

# Sales Appraisal



**21/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007**

Prepared for Mr S & Mrs H. Anastasas on 20th April 2022



**John Barndon**  
**Sovereign Property Solutions**

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
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# Sales Appraisal

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21/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007

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2  2  2  124m<sup>2</sup>  72m<sup>2</sup> 



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## Your Property History

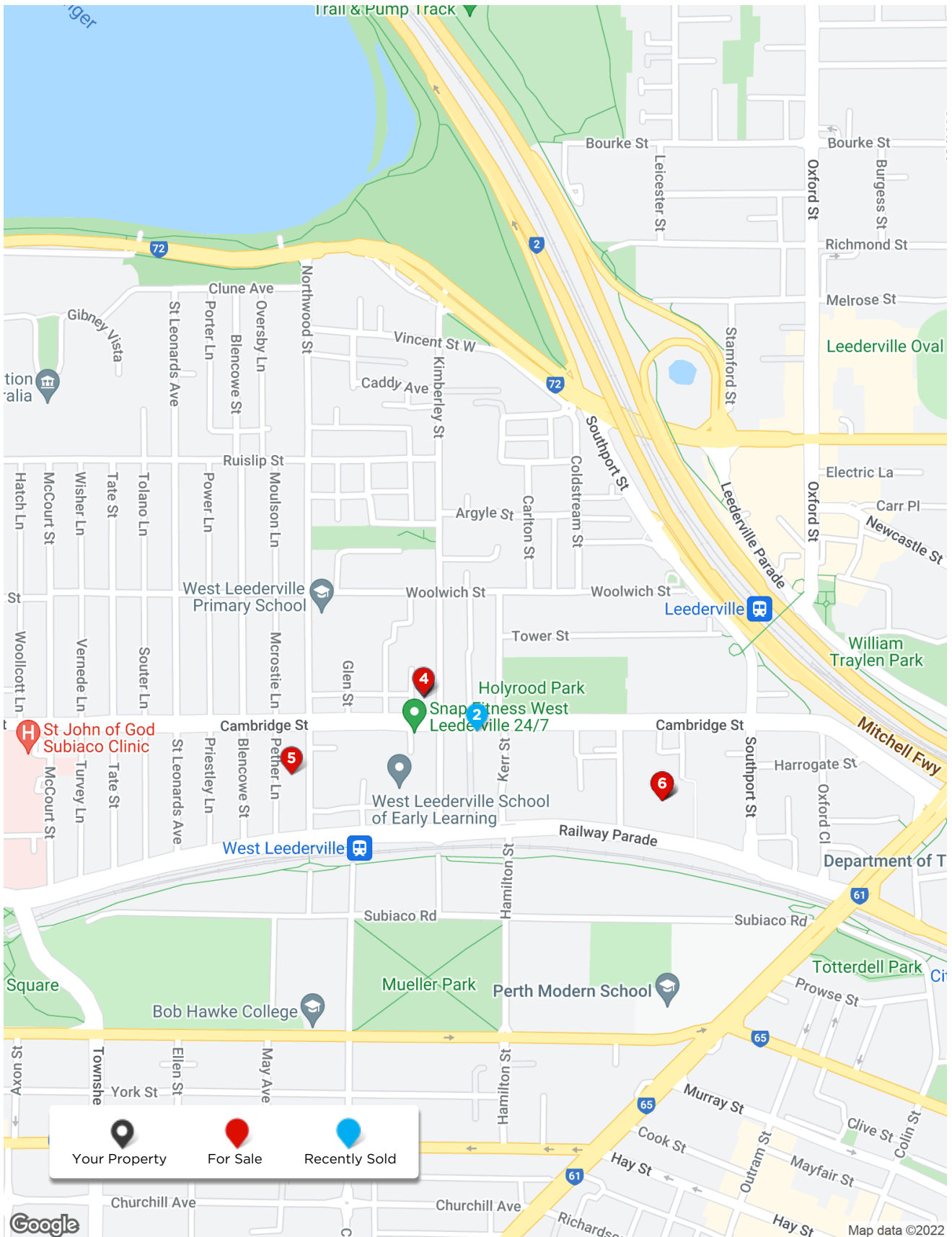
- 18 May, 2017 - Listed for rent at \$450 / week
- 12 Apr, 2016 - Listed for rent at \$525 / week
- 9 Feb, 2013 - Sold for \$610,000



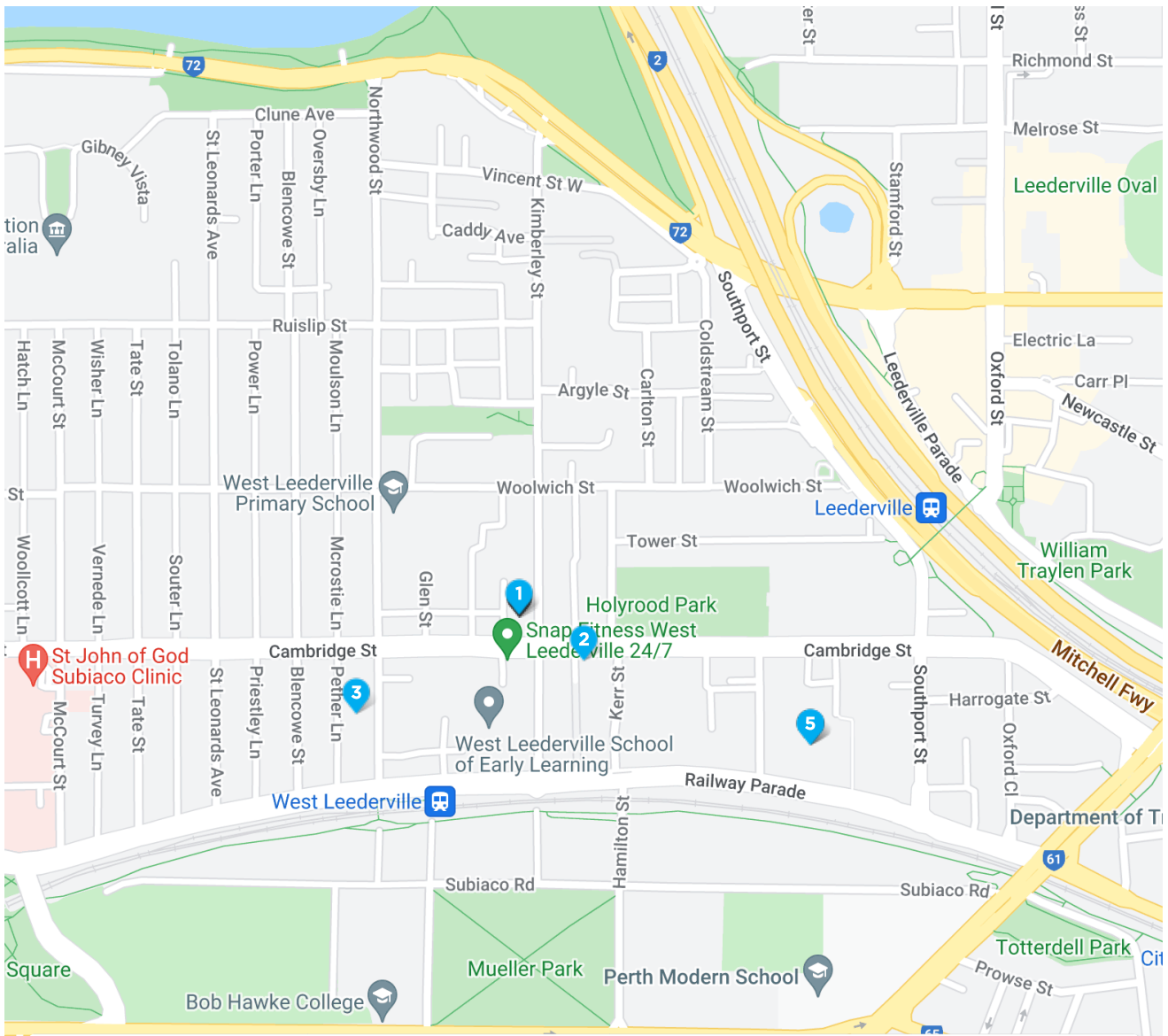
### John Barndon

John's background has had a focus in the Sales & Marketing area and in particular with Multinational Corporate companies for 19 years and in the last 15 years has been a Licensee and Business Owner in the Real Estate market.

# Comparables Map: Sales & Listings



# Comparables Map: Sales




1 20/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007	2	2	2	\$585,000
2 2/103 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007	2	2	2	\$560,000
3 11/21-23 NORTHWOOD STREET WEST LEEDERVILLE WA 6007	2	2	1	\$600,000
4 52/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007	2	2	2	\$610,000
5 77/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007	2	2	1	\$545,000


\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparable Sales


- 1** 20/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007 **Sold Price** **\$585,000**



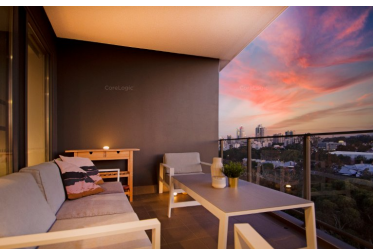
🏠 2 🚿 2 🚗 2 📏 121m<sup>2</sup> 📏 74m<sup>2</sup>  
 Year Built 2015 DOM 28  
 Sold Date 03-Nov-21 Distance -  
 First Listing From \$599,000  
 Last Listing From \$599,000
- 2** 2/103 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007 **Sold Price** <sup>RS</sup> **\$560,000**



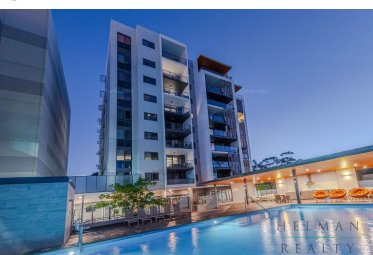
🏠 2 🚿 2 🚗 2 📏 117m<sup>2</sup> 📏 111m<sup>2</sup>  
 Year Built 2000 DOM 88  
 Sold Date 22-Feb-22 Distance 0.11km  
 First Listing Mid to High \$500,000  
 Last Listing Under Offer
- 3** 11/21-23 NORTHWOOD STREET WEST LEEDERVILLE WA 6007 **Sold Price** **\$600,000**



🏠 2 🚿 2 🚗 1 📏 113m<sup>2</sup> 📏 80m<sup>2</sup>  
 Year Built 2016 DOM 22  
 Sold Date 01-Nov-21 Distance 0.26km  
 First Listing OFFERS  
 Last Listing UNDER OFFER
- 4** 52/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007 **Sold Price** **\$610,000**



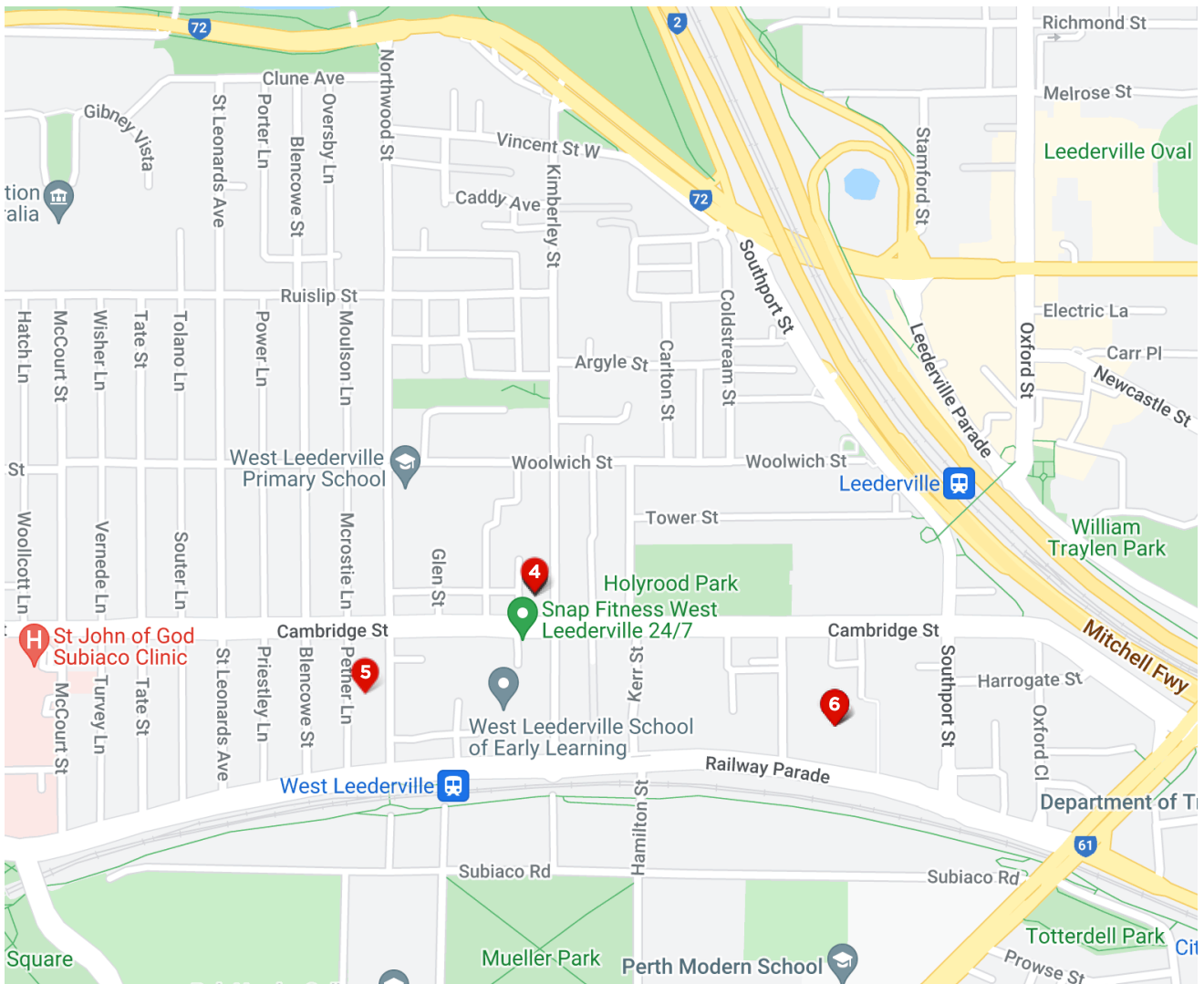
🏠 2 🚿 2 🚗 2 📏 125m<sup>2</sup> 📏 82m<sup>2</sup>  
 Year Built 2016 DOM 47  
 Sold Date 31-Dec-21 Distance 0.44km  
 First Listing FROM \$599,000  
 Last Listing UNDER OFFER
- 5** 77/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007 **Sold Price** **\$545,000**



🏠 2 🚿 2 🚗 1 📏 113m<sup>2</sup> 📏 80m<sup>2</sup>  
 Year Built 2016 DOM 101  
 Sold Date 30-Oct-21 Distance 0.44km  
 First Listing Market Preview  
 Last Listing Under Offer

DOM = Days on market   RS = Recent sale   UN = Undisclosed Sale   \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

# Comparables Map: Listings



				DOM	
<b>1</b> 53/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007	2	2	2	21	From \$625,000
<b>2</b> 59/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007	2	2	2	433	\$619,000
<b>3</b> 141/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007	2	2	2	92	All Written Offers Presented
<b>4</b> 51/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007	2	2	2	8	UNDER OFFER
<b>5</b> 5/21-23 NORTHWOOD STREET WEST LEEDERVILLE WA 6007	2	2	1	23	Under Offer
<b>6</b> 32/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007	2	2	1	11	UNDER OFFER

Google Map data ©2022

\* This data point was edited by the author of this CMA and has not been verified by CoreLogic

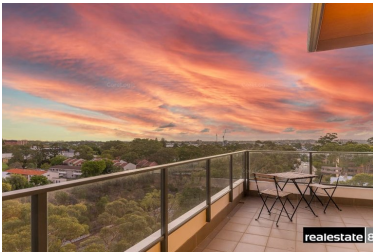
# Comparable Listings

## 1 53/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007



2 2 2 126m<sup>2</sup> 81m<sup>2</sup>  
Year Built 2016 DOM 21 days  
Listing Date 30-Mar-22 Distance 0.44km  
Listing Price From \$625,000

## 2 59/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007



2 2 2 123m<sup>2</sup> 77m<sup>2</sup>  
Year Built 2016 DOM 433 days  
Listing Date 11-Feb-21 Distance 0.44km  
Listing Price \$619,000

## 3 141/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007



2 2 2 126m<sup>2</sup> 83m<sup>2</sup>  
Year Built 2016 DOM 92 days  
Listing Date 18-Jan-22 Distance 0.44km  
Listing Price All Written Offers Presented

## 4 51/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007



2 2 2 135m<sup>2</sup> 84m<sup>2</sup>  
Year Built 2015 DOM 8 days  
Listing Date 22-Sep-21 Distance -  
Listing Price UNDER OFFER

## 5 5/21-23 NORTHWOOD STREET WEST LEEDERVILLE WA 6007



2 2 1 102m<sup>2</sup> 67m<sup>2</sup>  
Year Built 2016 DOM 23 days  
Listing Date 22-Mar-22 Distance 0.26km  
Listing Price Under Offer

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

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# Comparable Listings

6 32/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007



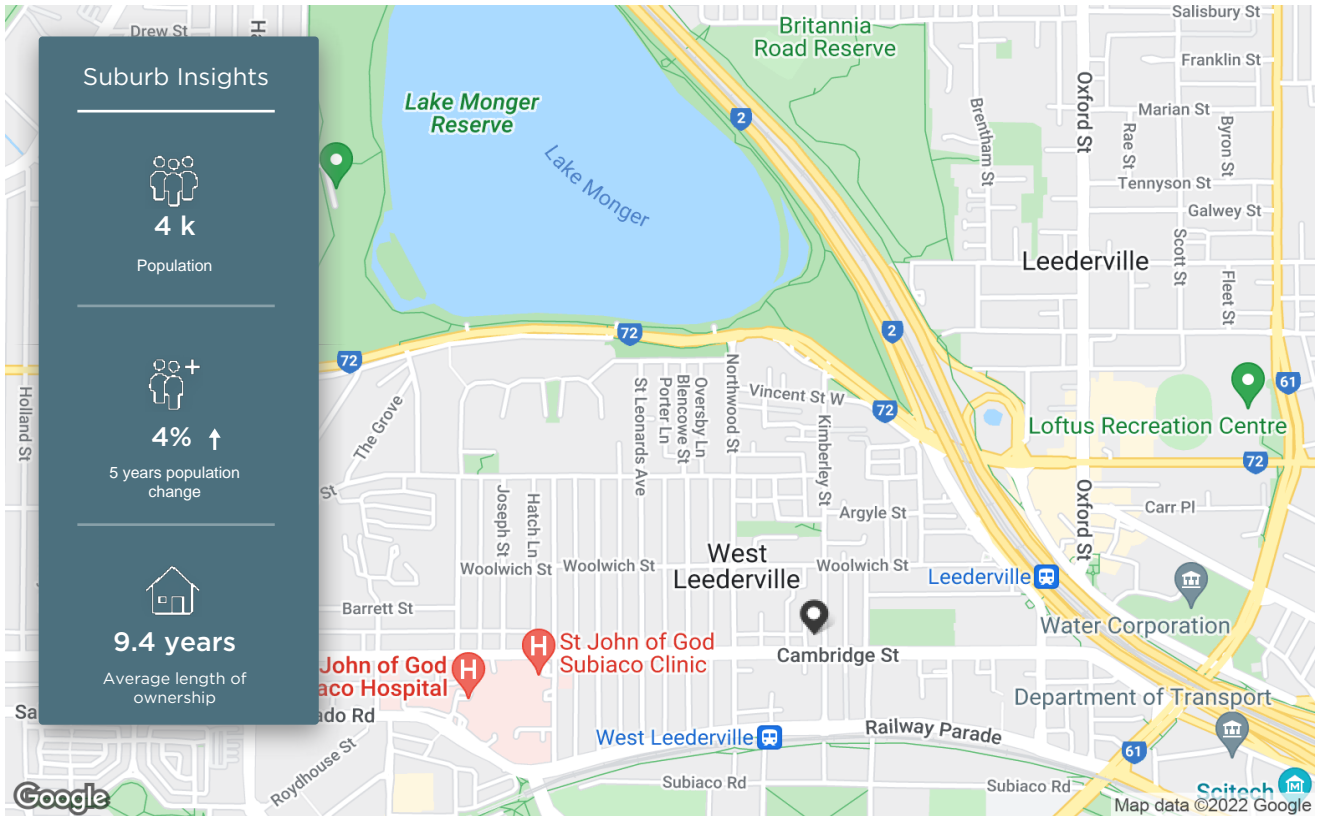
2 2 1 109m<sup>2</sup> 80m<sup>2</sup>  
Year Built 2016 DOM 11 days  
Listing Date 21-Jan-22 Distance 0.44km  
Listing Price UNDER OFFER

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic



# West Leederville

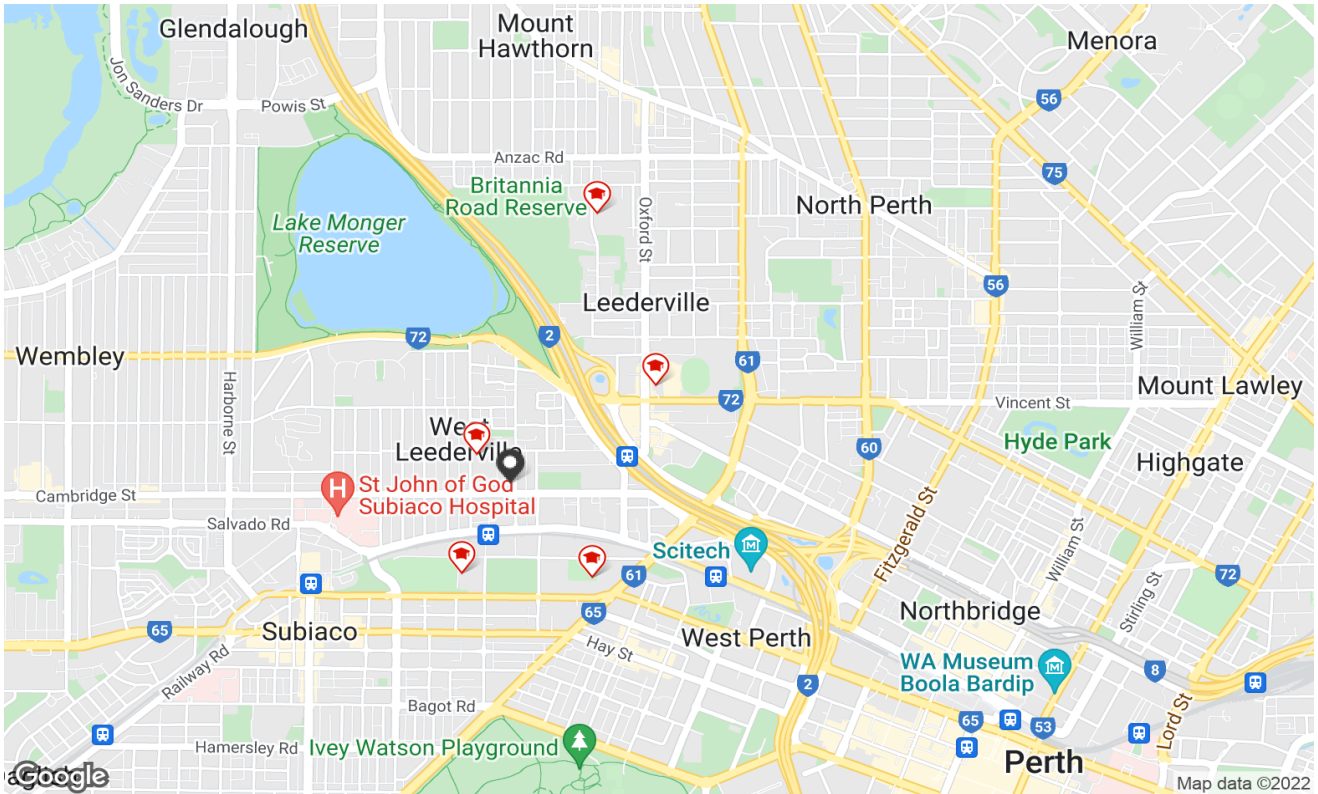
## Demographic








The size of West Leederville is approximately 1.5 square kilometres. It has 6 parks covering nearly 9.7% of total area. The population of West Leederville in 2011 was 3,807 people. By 2016 the population was 3,963 showing a population growth of 4.1% in the area during that time. The predominant age group in West Leederville is 30-39 years. Households in West Leederville are primarily childless couples and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in West Leederville work in a professional occupation. In 2011, 58.4% of the homes in West Leederville were owner-occupied compared with 58.8% in 2016. Currently the median sales price of houses in the area is \$1,310,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	46.2	Owns Outright	27.4	0-15.6K	4.4	0-9	12.2
Couples with Children	41.5	Purchaser	31.4	15.6-33.8K	9.9	10-19	7.2
Single Parents	9.9	Renting	39.2	33.8-52K	7.6	20-29	16.7
Other	2.3	Other	0.6	52-78K	11.1	30-39	19.1
		Not Stated	1.3	78-130K	20.2	40-49	13.5
				130-182K	9.9	50-59	11.3
				182K+	26.2	60-69	10.1
						70-79	5.2
						80-89	3.1
						90-99	1.2

# Local Schools



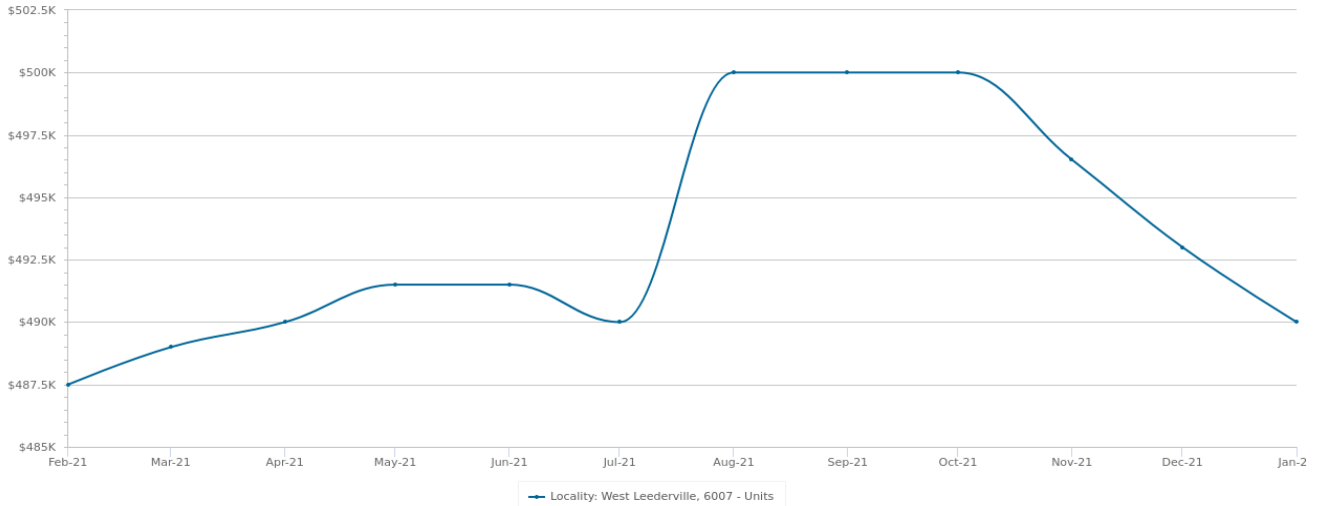
SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 <b>West Leederville Primary School</b> 58 Northwood Street West Leederville WA 6007	0.2km	Primary	Mixed	Government	0-6
 <b>Bob Hawke College</b>	0.51km	Secondary	Mixed	Non-Government	0-0
 <b>Perth Modern School</b> 50 Roberts Road Subiaco WA 6008	0.64km	Secondary	Mixed	Government	7-12
 <b>School Of Isolated and Distance Education</b> 164 Oxford Street Leederville WA 6007	0.87km	Combined	Mixed	Government	0-12
 <b>Aranmore Catholic Primary School</b> 20 Brentham Street Leederville WA 6007	1.43km	Primary	Mixed	Non-Government	0-6

 Property is within school catchment area

 Property is outside school catchment area

# Recent Market Trends

Median Sale Price - 12 months (Unit)

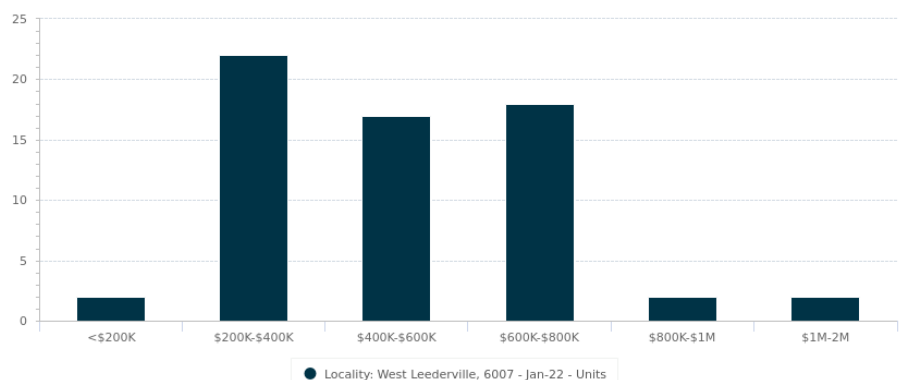


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jan 2022	5	\$490,000	-0.6% ▼	21	21	\$400
Dec 2021	5	\$493,000	-0.7% ▼	21	14	\$405
Nov 2021	7	\$496,500	-0.7% ▼	17	20	\$400
Oct 2021	5	\$500,000	0.0%	16	19	\$400
Sep 2021	4	\$500,000	0.0%	20	21	\$400
Aug 2021	8	\$500,000	2.0% ▲	21	21	\$400
Jul 2021	6	\$490,000	-0.3% ▼	22	23	\$395
Jun 2021	10	\$491,500	0.0%	26	22	\$385
May 2021	2	\$491,500	0.3% ▲	24	21	\$365
Apr 2021	4	\$490,000	0.2% ▲	26	21	\$390
Mar 2021	3	\$489,000	0.3% ▲	29	17	\$350
Feb 2021	4	\$487,500	0.8% ▲	34	18	\$350

Sales by Price - 12 months (Unit)

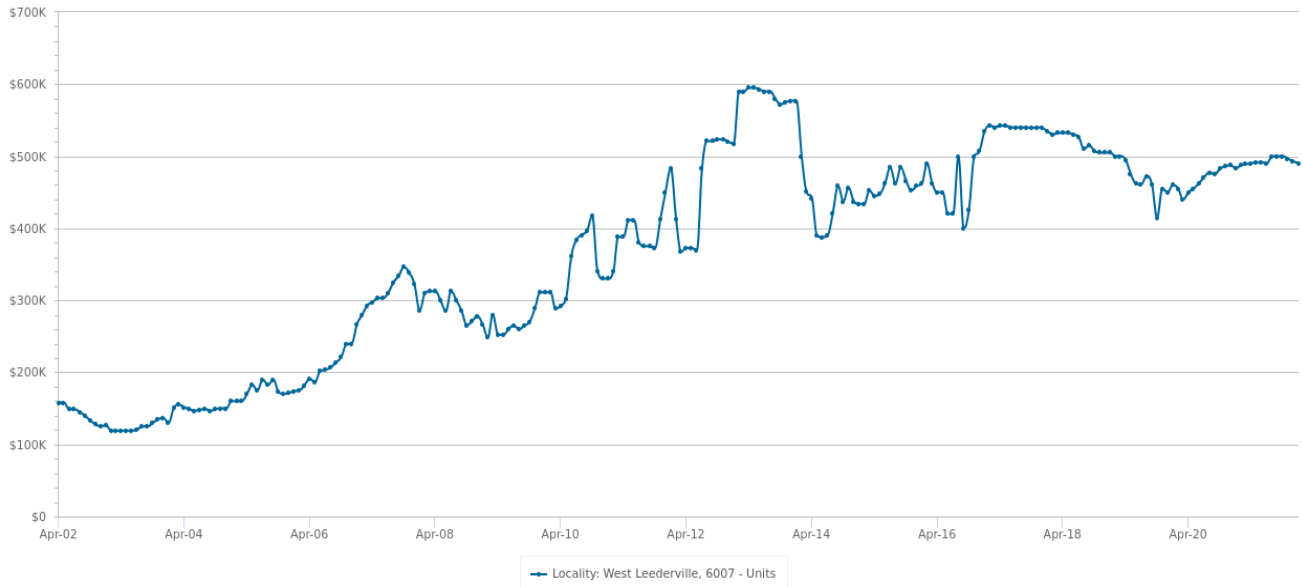
PRICE	NUMBER
<\$200K	2
\$200K-\$400K	22
\$400K-\$600K	17
\$600K-\$800K	18
\$800K-\$1M	2
\$1M-\$2M	2
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

Median Sale Price - 20 years (Unit)



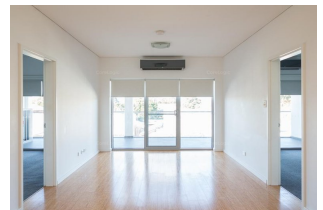
Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	63	\$490,000	1.3% ▲	21	85	\$410
2021	48	\$483,500	5.1% ▲	42	67	\$350
2020	35	\$460,000	-8.9% ▼	62	66	\$335
2019	71	\$505,000	-5.6% ▼	68	86	\$315
2018	84	\$535,000	0.0%	36	82	\$300
2017	44	\$535,000	15.8% ▲	61	79	\$315
2016	65	\$462,000	6.5% ▲	55	76	\$350
2015	54	\$433,750	-24.8% ▼	23	51	\$350
2014	90	\$577,000	11.5% ▲	26	56	\$350
2013	41	\$517,500	7.3% ▲	35	50	\$350
2012	28	\$482,500	46.2% ▲	84	45	\$310
2011	41	\$330,000	6.1% ▲	46	50	\$290
2010	52	\$311,000	16.6% ▲	34	45	\$280
2009	30	\$266,750	-6.7% ▼	33	35	\$280
2008	58	\$286,000	7.1% ▲	39	52	\$250
2007	57	\$267,000	53.4% ▲	24	42	\$195
2006	60	\$174,000	8.7% ▲	13	38	\$190
2005	45	\$160,000	23.1% ▲	27	37	-
2004	82	\$130,000	2.8% ▲	45	24	-
2003	66	\$126,500	-23.4% ▼	16	34	-

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# Summary

21/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007



## Appraised Price

\$590,000 - \$600,000

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## Disclaimer

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Based on information provided by and with the permission of the Western Australian Land Information Authority (2022) trading as Landgate.

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