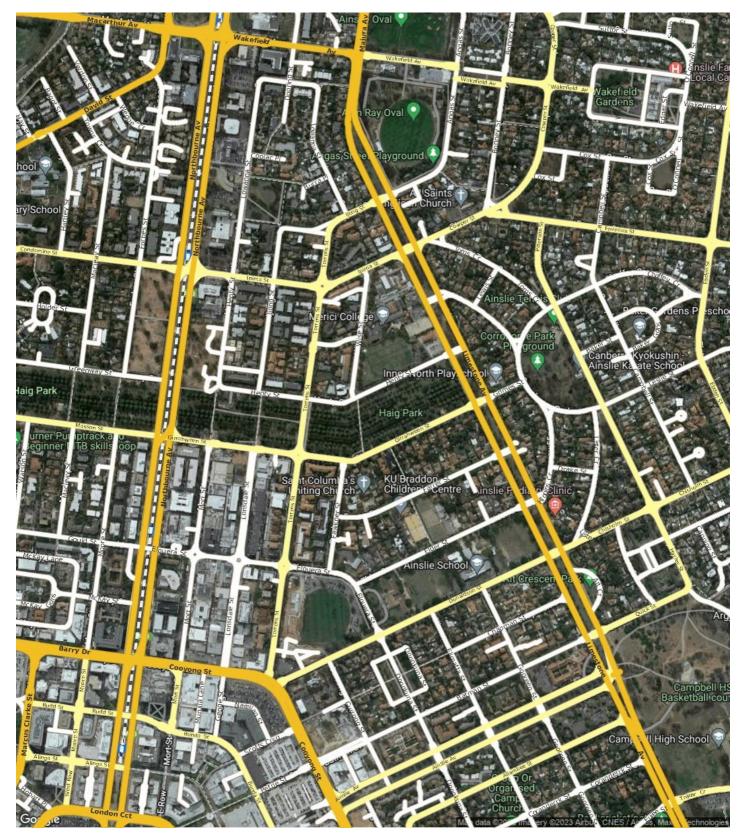
SUBURB FLYOVER REPORT

BRADDON (HOUSE)
Prepared by Independent Property Group

11 -

BRADDON - Suburb Map



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BRADDON - Sales Statistics (Houses)

Year **#** Sales Median Growth Low High 2005 \$712,500 0.0 % \$ 240.000 \$ 1,850,000 13 2006 14 \$ 670,000 -6.0 % \$ 380,000 \$ 8,000,000 2007 15 \$ 575,000 -14.2 % \$ 396,000 \$ 990,000 2008 8 \$ 670,000 16.5 % \$ 402.500 \$ 960.000 2009 10 \$638,750 -4.7 % \$ 255,000 \$ 4,100,000 2010 5 \$ 930,000 45.6 % \$750,000 \$ 1,290,000 2011 11 \$748,000 -19.6 % \$ 508,000 \$ 1,414,900 2012 7 \$ 940,000 25.7 % \$ 200,000 \$ 1,353,620 2013 6 \$842,500 -10.4 % \$ 571,000 \$ 1,000,000 2014 5 \$787,000 -6.6 % \$ 500,000 \$ 5,100,000 2015 8 \$913,750 16.1 % \$612,600 \$ 1,250,000 2016 11 \$ 1,333,333 45.9 % \$860,000 \$ 1,560,000 2017 9 \$1,260,000 -5.5 % \$700,000 \$ 57,330,000 2018 10 \$ 1,352,262 7.3 % \$ 820,000 \$ 1,590,000 2019 13 \$ 1,170,500 -13.4 % \$653,000 \$10,600,000 2020 4 \$1,160,000 -0.9 % \$785,000 \$ 1,550,000 9 2021 \$1,250,000 7.8 % \$880,000 \$ 2,270,000 2022 12 \$ 1,285,000 2.8 % \$ 555,000 \$ 2,751,000 3 2023 \$1,370,000 6.6 % \$1,085,000 \$ 2,250,000

Median Sale Price \$1.23m

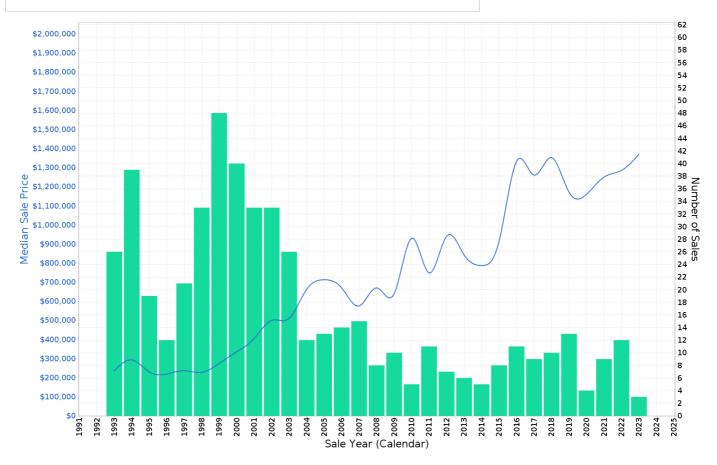
Based on 4 recorded House sales within the last 12 months (Oct '22 - Sep '23)

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

Suburb Growth

Current Median Price: \$1,227,500 Previous Median Price: \$1,395,000

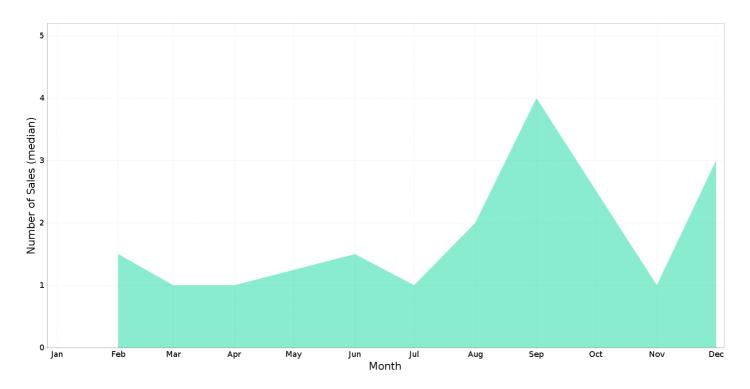
Based on 19 recorded House sales compared over the last two rolling 12 month periods



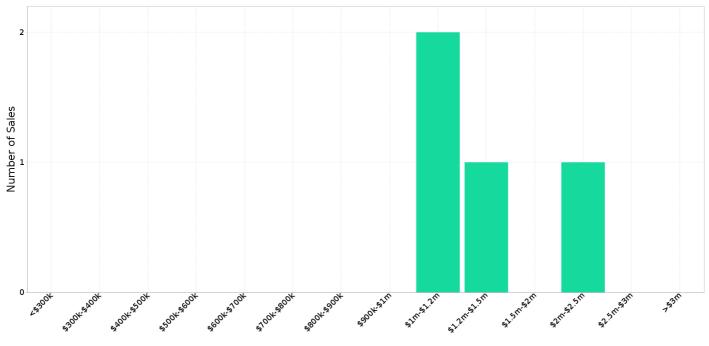
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(nci final area for the Australian Capital Territory. In ACT Planning and Land Authority October/2023. The Territory Data is the property of the Australian Capital Territory. No part of it may in any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

BRADDON - Peak Selling Periods (3 years)



BRADDON - Price Range Segments (12 months)

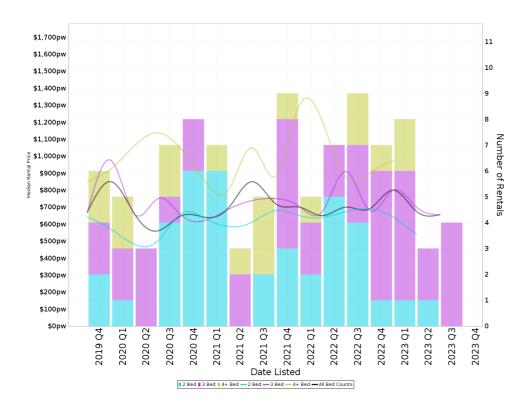


Price Range Segments

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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-12.0%

Current Median Price: \$1,227,500 Previous Median Price: \$1,395,000 Based on 19 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.9%

Current Median Price: \$1,227,500 Current Median Rent: \$695 Based on 22 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-10.5%

Current Median Price: \$546,000 Previous Median Price: \$610,000 Based on 635 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield



Current Median Price: \$546,000 Current Median Rent: \$580 Based on 821 registered Unit rentals compared over the last 12 months.

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And matching are provided as an information source only. If All Planning and Land Authonity October 2023. The territory Data is the property of the Australian Capital Territory. No part of it may any form or by any means (electronic, mechanical, microcopying, photocopying, recording or otherwise) be reproduced, stored in a retrieval system or transmitted without prior written permission. Enquiries should be directed to: Director, Customer Services ACT Planning and Land Authority GPO Box 1908 Canberra ACT 2601.

BRADDON - Recently Sold Properties

Median Sale Price **\$1.23m**

Based on 4 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

-12.0%

Current Median Price: \$1,227,500 Previous Median Price: \$1,395,000

Based on 19 recorded House sales compared over the last two rolling 12 month periods

4

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



83 LOWANNA ST 1,085,000





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BRADDON - Properties For Rent

Median Rental Price \$695 /w

Based on 22 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

+2.9%

Current Median Price: \$1,227,500 Current Median Rent: \$695

Based on 4 recorded House sales and 22 House rentals compared over the last 12 months

-

123 LIMESTONE AVENUE

Number of Rentals

22

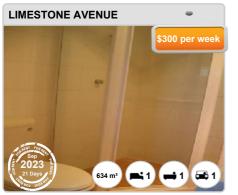
Based on recorded House rentals within the last 12 months (Oct '22 - Sep '23)

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

90 per weel

8/43 IJONG STREET







634 m







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