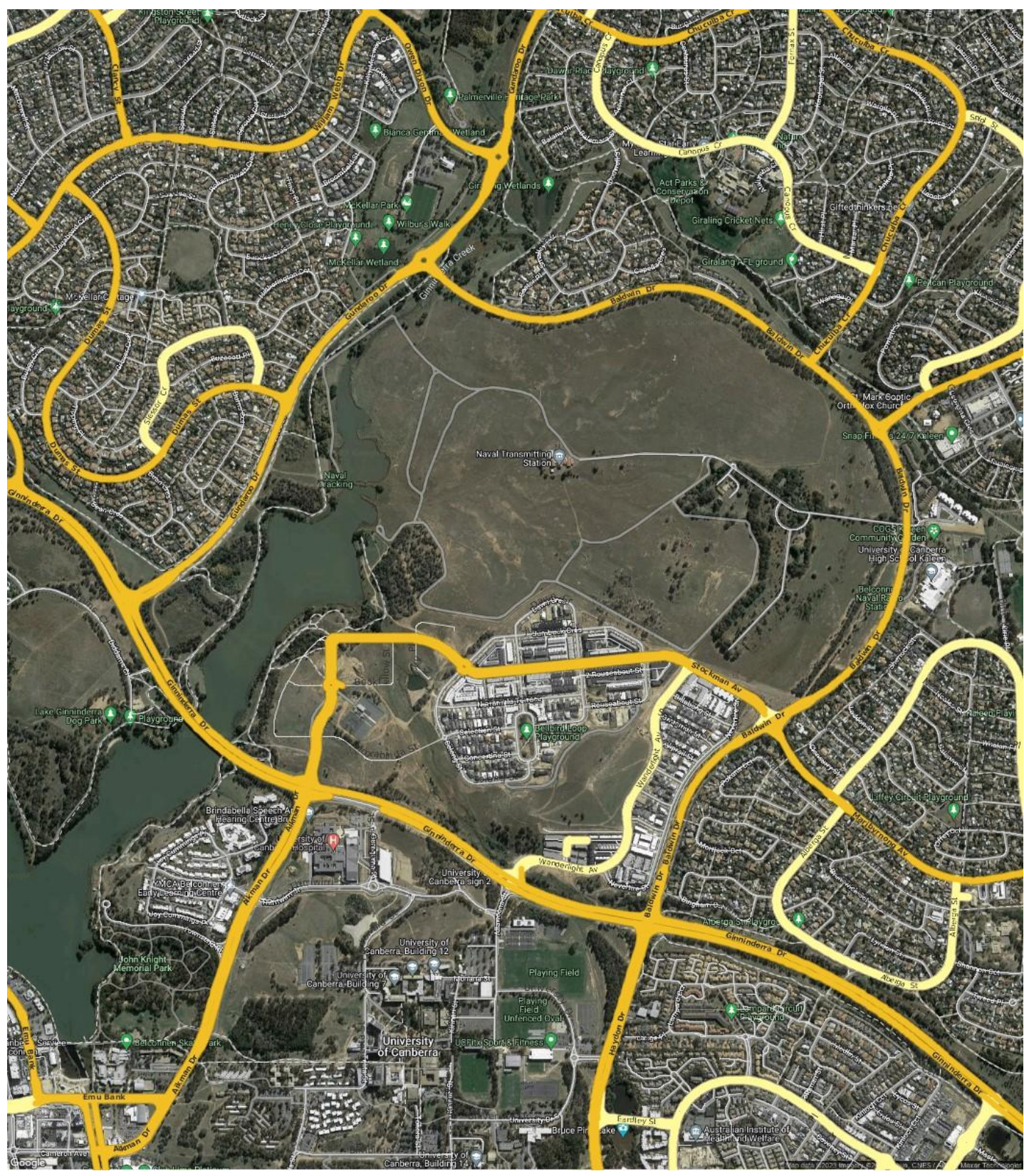


SUBURB FLYOVER REPORT

LAWSON (HOUSE)

Prepared by [Independent Property Group](#)

LAWSON - Suburb Map



LAWSON - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|--------------|--------------|
| 2015 | 5 | \$ 315,000 | 0.0 % | \$ 300,000 | \$ 596,010 |
| 2016 | 16 | \$ 764,000 | 142.5 % | \$ 579,900 | \$ 1,255,000 |
| 2017 | 2 | \$ 1,032,500 | 35.1 % | \$ 965,000 | \$ 1,100,000 |
| 2018 | 4 | \$ 987,500 | -4.4 % | \$ 700,000 | \$ 1,200,000 |
| 2019 | 5 | \$ 720,000 | -27.1 % | \$ 425,000 | \$ 1,195,000 |
| 2020 | 10 | \$ 945,000 | 31.2 % | \$ 580,000 | \$ 1,450,000 |
| 2021 | 5 | \$ 1,200,000 | 27.0 % | \$ 625,000 | \$ 1,458,000 |
| 2022 | 8 | \$ 1,724,000 | 43.7 % | \$ 1,195,000 | \$ 3,050,000 |
| 2023 | 2 | \$ 1,400,000 | -18.8 % | \$ 1,400,000 | \$ 1,400,000 |

Median Sale Price

\$1.4m

Based on 3 recorded House sales within the last 12 months (Oct '22 - Sep '23)

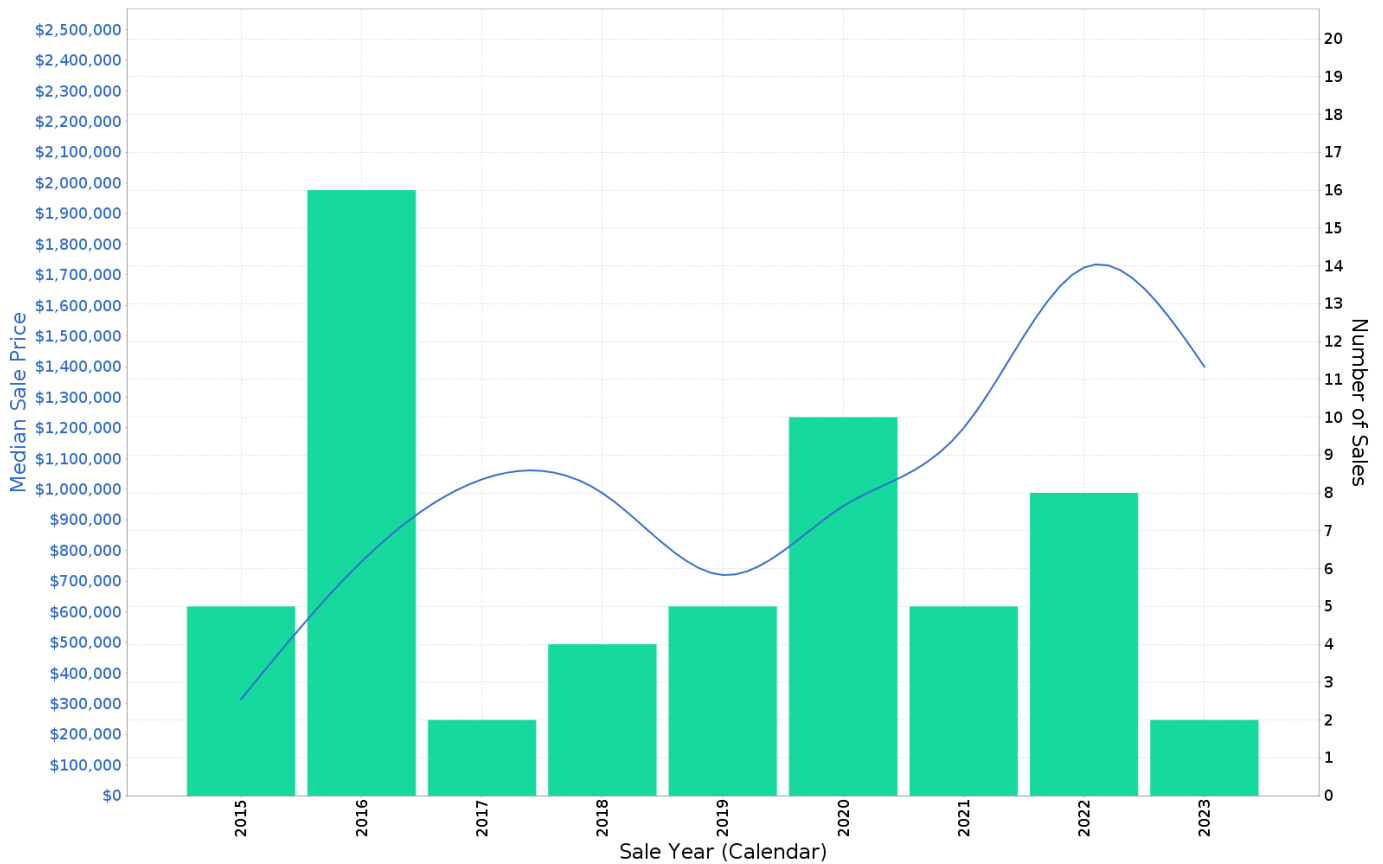
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

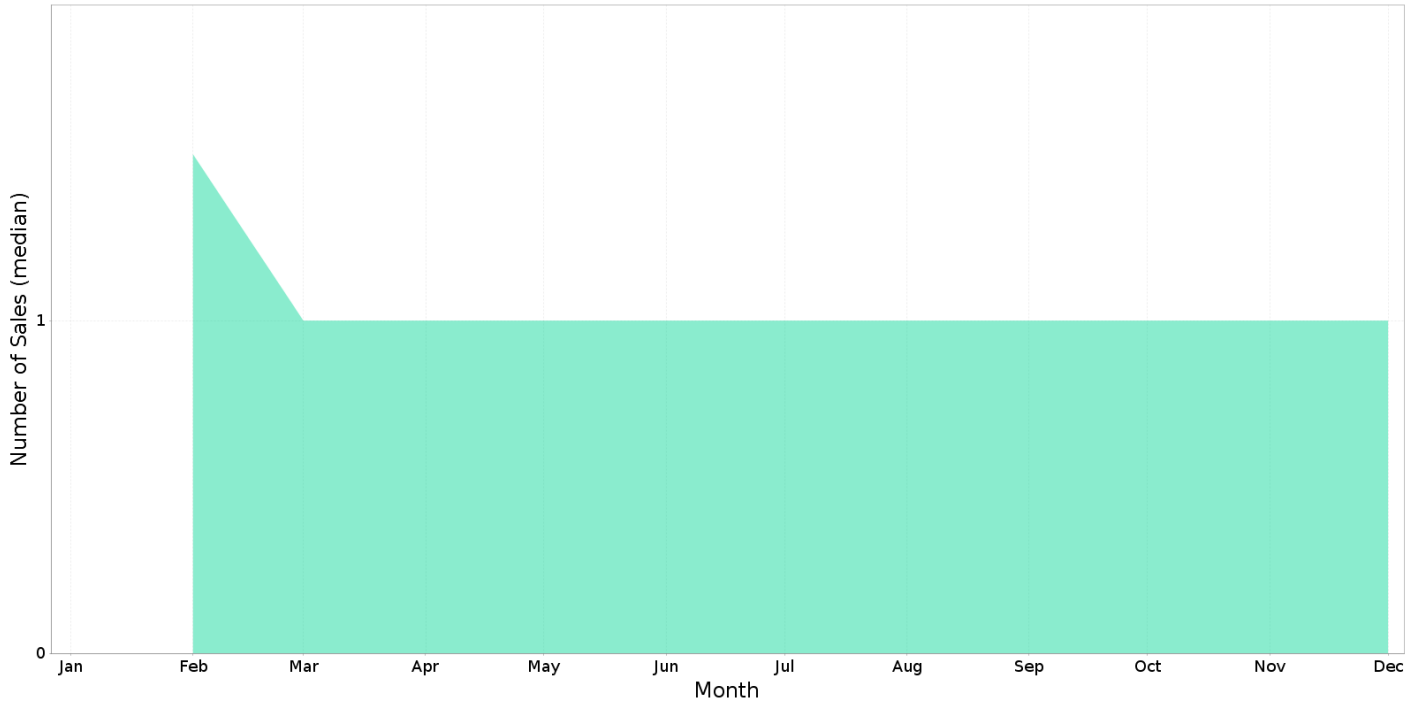
-12.4%

Current Median Price: \$1,400,000
Previous Median Price: \$1,598,000

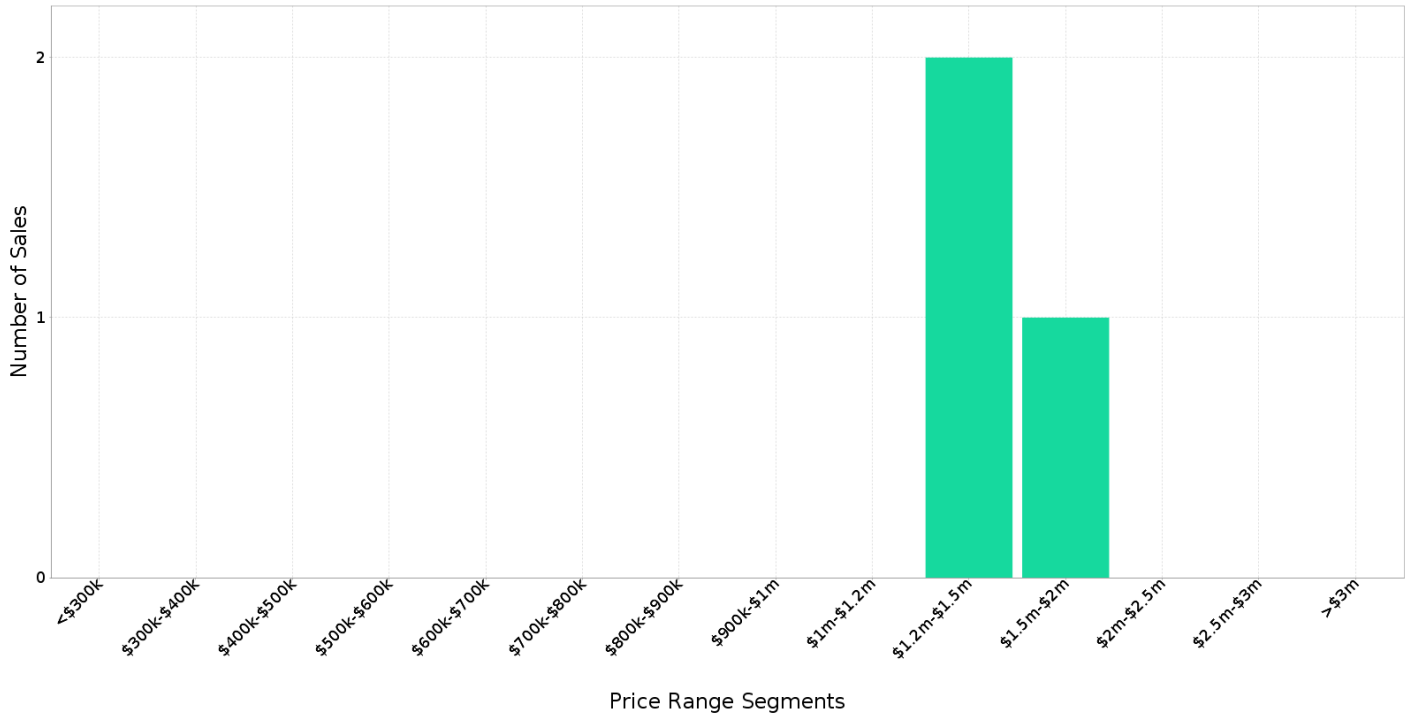
Based on 10 recorded House sales compared over the last two rolling 12 month periods



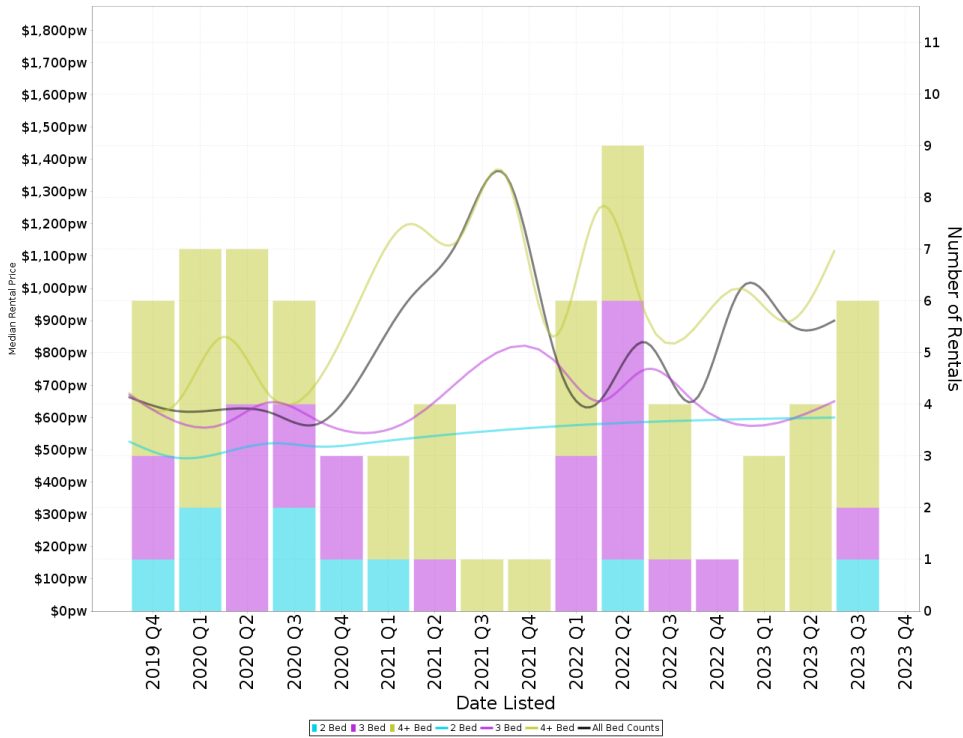
LAWSON - Peak Selling Periods (3 years)



LAWSON - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-12.4%

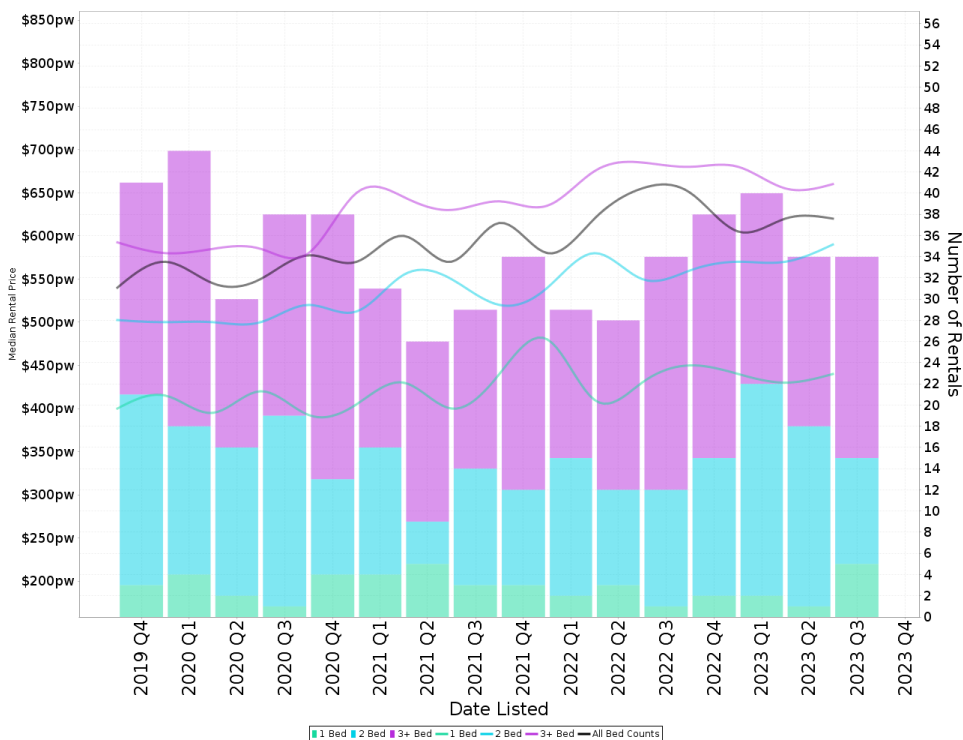
Current Median Price: \$1,400,000
Previous Median Price: \$1,598,000
Based on 10 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,400,000
Current Median Rent: \$900
Based on 14 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+8.3%

Current Median Price: \$742,000
Previous Median Price: \$685,000
Based on 109 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.4%

Current Median Price: \$742,000
Current Median Rent: \$630
Based on 146 registered Unit rentals compared over the last 12 months.

LAWSON - Recently Sold Properties

Median Sale Price

\$1.4m

Based on 3 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

-12.4%

Current Median Price: \$1,400,000
Previous Median Price: \$1,598,000

Based on 10 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

3

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



LAWSON - Properties For Rent

Median Rental Price

\$900 /w

Based on 14 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

+3.3%

Current Median Price: \$1,400,000
Current Median Rent: \$900

Based on 3 recorded House sales and 14 House rentals compared over the last 12 months

Number of Rentals


14

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

46 SOLONG STREET

\$2,500 pw




1,051 m² 6 6 6

Sep 2023 11 Days

4 SWAGMAN STREET

\$1,280 weekly




450 m² 5 3 2

Sep 2023 29 Days

4 Swagman St

\$1,280 per

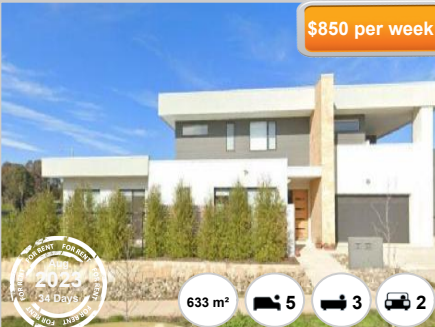


450 m² 5 3 2

Sep 2023 29 Days

8 Sliprail Street

\$850 per week

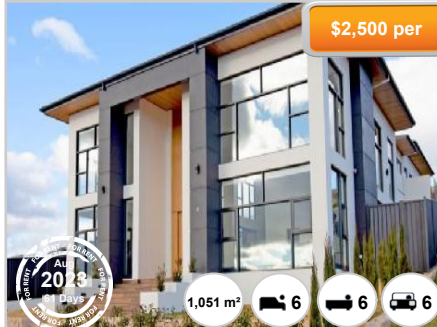


633 m² 5 3 2

Jul 2023 34 Days

46 SOLONG STREET

\$2,500 per




1,051 m² 6 6 6

Jul 2023 34 Days

8 SLIPRAIL STREET

\$850 per week



633 m² 5 3 2

Jul 2023 67 Days

21.1m 26.4m 6.4m 16.3m 30.2m