



21/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007

Prepared for Mr S & Mrs H. Anastasas on 7th November 2023



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Sovereign Property Solutions

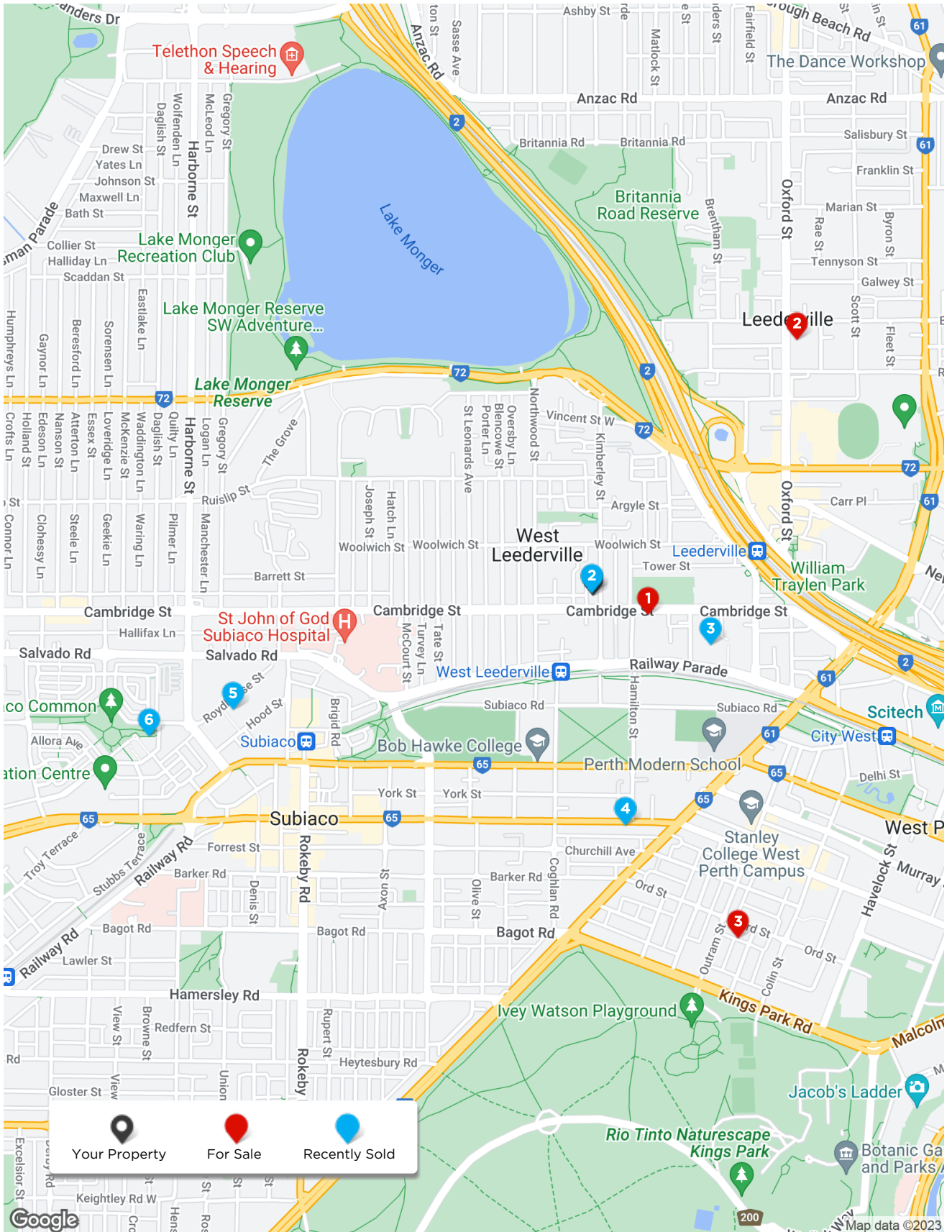
131 Scarborough Bch Rd
Mt Hawthorn

m: 0430210423

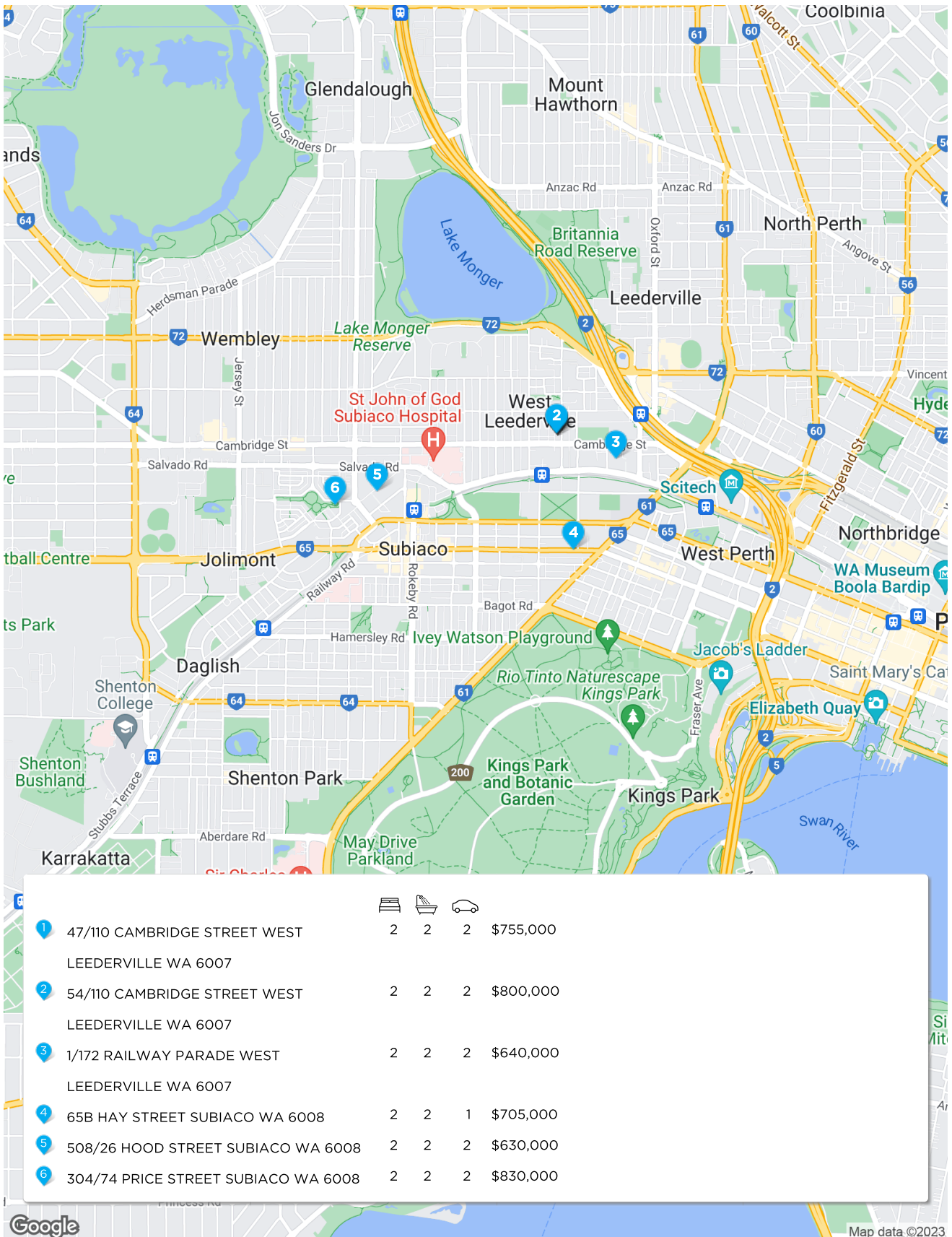
w: 08 9444 6706

jb@sovereignproperty.com.au

Comparables Map: Sales & Listings




Comparables Map: Sales




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

Comparable Sales

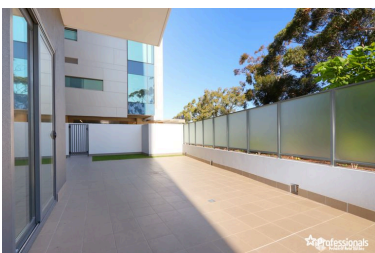
- 1** 47/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007 **Sold Price** ^{RS} **\$755,000**



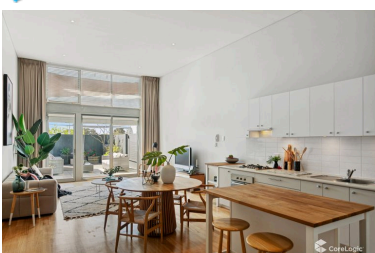
🛏 2 🚿 2 🚗 2 📏 177m² 📐 80m²
 Year Built 2015 DOM 56
 Sold Date 01-Nov-23 Distance 0km
 First Listing mid to high \$700,000's
 Last Listing mid to high \$700,000's
- 2** 54/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007 **Sold Price** **\$800,000**



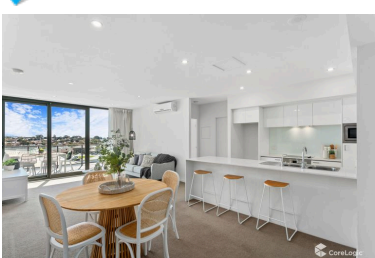
🛏 2 🚿 2 🚗 2 📏 205m² 📐 84m²
 Year Built 2015 DOM 31
 Sold Date 15-Jun-23 Distance 0km
 First Listing OFFERS
 Last Listing UNDER OFFER
- 3** 1/172 RAILWAY PARADE WEST LEEDERVILLE WA 6007 **Sold Price** **\$640,000**



🛏 2 🚿 2 🚗 2 📏 209m² 📐 81m²
 Year Built 2016 DOM 1
 Sold Date 03-Jul-23 Distance 0.44km
 First Listing OFFERS
 Last Listing OFFERS
- 4** 65B HAY STREET SUBIACO WA 6008 **Sold Price** ^{RS} **\$705,000**



🛏 2 🚿 2 🚗 1 📏 154m² 📐 97m²
 Year Built 2003 DOM 12
 Sold Date 23-Sep-23 Distance 0.79km
 First Listing Offers Over \$695,000
 Last Listing UNDER OFFER
- 5** 508/26 HOOD STREET SUBIACO WA 6008 **Sold Price** **\$630,000**



🛏 2 🚿 2 🚗 2 📏 137m² 📐 82m²
 Year Built 2015 DOM 10
 Sold Date 17-Aug-23 Distance 1.27km
 First Listing Contact Agent
 Last Listing Contact Agent

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

Comparable Sales

6 304/74 PRICE STREET SUBIACO WA 6008



 2
  2
  2
  117m²

Year Built 2018

Sold Date 02-Sep-23

First Listing Low \$800k's

Last Listing UNDER OFFER!

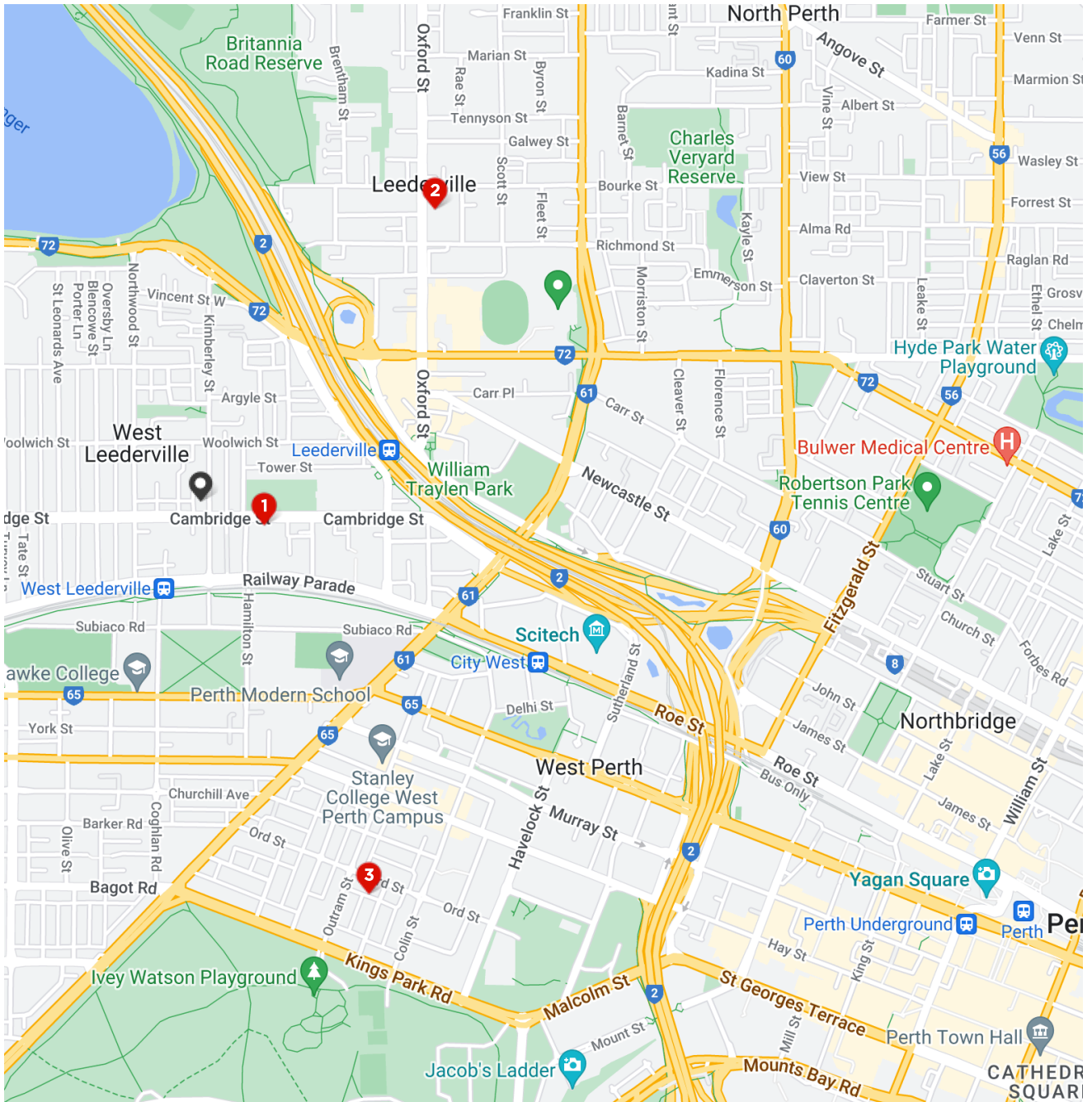
 77m²




DOM 6

Distance 1.57km

Sold Price \$830,000

Comparables Map: Listings



				DOM	
1 201/85 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007	2	2	2	28	Offers from \$710,000
2 12/238 OXFORD STREET LEEDERVILLE WA 6007	2	2	2	41	From \$825,000
3 21/21 ALTONA STREET WEST PERTH WA 6005	2	2	1	28	Offers from \$740,000






Google DNA Tower Lotterywest Federation Walkway Swam River Map data ©2023

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Comparable Listings






1 201/85 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007



 2  2  2  132m²  87m²
 Year Built 2018 DOM 28 days
 Listing Date 10-Oct-23 Distance 0.2km
 Listing Price Offers from \$710,000






2 12/238 OXFORD STREET LEEDERVILLE WA 6007



 2  2  2  180m²  73m²
 Year Built 2020 DOM 41 days
 Listing Date 27-Sep-23 Distance 1.1km
 Listing Price From \$825,000

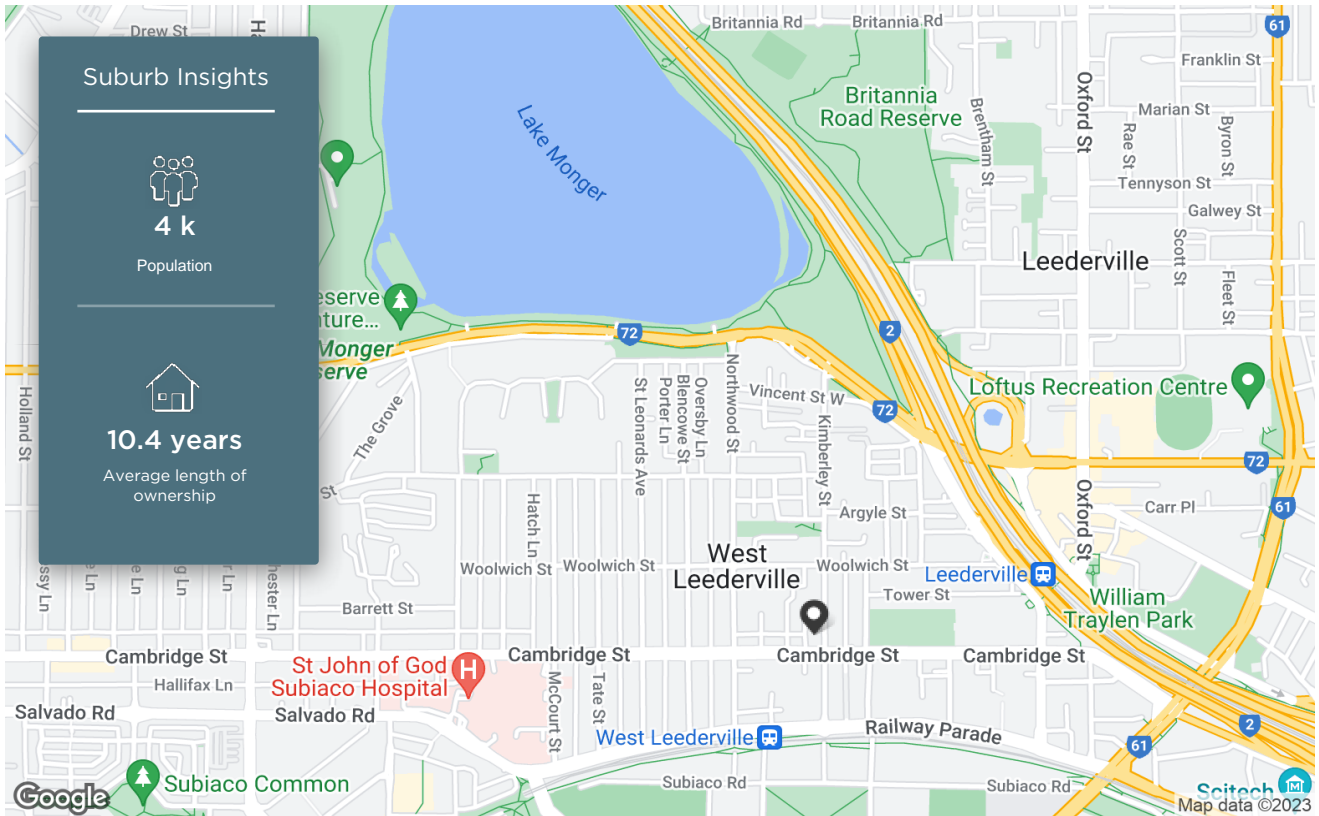
3 21/21 ALTONA STREET WEST PERTH WA 6005



 2  2  1  107m²  74m²
 Year Built 2014 DOM 28 days
 Listing Date 10-Oct-23 Distance 1.26km
 Listing Price Offers from \$740,000

West Leederville

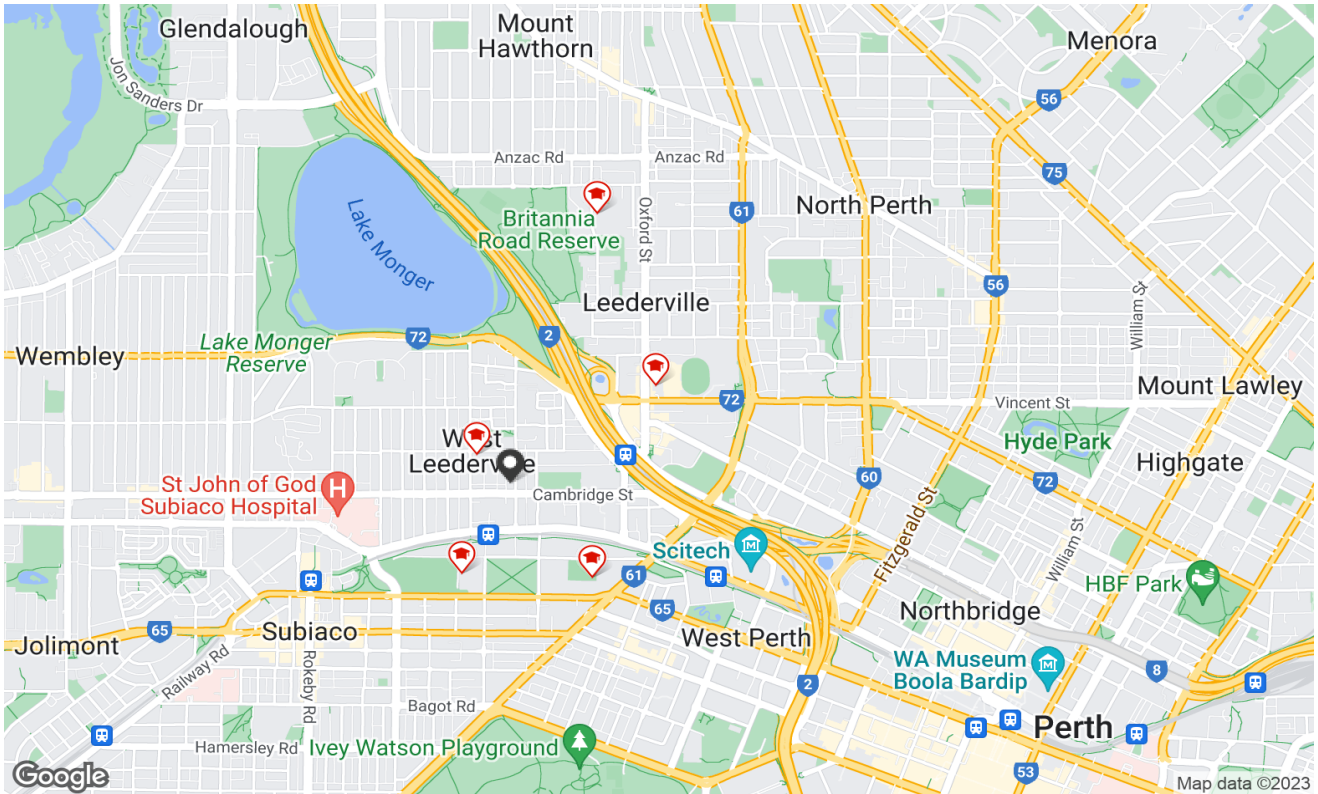
Demographic








The size of West Leederville is approximately 1.5 square kilometres. It has 5 parks covering nearly 11.5% 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 \$1,390,000.

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



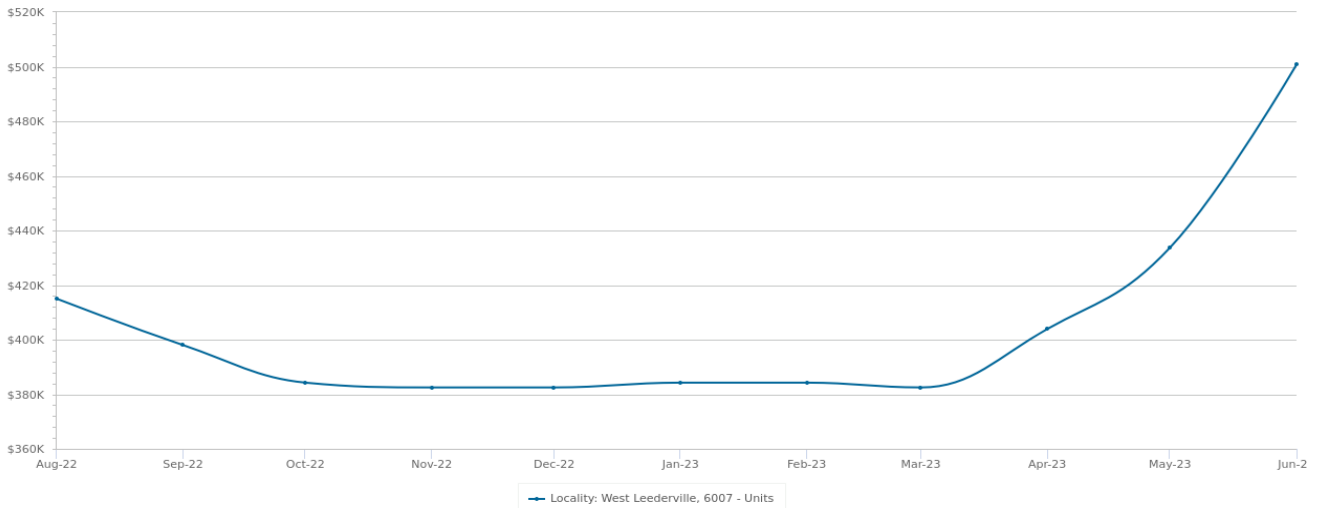
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Unit)

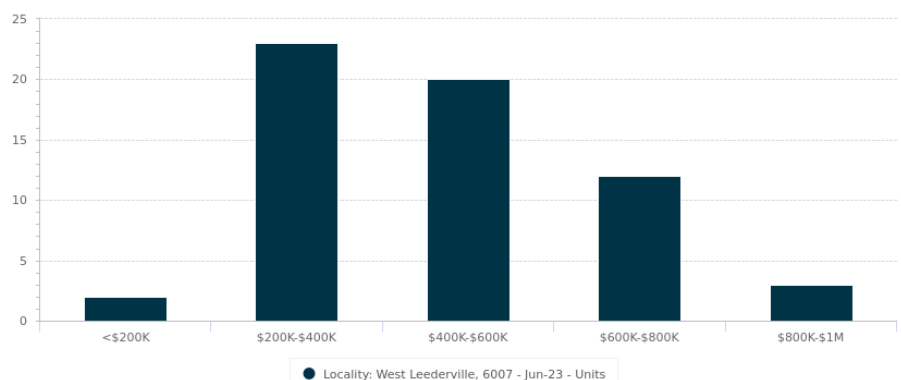


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2023	-	-	-	-	14	\$480
Jun 2023	5	\$500,750	15.4% ▲	36	14	\$477
May 2023	4	\$433,750	7.4% ▲	36	14	\$472
Apr 2023	5	\$404,000	5.6% ▲	39	15	\$470
Mar 2023	3	\$382,500	-0.5% ▼	40	17	\$455
Feb 2023	6	\$384,250	0.0%	40	19	\$450
Jan 2023	10	\$384,250	0.5% ▲	41	25	\$450
Dec 2022	3	\$382,500	0.0%	37	24	\$450
Nov 2022	6	\$382,500	-0.5% ▼	36	29	\$450
Oct 2022	6	\$384,250	-3.5% ▼	34	26	\$435
Sep 2022	3	\$398,000	-4.1% ▼	31	25	\$430
Aug 2022	6	\$415,000	0.0%	29	18	\$430

Sales by Price - 12 months (Unit)

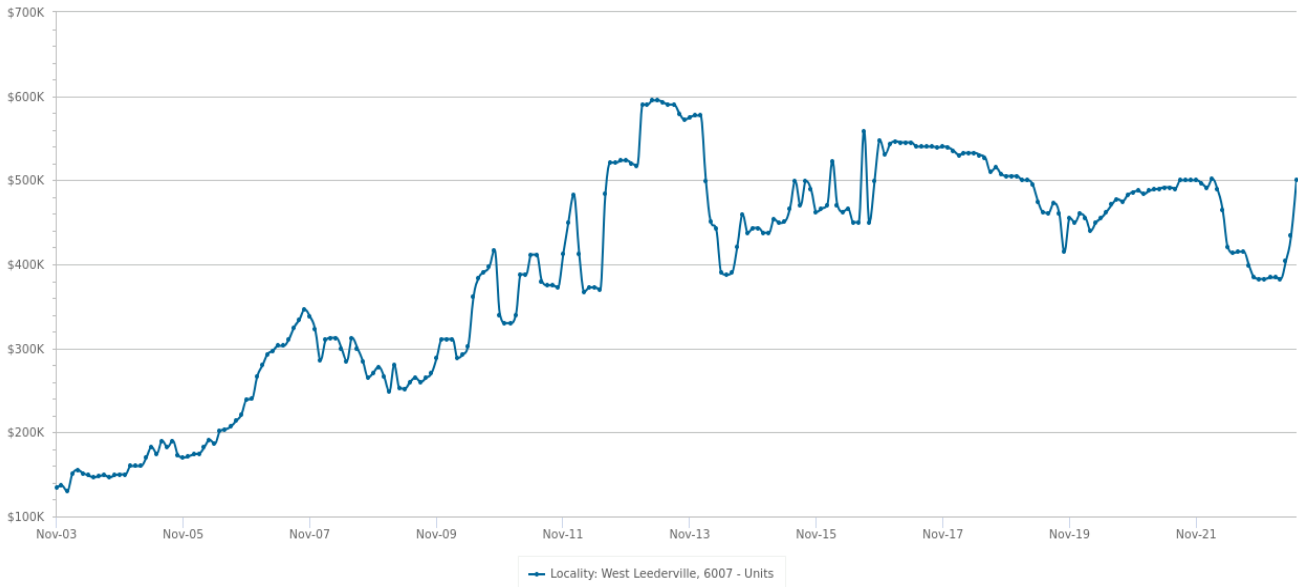
PRICE	NUMBER
<\$200K	2
\$200K-\$400K	23
\$400K-\$600K	20
\$600K-\$800K	12
\$800K-\$1M	3
1M-2M	0
>2M	0



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
2023	60	\$500,750	21.1% ▲	36	81	\$480
2022	68	\$413,500	-15.9% ▼	28	82	\$430
2021	52	\$491,500	6.3% ▲	26	73	\$400
2020	40	\$462,500	0.1% ▲	49	67	\$330
2019	59	\$462,000	-12.8% ▼	78	81	\$320
2018	71	\$530,000	-1.9% ▼	75	93	\$320
2017	71	\$540,000	20.0% ▲	30	83	\$320
2016	45	\$450,000	-3.5% ▼	29	73	\$340
2015	80	\$466,250	20.3% ▲	43	72	\$360
2014	54	\$387,500	-34.6% ▼	24	69	\$350
2013	80	\$592,500	60.1% ▲	30	63	\$360
2012	32	\$370,000	-10.1% ▼	70	48	\$320
2011	36	\$411,500	14.0% ▲	75	53	\$300
2010	50	\$361,000	38.8% ▲	23	56	\$287
2009	31	\$260,000	-8.8% ▼	46	33	\$280
2008	51	\$285,000	-5.9% ▼	38	48	\$272
2007	54	\$303,000	50.2% ▲	33	50	\$210
2006	58	\$201,750	15.3% ▲	5	41	\$190
2005	57	\$175,000	19.5% ▲	29	42	\$190
2004	54	\$146,500	23.1% ▲	45	31	-

Summary

21/110 CAMBRIDGE STREET WEST LEEDERVILLE WA 6007



Appraised Price

\$720,000 - \$740,000

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