

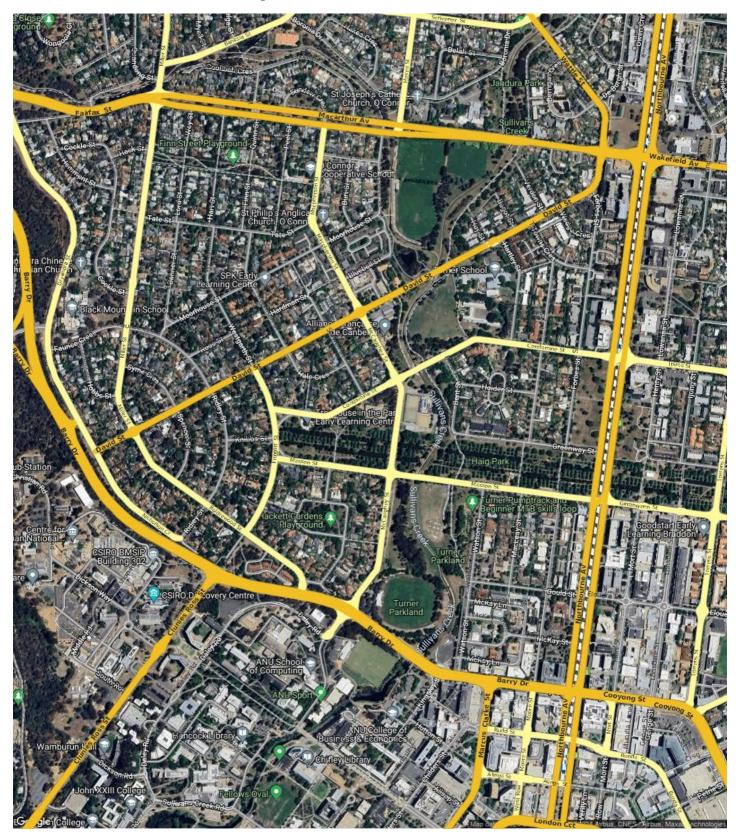
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And the Charles of March

Suburb flyover report

TURNER (HOUSE) PREPARED BY: RAY WHITE CANBERRA , RAY WHITE CORPORATE DEFAULT

TURNER - Suburb Map



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TURNER - Sales Statistics (Houses)

Year	# Sales	Median	Growth	Low	High
2006	16	\$ 675,000	0.0 %	\$ 560,000	\$ 1,075,000
2007	23	\$ 780,000	15.6 %	\$ 300,000	\$ 1,350,000
2008	11	\$ 690,000	-11.5 %	\$ 223,333	\$ 1,333,333
2009	12	\$ 838,750	21.6 %	\$ 331,250	\$ 2,267,000
2010	10	\$ 979,375	16.8 %	\$ 75,000	\$ 1,450,000
2011	10	\$ 1,025,000	4.7 %	\$ 594,000	\$ 2,700,000
2012	18	\$ 875,000	-14.6 %	\$ 323,333	\$ 1,180,000
2013	17	\$ 1,050,000	20.0 %	\$ 710,000	\$ 1,700,000
2014	10	\$ 952,500	-9.3 %	\$ 901,000	\$ 2,980,000
2015	14	\$ 1,331,000	39.7 %	\$ 180,000	\$ 5,400,000
2016	12	\$ 1,283,000	-3.6 %	\$ 1,000,000	\$ 2,425,000
2017	12	\$ 1,485,400	15.8 %	\$ 876,000	\$ 2,160,000
2018	10	\$ 1,472,500	-0.9 %	\$ 1,330,000	\$ 2,600,000
2019	14	\$ 1,562,500	6.1 %	\$ 1,200,000	\$ 2,050,000
2020	6	\$ 1,625,000	4.0 %	\$ 1,230,000	\$ 3,000,000
2021	15	\$ 2,250,000	38.5 %	\$ 1,480,000	\$ 21,500,000
2022	13	\$ 2,175,000	-3.3 %	\$ 1,685,000	\$ 3,500,000
2023	5	\$ 1,900,000	-12.6 %	\$ 1,200,000	\$ 2,665,000
2024	1	\$ 2,600,000	36.8 %	\$ 2,600,000	\$ 2,600,000

Median Sale Price \$2.53m

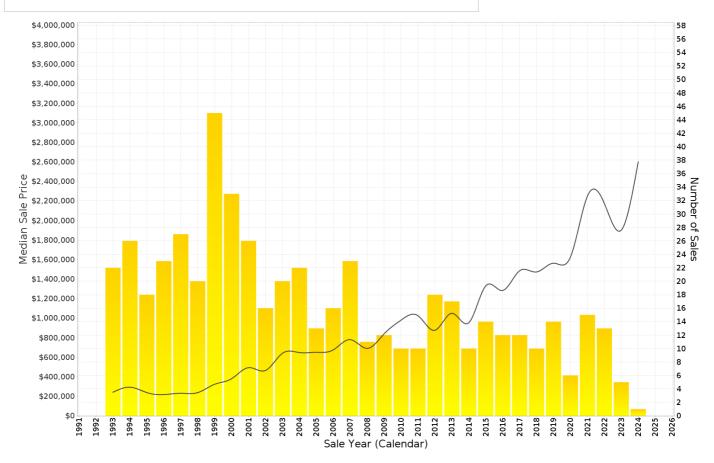
Based on 3 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

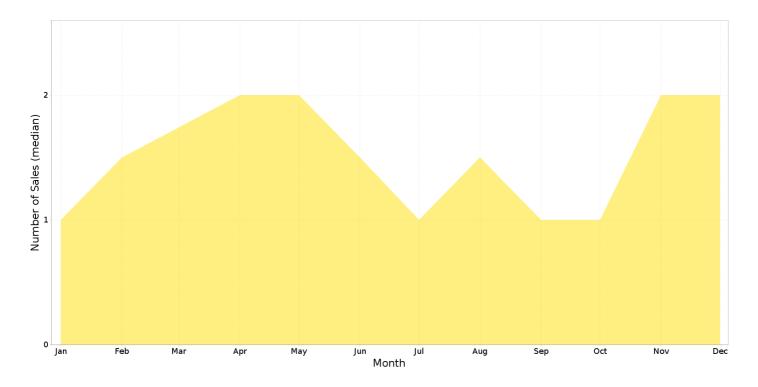
Suburb Growth +17.7%

Current Median Price: \$2,530,000 Previous Median Price: \$2,150,000

Based on 18 recorded House sales compared over the last two rolling 12 month periods

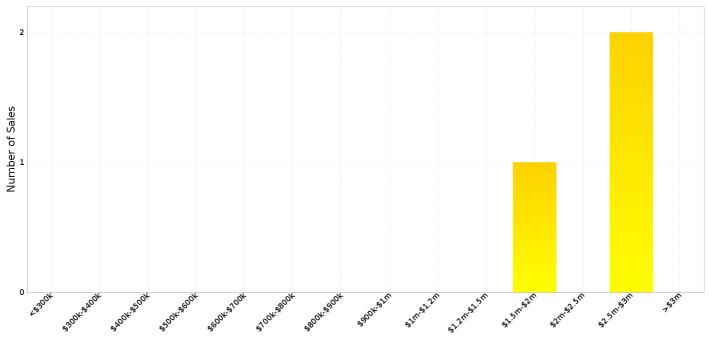


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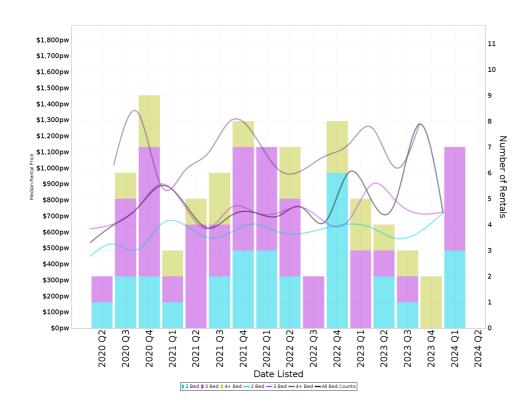
TURNER - Peak Selling Periods (3 years)

TURNER - Price Range Segments (12 months)



Price Range Segments

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Median Weekly Rents (Houses)

Suburb Sale Price Growth

+17.7%

Current Median Price: \$2,530,000 Previous Median Price: \$2,150,000 Based on 18 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+1.6%

Current Median Price: \$2,530,000 Current Median Rent: \$755 Based on 16 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)

\$1,250pw 180 \$1,200pw 170 \$1,150pw \$1,100pw 160 \$1,050pw 150 \$1,000pw 140 \$950pw \$900pw 130 \$850pw 120 110 Number \$800pw \$750pw \$700pw \$650pw 90 of Rentals \$600pw \$550pw 80 \$500pv 70 \$450pw 60 \$400pw \$350pw 50 \$300pw 40 \$250pv \$200pw 30 \$150pw 20 \$100pw 10 \$50pw \$0pw 0 2020 Q3 2020 Q4 Q2 2022 Q2 2022 Q3 2022 Q4 2023 Q1 2023 Q2 2023 Q4 02 2020 Q2 2021 Q3 2021 Q4 2022 Q1 2024 Q1 01 2023 Q3 2021 2021 2024 Date Listed 1 Bed 2 Bed 3+ Bed - 1 Bed - 2 Bed - 3+ Bed - All Bed Counts

Suburb Sale Price Growth

+3.8%

Current Median Price: \$650,000 Previous Median Price: \$626,000 Based on 230 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield



Current Median Price: \$650,000 Current Median Rent: \$560 Based on 386 registered Unit rentals compared over the last 12 months.

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TURNER - Recently Sold Properties



Based on 3 recorded House sales within the last 12 months (Apr '23 - Mar '24)

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

Suburb Growth +17.7%

Current Median Price: \$2,530,000 Previous Median Price: \$2,150,000

Based on 18 recorded House sales compared over the last two rolling 12 month periods

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Sold Properties



Based on recorded House sales within the 12 months (Apr '23 - Mar '24)

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



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TURNER - Properties For Rent

Median Rental Price \$755 /w

Based on 16 recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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

Rental Yield

+1.6%

Current Median Price: \$2,530,000 Current Median Rent: \$755

Based on 3 recorded House sales and 16 House rentals compared over the last 12 months

Number of Rentals

Based on recorded House rentals within the last 12 months (Apr '23 - Mar '24)

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







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