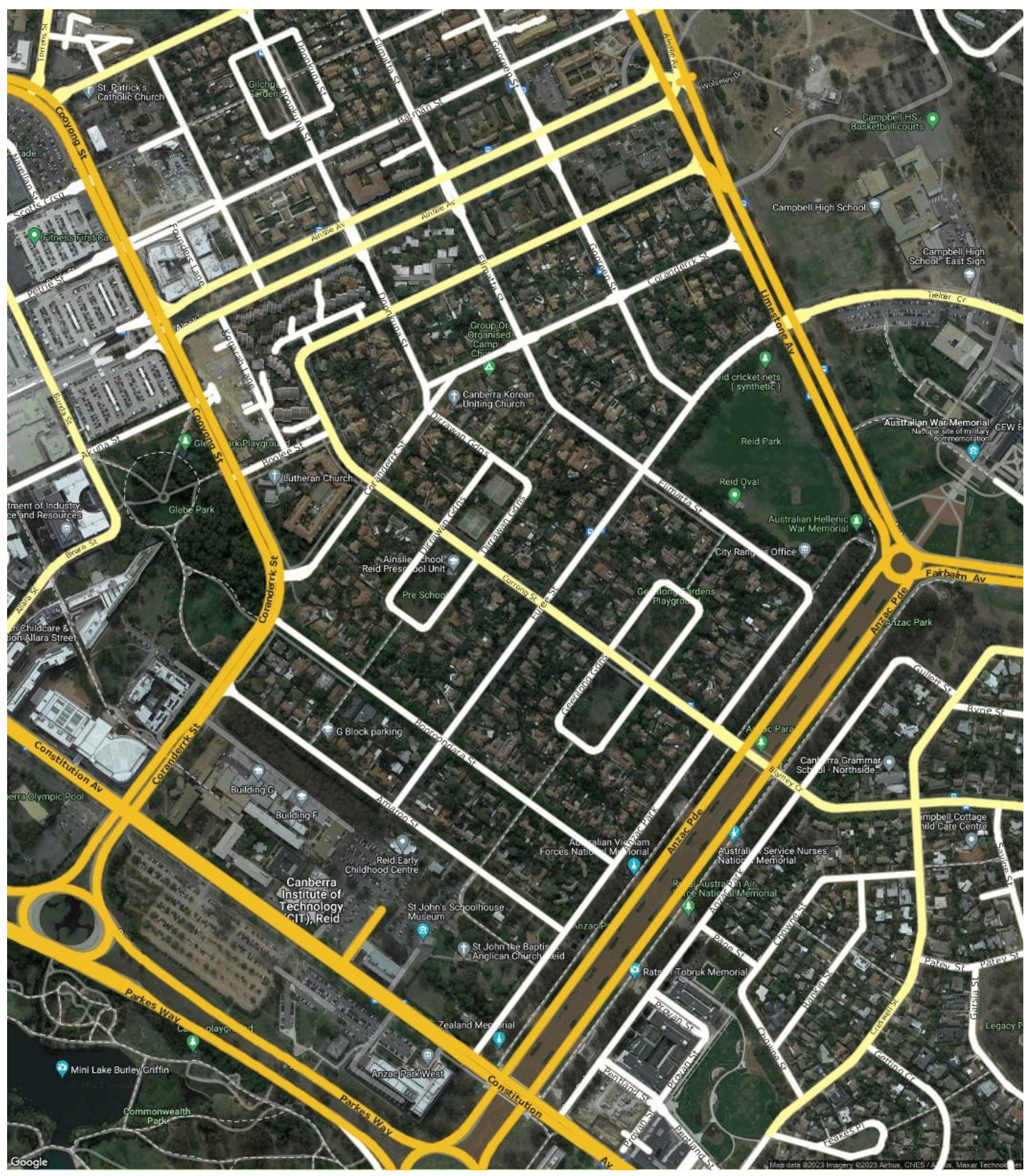


SUBURB FLYOVER REPORT

REID (HOUSE)

Prepared by [Independent Property Group](#)

REID - Suburb Map



REID - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	11	\$ 765,000	0.0 %	\$ 510,000	\$ 1,200,000
2006	8	\$ 966,500	26.3 %	\$ 583,000	\$ 1,105,000
2007	17	\$ 960,000	-0.7 %	\$ 675,000	\$ 1,760,000
2008	10	\$ 925,000	-3.6 %	\$ 675,000	\$ 1,290,000
2009	8	\$ 1,112,500	20.3 %	\$ 660,000	\$ 1,450,000
2010	11	\$ 1,225,000	10.1 %	\$ 820,000	\$ 1,800,000
2011	8	\$ 1,138,000	-7.1 %	\$ 741,000	\$ 1,430,000
2012	4	\$ 919,500	-19.2 %	\$ 845,000	\$ 1,110,000
2013	6	\$ 1,045,000	13.6 %	\$ 726,666	\$ 1,520,000
2014	12	\$ 1,117,500	6.9 %	\$ 743,000	\$ 1,900,000
2015	9	\$ 1,100,000	-1.6 %	\$ 990,000	\$ 1,900,000
2016	13	\$ 1,445,000	31.4 %	\$ 902,000	\$ 2,300,000
2017	18	\$ 1,502,500	4.0 %	\$ 1,015,000	\$ 2,000,000
2018	9	\$ 1,500,000	-0.2 %	\$ 534,900	\$ 1,885,000
2019	8	\$ 1,471,000	-1.9 %	\$ 1,300,000	\$ 2,500,000
2020	16	\$ 1,885,000	28.1 %	\$ 700,000	\$ 25,000,000
2021	8	\$ 2,175,000	15.4 %	\$ 1,705,000	\$ 3,500,000
2022	13	\$ 2,500,000	14.9 %	\$ 1,470,000	\$ 4,000,000
2023	3	\$ 1,800,000	-28.0 %	\$ 1,350,000	\$ 1,860,000

Median Sale Price

\$1.93m

Based on 6 recorded House sales within the last 12 months (Oct '22 - Sep '23)

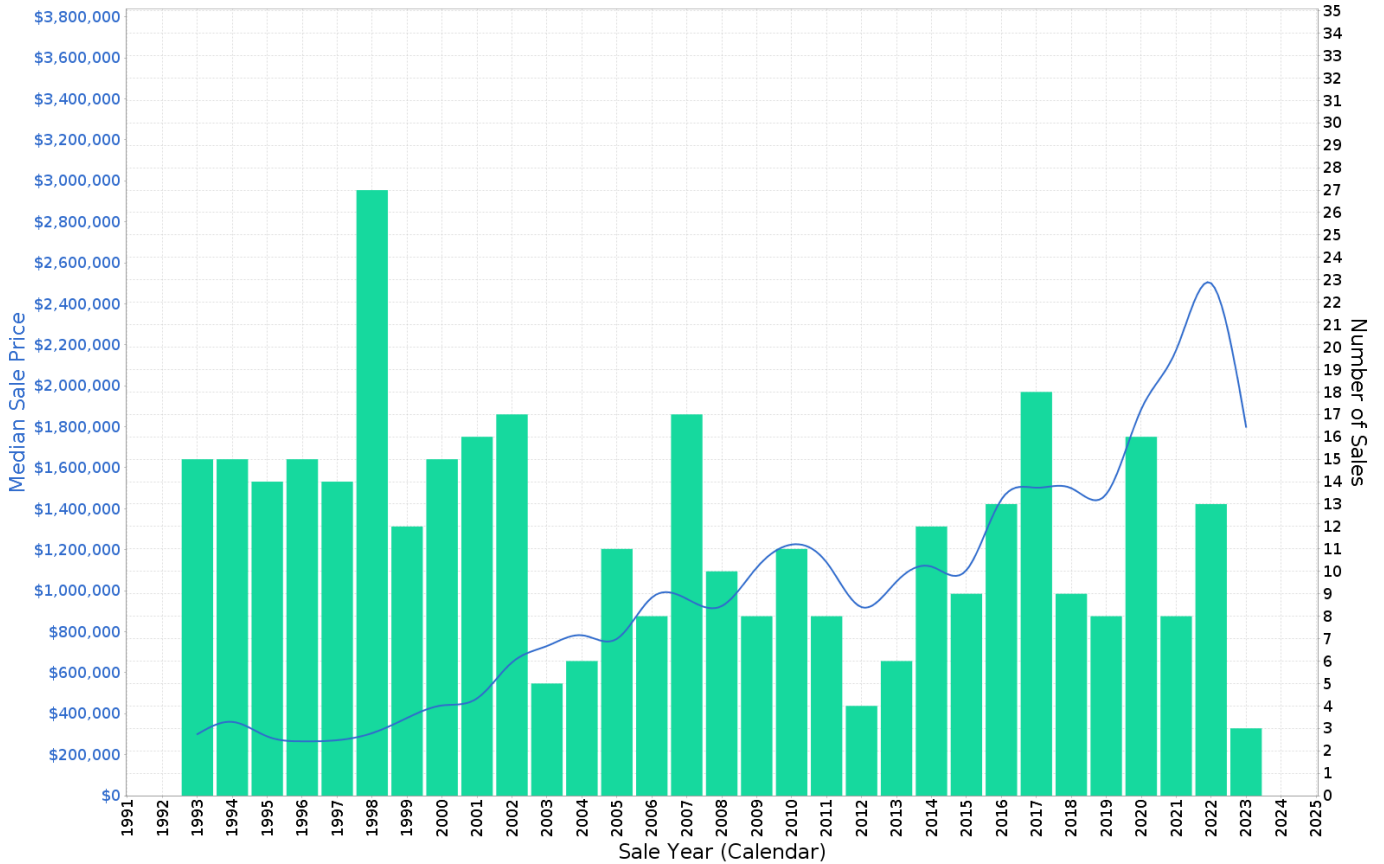
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

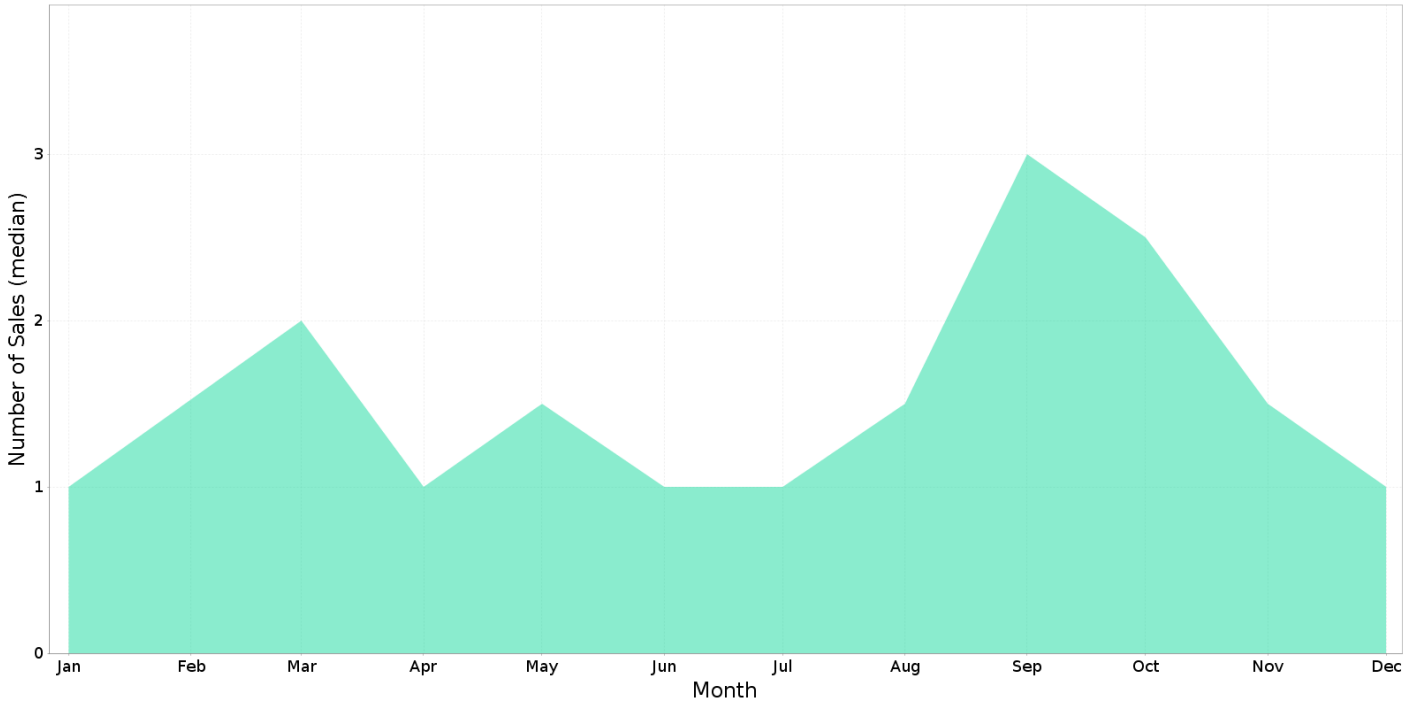
-26.9%

Current Median Price: \$1,930,000
Previous Median Price: \$2,641,000

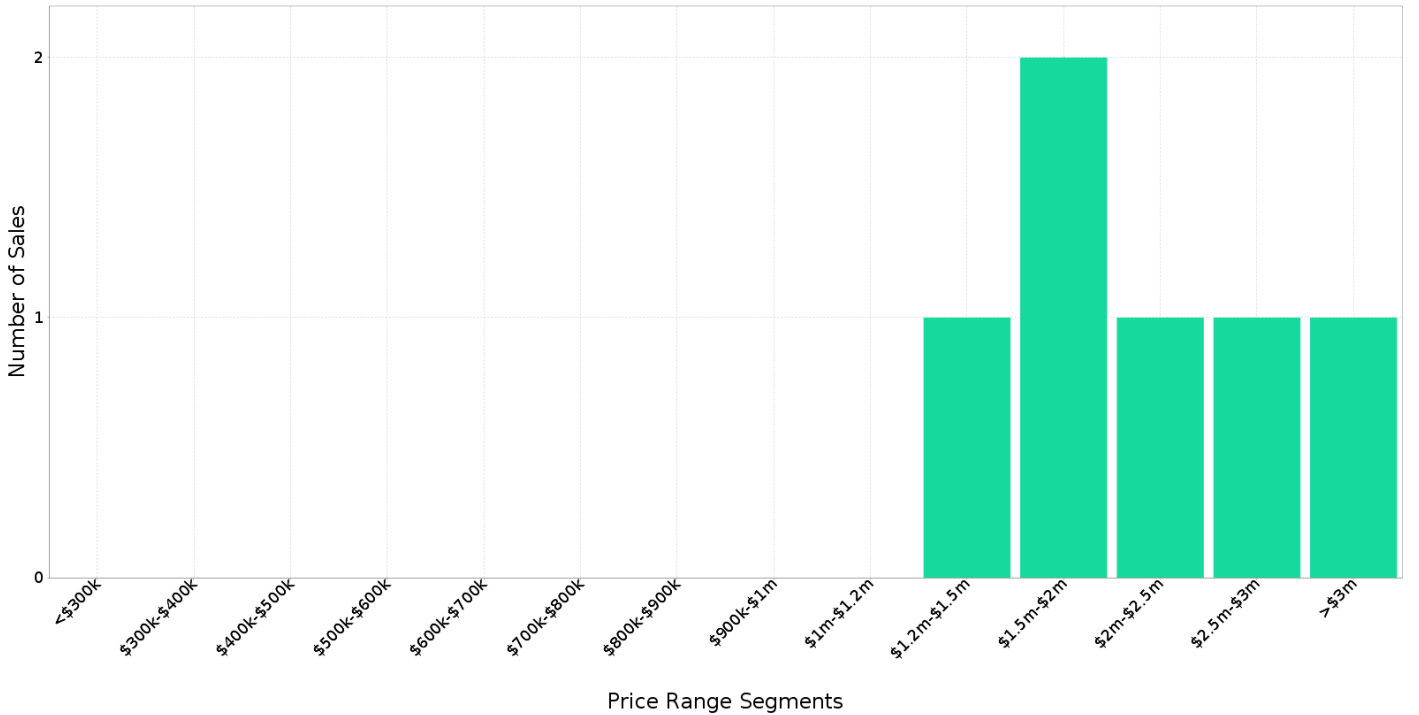
Based on 18 recorded House sales compared over the last two rolling 12 month periods



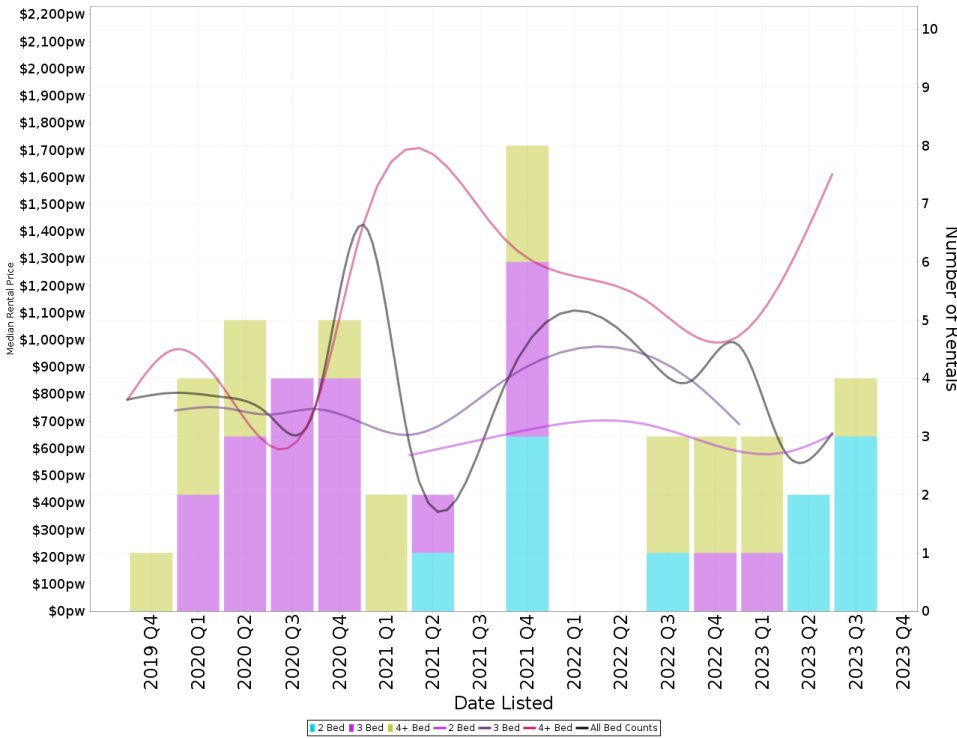
REID - Peak Selling Periods (3 years)



REID - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-26.9%

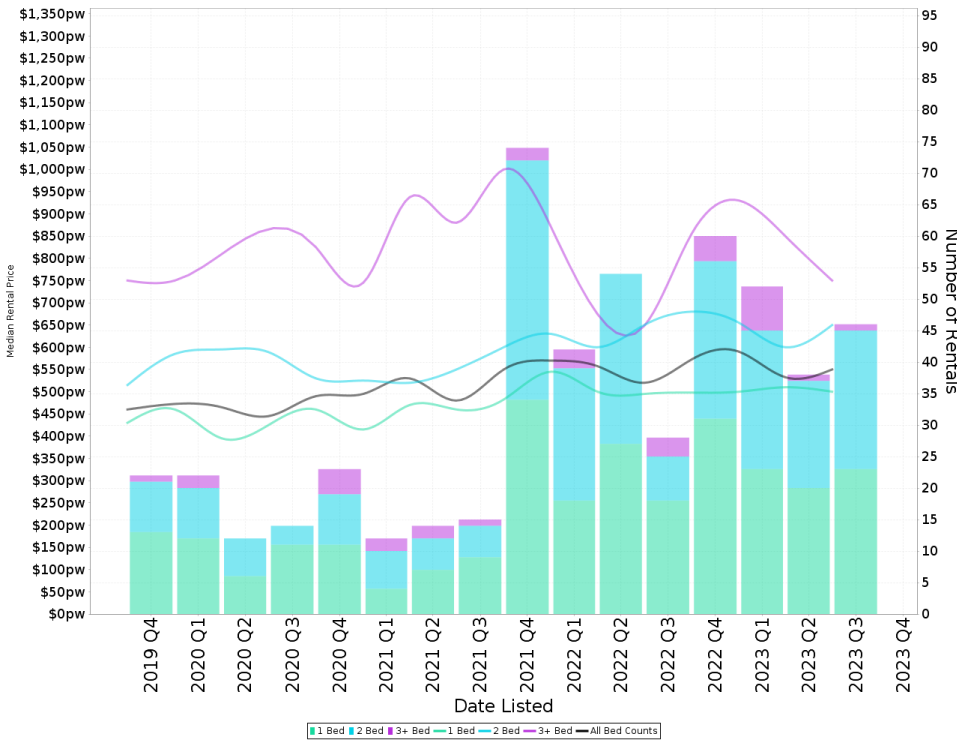
Current Median Price: \$1,930,000
 Previous Median Price: \$2,641,000
 Based on 18 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.1%

Current Median Price: \$1,930,000
 Current Median Rent: \$765
 Based on 12 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+0.1%

Current Median Price: \$525,000
 Previous Median Price: \$524,450
 Based on 197 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.5%

Current Median Price: \$525,000
 Current Median Rent: \$560
 Based on 196 registered Unit rentals compared over the last 12 months.

REID - Recently Sold Properties

Median Sale Price

\$1.93m

Based on 6 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

-26.9%

Current Median Price: \$1,930,000
Previous Median Price: \$2,641,000

Based on 18 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

6

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

27 EUREE ST




\$1,800,000

Sold Jun 2023
N/A

945 m² 3 1 1

19 ANZAC PARK



\$1,240,000

Sold May 2023
24 Days

539 m² 3 3 2

REID - Properties For Rent

Median Rental Price

\$765 /w

Based on 12 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

+2.1%

Current Median Price: \$1,930,000
Current Median Rent: \$765

Based on 6 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals

12


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

523/81 COOYONG STREET

\$660


Kay White








503/83 COOYONG STREET


\$650








20 CORANDERRK STREET

\$1610 per week



37 Elimatta Street

\$690



