

Suburb Profile Report



Inglewood WA 6052

Prepared on: 22 March 2018

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INGLEWOOD


4.6km

Distance from GPO


5.5k

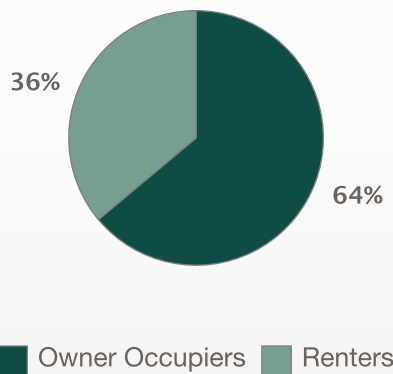
Population

↑9.2%

5 year population change


11 years

Average length of ownership



The size of Inglewood is approximately 3 square kilometres. It has 3 parks covering nearly 35% of total area. The population of Inglewood in 2006 was 5,044 people. By 2011 the population was 5,506 showing a population growth of 9.2% in the area during that time. The predominant age group in Inglewood is 35-44 years. Households in Inglewood are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments. In general, people in Inglewood work in a professional occupation. In 2006, 62.6% of the homes in Inglewood were owner-occupied compared with 62.2% in 2011. Currently the median sales price of houses in the area is \$808,750.



Total dwellings



Total new listings*



Median Value



Total number currently listed


1,882
55
\$786,238
22

1,056
40
\$373,768
30

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

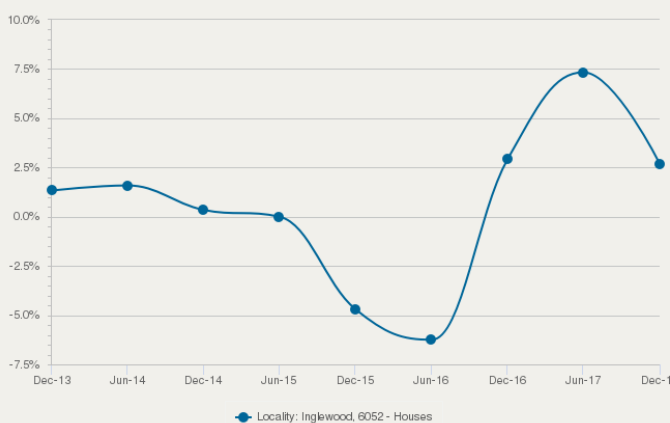


HOUSES: FOR SALE

Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$917,500

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

\$\$

Median Price*

\$808,750

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*

\$664,000

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













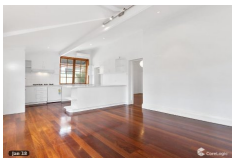



ON THE MARKET















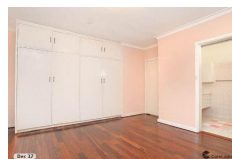



RECENTLY SOLD

 229 Eighth Avenue Inglewood WA 6052 Listed on 10 Mar 2018 Not Disclosed	  	 311 Crawford Road Inglewood WA 6052 Sold on 06 Feb 2018 \$650,000*	  
 952 Beaufort Street Inglewood WA 6052 Listed on 11 Feb 2018 From \$575,000	  	 253 Crawford Road Inglewood WA 6052 Sold on 30 Jan 2018 \$400,000*	  



 140C Seventh Avenue Inglewood WA 6052 Listed on 21 Mar 2018 \$779,000 - \$839,000	  	 16A Dundas Road Inglewood WA 6052 Sold on 13 Mar 2018 \$415,000*	  
 141 Tenth Avenue Inglewood WA 6052 Listed on 20 Mar 2018 EOI from \$699,000	  	 7 Robinson Street Inglewood WA 6052 Sold on 11 Feb 2018 \$835,000*	  



 12A Arthur Street Inglewood WA 6052 Listed on 20 Mar 2018 OFFERS FROM \$999,000	  	 25 Nelson Street Inglewood WA 6052 Sold on 16 Dec 2017 \$890,000	  
 9 Nelson Street Inglewood WA 6052 Listed on 20 Mar 2018 FROM \$1,139,000	  	 228 Crawford Road Inglewood WA 6052 Sold on 01 Dec 2017 \$685,000	  



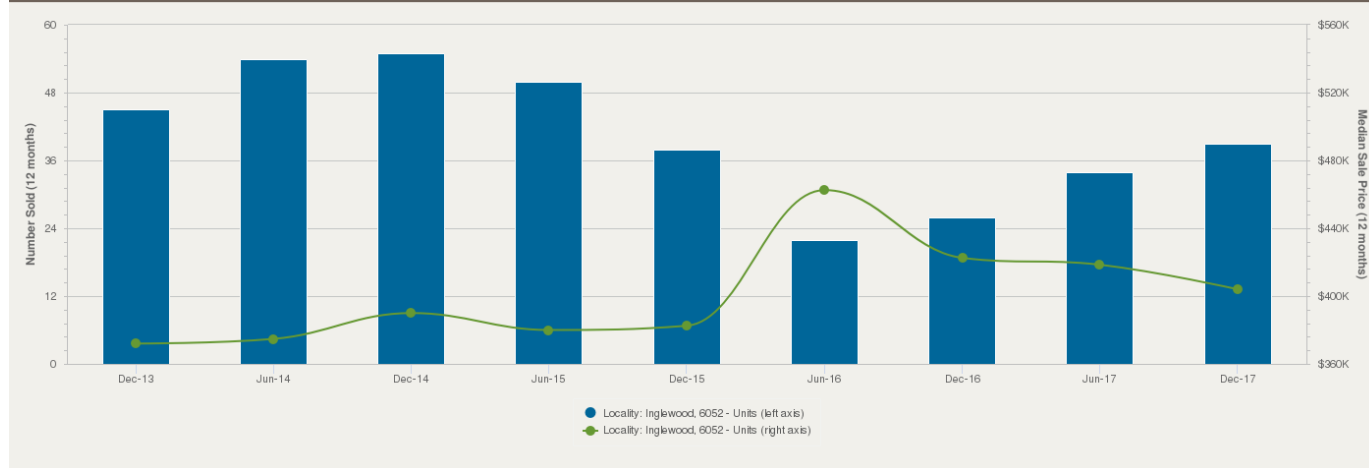
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

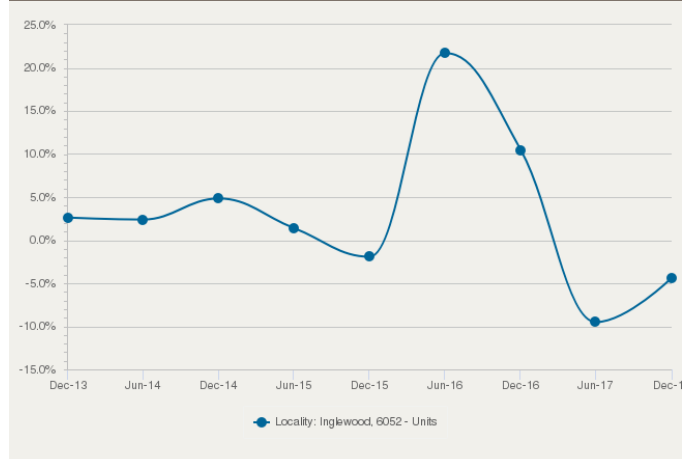


UNITS: FOR SALE

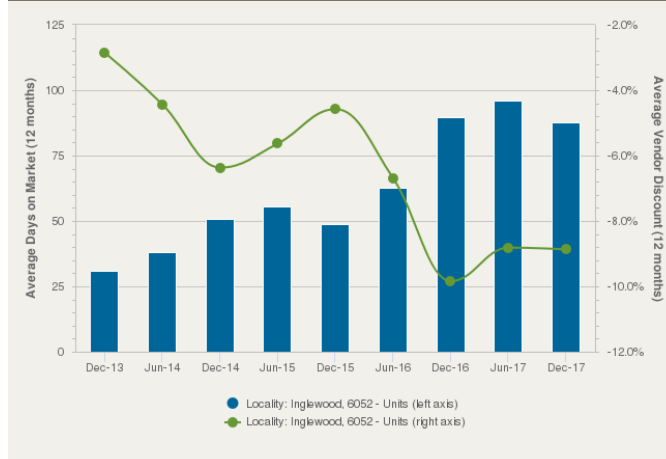
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$435,000

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

\$\$

Median Price*

\$404,000

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*

\$310,000

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

 **7**

 **1**
BEDROOMS



12/819 Beaufort Street
Inglewood WA 6052

Listed on 21 Mar 2018
\$325,000 - \$335,000



61m²



3/134 Sixth Avenue
Inglewood WA 6052

Listed on 21 Mar 2018
\$329,000 - \$349,000



86m²

RECENTLY SOLD

 **2**



1/57 Tenth Avenue
Inglewood WA 6052

Sold on 17 Jan 2018
\$165,000



45m²



1/919 Beaufort Street
Inglewood WA 6052

Sold on 12 Oct 2017
\$300,000



84m²

 **15**

 **2**
BEDROOMS



24/132 Sixth Avenue
Inglewood WA 6052

Listed on 20 Mar 2018
\$275,000



70m²



9/131 Dundas Road
Inglewood WA 6052

Listed on 19 Mar 2018
EOI Over \$359,000



84m²

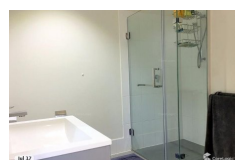


2/202 Crawford Road
Inglewood WA 6052

Sold on 14 Feb 2018
\$410,000*



213m²



20/167 Seventh Avenue
Inglewood WA 6052

Sold on 20 Jan 2018
\$465,000



100m²

 **6**

 **3**
BEDROOMS

 **6**



12 Buller Street Inglewood
WA 6052

Listed on 20 Mar 2018
HIGH \$500,000s



266m²



198A Seventh Avenue
Inglewood WA 6052

Listed on 20 Mar 2018
\$600,000 to \$650,000



298m²



1/151 Sixth Avenue
Inglewood WA 6052

Sold on 13 Jan 2018
\$760,000



307m²



5/166 Seventh Avenue
Inglewood WA 6052

Sold on 08 Jan 2018
\$580,000



125m²

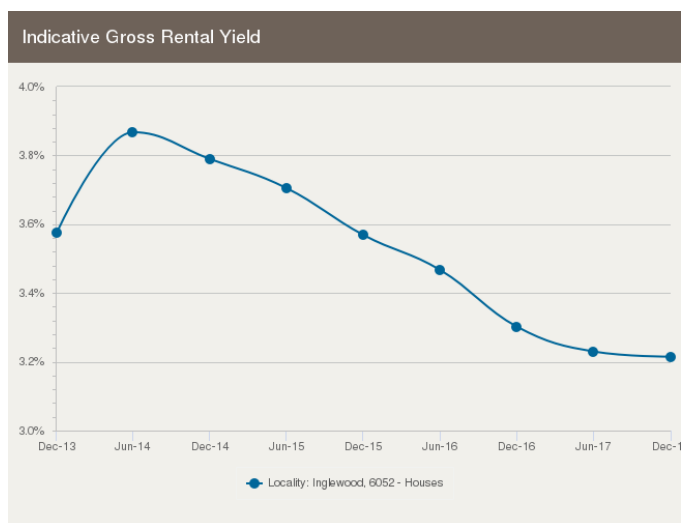
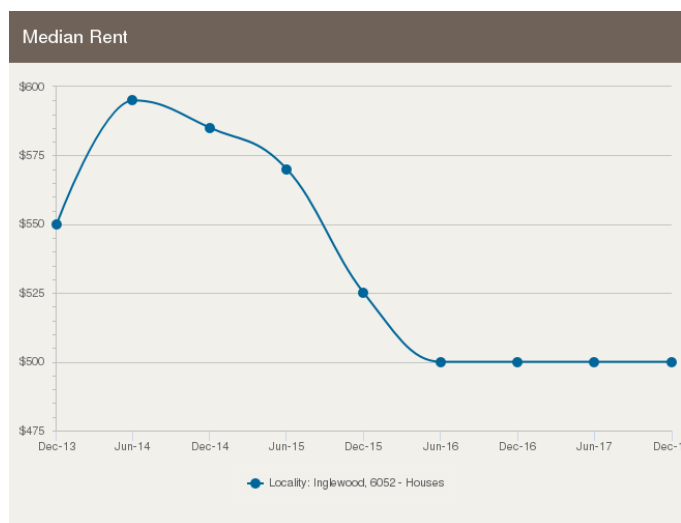


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



HOUSES: FOR RENT











HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT









 **4**

 **2**
BEDROOMS

 <p>335 Crawford Road Inglewood WA 6052 Listed on 16 Mar 2018 \$350/W</p> <p> 1  1  623m²</p>	 <p>260 Eighth Avenue Inglewood WA 6052 Listed on 26 Feb 2018 \$425/W</p> <p> 2  1  731m²</p>
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 **7**

 **3**
BEDROOMS

 <p>88 Wood Street Inglewood WA 6052 Listed on 21 Mar 2018 \$475/W</p> <p> -  1  562m²</p>	 <p>173C Eighth Avenue Inglewood WA 6052 Listed on 20 Mar 2018 \$495/W</p> <p> 2  2  175m²</p>
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 **3**

 **4**
BEDROOMS

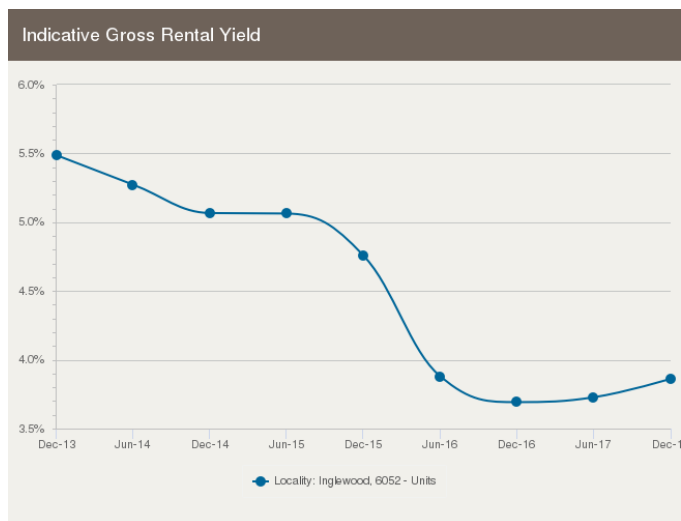
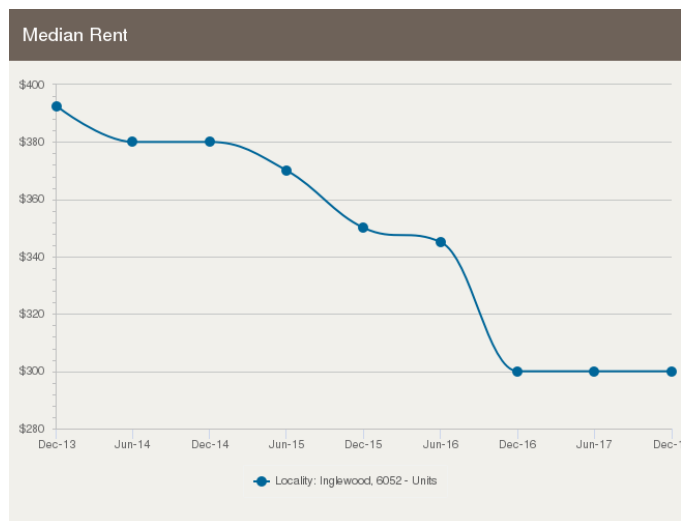
 <p>154 Tenth Avenue Inglewood WA 6052 Listed on 21 Mar 2018 \$890/W</p> <p> 2  3  708m²</p>	 <p>304 Crawford Road Inglewood WA 6052 Listed on 18 Mar 2018 \$600/W</p> <p> 2  1  562m²</p>
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= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 **9**

 **1**
BEDROOMS



6/38 Carrington Street
Inglewood WA 6052

Listed on 21 Mar 2018
\$200/W



43m²



3/200 Crawford Road
Inglewood WA 6052

Listed on 21 Mar 2018
\$380/W



133m²

 **15**

 **2**
BEDROOMS



7/200 Crawford Road
Inglewood WA 6052

Listed on 21 Mar 2018
\$380/W



133m²



18/8 Wood Street Inglewood
WA 6052

Listed on 21 Mar 2018
\$310/W



82m²

 **6**

 **3**
BEDROOMS

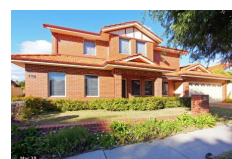


2/131 Seventh Avenue
Inglewood WA 6052

Listed on 21 Mar 2018
\$380/W



158m²



1/116 Sixth Avenue
Inglewood WA 6052

Listed on 21 Mar 2018
\$550/W



318m²



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

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