



WA PROPERTY
PROJECT MARKETING

PROPERTY REPORT

21/18 WELLINGTON STREET, EAST PERTH, WA



21/18 WELLINGTON STREET, EAST PERTH, WA



Owner Details

Owner Name(s): G & A THOMAS CUSTODIAN PTY LTD
Owner Address: WA
Phone(s): * **** ** 5043 (ANGGRAINI) ^0433 513 889 (ANGGRAINI) **Owner Type:** Rental

Property Details

2 2 1

Property Type: Unit - N/A
RPD: 21//S047156 (2768/921)

Area: 2,174 m² (108 m²)

Area \$/m²: \$248 (\$5,000)

Land Use: HOME UNIT (60)

Water/Sewerage:

Zoning

Property ID: 1504689159 /

Council: PERTH, CITY OF

UBD Ref: UBD Ref: 003 A11

Features:

Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 540,000	16/07/2012		2,174 m ²	Normal Sale	
\$ 540,000	16/07/2012	SCHUTTE; SCHUTTE	108 m ²	Normal Sale	No
\$ 0	03/05/2011		0 m ²	Multi-Sale	No
\$ 555,000	12/03/2009	AUSTRALAND HOLDINGS LTD	108 m ²	Normal Sale	No



Sales History

21/18 WELLINGTON ST, EAST PERTH



Sale Price: \$540,000 (Normal Sale)

Sale Date: 16/07/2012

Parties Related:

RPD: S047156 21

Property Type: Unit

Land Use: APARTMENT HOUSE (905)

Zoning:

Valuation Amount:

Council: PERTH, CITY OF

Area: 108 m² (108 m²)

Features:

Area \$/m²: \$5,000 (\$5,000)

Vendor: HANS RUDIE & AMANDA MARGARET SCHUTTE

Vendor Address: N/A

Purchaser: G & A THOMAS CUSTODIAN PT

Purchaser Address: N/A

18 WELLINGTON ST, EAST PERTH



Sale Price: \$540,000 (Normal Sale)

Sale Date: 16/07/2012

Parties Related:

RPD: 21//S47156

Property Type: Other

Land Use: APARTMENT HOUSE

Zoning:

Valuation Amount:

Council: PERTH, CITY OF

Area: 2,174 m² (80 m²)

Features:

Area \$/m²: \$248 (\$6,750)

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: G & A THOMAS CUSTODIAN PTY LTD

Purchaser Address: N/A

21/18 WELLINGTON ST, EAST PERTH



Sale Price: \$0 (Multi-Sale)

Sale Date: 03/05/2011

Parties Related:

RPD: S047156 21

Property Type: Unit

Land Use: HOME UNIT (60)

Zoning:

Valuation Amount:

Council: PERTH, CITY OF

Area: 2,174 m² (108 m²)

Features:

Area \$/m²: ()

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: AUSTRALAND HOLDINGS LTD

Purchaser Address: N/A

21/18 WELLINGTON ST, EAST PERTH



Sale Price: \$555,000 (Normal Sale)

Sale Date: 12/03/2009

Parties Related:

RPD: S047156 21

Property Type: Other

Land Use: UNKNOWN

Zoning:

Valuation Amount:

Council: PERTH, CITY OF

Area: 108 m² (108 m²)

Features:

Area \$/m²: \$5,139 (\$5,139)

Vendor: AUSTRALAND HOLDINGS LTD

Vendor Address: N/A

Purchaser: AMANDA MARGARET & HANS RUDIE SCHUTTE

Purchaser Address: N/A



Nearby Planning & Development

Address	Description	Distance	Date
370 William Street Perth WA 6000	Signage Addition to Shop (305/2023)	1.7km	28/09/2023
16 Gardiner Street East Perth WA 6004	Single House (Amendment to Approved) (297/2023)	1.8km	26/09/2023
32 Broome Street Highgate WA 6003	Alterations and Additions to Single House (Patio) (289/2023)	1.8km	20/09/2023
56 Lindsay Street Perth WA 6000	Alterations and Additions to Grouped Dwelling (280/2023)	1.6km	14/09/2023
419-421 William Street Perth WA 6000	Small Business - Alterations and Additions to Shop (277/2023)	1.8km	08/09/2023
442-446 Beaufort Street Highgate WA 6003	Change of Use from Restuarant to Warehouse/Storage Area (271/2023)	1.9km	06/09/2023
57 Lincoln Street Perth WA 6000	Alterations and Additions to Civic Building (Carport & Garage) (268/2023)	1.6km	01/09/2023
7 Baker Avenue Perth WA 6000	Grouped Dwelling (260/2023)	1.8km	25/08/2023
12 Newcastle Street Perth WA 6000	Signage to Office (249/2023)	963m	16/08/2023
380 William Street Perth WA 6000	Change of Use from Warehouse/Storage to Tavern,... (243/2023)	1.7km	11/08/2023

Note: These Planning & Development Applications should be used as a guide only. Source: PlanningAlerts.org.au

For Sale History

Current Listing Status: Not For Sale	Days Listed: 60 Days	% Listing Change:
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Listing Price	Date	Agency Name	Agent Name	Phone	Portal
SOLD (List Price: \$540,000)	21/07/2012*	WA Property Project Marketing	Hans Schutte		
\$525,000	04/07/2012*	WA Property Project Marketing -	Beauty Bwembya	08 9364 5500	
\$540,000	23/06/2012*	WA Property Project Marketing	Hans Schutte		
\$525,000	29/05/2012*	WA Property Project Marketing	Hans Schutte		
NEW \$525,000	17/05/2012*	WA Property Project Marketing	Hans Schutte		

* Denotes Historical Listing (i.e. This property is no longer on the market)

For Rent History

Current Rental Status: Not For Rent
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Rental Amount	Date	Agency Name	Agent Name	Phone	Portal
\$400.00	09/07/2018*	WA Property Project Marketing		04121412136	Link
\$400 per week	09/07/2018*	WA Property Project Marketing -	Belinda Falconer	08 9364 5500	
\$420 Weekly	14/12/2016*	WA Property Project Marketing -	Loren Bowden	08 9364 5500	
\$420	10/12/2016*	WA Property Project Marketing	Loren Bowden	9364 5500	Link
\$450	17/06/2016*	WA Property Project Marketing	Loren Bowden	9364 5500	Link

* Denotes Historical Rental (i.e. This property may have been rented)



EAST PERTH - Sales Statistics (Units)

Year	# Sales	Median	Growth	Low	High
2005	745	\$ 357,500	0.0 %	\$ 17,500	\$ 3,802,000
2006	570	\$ 402,000	12.4 %	\$ 1,313	\$ 2,280,000
2007	648	\$ 458,350	14.0 %	\$ 130,000	\$ 2,700,000
2008	284	\$ 490,000	6.9 %	\$ 150,000	\$ 4,002,000
2009	626	\$ 521,000	6.3 %	\$ 145,000	\$ 2,490,000
2010	421	\$ 560,000	7.5 %	\$ 150,000	\$ 3,600,000
2011	526	\$ 545,000	-2.7 %	\$ 60,000	\$ 7,425,000
2012	679	\$ 552,500	1.4 %	\$ 110,000	\$ 3,750,000
2013	531	\$ 608,000	10.0 %	\$ 93,333	\$ 4,000,000
2014	422	\$ 600,000	-1.3 %	\$ 200,000	\$ 4,000,000
2015	324	\$ 517,000	-13.8 %	\$ 137,500	\$ 5,000,000
2016	258	\$ 488,000	-5.6 %	\$ 3,000	\$ 2,400,000
2017	306	\$ 485,000	-0.6 %	\$ 4,000	\$ 15,500,000
2018	231	\$ 505,000	4.1 %	\$ 160,000	\$ 3,250,000
2019	259	\$ 490,000	-3.0 %	\$ 125,000	\$ 2,045,000
2020	294	\$ 452,500	-7.7 %	\$ 130,000	\$ 3,000,000
2021	428	\$ 496,500	9.7 %	\$ 165,000	\$ 4,500,000
2022	498	\$ 470,000	-5.3 %	\$ 45,500	\$ 6,250,000
2023	356	\$ 440,500	-6.3 %	\$ 150,000	\$ 3,120,000

Median Sale Price

\$455k

Based on 463 recorded Unit sales within the last 12 months (Oct '22 - Sep '23)

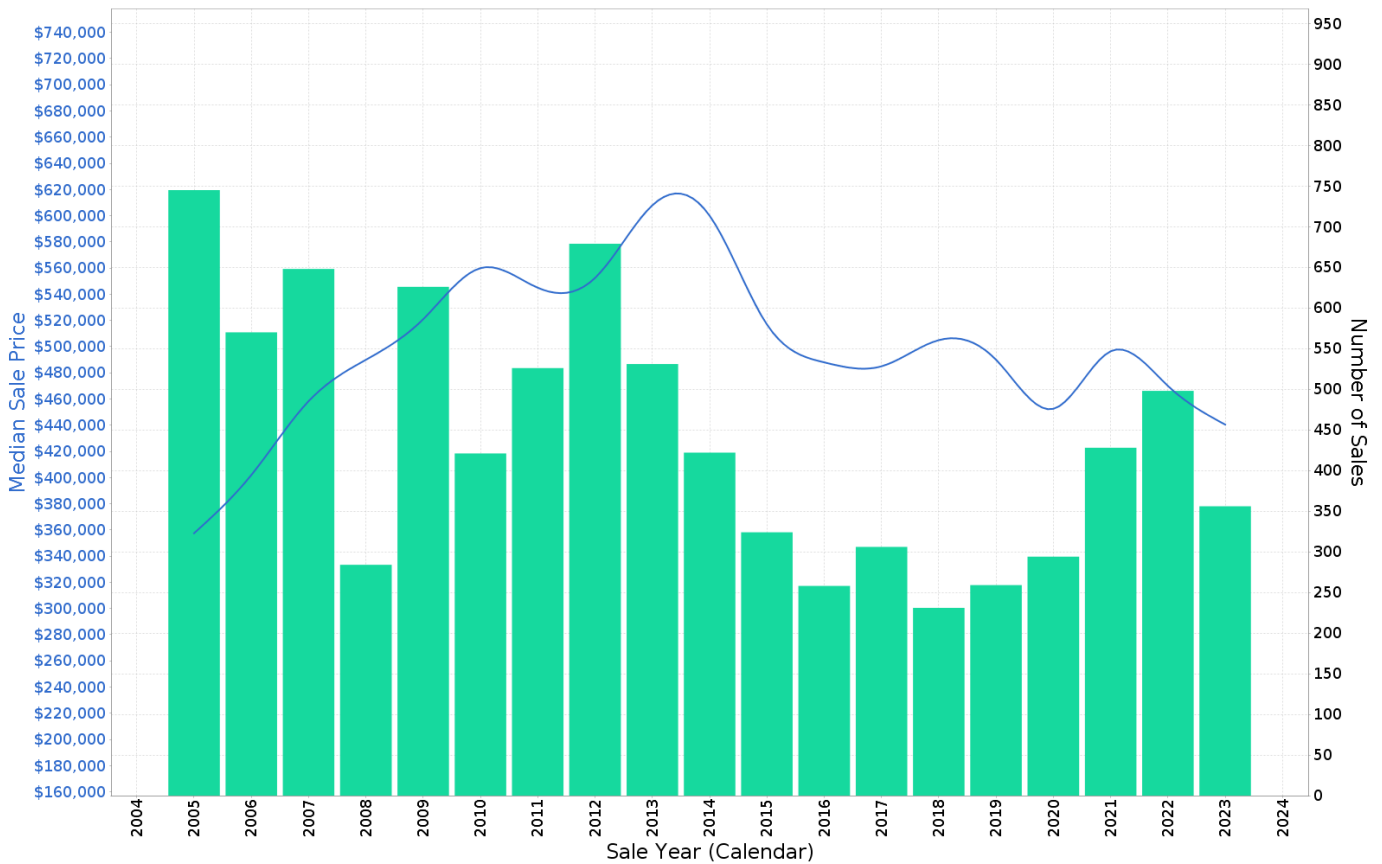
Based on a rolling 12 month period and may differ from calendar year statistics

Suburb Growth

-3.2%

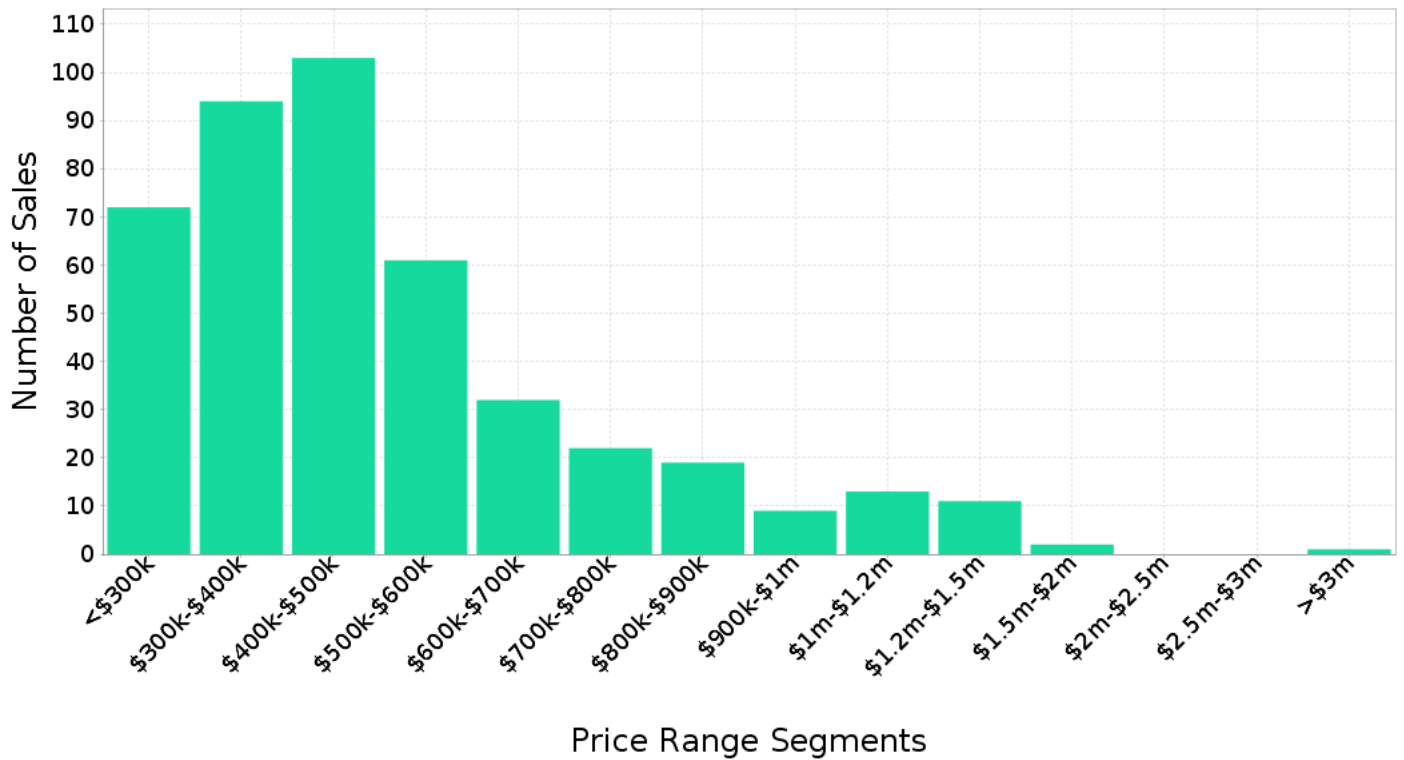
Current Median Price: \$455,000
Previous Median Price: \$470,000

Based on 963 recorded Unit sales compared over the last two rolling 12 month periods

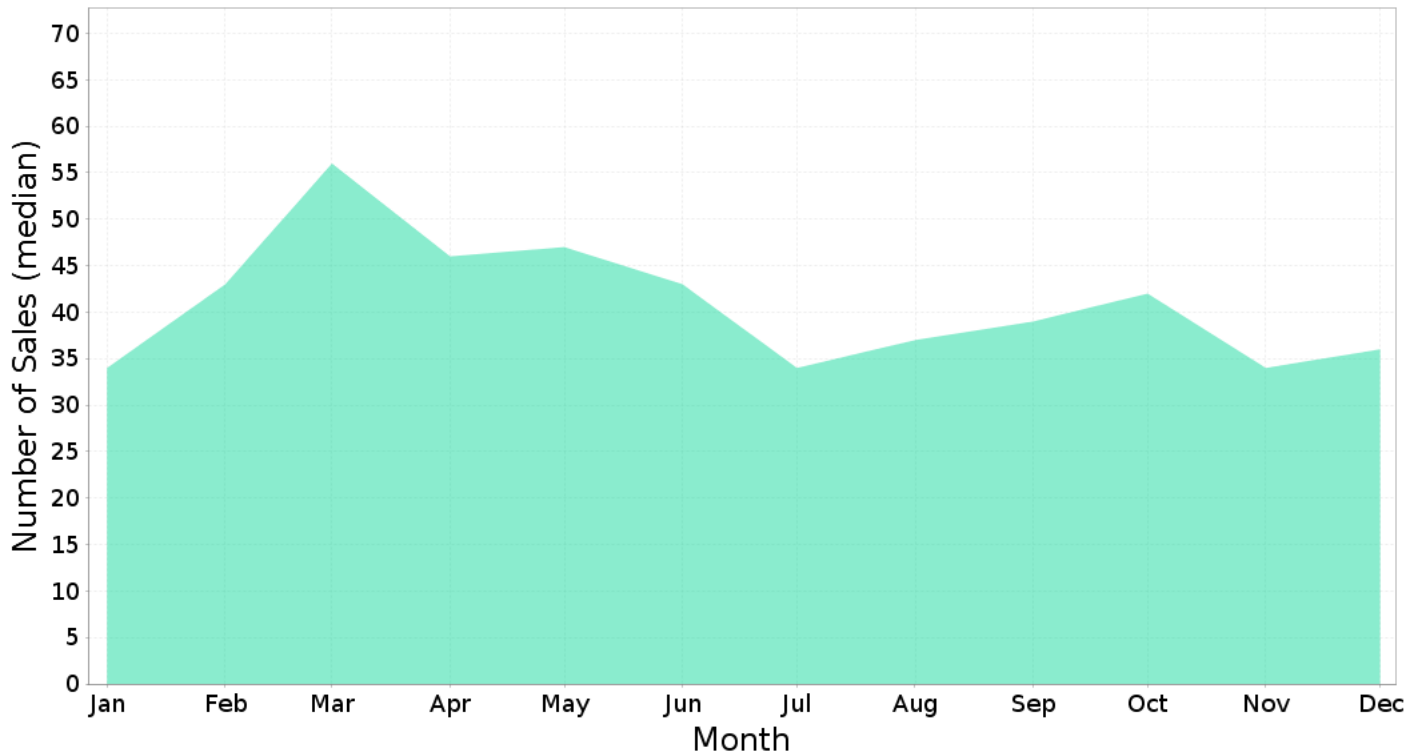




Price Segmentation

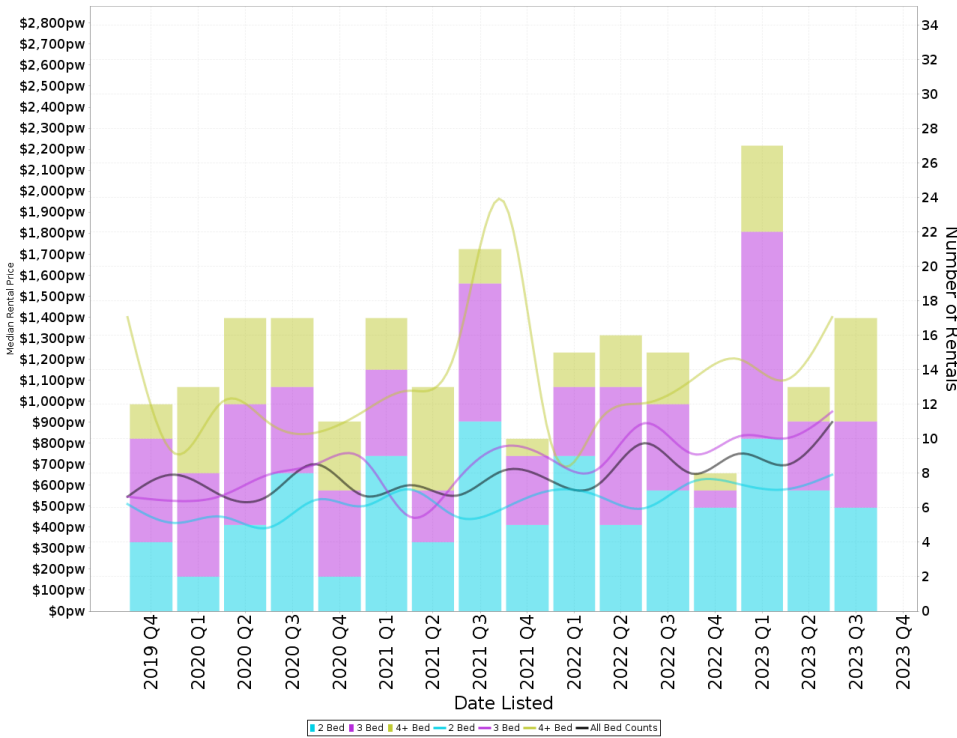


Peak Selling Periods





Median Weekly Rents (Houses)



Suburb Sale Price Growth

-23.3%

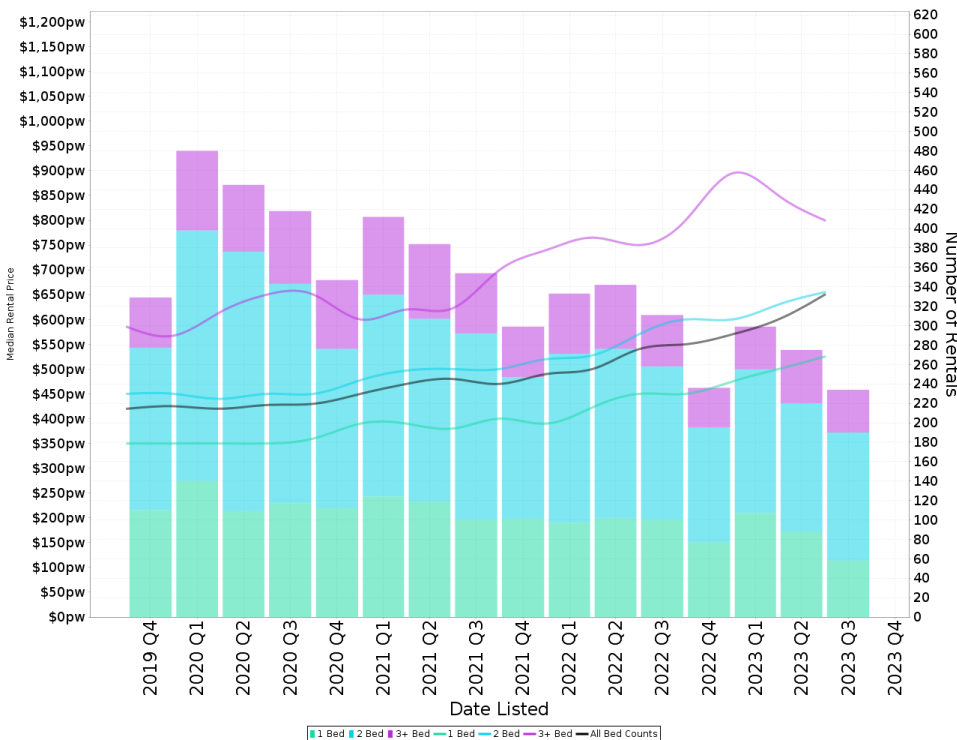
Current Median Price: \$1,450,000
Previous Median Price: \$1,890,000
Based on 41 registered House sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+2.7%

Current Median Price: \$1,450,000
Current Median Rent: \$750
Based on 65 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

-3.2%

Current Median Price: \$455,000
Previous Median Price: \$470,000
Based on 963 registered Unit sales compared over the last two rolling 12 month periods.

Suburb Rental Yield

+6.9%

Current Median Price: \$455,000
Current Median Rent: \$600
Based on 1044 registered Unit rentals compared over the last 12 months.



Comparable Properties Map





Nearby Comparable Rental Properties

There are 10 rental properties selected within the radius of 500.0m from the focus property. The lowest for rent price is \$470 and the highest for rent price is \$925 with a median rental price of \$598. Days listed ranges from 2 to 16 days with the average currently at 7 days for these selected properties.

505/251 HAY ST, EAST PERTH 6004

UBD Ref: Perth - 002 N13

2 1 1



Property Type: Unit
Area: 1,380 m² (73 m²)
RPD: 88-95, 98-116, 118-122, 124-

Current Rent Price: **\$550.00 per week**
First Rent Price: **\$550.00 per week**
Month Listed: **October 2023**
Days on Market: **2 Days**

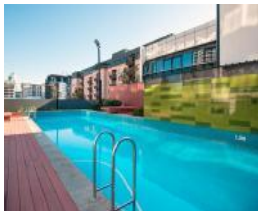
Features: BUILD YR: 2007, WALL TYPE: BRICK, ROOF TYPE: TILE



27/148 ADELAIDE TCE, EAST PERTH 6004

UBD Ref: Perth - 002 P14

2 2 1



Property Type: Unit
Area: 1,913 m² (83 m²)
RPD: 502//P047540

Current Rent Price: **650.00**
First Rent Price: **650.00**
Month Listed: **October 2023**
Days on Market: **3 Days**

Features: BUILD YR: 2009, WALL TYPE: BRICK, ROOF TYPE: TILE



8/126 TERRACE RD, EAST PERTH 6004

2 1 1



Property Type: Unit
Area:
RPD:

Current Rent Price: **\$480 per week.**
First Rent Price: **\$480 per week.**
Month Listed: **October 2023**
Days on Market: **3 Days**

Features:

33/30 BISHOPS ROW, EAST PERTH 6004

UBD Ref: Perth - 002 M10

2 1 1



Property Type: Unit
Area: 116 m²
RPD: 33//S037826

Current Rent Price: **\$575 per week**
First Rent Price: **\$575 per week**
Month Listed: **October 2023**
Days on Market: **4 Days**

Features: BUILD YR: 2000, WALL TYPE: BRICK, ROOF TYPE: TILE



20/99-105 WELLINGTON ST, EAST PERTH 6004

UBD Ref: Perth - 002 P11

2 1 1



Property Type: Unit
Area: 134 m² (134 m²)
RPD: 20//S029242

Current Rent Price: **\$595 per week**
First Rent Price: **\$595 per week**
Month Listed: **October 2023**
Days on Market: **5 Days**

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: TILE





108/181 ADELAIDE TCE, EAST PERTH 6004

UBD Ref: Perth - 002 M14



2



2



2



Property Type: Unit
Area: 136 m²
RPD: 108//S058073

Current Rent Price: **\$925**
First Rent Price: **\$925**
Month Listed: **September 2023**
Days on Market: **10 Days**

Features: BUILD YR: 2012, WALL TYPE: BRICK



57/149-151 ADELAIDE TCE, EAST PERTH 6004

UBD Ref: Perth - 002 N15



2



2



1



Property Type: Unit
Area: 3,358 m² (119 m²)
RPD: 57//S051127

Current Rent Price: **\$750 Per Week**
First Rent Price: **\$750 Per Week**
Month Listed: **September 2023**
Days on Market: **9 Days**

Features: BUILD YR: 2008, WALL TYPE: BRICK, ROOF TYPE: IRON



11/111-133 GODERICH ST, EAST PERTH 6004

UBD Ref: Perth - 002 N12



2



1



-



Property Type: Unit
Area: 4,961 m²
RPD: 800//P069544

Current Rent Price: **\$470 per week**
First Rent Price: **\$470 per week**
Month Listed: **September 2023**
Days on Market: **12 Days**

Features:



69/273 HAY ST, EAST PERTH 6004

UBD Ref: Perth - 002 M13



2



1



1



Property Type: Unit
Area: 104 m²
RPD: 69//S042108

Current Rent Price: **\$600**
First Rent Price: **\$600**
Month Listed: **September 2023**
Days on Market: **16 Days**

Features: BUILD YR: 2002, WALL TYPE: CONC, ROOF TYPE: IRON



3/1 ERSKINE LINK, EAST PERTH 6004

UBD Ref: Perth - 003 C15



2



2



1



Property Type: Unit
Area: 2,022 m²
RPD: 3//S053039

Current Rent Price: **\$700.00 per week**
First Rent Price: **\$700.00 per week**
Month Listed: **September 2023**
Days on Market: **15 Days**

Features:





Nearby Comparable For Sale Properties

There are 10 properties selected within the radius of 500.0m from the focus property. The lowest for sale price is \$300,000 and the highest for sale price is \$550,000 with a median sale price of \$375,000. Days listed ranges from 2 to 22 days with the average currently at 10 days for these selected properties.

78/273 HAY ST, EAST PERTH 6004

UBD Ref: Perth - 002 M13
Distance from Property: 486m

2 1 1



Property Type: Unit
Area: 102 m² (102 m²)
RPD: 78//S042108

Current List Price: **\$300,000-\$350,000**
First List Price: \$300,000-\$350,000
Date Listed: 03/10/2023 Days Listed: 2 Days
Listed Price Change:

Features: BUILD YR: 2002, WALL TYPE: CONC, ROOF TYPE: IRON



38/190 HAY ST, EAST PERTH 6004

UBD Ref: Perth - 002 Q13
Distance from Property: 276m

2 1 1



Property Type: Unit
Area: 2,857 m² (82 m²)
RPD: 38//S041822

Current List Price: **OFFERS!**
First List Price: OFFERS!
Date Listed: 03/10/2023 Days Listed: 2 Days
Listed Price Change:

Features:



24/48 WELLINGTON ST, EAST PERTH 6004

UBD Ref: Perth - 002 Q11
Distance from Property: 95m

2 1 1



Property Type: Unit
Area: 1,883 m² (99 m²)
RPD: 24//S028114

Current List Price: **SUITS BUYERS \$400,000's**
First List Price: SUITS BUYERS \$400,000's
Date Listed: 03/10/2023 Days Listed: 2 Days
Listed Price Change:

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: TILE



1810/8 ADELAIDE TCE, EAST PERTH 6004

UBD Ref: Perth - 003 B15
Distance from Property: 529m

2 1 1



Property Type: Unit
Area: 1.53 ha (90 m²)
RPD: 235//S055728

Current List Price: **High \$500,000's**
First List Price: High \$500,000's
Date Listed: 28/09/2023 Days Listed: 7 Days
Listed Price Change:

Features: BUILD YR: 2014, WALL TYPE: BRICK



503/8 ADELAIDE TCE, EAST PERTH 6004

UBD Ref: Perth - 003 B15
Distance from Property: 529m

2 1 1



Property Type: Unit
Area: 1.53 ha (631 m²)
RPD: 80//S055728

Current List Price: **EOI From \$479,000**
First List Price: EOI From \$479,000
Date Listed: 26/09/2023 Days Listed: 9 Days
Listed Price Change:

Features: BUILD YR: 2011, ENSUITE, MODERN KITCHEN, AIR CONDITIONED, POOL, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT





WA PROPERTY

PROJECT MARKETING

50/190 HAY ST, EAST PERTH 6004

UBD Ref: Perth - 002 Q13
Distance from Property: 276m

2 1 1



Property Type: Unit
Area: 94 m² (94 m²)
RPD: 50//S041822

Current List Price: All offers presented by 5pm 2nd
First List Price: All offers presented by 5pm 2nd of
Date Listed: 21/09/2023 Days Listed: 14 Days
Listed Price Change:

Features: BUILD YR: 2002, WALL TYPE: CONC, ROOF TYPE: IRON, DECK



109/143 ADELAIDE TCE, EAST PERTH 6004

UBD Ref: Perth - 002 P15
Distance from Property: 531m

2 2 1



Property Type: Unit
Area: 4,481 m²
RPD: 109//S062077

Current List Price: Over \$510,000
First List Price: Over \$510,000
Date Listed: 21/09/2023 Days Listed: 14 Days
Listed Price Change:

Features:



36/273 HAY ST, EAST PERTH 6004

UBD Ref: Perth - 002 M13
Distance from Property: 486m

2 1 1



Property Type: Unit
Area: 102 m² (80 m²)
RPD: 36//S042108

Current List Price: Mid to High \$300's
First List Price: Mid to High \$300's
Date Listed: 21/09/2023 Days Listed: 15 Days
Listed Price Change:

Features: BUILD YR: 2002, WALL TYPE: CONC, ROOF TYPE: IRON



306/2 MOREAU PDE, EAST PERTH 6004

UBD Ref: Perth - 003 B15
Distance from Property: 529m

2 2 1



Property Type: Unit
Area: 1.53 ha (77 m²)
RPD: 340//S055728

Current List Price: \$499,000
First List Price: \$499,000
Date Listed: 20/09/2023 Days Listed: 15 Days
Listed Price Change:

Features:



4/193 HAY ST, EAST PERTH 6004

UBD Ref: Perth - 002 Q13
Distance from Property: 356m

2 1 1



Property Type: Unit
Area: 2,425 m² (65 m²)
RPD: 4//S038996

Current List Price: \$315,000
First List Price: \$315,000
Date Listed: 13/09/2023 Days Listed: 22 Days
Listed Price Change:

Features: BUILD YR: 2000, WALL TYPE: BRICK, ROOF TYPE: IRON





Nearby Comparable Sold Properties

There are 10 sold properties selected within the radius of 500.0m from the focus property. The lowest sale price is \$400,000 and the highest sale price is \$840,000 with a median sale price of \$505,000.

2/41 BROWN ST, EAST PERTH, WA 6004

UBD Ref: Perth - 003 C6
Distance from Property: 623m 2 2 1



Property Type: Unit
Area: 2,722 m² (92 m²)
Area \$/m²: \$182(\$5,380)
RPD: 2//S037851

Sale Price: **\$495,000 (Agents Advice - Sale)**
Sale Date: 03/10/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2000, WALL TYPE: BRICK, ROOF TYPE: TILE



47 FORREST AVE, EAST PERTH, WA 6004

UBD Ref: Perth - 002 Q12
Distance from Property: 106m 2 2 1



Property Type: Unit
Area: 5,404 m² (160 m²)
Area \$/m²: \$120(\$4,062)
RPD: 40//D062157

Sale Price: **\$650,000 (Agents Advice - Sale)**
Sale Date: 02/10/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1987, ROOF TYPE: TILE



39/20 ROYAL ST, EAST PERTH, WA 6004

UBD Ref: Perth - 003 D8
Distance from Property: 584m 2 2 2



Property Type: Unit
Area: 211 m² (149 m²)
Area \$/m²: \$3,626(\$5,134)
RPD: 39//S040793

Sale Price: **\$765,000 (Agents Advice - Sale)**
Sale Date: 02/10/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2001, WALL TYPE: BRICK, ROOF TYPE: IRON



3/27 EASTBROOK TCE, EAST PERTH, WA 6004

UBD Ref: Perth - 003 A8
Distance from Property: 392m 2 2 2



Property Type: Unit
Area: 156 m²
Area \$/m²:
RPD: 3//S036685

Sale Price: **Price Withheld (Agents Advice - Sale)**
Sale Date: 27/09/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1999, WALL TYPE: BRICK, ROOF TYPE: TILE



107/181 ADELAIDE TCE, EAST PERTH, WA 6004

UBD Ref: Perth - 002 M14
Distance from Property: 564m 2 2 2



Property Type: Unit
Area: 126 m² (86 m²)
Area \$/m²: \$5,595(\$8,198)
RPD: 107//S058073

Sale Price: **\$705,000 (Agents Advice - Sale)**
Sale Date: 21/09/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: DECK, SCENIC VIEWS, WATER FRONTAGE, CLOSE TO TRANSPORT, IMPROVEMENTS: CLOSE TO SHOPS, INTERNAL LAUNDRY, FURNISHED, GYM





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65/131 ADELAIDE TCE, EAST PERTH, WA 6004

UBD Ref: Perth - 002 P15 Distance from Property: 506m 2 2 1



Property Type: Unit
Area: 2,991 m² (109 m²)
Area \$/m²: \$158(\$4,349)
RPD: 65//S053971

Sale Price: **\$474,000 (Agents Advice - Sale)**
Sale Date: 18/09/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2007, WALL TYPE: BRICK, ROOF TYPE: TILE



2A GODERICH ST, EAST PERTH, WA 6004

UBD Ref: Perth - 003 A12 Distance from Property: 190m 2 2 1



Property Type: Unit
Area: 1,476 m² (140 m²)
Area \$/m²:
RPD: 88//P031929

Sale Price: **Price Withheld (Agents Advice -**
Sale Date: 28/08/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2003, WALL TYPE: BRICK, ROOF TYPE: IRON



7/88 ROYAL ST, EAST PERTH, WA 6004

UBD Ref: Perth - 003 B8 Distance from Property: 411m 2 1 -



Property Type: Unit
Area: 88 m² (64 m²)
Area \$/m²: \$4,682(\$6,438)
RPD: S035030 7

Sale Price: **\$412,000 (Normal Sale)**
Sale Date: 27/08/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 1998, WALL TYPE: BRICK, ROOF TYPE: TILE



3/18 WELLINGTON ST, EAST PERTH, WA 6004

UBD Ref: Perth - 003 A11 Distance from Property: 0m 2 2 1



Property Type: Unit
Area: 2,172 m² (80 m²)
Area \$/m²: \$184(\$5,000)
RPD: 3//S047156

Sale Price: **\$400,000 (Agents Advice - Sale)**
Sale Date: 24/08/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2011, WALL TYPE: BRICK



74/42 TERRACE RD, EAST PERTH, WA 6004

UBD Ref: Perth - 002 P15 Distance from Property: 591m 2 2 2



Property Type: Unit
Area: 190 m² (129 m²)
Area \$/m²: \$4,421(\$6,512)
RPD: S041728 138

Sale Price: **\$840,000 (Normal Sale)**
Sale Date: 24/08/2023 Days to Sell:
Last Price: Chg %:
First Price: Chg %:

Features: BUILD YR: 2002, WALL TYPE: BRICK, ROOF TYPE: IRON

