

**308/69 King George Street Victoria Park WA 6100**

Prepared on 9th February 2022

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# Your Property

308/69 King George Street Victoria Park WA 6100

1 

1 

1 

54m<sup>2</sup> 

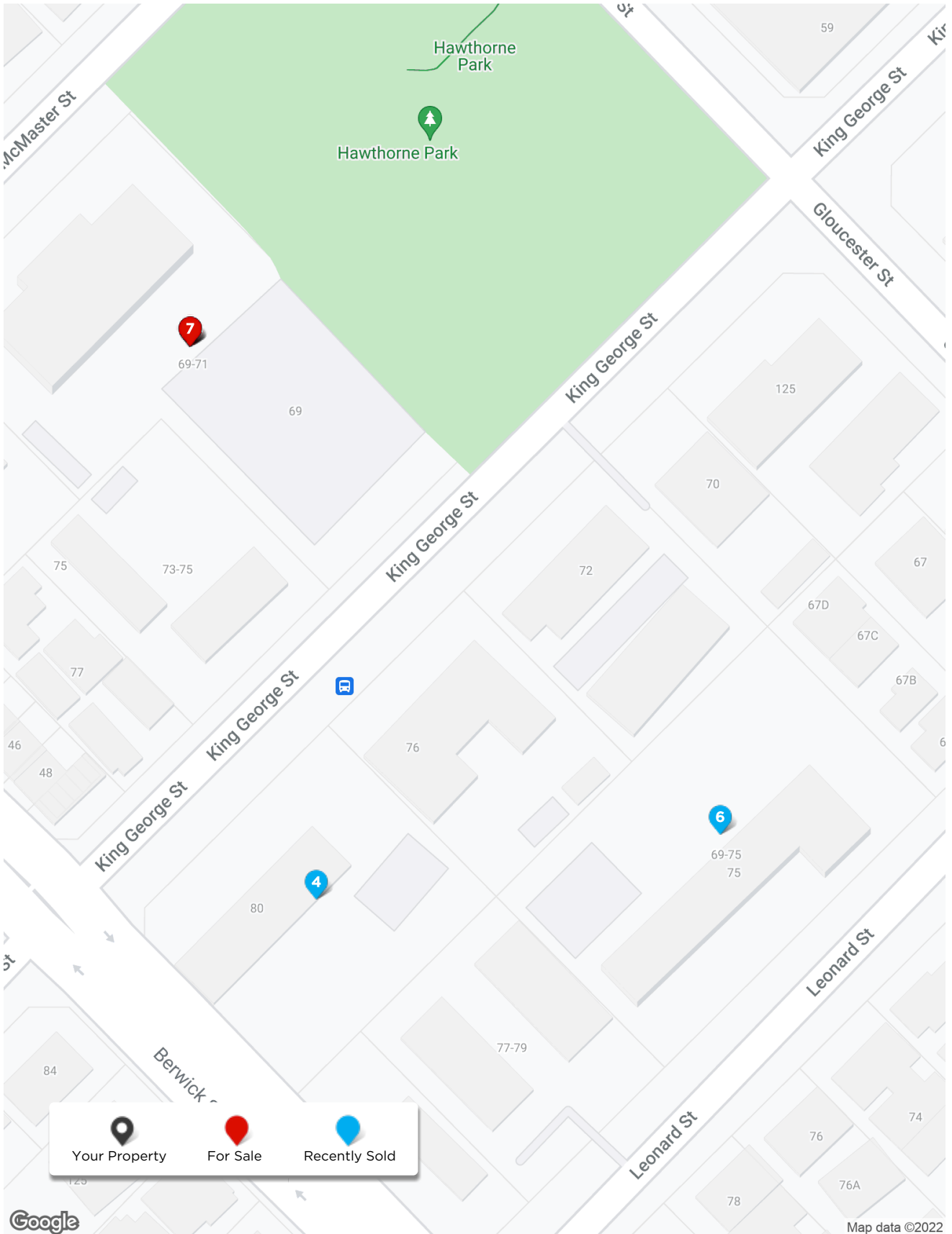
41m<sup>2</sup> 



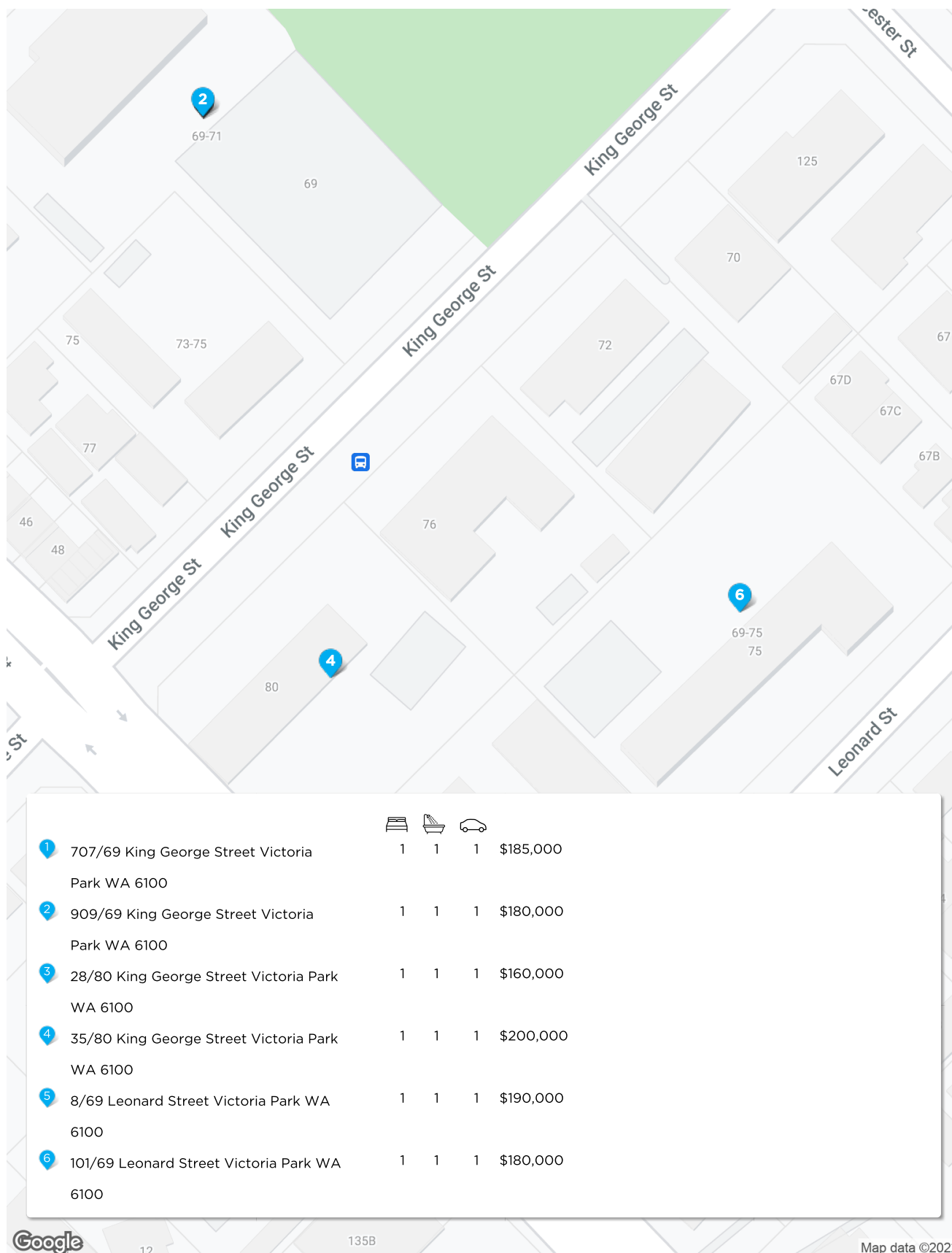
## Your Property History

- 4 May, 2020** - Listed for rent at \$250 / week
- 2 Jul, 2019** - Listed for rent at \$245 / week
- 23 Jan, 2018** - Listed for rent at \$310 / week
- 29 Sep, 2011** - Sold for \$258,000
- 26 Aug, 2003** - Sold for \$135,000
- 19 Jun, 2001** - Sold for \$80,000

# Comparables Map: Sales & Listings



# Comparables Map: Sales



# Comparable Sales

1	707/69 King George Street Victoria Park WA 6100	<b>Sold Price</b> <b>\$185,000</b>
	<p>  1  1  1  53m<sup>2</sup>  53m<sup>2</sup>            Year Built 1970 DOM 198            Sold Date 01-Oct-21 Distance -            First Listing Suit Buyers in High \$100,000's            Last Listing Suit Buyers Over \$179,000         </p>	
2	909/69 King George Street Victoria Park WA 6100	<b>Sold Price</b> <b>\$180,000</b>
	<p>  1  1  1  53m<sup>2</sup>  41m<sup>2</sup>            Year Built 1970 DOM 160            Sold Date 17-Sep-21 Distance -            First Listing Offers from \$235,000            Last Listing UNDER CONTRACT         </p>	
3	28/80 King George Street Victoria Park WA 6100	<b>Sold Price</b> <b>\$160,000</b>
	<p>  1  1  1  47m<sup>2</sup>  48m<sup>2</sup>            Year Built 1970 DOM 6            Sold Date 12-Sep-21 Distance 0.12km            First Listing \$170,000            Last Listing \$170,000         </p>	
4	35/80 King George Street Victoria Park WA 6100	<b>Sold Price</b> <b>\$200,000</b>
	<p>  1  1  1  47m<sup>2</sup>  48m<sup>2</sup>            Year Built 1970 DOM 48            Sold Date 21-Jul-21 Distance 0.12km            First Listing \$195,000            Last Listing From \$195,000         </p>	
5	8/69 Leonard Street Victoria Park WA 6100	<b>Sold Price</b> <b>\$190,000</b>
	<p>  1  1  1  40m<sup>2</sup>  40m<sup>2</sup>            Year Built 1970 DOM 14            Sold Date 16-Nov-21 Distance 0.15km            First Listing \$220,000            Last Listing From \$199,000         </p>	

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

6 101/69 Leonard Street Victoria Park WA 6100



1 1 1 41m<sup>2</sup>

Year Built 1970

Sold Date 23-Dec-21

First Listing Fr \$180,000

Last Listing UNDER OFFER

42m<sup>2</sup>

DOM 32

Distance 0.15km

**Sold Price**

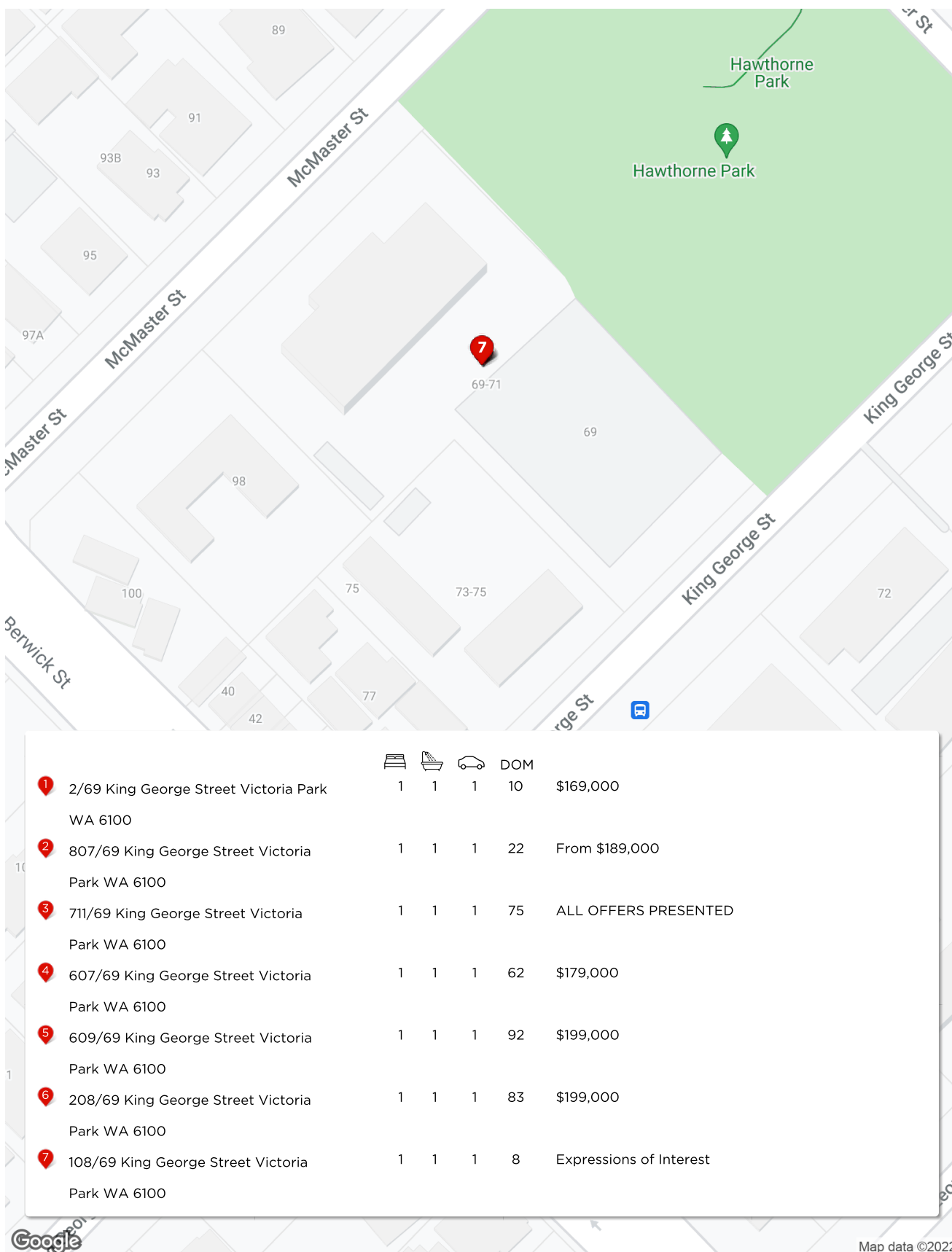
**\$180,000**

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



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

Map data ©2022

# Comparable Listings

## 1 2/69 King George Street Victoria Park WA 6100



1 1 1 45m<sup>2</sup>

Year Built 1970

Listing Date 11-Aug-21

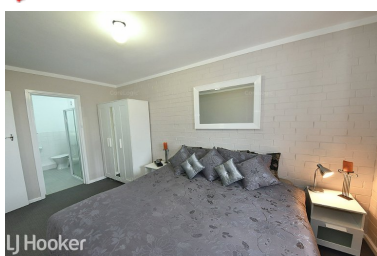
Listing Price \$169,000

44m<sup>2</sup>

DOM 10 days

Distance -

## 2 807/69 King George Street Victoria Park WA 6100



1 1 1 53m<sup>2</sup>

Year Built 1970

Listing Date 19-Jan-22

Listing Price From \$189,000

41m<sup>2</sup>

DOM 22 days

Distance -

## 3 711/69 King George Street Victoria Park WA 6100



1 1 1 53m<sup>2</sup>

Year Built 1970

Listing Date 27-Nov-21

Listing Price ALL OFFERS PRESENTED

54m<sup>2</sup>

DOM 75 days

Distance -

## 4 607/69 King George Street Victoria Park WA 6100



1 1 1 53m<sup>2</sup>

Year Built 1970

Listing Date 10-Dec-21

Listing Price \$179,000

53m<sup>2</sup>

DOM 62 days

Distance -

## 5 609/69 King George Street Victoria Park WA 6100



1 1 1 53m<sup>2</sup>

Year Built 1970

Listing Date 10-Nov-21

Listing Price \$199,000

51m<sup>2</sup>

DOM 92 days

Distance -

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



## Comparable Listings

6 208/69 King George Street Victoria Park WA 6100




 1
  1
  1
  54m<sup>2</sup>

Year Built 1970

Listing Date 19-Nov-21

Listing Price \$199,000

 41m<sup>2</sup>

DOM 83 days

Distance -

7 108/69 King George Street Victoria Park WA 6100




 1
  1
  1
  54m<sup>2</sup>

Year Built 1970

Listing Date 02-Feb-22

Listing Price Expressions of Interest

 41m<sup>2</sup>

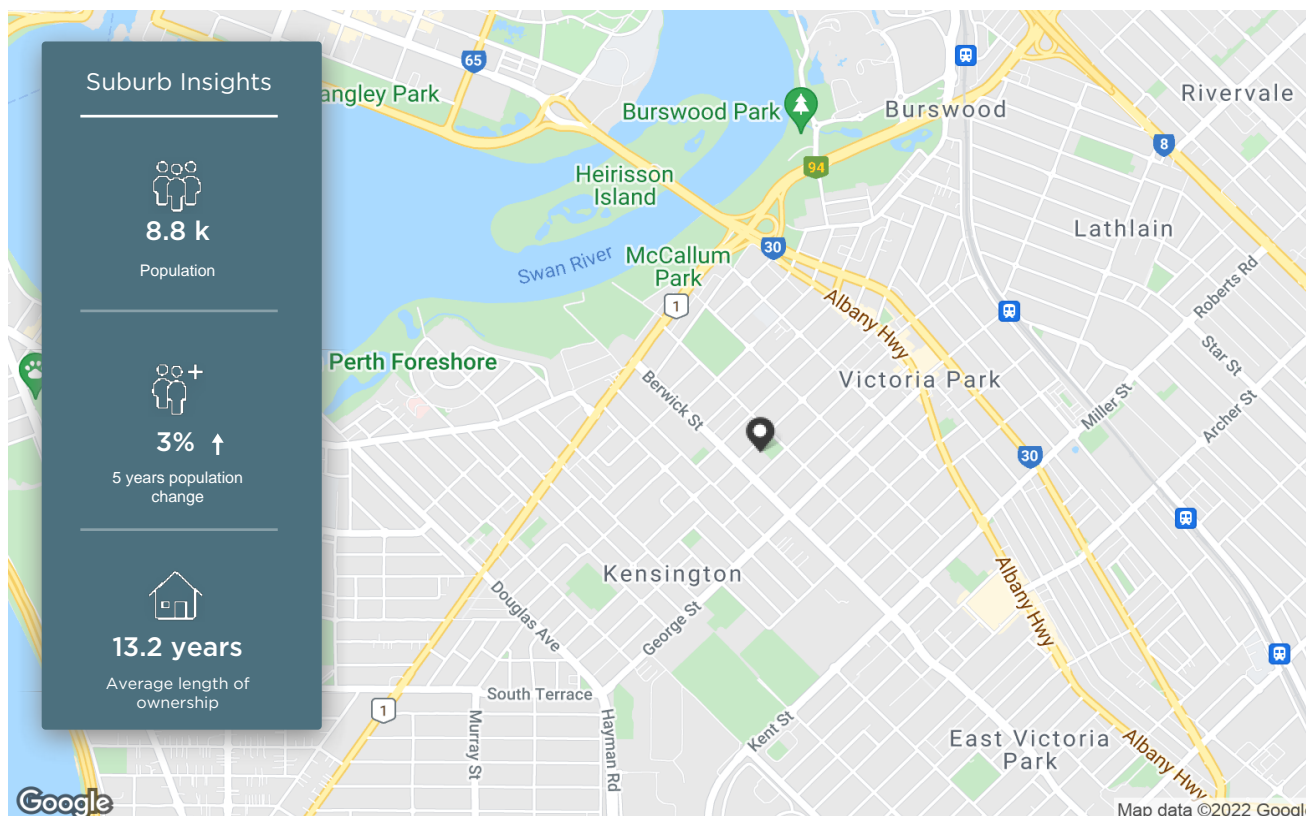
DOM 8 days

Distance -

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

# Victoria Park

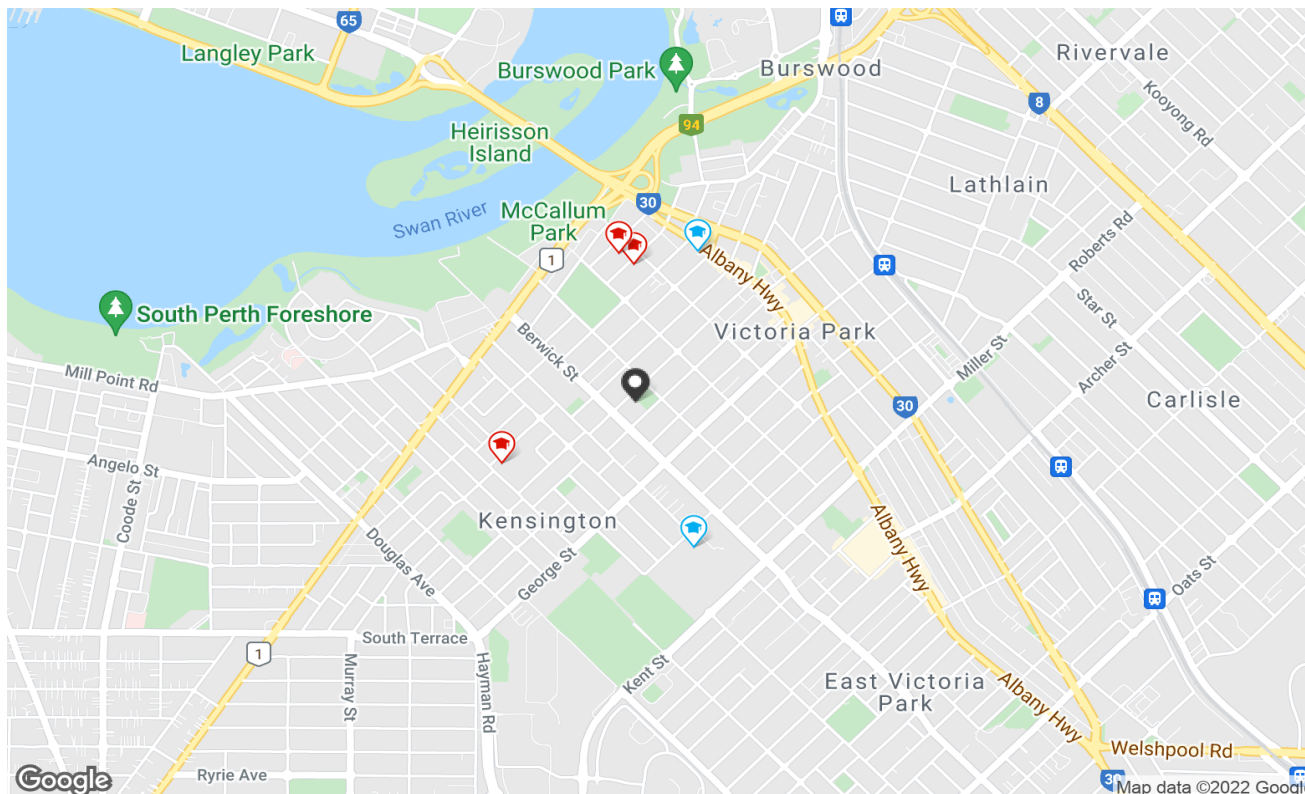
## Demographic








The size of Victoria Park is approximately 2.6 square kilometres. It has 6 parks covering nearly 10.4% of total area. The population of Victoria Park in 2011 was 8,539 people. By 2016 the population was 8,779 showing a population growth of 2.8% in the area during that time. The predominant age group in Victoria Park is 20-29 years. Households in Victoria Park are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Victoria Park work in a professional occupation. In 2011, 44% of the homes in Victoria Park were owner-occupied compared with 43.8% in 2016. Currently the median sales price of houses in the area is \$695,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	50.5	Owns Outright	18.6	0-15.6K	5.5	0-9	10.0
Couples with Children	34.2	Purchaser	25.2	15.6-33.8K	12.2	10-19	6.0
Single Parents	10.4	Renting	53.0	33.8-52K	11.1	20-29	24.8
Other	5.0	Other	0.6	52-78K	15.5	30-39	23.5
		Not Stated	2.6	78-130K	23.9	40-49	11.8
				130-182K	10.4	50-59	10.3
				182K+	12.4	60-69	8.3
						70-79	3.5
						80-89	1.7
						90-99	0.2

# Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	<b>Kensington Primary School</b>	0.69km	Primary	Mixed	Government	0-6
	<b>Regent College</b> 28 Colombo Street Victoria Park WA 6100	0.7km	Primary	Mixed	Non-Government	0-6
	<b>Victoria Park Christian School</b> 27 Colombo Street Victoria Park WA 6100	0.76km	Primary	Mixed	Non-Government	0-6
	<b>Kent Street Senior High School</b> 89 Kent Street Kensington WA 6151	0.79km	Secondary	Mixed	Government	7-12
	<b>Victoria Park Primary School</b> 205 Albany Highway Victoria Park WA 6100	0.83km	Primary	Mixed	Government	0-6



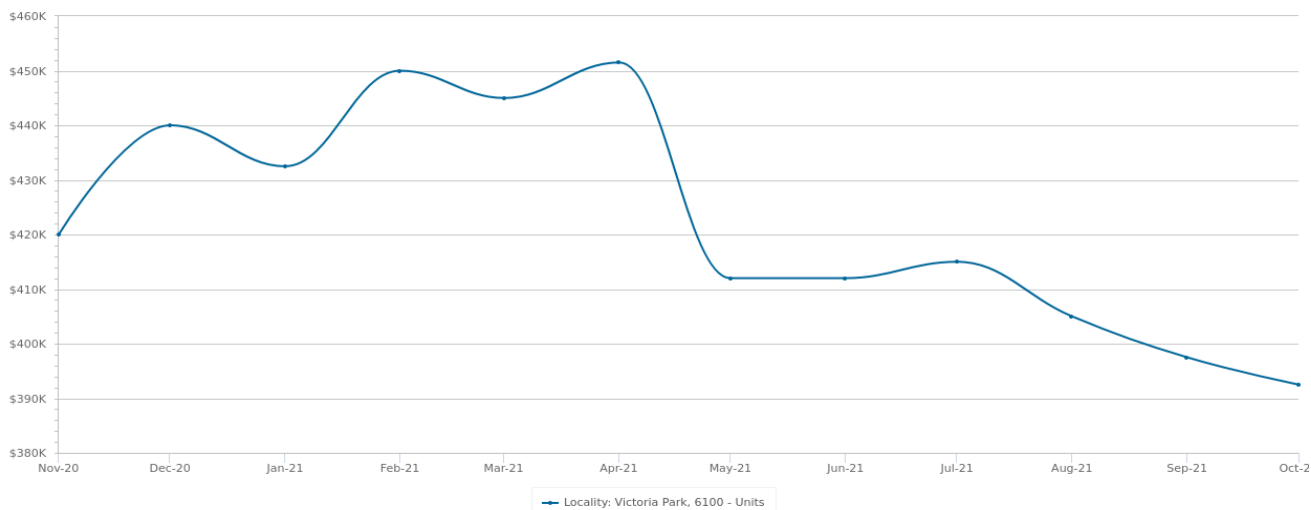
Property is within school catchment area



Property is outside school catchment area

# Recent Market Trends

## Median Sale Price - 12 months (Flats)

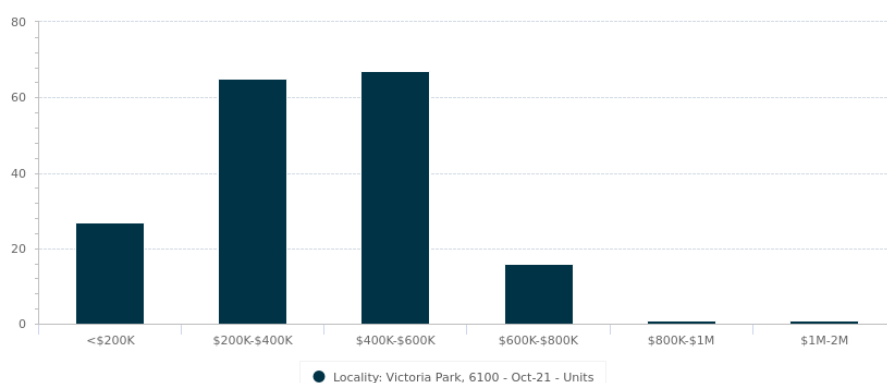


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2021	14	\$392,500	-1.3% ▼	27	82	\$360
Sep 2021	19	\$397,500	-1.9% ▼	27	74	\$350
Aug 2021	19	\$405,000	-2.4% ▼	27	67	\$350
Jul 2021	13	\$415,000	0.7% ▲	27	58	\$350
Jun 2021	7	\$412,000	0.0%	28	52	\$350
May 2021	18	\$412,000	-8.7% ▼	30	57	\$345
Apr 2021	12	\$451,500	1.5% ▲	35	56	\$330
Mar 2021	13	\$445,000	-1.1% ▼	41	55	\$330
Feb 2021	11	\$450,000	4.0% ▲	43	48	\$320
Jan 2021	19	\$432,500	-1.7% ▼	43	60	\$320
Dec 2020	22	\$440,000	4.8% ▲	43	59	\$310
Nov 2020	10	\$420,000	-4.0% ▼	43	62	\$300

## Sales by Price - 12 months (Flats)

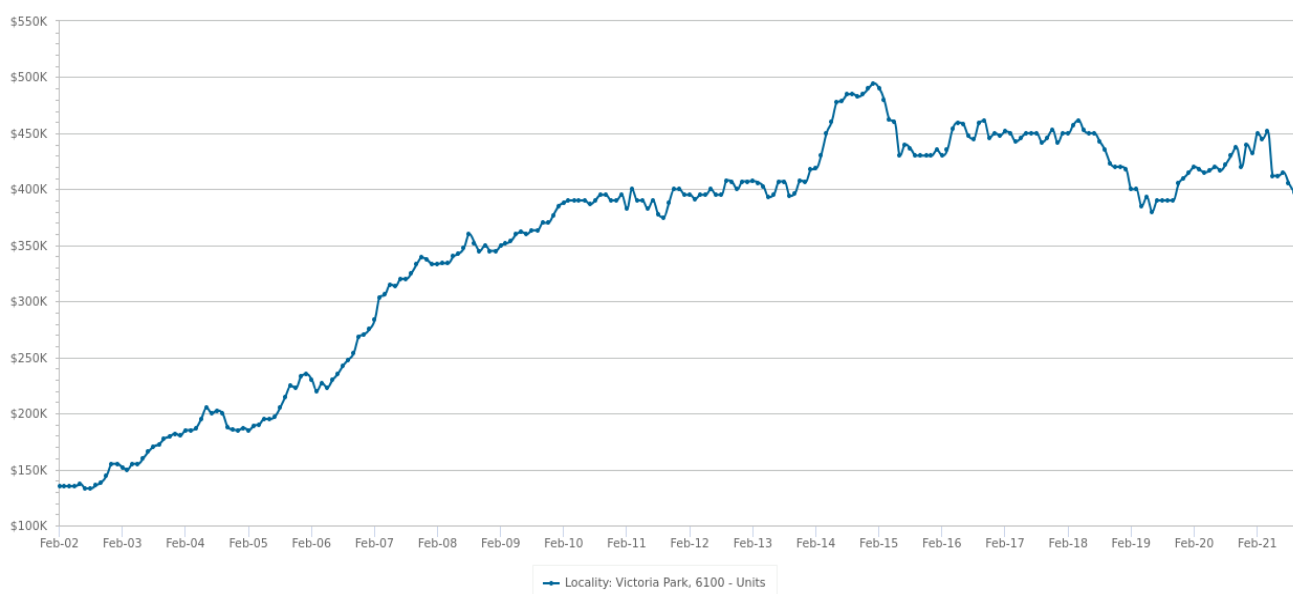
PRICE	NUMBER
<\$200K	27
\$200K-\$400K	65
\$400K-\$600K	67
\$600K-\$800K	16
\$800K-\$1M	1
\$1M-\$2M	1
>2M	0



Statistics are calculated over a rolling 12 month period

# Long Term Market Trends

## Median Sale Price - 20 years (Flats)

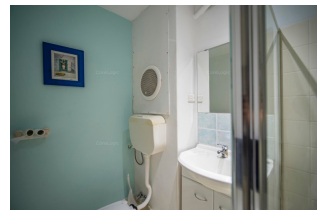


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2021	177	\$392,500	-10.3% ▼	27	251	\$370
2020	168	\$437,500	12.2% ▲	44	223	\$310
2019	85	\$390,000	-7.8% ▼	56	168	\$300
2018	102	\$423,000	-5.2% ▼	49	147	\$300
2017	95	\$446,000	-3.3% ▼	79	188	\$300
2016	114	\$461,000	7.2% ▲	48	232	\$320
2015	100	\$430,000	-10.9% ▼	49	218	\$350
2014	170	\$482,500	21.7% ▲	18	185	\$370
2013	178	\$396,500	-2.5% ▼	21	189	\$390
2012	150	\$406,500	4.9% ▲	38	146	\$372
2011	118	\$387,500	-1.9% ▼	44	153	\$340
2010	136	\$395,000	6.8% ▲	10	129	\$310
2009	222	\$370,000	7.2% ▲	36	131	\$300
2008	155	\$345,000	3.6% ▲	28	165	\$300
2007	201	\$333,000	31.4% ▲	43	153	\$250
2006	324	\$253,500	12.9% ▲	11	126	\$190
2005	230	\$224,500	19.4% ▲	32	130	\$170
2004	183	\$188,000	5.9% ▲	36	124	-
2003	247	\$177,500	28.2% ▲	12	97	-
2002	249	\$138,500	2.6% ▲	29	131	\$150

# Summary

308/69 King George Street Victoria Park WA 6100



Appraisal price range

Notes from your agent

## Disclaimer

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