

Suburb Profile Report



Bayswater WA 6053

Prepared on: 19 March 2018

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BAYSWATER


6.7km

Distance from GPO


13.5k

Population

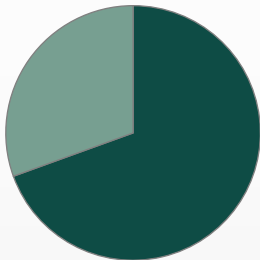
↑11.1%

5 year population change

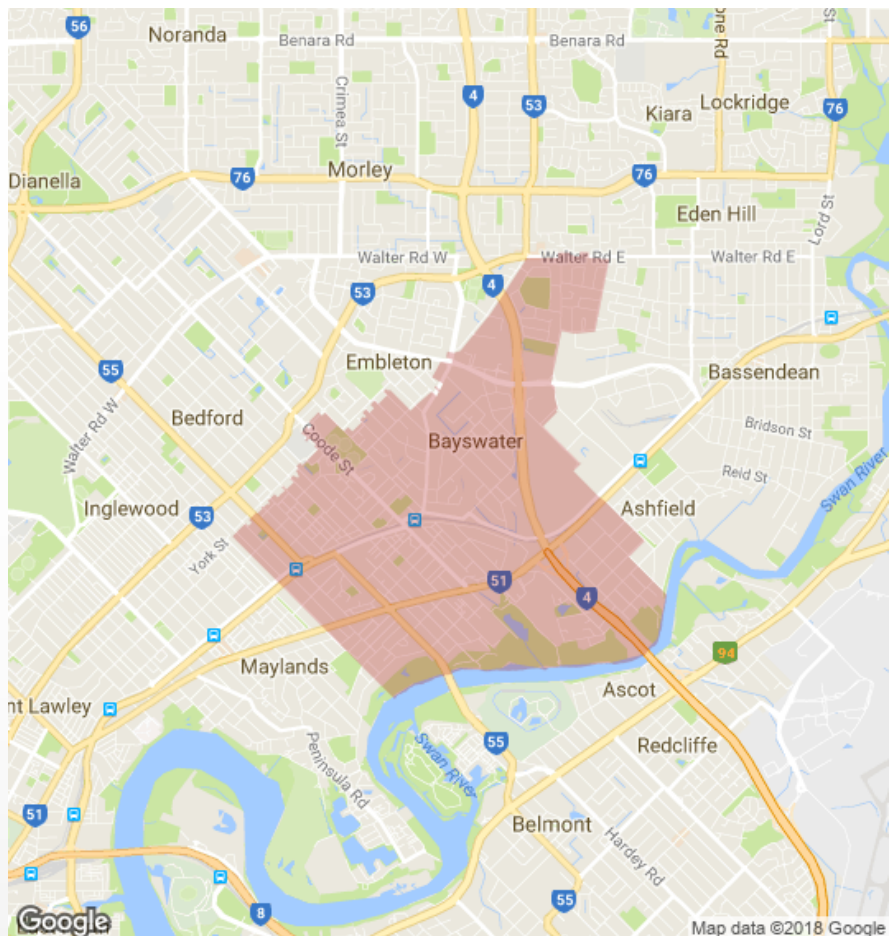

10 years

Average length of ownership

31%



69%

 Owner Occupiers
 Renters


The size of Bayswater is approximately 10 square kilometres. It has 22 parks covering nearly 6% of total area. The population of Bayswater in 2006 was 12,161 people. By 2011 the population was 13,511 showing a population growth of 11.1% in the area during that time. The predominant age group in Bayswater is 0-14 years. Households in Bayswater are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments. In general, people in Bayswater work in a professional occupation. In 2006, 67.1% of the homes in Bayswater were owner-occupied compared with 67% in 2011. Currently the median sales price of houses in the area is \$565,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed


5,203
172
\$551,127
83

1,952
37
\$385,571
44

*Total number of unique properties listed for sale over the past 12 months.

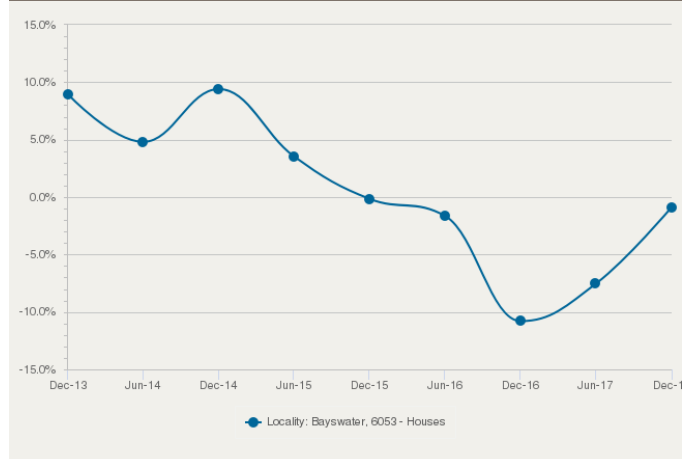


HOUSES: FOR SALE

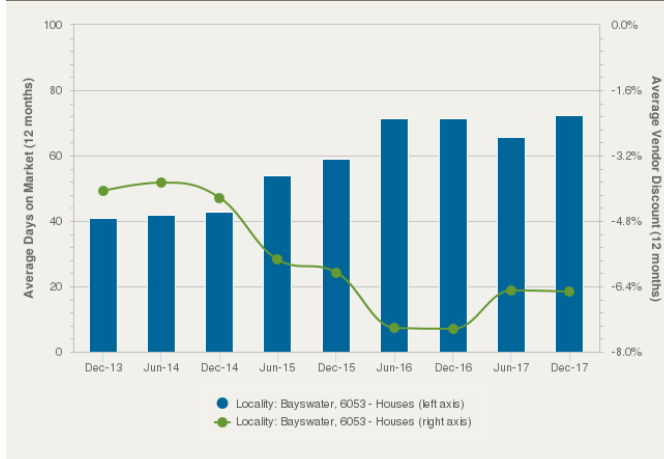
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$690,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$565,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$465,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*



HOUSES: MARKET ACTIVITY SNAPSHOT

ON THE MARKET

4

2
BEDROOMS

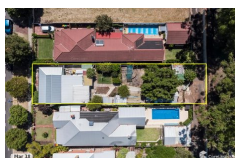
RECENTLY SOLD

10



**56 Grand Promenade
Bayswater WA 6053**

Listed on 15 Mar 2018
\$479,000-\$509,000



**27 Murray Street Bayswater
WA 6053**

Listed on 15 Mar 2018
\$620,000



**107 Leake Street Bayswater
WA 6053**

Sold on 07 Feb 2018
\$448,000*



**11 Toowong Street
Bayswater WA 6053**

Sold on 05 Feb 2018
\$605,000*



47

3
BEDROOMS

51



**57B Grey Street Bayswater
WA 6053**

Listed on 18 Mar 2018
\$440,000 - \$475,000



**57A Grey Street Bayswater
WA 6053**

Listed on 17 Mar 2018
\$330,000 - \$360,000



**2A The Strand Bayswater
WA 6053**

Sold on 23 Feb 2018
\$640,000*



**34 Salisbury Street
Bayswater WA 6053**

Sold on 18 Feb 2018
\$651,000*



27

4
BEDROOMS

23



**46 Hudson Street Bayswater
WA 6053**

Listed on 17 Mar 2018
From \$500,000



**46C River Road Bayswater
WA 6053**

Listed on 17 Mar 2018
From \$549,000



**18C Jacqueline Street
Bayswater WA 6053**

Sold on 14 Feb 2018
\$475,000*



**13 Wright Crescent
Bayswater WA 6053**

Sold on 13 Feb 2018
Not Disclosed



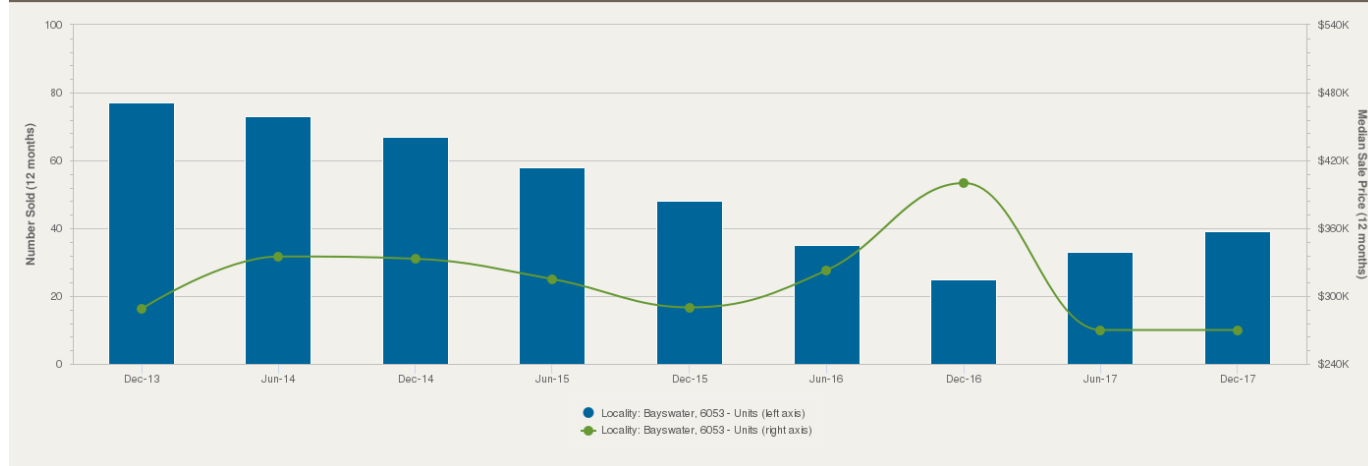
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

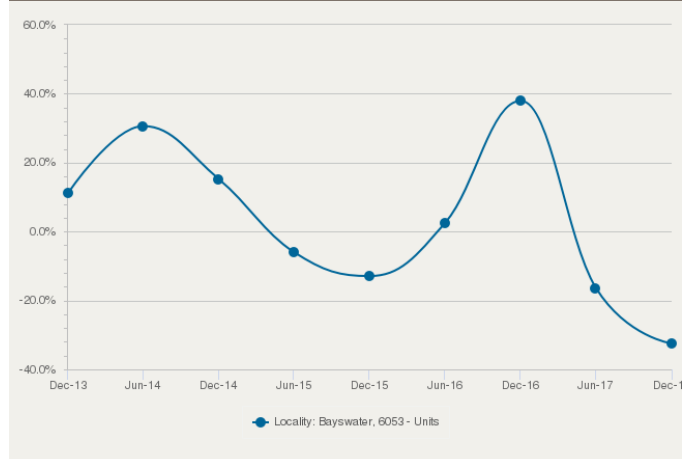


UNITS: FOR SALE

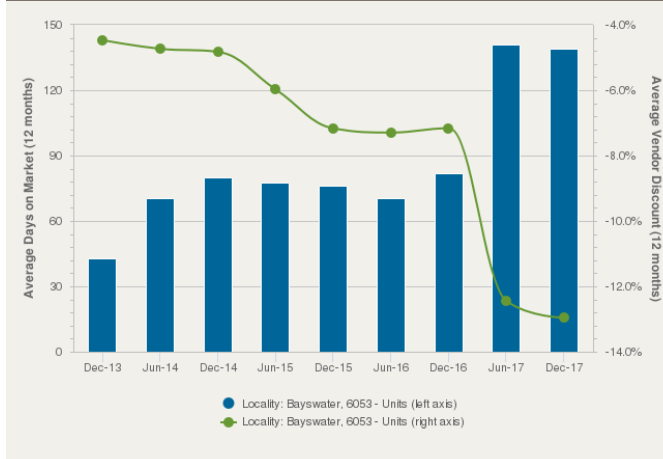
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$350,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price*

\$270,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price*

\$210,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

*Statistics are calculated over a rolling 12 month period



UNITS: MARKET ACTIVITY SNAPSHOT

ON THE MARKET


0

BEDROOMS

RECENTLY SOLD


1

There are no 1 bedroom Units on the market in this suburb



**28/104 King William Street
Bayswater WA 6053**

Sold on 24 Nov 2017
\$210,000*


25

BEDROOMS

6


**2/41-45 Avenell Road
Bayswater WA 6053**

Listed on 17 Mar 2018
EOI From \$349,000



**7/26 Beechboro Road South
Bayswater WA 6053**

Listed on 17 Mar 2018
From \$399,000



**68 Roberts Street Bayswater
WA 6053**

Sold on 01 Mar 2018
\$348,000*



**33/81 King William Street
Bayswater WA 6053**

Sold on 10 Jan 2018
\$175,000

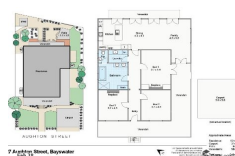

12

BEDROOMS

6


**39 Clavering Road
Bayswater WA 6053**

Listed on 17 Mar 2018
\$549,000 Plus



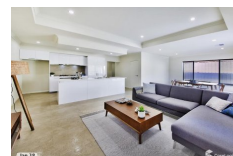
**27 Aughton Street
Bayswater WA 6053**

Listed on 16 Mar 2018
From \$799,000



**5C Wyatt Road Bayswater
WA 6053**

Sold on 16 Mar 2018
Not Disclosed



**8C Hudson Street Bayswater
WA 6053**

Sold on 08 Feb 2018
\$525,500*

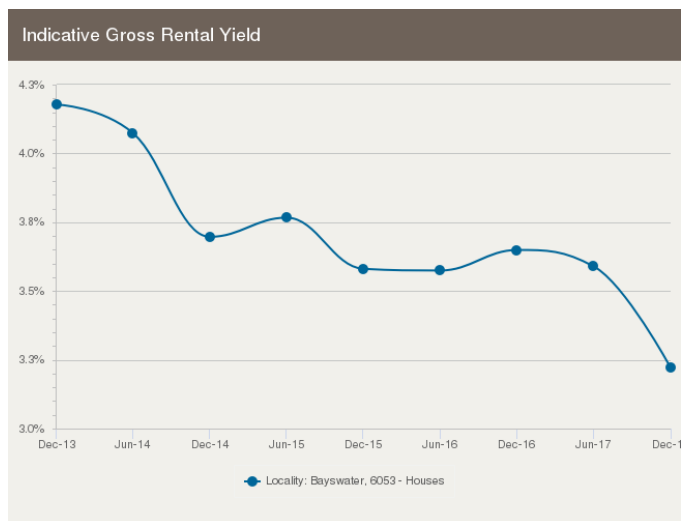
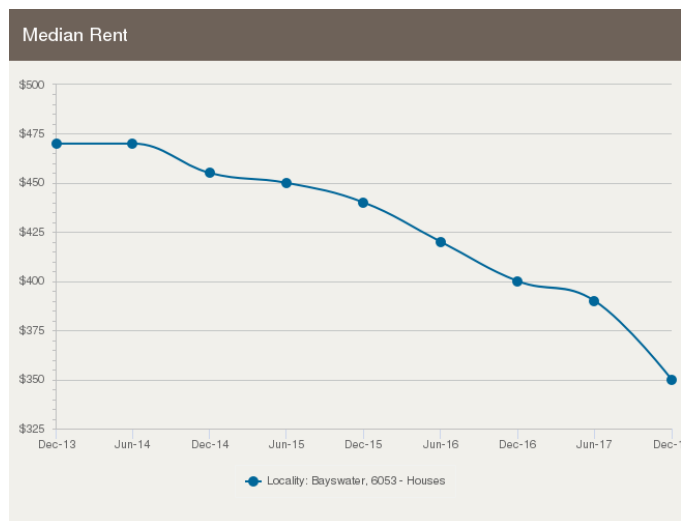


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 8

 2
BEDROOMS



4 Burnside Street Bayswater WA 6053

Listed on 17 Mar 2018
\$300/W



2 Murray Street Bayswater WA 6053

Listed on 17 Mar 2018
\$300/W



 27

 3
BEDROOMS



14 Adelphi Street Bayswater WA 6053

Listed on 17 Mar 2018
\$320/W



9 Bay View Street Bayswater WA 6053

Listed on 17 Mar 2018
\$335/W



 15

 4
BEDROOMS



4 Coombe Street Bayswater WA 6053

Listed on 17 Mar 2018
\$530/W



23 Essex Street Bayswater WA 6053

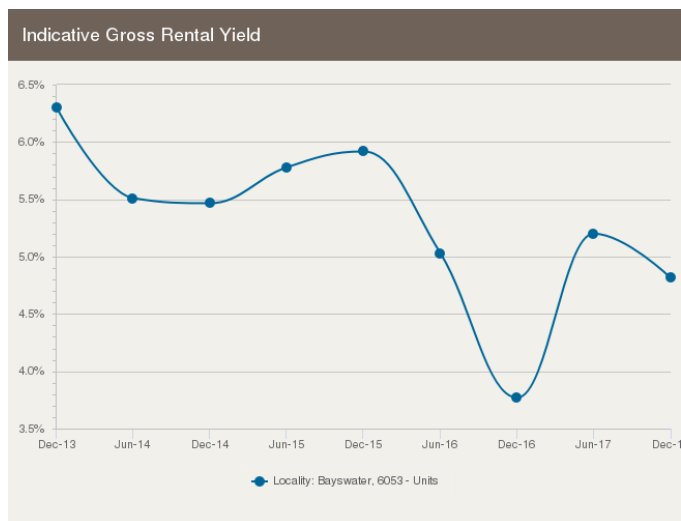
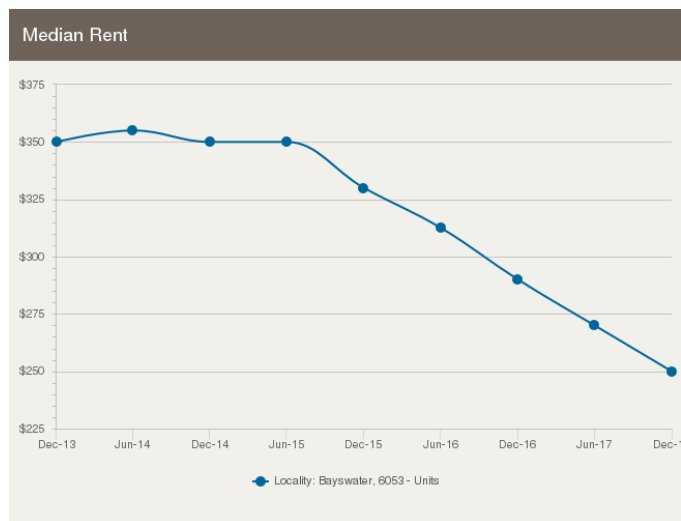
Listed on 17 Mar 2018
\$550/W



= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT





UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT



 **5**

 **1**
BEDROOMS

 33 Beechboro Road Bayswater WA 6053 Listed on 17 Mar 2018 \$285/W	 1  1  390m ²	 33 Beechboro Road South Bayswater WA 6053 Listed on 17 Mar 2018 \$285/W	 1  1  2,774m ²
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 **23**

 **2**
BEDROOMS

 20/81 King William Street Bayswater WA 6053 Listed on 17 Mar 2018 \$200/W	 1  1  55m ²	 154/81 King William Street Bayswater WA 6053 Listed on 17 Mar 2018 \$240/W	 1  1  58m ²
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 **14**

 **3**
BEDROOMS

 2B Gilbert Street Bayswater WA 6053 Listed on 17 Mar 2018 \$340/W	 2  1  304m ²	 LOT 2/57A Hamilton Street Bayswater WA 6053 Listed on 17 Mar 2018 \$350/W	 2  1  305m ²
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= number of units observed as On the Market for Rent within the last month

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