

Suburb Profile Report



Beulah Park SA 5067

Prepared on: 09 August 2019

Prepared by: Christos Raptis

Phone: 0407 836 954

Email: christos@raptisrealestate.com.au



CoreLogic®

BEULAH PARK



4.3km

Distance from GPO



1.6k

Population

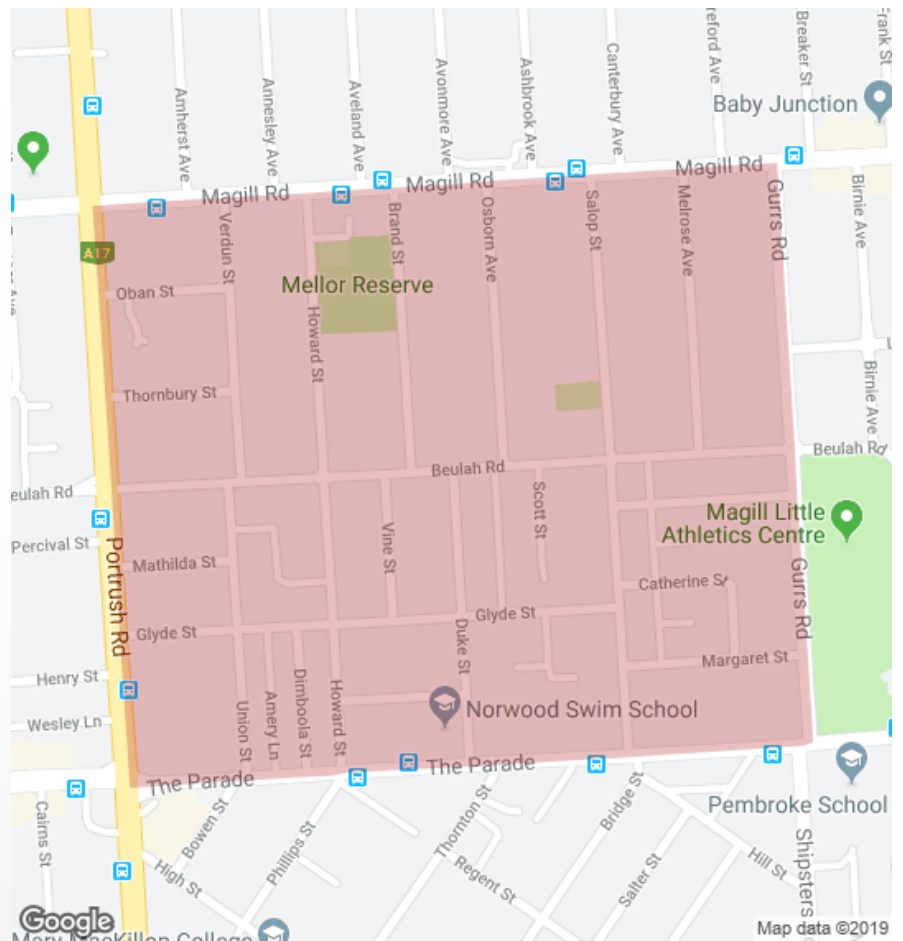
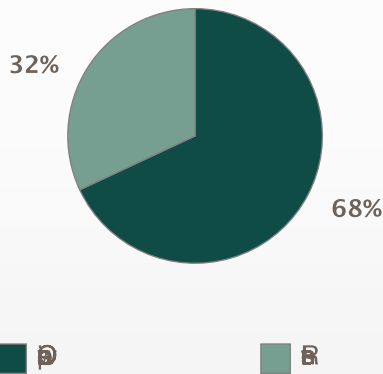
↑3.3%

5 year population change



10 years

Average length of ownership



The size of Beulah Park is approximately 0.6 square kilometres. It has 3 parks covering nearly 2.8% of total area. The population of Beulah Park in 2011 was 1,554 people. By 2016 the population was 1,605 showing a population growth of 3.3% in the area during that time. The predominant age group in Beulah Park is 20-29 years. Households in Beulah Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Beulah Park work in a professional occupation. In 2011, 68.2% of the homes in Beulah Park were owner-occupied compared with 66.6% in 2016. Currently the median sales price of houses in the area is \$827,850.



Total dwellings



Total new listings*



Median Value



Total number currently listed



583

36

\$812,654

5



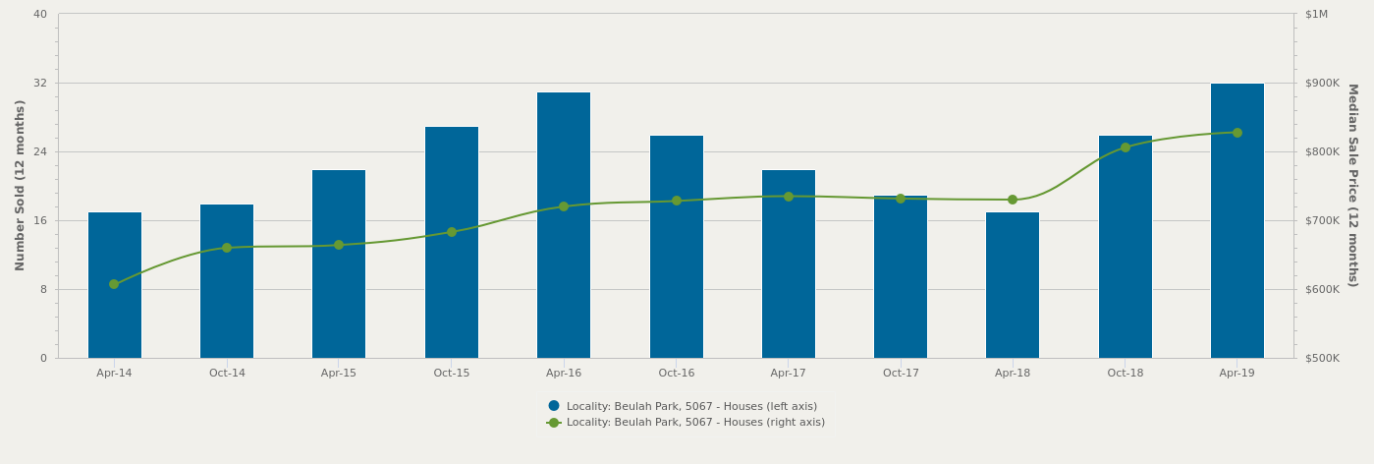
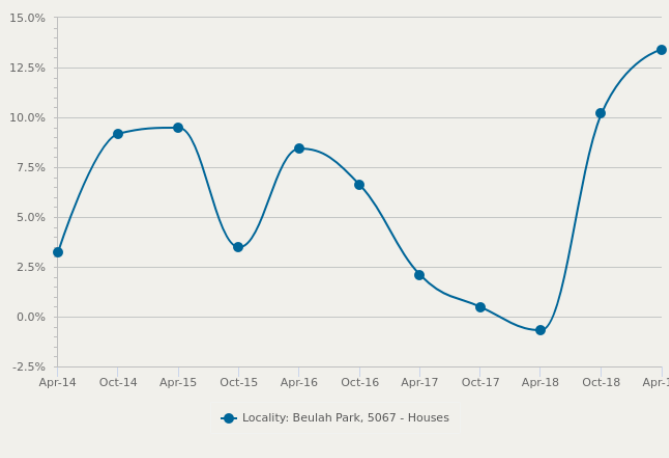
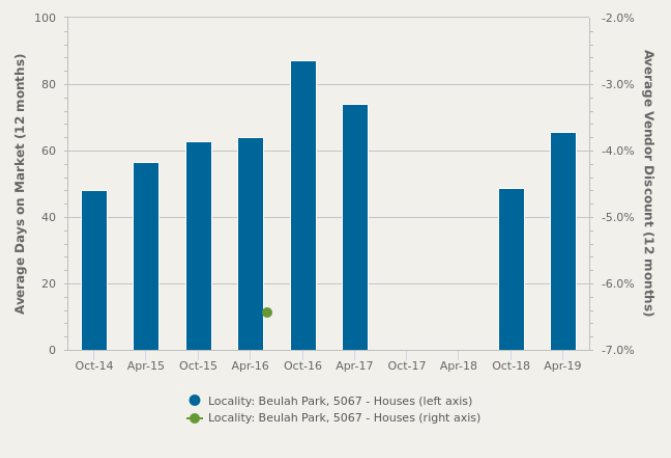
137

3

\$369,134

0

*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*

\$1,186,250

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

\$\$

Median Price*

\$827,850

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*

\$752,500

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

4

2
BEDROOMS
RECENTLY SOLD

















3

	6 Union Street Beulah Park SA 5067 Listed on 06 Aug 2019 New Price \$520,000 - \$550,000	  		5 Catherine Street Beulah Park SA 5067 Sold on 12 Jul 2019 \$630,000	  
	7 Dimboola Street Beulah Park SA 5067 Listed on 01 Aug 2019 \$590,000	  		30 Verdun Street Beulah Park SA 5067 Sold on 09 Jul 2019 Not Disclosed	  


1

3
BEDROOMS

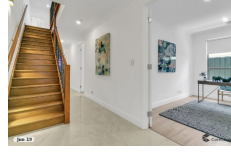







8

	219 Beulah Road Beulah Park SA 5067 Listed on 02 Aug 2019 Contact Agent	  		6 Duke Street Beulah Park SA 5067 Sold on 02 Jul 2019 \$870,000*	  
	1 Mathilda Street Beulah Park SA 5067 Sold on 27 Jun 2019 \$875,000	  		13 Verdun Street Beulah Park SA 5067 Sold on 23 May 2019 \$968,000*	  


0

4
BEDROOMS

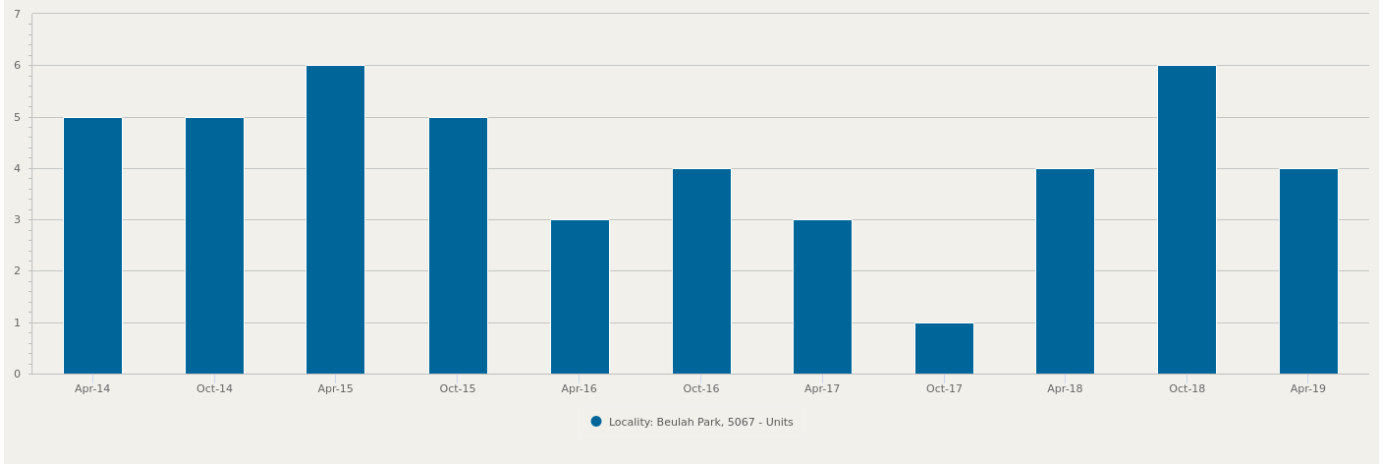
5

There are no 4 bedroom Houses on the market in this suburb			49 Salop Street Beulah Park SA 5067 Sold on 08 May 2019 \$0	  
		13 Verdun Street Beulah Park SA 5067 Sold on 23 May 2019 \$968,000*	  	



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

*Agent advised


UNITS: FOR SALE
Number Sold vs. Median Sale Price

\$\$\$

Upper Quartile Price*

\$456,500

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

\$\$

Median Price*

\$350,000

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*

\$262,500

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
RECENTLY SOLD
 **0**
 **1**
BEDROOMS
 **0**

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

There are no recently sold 1 bedroom Units in this suburb

 **0**
 **2**
BEDROOMS
 **2**

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


2/6 Brand Street Beulah Park SA 5067

 Sold on 27 May 2019
\$360,000
 **2**
 **1**
 **153m²**

2/18 Duke Street Beulah Park SA 5067

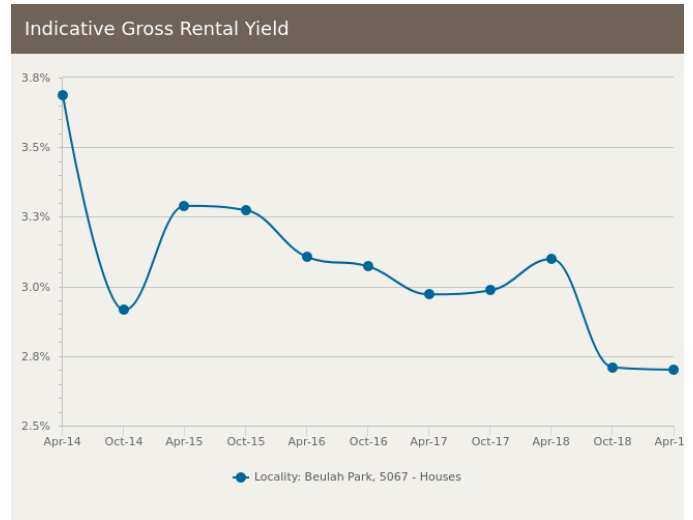
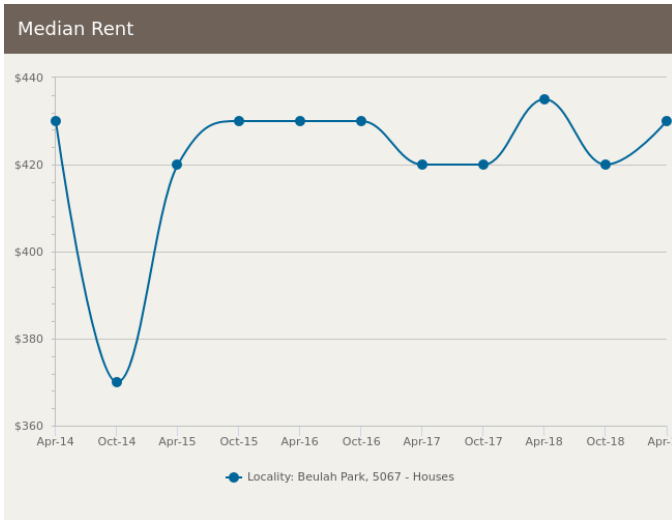
 Sold on 08 Apr 2019
\$0
 **-**
 **1**
 **278m²**
 **0**
 **3**
BEDROOMS
 **1**

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




10 Heyne Place Beulah Park SA 5067

 Sold on 24 Apr 2019
\$814,000
 **2**
 **2**
 **371m²**




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


HOUSES: FOR RENT


HOUSES: RENTAL ACTIVITY SNAPSHOT
FOR RENT
 **2**
 **2**
BEDROOMS

 <p>11 Dimboola Street Beulah Park SA 5067 Listed on 02 Aug 2019 \$370/W</p> <p>2 Car Spaces 1 Bathroom 188m²</p>	 <p>1 Dimboola Street Beulah Park SA 5067 Listed on 26 Jul 2019 \$400/W</p> <p>2 Car Spaces 1 Bathroom 224m²</p>
--	--

 **5**
 **3**
BEDROOMS

 <p>6 Duke Street Beulah Park SA 5067 Listed on 07 Aug 2019 \$480/W</p> <p>2 Car Spaces 1 Bathroom 777m²</p>	 <p>30 Melrose Avenue Beulah Park SA 5067 Listed on 22 Jul 2019 \$580/W</p> <p>2 Car Spaces 2 Bathrooms 755m²</p>
---	---

 **0**
 **4**
BEDROOMS

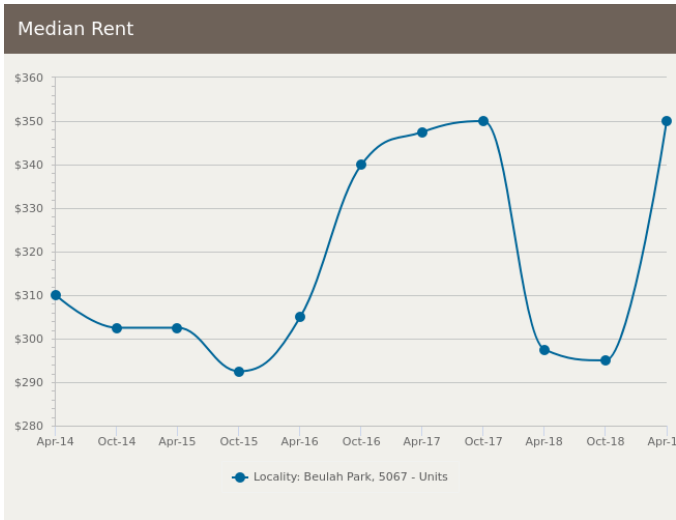
There are no 4 bedroom Houses for rent in this suburb



= 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

 0

 2
BEDROOMS

There are no 2 bedroom Units for rent in this suburb

 2

 3
BEDROOMS



1A Verdun Street Beulah Park SA 5067

Listed on 07 Aug 2019
\$410/W

 1

 1

 364m²



3/247 Beulah Road Beulah Park SA 5067

Listed on 05 Aug 2019
\$349/W

 1

 1

 648m²



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

► DISCLAIMER

CoreLogic Disclaimer

Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The listing prices shown represent the first and last listing price CoreLogic recorded in the advertising campaign for the property. In some instances we may have derived the price from the advertisement text. Where we have been unable to derive the price from the advertisement text (for example "Auctions"), the discount calculations will be unavailable.

Census statistics are provided by the Australian Bureau of Statistics (ABS) available at <http://www.abs.gov.au/> under Creative Commons Attribution 2.5 (<http://creativecommons.org/licenses/by/2.5/au/legalcode>).

State Government Copyright Notice and Disclaimer

SA - © 2019 Copyright in this information belongs to the South Australian Government and the South Australian Government does not accept any responsibility for the accuracy or completeness of the information or its suitability for purpose.

Publisher

RP Data Pty Ltd trading as CoreLogic Asia Pacific
ABN 67 087 759 171
P: 1300 734 318
E: support@corelogic.com.au