

Suburb Profile Report



Wembley WA 6014

Prepared on: 06 July 2018

Phone: 0862463160

Email: admin@fngenesi.com.au

WEMBLEY


4.6km

Distance from GPO


11.3k

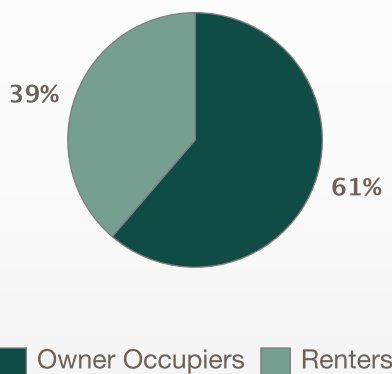
Population

↑7.3%

5 year population change


11 years

Average length of ownership



The size of Wembley is approximately 4.2 square kilometres. It has 4 parks covering nearly 23.9% of total area. The population of Wembley in 2011 was 10,553 people. By 2016 the population was 11,326 showing a population growth of 7.3% in the area during that time. The predominant age group in Wembley is 30-39 years. Households in Wembley are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Wembley work in a professional occupation. In 2011, 59.1% of the homes in Wembley were owner-occupied compared with 58.6% in 2016. Currently the median sales price of houses in the area is \$1,008,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed


2,836
89
\$1,017,544
17

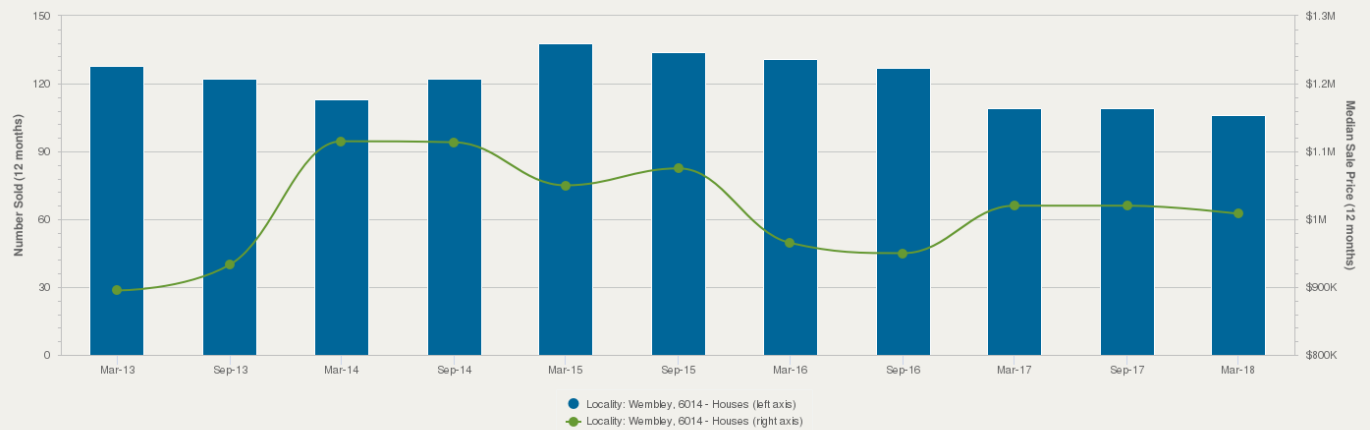
3,054
116
\$305,763
63

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



HOUSES: FOR SALE

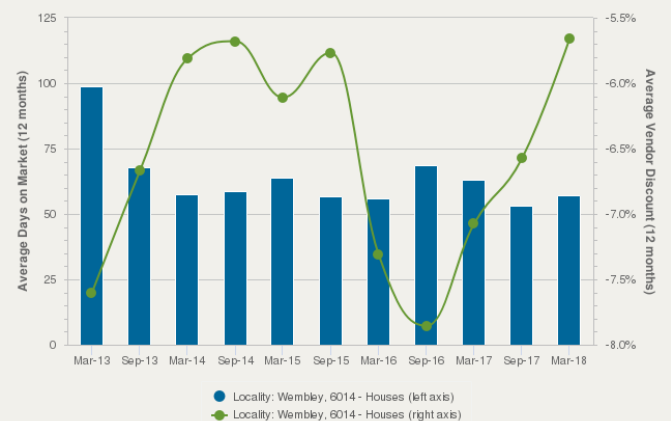
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,300,000

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

\$\$

Median Price*

\$1,008,000

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*

\$855,000

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







RECENTLY SOLD

 <p>94 Harborne Street Wembley WA 6014 Listed on 23 Jun 2018 \$679,000</p>	 <p>1/126 Salvado Road Wembley WA 6014 Sold on 04 Jun 2018 \$573,000*</p>
 <p>4 Herdsman Parade Wembley WA 6014 Listed on 22 Jun 2018 Price range \$820,000 - \$850,000 Negotiable</p>	 <p>107 Nanson Street Wembley WA 6014 Sold on 12 May 2018 \$1,120,000</p>



 <p>4 Bath Street Wembley WA 6014 Listed on 04 Jul 2018 \$939,000</p>	 <p>17 Drew Street Wembley WA 6014 Sold on 10 Jun 2018 \$905,000*</p>
 <p>41A Connolly Street Wembley WA 6014 Listed on 02 Jul 2018 From \$1,549,000</p>	 <p>191 Harborne Street Wembley WA 6014 Sold on 10 Jun 2018 \$750,000*</p>



 <p>19 Collier Street Wembley WA 6014 Listed on 03 Jul 2018 UNDER OFFER</p>	 <p>49 Holland Street Wembley WA 6014 Sold on 27 Jun 2018 \$1,022,500*</p>
 <p>LOT 1/16 Jukes Way Wembley WA 6014 Listed on 01 Jul 2018 STREET FRONT \$935,576</p>	 <p>198A Salvado Road Wembley WA 6014 Sold on 07 Jun 2018 \$900,000</p>



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

*Agent advised

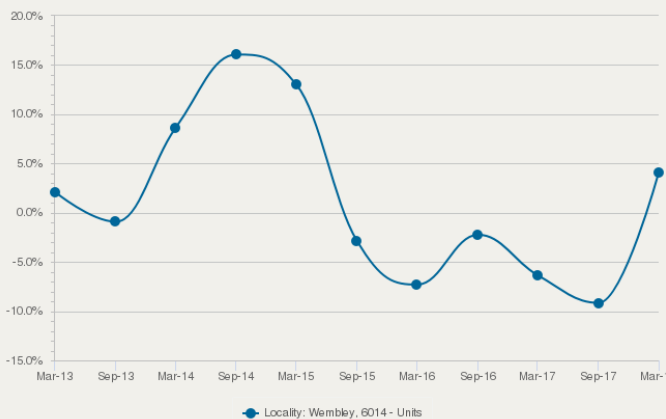


UNITS: FOR SALE

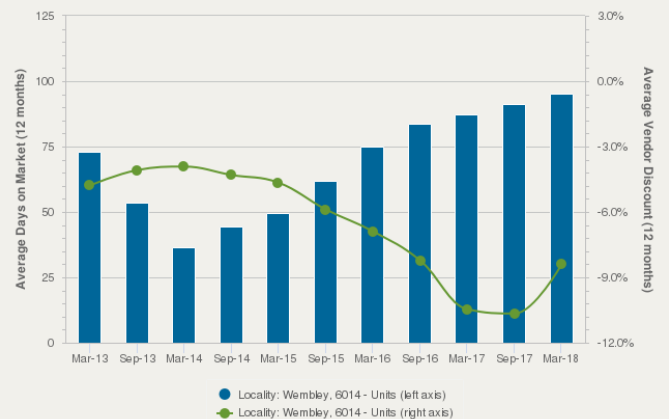
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$520,000

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

\$\$

Median Price*

\$321,500

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*

\$218,750

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

 **9**

 **1**
BEDROOMS



**29/85 Herdsman Parade
Wembley WA 6014**

Listed on 05 Jul 2018
Above \$180,000



**3/231-233 Cambridge Street
Wembley WA 6014**

Listed on 03 Jul 2018
\$469,000



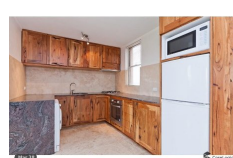
RECENTLY SOLD

 **8**



**26/281 Cambridge Street
Wembley WA 6014**

Sold on 07 Apr 2018
\$192,500



**31/409 Cambridge Street
Wembley WA 6014**

Sold on 29 Mar 2018
\$190,000



 **45**

 **2**
BEDROOMS



**101/365 Cambridge Street
Wembley WA 6014**

Listed on 05 Jul 2018
\$225,000



**10B/19 Herdsman Parade
Wembley WA 6014**

Listed on 05 Jul 2018
\$220,000



 **27**



**1/300-302 Cambridge Street
Wembley WA 6014**

Sold on 05 Jun 2018
\$329,000*



**125 Herdsman Parade
Wembley WA 6014**

Sold on 29 May 2018
\$290,000*



 **7**

 **3**
BEDROOMS



**116 Pangbourne Street
Wembley WA 6014**

Listed on 05 Jul 2018
BIDDING REACHED \$699,000



**58 Salvado Road Wembley
WA 6014**

Listed on 05 Jul 2018
\$650,000 - \$685,000



 **12**



**9/62 Moondine Drive
Wembley WA 6014**

Sold on 11 Jun 2018
\$578,000*



**10/257 Cambridge Street
Wembley WA 6014**

Sold on 29 May 2018
\$500,000*

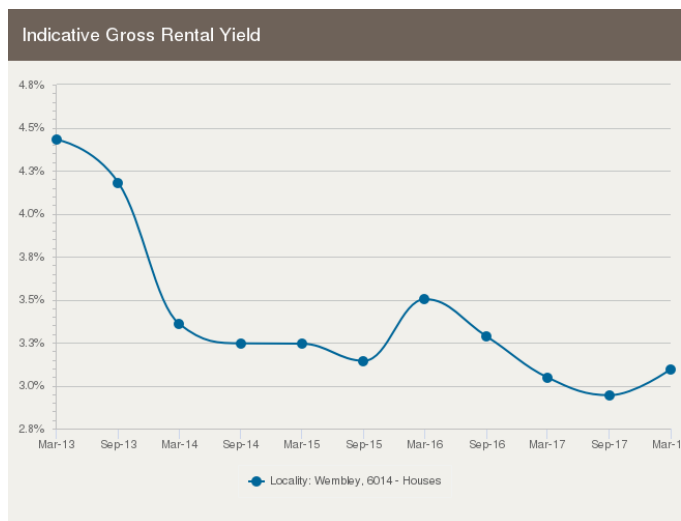
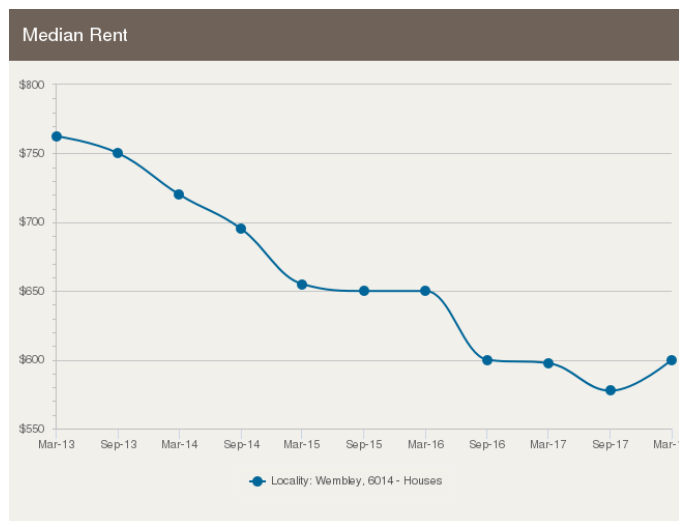


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

4

2
BEDROOMS



32 Daglish Street Wembley WA 6014

Listed on 28 Jun 2018
\$450/W

2
 1
 671m²



3/260 Cambridge Street Wembley WA 6014

Listed on 23 Jun 2018
\$340/W

1
 1
 75m²

9

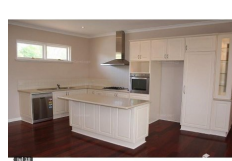
3
BEDROOMS



6 Bath Street Wembley WA 6014

Listed on 05 Jul 2018
\$450/W

1
 1
 636m²



134 Holland Street Wembley WA 6014

Listed on 05 Jul 2018
\$570/W

2
 2
 407m²

13

4
BEDROOMS



83 Gregory Street Wembley WA 6014

Listed on 05 Jul 2018
\$1,150/W

2
 3
 968m²



181 Gregory Street Wembley WA 6014

Listed on 05 Jul 2018
\$650/W

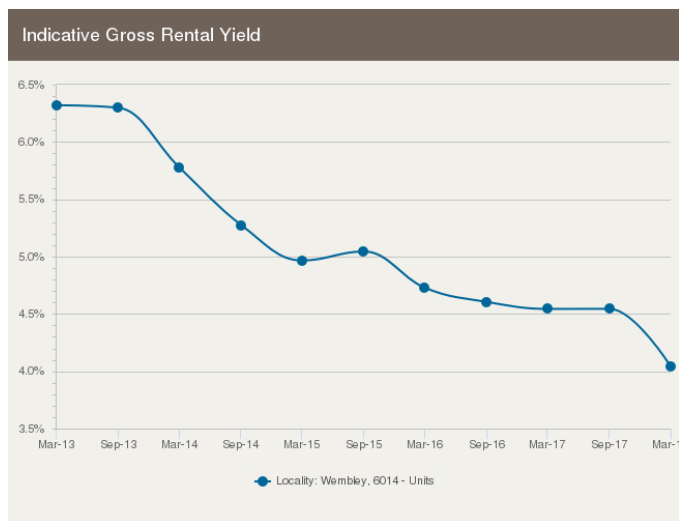
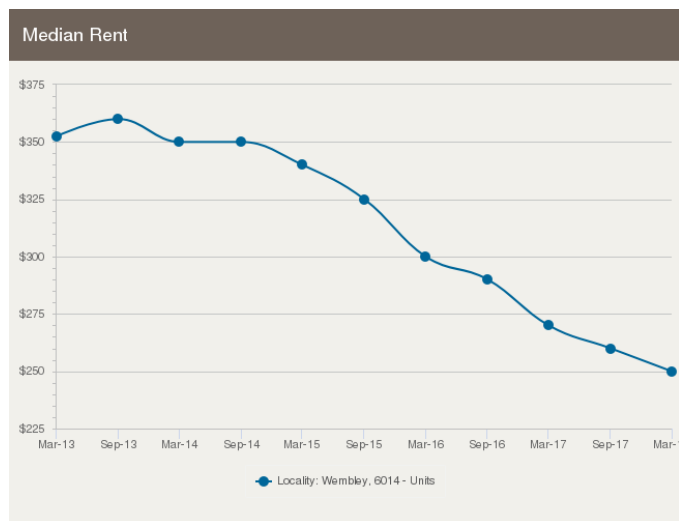
2
 2
 671m²



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



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 **30**

 **1**
BEDROOMS



33/216 Cambridge Street
Wembley WA 6014

Listed on 05 Jul 2018
\$260/W



33/409 Cambridge Street
Wembley WA 6014

Listed on 05 Jul 2018
\$260/W



 **60**

 **2**
BEDROOMS



6/237 Cambridge Street
Wembley WA 6014

Listed on 05 Jul 2018
\$275/W



8/266 Cambridge Street
Wembley WA 6014

Listed on 05 Jul 2018
\$240/W



 **32**

 **3**
BEDROOMS



1/257 Cambridge Street
Wembley WA 6014

Listed on 05 Jul 2018
\$495/W



5/300-302 Cambridge Street
Wembley WA 6014

Listed on 05 Jul 2018
\$300/W



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

► DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

Census statistics are provided by the Australian Bureau of Statistics (ABS) available at <http://www.abs.gov.au/> under Creative Commons Attribution 2.5 (<http://creativecommons.org/licenses/by/2.5/au/legalcode>).

State Government Copyright Notice and Disclaimer

WA - Based on information provided by and with the permission of the Western Australian Land Information Authority (2018) trading as Landgate.

Publisher

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