

Suburb Profile Report



Mount Hawthorn WA 6016

Prepared on: 06 July 2018

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MOUNT HAWTHORN


4.2km

Distance from GPO


7.6k

Population

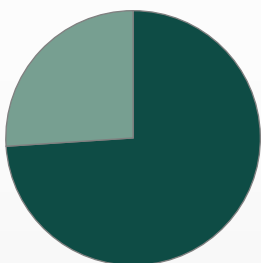
↑2.7%

5 year population change

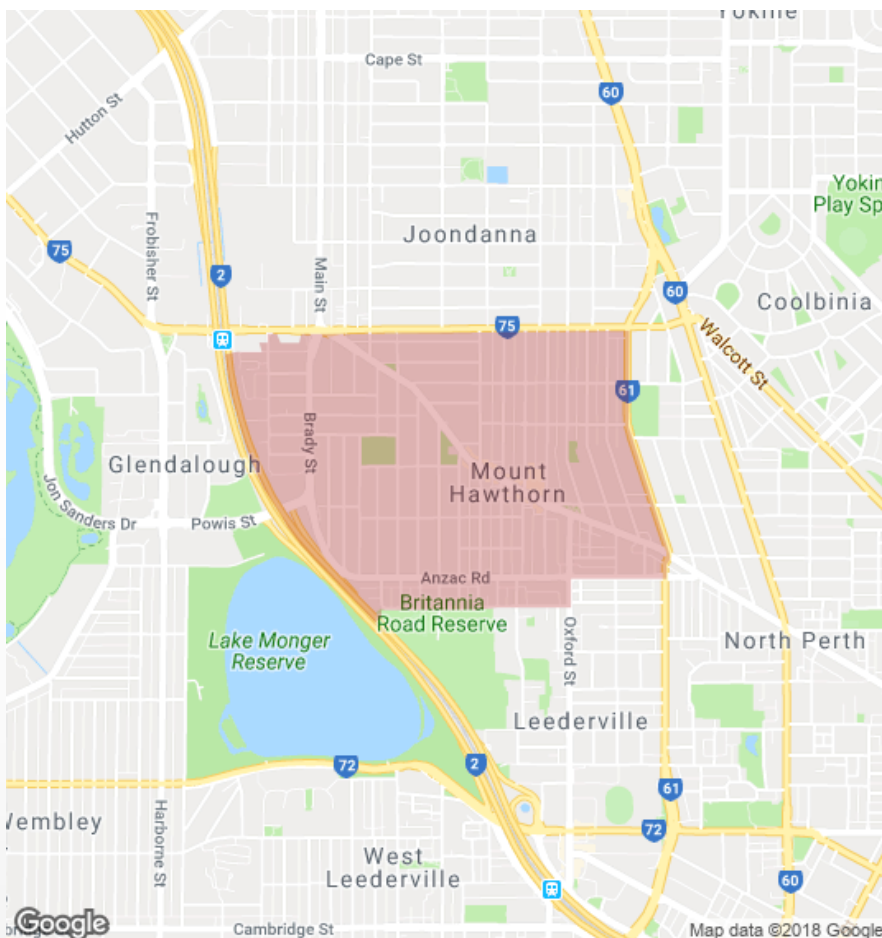

12 years

Average length of ownership

26%



74%

 Owner Occupiers
 Renters


The size of Mount Hawthorn is approximately 2.4 square kilometres. It has 7 parks covering nearly 1.7% of total area. The population of Mount Hawthorn in 2011 was 7,357 people. By 2016 the population was 7,558 showing a population growth of 2.7% in the area during that time. The predominant age group in Mount Hawthorn is 40-49 years. Households in Mount Hawthorn are primarily couples with children and are likely to be repaying \$3000 - \$3999 per month on mortgage repayments. In general, people in Mount Hawthorn work in a professional occupation. In 2011, 68.4% of the homes in Mount Hawthorn were owner-occupied compared with 71.9% in 2016. Currently the median sales price of houses in the area is \$861,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed


2,804
89
\$920,343
30

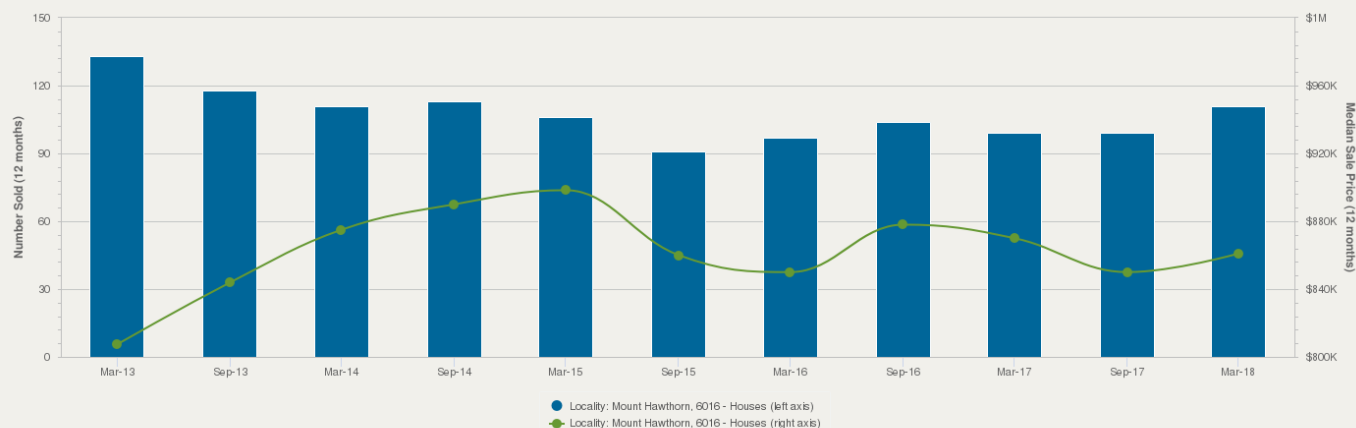
718
15
\$471,266
21

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

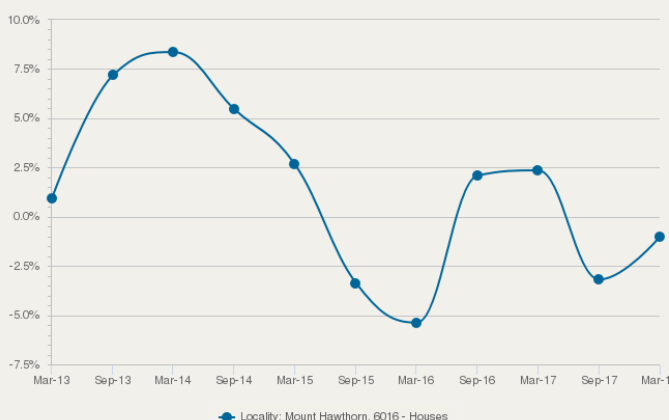


HOUSES: FOR SALE

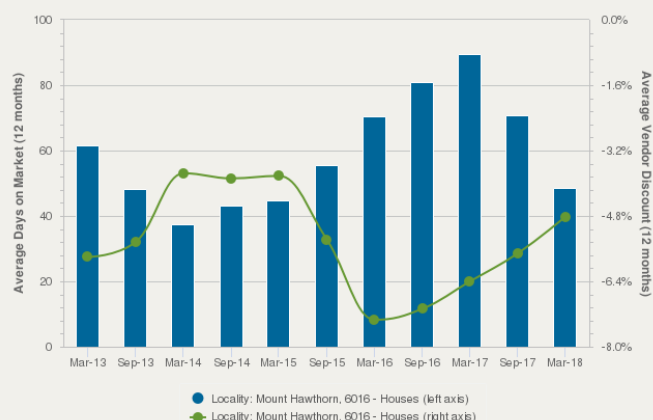
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$1,022,500

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

\$\$

Median Price*

\$861,000

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*

\$780,000

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




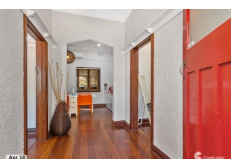
ON THE MARKET

5

2
BEDROOMS

RECENTLY SOLD





12

 11 Buxton Street Mount Hawthorn WA 6016 Listed on 02 Jul 2018 \$895,000	2 1 638m ²	 70 Ellesmere Street Mount Hawthorn WA 6016 Sold on 16 May 2018 \$820,000	1 1 615m ²
 34 East Street Mount Hawthorn WA 6016 Listed on 02 Jul 2018 From \$680,000	2 1 376m ²	 103 Buxton Street Mount Hawthorn WA 6016 Sold on 06 May 2018 \$850,000	1 1 491m ²

15

3
BEDROOMS


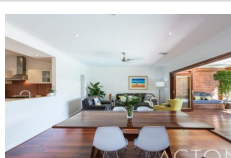
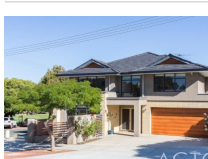

16

 60 Hobart Street Mount Hawthorn WA 6016 Listed on 04 Jul 2018 Call for details	3 1 624m ²	 17 Brady Street Mount Hawthorn WA 6016 Sold on 19 May 2018 \$700,000	2 2 204m ²
 34 Britannia Road Mount Hawthorn WA 6016 Listed on 03 Jul 2018 Auction	2 2 398m ²	 110 Coogee Street Mount Hawthorn WA 6016 Sold on 11 May 2018 \$1,280,000*	1 1 951m ²

9

4
BEDROOMS

15

 100 Edinboro Street Mount Hawthorn WA 6016 Listed on 04 Jul 2018 END DATE SALE, ALL OFFERS BY W	2 2 668m ²	 5 Flinders Street Mount Hawthorn WA 6016 Sold on 26 Jun 2018 \$1,295,000*	2 3 468m ²
 119 Federation Street Mount Hawthorn WA 6016 Listed on 02 Jul 2018 OFFERS FROM \$1,450,000	2 3 429m ²	 47 Shakespeare Street Mount Hawthorn WA 6016 Sold on 09 May 2018 \$1,290,000	2 2 625m ²



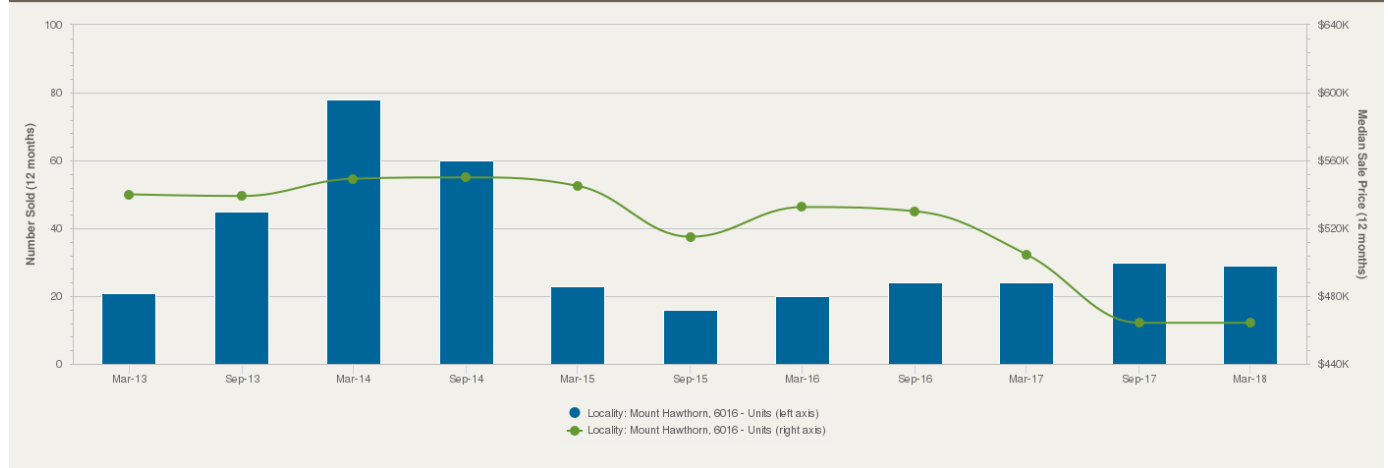
= number of houses currently On the Market or Sold within the last 6 months

*Agent advised

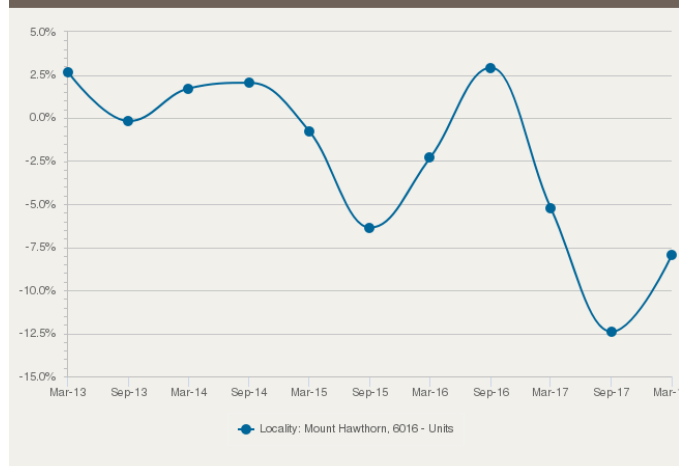


UNITS: FOR SALE

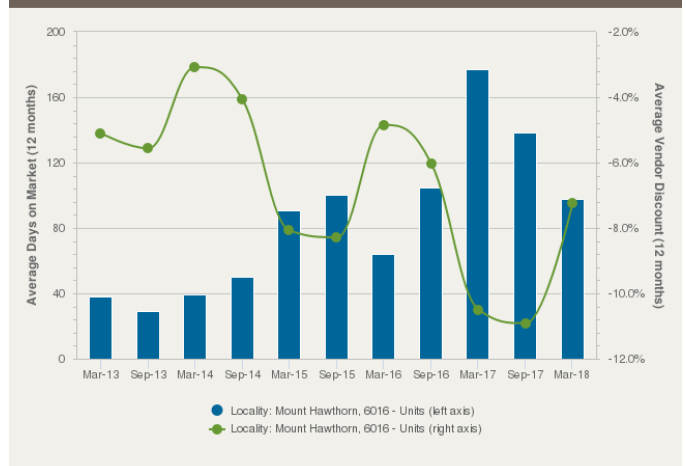
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price*

\$505,000

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

\$\$

Median Price*

\$464,250

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*

\$415,000

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

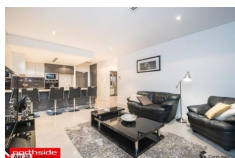
ON THE MARKET

 **2**

 **1**
BEDROOMS

RECENTLY SOLD

 **0**



2/180 Scarborough Beach Road Mount Hawthorn WA

Listed on 05 Jul 2018
\$349,000 - \$369,000



16/201 Scarborough Beach Road Mount Hawthorn WA

Listed on 03 Jul 2018
Offers Over \$225,000

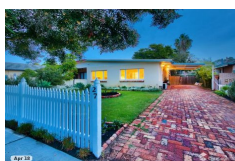


There are no recently sold 1 bedroom Units in this suburb

 **8**

 **2**
BEDROOMS

 **7**



27 Lynton Street Mount Hawthorn WA 6016

Listed on 05 Jul 2018
Offers Over \$689,000



2/14 Brady Street Mount Hawthorn WA 6016

Listed on 01 Jul 2018
Negotiate over \$415,888



1/27 Jugan Street Mount Hawthorn WA 6016

Sold on 28 Jun 2018
\$420,000*



3/14 Brady Street Mount Hawthorn WA 6016

Sold on 22 May 2018
\$405,000*



 **10**

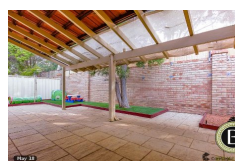
 **3**
BEDROOMS

 **6**



36 Jugan Street Mount Hawthorn WA 6016

Listed on 05 Jul 2018
\$499K



30/15 Jugan Street Mount Hawthorn WA 6016

Listed on 04 Jul 2018
Offers over \$435,000



5/2 Bonnievale Street Mount Hawthorn WA 6016

Sold on 14 Jun 2018
\$418,000*



20/15 Jugan Street Mount Hawthorn WA 6016

Sold on 20 Mar 2018
\$500,000

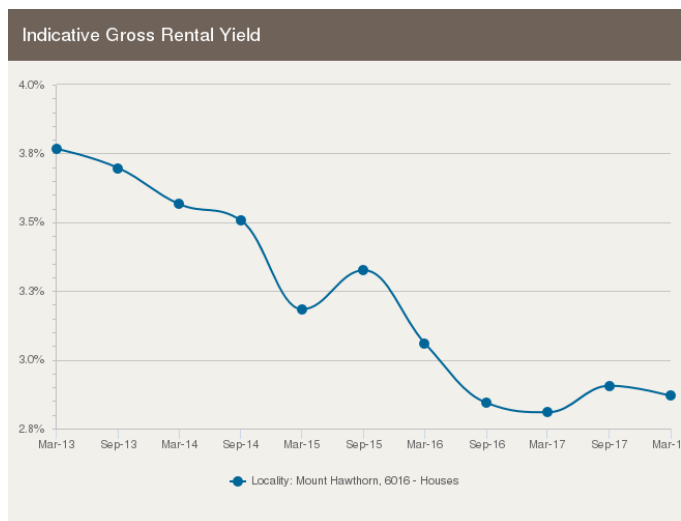
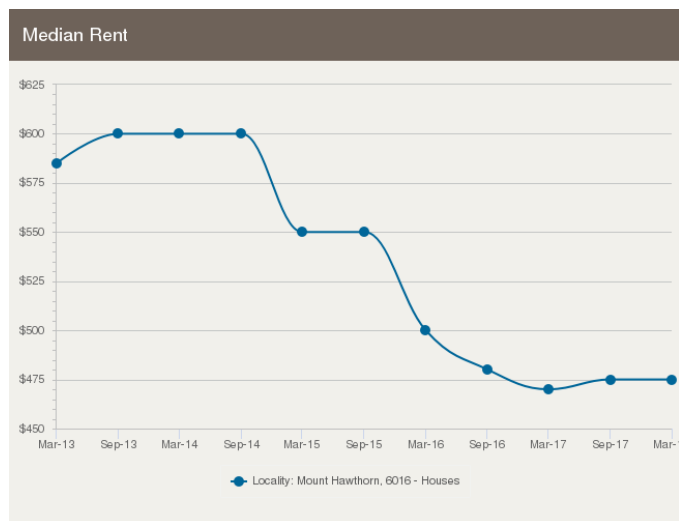


= number of units currently On the Market or Sold within the last 6 months

*Agent advised



HOUSES: FOR RENT











HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 10

 2
BEDROOMS

 <p>70 Bondi Street Mount Hawthorn WA 6016 Listed on 05 Jul 2018 \$380/W</p> <p> 1  1  466m²</p>	 <p>8 Birrell Street Mount Hawthorn WA 6016 Listed on 04 Jul 2018 \$270/W</p> <p> 1  1  565m²</p>
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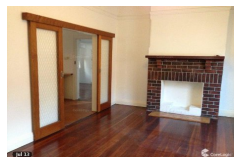







 12

 3
BEDROOMS

 <p>113 Matlock Street Mount Hawthorn WA 6016 Listed on 05 Jul 2018 \$430/W</p> <p> 2  2  364m²</p>	 <p>49 The Boulevard Mount Hawthorn WA 6016 Listed on 03 Jul 2018 \$520/W</p> <p> 1  1  631m²</p>
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 2

 4
BEDROOMS

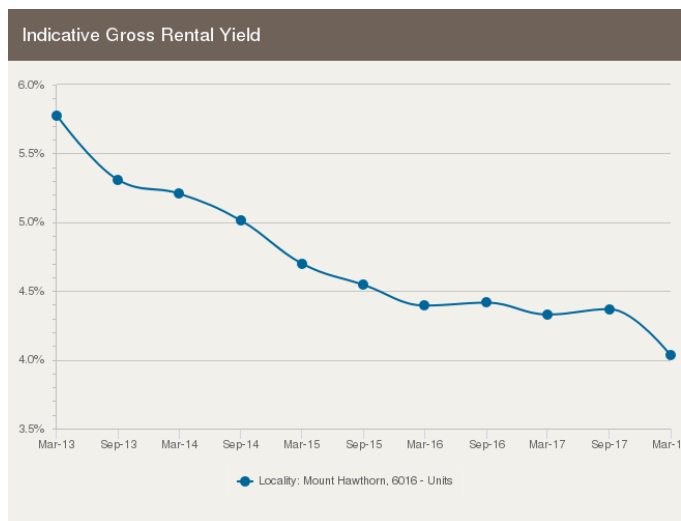
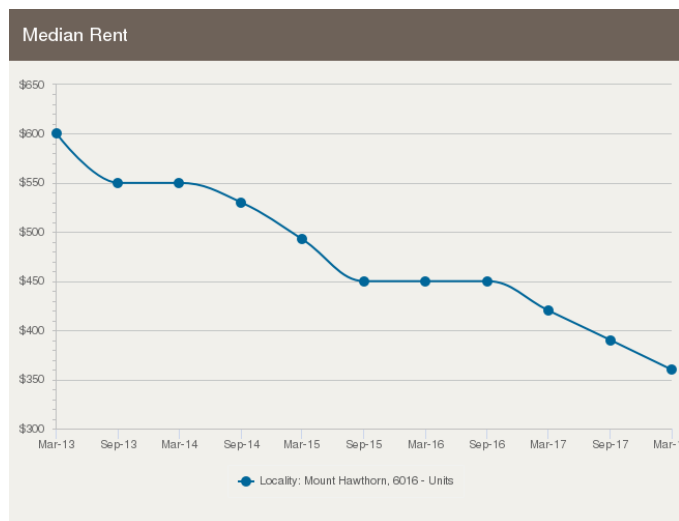
 <p>50 Edinboro Street Mount Hawthorn WA 6016 Listed on 28 Jun 2018 \$430/W</p> <p> 2  1  446m²</p>	 <p>158 Egina Street Mount Hawthorn WA 6016 Listed on 07 Jun 2018 \$550/W</p> <p> 2  1  488m²</p>
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= number of houses observed as On the Market for Rent within the last month



UNITS: FOR RENT

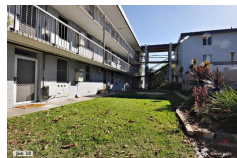


UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 6

 1
BEDROOMS



5/80 Scarborough Beach Road Mount Hawthorn WA

Listed on 05 Jul 2018
\$210/W



25/80 Scarborough Beach Road Mount Hawthorn WA

Listed on 04 Jul 2018
\$280/W



 6

 2
BEDROOMS



2/51 Milton Street Mount Hawthorn WA 6016

Listed on 05 Jul 2018
\$400/W



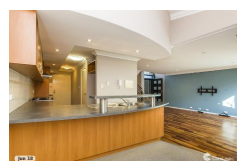
6/51 Milton Street Mount Hawthorn WA 6016

Listed on 03 Jul 2018
\$420/W



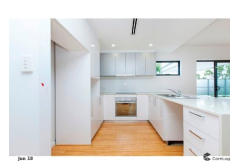
 6

 3
BEDROOMS



4/104 Scarborough Beach Road Mount Hawthorn WA

Listed on 05 Jul 2018
\$480/W



1/359 Oxford Street Mount Hawthorn WA 6016

Listed on 29 Jun 2018
\$550/W



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

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