Suburb Profile Report

Bayswater WA 6053

Prepared on: 06 July 2018

Phone: 0862463160
Email: admin@fngenesis.com.au

CoreLogic®

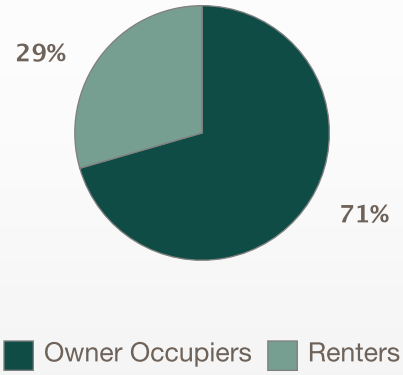
BAYSWATER

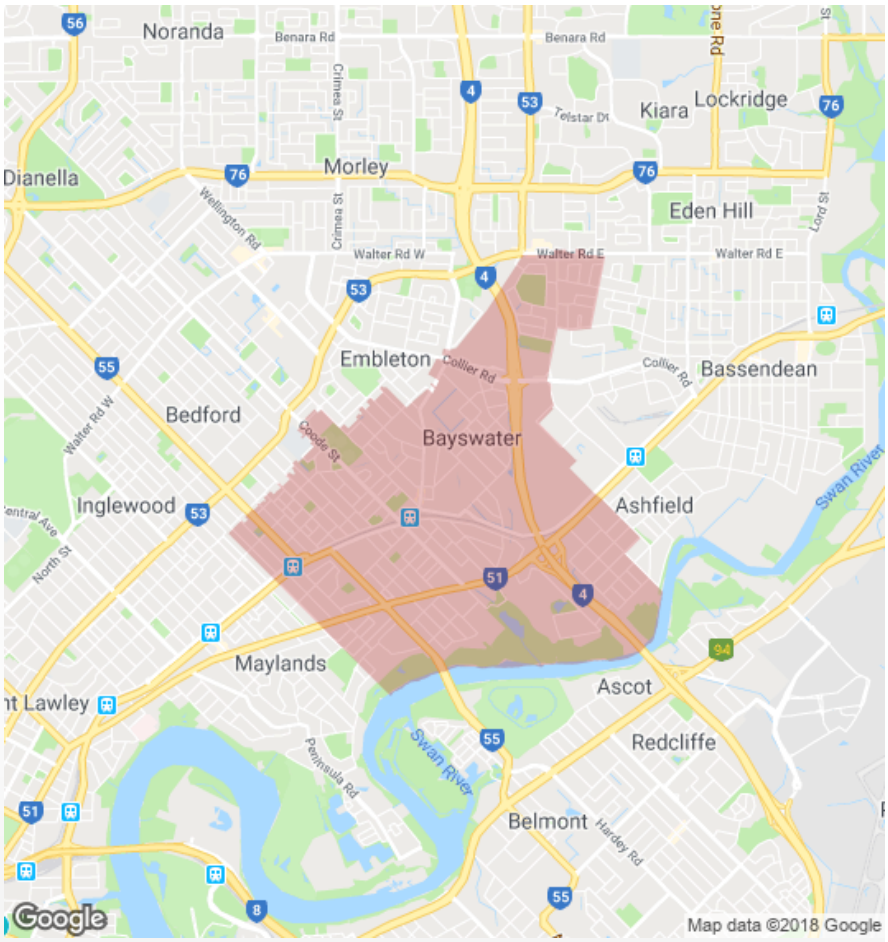
6.6km
Distance from GPO

14.4k
Population

6.7%
5 year population change

10 years
Average length of ownership





The size of Bayswater is approximately 9.8 square kilometres. It has 33 parks covering nearly 7.2% of total area. The population of Bayswater in 2011 was 13,525 people. By 2016 the population was 14,436 showing a population growth of 6.7% in the area during that time. The predominant age group in Bayswater is 30-39 years. Households in Bayswater are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Bayswater work in a professional occupation. In 2011, 67% of the homes in Bayswater were owner-occupied compared with 67.7% in 2016. Currently the median sales price of houses in the area is $565,000.

	Total dwellings	Total new listings*	Median Value	Total number currently listed
	5,218	182	$570,734	102
	1,952	39	$385,662	56

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

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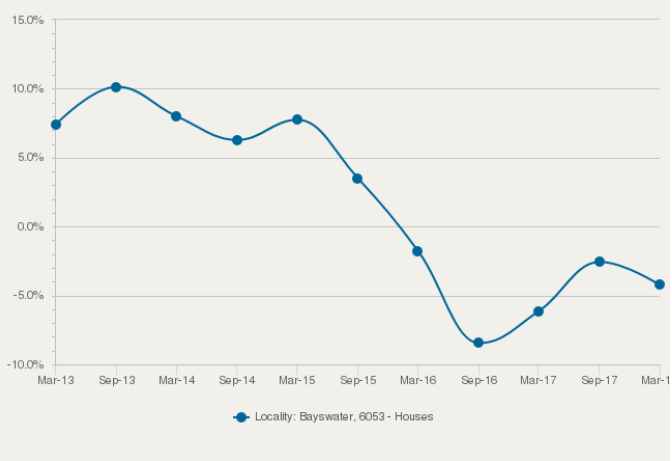
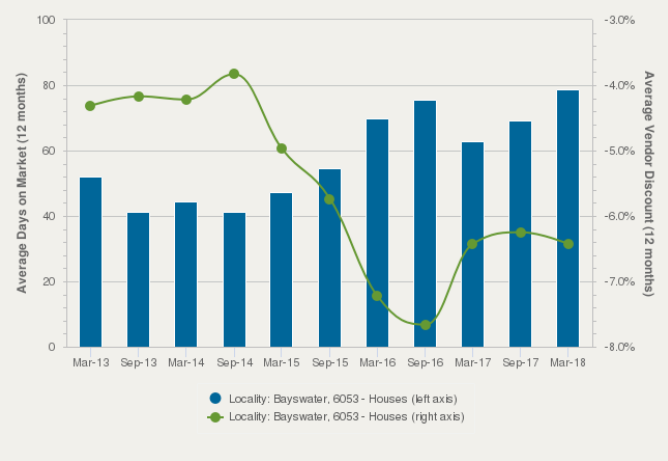
HOUSES: FOR SALE

Number Sold vs. Median Sale Price

Change in Median Price



Average Days on Market vs. Average Vendor Discount



$$$ Upper Quartile Price*	$680,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ 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*	$475,000	The 25th percentile sale price of sales over the past 12 months within the suburb.

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

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HOUSES: MARKET ACTIVITY SNAPSHOT

2 BEDROOMS

ON THE MARKET

9

27 Foyle Road Bayswater WA 6053

Listed on 05 Jul 2018
CONTACT AGENT

2 | 1 | 355m²

1 May Street Bayswater WA 6053

Listed on 05 Jul 2018
$499k - $549k by neg

1 | 1 | 580m²

RECENTLY SOLD

13

33 Slade Street Bayswater WA 6053

Sold on 30 May 2018
$640,000*

- | 1 | 1,012m²

39 Beechboro Road South Bayswater WA 6053

Sold on 21 May 2018
$510,000

2 | 1 | 535m²

3 BEDROOMS

ON THE MARKET

54

147 Coode Street Bayswater WA 6053

Listed on 05 Jul 2018
Offers

2 | 2 | 962m²

56 Farley Way Bayswater WA 6053

Listed on 05 Jul 2018
Neg $499,000 - $529,000

2 | 1 | 783m²

RECENTLY SOLD

48

17 Kitchener Avenue Bayswater WA 6053

Sold on 27 Jun 2018
$399,000*

- | 1 | 480m²

34 Grand Promenade Bayswater WA 6053

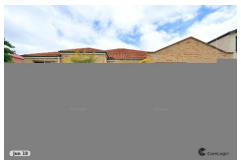
Sold on 17 Jun 2018
$605,000*

2 | 1 | 726m²

4 BEDROOMS

ON THE MARKET

34



16 Duchess Court Bayswater WA 6053

Listed on 05 Jul 2018
Expressions of Interest. mid 6

2 | 2 | 400m²

9 Dunstone Road Bayswater WA 6053

Listed on 05 Jul 2018
$539,990-$549,990

2 | 2 | 402m²

RECENTLY SOLD

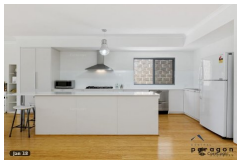
22

No photo available

62C Reman Road Bayswater WA 6053

Sold on 20 May 2018
$560,000

- | 2 | 300m²



18B Salisbury Street Bayswater WA 6053

Sold on 08 May 2018
$812,000

2 | 3 | 383m²

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

*Agent advised

06 July 2018

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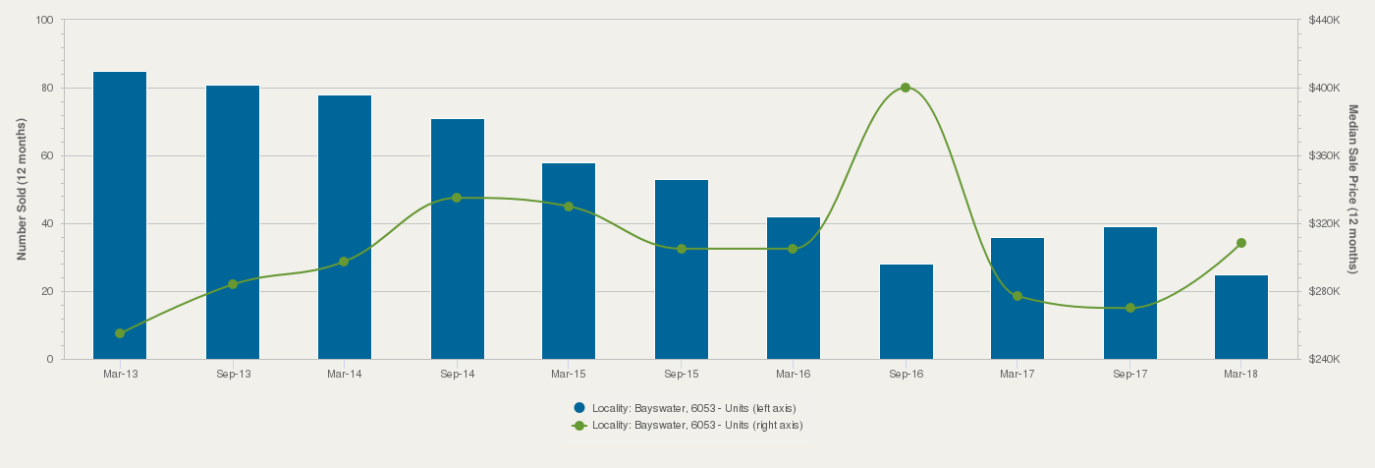
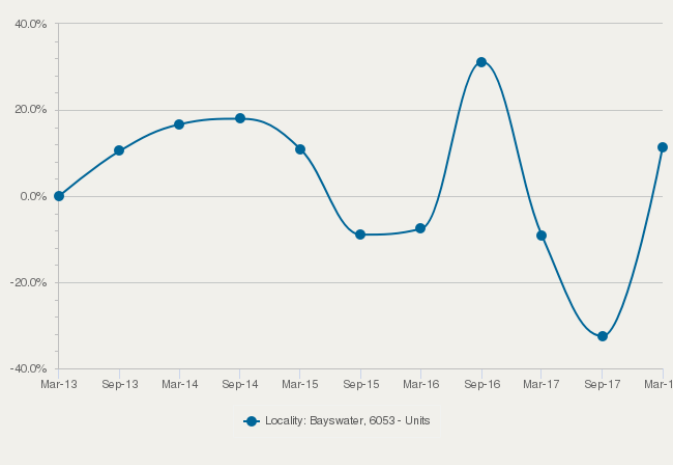
UNITS: FOR SALE

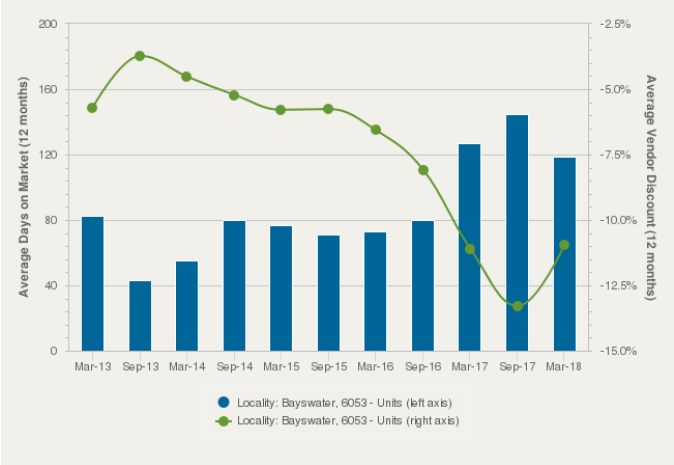
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



$$$ Upper Quartile Price*	$420,000	The 75th percentile sale price of sales over the past 12 months within the suburb.
$$ Median Price*	$308,500	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*	$200,000	The 25th percentile sale price of sales over the past 12 months within the suburb.

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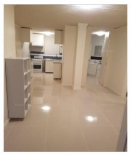
UNITS: MARKET ACTIVITY SNAPSHOT

1 BEDROOMS

ON THE MARKET

1



42/81 King William Street Bayswater WA 6053

Listed on 28 Jun 2018
Expressions of Interest

1 | 1 | 42m²

RECENTLY SOLD

1

19B Colwyn Road Bayswater WA 6053

Sold on 02 May 2018
$245,000*

2 | 1 | 215m²

2 BEDROOMS

ON THE MARKET

26

10/15-17 Anzac Street Bayswater WA 6053

Listed on 05 Jul 2018
$269,000 - $289,000

1 | 1 | 77m²

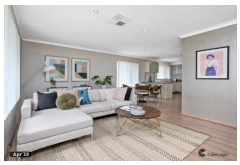
4/41-45 Avenell Road Bayswater WA 6053

Listed on 05 Jul 2018
$309,000-$329,000

1 | 1 | 178m²

RECENTLY SOLD

8



11B Donald Square Bayswater WA 6053

Sold on 23 Apr 2018
$420,000

1 | 1 | 78m²

2/41-45 Avenell Road Bayswater WA 6053

Sold on 21 Apr 2018
$325,000

3 | 1 | 130m²

3 BEDROOMS

ON THE MARKET

18

132 Broadway Bayswater WA 6053

Listed on 05 Jul 2018
From $350,000

1 | 1 | 426m²

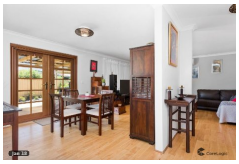
2/29 Drynan Street Bayswater WA 6053

Listed on 05 Jul 2018
Offers Above $379,000

2 | 1 | 216m²

RECENTLY SOLD

7



6/15 Brooks Drive Bayswater WA 6053

Sold on 15 May 2018
$420,000*

1 | 1 | 308m²

13 Grand Promenade Bayswater WA 6053

Sold on 25 Apr 2018
$529,999

2 | 1 | 401m²

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

*Agent advised

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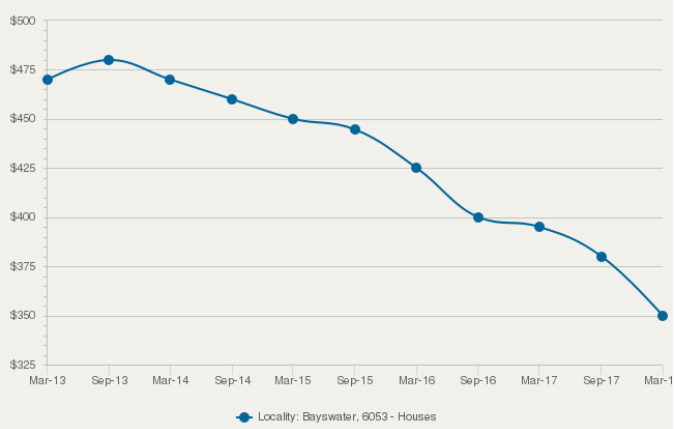
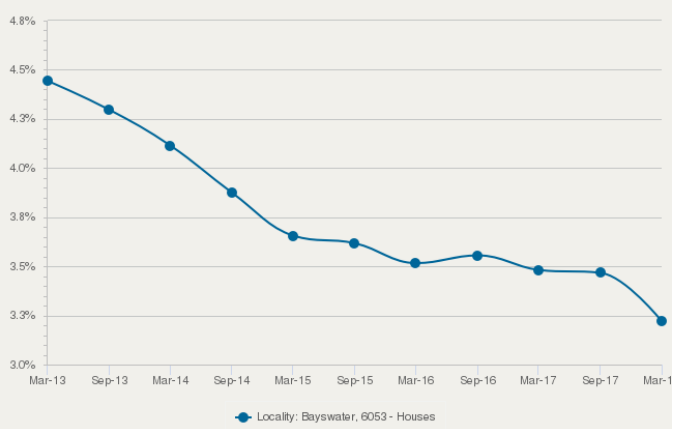
HOUSES: FOR RENT

Median Rent



Indicative Gross Rental Yield



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

9 | 2 BEDROOMS

18 Wholley Street Bayswater WA 6053

Listed on 05 Jul 2018
$340/W

1 | 1 | 328m²

62 May Street Bayswater WA 6053

Listed on 03 Jul 2018
$350/W

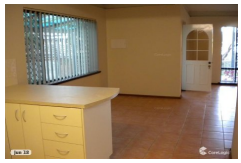
2 | 1 | 433m²

27 | 3 BEDROOMS

57 Kenmure Avenue Bayswater WA 6053

Listed on 05 Jul 2018
$400/W

2 | 2 | 670m²



45 King William Street Bayswater WA 6053

Listed on 05 Jul 2018
$275/W

1 | 1 | 529m²

15 | 4 BEDROOMS

99A Garratt Road Bayswater WA 6053

Listed on 05 Jul 2018
$475/W

2 | 2 | 289m²

40 Katanning Street Bayswater WA 6053

Listed on 05 Jul 2018
$550/W

2 | 2 | -

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

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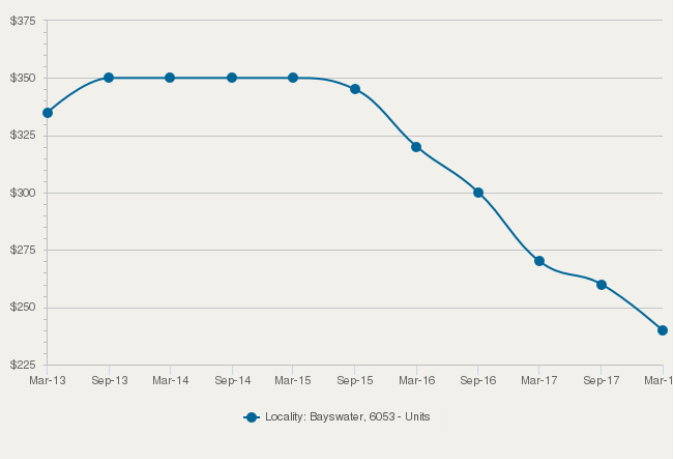
UNITS: FOR RENT

Median Rent



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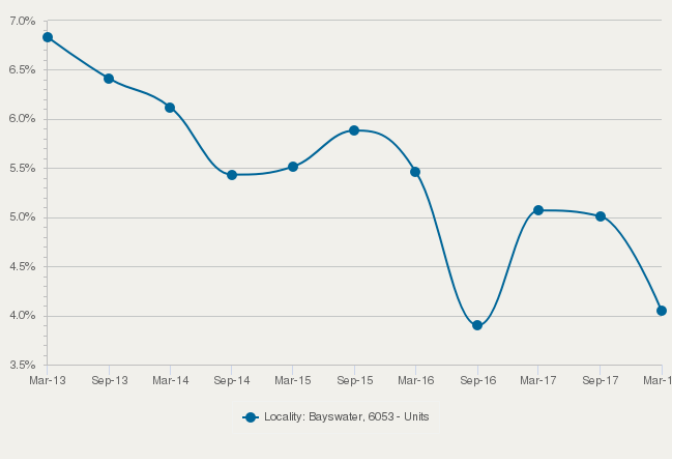


UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

1 — 1 BEDROOMS

33 Beechboro Road Bayswater WA 6053

Listed on 28 Jun 2018
$280/W

1 | 1 | 390m²

21 — 2 BEDROOMS

1/57 Coode Street Bayswater WA 6053

Listed on 05 Jul 2018
$320/W

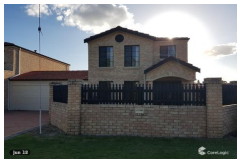
1 | 1 | 101m²

1/21 McWhae Gardens Bayswater WA 6053

Listed on 05 Jul 2018
$350/W

1 | 1 | 220m²

24 — 3 BEDROOMS



25B Babington Crescent Bayswater WA 6053

Listed on 05 Jul 2018
$375/W

2 | 2 | 305m²

2/1A Skew Road Bayswater WA 6053

Listed on 05 Jul 2018
$360/W

2 | 2 | 223m²

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

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RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au

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