

Suburb Profile Report



Clarence Park SA 5034

Prepared on: 09 August 2019

Prepared by: Christos Raptis

Phone: 0407 836 954

Email: christos@raptisrealestate.com.au



CoreLogic®

CLARENCE PARK



4.4km

Distance from GPO



2.5k

Population

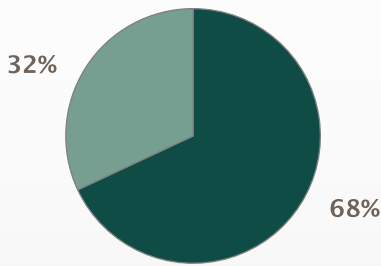
↑1.3%

5 year population change

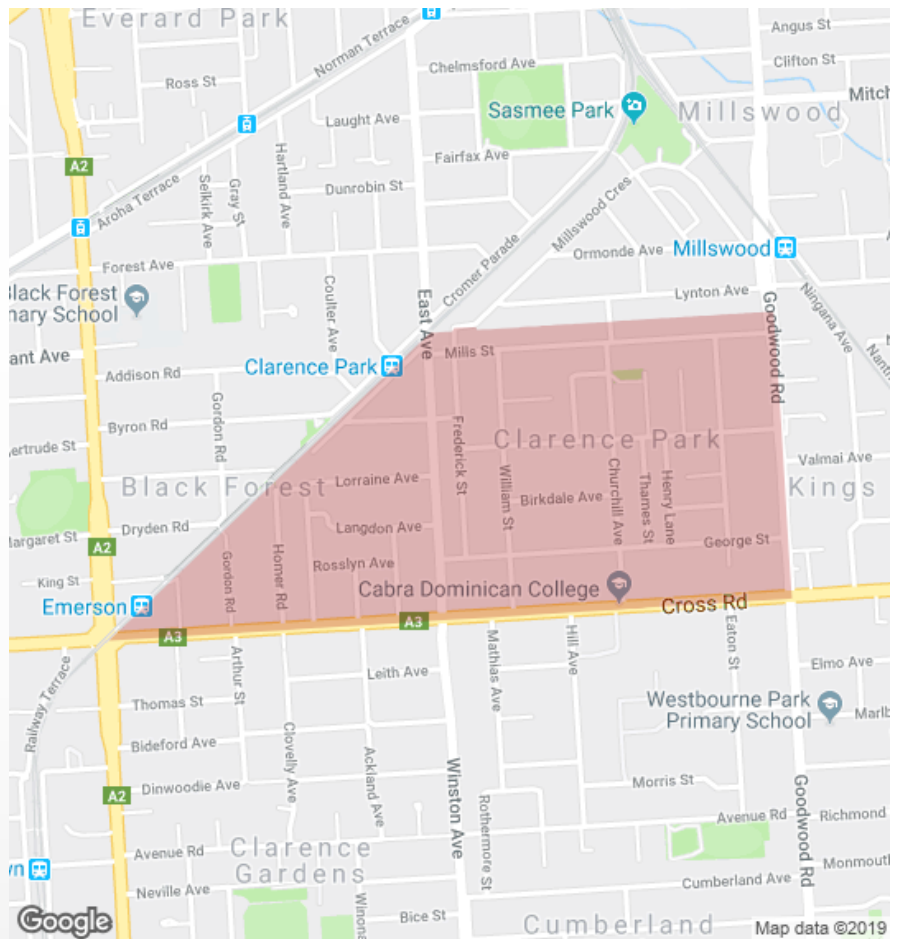


10 years

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Clarence Park is approximately 0.8 square kilometres. It has 2 parks covering nearly 1.3% of total area. The population of Clarence Park in 2011 was 2,492 people. By 2016 the population was 2,524 showing a population growth of 1.3% in the area during that time. The predominant age group in Clarence Park is 20-29 years. Households in Clarence Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Clarence Park work in a professional occupation. In 2011, 68% of the homes in Clarence Park were owner-occupied compared with 66.7% in 2016. Currently the median sales price of houses in the area is \$734,500.



Total dwellings



Total new listings*



Median Value



Total number currently listed



780

37

\$729,564

3



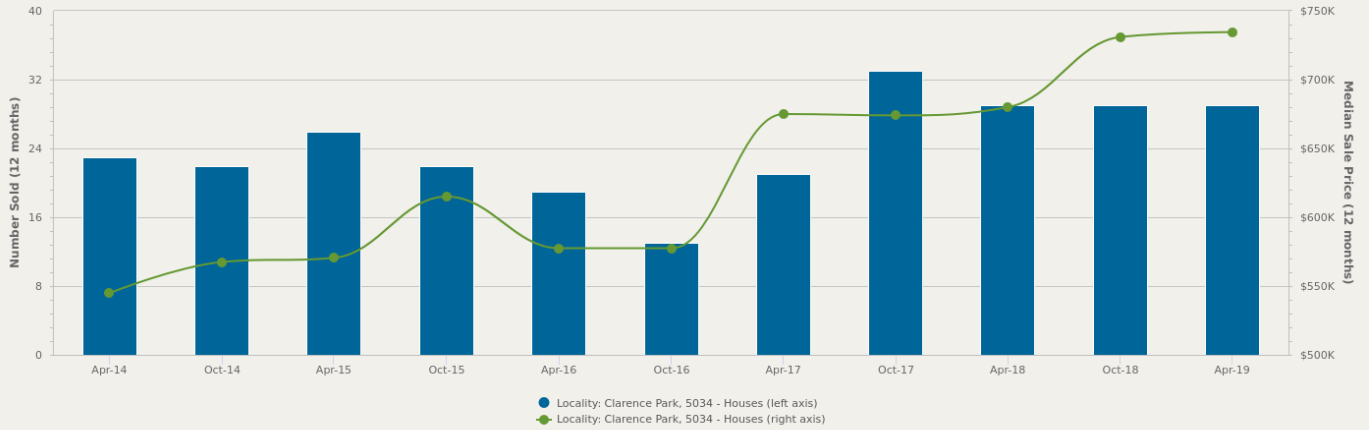
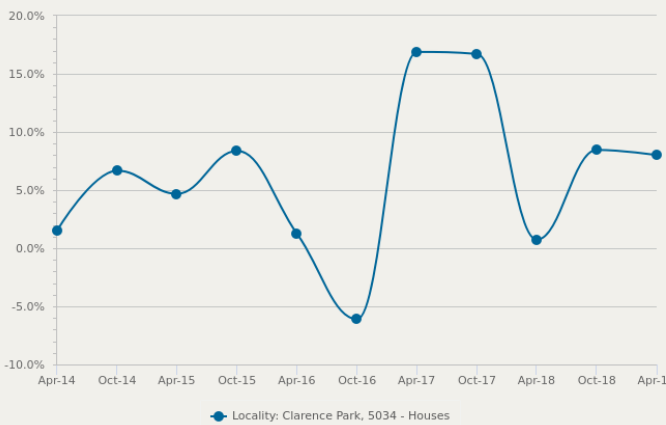
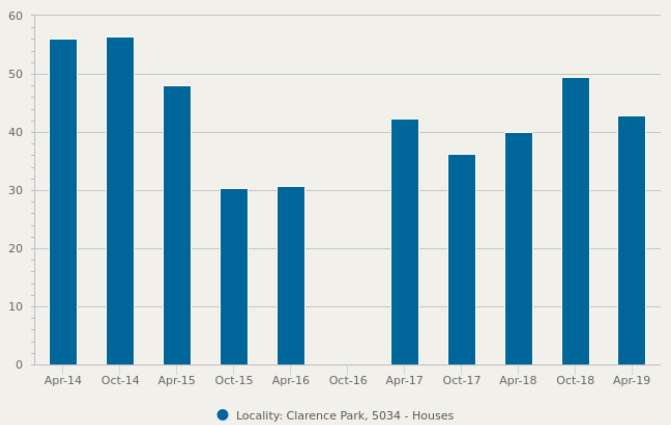
354

20

\$325,520

2

*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*

\$810,941

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

\$\$

Median Price*

\$734,500

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*













\$626,325

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
 **1**
 **2**
BEDROOMS

RECENTLY SOLD
 **2**

 <p>20 Langdon Avenue Clarence Park SA 5034</p> <p>Listed on 07 Aug 2019 \$475,000 - \$485,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  1  2  367m² </div>	 <p>3 Kelvin Avenue Clarence Park SA 5034</p> <p>Sold on 09 Apr 2019 \$725,000*</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  2  1  887m² </div>  <p>30 George Street Clarence Park SA 5034</p> <p>Sold on 08 Apr 2019 \$704,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  2  1  441m² </div>
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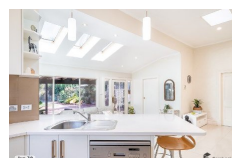



 **2**
 **3**
BEDROOMS

 **16**

 <p>438 Cross Road Clarence Park SA 5034</p> <p>Listed on 02 Aug 2019 \$495,000 - \$540,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  3  1  780m² </div>  <p>11A William Street Clarence Park SA 5034</p> <p>Listed on 24 Jul 2019 \$630,000 - \$650,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  1  2  350m² </div>	 <p>292 Cross Road Clarence Park SA 5034</p> <p>Sold on 20 Jul 2019 Not Disclosed</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  4  2  887m² </div>  <p>12 William Street Clarence Park SA 5034</p> <p>Sold on 11 Jul 2019 \$0</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  -  1  696m² </div>
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 **0**
 **4**
BEDROOMS

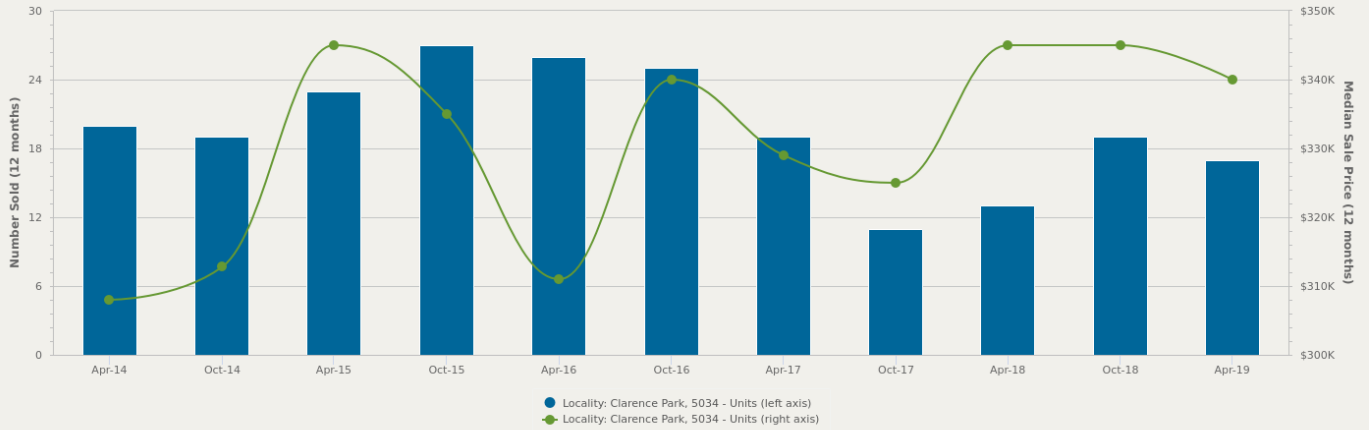
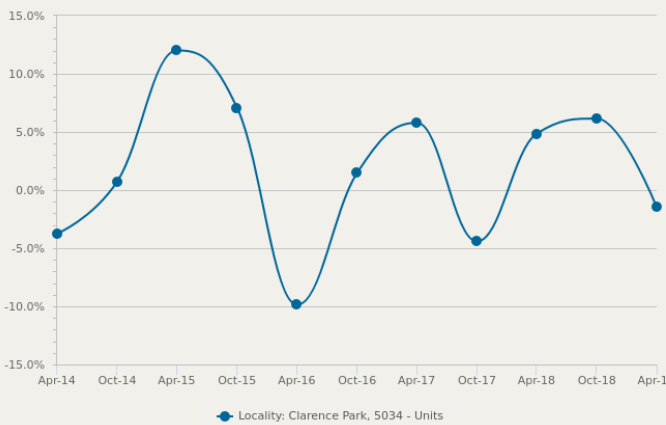
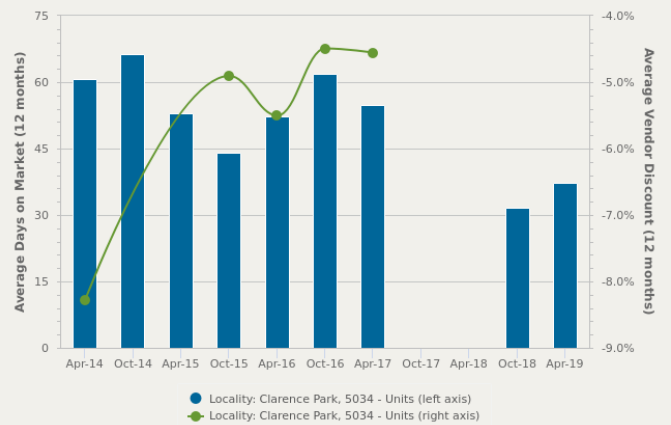
 **5**

<p>There are no 4 bedroom Houses on the market in this suburb</p>	 <p>11 Dixon Street Clarence Park SA 5034</p> <p>Sold on 05 Jul 2019 \$0</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  4  1  1,858m² </div>  <p>38 Gordon Road Clarence Park SA 5034</p> <p>Sold on 04 Jul 2019 \$880,000</p> <div style="display: flex; flex-direction: column; align-items: flex-end;">  2  1  812m² </div>
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= 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

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$404,000

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

\$\$

Median Price*

\$340,000

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*

\$265,000

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
 **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

 **2**
 **2**
BEDROOMS

 **7**

5/8 Overbury Drive Clarence Park SA 5034

 Listed on 07 Aug 2019
\$260,000

2/24 Homer Road Clarence Park SA 5034

 Sold on 08 Jul 2019
\$430,000*

1/352 Cross Road Clarence Park SA 5034

 Listed on 06 Aug 2019
\$285,000

1/18 Thames Street Clarence Park SA 5034

 Sold on 20 Jun 2019
\$418,000

 **0**
 **3**
BEDROOMS

 **2**

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


3/17 George Street Clarence Park SA 5034

 Sold on 01 Mar 2019
\$730,000

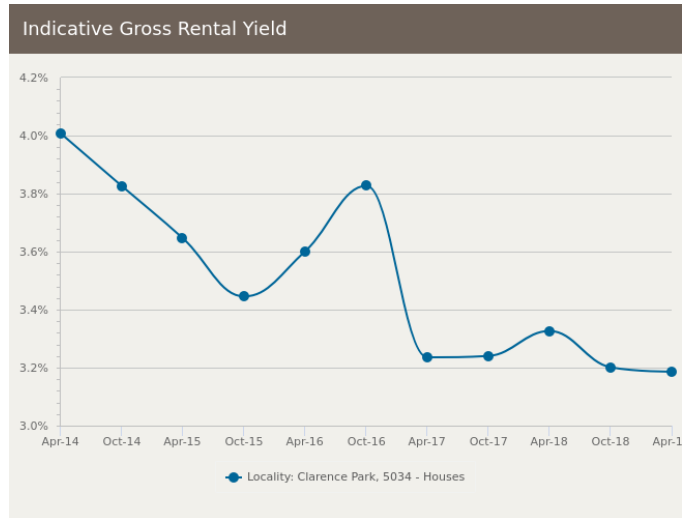
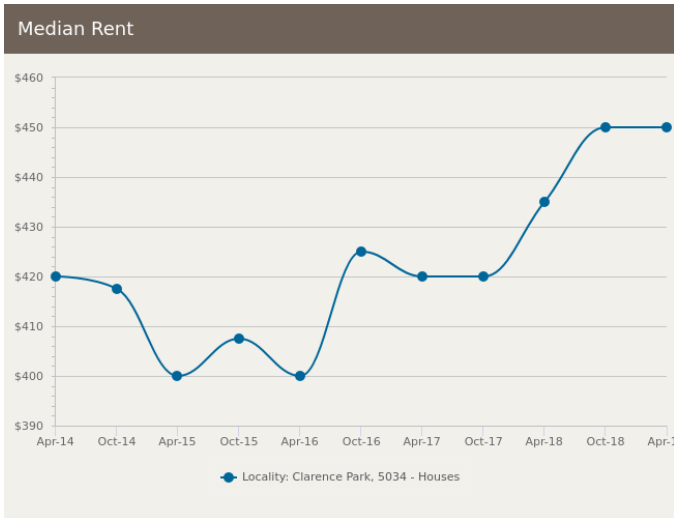
2/296-298 Cross Road Clarence Park SA 5034

 Sold on 27 Feb 2019
\$455,000


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

*Agent advised

HOUSES: FOR RENT



HOUSES: RENTAL ACTIVITY SNAPSHOT

FOR RENT

3

2
BEDROOMS

18 Ripon Road Clarence Park SA 5034
Listed on 06 Aug 2019
\$300/W

2
 1
 473m²

4/36 William Street Clarence Park SA 5034
Listed on 02 Aug 2019
- /W

1
 1
 38m²

5

3
BEDROOMS

11 Parker Terrace Clarence Park SA 5034
Listed on 06 Aug 2019
- /W

1
 1
 605m²

13 Avondale Street Clarence Park SA 5034
Listed on 05 Aug 2019
\$495/W

1
 2
 568m²

2

4
BEDROOMS

276 Goodwood Road Clarence Park SA 5034
Listed on 26 Jul 2019
\$545/W

3
 2
 929m²

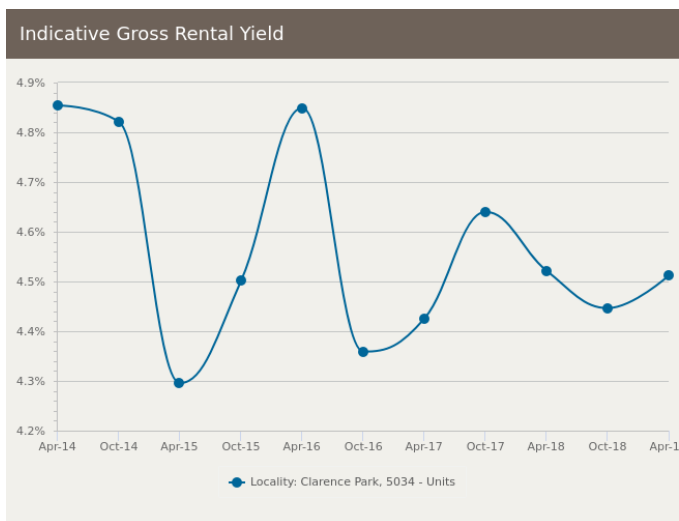
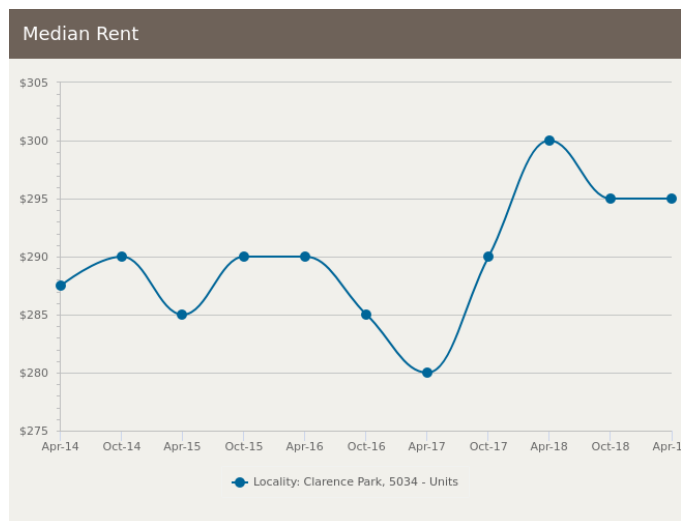
38 Gordon Road Clarence Park SA 5034
Listed on 17 Jul 2019
\$700/W

2
 1
 812m²

= 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

3

2
BEDROOMS

1/398 Cross Road Clarence Park SA 5034
Listed on 07 Aug 2019
\$285/W

- 2
- 1
- 239m²

3/104 East Avenue Clarence Park SA 5034
Listed on 07 Aug 2019
\$360/W

- 1
- 1
- 51m²

1

3
BEDROOMS

5/442 Cross Road Clarence Park SA 5034
Listed on 05 Aug 2019
\$390/W

- 1
- 1
- 288m²



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

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