# Suburb Profile Report

## Carine WA 6020

**Prepared on:** 06 July 2018

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CoreLogic®

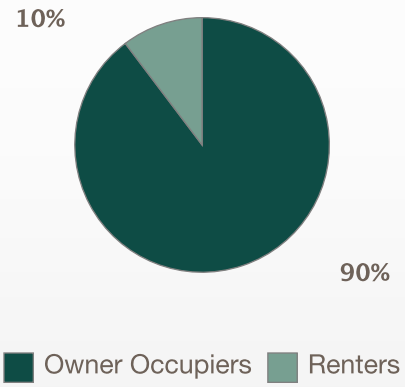
# CARINE

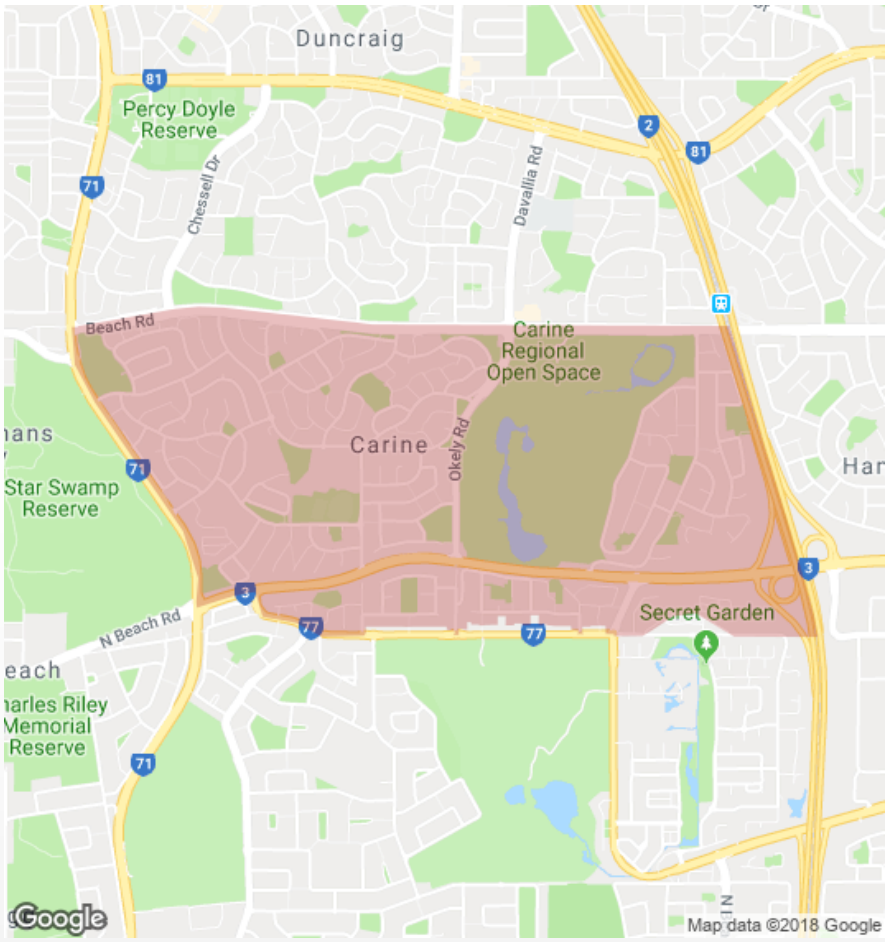
13km
Distance from GPO

6.5k
Population

0.0%
5 year population change

11 years
Average length of ownership




The size of Carine is approximately 4.7 square kilometres. It has 18 parks covering nearly 23% of total area. The population of Carine in 2011 was 6,479 people. By 2016 the population was 6,478 showing a population decline of 0.0% in the area during that time. The predominant age group in Carine is 60-69 years. Households in Carine are primarily couples with children and are likely to be repaying $1800 - $2399 per month on mortgage repayments. In general, people in Carine work in a professional occupation. In 2011, 86.4% of the homes in Carine were owner-occupied compared with 88.5% in 2016. Currently the median sales price of houses in the area is $787,500.

| | Total dwellings | Total new listings* | Median Value | Total number currently listed |
|---|---|---|---|---|
| | 2,235 | 75 | $766,053 | 33 |
| | 406 | 8 | $544,465 | 6 |

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



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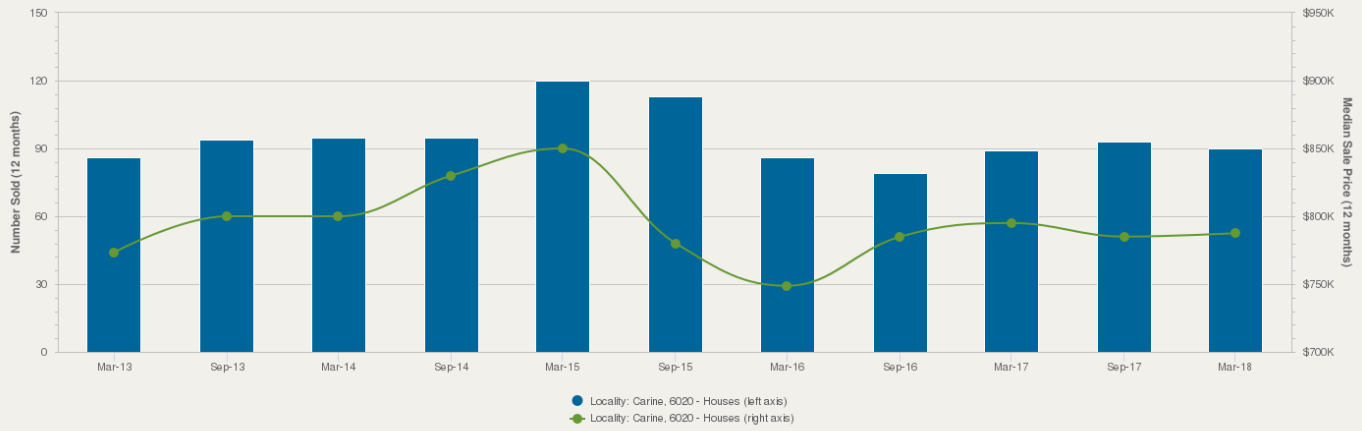
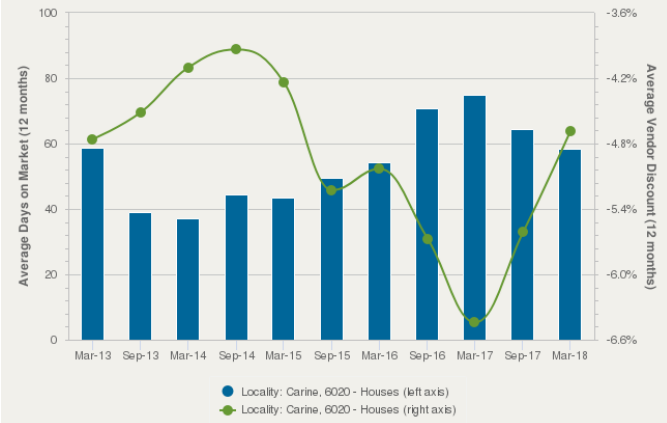
# HOUSES: FOR SALE

## Number Sold vs. Median Sale Price




## Change in Median Price

## Average Days on Market vs. Average Vendor Discount




**$$$**
Upper Quartile Price*

**$845,000**

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

**$$**
Median Price*

**$787,500**

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*

**$675,000**

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

0

There are no 2 bedroom Houses on the market in this suburb

### RECENTLY SOLD

1

**14 Okely Road Carine WA 6020**

Sold on 02 Jul 2018
$875,000*

2 | 1 | 512m²

## 3 BEDROOMS

### ON THE MARKET

7

**51 Fairlane Drive Carine WA 6020**

Listed on 04 Jul 2018
ALL OFFERS PRESENTED

2 | 1 | 1,024m²

**11 Baslow Court Carine WA 6020**

Listed on 29 Jun 2018
CONTACT AGENT FOR DETAILS

2 | 1 | 838m²

### RECENTLY SOLD

6

**3 Merlin Drive Carine WA 6020**

Sold on 25 May 2018
$818,000*

2 | 2 | 696m²

**23 Brillee Street Carine WA 6020**

Sold on 07 May 2018
$755,000*

1 | 1 | 789m²

## 4 BEDROOMS

### ON THE MARKET

19

**6 Bradwell Court Carine WA 6020**

Listed on 04 Jul 2018
Set Date Sale

2 | 2 | 704m²

**140 Duffy Road Carine WA 6020**

Listed on 03 Jul 2018
$749,000

1 | 2 | 708m²

### RECENTLY SOLD

18

**5 Galahad Way Carine WA 6020**

Sold on 21 Jun 2018
Not Disclosed

2 | 2 | 789m²

**39 Tresise Street Carine WA 6020**

Sold on 25 May 2018
$950,000*

3 | 2 | 747m²

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

*Agent advised



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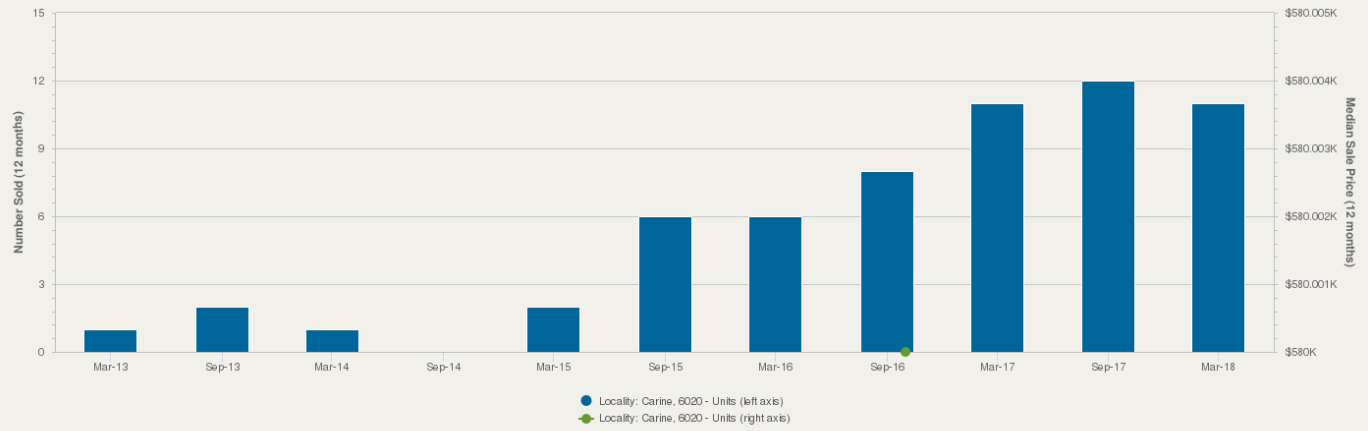
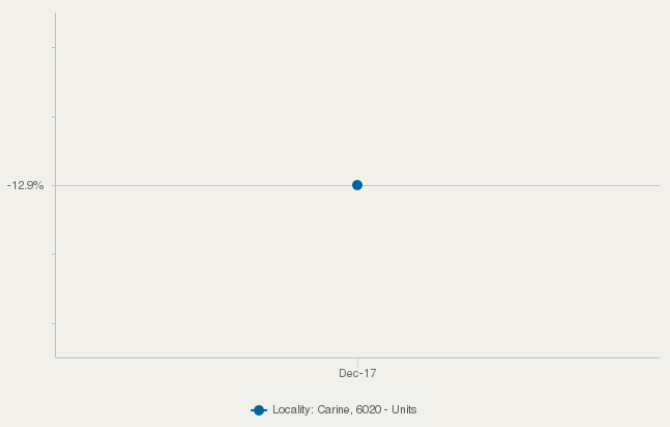
## UNITS: FOR SALE

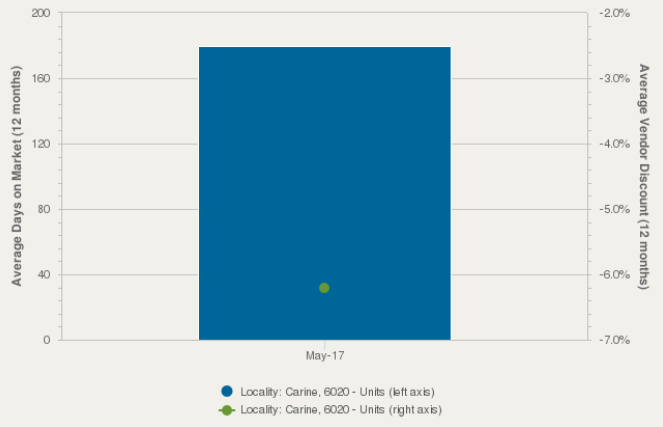
### Number Sold vs. Median Sale Price




### Change in Median Price




### Average Days on Market vs. Average Vendor Discount




| | | |
|---|---|---|
| $$$ Upper Quartile Price* | $565,000 | The 75th percentile sale price of sales over the past 12 months within the suburb. |
| $$ Median Price* | $510,000 | 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* | $430,000 | 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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# UNITS: MARKET ACTIVITY SNAPSHOT

## ON THE MARKET

0

1 BEDROOMS

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

## RECENTLY SOLD

0

There are no recently sold 1 bedroom Units in this suburb

5

2 BEDROOMS

**3/2 Corander Gardens Carine WA 6020**

Listed on 05 Jul 2018
$359,000-$379,000

1 | 1 | 258m²

**40/6 Gemstone Boulevard Carine WA 6020**

Listed on 05 Jul 2018
$560,000 - $585,000

2 | 2 | 141m²

3

**36/6 Gemstone Boulevard Carine WA 6020**

Sold on 08 Jun 2018
$575,000*

4 | 2 | 134m²

**5/26 Gemstone Boulevard Carine WA 6020**

Sold on 25 Jan 2018
$520,000

2 | 2 | 131m²

1

3 BEDROOMS

**7/2 Fluorite Way Carine WA 6020**

Listed on 04 Jul 2018
OFFERS

2 | 2 | 188m²

2

**3A Alsop Walk Carine WA 6020**

Sold on 19 Feb 2018
$510,000

1 | 1 | 501m²

**2B Bonsall Place Carine WA 6020**

Sold on 02 Feb 2018
$461,000

1 | 1 | 94m²

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

*Agent advised

06 July 2018

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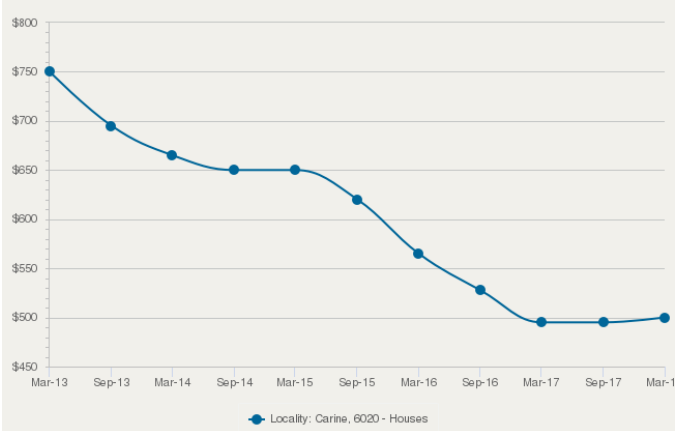
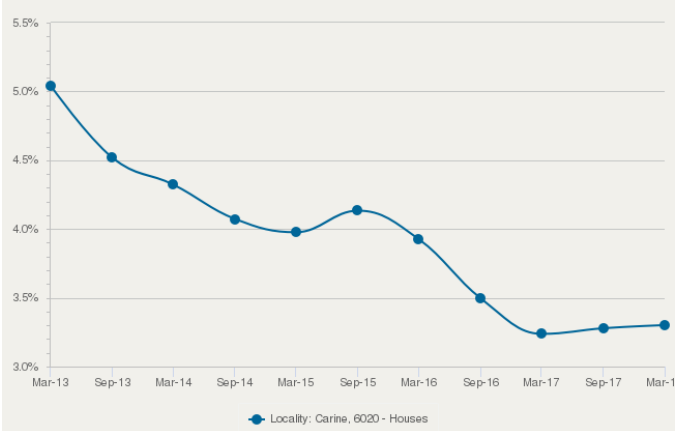
# HOUSES: FOR RENT

## Median Rent




## Indicative Gross Rental Yield




# HOUSES: RENTAL ACTIVITY SNAPSHOT

## FOR RENT

1 | 2 BEDROOMS

**17 Sharon Drive Carine WA 6020**

Listed on 21 Jun 2018
- /W

1 | 1 | 76m²

2 | 3 BEDROOMS

**104 Osmaston Road Carine WA 6020**

Listed on 04 Jul 2018
$390/W

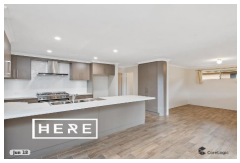
2 | 1 | 749m²

**3 Mathis Way Carine WA 6020**

Listed on 28 Jun 2018
$350/W

1 | 1 | 774m²

6 | 4 BEDROOMS



**41 Edlaston Road Carine WA 6020**

Listed on 05 Jul 2018
$595/W

2 | 2 | 815m²

**17 Amethyst Way Carine WA 6020**

Listed on 03 Jul 2018
$565/W

2 | 2 | 717m²

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



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# UNITS: RENTAL ACTIVITY SNAPSHOT

## FOR RENT

0 — 1 BEDROOMS

There are no 1 bedroom Units for rent in this suburb

4 — 2 BEDROOMS

**51 Cricklewood Way Carine WA 6020**

Listed on 02 Jul 2018
$310/W

2 | 1 | 83m²

**9 Sharon Drive Carine WA 6020**

Listed on 29 Jun 2018
$330/W

1 | 1 | 72m²

1 — 3 BEDROOMS

**30 Tresise Street Carine WA 6020**

Listed on 25 Jun 2018
$575/W

1 | 2 | 1,035m²

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



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