

Suburb Statistics Report

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Area Profile

The size of Torrens Park is approximately 1 square kilometres.

The population of Torrens Park in 2006 was 2,206 people.

By 2011 the population was 2,560 showing a population growth of 16.0% in the area during that time.

The predominant age group in Torrens Park is 15-24 years.

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

In general, people in Torrens Park work in a professional occupation.

In 2006, 73.9% of the homes in Torrens Park were owner-occupied compared with 75% in 2011.

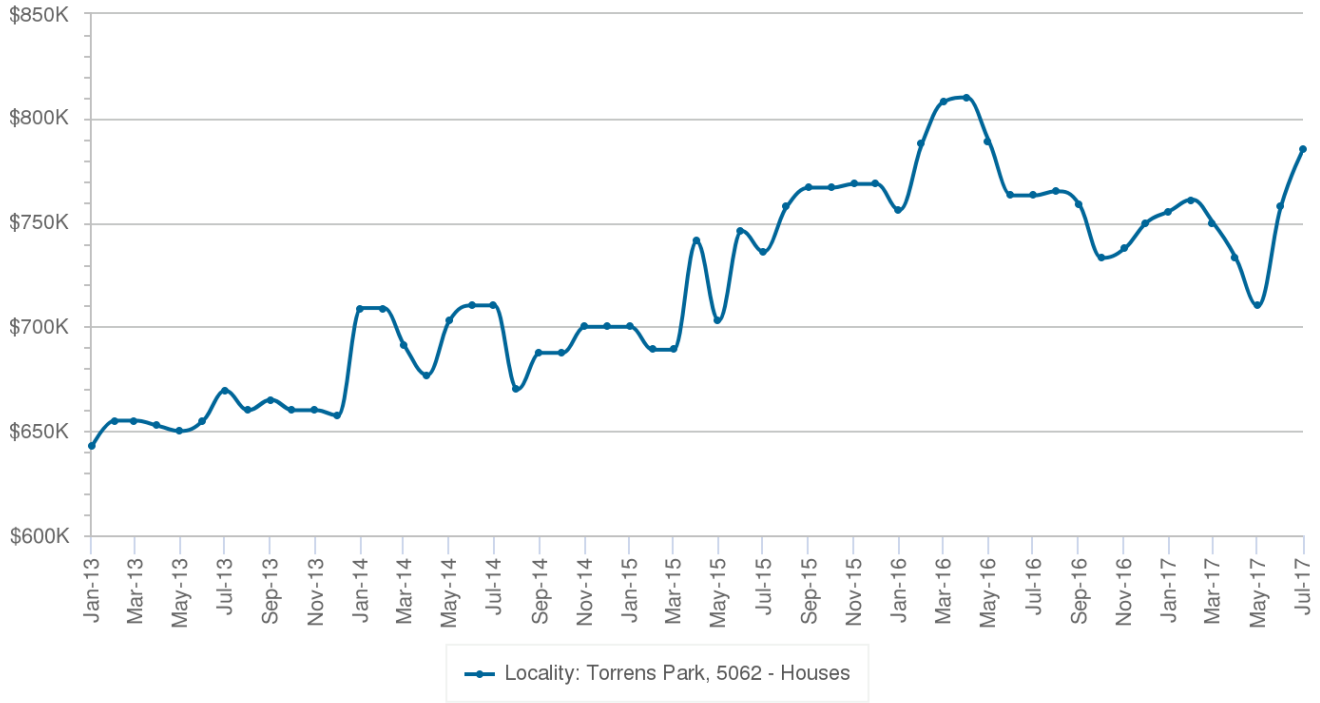
Currently the median sales price of houses in the area is \$785,000.

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	\$642,500	\$709,000	\$700,000	\$756,000	\$755,500
February	\$655,000	\$709,000	\$689,000	\$788,250	\$761,000
March	\$655,000	\$690,900	\$689,000	\$808,000	\$750,000
April	\$652,500	\$676,900	\$741,000	\$810,000	\$733,000
May	\$650,000	\$703,000	\$703,000	\$789,250	\$710,000
June	\$655,000	\$710,250	\$746,000	\$763,000	\$757,500
July	\$669,400	\$710,250	\$736,000	\$763,000	\$785,000
August	\$660,000	\$670,000	\$757,500	\$765,000	n/a
September	\$665,000	\$687,500	\$766,750	\$758,500	n/a
October	\$660,000	\$687,500	\$766,750	\$733,000	n/a
November	\$660,000	\$700,000	\$768,500	\$737,500	n/a
December	\$657,500	\$700,000	\$768,500	\$750,000	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

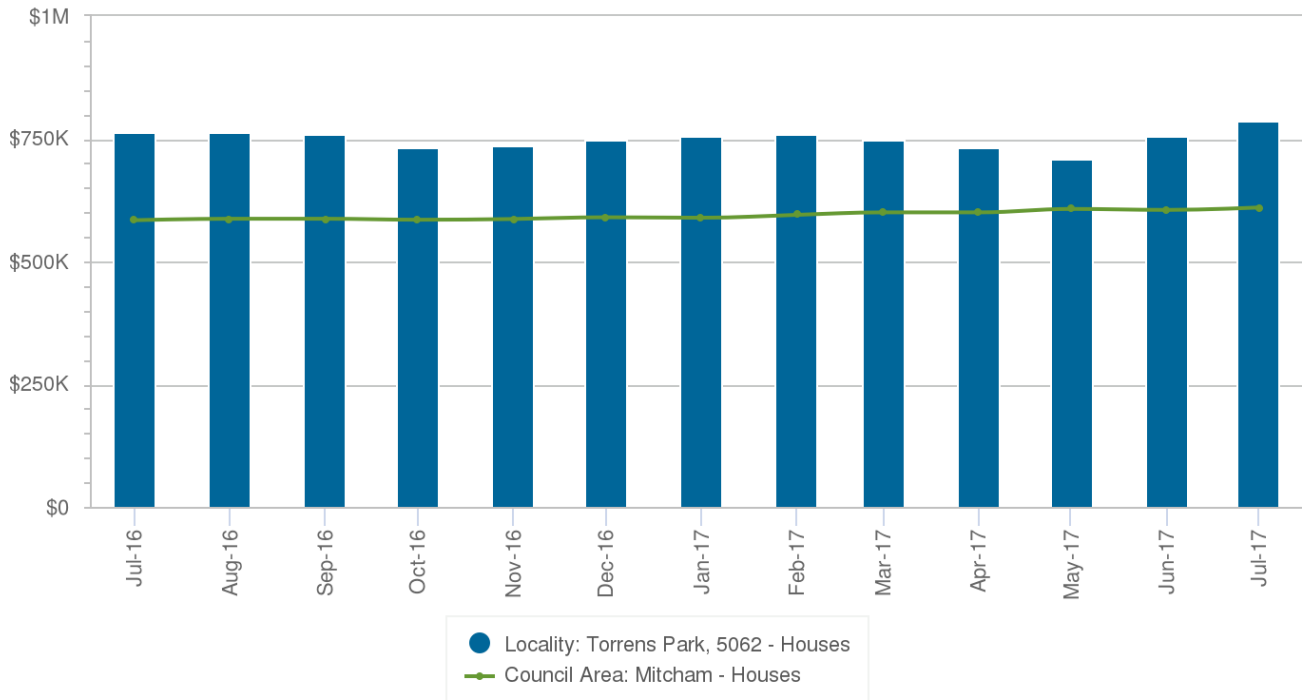
Recent Median Sale Prices

Recent Median Sale Prices (House)

Period	Torrens Park Median Price	Mitcham Median Price
July 2017	\$785,000	\$610,000
June 2017	\$757,500	\$605,000
May 2017	\$710,000	\$607,000
April 2017	\$733,000	\$600,000
March 2017	\$750,000	\$600,000
February 2017	\$761,000	\$595,000
January 2017	\$755,500	\$589,055
December 2016	\$750,000	\$590,000
November 2016	\$737,500	\$586,500
October 2016	\$733,000	\$585,000
September 2016	\$758,500	\$587,000
August 2016	\$765,000	\$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	Torrens Park Median Price	Mitcham Median Price
July 2017	\$314,000	\$342,750
June 2017	\$362,500	\$350,000
May 2017	\$379,000	\$345,000
April 2017	\$383,000	\$345,000
March 2017	\$362,500	\$345,000
February 2017	\$362,500	\$342,000
January 2017	\$350,000	\$340,000
December 2016	\$350,000	\$337,500
November 2016	\$350,000	\$336,250
October 2016	\$325,000	\$334,000
September 2016	\$375,000	\$340,000
August 2016	\$380,000	\$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

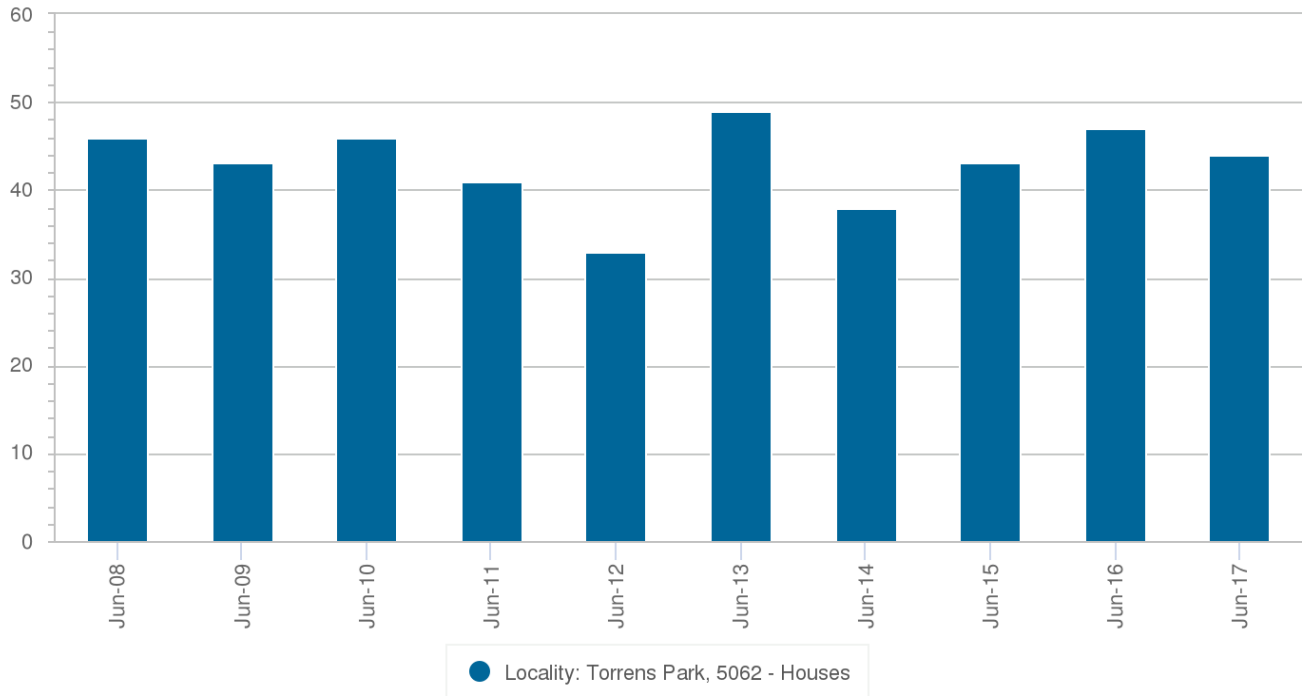
Sales Per Annum

Sales Per Annum (House)

Period Ending	Torrens Park Number
Jun 2017	44
Jun 2016	47
Jun 2015	43
Jun 2014	38
Jun 2013	49
Jun 2012	33
Jun 2011	41
Jun 2010	46
Jun 2009	43
Jun 2008	46

Statistics are calculated over a rolling 12 month period

Sales Per Annum (House)



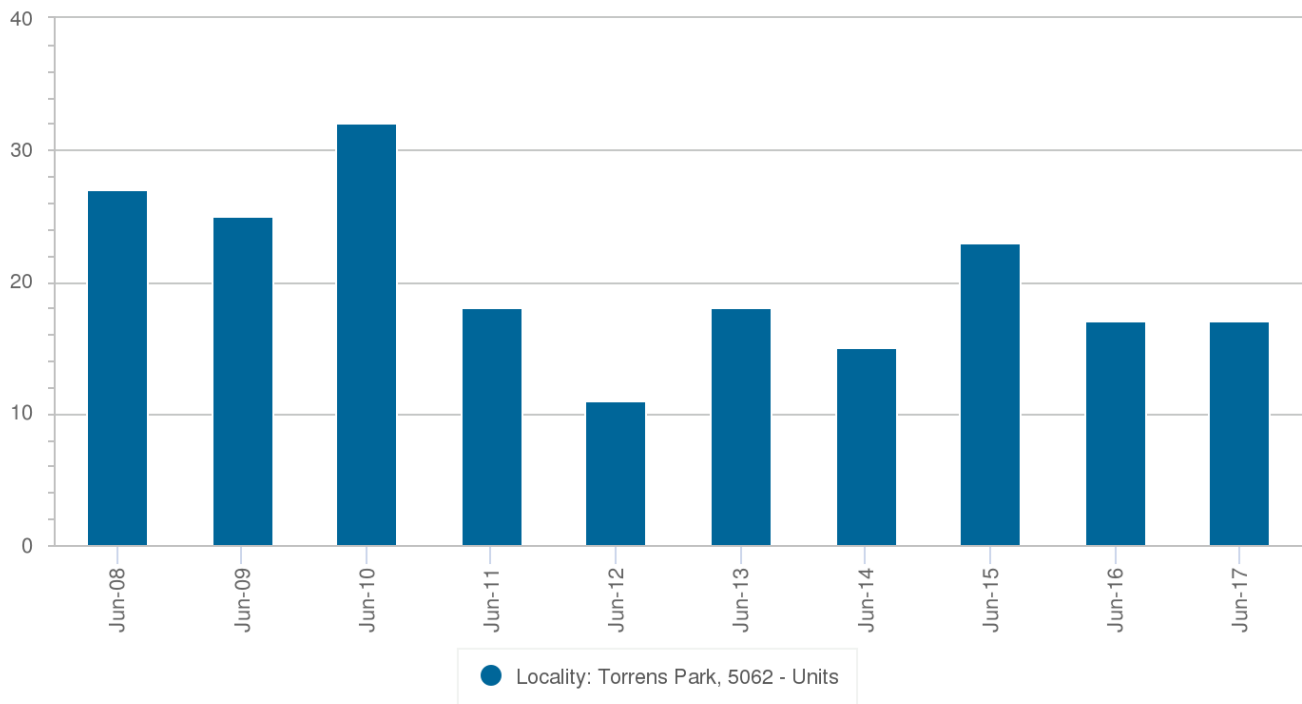
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)

Period Ending	Torrens Park Number
Jun 2017	17
Jun 2016	17
Jun 2015	23
Jun 2014	15
Jun 2013	18
Jun 2012	11
Jun 2011	18
Jun 2010	32
Jun 2009	25
Jun 2008	27

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Unit)



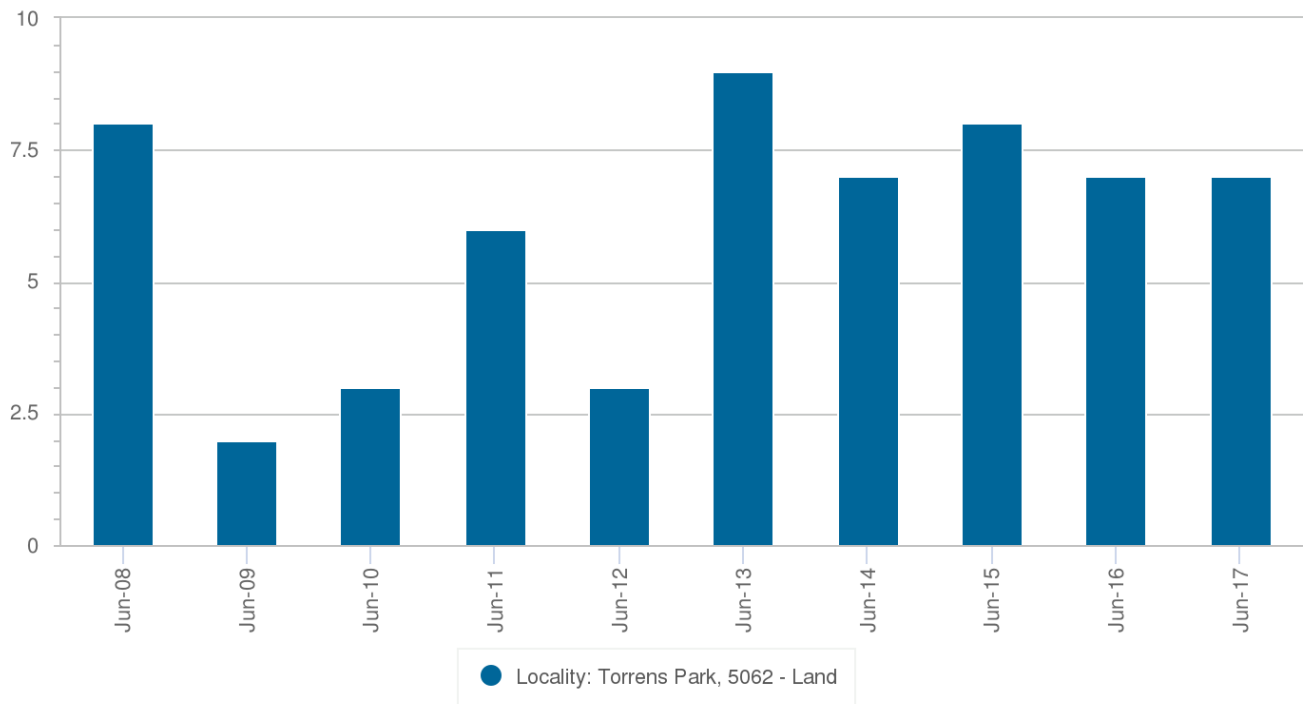
Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)

Period Ending	Torrens Park Number
Jun 2017	7
Jun 2016	7
Jun 2015	8
Jun 2014	7
Jun 2013	9
Jun 2012	3
Jun 2011	6
Jun 2010	3
Jun 2009	2
Jun 2008	8

Statistics are calculated over a rolling 12 month period

Sales Per Annum (Land)



Statistics are calculated over a rolling 12 month period



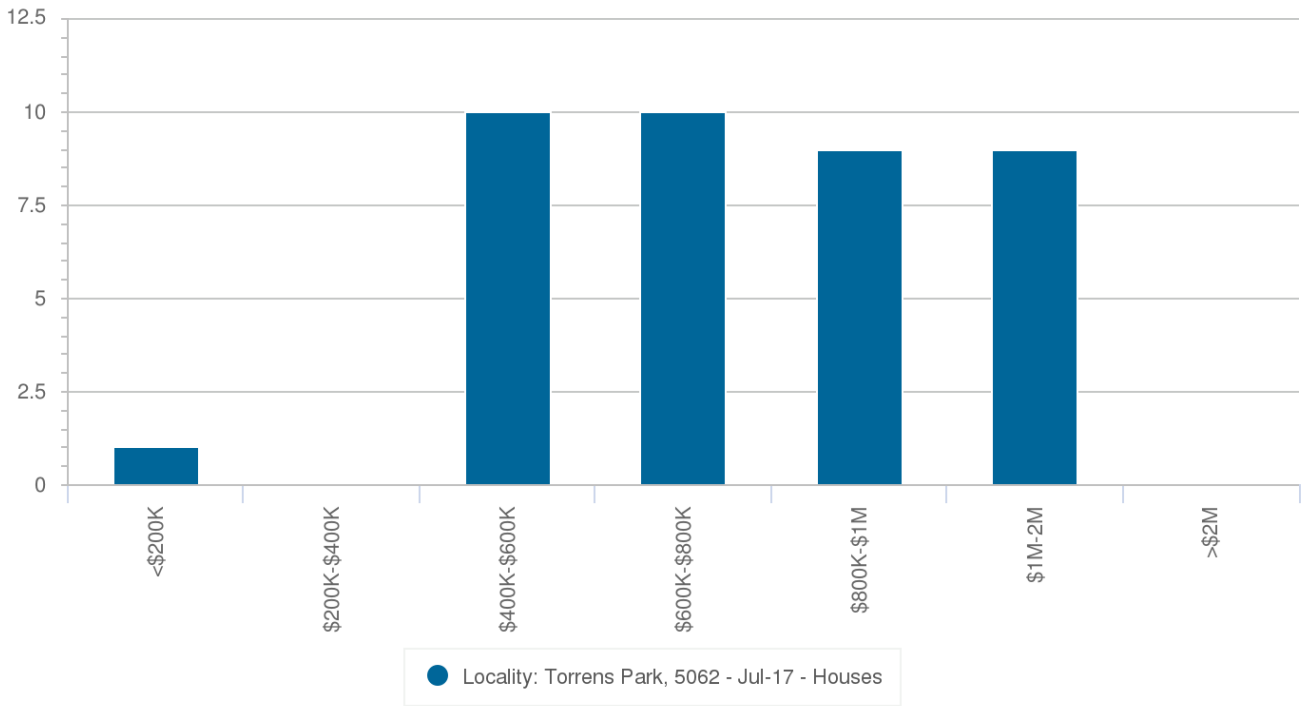
Sales By Price

Sales By Price - 12 months (House)

Price	Torrens Park	
	Number	
<\$200K	1	
\$200K-\$400K	0	
\$400K-\$600K	10	
\$600K-\$800K	10	
\$800K-\$1M	9	
\$1M-\$2M	9	
>\$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

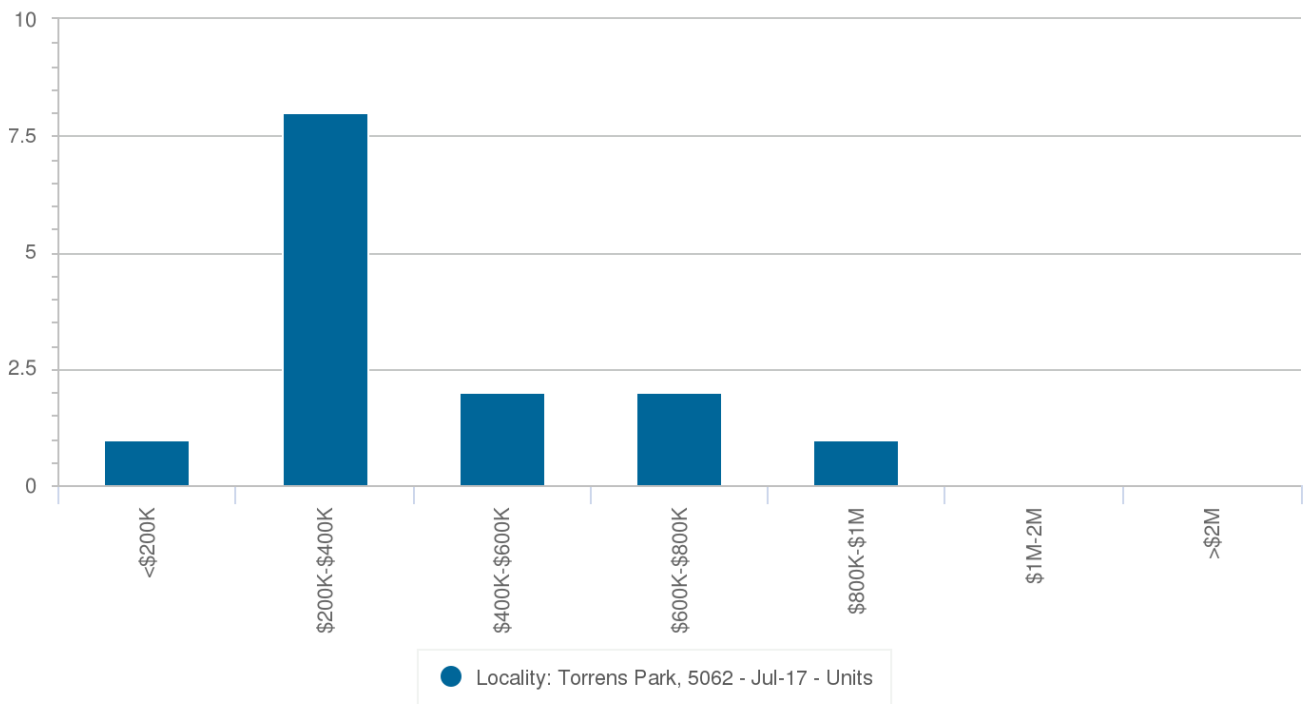


Sales By Price - 12 months (Unit)

Price	Torrens Park Number
<\$200K	1
\$200K-\$400K	8
\$400K-\$600K	2
\$600K-\$800K	2
\$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

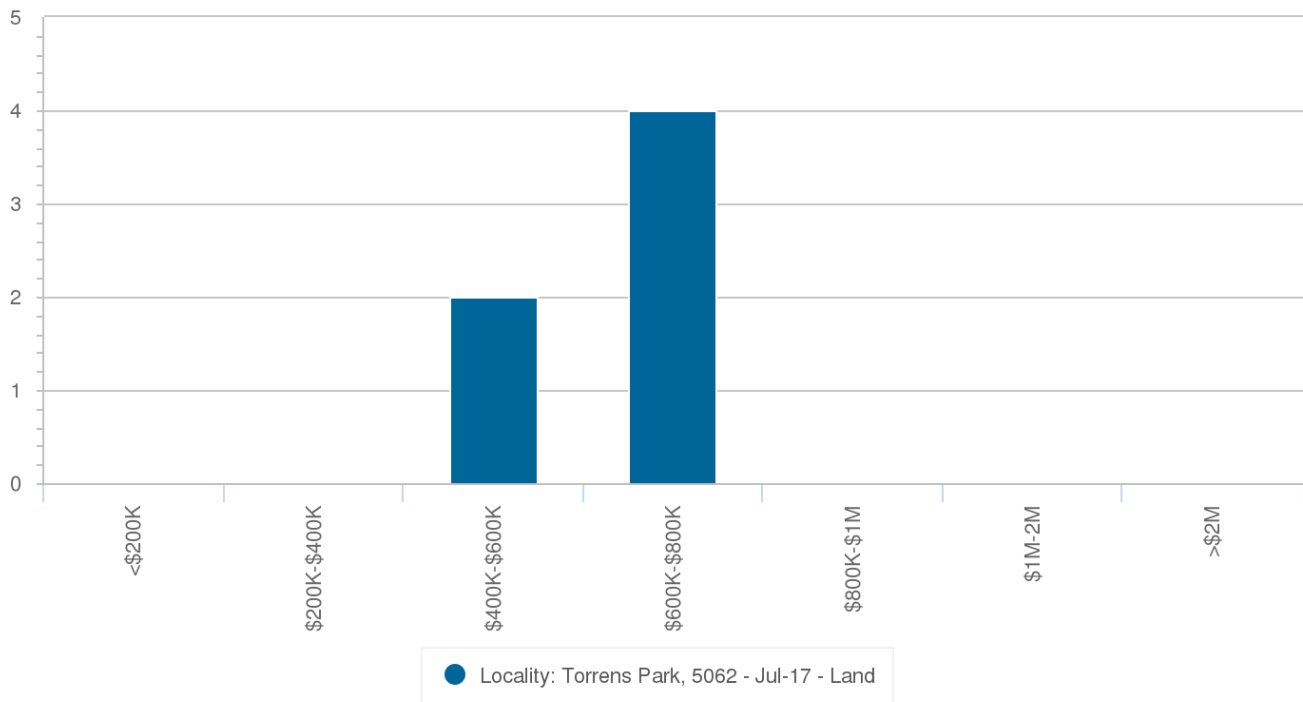


Sales By Price - 12 months (Land)

Price	Torrens Park	
	Number	
<\$200K	0	
\$200K-\$400K	0	
\$400K-\$600K	2	
\$600K-\$800K	4	
\$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

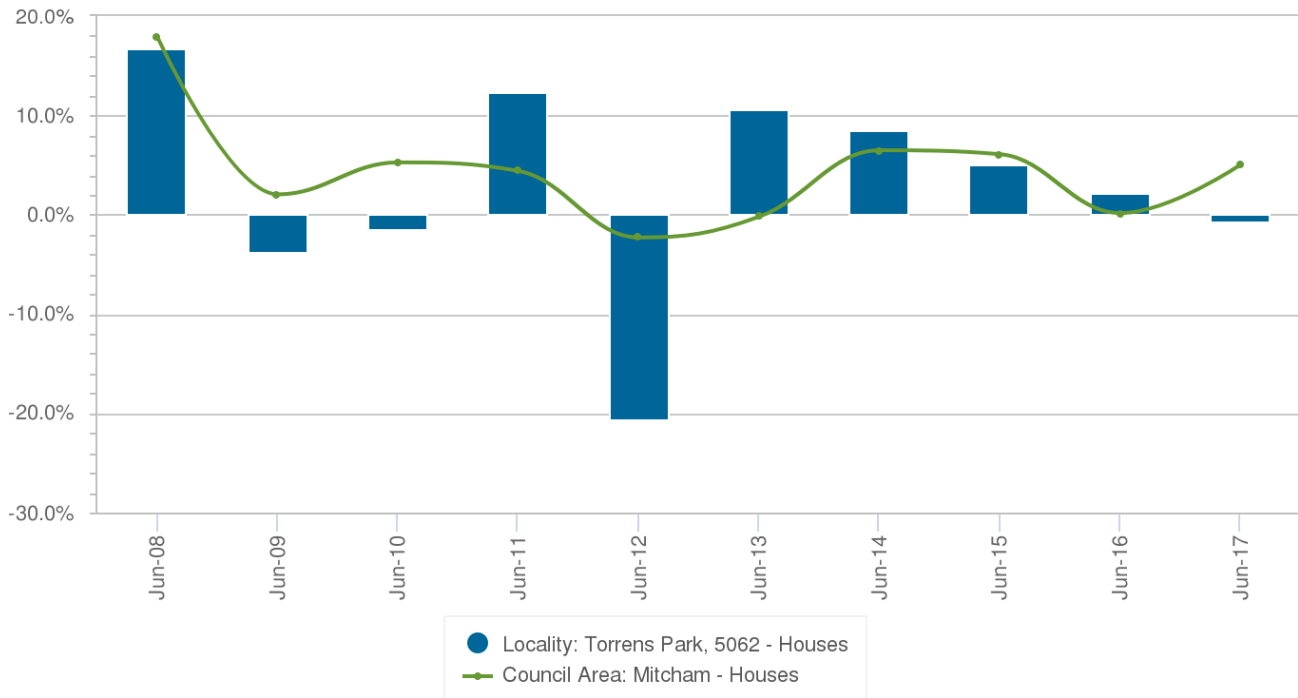
Change in Median Price

Change in Median Price (House)

Period	Torrens Park	Mitcham
	% Change	% Change
Jun 2017	-0.72%	5.05%
Jun 2016	2.28%	0.16%
Jun 2015	5.03%	6.09%
Jun 2014	8.44%	6.48%
Jun 2013	10.55%	-0.2%
Jun 2012	-20.68%	-2.3%
Jun 2011	12.33%	4.4%
Jun 2010	-1.48%	5.26%
Jun 2009	-3.71%	2.04%
Jun 2008	16.83%	17.85%

Statistics are calculated over a rolling 12 month period

Change in Median Price (House)



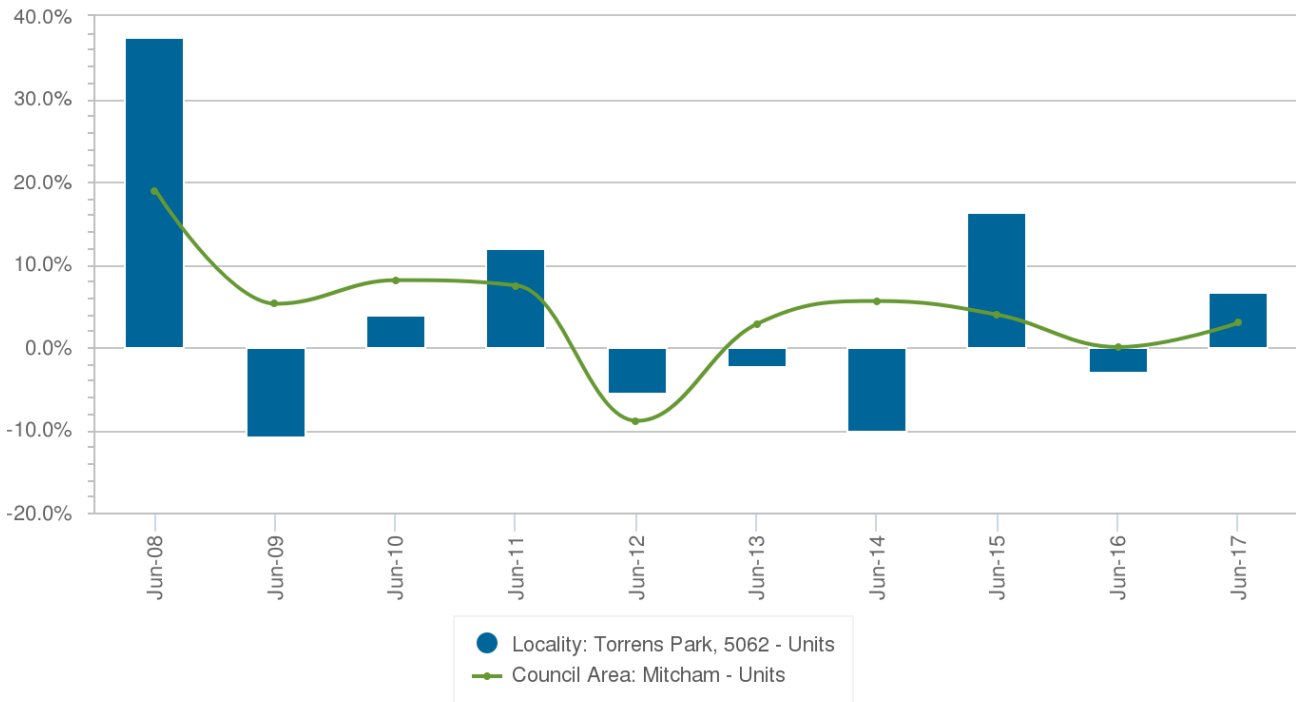
Statistics are calculated over a rolling 12 month period

Change in Median Price (Unit)

Period	Torrens Park % Change	Mitcham % Change
Jun 2017	6.62%	2.94%
Jun 2016	-3%	0%
Jun 2015	16.35%	3.9%
Jun 2014	-10.07%	5.56%
Jun 2013	-2.4%	2.82%
Jun 2012	-5.57%	-8.91%
Jun 2011	11.85%	7.45%
Jun 2010	4%	8.09%
Jun 2009	-10.71%	5.23%
Jun 2008	37.52%	18.92%

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	Torrens Park	Mitcham
	% Change	% 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



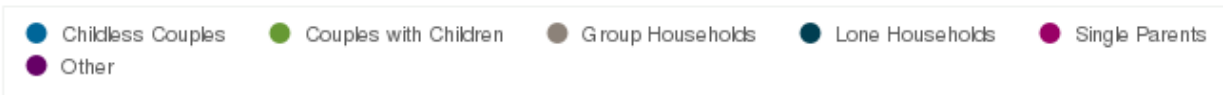
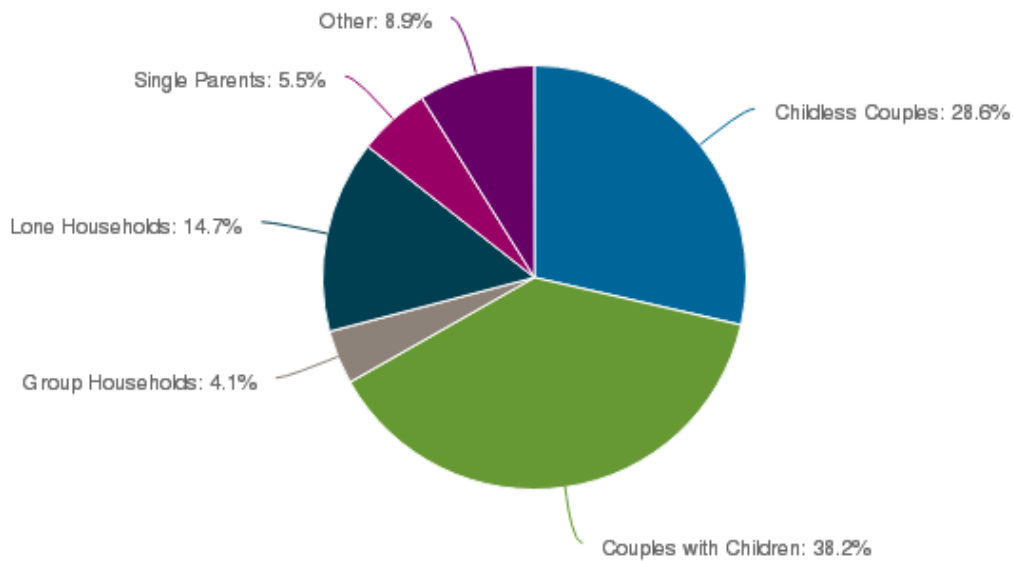
Household

Household Structure

Type	Percent
Couples with Children	38.2
Childless Couples	28.6
Lone Households	14.7
Other	8.9
Single Parents	5.5
Group Households	4.1

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

Household Structure



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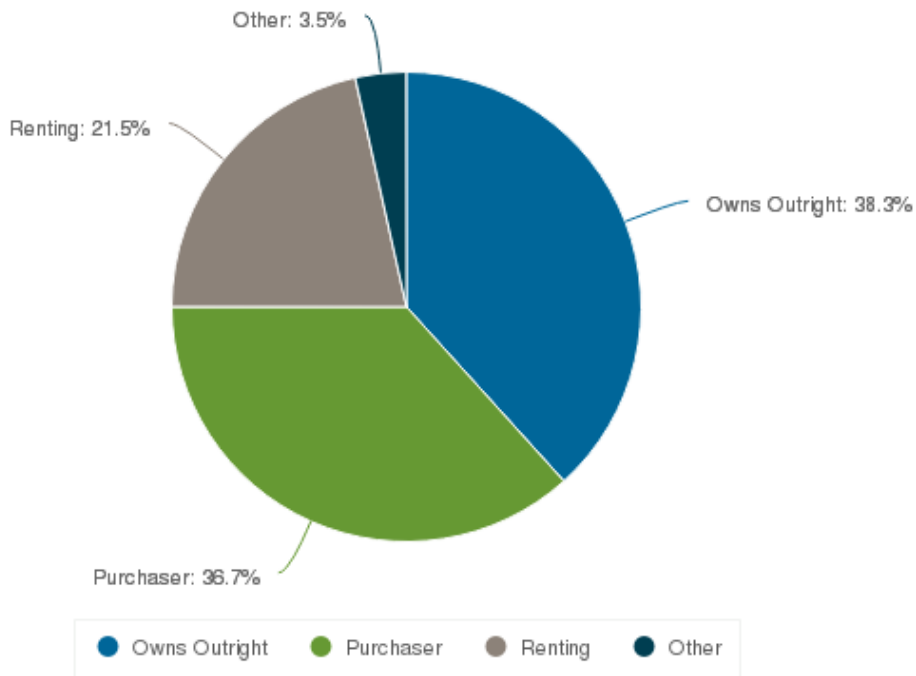


Household Occupancy

Type	Percent
Owens Outright	38.3
Purchaser	36.7
Renting	21.5
Other	3.5

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Household Occupancy



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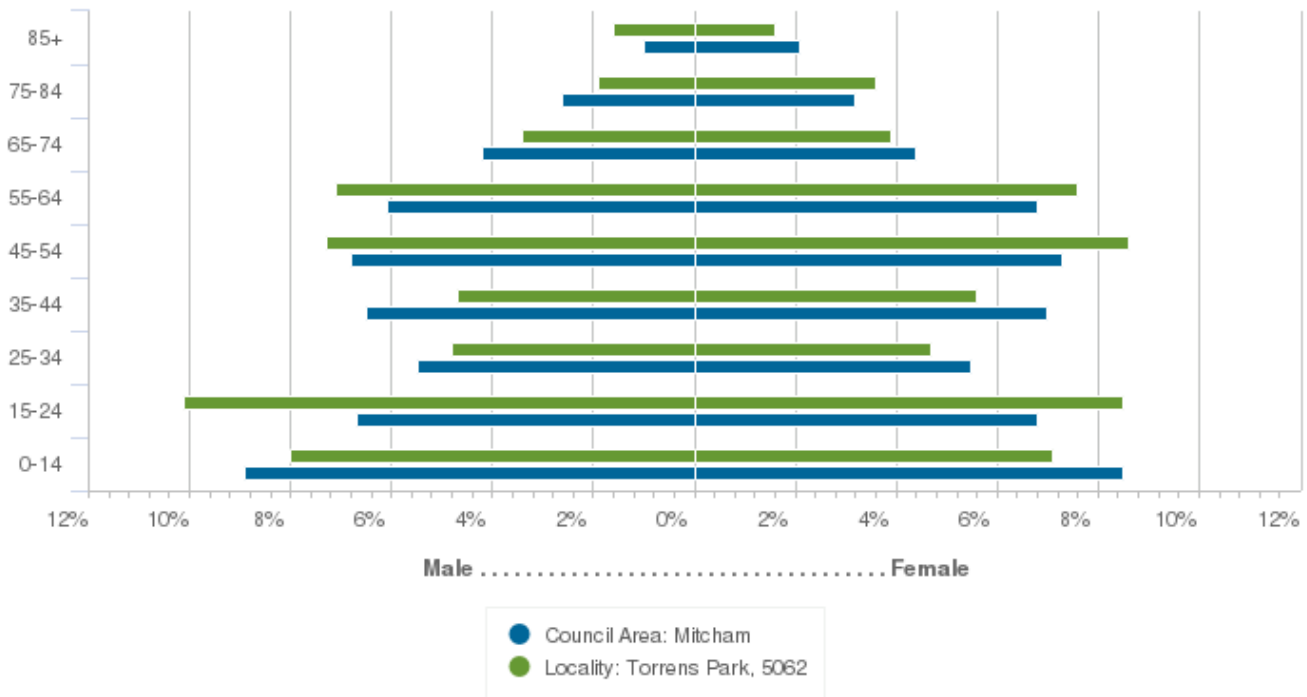
Age Sex Ratio

Age Sex Ratio

Age Group	Torrens Park		Mitcham	
	Male %	Female %	Male %	Female %
0-14	8.0	7.1	8.9	8.5
15-24	10.1	8.5	6.7	6.8
25-34	4.8	4.7	5.5	5.5
35-44	4.7	5.6	6.5	7.0
45-54	7.3	8.6	6.8	7.3
55-64	7.1	7.6	6.1	6.8
65-74	3.4	3.9	4.2	4.4
75-84	1.9	3.6	2.6	3.2
85+	1.6	1.6	1.0	2.1

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Age Sex Ratio



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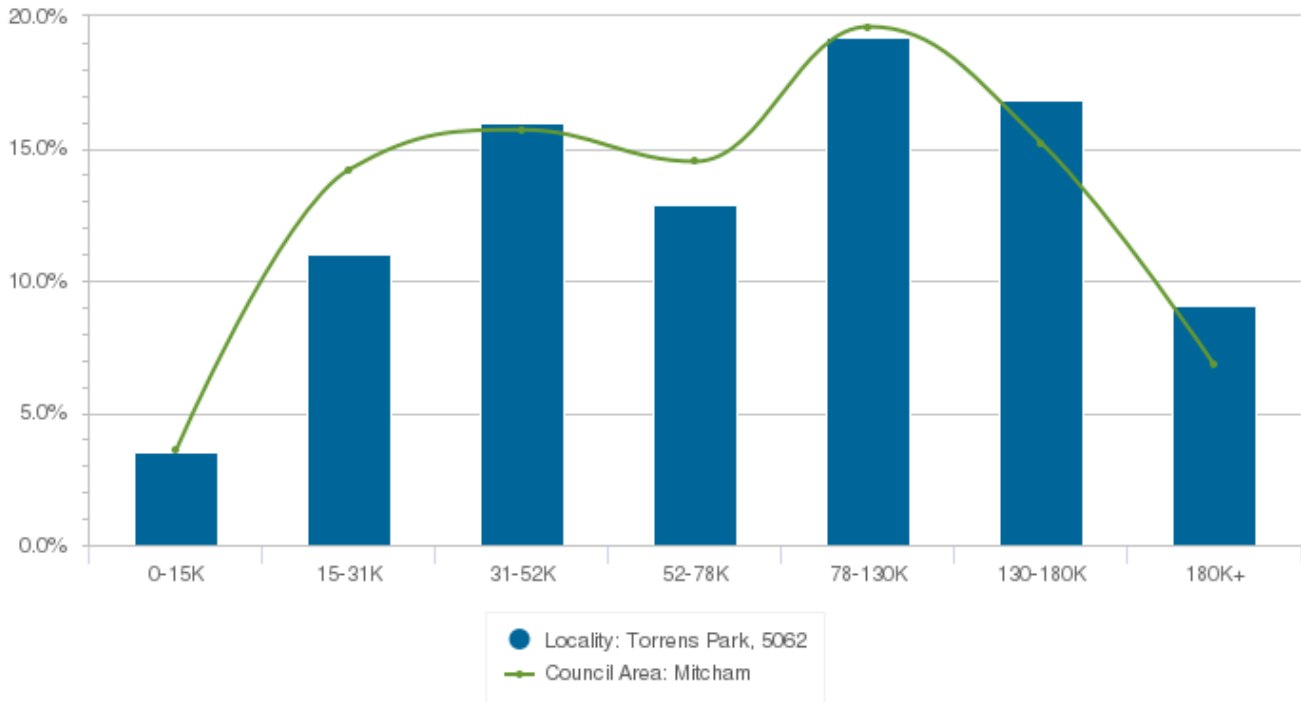
Household Income

Household Income

Income Range	Torrens Park %	Mitcham %
0-15K	3.5	3.6
15-31K	11.0	14.2
31-52K	16.0	15.7
52-78K	12.9	14.5
78-130K	19.2	19.6
130-180K	16.8	15.2
180K+	9.1	6.8

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Household Income



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