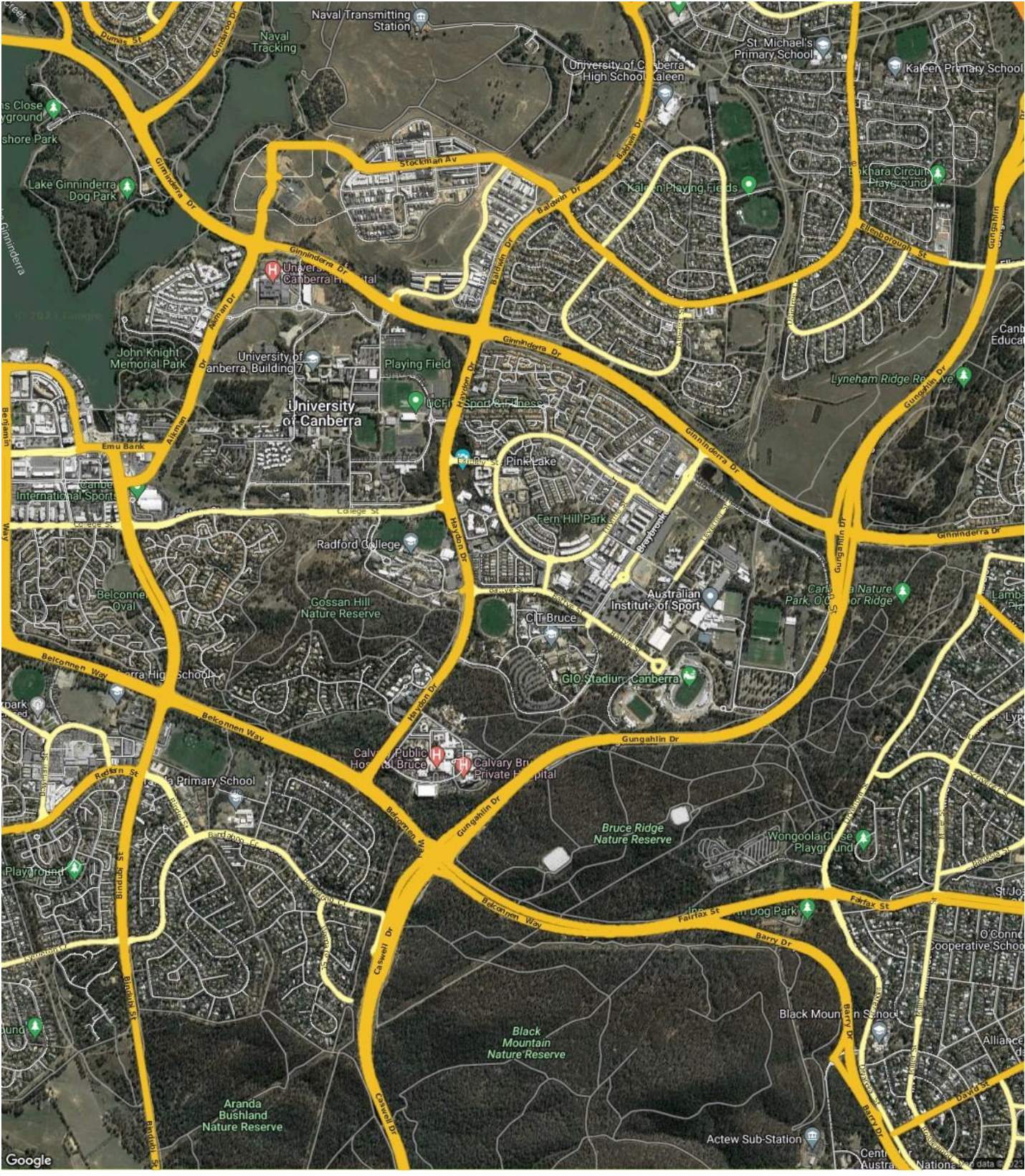


SUBURB FLYOVER REPORT

BRUCE (HOUSE)

Prepared by [Independent Property Group](#)

BRUCE - Suburb Map



BRUCE - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	30	\$ 555,500	0.0 %	\$ 166,000	\$ 1,300,000
2006	49	\$ 510,000	-8.2 %	\$ 394,500	\$ 1,200,000
2007	51	\$ 535,000	4.9 %	\$ 250,000	\$ 935,000
2008	31	\$ 600,000	12.1 %	\$ 4,400	\$ 1,040,000
2009	39	\$ 625,000	4.2 %	\$ 370,000	\$ 1,261,000
2010	21	\$ 630,000	0.8 %	\$ 537,500	\$ 1,070,000
2011	25	\$ 665,000	5.6 %	\$ 535,000	\$ 1,430,000
2012	29	\$ 650,000	-2.3 %	\$ 305,000	\$ 1,200,000
2013	26	\$ 715,000	10.0 %	\$ 575,000	\$ 1,256,000
2014	10	\$ 682,500	-4.5 %	\$ 600,000	\$ 1,145,000
2015	20	\$ 875,000	28.2 %	\$ 510,000	\$ 1,375,000
2016	23	\$ 846,500	-3.3 %	\$ 560,000	\$ 1,605,000
2017	26	\$ 810,000	-4.3 %	\$ 365,000	\$ 1,556,000
2018	25	\$ 850,000	4.9 %	\$ 675,000	\$ 1,650,000
2019	13	\$ 830,000	-2.4 %	\$ 718,000	\$ 1,835,000
2020	17	\$ 930,000	12.0 %	\$ 410,000	\$ 1,495,000
2021	20	\$ 1,030,000	10.8 %	\$ 670,000	\$ 2,475,000
2022	21	\$ 1,400,000	35.9 %	\$ 820,000	\$ 2,900,000
2023	8	\$ 1,231,000	-12.1 %	\$ 930,000	\$ 2,000,000

Median Sale Price

\$1.3m

Based on 14 recorded House sales within the last 12 months (Oct '22 - Sep '23)

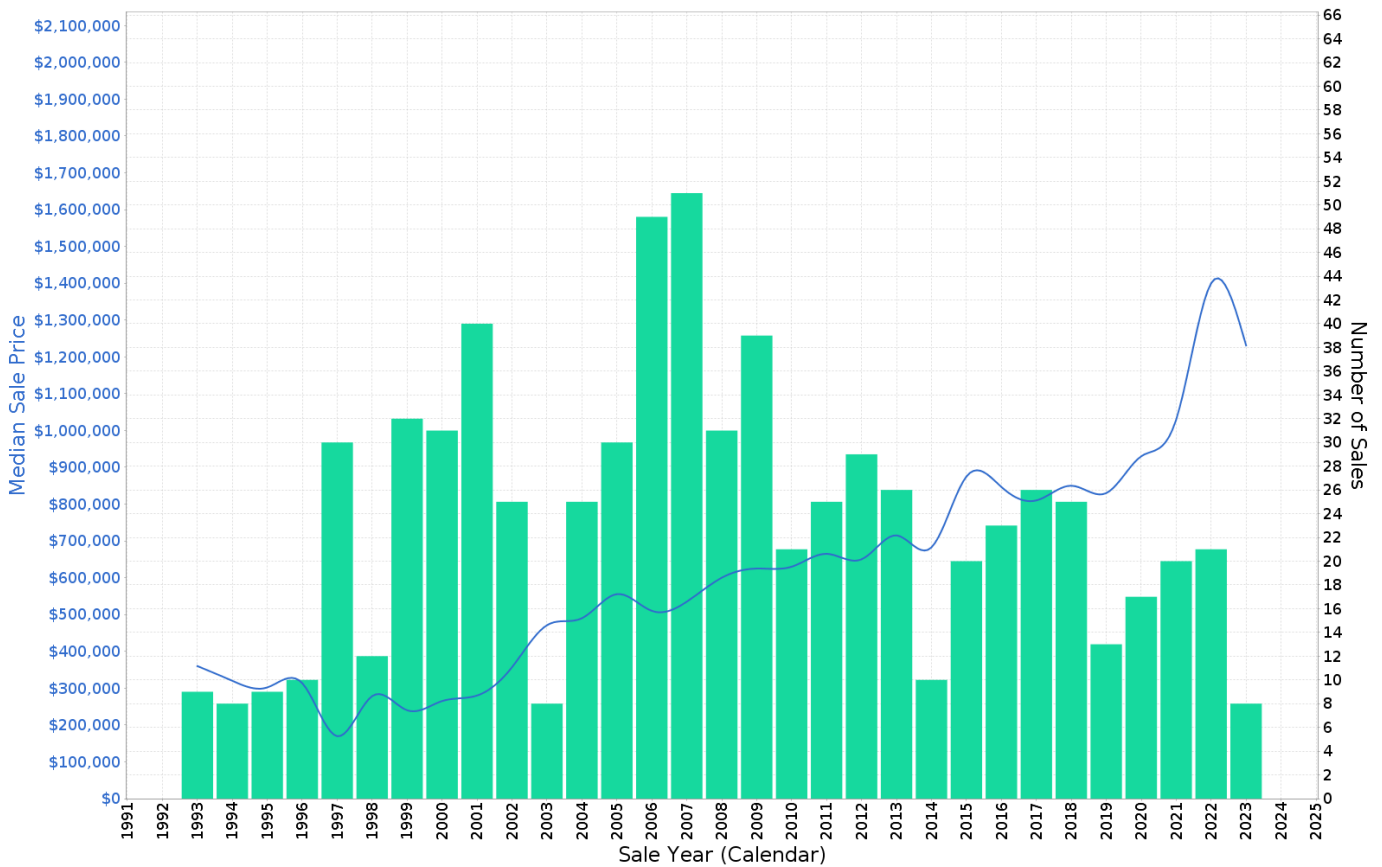
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

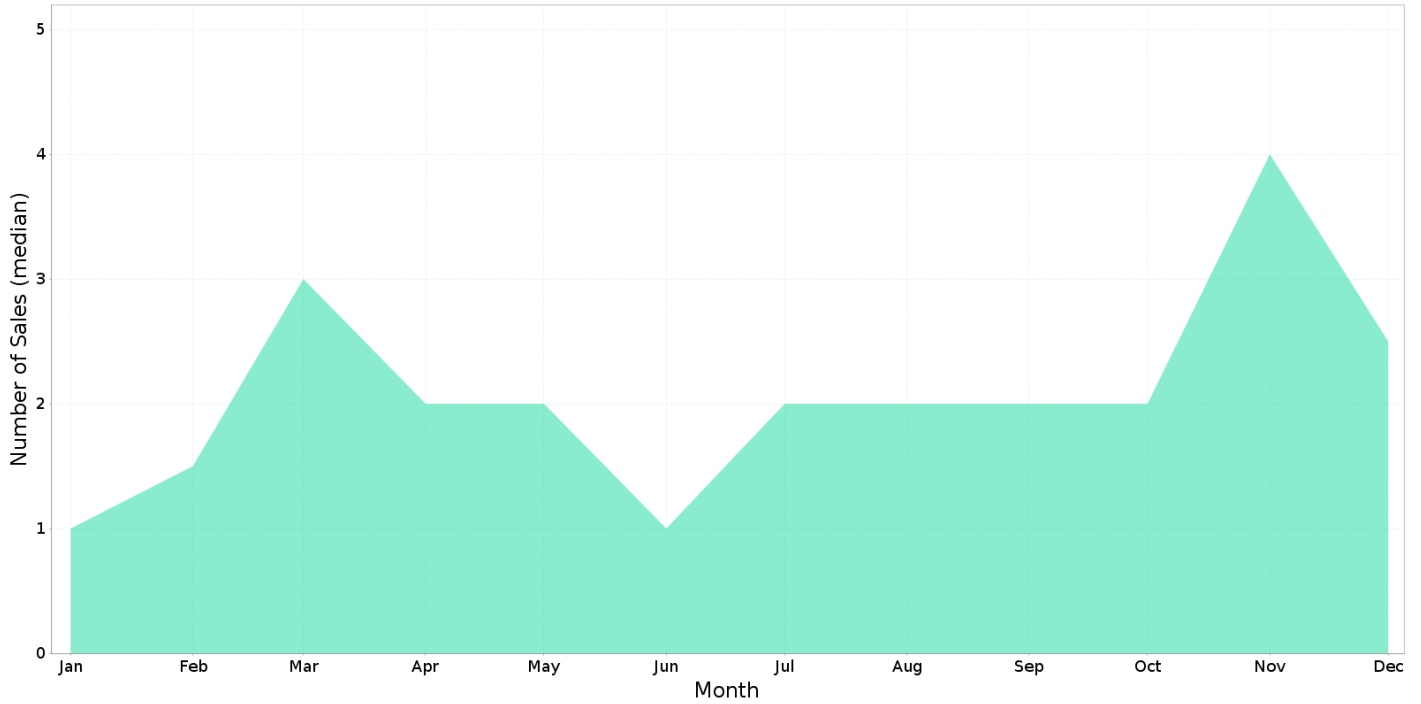
-3.0%

Current Median Price: \$1,302,500
Previous Median Price: \$1,342,500

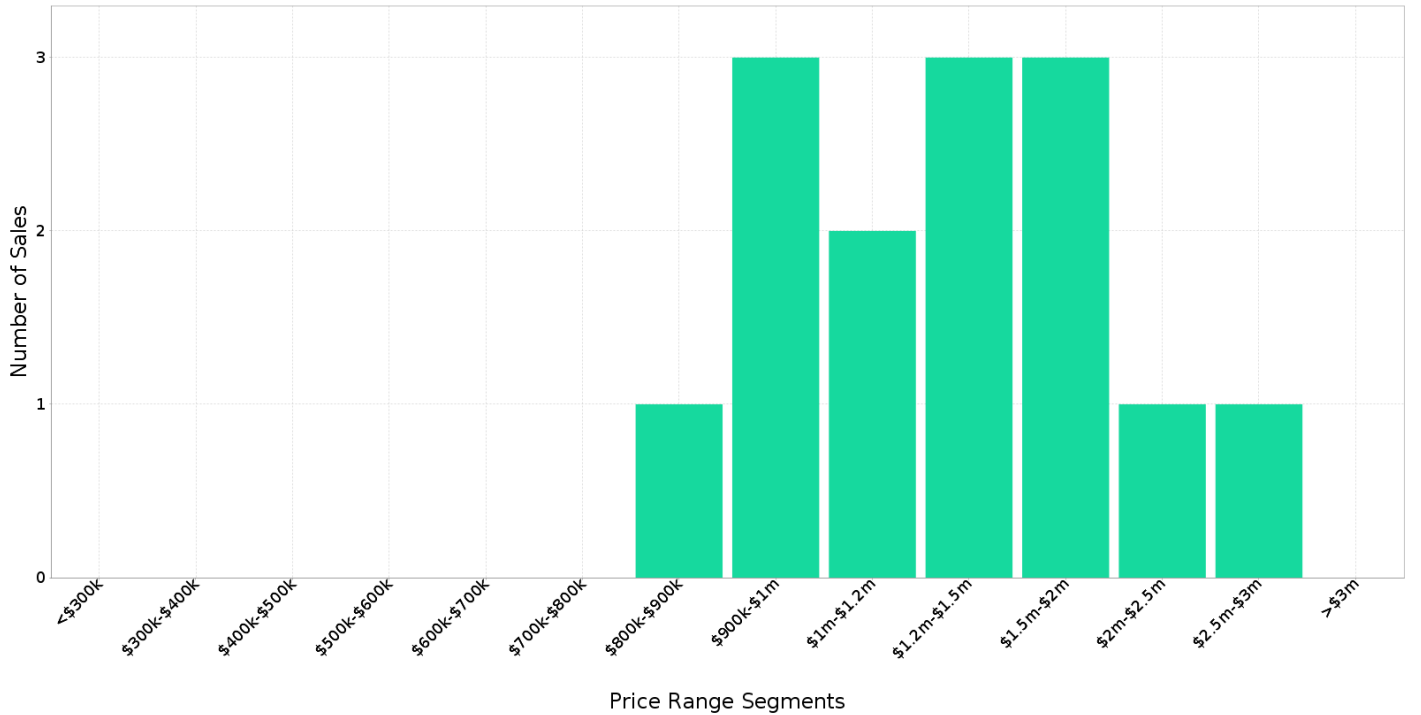
Based on 38 recorded House sales compared over the last two rolling 12 month periods



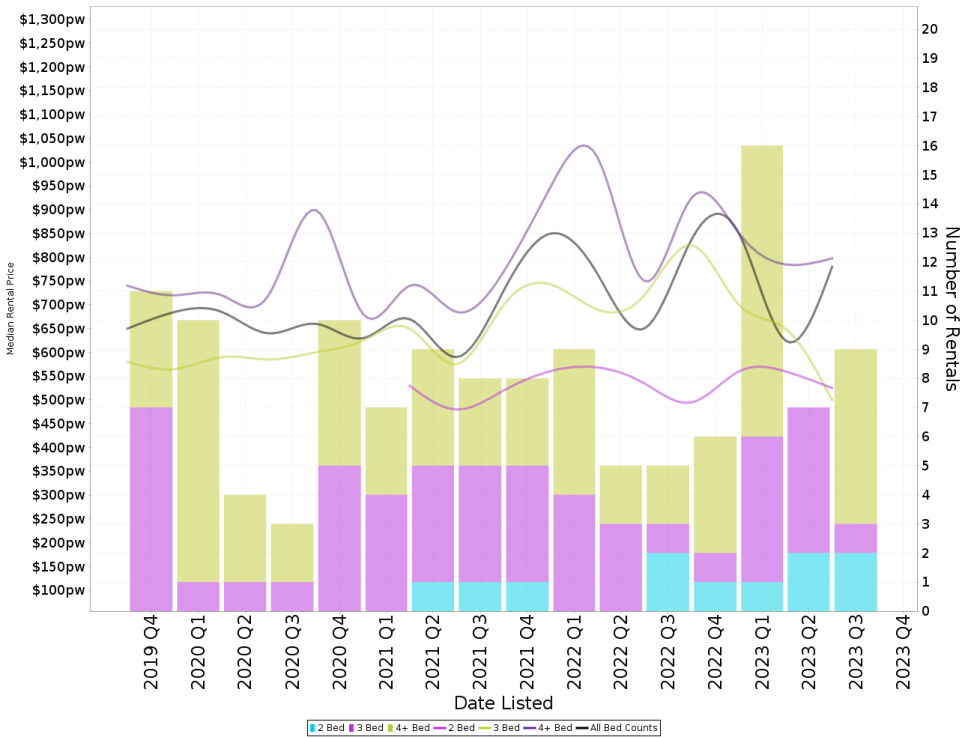
BRUCE - Peak Selling Periods (3 years)



BRUCE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-3.0%

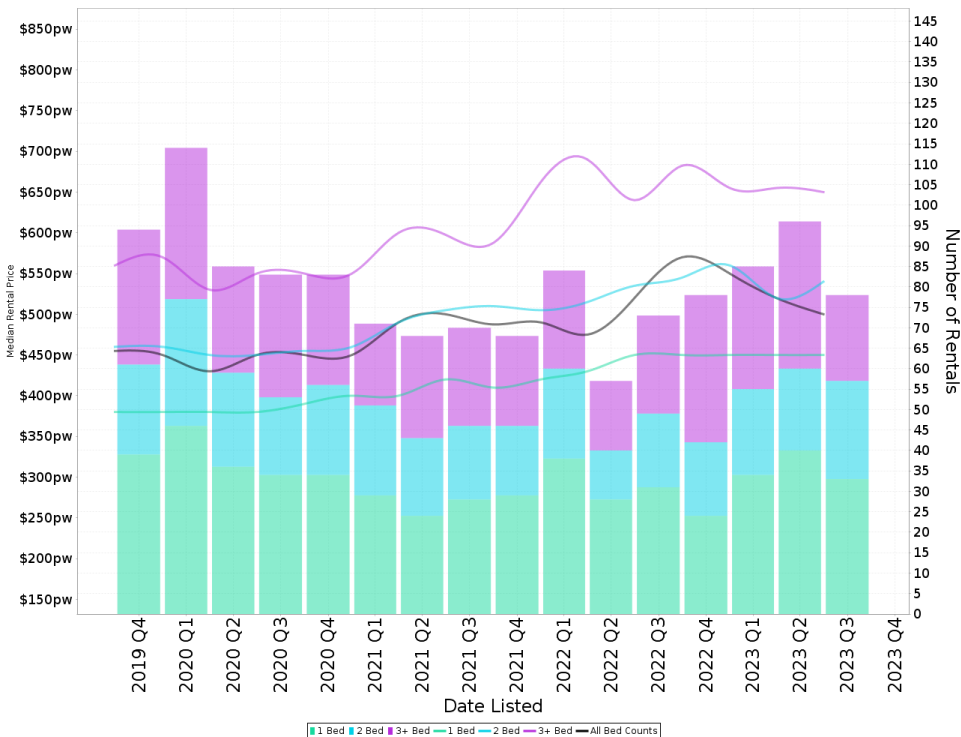
Current Median Price: \$1,302,500
Previous Median Price: \$1,342,500
Based on 38 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.1%

Current Median Price: \$1,302,500
Current Median Rent: \$765
Based on 38 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.8%

Current Median Price: \$482,050
Previous Median Price: \$460,000
Based on 345 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+5.7%

Current Median Price: \$482,050
Current Median Rent: \$530
Based on 337 registered Unit rentals compared over the last 12 months.

BRUCE - Recently Sold Properties

Median Sale Price

\$1.3m

Based on 14 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

-3.0%

Current Median Price: \$1,302,500
Previous Median Price: \$1,342,500

Based on 38 recorded House sales compared over the last two rolling 12 month periods

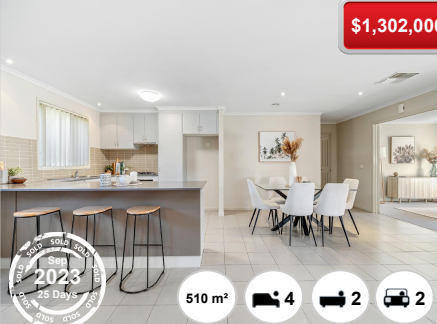
Sold Properties

14

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

5 HOHNEN ST




\$1,302,000

Sold 2023
28 Days

510 m² 4 2 2

132/8 BAUDINETTE CCT




\$400,000

Sold 2023
16 Days

1 1 1

36 NORMAN FISHER CCT




\$1,025,000

Sold 2023
28 Days

418 m² 4 2 2

21 LAMPARD CCT

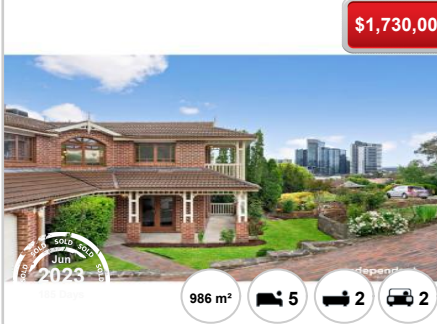


\$965,000

Sold 2023
23 Days

365 m² 3 2 2

12 COBBETT PL



\$1,730,000

Sold 2023
Jun

986 m² 5 2 2

48/121 THYNNE ST



\$1,028,888

Sold 2023
Apr
82 Days

4.92 ha 4 2 2

13 JAEGER CCT



\$1,420,000

Sold 2023
Apr
27 Days

820 m² 3 2 2

5 DINES PL



\$930,000

Sold 2023
Apr
15 Days

485 m² 4 2 2

11 MADDISON CL



\$1,780,000

Sold 2023
Apr
22 Days

896 m² 4 3 3

BRUCE - Properties For Rent

Median Rental Price

\$765 /w

Based on 38 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

+3.1%

Current Median Price: \$1,302,500
Current Median Rent: \$765

Based on 14 recorded House sales and 38 House rentals compared over the last 12 months

Number of Rentals

38

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

48 NORMAN FISHER CIRCUIT

\$795 per week




430 m² 4 Beds 2 Baths 2 Car Spaces

2023 Sep 6 Days

12 PORTUS PLACE

\$900 per week



1,343 m² 5 Beds 2 Baths 2 Car Spaces

2023 Sep 21 Days

96 JAEGER CIRCUIT

\$1,950 per week

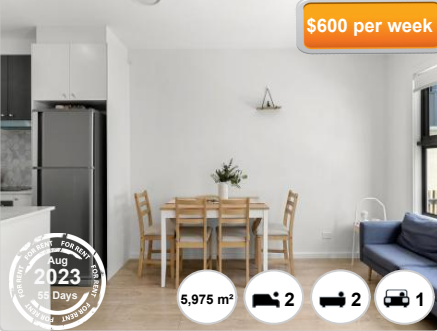


875 m² 4 Beds 2 Baths 2 Car Spaces

2023 Aug 40 Days

9 Thynne Street

\$600 per week



5,975 m² 2 Beds 2 Baths 1 Car Space

2023 Aug 5 Days