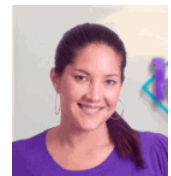


Suburb Statistics Report

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Area Profile

The size of Greenwith is approximately 7.8 square kilometres.

It has 44 parks covering nearly 11.2% of total area.

The population of Greenwith in 2011 was 9,076 people.

By 2016 the population was 8,986 showing a population decline of 1.0% in the area during that time.

The predominant age group in Greenwith is 40-49 years.

Households in Greenwith are primarily couples with children and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments.

In general, people in Greenwith work in a professional occupation.

In 2011, 74.7% of the homes in Greenwith were owner-occupied compared with 75.8% in 2016.

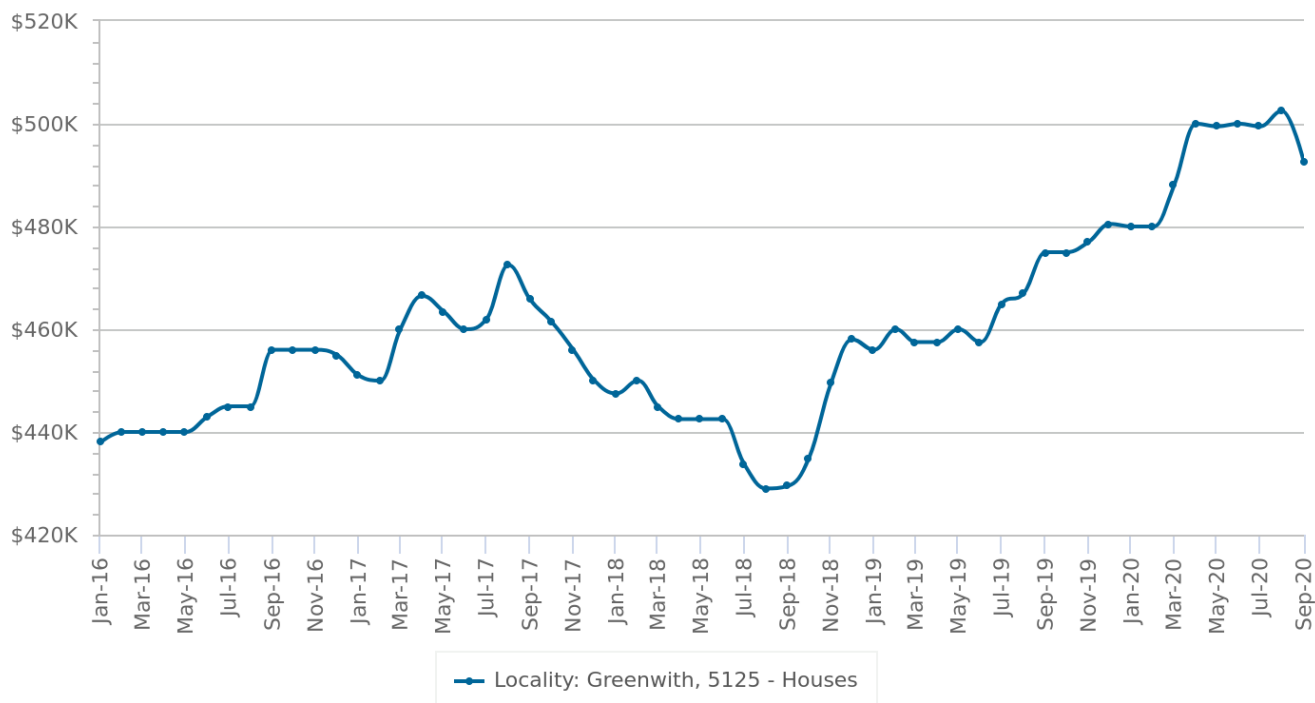
Currently the median sales price of houses in the area is \$492,500.

Median Sales Price

	Year 2016	Year 2017	Year 2018	Year 2019	Year 2020
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$438,000	\$451,000	\$447,500	\$456,000	\$480,000
February	\$440,000	\$450,000	\$450,000	\$460,000	\$480,000
March	\$440,000	\$460,000	\$445,000	\$457,500	\$488,000
April	\$440,000	\$466,500	\$442,500	\$457,500	\$500,000
May	\$440,000	\$463,500	\$442,500	\$460,000	\$499,500
June	\$443,000	\$460,000	\$442,500	\$457,500	\$500,000
July	\$445,000	\$462,000	\$433,750	\$465,000	\$499,500
August	\$445,000	\$472,500	\$429,000	\$467,000	\$502,500
September	\$456,000	\$465,750	\$429,500	\$475,000	\$492,500
October	\$456,000	\$461,500	\$435,000	\$475,000	n/a
November	\$456,000	\$456,000	\$449,500	\$477,000	n/a
December	\$455,000	\$450,000	\$458,000	\$480,500	n/a

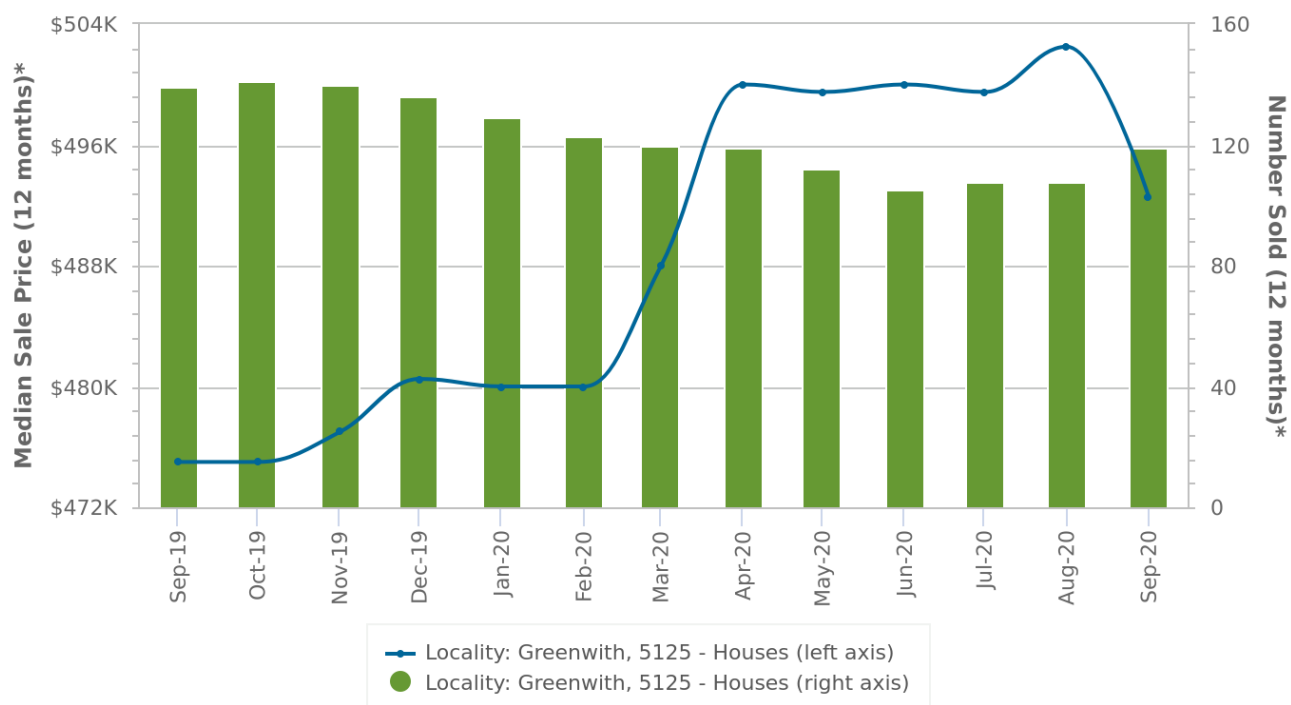
Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

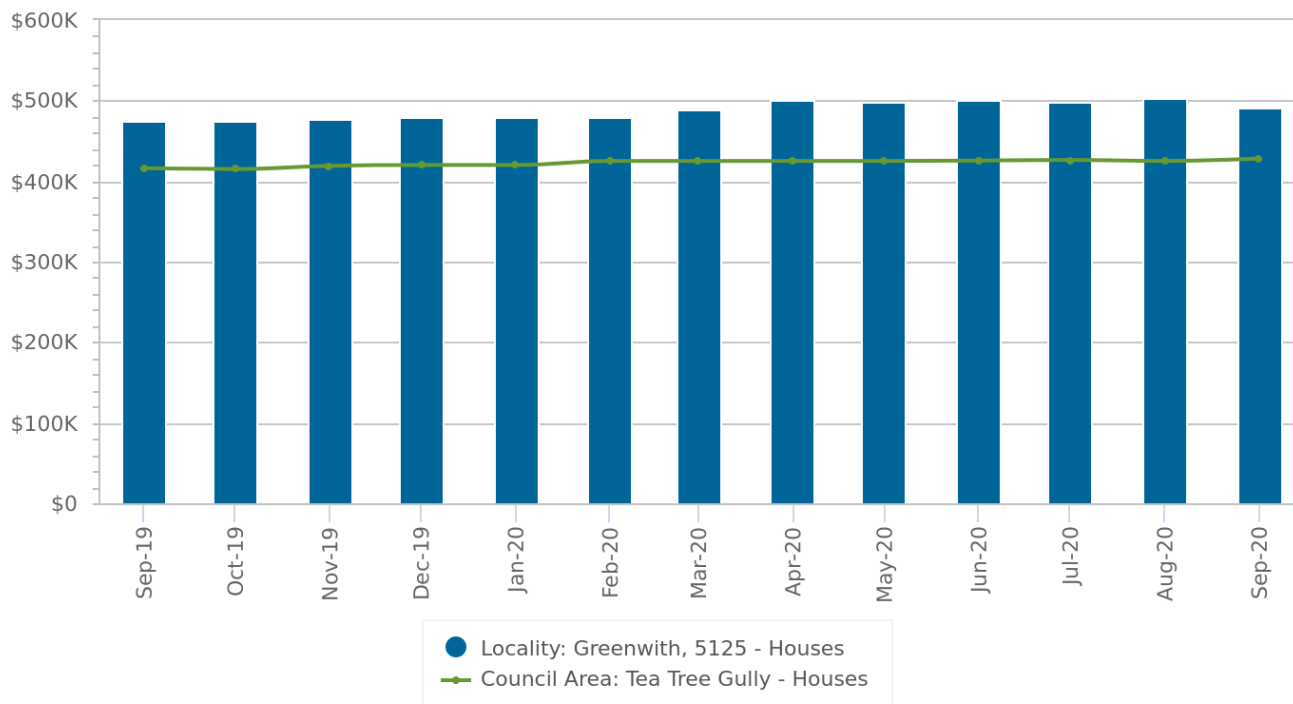
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Greenwith Median Price	Tea Tree Gully Median Price
September 2020	\$492,500	\$428,000
August 2020	\$502,500	\$425,000
July 2020	\$499,500	\$426,250
June 2020	\$500,000	\$425,500
May 2020	\$499,500	\$425,000
April 2020	\$500,000	\$425,000
March 2020	\$488,000	\$425,000
February 2020	\$480,000	\$425,000
January 2020	\$480,000	\$420,000
December 2019	\$480,500	\$420,000
November 2019	\$477,000	\$419,000
October 2019	\$475,000	\$415,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



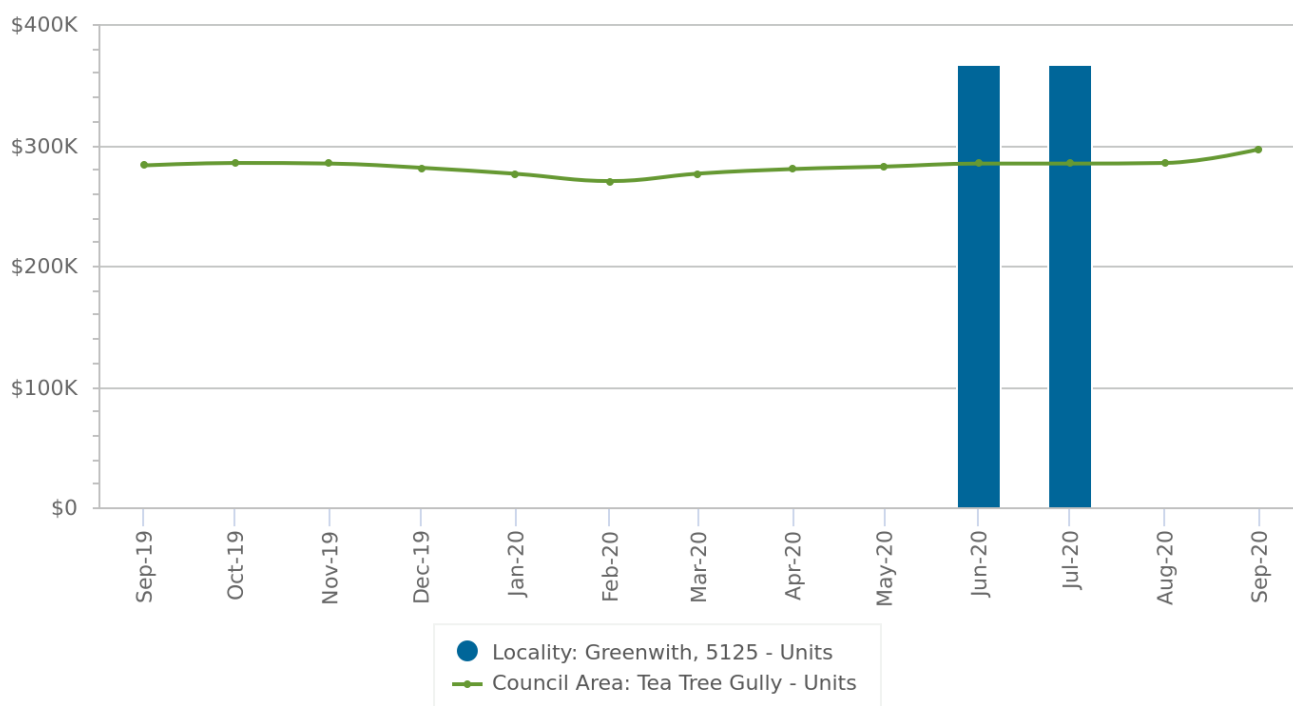
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Greenwith Median Price	Tea Tree Gully Median Price
September 2020	n/a	\$296,500
August 2020	n/a	\$285,000
July 2020	\$367,500	\$284,500
June 2020	\$367,500	\$284,500
May 2020	n/a	\$282,000
April 2020	n/a	\$280,000
March 2020	n/a	\$276,250
February 2020	n/a	\$270,000
January 2020	n/a	\$276,000
December 2019	n/a	\$281,000
November 2019	n/a	\$284,500
October 2019	n/a	\$285,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

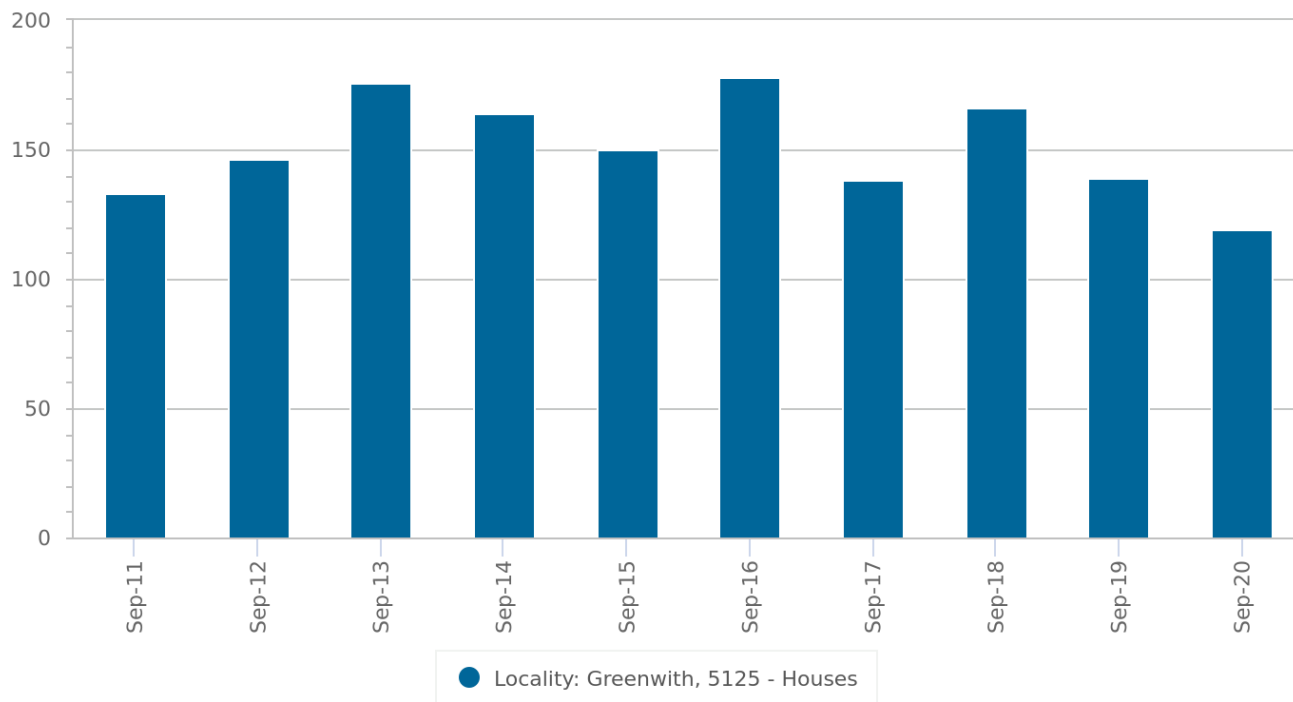
Sales Per Annum

Sales Per Annum (House)

Period Ending	Greenwith Number
Sep 2020	119
Sep 2019	139
Sep 2018	166
Sep 2017	138
Sep 2016	178
Sep 2015	150
Sep 2014	164
Sep 2013	176
Sep 2012	146
Sep 2011	133

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



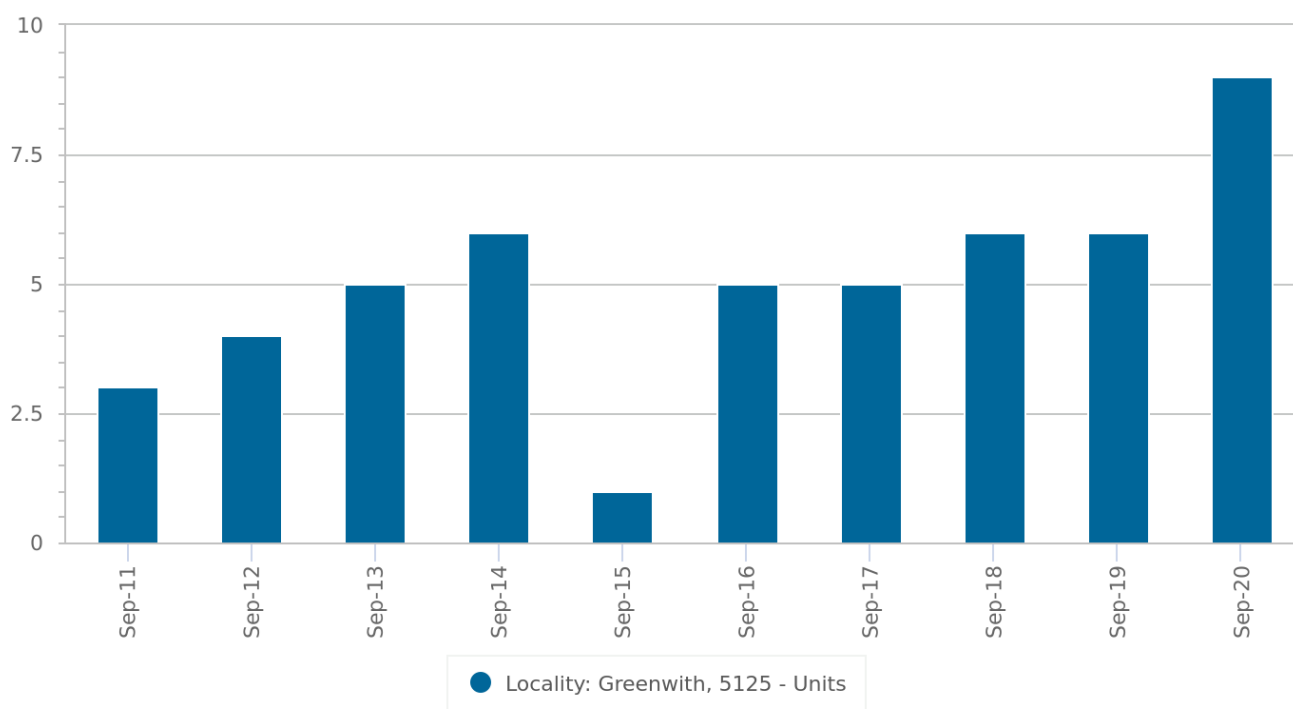
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Greenwith Number
Sep 2020	9
Sep 2019	6
Sep 2018	6
Sep 2017	5
Sep 2016	5
Sep 2015	1
Sep 2014	6
Sep 2013	5
Sep 2012	4
Sep 2011	3

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



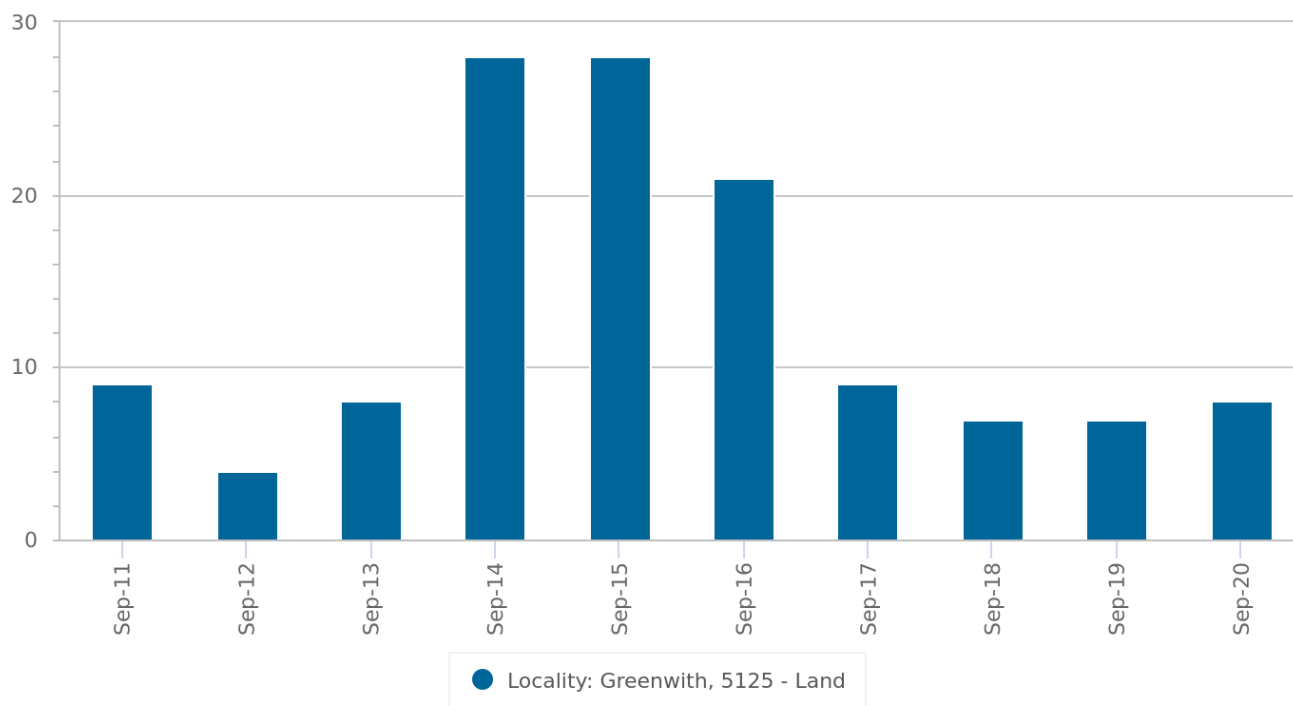
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Greenwith Number
Sep 2020	8
Sep 2019	7
Sep 2018	7
Sep 2017	9
Sep 2016	21
Sep 2015	28
Sep 2014	28
Sep 2013	8
Sep 2012	4
Sep 2011	9

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period

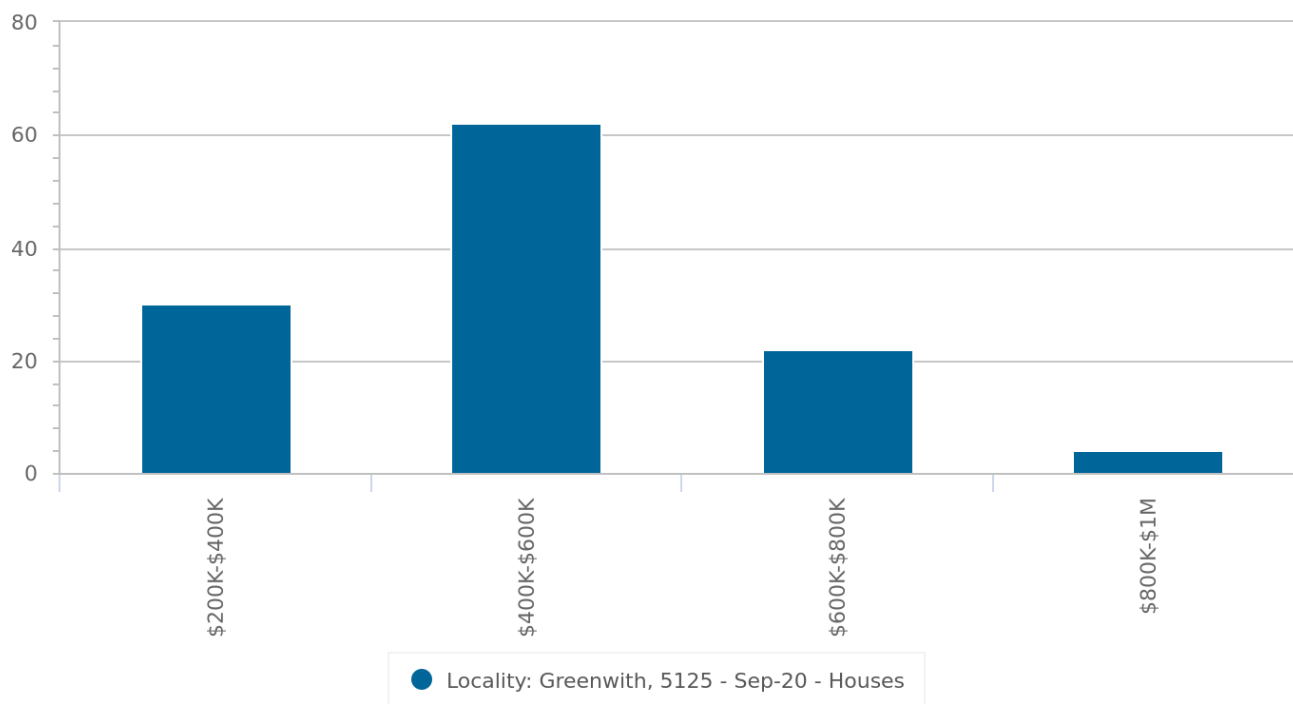
Sales By Price

Sales By Price - 12 months (House)

Price	Greenwith Number
\$200K-\$400K	30
\$400K-\$600K	62
\$600K-\$800K	22
\$800K-\$1M	4

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



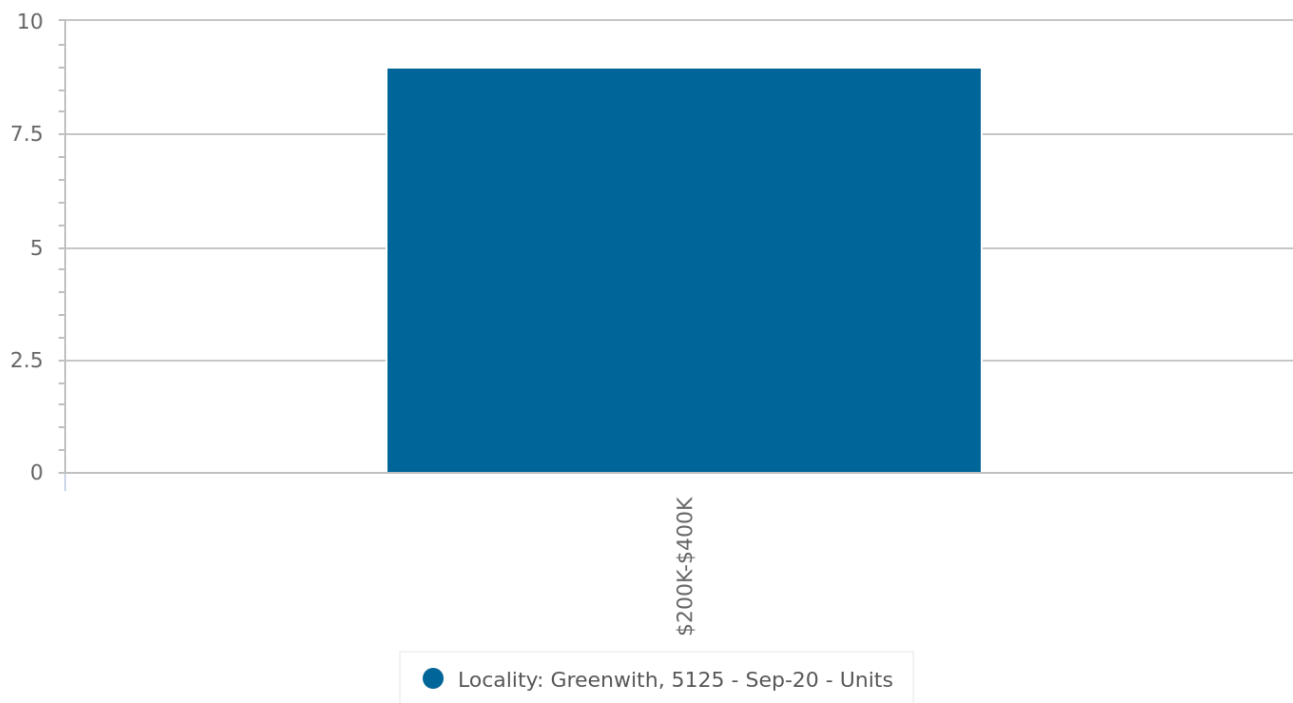
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)

Price	Greenwith Number
\$200K-\$400K	9

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



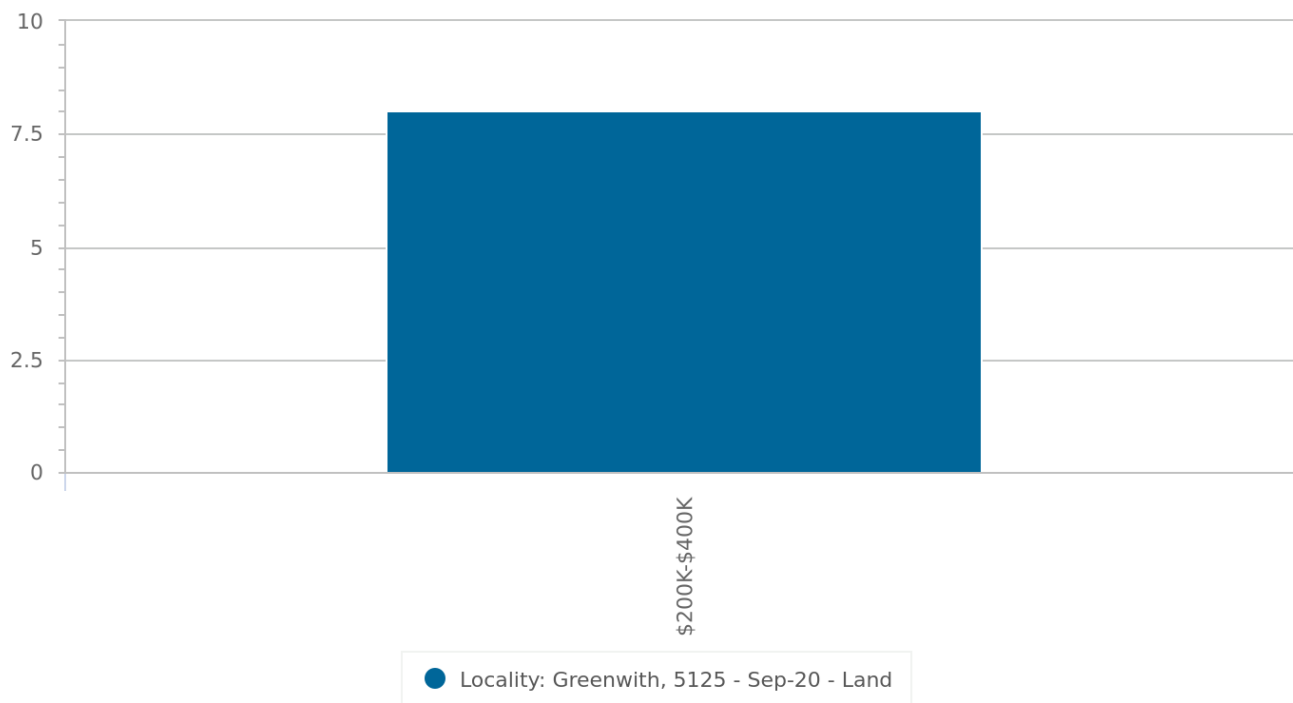
Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)

Price	Greenwith
	Number
\$200K-\$400K	8

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

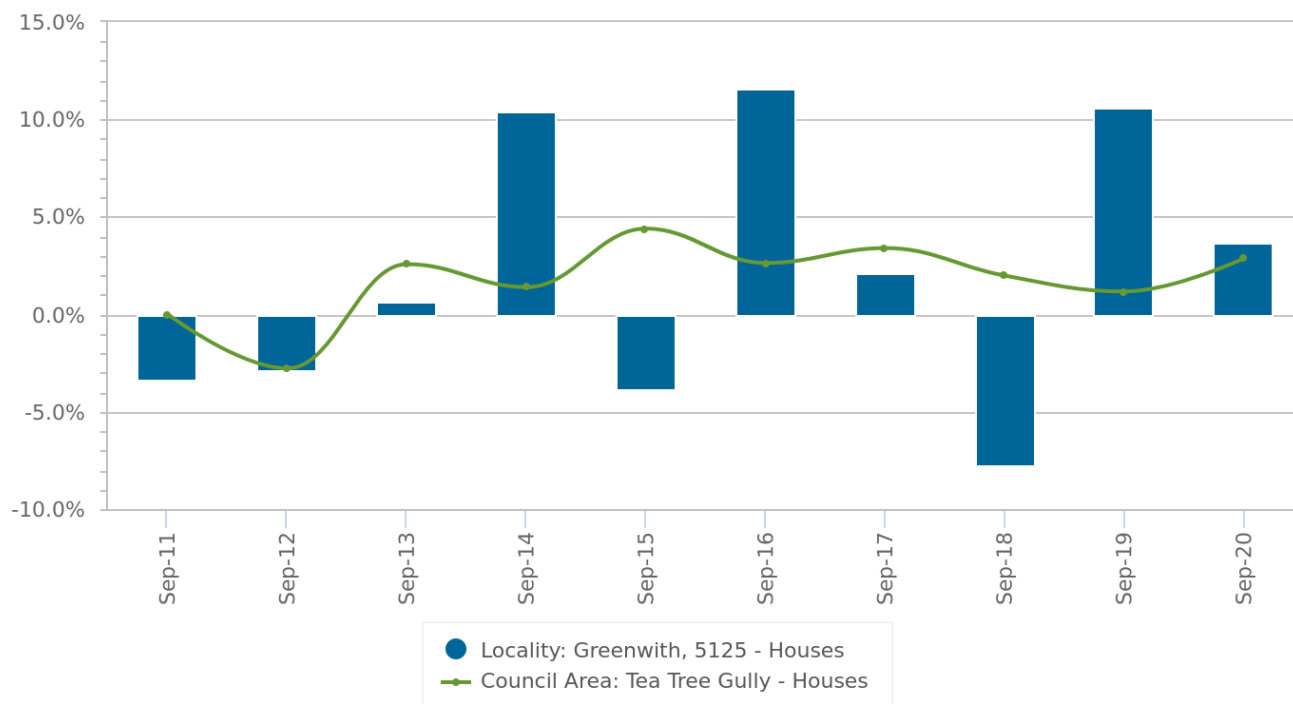
Change in Median Price

Change in Median Price (House)

Period	Greenwith % Change	Tea Tree Gully % Change
Sep 2020	3.68%	2.87%
Sep 2019	10.59%	1.17%
Sep 2018	-7.78%	1.98%
Sep 2017	2.14%	3.4%
Sep 2016	11.63%	2.63%
Sep 2015	-3.88%	4.4%
Sep 2014	10.39%	1.39%
Sep 2013	0.65%	2.57%
Sep 2012	-2.92%	-2.78%
Sep 2011	-3.31%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Greenwith % Change	Tea Tree Gully % Change
Sep 2019	0%	0%
Sep 2018	0%	2.91%
Sep 2017	0%	0%
Sep 2016	0%	-1.79%
Sep 2015	0%	3.7%
Sep 2014	0%	0%
Sep 2013	0%	-2.7%
Sep 2012	0%	0.43%
Sep 2011	0%	-2.53%
Sep 2010	0%	0%

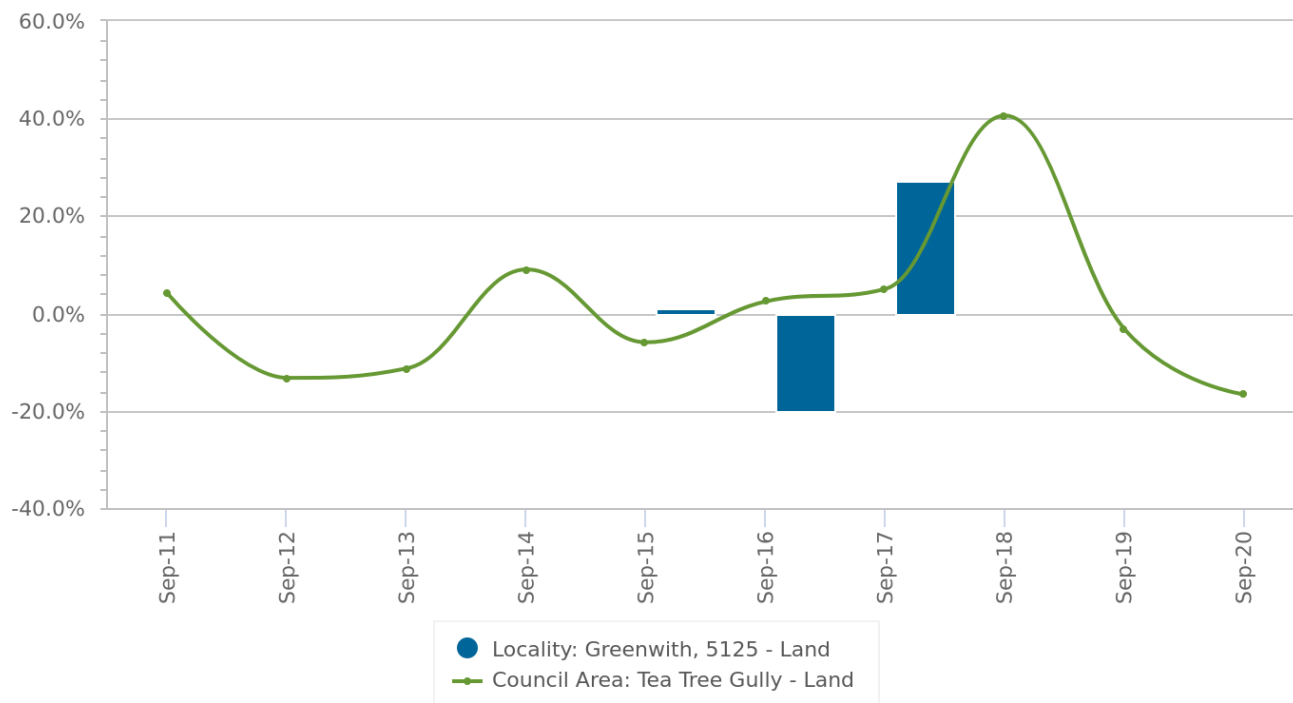
Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Greenwith % Change	Tea Tree Gully % Change
Jan 2018	27.08%	40.59%
Jan 2017	-20%	5%
Jan 2016	0.84%	2.44%
Jan 2015	0%	-5.96%
Jan 2014	0%	9%
Jan 2013	0%	-11.31%
Jan 2012	0%	-13.27%
Jan 2011	0%	4%
Jan 2010	0%	0%
Jan 2009	0%	0%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)



Statistics are calculated over a rolling 12 month period

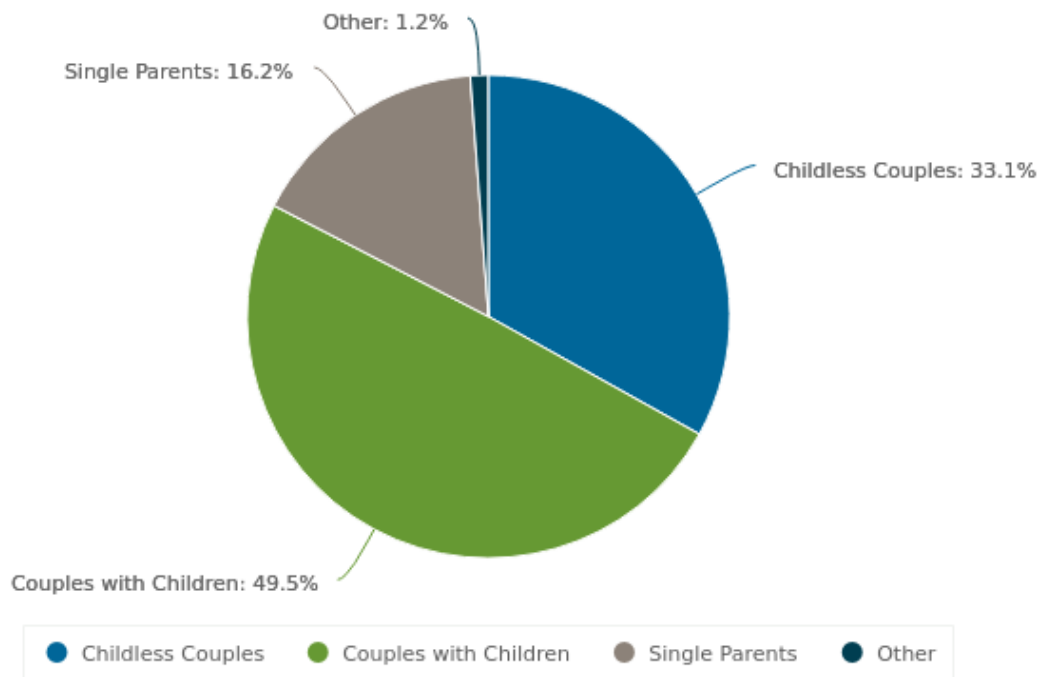
Household

Household Structure

Type	Percent
Couples with Children	49.5
Childless Couples	33.1
Single Parents	16.2
Other	1.2

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Structure



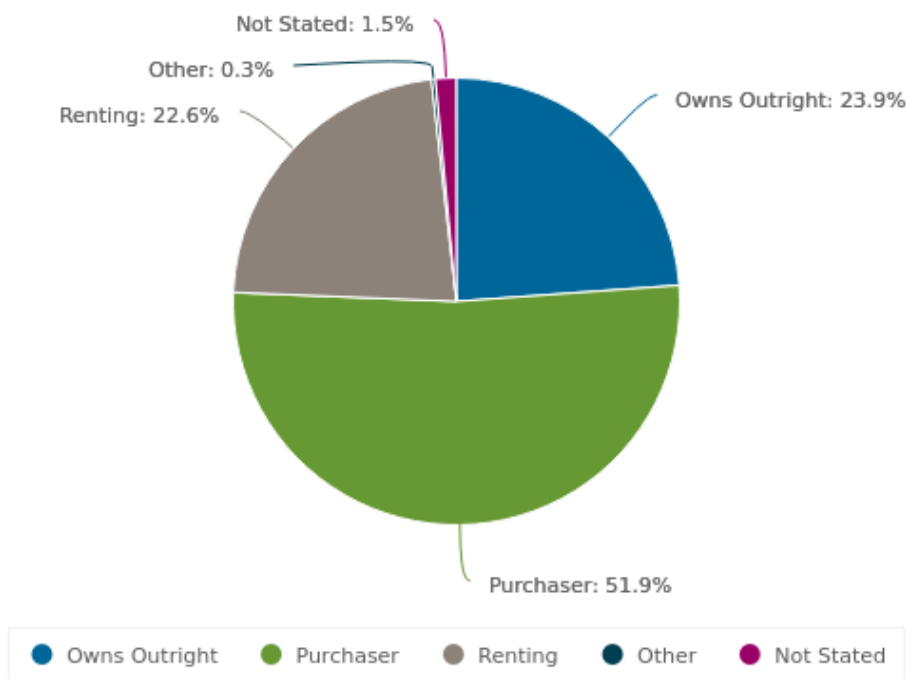
Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy

Type	Percent
Purchaser	51.9
Owns Outright	23.9
Renting	22.6
Not Stated	1.5
Other	0.3

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Occupancy



Statistics are provided by the Australian Bureau of Statistics (ABS)

Age Sex Ratio

Age Sex Ratio

Age Group	Greenwith		Tea Tree Gully	
	Male %	Female %	Male %	Female %
0-9	6.4	6.3	5.9	5.7
10-19	8.5	7.5	6.3	5.9
20-29	5.9	5.3	5.9	5.8
30-39	5.4	6.6	6.3	6.5
40-49	8.1	9.3	6.7	7.0
50-59	7.5	8.2	6.5	7.1
60-69	4.3	4.9	5.8	6.5
70-79	1.9	2.4	3.7	4.1
80-89	0.6	0.8	1.5	2.0
90-99	0.0	0.1	0.2	0.5
100+	n/a	n/a	0.0	0.0

Statistics are provided by the Australian Bureau of Statistics (ABS)

Age Sex Ratio



Statistics are provided by the Australian Bureau of Statistics (ABS)

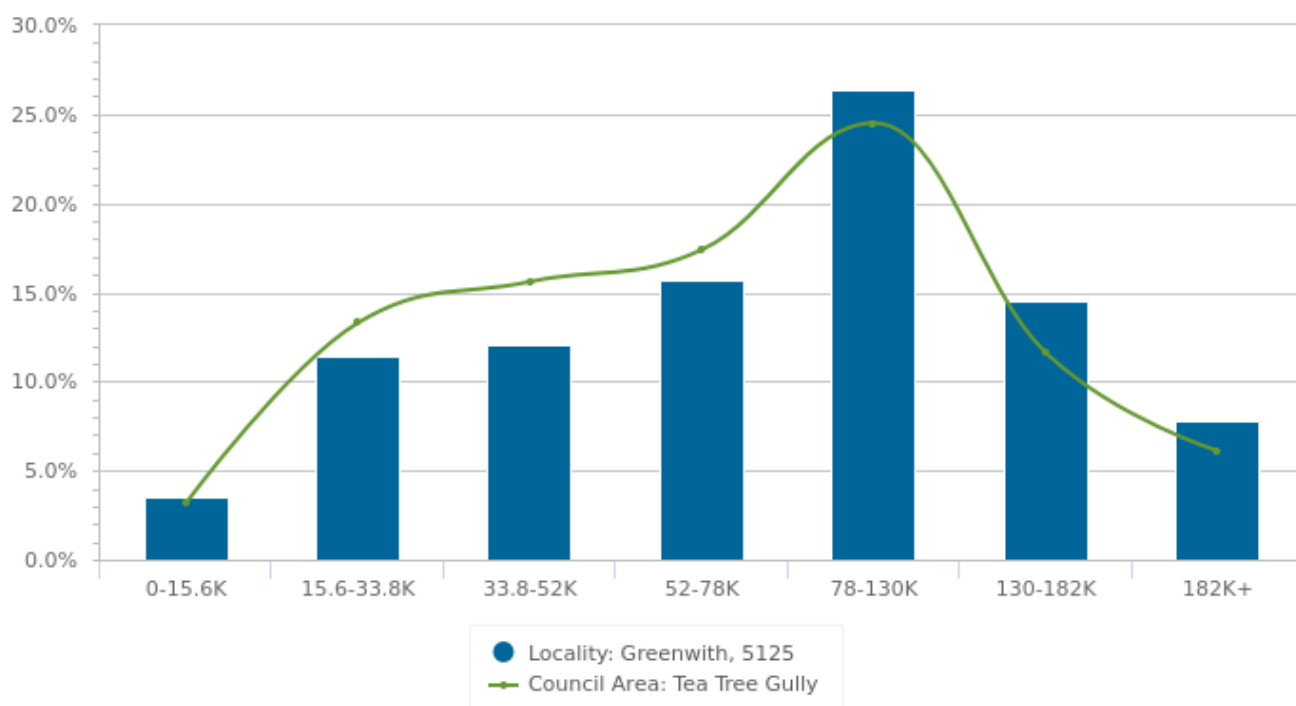
Household Income

Household Income

Income Range	Greenwith %	Tea Tree Gully %
0-15.6K	3.5	3.2
15.6-33.8K	11.4	13.3
33.8-52K	12.1	15.6
52-78K	15.7	17.4
78-130K	26.4	24.5
130-182K	14.5	11.6
182K+	7.8	6.1

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Income



Statistics are provided by the Australian Bureau of Statistics (ABS)

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