

Suburb Statistics Report

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Area Profile

The size of Kensington Gardens is approximately 1 square kilometres.

It has 1 park covering nearly 14% of total area.

The population of Kensington Gardens in 2006 was 2,504 people.

By 2011 the population was 2,347 showing a population decline of 6.3% in the area during that time.

The predominant age group in Kensington Gardens is 45-54 years.

Households in Kensington Gardens are primarily couples with children and are likely to be repaying \$1000 - \$1400 per month on mortgage repayments.

In general, people in Kensington Gardens work in a professional occupation.

In 2006, 69.5% of the homes in Kensington Gardens were owner-occupied compared with 65.4% in 2011.

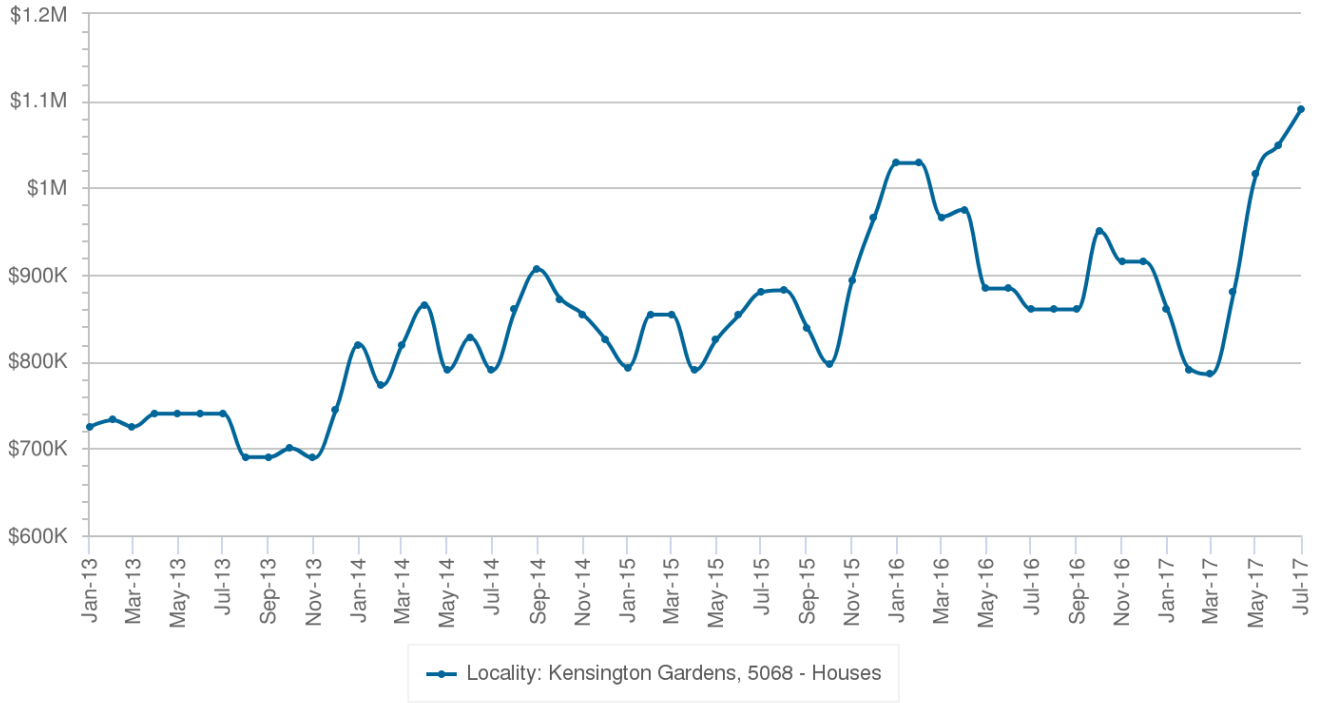
Currently the median sales price of houses in the area is \$1,090,000.

Median Sales Price

	Year 2013	Year 2014	Year 2015	Year 2016	Year 2017
Period	Median Price	Median Price	Median Price	Median Price	Median Price
January	\$725,000	\$820,000	\$793,750	\$1,028,500	\$860,000
February	\$732,500	\$772,500	\$854,000	\$1,028,500	\$791,000
March	\$725,000	\$820,000	\$854,000	\$966,750	\$785,500
April	\$740,000	\$865,000	\$790,000	\$975,000	\$880,000
May	\$740,000	\$790,000	\$825,750	\$884,000	\$1,015,000
June	\$740,000	\$827,500	\$854,000	\$884,000	\$1,050,000
July	\$740,000	\$790,000	\$880,000	\$860,000	\$1,090,000
August	\$690,000	\$859,500	\$882,000	\$860,000	n/a
September	\$690,000	\$906,000	\$838,750	\$860,000	n/a
October	\$700,000	\$872,500	\$797,500	\$950,000	n/a
November	\$689,000	\$854,000	\$894,500	\$915,000	n/a
December	\$745,000	\$825,750	\$966,750	\$915,000	n/a

Statistics are calculated over a rolling 12 month period

Median Sales Price



Statistics are calculated over a rolling 12 month period

Median Sales Price vs Number Sold



*Statistics are calculated over a rolling 12 month period

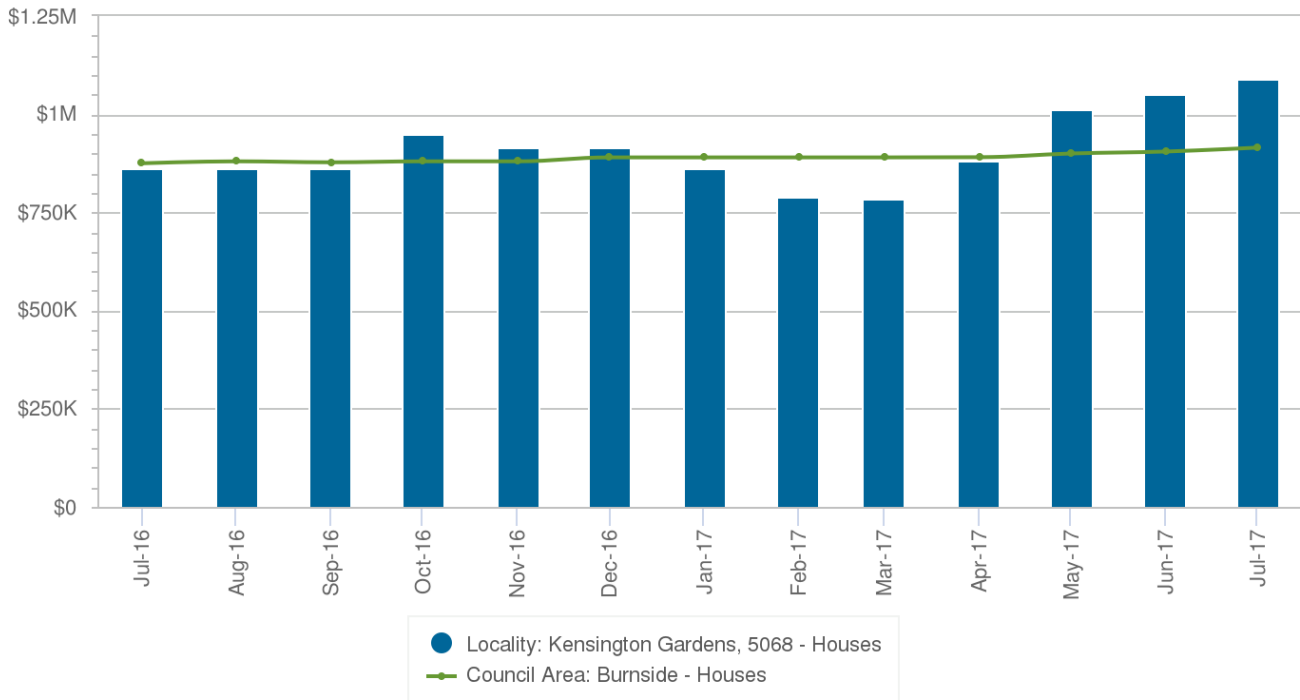
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Kensington Gardens	Burnside
	Median Price	Median Price
July 2017	\$1,090,000	\$915,000
June 2017	\$1,050,000	\$905,000
May 2017	\$1,015,000	\$900,000
April 2017	\$880,000	\$890,500
March 2017	\$785,500	\$890,000
February 2017	\$791,000	\$890,000
January 2017	\$860,000	\$890,000
December 2016	\$915,000	\$890,000
November 2016	\$915,000	\$880,000
October 2016	\$950,000	\$880,000
September 2016	\$860,000	\$877,500
August 2016	\$860,000	\$880,000

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (House)



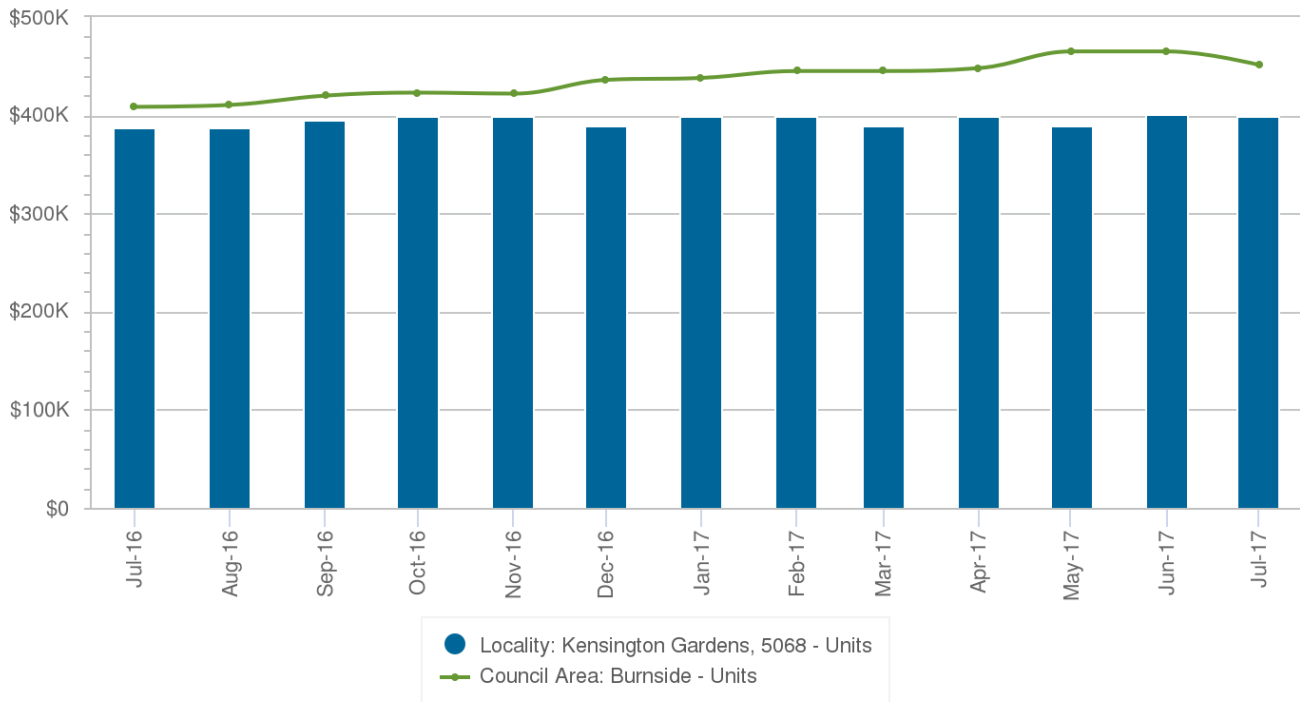
Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)

Period	Kensington Gardens	Burnside
	Median Price	Median Price
July 2017	\$400,000	\$451,050
June 2017	\$401,250	\$465,000
May 2017	\$390,000	\$465,000
April 2017	\$400,000	\$448,000
March 2017	\$390,000	\$445,000
February 2017	\$400,000	\$445,000
January 2017	\$400,000	\$438,000
December 2016	\$390,000	\$436,000
November 2016	\$400,000	\$422,000
October 2016	\$400,000	\$423,000
September 2016	\$395,000	\$420,000
August 2016	\$387,500	\$410,500

Statistics are calculated over a rolling 12 month period

Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

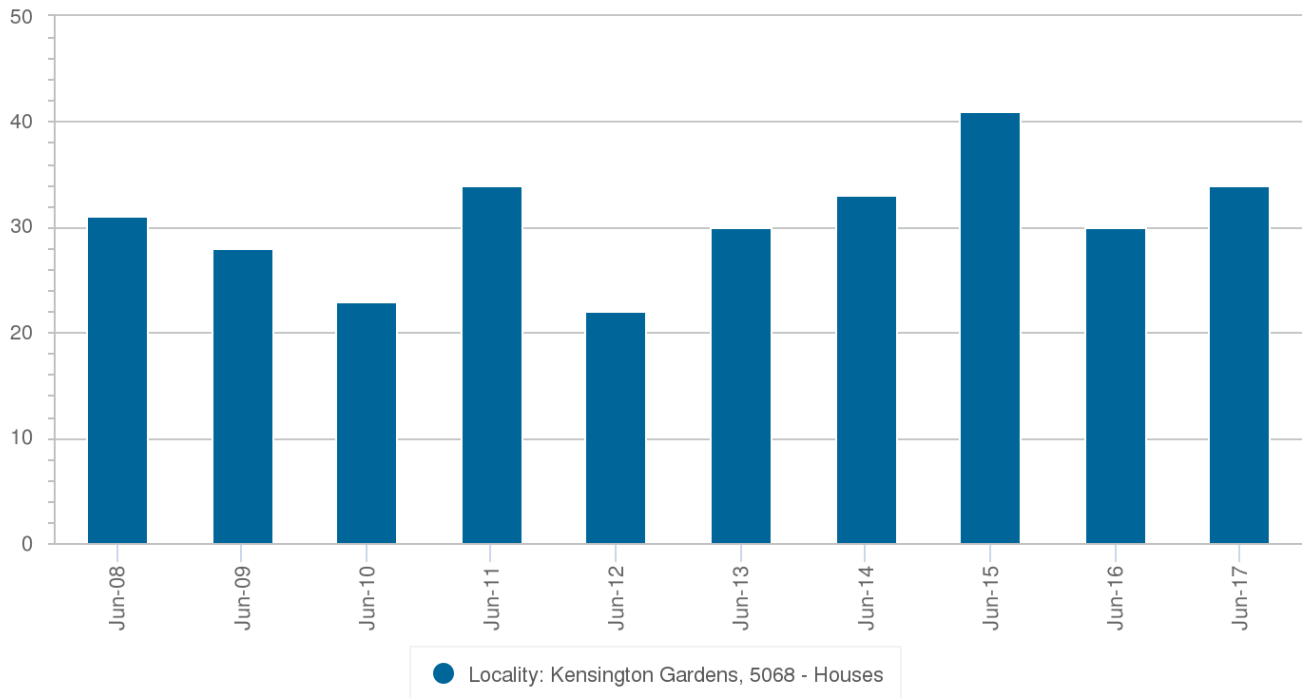
Sales Per Annum

Sales Per Annum (House)

Period Ending	Kensington Gardens
	Number
Jun 2017	34
Jun 2016	30
Jun 2015	41
Jun 2014	33
Jun 2013	30
Jun 2012	22
Jun 2011	34
Jun 2010	23
Jun 2009	28
Jun 2008	31

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



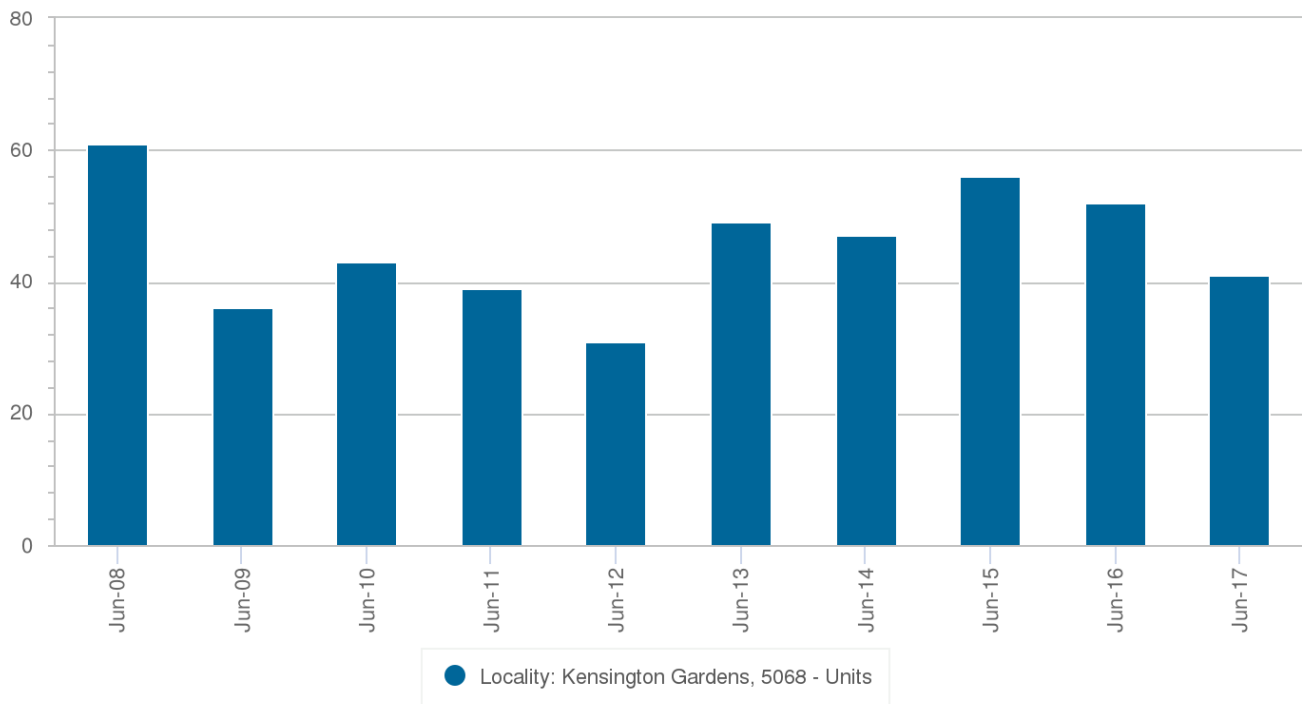
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Kensington Gardens	
	Number	
Jun 2017	41	
Jun 2016	52	
Jun 2015	56	
Jun 2014	47	
Jun 2013	49	
Jun 2012	31	
Jun 2011	39	
Jun 2010	43	
Jun 2009	36	
Jun 2008	61	

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



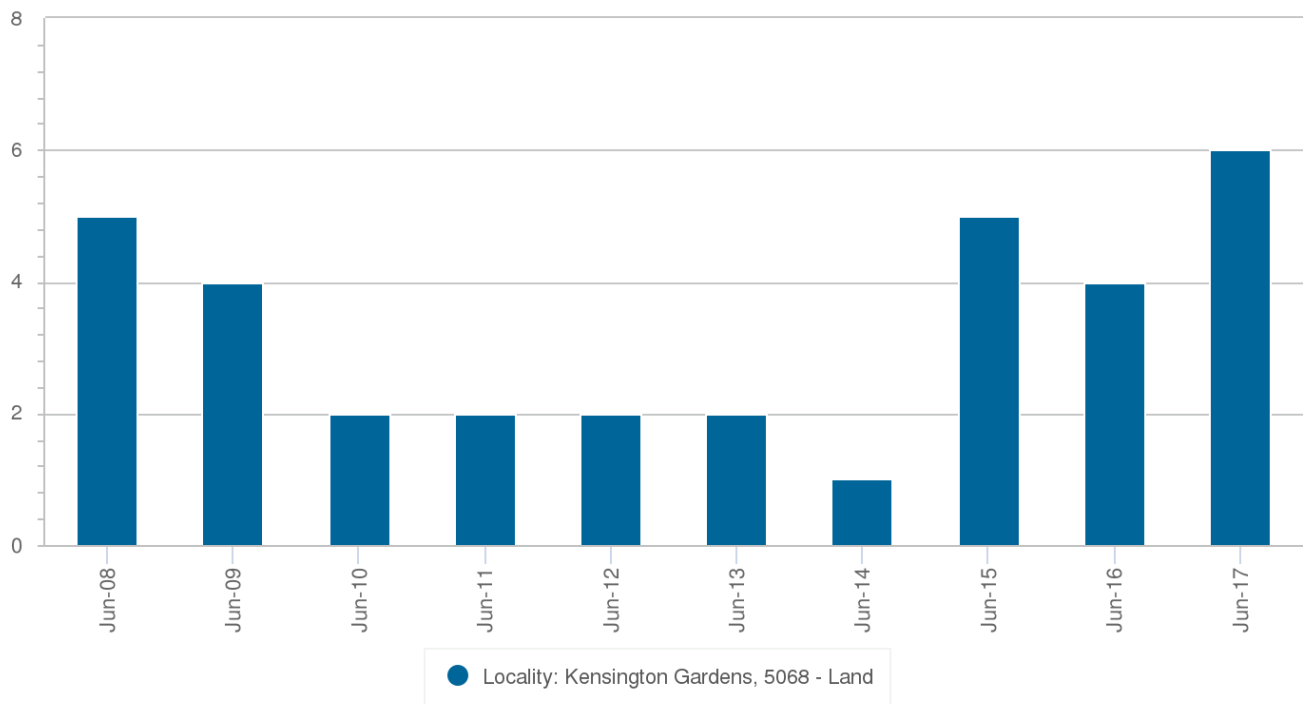
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Kensington Gardens	
	Number	
Jun 2017	6	
Jun 2016	4	
Jun 2015	5	
Jun 2014	1	
Jun 2013	2	
Jun 2012	2	
Jun 2011	2	
Jun 2010	2	
Jun 2009	4	
Jun 2008	5	

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



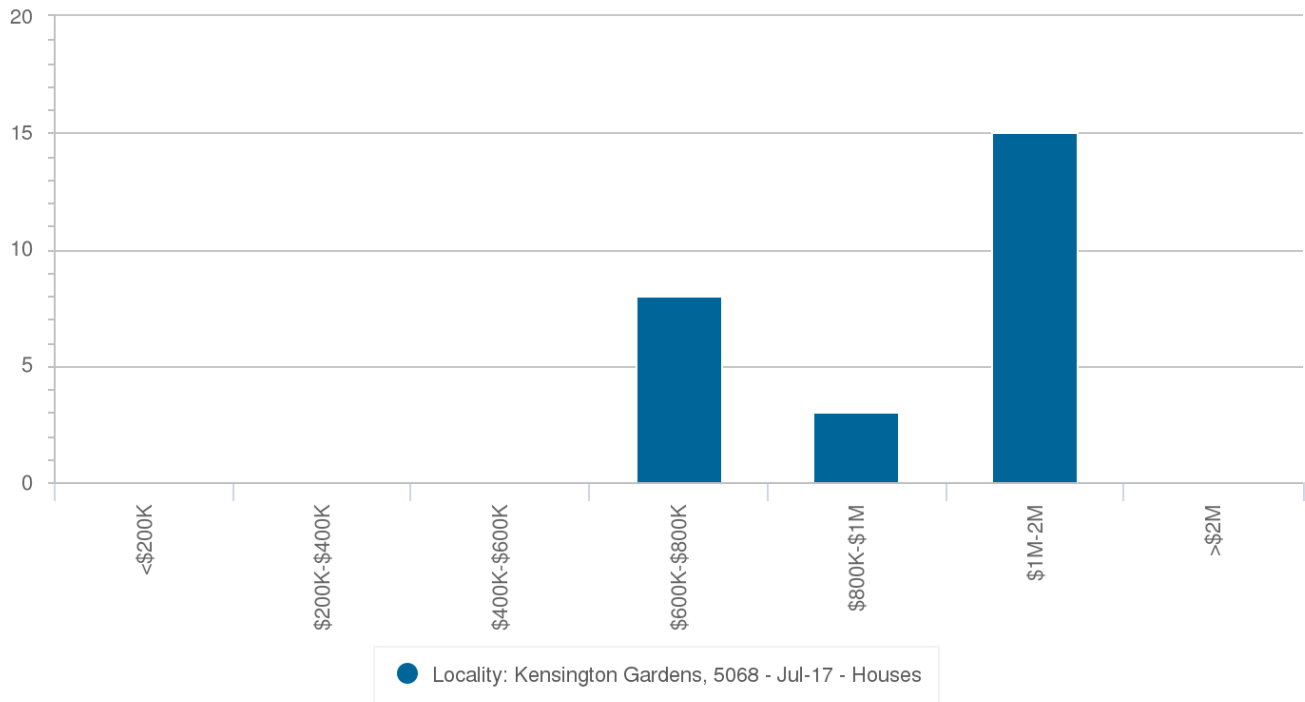
Sales By Price

Sales By Price - 12 months (House)

Price	Kensington Gardens	
	Number	
<\$200K	0	
\$200K-\$400K	0	
\$400K-\$600K	0	
\$600K-\$800K	8	
\$800K-\$1M	3	
\$1M-\$2M	15	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

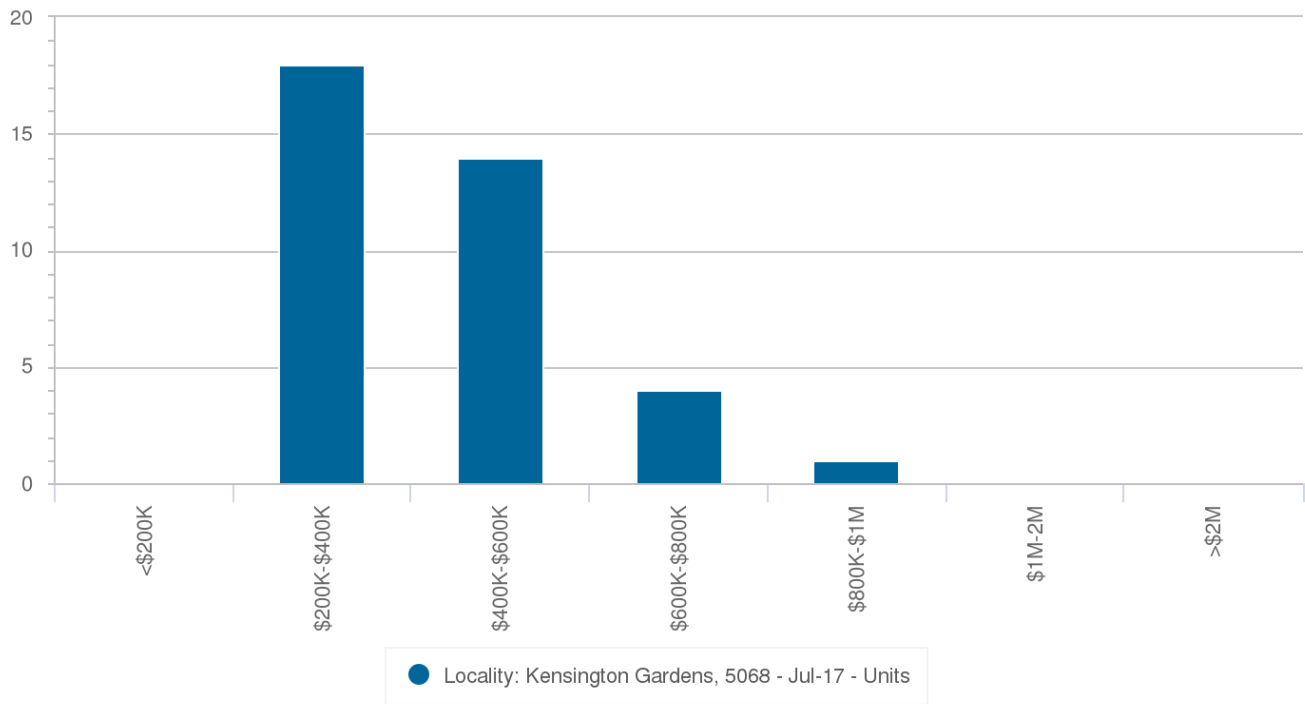


Sales By Price - 12 months (Unit)

Price	Kensington Gardens	
	Number	
<\$200K	0	
\$200K-\$400K	18	
\$400K-\$600K	14	
\$600K-\$800K	4	
\$800K-\$1M	1	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Unit)



Statistics are calculated over a rolling 12 month period

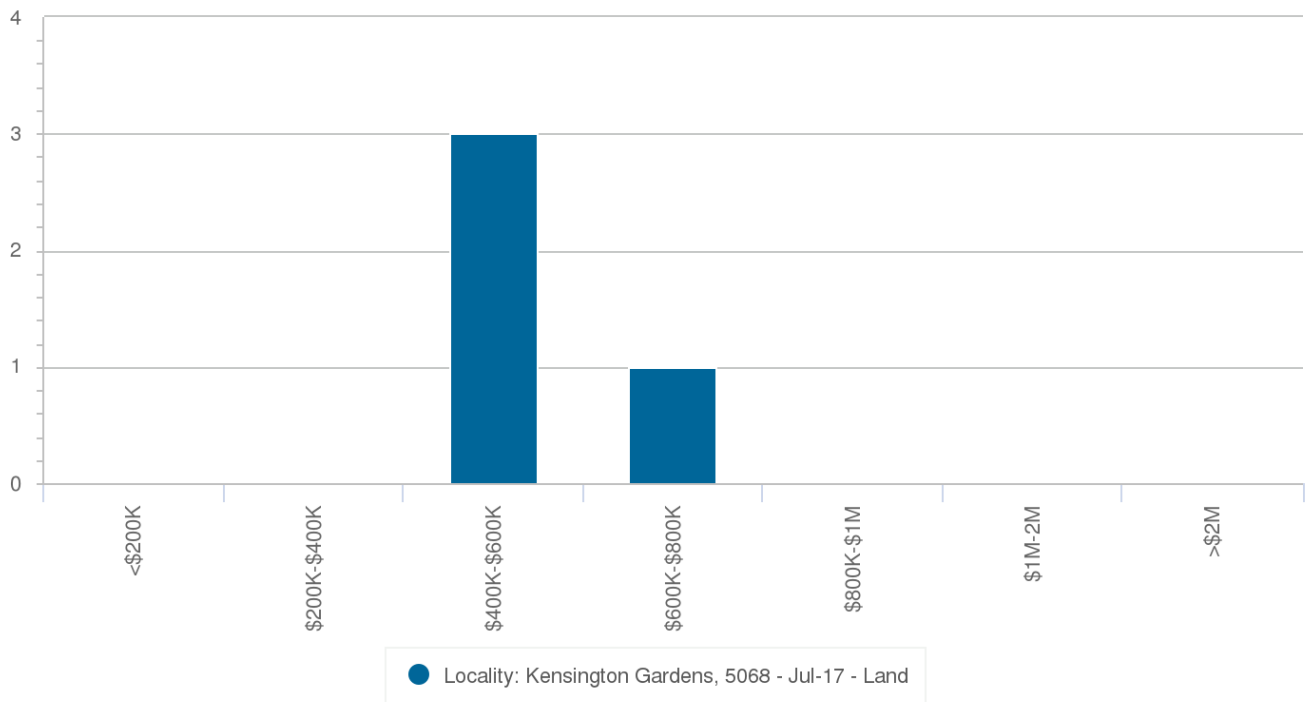


Sales By Price - 12 months (Land)

Price	Kensington Gardens	
	Number	
<\$200K	0	
\$200K-\$400K	0	
\$400K-\$600K	3	
\$600K-\$800K	1	
\$800K-\$1M	0	
\$1M-\$2M	0	
>\$2M	0	

Statistics are calculated over a rolling 12 month period

Sales By Price - 12 months (Land)



Statistics are calculated over a rolling 12 month period

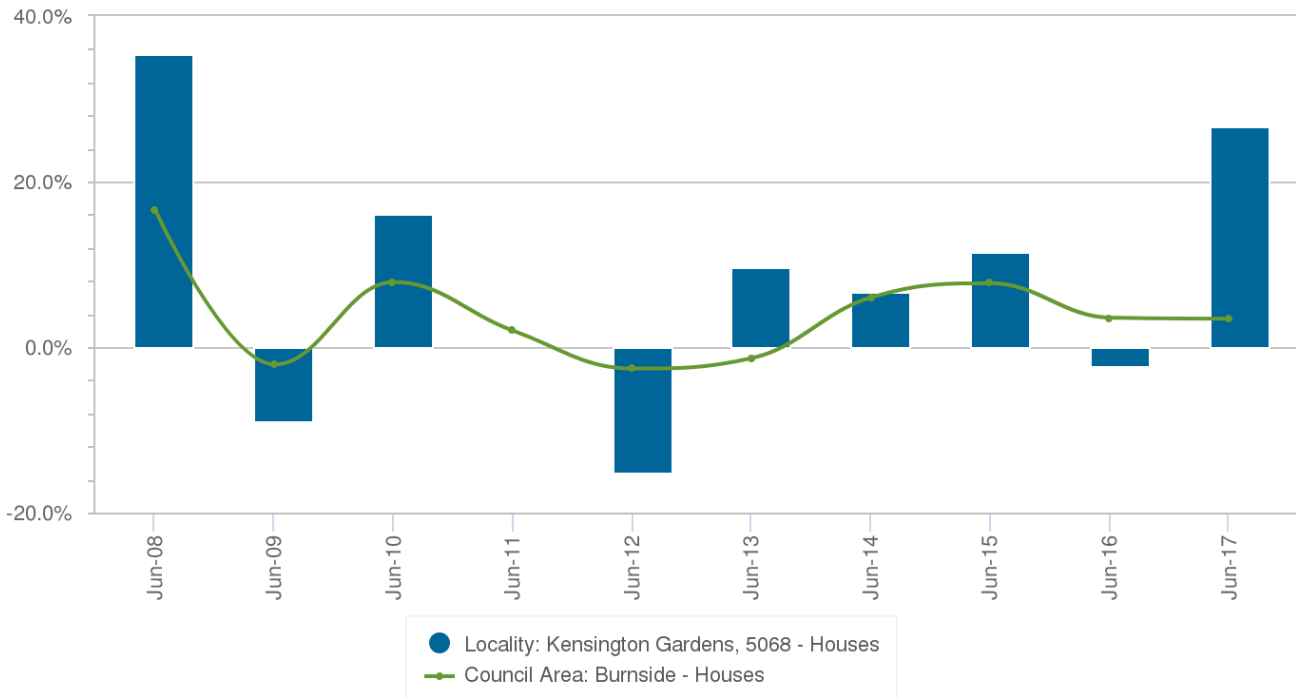
Change in Median Price

Change in Median Price (House)

Period	Kensington Gardens	Burnside
	% Change	% Change
Jul 2017	26.74%	3.43%
Jul 2016	-2.27%	3.55%
Jul 2015	11.39%	7.71%
Jul 2014	6.76%	6.01%
Jul 2013	9.63%	-1.33%
Jul 2012	-15.09%	-2.6%
Jul 2011	0%	1.99%
Jul 2010	16.06%	7.86%
Jul 2009	-8.91%	-2.1%
Jul 2008	35.43%	16.59%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



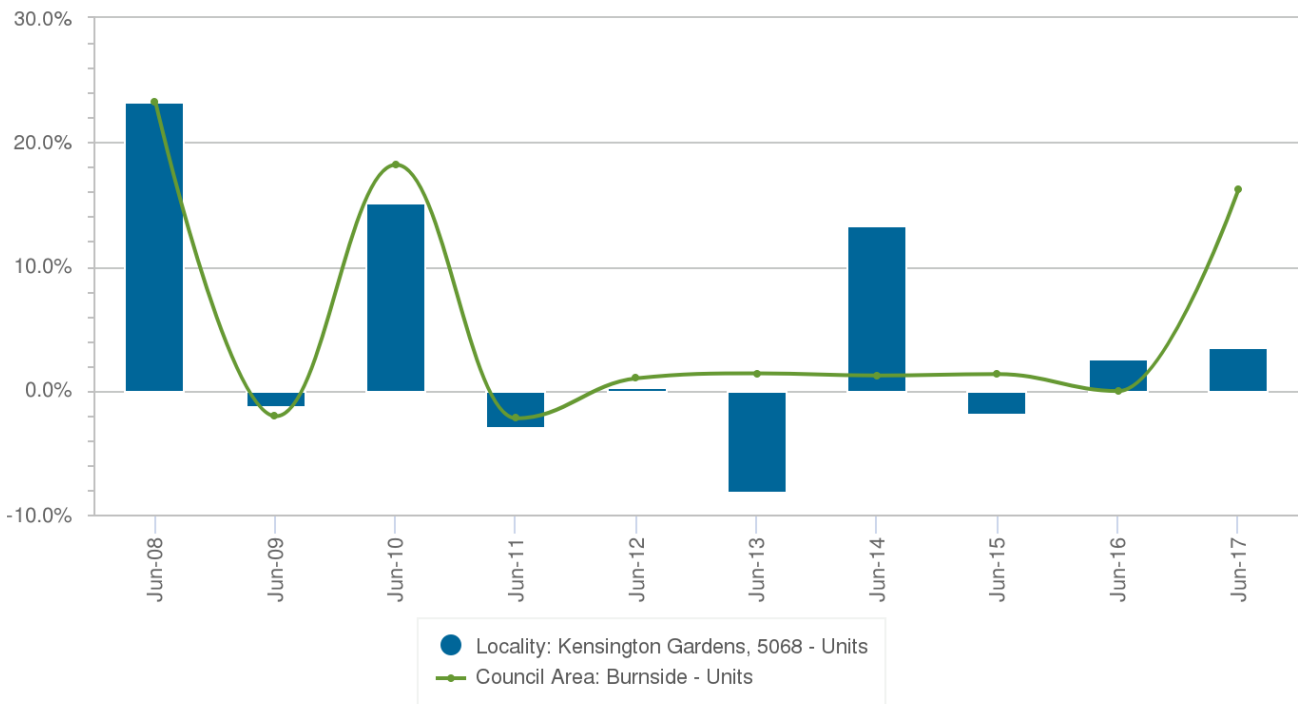
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Kensington Gardens	Burnside
	% Change	% Change
Jun 2017	3.55%	16.25%
Jun 2016	2.51%	-0.05%
Jun 2015	-1.82%	1.32%
Jun 2014	13.24%	1.2%
Jun 2013	-8.17%	1.38%
Jun 2012	0.34%	0.98%
Jun 2011	-2.89%	-2.24%
Jun 2010	15.15%	18.18%
Jun 2009	-1.23%	-2.08%
Jun 2008	23.29%	23.22%

Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)



Statistics are calculated over a rolling 12 month period

Change in Median Price (Land)

Period	Kensington Gardens	Burnside
	% Change	% Change
Jun 2016	0%	8.28%
Jun 2015	0%	-9.46%
Jun 2014	0%	24.44%
Jun 2013	0%	-28.06%
Jun 2012	0%	7.84%
Jun 2011	0%	2.65%
Jun 2010	0%	0.44%
Jun 2009	0%	16.58%
Jun 2008	0%	19.1%
Jun 2007	0%	0%

Statistics are calculated over a rolling 12 month period

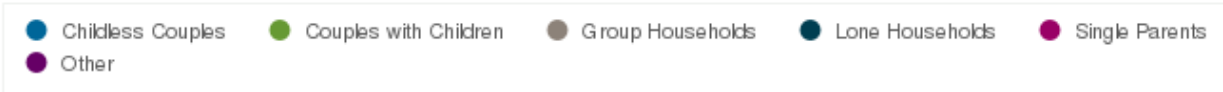
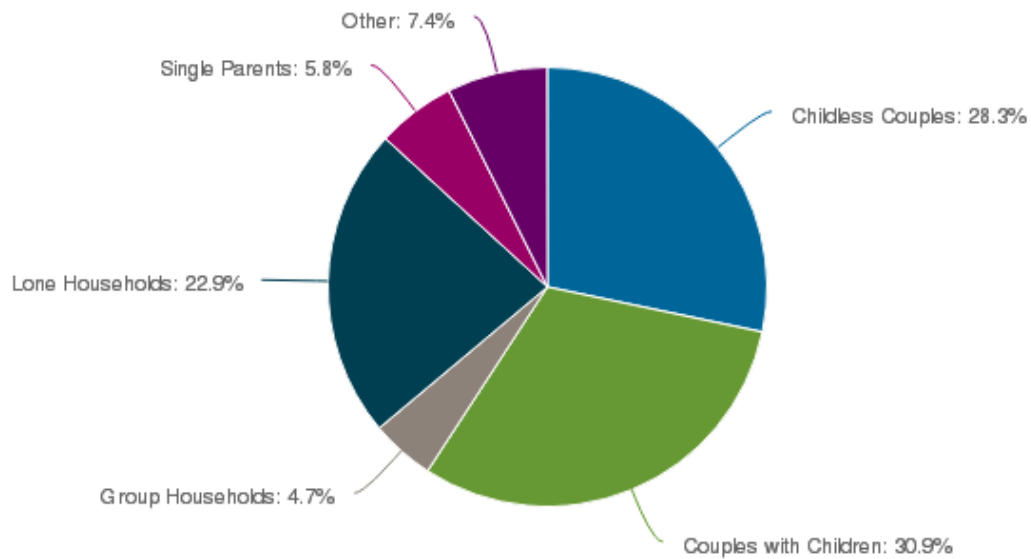
Household

Household Structure

Type	Percent
Couples with Children	30.9
Childless Couples	28.3
Lone Households	22.9
Other	7.4
Single Parents	5.8
Group Households	4.7

Statistics are provided by the Australian Bureau of Statistics (ABS)

Household Structure



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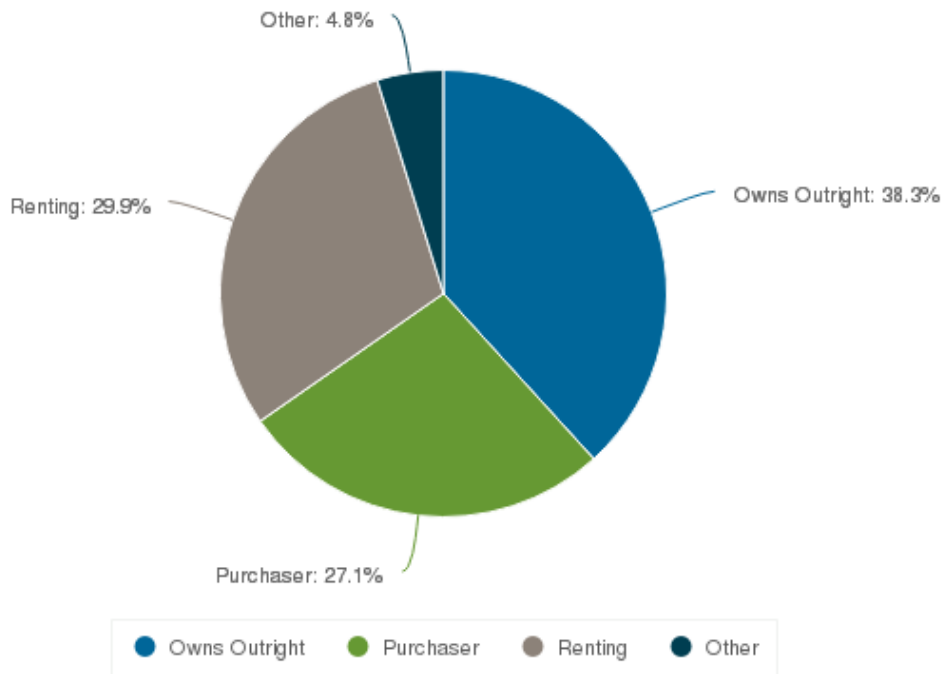


Household Occupancy

Type	Percent
Owens Outright	38.3
Renting	29.9
Purchaser	27.1
Other	4.8

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Household Occupancy



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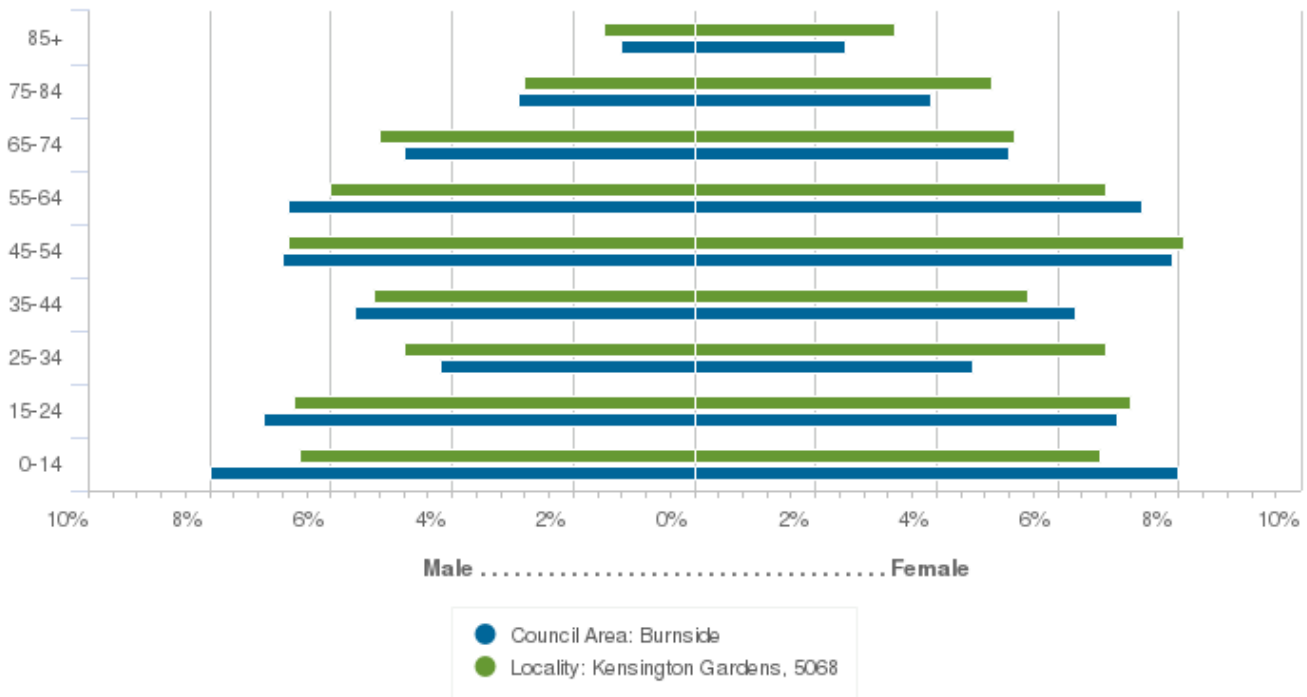
Age Sex Ratio

Age Sex Ratio

Age Group	Kensington Gardens		Burnside	
	Male %	Female %	Male %	Female %
0-14	6.5	6.7	8.0	8.0
15-24	6.6	7.2	7.1	7.0
25-34	4.8	6.8	4.2	4.6
35-44	5.3	5.5	5.6	6.3
45-54	6.7	8.1	6.8	7.9
55-64	6.0	6.8	6.7	7.4
65-74	5.2	5.3	4.8	5.2
75-84	2.8	4.9	2.9	3.9
85+	1.5	3.3	1.2	2.5

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Age Sex Ratio



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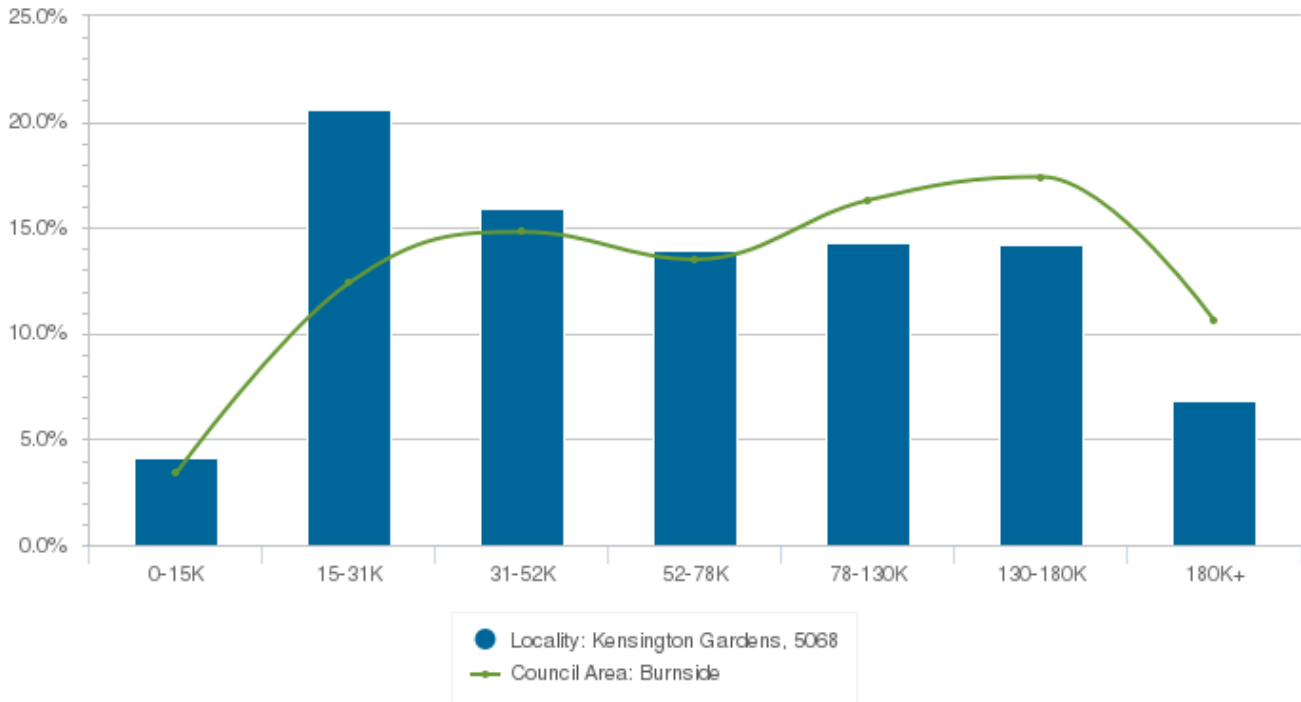
Household Income

Household Income

Income Range	Kensington Gardens %	Burnside %
0-15K	4.1	3.4
15-31K	20.6	12.4
31-52K	15.9	14.8
52-78K	13.9	13.5
78-130K	14.3	16.3
130-180K	14.2	17.4
180K+	6.8	10.6

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Household Income



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