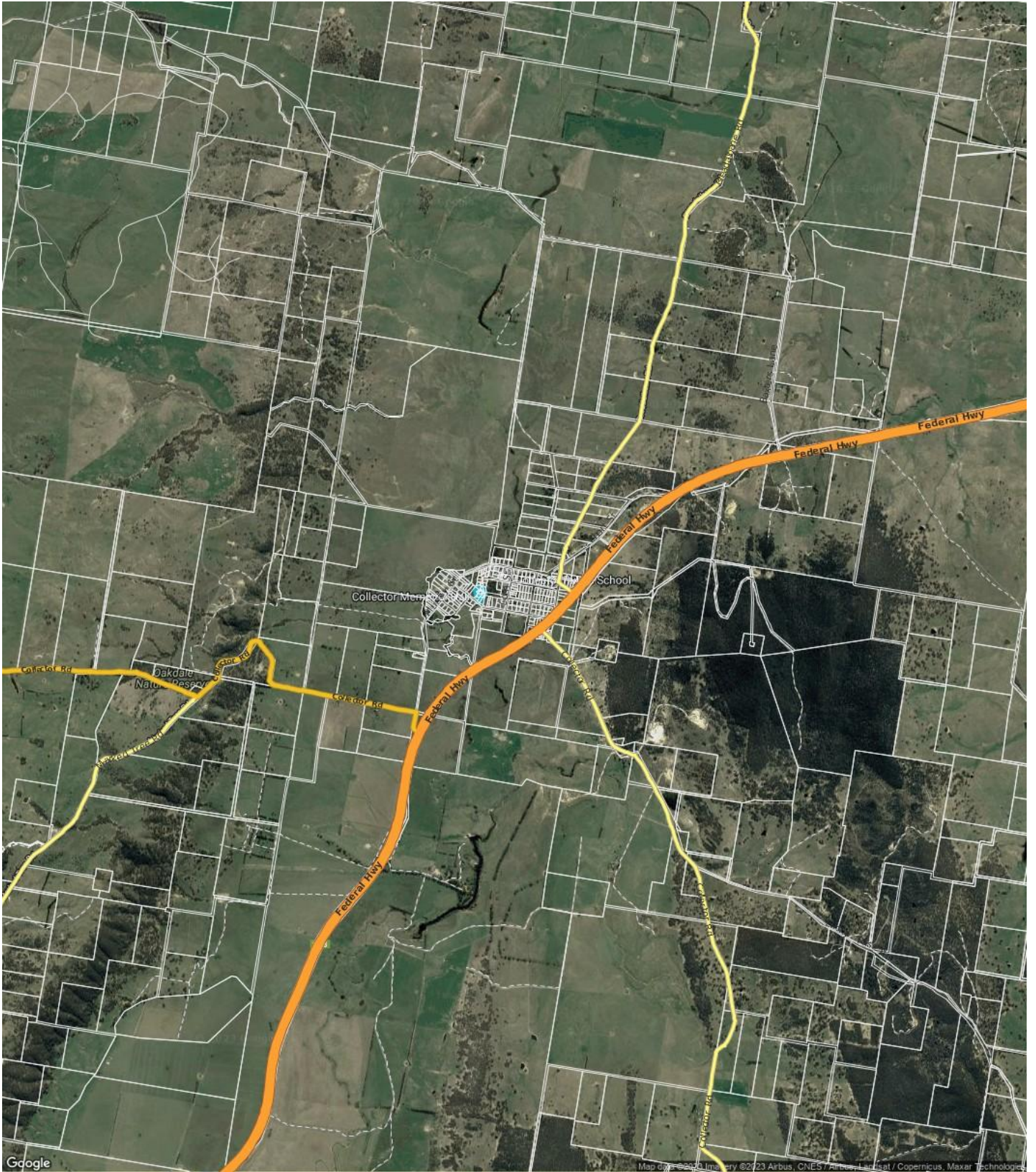


SUBURB FLYOVER REPORT

COLLECTOR (HOUSE)

Prepared by [Independent Property Group](#)

COLLECTOR - Suburb Map



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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COLLECTOR - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	9	\$ 330,000	0.0 %	\$ 65,000	\$ 900,000
2006	0				
2007	5	\$ 365,000	0.0 %	\$ 232,000	\$ 530,000
2008	5	\$ 355,000	-2.7 %	\$ 300,000	\$ 395,000
2009	9	\$ 384,000	8.2 %	\$ 355,000	\$ 585,000
2010	4	\$ 396,000	3.1 %	\$ 155,000	\$ 435,000
2011	13	\$ 400,000	1.0 %	\$ 150,000	\$ 655,000
2012	4	\$ 373,750	-6.6 %	\$ 339,000	\$ 575,000
2013	6	\$ 373,975	0.1 %	\$ 240,000	\$ 518,000
2014	4	\$ 404,500	8.2 %	\$ 310,000	\$ 730,000
2015	6	\$ 430,000	6.3 %	\$ 96,000	\$ 770,000
2016	9	\$ 470,000	9.3 %	\$ 386,500	\$ 594,000
2017	2	\$ 640,000	36.2 %	\$ 500,000	\$ 780,000
2018	7	\$ 451,000	-29.5 %	\$ 155,000	\$ 880,000
2019	6	\$ 508,750	12.8 %	\$ 230,000	\$ 675,000
2020	10	\$ 527,500	3.7 %	\$ 195,000	\$ 1,500,000
2021	4	\$ 975,000	84.8 %	\$ 650,000	\$ 1,190,000
2022	4	\$ 706,500	-27.5 %	\$ 80,000	\$ 1,650,000
2023	4	\$ 1,221,000	72.8 %	\$ 279,000	\$ 1,500,000

Median Sale Price

\$1.22m

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

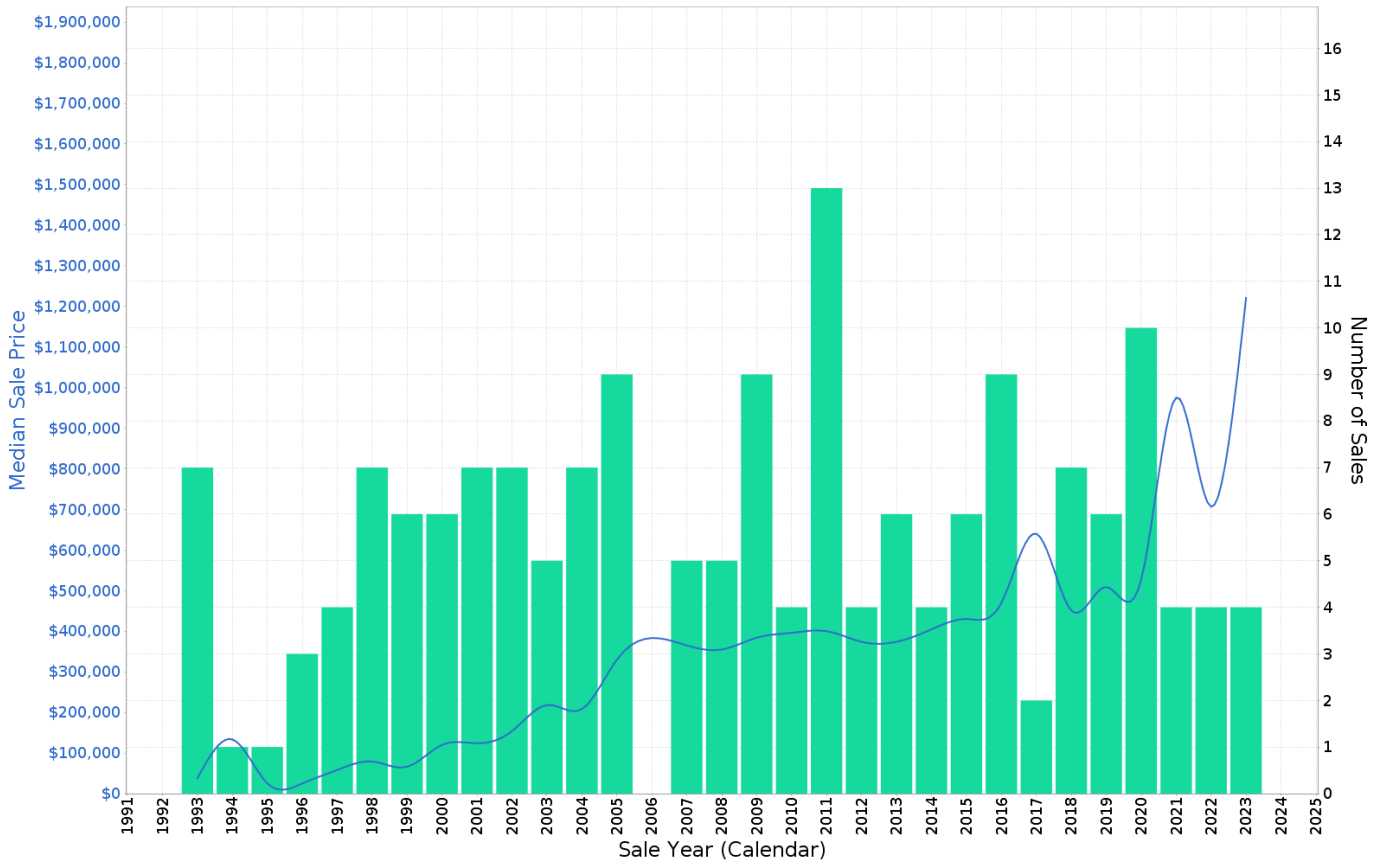
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

+87.8%

Current Median Price: \$1,221,000
Previous Median Price: \$650,000

Based on 9 recorded House sales compared over the last two rolling 12 month periods

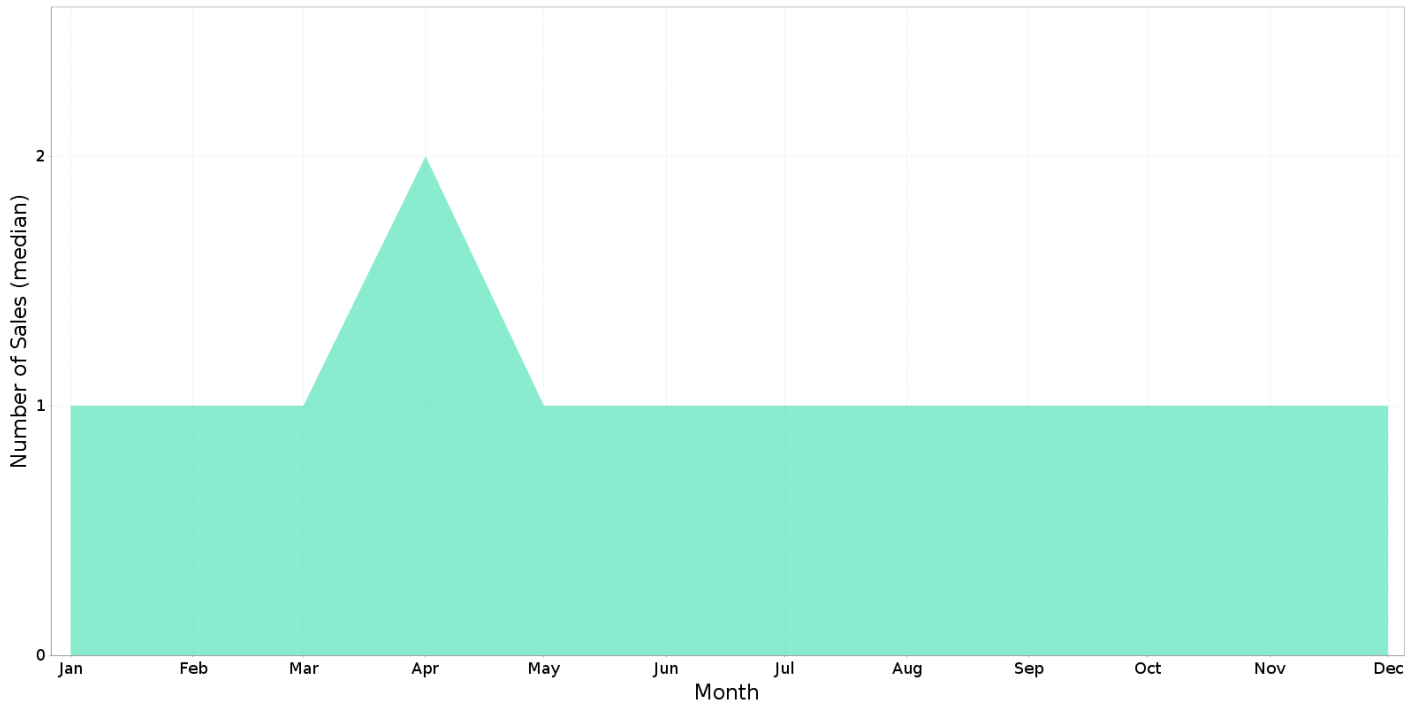


Prepared on 05/10/2023 by Sales Admin Support, 02 6209 1550 at Independent Corporate Services Pty Ltd. © Property Data Solutions Pty Ltd 2023

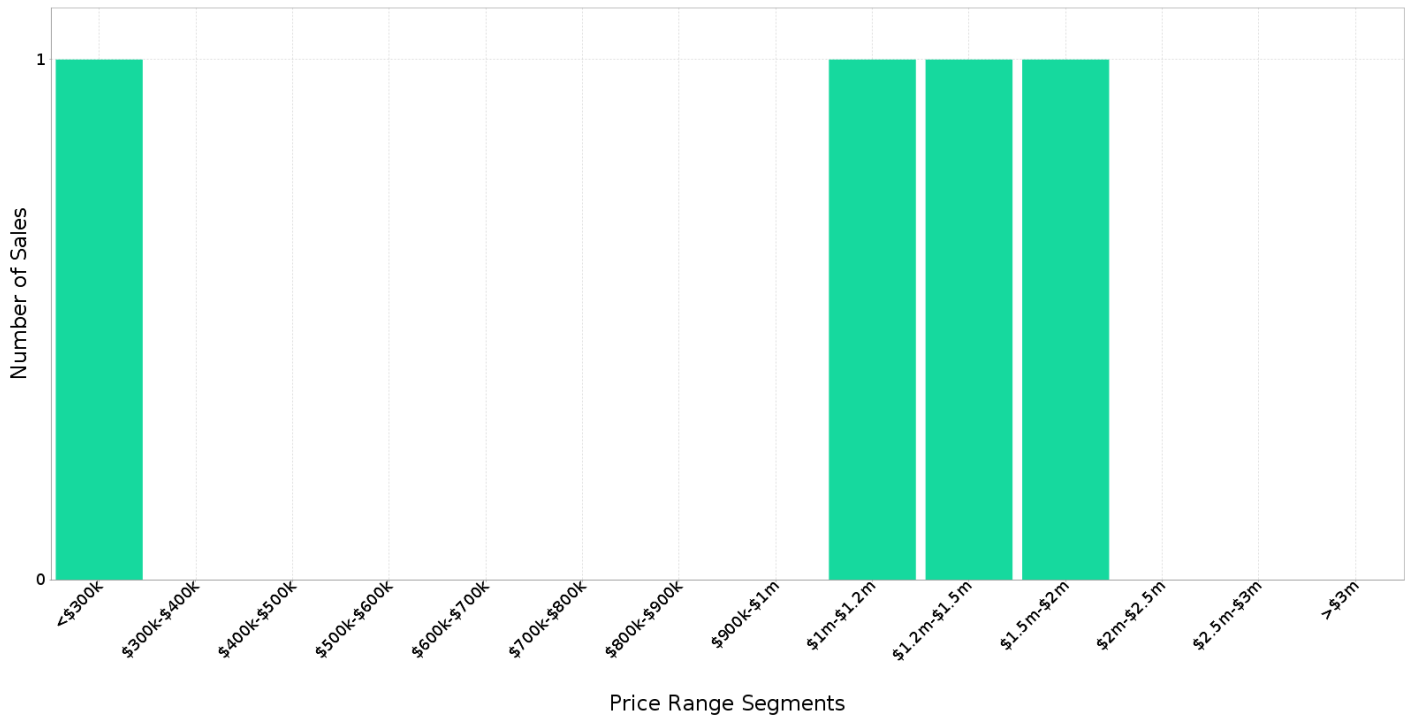
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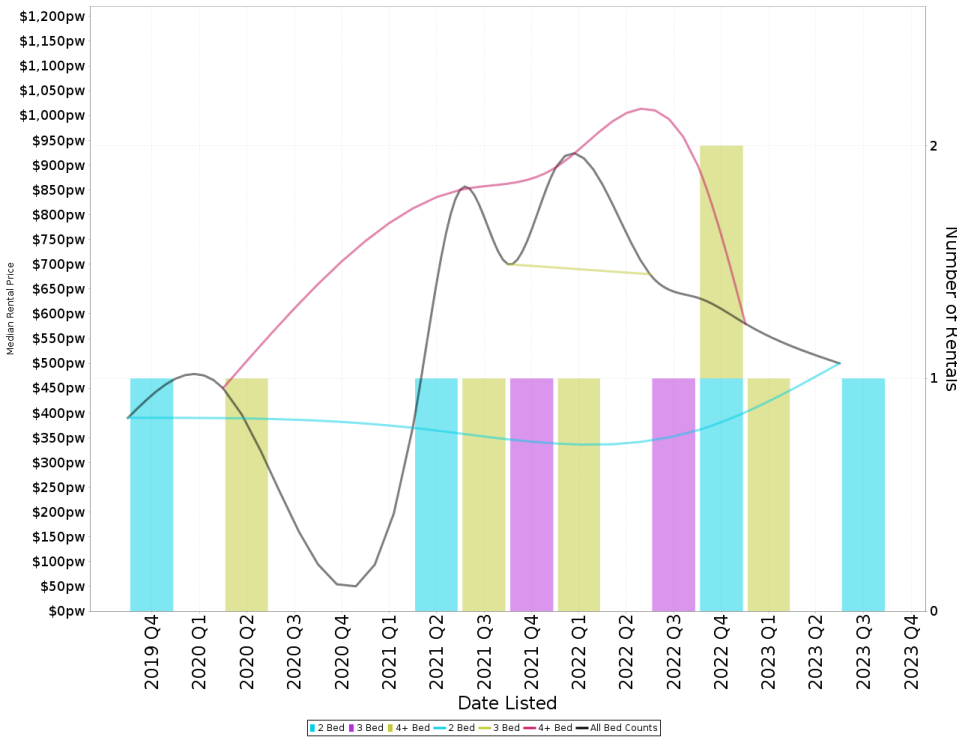
COLLECTOR - Peak Selling Periods (3 years)



COLLECTOR - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+87.8%

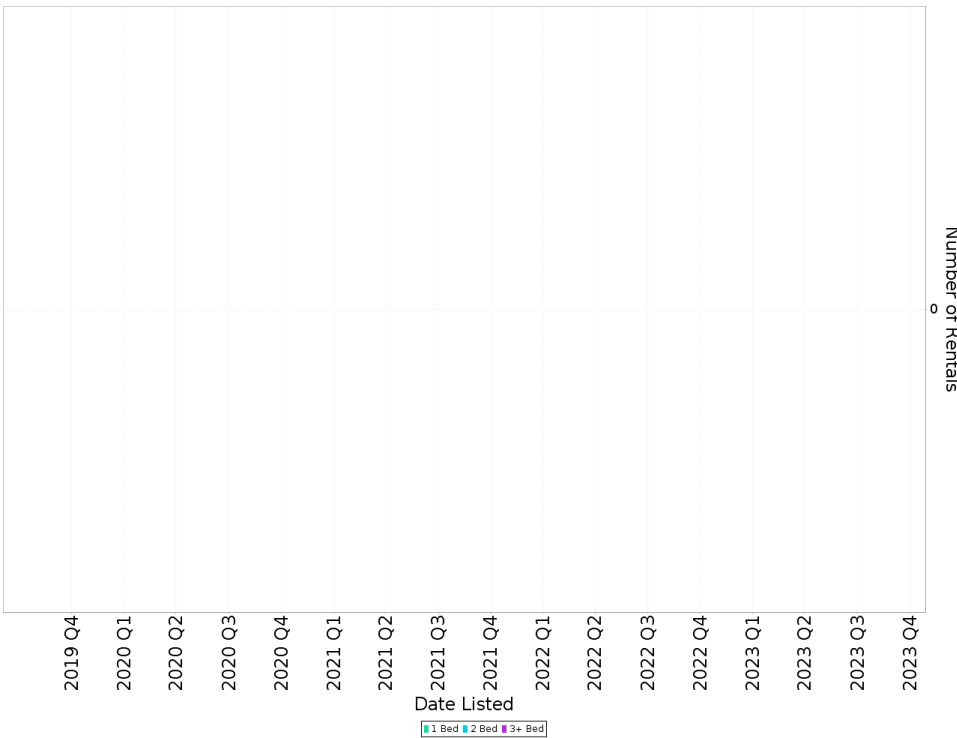
Current Median Price: \$1,221,000
 Previous Median Price: \$650,000
 Based on 9 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.3%

Current Median Price: \$1,221,000
 Current Median Rent: \$540
 Based on 4 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

N/A

Suburb Rental Yield

N/A

COLLECTOR - Recently Sold Properties

Median Sale Price

\$1.22m

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

+87.8%

Current Median Price: \$1,221,000
Previous Median Price: \$650,000

Based on 9 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

4

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

4 LORN ST

\$800,000

RayWhite

Sep 2023
31 Days

1,347 m² 4 2 2

7 BRENNAN ST

\$960,000

RayWhite

Sep 2023
34 Days

5.72 ha 4 2 6

2153 COLLECTOR RD

\$1,500,000

Aug 2023
N/A

24.28 ha 3 2 2

BREADALBANE RD

\$1,062,000

311.5m
3.01 ha
286.2m

Sep 2023
N/A

3.01 ha - - -

136 BREADALBANE RD

\$1,380,000

Apr 2023
71 Days

1.73 ha 4 2 6