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ADMIN Admin

jclover@fngenesisis.com.au

Wembley Report

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Wembley Report

Welcome



Hello and welcome to our Quarterly Sales Update for Wembley!

As a local member of the Wembley community, or if you are thinking of becoming a member is this amazing lifestyle suburb, here is a little bit of information that may come in helpful.

If you have any questions, please contact us anytime. We love to chat about whats happening in the community.





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Wembley Report

Suburb Report

WEMBLEY


4.6km

Distance from GPO


11.3k

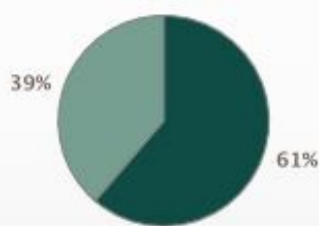
Population

↑7.3%

5 year population change


11 years

Average length of ownership


 Owner Occupiers
 Renters


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.

06 July 2018

[Click Here: Suburb Report](#)



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Wembley Report

2018 Reports

January - March

April - June



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Wembley Report

2017 Reports

[October - December](#)

[July - September](#)

[April - June](#)

[January - March](#)

Perth Metro Snapshot



Perth Market Snapshot

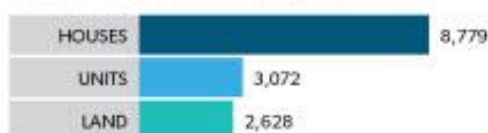
13 March 2018

PROPERTY SALES ^{1,2}



Total: 637
4 weeks ago: 603
Same week last year: 614

PROPERTIES LISTED FOR SALE ⁴



Total: 14,479
4 weeks ago: 13,936
Same week last year: 14,944

PROPERTIES LISTED FOR RENT ⁴



PROPERTIES LEASED



Median rent: \$350/week
Vacancy rate for 3-months to Jan 2018: 5.3%

TOP SELLING SUBURBS ^{2,3}

North of the River	
Scarborough	11
Ellenbrook	9
Mount Lawley	9
Kingsley	8
Bassendean	7

South of the River	
Canning Vale	11
Rivervale	9
Baldivis	7
Como	7
Mount Pleasant	7

AVG SELLING DAYS - 3 MONTHS TO FEBRUARY

Private treaty	73
Auctions	28

3 MONTHS TO FEBRUARY

Seller discounting ⁵	48.2%
Average discount	-6.8%
Overall market sentiment ⁶	-0.7%

Source: reiwa.com

¹ Contract sales reported by RENWA members during the reporting week that have a contract date no older than 28 days. ² Data may change due to sales falling through.

³ Dwelling sales only. ⁴ Listed on reiwa.com and other sources. ⁵ Percentage of properties sold below listing price. ⁶ Included those achieving or exceeding list price.



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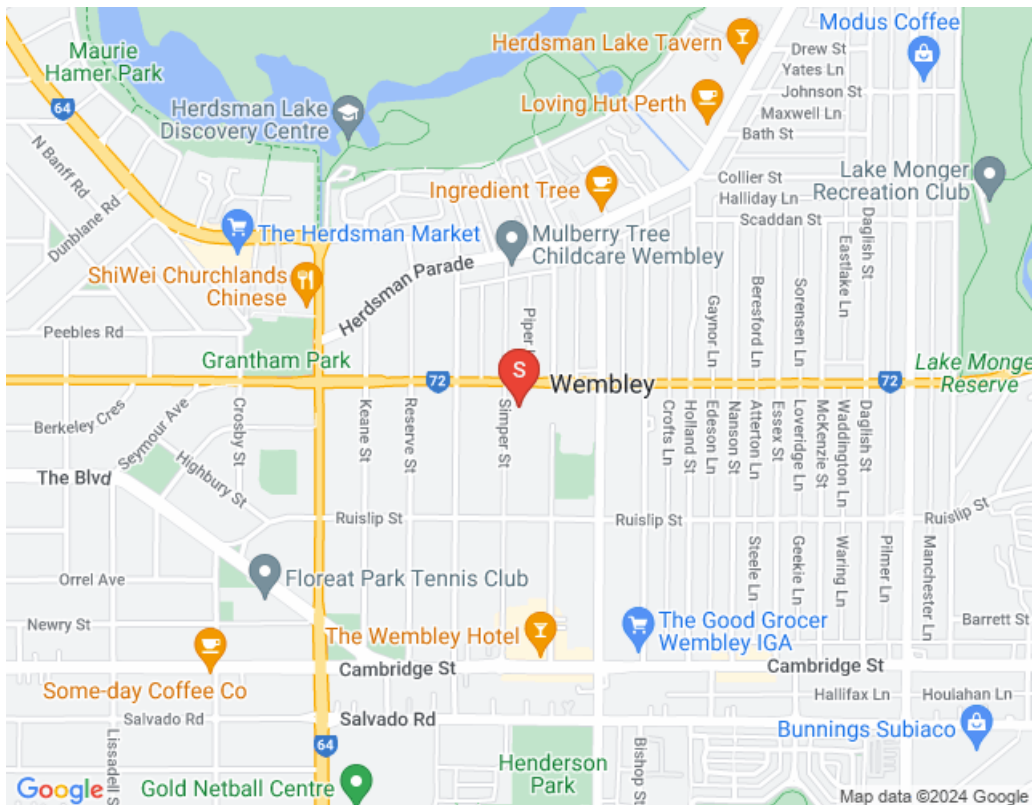
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Wembley Report

Schools and Catchments



[Click Here to View INTAKE MAP](#)





INDEPENDENT PUBLIC SCHOOL

[Click Here to View INTAKE MAP](#)



Team Genesis



Jonathan Clover, Director / Sales Coach / Auctioneer

Working within his father's real estate agency since the age of 16, Jonathan has done most roles within a real estate office including pushing a mop and broom around, analyzing marketing and property trends, managing client engagement...

"My dad owns a real estate office in Canada, my grandfather started what became the largest agency on Vancouver Island at the time, my uncle runs one of the largest commercial real estate agencies in British

Columbia... it's a genetic disorder in our family" Jonathan remarks.

"A lot of people ask me why I am in real estate?" Jonathan says the answer is simple, "Aside from my faith and family there are 3 things that get me up in the morning. I love meeting and helping people, I value our shared community, and I am passionate about property. This is the perfect industry for me!"

The last decade has seen Jonathan progress from a business consultant within the real estate and business broking industry to the WA /NT State Manager of First National Real Estate, Australia's largest group of independent real estate agents. He is now the Director and Sales Coach of his very own First National Real Estate Office.