

Suburb Profile Report



Linden Park SA 5065

Prepared on: 09 August 2019

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CoreLogic®

LINDEN PARK



4.8km
Distance from GPO

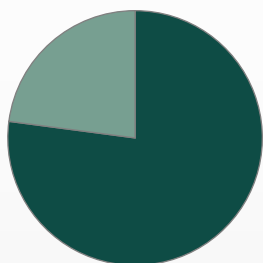


2.0k
Population
↑6.4%
5 year population change



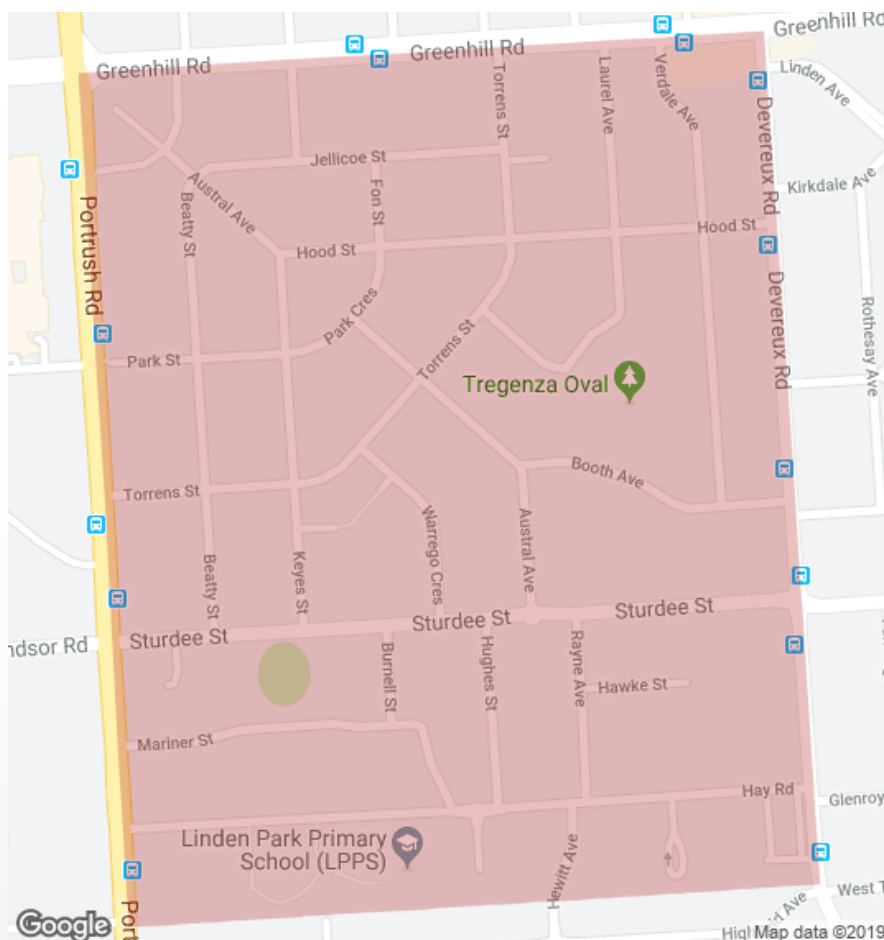
11 years
Average length of ownership

23%



77%

■ Owner Occupiers ■ Renters



The size of Linden Park is approximately 0.8 square kilometres. It has 6 parks covering nearly 7.5% of total area. The population of Linden Park in 2011 was 1,887 people. By 2016 the population was 2,007 showing a population growth of 6.4% in the area during that time. The predominant age group in Linden Park is 10-19 years. Households in Linden Park are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Linden Park work in a professional occupation. In 2011, 75% of the homes in Linden Park were owner-occupied compared with 74.5% in 2016. Currently the median sales price of houses in the area is \$845,000.



Total dwellings



Total new listings*



Median Value



Total number currently listed



694

50

\$938,337

6



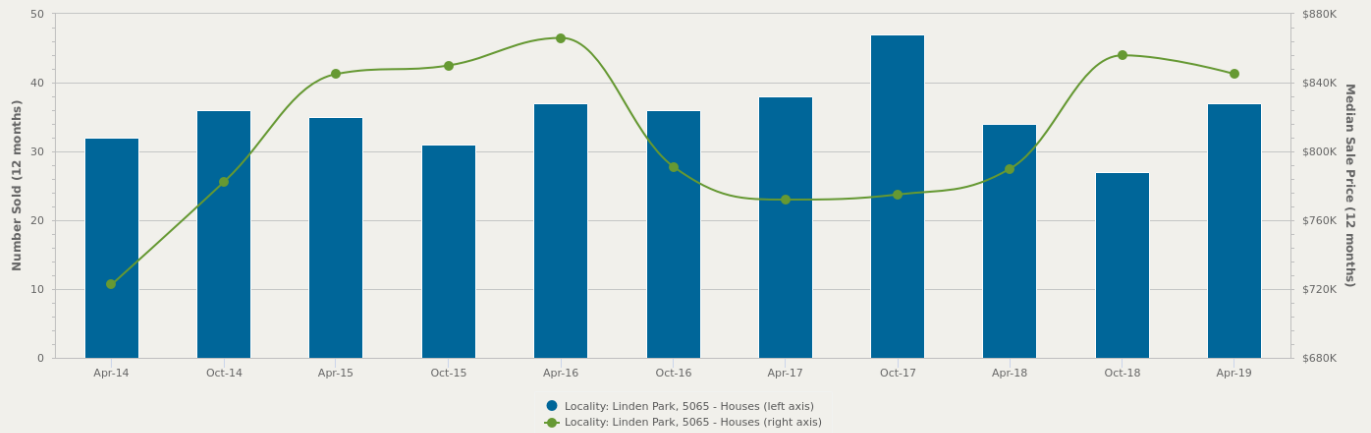
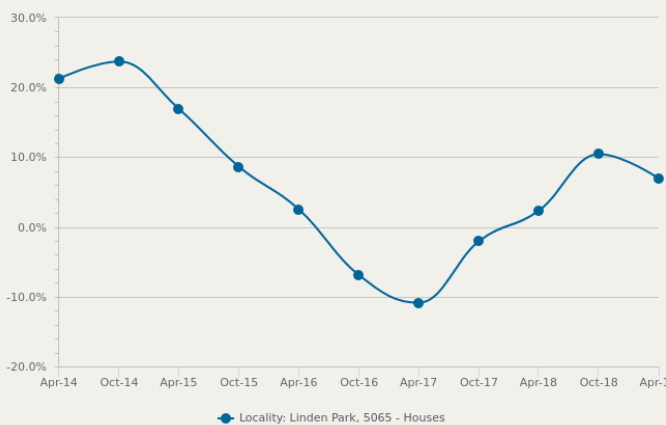
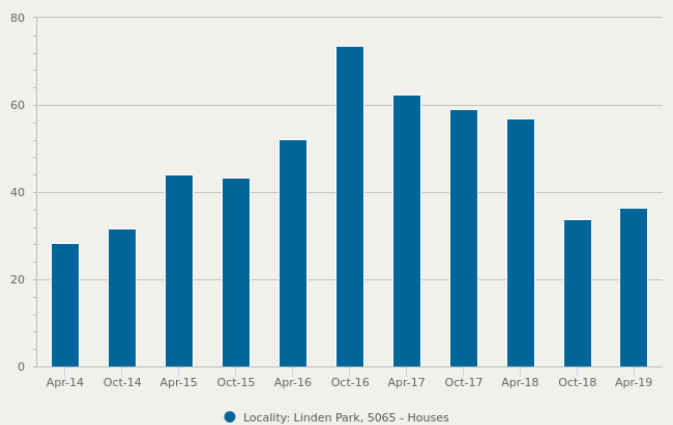
209

9

\$385,563

3

*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*

\$925,500

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

\$\$

Median Price*

\$845,000

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.

\$





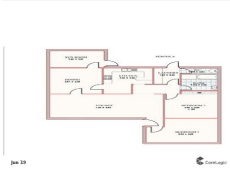



Lower Quartile Price*

\$750,000

















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

*Statistics are calculated over a rolling 12 month period









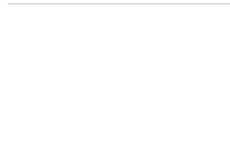



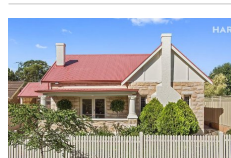




HOUSES: MARKET ACTIVITY SNAPSHOT
ON THE MARKET
 **2**
 **2**
BEDROOMS
RECENTLY SOLD
 **0**

	3/21 Beatty Street Linden Park SA 5065 Listed on 01 Aug 2019 Contact Agent	 1  1  159m ²	There are no recently sold 2 bedroom Houses in this suburb
	31A Torrens Street Linden Park SA 5065 Listed on 20 Jul 2019 UNDER CONTRACT	 3  1  723m ²	

 **3**
 **3**
BEDROOMS
 **18**

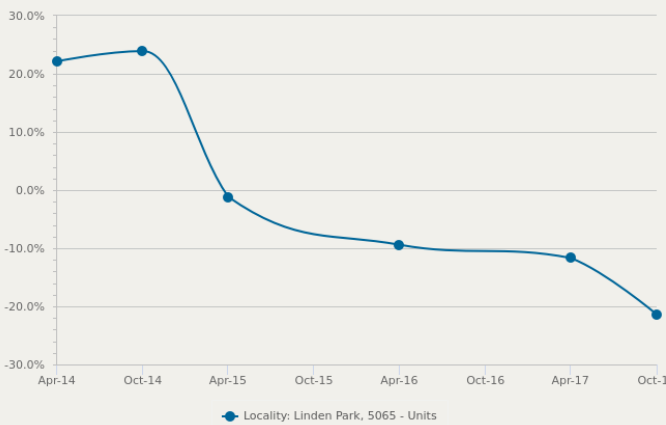
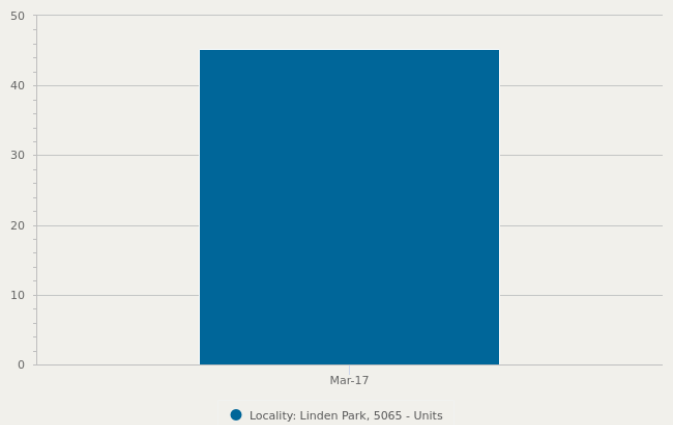
	11 Hughes Street Linden Park SA 5065 Listed on 02 Aug 2019 Offers Closing 2/7/19 USP	 2  2  357m ²		42 Torrens Street Linden Park SA 5065 Sold on 29 Jul 2019 \$645,000	 1  1  491m ²
	3 Verdale Avenue Linden Park SA 5065 Listed on 19 Jul 2019 \$745,000	 1  2  349m ²		35 Torrens Street Linden Park SA 5065 Sold on 18 Jul 2019 Not Disclosed	 2  2  947m ²

 **1**
 **4**
BEDROOMS
 **8**

	45 Hay Road Linden Park SA 5065 Listed on 14 Jun 2019 Contact Agent	 3  3  812m ²		18 Hood Street Linden Park SA 5065 Sold on 04 Jul 2019 \$1,280,000	 2  3  380m ²
	14 Keyes Street Linden Park SA 5065 Sold on 31 May 2019 \$0	 4  1  578m ²		14 Keyes Street Linden Park SA 5065 Sold on 31 May 2019 \$0	 4  1  578m ²

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


UNITS: FOR SALE
Number Sold vs. Median Sale Price

Change in Median Price

Average Days on Market vs. Average Vendor Discount

\$\$\$

Upper Quartile Price*

\$407,750

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

\$\$

Median Price*

\$314,500

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*

\$283,750

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

2

1
BEDROOMS

RECENTLY SOLD

0

	<p>6 Keyes Street Linden Park SA 5065 Listed on 30 Jul 2019 \$280,000 to \$300,000</p>	<p> 2 1 378m²</p>	<p>There are no recently sold 1 bedroom Units in this suburb</p>
	<p>3/4 Collyer Court Linden Park SA 5065 Listed on 26 Jul 2019 \$265,000</p>	<p> 1 1 63m²</p>	

1

2
BEDROOMS

3

	<p>8/4 Collyer Court Linden Park SA 5065 Listed on 26 Jul 2019 \$220,000 to \$240,000</p>	<p> 1 1 54m²</p>		<p>5/6 Collyer Court Linden Park SA 5065 Sold on 24 Jul 2019 \$260,000</p>	<p> 1 1 14m²</p>
				<p>11/486 Portrush Road Linden Park SA 5065 Sold on 31 May 2019 \$325,000</p>	<p> 2 1 111m²</p>

0

3
BEDROOMS

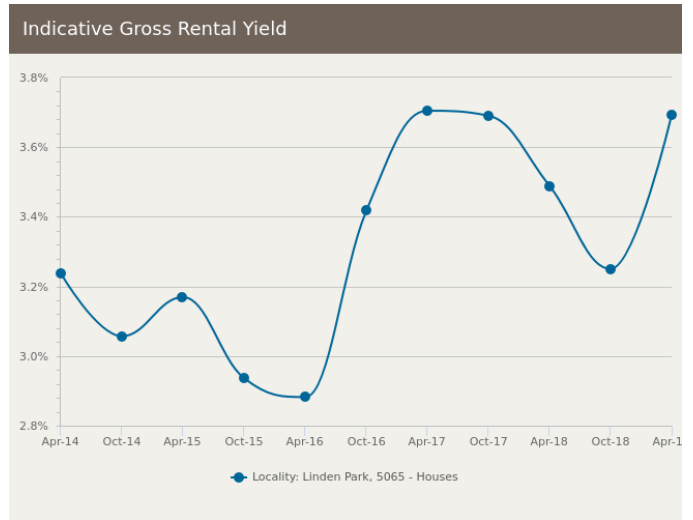
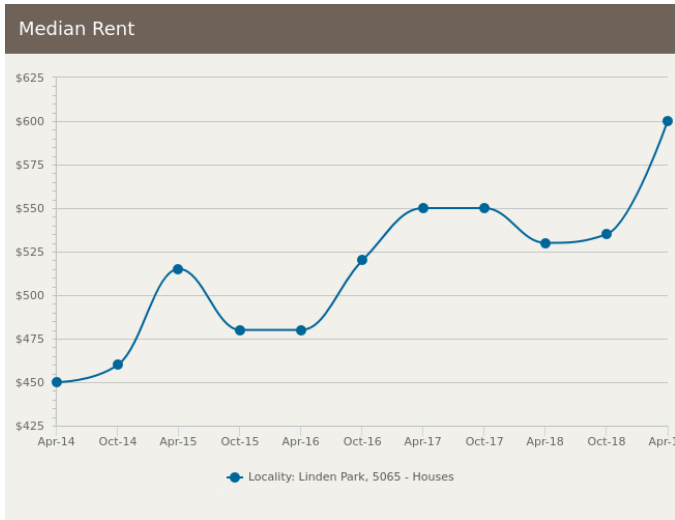
1

<p>There are no 3 bedroom Units on the market in this suburb</p>			<p>1/28 Hay Road Linden Park SA 5065 Sold on 12 Jun 2019 \$605,100</p>	<p> 1 1 330m²</p>
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= 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

7

3
BEDROOMS

20 Jellicoe Street Linden Park SA 5065
Listed on 07 Aug 2019
\$520/W

- 1
- 2
- 348m²

4 Verdale Avenue Linden Park SA 5065
Listed on 07 Aug 2019
\$685/W

- 1
- 2
- 1,002m²

1

4
BEDROOMS

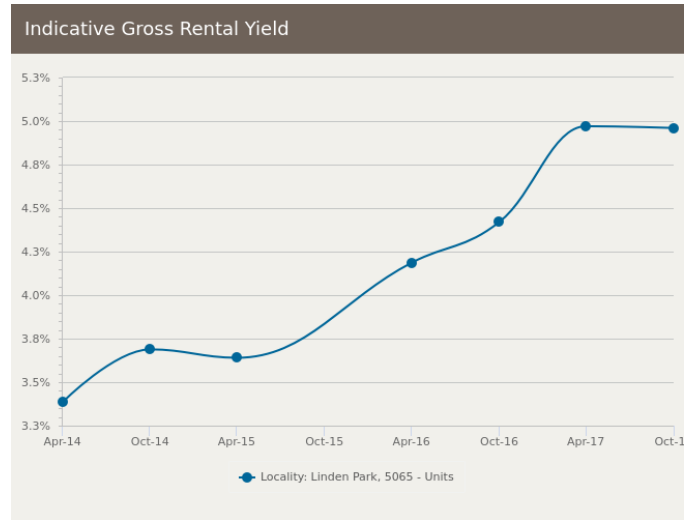
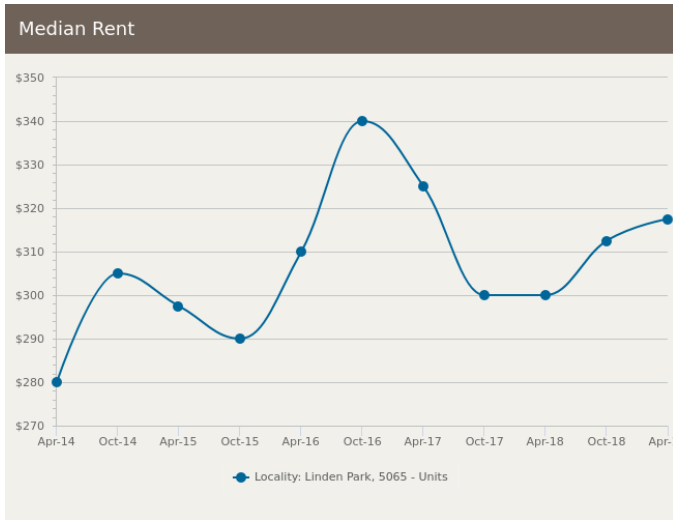
8 Hawke Street Linden Park SA 5065
Listed on 22 Jul 2019
\$620/W

- 2
- 2
- 919m²

= 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

<p>3/454 Portrush Road Linden Park SA 5065 Listed on 05 Aug 2019 \$290/W</p> <p> 3 1 92m²</p>	<p>16/6 Collyer Court Linden Park SA 5065 Listed on 30 Jul 2019 \$320/W</p> <p> 1 1 104m²</p>
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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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