

Suburb Profile Report



Bedford Park SA 5042

Prepared on: 09 August 2019

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BEDFORD PARK



11km

Distance from GPO



1.9k

Population

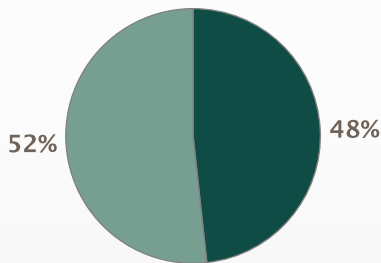
↑0.8%

5 year population change

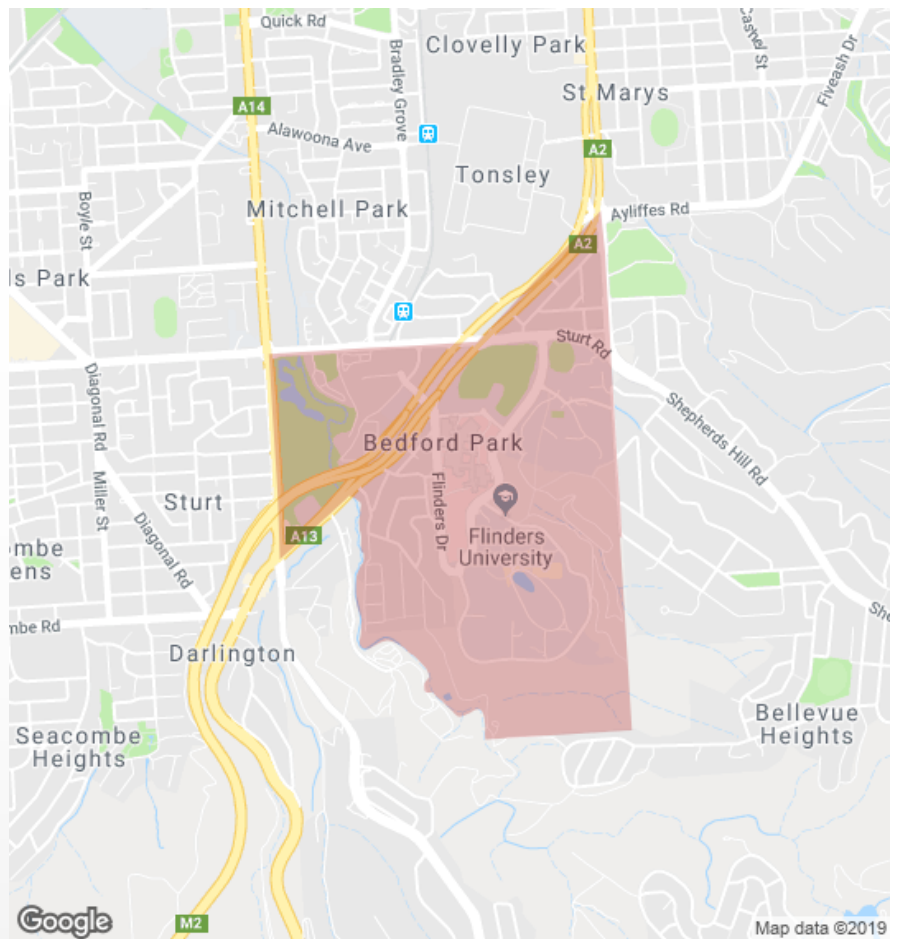


11 years

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Bedford Park is approximately 2.7 square kilometres. It has 4 parks covering nearly 5.8% of total area. The population of Bedford Park in 2011 was 1,836 people. By 2016 the population was 1,850 showing a population growth of 0.8% in the area during that time. The predominant age group in Bedford Park is 20-29 years. Households in Bedford Park are primarily childless couples and are likely to be repaying \$1400 - \$1799 per month on mortgage repayments. In general, people in Bedford Park work in a professional occupation. In 2011, 53.8% of the homes in Bedford Park were owner-occupied compared with 42.9% in 2016. Currently the median sales price of houses in the area is \$490,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



427

26

\$440,129

2



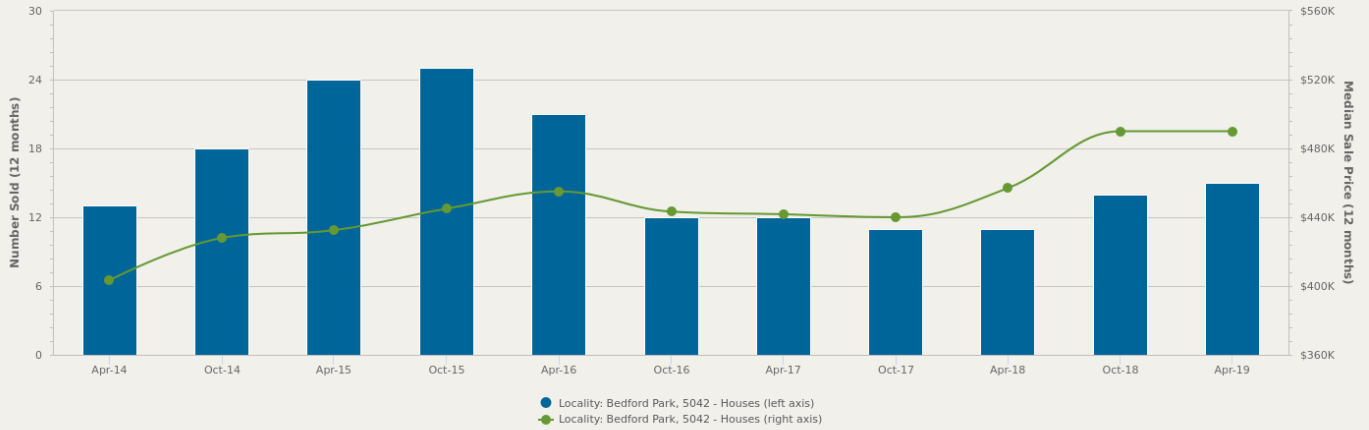
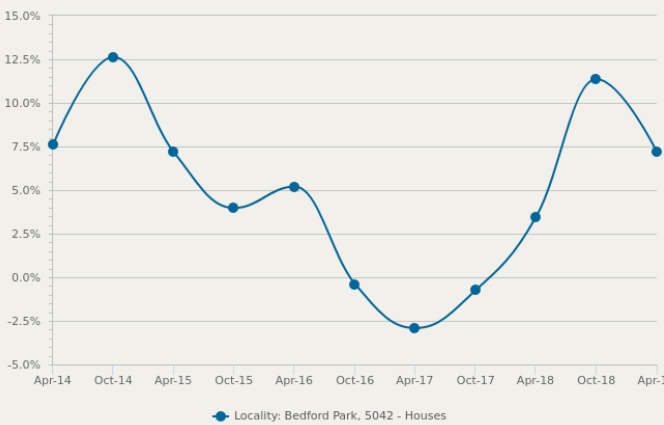
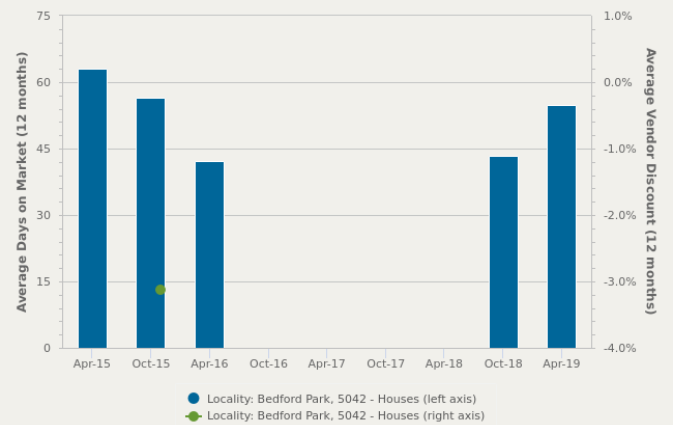
151

8

\$284,041

4

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


HOUSES: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$527,500

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

\$\$

Median Price*

\$490,000

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*

\$395,000

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
RECENTLY SOLD
 **0**
 **2**
BEDROOMS
 **0**

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

There are no recently sold 2 bedroom Houses in this suburb

 **2**
 **3**
BEDROOMS
 **8**

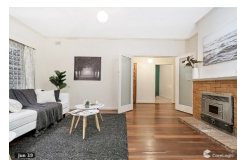
**6 Wentworth Avenue
Bedford Park SA 5042**

 Listed on 30 Jul 2019
 \$465,000 to \$495,000

**7 Edison Road Bedford Park
SA 5042**

 Sold on 03 Jul 2019
 \$458,000

**16 Shepherds Hill Road
Bedford Park SA 5042**

 Listed on 25 Jul 2019
 \$390,000 - \$410,000

**7 Franklin Avenue Bedford
Park SA 5042**

 Sold on 29 Jun 2019
 \$415,500

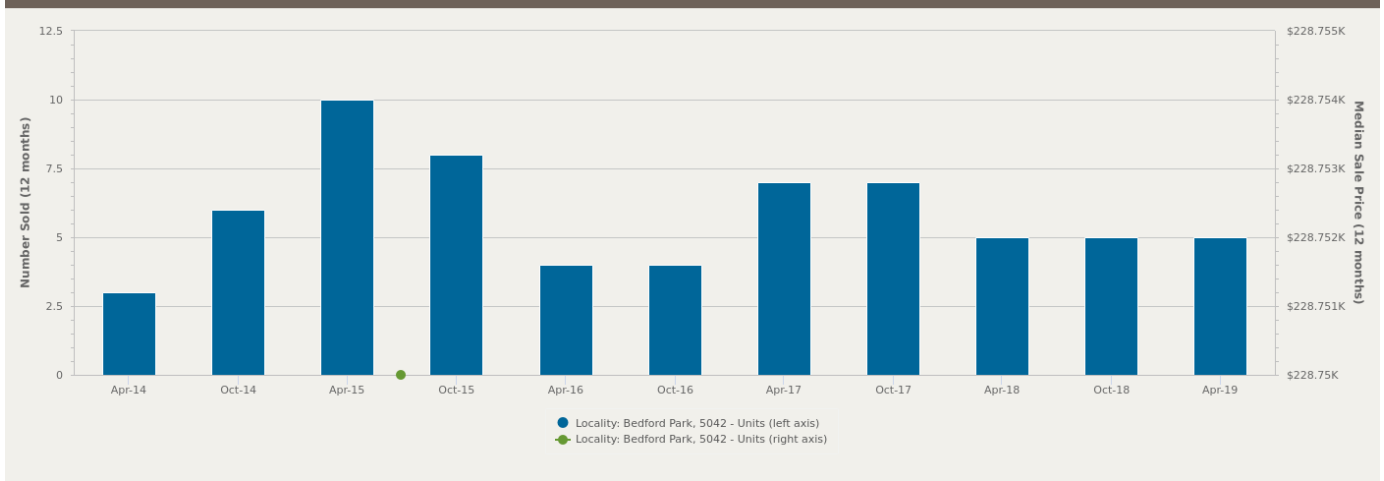
 **0**
 **4**
BEDROOMS
 **0**

There are no 4 bedroom Houses on the market in this suburb

There are no recently sold 4 bedroom Houses in this suburb



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


UNITS: FOR SALE
Number Sold vs. Median Sale Price

\$\$\$

Upper Quartile Price*

\$259,125

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

\$\$

Median Price*

\$228,750

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*

\$210,750

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
 **0**
 **1**
BEDROOMS

RECENTLY SOLD
 **0**

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

There are no recently sold 1 bedroom Units in this suburb

 **4**
 **2**
BEDROOMS

 **2**

**13/5A Riverside Drive
Bedford Park SA 5042**

 Listed on 02 Aug 2019
\$200,000 - \$220,000

**2/3 Letchford Street Bedford
Park SA 5042**

 Sold on 30 May 2019
\$225,000

**11/4 Shepherds Hill Road
Bedford Park SA 5042**

 Listed on 02 Aug 2019
\$199,000 - \$218,000

**3/42 Shepherds Hill Road
Bedford Park SA 5042**

 Sold on 12 Apr 2019
\$324,000

 **0**
 **3**
BEDROOMS

 **0**

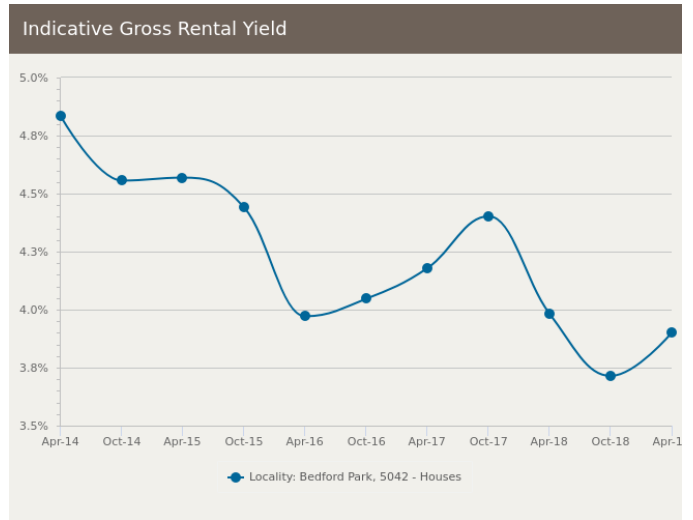
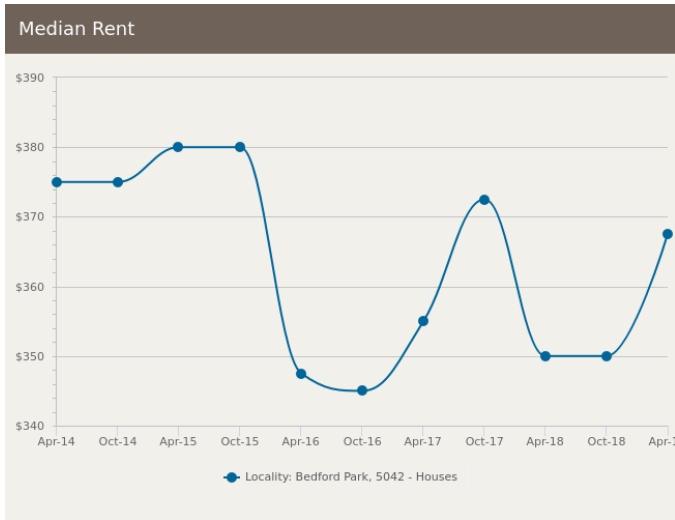
There are no 3 bedroom Units on the market in this suburb

There are no recently sold 3 bedroom Units in this suburb



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

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

0

2
BEDROOMS

There are no 2 bedroom Houses for rent in this suburb

3

3
BEDROOMS

**14 Shepherds Hill Road
Bedford Park SA 5042**

Listed on 05 Aug 2019
\$390/W

- 3
- 2
- 730m²

**14 Wentworth Avenue
Bedford Park SA 5042**

Listed on 03 Aug 2019
\$430/W

- 2
- 2
- 778m²

2

4
BEDROOMS

**11 Edgar Street Bedford
Park SA 5042**

Listed on 07 Aug 2019
\$420/W

- 2
- 1
- 798m²

**18 Rupert Avenue Bedford
Park SA 5042**

Listed on 30 Jul 2019
\$550/W

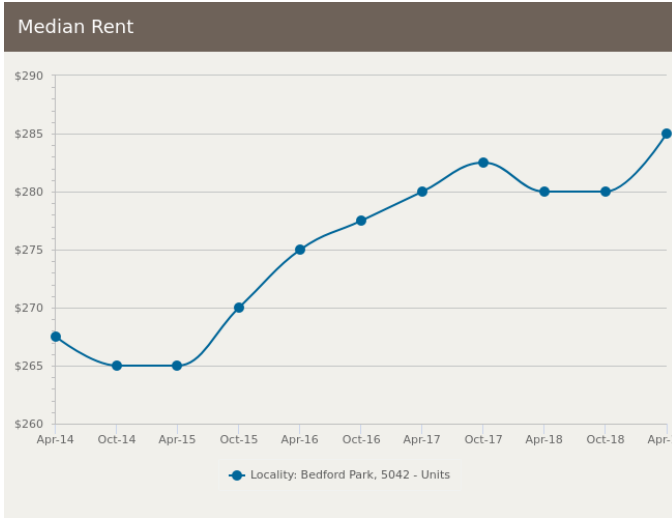
- 2
- 2
- 732m²



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



UNITS: FOR RENT



UNITS: RENTAL ACTIVITY SNAPSHOT

FOR RENT


 0

 1
BEDROOMS

There are no 1 bedroom Units for rent in this suburb


 1


 2
BEDROOMS




2/18 Burbank Avenue
Bedford Park SA 5042

Listed on 06 Aug 2019
\$275/W

 1

 1

 79m²

 0

 3
BEDROOMS

There are no 3 bedroom Units for rent in this suburb



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

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