

# Suburb Profile Report



## Woodlands WA 6018

Prepared on: 06 July 2018

Phone: 0862463160

Email: [admin@fngenesi.com.au](mailto:admin@fngenesi.com.au)

## WOODLANDS


**8.1km**

Distance from GPO


**4.2k**

Population

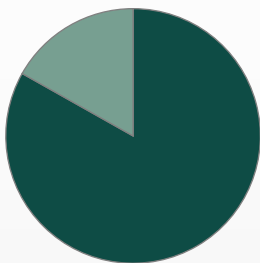
**↑4.6%**

5 year population change

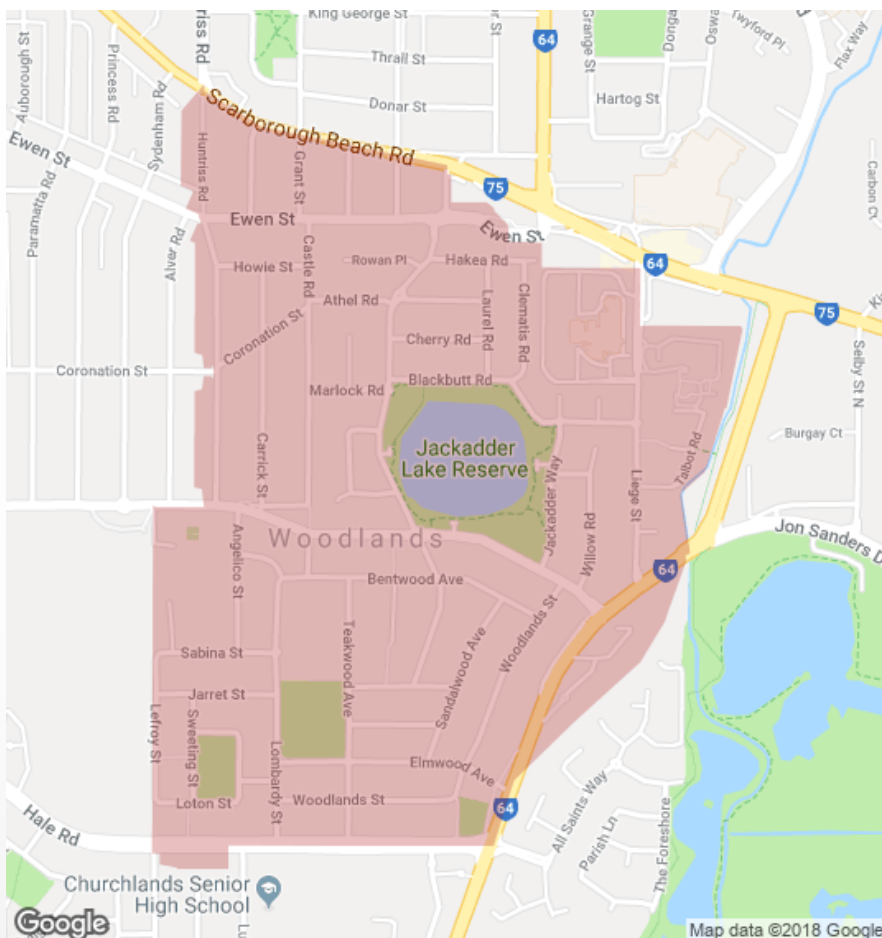

**10 years**

Average length of ownership

17%



83%

 Owner Occupiers
  Renters


The size of Woodlands is approximately 1.9 square kilometres. It has 4 parks covering nearly 9.9% of total area. The population of Woodlands in 2011 was 3,966 people. By 2016 the population was 4,150 showing a population growth of 4.6% in the area during that time. The predominant age group in Woodlands is 10-19 years. Households in Woodlands are primarily couples with children and are likely to be repaying over \$4000 per month on mortgage repayments. In general, people in Woodlands work in a professional occupation. In 2011, 77.5% of the homes in Woodlands were owner-occupied compared with 80.3% in 2016. Currently the median sales price of houses in the area is \$940,000.



Total dwellings



Total new listings\*



Median Value



Total number currently listed


**1,247**
**62**
**\$1,014,211**
**11**

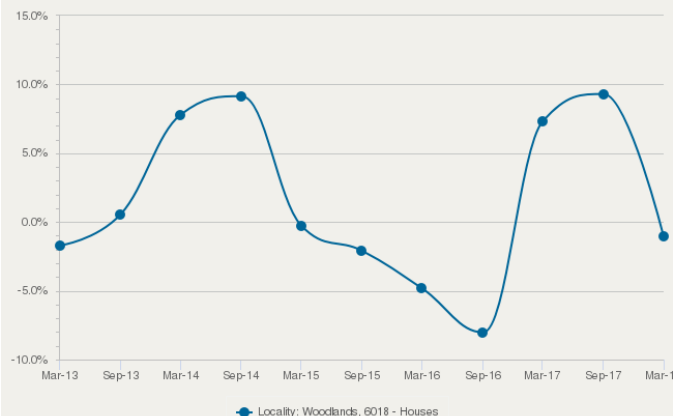
**508**
**12**
**\$563,815**
**20**

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

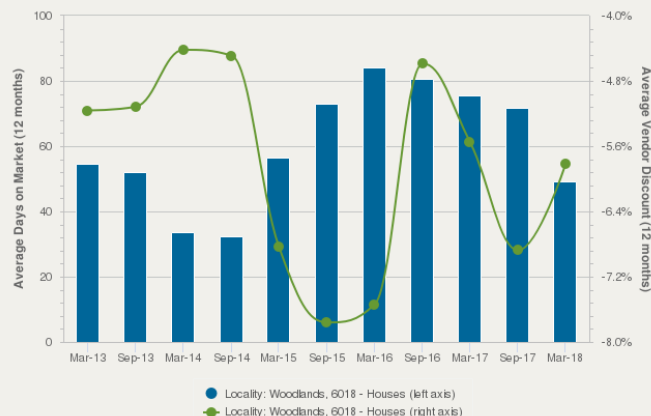


## HOUSES: FOR SALE

Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

**\$1,160,000**

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

\$\$

Median Price\*

**\$940,000**

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\*

**\$717,500**

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



BEDROOMS

### RECENTLY SOLD



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

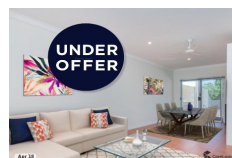


**6/7 Mahlberg Avenue**  
Woodlands WA 6018

Sold on 20 Jun 2018  
\$433,500\*



94m²



**366A Huntriss Road**  
Woodlands WA 6018

Sold on 12 Apr 2018  
\$580,000



379m²



BEDROOMS



**238A Ewen Street**  
Woodlands WA 6018

Listed on 05 Jul 2018  
From \$795,000



189m²



**309A Scarborough Beach**  
Road Woodlands WA 6018

Listed on 29 Jun 2018  
Absolutley All OFFERS Presented!



190m²

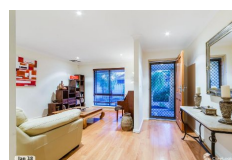


**35 Woodlands Street**  
Woodlands WA 6018

Sold on 22 May 2018  
\$876,000\*



728m²



**26D Grant Street** Woodlands  
WA 6018

Sold on 17 May 2018  
\$605,000



240m²



BEDROOMS



**2 Valencia Avenue**  
Woodlands WA 6018

Listed on 05 Jul 2018  
From: \$995,000



450m²



**101A Birchwood Avenue**  
Woodlands WA 6018

Listed on 03 Jul 2018  
Contact Agent



388m²



**269 Pearson Street**  
Woodlands WA 6018

Sold on 19 May 2018  
\$735,000



794m²



**66 Castle Road** Woodlands  
WA 6018

Sold on 19 Apr 2018  
\$628,000\*



403m²



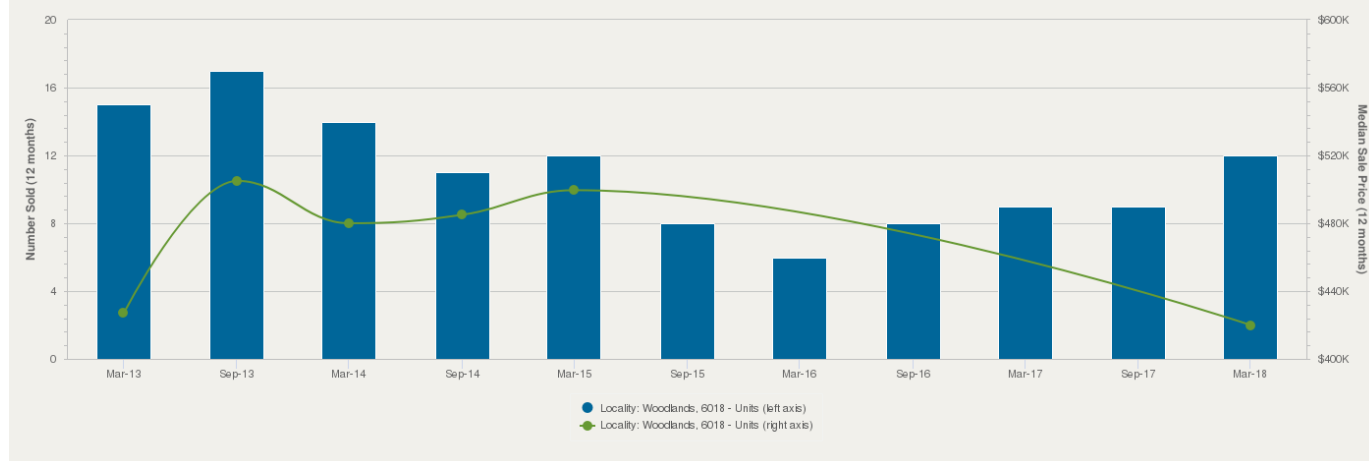
= number of houses currently On the Market or Sold within the last 6 months

\*Agent advised

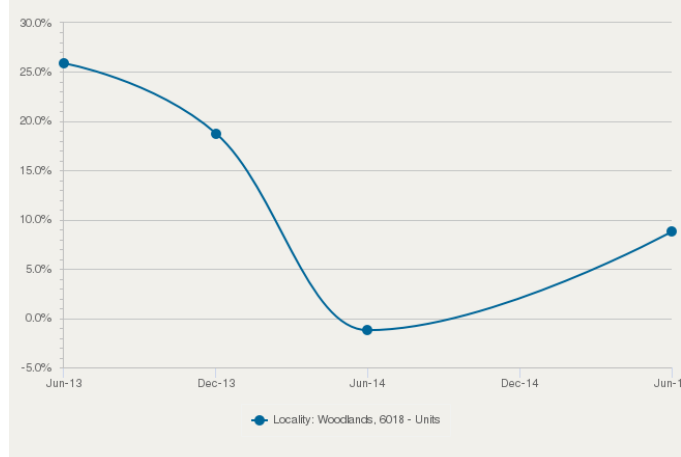


## UNITS: FOR SALE

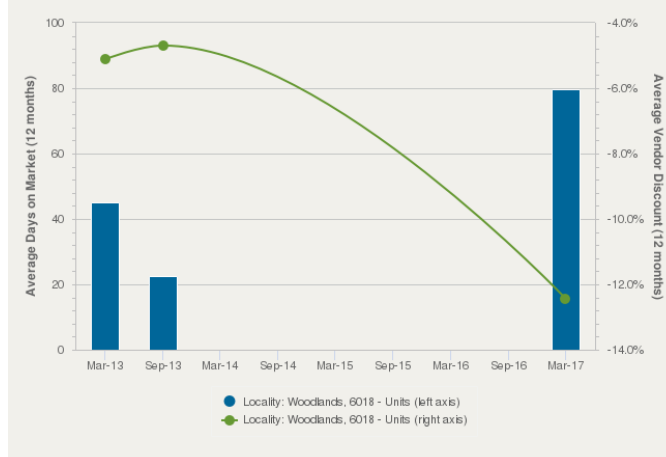
Number Sold vs. Median Sale Price



Change in Median Price



Average Days on Market vs. Average Vendor Discount



\$\$\$

Upper Quartile Price\*

\$455,000

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

\$\$

Median Price\*

\$420,000

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\*

\$347,500

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



### RECENTLY SOLD



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



**4/2 Muriel Avenue**  
**Woodlands WA 6018**

Sold on 26 Apr 2018  
**\$325,000**



**1 Liege Street Woodlands**  
**WA 6018**

Listed on 04 Jul 2018  
**OFFERS FROM \$349,000**



**7/3 Liege Street Woodlands**  
**WA 6018**

Listed on 04 Jul 2018  
**\$399,000 - \$449,000**



**3/7 Mahlberg Avenue**  
**Woodlands WA 6018**

Sold on 11 Apr 2018  
**\$421,500**



**6/3 Liege Street Woodlands**  
**WA 6018**

Sold on 19 Mar 2018  
**\$430,000**



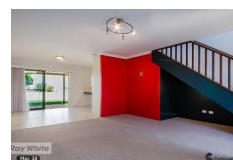
**347B Scarborough Beach**  
**Road Woodlands WA 6018**

Listed on 05 Jul 2018  
**\$599,000-\$619,000**



**17/12 Sonnet Close**  
**Woodlands WA 6018**

Listed on 05 Jul 2018  
**\*\*\* HOT PRICE - \$790k**



**9 Bowra Avenue Woodlands**  
**WA 6018**

Sold on 08 May 2018  
**\$535,000**



**11 Marlock Place**  
**Woodlands WA 6018**

Sold on 06 Apr 2018  
**\$850,000\***

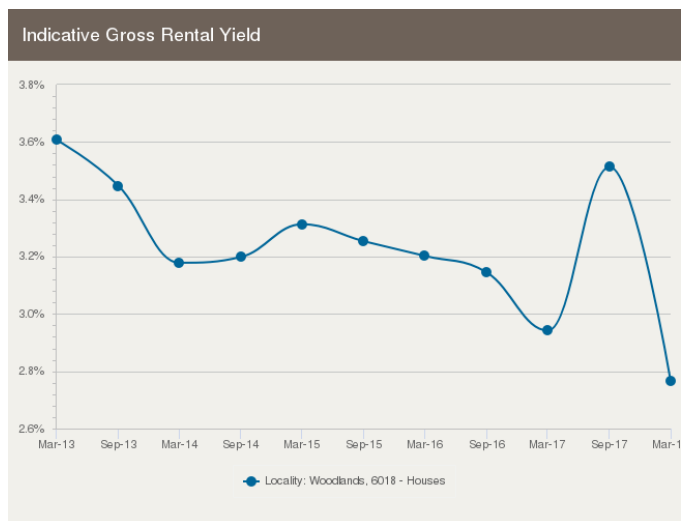
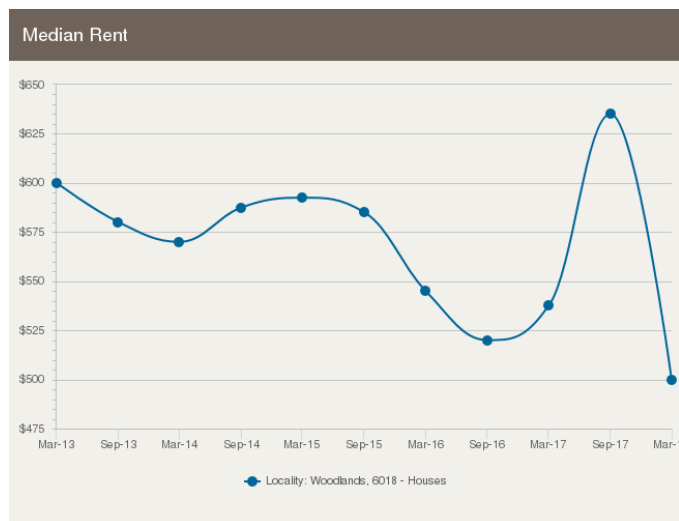


= number of units currently On the Market or Sold within the last 6 months

\*Agent advised



## HOUSES: FOR RENT



## HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

 0

 2  
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

 4

 3  
BEDROOMS



**360 Huntriss Road**  
**Woodlands WA 6018**

Listed on 05 Jul 2018  
**\$360/W**

 1

 1

 719m<sup>2</sup>



**22 Laurel Road Woodlands**  
**WA 6018**

Listed on 04 Jul 2018  
**\$380/W**

 2

 1

 810m<sup>2</sup>

 3

 4  
BEDROOMS



**37 Willow Road Woodlands**  
**WA 6018**

Listed on 23 Jun 2018  
**\$650/W**

 2

 2

 714m<sup>2</sup>



**268 Hale Road Woodlands**  
**WA 6018**

Listed on 22 Apr 2018  
**\$850/W**

 3

 2

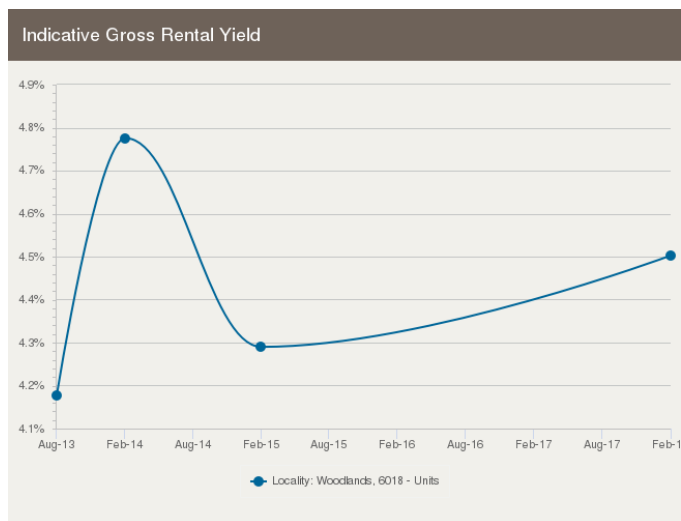
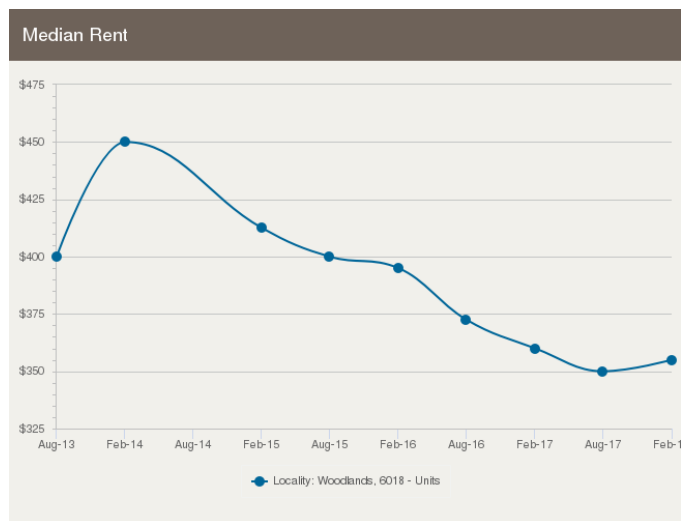
 810m<sup>2</sup>



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



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT



1



BEDROOMS



**4/1 Liege Street Woodlands WA 6018**

Listed on 04 Jul 2018  
**\$320/W**



7



BEDROOMS



**5/7 Mahlberg Avenue Woodlands WA 6018**

Listed on 05 Jul 2018  
**\$360/W**



97m<sup>2</sup>



**241 Pearson Street Woodlands WA 6018**

Listed on 05 Jul 2018  
**\$275/W**



850m<sup>2</sup>



6



BEDROOMS



**1A Bowra Avenue Woodlands WA 6018**

Listed on 05 Jul 2018  
**\$525/W**



239m<sup>2</sup>



**2B Mahlberg Avenue Woodlands WA 6018**

Listed on 05 Jul 2018  
**\$520/W**



233m<sup>2</sup>



= 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](mailto:support@corelogic.com.au)