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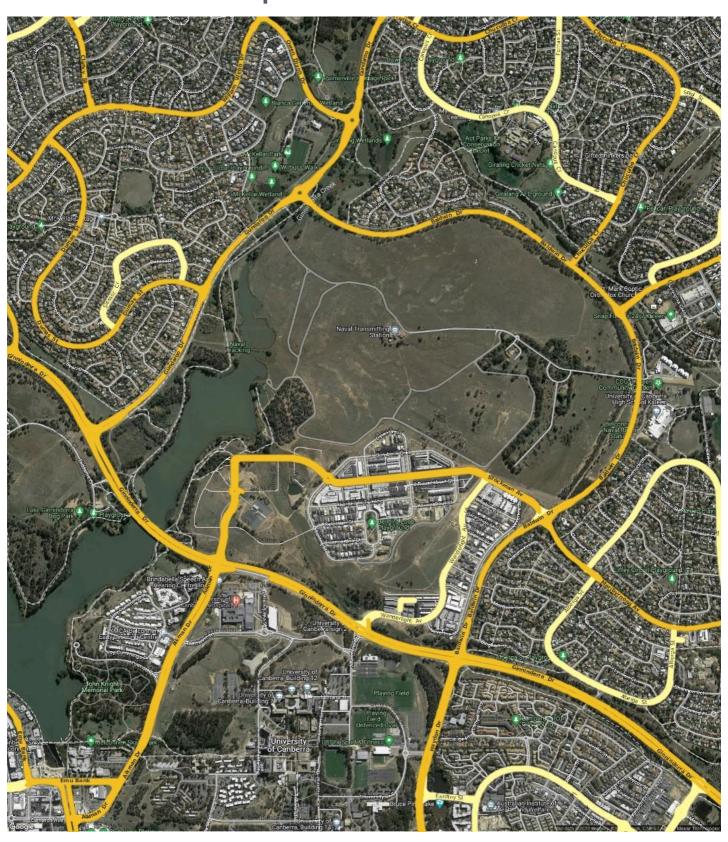
LAWSON (HOUSE)

Prepared by Independent Property Group



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LAWSON - Suburb Map



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(NE) The High Research Researc



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LAWSON - Sales Statistics (Houses)

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

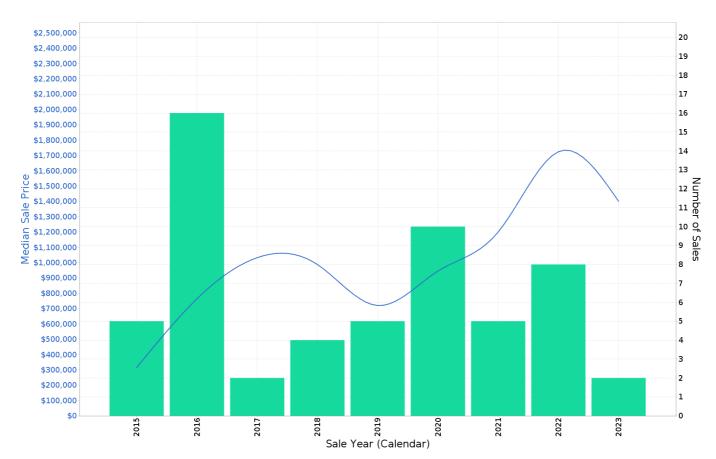
Based on a rolling 12 month period and may differ from calendar year statistics

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

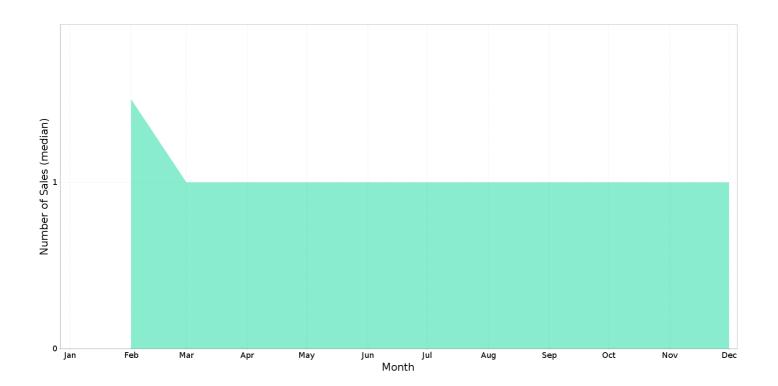


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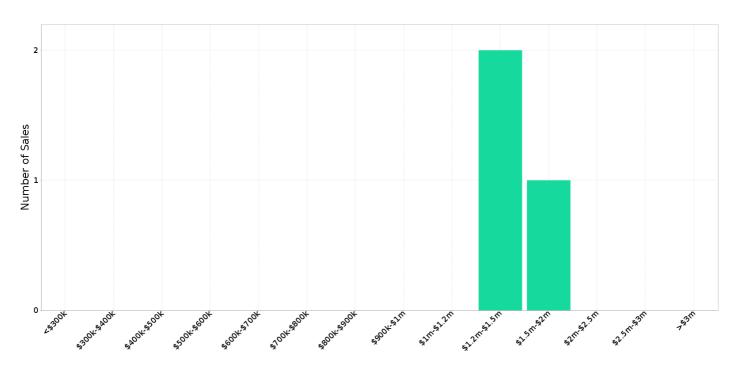
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LAWSON - Peak Selling Periods (3 years)



LAWSON - Price Range Segments (12 months)

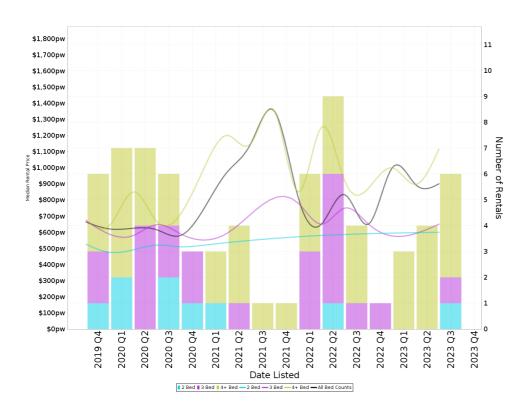


Price Range Segments

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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-12.4%

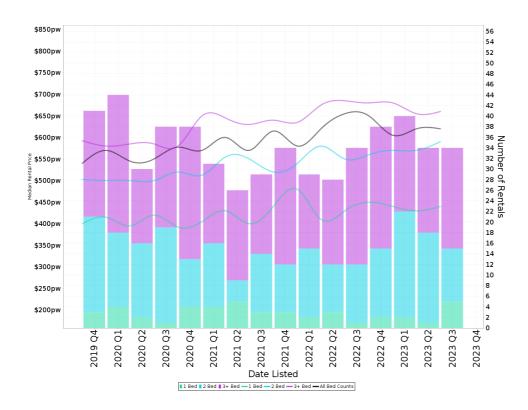
Current Median Price: \$1,400,000 Previous Median Price: \$1,598,000 Based on 10 registered House sales compared over the last two rolling 12 month periods.

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.

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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







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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

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











