

106/112-122 Goderich Street East Perth WA 6004

Prepared on 9th February 2022

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
Your Property


106/112-122 Goderich Street East Perth WA 6004

1 

1 

1 

50m² 

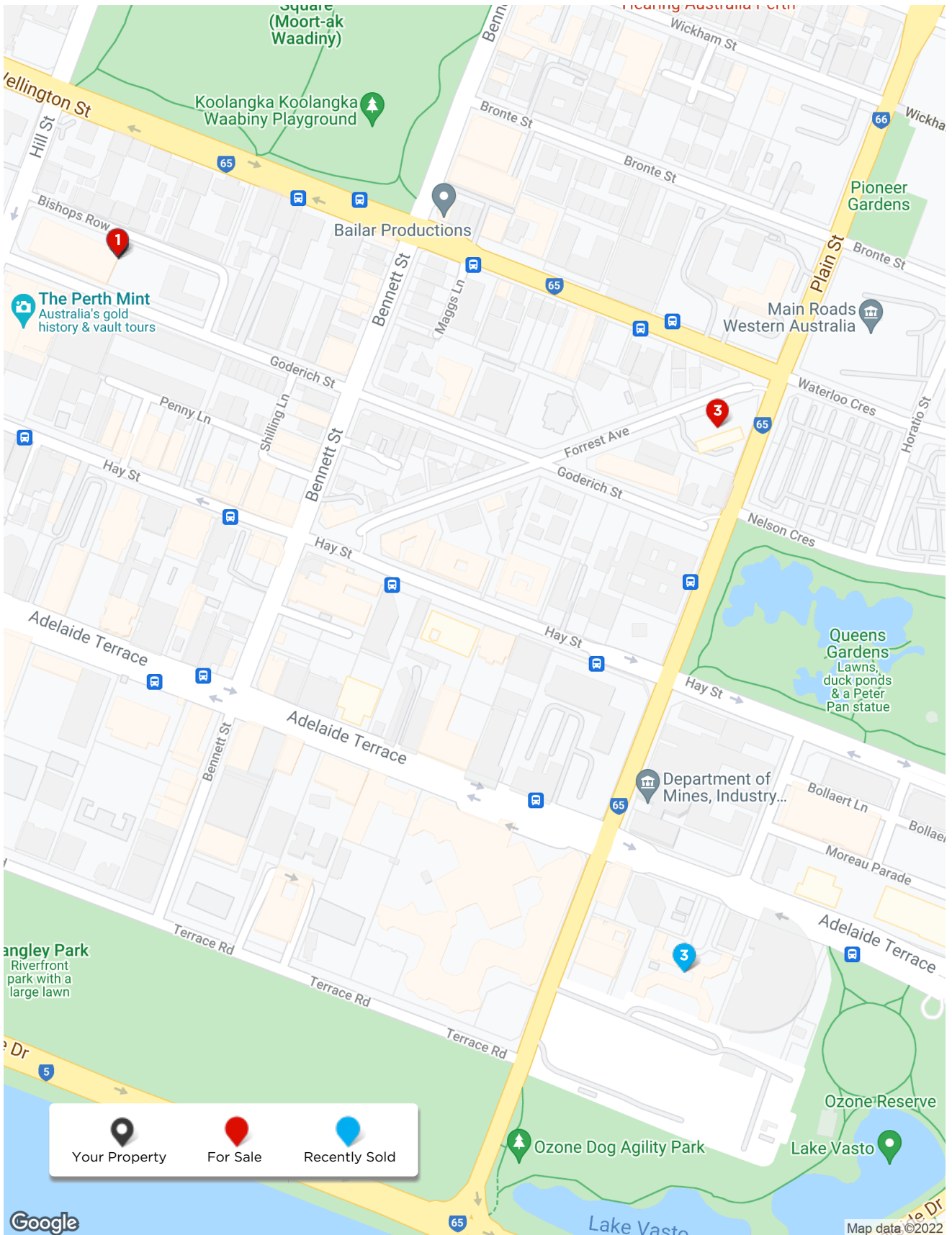
40m² 



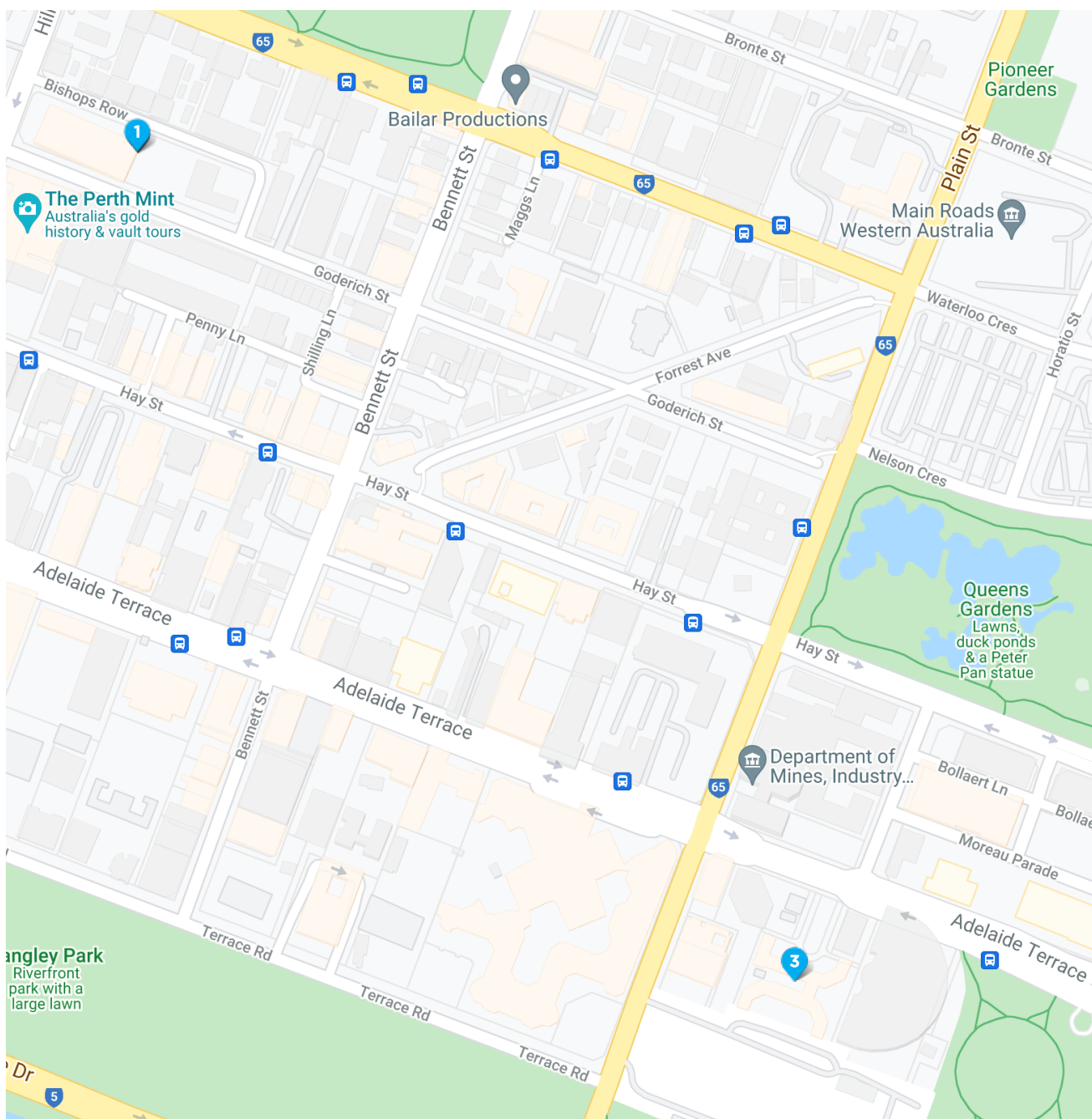
Your Property History




- 18 Feb, 2020** - Listed for rent at \$250 / week
- 24 Apr, 2016** - Listed for rent at \$295 / week
- 7 Nov, 2011** - Sold for \$235,000
- 6 Dec, 2009** - Sold for \$255,000
- 8 Sep, 2007** - Sold for \$239,000
- 11 Jul, 2005** - Sold for \$141,000

Comparables Map: Sales & Listings






Comparables Map: Sales



				
1 615/112-122 Goderich Street East Perth WA 6004	1	1	1	\$200,000
2 109/45 Adelaide Terrace East Perth WA 6004	1	1	1	\$200,000
3 508/45 Adelaide Terrace East Perth WA 6004	1	1	1	\$200,000

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

Comparable Sales

1	615/112-122 Goderich Street East Perth WA 6004	Sold Price \$200,000
	🛏 1 🚿 1 🚗 1 📏 50m ² 📏 42m ² Year Built 1968 DOM 36 Sold Date 15-Jul-21 Distance - First Listing Offers above \$199,000 Last Listing UNDER CONTRACT	
2	109/45 Adelaide Terrace East Perth WA 6004	Sold Price ^{RS} \$200,000
	🛏 1 🚿 1 🚗 1 📏 46m ² 📏 46m ² Year Built 1945 DOM - Sold Date 15-Sep-21 Distance 0.77km First Listing - Last Listing -	
3	508/45 Adelaide Terrace East Perth WA 6004	Sold Price ^{RS} \$200,000
	🛏 1 🚿 1 🚗 1 📏 46m ² 📏 46m ² Year Built 1945 DOM - Sold Date 15-Sep-21 Distance 0.77km First Listing - Last Listing -	

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	
1 201/112-122 Goderich Street East Perth WA 6004	1	1	1	113	UNDER OFFER
2 66/60-64 Forrest Avenue East Perth WA 6004	1	1	1	141	Offers From \$225,000
3 16/60-64 Forrest Avenue East Perth WA 6004	1	1	1	849	From \$215,000

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

Comparable Listings

1 201/112-122 Goderich Street East Perth WA 6004



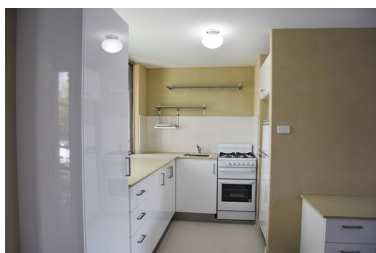
1 1 1 52m² 52m²
 Year Built 1968 DOM 113 days
 Listing Date 20-Oct-21 Distance -
 Listing Price UNDER OFFER

2 66/60-64 Forrest Avenue East Perth WA 6004



1 1 1 39m² 39m²
 Year Built 1940 DOM 141 days
 Listing Date 22-Sep-21 Distance 0.53km
 Listing Price Offers From \$225,000

3 16/60-64 Forrest Avenue East Perth WA 6004

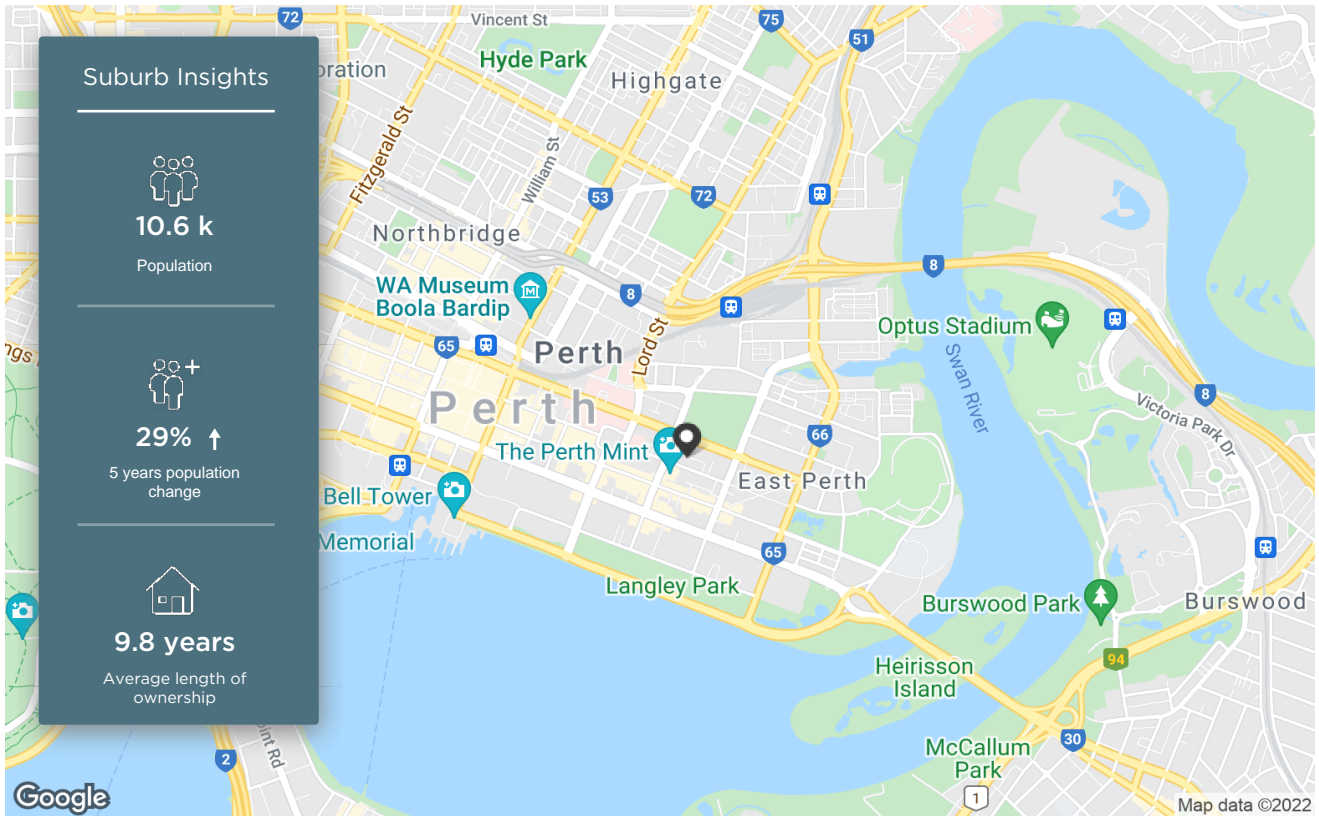


1 1 1 39m² 39m²
 Year Built 1940 DOM 849 days
 Listing Date 15-Oct-19 Distance 0.53km
 Listing Price From \$215,000

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

East Perth

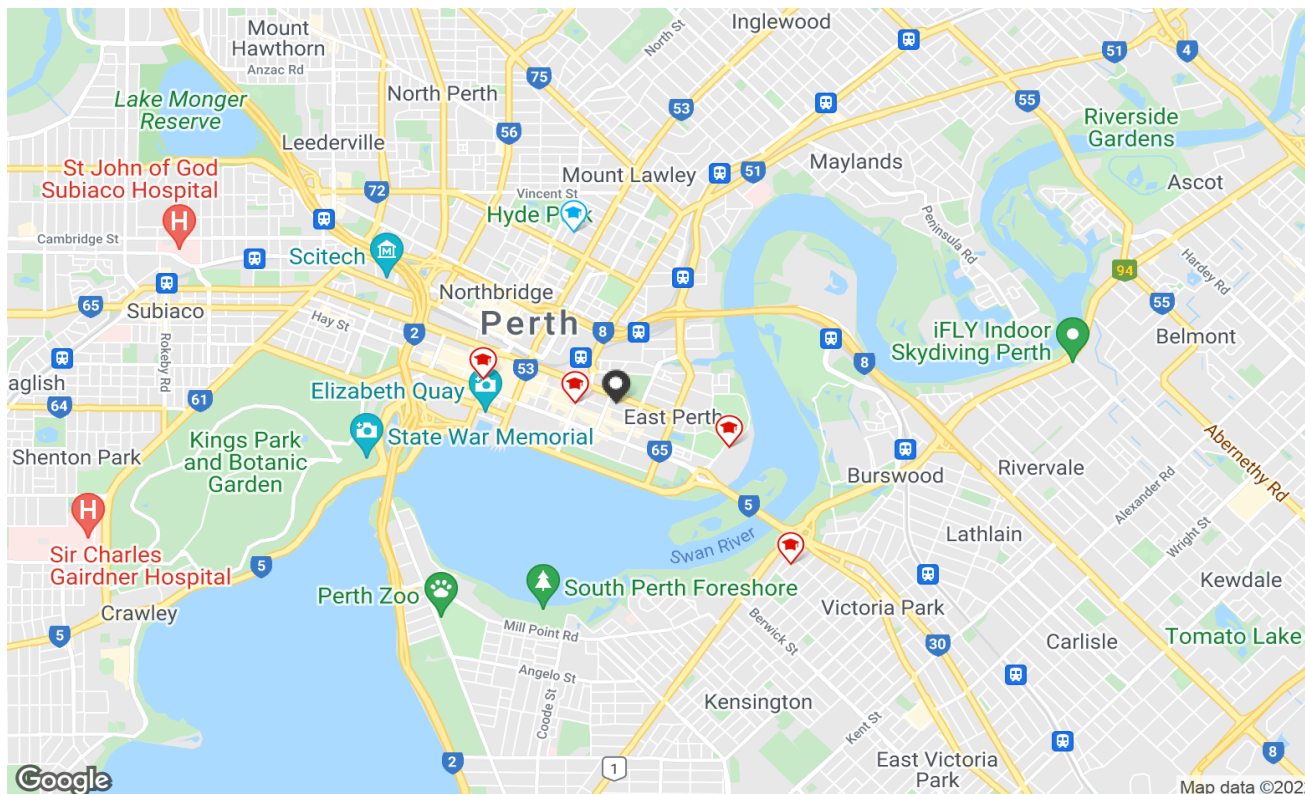
Demographic








The size of East Perth is approximately 3.2 square kilometres. It has 16 parks covering nearly 24.3% of total area. The population of East Perth in 2011 was 8,184 people. By 2016 the population was 10,598 showing a population growth of 29.5% in the area during that time. The predominant age group in East Perth is 20-29 years. Households in East Perth are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in East Perth work in a professional occupation. In 2011, 37.8% of the homes in East Perth were owner-occupied compared with 37.6% in 2016. Currently the median sales price of houses in the area is \$1,100,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	68.0	Owns Outright	15.0	0-15.6K	6.5	0-9	4.8
Couples with Children	21.3	Purchaser	22.6	15.6-33.8K	8.6	10-19	3.8
Single Parents	6.6	Renting	60.3	33.8-52K	7.9	20-29	29.9
Other	3.7	Other	0.4	52-78K	13.1	30-39	25.7
		Not Stated	2.0	78-130K	24.9	40-49	10.3
				130-182K	9.8	50-59	10.8
				182K+	19.4	60-69	8.8
						70-79	4.3
						80-89	1.3
						90-99	0.2

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Mercedes College 86 Victoria Square Perth WA 6000	0.34km	Secondary	-	Non-Government	7-12
	Trinity College 2 Trinity Avenue East Perth WA 6004	1.23km	Combined	-	Non-Government	4-12
	St George's Anglican Grammar School 50 William Street Perth WA 6000	1.26km	Secondary	Mixed	Non-Government	7-12
	Highgate Primary School	1.77km	Primary	Mixed	Government	0-6
	Victoria Park Christian School 27 Colombo Street Victoria Park WA 6100	2.39km	Primary	Mixed	Non-Government	0-6



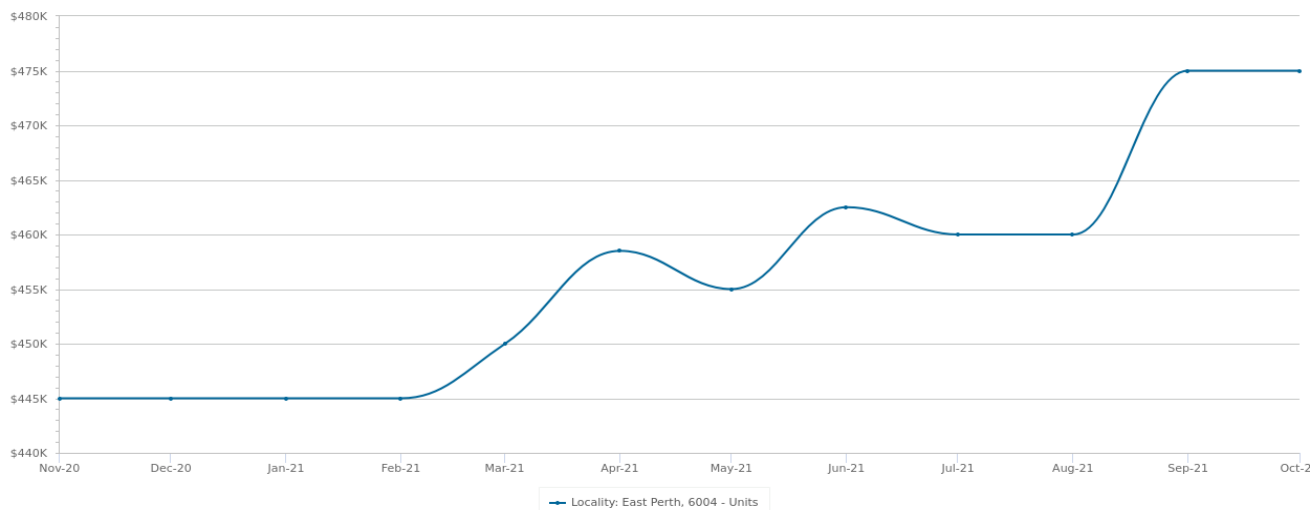
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Sale Price - 12 months (Flats)

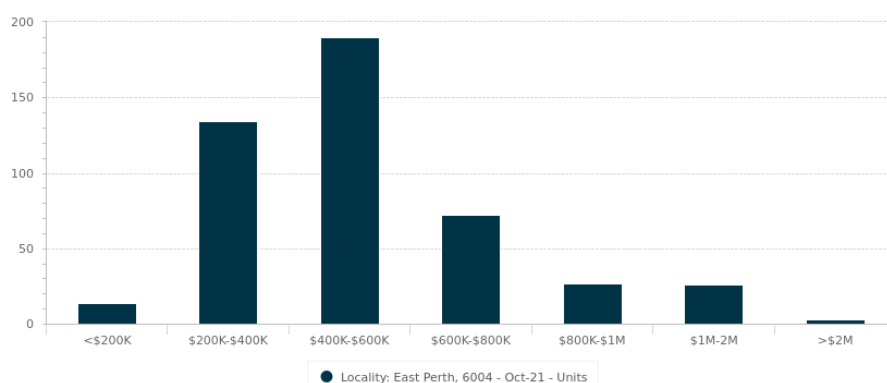


Statistics are calculated over a rolling 12 month period

PERIOD	PROPERTIES SOLD	MEDIAN PRICE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Oct 2021	46	\$475,000	0.0%	40	266	\$450
Sep 2021	40	\$475,000	3.3% ▲	39	255	\$450
Aug 2021	43	\$460,000	0.0%	43	246	\$450
Jul 2021	37	\$460,000	-0.5% ▼	48	224	\$450
Jun 2021	37	\$462,500	1.6% ▲	50	229	\$440
May 2021	38	\$455,000	-0.8% ▼	50	228	\$440
Apr 2021	27	\$458,500	1.9% ▲	50	224	\$430
Mar 2021	49	\$450,000	1.1% ▲	53	222	\$430
Feb 2021	31	\$445,000	0.0%	61	211	\$425
Jan 2021	38	\$445,000	0.0%	72	207	\$420
Dec 2020	44	\$445,000	0.0%	78	209	\$420
Nov 2020	36	\$445,000	2.9% ▲	83	227	\$420

Sales by Price - 12 months (Flats)

PRICE	NUMBER
<\$200K	14
\$200K-\$400K	134
\$400K-\$600K	190
\$600K-\$800K	72
\$800K-\$1M	27
\$1M-\$2M	26
>\$2M	3



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	466	\$475,000	9.8% ▲	40	671	\$465
2020	262	\$432,500	-10.8% ▼	83	479	\$420
2019	296	\$485,000	0.0%	62	548	\$410
2018	262	\$485,000	-1.1% ▼	74	574	\$400
2017	370	\$490,500	0.5% ▲	65	600	\$420
2016	361	\$488,000	-12.5% ▼	65	659	\$450
2015	360	\$557,500	-7.1% ▼	55	664	\$500
2014	598	\$600,000	3.4% ▲	55	637	\$550
2013	660	\$580,000	4.5% ▲	30	639	\$600
2012	741	\$555,000	4.7% ▲	50	473	\$600
2011	529	\$530,000	-1.9% ▼	62	521	\$500
2010	590	\$540,000	7.4% ▲	49	430	\$470
2009	594	\$502,750	0.8% ▲	54	365	\$450
2008	393	\$499,000	9.7% ▲	53	295	\$480
2007	732	\$454,750	13.7% ▲	57	361	\$405
2006	673	\$400,000	17.6% ▲	33	332	\$367
2005	737	\$340,000	19.3% ▲	45	258	\$332
2004	377	\$285,000	-1.7% ▼	59	227	-
2003	503	\$290,000	8.2% ▲	45	190	-
2002	539	\$268,000	22.9% ▲	66	205	\$200

Summary

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