

# Suburb Statistics Report

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## Area Profile

The size of Kingswood is approximately 1 square kilometres.

The population of Kingswood in 2006 was 2,598 people.

By 2011 the population was 2,356 showing a population decline of 9.3% in the area during that time.

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

Households in Kingswood are primarily couples with children and are likely to be repaying \$1800 - \$2400 per month on mortgage repayments.

In general, people in Kingswood work in a professional occupation.

In 2006, 76.9% of the homes in Kingswood were owner-occupied compared with 73.2% in 2011.

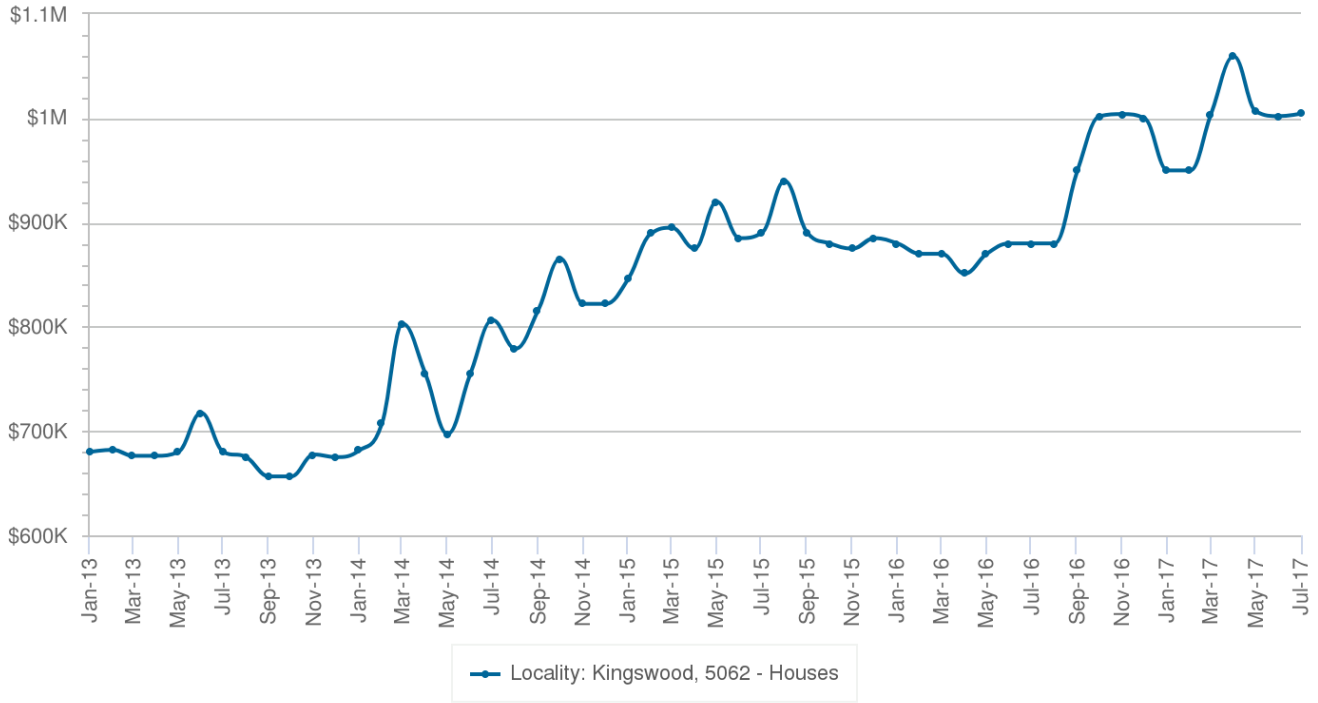
Currently the median sales price of houses in the area is \$1,004,444.

### 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	\$680,000	\$681,262	\$846,000	\$880,000	\$950,000
February	\$682,000	\$707,000	\$889,500	\$870,000	\$950,000
March	\$676,250	\$803,000	\$895,000	\$870,000	\$1,004,000
April	\$676,250	\$755,000	\$875,000	\$851,000	\$1,059,444
May	\$680,000	\$697,262	\$920,000	\$870,000	\$1,006,444
June	\$717,500	\$755,000	\$885,000	\$880,000	\$1,002,000
July	\$680,000	\$806,500	\$890,000	\$880,000	\$1,004,444
August	\$675,000	\$779,000	\$940,000	\$880,000	n/a
September	\$656,500	\$816,000	\$890,000	\$950,000	n/a
October	\$656,500	\$865,500	\$880,000	\$1,002,000	n/a
November	\$677,500	\$822,000	\$875,000	\$1,004,000	n/a
December	\$675,000	\$822,000	\$885,000	\$1,000,000	n/a

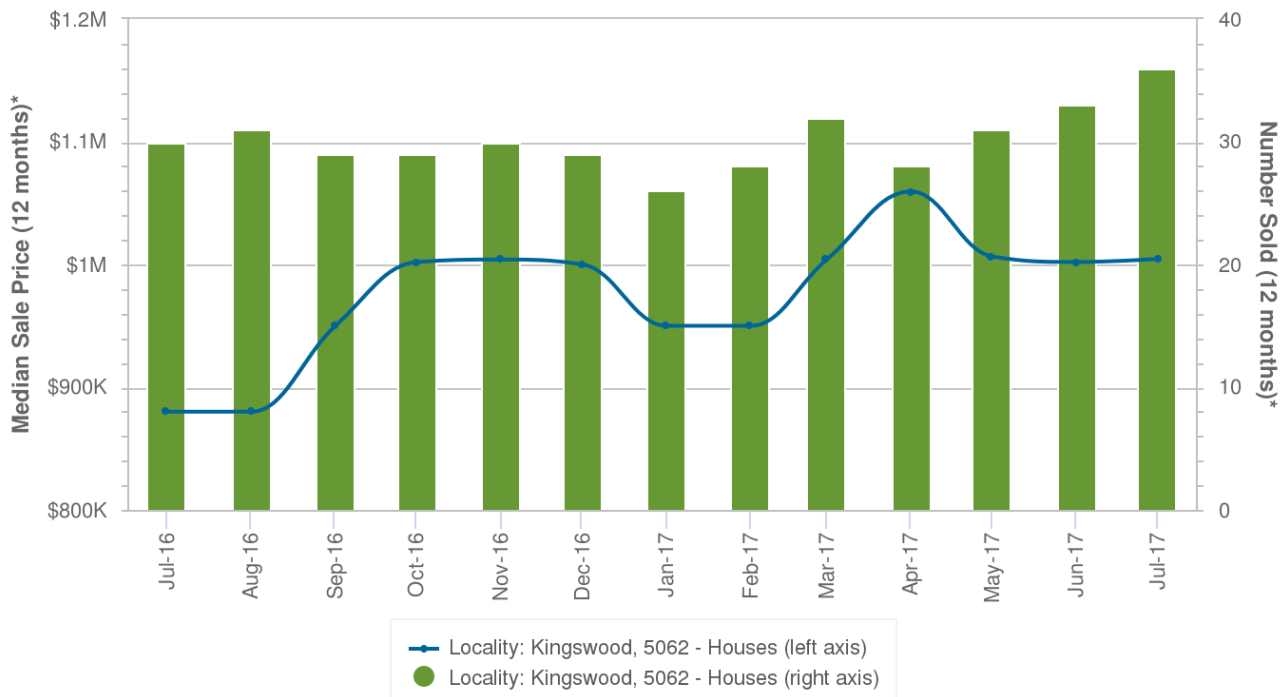
Statistics are calculated over a rolling 12 month period

### 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

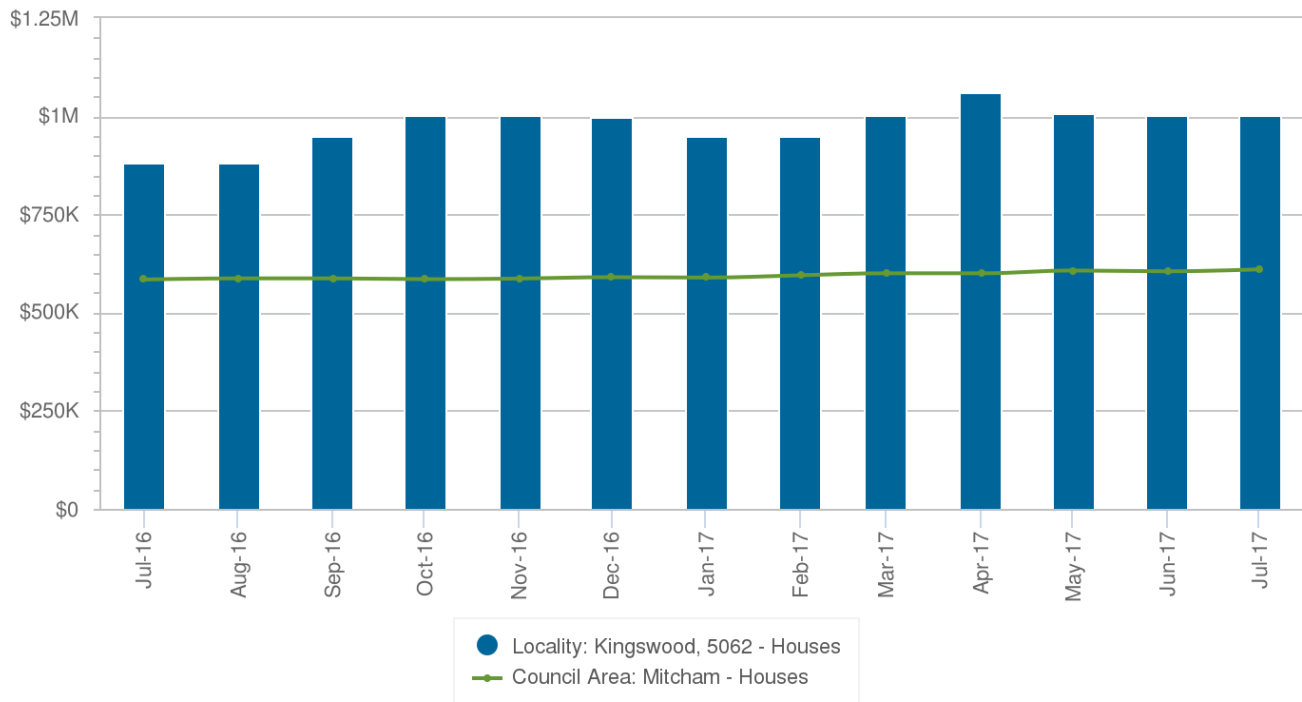
# Recent Median Sale Prices

## Recent Median Sale Prices (House)

Period	Kingswood	Mitcham
	Median Price	Median Price
July 2017	\$1,004,444	\$610,000
June 2017	\$1,002,000	\$605,000
May 2017	\$1,006,444	\$607,000
April 2017	\$1,059,444	\$600,000
March 2017	\$1,004,000	\$600,000
February 2017	\$950,000	\$595,000
January 2017	\$950,000	\$589,055
December 2016	\$1,000,000	\$590,000
November 2016	\$1,004,000	\$586,500
October 2016	\$1,002,000	\$585,000
September 2016	\$950,000	\$587,000
August 2016	\$880,000	\$587,000

Statistics are calculated over a rolling 12 month period

## Recent Median Sale Prices (House)



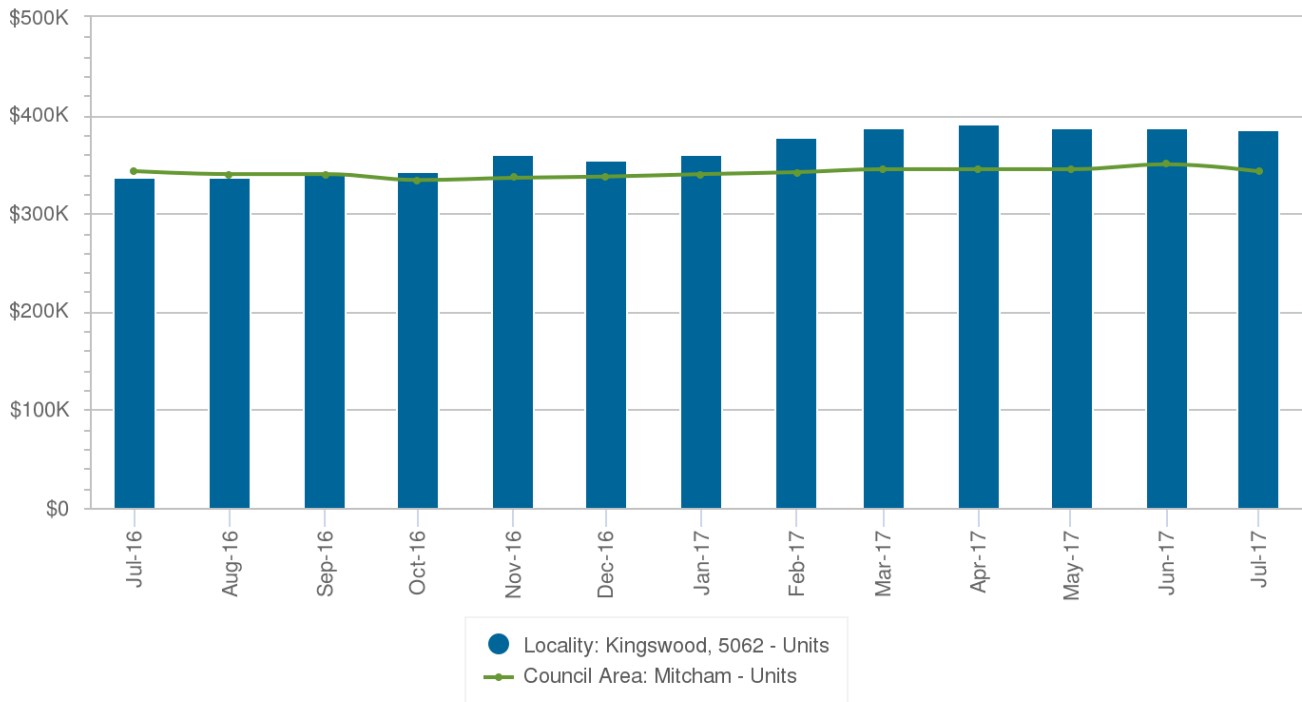
Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)

Period	Kingswood Median Price	Mitcham Median Price
July 2017	\$385,000	\$342,750
June 2017	\$388,500	\$350,000
May 2017	\$388,500	\$345,000
April 2017	\$392,000	\$345,000
March 2017	\$388,500	\$345,000
February 2017	\$378,500	\$342,000
January 2017	\$360,000	\$340,000
December 2016	\$355,000	\$337,500
November 2016	\$360,000	\$336,250
October 2016	\$343,000	\$334,000
September 2016	\$343,000	\$340,000
August 2016	\$337,500	\$340,000

Statistics are calculated over a rolling 12 month period

### Recent Median Sale Prices (Unit)



Statistics are calculated over a rolling 12 month period

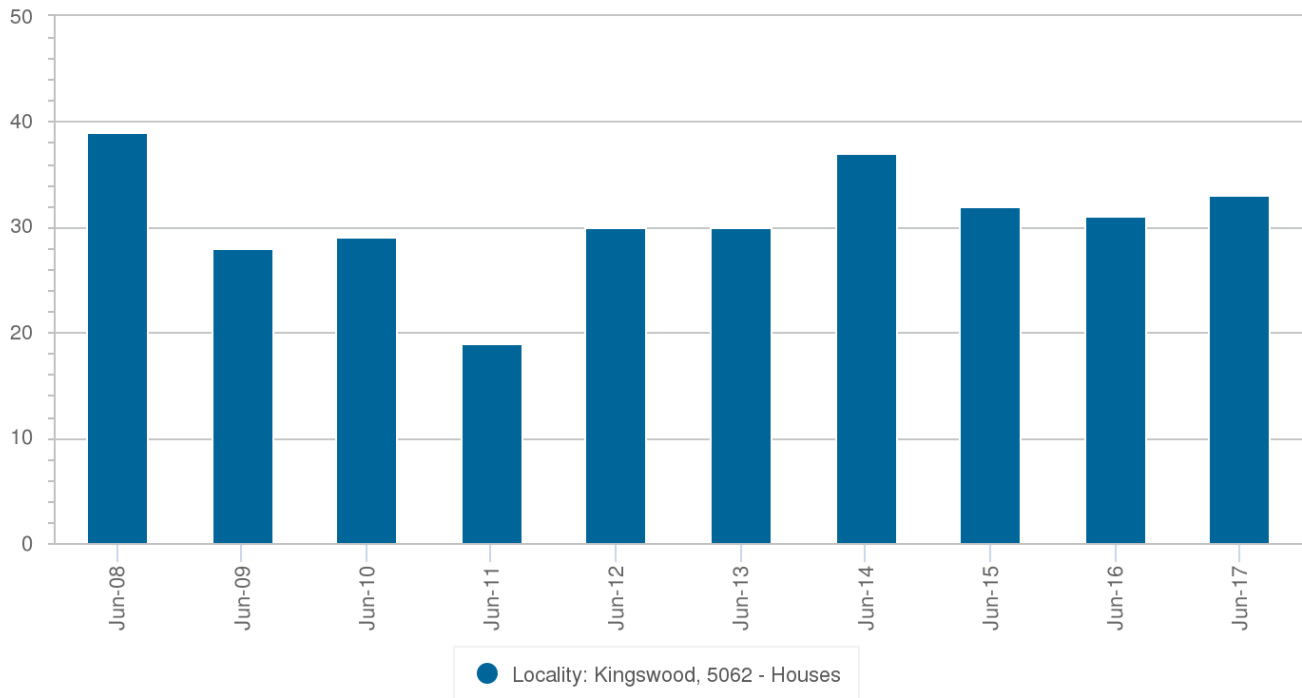
# Sales Per Annum

## Sales Per Annum (House)

Period Ending	Kingswood
	Number
Jun 2017	33
Jun 2016	31
Jun 2015	32
Jun 2014	37
Jun 2013	30
Jun 2012	30
Jun 2011	19
Jun 2010	29
Jun 2009	28
Jun 2008	39

Statistics are calculated over a rolling 12 month period

## Sales Per Annum (House)



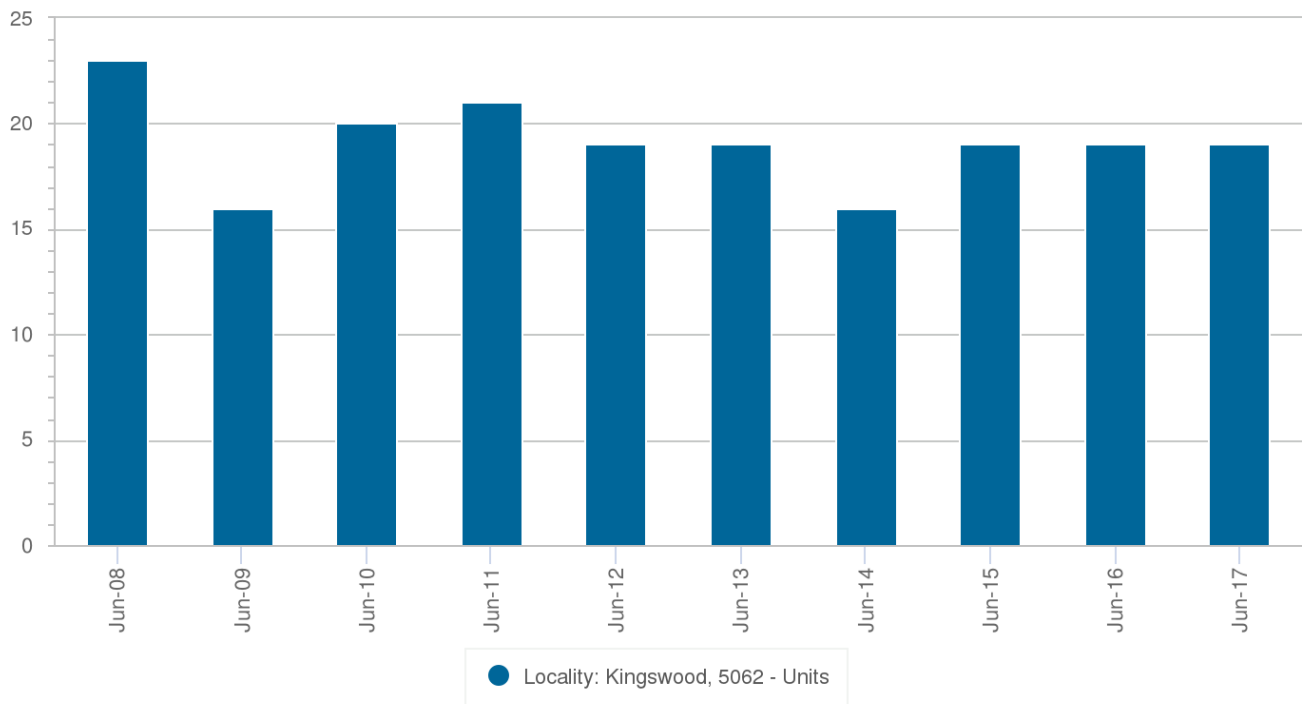
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)

Period Ending	Kingswood Number
Jun 2017	19
Jun 2016	19
Jun 2015	19
Jun 2014	16
Jun 2013	19
Jun 2012	19
Jun 2011	21
Jun 2010	20
Jun 2009	16
Jun 2008	23

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Unit)



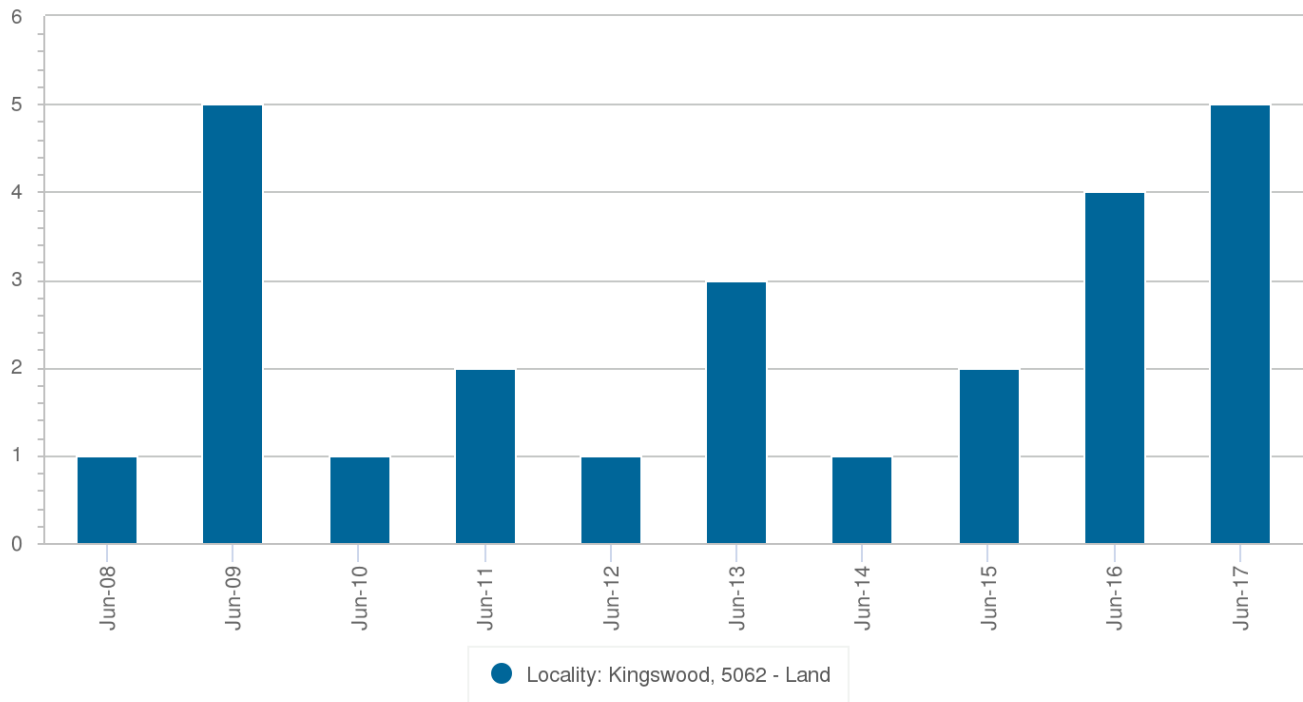
Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)

Period Ending	Kingswood Number
Jun 2017	5
Jun 2016	4
Jun 2015	2
Jun 2014	1
Jun 2013	3
Jun 2012	1
Jun 2011	2
Jun 2010	1
Jun 2009	5
Jun 2008	1

Statistics are calculated over a rolling 12 month period

### Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period





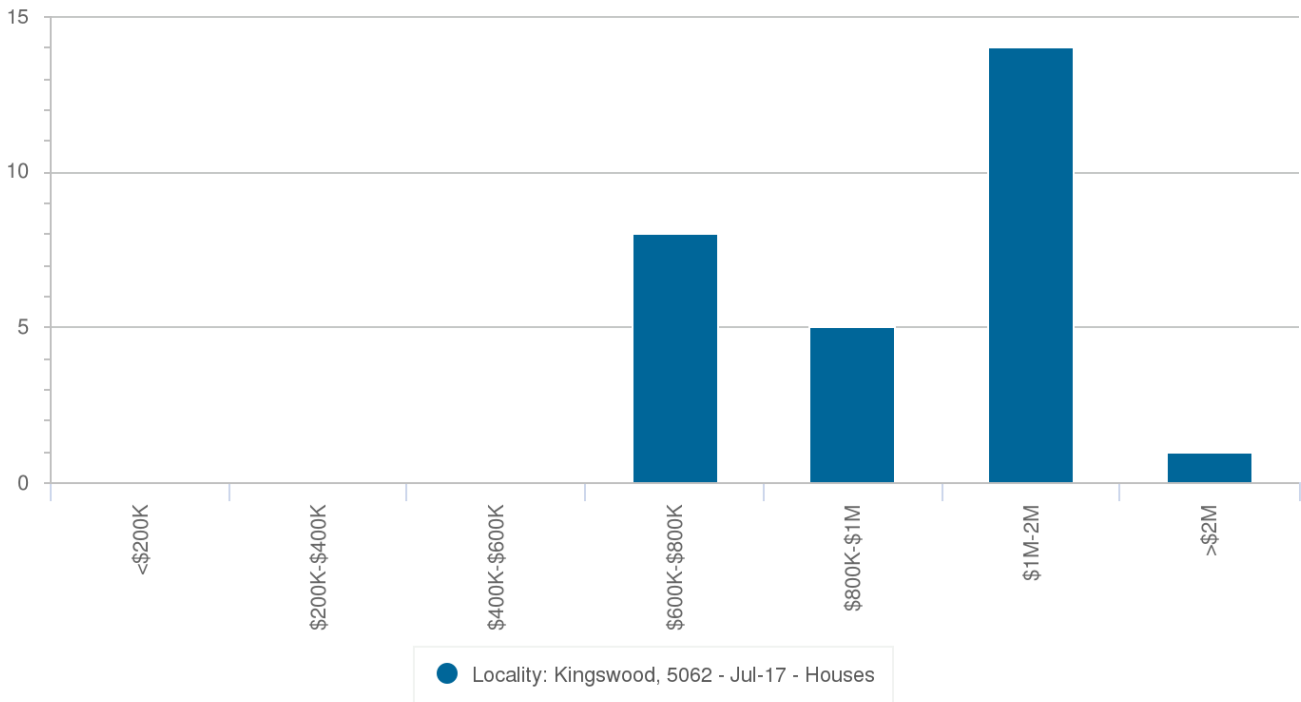
# Sales By Price

## Sales By Price - 12 months (House)

Price	Kingswood	
	Number	
<\$200K	0	
\$200K-\$400K	0	
\$400K-\$600K	0	
\$600K-\$800K	8	
\$800K-\$1M	5	
\$1M-\$2M	14	
>\$2M	1	

Statistics are calculated over a rolling 12 month period

## Sales By Price - 12 months (House)



Statistics are calculated over a rolling 12 month period

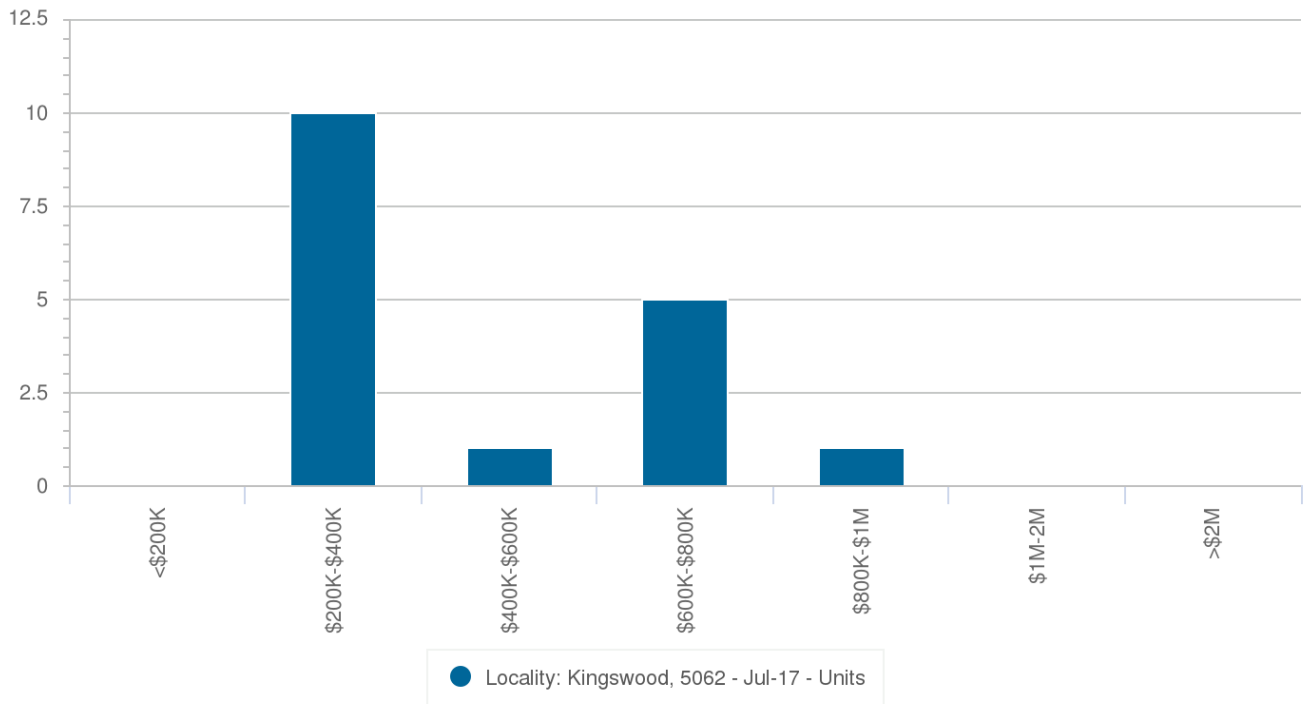


### Sales By Price - 12 months (Unit)

Price	Kingswood Number
<\$200K	0
\$200K-\$400K	10
\$400K-\$600K	1
\$600K-\$800K	5
\$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

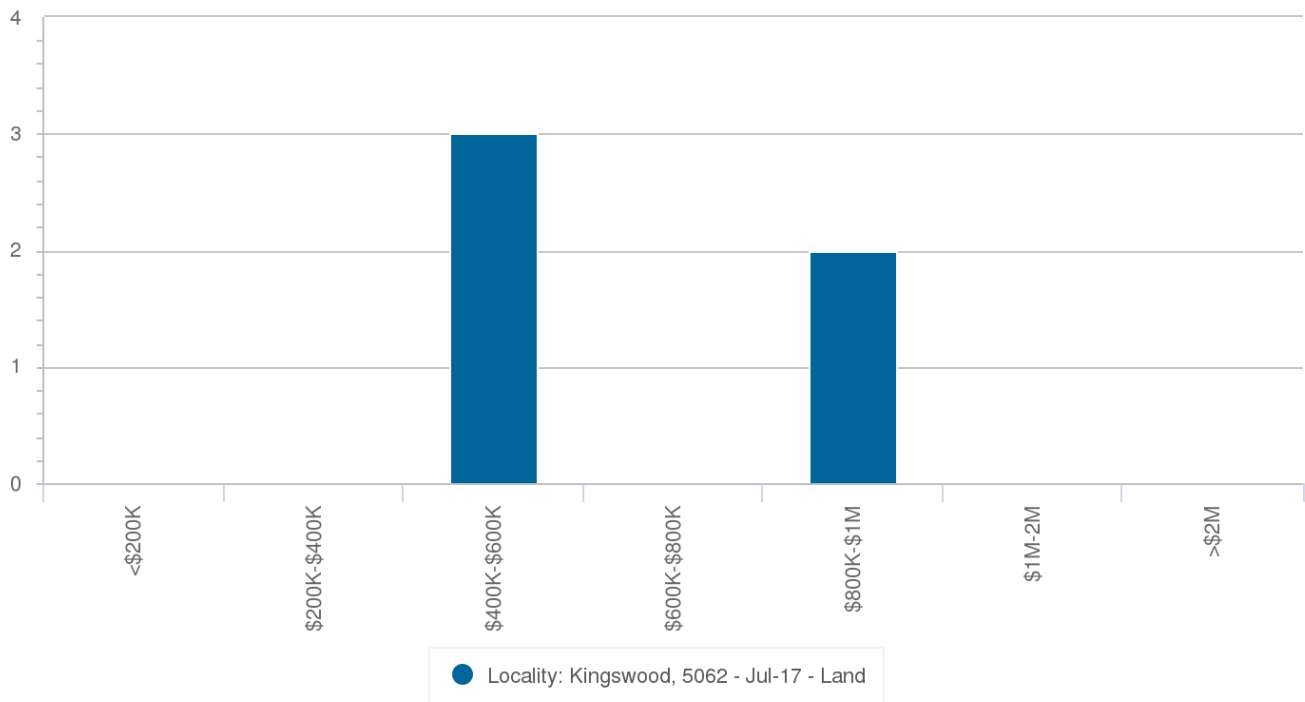


### Sales By Price - 12 months (Land)

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

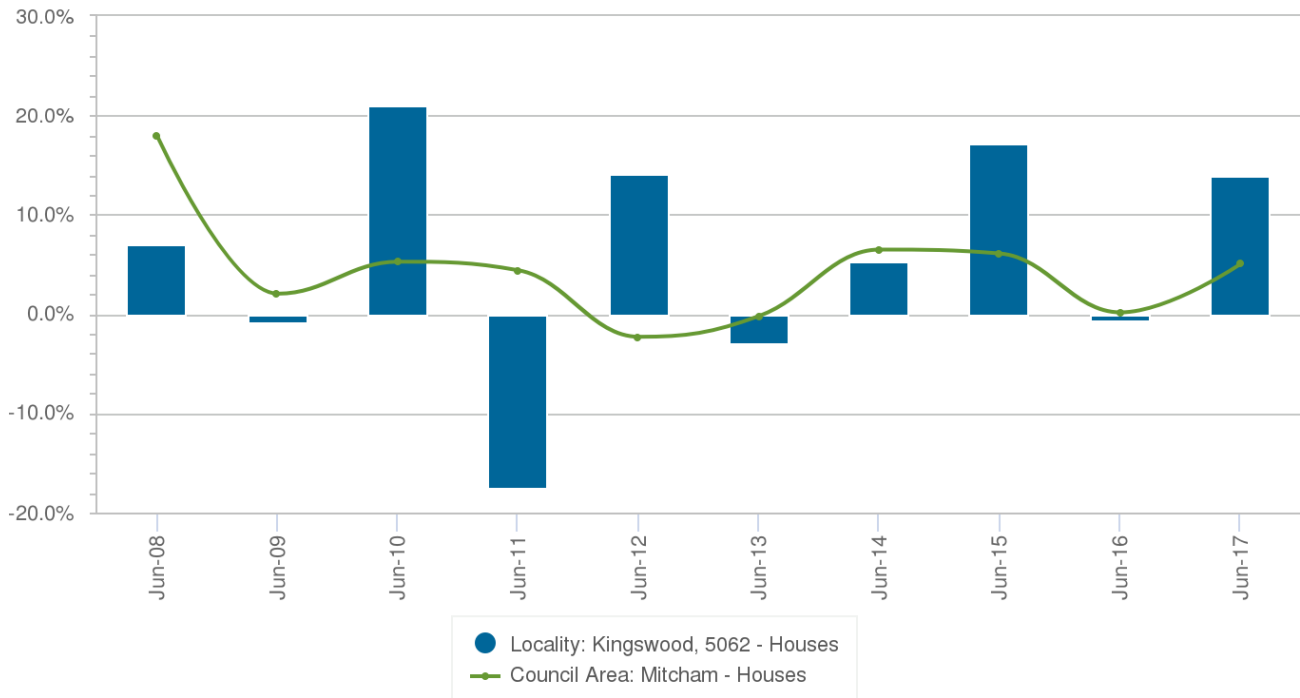
# Change in Median Price

## Change in Median Price (House)

Period	Kingswood % Change	Mitcham % Change
Jun 2017	13.86%	5.05%
Jun 2016	-0.56%	0.16%
Jun 2015	17.22%	6.09%
Jun 2014	5.23%	6.48%
Jun 2013	-3.04%	-0.2%
Jun 2012	14.11%	-2.3%
Jun 2011	-17.6%	4.4%
Jun 2010	21.08%	5.26%
Jun 2009	-0.84%	2.04%
Jun 2008	7.03%	17.85%

Statistics are calculated over a rolling 12 month period

## Change in Median Price (House)



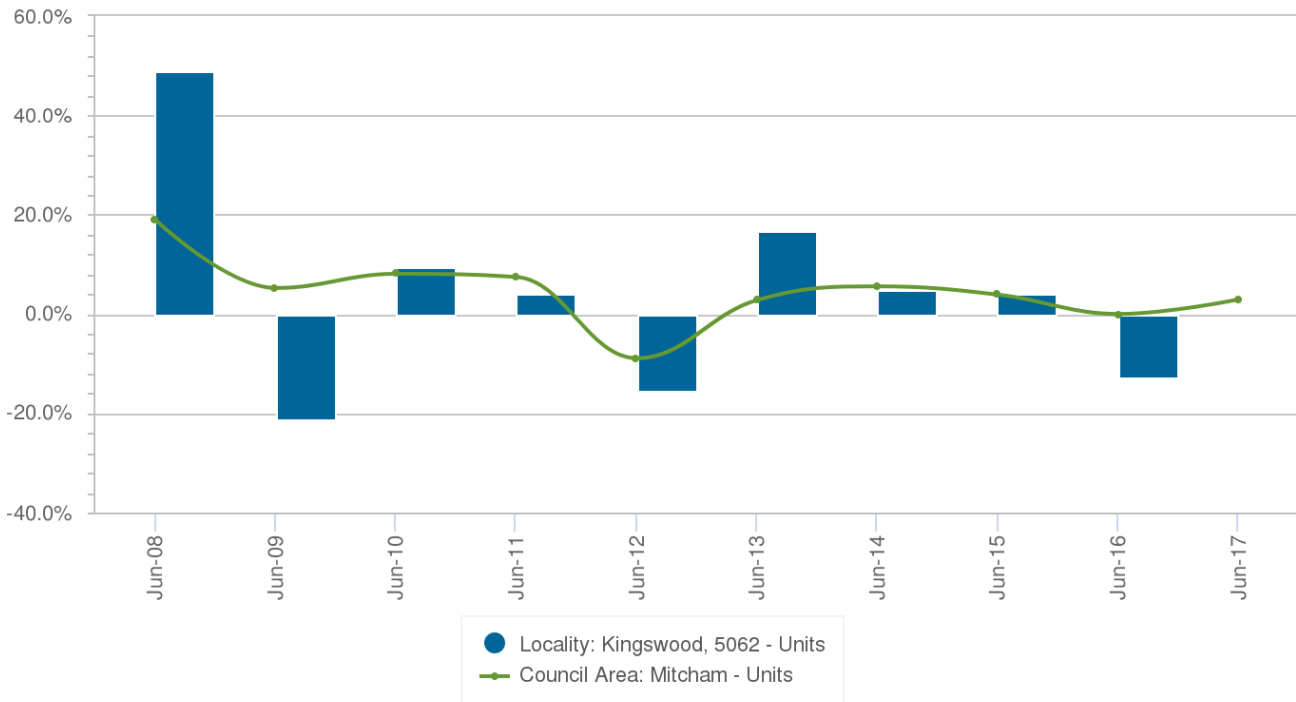
Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)

Period	Kingswood % Change	Mitcham % Change
Sep 2016	-12.61%	0%
Sep 2015	3.97%	3.9%
Sep 2014	4.86%	5.56%
Sep 2013	16.79%	2.82%
Sep 2012	-15.55%	-8.91%
Sep 2011	4.24%	7.45%
Sep 2010	9.42%	8.09%
Sep 2009	-21.38%	5.23%
Sep 2008	49.04%	18.92%
Sep 2007	0%	0%

Statistics are calculated over a rolling 12 month period

### Change in Median Price (Unit)



Statistics are calculated over a rolling 12 month period

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### Change in Median Price (Land)

Period	Kingswood % Change	Mitcham % Change
Jun 2016	0%	-4.62%
Jun 2015	0%	3.17%
Jun 2014	0%	-10%
Jun 2013	0%	7.69%
Jun 2012	0%	-0.31%
Jun 2011	0%	5.16%
Jun 2010	0%	6.9%
Jun 2009	0%	20.83%
Jun 2008	0%	-17.1%
Jun 2007	0%	0%

Statistics are calculated over a rolling 12 month period



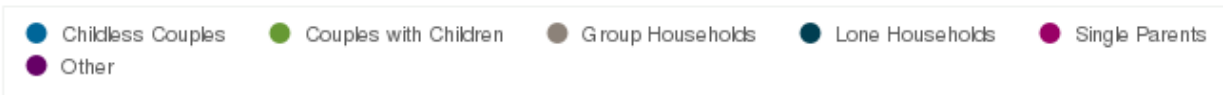
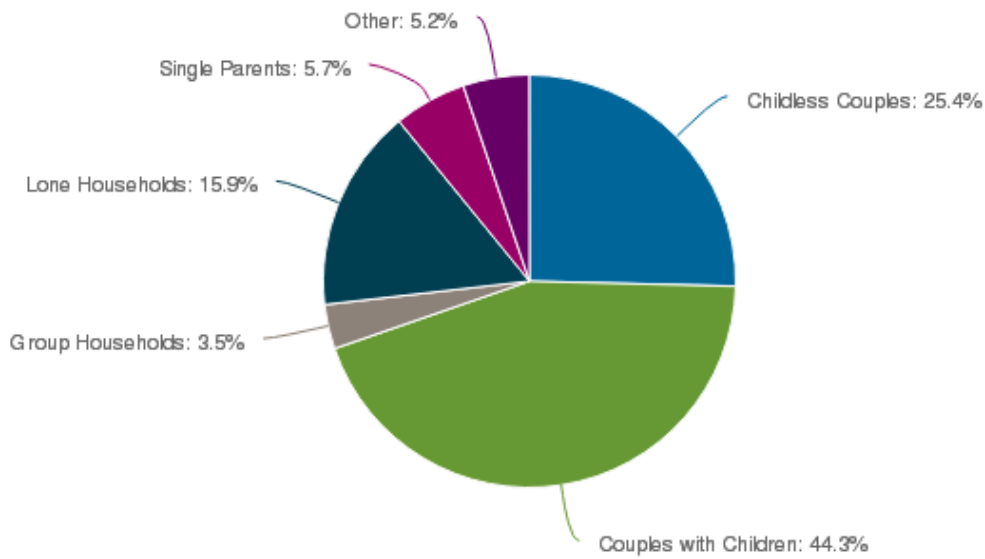
# Household

## Household Structure

Type	Percent
Couples with Children	44.3
Childless Couples	25.4
Lone Households	15.9
Single Parents	5.7
Other	5.2
Group Households	3.5

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

### Household Structure



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

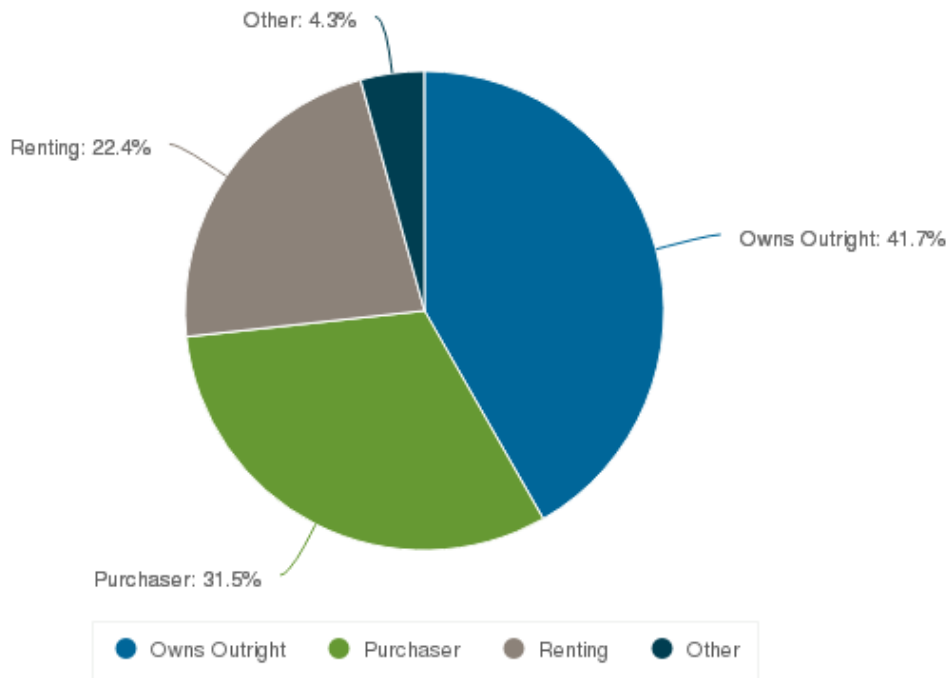


## Household Occupancy

Type	Percent
Owns Outright	41.7
Purchaser	31.5
Renting	22.4
Other	4.3

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### Household Occupancy



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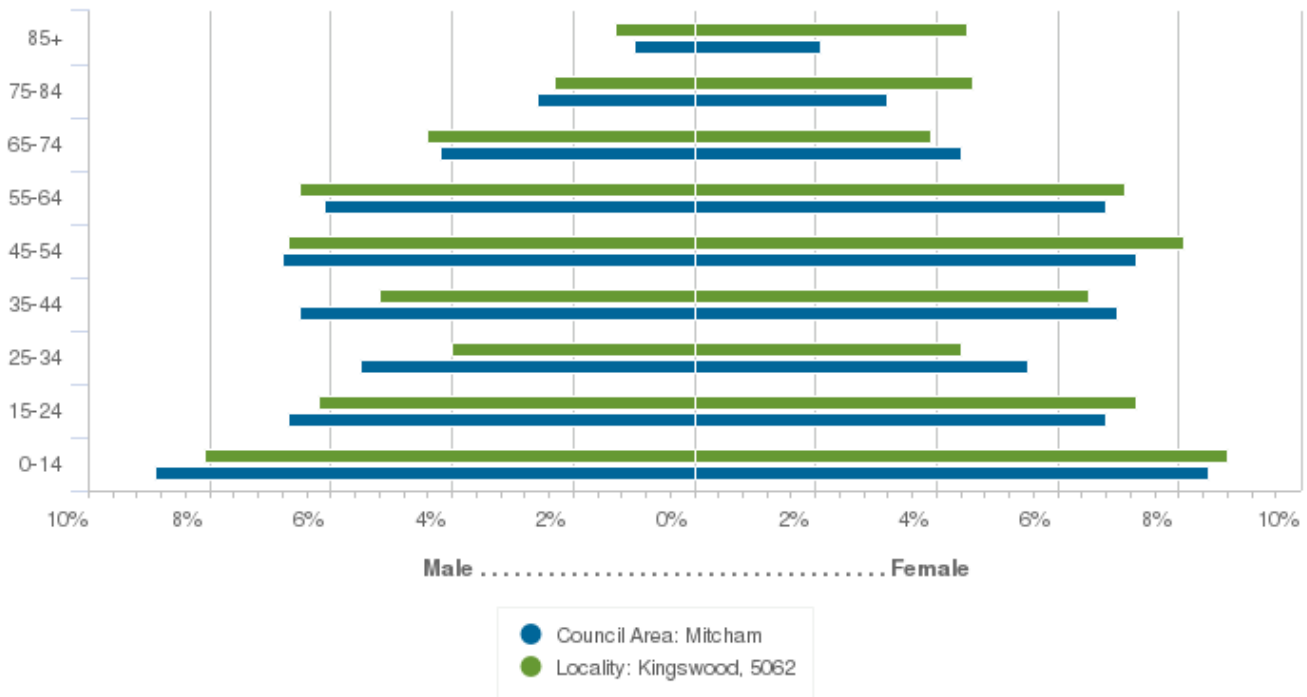
# Age Sex Ratio

## Age Sex Ratio

Age Group	Kingswood		Mitcham	
	Male %	Female %	Male %	Female %
0-14	8.1	8.8	8.9	8.5
15-24	6.2	7.3	6.7	6.8
25-34	4.0	4.4	5.5	5.5
35-44	5.2	6.5	6.5	7.0
45-54	6.7	8.1	6.8	7.3
55-64	6.5	7.1	6.1	6.8
65-74	4.4	3.9	4.2	4.4
75-84	2.3	4.6	2.6	3.2
85+	1.3	4.5	1.0	2.1

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## Age Sex Ratio



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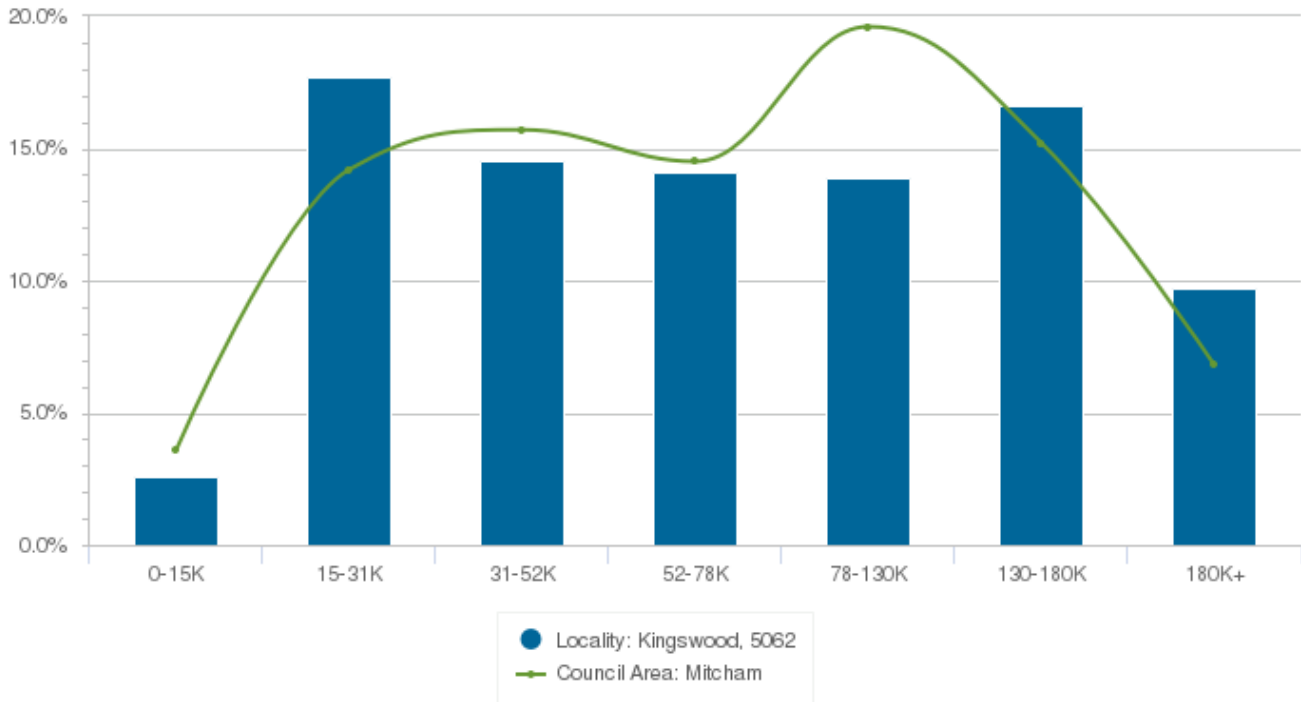
# Household Income

## Household Income

Income Range	Kingswood %	Mitcham %
0-15K	2.6	3.6
15-31K	17.7	14.2
31-52K	14.5	15.7
52-78K	14.1	14.5
78-130K	13.9	19.6
130-180K	16.6	15.2
180K+	9.7	6.8

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## Household Income



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