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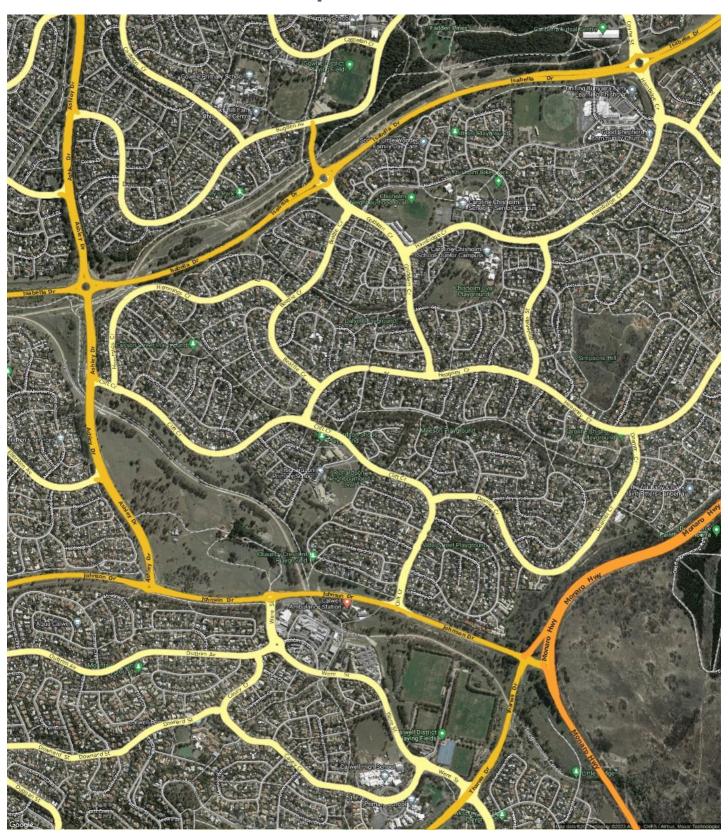
RICHARDSON (HOUSE)

Prepared by Independent Property Group

independent

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RICHARDSON - Suburb Map



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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)

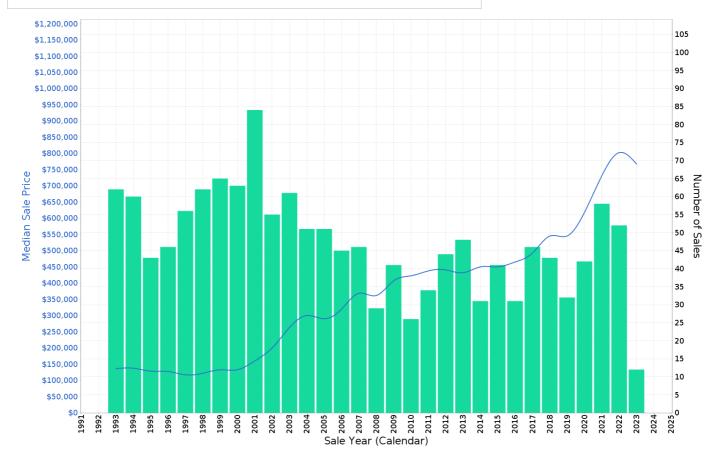
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-5.6%

Current Median Price: \$760,000 Previous Median Price: \$805.000

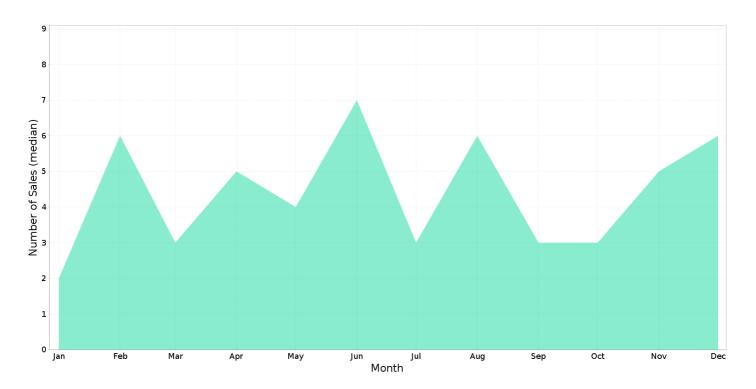
Based on 79 recorded House sales compared over the last two rolling 12 month periods



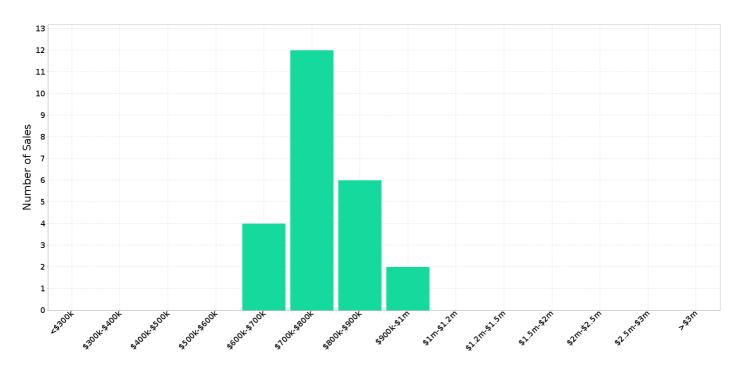


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RICHARDSON - Peak Selling Periods (3 years)



RICHARDSON - Price Range Segments (12 months)

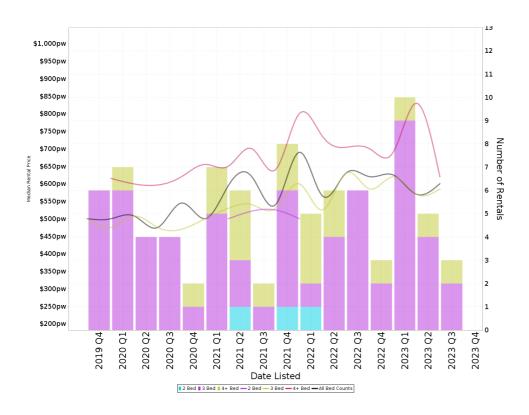


Price Range Segments



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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.6%

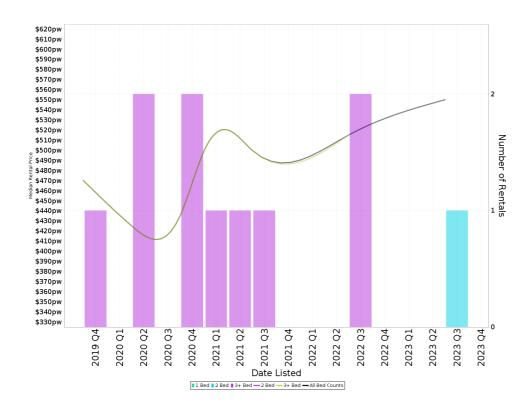
Current Median Price: \$760,000 Previous Median Price: \$805,000 Based on 79 registered House sales compared over the last two rolling 12 month periods.

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.

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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**

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





