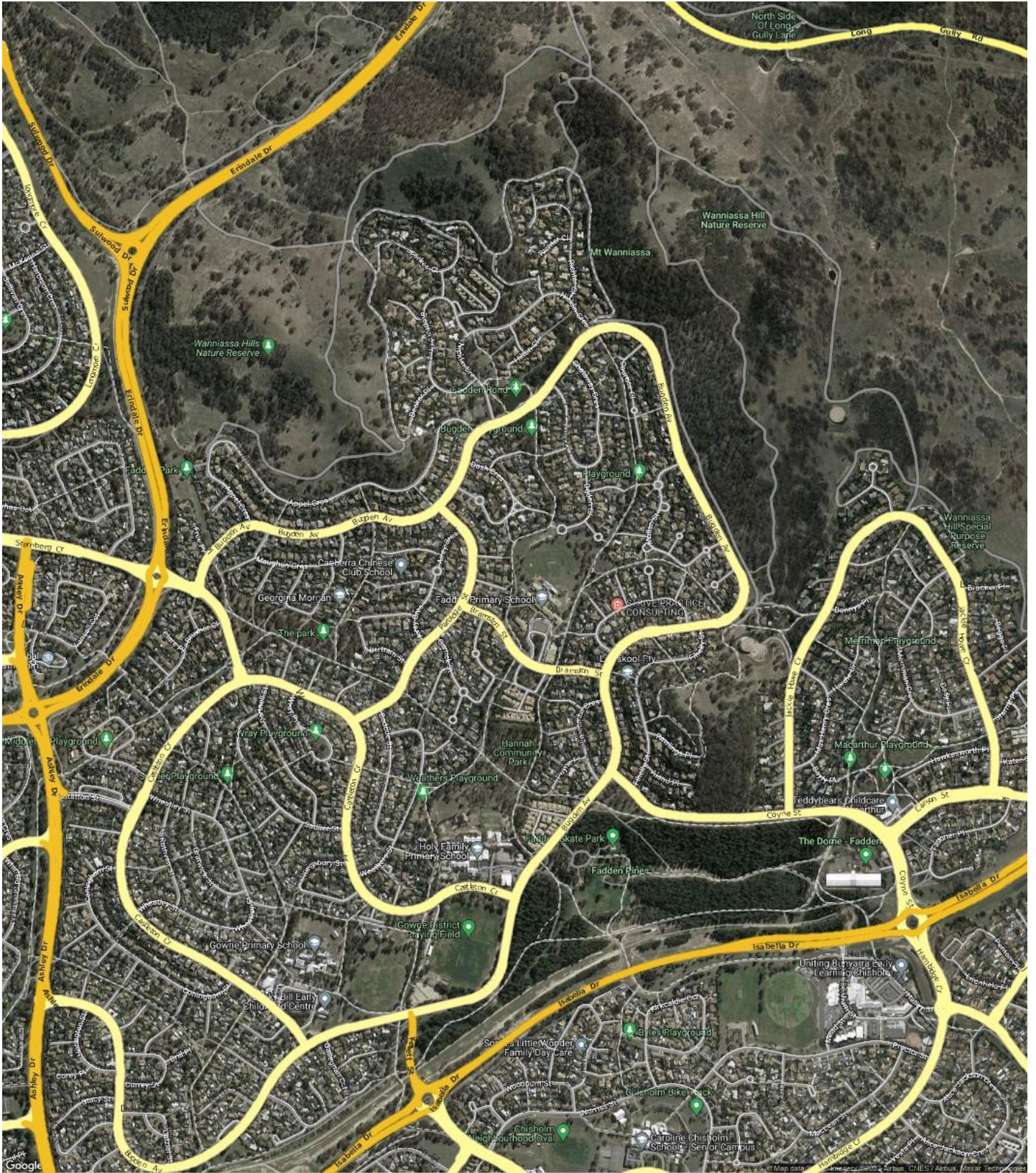


SUBURB FLYOVER REPORT

FADDEN (HOUSE)

Prepared by [Independent Property Group](#)

FADDEN - Suburb Map



FADDEN - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	49	\$ 435,000	0.0 %	\$ 330,000	\$ 795,000
2006	57	\$ 425,000	-2.3 %	\$ 39,500	\$ 847,000
2007	43	\$ 525,000	23.5 %	\$ 132,500	\$ 859,750
2008	46	\$ 527,500	0.5 %	\$ 317,000	\$ 875,000
2009	42	\$ 576,500	9.3 %	\$ 405,000	\$ 890,000
2010	37	\$ 665,000	15.4 %	\$ 250,000	\$ 930,000
2011	46	\$ 609,250	-8.4 %	\$ 6,550	\$ 950,000
2012	31	\$ 567,500	-6.9 %	\$ 250,000	\$ 1,160,000
2013	44	\$ 613,500	8.1 %	\$ 365,000	\$ 880,000
2014	44	\$ 653,500	6.5 %	\$ 100,000	\$ 1,070,000
2015	34	\$ 647,250	-1.0 %	\$ 100,000	\$ 970,000
2016	38	\$ 681,250	5.3 %	\$ 100,000	\$ 980,000
2017	43	\$ 750,000	10.1 %	\$ 540,000	\$ 1,050,000
2018	44	\$ 750,250	0.0 %	\$ 377,500	\$ 1,220,000
2019	49	\$ 800,000	6.6 %	\$ 460,000	\$ 1,170,000
2020	48	\$ 860,500	7.6 %	\$ 256,310	\$ 1,300,000
2021	50	\$ 1,112,500	29.3 %	\$ 385,000	\$ 1,635,000
2022	49	\$ 1,150,000	3.4 %	\$ 600,000	\$ 1,675,000
2023	24	\$ 1,060,000	-7.8 %	\$ 750,000	\$ 1,830,000

Median Sale Price

\$1.1m

Based on 33 recorded House sales within the last 12 months (Oct '22 - Sep '23)

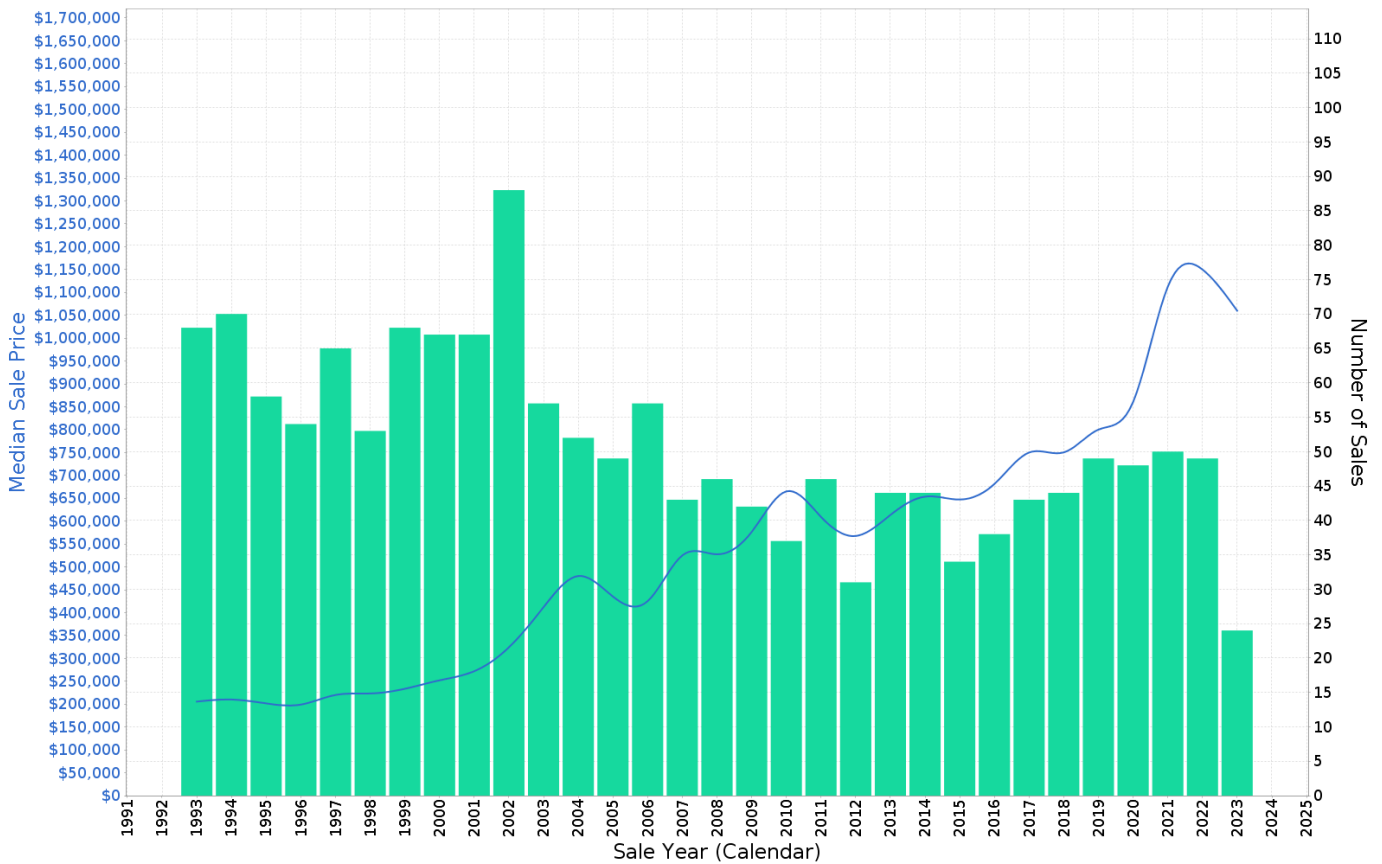
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

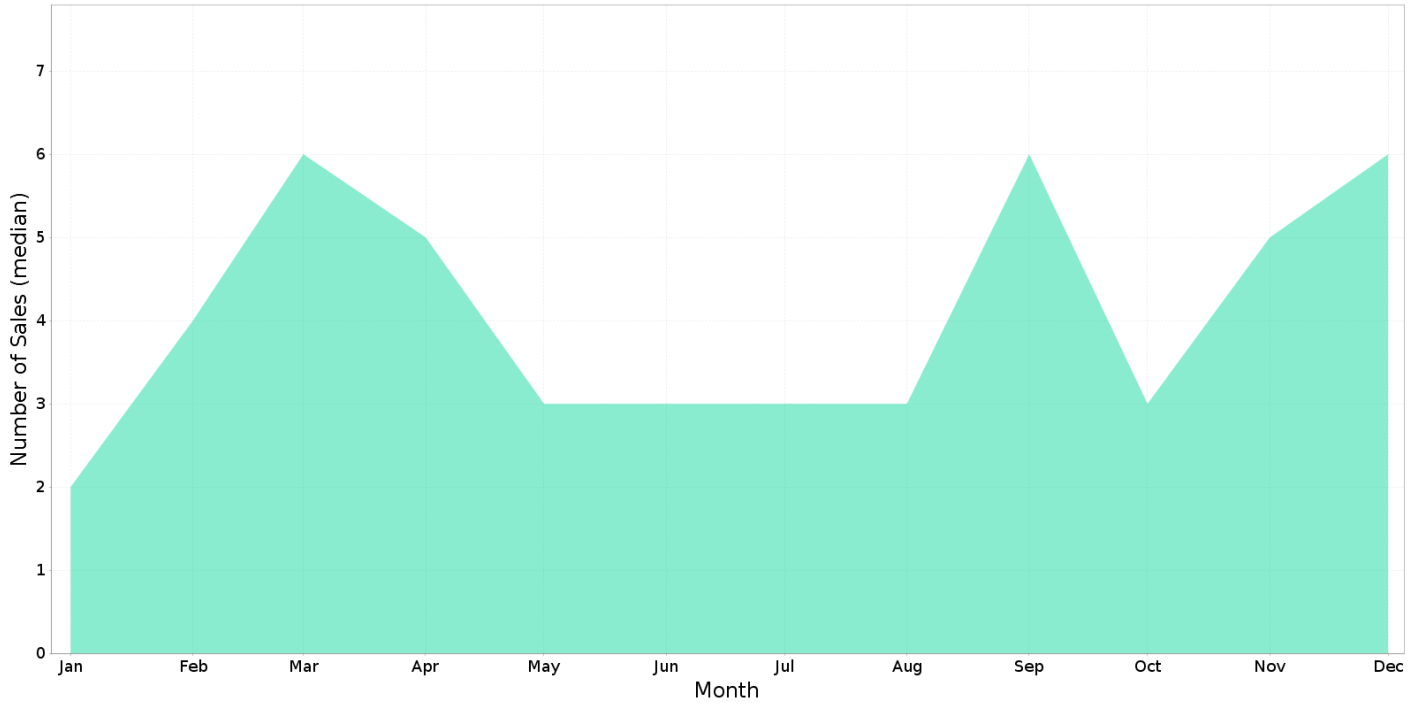
-8.3%

Current Median Price: \$1,100,000
Previous Median Price: \$1,200,000

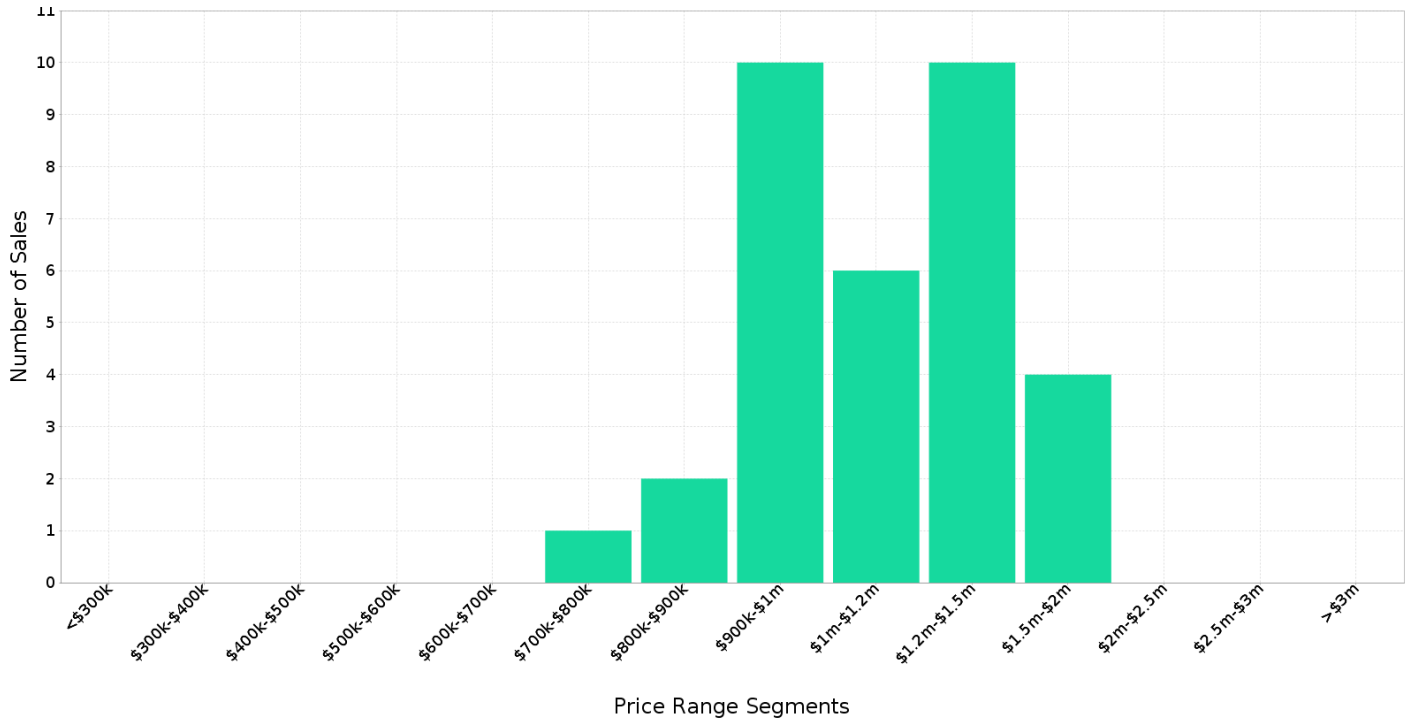
Based on 90 recorded House sales compared over the last two rolling 12 month periods



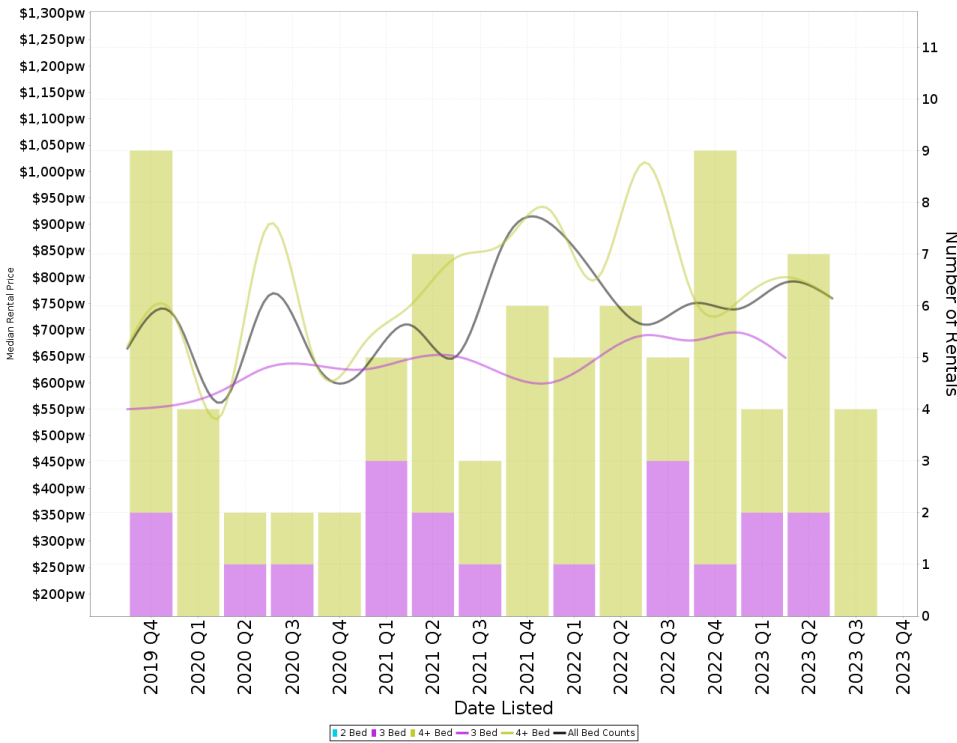
FADDEN - Peak Selling Periods (3 years)



FADDEN - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-8.3%

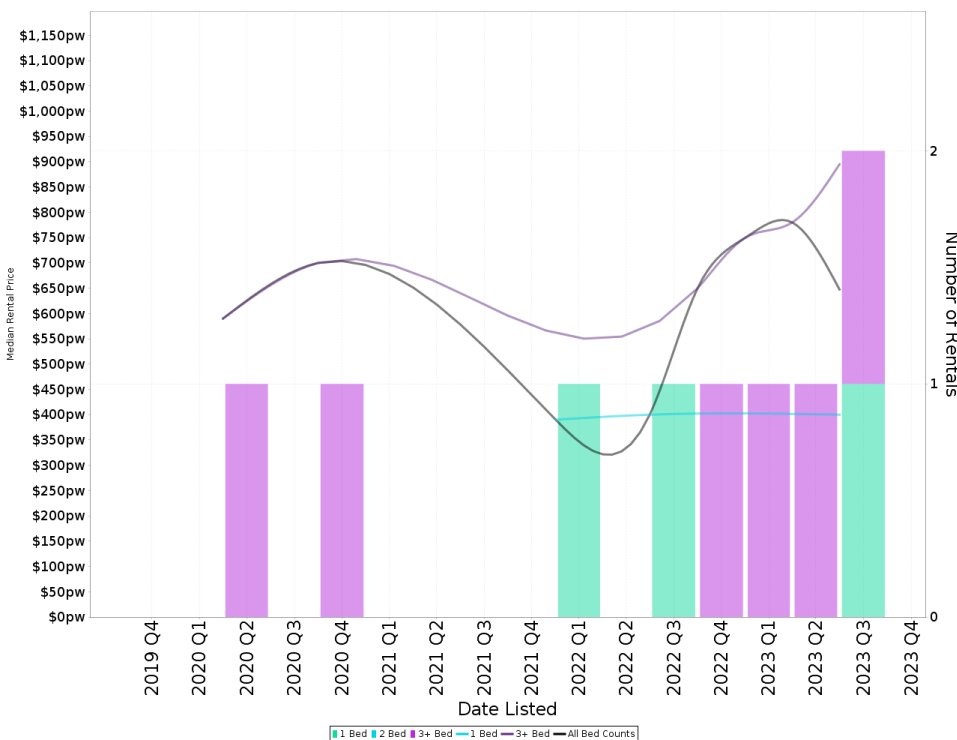
Current Median Price: \$1,100,000
 Previous Median Price: \$1,200,000
 Based on 90 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$1,100,000
 Current Median Rent: \$755
 Based on 24 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+18.4%

Current Median Price: \$1,125,000
 Previous Median Price: \$950,000
 Based on 3 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.5%

Current Median Price: \$1,125,000
 Current Median Rent: \$750
 Based on 5 registered Unit rentals compared over the last 12 months.

FADDEN - Recently Sold Properties

Median Sale Price

\$1.1m

Based on 33 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

-8.3%

Current Median Price: \$1,100,000
Previous Median Price: \$1,200,000

Based on 90 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

33

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

12 OGDEN CL

\$981,000

Sold Aug 2023, 125 Days

825 m² 4 beds 2 baths 1 garage

6 BOUCHARD PL

\$1,120,000

Sold Aug 2023, 60 Days

718 m² 4 beds 2 baths 2 garages

37 RIORDAN ST

\$1,001,500

Sold Jul 2023, 40 Days

723 m² 4 beds 2 baths 2 garages

15 RICHTER CL

\$1,010,000

Sold Jul 2023, 83 Days

864 m² 4 beds 2 baths 2 garages

6 JESSOP PL

\$1,225,000

Sold Jul 2023, 12 Days

977 m² 5 beds 3 baths 2 garages

37 RICHTER CL

\$1,300,000

Sold Jun 2023, 64 Days

837 m² 5 beds 3 baths 2 garages

422 BUGDEN AVE

\$980,000

Sold Jun 2023, 475 Days

753 m² 5 beds 2 baths 2 garages

21 RIORDAN ST

\$1,020,000

Sold Jun 2023, 53 Days

936 m² 4 beds 2 baths 2 garages

6 OGDEN CL

\$1,250,000

Sold May 2023, 32 Days

1,059 m² 4 beds 2 baths 2 garages

Independent

PROPERTY GROUP

3 MESTON PL

\$915,000

May 2023
19 Days

764 m² 4 2 2

35 DEMAIN CRES

\$1,100,000

930 m² - - -

39 PARTRIDGE ST

\$850,000

Apr 2023
43 Days

736 m² 3 2 2

1 COURTICE CL

\$910,000

Apr 2023
23 Days

1,023 m² 4 2 2

2 HUXHAM PL

\$1,130,000

Apr 2023
22 Days

975 m² 5 2 2

FADDEN - Properties For Rent

Median Rental Price

\$755 /w

Based on 24 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

+3.6%

Current Median Price: \$1,100,000
Current Median Rent: \$755

Based on 33 recorded House sales and 24 House rentals compared over the last 12 months

Number of Rentals

24

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

193 BUGDEN AVENUE

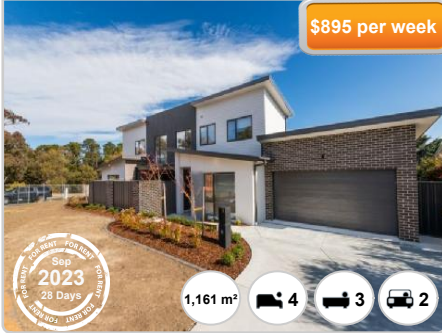


\$795 per week

Sep 2023
28 Days

3 2 2

1 LARCOMBE CRESCENT




\$895 per week

Sep 2023
28 Days

1,161 m² 4 3 2

4 Crampton Place



\$760

Feb 2023
242 Days

773 m² 3 1 1