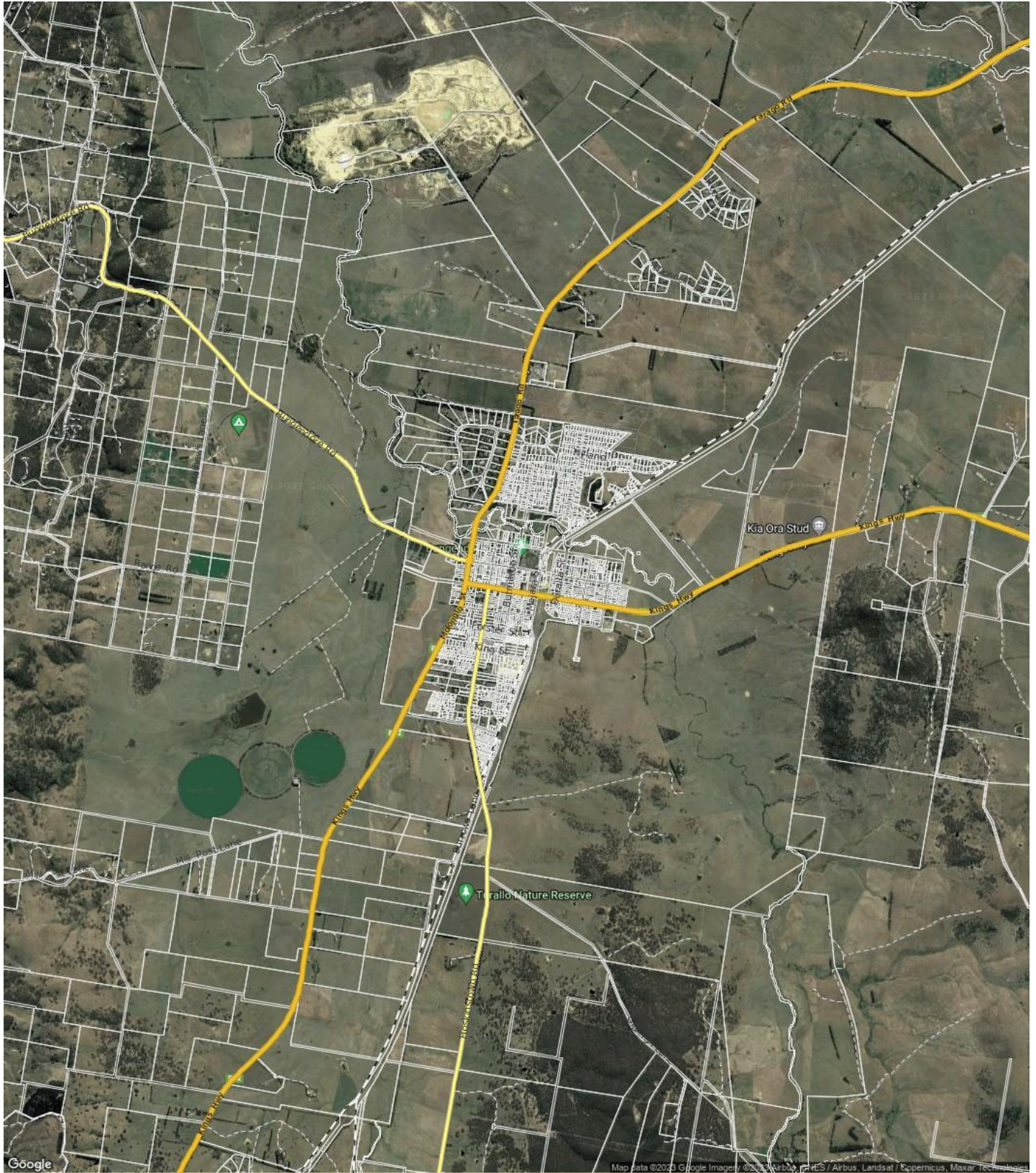


SUBURB FLYOVER REPORT

BUNGENDORE (HOUSE)

Prepared by [Independent Property Group](#)

BUNGENDORE - Suburb Map



BUNGENDORE - Sales Statistics (Houses)

| Year | # Sales | Median | Growth | Low | High |
|------|---------|--------------|--------|------------|--------------|
| 2005 | 46 | \$ 350,000 | 0.0 % | \$ 76,000 | \$ 690,000 |
| 2006 | 70 | \$ 414,500 | 18.4 % | \$ 130,000 | \$ 1,150,000 |
| 2007 | 91 | \$ 460,000 | 11.0 % | \$ 205,000 | \$ 750,000 |
| 2008 | 63 | \$ 499,000 | 8.5 % | \$ 133,333 | \$ 1,100,000 |
| 2009 | 88 | \$ 517,500 | 3.7 % | \$ 66,667 | \$ 870,000 |
| 2010 | 69 | \$ 540,000 | 4.3 % | \$ 207,500 | \$ 1,300,000 |
| 2011 | 56 | \$ 535,000 | -0.9 % | \$ 50,000 | \$ 1,050,000 |
| 2012 | 79 | \$ 545,000 | 1.9 % | \$ 50,000 | \$ 1,775,000 |
| 2013 | 80 | \$ 600,000 | 10.1 % | \$ 175,000 | \$ 1,050,000 |
| 2014 | 81 | \$ 595,000 | -0.8 % | \$ 200,000 | \$ 1,458,000 |
| 2015 | 91 | \$ 580,000 | -2.5 % | \$ 189,000 | \$ 6,725,000 |
| 2016 | 103 | \$ 605,000 | 4.3 % | \$ 30,000 | \$ 1,780,000 |
| 2017 | 118 | \$ 662,500 | 9.5 % | \$ 220,000 | \$ 3,625,000 |
| 2018 | 104 | \$ 692,500 | 4.5 % | \$ 250,000 | \$ 1,790,000 |
| 2019 | 109 | \$ 655,000 | -5.4 % | \$ 290,000 | \$ 1,200,000 |
| 2020 | 145 | \$ 740,000 | 13.0 % | \$ 107,000 | \$ 1,700,000 |
| 2021 | 118 | \$ 846,000 | 14.3 % | \$ 119,605 | \$ 1,710,000 |
| 2022 | 115 | \$ 1,099,000 | 29.9 % | \$ 168,056 | \$ 3,105,000 |
| 2023 | 68 | \$ 1,062,500 | -3.3 % | \$ 172,500 | \$ 1,650,000 |

Median Sale Price

\$1.09m

Based on 100 recorded House sales within the last 12 months (Oct '22 - Sep '23)

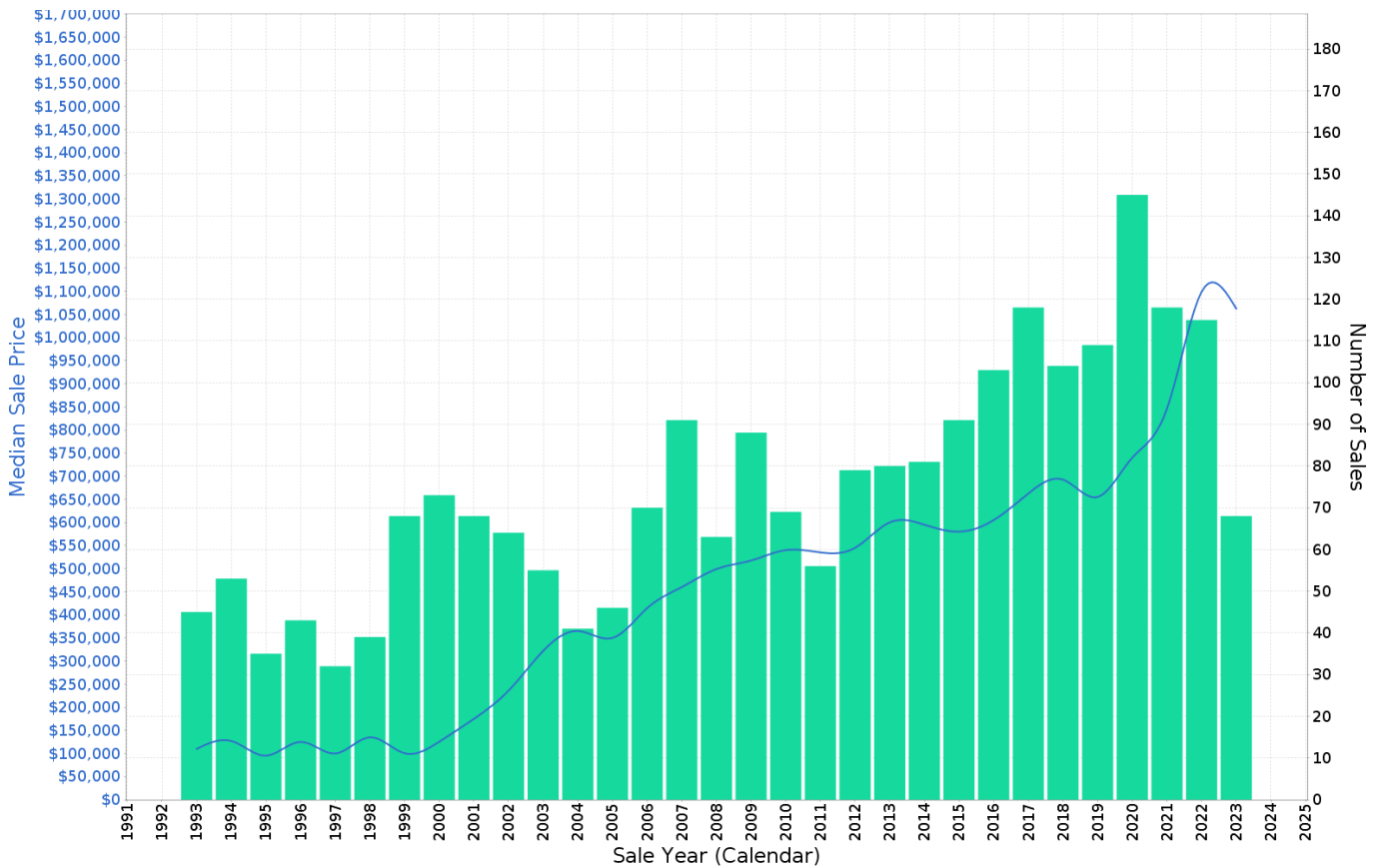
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

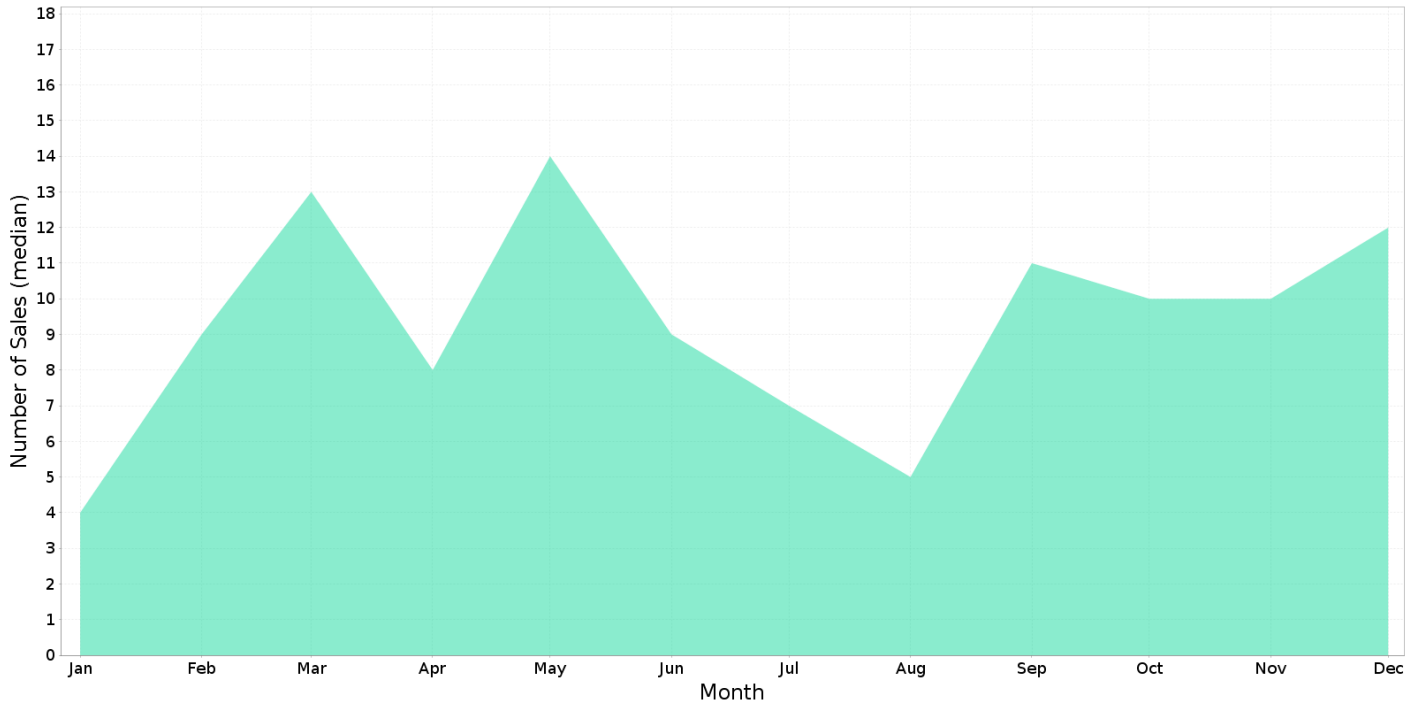
+6.5%

Current Median Price: \$1,086,250
Previous Median Price: \$1,020,000

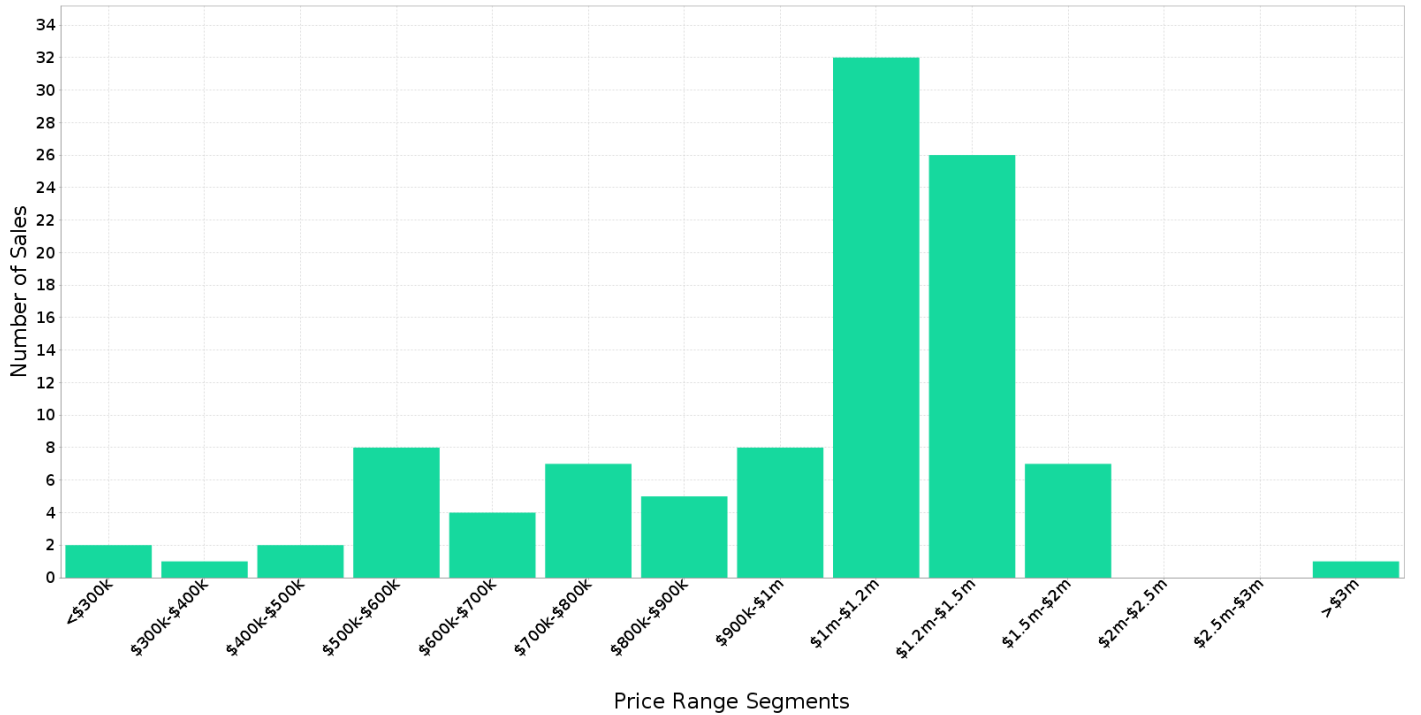
Based on 217 recorded House sales compared over the last two rolling 12 month periods



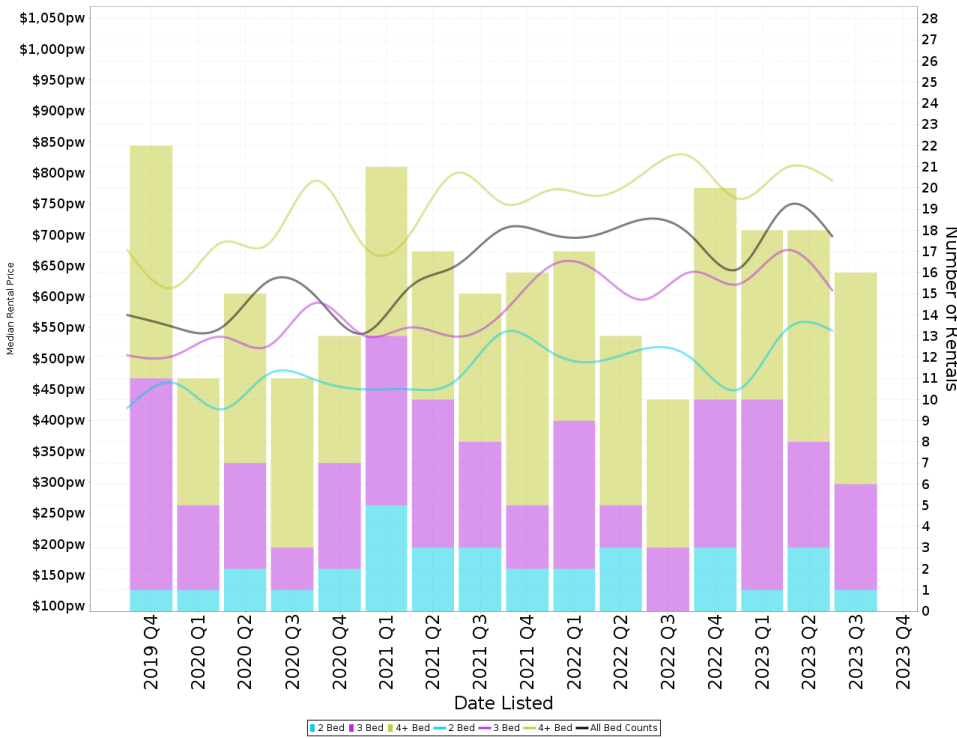
BUNGENDORE - Peak Selling Periods (3 years)



BUNGENDORE - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+6.5%

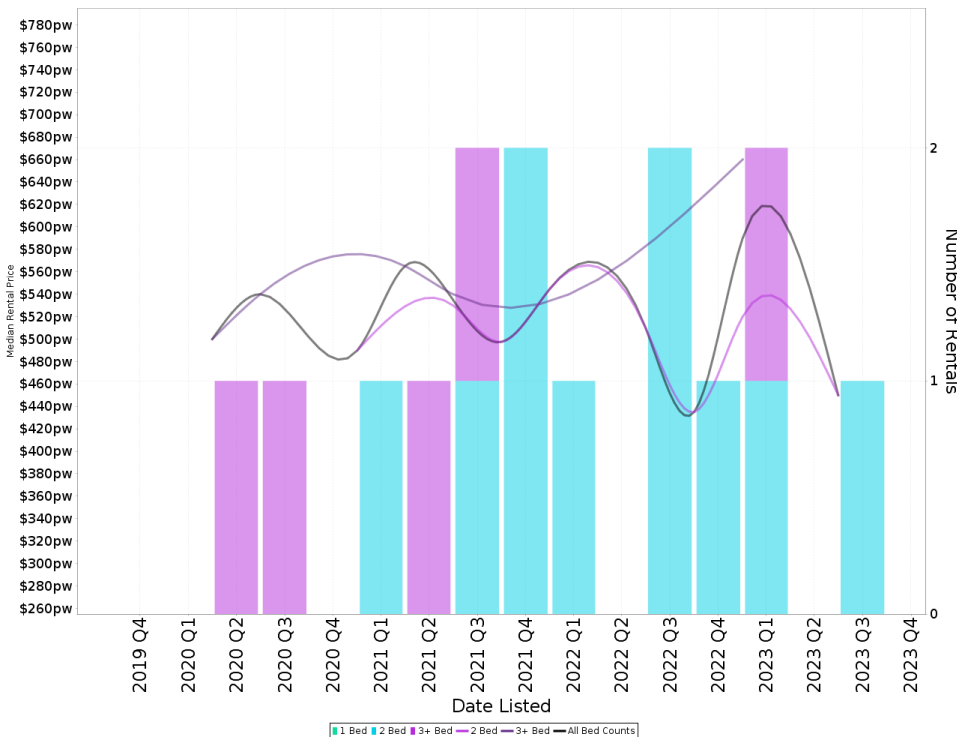
Current Median Price: \$1,086,250
 Previous Median Price: \$1,020,000
 Based on 217 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.3%

Current Median Price: \$1,086,250
 Current Median Rent: \$698
 Based on 72 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-50.7%

Current Median Price: \$360,000
 Previous Median Price: \$730,000
 Based on 5 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+7.0%

Current Median Price: \$360,000
 Current Median Rent: \$485
 Based on 4 registered Unit rentals compared over the last 12 months.

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BUNGENDORE - Recently Sold Properties

Median Sale Price

\$1.09m

Based on 100 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

+6.5%

Current Median Price: \$1,086,250
Previous Median Price: \$1,020,000

Based on 217 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

100

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

20 JOHN DWYER CRES

\$1,505,000

Sep 2023
39 Days

8,175 m² 5 2 4

22 MECCA LANE

\$1,085,000

Sep 2023
30 Days

1,680 m² 4 2 2

19 MODBURY ST

\$760,000

Sep 2023
21 Days

804 m² 3 2 4

8 FALCONER PL

\$1,050,000

Sep 2023
22 Days

1,250 m² 4 2 3

22 HOPKINS ST

\$1,050,000

Sep 2023
32 Days

1,007 m² 4 2 2

13 RICKETTS PL

\$1,250,000

Sep 2023
25 Days

1,013 m² 4 2 4

36/65 FORSTER ST

\$535,000

Sep 2023
16 Days

210 m² 2 2 1

2 MURRAY GREY PL

\$1,000,000

Aug 2023
19 Days

700 m² 4 2 2

33 BUTMAROO ST

\$1,050,000

Aug 2023
30 Days

1,018 m² 4 3 2

Prepared on 05/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

(pricefinder.com.au)
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PROPERTY GROUP

5 COBB CRT

\$1,240,000

21.4m
39.9m
851.7 m²
39.9m
23.1m

851 m² 0 0 0

Aug 2023
110 Days

64 BIRCHFIELD DR

\$1,190,000

4 2 2

Aug 2023
110 Days

2 FORSTER ST

\$980,000

1,549 m² 5 2 5

Aug 2023
29 Days

49 TRUCKING YARD LANE

\$1,050,000

897 m² 4 2 5

Aug 2023
35 Days

282 GIDLEIGH LANE

\$949,000

370.3m
262.2m
575.3m
5.46 m

5.47 ha 2 1 3

Aug 2023

9 MASLIN PL

\$1,035,000

777 m² 4 2 2

Aug 2023
134 Days

16 FINCH ST

\$1,070,000

1,005 m² 5 2 2

Jul 2023
78 Days

24 GIBRALTAR ST

\$1,320,000

1,096 m² 2 1 1

Jul 2023

18A KING ST

\$735,000

1,205 m² 4 2 3

Jul 2023
180 Days

12 MURRAY GREY PL

\$1,050,000

1,098 m² 4 2 2

Jul 2023
169 Days

23 BIRCH DR

\$1,055,000

1,107 m² 4 2 8

Jul 2023
169 Days

12 REARDON PL

\$1,350,000

1.15 ha 4 2 4

Jul 2023
30 Days

BUNGENDORE - Properties For Rent

Median Rental Price

\$698 /w

Based on 72 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: \$1,086,250
Current Median Rent: \$698

Based on 100 recorded House sales and 72 House rentals compared over the last 12 months

Number of Rentals

72

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

93 Malbon street




\$610 per week

Sep 2023
10 Days

1,062 m² 3 1 2

13 ELMSLEA DRIVE



\$815

Sep 2023
13 Days

1.07 ha 4 2 2

108 MOLONGLO STREET



\$925 per week

Sep 2023
13 Days

6,020 m² 4 2 4

46 DURALLA STREET



\$595 pw

Sep 2023
21 Days

797 m² 4 2 2

1/51 Rutledge Street

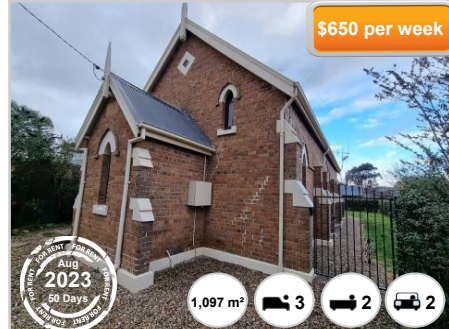


\$650 pw

Sep 2023
30 Days

1,006 ha 4 2 -

48A Butmaroo Street




\$650 per week

Aug 2023
50 Days

1,097 m² 3 2 2

13 ELMSLEA DRIVE



\$815 per week

Aug 2023
51 Days

1.07 ha 4 2 2

8816 KINGS HIGHWAY



\$460 pw

Jul 2023
10 Days

3 1 -

8816- Kings Highway



\$460 pw

Jul 2023
10 Days

3 1 -

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PROPERTY GROUP

65 FORSTER STREET

\$545

7,468 m² 2 2 1

Jul 2023
83 Days

93 MALBON STREET

\$610 per week

1,062 m² 3 1 2

2023

65 Forster Street

\$545 per week

7,468 m² 2 2 1

May 2023
153 Days

35 FORSTER STREET

\$750.00 pw

771 m² 4 1 2

Apr 2023
159 Days

48A BUTMAROO STREET

\$650

1,097 m² 3 2 2

Jan 2023
261 Days