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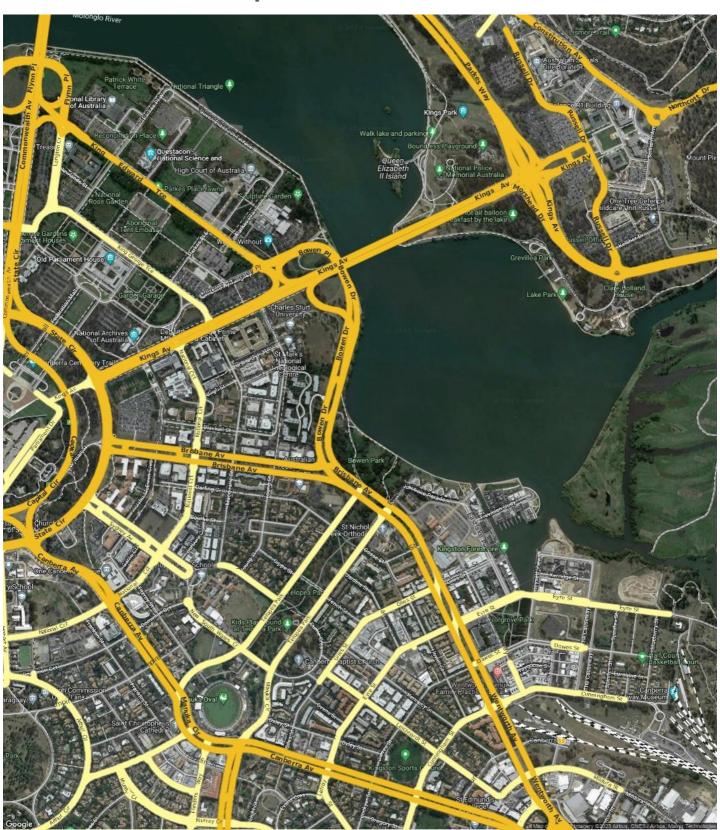


BARTON (HOUSE)

Prepared by Independent Property Group



BARTON - Suburb Map



(NE) The High Research Researc



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BARTON - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|---------|--------------|---------------|
| 2005 | 1 | \$ 912,500 | 0.0 % | \$ 912,500 | \$ 912,500 |
| 2006 | 7 | \$ 1,217,000 | 33.4 % | \$ 822,500 | \$ 16,250,000 |
| 2007 | 4 | \$ 1,265,000 | 3.9 % | \$ 800,000 | \$ 14,750,000 |
| 2008 | 1 | \$ 960,000 | -24.1 % | \$ 960,000 | \$ 960,000 |
| 2009 | 4 | \$ 1,667,500 | 73.7 % | \$ 1,200,000 | \$ 1,735,000 |
| 2010 | 2 | \$ 1,212,500 | -27.3 % | \$ 1,150,000 | \$ 1,275,000 |
| 2011 | 4 | \$ 1,187,500 | -2.1 % | \$ 31,750 | \$ 1,675,000 |
| 2012 | 1 | \$ 1,300,000 | 9.5 % | \$ 1,300,000 | \$ 1,300,000 |
| 2013 | 0 | | | | |
| 2014 | 4 | \$ 1,812,500 | 0.0 % | \$ 1,390,000 | \$ 1,915,000 |
| 2015 | 3 | \$ 1,650,000 | -9.0 % | \$ 1,430,000 | \$ 1,800,000 |
| 2016 | 3 | \$ 1,425,000 | -13.6 % | \$ 1,305,000 | \$ 1,450,000 |
| 2017 | 1 | \$ 2,150,000 | 50.9 % | \$ 2,150,000 | \$ 2,150,000 |
| 2018 | 2 | \$ 1,742,500 | -19.0 % | \$ 1,485,000 | \$ 2,000,000 |
| 2019 | 5 | \$ 1,905,000 | 9.3 % | \$ 784,000 | \$ 2,050,000 |
| 2020 | 1 | \$ 1,860,000 | -2.4 % | \$ 1,860,000 | \$ 1,860,000 |
| 2021 | 5 | \$ 2,730,000 | 46.8 % | \$ 1,820,000 | \$ 60,500,000 |
| 2022 | 2 | \$ 2,700,000 | -1.1 % | \$ 2,525,000 | \$ 2,875,000 |
| 2023 | 1 | \$ 2,685,000 | -0.6 % | \$ 2,685,000 | \$ 2,685,000 |

Median Sale Price \$2.69m

Based on 1 recorded House sales within the last 12 months (Oct '22 - Sep '23)

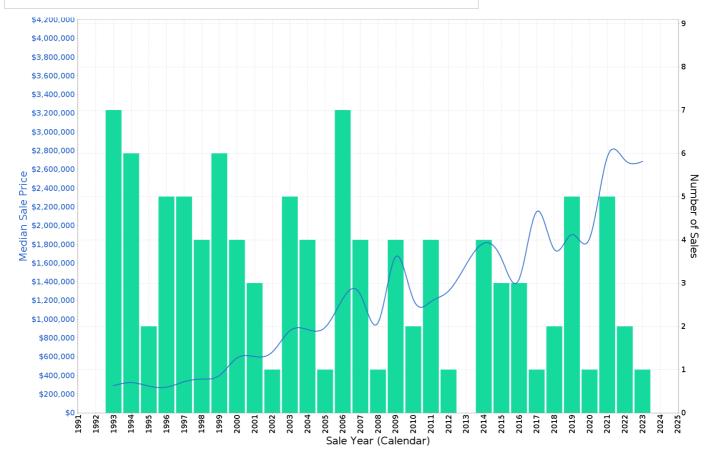
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-0.6%

Current Median Price: \$2,685,000 Previous Median Price: \$2,700.000

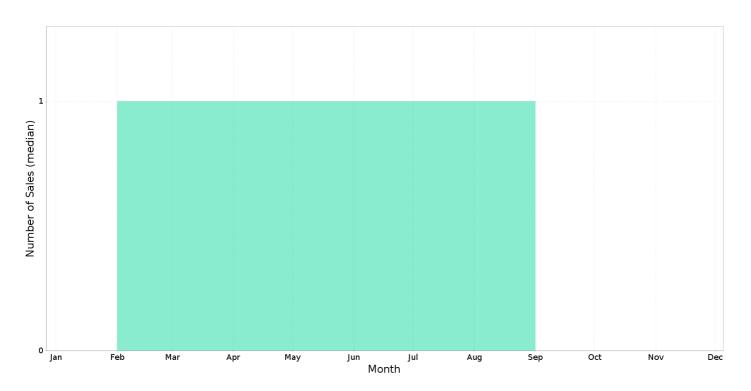
Based on 3 recorded House sales compared over the last two rolling 12 month periods



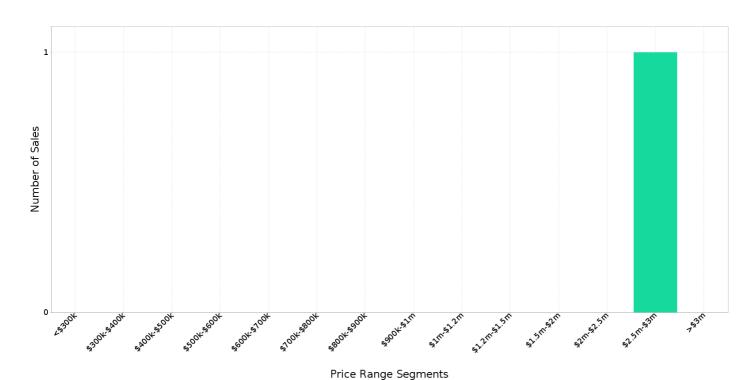


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BARTON - Peak Selling Periods (3 years)



BARTON - Price Range Segments (12 months)

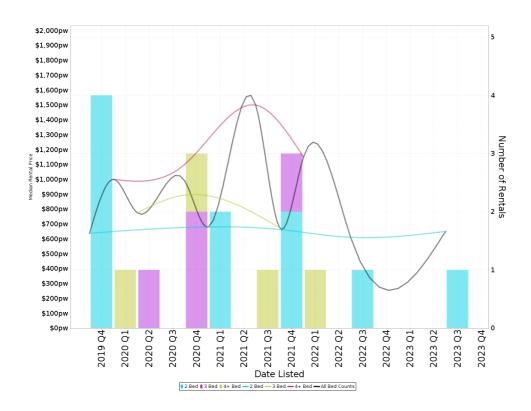


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Median Weekly Rents (Houses)



Suburb Sale Price Growth

-0.6%

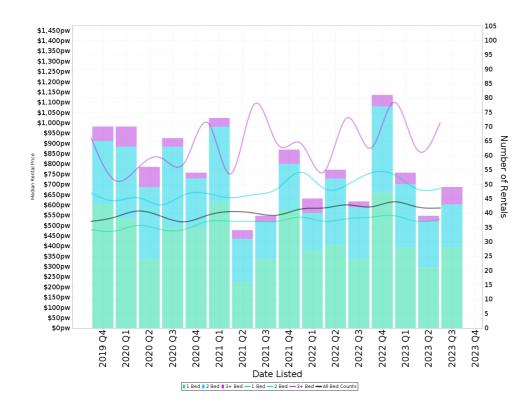
Current Median Price: \$2,685,000
Previous Median Price: \$2,700,000
Based on 3 registered House sales compared over
the last two rolling 12 month periods.

Suburb Rental Yield

+1.3%

Current Median Price: \$2,685,000 Current Median Rent: \$650 Based on 1 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+28.3%

Current Median Price: \$787,500
Previous Median Price: \$614,030
Based on 127 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.9%

Current Median Price: \$787,500 Current Median Rent: \$590 Based on 223 registered Unit rentals compared over the last 12 months.

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