

Suburb Profile Report



Clarence Gardens SA 5039

Prepared on: 09 August 2019

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CoreLogic®

CLARENCE GARDENS



5.4km

Distance from GPO



2.3k

Population

↑3.9%

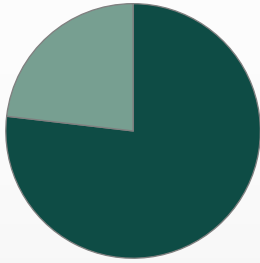
5 year population change



12 years

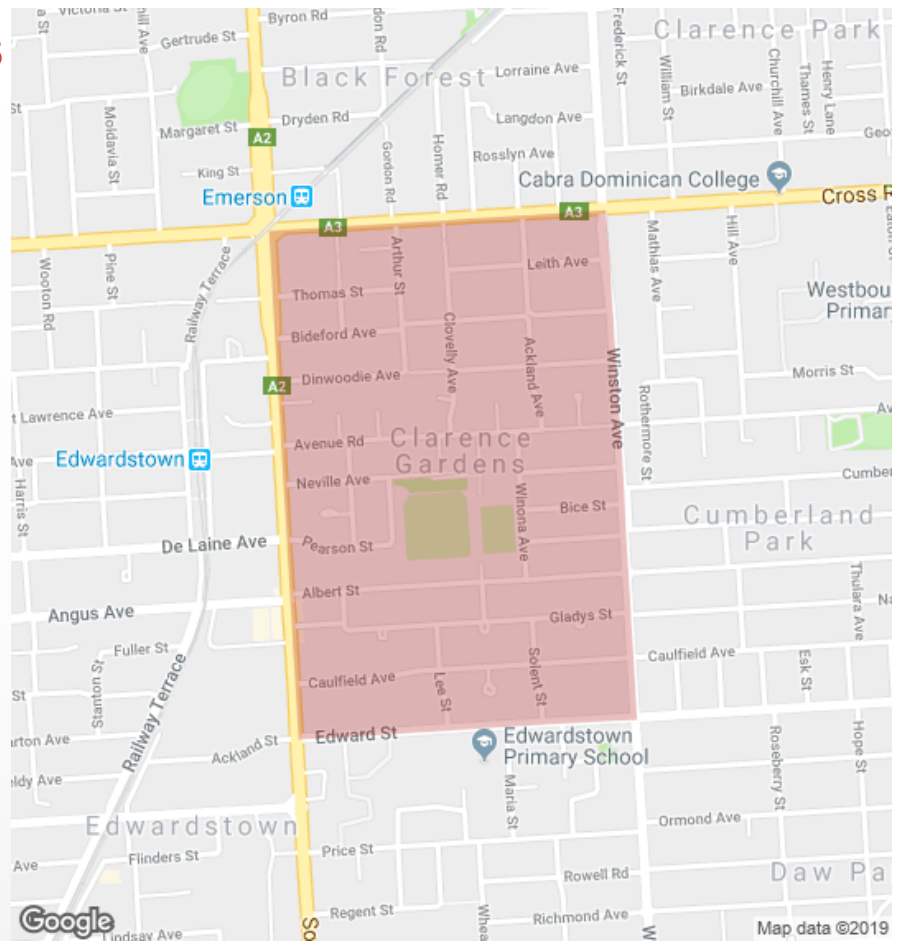
Average length of ownership

23%



77%

Owner Occupiers Renters



The size of Clarence Gardens is approximately 1 square kilometres. It has 2 parks covering nearly 6.5% of total area. The population of Clarence Gardens in 2011 was 2,218 people. By 2016 the population was 2,305 showing a population growth of 3.9% in the area during that time. The predominant age group in Clarence Gardens is 30-39 years. Households in Clarence Gardens are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Clarence Gardens work in a professional occupation. In 2011, 72.4% of the homes in Clarence Gardens were owner-occupied compared with 73.6% in 2016. Currently the median sales price of houses in the area is \$620,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



800

42

\$665,758

6



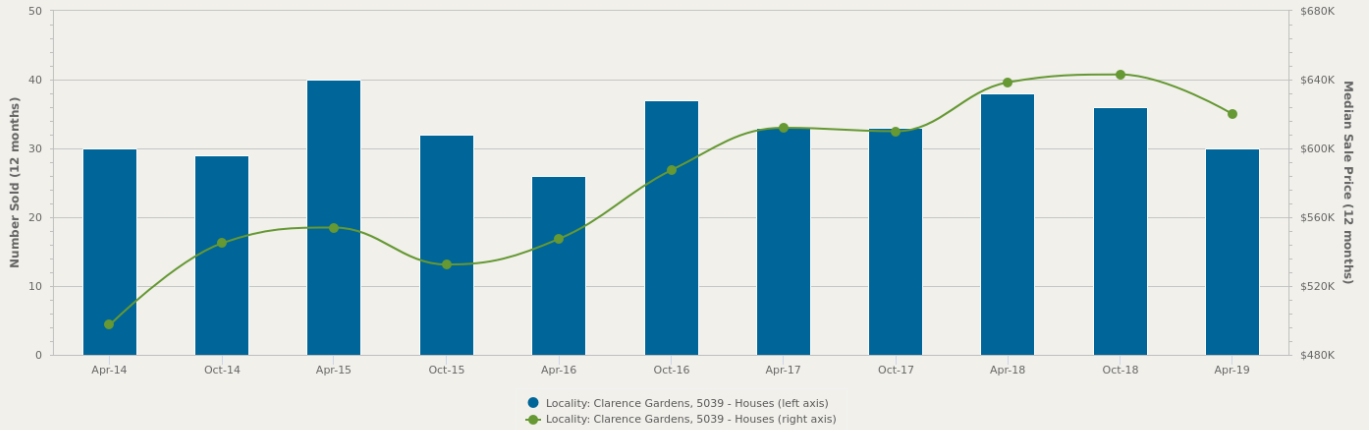
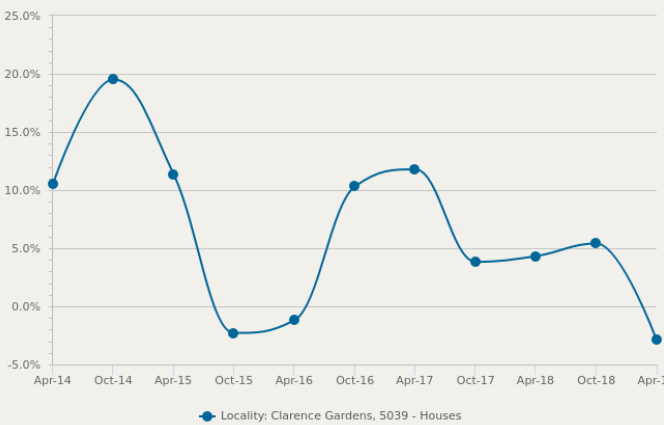
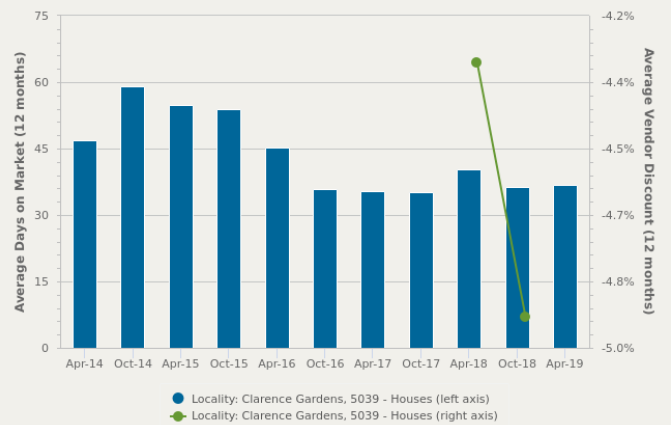
68

1

\$294,251

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*

\$701,250

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

\$\$

Median Price*

\$620,000

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*

\$535,500

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

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

There are no recently sold 2 bedroom Houses in this suburb

 **3**
 **3**
BEDROOMS
 **9**

32 Albert Street Clarence Gardens SA 5039

 Listed on 02 Aug 2019
 \$795,000 - \$860,000

 1
 2
 611m²

2 Chamberlain Avenue Clarence Gardens SA 5039

 Sold on 29 Jul 2019
 \$652,000

 10
 1
 723m²

2B Albert Street Clarence Gardens SA 5039

 Listed on 01 Aug 2019
 \$525k-\$575k

 6
 2
 953m²

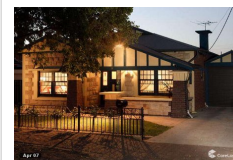
129 Avenue Road Clarence Gardens SA 5039

 Sold on 20 Jul 2019
 \$540,000*

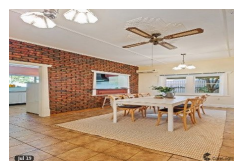
 3
 1
 656m²
 **2**
 **4**
BEDROOMS
 **4**

2 Pulford Street Clarence Gardens SA 5039

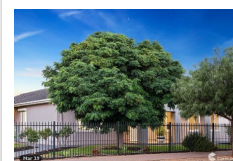
 Listed on 07 Aug 2019
 Contact Agent

 6
 2
 956m²

25 Dinwoodie Avenue Clarence Gardens SA 5039

 Sold on 19 Jun 2019
 \$800,000

 3
 3
 644m²

293 Cross Road Clarence Gardens SA 5039

 Listed on 30 Jul 2019
 \$596000 - \$614000

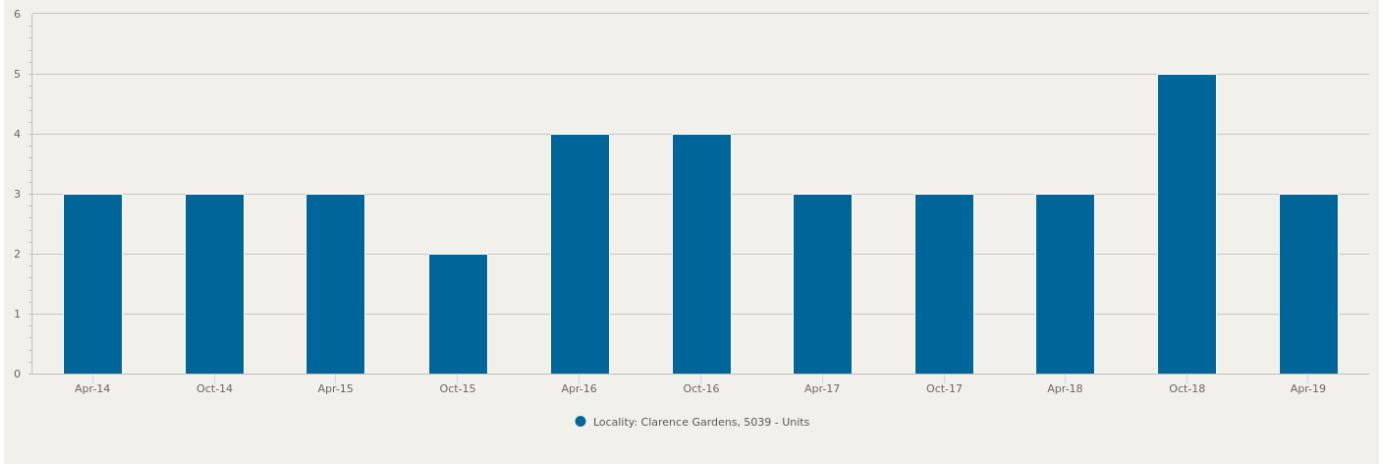
 6
 1
 839m²

24 Gladys Street Clarence Gardens SA 5039

 Sold on 15 May 2019
 \$670,000

 3
 1
 662m²


= 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*

\$241,625

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

\$\$

Median Price*

\$213,000

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*

\$205,000

The 25th percentile sale price of sales over the past 12 months within the suburb.

**Statistics are calculated over a rolling 12 month period*


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

 **1**

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


**7/138 Avenue Road
Clarence Gardens SA 5039**

 Sold on 02 May 2019
\$235,000

 1
 1
 117m²
 **0**
 **3**
BEDROOMS

 **0**

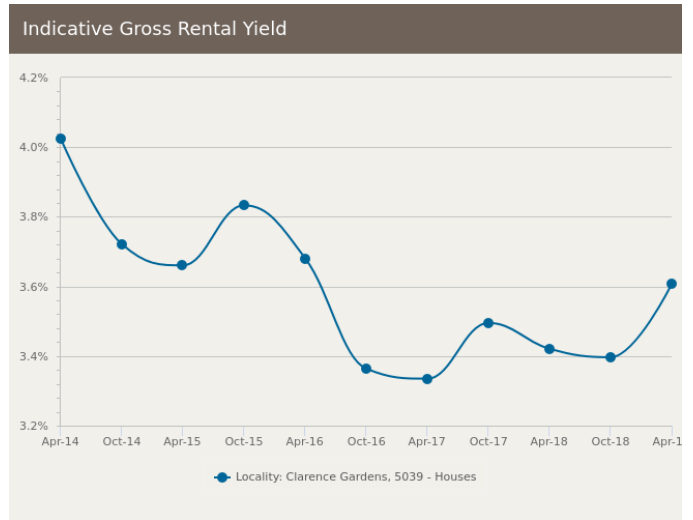
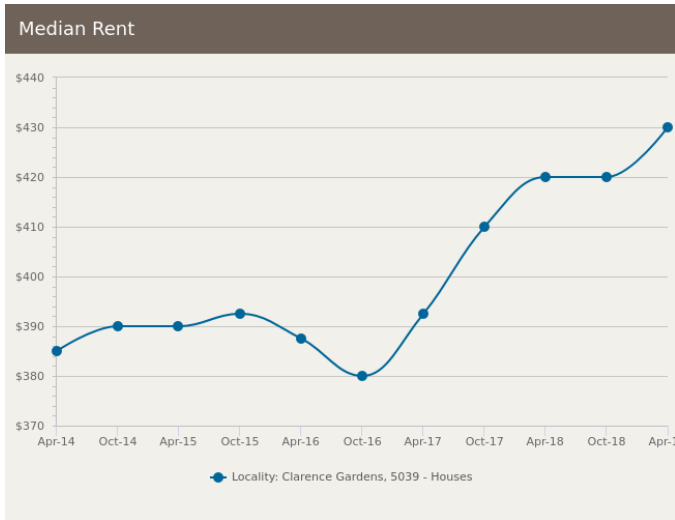
There are no 3 bedroom Units on the market in this suburb

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

2

3
BEDROOMS

**4A Ackland Avenue
Clarence Gardens SA 5039**
Listed on 05 Aug 2019
\$350/W

2
 1
 672m²

**66 Albert Street Clarence
Gardens SA 5039**
Listed on 15 Jul 2019
- /W

1
 1
 635m²

3

4
BEDROOMS

**293 Cross Road Clarence
Gardens SA 5039**
Listed on 06 Aug 2019
\$575/W

6
 1
 839m²

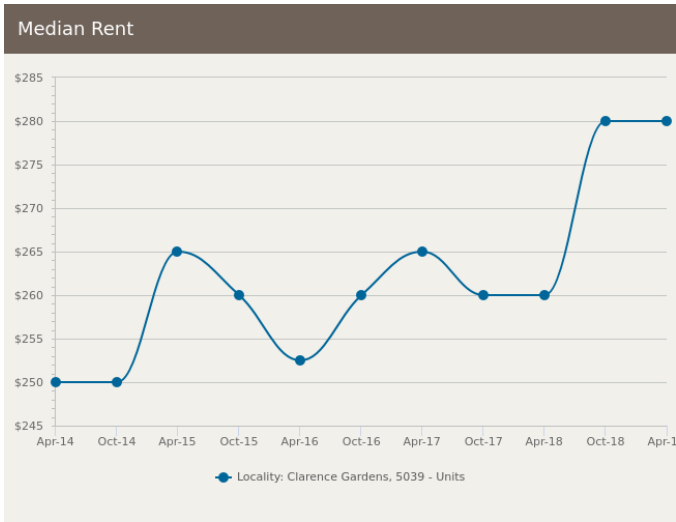
**13 Gladys Street Clarence
Gardens SA 5039**
Listed on 02 Aug 2019
\$430/W

1
 1
 599m²

= 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

 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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