



5/11 SIMPER ROAD YANGEBUP WA 6164

Prepared on 7th November 2022

Virginie Delame
Professionals Property Executives

137/2 Signal Terrace
COCKBURN CENTRAL WA 6164

m: 0411 238 772

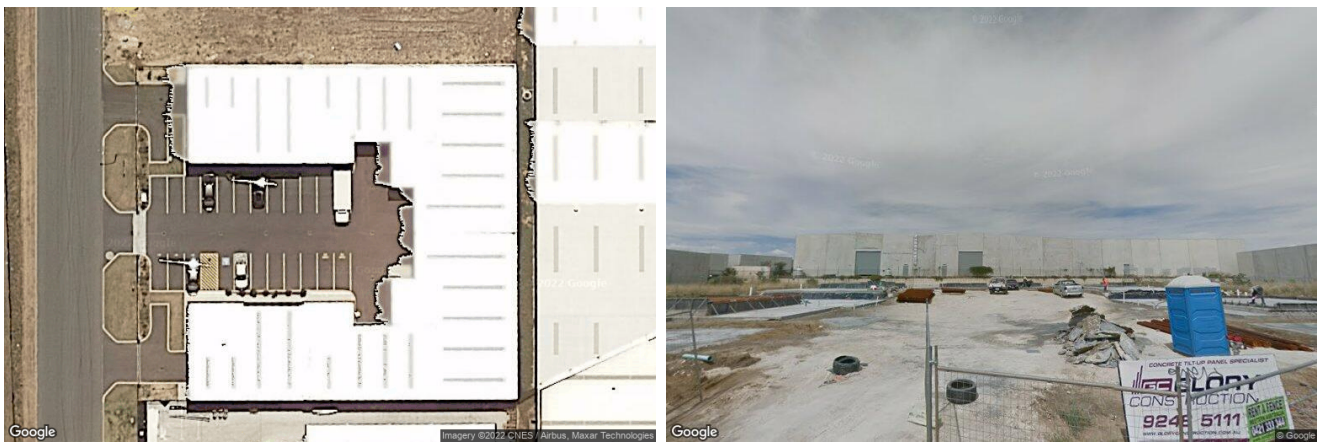
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virginie@propertyexecutives.com.au

Your Property

5/11 SIMPER ROAD YANGEBUP WA 6164

-  -  -  283m²  273m² 



Your Property History

9 Mar, 2017 - Sold for \$462,000



The Proprietor
2/11 Simper Road
Yangebup WA 6164

07/11/2022

Dear Not Variable Pty Ltd,

Thank you for the opportunity to appraise your property at 2/11 Simper Road Yangebup.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

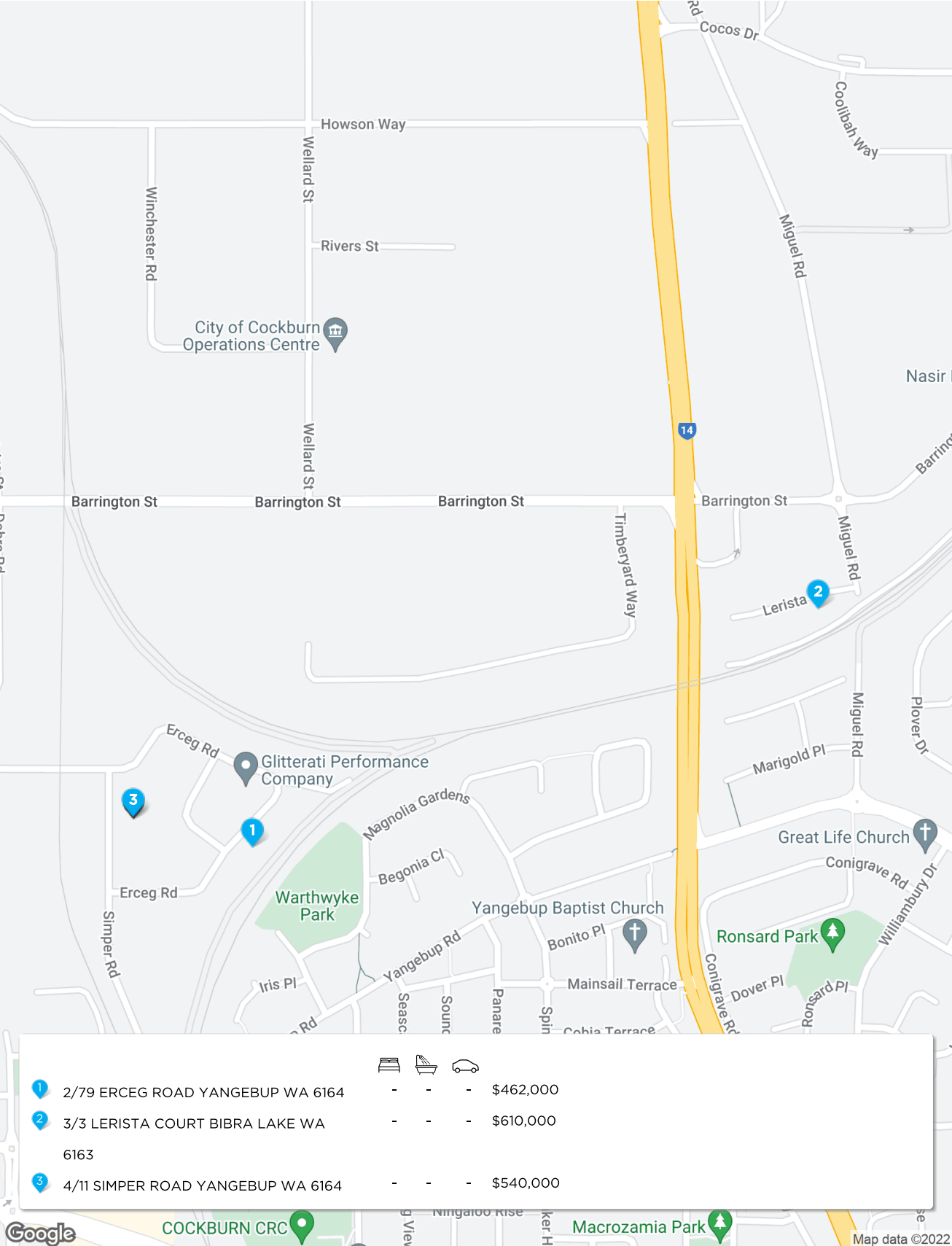
If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Virginie Delame

Professionals Property Executives
137/2 Signal Terrace, Cockburn Central 6164 WA


Comparables Map: Sales



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


Comparable Sales

1 2/79 ERCEG ROAD YANGEBUP WA 6164 **Sold Price** **\$462,000**




🏠 - 🚚 - 🚗 - 📐 221m² 📐 165m²
 Year Built 2013 DOM 7
 Sold Date 14-Sep-22 Distance 0.21km
 First Listing Offers Invited
 Last Listing Offers Invited

2 3/3 LERISTA COURT BIBRA LAKE WA 6163 **Sold Price** **\$610,000**



🏠 - 🚚 - 🚗 - 📐 433m² 📐 240m²
 Year Built 2015 DOM 6
 Sold Date 31-May-22 Distance 1.19km
 First Listing Offers Invited
 Last Listing Offers Invited

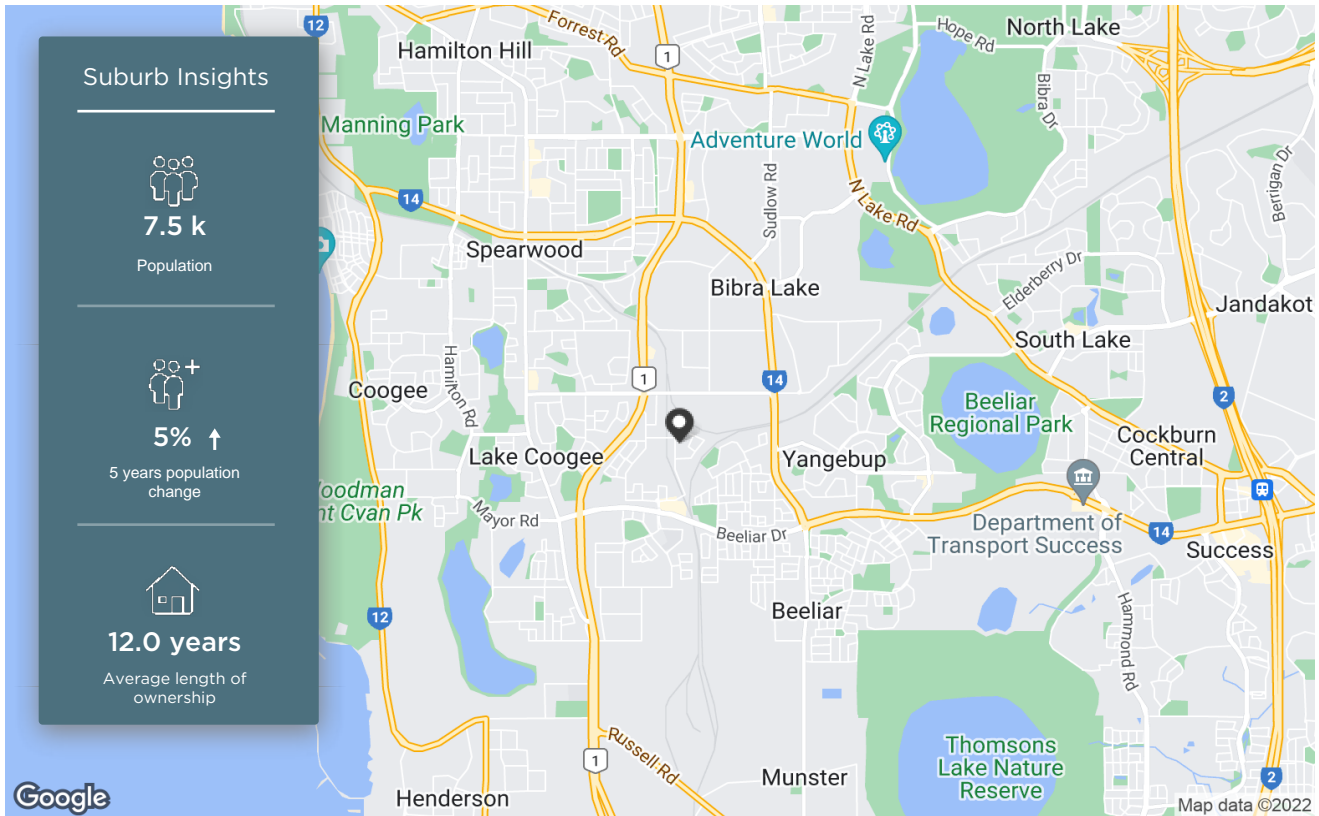
3 4/11 SIMPER ROAD YANGEBUP WA 6164 **Sold Price** **\$540,000**



🏠 - 🚚 - 🚗 - 📐 413m² 📐 403m²
 Year Built 2017 DOM 199
 Sold Date 15-Apr-19 Distance 0km
 First Listing \$595,000
 Last Listing \$595,000

Yangebup

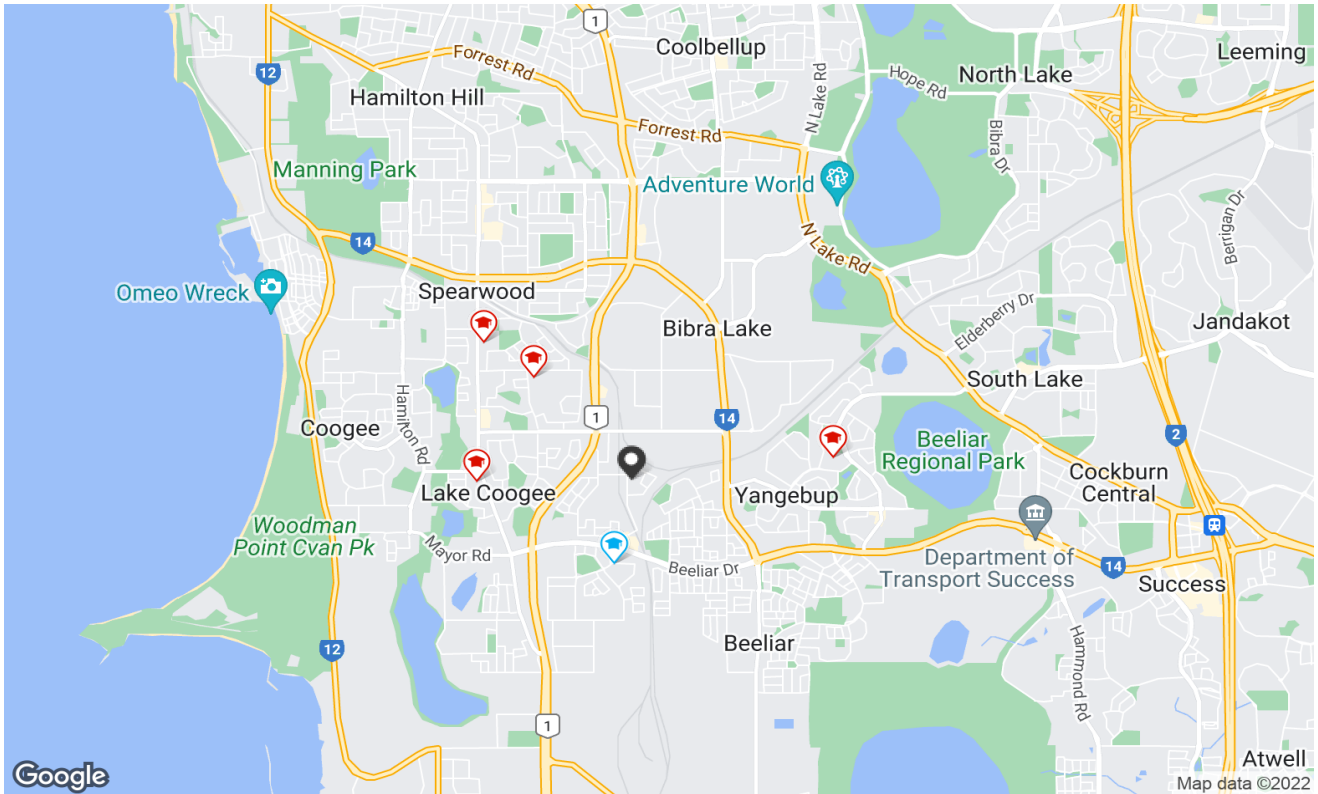
Demographic



The size of Yangebup is approximately 6 square kilometres. It has 9 parks covering nearly 18.5% of total area. The population of Yangebup in 2011 was 7,124 people. By 2016 the population was 7,485 showing a population growth of 5.1% in the area during that time. The predominant age group in Yangebup is 30-39 years. Households in Yangebup are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Yangebup work in a trades occupation. In 2011, 74.3% of the homes in Yangebup were owner-occupied compared with 77.5% in 2016. Currently the median sales price of houses in the area is \$525,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	33.4	Owns Outright	22.8	0-15.6K	3.4	0-9	14.7
Couples with Children	50.2	Purchaser	54.7	15.6-33.8K	11.3	10-19	12.8
Single Parents	15.7	Renting	20.6	33.8-52K	9.9	20-29	13.5
Other	1.2	Other	0.2	52-78K	14.2	30-39	17.0
		Not Stated	1.7	78-130K	25.3	40-49	14.9
				130-182K	15.4	50-59	13.5
				182K+	9.0	60-69	8.4
						70-79	3.7
						80-89	1.4
						90-99	0.1

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 South Coogee Primary School 40 Ivankovich Avenue Beeliiar WA 6164	0.86km	Primary	Mixed	Government	0-6
 Newton Primary School	1.37km	Primary	Mixed	Government	0-6
 St Jerome's Primary School 38 Troode Street Munster WA 6166	1.45km	Primary	Mixed	Non-Government	0-6
 Spearwood Alternative School	1.97km	Primary	Mixed	Government	0-6
 Yangebup Primary School 55 Moorhen Drive Yangebup WA 6164	1.99km	Primary	Mixed	Government	0-6



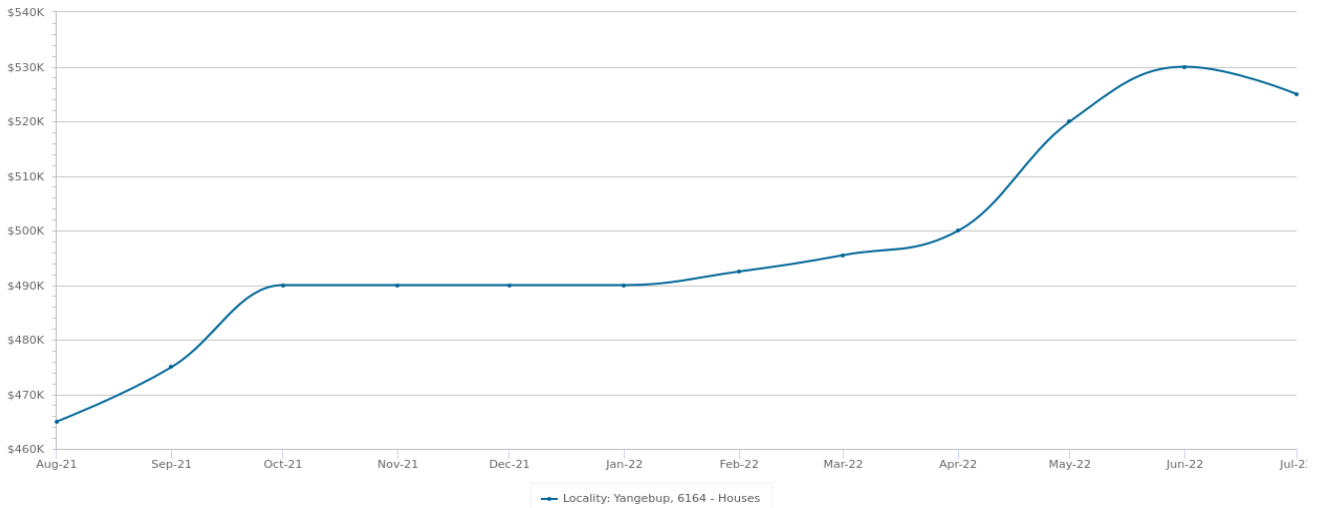
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Business)

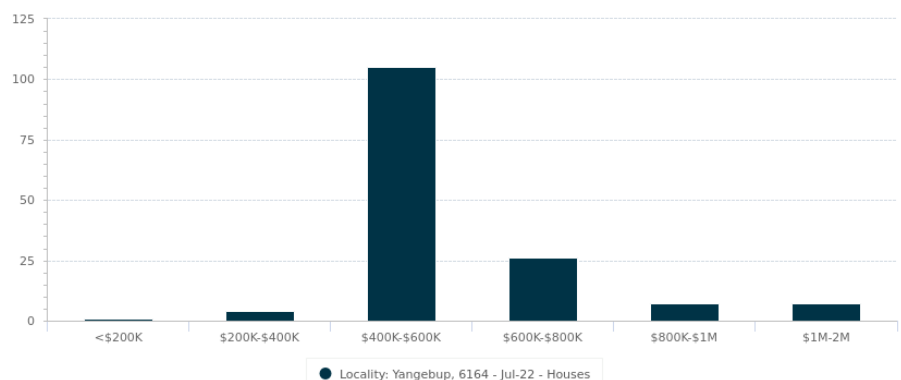


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2022	12	\$525,000	-0.9% ▼	14	44	\$480
Jun 2022	9	\$530,000	1.9% ▲	14	44	\$450
May 2022	15	\$520,000	4.0% ▲	14	34	\$450
Apr 2022	9	\$500,000	0.9% ▲	13	33	\$450
Mar 2022	15	\$495,500	0.6% ▲	13	41	\$450
Feb 2022	11	\$492,500	0.5% ▲	13	34	\$450
Jan 2022	16	\$490,000	0.0%	14	35	\$450
Dec 2021	11	\$490,000	0.0%	14	31	\$440
Nov 2021	13	\$490,000	0.0%	14	36	\$435
Oct 2021	13	\$490,000	3.2% ▲	13	36	\$430
Sep 2021	15	\$475,000	2.2% ▲	14	32	\$430
Aug 2021	11	\$465,000	0.0%	16	34	\$422

Sales by Price - 12 months (Business)

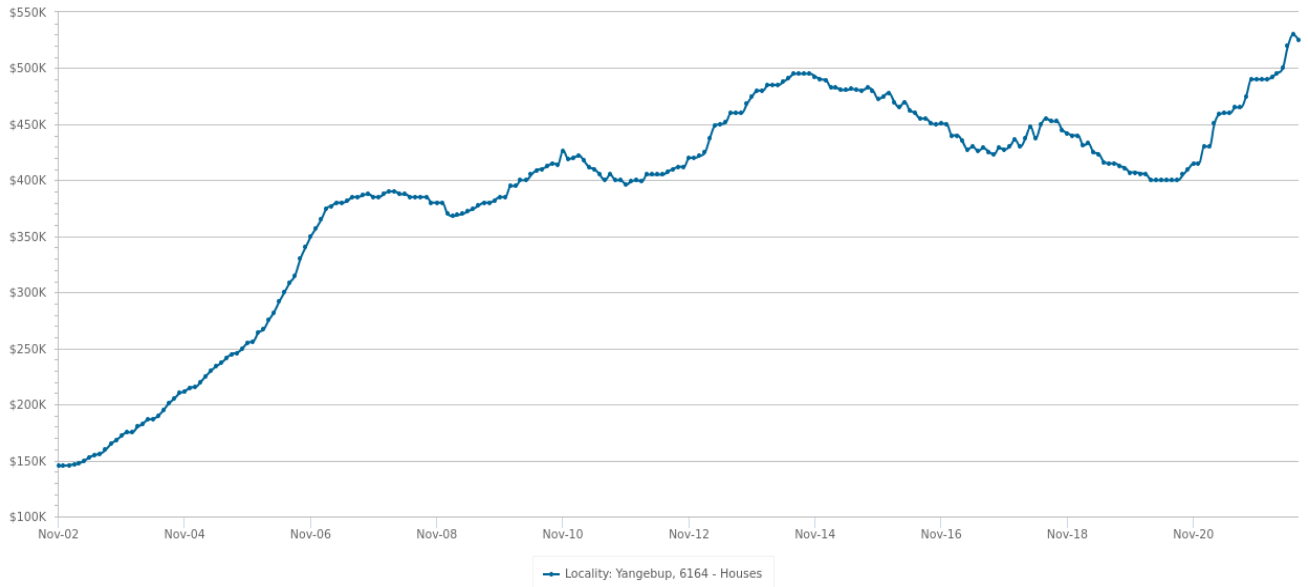
PRICE	NUMBER
<\$200K	1
\$200K-\$400K	4
\$400K-\$600K	105
\$600K-\$800K	26
\$800K-\$1M	7
\$1M-\$2M	7
>2M	0



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Sale Price - 20 years (Business)

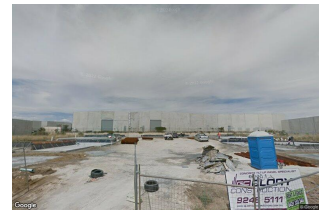


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2022	150	\$525,000	12.9% ▲	14	164	\$490
2021	161	\$465,000	16.3% ▲	19	182	\$430
2020	108	\$400,000	-3.6% ▼	78	170	\$380
2019	94	\$415,000	-8.8% ▼	61	199	\$360
2018	97	\$455,000	6.1% ▲	51	203	\$350
2017	120	\$428,750	-5.8% ▼	47	191	\$350
2016	105	\$455,000	-5.3% ▼	60	209	\$400
2015	127	\$480,500	-2.9% ▼	38	201	\$440
2014	188	\$495,000	7.6% ▲	21	227	\$450
2013	154	\$460,000	12.7% ▲	18	205	\$450
2012	145	\$408,000	2.0% ▲	42	203	\$410
2011	132	\$400,000	-2.4% ▼	56	229	\$375
2010	162	\$410,000	8.6% ▲	35	206	\$360
2009	160	\$377,500	-1.9% ▼	51	179	\$350
2008	150	\$385,000	0.0%	59	193	\$340
2007	185	\$385,000	24.8% ▲	52	219	\$270
2006	264	\$308,500	27.7% ▲	15	184	\$230
2005	204	\$241,500	23.8% ▲	29	173	\$200
2004	208	\$195,000	25.0% ▲	30	146	-
2003	234	\$156,000	9.9% ▲	20	150	-

Summary

5/11 SIMPER ROAD YANGEBUP WA 6164



Appraisal price range
\$600,000 to \$630,000

Disclaimer

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

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