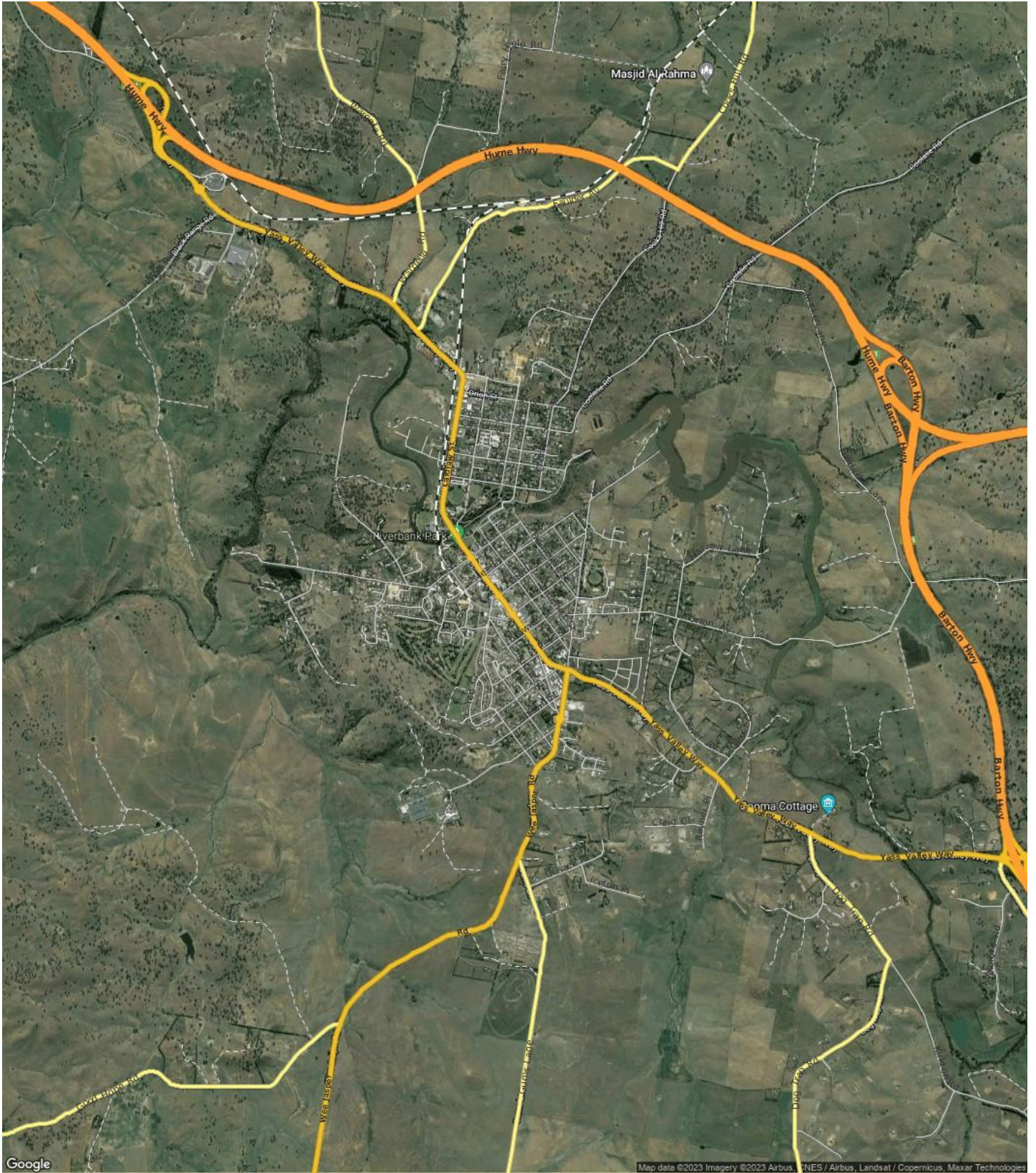


SUBURB FLYOVER REPORT

YASS (HOUSE)

Prepared by [Independent Property Group](#)

YASS - Suburb Map



YASS - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|------------|--------|------------|--------------|
| 2005 | 137 | \$ 235,000 | 0.0 % | \$ 30,000 | \$ 820,000 |
| 2006 | 123 | \$ 250,000 | 6.4 % | \$ 40,000 | \$ 1,410,000 |
| 2007 | 164 | \$ 263,000 | 5.2 % | \$ 72,500 | \$ 1,550,000 |
| 2008 | 103 | \$ 280,000 | 6.5 % | \$ 123,500 | \$ 695,000 |
| 2009 | 163 | \$ 313,000 | 11.8 % | \$ 109,500 | \$ 857,000 |
| 2010 | 122 | \$ 348,500 | 11.3 % | \$ 147,000 | \$ 1,150,000 |
| 2011 | 117 | \$ 368,000 | 5.6 % | \$ 180,000 | \$ 755,000 |
| 2012 | 100 | \$ 380,000 | 3.3 % | \$ 220,000 | \$ 725,000 |
| 2013 | 92 | \$ 371,500 | -2.2 % | \$ 77,500 | \$ 750,000 |
| 2014 | 101 | \$ 401,070 | 8.0 % | \$ 116,250 | \$ 810,000 |
| 2015 | 126 | \$ 415,000 | 3.5 % | \$ 135,000 | \$ 2,250,000 |
| 2016 | 146 | \$ 385,500 | -7.1 % | \$ 68,015 | \$ 1,210,000 |
| 2017 | 167 | \$ 412,000 | 6.9 % | \$ 8,750 | \$ 1,155,000 |
| 2018 | 137 | \$ 425,000 | 3.2 % | \$ 100,000 | \$ 2,150,000 |
| 2019 | 136 | \$ 487,000 | 14.6 % | \$ 85,000 | \$ 1,760,000 |
| 2020 | 149 | \$ 525,000 | 7.8 % | \$ 80,000 | \$ 1,200,000 |
| 2021 | 170 | \$ 616,000 | 17.3 % | \$ 60,000 | \$ 2,525,000 |
| 2022 | 123 | \$ 723,000 | 17.4 % | \$ 77,000 | \$ 2,450,000 |
| 2023 | 63 | \$ 720,000 | -0.4 % | \$ 128,300 | \$ 2,450,000 |

Median Sale Price

\$720k

Based on 92 recorded House sales within the last 12 months (Oct '22 - Sep '23)

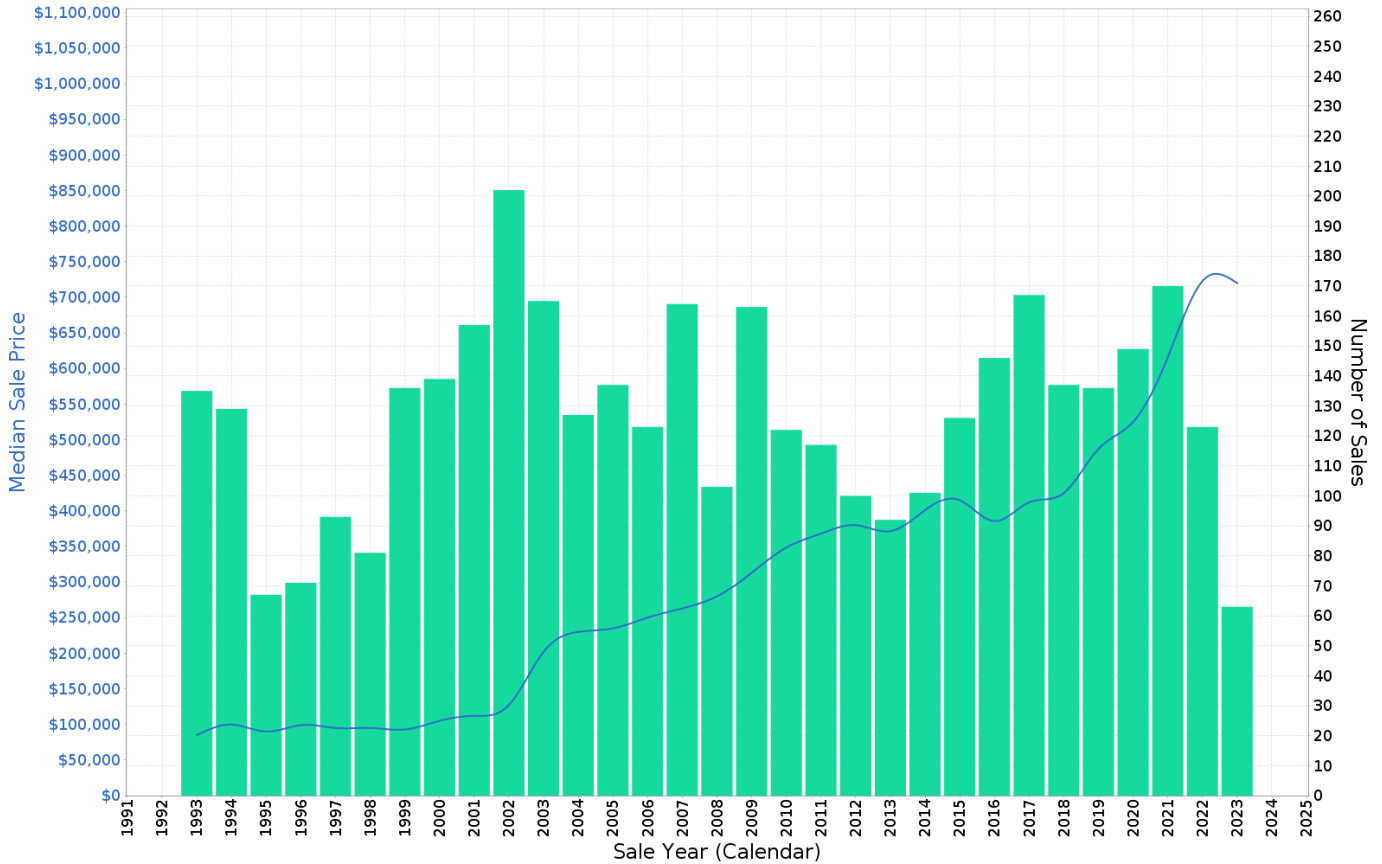
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

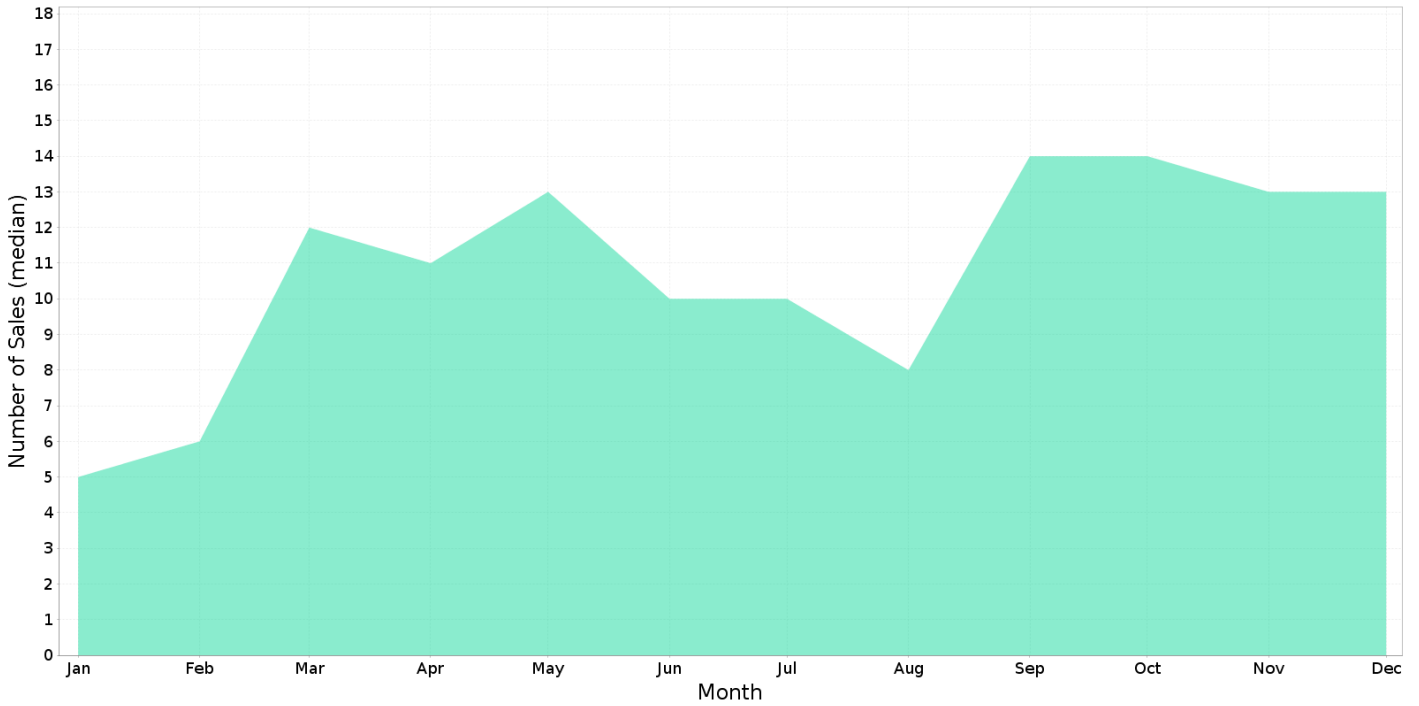
-1.4%

Current Median Price: \$720,000
Previous Median Price: \$730,000

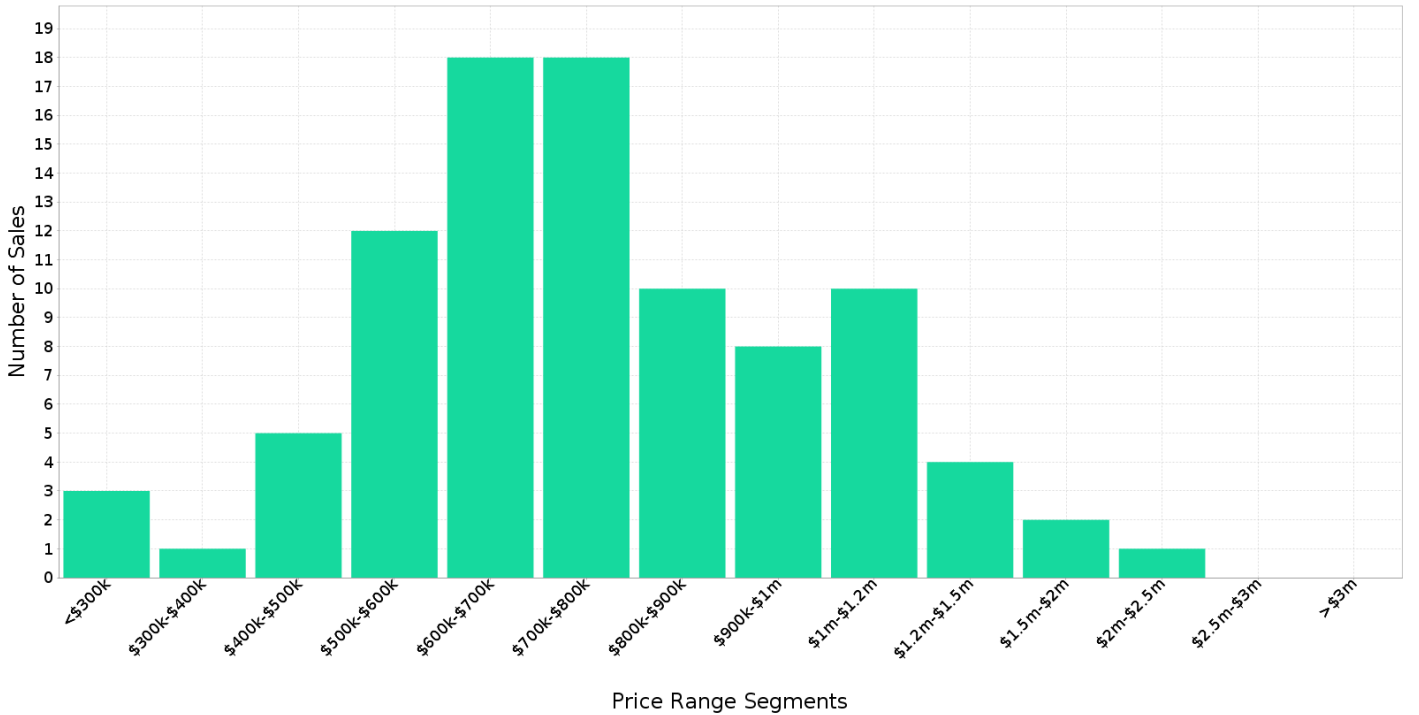
Based on 231 recorded House sales compared over the last two rolling 12 month periods



YASS - Peak Selling Periods (3 years)



YASS - Price Range Segments (12 months)



YASS - Properties For Rent

Median Rental Price

\$550 /w

Based on 97 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: \$720,000
Current Median Rent: \$550

Based on 92 recorded House sales and 97 House rentals compared over the last 12 months

Number of Rentals

97

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

11 PETIT STREET

\$550 per week



Sep 2023
3 Days

734 m²   

10 SHANTALLA CRESCENT

\$520.00 pw




Sep 2023
19 Days




835 m²   

4 ORION STREET

\$500 per week




Sep 2023
19 Days


1,053 m²   

24961 HUME HIGHWAY

\$840.00 pw




Sep 2023
19 Days

141 ROSSI STREET

\$650.00



Aug 2023
35 Days

1.55 ha 