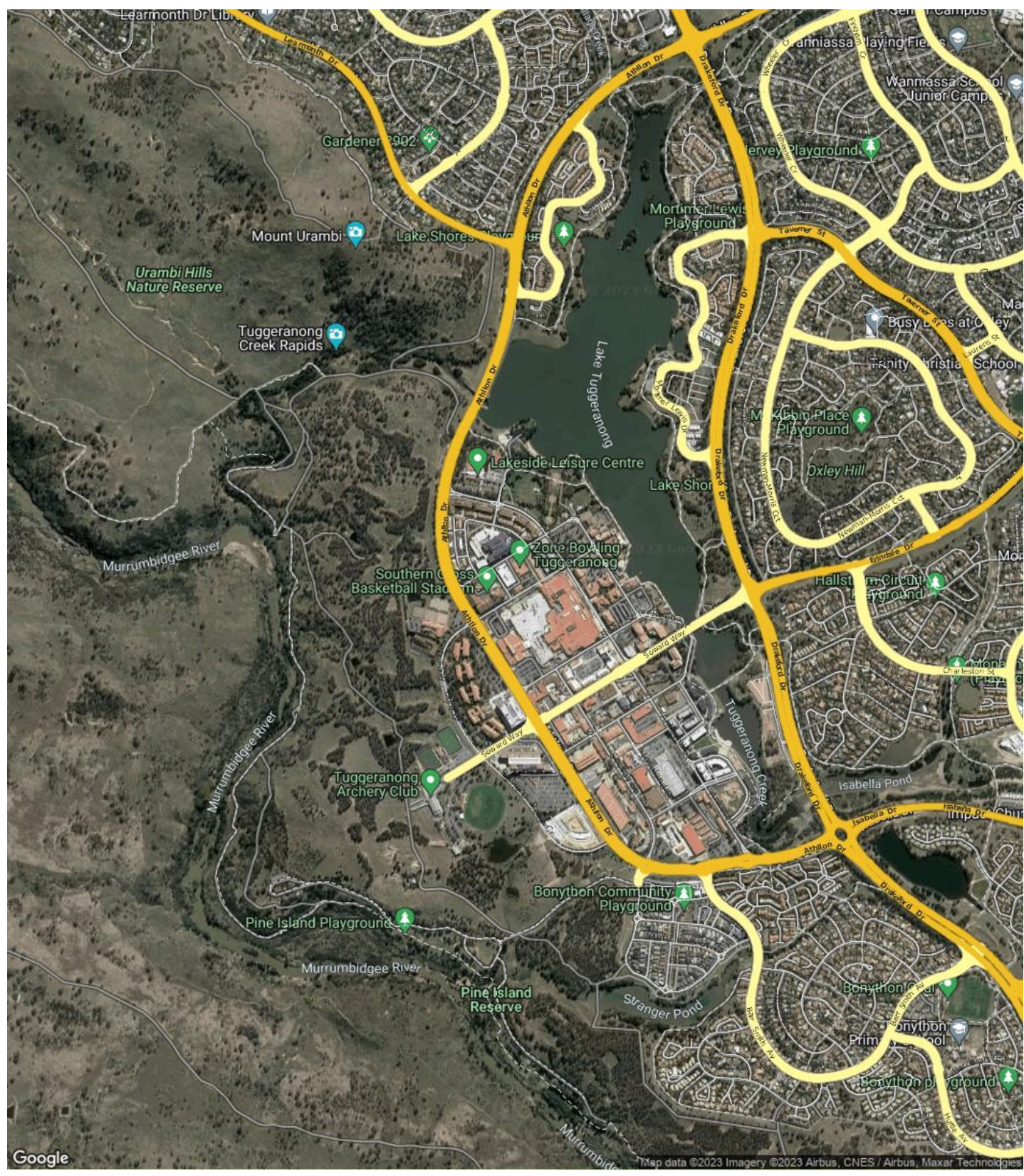


SUBURB FLYOVER REPORT

GREENWAY (HOUSE)

Prepared by [Independent Property Group](#)

GREENWAY - Suburb Map



GREENWAY - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	6	\$ 405,250	0.0 %	\$ 395,000	\$ 510,000
2006	7	\$ 469,000	15.7 %	\$ 445,000	\$ 499,000
2007	14	\$ 492,100	4.9 %	\$ 460,000	\$ 19,429,159
2008	8	\$ 472,500	-4.0 %	\$ 150,000	\$ 532,000
2009	3	\$ 470,000	-0.5 %	\$ 190,000	\$ 650,000
2010	2	\$ 547,475	16.5 %	\$ 529,950	\$ 565,000
2011	4	\$ 522,000	-4.7 %	\$ 450,000	\$ 580,000
2012	4	\$ 492,500	-5.7 %	\$ 440,000	\$ 600,000
2013	1	\$ 500,000	1.5 %	\$ 500,000	\$ 500,000
2014	3	\$ 549,000	9.8 %	\$ 540,000	\$ 575,000
2015	5	\$ 545,000	-0.7 %	\$ 540,000	\$ 224,500,000
2016	6	\$ 535,000	-1.8 %	\$ 100,000	\$ 565,000
2017	7	\$ 580,000	8.4 %	\$ 540,000	\$ 630,000
2018	2	\$ 642,500	10.8 %	\$ 620,000	\$ 665,000
2019	2	\$ 27,527,387	4,184.4 %	\$ 580,000	\$ 54,474,774
2020	3	\$ 715,000	-97.4 %	\$ 690,000	\$ 750,000
2021	4	\$ 924,250	29.3 %	\$ 500,000	\$ 305,000,000
2022	3	\$ 890,000	-3.7 %	\$ 880,000	\$ 900,000
2023	1	\$ 885,000	-0.6 %	\$ 885,000	\$ 885,000

Median Sale Price

\$892k

Based on 2 recorded House sales within the last 12 months (Oct '22 - Sep '23)

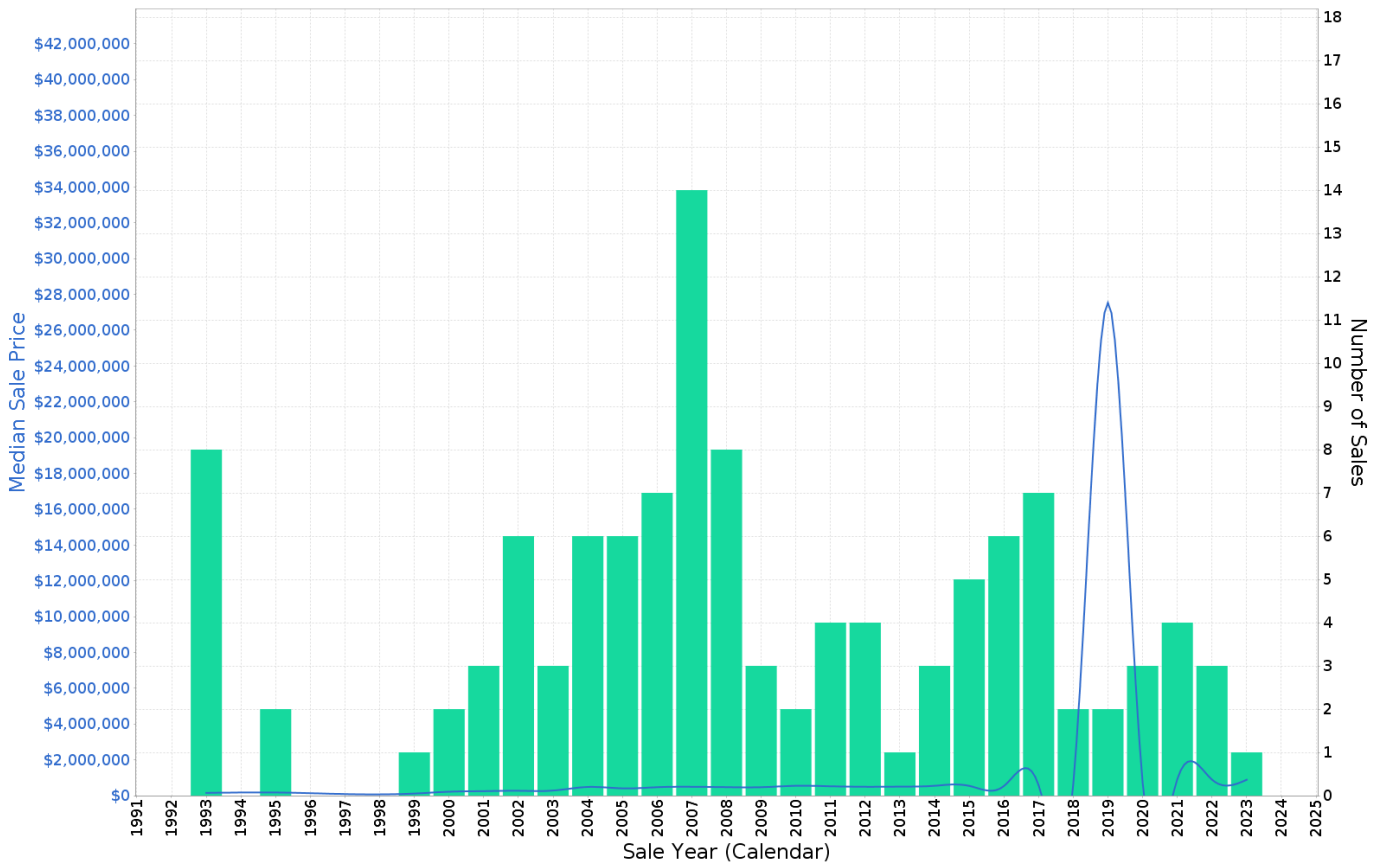
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

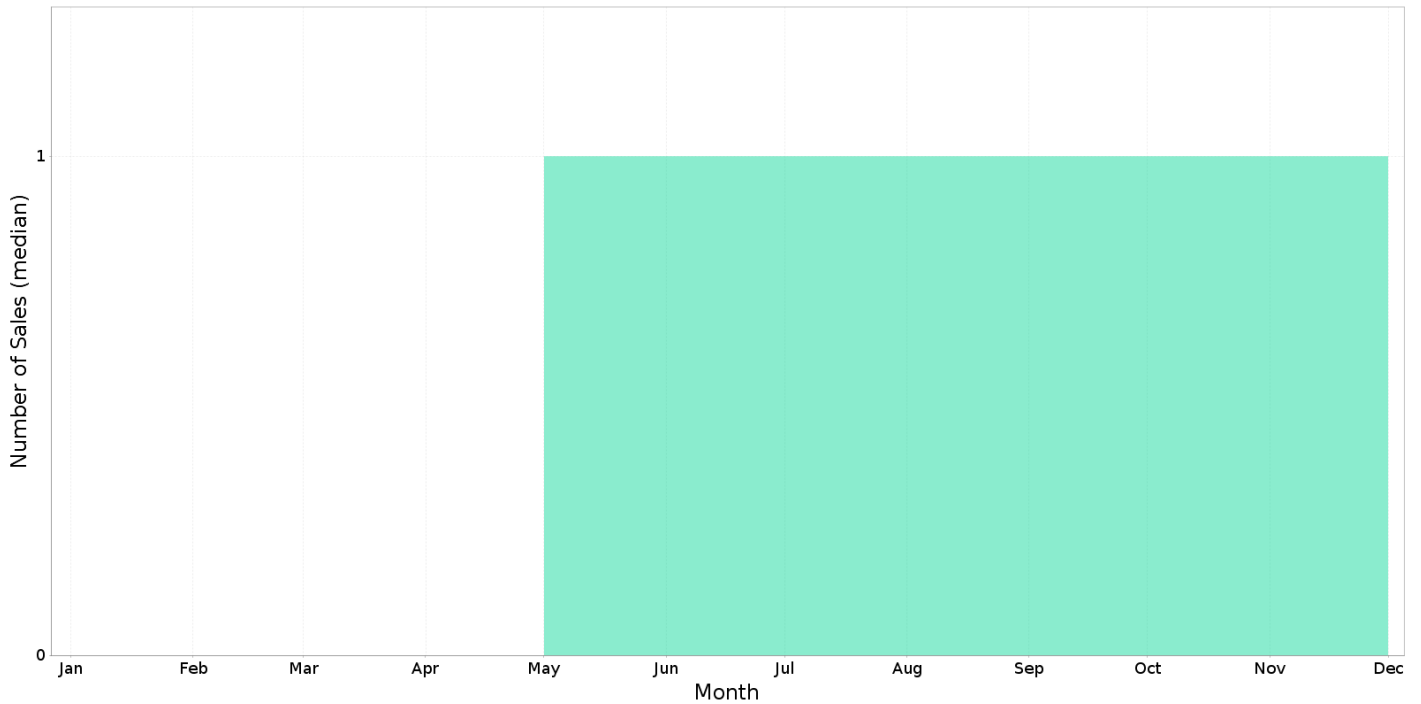
+0.8%

Current Median Price: \$892,500
Previous Median Price: \$885,000

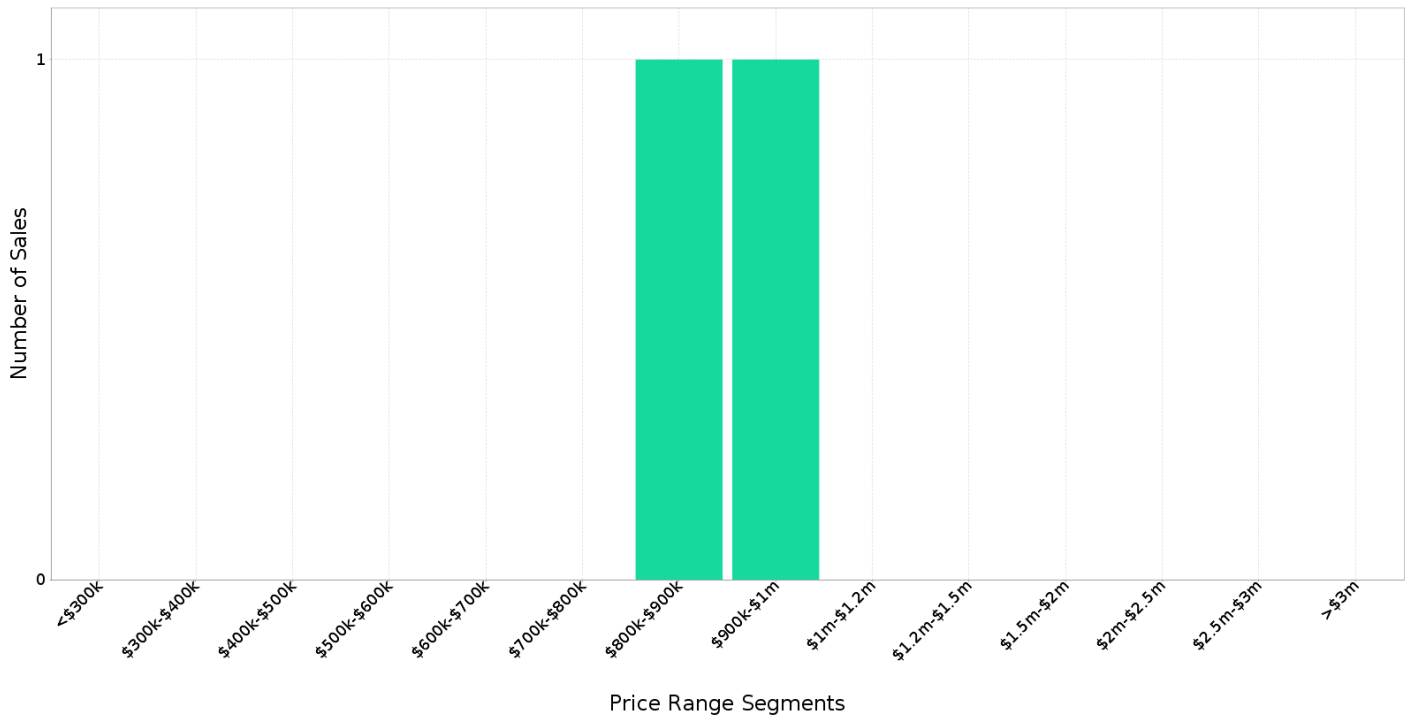
Based on 6 recorded House sales compared over the last two rolling 12 month periods



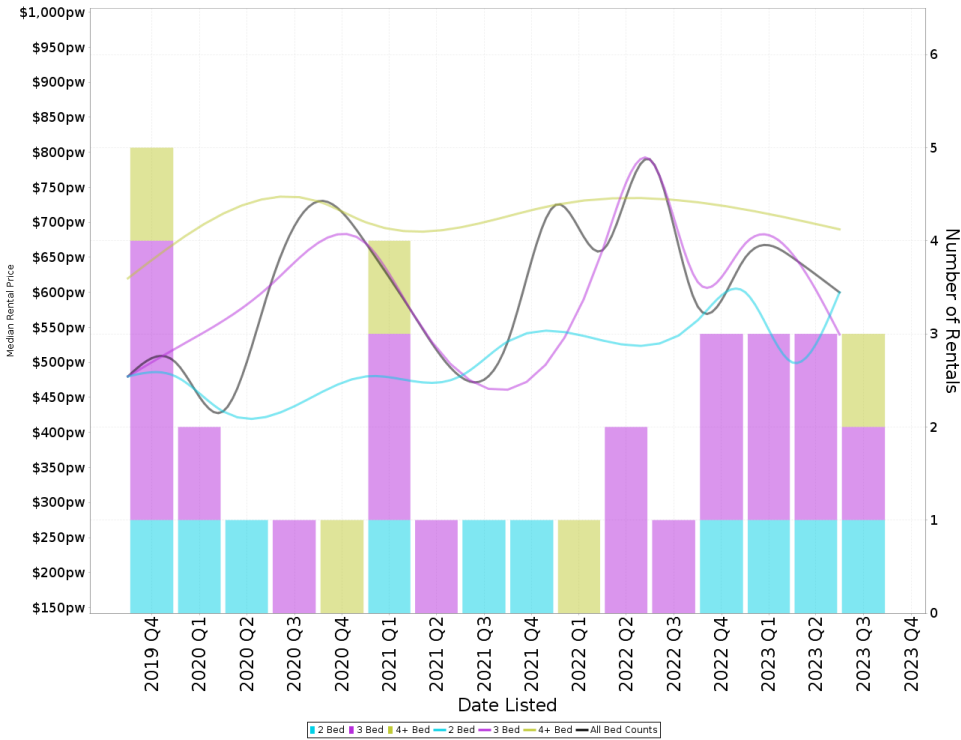
GREENWAY - Peak Selling Periods (3 years)



GREENWAY - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+0.8%

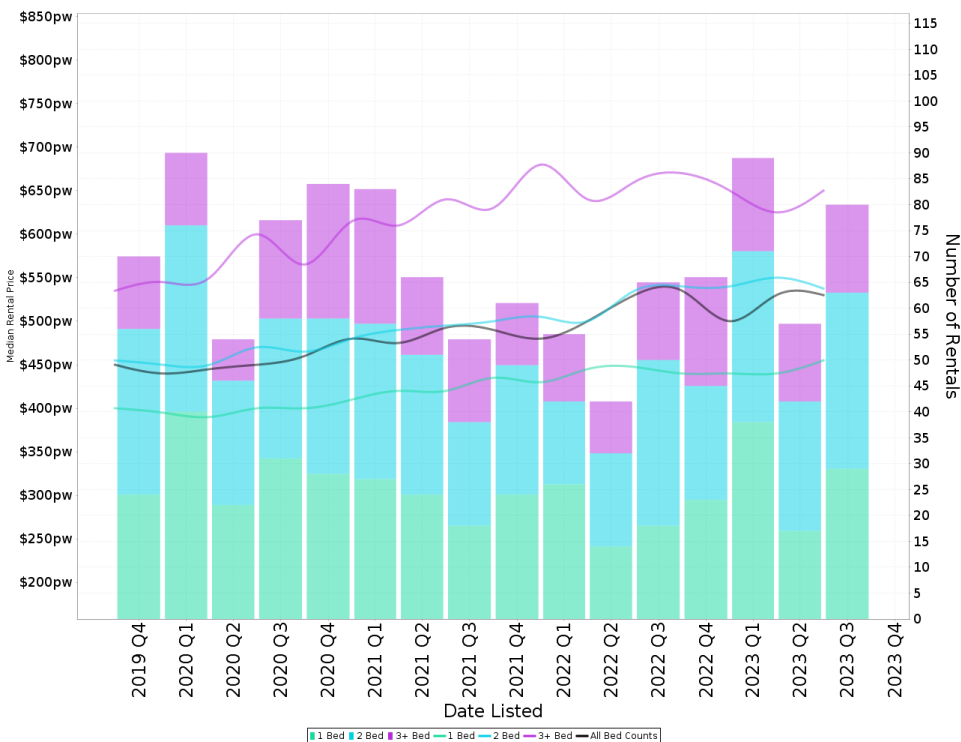
Current Median Price: \$892,500
Previous Median Price: \$885,000
Based on 6 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.6%

Current Median Price: \$892,500
Current Median Rent: \$625
Based on 12 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-6.8%

Current Median Price: \$550,000
Previous Median Price: \$590,000
Based on 224 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.9%

Current Median Price: \$550,000
Current Median Rent: \$520
Based on 292 registered Unit rentals compared over the last 12 months.

GREENWAY - Recently Sold Properties

Median Sale Price

\$892k

Based on 2 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

+0.8%

Current Median Price: \$892,500
Previous Median Price: \$885,000

Based on 6 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

2

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



GREENWAY - Properties For Rent

Median Rental Price

\$625 /w

Based on 12 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: \$892,500
Current Median Rent: \$625

Based on 2 recorded House sales and 12 House rentals compared over the last 12 months

Number of Rentals


12

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

13 Grounds Cres

\$640 per week




264 m² 3 Beds 2 Baths 3 Car Spaces

Available for rent from Sep 2023 (9 Days)

13 GROUNDS CRESCENT

\$640 per week




3 Beds 2 Baths 3 Car Spaces

Available for rent from Sep 2023 (9 Days)

16/12 ELLISON HARVIE CLOSE

\$510 per week




1 Bed 1 Bath 1 Car Space

Available for rent from Sep 2023 (13 Days)

40/12 ELLISON HARVIE CLOSE

\$700 per week



3 Beds 2 Baths 2 Car Spaces

Available for rent from Aug 2023 (41 Days)