## independent PROPERTY GROUP



## SUBURB FLYOVER REPORT

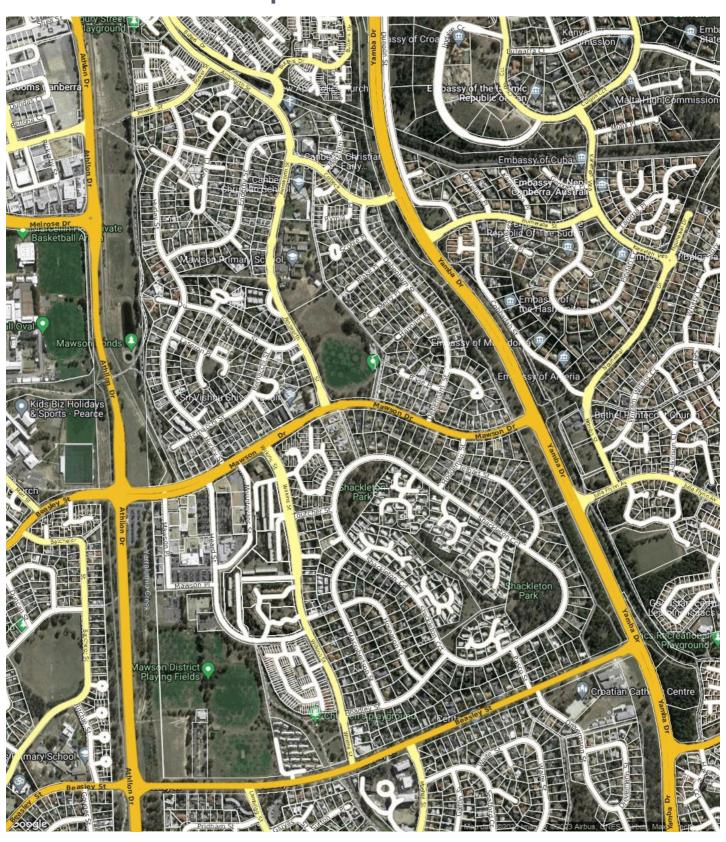
MAWSON (HOUSE)

Prepared by Independent Property Group

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## **MAWSON - Suburb Map**



Prepared on 03/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

(NE) The High Research Researc



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### **MAWSON - Sales Statistics (Houses)**

Year	# Sales	Median	Growth	Low	High
2005	28	\$ 442,000	0.0 %	\$ 320,000	\$ 715,050
2006	20	\$ 453,500	2.6 %	\$ 350,000	\$ 785,000
2007	32	\$ 540,000	19.1 %	\$ 399,000	\$ 1,012,500
2008	24	\$ 511,500	-5.3 %	\$ 173,333	\$ 800,000
2009	23	\$ 590,000	15.3 %	\$ 245,000	\$ 855,000
2010	21	\$ 617,000	4.6 %	\$ 500,000	\$ 960,000
2011	17	\$ 625,000	1.3 %	\$ 422,500	\$ 950,000
2012	13	\$ 657,500	5.2 %	\$ 530,000	\$ 1,050,000
2013	33	\$ 595,000	-9.5 %	\$ 470,000	\$ 995,000
2014	29	\$ 690,000	16.0 %	\$ 300,000	\$ 1,039,800
2015	33	\$ 695,000	0.7 %	\$ 10,000	\$ 1,480,000
2016	29	\$ 790,000	13.7 %	\$ 638,000	\$ 1,265,000
2017	24	\$ 830,000	5.1 %	\$ 400,000	\$ 1,430,000
2018	26	\$ 765,000	-7.8 %	\$ 392,500	\$ 1,855,000
2019	29	\$ 770,000	0.7 %	\$ 647,000	\$ 1,140,000
2020	32	\$ 985,500	28.0 %	\$ 675,000	\$ 2,200,000
2021	42	\$ 1,227,500	24.6 %	\$ 700,000	\$ 3,400,000
2022	25	\$ 1,315,000	7.1 %	\$ 500,000	\$ 1,900,000
2023	14	\$ 1,047,500	-20.3 %	\$ 870,000	\$ 2,225,000

#### **Median Sale Price**

\$1.16m

Based on 18 recorded House sales within the last 12 months (Oct '22 - Sep '23)

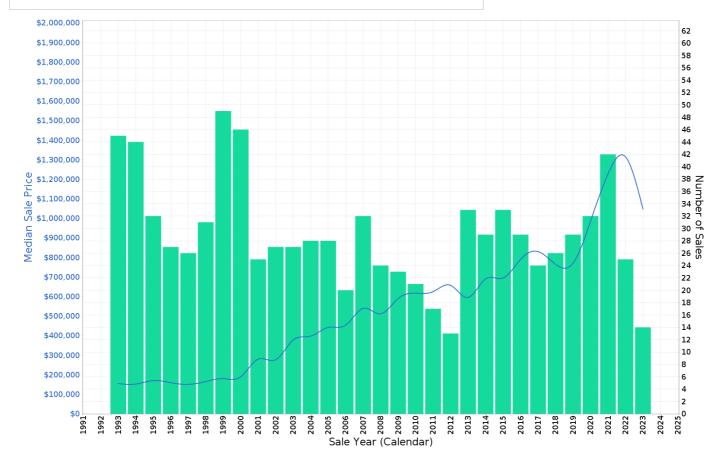
Based on a rolling 12 month period and may differ from calendar year statistics

#### **Suburb Growth**

-14.9%

Current Median Price: \$1,158,000 Previous Median Price: \$1,360.000

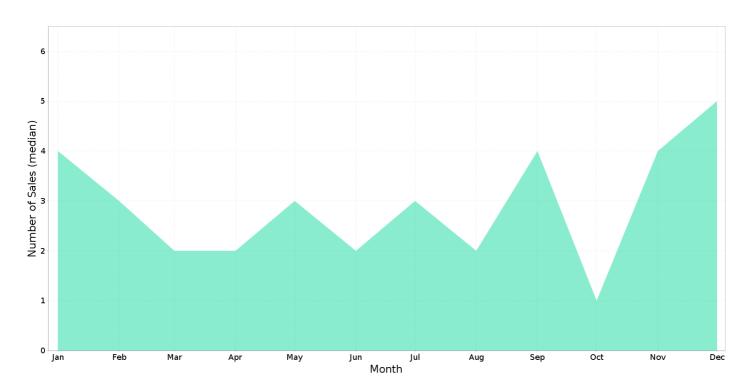
Based on 51 recorded House sales compared over the last two rolling 12 month periods



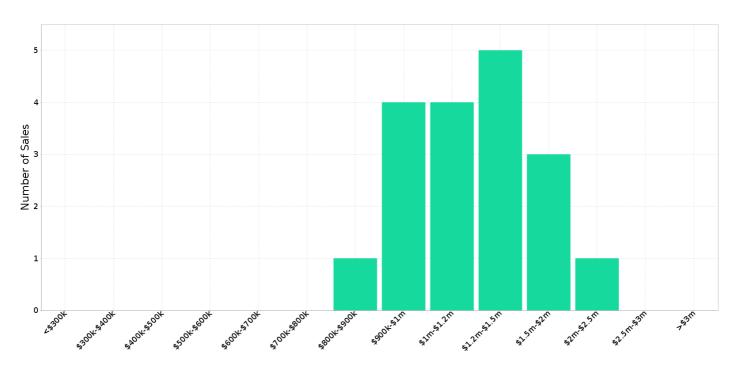


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## **MAWSON - Peak Selling Periods (3 years)**



## **MAWSON - Price Range Segments (12 months)**

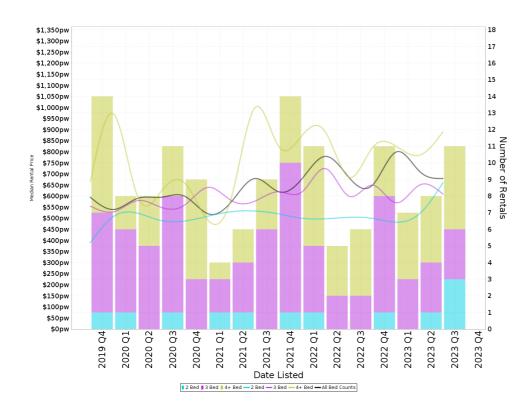


Price Range Segments

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#### **Median Weekly Rents (Houses)**



Suburb Sale Price Growth

-14.9%

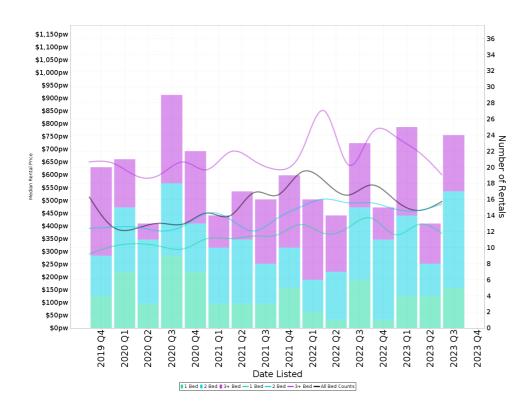
Current Median Price: \$1,158,000
Previous Median Price: \$1,360,000
Based on 51 registered House sales compared over
the last two rolling 12 month periods.

**Suburb Rental Yield** 

+3.1%

Current Median Price: \$1,158,000 Current Median Rent: \$680 Based on 37 registered House rentals compared over the last 12 months.

## **Median Weekly Rents (Units)**



#### **Suburb Sale Price Growth**

-1.4%

Current Median Price: \$690,000 Previous Median Price: \$700,000 Based on 118 registered Unit sales compared over the last two rolling 12 month periods.

**Suburb Rental Yield** 

+3.8%

Current Median Price: \$690,000
Current Median Rent: \$500
Based on 77 registered Unit rentals compared over
the last 12 months.

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### **MAWSON - Properties For Rent**

#### **Median Rental Price**

\$680 /w

Based on 37 recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

#### **Rental Yield**

+3.1%

Current Median Price: \$1,158,000 **Current Median Rent: \$680** 

#### **Number of Rentals**

Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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





