

Suburb Statistics Report

Prepared on 15 Apr 2015

Lihong Shi
Mob: 0433440169
Email: lihong.shi@loanmarket.com.au

Area Profile

The size of Nedlands is approximately 6 square kilometres. It has 6 parks covering nearly 9% of total area.

The population of Nedlands in 2006 was 10,022 people. By 2011 the population was 10,170 showing a population growth of 1% in the area during that time.

The predominant age group in Nedlands is 0-14 years.

Households in Nedlands are primarily couples with children and are likely to be repaying between over \$4000 per month on mortgage repayments.

In general, people in Nedlands work in a Professional occupation.

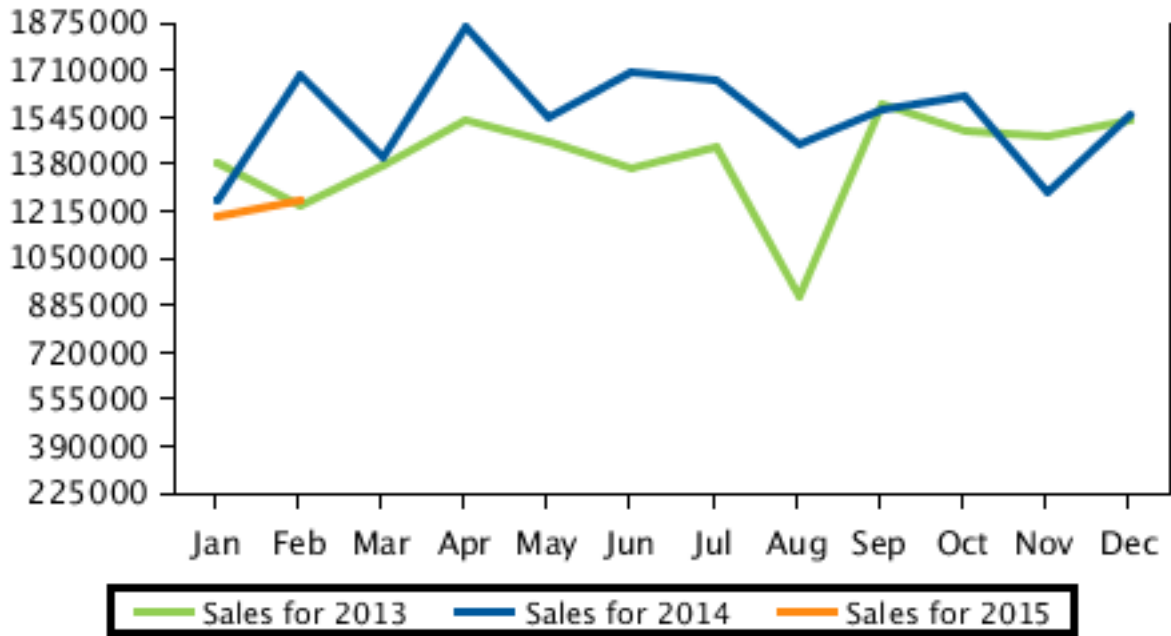
In 2006, 68.6% of the homes in Nedlands were owner-occupied compared with 68.4% in 2011.

Currently the median sales price of houses in the area is 1,250,000.

Median Sale Price

Period	Year 2013	Year 2014	Year 2015
	Median Price	Median Price	Median Price
January	\$1,385,000	\$1,250,000	\$1,200,000
February	\$1,230,000	\$1,690,000	\$1,250,000
March	\$1,375,000	\$1,402,499	\$1,250,000
April	\$1,530,000	\$1,860,000	\$0
May	\$1,455,000	\$1,540,000	\$0
June	\$1,365,000	\$1,705,000	\$0
July	\$1,440,000	\$1,675,000	\$0
August	\$910,000	\$1,445,000	\$0
September	\$1,590,000	\$1,575,000	\$0
October	\$1,500,000	\$1,620,000	\$0
November	\$1,480,000	\$1,280,000	\$0
December	\$1,536,500	\$1,552,500	\$0

Median Sale Price

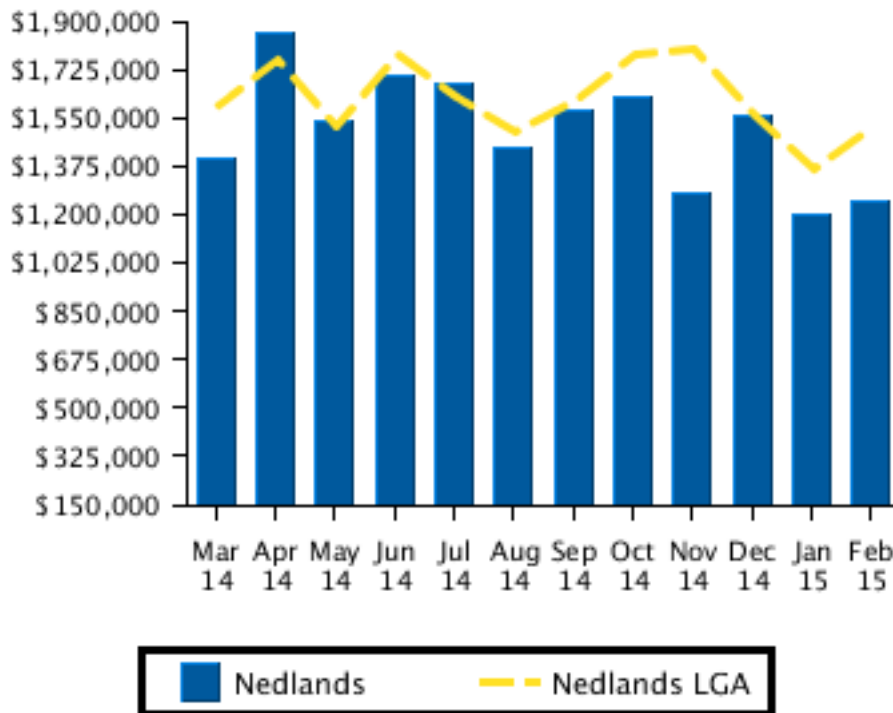


Recent Median Sale Prices

Recent Median House Sale Prices

Period	Nedlands Median Price	Nedlands LGA Median Price
March 2015	\$1,250,000	\$1,735,000
February 2015	\$1,250,000	\$1,520,000
January 2015	\$1,200,000	\$1,365,000
December 2014	\$1,552,500	\$1,552,500
November 2014	\$1,280,000	\$1,800,000
October 2014	\$1,620,000	\$1,780,000
September 2014	\$1,575,000	\$1,615,000
August 2014	\$1,445,000	\$1,500,000
July 2014	\$1,675,000	\$1,627,500
June 2014	\$1,705,000	\$1,780,000
May 2014	\$1,540,000	\$1,520,000
April 2014	\$1,860,000	\$1,762,500

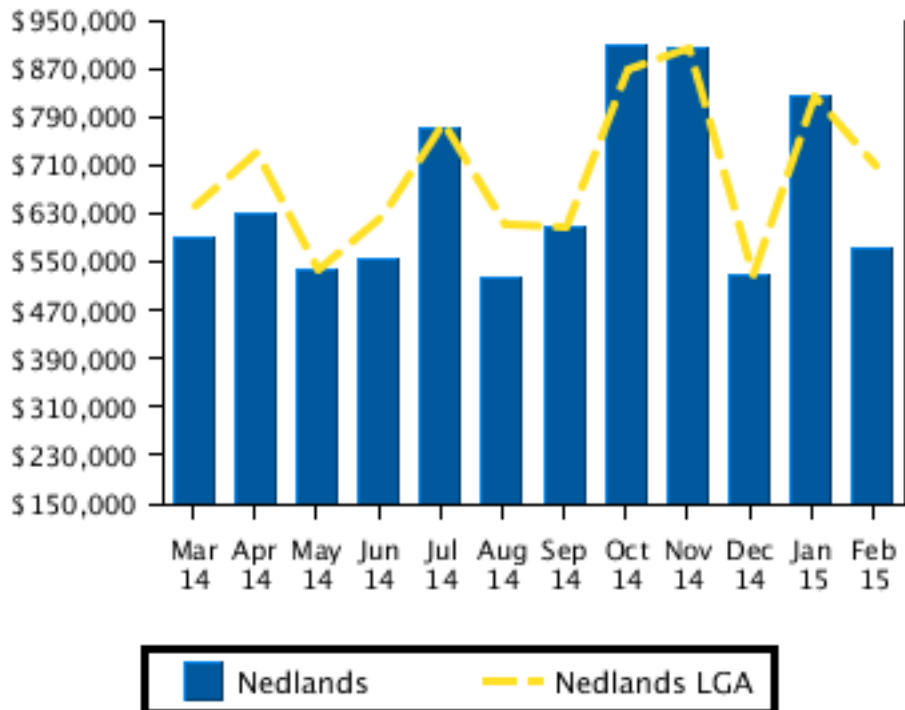
Recent Median House Sale Prices



Recent Median Unit Sale Prices

Period	Nedlands Median Price	Nedlands LGA Median Price
March 2015	\$570,000	\$710,000
February 2015	\$570,000	\$710,000
January 2015	\$825,000	\$825,000
December 2014	\$530,000	\$530,000
November 2014	\$905,500	\$905,500
October 2014	\$910,000	\$867,500
September 2014	\$608,875	\$608,875
August 2014	\$525,000	\$610,000
July 2014	\$770,000	\$780,000
June 2014	\$556,078	\$623,989
May 2014	\$535,000	\$535,000
April 2014	\$630,000	\$730,500

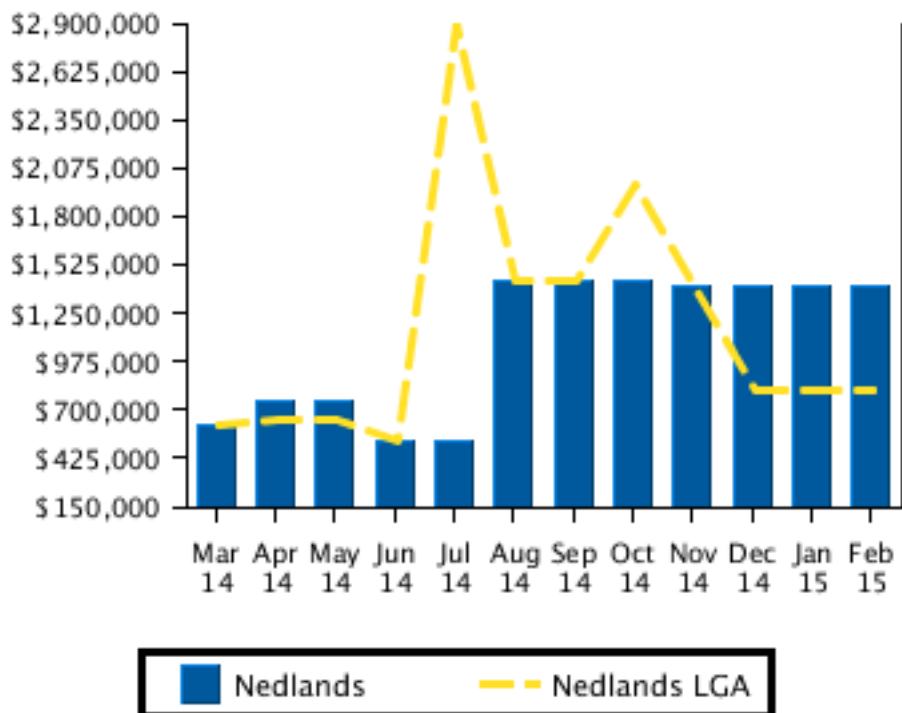
Recent Median Unit Sale Prices



Recent Median Land Sale Prices

Period	Nedlands Median Price	Nedlands LGA Median Price
March 2015	\$1,410,000	\$817,915
February 2015	\$1,410,000	\$817,915
January 2015	\$1,410,000	\$817,915
December 2014	\$1,410,000	\$817,915
November 2014	\$1,410,000	\$1,410,000
October 2014	\$1,430,000	\$1,975,000
September 2014	\$1,430,000	\$1,430,000
August 2014	\$1,430,000	\$1,430,000
July 2014	\$525,000	\$2,897,500
June 2014	\$525,000	\$525,000
May 2014	\$748,560	\$640,000
April 2014	\$748,560	\$640,000

Recent Median Land Sale Prices

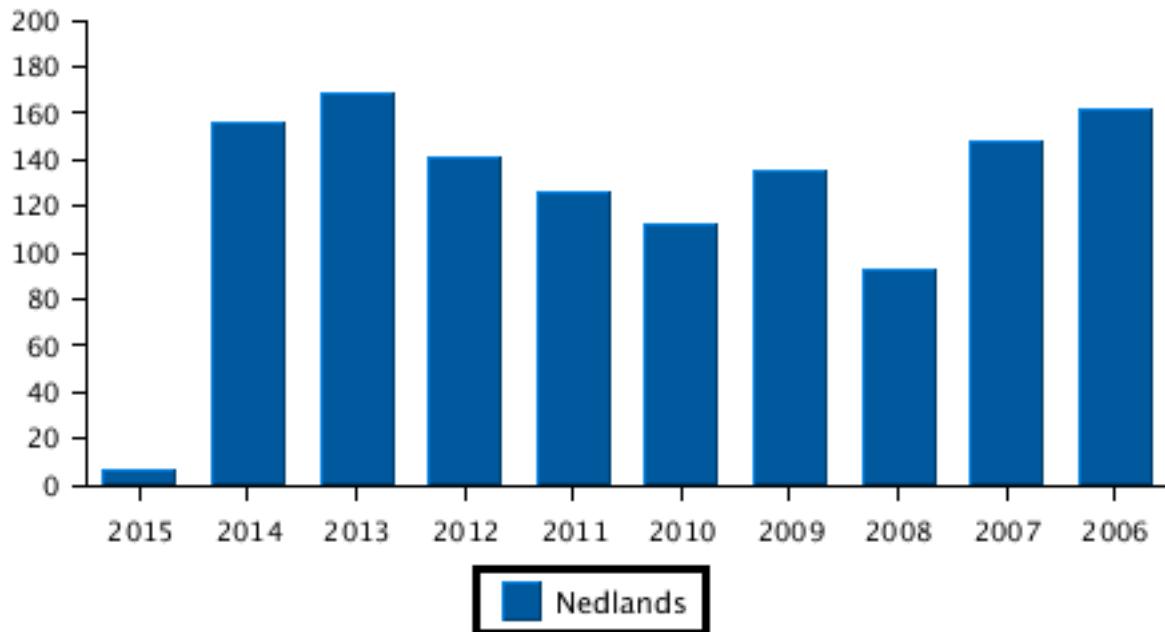


Sales Per Annum

House Sales Per Annum

Period	Nedlands
	Number
2015	6
2014	156
2013	168
2012	141
2011	126
2010	112
2009	135
2008	92
2007	148
2006	162

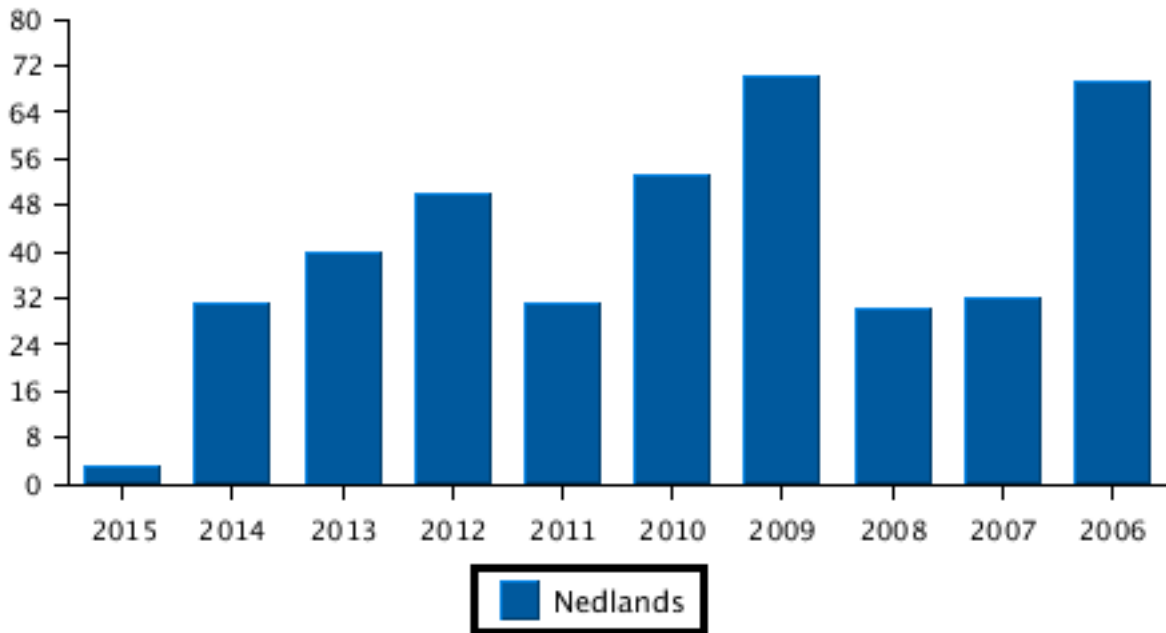
House Sales Per Annum



Unit Sales Per Annum

Period	Nedlands Number
2015	3
2014	31
2013	40
2012	50
2011	31
2010	53
2009	70
2008	30
2007	32
2006	69

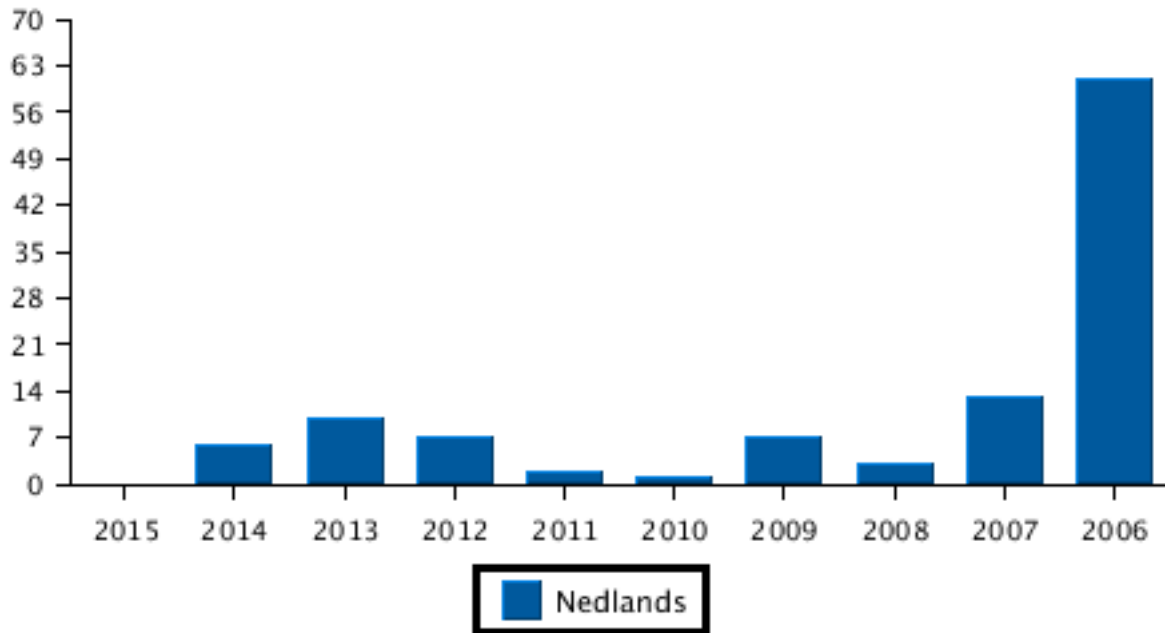
Unit Sales Per Annum



Land Sales Per Annum

Period	Nedlands Number
2015	0
2014	6
2013	10
2012	7
2011	2
2010	1
2009	7
2008	3
2007	13
2006	61

Land Sales Per Annum

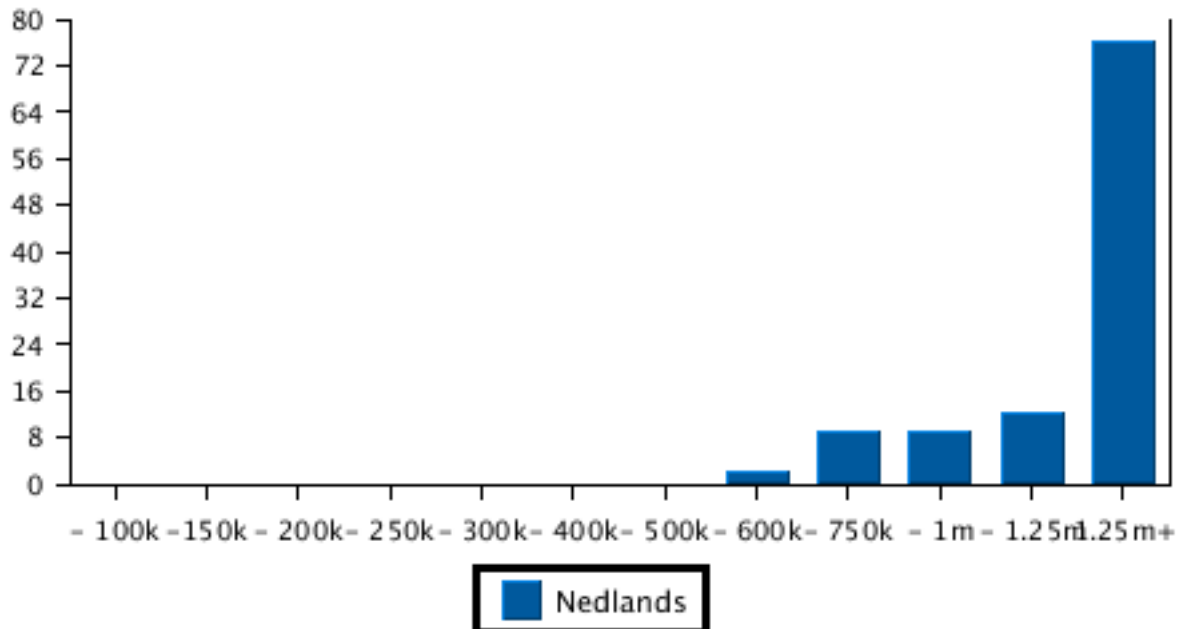


Sales By Price

House Sale by Price (12 months)

Price	Nedlands	
	Number	
0 - 100k	0	
101 -150k	0	
151 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	0	
401 - 500k	0	
501 - 600k	2	
601 - 750k	9	
751 - 1m	9	
> 1m - 1.25m	12	
1.25m+	76	

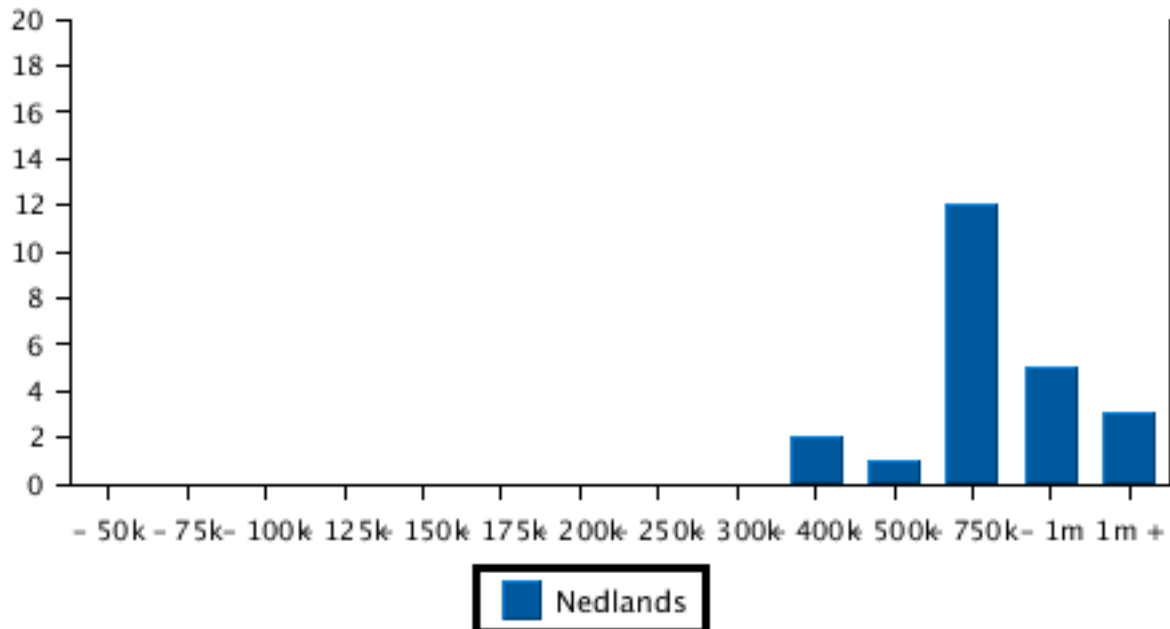
House Sales By Price (12 months)



Unit Sale by Price (12 months)

Price	Nedlands	
	Number	
0 - 50k	0	
51 - 75k	0	
76 - 100k	0	
101 - 125k	0	
126 - 150k	0	
151 - 175k	0	
176 - 200k	0	
201 - 250k	0	
251 - 300k	0	
301 - 400k	2	
401 - 500k	1	
501 - 750k	12	
751 - 1m	5	
1m +	3	

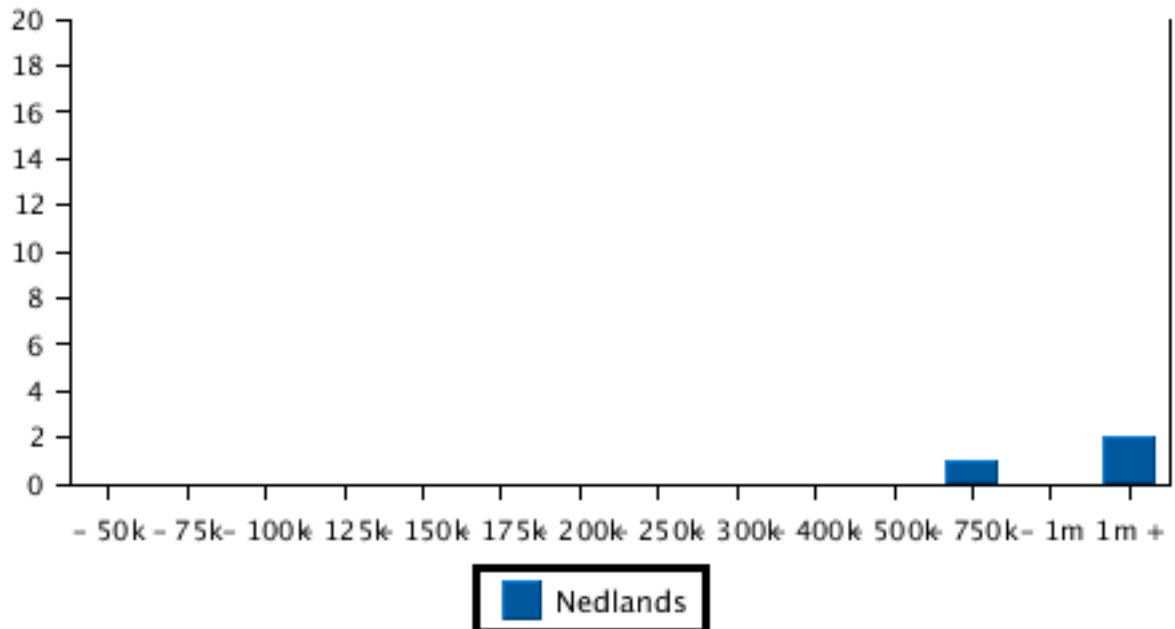
Unit Sales By Price (12 months)



Land Sale by Price (12 months)

Price	Nedlands Number
0 - 50k	0
51 - 75k	0
76 - 100k	0
101 - 125k	0
126 - 150k	0
151 - 175k	0
176 - 200k	0
201 - 250k	0
251 - 300k	0
301 - 400k	0
401 - 500k	0
501 - 750k	1
751 - 1m	0
1m +	2

Land Sales By Price (12 months)

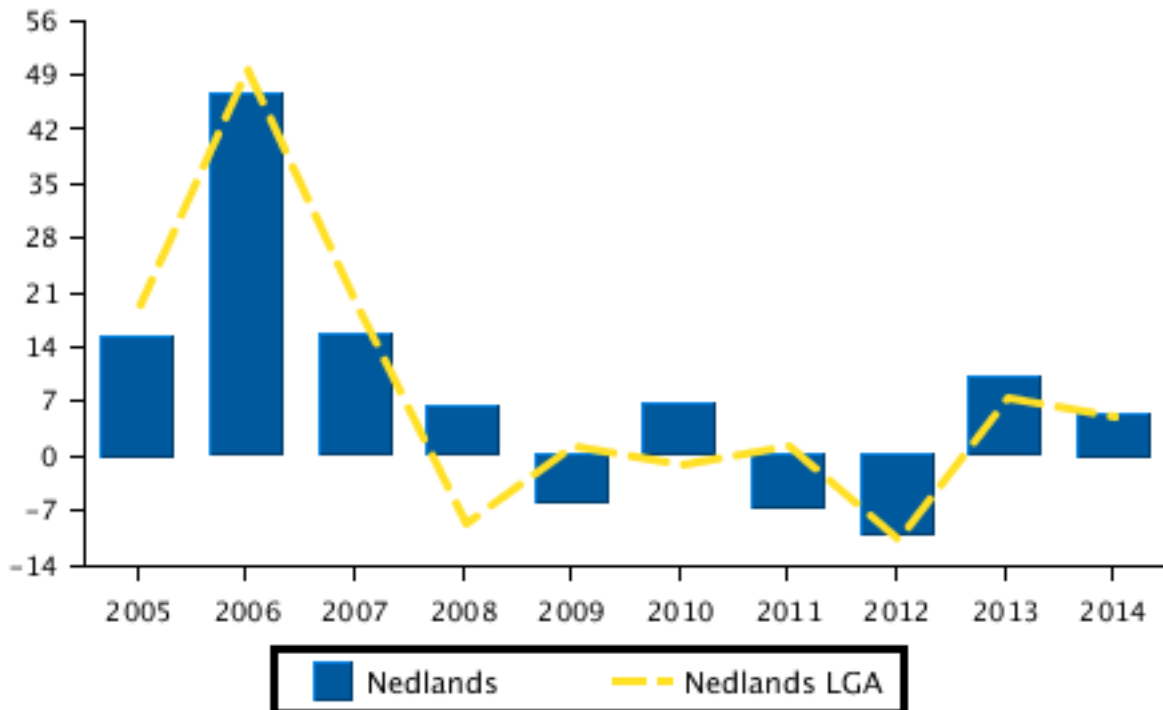


Capital Growth Median Prices

Capital Growth in Median Prices (Houses)

Period	Nedlands	Nedlands LGA
	% Change	% Change
2014	5.5%	5.2%
2013	10.2%	7.3%
2012	-10.4%	-10.9%
2011	-7.2%	1.4%
2010	6.7%	-1.1%
2009	-6.3%	1.1%
2008	6.5%	-8.6%
2007	15.6%	19.5%
2006	46.4%	49.5%
2005	15.5%	19.5%

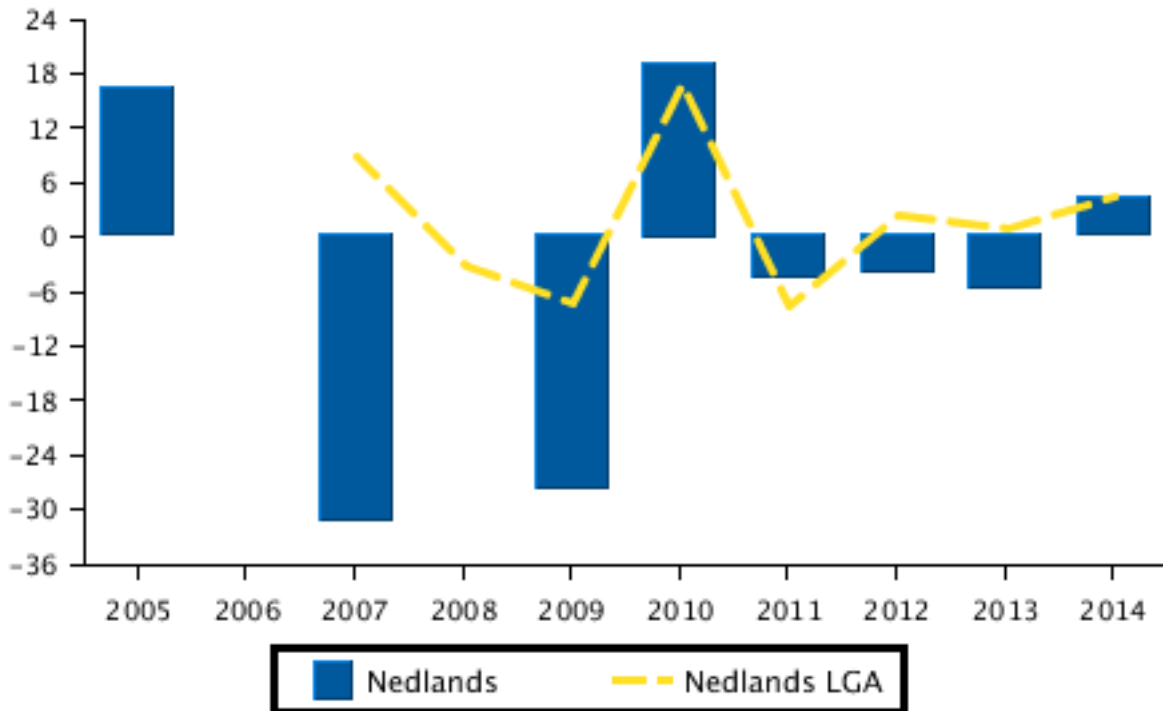
Capital Growth in Median Prices (Houses)



Capital Growth in Median Prices (Unit)

Period	Nedlands % Change	Nedlands LGA % Change
2014	4.3%	4.4%
2013	-6.1%	0.8%
2012	-4.4%	2.3%
2011	-4.9%	-7.6%
2010	19.2%	16.7%
2009	-28.2%	-7.2%
2008	0%	-3.3%
2007	-31.7%	8.8%
2006	0%	0%
2005	16.4%	8.2%

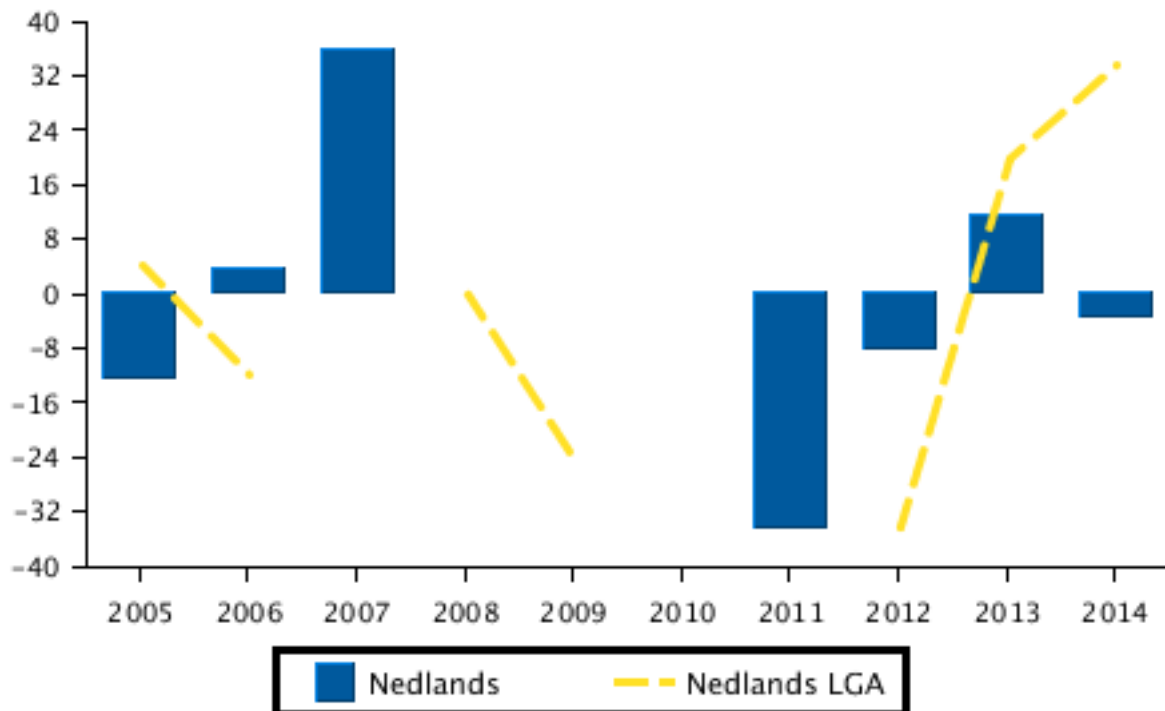
Capital Growth in Median Prices (Unit)



Capital Growth in Median Prices (Land)

Period	Nedlands % Change	Nedlands LGA % Change
2014	-3.8%	33.7%
2013	11.4%	20%
2012	-8.4%	-34.3%
2011	-34.9%	0%
2010	0%	0%
2009	0%	-24.6%
2008	0%	-0.2%
2007	36%	0%
2006	3.8%	-11.9%
2005	-12.7%	4.3%

Capital Growth in Median Prices (Land)

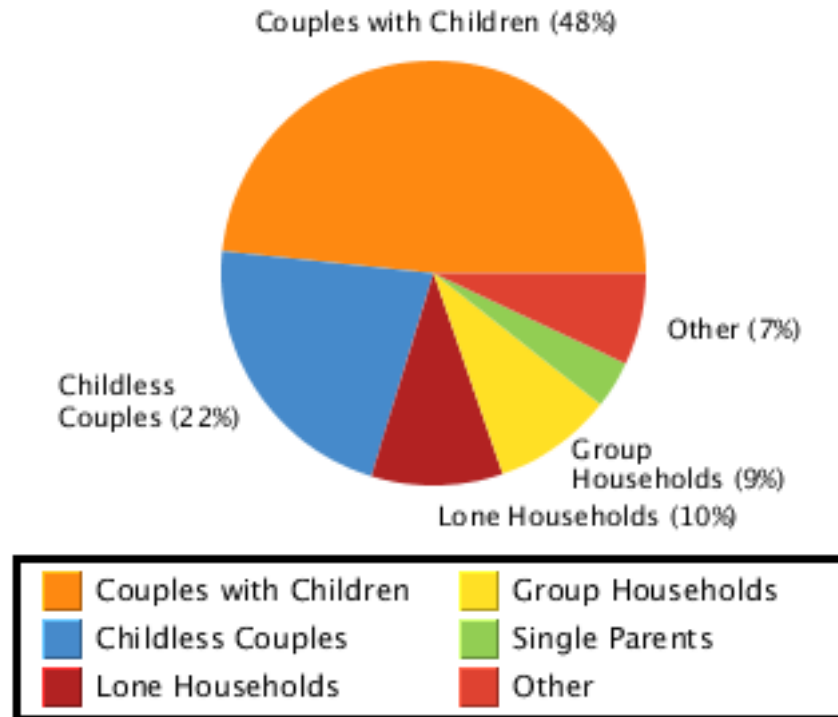


Household

Household Structure

Type	Percent
Couples with Children	48.3
Childless Couples	21.9
Lone Households	10.0
Group Households	9.1
Other	7.0
Single Parents	3.6

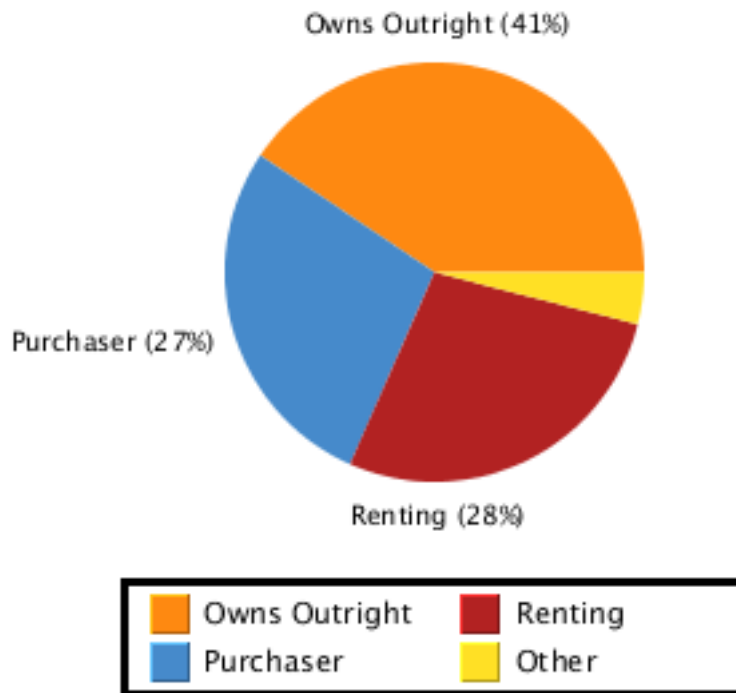
Household Structure



Household Occupancy

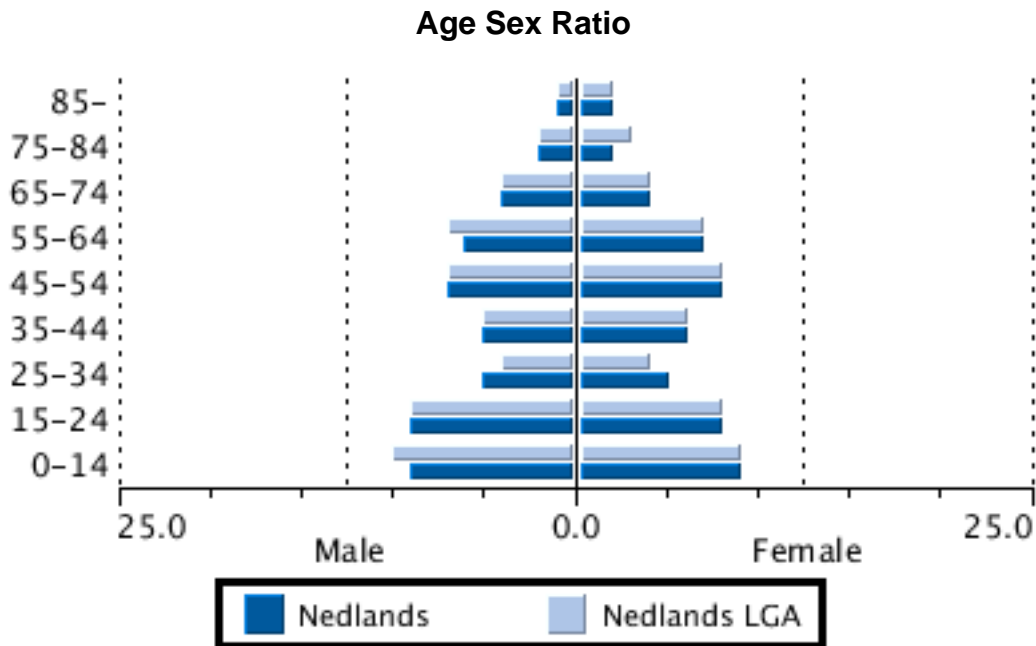
Type	Percent
Owens Outright	40.6
Purchaser	27.8
Renting	27.6
Other	4.0

Household Occupancy



Age Sex Ratio

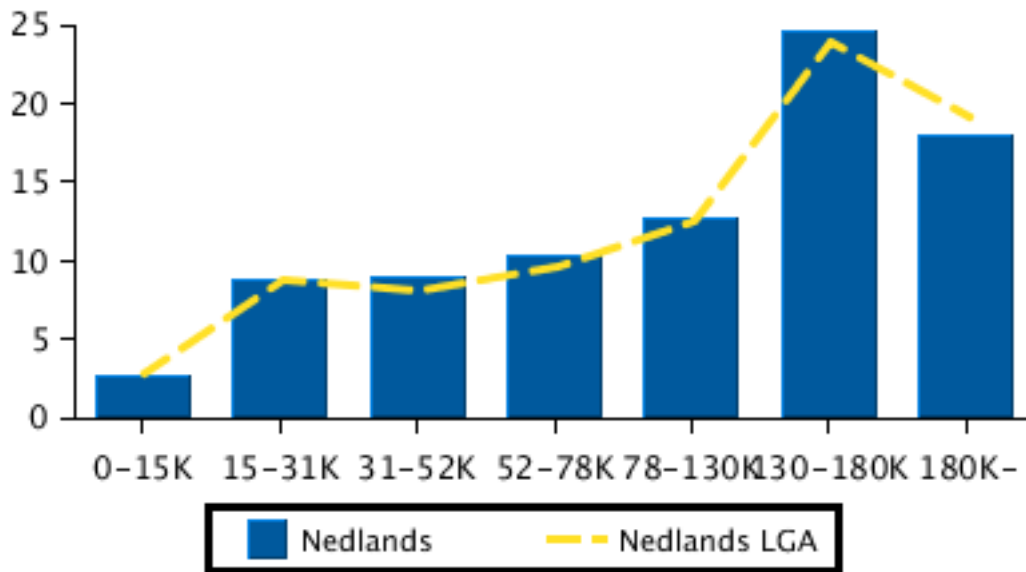
Age Group	Nedlands		Nedlands LGA	
	Male %	Female %	Male %	Female %
0-14	9.0	9.0	10.0	9.0
15-24	9.0	8.0	9.0	8.0
25-34	5.0	5.0	4.0	4.0
35-44	5.0	6.0	5.0	6.0
45-54	7.0	8.0	7.0	8.0
55-64	6.0	7.0	7.0	7.0
65-74	4.0	4.0	4.0	4.0
75-84	2.0	2.0	2.0	3.0
85-	1.0	2.0	1.0	2.0



Household Income

Income Range	Nedlands %	Nedlands LGA %
0-15K	2.7	2.8
15-31K	8.8	8.7
31-52K	8.9	8.1
52-78K	10.3	9.6
78-130K	12.6	12.5
130-180K	24.5	23.9
180K-	17.9	19.2

Household Income



Disclaimer

© 2015 Copyright RP Data Pty Limited, Local, State and Commonwealth Governments. All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials at this site is permitted.

In compiling this publication, RP Data has relied upon information supplied by a number of external sources. The publication is supplied on the basis that while the RP Data believes all the information in it is deemed reliable at the time of publication, it does not warrant its accuracy or completeness and to the full extent allowed by law excludes liability in contract, tort or otherwise, for any loss or damage sustained by subscribers, or by any other person or body corporate arising from or in connection with the supply or use of the whole or any part of the information in this publication through any cause whatsoever and limits any liability it may have to the amount paid to RP Data for the supply of such information.

Based on information provided by and with the permission of the Western Australian Land Information Authority (2015) trading as Landgate.