

Suburb Profile Report



Leederville WA 6007

Prepared on: 06 July 2018

Phone: 0862463160

Email: admin@fngenesi.com.au

LEEDERVILLE


2.8km

Distance from GPO


3.1k

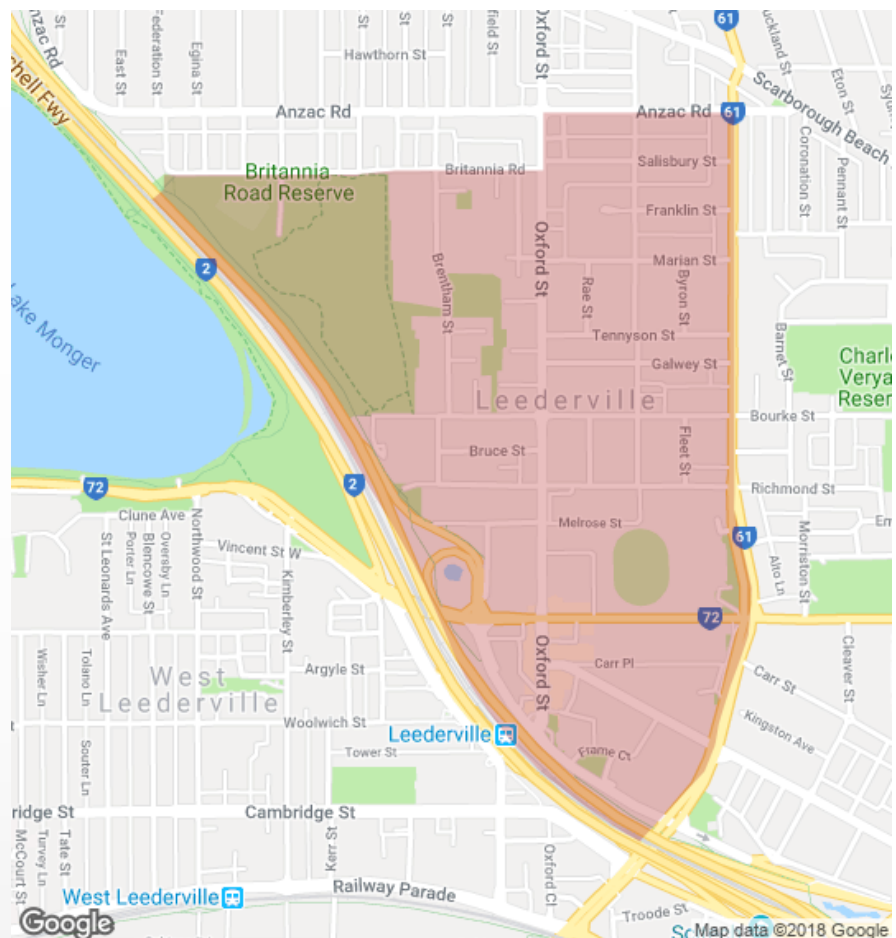
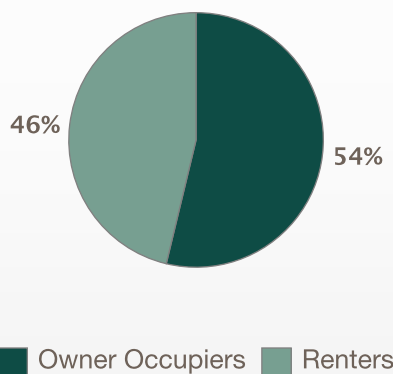
Population

↑6.9%

5 year population change


11 years

Average length of ownership



The size of Leederville is approximately 1.5 square kilometres. It has 2 parks covering nearly 15.8% of total area. The population of Leederville in 2011 was 2,944 people. By 2016 the population was 3,146 showing a population growth of 6.9% in the area during that time. The predominant age group in Leederville is 30-39 years. Households in Leederville are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Leederville work in a professional occupation. In 2011, 52.8% of the homes in Leederville were owner-occupied compared with 50.7% in 2016. Currently the median sales price of houses in the area is \$891,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed


1,022
31
\$843,192
4

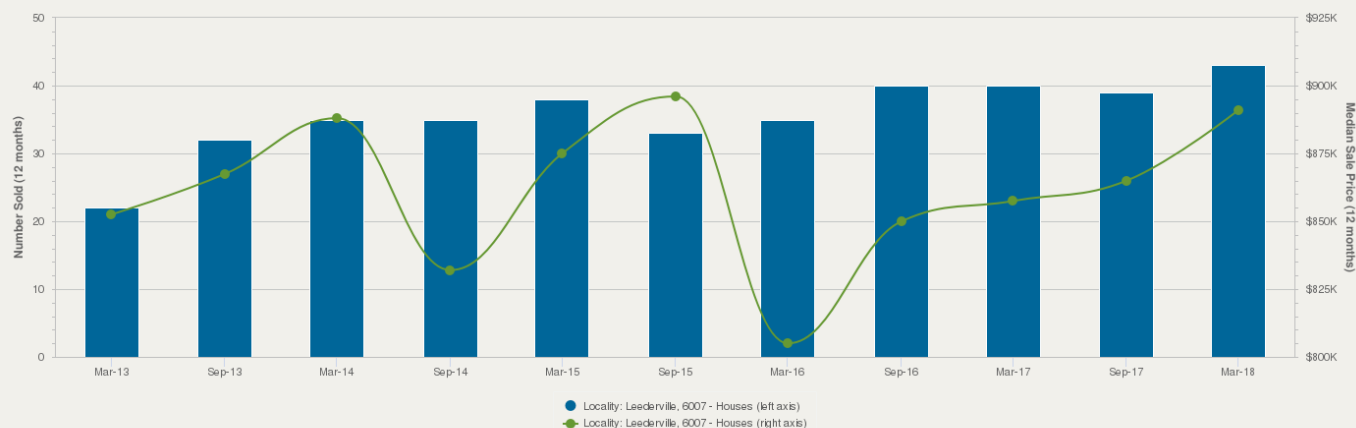
1,138
34
\$472,257
42

*Total number of unique properties listed for sale over the past 12 months.



HOUSES: FOR SALE

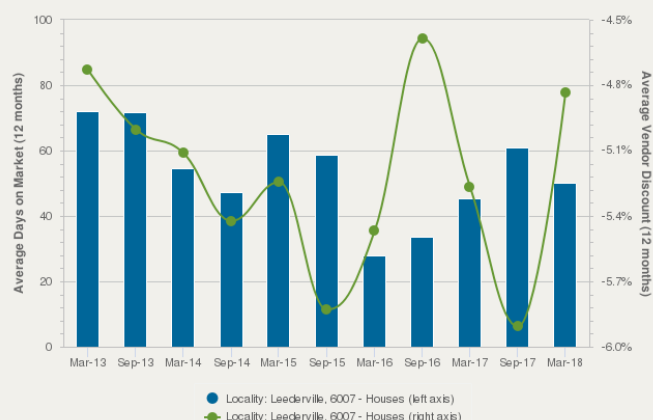
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,020,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$891,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$816,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*



HOUSES: MARKET ACTIVITY SNAPSHOT

ON THE MARKET



BEDROOMS



There are no 2 bedroom Houses on the market in this suburb



37 Britannia Road
Leederville WA 6007

Sold on 24 Jun 2018
 Not Disclosed



1.58Ha



18 Melrose Street
Leederville WA 6007

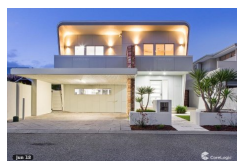
Sold on 22 Jun 2018
 \$855,000*



522m²



BEDROOMS



11 Austen Lane Leederville
WA 6007

Listed on 03 Jul 2018
[VIEWINGS BY APPOINTMENT](#)



270m²



3 Scott Street Leederville
WA 6007

Listed on 21 Jun 2018
 From \$769,000



265m²



24 Galwey Street Leederville
WA 6007

Sold on 03 Apr 2018
 \$810,000



299m²



205 Loftus Street Leederville
WA 6007

Sold on 18 Mar 2018
 \$935,000



450m²



BEDROOMS



22 Marian Street Leederville
WA 6007

Listed on 05 Jul 2018
 Offers Over \$1,269,000



588m²



53 Bourke Street Leederville
WA 6007

Listed on 27 Jun 2018
 Offers Over \$1,025,000



463m²



LOT 1/2 Marian Street
Leederville WA 6007

Sold on 16 Apr 2018
 \$1,350,000*



727m²



11 Fleet Street Leederville
WA 6007

Sold on 14 Apr 2018
 \$1,200,000



607m²



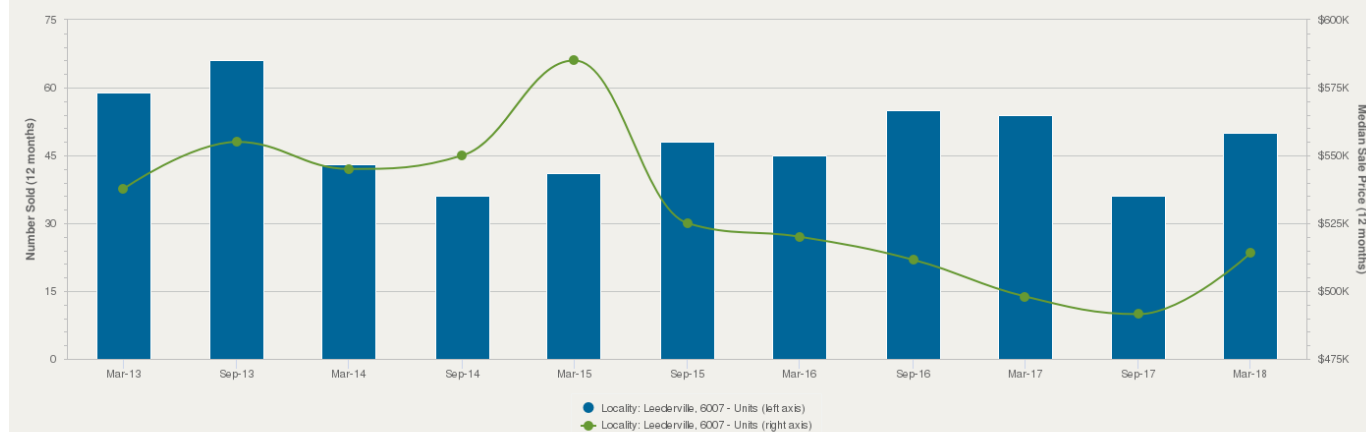
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

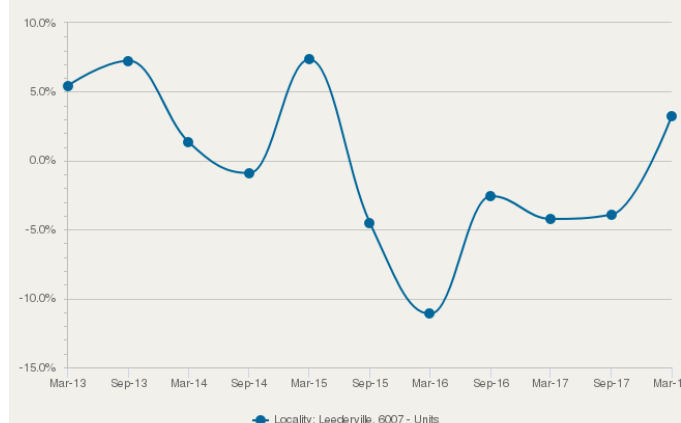


UNITS: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$599,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$514,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$450,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*



















UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET









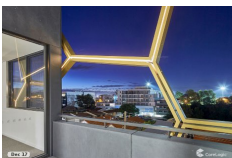









RECENTLY SOLD

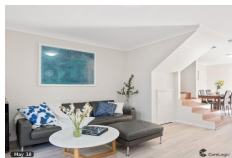







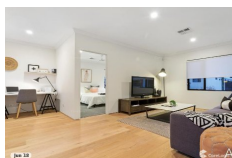









 <p>21/287 Vincent Street Leederville WA 6007</p> <p>Listed on 05 Jul 2018 \$385,000</p>	 1  1  80m ²	 <p>7/127 Richmond Street Leederville WA 6007</p> <p>Sold on 26 Jun 2018 \$448,000*</p>	 1  1  91m ²
 <p>24/201 Carr Place Leederville WA 6007</p> <p>Listed on 04 Jul 2018 From \$420,000</p>	 1  1  -	 <p>24/285 Vincent Street Leederville WA 6007</p> <p>Sold on 23 May 2018 \$2,410,000</p>	 -  1  80m ²



 <p>LOT 15/201 Carr Place Leederville WA 6007</p> <p>Listed on 04 Jul 2018 \$559,000 - \$579,000</p>	 1  2  100m ²	 <p>21/285 Vincent Street Leederville WA 6007</p> <p>Sold on 23 May 2018 \$2,410,000</p>	 -  2  108m ²
 <p>15/201 Carr Place Leederville WA 6007</p> <p>Listed on 04 Jul 2018 \$559,000 - \$579,000</p>	 1  2  78m ²	 <p>27/285 Vincent Street Leederville WA 6007</p> <p>Sold on 23 May 2018 \$2,410,000</p>	 -  2  105m ²



 <p>16 Aranda Place Leederville WA 6007</p> <p>Listed on 05 Jul 2018 Offers Over \$595,000</p>	 2  1  147m ²	 <p>11 Windich Place Leederville WA 6007</p> <p>Sold on 30 May 2018 \$510,000*</p>	 4  1  118m ²
 <p>94 Bourke Street Leederville WA 6007</p> <p>Listed on 05 Jul 2018 Mid \$900,000s</p>	 2  2  -	 <p>12/1 Wylie Place Leederville WA 6007</p> <p>Sold on 04 May 2018 \$615,000</p>	 2  2  102m ²

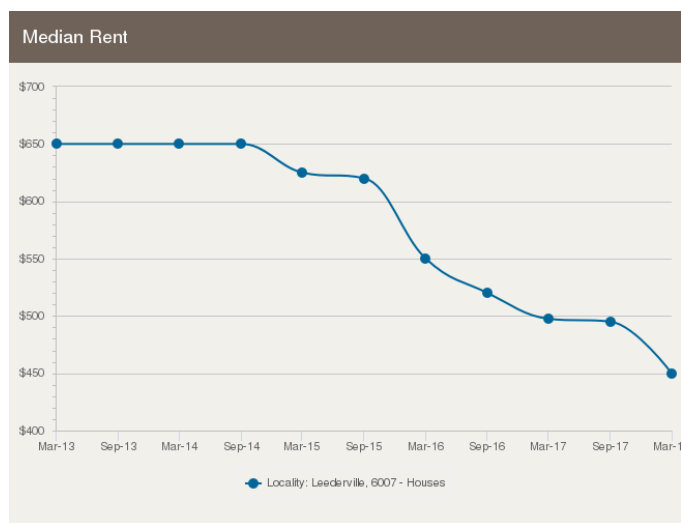


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

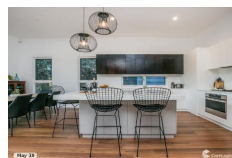
4

2
BEDROOMS



**209 Loftus Street Leederville
WA 6007**

Listed on 05 Jul 2018
\$380/W



**5 Shakespeare Street
Leederville WA 6007**

Listed on 18 Jun 2018
\$845/W



9

3
BEDROOMS



**1 Marian Street Leederville
WA 6007**

Listed on 05 Jul 2018
\$650/W



**22 Windich Place Leederville
WA 6007**

Listed on 05 Jul 2018
\$450/W



3

4
BEDROOMS



**5 Bruce Street Leederville
WA 6007**

Listed on 04 Jul 2018
\$420/W



**15 Rae Street Leederville
WA 6007**

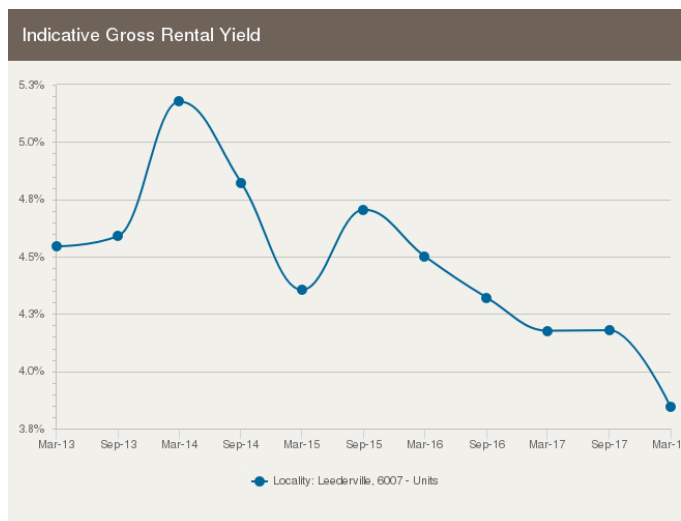
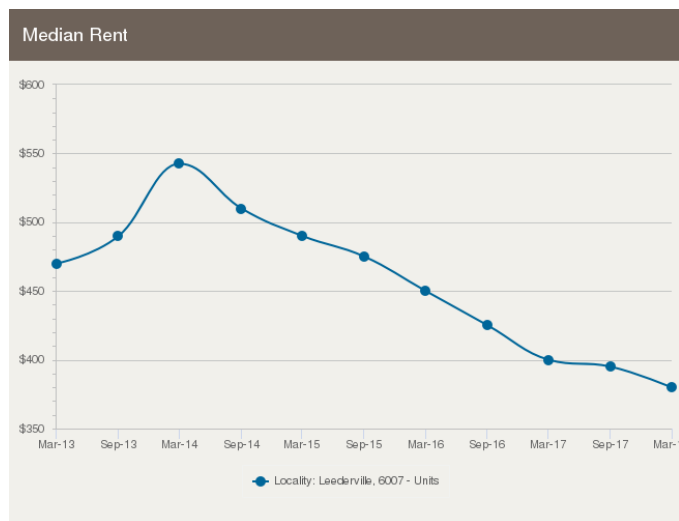
Listed on 01 Jul 2018
\$650/W



= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 **5**

 **1**
BEDROOMS



5/301 Oxford Street
Leederville WA 6007

Listed on 02 Jul 2018
\$420/W

 **3**

 **2**

 **167m²**



1/181 Oxford Street
Leederville WA 6007

Listed on 27 Jun 2018
\$320/W

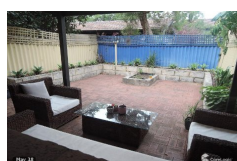
 **1**

 **1**

 **84m²**

 **18**

 **2**
BEDROOMS



5/1 Bennelong Place
Leederville WA 6007

Listed on 05 Jul 2018
\$310/W

 **1**

 **1**

 **74m²**



1/181 Carr Place Leederville
WA 6007

Listed on 05 Jul 2018
\$390/W

 **1**

 **1**

 **116m²**

 **5**

 **3**
BEDROOMS



21 Aranda Place Leederville
WA 6007

Listed on 20 Jun 2018
\$390/W

 **2**

 **2**

 **147m²**



2 Brentham Street
Leederville WA 6007

Listed on 20 Jun 2018
\$500/W

 **2**

 **1**

 **215m²**



= number of units observed as On the Market for Rent within the last month

► DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

Census statistics are provided by the Australian Bureau of Statistics (ABS) available at <http://www.abs.gov.au/> under Creative Commons Attribution 2.5 (<http://creativecommons.org/licenses/by/2.5/au/legalcode>).

State Government Copyright Notice and Disclaimer

WA - Based on information provided by and with the permission of the Western Australian Land Information Authority (2018) trading as Landgate.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au