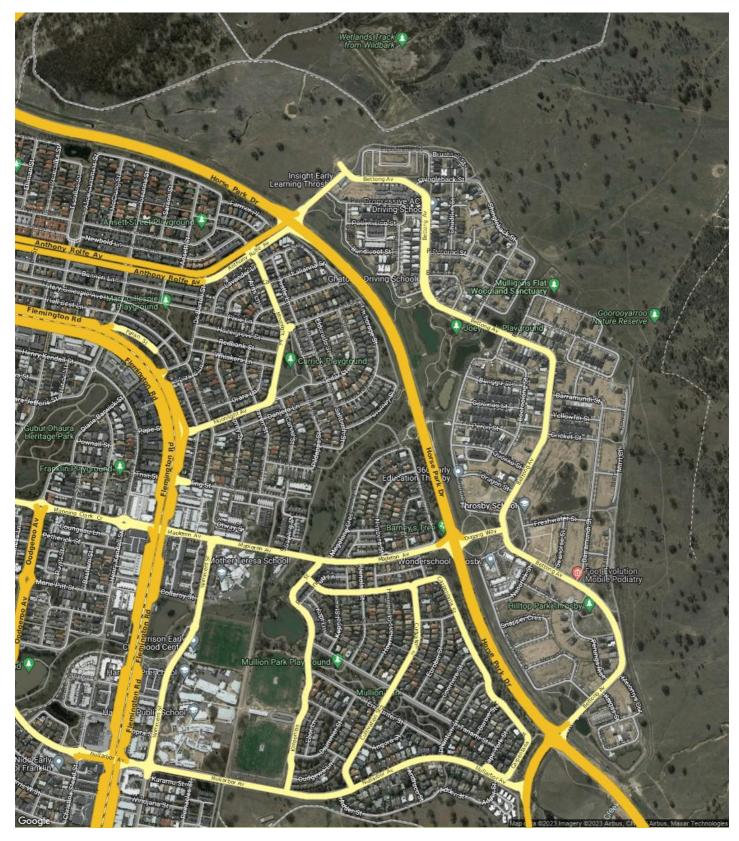
SUBURB FLYOVER REPORT

THROSBY (HOUSE)
Prepared by Independent Property Group

11 -

THROSBY - Suburb Map



Prepared on 03/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

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THROSBY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2016	1	\$ 430,000	0.0 %	\$ 430,000	\$ 430,000
2017	3	\$ 576,150	34.0 %	\$ 553,854	\$ 657,000
2018	46	\$ 755,750	31.2 %	\$ 299,950	\$ 992,500
2019	40	\$ 760,000	0.6 %	\$ 431,000	\$ 1,360,000
2020	86	\$ 675,000	-11.2 %	\$ 40,000	\$ 1,400,000
2021	39	\$ 955,000	41.5 %	\$ 343,900	\$ 2,001,000
2022	42	\$ 1,206,000	26.3 %	\$ 333,900	\$ 2,005,000
2023	14	\$ 1,152,000	-4.5 %	\$ 840,000	\$ 1,850,000

Median Sale Price \$1.15m

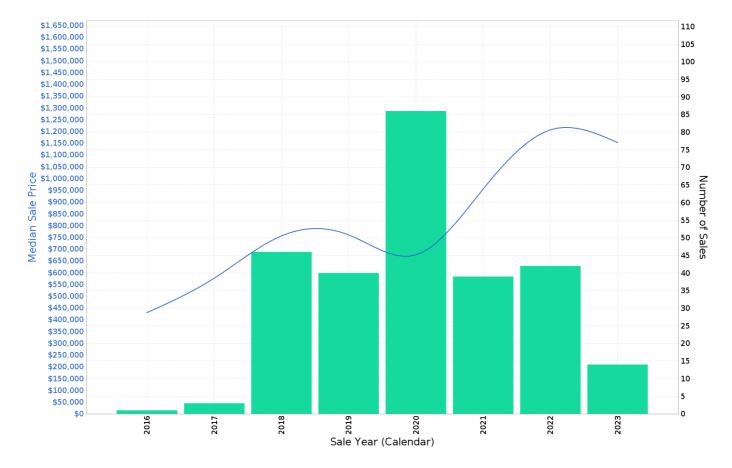
Based on 24 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

Current Median Price: \$1,145,000 Previous Median Price: \$1,206,000

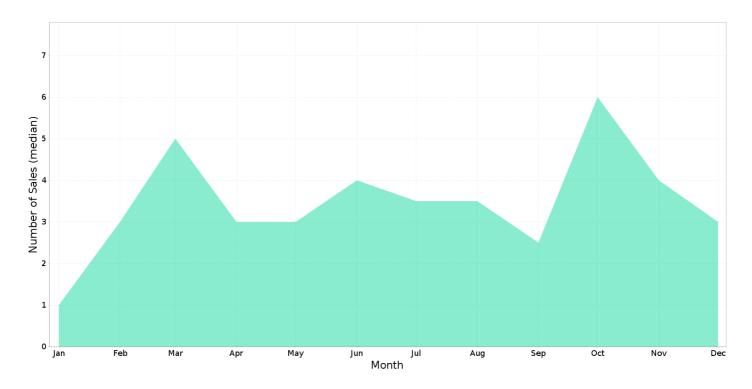
Based on 64 recorded House sales compared over the last two rolling 12 month periods



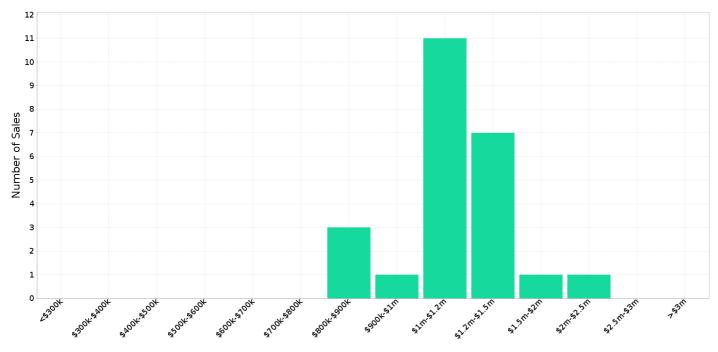
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THROSBY - Peak Selling Periods (3 years)



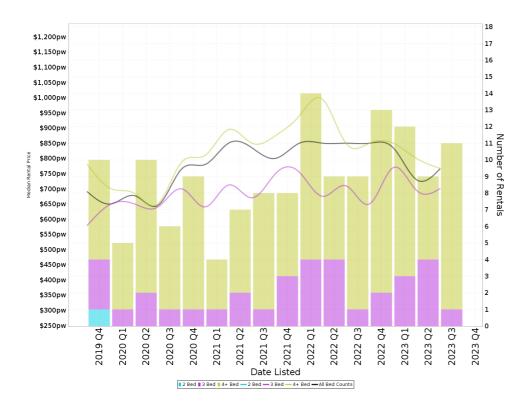
THROSBY - Price Range Segments (12 months)



Price Range Segments

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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-5.1%

Current Median Price: \$1,145,000 Previous Median Price: \$1,206,000 Based on 64 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,145,000 Current Median Rent: \$800 Based on 45 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)

\$950pw \$900pv \$850pw \$800pv \$750pw \$700pv Number of Rentals \$650pw \$600pw \$550pw \$500pv \$450pw \$400pv \$350pw \$300pw \$250pw \$200pw 1 \$150pw \$100pv 0 2021 Q1 2021 Q3 2021 Q4 2023 Q2 2023 Q3 2020 Q3 2021 Q2 2022 Q2 2022 Q3 2022 Q4 2023 Q1 2023 Q4 2020 Q2 2020 Q4 2019 Q4 2022 Q1 2020 Q1 Date Listed 1 Bed 2 Bed 3+ Bed - 1 Bed - 3+ Bed - All Bed Counts

Suburb Sale Price Growth

+3.0%

Current Median Price: \$870,000 Previous Median Price: \$845,000 Based on 6 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield



Current Median Price: \$870,000 Current Median Rent: \$640 Based on 7 registered Unit rentals compared over the last 12 months.

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THROSBY - Recently Sold Properties

Median Sale Price \$1.15m

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

Current Median Price: \$1,145,000 Previous Median Price: \$1,206,000

Based on 64 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

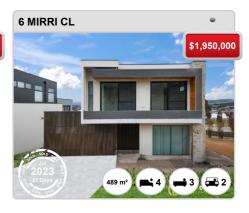


Based on recorded House sales within the 12 months (Oct '22 - Sep '23)

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









250 m

\$1.030.000

20 PADEMELON ST









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