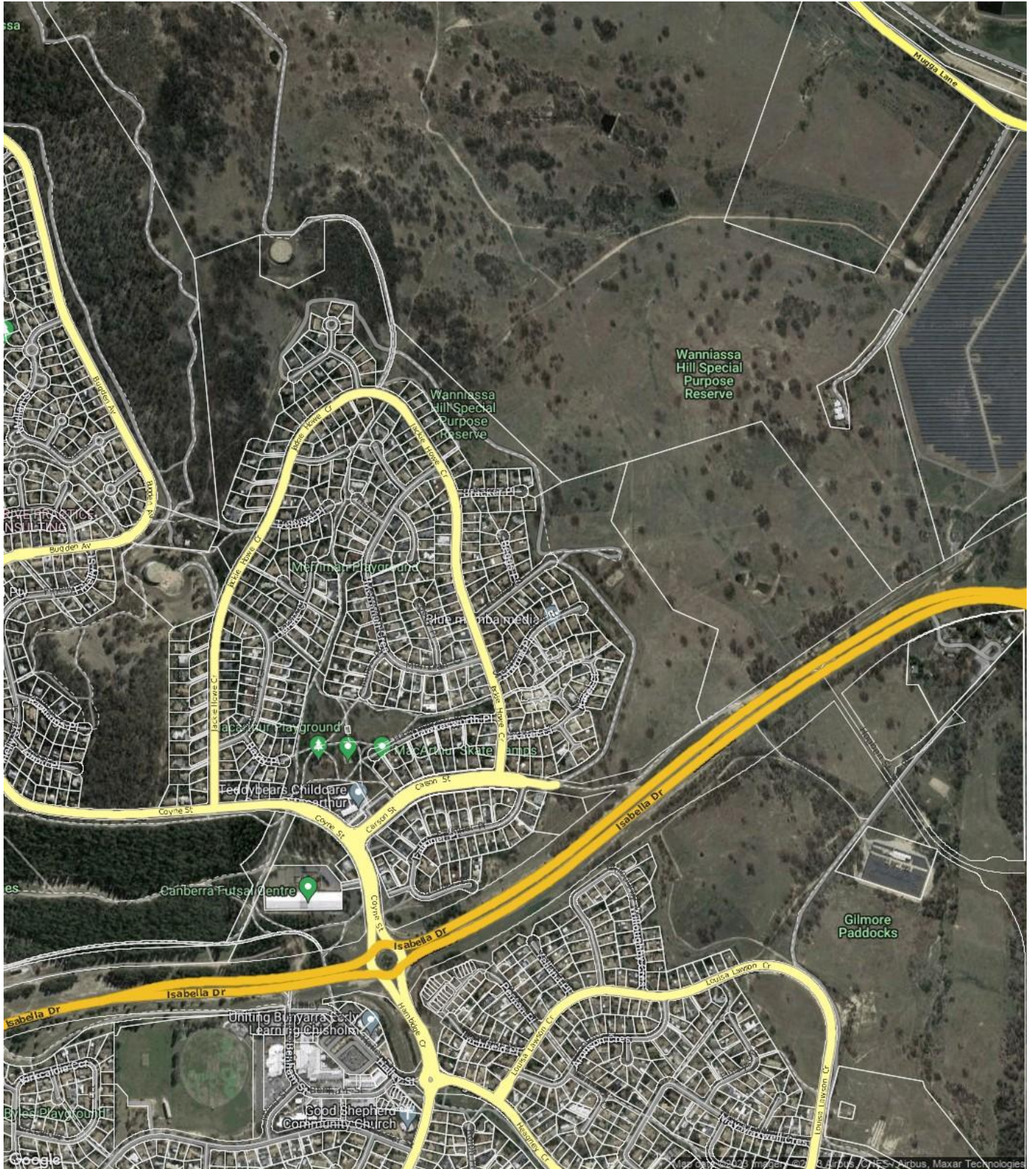


SUBURB FLYOVER REPORT

MACARTHUR (HOUSE)

Prepared by [Independent Property Group](#)

MACARTHUR - Suburb Map



MACARTHUR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	25	\$ 389,330	0.0 %	\$ 300,000	\$ 575,000
2006	23	\$ 445,000	14.3 %	\$ 320,000	\$ 567,000
2007	25	\$ 470,000	5.6 %	\$ 377,000	\$ 665,000
2008	12	\$ 477,500	1.6 %	\$ 250,000	\$ 679,000
2009	33	\$ 485,000	1.6 %	\$ 159,000	\$ 765,000
2010	14	\$ 512,500	5.7 %	\$ 360,000	\$ 645,000
2011	20	\$ 533,500	4.1 %	\$ 410,000	\$ 670,000
2012	16	\$ 628,750	17.9 %	\$ 420,000	\$ 735,000
2013	16	\$ 540,000	-14.1 %	\$ 245,000	\$ 690,000
2014	20	\$ 610,000	13.0 %	\$ 425,000	\$ 694,300
2015	18	\$ 584,000	-4.3 %	\$ 257,500	\$ 808,000
2016	20	\$ 597,500	2.3 %	\$ 300,000	\$ 850,000
2017	25	\$ 730,000	22.2 %	\$ 408,000	\$ 1,000,000
2018	18	\$ 738,250	1.1 %	\$ 480,000	\$ 851,000
2019	15	\$ 695,000	-5.9 %	\$ 35,000	\$ 835,000
2020	24	\$ 672,500	-3.2 %	\$ 350,000	\$ 960,000
2021	19	\$ 970,000	44.2 %	\$ 400,000	\$ 1,300,000
2022	29	\$ 1,025,000	5.7 %	\$ 210,000	\$ 1,400,000
2023	7	\$ 870,000	-15.1 %	\$ 775,000	\$ 1,600,000

Median Sale Price

\$895k

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

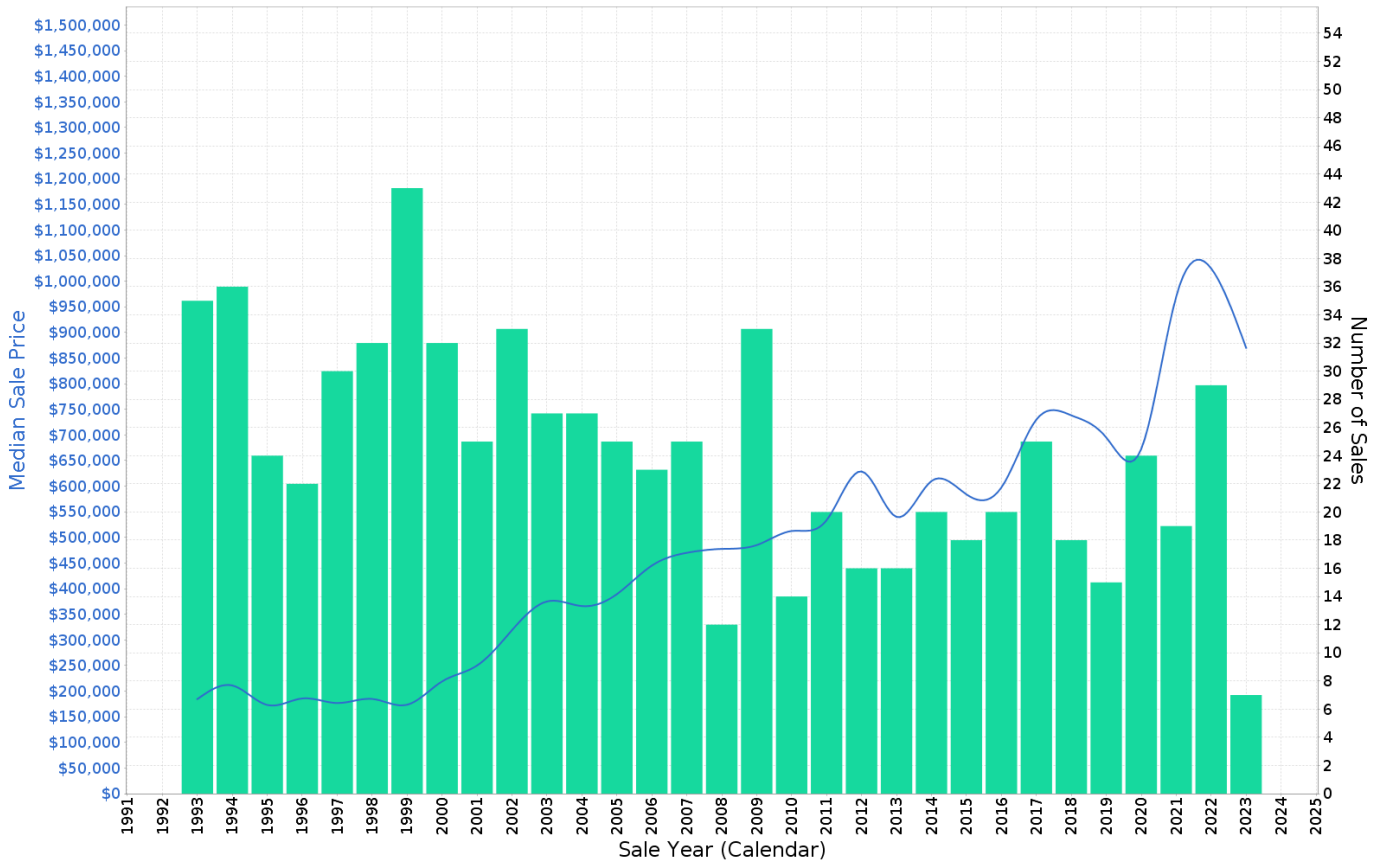
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

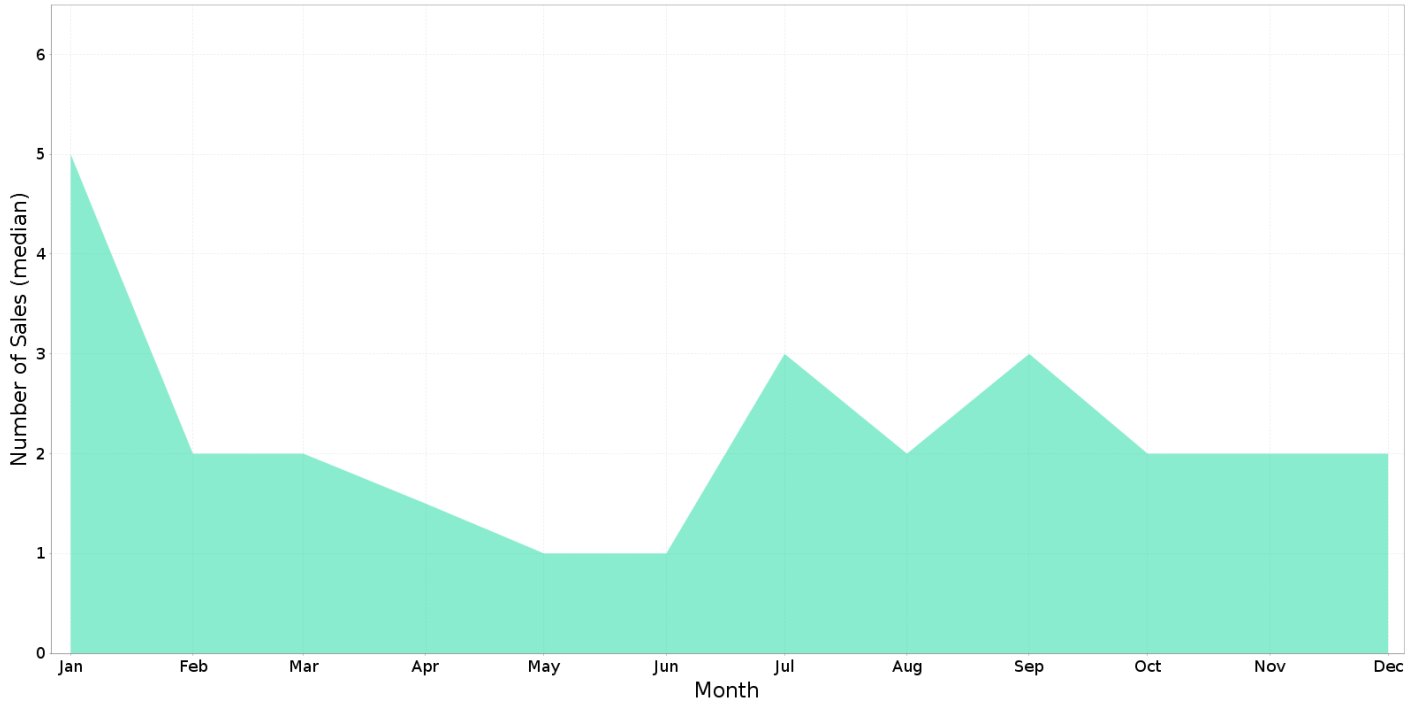
-12.7%

Current Median Price: \$895,000
Previous Median Price: \$1,025,000

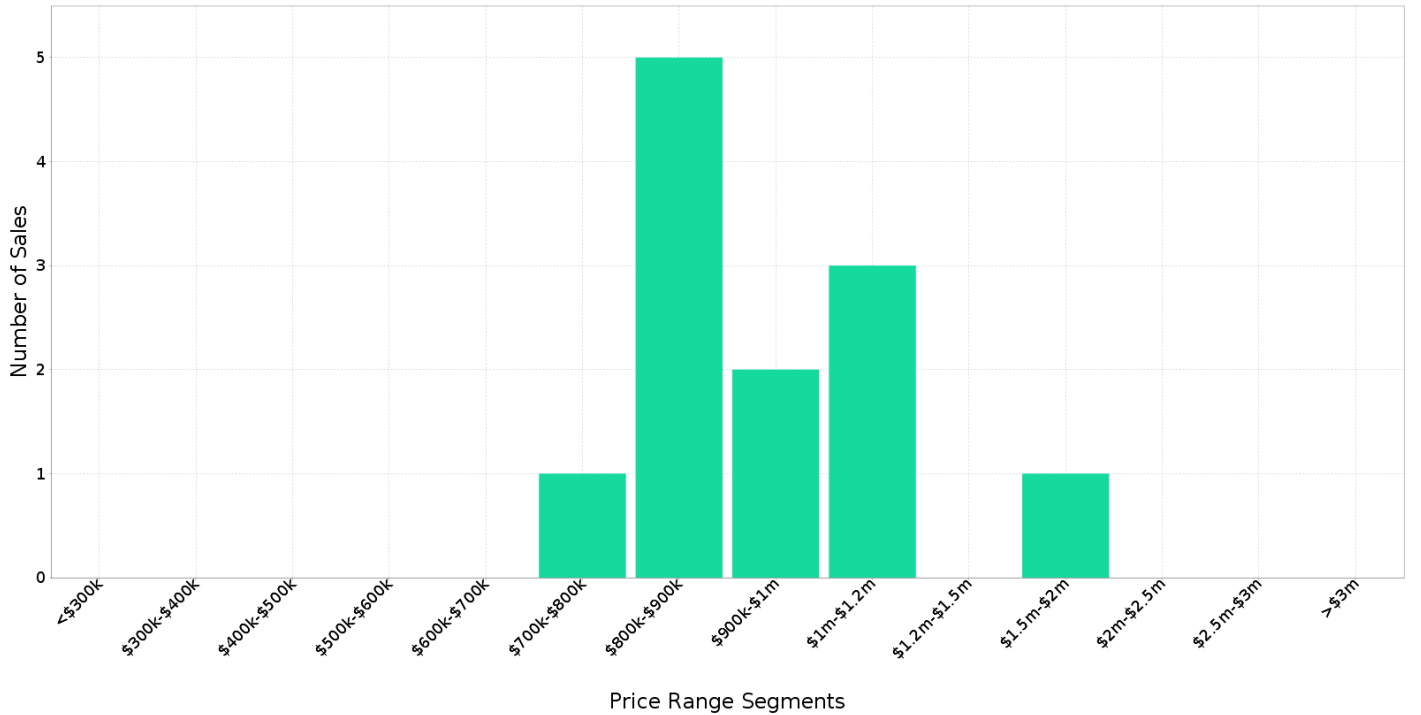
Based on 40 recorded House sales compared over the last two rolling 12 month periods



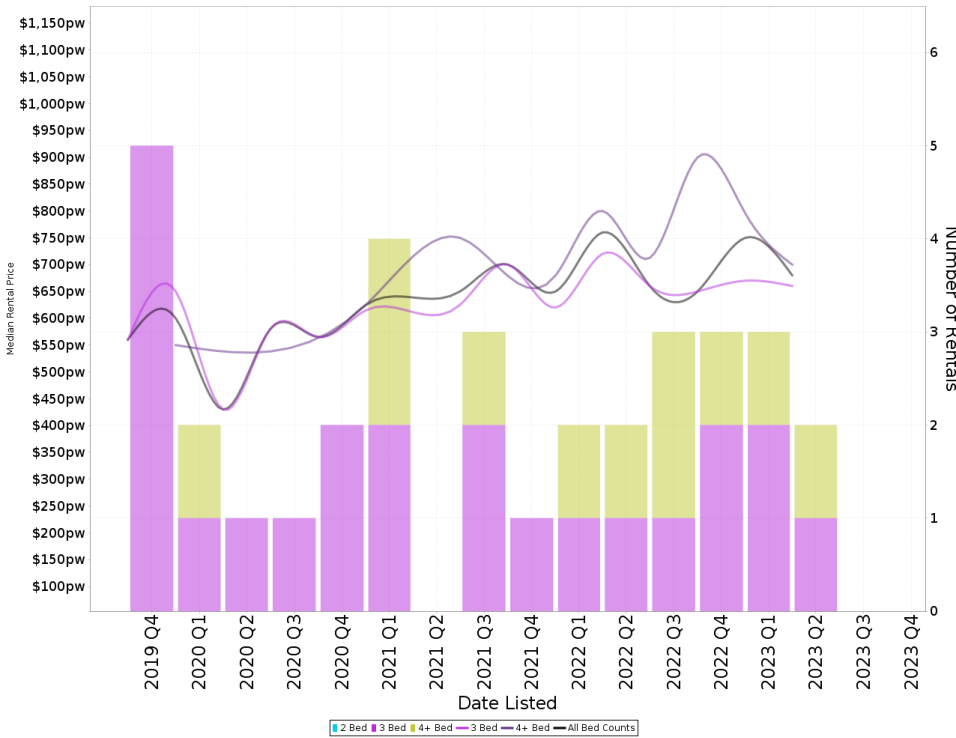
MACARTHUR - Peak Selling Periods (3 years)



MACARTHUR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-12.7%

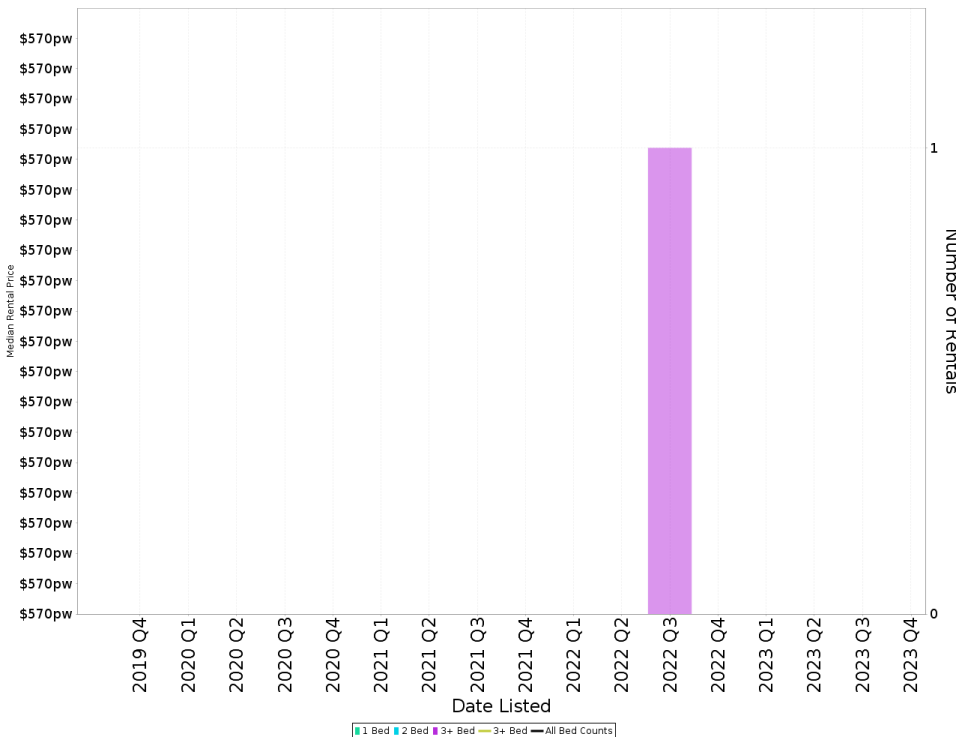
Current Median Price: \$895,000
 Previous Median Price: \$1,025,000
 Based on 40 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$895,000
 Current Median Rent: \$680
 Based on 8 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

MACARTHUR - Recently Sold Properties

Median Sale Price

\$895k

Based on 12 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

-12.7%

Current Median Price: \$895,000
Previous Median Price: \$1,025,000

Based on 40 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

12

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

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

114 JACKIE HOWE CRES




\$1,090,000

Sold Sep 2023
22 Days

856 m² 4 2 2

12 MULES PL



\$835,000

Sold Jun 2023
22 Days

1,114 m² 3 1 1

24 FALKINER PL



\$810,000

Sold Jun 2023
21 Days

1,092 m² 3 1 4

25 MAX HENRY CRES



\$985,000

Sold Jun 2023
54 Days

735 m² 4 2 2

4 DENNYS PL



\$970,000

Sold May 2023
22 Days

963 m² 4 2 2

39 MERRIMAN CRES



\$870,000

Sold Apr 2023
114 Days

1,250 m² 5 2 2

MACARTHUR - Properties For Rent

Median Rental Price

\$680 /w

Based on 8 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

+4.0%

Current Median Price: \$895,000
Current Median Rent: \$680

Based on 12 recorded House sales and 8 House rentals compared over the last 12 months

Number of Rentals

8

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

