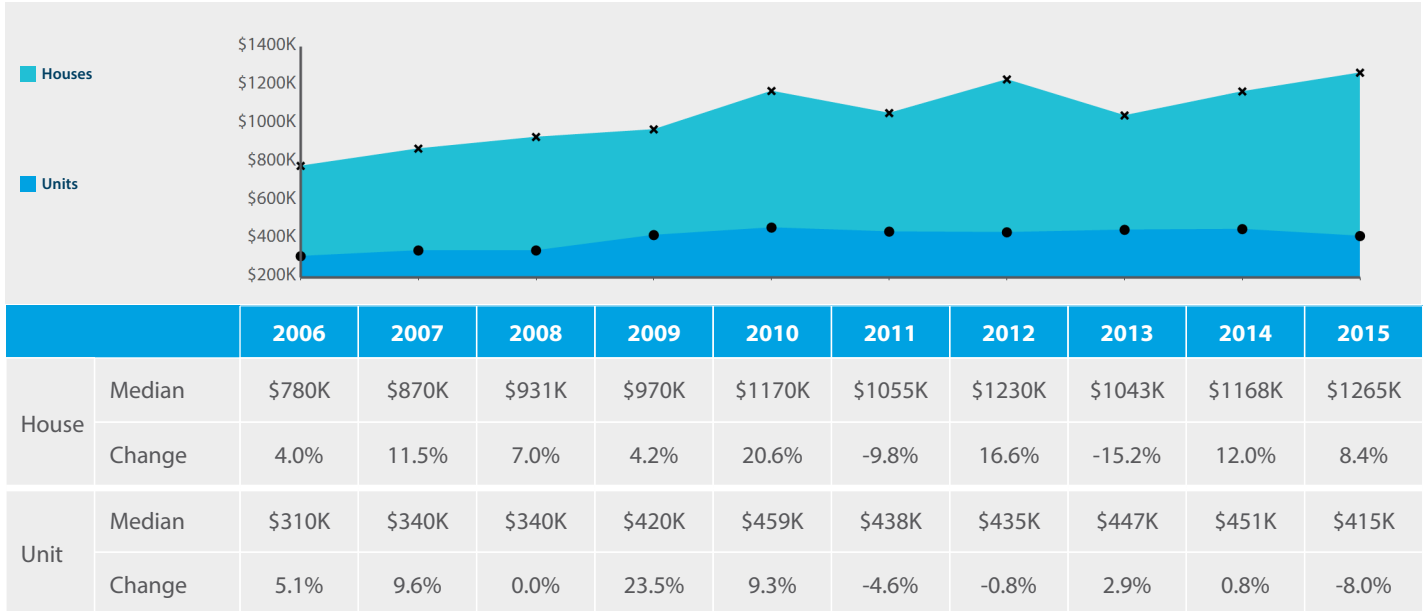
Listing type: Rental

Listing agent: Peter Blackshaw Real Estate Manuka

# Property profile of Griffith

## What is the property price trend in Griffith over the past 10 years?

The following graph and snapshot show the median price trends for houses and units in Griffith. The data is indicative only and is based on historical sales data.



Based on calendar years

## Suburb snapshot for 12 months ending Feb 2016

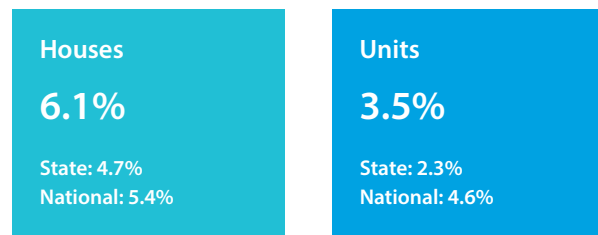
Number of existing dwellings:	4,379	Auction clearance rate <sup>e</sup> (Houses):	80.0% <span style="color:red">↓</span>
Number of dwellings sold:	162	Average days on market <sup>b</sup> (Houses):	75 <span style="color:green">↑</span>
Portion of dwellings sold <sup>c</sup> (% of turnover):	3.7%	Average discounting <sup>h</sup> (Houses):	SNR
Median House price <sup>d</sup> :	\$1,293,000 <span style="color:green">↑</span>	Highest sold price (Houses):	\$2,250,000
Number of Houses sold at auction:	24 <span style="color:orange">→</span>	Lowest sold price (Houses):	\$400,000

Arrows signify change compared to previous 12 month period



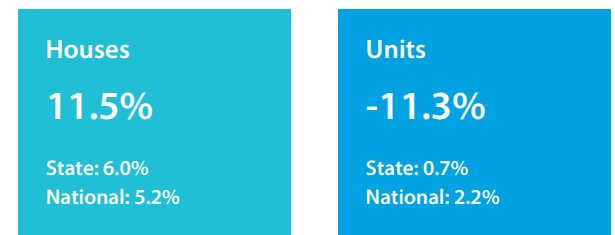
## 10 year trend<sup>f</sup>

Median prices: Feb 2006 - Feb 2016



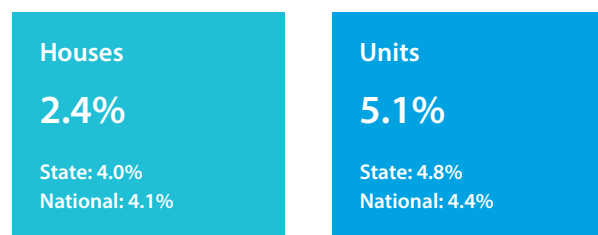
## Median price movement

12 months to Feb 16 vs previous 12 months



## Rental yields

12 months to Feb 16



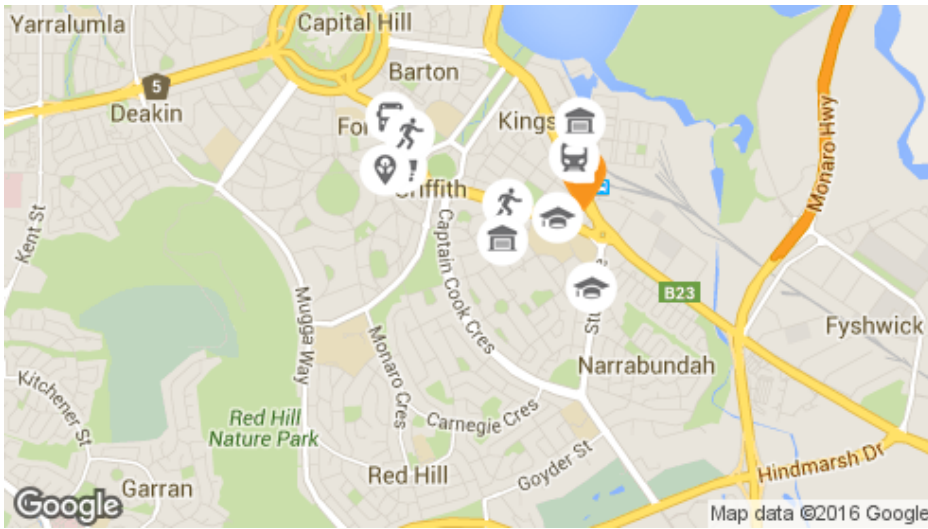
## Auction clearance rate<sup>e</sup>

12 months to Feb 16



Data Source: Australian Property Monitors  
NA – Data not available; SNR – Statistically not reliable

# Interesting suburb insights



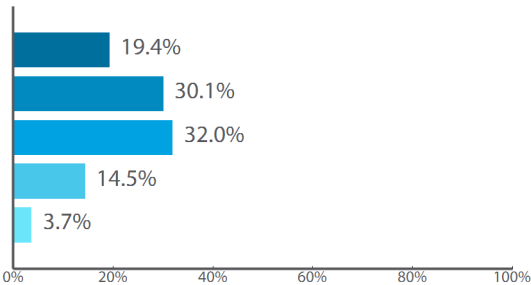
## About Griffith

Population: 3,907  
 Distance to CBD: 5km  
 Local Council: ACT

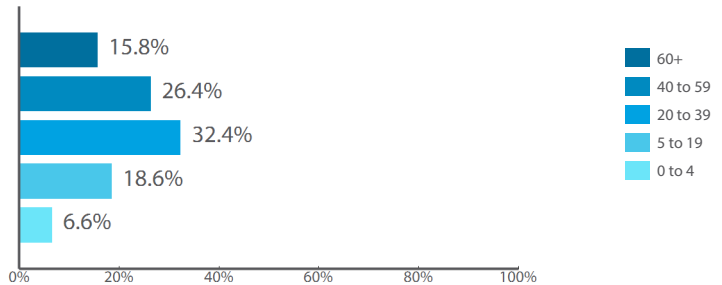
- Train Station**  
Canberra Stn
- Shopping**  
Manuka Plaza
- Schools and Universities**  
Narrabundah Primary  
St Clare'S College
- Emergency Services**  
Fire Station
- Sport and Recreation**  
Oval
- Other Services**  
Library  
Post Office
- ANZ Branch**  
Manuka Branch

## Age distribution of residents

Griffith

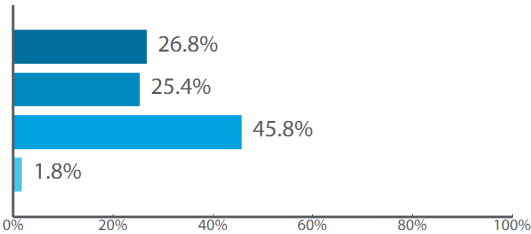


State

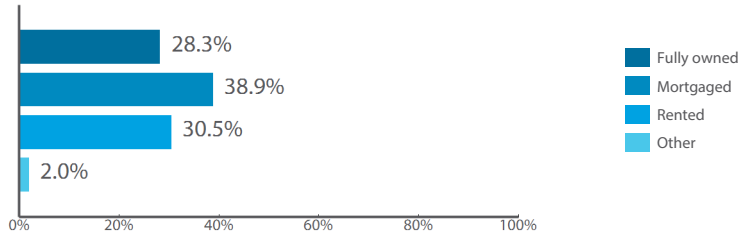


## Do residents mainly own or rent?

Griffith



State



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# Glossary

## **<sup>a</sup> Days on market for the property**

The number of days it has taken from the initial date of advertisement to the date of report generation. Only for Private Treaty.

## **<sup>b</sup> Average days on market for similar properties**

The average number of days it has taken to sell similar properties (house or unit) via private treaty only. Measured from the initial date of advertisement to the exchange date of sale.

## **<sup>c</sup> Portion of dwellings sold**

Total no. of dwellings sold divided by the total no. of dwellings (for the suburb).

## **<sup>d</sup> Median price**

Median is the middle price when all prices are sorted from lowest to highest. A median price is based on a minimum of 10 sales.

## **<sup>e</sup> Auction clearance rate**

The percentage of properties put to auction that sold 'under the hammer' or prior to auction, taking into account withdrawals.

## **<sup>f</sup> 10 year trend**

Trimmed average of the annual percentage change of median prices for the past 10 years.

## **<sup>g</sup> Rental yield**

A percentage of the annualised rental median divided by the suburb median.

## **<sup>h</sup> Average Discounting**

A percentage of the amount that a property has been discounted or negotiated down from its initial advertised asking price to the contract price (private treaty sales only).

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