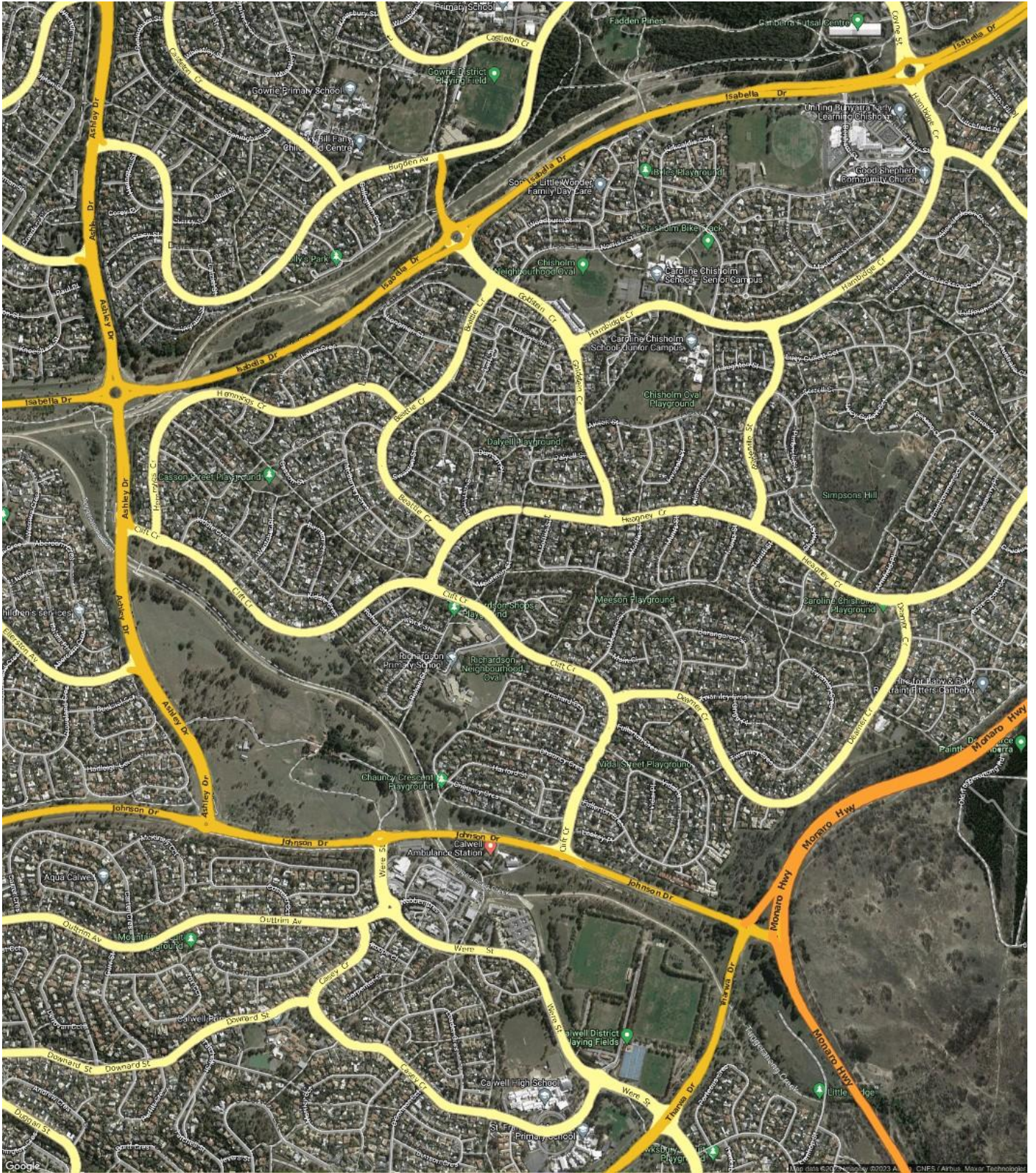


SUBURB FLYOVER REPORT

RICHARDSON (HOUSE)

Prepared by [Independent Property Group](#)

RICHARDSON - Suburb Map



RICHARDSON - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	51	\$ 290,000	0.0 %	\$ 200,000	\$ 410,000
2006	45	\$ 319,950	10.3 %	\$ 260,000	\$ 430,000
2007	46	\$ 368,500	15.2 %	\$ 220,000	\$ 515,000
2008	29	\$ 361,500	-1.9 %	\$ 140,000	\$ 470,000
2009	41	\$ 407,000	12.6 %	\$ 66,600	\$ 575,000
2010	26	\$ 422,500	3.8 %	\$ 202,500	\$ 700,000
2011	34	\$ 437,500	3.6 %	\$ 22,000	\$ 730,000
2012	44	\$ 440,750	0.7 %	\$ 150,500	\$ 542,500
2013	48	\$ 432,000	-2.0 %	\$ 195,000	\$ 550,000
2014	31	\$ 450,000	4.2 %	\$ 375,000	\$ 560,000
2015	41	\$ 450,000	0.0 %	\$ 320,000	\$ 561,000
2016	31	\$ 465,000	3.3 %	\$ 22,000	\$ 610,000
2017	46	\$ 492,500	5.9 %	\$ 420,000	\$ 696,000
2018	43	\$ 545,000	10.7 %	\$ 420,000	\$ 750,000
2019	32	\$ 545,250	0.0 %	\$ 315,000	\$ 815,000
2020	42	\$ 618,000	13.3 %	\$ 400,000	\$ 760,000
2021	58	\$ 731,000	18.3 %	\$ 305,000	\$ 1,425,000
2022	52	\$ 802,500	9.8 %	\$ 230,000	\$ 1,150,000
2023	12	\$ 767,500	-4.4 %	\$ 725,000	\$ 860,000

Median Sale Price

\$760k

Based on 24 recorded House sales within the last 12 months (Oct '22 - Sep '23)

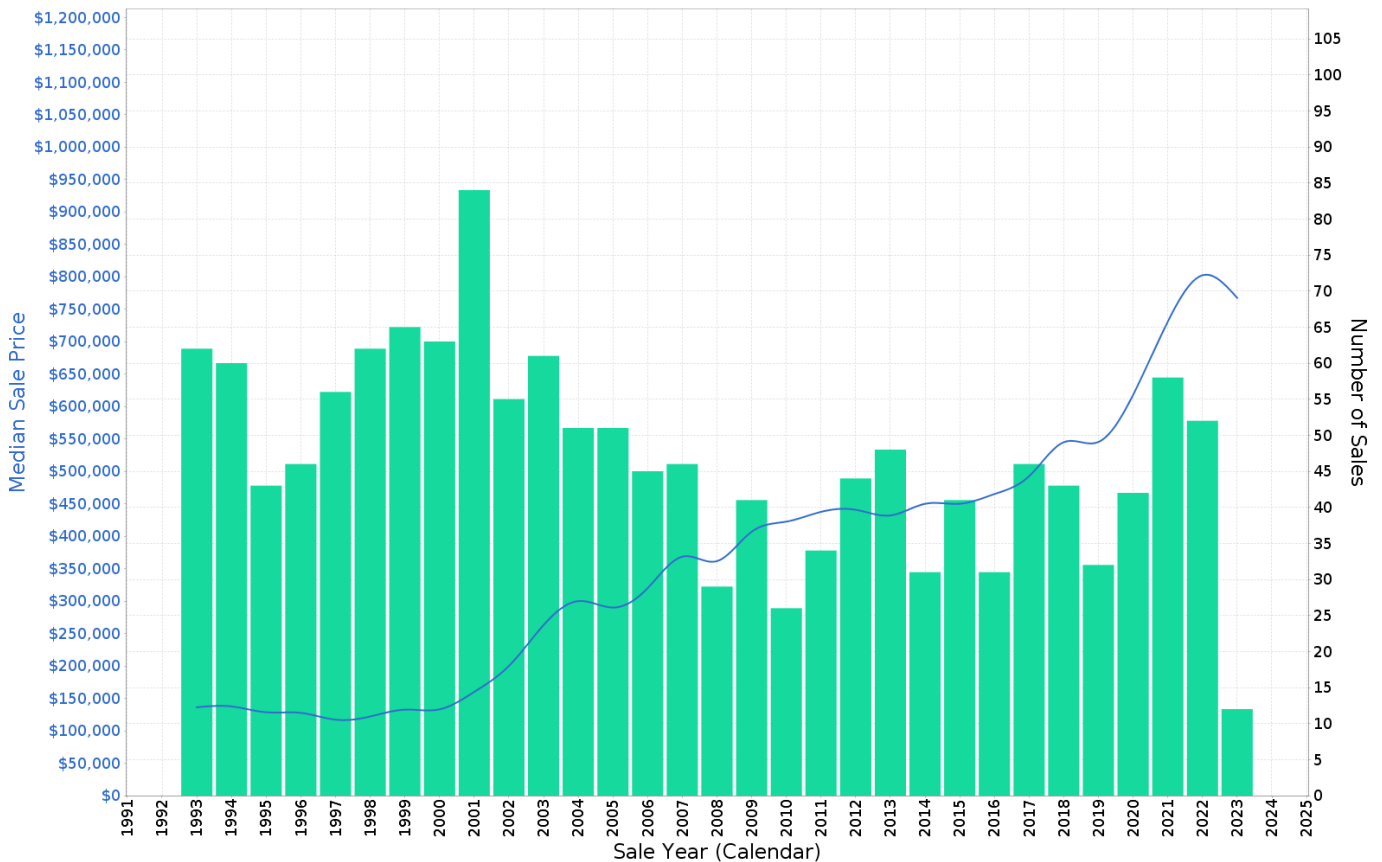
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

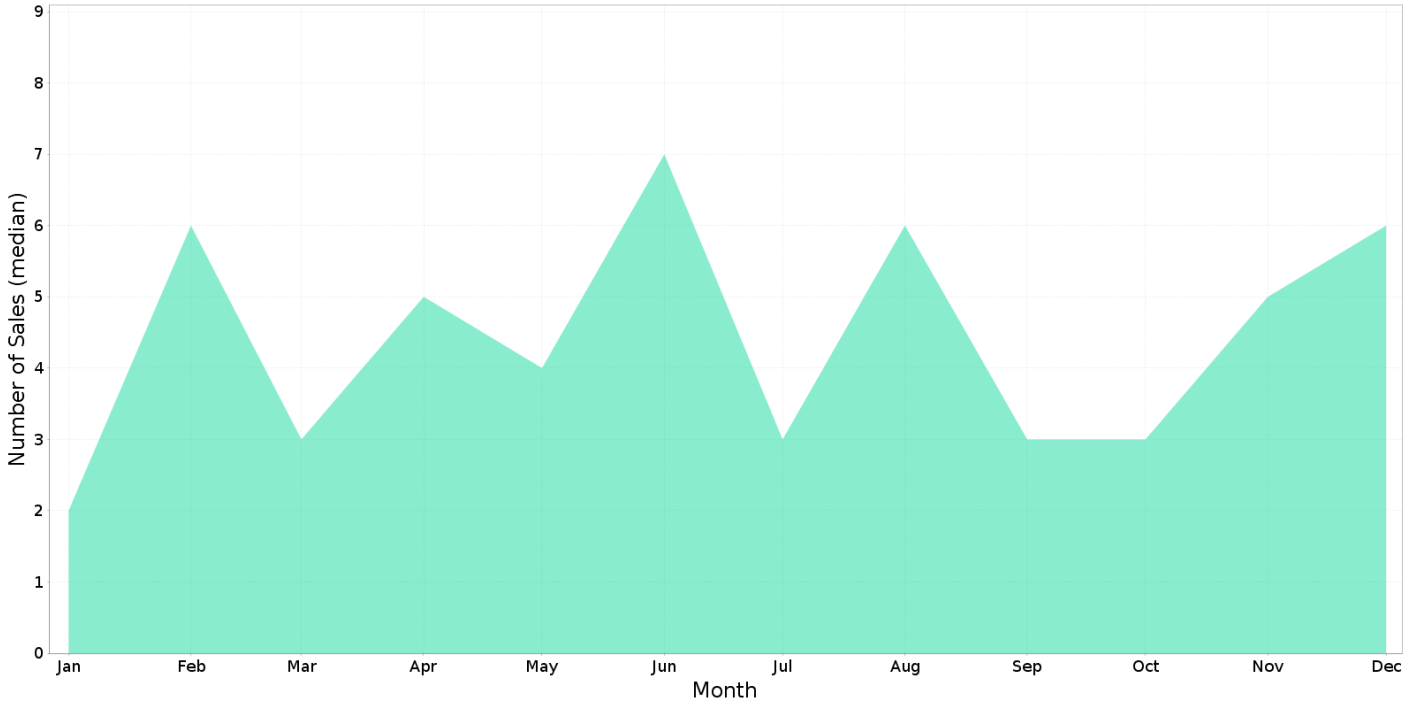
-5.6%

Current Median Price: \$760,000
Previous Median Price: \$805,000

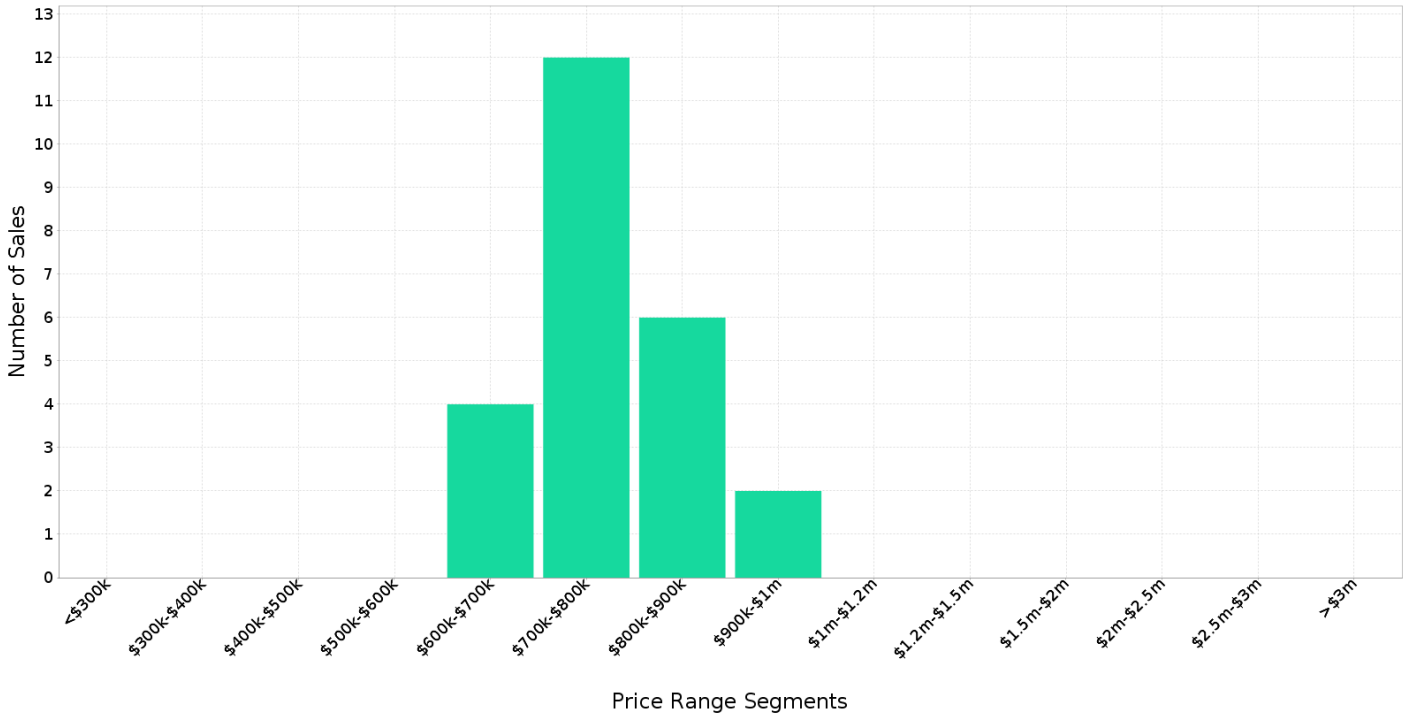
Based on 79 recorded House sales compared over the last two rolling 12 month periods



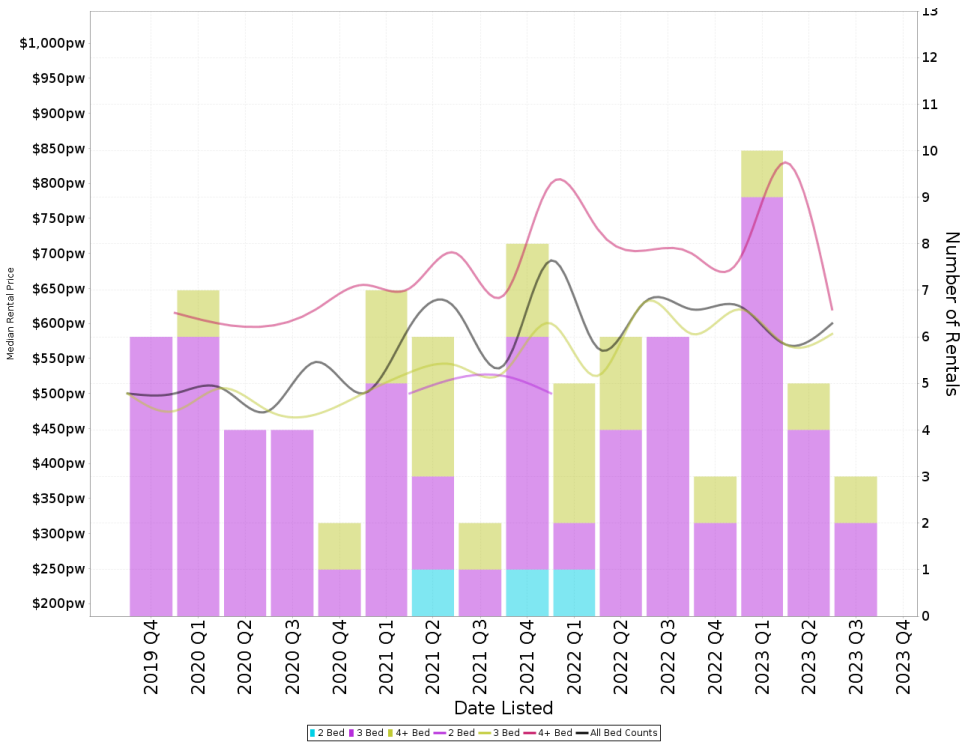
RICHARDSON - Peak Selling Periods (3 years)



RICHARDSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.6%

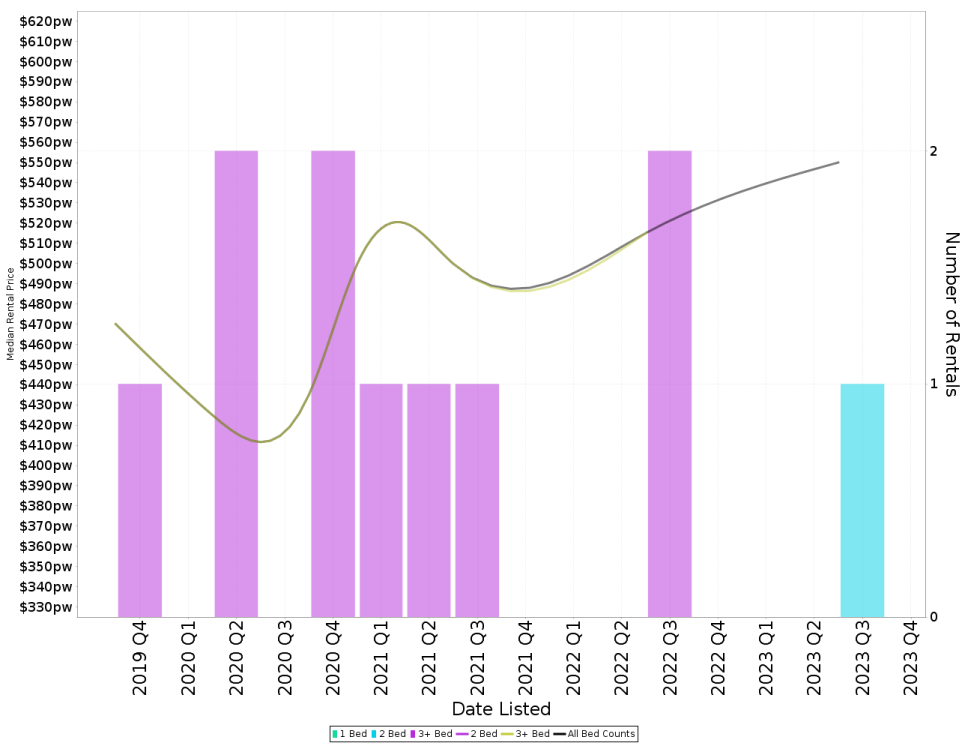
Current Median Price: \$760,000
Previous Median Price: \$805,000
Based on 79 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.2%

Current Median Price: \$760,000
Current Median Rent: \$620
Based on 21 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+3.8%

Current Median Price: \$718,500
Previous Median Price: \$692,000
Based on 21 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.0%

Current Median Price: \$718,500
Current Median Rent: \$550
Based on 1 registered Unit rentals compared over the last 12 months.

RICHARDSON - Properties For Rent

Median Rental Price

\$620 /w

Based on 21 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

+4.2%

Current Median Price: \$760,000
Current Median Rent: \$620

Based on 24 recorded House sales and 21 House rentals compared over the last 12 months

Number of Rentals

21

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

21 CHAUNCY CRESCENT

\$600.00 pw



844 m² 3 1 1

Sep 2023 8 Days

7 VIDAL STREET

\$630



3 2 2

Sep 2023 18 Days

21 CHAUNCY CRESCENT

\$600.00 pw



844 m² 3 1 1

Aug 2023 43 Days