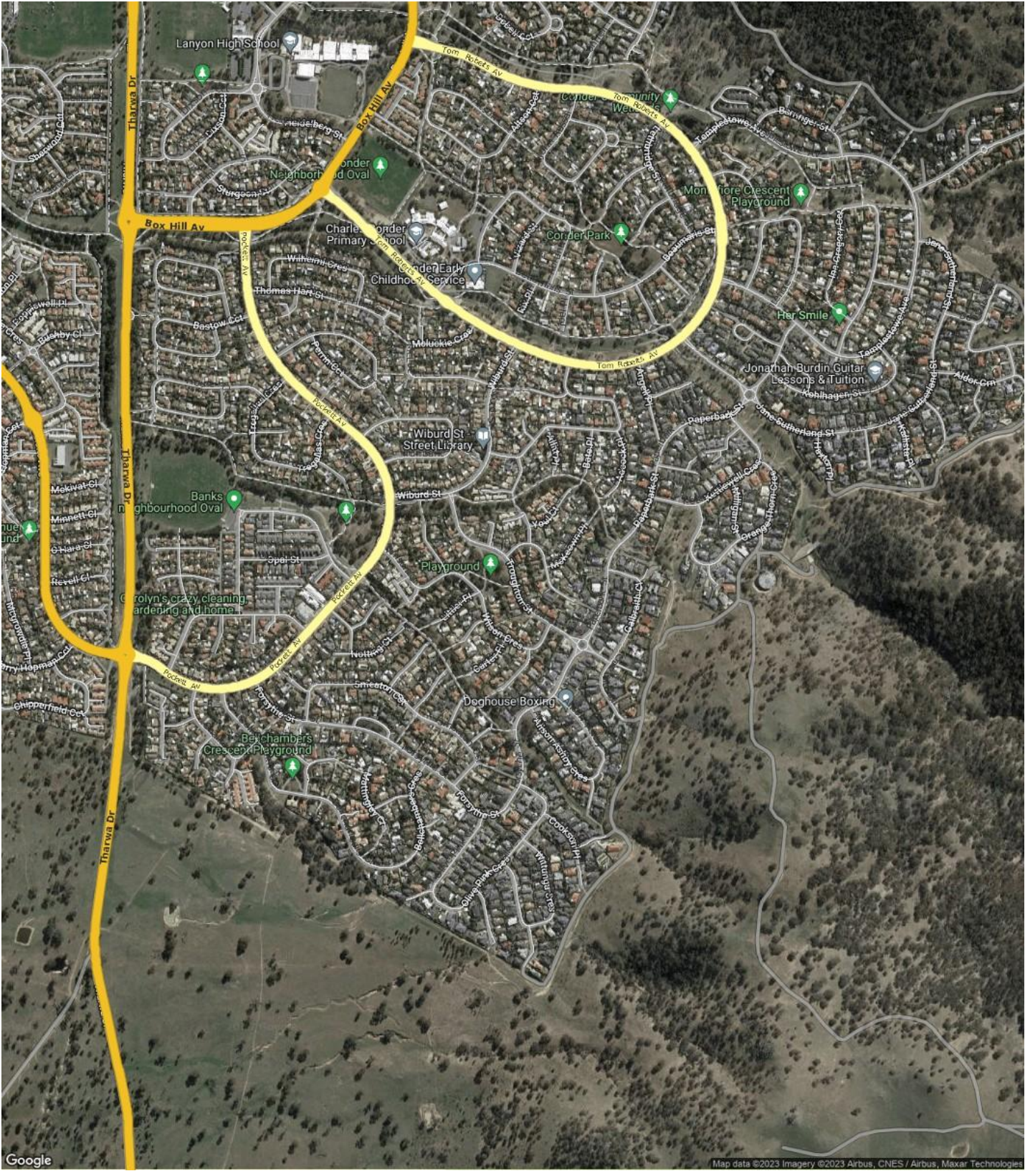


SUBURB FLYOVER REPORT

BANKS (HOUSE)

Prepared by [Independent Property Group](#)

BANKS - Suburb Map



BANKS - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2005	129	\$ 365,000	0.0 %	\$ 140,000	\$ 670,000
2006	101	\$ 421,000	15.3 %	\$ 189,950	\$ 709,000
2007	96	\$ 440,000	4.5 %	\$ 100,000	\$ 745,600
2008	69	\$ 445,000	1.1 %	\$ 115,000	\$ 720,000
2009	71	\$ 425,000	-4.5 %	\$ 169,000	\$ 800,000
2010	50	\$ 462,500	8.8 %	\$ 200,000	\$ 805,000
2011	43	\$ 455,000	-1.6 %	\$ 355,000	\$ 895,000
2012	47	\$ 465,000	2.2 %	\$ 183,333	\$ 821,000
2013	50	\$ 519,500	11.7 %	\$ 73,000	\$ 970,000
2014	50	\$ 485,250	-6.6 %	\$ 168,500	\$ 920,000
2015	53	\$ 514,000	5.9 %	\$ 42,856	\$ 1,050,000
2016	47	\$ 525,000	2.1 %	\$ 200,000	\$ 855,000
2017	53	\$ 600,000	14.3 %	\$ 147,000	\$ 970,000
2018	43	\$ 545,000	-9.2 %	\$ 90,000	\$ 875,000
2019	46	\$ 540,500	-0.8 %	\$ 110,000	\$ 1,130,000
2020	74	\$ 654,750	21.1 %	\$ 86,000	\$ 1,210,000
2021	54	\$ 769,000	17.4 %	\$ 415,000	\$ 1,470,000
2022	45	\$ 855,000	11.2 %	\$ 437,500	\$ 1,550,000
2023	13	\$ 850,000	-0.6 %	\$ 665,000	\$ 1,190,000

Median Sale Price

\$832k

Based on 20 recorded House sales within the last 12 months (Oct '22 - Sep '23)

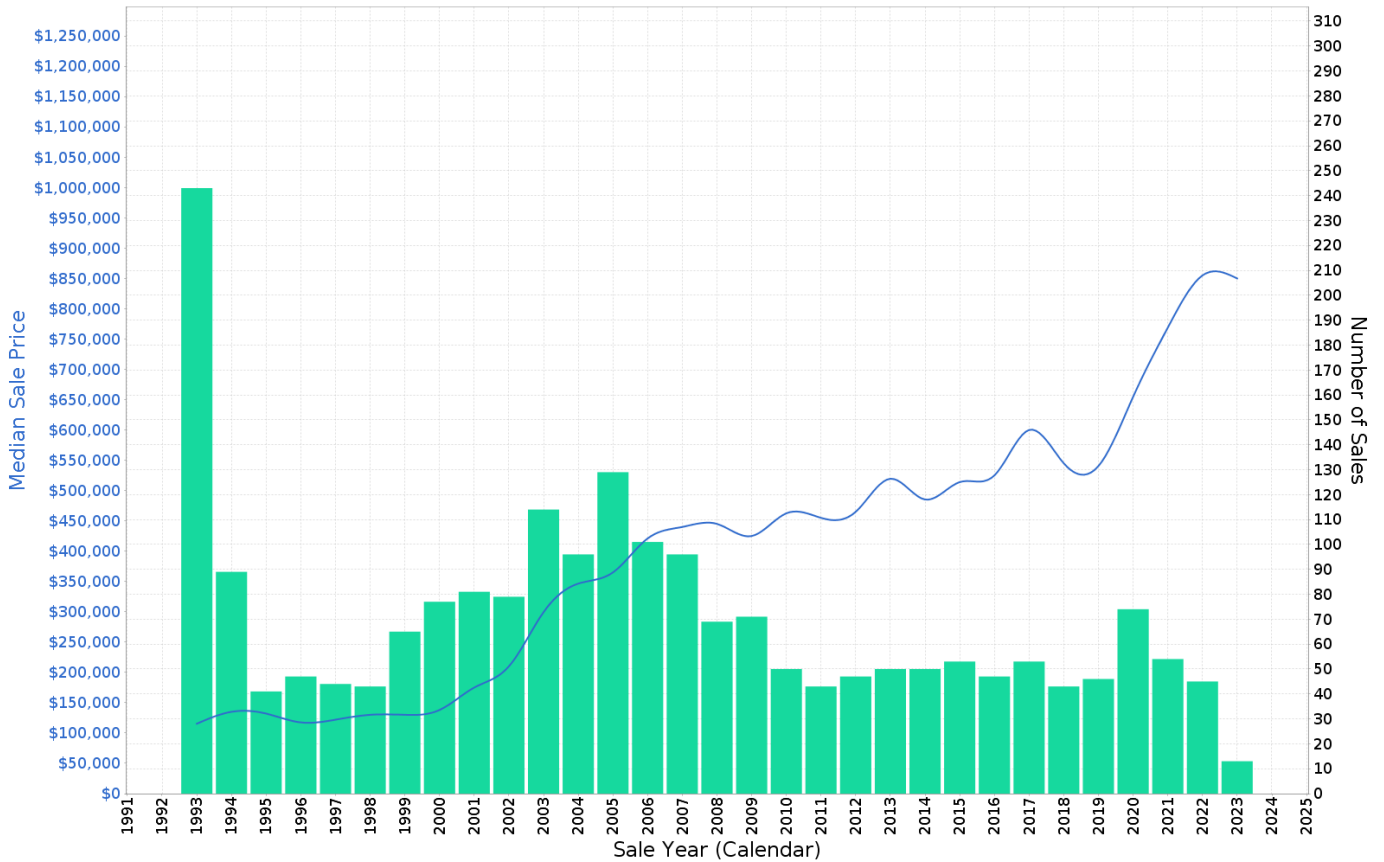
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

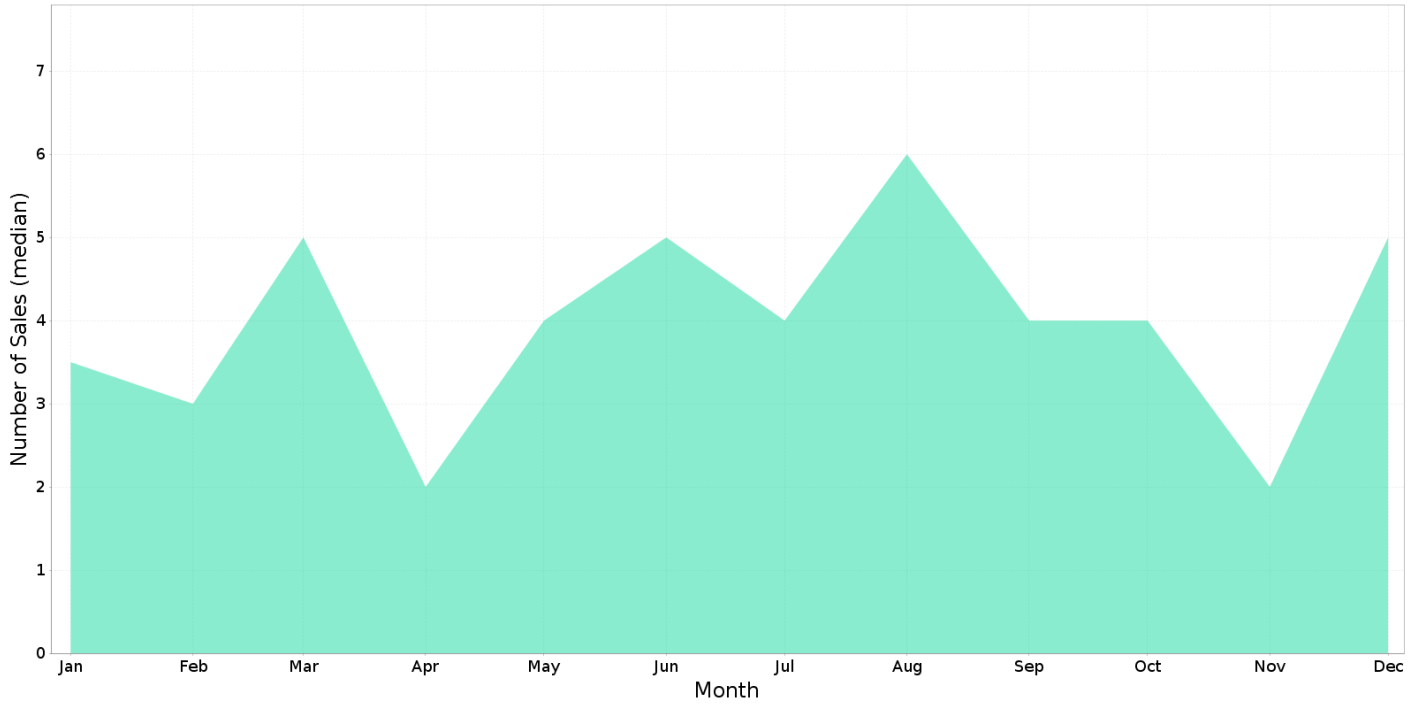
-2.6%

Current Median Price: \$832,500
Previous Median Price: \$855,000

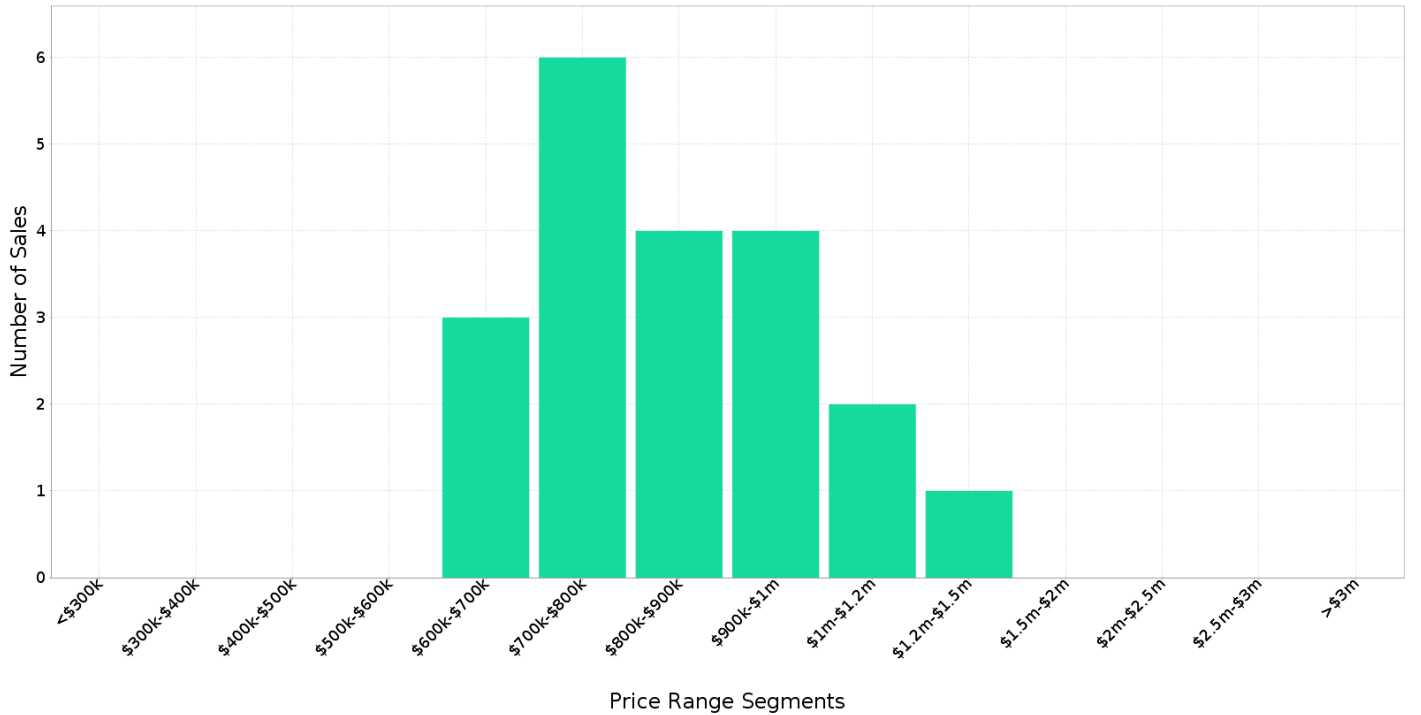
Based on 69 recorded House sales compared over the last two rolling 12 month periods



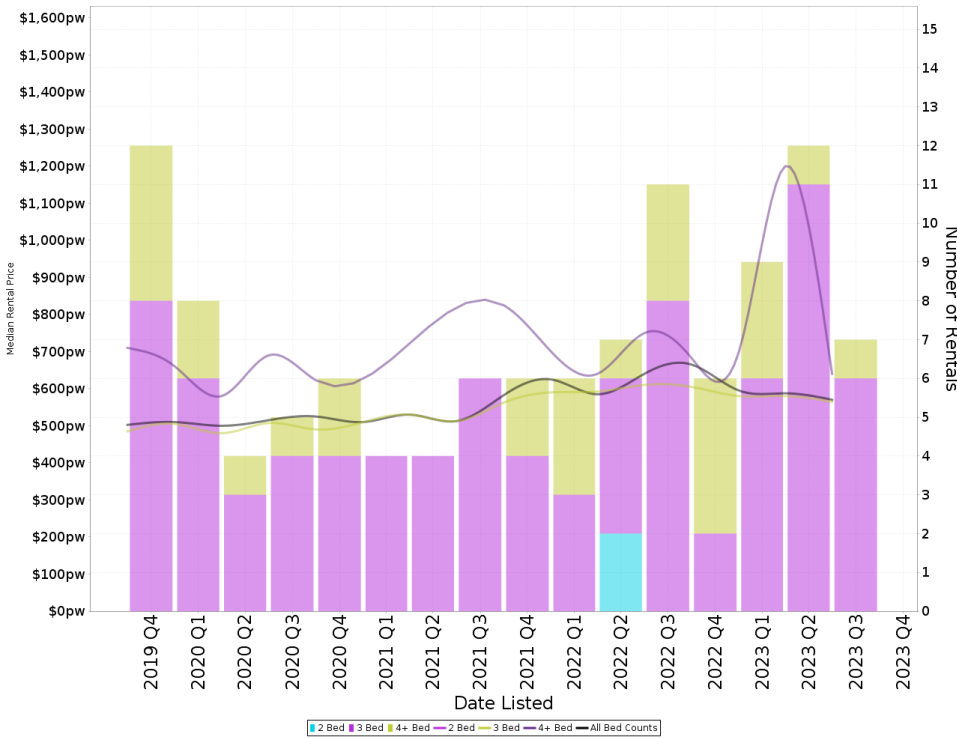
BANKS - Peak Selling Periods (3 years)



BANKS - Price Range Segments (12 months)



Median Weekly Rents (Houses)



Suburb Sale Price Growth

-2.6%

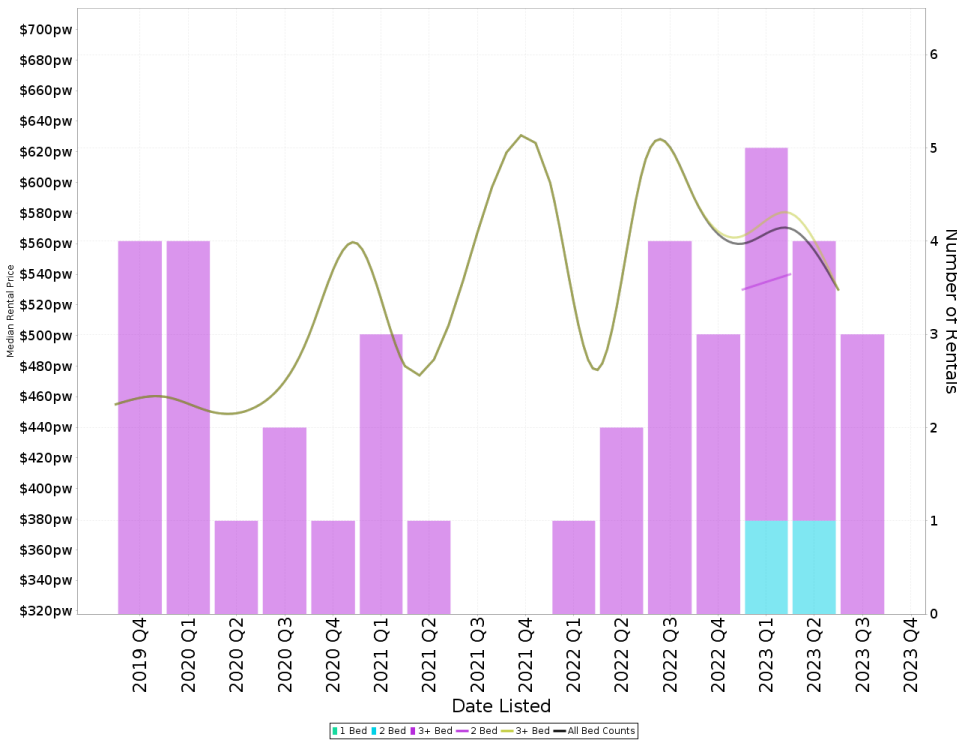
Current Median Price: \$832,500
 Previous Median Price: \$855,000
 Based on 69 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+3.7%

Current Median Price: \$832,500
 Current Median Rent: \$595
 Based on 34 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-0.4%

Current Median Price: \$680,000
 Previous Median Price: \$682,500
 Based on 79 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+4.3%

Current Median Price: \$680,000
 Current Median Rent: \$560
 Based on 15 registered Unit rentals compared over the last 12 months.

BANKS - Recently Sold Properties

Median Sale Price

\$832k

Based on 20 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

-2.6%

Current Median Price: \$832,500
Previous Median Price: \$855,000

Based on 69 recorded House sales compared over the last two rolling 12 month periods

Sold Properties

20

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

8 LUCKMAN PL

\$682,500

Sep 2023
60 Days

402 m² 3 1 1

49 OLIVE PINK CRES

\$1,250,000

Aug 2023
25 Days

806 m² 4 2 2

21 CHALKER CCT

\$730,000

Aug 2023
6 Days

558 m² 3 1 2

32 TREGELLAS CRES

\$745,000

Aug 2023
25 Days

684 m² 3 1 1

39 HOUSE CCT

\$640,000

Jul 2023
18 Days

3 1 1

35 MCLUCKIE CRES

\$780,000

Jul 2023
20 Days

964 m² 3 1 2

6 GALBRAITH CL

\$1,040,000

Jul 2023
96 Days

636 m² 4 2 2

67 POCKETT AVE

\$665,000

June 2023
62 Days

529 m² 3 1 1

33 HOUSE CCT

\$711,000

May 2023
4 Days

3 1 1

Independent

PROPERTY GROUP

51 OLIVE PINK CRES

\$1,025,000

SOLD May 2023
32 Days

832 m² 4 2 2

6 HALL PL

\$850,000

SOLD May 2023
31 Days

786 m² 4 1 2

4/41 BELLCHAMBERS CRES

\$660,000

SOLD May 2023
33 Days

3,798 m² 3 2 2

12 ADCOCK PL

\$720,000

SOLD Apr 2023
15 Days

803 m² 3 1 2

18 KETTLEWELL CRES

\$920,000

SOLD Apr 2023
64 Days

704 m² 4 3 2

24 ABERCROMBIE CRES

\$750,000

SOLD Apr 2023
28 Days

3 1 1

24 ABERCROMBIE CCT

\$750,000

SOLD Apr 2023
28 Days

476 m² 3 1 1

BANKS - Properties For Rent

Median Rental Price

\$595 /w

Based on 34 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

+3.7%

Current Median Price: \$832,500
Current Median Rent: \$595

Based on 20 recorded House sales and 34 House rentals compared over the last 12 months

Number of Rentals

34

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

